

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, June 7, 2006**

MINUTES

Present:	A. Malczyk, Vice Chair B. Spencer B. Dabiri D. Rose P. Winterburn D. Lee A. Hii R. Vesely Councillor B. Fearnley	
Staff:	K. Russell, Development Planner E. Maillie, Committee Secretary	
Guests:	F. Tessari – Architect K. McKillop – Landscape Arch. M. McColl – Architect M. Mitchell – Landscape Arch	C. Meola – Developer R. Artis – Architect J. Bumen – Architect
Absent:	S. Friars, Vice Chair N. Paul	

A quorum being present, the Chair called the meeting to order at 5:40 p.m.

1. Minutes of Meetings of the Advisory Design Panel

Adoption of Minutes of Meeting of May 3, 2006

It was regularly moved and seconded

**THAT the minutes of the meeting of the Advisory Design Panel held
Wednesday, May 3, 2006 be adopted.**

Unanimously Carried

Adoption of Minutes of Meeting of May 17, 2006

It was regularly moved and seconded

**THAT the minutes of the meeting of the Advisory Design Panel held
Wednesday, May 17, 2006 be adopted.**

Unanimously Carried

Adoption of Minutes of Meeting of May 24, 2006

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held Wednesday, May 24, 2006 be adopted.

Unanimously Carried

2. Business Arising

None

3. Staff Update

(a) Library Project – Block 62

This project will come back to ADP for a further review in August.

4. 219, 221 & 225 East 18th Street – Rezoning

F. Tessari – Architect, C. Meola – Developer and K. McKillop – Landscape Architect were introduced and the Architect reviewed the site and context of the area. The applicant proposes to build a duplex on each of three adjoining lots with the buildings presenting to the street as single family homes. There is a double car garage and one open parking space at the rear of each lot with direct access from each unit to the parking area.

D. Lee entered the meeting at 5:45 p.m.

The Architect reviewed the design detail, interior floor plans and window locations as contained in the design material dated May 18, 2006.

Duplex development on the site responds to affordability issues. Sustainability is addressed through recycling of materials from the buildings to be demolished, use of wood siding for longevity and the proximity of the development to transportation and shopping.

The materials board was circulated and explained. Each unit will be a different colour with wood siding, vinyl windows with accent colour at the wood trim and duroid roof shingles.

The Landscape Architect reviewed the planting through the site. Front yards will have lawn to the street and planting close to the buildings. Each building has a single access and unit identification at the street with separate pathways to each unit within the site. Rear yards have a small lawn area with paved outdoor space. Permeable pavers are used on all walkways through the site. Walkways through the sites will have low plantings and lighting at the edges. Plant detail was reviewed.

R. Fearnley joined the meeting at 5:50 p.m.

Questions

- Detailing at fascia board
- Is wood siding to be painted
- Front and rear setbacks
- Existing vegetation on the adjoining lots
- Landscape treatment at the lane by the garages
- Provision of storage space in crawlspace

Comments

- Project would benefit from greater articulation at the fascia.
- Beneficial to have upper level bedrooms at the back with view.
- Pseudo heritage almost overdone – need variety of projects.
- Gates at walkways from rear and at street would address security, especially for rear units.
- Thorough preparation and presentation of rational solution and project is a good example of affordable housing solution.
- Rear units may have opportunity for split level in the interior.
- Facia too flat - needs another layer.
- Forms and architecture fit on the streetscape.
- Like the two entries to each unit from the street and rear.
- Project would benefit from subtle differences between units.
- Concern with livability of units as family housing.
- Opportunity to improve layout of rear unit should be explored.
- Nice scheme but presentation should be simplified. Dimensions are difficult to read and too much information is provided.
- Plans could be more clearly presented showing all layouts for each unit in relation to each other.
- Introduction of different treatment at gables.

Applicant's comments

Panel's comments on the fascia are valid.
Middle unit is slightly different .
Heritage style homes are still popular in the real estate market.
Gates to address security will be considered.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 219, 221 & 225 East 18th Street (Franco Tessari Architect) and commends the applicant on a thorough presentation. The Panel recommends approval of the project and that the following be addressed:

- **Security through the site;**
- **Reconsideration of bedroom layout of rear units.**

Unanimously Carried

5. Lions Gate Hospital – Building Permit

R. Artis – Project Manager, and M. McColl – Stantec Architecture Ltd. were introduced. The Architect explained that the expansion of the Lions Gate Hospital Emergency Department is being undertaken to enlarge treatment space and increase patient accommodation from 23 to 50.

The proposed areas of expansion and accesses to walk-in emergency, ambulance, the decontamination suite and mental health areas were explained. Vehicular and pedestrian traffic areas at emergency are designed to minimize pedestrian traffic at the emergency area and provide direction to the main entry.

