

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, February 16, 2005**

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**MINUTES**

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- Present:** S. Friars, Chair  
A. Malczyk, Vice Chair  
D. Lee  
R. Vesely  
D. Rose  
N. Paul  
U. Stein  
Councillor R. Clark
- Staff:** K. Russell, Development Planner  
E. Maillie, Committee Clerk  
C. Perry
- Absent:** M. Boland - RCMP  
P. Kernan  
M. Rahbar
- Guests:** F. Ducote - Consultant  
K. King - Architect  
M. Wyck - Developer  
M. Ester – Landscape Architect
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A quorum being present, the retiring Chair called the meeting to order at 5:40 p.m. and introduced the new members, Ute Stein and Nancy Paul.

**1. Election of Officers**

The Development Planner took over as Chair and explained the process for selecting a Chair and Vice Chair for the coming year. The meeting agreed to voting by a show of hands.

Nominations for Chair were requested.

Agatha Malczyk was nominated for the position of Chair.  
Ms. Malczyk accepted the nomination.

**No other nominations being received, Agatha Malczyk was elected Chair by acclamation.**

Shane Friars was nominated for the position of Vice Chair.  
Mr. Friars accepted the nomination.

**No other nominations being received, Shane Friars was elected Vice Chair by acclamation.**

Ms. Malczyk took as Chair at 5:44 p.m.

**2. Minutes of Meeting of the Advisory Design Panel of January 19, 2005**

It was regularly moved and seconded

**THAT the Minutes of the meeting of the Advisory Design Panel held January 19, 2005 be accepted.**

**Unanimously Carried**

**3. Business Arising**

None

**4. Staff Update**

**(a) Acknowledgement of Past Chair**

The Development Planner thanked Mr. Friars for his contribution during his recent term as Panel Chair.

**(b) Public Workshops**

- **Civic Precinct Design Workshop** will be held on Saturday Feb 19, 2005 between 9 a.m. and 12 noon at City Hall. Ray Vesely volunteered to join the Task Force as the ADP representative.
- **Marine Drive Town Hall Meeting** will be held on February 24, 2005 between 7 p.m. and 9 p.m. at Capilano Mall. This session will address issues around Marine Drive development that have arisen in the past year.
- **Heritage Inventory Workshop** with Council will be held on Monday, March 7, 2005 in Council Chambers at 7 p.m.
- **Harry Jerome Study Workshop** with Council is scheduled to take place February 21, 2005.

**5. Information**

**(a) Draft Indicators for the OCP – Targets & Monitoring Strategy**

The report of the Policy Analyst was distributed for information. A display will be open to the public at City Hall during business hours February 21 to February 25, 2005.

**(b) Two Evening Workshop – “Meetings and Rules of Order”**

This workshop will be held on March 22 and 24, 2005 and any member interested should contact the City Clerk's office.

**6. Central Lonsdale Planning Study – Phase 1**

The Development Planner introduced Frank Ducote, Urban Design Consultant retained by the City to conduct a Central Lonsdale Planning Study. Phase 1 of the study addresses the City Hall block (Block 62) and Phase 2 will consider the Central Lonsdale area between 13<sup>th</sup> Street and 17<sup>th</sup> Streets.

Mr. Ducote reviewed Council's direction for the study which is to address providing a new library, include residential development on City land to pay for the library, and create a civic precinct within the town centre. A major component of this study is to get an understanding of what the community sees as an acceptable skyline for the City of North Vancouver.

A Civic Centre Design Workshop is being held on Saturday, February 19, 2005 and the Panel was invited to attend. A Task Force, drawn from the community, will be asked to comment on proposed models and configurations and criteria for the project. R. Vesely volunteered to participate with the Task Force on behalf of the Panel.

**Comments from the Panel were:**

- Overshadowing of the site will need to be addressed with the proposed tower locations
- If library is located on 14<sup>th</sup> Street or the plaza, then City Hall must have a new main entry and a public presence
- Consideration of including social housing on the site
- Daycare on the site will require a drop-off area which will be heavily used
- Need to consider type of use for plaza, including some retail
- Need to consider pros and cons of locating the library off 14<sup>th</sup> Street, particularly relating to transit access
- Concern with offering options for development on land the City does not own
- Support public space off 14<sup>th</sup> Street

The meeting was advised that Council has directed that 140 parking stalls be provided on the site.

