

The Corporation of the **City of North Vancouver**
Regular meeting of the Heritage Advisory Commission
Conference Room 'A', City Hall, 141 West 14th Street, North Vancouver, B.C.
Tuesday, July 10, 2018 at 6:00 p.m.

MINUTES

PRESENT:

Christopher Wilkinson, Chair
Kevin Healy, Vice Chair
Lori Boyd
Kevin Hanvey, Architect
Allan Molyneaux

ABSENT:

Marian Wilkins
Linda Buchanan, Councillor

GUESTS:

Robert Bradbury, Bradbury Architecture
Karl Wein, Karl Wein & Associates

STAFF:

Annie Dempster, Planning Technician
Edytha Barker, Committee Clerk
Mike Friesen, Planner

Quorum = 4

The meeting was called to order at 6:01 p.m. by the Chair.

1. ADOPTION OF MINUTES

The meeting minutes of May 8, 2018 were adopted as circulated.

2. DELEGATION REVIEW PROCESS

C. Wilkinson went over the Heritage Advisory Commission's "Consideration of Development Application".

3. DELEGATION

261 West 6th Street

M. Friesen introduced the project. This application is seeking to rezone at 6,002 square foot lot from the current RT1A (Two-Unit Residential 1A) Zone to a Comprehensive Zone to permit a triplex form of development.

The site is designated Residential Level 3 in the Official Community Plan. The site is located in the Ottawa Gardens Heritage Conservation Area which only permits 0.6 FSR above grade per site. The proposed new triplex does not attempt to appear as a heritage building but careful attention has been made to acknowledge traditional forms, scale and materials familiar in this area so that the project will be sympathetic and supportive to surrounding houses and the boulevard character of this part of North Vancouver.

The existing building on the site is part of a historic residential neighbourhood that is defined by diminutive massing and pedestrian scale. This project seeks to replace the existing structure with one that is more sympathetic to the boulevard's aesthetic. The

only significant heritage aspect of the site is the existing established planting aside the boulevard and that will be preserved and enhanced in the proposed project.

R. Bradbury showed a PowerPoint presentation.

Questions / Comments from HAC:

- I'm seeing two different versions of the colour palette; one bold, one neutral, what is your intent?
 - R. Bradbury: Neutral is the intention.
- Is the building sited based on formal or informal front yard setback; it seems to align with the setback of the adjacent dwelling. Is there specific setbacks regulated in that area?
 - M. Friesen: As shown in the table on the back of the memo, the setback is consistent with the RT1 zone. The reason for the proposed change in zoning is the change in density.
- Is there any precedent for relaxation of setbacks in the City?
 - M. Friesen: Sometimes but we try to keep as consistent as possible with the Guidelines and the neighbourhood.
- Your design is certainly an improvement over what is there now. I notice the roof top terrace has a couple of decks, how will they interfere with neighbours?
 - R. Bradbury: We have talked to the neighbours and its better than what they were hoping for and better than some of the current laneway oversights. We have stepped it in on both sides quite a bit.
- It looks like you are keeping some elements of the existing boulevard frontage. It doesn't look like there is any green space at the back. Is there?
 - R. Bradbury: Yes and no, there is not a lot. As supported by City staff, we are meeting and exceeding parking requirements; for three units we will have four spaces. This is one thing that came up in the open house: will this affect parking on a day-to-day basis? It was important to us to have more than minimum. We tried to create open spaces with the garbage and recycling areas, would like to have more but do not have much opportunity. We could look at some small plantings but don't have a lot of space for large plantings.
- I like the step aspect at the front, but the back looks massive.
 - R. Bradbury: It's not massive when you see it in terms of the scale of the street. It is much less mass visible than the current building. The building to the right of this site is quite large.
- You spoke to massing and intent; can you walk us around the materials and speak to the rationale as to the colour choice and the material choice for the siding, shingles, trim, etc. in relation to guidelines?
 - R. Bradbury: In terms of the windows and glazing detail the idea was a little more of a heritage look. In terms of a breakdown of materials, it is in response to how out of place the large stucco box currently is. We will be using a Hardie material, the roof is asphalt.
 - K. Wein: We are using stone and wood and by changing the colours of forward the portions, want to make the windows and front traditional. It is not heritage practice to use glass railings but as the back is facing south we felt we should so people could enjoy the view.
- What are the colours and were they informed by a historic colour palette?
 - R. Bradbury: The intent is to work from a heritage palette, 1914, 1922, etc. We are still working on some of it.

south side being outward are quite an imposition on other properties, but okay if the landowners seem to be comfortable.

- I applaud you for the proposed density given context of Ottawa Gardens.
- Regarding massing scale and siting, the setbacks are appropriate given the neighbouring properties. If there were an opportunity to recess in relation to the heritage building that would be great.
- Regarding the rear decks, as long as those decks are recessed and not visible from the street.
- I have concerns about the visibility of the wood timber trellis structures from the street, there might be an opportunity to get them in line with the building face.
- The landscape plan could be examined a little further. The exposed concrete and the retaining walls could be clad in granite capped stone; this would be more English inspired. Also, any fencing you plan to use needs to be on the landscape plans.
- The details are extremely important, I urge you to continue to develop these plans and resolve questions with the design team.
- Windows are the eyes of a heritage building, the eyes of the street. We need to know what materials will be used for the casements and siding and for the French doors.
- The Guidelines speak to a preference for wood windows being used; if you could find wood windows for the ones that will be visible from the street that would be preferable. Refer to the recommendations in the Guidelines.
- We would encourage you to look at more traditional stone types; stacked stone may not be the best choice.
- Would encourage you to simplify your colours.
- The landscaping in the front is important for the first 25 feet; anything visible. You do have an opportunity to push the grade behind the front façade. There are a large number of steps in the front, see if you can push the grade change to align with the front of the building.

