

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, October 15, 2003**

MINUTES

- Present:** P. Kernan, Chair
S. Friars, Vice Chair
A. Malczyk
P. Johnston
M. Rahbar
D. Rose
K. McKillop
R. Vesely
Councillor R. Clark
- Staff:** K. Russell, Development Planner
E. Maillie, Committee Clerk
G. Penway, Assistant City Planner
C. Perry, Development Officer
- Absent:** M. Boland / D. Storey - RCMP
- Guests:** J. Bingham – Architect
P. Kreuk – Landscape Architect
M. deCotiis – Developer
K. Kukucha – Developer
J. Bussey - Formwerks Architecture
K. Statham - Owner
G. Froese – Krahn Engineering
H. Blaney – Owner
E. Pereira
K. Jessiman – The Iredale Group Architecture
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A quorum being present, the Chair called the meeting to order at 5:10 p.m.

1. Minutes of Advisory Design Panel Meeting dated September 17, 2003

It was regularly moved and seconded

THAT the Minutes of the Advisory Design Panel meeting held on September 17, 2003 be adopted.

Unanimously Carried

2. Business Arising

(a) Meeting of Chairs & Vice Chairs – EPAC/APC/ADP

Terms of reference of each group and issues of mutual interest, and particularly sustainability, were discussed. Also the overlapping of areas of responsibility of APC and ADP were considered. This may result because the same presentation materials are provided to both groups and staff will address this through identifying presentation materials pertinent to the review by each group.

To facilitate communication, a joint meeting of members of ADP, APC, EPAC and SPAC has been set for Thursday, December 4th at 6:30 p.m.

3. Staff Update

(a) Seattle Tour – October 1

Two members of the ADP went on this tour and reported that it had been very worthwhile from an educational aspect. Of particular note was a visit to the new White Rock Municipal Maintenance building and the sustainable features incorporated in its design, and a residential development visited in Seattle which has been designed with 15' wide paved roads and bioswales.

4. Meeting Procedures around Delegations

The meeting referred to Bulletin #65 issued by the Architectural Institute of British Columbia (AIBC) and distributed to the Panel which outlines recommended procedures for architects sitting on design panels. One minor difference from the procedure now followed by the Panel is that applicants be invited to make a short statement after the Panel has had an opportunity to discuss the presentation and prior to the Panel preparing its resolution.

It was regularly made and seconded

THAT the Advisory Design Panel has reviewed Bulletin #65 of the Architectural Institute of British Columbia and recommends that the procedure at ADP meetings be modified to allow an applicant a period of up to five minutes to make a brief statement to the Panel following the Panel's discussion, and prior to preparation of a motion for the resolution.

Unanimously Carried

R. Clark entered the meeting at 5:25 p.m.

D. Purdie, Lower Lonsdale Project Manager entered the meeting at 5:26 p.m.

5. Lower Lonsdale Site 10 – Zoning and Design Guidelines

The Assistant City Planner referred to the Zoning and Design Guidelines for Site 10 along with the draft bylaw. He went on to give an overview of the Lower Lonsdale Study Area and identified developments which have been completed and the status of others in progress at this time. All of these projects have been reviewed by the ADP as they went through the development process.

Site 10 is the first site to be developed on the east of Lonsdale. It is proposed that Site 10 be divided to retain an existing park and trees on Site 10a and for density from 10a to be transferred to a commercial/residential development on Site 10b. Design guidelines for this development emphasize increased sustainability standards.

The issue of parking on the site is being assessed to establish location and whether it is necessary or desirable to have parking at the second floor facing onto the street. Parking issues will be identified in the Design Guidelines and can be written into the bylaw.

APC reviewed the guidelines last week and felt strongly that townhousing should be emphasized at the base of the building facing east into the park. The ground floor will also have commercial at 1st Street. APC also believe that commercial uses should be discouraged beyond the mid-block on the west side of Lonsdale and that this limitation should also be maintained at the mid-block on the east side - with live/work permitted beyond the mid-block. The APC resolution was read to the meeting and Mr. Penway reviewed the traffic calming options endorsed by the APC. APC has also requested an opportunity to review the plan before it is finalized.

