

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, August 15, 2007**

MINUTES

Present:	D. Lee D. Rose K. Terriss B. Dabiri N. Paul R. Spencer K. Hanvey P. Winterburn-Chilton
Staff:	G. Venczel, Development Planner J. Hnachuk, Auxiliary Committee Secretary C. Perry, Supervisor, Development Servicing K. Russell, Planner 2
Guests:	K. Humenny, Designer A. Reid, Applicant M. Rahbar, Designer R. Changizi, Vernacular Design M. Omidi, Developer
Absent:	A. Hii A. Macintosh Councillor R. Heywood

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

1. Minutes of Meetings of the Advisory Design Panel held July 18, 2007

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held July 18, 2007 be adopted.

Carried Unanimously

2. Staff Update

G. Venczel reported Richard White, Deputy Director of Community Development, was promoted to Director of Community Development, as Fred Smith has retired. Gary Penway, City Planner, has been appointed to the position of Waterfront Project Development Manager, a two-year assignment, and will be relocating to the

Waterfront Office. Gary Penway, will however, be still maintain his role as City Planner, but in a more limited manner.

Coach House Community Working Group – ADP Representative

R. Spencer volunteered to be the ADP representative in the Coach House Community Working Group.

3. 335 East 8th Street - Rezoning

K. Humenny and A. Reid were introduced. The proposal is to rezone the property and replace the existing coach house with a new infill house. The new infill house is 1½ stories with 3 bedrooms + den, 3 bathrooms, full basement below grade, one surface parking stall and one enclosed stall.

Similar elements of the existing architecture are proposed for the new building, including a raised porch. One side on the plan has been reduced in respect of neighbours.

Materials include duroid roofing, hardi siding and shingles, fibreglass or clad wood frame & double-glazed windows and doors. Paint colours from the Benjamin Moore Heritage collection have been chosen. The proposed building would be situated approximately 32 feet away from the existing house. There is a 7 foot slope from the front of the property to the rear.

Sustainable features include: Low-E glass, low maintenance materials, duroid roofing, using foliage that is low maintenance and native to the area, 2'-6" wall construction, and preserving the heritage home.

Landscaping was briefly reviewed. All substantial existing trees will remain. The coach house may be relocated to another location to be preserved.

Questions and comments from the Panel included, but not limited to:

- The delegation was complimented for their presentation being very complete.
- The proposal complies with the bylaw. It is within the .5 maximum FSR in the OCP. It is within the height envelope. The applicant is asking for exclusions for the attached parking and cellar in the new infill building. As part of the application, the City is asking for protection of the heritage house.
- Although it falls within the site guidelines, there was concern with the size of the house.
- There is currently no parking on the property. The proposal includes two parking stalls: one for the existing house and one for the new building.
- The width of the house will be reduced by 1.5 feet on each side, which would reduce the peak of the roof by 1.5 feet.
- There are no direct views from any of the homes in the area to the south, however there are homes with views to the southwest.

Some suggestions included:

- The new building should be different in colour from the existing house.

- Incorporate a rain garden in the greenscape through the proposed walkway.
- The rooms, as shown on the floor plans, should have more prominence.
- Add more detail articulation for more relief of the roof.
- Add a porch.
- Laneways will change in the future as more coach houses are developed. Rear elevation improvements would be a benefit. It was suggested the south elevation look more like a “front”.

Applicant’s comments:

- The community is supportive of this project.
- The renderings are deceiving because the surrounding context is not shown.
- There are no plans to make changes to the original heritage house. However, windows may be upgraded.
- The parents have provided the option of subdividing their lot in order for their son and family to live within the community. Otherwise, the family cannot afford to live in North Vancouver.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 335 East 8th Street (Rezoning) and recommends approval subject to the approval, by the Development Planner, of the following:

- **further development of the laneway elevation.**

Carried Unanimously

4. 254 West 6th Street – Duplex in a Heritage Area

M. Rahbar, R. Changizi and M. Omid were introduced. This proposal has been presented to ADP twice previously. The Development Planner reported the heritage house portion of the proposal to move the Heritage House to the west property went to Council and received approval. It was not a rezoning, but an outright Building Permit. A 3-D model was provided.