A joint workshop with advisory bodies may be scheduled. In the meantime, information gathered at the public workshop will go forward to Council.

F. Ducote left the meeting at 6:50 p.m.

**7. 333 West 14<sup>th</sup> Street - Rezoning**

The Chair requested that the presentation deal mainly with the revisions to the proposal reviewed last month.

K. King – Architect, M. Wyck – Noort Homes, M. Esther – Landscape Architect, were introduced and the architect reviewed the site location. Context photos were displayed and explained. This project proposes two units facing onto 14<sup>th</sup> Street and a third infill over the garage at the rear. Massing of the building was reviewed in context of the neighbouring properties and how the style and location of window design address privacy for neighbouring sites.

Revisions noted were:

- Roof lowered by added hip roofs
- Window pattern and introduction of bay windows
- Windows enlarged
- Windows added at the rear
- Shutters removed
- Introduction of shake shingles and cultured stone
- Trim added
- Permeable pavers added to replace gravel and concrete

Acoustical separation for the unit over the garage is still being addressed.

M. Esther – Landscape Architect reviewed the landscape changes:

- Pavers on walkways with concrete retained on patios
- Reduction of number of pathways at street
- Street tree added
- Rain barrel added for each unit

**Questions:**

- Detail on separation between the porches
- Use of flat roof
- Marker at the walkway at the street front indicating access to the rear unit
- Size of rain barrels
- Separation between the front and rear buildings

**Comments:**

- Most of the issues raised during previous review have been addressed;
- Noise attenuation for garage needs to be further addressed, and higher standard than code minimum should be sought;
- Connections for garage door should also be addressed in detail to reduce noise;
- Complete dimensions on plans are helpful in assessing the proposal;
- Consider modifying or removing flat roof.

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the rezoning application for 333 West 14<sup>th</sup> Street (Kenneth E. King Architecture / Noort Development) and**

**thanks the applicant for the presentation and recommends approval subject to approval by the Development Planner of the following issues:**

- **Addition of signage at the street to the rear unit;**
- **Possible changes to the flat roof;**
- **More detailed development of sound attenuation measures between the garage and the rear unit above.**

**Unanimously Carried**

The delegation left at 7:35 p.m.

D. Rose declared a conflict of interest due to a professional association with Item 8. and left the meeting at 7:35 p.m.

#### **8. 221 East 17<sup>th</sup> Street - Rezoning**

Mr. Rose entered the meeting as a member of the delegation at 7:40 p.m.

K. Halex - Architect, B. McLean – Developer, and D. Rose - Landscape Architect, were introduced and the Architect explained the location of the site, reviewed the context of the surrounding area and explained the proposed site development and location of the units. Exterior finishes and materials were explained.

D. Rose Landscape Architect reviewed the site elevations and plantings and hedging through the site. Plantings at the patio facing the street create a privacy screen for residents. Outdoor areas at the rear units are planted to create private areas for each unit. Side walkways on the site have hedging along the property edge. Walkways will be in Roman pavers and parking area will be finished in Rima pavers. Grade change at the rear of the site will have planting to address privacy and overlook. Discussing joint trellis entry with neighbouring property to the east.

#### **The Panel had questions on:**

- Side window elevations
- Size of second bedrooms
- Grades in back yards
- Detail beneath the decks
- Separation between the two buildings on the site
- Location of garbage and recycling areas

D. Rose left the meeting at 8 p.m.

#### **Comments:**

- Existing grades must be incorporated with City building grades
- Street tree must be specified by City Engineering Department
- Inconsistencies in fenestration between units
- Sizes of rooms of some concern

- Buildings are close but design of buildings and windows address the compact site
- May be appropriate to request relaxation of front setback (as for neighbouring site)
- Space at entries to rear units is tight
- Support character and detailing of the project
- Rear units are the winners with the south facing rear back yard but front unit has problems – bedrooms facing narrow space.
- Suggestion consideration of interior reconfiguration to address privacy issues at the centre courtyard by locating bedrooms to the front
- Living/dining area of rear unit would benefit from more windows

**Applicant comment**

17<sup>th</sup> Street is busy and may be too noisy for bedrooms to face the street.

