

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

**Meeting of the Advisory Design Panel
at City Hall, 141 West 14th Street, North Vancouver, B.C.
in Conference Room A on Wednesday, November 19, 2008**

MINUTES

- Present:** K. Hanvey, Chair
A. Hii
R. Spencer
T. Cailes
K. Kristensen
N. Paul
K. Terriss
P. Winterburn-Chilton
J. Heilman
- Staff:** G. Venczel, Development Planner
J. Hnachuk, Auxiliary Committee Clerk
C. Perry, Development Services
- Guests:** G. Miller, Alpha Neon Ltd.
M. Garcia, Garcia Zunino Architects Inc.
P. Parente, Owner
D. Parente, Owner
- Absent:** J. Bitar
Councillor B. Fearnley
-

A quorum being present, the Chair and called the meeting to order at 5:35 pm.

1. Minutes of Meeting of the Advisory Design Panel held September 24, 2008 and October 15, 2008

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held September 24, 2008 and October 15, 2008 be adopted.

Unanimously Carried

2. Business Arising

The Development Planner will provide her cell phone number for the Panel members' information in case of emergency.

Design Awards Sub-Committee – The sub-committee will resume in January 2009.

3. Staff Update

The newly elected Council was reviewed. The Planner will invite new members of Council to a future ADP meeting to introduce themselves.

4. Western Avenue Planning Study & Affordable Housing

Gloria Venczel, Development Planner, provided a PowerPoint presentation on the Western Avenue Planning Study and affordable housing.

The Development Planner reviewed the following suggestions on Council's direction on Transportation and Parking:

Level 3 West side

- Proposed lane dedication of 20' for property owners who want to redevelop to create a lane access. The neighbours to the west of the lots are Level 1. There is a 55' rear yard setback that meets or exceeds the guidelines for 7500 sf. Creates more privacy for single family homes across the lane.
- 10' front yard setbacks for properties larger than 7500 sf to match the opposite side of the street and have an open pedestrian streetscape.

Level 4 East side

- Mock ups were shown of what underground parking would be feasible, 4 lot assemblies with some variation to required sloped areas.
- There would be minimal view impact for homes on Chesterfield because of the slope from West 23rd Street.
- No guideline implications for these areas for Level 4.

A. Hii arrived at 5:50pm.

The Development Planner reviewed the Council direction for Affordability in Design and provided the following suggestions:

- Lock-off units were studied in the Western Avenue Planning Study and may be applicable to Level 3 & 4 guidelines. Redevelopment in the Western Avenue Study area may be slow, so it was suggested to try lock-off units throughout the City.
- Lock-off units are a form of affordable housing. They are legal units, could be mortgage helpers, and approximately 250sf-300sf.
- The building must be owner-occupied.
- Would meet the City's criteria for social sustainability.
- Lock-off units provide a rental housing type for a range of residents – students to seniors, service industry workers.
- SFU has built about ten lock-off units. There has been no market reaction.
- An example of the current market rental/purchase of a one bedroom accommodation was reviewed as well as what an average citizen on minimum wage would be able to afford.

- A sliding scale for lock-off units in a Level 3 area was reviewed as well as for Level 4.
- Parking would be waived or on a case-by-case basis.
- Next steps include providing a report to Council in January 2009.

Questions and comments from the Panel included but were not limited to:

- Separate metering for services is not provided for the lock off unit.
- What is the perceived rent for lock-off units?
- Would lock-off units increase property value?
- What is the parking requirement for lock-off units?
- Will there be stakeholder meetings with developers?
- Great start, good report. Raises interesting points for discussion.
- Like the idea. Would help a lot of people.
- What are the requirements for multi-unit strata owners and townhouse units, eg. multiple lock-off units and additional density.
- It was requested that mock ups for Level 3 guidelines be reviewed further at the next meeting.

C. Perry left the meeting at 6:27 pm.

It was moved and seconded:

THAT the Advisory Design Panel, having reviewed the presentation of the “Western Avenue Planning and Affordable Housing Study”, supports the proposed changes to the low density and garden apartment guidelines and commends staff on the presentation.

The Panel look forward to further details outlining how the additional density is to be accommodated.

Unanimously Carried

5. 1995 Lonsdale – Signage DVP

The Chair read the ADP resolution of October 15, 2007 and asked the applicant to present the changes since their last presentation.

