

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, October 21, 2009**

MINUTES

- Present:** Kevin Hanvey (chair)
Gordon Carlson
Augustine Hii
Yashar Khalighi
Karen Kristensen
Bob Spencer
Shira Standfield
- Staff:** Gloria Venczel, Development Planner
Colleen Perry, Development Servicing
Linda Tylla, Committee Secretary
- Guests:** Merrick Hunter, Architect
Doug Massey, Architect
Bill Friesen, Homeowner
Gerry Grant, Homeowner
Maya Klvana, Homeowner
Julia Bauming, Homeowner
Helen Avini Besharat, Architect
June Morris, GM, Summerhill Retirement Residences
Karim Winsor, Pacific Arbour
- Absent:** Ken Terriss
Julia Bitar
Councillor Mary Trentadue
-

A quorum being present, the Chair called the meeting to order at 5:40 p.m.

1. Minutes of Meeting of the Advisory Design Panel held Wednesday, September 30, 2009

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held September 30, 2009 be adopted as amended:

- Item 6, first paragraph to read, "Augustine Hii declared a conflict of interest due to his affiliation with the next project and left the room at 7:11 pm".

Carried

2. **Business Arising**

Recently appointed member, Yashar Khalighi was re-introduced to the group.

3. **Staff Update**

Gloria Venczel reminded the Panel to ensure that resolutions put forth capture the discussion points the group deem most important as the entire minutes are not as widely circulated as the resolutions are.

4. **1033 St. George's Avenue– Rezoning**

The chair introduced the presentation and reviewed a resolution adopted at the October 14, 2009 APC meeting regarding the application. Ms. Venczel gave a brief introduction to the context of the project. The original apartment building at this location was lost to a fire. The applicants are applying for rezoning to rebuild with an additional storey of units which can be sold to help defray the costs of construction as many of the residents were underinsured.

Doug Massie, architect, introduced himself and the delegation. Mr. Massie reviewed the variances being requested, including minor parking, height, and floor area relaxation.

Mr. Massie reviewed the proposed design and exterior finishings of the project. The façade will be changed to combination of cedar siding, stucco and glass with considerably more glazing than the original building built in 1971.

As per the APC's request, a view study will be completed to show impact for residents on 11th street prior to the public hearing on the application. The Sustainability Statement will be resubmitted with additional energy saving measures including Energy Star windows and appliances, high efficiency boiler and pre-wiring or chases for future energy saving technologies.

Questions from the panel included but were not limited to:

- Why did the units on the original 3 storeys need to replicate the original floor area? (A: it is required by previous ownership arrangements in that units were not individually owned as in traditional strata but that residents owned shares in the building corporation relative to the square footage of their unit. The new sun decks are larger in every case. The building ownership has decided to put laundry rooms on each floor to maximize space in each unit- with the exception of units on the new floor which will have laundry in each unit.)
- What is the access point for the garden area? (A: path from sidewalk and walkway.)
- Parking- what is reason why accessible stalls aren't closer to doors? (A: the design was restricted by previous configuration. Brought down a previous non bearing concrete wall to create space.)

- Are foundation upgrades required? (A: an engineering report will be provided on the foundation once the tear-down is complete and it will be determined at that time.)
- Is there visitor bike storage? (A: not shown on drawings, but in front of entry door.)
- Has any thought been given to use of flat roof for amenity space? (A: no, issues with access and height. Client's answer is that there is no money for developing roof. Parkade won't support the weight of a green roof.)
- Entrance portal- is it exposed all the way to the balcony floor? (A: it is cantilevered out. The edge of the balcony is the edge of portal. It was the original design of first three floors and that needed to be conformed to.)

