

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, January 21, 2009**

MINUTES

- Present:** K. Hanvey, Chair
R. Spencer
T. Cailes
K. Terriss
P. Winterburn-Chilton
Councillor Trentadue
- Staff:** G. Venczel, Development Planner
J. Hnachuk, Auxiliary Committee Clerk
C. Perry, Development Services
- Guests:** F. Yadegari, Architect
R. Smith, Landscape Architect
B. Aghazaeah, Designer
- Absent:** K. Kristensen
N. Paul
J. Heilman
A. Hii
J. Bitar
-

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

Councillor Trentadue was introduced and Panel members introduced themselves.

1. Minutes of Meeting of the Advisory Design Panel held December 10, 2008

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held December 10, 2008 be adopted.

Unanimously Carried

2. Business Arising

None.

3.

Staff Update

- 263-267 East 5th Street – Endorsed by Council subject to resolving the roof hatch and a covenant for geothermal aspect.
- 339 East 14th Street – Duplex which required an OCP Amendment & rezoning. Endorsed by Council.

4. 365 East 9th Street – Rezoning

The Development Planner stated the proposal has changed from four units to three units based on Council's direction. It was noted the garage may be relocated further west on the property.

The Chair read the ADP Resolution of June 18, 2008 and the APC Resolution of January 14, 2009.

Farzin Yadegari, Architect, introduced himself and provided details of the rezoning application. The previous proposal included four units. However, Council requested three units, so the proposal was redesigned for two small units and one larger unit. Massing has stayed the same. This proposal does not have underground parking.

Parking and garbage were reviewed. Parking access is by way of the lane. The size and shape of the garage is fixed by the Engineering Dept.

Ron Smith, Landscape Architect, reviewed the landscaping. Some traditional elements were incorporated with heritage character. Formal old gardens combined with English type gardens are proposed. There is a slight grade change missing on the Landscape Plan. Garbage/recycling and street trees are still being coordinated in the corner of the property.

The Architect explained that one half of the lane is for the neighbour's use. However, the neighbour has been using the whole lane for parking and has a temporary structure there for her carport. The Developer was considering incorporating a parking stall for her on the new development.

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

- How do you envision the decks on the second floor being used?
- Why is the development slab on grade?
- Why didn't you keep the underground parking and have more space between the units?
- Have you hired a Civil Engineer?
- What is the rationale for the larger deck on Building A North Side? It would make more sense for the deck to be on the south side to take advantage of the sun.
- Is there any screening for the parking?
- What is the plan for stormwater management?

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

- Concern with the feasibility of the decks on the second floor east side. Understood why it was designed, but it would not be a relaxing seating area and would become a maintenance liability.

- The decks would also have to be waterproofed. It was suggested to push the habitable space up to the setback line and a roof pitch to accommodate the floor on the west side.
- Would like to see more space between the units.
- The horizontal elements on the gable are problematic. A different design is recommended.
- Like the project and colours. The neighbourhood would like it.
- Unable to visualize how cars would get out of the garage with that angle.
- Engineering Dept is considering moving the parking west to get cars away from the sidewalk and pedestrians.
- Understand the economics of not having underground parking in today's market.
- The scale of the buildings ties the block together.
- Based on the grade as it currently is and with building grades, it will change significantly on 9th Street.

Presenter's comments:

- The Plan can be improved. It may be possible to shift the building toward the east so the deck isn't recessed. The deck on the west side should be removed.
- The upper decks are 4' deep and the school is across the street. It is good to have a bit of variation of elevation. It is a protected deck to sit outside and have a view to the school.
- The cost of putting in basements would make the units out of range for this buyer's market.
- A civil engineer has been hired.
- Screening for the parking can be provided such as open lattice fencing.
- Stormwater management includes lots of landscaping to take the rainwater into the system.

It was moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 365 East 9th Street (F. Yadegari, Architect) and recommends approval in principle and looks forward to future additional details relating to the functionality of the 2nd floor decks.

**Carried
4 – In favour
1 – Opposed**

C. Perry left the meeting at 6:40 pm.

5. Other Business

(a) Design Awards

A meeting will be scheduled an hour before a future ADP meeting between K. Hanvey, P. Winterburn and K. Kristensen to discuss design awards.

(b) Library

There was a brief discussion regarding visual effect of the solar panels on the City's new library and that the ADP did not get to review and make comment on the final design of the Library. G. Venczel will discuss with the City Clerk's Dept for comment.

Action: G. Venczel

(c) Member Resignations

On behalf of ADP, the Chair thanked Nancy Paul and Joe Heilman for their dedication and participation on the ADP.

(d) Chair & Vice Chair for 2009

The Development Planner reminded members that elections will take place at the next meeting for Chair and Vice Chair.

There being no further business, the meeting adjourned at 6:50 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, February 18, 2009.

Chair

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