

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, April 21, 2004**

MINUTES

- Present:** S. Friars, Chair
A. Malczyk, Vice Chair
P. Kernan
R. Veseley
K. McKillop
M. Rahbar
P. Johnston
D. Lee
Councillor R. Clark
- Staff:** G. Penway, Assistant City Planner
E. Maillie, Committee Clerk
C. Perry, Development Officer
- Absent:** M. Boland
B. Tunke
- Guests:** A. Hermano
B. Kay
G. Tochenko
R. Mitchell
M. Messer
J. Bingham
R. Duke
K. Kukucha
P. Busby
B. Waikman
D. Leon
P. Chan
M. Fong
-

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

1. Minutes of Meeting of the Advisory Design Panel of March 17, 2004

The Minutes of the Advisory Design Panel held on March 17, 2004 were unanimously adopted.

Unanimously Carried

2. Business Arising

None

3. Staff Update

a) OCP Process Monitoring Targets & Indicators

K. McKillop advised that the group meets every second Thursday, and has undertaken an overall review of objectives with the goal to have the process completed for adoption in October. The recommendations will come to the advisory bodies for review before they go to Council.

b) Lower Lonsdale Site 10

Following input and concerns of residents, Council requested that staff give further consideration to development of the lands east of Lonsdale. A planning office is opening in the area to facilitate input from area residents before going back to Council with recommendations.

c) Block 62 Site

The current study for development of Block 62 is progressing and is anticipated to come to the advisory bodies in early summer.

d) Pier Development

The City has given approval for construction of the waterfront walkway and is now working toward approving the Esplanade design.

e) Harbourside Business Park

An application for residential development in Harbourside Business Park is anticipated.

f) 612 Chesterfield Avenue – Development

This application went to Council after review and input from APC and ADP. Council directed the applicant to look into replacing all 68 rental apartments that presently on the site and it is anticipated that a revised proposal will be come to the ADP next month.

4. Lonsdale Quay – CD/BP Exterior Railing

A. Hermano – Lonsdale Quay Market presented a proposal to install an additional guard rail and patio extension to increase the seating capacity and upgrade the exterior of the Quay.

Questions:

- Extent of reduction of boardwalk after installation of cantilevered deck
- What is visible under the cantilevered decking over the steps
- Elevations of guardrails
- Durability of reclaimed posts with no caps
- Provision to add glass canopy over the boardwalk
- Mounting of heat lamps

It was noted that the proposed deck is located in private space. The City will ensure that the statutory right-of-way outside that area is maintained as public space.

Comments:

- Amount of covered access for pedestrians will be reduced
- Changing the aesthetic to wood would detract from the success of the building
- Rail in this area responds to safety concerns
- Outdoor heaters are inappropriate in the context of sustainability
- Boardwalk is slippery in the rain and it would be beneficial for pedestrians if it could be covered and have a non-slip surface
- Exposed risers under the cantilevered deck problematic
- Termination of deck at the columns needs more consideration
- Extent of guard rail restricts access and use of the area
- Success of the existing space is its flexibility and openness and proposed design is too restrictive
- Additional access needed at the south east end

R. Kay, applicant entered the meeting at 6 p.m.

Mr. Kay noted that Lonsdale Quay Market has been successful but management is now undertaking a study to upgrade of the building in response to competition from other retail developments opening on the North Shore. This proposal responds to a current shortage of seating space at the Quay here is an existing shortage of seating space in this area.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Building Permit Application for Lonsdale Quay Market and, although supporting the concept, recommends that the extent of the guardrail be reduced to facilitate pedestrian circulation.

FURTHER, the Panel believes that the following have not been adequately resolved:

- **Detail design of the use of materials in respect of the original building design and materials.**

Carried

Applicants left 6:15 p.m.

5. 231 West 18th Street – Rezoning

G. Tochenko - designer, R. Mitchell - applicant and M. Messer - landscape architect entered the meeting and gave an overview of the revised proposal for a duplex on each of the sites. It was noted that a variance is requested at the sideyards for the upper floors. Each unit has a private entry identified at the street and lighting at the front and rear of the sites and along the walkways. Each unit has a private outdoor space.