Comments from panel included but were not limited to:

- The new design has modernized the street, very good job
- Supportive of project. Glad from an environmental point of view that the major portion of the concrete from the building will be kept, not going to landfill. Interesting interpretation of old building type.
- Regret need for such relentless adherence to original floor plan.
- Would like entry more special or announced through architecture.
- Would like second check on amenity value of landscape
- Overall like massing and scale pending view study. Willing to support four story scheme. Commend use of glass which will add to units. Suggest looking at making entrance stronger, celebratory.
- Encourage making garden more accessible by use of different pavers.
- Extra height is fine in context of neighbourhood.
- Concerned about use of glass on the south side of building in summer sun. Would like ways to mitigate heat gain in summer by use of vertical blinds, etc. investigated.
- Long street elevation now well designed with relation to height.
- Concerned that Bicycle room is access through two doors. Would like to see access changed to a single door through parkade.

Comments from presenters included:

- Entry can be revisited
- Point about solar control on the west side of the building well taken
- Thank you for comments

Motion:

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 1033 St. George's Avenue and recommends approval subject to approval by the Development Planner of the following:

- **Further attention to details of entry to create a more pleasant entry experience including consideration of details to enhance the privacy for the balcony of the unit immediately above the entry;**
- **Improved access to the bike area and garden plots (with possible irrigation);**

- **Closer scrutiny of other amenity details such as outdoor bike parking for visitors, enhanced lighting, benches and consideration of the future use of roof for residents;**
- **Consideration of external shading devices to mitigate heat gain for south and west sides of building particularly for the top floor units with the large areas of glazing;**
- **Explore possibility of public art amenity or contribution to amenity fund.**

Unanimously carried

Coleen Perry left the meeting at 6:25 p.m.

5. Design Awards

Prospectus for Design Awards terms of reference was reviewed (circulated previously) and commented on. Kevin to create final draft of prospectus and bring back to November 18th meeting.

6. 135 West 15th Street (Summerhill Residences) – Development Variance Permit

Helen Avini Besharat, architect, introduced herself and the delegation and reviewed the context of the project. The proposal is for a 1000 sq foot addition on the 2nd floor portion of the northern unused roof area facing 15th street and a renovation of the 2nd floor amenity space to expand the beauty salon, reorganize staff offices and staff room, and create additional space for a music room and artist studio.

The new addition will be downplayed to keep a stronger expression on 15th Street. It will be a light steel structure which will be mostly pre-fabricated and set on the roof to minimize disruption to seniors living in the building.

Questions from the panel included but were not limited to:

- Will there be any landscape improvements on the outside terrace? (A: there are currently planter pots on the terrace with some being used for a community gardening project between the residents and Queensbury Elementary students.)
- What is the colour of the metal on the addition? (A: the metal is bronze and will match the existing mullions.)
- What is the interior wall treatment in the music room? (A: will leave brick cladding exposed. The fireplace on the opposing wall in the adjacent room will be changed from gas to electric so that the vent can be removed in the music room.)
- How many sq feet is arts room? (A: 12'x16'. It is meant to serve as a casual area that does not need to be cleaned up in between uses such as painting and sculpture that requires more space. It is intended for true artists that need dedicated space for work.)
- Has a structural engineer looked at the slab pouring? (A: yes.)
- Is there an expansion joint between the concrete and new addition? (A: drawings not completed yet but it is always best practice.)

- What is the configuration for the windows in the new addition? (A: 6' levering windows. Alan Windows will design windows to be user friendly for staff and residents.)

Comments from panel included but were not limited to:

- Commend applicants for creating amenity space for residents.
- Garden lounge doesn't seem very functional except as access.
- Overall façade fits, great job in trying to respect structure. Treatment use and materials are appropriate.
- For a small addition to an existing building, it provides a nice level of amenity space and for size contributes quite a bit to building. Commend applicants on quality of drawings. Project nicely considered and expect will be well realized.

Motion:

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the development variance permit application for 135 West 15th Street (Summerhill Residences) and recommends approval of the project. The Panel commends the applicant for a thorough presentation.

CARRIED UNANIMOUSLY

7. Other Business

None.

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

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

Chair