

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, January 21, 2004**

MINUTES

- Present:** A. Malczyk, Acting Chair
D. Rose
R. Veseley
K. McKillop
M. Rahbar
B. Tunke
P. Johnston
- Staff:** K. Russell, Development Planner
E. Maillie, Committee Clerk
C. Perry, Development Officer
- Absent:** P. Kernan, Chair
S. Friars, Vice Chair
M. Boland
Councillor R. Clark
- Guests:** D. Epp - Architect
H. Hatch - Architect
B. Pascall – Owner / Developer
R. Rusk – Designer
D. Oriente – Landscape Architect
D. Nicholls - Architect
D. Rutherford - Designer
M. Messer, DMG Landscape Architects
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In the absence of the chair and a quorum being present, A. Malczyk took the Chair and called the meeting to order at 5:15 p.m.

1. Minutes of Meeting of the Advisory Design Panel of December 10, 2003

It was regularly moved and seconded

THAT the Minutes of the Advisory Design Panel held on December 10, 2003 be adopted.

Unanimously Carried

2. Business Arising

None

3. Staff Update

(a) New Member

The Development Planner welcomed Bryan Tunke who has been appointed by Council as the Business representative on the Panel.

(b) Public Hearings

Projects previously reviewed by the Panel approved at the public hearings earlier this week included:

239 West 5th Street - The proposal went forward with reduced massing and height and received 2nd and 3rd Reading.

272 W. 5th Street - This infill development was approved.
Infill proposal received approval.

601 Lynnmouth Avenue - This project for change to an industrial storage building was approved.

January 26, 2003 – Council

Projects at 219 West Keith Road and 257 West Keith Road are going forward to Council on January 26, 2004.

4. Task Force – Sustainability Monitoring & Targets

The Development Planner advised that at the joint meeting of advisory bodies on December 4, 2003 it was decided that a Task Force should be formed to address Sustainability Monitoring and Targets. Two members from each of ADP, APC, EPAC and SPAC will participate with staff on the Task Force. The group will meet monthly between February and June to prepare a recommendation to go forward to Council mid-year. The Task Force will be led by Robb Utendale, Policy Analyst.

Since a number of ADP members were absent, it was decided to defer selection of the two ADP members until the February meeting or ask all ADP members for input before the final selection.

5. Design Awards

Staff are compiling a list of developments for consideration by the Panel under this award program. A list will be provided to the Panel prior to the February meeting.

6. Other Business

(a) Harry Jerome Centre Walkabout

A consultant has been retained and is now in the early stages of developing a Master Plan for this project. Priorities for development have not been determined and a number of areas of interest are still under review.

A Walkabout is planned for Saturday, January 24th. The group will meet at 10 a.m. in the Craft Room of the Memorial Building at 23rd & St. Georges to receive an overview of the proposed project followed by a tour of the building and the site to be led by a representative from the Recreation Commission.

It was suggested that it may be appropriate that an architectural design competition be held for this site.

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

The City is sponsoring a two evening workshop on meetings and rules of order and anyone interested in attending was requested to contact the Clerk’s Office.

7. 153 West 16th Street – Development Variance Permit

The Development Planner advised that the applicant proposes to convert an existing outdoor eating space on the west side of the building for use as indoor space.

D. Epp, Architect, entered the meeting and gave an overview of the site on 16th Street and explained that the restaurant has an existing 10’ sideyard now used as patio space. The owner wishes to expand the indoor area to create storage space, increase the number of washrooms, and create a smoking room. No increase in parking is anticipated but the owner wishes to make payment to the City in lieu of parking. It was noted that angle parking and the bump out on the street must also be provided by the owner. It was confirmed that restaurant seating capacity will not increase.

Coloured pictures of the masonry material and sheer wall to be used were circulated. Staff was requested to determine that a smoking room is permitted in the restaurant even if a separate ventilation system is installed.

Questions from the Panel included:

- Partial planting along the building;
- Design of overhang and canopy at the entry;
- Wall construction assembly details;
- Mechanical outlet changes and upgrading;

Signage design as shown in the drawings has not been confirmed.

Comments and concerns noted by the Panel included:

- Good solution to renovation;
- Rhythm along lane good;
- Signage presented looks good;
- Addition of rooftop screening should be finalized before the project proceeds;
- If a smoking room is permitted, ventilation needs to be addressed;
- Payment by the owner in lieu of parking seems reasonable;
- Lack of detail explaining the structure and mechanical;

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Development Variance Permit Application for 153 West 16th Street (Andreas Restaurant/D. Epp Architect) and recommends approval subject to approval, by the Development Planner, of the following:

- **Additional planter or planting at the wall on the east side of the north wall;**
- **Resolution of rooftop mechanical screening requirements;**
- **Encouragement of simple signage design to complement the simple design of the building;**
- **Development of the streetscape elevation details, including parking element;**
- **Satisfactory resolution of the smoking room.**

**Carried
- 1 Opposed**

8. 427 / 433 West 16th Street - Rezoning

The Development Planner gave an overview of the zoning on the property and advised that the applicant is asking for exemptions for mechanical and storage in the lower level of the development. The site is presently zoned RS-1 which permits duplex development.

