

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, December 14th, 2011

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**MINUTES**

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**Present:** K. Kallweit Graham  
Y. Khalighi  
K. Kristensen  
M. Messer  
M. Saii  
C. Taylor  
Councillor Bell

**Staff:** B. Westmacott, Planning Technician  
C. Perry, Supervisor, Engineering Services  
S. Kimm-Jones, Committee Clerk

**Guests:** 211-217 West 1<sup>st</sup> Street  
Foad Rafii, Rafii Architects Inc.  
Bruce Howden, Rafii Architects Inc.  
Stephanie Martell, Red Lion Management  
Sherry O'Brien, Red Lion Management  
Marlene Messer, DMG Landscape Architects  
244-252 East 5<sup>th</sup> Street  
Duane Siegrist, Integra Architecture Inc.  
David Rose, PD Group Landscape Architecture Ltd.

**Absent:** T. Cailes  
S. McFarlane  
B. Spencer

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A quorum being present, the Chair called the meeting to order at 5:30 p.m.

*M. Messer left the meeting and rejoined it as part of the delegation for 211-217 West 1<sup>st</sup> Street.*

**1. 211-217 West First Street (Rezoning Application)**

Staff provided background on the project which was previously reviewed at the September 21<sup>st</sup> ADP meeting. The Chair read the resolutions passed at the September 14th APC meeting and the ADP meeting.

Foad Rafii, Rafii Architects Inc., reviewed the response to the ADP motion:

- A three-bedroom suite has been added to Level 2.
- An amenity room has been created on Level 2 leading to a communal garden space.

- The character has been changed to a more modern architecture.
- The floor plans remain the same.
- Four suites have been removed from the south east corner to allow natural light and more sun into the courtyard. This has also created a large landscaped space overlooking the courtyard of the neighbouring building.
- Minor changes were made to the recycling facilities; there will be enough space for a full recycling facility.
- Commercial Retail Units will face the street and have been pulled forward to address CPTED issues.

Marlene Messer, DMG Landscape Architects, described the landscaping:

- The planting has been kept low maintenance with shade tolerant shrubs, ground covers perennials and grasses around the patios with a yew hedge for privacy.
- Tan hydropressed slabs are used on the patios,

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

- What has been changed in the architectural expression from the previous design? A: The previous design was very plastic looking; the new design is softer, more modern.
- Re the south facing units looking at the theatre walls; will there be public art? A: We are talking to the cinema about paying to put a mural the wall to make it friendlier.
- The patio is it exclusive? A: The only common patio is the one off the amenity room.
- Will NS Neighbourhood House be staying as tenants? A: There have been discussions with them.
- What about the hydro box? A: it is exactly per regulations.
- Is the recycling and garbage shut off? A: It is totally enclosed and locked so there will be no scavenging. There is room for three bins and a dozen 3 ft bins for recycling. There will be two access points to the garage but it has been designed so that there are no alcoves for anyone to hide in.
- Refresh my memory on the materials? The materials board was reviewed.
- The watering of the front landscape pots? A: Irrigation is provided; the resident manager will oversee it.
- Clarification of the reduction in units. A: Four units removed from the south east corner and one unit converted to amenity space.

**Comments of the Panel included but were not limited to:**

- I am happy with the changes and like the concept of rental.
- It does not seem very residential to me; it lacks warmth, and looks like an office building.
- It is not much different to the building to the east.
- The changes help very much especially opening up the courtyard.
- I think your changes to allow natural light into the courtyard have made a huge difference. You have lost desirable rental units, and gone above and beyond in your approach.
- Architectural expression is far more appropriate than it was. Some little areas could be tweaked; some components seem a little arbitrary e.g. there is a horizontal expression to the balustrades but two and or three are vertical. Some small bits of fenestration above the entry look odd. You should reconsider the rigor with which some of the architecture is applied so that details are not just applied decoration but rather an integral part of the architecture. The contextual relationship with the adjacent building to the east is much more appropriate than in the previous scheme.

- When using ceraclad it is all about how each panel meets and the joints go around the corner so it has to be dealt with carefully.
- I thought that the darker brown was a brick finish, but it is not which gives me cause for concern. I do not like three layers of concrete in different colours; is there an opportunity to use different facing? Brick might have given it a bit more of a residential scale. A: It is not just flat but has joints and is right within budget for a rental building. Brick is more expensive and takes up more space.
- I do not like how the different colours and materials come together; it needs simplifying and clarifying the relationship between each material. There is some confusion between what is concrete and panel; there should be more clarity in defining each material individually. It will age over time and when you have two materials trying to read like each other, they will start to look more dissimilar. The brown areas should be concrete; it needs to be a consistent and continuous material.

**Presenters's comments:**

- We are trying not to make more distinction between the lower and upper floors. Both materials are very paintable.

