

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, November 21st, 2012**

---

**MINUTES**

---

- Present:** B. Allen  
B. Harrison  
K. Kallweit Graham  
J. Marshall (Chair)  
M. Messer  
J. O'Brien  
Councillor Bell
- Staff:** C. Purvis, Development Planner  
C. Perry, Supervisor, Engineering Services  
S. Kimm-Jones, Committee Clerk
- Guests:** Dirk Buttjes, Architect, Buttjes Architecture Inc.  
Gustavo Gonzales, Buttjes Architecture Inc.  
Dan Wilson, Wall Financial Corporation  
Peter Kreuk, Landscape Architect, Durante Kreuk Ltd.  
Carole-Anne Amaratunga, Landscape Architect, Durante Kreuk Ltd.
- Absent:** K. Bracewell, R.C.M.P  
Y. Khalighi  
S. McFarlane  
M. Saii
- 

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

**1. Minutes of Meeting of the Advisory Design Panel held October 17<sup>th</sup>, 2012**

It was regularly moved and seconded

**THAT** the minutes of the meeting of the Advisory Design Panel held October 17<sup>th</sup>, 2012 be adopted.

**Carried Unanimously**

## 2. Business Arising

A request for submissions for the Design Awards has been sent to the shortlisted candidates.

There will be a special meeting for Advisory Bodies on December 12<sup>th</sup> at which a preliminary presentation on Harbourside will be made.

## 3. Staff Update

### *Projects*

420 Tempe Crescent: This rezoning application for a coach house added to a property with a two bedroom bed and breakfast in the principal dwelling (1912) was adopted on October 22<sup>nd</sup>.

263-269 East 8<sup>th</sup> Street: To rezone two RT-1 (Two Unit Residential 1) zoned lots to permit eight dwelling units in accordance with the Official Community Plan, Level 3 Low Density attached form (0.75FSR). This project had First Reading on November 5<sup>th</sup> and was referred to a Public Hearing on December 10<sup>th</sup>.

Capilano Business Park – Opus: On November 5<sup>th</sup> Council gave 1<sup>st</sup> reading and waived the PH for a Zoning Text Amendment to allow Opus to operate a retail store as part of their warehouse space in Capilano Business Park.

Richardson Grain Elevator Expansion: On October 22<sup>nd</sup> a delegation of residents from East 1<sup>st</sup> Street appeared before Council to express their concerns on the expansion of the grain elevator. Council supported a staff report which recommended sending a letter to Port Metro Vancouver outlining the City's concerns and requesting consideration of alternate designs.

1308 Lonsdale Avenue (Rezoning Application and OCP amendment): This project had First Reading and was referred to a Public Hearing on November 19<sup>th</sup>. Second and Third Readings were deferred to the November 26<sup>th</sup> Council Meeting.

Harry Jerome Survey: There is public consultation on the revitalization of the infrastructure. Members were invited to fill out the online survey and provide feedback.

*Councillor Bell entered the meeting at 5:45 p.m.*

### **Council Activity**

Loutet Farm: The 2012 Sustainable City Award was given to Loutet Farm at the November 5<sup>th</sup> Council meeting.

Accessory Dwelling Units in Duplex Buildings: A Council workshop was held on November 5<sup>th</sup>. The workshop identified the key challenges of accessory units in duplex buildings and sought Council input and guidance with respect to accessory units in duplexes. Staff will report back and seek specific direction on next steps.

North Vancouver Bicycle Master Plan: Council approved the plan on November 5<sup>th</sup>.

Car Share Program: On November 5<sup>th</sup> Council amended the Street and Traffic Bylaw to approve the creation of reserved on-street parking spots for car share programs.

#### **4. 1401-1419 St. Georges Avenue (Rezoning Text Amendment)**

Staff provided background on the project which is an existing building with retail at grade, office on the top floor and residential in between. The application is for a text amendment to the existing Comprehensive Development Zone to increase the number of dwelling units from 72 to 78. This will be achieved by converting the top floor office use into six new residential units with Level II Adaptability. In addition the building envelope will be upgraded to meet current building code standards and energy efficiency.

Staff are interested in the Panel's input regarding enhancements to the public realm upgrades and the addition of public art as well as what is deficient in the streetscape at present.

Dirk Buttjes, Buttjes Architecture Inc., reviewed the presentation boards to the Panel.

- The building was designed and built in the mid-1980's.
- It is currently a rental building and will be vacated for the renovations.
- The structure will be structurally checked and the building will be clad with a new rain screen assembly. The existing stucco and look will be updated.
- The retail on the ground floor will remain open during the renovations.
- The top floor will be converted into six residential units.
- The office entrance will be enclosed and turned into a small retail space.
- Residential units will be gutted and renovated.
- The units will be marketed as condominiums.
- The third floor will have roof terraces as outdoor space.
- Metal composite panel and cementitious panel will be used on the exterior.
- A metal screen will replace the bars on the garage.
- All handrails will be replaced on the balconies
- The commercial awnings will be replaced with a metal and glass canopy.

