

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, May 18, 2005**

MINUTES

- Present:** S. Friars, Vice Chair
P. Kernan
M. Rahbar
N. Paul
D. Rose
U. Stein
R. Vesely
Councillor R. Clark
- Staff:** K. Russell, Development Planner
C. Conlin, A/Committee Secretary
C. Perry
- Guests:** F. Ducote, Consultant I. Abercrombie - NVSD #44
J. Bingham – Architect J. Prunty – NVSD #44
R. Duke – Architect P. May - Architect
M. deCotiis – Developer M. Saii - Developer
V. deCotiis - Developer
- Absent:** A. Malczyck, Chair
D. Lee
M. Boland
E. Maillie, Committee Secretary
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A quorum being present, Paul Kernan called the meeting to order at 5:40 p.m.

1. Minutes of Meeting of the Advisory Design Panel held April 20, 2005

It was regularly moved and seconded

THAT the Minutes of the meeting of the Advisory Design Panel held on April 20, 2005 were adopted.

Unanimously Carried

2. Business Arising

None.

3. Staff Update

207 East 8th Street

– The Public Hearing was held May 16th and the Bylaw given 2nd and 3rd Reading.

346 East 5th Street & 1553 Mahon Avenue

- These projects will go to Public Hearing in June.

Key Insurance Services

- This Development Variance Permit Application went forward to Council with a staff recommendation it be rejected. After reviewing the application, Council directed that staff work with the applicant on the design of the sign.

Design Awards – 2004

The Development Planner noted a revision to the agenda to defer Item 9. “Design Awards – 2004” until the June meeting so that photographs of all of the shortlisted properties can be undertaken. ADP members were asked to visit the projects prior to the June meeting.

F. Ducote and C. Perry joined the meeting at 5:45 pm.

4. Central Lonsdale Phase 1 – Update

F. Ducote, Consultant, advised that the public process on the library development had been completed with the favoured site being identified as the north side of 14th Street west of the Civic Plaza. This site is not owned by the City and Council has authorized staff to enter into discussion with the owners for acquisition of the property. A meeting has been arranged with representatives of the owners and an Open House will be scheduled prior to a report going forward to Council in June.

5. East of Lonsdale Study – Update

F. Ducote, Consultant, advised that Options 1 and 3 were identified during the extensive public review process undertaken recently. Option 1 complies with the OCP. The Consultant gave an overview of the City owned lands in the 100 block of East 1st Street.

All three options presented for consideration have the same amount of floor space. He indicated that all proposals have a lane going through, a minimum size open space, a pedestrian link through to down-slope properties and the accommodation of lost parking, the majority of it under a building in the new area. Consideration of the overall urban form of Lower Lonsdale, the liveability of the units and what amenities are available are all driving the design. The ADP members reviewed the models of the three options as they were incorporated into the large scale model of the area and offered design suggestions.

S. Friars, Vice Chair, entered the meeting at 6:15 p.m. and took over as Chair.

Comments and concerns:

- Important to maintain active streetscape and maximize park space;
- Option 3 offers street edge with desirable commercial frontage at the corner;
- Heritage house works best if it kept near its present location and not moved off-site;

- Creating an interesting park with interesting features brings security and makes the park more useable.
- Developers would be attracted to Option 3 and maximization of park space would be achieved.
- Parking, lane and open space are all important initiatives.
- May be appropriate that both towers be the same height;
- This is a great site and may benefit from more design competitions.

The Panel favoured Option 3 over the others, recognizing that it may be modified by adjustments to building positions.

F. Ducote left the meeting at 6:45 p.m.

6. The Pier Parcel 1 - Change of Use

The Development Planner reviewed the location of the property on the north east corner of Lonsdale Avenue which was proposed to be a commercial development.

Following completion of three market studies undertaken by the applicant, it has been established that there is little market for commercial development in this area, and the applicant wishes to reduce the commercial component by 75% and convert that space to residential use. Council have been advised of this desired change and have directed staff that the application be processed. This proposed change has not gone to APC at this time and the ADP was requested to comment on the design, especially around liveability and use, as a preliminary submission.

J. Bingham and R. Duke – Howard Bingham Hill Architects, M. deCotiis – Pinnacle International, and V. deCotiis were introduced and the J. Bingham, Project Architect, gave an overview of the revised proposal on Parcel 1 at the corner of Lonsdale and East Esplanade. The meeting was advised that after reviewing the parameters of the development, the applicant wishes to develop a project that is primarily residential rather than commercial. Design is in the preliminary stages and the developer is now addressing conceptual possibilities on how the development can contribute to the area, and its impact on the neighbourhood.

Comments, questions – concerns

- Architectural character is as good or better as that presented earlier.
- The proposed change for mixed use is acceptable and support some of the ideas of massing and articulation on elevations.
- Design to differentiate residential and commercial access needs more work as primary use is now residential but its lobby access is given secondary status in the plan. On a corner site there is good opportunity to address this as access is not constricted by context; design is almost open on four sides.
- Need clarification of proposed use of landscaped roof - amenity for use of residents or a sustainability feature?
- The roof is visually more interesting for those overlooking it if it features an opportunity for people to use it.
- Support landscape proposal.
- Should consider public art opportunities on the site.