It was regularly moved and seconded

**THAT** the Advisory Design Panel has reviewed the Rezoning Application for 211-217 West 1st Street and recommends approval subject to the approval, by the Development Planner of the following:

- A final review of the architectural expression and material use to reflect a more residential character;
- Provide greater distinction between the different materials used with more clarity and consistency of details.

The Panel commends the applicant for the presentation and manner in which previous concerns have been addressed.

**Carried Unanimously**

*There was a short break at 6:10 p.m.*

*6: 10 p.m. K. Kristensen declared a conflict of interest and excused herself from the meeting.*

*6:10 p.m. M. Saii left the meeting and entered with the delegation.*

*The meeting recommenced at 6:15 p.m.*

**2. 244-252 East 5<sup>th</sup> Street (Rezoning Application and Heritage Designation)**

Staff provided background on the project. The Chair read the motion from the HAC meeting of December 13<sup>th</sup>, 2011 and the resolution from the November 16th ADP meeting.

Duane Siegrist, Integra Architecture Inc, reviewed the response to the November ADP motion:

- The elevations have been rectified, specifically the windows on the side which are shown accurately and to scale.
- Roof coordination is reflected in the model.
- The proportions of the columns, which were probably too large, were reduced in height to about 4 ft 6 in.

- A materials board with samples of stone and larger colour samples has been provided
- The roof forms have been tidied up.
- Detail added to the courtyard is specifically to address the issue of the 3D form.
- The size of the patios on the lane has been increased and a semi-fenced situation created. Access to the lane was eliminated.
- It is not feasible for the project to retain two heritage homes so we have retained the best one.

David Rose, PD Group Landscape Architecture Ltd, described the landscaping changes:

- The inner wall to the patios had been dropped as low as possible and then graded up to the lane with a row of hedges on the lane. There will be parallel parking next to the hedges.
- Some of the paving materials in the courtyard have been changed to enliven it; pre-cast concrete pavers in tan and natural are proposed.
- There is an additional access maintenance path along the east property line as the patios have been closed off.
- There is a plan that public art will be used in the main entry to the complex. The details to be confirmed.

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

- Is it individual access from the parkade? A: Yes, except for one suite.

**Comments of the Panel included but were not limited to:**

- The design was good last time and the minor items have been addressed.
- I like it.
- It is refreshing to see a well thought-out presentation and a good response to the motion.
- It is very sensitively handled. I agree that it would be nice to retain the other heritage building but understand that it needs to work financially. The urban environment is not any worse for not having it there. I think the townhouses have an appropriate scale and are a good addition to the neighbourhood.
- I have a small concern about the large expanse of the roof of the rear unit but it is not a major concern as nothing looks down on it. At the street level, it is high quality.

**Presenter's comments:** None.

It was regularly moved and seconded

**THAT** the Advisory Design Panel has reviewed the Rezoning Application and Heritage Designation for 244-252 East 5<sup>th</sup> Street and recommends approval of the project. The Panel commends the applicant for a thorough presentation.

**Carried Unanimously**

**3. Minutes of Meeting of the Advisory Design Panel held date**

It was regularly moved and seconded

**THAT** the minutes of the meeting of the Advisory Design Panel held November 16<sup>th</sup>, 2011 be adopted.

**Carried Unanimously**

#### 4. Business Arising

None

#### 5. Staff Update

B. Westmacott reviewed items that had gone before Council.

Urban Futures Survey III: At the November 14<sup>th</sup> meeting, Council approved a grant of \$5,000 to support this survey which was first conducted in 1973.

Blue Communities Project: A presentation was made at the November 14<sup>th</sup> Council meeting expressing the view that water is a basic right and should be publicly owned. The presentation also called for a ban on bottled water. It was referred to staff to respond.

Lower Lonsdale's Waterfront Development: Staff presented a report at the November 28<sup>th</sup> Council meeting in response to a delegation which had requested funding to support the Cafe for Contemporary Art's public input process on the development of the Lower Lonsdale waterfront. The City is unable to contribute public monies to a process led by a private company.

Integrated Transportation Committee: the terms of reference for the ITC were endorsed at the November 28<sup>th</sup> Council meeting. It is anticipated that the Committee will be operational by February/March of 2012.

Business Community: Council supported a motion from Councillor Fearnley resolving that the Economic Development Committee be re-established to advise staff and Council on matters affecting the business community and that major business sectors and geographical areas be represented on such a group.

252/254 East 19<sup>th</sup> Street, 313 East 8<sup>th</sup> Street and 351 East 9<sup>th</sup> Street: All had Final Adoption on November 28<sup>th</sup>

332 East 10<sup>th</sup> Street: Received First Reading on December 12<sup>th</sup> but was referred back to HAC prior to the January Public Hearing. HAC were requested to pass a motion on the heritage property, which they were unable to do at their previous review of the project.

#### 6. Other Business

The Chair welcomed Councillor Don Bell, the new Council representative on ADP.

There being no further business, the meeting adjourned at 6:45 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, January 18<sup>th</sup>, 2011.

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Chair