The following was moved and seconded:

THAT the Heritage Advisory Commission, having reviewed the presentation from Robert Bradbury of Bradbury Architecture and Karl Wein of Karl Wein & Associates, supports the project subject to the resolution of the following items to the satisfaction of City staff:

- a) Resolution of the building's full colour palette to address consistency with the Ottawa Gardens Conservation Area Guidelines;
- b) Use of wood for posts and rails;
- c) Consideration of wood windows and wood doors on the front facing façades, and provide additional façade details to address consistency with the Guidelines;
- d) Clarification of the landscape plan including details for fences, retaining walls, capstones, patio landscaping and potential vertical forms;
- e) Review of boulevard landscaping to simplify entry from public to private realm including the grade separation.

AND THAT the Commission supports the proposed density, unit count, massing and setbacks.

Carried 4/1

- Could you expand on window types and your rationale into proportions of windows in relation to the recommendations in Guidelines?
 - K. Wein: We would be using wider trims to follow a heritage look.
- What are the front yard setbacks of the neighbouring buildings, was thought given to the setbacks of the neighbouring buildings, how did streetscape inform those setbacks?
 - R. Bradbury: The intent of the original boulevard development was to have a consistent frontage. That is why the zoning is that way, our building is in line with other buildings. The inconsistencies would be in the exterior projections, decks, staircases, etc.
- What are the window frames made of?
 - K. Wein: Vinyl at all elevations.
 - R. Bradbury: We will be using a dark colour so it that it doesn't pop but they will be encased in a wood frame.
- Is the colour palette of the trims in development?
 - R. Bradbury: Yes, my personal feel is it should be darker so the wood frame meets more than the vinyl window does.
- Has City Engineering staff reviewed the public boulevard and multiple sidewalks?
 - M. Friesen: Staff are still undertaking the review, comments not yet provided.
- How was the landscape design informed by the Guidelines, English heritage?
 - R. Bradbury: In terms of the front portion, we are retaining existing plantings and trying to maintain as much surface at the front as we can. The hope is as we continue to develop the design, we will look at more paving around it. We are looking at different types of rainwater retention, etc. in paving materials and dealing with it that way.
- It's quite impressive what you've done with the space you have. Has there been any thought given to retaining walls? What about fencing or landscaping, will that extend up?
 - R. Bradbury: We are planning a courtesy fence on top of the wall; the current thought is wood.
- Is there anywhere you can do green walls?
 - R. Bradbury: Perhaps we can do some rooftop planters, we have maximized everything we can in front, there is not really a solar aspect to support green walls on the sides but maybe at the back.
 - K Wein: We could maybe do green walls on the garage walls
- My impression over all is that there is a lot of building mass on the site. You have been charged with trying to accomplish a lot. The reason for the question on the front yard setback is that the building seems to be shoved to the back of the site, the front provides a visual. However, with the proximity of the decks to one another and to the garage and the lane, it all feels very tight. I would encourage you to use any potential to relax the front yard set back. The level of amenity on the south side is not nearly as good as it could be.
- The colour palette is quite bland, tan and darker tan. There are some vibrant and interesting colour schemes in Ottawa Gardens; I would encourage the design team to use brighter colours or accent colours to bring some colour and interest to it.
- Regarding the railings, given that this is not a heritage building, I am comfortable with glass railings; I agree you want as much visibility as possible, some middle ground from contemporary. In relation to decks, the second floor decks on the

4. UPDATES

a) **COUNCILLOR** – N/A

b) **STAFF**

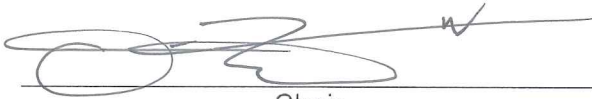
- 910 Grand Boulevard – The subdivision team indicates the applicant is eager to proceed.
- 242 West 6th Street – Final adoption at Council yesterday, assume they will proceed to building permit quickly.
- 736 East 3rd Street – The coach house has been moved, the building permit for the duplex is in process.
- Shipyards Lot 5 – The building permits are in process, there are ongoing inspections, a number of tenant improvements coming in.
- Heritage Alteration Permits – None at the moment.

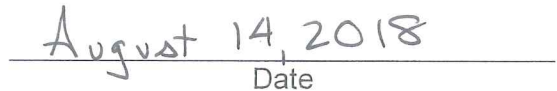
5. INFORMATION

C. Wilkinson advised that he went through the open house at 214 West 6th Street. This building was the Ottawa Gardens show home. The detail was great. The interior and exterior treatments came together seamlessly.

6. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:50 p.m.


Chair


Date

