

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, July 16, 2003**

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**MINUTES**

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- Present:** P. Kernan, Chair  
S. Friars, Vice Chair  
A. Malczyk  
K. McKillop  
D. Rose  
R. Vesely  
P. Johnston  
M. Rahbar  
Councillor R. Clark
- Staff:** K. Russell, Development Planner  
E. Maillie, Committee Clerk  
G. Penway, Assistant City Planner  
C. Perry
- Absent:** D. Storey - RCMP
- Guests:** C. Philps - Seagate Ventures  
L. Doyle – Architect  
K. McKillop - Landscape Architect  
P. Kreuk – Landscape Architect  
P. McGrath  
C. Moorhead - Architect  
A. Saunders - Developer  
B. Harrison – Landscape Architect  
H. Hatch – Architect  
J. Jarvis – Landscape Architect  
F. Sou – Owner  
J. Sou – Owner
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A quorum being present, the Chair called the meeting to order at 5:05 p.m.

**1. Minutes of Advisory Design Panel Meeting dated June 18, 2003**

It was regularly moved and seconded

**THAT the Minutes of the Advisory Design Panel meeting held on June 18, 2003 be adopted.**

**Unanimously Carried**

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## 2. Business Arising

None

## 3. Staff Update

### (a) 152-154 East 12<sup>th</sup> Street

This proposal will go to Public Hearing on July 21.

### (b) Lonsdale Quay Fountain Upgrade

Work is underway in preparation of the tiles for installation in the fountain over the next few weeks. Pictures of the tiles were circulated to the Panel for information. The Panel's public art representative advised that this project had not gone to the Public Art Committee for information. The Development Planner will review this with the staff representative for the youth development programme.

5:15 p.m. - C. Perry entered the meeting

## 4. Sustainability Awards Program

G. Penway, Assistant City Planner, reviewed the report of June 3, 2003 and the process being addressed in forming the City's Sustainable Awards program.

5:20 p.m. - S. Friars entered the meeting

The report recommends that existing advisory body awards continue as they are and that a new "Sustainability Award" be created. The new sustainability award program would not be considered an annual award but would be made on a merit basis only, in response to developments or programs that address areas of social, economic or environmental sustainability.

Staff are now looking for input as to how this award will be administered and options on how projects will be selected for consideration. These options include:

- Formation of a committee each year with representation from each advisory body; or,
- Assignment of responsibility to a single advisory body, with input provided by other advisory bodies.

It was noted that the Advisory Planning Commission has a broad mandate which may make it appropriate to take responsibility to oversee the award process and make recommendation to Council, with input from other advisory bodies.

It was noted that the Green Building Award will remain with the ADP and could be a logical place for consideration of a referral by ADP.

### **Comments from the Panel included:**

- Representative group should make the decision from nominations coming from all groups;
- Support separate award for sustainability with input from all advisory bodies;
- Award should address at least two areas of sustainability;

- As projects are reviewed, the Panel could note those that may merit consideration for the sustainability award.

The process will be refined and come back to the Panel for comment. The awards program will include areas of economic, social and environmental issues.

## **5. Adaptable Design – Potential Policy Revisions**

The Assistant City Planner reviewed the City's existing policy for adaptable design standards for new developments which focus on helping people age in place. The program has been supported by Developers and most have given positive feedback to the City.

The proposed changes set out in the Social Planner's report of June 3, 2003 recommends that -

- a minimum of 20% of residential units in apartment buildings should meet Level 2 of the Adaptable Design Guidelines;
- there be an exclusion of 20 square feet for each Level 2 unit and 45 square feet for each Level 3 unit; and
- the proportion of adaptability for developments on city owned sites be established at 20% consisting of 15% Level 2, and 5% Level 3 Adaptable Design.

The resolution set out in the report was reviewed and the Panel was advised that, if they wish to review the Bylaw as it incorporates these amendments, it will be available for the September meeting. It was confirmed that while the bylaw covers apartments with elevators only, the bonus would apply to any building that addresses Level 2 or Level 3 Adaptable Design Guidelines (e.g. ground-oriented, duplex and triplex).

