

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, January 15, 2003**

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**MINUTES**

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- Present:** D. Condon, Chair  
M. Marchand  
K. McKillop  
D. Rose  
D. Tardiff  
D. Storey
- Staff:** K. Russell, Development Planner  
E. Maillie, Committee Secretary  
G. Penway, Development Planner  
C. Perry, Development Technician
- Absent:** P. Johnston  
P. Kernan  
J. Laurence
- Guests:** L. Adams, Architect  
R. Barnes  
K. Shaughnessy  
R. Barnes  
D. Youngson  
J. Kelly  
D. Danyluk  
D. Sprague  
P. Murphy  
D. Epp

A quorum being present, the Chair called the meeting to order at 5:06 p.m.

**1. Minutes of Advisory Design Panel Meeting dated December 4, 2002**

It was regularly moved and seconded

**THAT the Minutes of the Advisory Design Panel meeting held on December 4, 2002 be adopted.**

**Unanimously Carried**

**2. Business Arising  
(a) Design Awards 2002**

The Panel reviewed the list of projects being considered for design awards for 2002.

It was regularly moved and seconded

**THAT the Advisory Design Panel recommends that the renovation and landscape upgrade at Capilano Mall receive the City of North Vancouver's**

**Award of Excellence for 2002.**

**Unanimously Carried**

It was regularly moved and seconded

**THAT the Advisory Design Panel recommends that the development at 120 - 128 West 16<sup>th</sup> Street receive the City of North Vancouver's Award of Merit for 2002.**

**Unanimously Carried**

Since the City is advocating for sustainability as a standard, it was suggested that it may be timely to consider having an award for Sustainability in addition to or instead of an Award of Excellence.

**Action: Development Planner**

It was regularly moved and seconded

**THAT the Advisory Design Panel create an award category in 'Sustainable Design' in the context that the City is requiring sustainability design, the OCP is advocating for sustainable design, and we are seeing projects addressing sustainable design.**

**Unanimously Carried**

It was noted that if this award is to be considered for 2003, a monitoring process must be implemented now to ensure that sustainability goals in each project are completely addressed as the project proceeds.

**Action: Development Planner**

**4. Staff Update**

**(a) Anterra Retail Properties**

This project was not approved at the public hearing in December and the applicant has requested to meet with Council. There is no City policy in place regarding Council meeting with developers and the City Clerk has been requested to prepare such a policy. No meeting will occur until after policy has been determined.

ADP expressed a concern that there is some confusion in the results being delivered by the Marine Drive studies. A Council workshop will be held on Monday, January 20 and the direction of development on Marine Drive may be clarified at that time.

**(b) Public Hearing**

The rezoning projects at 132 East 20<sup>th</sup> Street and 116-118 West 22<sup>nd</sup> Street will go to Public Hearing January 20.

**5. "Lighten Up" Residential Lighting of Dark Streets**

K. Russell gave an overview of the "Porch Light" program. This is part of the City's overall Street Light Program and the update document prepared by the consultant and distributed to the Panel addresses how the Porch Light program fits with the overall City Lighting

Master Strategy.

Several neighbourhoods have been surveyed for participation in the “porch light” project and the consultant will be selecting three blocks in different parts of the City for the trial project.

It was noted that “Dark Sky” is part of the overall lighting strategy for the community and, if successful, the City of North Vancouver will be the first City in B.C. to be a “Dark Sky” community.

## **6. 705 West 2<sup>nd</sup> Street – North Shore Emergency Shelter**

G. Penway, Development Planner, gave an overview of the project and site. The City has had temporary shelters over the last few years and wishes to participate in providing a permanent homeless shelter with funding to be shared with other levels of government. The City has provided a suitable site for the project and the project is planned for completion to address the requirements of other government funding programs.

L. Adams - Architect, R. Barnes - Landscape Architect, K. Shaughnessy, D. Youngson and J. Kelly representing Lookout, a non-profit group organizing the shelter, were introduced to the meeting.

K. Shaughnessy explained the need for a permanent homeless shelter on the North Shore and the process over the last three years to obtain funding. ‘Lookout’ (the organization that operates the shelter) recognizes that the design standards for the project must address the needs of the residents and must also fit into the community. The first stage of the project will provide residential facilities and access to care and social services for residents. The second stage will create separate facilities to give residents additional time to assimilate into the community and become independent.

Financial support is being provided from the three levels of government, with the City of North Vancouver providing the land and a significant portion of the cost being funded under the federal SCPI Program. Funding from this program is limited and the applicant is anxious to proceed quickly to ensure the funding is available. The second stage of the project will be delayed until additional funding is available.

The Architect reviewed the location of the site and advised that some problems have been encountered in addressing the zoning requirements of the site. The building entrance is at the corner at West 2<sup>nd</sup> Street and Bewicke Avenue. The main floor will house 25 beds in single and double rooms, washroom/shower facilities, administration areas, service / amenity areas and a commercial kitchen. At the lower level, ten underground parking spaces are provided as well as locker rooms, laundry, storage and space for use as an emergency shelter. A south facing central courtyard is accessed from this area. This courtyard is glazed on three sides for transparency into the building to provide private outdoor space for residents. This courtyard will be the designated smoking area since smoking will not be permitted inside the building.