To accomplish this expansion, the building will be extended to the property line and identification from the street will be addressed through creating a stronger entrance by use of canopies and signage to the drop-off area. This area will be emphasized through selection of materials and the display board. Samples of exterior finishes and colours were explained and included:

- frosted glass at upper level
- wood at soffits
- frit glass with shading to create a picture effect on the wall
- some brick to tie in with existing building
- lighting down onto the canopy to address visibility at night

The landscape design will include:

- Heavy corner planting at St. Georges and alley to loading zone.
- Dense trellis to create a barrier that will provide privacy for people entering and leaving the emergency department.
- Large trees to screen ambulances at drop-off.
- Additional planting at the terrace at the second floor by the cafeteria.

A variance is being requested for extension to the property line.

Questions:

- Will signage address entry for traffic and pedestrian.
- Will ambulances be housed on the site.
- Width of sidewalk.
- Are traffic issues being addressed with RCMP and traffic consultant.
- Vehicular access for ambulances and patient drop-off.
- Is additional employee parking being included in the proposal.
- Is global parking issue being addressed in this project.
- Separation of ambulance and cars.
- Was consideration given to creating entry from alley – too dangerous
- Transparency of façade facing St. George's – mix of finishes in different locations addresses areas of privacy.

Comments:

- Important to see the proposed overall development of the site in the future.
- Great job in response to difficult conditions.
- Like the frit patten and commend proposal.
- Like separation of mental health section and appreciate extra space for police car.
- Recommend that ambulance entry use code system rather than card.
- Commend the presentation – thorough job and it fits in with the rest of the development on the site.
- Concern with the planting for screen wall at sidewalk. Species selected are vigorous and may decrease sidewalk width.
- Given the constraints of the site this is good solution.
- Canopy creates inviting entrance.
- Concern with green screen at narrow sidewalk.
- Support the scheme but have traffic concerns.
- Street furniture and narrow sidewalk needs to address wheelchair traffic.
- Substitute rock wall other screen form for green screen.
- Screen should include public art feature.

Applicant's response

The overall development of the site will be addressed with Coastal Health and consultant will ask that they provide the global master plan to the City. Planting for screen wall will be revisited.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Development Variance Permit application for Lions Gate Hospital and commends the applicant on thorough presentation. The Panel supports the proposal and recommends approval of the project subject to approval, by the Development Planner, of the following:

Reconsideration of the screen wall to avoid encroachment on the sidewalk.

Unanimously Carried

6. 970 Marine Drive – Rezoning

J. Bumen – Architect reviewed the revisions since the last presentation in response to the Panel's comments.

The Landscape Architect reviewed the revised landscape plan and explained the paving, street trees, seating area and pedestrian access through the corner plaza. Bollards and low planting will be placed at the plaza to address CPTED. Planters and street trees will be retained at Marine Drive.

Questions:

- Safety issues at corridor from mechanical room .
- Will entrance to residential lobby extend to planters.

- Material for soffits.
- Material to be used at joints of hardie-panel.
- Relationship of wall to column at corner timber.
- Height of retail units.

Comments:

- Revised landscape and simplification of the plaza improves circulation.
- Placement of the bollards should respond to the curve.
- Strong horizontal facia and may be beneficial to reflect other elements.
- Would benefit from introduction of materials with industrial character such as metal.
- Significant improvement since last presentation.
- Corner is prominent and would prefer circular roof form rather than oval.
- It would be beneficial to consider using same type of supports at entrance canopy at residential as the main roof canopy.
- Liked the detail and quality of materials of previous proposal but this one is evolving well.
- Prefer the massing of this proposal for this site which has traffic on all sides.
- Simplicity of form appropriate.
- Circular form at corner needs to be addressed and would prefer using metal rather than hardie-panels.
- Treatment of extra-high space needs further attention whether circular or oval.
- Agree that metal siding more appropriate to this form.
- Like overall direction and landscape detail.
- Support the project.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 970 Marine Drive (Bumen Architecture Inc.) and recommends approval of the proposal. The Panel recommends that the following be addressed:

- **Further resolution of the materials used in the building envelope and to consider introducing metal panels;**
- **Resolution of the roof line to simplify and reinforce circular form at the roof;**
- **Reconsideration of the residential entry to reflect the architectural form of the corner detail;**
- **Reconfiguration of the bollards to follow curved formation.**

Unanimously Carried

Applicant's comments

Valuable comments and use of metal will be addressed. The residential lobby entrance will be reviewed and the roof design refined.

7.

Other Business

(a) De-Accessioning of the Sculpture entitled “Fish Forms Rushing Upstream”

The Panel received the letter of the City Clerk dated May 10, 2006.

There being no further business, the meeting adjourned at 9:00 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, June 21, 2006.

Chair

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