

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

**Meeting of the Advisory Design Panel
Held at City Hall, 141 West 14th Street, North Vancouver, B.C.
in Conference Room A on Wednesday, February 18, 2004**

MINUTES

- Present:** P. Kernan
S. Friars
A. Malczyk
R. Veseley
K. McKillop
M. Rahbar
P. Johnston
D. Lee
Councillor R. Clark
- Staff:** K. Russell, Development Planner
E. Maillie, Committee Clerk
C. Perry, Development Officer
- Absent:** M. Boland - RCMP
B. Tunke
- Guests:** J. Fernandes
H. Hatch - Architect
B. Pascall – Owner / Developer
R. Rusk – Designer
D. Oriente – Landscape Architect
C. Moorhead - Architect
-

K. Russell, Development Planner, took the chair and called the meeting to order at 5 p.m. Election of a chair was deferred to later in the meeting.

1. Minutes of Meeting of the Advisory Design Panel of January 21, 2004

It was regularly moved and seconded

THAT the Minutes of the Advisory Design Panel held on January 21, 2004 be adopted.

Unanimously Carried

2. Business Arising

(a) Harry Jerome Walkabout – Update

Several members from ADP participated in the Master Plan update and tour and gained interesting insight into the proposed development project.

3. Staff Update

(a) Public Hearings – February 16, 2004

- 257 West 5th Street

This project first went to Public Hearing in October and was sent back because of neighbours' concerns. The applicant has addressed these concerns and carried out an extensive neighbourhood information program and no concerns were raised by neighbours this time.

- 219 West Keith Road

Council received considerable public concern around the proposed increased density on the site and the hearing was recessed until the March to allow the applicant to consider changes that will address these concerns.

- Parcel Four : The Pier

Howard Bingham Architects and Pinnacle International presented their proposal to Council at a Public Meeting to consider a Development Permit application for a 20-storey residential tower. Council supported the proposal

4. Election of Chair - 2004

The Development Planner referred to the procedures for election of a chair and vice chair for the period February 2004 to January 31, 2005. There was consensus that the election be by show of hands.

K. Russell asked for nominations for the position of Chair.

Paul Kernan and Shane Friars were nominated for the position of Chair. Mr. Kernan declined the nomination.

It was regularly moved and seconded

THAT Shane Friars be elected Chair of the Advisory Design Panel for the period ending January 31, 2005.

Unanimously Carried

K. Russell asked for nominations for the position of Vice Chair.

It was regularly moved and seconded

THAT Agatha Malczyk be elected Vice Chair of the Advisory Design Panel for the period ending January 31, 2005.

Unanimously Carried

Mr. Friars took over as chair of the meeting at 5:20 p.m.

5. Welcome new member

The Chair welcomed Mr. Derek Lee, a new Landscape Architect representative, of the BCSLA, who has been appointed to a two year term on the Panel.

6. Task Force – Sustainability Monitoring & Targets

The Development Planner noted that the Panel has been requested to nominate two members to represent the ADP on the Sustainability Task Force at monthly meetings until October. Robb Utendale, Policy Analyst, will be the staff representative leading this group.

K. McKillop and R. Vesely agreed to represent the ADP on this Task Force.

7. Design Awards - 2003

Members received a list of properties and a grading matrix to assist in reviewing properties to be considered for the Panel's 2003 Design Awards. It was suggested that the bus shelter at Capilano Mall be added to the list. The Panel will review the properties and work towards preparing a short-list at the March meeting.

It was noted that several months ago there were discussions around adding a Sustainability Award to the City's awards program. Before this can be implemented, criteria must be established.

Action: Development Planner

8. 231 West 18th Street - Rezoning

The Development Planner gave an overview of the proposal to rezone these properties and build a duplex on each of the two lots. While a rezoning is required, the proposed development is within the OCP.

The Chair had concerns that the material distributed to the Panel did not match the presentation boards being reviewed and reminded the applicant and staff that a site plan, building sections and material samples are required for the Panel review.

J. Fernandes - Designer, R. Mitchell - Owner, and M. Messer, Landscape Architect were introduced to the meeting and Mr. Fernandes gave an overview of the property and surrounding neighbourhood. The architect reviewed the proposal to build a duplex on each of these lots. Proposed exterior finishing materials are hardi-plank siding with cedar trim for rails and boards, vinyl windows, stone on columns and duroid roof shingles.

The Landscape Architect gave an overview of the landscape plan and explained the grading at the front of the site and entry walkways from the street. Parking is located at the rear of the site with access to the units from the rear. Existing plants along the property lines will be retained and walkway down the middle of the site will be landscaped. Planting detail was explained. All units have private outdoor spaces.