Carole-Anne Amaratunga, Durante Kreuk Ltd., reviewed the landscape plan:

- Existing street trees and the Artists for Kids special paving will be protected.
- The existing landscape will be protected.
- The planter on the west property line will be retained.
- The level three roof deck will be upgraded.
- Alcove gathering spaces with tables and benches will be provided on the roof deck.

#### **Questions from the Panel included but were not limited to:**

- Why is there lawn on the third floor terrace? A: The load weight on the roof deck is limited and there is no space for deeper growing plants. The lawn allows free play. The deck has to be stripped, re-waterproofed and replaced.
- How is the terrace accessed? A: The Strata can access the terrace in three ways: from the parking, the corridor and from some suites.
- How will you maintain the lawn? A: With a weed whacker.

- The patios seem small? A: They are based on the existing patios and are on a different level to the roof deck. We wanted to give as much space as possible to the Strata so that everyone could use it.
- How do people in wheelchairs access the terrace; there are stairs everywhere? A: There will not be handicapped access to the terrace.
- What is happening to the renters? A: We are providing notice in excess of what is required under the Tenancy Act and giving them compensation.
- Are the units basically the same footprints as existing? A: Yes.
- Are you adding square footage? A: The total floor area is reduced as the top floor is being reduced when it changes from office to residential.
- What material is used for the soffits? A: Painted concrete.
- What is on the third level at the present? A: A patio in poor repair.
- Question to staff: Are there requirements for the streetscape along St. Georges? A: Yes.
- Is public art required or voluntary? A: The standard policy is 1% of improvements: it is a guideline not a bylaw.
- Is the client improving the public realm or giving public art? A: We will consider it.
- There is no impact on parking? A: We have enough as the requirement for the offices on the top floor is more than required for residential.
- What guarantee will there be re the water issues? A: It will be much better after we have finished. All post tension cables will be checked and probably replaced. The exterior rain screen system will be state-of-the-art. There are warranties from the supplier. Purchasers will be buying a used building with a brand new skin on the building.
- Will that be reflected in the price? A: Most definitely.
- I am curious about the timing of the construction? A: It will probably be a year from start of construction to when the paint is dry. We have to give proper notice to the tenants; construction may start in six months.
- Have you given thought to signage? A: Not really.

**Comments of the Panel included but were not limited to:**

- The spaces for tables on the terrace seem restrictive. It is an ample terrace; you might consider having larger gathering spaces rather than have it broken up by non-usable lawn space. Using lawn might not be the right choice for this application.
- The plants on the corner of St. Georges are overgrown, reducing sightlines; the understory should be removed and replaced.
- Lawn is not an appropriate choice for the terrace; grasses or a green roof would better. Programming of the roof deck should be looked at to make it more usable e.g. urban agriculture.
- It is going to be a handsome building with well-organized units. It is great that you are taking a substantial structure and rehabilitating it. The palette is a little bit grey and could be warmed up. It is an improvement for sure.
- It is a huge improvement architecturally.
- I would encourage the applicant to expand the public realm treatment along St. Georges facing the hospital. Put in more trees; maybe increase the paving at the entrance to the residential. Expanding the existing Artists for kids installation would be a good improvement at the corner.
- I have no problem with the layout of the roof deck. It may be possible to have the central area in lawn and transform the rear strip of lawn into urban agriculture garden plots. The whole edge should be well-animated and useable. Make it a gathering place.
- Different treatment of the soffit would have great impact. The paint and concrete brings the whole building down, it needs contrast. You are doing a lot to make the building

upmarket and pleasant; warmer treatment of the soffit would offset the dourness of the grey.

- I commend the applicant on the great presentation and the context
- The triangle piece on the elevation; you might want to straighten it out.

**Presenter's comments:**

Your input is welcome.

It was regularly moved and seconded

**THAT** the Advisory Design Panel has reviewed the Rezoning Text Amendment for 1401-1419 St. Georges Avenue and recommends approval subject to the approval, by the Development Planner, of the following:

- Further consideration of the soffit material treatment;
- Further consideration of increased programmed uses for the third level terrace, possibly including urban agriculture;
- Improving the street level sightlines at the corner through revising the understory planting;
- Consideration of enhanced streetscape paving and planting as well as public art along St Georges Avenue.

The Panel commends the applicant for rehabilitating an existing, tired building.

**Carried Unanimously**

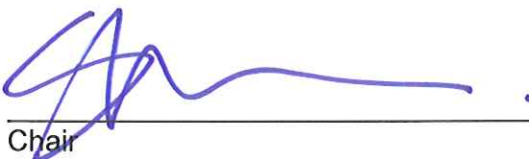
**5. Other Business**

The report "Realizing the Potential: Central Waterfront Next Steps." was sent to the Panel for information. Members should contact staff with any questions.

There was a discussion on rental units in the City.

There being no further business, the meeting adjourned at 6.55 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, January 16<sup>th</sup>, 2013.

  
\_\_\_\_\_  
Chair