- Corner element on the side opposite the Aberdeen block is above mandated height by a few feet. ADP supports this height exception, as it is minor and enhances design of building.
- There are a lot of spelling errors in the proposal which are distracting and future proposals should have an editor go over it in detail.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Change of Use for The Pier – Parcel 1 (Pinnacle International / Howard Bingham Hill Architects) and supports the project with the recommendation that the applicant consider the inclusion of two separate entrances for the commercial and residential units. The ADP further supports the roof design and the proposed corner feature on the building and recommends that the roof be accessible. The ADP looks forward to a future presentation.

Unanimously Carried

The delegation left the meeting at 7:35 pm.

7. Westview School – Building Permit

The Development Planner advised that this proposal is a Building Permit Application for a new elementary school. The existing school will operate until the new one is completed. The closure of Lonsdale school will combine the two populations of two schools in the new building. In response to neighbourhood concern that the school should be retained as a heritage property, Council directed that there be some mark of recognition of the old school on the new site which might take the form of photographs, plaque or public art, etc.

I. Abercrombie introduced J. Prunty, Capital Project Manager and P. May, Architect with Grant and Sinclair. It was noted that the firm had done the Carson Graham addition. Mr. Abercrombie gave the background to the feasibility study and decision to merge the students from Westview and Lonsdale schools in this new building. He also noted that the school was in a part of North Vancouver that has partnered with the City to enrich school programs. The new school would continue to serve the community by designing a new facility that would incorporate pre and post child care in conjunction with North Shore Neighbourhood House.

There is a need for parking for up to 24 cars on site plus a drop-off area. A turn around feature on West 16th Street is proposed for one of the drop-off areas.

Comments and concerns:

- Good scheme, well situated on the site.
- Retaining parts of the old school works quite well, nice features in the school.
- Exciting space.
- Need to have classroom window sills at heights to allow students to look out - windows in classes south of gymnasium are too high.
- Landscape Architect could enhance riparian zone and make more use of it.

- Stormwater plan with an educational process is a good opportunity that should be seized.
- Questioned the loading and unloading area to be sufficient to get a truck within 20 feet of the building.
- No consideration in current plan for landscape or new plantings - landscape architect should be engaged.
- Current chain link fence cuts off the nearby forest which is one third of the site. A more natural line, acceptable to Department of Fisheries, could parallel the creek for this riparian zone.
- Concern that the ground windows are too high for children to see out in spite of the fact that it provides more vertical hard surface outside for play activity.
- Concern that the other elevations have operable windows; suggested one motorized opening window be provided out of every four windows. (It was noted that skylights were not included as the heat load is hard to deal with.)
- Recognition to the old school should be made using integrated public art and the City's Public Art Coordinator should be consulted on ways to do this.
- Well-detailed rainwater leaders and stormwater management plans should be incorporated.
- Using the school for daycare presents unique problems. Need to consult with a public facilitator such as Neighbourhood House to develop the pre-school facilities including kitchen, bathroom and outside area.
- Separate multi-purpose room entrance needs to be accessible with a ramp.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Building Permit Application for Westview School (NVSD #44 / Grant + Sinclair Architects) and commends the applicant for a good presentation. The ADP supports the plan and recommends consideration of the following:

- **storm water management**
- **retaining a landscape architect**
- **public art, and**
- **lowering of the high window sills for the classrooms.**

Unanimously Carried

Mr. Abercrombie and associates left the meeting at 8:50 pm.

8. 219 West Keith Road – Rezoning Application

The Development Planner advised that, since there is a moratorium on triplexes in this area, the applicant has decided to proceed with a duplex on this site. The proposed density is 0.6 FSR. The existing zoning is RT-1 which allows less density on the lot. The plan conforms to height and setback requirements.

9:00 p.m. Mr. M. Saii arrived for his presentation.

Mr. Saii advised that the existing home is 80 years old and in need of major repairs. The current application proposes that it be replaced with a duplex, each with three rooms on the main floor and three bedrooms and a den on upper floor. The building

is setback 25 ft. from the front, with access to the units from West Keith and a private yard for each unit. A garage will serve both units. It is a rectangular and open plan inside with radiant heating. To the west is a duplex, and to the east a bungalow which the owners are proposing to redevelop.

Comments and Concerns:

- Aspect of two enclosed double garages is harsh on the lane;
- Consider two carports and one garage to make the lane more interesting and address the Low Density Guidelines.
- The setback of 25 and 28 feet will allow retention of most of the existing planting.
- Concern with cedar roof deck on asphalt, sloped to the corner of each side;
- Roof deck is attractive but a high level of attention to detail is needed to prevent building envelope problems.
- The quality of submission is poor - lack of color renditions in the package and lack of separation in the detailing.
- While there are no landscape requirements for this application the plans presented this evening show landscaping in watercolor so it is hoped that the landscape lives up to the lovely picture.
- The plan also currently includes a large hedge that will be removed to allow construction - trees worth keeping and protecting.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 219 West Keith Road (A.M.S. Design & Project Management Ltd.) and recommends approval of the project subject to review of the design of the garage to incorporate covered carports rather than a four car enclosed garage.

Unanimously Carried

Mr. Saii left the meeting at 9:20 pm.

9. Design Panel Awards – 2004

This item was deferred to the June meeting.

10. Other Business

(a) Survey re: Public Involvement in City Development

Committee members were reminded to turn in their Surveys on Public Input Opportunities by May 27th. A Planner is to be retained to complete this survey.

There being no further business, the meeting adjourned at 9:28 p.m.

The next regular meeting will be held on Wednesday, June 15, 2005

Chair - P. Kernan (5:40 pm- 6:15 pm)

Chair – S. Friars (6:15 pm- 9:28 pm)

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