

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 18, 2007**

MINUTES

- Present:** A. Hii, Vice Chair
D. Rose
K. Terriss
K. Hanvey
P. Winterburn-Chilton
Councillor Heywood
- Staff:** G. Venczel, Development Planner
J. Hnachuk, Auxiliary Committee Secretary
C. Perry, Supervisor, Development Servicing
- Guests:** M. Rahbar, Designer
M. Omid, Developer
J. Astaneh, Developer
- Absent:** D. Lee
B. Dabiri
A. MacIntosh
N. Paul
B. Spencer
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A quorum being present, the Vice-Chair called the meeting to order at 5:40 p.m.
Councillor Heywood entered the meeting at 5:43 p.m.

**1. Minutes of Meetings of the Advisory Design Panel held
June 13 and June 20, 2007**

It was regularly moved and seconded

**THAT the minutes of the meeting of the Advisory Design Panel held June 13,
2007 be adopted.**

Carried Unanimously

**THAT the minutes of the meeting of the Advisory Design Panel held June 20,
2007 be adopted.**

Carried Unanimously

2. Staff Update

334 West 13th Street – Unanimously approved at the Public Hearing on July 16th.

241 West 5th Street – Triplex with infill over the garage. Unanimously approved at the Public Hearing on July 16th. A covenant has been placed on the project for building design and materials.

249 – 251 West 16th Street – A 5-unit project. Unanimously approved at the Public Hearing on July 16th.

343 East 12th Street – Deferred until all Councillors could be present.

3. 254 West 6th Street – Duplex in a heritage area

The Development Planner reviewed the proposal, which was previously presented at the June 20th ADP meeting. Members reviewed the 3-D model.

The Chair read the ADP resolution of June 20th and the Heritage Advisory Commission (HAC) resolution of July 10th.

Mr. Rahbar – Designer, Mr. Omidi – Developer, Mr. Astaneh – Developer were introduced. M. Rahbar reviewed the changes since their presentations at HAC and ADP:

Larson House:

- The layout of the upper floor will be shortened by 1' 2" in order to reduce the size of the two new rear dormers.
- On the westerly lot, the house will be moved slightly easterly so that the west setback of 2.5 feet is to the porch overhang. There will be a covenant for the east setback.
- The rear deck detail will be changed to reflect the details of the front porch.
- Exterior colours include taupe, khaki and dark brown; and cedar shakes.
- Proposing to keep the stairs on the boulevard.

Duplex

- True light divider windows will be installed, as suggested by the HAC.
- New up-to-date materials will be used, so the duplex will look modern.
- The porch will be enclosed, with single pane glass in aluminium frame, to offer privacy when both residences are using their porches. The windows will be operable.
- Railing and guard rail details will be in steel. The sections will be panels of wood siding screwed into the t-sections and on the top portion will be a glass panel for each division. Metal profiles will continue down the front porch binding mesh panels that will also be in metal.
- All windows except around the front porch will be vinyl frame in chocolate brown colour.
- The front upper west unit balcony has been replaced with a 1' recessed window.
- The dormer in the front on the east unit has been changed.
- Proposing similar stairs as Larson House on the boulevard.

- Exterior materials include duroid roof, naturally stained siding, naturally stained timber in the front and rear, and metal detailing. Front doors will be solid wood panel with glass panels.
- Column detailing at entrances are varied slightly.

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

Larson House:

- With the change in grades in combination with reconfiguring the front walkway, it could be possible to get the stairs off the boulevard.
- Small back yard.
- Concerns with site development and grading. A topographical plan would be useful.
- Landscape materials need revisiting.

Duplex:

- Improved significantly since the last presentation. Works well in relation to the heritage house.
- What is the material on the parapet walls of the two stairways?
- Some confusion with east/west elevations.
- Too many varied window configurations.
- Could the windows on the east unit front porch be opened, i.e. accordion windows? An open porch creates neighbourliness.

Applicant's comments:

- It would be difficult with various landings to create a different sidewalk to the Larson House and without the stairs on the boulevard, it would take away the character of the street.
- The material on the parapet walls of the two stairways of the duplex has not been decided yet.
- Accordion windows on the duplex east unit front porch would be a good idea.
- Windows on the duplex are a uniform size of 2'-6".

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 254 West 6th Street (Vernacular Design) and does not recommend approval pending resolution of the following issues:

- **Further exploration and development of the site development or landscaping of both parcels. The ADP recommends that the applicant consider doing a topographic site plan to clarify these issues;**
- **Further exploration and development of the West 6th Street frontage and along west property line related to planted bank retaining walls, etc.; and**
- **Further clarification of details and material palette of the duplex, particularly as it relates to exterior cladding materials.**

Carried Unanimously

4. Topics to be Scheduled for Future Discussion by ADP

In order to keep meetings as close to schedule as possible, the Development Planner requested that members provide a list of items that they wish to have included on a future agenda. Topics suggested were:

- Smart Growth
- Housing i.e. mix of uses
- Energy
- Water Balance Model (Possible speaker: Tony Barber)
- Xeriscaping (landscaping)
- Transit
- Council
- RCMP - CPTED Issues
- Engineering Dept (Possible speaker: Colleen Perry)
- Country Lanes (City of Vancouver has a country lanes initiative)
- Urban Design
- Urban Agriculture - localized food production

K. Terriss left the meeting at 8:07 pm.

The Development Planner will review the possible topics with City Staff and report back to ADP in August with staff's comments.

5. Other Business

There being no further business, the meeting adjourned at 8:22 pm.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, August 15, 2007.

Chair

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