

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 16, 2008

MINUTES

Present: D. Lee, Chair
N. Paul
K. Hanvey
D. Rose
R. Spencer
K. Terriss
P. Winterburn-Chilton
Councillor R. Fearnley

Staff: E. Maillie – Committee Secretary
C. Perry - Development Servicing

Guests: M. Hansen – Architect
A. Woodman – Landscape Architect
H. Raphaelle - Designer
D Rose – Landscape Architect

Absent: A. Hii
B. Dabiri

A quorum being present, the Chair called the meeting to order at 5:41 p.m.

1. Minutes of Meeting of the Advisory Design Panel held December 5, 2007

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held December 5, 2007 be adopted.

Unanimously Carried

2. Minutes of Meeting of the Advisory Design Panel held December 12, 2007

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held December 12, 2007 be adopted.

Unanimously Carried

3. Minutes of Meeting of the Joint Advisory Bodies December 5, 2007

The minutes of the meeting of Joint Advisory Bodies on Site 8 and Lower Lonsdale, held on December 5, 2007 were received.

4. Business Arising

None

5. Staff Update

(a) Pier De-designation

A Public Hearing was held earlier this week to consider removing the heritage designation of Parcels 9 & 10 of the Pier Development. Council deferred decision pending further information.

(b) Safeway Development

Building Permit application was approved for issuance.

6. CNV Strategic Transportation Plan

The Panel received the draft resolution of the APC on the City's. The Chair referred to the Transportation presentation made to a group of advisory bodies last week and asked that members consider a recommendation to Council on the direction proposed in that report.

Comments from the Panel included, but were not limited to:

- Consensus of the Panel that transit is a high priority.
- Cycling, greenways and pedestrian ways are also high priorities.
- Transit within the North Shore does not meet the needs of the residents moving within the North Shore.
- Transit funding for the North Shore is not a priority with Trans-Link.
- It was recognized that density is needed for efficient transit service.
- Pay parking is not an acceptable solution within the community at this time.
- Need for sidewalks to be installed in some areas of the City to create safe walking areas for pedestrians.
- Separation of pedestrian, cycling and transit routes on different streets is not the right way to go - should be combined on one street;

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Long Term Transportation Plan for the City of North Vancouver and commends the consulting team for a thorough analysis of transportation issues in the City and development of comprehensive strategies over the long term.

The ADP endorses the Advisory Planning Commission recommendations, particularly the first three points.

The ADP also recommends that the following priority areas be addressed:

- **Transit within the North Shore needs to address the needs of the residents moving within the North Shore;**
- **Safety issues around a need for pedestrian sidewalks in the City;**
- **Safety issues around cycling routes;**
- **Wherever possible, pedestrian, cycling and transit uses should be combined on one street rather than locating them on different streets;**
- **Reinforce the interface with the District of North Vancouver rather than looking at transportation in isolation within the City of North Vancouver;**

AND FURTHER, when priorities are established that a report on the financial analysis and action plan be distributed to advisory bodies.

Unanimously Carried

7. 346 East 3rd Street – Variance Permit

The staff representative advised that the applicant proposes to build a 4-unit townhouse development. This development conforms with OCP requirements.

M. Hansen, Project Architect, and A. Woodman, Forma Design Landscape Architects, were introduced and the architect gave an overview of the site and context of the surrounding area. It was stated that the existing duplex is rundown and neighbours support a new development in its place. The Board of Variance has granted a variance for side yard setbacks but the applicant has been advised that the City requires a 10' street setback which will require a second review by the Board of Variance for a variance at the porch entry.

The applicant proposes to retain the existing separation wall in the building. The design package dated January 2008 was reviewed. Five parking spaces will be located at the rear lane with one assigned unit and one as a guest stall. Exterior finishing materials and colour board were explained.

Sustainability is addressed through stormwater management, permeable paving, use of existing foundation, slab and separation wall and recycling of concrete on the site where possible. Energy issues are also being addressed and are detailed in the package.

Questions from the Panel included, but were not limited to:

- Confirmation that the house will be built on existing foundation.
- Can gatehouse and PO box be moved back 10'?
- What is advantage in saving concrete wall in the middle of the building?
- Is the garbage recycling area screened?
- Is wood best material for second floor stairway since it is open to the rain?
- Relation of site grades to neighbouring properties?
- Lighting detail – soffit, sides, front, entries.
- Vertical cedar siding painted or stained?

