

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, September 17, 2008**

MINUTES

Present:	K. Hanvey, Chair A. Hii, Vice Chair K. Kristensen R. Spencer K. Terriss P. Winterburn-Chilton Councillor B. Fearnley	
Staff:	G. Venczel, Development Planner E. Maillie, Committee Secretary C. Perry, Development Services M. Kischnick, Planning Technician	
Guests:	D. Johnston – Architect M. Gram – Centennial Theatre R. Harris - Centennial Theatre M. Saii – Designer	D. Doubkova - Owner P. Prent - Owner D. Simmons - Designer D. Rose – Landscape Arch.
Absent:	N. Paul T. Cailes	J. Heilman J. Bitar

A quorum being present, the Chair called the meeting to order at 5:30 p.m.

1. Minutes of Meeting of the Advisory Design Panel held August 20, 2008

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held August 20, 2008 be adopted.

Unanimously Carried

2. Business Arising

(a) Next meeting

“Clarity in the Resolution Process” will be on the agenda for review at the next ADP meeting.

3. Staff Update

LEC Conference

- Bob Spencer and Joe Heilman will be attending the LEC Conference on September 19th.

17th & Lonsdale

- This project went to Public Hearing in September and is now at 3rd Reading.

353 East 10th Street

- Will go forward for First Reading at next Council October 6th.

100 Year Sustainability Visioning Charrette

- A report on this event was made to Council and can be viewed on the Council Video from September 15th on the City web site.

210 West 13th Street

- This project went to Council last week and will go forward to Public Hearing in October.

365 East 9th

- This project went to Council and Council directed that the number of units be reduced.

K. Kristensen joined the meeting at 5:42 p.m.

4. Centennial Theatre – DVP Sign

The Chair read the resolution of the ADP passed in June 2008.

D. Johnston, Architect, explained reviewed the revisions to the earlier prp0sal

- Reduced scale and scope of work to deal with the sign blade.
- Existing blue-grey tile will remain and size of existing structure will be retained.
- Will remove existing sign and replace with video sign which will be restricted to non-flashing signs. Written confirmation of this has been provided to the City.
- Video sign will have black aluminum trim around edges with structure work on top clad in brushed aluminum edging.
- Existing electronics conduit will be used.

Mr. Johnston advised that this new sign is being installed because it is the only feature at the site that displays the events taking place.

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

- Signage should explain what building is but there is no identification – how do we know that this is “Centennial Theatre”?
 - If management wishes, signage would include that identification.
- Should there be a fascia sign?
- Is there detail of the slot to show how it works?
- Will the sign be as visible during the day as it will be at night?
- Are there plans to update the exterior of the building and signage identification when funds are available?
 - This could be proposed but is not on a priority list.

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

- May improve the saleability of the events.
- There should be identification of the building on the sign or on the fascia of the building.
- Support local arts events and it would be a great improvement from an advertising perspective.
- Good addition to the theatre and how the package comes together will be the real measure and help the theatre.
- Acceptable change for signage – existing signage Centennial Theatre on north side and on the fascia crude and signage should be addressed from the highway and from the parking lot. Funds may be limited but would like architect or designer to consider improvement of the general image.
- Most concerns and comments have been dealt with.
- Endorse comments that the building be appropriately and elegantly identified for what it is.
- Lingering concern with ratio of the display terminal at more than 2:1 in portrait format. May need to consider this further to avoid distortion of display.

Applicant's comments:

Appreciate Panel's comments and believe comment on size is a good one. Can re-examine the proportion and work on theatre identification.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the development variance permit application for Centennial Theatre and commends the applicant for a thorough presentation.

Unanimously Carried

Councillor Fearnley left the meeting at 6:15 p.m.

5. 339 East 14th Street – OCP Amendment & Rezoning

M. Kischnick, Planning Technician, gave an overview of the proposal which went to Council in July and Council decided to proceed with the application. At the ADP since it is in the mid-block area.

The Chair read the draft resolution from APC September 10, 2008.

D. Doubkova and P. Parente, applicants, and D. Simmons, Designer, were introduced. Ms. Doubkova reviewed the location of the site and context of the surrounding area.

No variances are requested. Following comments from the APC a detailed sustainability statement has been developed and was explained.

D. Simmons, Designer, explained the siting of the duplex which is set to the front of the site to avoid impacting light into the neighbouring house to the east. The duplex units are staggered and designed to address existing new homes on the street. Exterior finishing materials will be horizontal siding with wood posts. No windows face the hospice to the west and house to the east is set back on its site. A 6' fence and hedging will create separation from the hospice and a 6' fence will be built along the east side. Landscape at the front of the site will model that in front of the hospice. Garage plans have been reduced to 3 from 4 with one double garage and one single garage.

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

- Location of garbage / recycling?
- Are muntins inside the windows?
- Could parking area and sidewalks be permeable paving to address stormwater management?
- Why is there a side entrance on each unit?
- How will basement area be used? - Entertainment and visitors' area.
- Basement bathroom? - Not determined at this time.
- Has consideration been given to reducing # of styles at front?
- Colour scheme? - Not determined but prefer burgundy tones with lighter trims.
- Has consideration been given to making two units different at front façade?
 - Yes but chose to stagger them instead
- Will Landscape Architect be retained? - Yes
 - Do staff support OCP amendment? - Council has approved application processing but it must go to Public Hearing and Council will make final decision.
- Understand neighbourhood in transition – is there possible precedent being created in this?
 - This is a transition between the hospice and the single family area.