It is anticipated that the bylaw will go forward to Council later this month and to Public Hearing in November. If this schedule proceeds, the site will be marketed by year end.

M. Rahbar entered the meeting at 5:40 p.m.

General concerns and comments included:

- Parking above the first level within a certain distance from the street should not be at the discretion of the developer, and FSR should not be excluded for parking at the second floor.
- Vehicular traffic should enter from the lane and no vehicular entry should be permitted from 1st Street.
- Lane access may restrict ramping down to parking areas and, therefore, necessitate extension to the front of the building at the second floor. Ramping may also restrict the ability to include townhouses at grade.

In response to questions from the Panel, the Assistant City Planner advised:

- Sustainability standards are not set at this time but will be established and will address the LEED process where it is appropriate.
- By changing building locations between sites along 1st Street to address parking access would require OCP amendment to increase density.
- Site 10b will be retained by the City as parkland and is not likely to be reduced in size.
- Potential exists to make the lane more like a street as it addresses developments on Sites 11 and 12 as well as the park and the pedestrian access between Esplanade and 2nd Street.
- Potential to make the lane more like a street in the future.
- If no vehicular access is permitted off 1st Street, loading will be in an assigned parking stall at the back of the building.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the draft Zoning and Design Guidelines for Lower Lonsdale Site 10 and supports the proposal with the recommendation that vehicle access not be permitted from 1st Street in order to maintain a continuous urban street frontage.

**Carried
- 3 Opposed**

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the draft Zoning and Design Guidelines for Lower Lonsdale Site 10 and, while encouraging townhousing on the east side of the base, do not believe that it should be required. The Panel also recommends that the required sustainable aspects of the Design Guidelines reference some recognized standard.

Unanimously Carried

It was confirmed that the traffic calming and park plans are anticipated to enhance East 1st Street and APC will be reviewing these plans.

D. Rose entered the meeting at 6:45 p.m.

6. The Pier – Parcel 4 – Rezoning and Text Amendment

K. McKillop declared a conflict of interest because of his professional association with the Landscape Architect for this development and left the meeting at 7 p.m.

J. Bingham – Architect, P. Kreuk – Landscape Architect, K. Kukucha and M. DeCotiis, Pinnacle International, and K. McKillop entered the meeting at 7:05 p.m.

J. Bingham referred to the previous presentation and explained revisions in response to the Panel's concerns as detailed in the material dated, October 9, 2003, and distributed for this meeting. These revisions include:

- Relocation and design of the parking entrance off Esplanade which will serve developments on Parcel 4 and Parcel 3 in the future.
- Relocation of townhouses to address the lane and landscape improvements at the lane.
- Additional green space at the common roofdeck over the parking entry and view to the south onto Esplanade.
- Re-design at the south east corner of the site and the stepping at the top of the building.
- Stronger townhouse element along Esplanade and up St. Georges.
- Stairway access from townhouse units to the roofdeck.

The Landscape Architect reviewed the lighting and landscape design for the open garden space on the roofdeck, townhouse terraces, and along the streetscape and the lane. A gated access and intercom has been included at the stairs from Esplanade to the roof deck townhouses. Green roofs on the townhouses will address storm water management but stormwater management through the rest of the site will address slowing of drainage only.

A materials board with exterior finishes was displayed.

The Panel had concerns and questions on:

- Location of gas fire unit to link with Lower Lonsdale Hydronic Heating System.
- Impact of mechanical equipment on the roof design.
- Glazing to provide shading.
- Landscaping detail at south west corner.
- Beneficial for overhangs at townhouses to extend from the front of the main building.
- Size of parking spaces and impact of inward opening door will restrict parking area use.
- Roof membrane and planting.
- Discrepancy between landscape drawings and renderings regarding paving at the roof garden.