The Landscape Architect reviewed the landscape plan. A large tree at the front of the property will be retained and another large tree will be planted in the centre at the

rear. Trellis and plantings through the middle of the site address privacy issues between the units. Each unit has a separate garbage enclosure at the rear.

Questions:

- Grade to garages at lane
- Garage elevations show grade change in storage area
- Size of units
- Elevations for window openings
- Lot size

Comments:

- Design is well resolved and addresses concerns expressed previously
- Identity of buildings good
- Trellis at the middle path should be reconsidered
- Landscape softening from the rear entrance to the front yard would be beneficial
- Some concerns about building envelope detailing because of the variety and complexity of roof and canopy geometries.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 231 West 18th Street (R. Mitchell / G. Tochenko) and recommends approval of the project. The ADP recommends that the applicant address -

- **Some refinement of the trellis in the centre of the site;**
- **Softening of the sidewalk adjacent to the building along the east and west property lines.**

Unanimously Carried

6. The Pier Parcel 3 – OCP Amendment & Rezoning (Preliminary)

J. Bingham and R. Duke - Architects, and K. Kukucha – Pinnacle International entered the meeting and reviewed the proposal to amend the form of development on Parcel 3 on the north side of Esplanade. Parcels 1, 2 and 4 have already been reviewed by the Panel.

The design guidelines for the site originally proposed two 5-storey towers connected at the base which created a narrow view corridor between the buildings. The design now presented proposes a two-storey townhouse development over live/work units on the west of the site and a 10-storey residential building on the east. This will protect the views of the majority of residents in the building (The Coronado) across the lane.

Major points noted by the applicant were:

- View analysis and shadow analysis
- Parking access for developments on Parcels 3 and 4 is shared

- Proposing a public plaza connecting the walkway to the north with the mid-block pedestrian crosswalk to the south
- Townhouse roofs will be landscaped.

Questions from the Panel were:

- Distance between proposed tower and the apartment building to the north
- Livability issues in original scheme – e.g. view corridors between buildings
- Advice of development to residents in Coronado
- Coronado residents most impacted by loss of view

Comments and concerns of the Panel were:

- Design reduces view impacts
- Live/work units should present higher along Esplanade
- Dealing with Parcels 3 and 4 at the same time by the same developer offers a unique opportunity to coordinate design of the area between the two buildings.
- Section of this area would be useful at next presentation
- Need to see further studies of the views and shadow analysis, and comparative studies between original design and this proposal
- Amendment of OCP requires that the onus be on the applicant to show no hard is being done
- Support public plaza at mid-block pedestrian crossing to the Pier
- Suggest that a raised “lookout” be considered as feature element at the public plaza
- Integration of the projects on Parcels 3 and 4 would be beneficial
- Tower design needs to be detailed
- Needs to be strongly marketed to the community.
- Live/work units have landscaped roofs
- Ventilation important in live/work units to be used as artists’ studios

In response to the Panel’s comments, the applicant noted that the suggested integration of the east side of the project with Parcel 4 is valid and the lookout at the public plaza an interesting concept. Further shadow and view analyses can be developed, and will be useful for soliciting support from residents to the north.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the OCP Amendment and rezoning application for The Pier Parcel 3 (Pinnacle International / Howard Bingham Hill Architects) and supports the site development concept of one single 10-storey tower compared to two 5-storey buildings. The Panel makes the following additional comments:

- **Additional supporting information on the relative impacts, on shadow and view, of the original design guideline massing versus the proposed scheme regarding properties to the north.**

Unanimously Carried

K. McKillop and A. Malczyk stated a conflict of interest on business issues and left the meeting at 8:05 p.m.

7. 879 Marine Drive – OCP Amendment & Rezoning

K. McKillop and A. Malczyk entered the meeting as part of the delegation at 8:10 p.m. with P. Busby, B. Waikman, D. Leon – architects, P. Chan – Westbank Properties, and M. Fong - Overwaitea.