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

- Reconsider stone at doorway – likely to look fake in this area.
- Roof plan changes in short distance from the front and there may be a way of using mixed roof forms but would benefit from massaging.
- Could be providing more information on landscape and exterior finishes.
- 3-D rendering would help to see how the two units are set back from one another.
- Roof forms and treatment – gesture of staggering the units is good but does not go far enough. Look at different alternate roof forms and treat differently to make the two units distinct.
- Can visualize colour scheme but need to see colours on elevation.
- Encourage that landscape design be addressed – duplex landscape is difficult since it is so narrow.
- Stonework on face of building weak.
- Building has too many things happening and needs simplification. Windows should be simplified.
- For a project of this significance in terms of what is to be achieved with the OCP amendment, the Panel needs more information on materials, landscape plan and existing plantings on the site.

- Need to see neighbouring sites.
- Helpful to see 3-D model or presentation to see how the roof is resolved and colour palette presents.
- Competently designed but ADP need to see materials.
- Engineering will address sidewalk and permeable areas.

Applicant:

Thanked the Panel for comments. Will have designer working on colours; colour samples were circulated.

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 although supporting the site development concept feels it has not been adequately resolved and would like to see more details with respect to:

- **Materials, roof form and fenestration.**
- **More detailed presentation materials including a 3-D presentation of the project – either a physical or virtual model.**

The ADP strongly recommends provision of a landscape plan addressing issues of stormwater management and the entry experience to the bldg.

Unanimously Carried

- B. Spencer left the meeting at 7:15 p.m.
- M. Kischnick left the meeting at 7:15 p.m.

6. 206-210 West 19th Street – Rezoning (3 units)

The Development Planner gave an overview of the proposal for 3-bedroom family oriented housing. Currently is OCP Level 3 – with RT-1 duplex zoning.

The Chair read the APC resolution of September 10, 2008.

M. Saii, Designer, and D. Rose – Landscape Architect were introduced. The proposed project is at the corner of Chesterfield and West 19th Street. The site has a 12' slope west to east with the three units stepping to the west to be level at the lane. The Designer reviewed the context of the area – single family and Level 3 to the west and south.

Each unit has outdoor areas on the roof deck, balconies at the second level and outdoor patio at the main. APC asked that the outdoor area of the middle unit be reconsidered and this unit has been recessed to provide more space at the rear. Fascia will be hardi-plank in a different colour for each unit. Main access for two units will be from Chesterfield with the entry to the third unit from West 19th Street.

D. Rose, Landscape Architect, reviewed the landscape plan for the site. At 19th Street a row of red maples will be planted at the street with low planting on the corner which is City property. Two street trees will also be planted on Chesterfield and cedar hedges at patios on the north side. Fencing will be located at the open parking at north west corner with low or no fencing into the walkway to address CPTED. Tumbled pavers will be used at entry paths and hone pavers at the patios. Stormwater management will be addressed in accordance with City requirements.

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

- Garbage and recycling structure shown on the landscape plan – will there be a gate or double doors on the garbage/recycling area?
- What is the utility room? - Electrical room.
- What is the City policy on landscaping the boulevard or off-property planting?
 - Depends on sight lines and utilities.
- Why is the garbage at the street? - For easier collection
- Why is there so much paving around the site?
- Are tumbled Roman pavers permeable? - No.
- Could this be reconsidered?
- What form does garbage structure take?
- Can it be relocated to north side of the property?
- Grade difference between the neighbouring property to the north?
- Has privacy of neighbours been considered at rooftop deck?
 - Will be planting to protect privacy of one neighbour but at Info Session may hear from others.
- Where do overhangs intersect with landscape plan?

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

- Easier access to garbage area from the north side of the units.
- Concerned with overlook from roof decks along 19th Street.
- Garbage area at the front needs higher degree of treatment since it will be prominent at the street.
- Good move at the middle unit and reinforces the tree elements at the streetscape facing 19th Street.
- West facade needs further consideration.
- Commend applicant on overall good project – rational and well planned.
- Family oriented housing so consider streetscape edge in more detail and, if it conforms with sightlines and utilities, consider landscaping the boulevard and get sense of usable yard.
- Echo commendable project in almost all respects – thoughtfully planned and challenging site topography dealt with successfully and presentation drawings handsome and legible.
- Some concern that so much covered outdoor space but with our climate it is appropriate.
- Suggest introduction of more soft landscaping adjacent to the building.
- Overall project is successful and manages to create enough diversity in uniformity.

Applicant's comments:

When people are seated at the roofdeck they will not see out of the roof deck area.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 206-210 West 19th Street (AMS Design Inc.) and recommends approval subject to the approval, by the Development Planner, of the following:

- **Garbage storage building treatment;**
- **Further development of the west elevation of unit C;**
- **Further development of the landscape concept to better take advantage of the site;**
- **Review the extent of impervious landscaping around the buildings to create opportunities for more soft landscaping.**

Unanimously Carried

7. Other Business

There being no further business, the meeting adjourned at 7:57 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, September 24, 2006.

Chair

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