The Chair read the previous resolution. M. Rahbar provided a detailed explanation of the changes since their previous presentations:

Elevations

Larson House – the westerly portion of the front elevations include three levels of grading. A paved sidewalk leads to the entrance to basement suite now proposed on the west side of the house. On the easterly portion of the front elevations, there will be planters.

Duplex – Changes in elevations are not drastic. There a 1’ difference with the neighbour to the west. Drainage for rainwater will be provided along the property lines.

Details and material palette of the Duplex

8” boards were previously proposed. 4” boards are now proposed stepping down to a 1’ concrete to be exposed to the sides.

P. Winterburn-Chilton entered the meeting at 6:48 p.m.

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

- Terracing will be exposed with granite stones. Don Luxton has been hired and is reviewing items regarding the Larson House.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 254 West 6th Street – Duplex in a Heritage Area and recommends approval of the project. The Panel commends the applicant for a thorough presentation.

Unanimously Carried

5. 309 East 10th Street – Rezoning (duplex)

The Development Planner provided the context. The proposal is to rezone from single family to a duplex within a heritage character area.

M. Rahbar and R. Changizi were introduced and provided the context with a PowerPoint presentation of neighbourhood homes. The lot size is 58.4' x 146'. The floor plan includes two bedrooms side by side facing north with the master bedroom on the south side. A raised front entrance is required and therefore, part of the roof is over the envelope. (Applicant is seeking a variance on envelope height.) Rooftop gardens are proposed for both units.

Materials include wood-textured hardi-plank siding in gray tones. The base will be a darker tone of gray. Galvanized screws & washers will be exposed as accents.

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

- What is the future of the existing trees on the property? One tree on the lot is not in good condition.
- Plastic coated plywood panels on the exterior building envelope will be rainscreened with metal flashing at joints.
- Computer errors on plans.

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

- Good research of the neighbourhood regarding front elevations.
- There are a number of significant trees on the lot that should be retained.
- Minor comment to review the closeness and practicality of the dormers.
- Samples were requested of the proposed system for the exterior panels. As well, photographs of other projects where/length of time it has been used.
- Rear elevation appears bulky and lacks the character that has been attempted in the front elevation.
- Would like to see sustainable initiatives, e.g. stormwater management, maximize permeability incorporated into this project.
- A 3-D computer model would be helpful to review dormers and roof intersections.
- It would be helpful to include adjacent properties, and review any privacy issues.

- Plant pot sizes are small.

Applicant's comments:

- The owner has confirmed one of the significant trees will be retained. Other significant trees will be discussed with the owner.
- Overhangs should be 3'. The chimney is 1'-6".
- A sample of the paneling detail will be provided.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 309 East 10th Street – Rezoning (Duplex) and does not recommend approval pending resolution of the following issues:

- presentation of a 3-D model to address questions regarding building massing and roof articulation;
- further exploration of site development to explore possible retention of significant trees;
- selection of plant sizes and use of more significant sizeable plants; and
- further exploration and demonstration of the feasibility of the panelized material.

Unanimously Carried

C. Perry left the meeting at 7:58 p.m.

6. Development Application Supporting Information – Proposed Revisions

The Development Application Supporting Information document is provided to applicants for rezoning applications. The document was reviewed and changes were proposed by the ADP.

The Development Planner will provide a draft of the revised Development Application Supporting Information document at a future ADP meeting following City staff review.

Action: Development Planner

The Development Planner will contact the Environmental Manager regarding the policy on environmental tanks.

Action: Development Planner

7. Other Business

There being no further business, the meeting adjourned at 10:00 pm.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, September 19, 2007.

Chair

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