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the report of the Social Planner entitled "Adaptable Design – Potential Policy Revisions", dated June 3, 2003, and supports the revisions as detailed.**

**Unanimously Carried**

5:40 p.m. – K. McKillop declared a conflict of interest because of his professional involvement in the next presentation, and left the meeting at 5:40 p.m.

## **6. Lower Lonsdale - Site 3a**

C. Philps – Developer, L Doyle – Architect, A. Ergas – Developer, K. McKillop and P. Kreuk – Landscape Architects entered the meeting at 5:45 p.m.

The Assistant City Planner gave an overview of the site and the surrounding area and a model showing the proposed building as well as other approved developments in the area was displayed. The Panel was advised that the Director of Community Development is looking to the ADP for comment on the proposal since he has to make a recommendation to Council next week on whether the sale of this site and the development should go forward.

L. Doyle, Project Architect, reviewed the revisions made in response to the points raised by the Panel at the last review and detailed in the plans provided to the Panel. These changes included:

- Ravine and watercourse down the driveway towards Jack Loucks Court to address Mee Creek and improve use of the forecourt for residents;
- Top of the tower has been set back on each side rather than north/south faces. This will minimize view intrusion from the north and impact of mechanical units;
- A fourth townhouse has been added on the north side of the walkway;
- Townhouse roofs will be finished in patterned riverstone to address overlook from tower;
- Engineering reports recommend including a water feature rather than a bio-swale in this area.

Display boards with samples of bricks, spandrel, glass and colours were displayed.

P. Kreuk, Landscape Architect, reviewed landscape areas and finishes at the townhouses, amenity spaces and park to the south connecting with Jack Loucks Court. Planting at the driveway entry, ramp wall and stream bed was explained.

The Panel had questions on:

- water source of stream and pond at the north end;
- grades on the swale;
- planting along the streambed at the driveway edge;
- addition of canopies at the top of the tower;
- townhouses roof finishes – why use patterned river rock rather than shrubbery;
- lighting detail through the site;
- details on paving materials and retaining walls throughout the site;
- detail on timber trellis structure at pedestrian entrance on 2<sup>nd</sup> Street;

In response to questions from the Panel on sustainability, the applicant advised that sustainability is being addressed in plant material selection with minimal irrigation needs, low consumption toilets and showers.

#### **Comments and concerns of the Panel included:**

- No detailed information provided on sustainability issues being addressed.
- Support resolution of the top of the building with stepping back at the sides.
- Scale of canopies needs to be reconsidered to reduce massing on sides.
- Landscape element needs consideration of compromise between the quick discharge of water and standing water.
- Pond needs to be lined to allow filling and percolation.
- Tower Roof design needs detail and support stepping.
- Beneficial to consider green roof at townhouses since they are concrete construction but plant selection and maintenance needs to be addressed.
- Support how site is configured and ravine treatment on east side.
- Sustainability being addressed in superficial way with no attempt to introduce additional features. While high density urban living addresses sustainability, a gesture could be made with inclusion of green roofs.
- Storm water recycling should be addressed.

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the application for design approval for Lower Lonsdale Site 3a (Seagate Ventures / Lawrence Doyle Architects) and recommends approval, subject to the approval by the Development Planner, of the following:**

- **Incorporation of “green” roofs on the townhouse element;**
- **Although supporting reduction of the mass at the top of the tower, request that consideration be given to reducing the size of the projecting canopies;**
- **Further detail be produced on the water landscape feature on the east side of the property relative to how the water is collected, retained and discharged.**

**The Panel believes that more consideration could have been given to sustainable elements of the project and that the measures being proposed are nominal in nature.**

**Unanimously Carried**

The delegation left the meeting at 7:00 p.m.

K. McKillop returned to the meeting at 7:05 p.m.

#### **7. 144 West 16<sup>th</sup> Street – Building Permit**

The Development Planner gave an overview of the proposed building permit application to replace guardrails on a building which is undergoing renovation. It was explained that while the existing balcony railings do not need to be replaced, the owner wishes to update the appearance of the building while other upgrades are being undertaken. Planning staff are requesting direction from the Panel as to whether these rails are seen as an integral part of the building and if the railing style should be retained for character value.

