

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 30, 2009**

MINUTES

- Present:** Kevin Hanvey (chair)
Gordon Carlson
Shira Golden
Augustine Hii
Yashar Khalighi
Karen Kristensen
Ken Terriss
Councillor Mary Trentadue
- Staff:** Gloria Venczel, Development Planner
Colleen Perry, Development Services
Linda Tylla, Committee Secretary
- Guests:** Courtney Miller, Planning Technician, CNV
Amrik Thandi
Dal Mand, D. Mand Design
Ravi Khakh, City Line Developments
Christopher Block, Chandler Associates Architects
Dan Diaconu, Chandler Associates Architects
Patricia Campbell, DMG Landscape Architects
Debra Waluk, TiGERi Marine Properties
Myron Calof, TiGERi Marine Properties
Michael Saii
Farzin Yadegari, Architect
David Rose, Landscape Architect
- Absent:** Julia Bitar
Tony Cailes
Bob Spencer
-

A quorum being present, the Chair called the meeting to order at 5:37 p.m.

Introductions were made around the room and the Panel welcomed new member Yashar Khalighi.

1. Minutes of Meeting of the Advisory Design Panel held August 19, 2009

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held Wednesday, August 19, 2009 be adopted.

Carried

2. Business Arising

None

3. Staff Update

None

4. CEEI Data Analysis / Energy-Efficient Buildings Working Group

Courtney Miller, Planning Technician gave a presentation on the Community Energy and Emissions Inventory Initiative which Council received a report on at their July 20, 2009 meeting.

The Panel selected Kevin Harvey as their representative to the newly formed Energy Efficient Buildings Working Group which was created as a response to Council directive from the July 20th meeting.

Karen Kristensen arrived 6:05 p.m.

5. 1629 St. George's Avenue – Rezoning

Gloria Venczel provided an overview of the project. The site is located at 16th Street and St. George's with an immediate proximity to the Lonsdale core. The renovation and addition is an effort to add additional rental units to an existing rental building filling out additional space that is permitted in the OCP. It is in line with the OCP land use objective to provide a diverse stock of housing. The application is for rezoning to add two stories to the building and relaxation of off-street parking requirements.

Farzin Yadegari introduced himself and the delegation and provided the details for the project. The developer is planning to keep the existing 2 stories plus basement and add an additional 2 stories on top, increasing the rental units from 14 to 22. It is anticipated that tenants will be frequent users or workers of Lions Gate Hospital (nurses, elderly, and residents working in the area) because of the proximity to the hospital and central Lonsdale. Mr. Yadegari noted that John Bryson, Structural Engineer, has completed his initial calculations and has concluded that he does not detect structural problems and the project is feasible.

David Rose, landscape architect, reviewed the landscape plan for the project noting that the surfaces will be renovated with pavers, an accessibility ramp will be added at the front of the building and existing plantings will be renovated and additional plantings will be installed on the sides of the building.

Comments from Panel included but not limited to:

- Would like to see enhanced visual quality of ramp and diminished impact of ramp railing to fit with landscape.
- Concerned access around the building will be restricted by plantings.
- It appears to be awkward to get into garbage storage and bike storage. Consider switching location of bike storage and garbage.
- Given that this is renovation and addition is for a rental building – the forms of the building are quite appropriate. Nice planning and massing. Looking for detailing of soft treatment- materials and colours. Would like to see similar attention to architectural detail on north and south sides of building as east and west (front and back) but willing to support project.
- Would like to see a more lively colour palette for the exterior. Current proposal seems muted.
- Very worthwhile project. Commend applicant for improving and adding additional rental stock to the community. Scope for addition is modest and well resolved for the project.

Response from the Delegation included but were not limited to:

- The new portion of the exterior is stucco. It will be colour matched to the existing stucco at the bottom, and existing will be repainted.
- Lower level balconies are existing on the front of the building. The balconies on the back will be new.
- Engineer's drawings will be obtained before permits are sought.
- Finishes on the exterior will include off-white colour for the majority of the building. Facia and railings will be dark grey. Box detail around entry will be darker. Windows are vinyl. The colour pallet on the original submission was far more colourful but was muted on suggestion from City staff.
- The ramp wall will not be screened. Grass will be graded to the edge of ramp. A railing is needed because the grade is more than 1:12. The grade is 6.6% on the ramp and the grade on the lawn is horizontal.
- The garbage enclosure door is from the lane. Bike storage is access by the space along parking stalls. Will investigate switching the location of garbage and bike storage. Wanted bikes away from the lane for security.
- Parking surfaces will be asphalt.