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the rezoning application for 221 East 17<sup>th</sup> Street (Kent Halex, Architect) and recommends approval. The Panel commends the applicant on a thorough presentation.**

**Unanimously Carried**

The delegation left at 8:15 p.m.

D. Rose returned to the Panel at 8:15 p.m.

**9. 253 West 6<sup>th</sup> Street - Rezoning**

P. Mikalajczak, Architect, reviewed the streetscape and surrounding properties and outlined the proposed additions to the existing house to create two up-and-down strata units. A single entry to a paved courtyard will be retained. From the courtyard there will be separate walkways along the east side to the lower unit at the rear, and the upper unit at the front of the building. The lower unit will have an outdoor rear patio and garden area and the upper unit will have a private outdoor area at the front and west side yard. Sound separation between units is being addressed.

Sustainability is addressed through stormwater management by a rockbed on the site, retention and re-use of materials and green roof on the carport to address overlook from the upper unit.

A display board with materials and colours was displayed.

**Questions:**

- Access to green roof on carport
- Material to be used for siding on the addition
- Garbage location
- Existing landscaping to be retained
- New planting

**Comments from the Panel were:**

- Support project to save building
- Applaud green roof
- Separating old from new on siding is special feature of this project
- Excellent presentation
- Stormwater being handled well
- Wonderful layering of history in this project

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the rezoning application for 253 West 6<sup>th</sup> Street (Pawel Mikolajczak Architect) and recommends approval of the project and, in the interest of conservation, supports retention of the existing single glazed windows instead of replacement. The Panel commends the applicant for a thorough presentation.**

**Unanimously Carried**

**10. 207 East 8<sup>th</sup> Street - Rezoning**

Augustine Hii – Architect, Bill Curtis - Designer, Keith Ross – Landscape Architect and B. Mitchell and S. Grant, owners entered the meeting and the architect reviewed the context of the neighbourhood.

The proposed project is to add a duplex infill to an existing house facing 8<sup>th</sup> Street. The site is designated residential medium density in the OCP which permits two units. Each unit will have a separate entry from the street. Exterior finishes and colours were displayed.

Parking for five cars is provided at the rear of the site. Separation between buildings conforms with the guidelines. Sustainable strategies are addressed through retention of the existing house, efficient heating systems, energy efficient appliances and modular construction.

The Landscape Architect explained the walkway finishes and private outdoor areas in the courtyard which are screened with arbours and shrubs. An existing tree at the side will be retained.

Landscape design maximizes use of permeable surfaces, river rock beds, gravel areas, rain barrels, compost bins, use of native planting and ornamental plants and re-use of existing plants to minimize irrigation requirements.

**Questions:**

- Size of rain barrels
- Improvements to existing house
- Elevations at the lane and parking
- Sound attenuation

- Distance between existing home and new duplex
- Why have garage doors when the sides are open

**Comments:**

- Applicant must get building grades from Engineering for this development
- Open side at parking raises security concerns
- Other buildings on this street are much larger and retaining this small house may not be best use of the site
- Separation tight between the buildings
- Concern that recreation room could be converted to a suite
- Proposed kitchen addition reduces the distance between the buildings
- New infill building sympathetic to existing building
- Like the site development and don't have problem with kitchen extension
- Support the concept and site development
- Drawings are difficult to read - print is too small

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the rezoning application for 207 East 8<sup>th</sup> Street (Augustine Hii Architect) and supports the project subject to reconsideration of the design of the parking relative to security issues, and subject to further detail and information on sound attenuation measure between parking and the units above.**

**Unanimously Carried**

**11. Other Business**

None

**Adjournment**

The meeting was adjourned at 9:40 p.m.

The next regular meeting will be held at 5:30 p.m. on Wednesday, March 16, 2005.

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Chair

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