H. Hatch - Architect, B. Pascall – owner and developer, R. Rusk – Designer, and D. Oriente – Landscape Architect were introduced to the meeting. The Architect gave an overview of the six-unit project situated on two lots at 16th & Mahon to provide family housing. Each lot has a duplex at the front and coach house at the lane. Mr. Hatch reviewed the massing and stepping of the building and noted that CPTED issues were considered through the use of porches facing the street and design of the pathways creating visual access through the site to the rear units. The central courtyard is designed to provide private outside spaces and supervised play space with good light penetration.

The Landscape Architect reviewed the landscape plan for the site which has an open front lawn and simple foundation planting and two trees at the edges of the property. Three entries into the site from the street create direct access to all of the units. The private patios in the central courtyard are screened with trellises and plantings. Lighting and entry detail from the street will be determined later.

Questions from the Panel included:

- Style of windows and cedar siding;
- No fenestration on east / west sides of the coach houses;
- Size of exterior usable space for the coach houses;
- Paving material through the site;
- Location of street trees;
- Location of address signage for rear units and mailboxes;
- Garage accesses from units;

- Confirmation of materials and colours on the exterior elevations;
- Location of garbage and recycling areas;
- Setback relaxation;
- Porch access from the house.
- Security control – lighting, open sightlines, overlook from the units into the central courtyard, porches open to the street.

Comments and concerns noted by the Panel were:

- Walkways would benefit from clearer definition;
- Support design, colours, density;
- Street frontage would benefit from further development;
- Need more site detail such as gates, lighting, mailboxes;
- Greater differentiation of porches recommended;
- North facing porches may be deeply shaded;
- Allotment of the elevation of the building – entrance to the front units not clearly defined;
- Further development of the roofline may assist in breaking up the massing;
- Lighting needed at the east and west windows into the coach houses;
- Verandah at front needs further resolution.

The Architect noted the comments made by the Panel and confirmed that they will be addressed, particularly around privacy and security concerns.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 427 /433 West 16th Street (H.R. Hatch Architect) and recommends approval in principle and looks forward to additional details in regard to:

- **Additional hard landscape details on gates, security, trellises, site lighting, mailboxes and identification of units;**
- **Consideration of fenestration on west and east sides of coach house units;**
- **Further consideration and development of the roofline on the duplex units;**
- **Further resolution of the front porches;**
- **Street presence of the development.**

Unanimously Carried

9. 418 East 8th Street Ridgeway Out of School Centre – Development Variance Permit

D. Nicholls, Architect, and D. Rutherford, entered the meeting and advised the proposed building will replace an existing building at Ridgeway School, a heritage site in North Vancouver City. The new building is designed to accommodate 40 children, an increase from the present one that accommodates 30 children.

This development is built on property being leased by the North Vancouver School District #44 to North Shore Neighbourhood House who will be the operator. The City of North Vancouver and the Province are providing the funding.

The interior layout of the building was explained:

- Activity areas are located on each side of a central common area on the main floor;
- A multi-purpose area, offices and storage are located on the lower floor;
- The building will be wheelchair accessible at both levels.

North Vancouver City Council is providing funding to try to meet the LEED Silver Standard through:

- Design;
- Use of opening windows;
- No air conditioning
- Ventilation system;
- Use of recycled timbers for vaulted ceilings on the main floor;
- Use of eco-block on lower floor.

Compromises are being made in the heritage features of the building in response to budget restrictions. In particular, vinyl windows are being considered instead of wood.

The Landscape Architect reviewed the landscape plan using planters to deal with the grade change at the front of the site. Paving and plantings at the rear of the site were detailed and it was noted that the Redwood tree at the rear of the building will be retained. The north side of the building has been sited to avoid encroachment on the tree.

Questions from the Panel included:

- Options to permit addition of a sidewalk to meet with existing sidewalks on other side of the building;
- Ages of children using the facility;
- Soffit materials;
- Design of overhangs at the front of the building;
- Materials for cornice detail and gutter;
- Issues that will address energy consumption to meet LEED Silver Standard;
- Style of guardrails on south and east sides;
- Could number of lights be eliminated on the lower floor to provide larger budget for wooden windows above;
- Possibility of reduction of mechanical system to make economies.

Comments and concerns of the Panel included:

- More modern building style may better address budget concerns;
- Believe that windows are a major feature of the building and costs should be reviewed to use wood windows;
- Elimination of some of the 'lights' on the windows on the lower floor may permit having wooden windows on the upper floor;
- Support the heritage style proposed;
- Support the project and the design;

- Well planned to fit the purpose of the building;
- Vinyl windows would not be noticeable from a distance;
- Installation of sidewalk should be explored.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 418 East 8th Street (Ridgeway Out-of-School Centre/David Nicholls Architect) and recommends approval of the project. The Panel also recommends:

- **The use of wood windows, recognizing budget constraints;**
- **Further consideration of design of guardrails, recognizing budget limitation.**
- **Further development on connecting the sidewalk with the existing sidewalk.**

**Carried
– 1 opposed**

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the development variance application for 418 East 8th Street (Ridgeway Out-of-School Centre/David Nicholls Architect) and recommends further review and development of the soffit and cornice details where they lead to gutters, to the satisfaction of the Development Planner.

Unanimously Carried

10. Acknowledgment of Service – D. Rose

The Chair advised that David Rose was completing his term as a member of the Panel and thanked him for his contribution to the Panel over the last three years.

The meeting was adjourned at 9:30 p.m.

The next meeting of the Advisory Design Panel will be held on February 18, 2004.

Chair