P. McGrath, James Neill & Associates, entered the meeting and displayed pictures of the building prior to the upgrade which is now underway. One component of the upgrade is replacement of the original aluminum railings with aluminum and glass balcony guardrails. Colour and styles of two guardrail systems were explained and the Panel was requested to give direction to the applicant on the preferred style. The existing guardrails will be recycled.

The Panel had questions on the configuration of the posts in each style and costing. There was discussion around the Panel being requested to determine whether the existing railings should remain in place, and/or select the style of a new guardrail. There was consensus that the decision rests with the owner to determine the style of guardrail for the building.

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the building permit application for replacement of the guardrail at 144 West 16<sup>th</sup> Street and recommends approval of the curved top rail and glass in-fill as presented in the package but encourages the applicant to consider retaining the existing guardrail.**

**Unanimously Carried**

## 8. 257 & 265 West 5<sup>th</sup> Street - Rezoning

C. Moorhead, Architect, A. Saunders, Developer, and B. Harrison, Landscape Architect entered the meeting and the architect gave a brief overview of the context of the area and the proposed development, including exterior colours and finishes. A massing model of the project was displayed and explained.

It was noted that the Panel's comments at the last presentation have been addressed.

The Landscape Architect explained the detail for paving finishes, lighting and plantings, which include:

- scored concrete will be used in walkways and pavers at patio areas;
- the front patios have been reduced to include more planting
- access between the buildings addressed to include plantings and stairs
- detail for arbour entry at street
- lighting will be installed within the arbour and at stairs through the site.

The Panel had questions about:

- Detail at flat roofs and materials for gutters;
- Exterior colours;
- Windows at Unit A and Unit C.

The Panel commended the project for its sensitivity to the site and human scale with the major challenge being to produce it as it is presented.

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the rezoning application for 257 & 265 West 5<sup>th</sup> Street (C. Moorhead Architect) and recommends approval of the project. The Panel commends the applicant for a thorough presentation.**

**Unanimously Carried**

## 9. 4<sup>th</sup> Street & Queensbury Avenue – Commercial Building Permit

The Development Planner advised that this project is an application for building permit for a commercial development with residential use at the upper floor.

H. Hatch - Architect, J. Jarvis - Landscape Architect and Frank and Joseph Sou, owners, entered the meeting and the architect reviewed the site and context of the surrounding area. This is a proposal to replace an existing market with a supermarket on the main floor and residential space above for the family. This commercial development will be designed to complement the residential concept of the area. Vehicle access to the commercial parking is from the lane to the south of the property. Signage for the commercial component has not been addressed at this time.

The second floor residential unit will have a roof deck and side yard for private outdoor space. Sample boards with exterior finishing materials and colours were displayed.

The Landscape Architect gave an overview of the landscape plan and plant materials selected to address the function of the development. The plantings include low shrubs on the west and south to maintain sight lines for vehicle and pedestrian safety between 3<sup>rd</sup> and 4<sup>th</sup> Streets. Hedge planting will be placed along the east edge of the site. The City will decide on the type and location of street trees.

The Panel had questions on:

- Front elevation and stairway to foyer;
- Elevation on Queensbury has windows only at the front of the building near 4<sup>th</sup> Street which will limit natural light;
- Upper floor family room has small window for the size of the room;
- Visual access into sideyard.

**Comments and concerns of the Panel included:**

- Support the combined commercial / residential use but residential unit lacks natural light.
- Building needs more windows facing the street.
- Roof may be too harsh.
- Size of the windows may have limiting distance to the east.
- Desirable to have trees to create shade in parking lot and address the environment. Support project as community redevelopment of commercial space.
- Building needs more consistent treatment on west elevation by addition of windows.
- Stronger expression of residential component would benefit the development.
- Colour scheme resembles large supermarket store and may be improved by more residential colours.

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the Building Permit Application for 701 East 4<sup>th</sup> Street and recommends approval of the project subject to further consideration of :**

- **Fenestration in the residential portion of the building;**
- **colour scheme; and**
- **design of the west elevation.**

**Unanimously Carried**

**10. Other Business**

None

**11. Adjournment**

There being no further business the meeting adjourned at 9:20 p.m.

**Next Meeting**

The next regular meeting will be held Wednesday, August 20, 2003 at 5 p.m.

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Chair