Questions from the Panel included:

- Context site dimensions, setbacks and carport sizes;
- Basement height;
- Location of garbage and recycling areas;
- Need for living room window in Plan B;
- Retention of trees;
- Fence between lots and gates at the front;
- Consideration of stormwater treatment for lawn areas;
- Size of verandahs on front units.

The Panel had comments and concerns on:

- Site plan, and elevations are not included in the package;
- Stairwell has opportunity for windows on east side elevation to introduce light;
- Need windows in living rooms;
- Uncomfortable with powder room in the middle of the house;
- Centre sidewalk with plantings against the buildings may be better than two narrow walkways;
- Need garage elevations and treatment;
- May be more appropriate to have one larger and one smaller unit on this site;
- Require street trees and further consideration of the location of the trees shown;
- Site elevations not being provided is detrimental to ADP review;
- Garbage and recycling areas need further resolution;
- Location of entryway to rear unit;
- Lighting needs to be addressed to provide visual access through the area;
- Need architectural articulation of the rear unit from the street.

The applicant expressed concern around the confusion with material required by the Panel.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Rezoning Application for 231 West 18th Street (Fernandes Homes Ltd.) and recommends rejection based on the design as presented. The Panel identifies the following as being its major concerns:

- **Additional information required, including site elevations and garage elevations;**
- **General reconsideration of the floor plans, addressing living room orientation and windows for light penetration;**
- **Provision for garbage and recycling and improvement of character of pedestrian circulation area down the centre of the site;**
- **Street trees and gates and concern with the way stone is used on the columns of the project;**
- **Lack of site information including dimensions and context;**
- **Consideration of stormwater treatment.**

Unanimously Carried

9. 427 / 433 West 16th Street - Rezoning

Since this is a resubmission, the Chair requested that revisions be the main focus of discussion. H. Hatch – Architect, B. Pascall – Owner, D. Oriente – Landscape Architect, and R. Rusk – Designer were introduced to the Panel.

The Architect explained the revisions made to address the Panel's previous concerns:

- Lighting through the site;
- Entry gates at the front and rear of the site;
- Location of garbage / recycling areas at the rear of the site;
- Identification of units from the street;
- Planter addition to porch base of the front units;
- Porch size and detail, and roof design addressed to improve street presentation.

The Designer and the Landscape Architect gave an overview of the plantings and gates at the front of the site and lighting detail through the site to address security concerns.

Comments and concerns of the Panel included:

- Porch on north of the building has not been addressed and not likely to be used;
- Applicant has responded to Panel's comments;
- Support coach house and parking concept presented;
- Commend design of the project;
- Support integrated design resolution rather than addressing concerns individually;
- Walkway access from the lane is between two garbage/recycling areas and may be better addressed.

The applicant responded to some of the concerns noted by the Panel –

- Given the configuration of the property, parking stall size requirements and Engineering restraints around garbage pick-up, it is difficult to relocate the garbage and recycling areas.
- Front verandahs and uses have been considered and privacy screens will be added.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 427 / 433 West 16th Street (H.R. Hatch Architect) and recommends approval.

Unanimously Carried

10. 337 East Keith Road – Exterior Finish Changes

Charles Moorhead - Architect, Ali Fehrer, owner and P. Khodarahmi were introduced to the meeting and the architect gave an overview of the project previously reviewed by the Panel in 2002.

The applicant is now requesting approval of exterior colour and two options for the colour change were presented. The applicant also wishes to replace shingles at the upper floor with cedar siding. The meeting was advised that the project architect believes that shingles should be retained on the smaller building.

Comments and concerns of the Panel included:

- Removing cedar shingles will create a lack of texture;
- Greater concern with material change than colour change;
- Small building benefits from using shingles;
- May be appropriate to have coach house in a different colour;
- Support retaining shingles but concern with shingles on north side;
- Support green with natural stain on shingles;
- Concern with expression of fascia at the roof of the coach house;
- Concern with integration of cedar shingles and metal flashing at the south roof elevation.

There were concerns of the general principles around unauthorized changes after a project has been approved. The Panel may wish to address this later.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the exterior finish changes for 337 East Keith Road (Charles Moorhead Architect) and recommends approval of the revised colours, and retention of the shingles on the coach house.

Unanimously Carried

The applicants left the meeting at 8:40 p.m.

There was general discussion around the process when an applicant makes changes to a project after review by the ADP and approval by Council.

11. Other Business

(a) Two Evening Workshop - "Meetings & Rules of Order"

The Panel was reminded of the two evening workshop being hosted by the City February 24 and March 2.

(b) Joint Session – Block 62

The seminar / workshop on the Block 62 proposal will be held 7 – 9 p.m. on Wednesday, March 3, 2004 at City Hall.

(c) Affordable Homeownership Seminar

This seminar has been postponed and the date will be announced later.

The meeting was adjourned at 8:50 p.m.

The next meeting of the Advisory Design Panel will be held on March 17, 2004.

Chair