K. McKillop left the meeting at 7:30 p.m. during the Panel's discussion process.

The Panel's comments were:

- Support shared parking access with adjoining future site;
- Support the large townhouse component;
- Support the lane treatment and townhouse gardens on the lane;
- Overhangs on the tower and the base should extend to townhouses;
- Need further articulation at lane side of the townhouses since this will be treated as main entry.

In response to the Panel's comments, the applicant advised that the next generation of drawings now being prepared addresses some of the points noted. The applicant thanked the Panel for their input.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Development Permit and Text Amendment for Parcel 4 - The Pier and recommends approval. The Panel commends the applicant on a thorough presentation.

Unanimously Carried

K. McKillop returned to the meeting at 7:40 p.m.

D. Rose left the meeting at 7:45 p.m.

7. 272 West 5th Street - Rezoning

The Development Planner advised that this rezoning application is to permit the addition of an infill unit at the rear of the property which contains a heritage house. This proposal has been reviewed by the APC and their resolution of October 8, 2003 was read to the meeting. This area is generating a lot of interest in triplex and duplex redevelopments.

J. Bussey, Architect, and K. Statham, Owner entered the meeting and the Architect reviewed the context of the area which is close to Ottawa Gardens, an established heritage area. The applicant wishes to raise the house by two feet to improve livability in the

basement of the house, and add windows to the north elevation. The changes will address the heritage character of the house.

It was explained that the infill is modelled on the same lines as the heritage house. Parking for both units is accessed from the lane. The landscape drawings were displayed and private outdoor areas for the house and the infill were explained.

The owner advised that it is intended that the property will be registered as a strata title and that the infill will be sold. The main home will not have a suite but will provide additional living space for extended family members.

A board with samples of materials and colours to be used in the project was displayed. It was noted that the owner has decided not to use the colours displayed but has now decided to keep the existing colours of blue and cream with red roof. The colour scheme for the new unit may be reconsidered.

Questions from the Panel included:

- City's position on conversion of space to become a secondary suite;
- Access to parking space for the infill;
- Privacy from windows overlooking the garden and across to the other unit;
- Windows of the infill match those of the existing house on the south elevation only.

Comments and concerns noted by the Panel were:

- Lane elevation needs development such as dormers.
- Concerns around double gable.
- Support square roof dormer over bathroom.
- Soundproofing will be critical to address noise concerns from the garage for the front unit since it is located under the infill unit.
- Language between the buildings is slightly different and differentiation in colour scheme may address this.
- No problem with the basement and potential for suite development.
- Sensitive development on the site – well composed.
- Support different colour scheme for the infill unit.
- Privacy concerns at patio.
- Opportunity to address stormwater should be considered.
- Some concern around waterproofing issues at the recessed balcony where it interfaces with the sloped roof above the porch of the existing house.

The applicant thanked the Panel for their input.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 272 West 5th Street (Formwerks Architectural Inc.) and recommends approval, subject to approval by the Development Planner, of:

- **Further consideration of the roofline of the infill on the north side; and**
- **Reconsideration of the colour scheme for the infill unit.**

M. Rahbar left the meeting at 8:30 p.m.

8. 601 Lynnmouth Avenue – Rezoning Application

The Development Planner gave an overview of the site and surrounding area and referred to the rezoning application to allow development of a small space storage facility. This rezoning is site specific since the current zoning does not allow storage facility.

H. Blaney -Owner of Self Storage Depot, D. Krahn - Krahn Engineering, G. Froese – Krahn Engineering and E. Pereira entered the meeting and explained the application. The proposed development will have 60% site coverage and existing old growth and landscaping will remain except on the north west corner of the property. This is being removed at the request of the Fire Department to allow access along the entire south face of the building.

Environmental and engineering studies have been undertaken to ensure that the site is appropriate for this use. Some asphalt at the south of site is being removed to allow infiltration for site water management. The building will be extended slightly and, as far as possible, materials will be re-used.