Greg Miller, Alpha Neon Ltd, reviewed the revised presentation. The Development Variance Permit is for a sign, and accompanying cabinet to house the wiring, to be installed on the canopy. The sign allowance currently is 75mm beyond the face of the canopy. The total depth needed is 9½”.

The previous proposal included a smaller cabinet with the same size lettering as currently displayed. The new proposal includes smaller 14” lettering with a narrowed cabinet and 3½” deep channel lettering. Also proposed is a mini-version with 12” lettering.

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

- What are the details of the present sign?

- Is the neon visible from the windows upstairs?

The Chair asked the Panel members if they preferred the 12" or 14" lettering:

- 4 members in favour of 14" lettering
- 5 members in favour of 12" lettering

Applicant's comments:

- The present sign is about 14" deep, 7'9" wide and 4' tall.
- The neon is not visible from the windows upstairs.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Development Variance Permit application for 1995 Lonsdale (Alpha Neon Ltd.) and thanks the applicant for their submission. Upon consideration of the options presented, the Panel recommends the signage with the 12" sign letters be adopted.

**Carried
6 – In Favour
3 – Opposed**

6. 339 East 14th Street – OCP Amendment & Rezoning

The Chair read the ADP resolution of September 17, 2008. The Chair noted that the 3-D presentation requirement noted in the resolution was waived, as per a discussion with City staff.

Marcela Garcia, Architect, introduced herself and the owners of the project, Phil and Dagmar Parente. The proposed building is a two-dwelling side by side unit. The aerial context, area context, front elevation and streetscape elevation were reviewed. The property is a transitional property next to the proposed Hospice and site access is off Ridgeway and through the lane. Architectural features on the block were reviewed. The front elevation rendering and landscape plan were circulated.

The layouts were reviewed. The two suites are now flush on the same setback line. A front porch and back porch are proposed and are separated by space with some landscaping. The main difference at the front is on the upper floor where one unit has a bay window, which changes the gabled dormers up top. The two units are similar size and layout as requested by the owner. There is a three-car garage and one outside stall at the back of the property.

The basement plan was requested during the previous presentation. It includes a large recreation area with a small home office and service area.

Colours and materials were reviewed and a sampleboard was provided. A burgundy colour was chosen by the owners. All trim and columns are a series of warm greys, taupes and neutral colours. The basement level is dark brown. Cedar shingles are proposed for an accent material in the gables and lap side. Roofs are fibreglass shingle. Gutters and flashings are lighter grey. A sample of the proposed dark grey stone base was provided.

The Landscape Plan was reviewed. The concept was to provide paved walkways to enhance the separation between the two houses, planting between the two porches and stone through the plantings to reach the side areas. The back yards have a big deck and planting areas in front of the parking garage. Both sides are treated with trellis and fences, pavers and allen block.

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

- Will the decks at the front and back porches be waterproofed?
- Will there be stormwater management on site? A gravel strip down the side of the house for run off would be encouraged.

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

- The Hospice, situated next to this site, is designed to be a two-storey building in the future.
- Inconsistency in roof - flat panel with the small batten, then a curved batten and then what looked like a bracket sticking out.
- Nice to see that the total number of materials and finishes has been reduced since the last presentation.
- Like the separation of the two porches with landscaping, although the plantings could need a lot of light.
- May be better to use hardiboard instead of cedar shingles.
- Like the colour scheme and boldness, and the design. Will add a lot to the neighbourhood.
- The elements have been well resolved.
- Minor suggestion to consider a second layer on the fascia board trim – much like what was done on the lower gable roof. Also the trim board just above the lower gable roof seems small.
- Appreciate seeing the neighbourhood context.

Applicant's Comments:

- Comments are fair and helpful.
- The decks at the front and back porches will be waterproofed.
- There will be a stormwater sewer and also the landscape plan has been designed not to incorporate concrete or blacktop pavement. Interlocking stones will be used. There will be a gravel strip along the fence line at the side of the house.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the OCP Amendment and Rezoning application for 339 East 14th Street (D. & P. Parente) and recommends approval of the project. The Panel commends the applicant for a thorough presentation.

Unanimously Carried

7. Other Business

a) Waterfront Project – Vision, Goals & Objectives

Deferred to the next ADP meeting.

There being no further business, the meeting adjourned at 8:00 pm.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, December 10, 2008.

Chair

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