The Assistant City Planner reviewed the context of the site and surrounding neighbourhood and advised that the site was previously rezoned for commercial use. This new application is for an OCP amendment for building height and rezoning to add residential use.

P. Busby reviewed the current development along Marine Drive and noted that the site has an existing FSR of 0.52. The current application is to permit 2.25 FSR to add residential on the site with bonusing for adaptable design and amenities to be included on the site. Residential development, in two tower forms, is proposed at the south west and north east corners of the site with parking underground. The applicant has committed that the project will be built to LEED Silver Certification. The applicant has also made a commitment to a public art feature and to providing an “Artists for Kids Trust Gallery” on this site.

The Architect explained the tower form of development in the proposal and its reduction of shadow impact on the street. View impact studies were displayed. In response to comments of the APC, the applicant is now considering a reduction in the height of the towers. The Chair read the motion passed by the APC.

The Chair noted that the role of the ADP is to deal with form of development, character and livability and the ADP does not generally address whether a particular use is appropriate in a certain area. That responsibility lies with the APC.

Questions from the Panel were:

- Maximum building height allowed under present zoning
- Why is 2.25 FSR being sought

A. Malczyk and K. McKillop left 8:55 p.m. prior to the Panel’s discussion.

Comments from the Panel included:

- Addition of residential component is improvement for the site
- With the benefit of increased density, applicant should look for opportunity to avoid at-grade parking
- Difficulty with high-rise form in this location – other urban forms are more appropriate
- Would improve streetscape to have more continuous building form at north edge
- Proposed development would have significant view impacts – from across the inlet and from the north

- Support residential component and density
- Many planning issues here, most of which are outside the purview of the ADP
- Entire length of Marine Drive needs to be looked at and ADP supports the APC's suggestion in this regard
- Creation of an "Urban Village" ideally requires a consolidation with the two neighbouring sites
- Support residential use south of Marine Drive, but this particular submission does not present it in a form that can be supported
- No problem with mixed-use on this site
- Too much like the previous commercial scheme with central at-grade parking, but with a high-rise tower added in each corner. Given the requested amount of increased density, it's fair to suggest a need to go back to the drawing board and look at the site anew
- Not necessarily appropriate for this design to be compared to high-density urban development in Vancouver
- Rooftop landscape area only works as useable amenity for residents of one tower– not the public and residents of the north tower

The Assistant City Planner advised that the APC has asked for a review of the Marine Drive Corridor Study.

The architect advised that discussions have been held with Engineering on vehicular access to the site. The Engineering Technician advised that staff have not approved any additional entries or exits since those approved for the previous rezoning.

In response to the comments, the Project Architect advised that it is recognized that the street wall needs to be addressed and will be considering townhouse development above retail. It is also accepted that the residential tower form as presented at this time needs to be reassessed.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the OCP Amendment and Rezoning Application for 879 Marine Drive (Westbank Properties / Busby + Associates Architects) and while supporting residential use and an increase in density for this site, does not support the point tower form of development as proposed. The Panel recommends an alternate building form.

Unanimously Carried

A. Malczyk and K.McKillop returned to the meeting at 9:25 p.m.

8. 2003 Design Awards

The Panel viewed photographs of some of the projects short-listed for consideration to receive design awards for 2003. Since photographs of two short-listed projects were not available, further discussion was deferred until the next meeting when those will be available.

Action: Committee Secretary

9. Other Business

(a) Affordable Homeownership Seminar

The Panel was reminded of the Affordable Homeownership Seminar being held April 22 in Council Chambers.

(b) Update

219 West Keith (3-unit development)

This project went back to a second public hearing but did not receive 2nd reading. The applicant is now considering options that may be available

427- 433 W. 16th Street (Duplex at front with rear infill)

Council rejected this project at public hearing recently.

In its review of this proposal, the APC passed a resolution recommending that Council direct staff to prepare infill guidelines in Low Density Attached Housing areas.

The meeting was adjourned at 9:45 p.m.

The next meeting of the Advisory Design Panel will be held on May 19, 2004.

Chair