The exterior of the building will be concrete tilt-up with standing seam roof and the interior will have a standing concrete system and metal floor. The building will be gated and secured, including video security. Details of landscaping, building materials and security systems were reviewed.

The Panel had questions on:

- Roof structure
- Details on storm water treatment
- Sign locations and size
- Glazing to provide light into the interior does not match location of aisles
- Building presentation to the street reflects a residential use – what is the intention?

Comments

- Storage buildings can be built with glazed wall but this building design presents a mix of industrial and residential design elements.
- Colours and detail are residential but, combined with industrial elements, are confused.
- Windows seem large.
- Eyebrow detail on windows is exaggerated with too much detail repetition.
- Curtain wall and windows in this type of building creates transparency but industrial nature is expected.
- Compromise could be to have curtain wall below with wood at gable on the roof.
- Issues go beyond style – residential effects are inappropriate for this type of building.
- Wood can be used in ways other than residential vernacular.
- Building is too residential rather than industrial and colours are too soft.

Applicant comments:

The applicant was pleased that the building has appearance of an apartment building but understands the comments above removing eyebrows and softening the design. The intent was to create a comfort zone for residential users.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 601 Lynnmouth Avenue (Krahn Engineering) and, although supporting the site development concept, feels the following have not been adequately resolved:

- **General character of the building presented to the street;**
- **Resolution of inconsistencies between the interior use and the glazing.**

There was some concern that the motion did not refer to points around residential vernacular. There was consensus that general development on the site is acceptable but that the character of the building needs further development.

Unanimously Carried

10. St. Thomas Aquinas – Building Permit

The Development Planner referred to the Building Permit application to permit a building addition to connect with the existing school building. Phase 1 of the project will include a cafeteria and science labs.

K. Jessiman of The Iredale Group, Architect for the project at St. Thomas Aquinas School entered the meeting and reviewed the site and existing buildings. The school has now acquired an adjoining property and, after undertaking a master planning exercise, the school wishes to retain one of the buildings on the newly acquired site and demolish an existing annex. The Architect gave an overview of the proposed development which is anticipated over a proposed 20 year period –

Phase 1 (\$1.5 million) will house mechanical and electrical rooms, cafeteria and kitchen on the main floor and four science laboratories on the upper floor.

Phase 2 will feature improvements to old convent building to meet accessibility standards, existing building code and fire standards.

Phases 3 and 4 will be a continuation of the plan to link the school through the site and create new playing fields on an existing parking lot.

Phase 5 will demolish old class rooms and add large new gymnasium.

Public interest and security in the development will be addressed by glazing onto the street and introduce light into the cafeteria and science labs. A LEED accredited representative with Keen Engineering is working with the architect on the project and a landscape plan now being developed addresses reduced paving and increased planting on the site.

Questions from the Panel included:

- Context of renderings.
- Elevations as they relate to future additions.
- Grade transition inside the building between Phases 1 and 2.
- Stormwater treatment not addressed.
- Parking provision.
- Relocation of entry to address safety concerns.
- Mechanical ventilation
- Use of t-bar in classrooms.
- Use of scissor truss if it is to be covered.

Comments from the Panel were:

- Good approach to combining heritage building with new development;
- Support natural amphitheatre effect on the south side;
- Simple and elegant scheme;
- Alternative to use of t-bar ceiling would be beneficial.

Applicant comment:

In a response to the Panel, the architect stated that he will reconsider exposure of the scissor trusses. Also, landscaping and street treatment is of particular interest in this project and introduction of public art may be possible in the future.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Building Permit application for St. Thomas Aquinas School (The Iredale Group) and recommends approval with consideration that storm water retention be addressed in the development of the playing fields. The Panel commends the applicant for a thorough presentation.

Unanimously Carried

11. Other Business

(a) Marketing East of Lonsdale – Information Only

An update report on the Lower Lonsdale Lands east of Lonsdale was distributed to the Panel for information.

12. Adjournment

There being no further business the meeting adjourned at 10:10 p.m.

Next Meeting

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

Chair