Resolution

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 1629 St. George's Avenue (M. Saii, AMS Design & Project Management) and recommends approval in principle and looks forward to future additional details outlining the following:

- **Further enhancement of the landscape design and improved pedestrian circulation around ramp;**

- **Reconsider the relative locations of bike parking and garbage enclosure to enhance accessibility;**
- **Further review of colour scheme of building giving consideration for a more dramatic colour palette;**
- **And further consideration of the treatment of the “long” north and south elevations.**

Unanimously Carried

Councillor Trentadue left the meeting 6:50 p.m.

6. 700 Marine Drive – Rezoning

Augustine Hii declared a conflict of interest due to his affiliation with the next project and left the room at 7:11 p.m.

Gloria Venczel provided a brief introduction on the history and overview of the project. The site is located at the junction of Bewicke Ave., Marine Drive, Keith Road and 3rd St. The corridor is part of the Marine Drive Study and the development is generally in line with how the area was recommended to be developed, as well as the OCP. A key difference is that 4 storeys are proposed while only 3 storeys were recommended for this site by the Marine Drive Development Guidelines. This mixed use 4 story building will have 1 story of retail space, 1 of commercial office and 2 stories of residential. Ms. Venczel also noted that planning staff have concerns that a building on this site will be perceived as a gateway building and that the gateway concept hasn't adequately been captured in this design.

Christopher Block, Architect, introduced himself and provided details for the project. Redevelopment is happening in the general vicinity as well as residential up-zoning to smaller multi-family units. The retail and pedestrian oriented aspects of the building will be a benefit. The retail is to be segmented into 1000 sq ft units to attract small franchises or local merchants and bring local flair to the area. The 2nd floor office space is intended to inject new office workers into the area.

The context was reviewed. The proposed building will be 4 stories, mixed commercial and residential with 2 floors of parking underneath. The residential will be comprised of studio, 1 and 2 bedroom units ranging from 550-930 sq ft. The developers are trying to create a liveable environment with all residential and some office having direct access to patios or balconies.

The exterior materials were reviewed. The bottom 2 stories will be painted concrete with an anti-graffiti coating and will feature post and beam elements with reclaimed wood siding from existing structure, Basalite slate, and red and black metal canopies. The top 2 floors will be wood frame construction with stucco, reclaimed wood siding, red canopies and metal panels.

The developers are investigating using the LEC with a mini plant on site.

Patricia Campbell, Landscape Architect, introduced herself and landscaping was reviewed. A 3rd floor amenity space will be created for residents which will include a

BBQ pit with canopy protection. Small garden plots and edible landscaping will be available as well. Public benefits will include the creation of a public park space on the west side of the site. They are trying to keep the existing trees on Bewicke Ave and have moved the building back to accommodate this. A piece of integrated public art will be on the west end of the site and an art piece on the corner of Bewicke and Marine Drive is being considered. The streetscape along Marine Drive will comply with the design guidelines and CPTED recommendations and include bike racks, benches, trees, and a bus stop.

Comments from the Panel included but were not limited to:

- Highly loaded and challenging site. Horizontal and vertical planning done well- access points, CSUs, parking, office space, etc. Falls apart at architectural expression.
- Far too much going on with number of different textures and colors, bay rhythms changing, awnings, and canopies. Needs to be calmed down.
- Gateway deserves more mass. The gateway element is not particularly well articulated. The proposed gateway element highlights one CRU entry of many- not an appropriate thing to highlight. No emphasis has been placed on entryways to residential and office units.
- Concerned concrete base with stucco panels will not look the same over time as they weather.
- The building has the wrong character and general fit. Hoped for something warmer and friendlier like wood. Abrupt height change from single family residential.
- Strongly recommend Marine Drive guidelines be adhered to.
- Feels very “Yaletown” in character and not right for the City of North Vancouver and Marine Drive area. Changing materials may help with that feel.
- Concerned about thyme pavers in that the surface has been shown to be difficult at the Waterfall building by Granville Island for wheelchairs, strollers, etc.
- Concerned that basalt veneer applied with no change in plane will look thin and papered on.