There was a general overview of the proposed second stage which would provide additional housing for those residents preparing to re-enter the community. This would be located on an upper floor.

The exterior of the building will be split-faced masonry block with horizontal cement board siding. The Architect will address sustainability in as many areas as possible within the budget available.

The Landscape Architect explained the perimeter landscape plans which have been selected to minimize maintenance over the long term. There will be some reconfiguration of the curb on Bewicke to provide additional parking at the sidewalk. Coloured, patterned concrete will be used at the building entry. The central courtyard will have concrete unit paving and plantings will screen the solid walls to create an informal seating and dining area for residents.

It was noted that the applicant is requesting approval of both Phases I and II at this time so that the second phase can go forward as soon as funding is available.

## **COMMENTS**

- Security concerns are addressed well;
- Project is well handled and a positive contribution to the community and residents;
- Concern that window design in Phase II is not so disciplined as Phase I;
- Further consideration needed on use of Hardy Panel in relation to the base of the building.

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the development permit application for 705 West 2<sup>nd</sup> Street – North Shore Emergency Shelter (Neale Staniszki Doll Adams Architects) and recommends approval of the project. The Panel thanks the applicant for a thorough presentation.**

**Unanimously Carried**

## **7. 889 Harbourside Drive (Spa) – Development Variance Permit**

D. Danyluk, Architect, presented proposed changes to the building at 899 Harbourside Drive to provide a private entry with canopy, colour changes to a portion of the exterior, and signage for the applicant who is a tenant in this building. Variances are requested for the height of a sign to be mounted on the east side column of the building.

The canopy structure over the new entry has concrete pillars, lit from below. The applicant explained the connections between the concrete pillars and the existing concrete on the building.

Other signage proposed is:

- a free standing sign, with ground lighting, at the east access
- a signage feature on the exterior end of the building in individual letters and lit from within at the top of the end wall rather than at the second floor as required by the sign bylaw.

The colour of the east wall and signage would be in the accent colour similar to that in

place on the west corner of the building and the building owner has agreed to this change.

Comments from the Panel included:

- Believe that red accent wall, canopy and other signage should be the same as existing red on the east side of the building.
- Variance to locate signage at the top of the building acceptable - many other variances have been given in this area.
- Canopy form is foreign to the language of the building and in conflict with the shape and language of the free standing sign close by.
- Entry canopy should be redesigned in simpler geometry that is more compatible with the building and which would also allow it to accommodate change in the future.

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the application for development variance permit for 889 Harbourside Drive (Utopia Spa / D. Danyluck, Architect) and recommends approval subject to approval by the Development Planner of the following:**

- **Details of the signage and upper signage.**
- **Further development of the design of the canopy and entrance doors.**

**Unanimously Carried**

**8. 119 – 131 West 16<sup>th</sup> Street – 15-storey Mixed Use**

G. Penway gave an overview of the project at West 16<sup>th</sup> Street and its relationship to the Aberdeen Block project being presented later in the meeting. Part of the solution to having the Aberdeen Block development proceed, is finding a site that can accommodate the density transfer from the Aberdeen Block to the other site. Previous density transfers have been between properties in the same block.

The Development Planner reviewed the site and the surrounding area and noted that the HSBC development on the neighbouring site did not use all of the development permitted.

The proposed project - presented for preliminary review - is for 2.6 times the lot area and density transfers from three locations and the ADP is being requested to review it from a building design aspect rather than land use.

D. Sprague reviewed environmental sustainability standards and explained the LEED program already in place in the U.S. LEED BC is being prepared and is it is anticipated that it will be the standard used in B.C. municipalities. These standards are already being addressed by the City of North Vancouver and it is believed this may be the first LEED Certified high density residential building in Canada. A breakdown of project goals and how to achieve them will be presented at next presentation to the ADP.

The Architect advised that the project proposes a 15-storey residential tower with 5,000 square feet of retail at the base and roof deck at the second floor. A shadow study was displayed to illustrate how the massing addresses the existing community. The residential entry lobby for the building is located on the west side of the building off 16th

Street. The lane on the east side provides access to the loading bay and rear parking. Visitor and commercial parking is located at grade with two levels of underground parking for the 63 residential units. Storage and amenity areas are located at the second level with residential units on the upper floors.

The Panel was asked for comments and concerns, particularly with respect to the entry court, residential lobby, exterior passage way and courtyard on the west side.

In response to questions, the meeting was advised that the project has not been registered with LEED at this point and a preliminary review of goals and targets is planned. The applicant would welcome a representative from the City to work with the development team to review and monitor LEED issues during the project.

The Panel noted that it will be necessary to demonstrate how LEED targets are being achieved, and had particular concerns on how the proposed parking would satisfy LEED.