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

- Support the notion of use of recycled materials and foundation and, particularly, retention of the separation wall.
- Landscaping is a logical plan using layering of plantings, permeable landscape and rain barrels.
- Support the gatehouse to engage the building with the sidewalk and support a variance if it is encroaching.
- Consideration can be given to ways to permit the gatehouse until road widening undertaken.
- No outdoor living space at the level of each unit.
- Patios below grade are not useful.
- Not much useable patio space at lower area – needs some modification.
- Concerns with entries at the second floor.
- Building is on a busy street and outdoor areas may not be useful.
- Support solution and use of foundation and party wall.
- Strong scheme and commend planning accommodations on tight site.
- Generous and comfortable units – design and landscape well handled.
- Some reservation with steep stairway to second floor as presented in the architectural rendering.
- Middle pavilion excessively tall and aggressively vertical. May be another solution to provide some additional outdoor space outside second floor units. Roof deck probably won't be used.
- Support expanding the deck area a little and consider relieving extreme verticality by using open rail rather than solid.
- Helpful to enlarge decks and use permeable guardrail rather than solid.
- Enlarging ground floor patios at the front would be helpful.
- Front stairway needs to be addressed further – seems formidable. Use of different material at the base would shorten the long run of steep stairs.
- Patio space off 3rd Street is very busy – not a friendly space unless adequately screened to offer protection from noise.
- Stair treads seem comfortable.
- Consider adding a landing or using different material at the bottom of the steps
- Like the roofline and the big overhang – handsome building and with some massaging will be a good addition to the street.

Applicant's comments included:

- Aware of noise and security issues at the ground space and they have been addressed.
- Will consider how to create other access points.
- Would love to expand front porches but additions conform with rear and front setbacks and widening porches would project into side yard setbacks.
- Stairs meet code and are five feet wide but like the comments for use of different materials at the base.

A general point of discussion, not particularly relating to this presentation, was raised “when building is so tight to the site why don't the floor plans show all of the site?”

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the variance application for 346 East 3rd Street (Matthew Hansen Architect) and commends the applicant on the quality of the proposal. The Panel recommends approval subject to approval, by the Development Planner, of:

- Design refinements to the front entry stairs, and
- Interface with the landscape.

Unanimously Carried

D. Rose declared a conflict of interest due to his professional involvement in the next project and left the meeting at 7:10 pm.

8. 1532 Bewicke Avenue - Rezoning

D. Rose, Landscape Architect returned to the meeting as part of the delegation with Trevor ???., and ???

The architect reviewed the proposal for a duplex dwelling with detached garage at the rear. It was noted that schools, shopping and transit are located in close proximity to the development site.

Exterior finishing materials of asphalt roof shingle, hardi-plank siding and two types of cultured stone were explained and the Panel was asked for their colour preference for the finish. Permeable pavers will be used at the parking areas.

The Landscape Architect advised that there is a dramatic grade difference between the front and rear of the site. Cedar hedging is used to create private outdoor spaces. The front unit accessed from the street and from a stairway at the rear. The rear unit has a separate access from the street to the main entry and walls at the rear are terraced to address grade changes. The existing trees at the rear will be retained. Pathways will be finished in exposed aggregate and patios will be concrete. French drains will be provided for rain gardens on the site. Mainly native planting will be used throughout the site and a detailed plant list was provided.

Questions from the Panel included, but were not limited to:

- Will gym at basement level eventually be used as a suite?
- Request that display boards and materials be circulated to the Panel?
- Where is the garbage/recycling area?
- Will rima pavers be used at permeable areas?
- Access from front unit to the garage?

Comments from the Panel included, but were not limited to:

- Grading solution works well.
- Patio space is in a tight area but appears usable.
- Design scheme well crafted and grades well handled.

- Archway at the side seems out of character with craftsman style presented.
- Support the asymmetry and dark brick colour rather than green.
- Roof areas of concern.
- Scheme is well handled and compliment Landscape Architect on landscape design.
- Prefer brick red colour.
- Proposal is well resolved but if it is a four-plex in disguise it may be problem to Council.
- Commend on use of muntin bars that are three-dimensional.
- Ingenious solution both landscape and space.
- Support project, subject to rationalization of the roof.

There was consensus that the Panel's preference was the dark red brick at the exterior.

Applicant's comments:

This is a small house with small rooms for a family with an area for play or family use in basement for children and not for a suite.

There was some discussion questioning the potential use of the basement and concern that this proposal may disregard current policy. There was consensus that the Panel's review is limited to addressing design issues.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 1532 Bewicke Avenue (Raffaele & Associates Building Design) and recommends approval of the project. The Panel commends the applicant for a thorough presentation.

Unanimously Carried

5. Other Business

(a) Appointment of Council Liaison

The Panel welcomed Councillor Fearnley as the Panel's Council liaison to November 30, 2008.

(b) Member Resignation – A Macintosh

The Panel was advised that Andrew Macintosh has resigned from the Panel due to time conflicts with his business. The Panel thanked Mr. Macintosh for his participation.

(c)

Acknowledgement of members completing terms

The Panel was advised that Derek Lee and David Rose are completing their terms as members of the Panel. The Panel thanked these gentlemen for their efforts and participation over the last four years.

(d) Volunteer Appreciation Reception – February 19, 2008

The City of North Vancouver's reception recognizing the work of the City's volunteers will be held on Tuesday, February 19th. ADP members will be receiving their invitations in the next few days.

There being no further business, the meeting adjourned at 8 p.m.

The next regular meeting of the Advisory Design Panel will be held Wednesday, February 20, 2008.

Chair

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