Comments and answers from the Presenters included but were not limited to:

- The height variance is a half story.
- The result of the view analysis from the residential on Keith was that a significant grove of trees opposite of building effectively block views down Keith.
- The development is at odds with the Marine Drive Development Guidelines in that it exceeds the recommended height. Additional level of office space is in exception of Marine Drive guidelines but there is a distinct lack of office space in the area.
- The sea star image in the art installation is a place holder. The art features will go through a standard art selection process and will be developed by artists.
- The starting point for them was the architecture of area- more modernistic in nature.
- Lower two floors of commercial does has more robust architecture than the top.
- Comments from panel are appreciated.

Resolution

It was regularly moved and seconded

That the Advisory Design Panel has reviewed the rezoning application for 700 Marine Drive (Chandler and Associates Architecture) and although supporting the site development concept feels the following have not been adequately resolved:

- **Consideration for simplification of the architecture generally with recommendations for: a reduction in the number of materials used; further consideration of the colour pallet for the building; and greater adherence to the Marine Drive Task Force guidelines;**
- **Notwithstanding that the Panel considers that the site planning is generally sound, we request that the applicant considers key component and the concept of gateway.**

**Carried
1 Opposed**

Augustine Hii returned to the meeting at 8:00 p.m.

7. 359 East 13th Street – Rezoning – Mid Block

Gloria Venczel provided a brief introduction on the history and overview of the project.

The rezoning application is for a new mid block duplex with detached garage, requiring rezoning from RS1 to RT1. Ms. Venczel noted that the City has a policy of not mirroring design on duplexes to enhance the streetscape.

Amrik Thandi introduced himself and provided details for the project. He noted that the garage location had been changed from the original plans circulated to the Panel. It has been reduced in size and moved to the west in order to prevent damaging the root system of a neighbouring tree. A report from an arborist regarding the tree was circulated. Mr. Thandi noted that the arborist will be present if any work is being done around the root area of the tree during construction.

The home has been designed in the Craftsman style with Hardyplank siding, gables with cedar shakes, and vinyl windows in beige to match trim. A black duroid roof will be used to match the neighbourhood.

The landscape plan was reviewed. Cedar hedges are to be used in the front of the house to divide the front yard. The back yard will feature a fence and hedges to divide the space. Permeable pavers will be used around the walkways.

Comments from the Panel included but were not limited to:

- Rough in for 3 piece bathroom in the basement must be changed to a 2 piece.
- In regard to massing and forms of development, the character is fine but there are unresolved elements.
- There are too many different roof pitches and the gable ends of roof are quite dominant.

- The symmetrical aspect needs to be looked at and the colour scheme needs to be revisited.
- Symmetrical or not, the architectural and landscape design needs to be done well. If the metaphor of a single family home is chosen, the front yard needs to be reconsidered. Landscape needs to be sympathetic to form of building.

Comments and answers from the Presenter included but were not limited to:

- Landscaping and colour pallet can be changed and are happy to work with City staff to resolve the concerns.
- Staircases going to cellar have been included as they are currently required as a safety measure in the event of a fire.

Resolution

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the preliminary rezoning application for 359 East 13th Street (Amrik Thandi) and commends the Applicant for efforts to save the neighbouring tree identified in the Arborist's Report and recommends approval, subject to approval by the Development Planner, of the following:

- That the applicant prepare for discussion with Development Planner an accurate rendering that displays exterior finishing and colours;
- That the applicant prepare for discussion with Development Planner a [context] streetscape elevation; and

THAT while the Panel supports the current architectural development of a bilaterally symmetrical approach to the street and garden facades, the landscaping should reflect this architectural approach.

Carried Unanimously

8. Other Business

8.1. Design Awards

The item was deferred until the October 21, 2009 meeting.

There being no further business, the meeting adjourned at 9:05pm

The next regular meeting of the Advisory Design Panel will be held on Wednesday, October 21, 2009.

Chair

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