The Development Planner advised that the City is presently considering a City-wide Parking Study which was completed recently and will be used to address this project. It was explained that the City bonuses for concealed parking and for providing additional parking at grade, especially in the business district. The City has made no commitment to pay parking in this area and the business district is going to be concerned with the loss of the present parking area.

Comments and concerns of the Panel included:

- Supportive of LEED and seen as positive relative to density transfers but need to start LEED process now to be successful.
- Support applicant's offer for a City representative to shadow the LEED process.
- Ground floor has significant challenges – passage way not convincing with garbage in this area.
- Loading area should be reconsidered.
- Greening at the lane would be beneficial to the project.
- Site planning concerns around internal needs and external needs.
- Support areas in building need to be easier to access and service.
- Some concern with locating all residential lockers on the second floor. May be more appropriate to provide in-suite storage and create suites on the second floor.
- Location of bicycle storage on the west side of the building needs to be reconsidered.
- Garbage and recycling should be closer to the south lane.
- Two-storey expression on street wall is preferred.
- Security concerns along the east lane.
- Parking needs further review.
- Consider building to the property line removing exterior access.
- Relocation of bicycle and garbage to present mechanical/electrical area may be improvement.

The Chair noted that this is a preliminary presentation and these concerns are the main ones to be addressed.

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the preliminary rezoning for 119 –**

**131 West 16<sup>th</sup> Street (West Coast Projects Ltd./Perkins & Co.) and strongly recommends that City staff take part in the LEED Certification process for this process as proposed by the applicant.**

**Unanimously Carried**

**9. 78 – 90 Lonsdale Avenue (Aberdeen Block)**

D. Epp, Architect, P. Murphy and D. Sprague were introduced to the meeting. The Development Planner gave an overview of the development proposal and explained that this one of the donor sites for the density transfer to the proposed development on West 16<sup>th</sup> presented earlier in the meeting. It is anticipated that the project will include two retail and 14 live/work units. Exterior cladding and treatment is the same as presented in the previous proposal.

The original development proposal for this site was approved at 4.32 fsr but did not proceed. This proposal includes the Aberdeen Block only, but has the potential to connection with the Bank of Hamilton Building if the opportunity arises in the future.

D. Epp, Architect, explained some of the changes from the previous proposal and a model of the project was displayed. The main change from the previous proposal is that the additional component facing onto 1<sup>st</sup> Street is not included. Other changes noted were the two-storey addition on top of the building and setbacks from Mount Crown Building increased from 13' to 16'. Massing and glazing of the bay windows on the party wall side of the building have been changed to address overlook.

The Panel believe that this is a more modest plan and can be completed.

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the rezoning application for 78 – 90 Lonsdale Avenue - Aberdeen Block (West Coast Projects / D. Epp Architect) and recommends approval of the project. The Panel commends the applicant for their perseverance and dedication to this heritage building in the City of North Vancouver.**

**Unanimously Carried**

**10. Lonsdale Street Car Feasibility Study**

K. Russell reviewed the report on the Lonsdale Street Car Feasibility Study and advised that Council had received this report with interest and asked for public and business input and referred it to a number of advisory bodies.

After investigating several options and considering development and operating costs, total costs came in at \$21.3 million to have two vintage replica street cars operating between the Foot of Lonsdale and 14<sup>th</sup> Street.

Fel cell power was considered for operation of the streetcars but was not feasible from a cost point, nor was it easily accommodated in the design of the car. The proposed street car would be powered by a single overhead wire connecting at either end of the route.

The Panel was advised that the Advisory Planning Commission support the project but believe that the 14<sup>th</sup> Street station is weak as an anchor to attract tourists, and a feature would be required.

Replication of a vintage street car was not in the Terms of Reference of the Study but it was believed that it would be more appealing from a tourist perspective. While the streetcar would not address commuter transportation needs, it may address local shopping between the Quay and upper Lonsdale.

It was suggested that consideration should be given to developing a sustainable transportation system throughout the North Shore that will include this system.

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the Lonsdale Street Car Feasibility Study and is supportive of the principle of a street car on Lonsdale Avenue only if it is interpreted within the context of a regional North Shore transportation network.**

**FURTHERMORE, the Panel has concerns regarding the location of the terminus at 14<sup>th</sup> and Lonsdale Avenue.**

**The Panel also recognizes that the street car project may not be fiscally feasible at this time.**

**Unanimously Carried**

## **11 Other Business**

**(a) Two Evening Workshop – “From Chaos to Consensus”**

Members were invited to participate in this two-evening workshop in February and were requested to contact Clerks Department if they wish to attend.

**(b) Marine Drive – Residential Land Use Study**

Council will be having a Workshop on Monday, January 20 to review this study to clarify the City’s view of future development and use on Marine Drive.

### **Adjournment**

There being no further business the meeting adjourned at 9:40 p.m.

### **Next Meeting**

The next regular meeting will be held Wednesday, February 19, 2003 at 5 p.m.