

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 21, 2004**

MINUTES

- Present:** S. Friars, Chair
P. Kernan
D. Rose
R. Vesely
K. McKillop
M. Rahbar
P. Johnston
D. Lee
Councillor R. Clark
- Staff:** K. Russell, Development Planner
E. Maillie, Committee Clerk
C. Perry, Development Officer
- Absent:** M. Boland
A. Malczyk, Vice Chair
- Guests:** R. Utendale - Policy Analyst
G. Penway - Assistant City Planner
R. Wong - Manager
E. Csutkai - Architect
D Van Stalk – Landscape Architect
R. Rusk - Designer
D. Oriente - Landscape Architect
B. Pascall - Owner/Developer
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A quorum being present, the Chair called the meeting the order at 5:15 p.m.

1. Minutes of Meeting of the Advisory Design Panel of June 16, 2004

The Minutes of the meeting of the Advisory Design Panel held on June 16, 2004 be adopted.

Unanimously Carried

2. Business Arising

None

3. Staff Update

The following projects went to Public Hearing July 19, 2004

(a) 612 Chesterfield

There was strong response from community residents on this rezoning application with many concerns from the community, particularly around non-conformance of the project with the density stated in the OCP. Council gave the project 2nd and 3rd reading but emphasized that the project had not been approved. Council requested that staff report back with information on the comments from the public prior to this application receiving further consideration. The project will go back to Council in the fall.

(b) Parcel 3 - The Pier

Application for OCP amendment for height was approved.

(c) 522 East 12th Street (Coach House)

There was some neighbourhood objection to this rezoning application but the project was passed by Council and is the City's first coach house development.

(d) 231 East 18th Street

This project was defeated – possibly because too many exclusions were requested.

(e) 339 West 14th Street

Project was approved by Council.

4. OCP (TIMS) – (Targets & Monitoring)

R. Utendale, Policy Analyst, referred to his report setting out details of the work completed to this time by the Task Force and Staff Working Group on OCP Targets & Monitoring. Advisory bodies are now being asked for input on the proposed public process and comments on the draft Indicators. Target date within the OCP for the monitoring programme being in place is October of this year.

The proposed OCP Indicators master list was reviewed and it was noted that the criteria for the indicators were selected to be compatible with other indicators being applied in other areas within the GVRD.

Questions from the Panel were:

- Method of establishing the base line for indicators
- Reporting period
- How will targets be identified
- Function of indicator information

Comments

- To minimize impact on staffing spread work of monitoring and measuring throughout the year and compile all items under one annual report
- Useful to look at connection between Indicators and their impact on other Indicators
- Indicators may also have a “life expectancy” and have a limit.
- Indicators must be in terms that are understandable to the general public

- Indicators must be measurable against OCP targets
- Measures must be consistent and results assessed against results in other target areas
- Information gathered could be useful to Council
- Information gathered must be used as a proportional measure
- Indicator noted must be clear on the measure

A report with more defined indicators will be referred to the ADP in August.

D. Rose entered the meeting at 6:10 p.m.

5. East of Lonsdale Development Plan Review Update

The Assistant City Planner gave an overview of the East of Lonsdale Development Planning process and explained seven options that respond to input received during the public process on development of Sites 10, 11 and 12.

Having reviewed the options presented as part of Stage Two of the East of Lonsdale Development Review Process, there was consensus that the Advisory Design Panel does not support Options A, B, C, or D, with a majority of members supporting Option F, then E, then G.

Members expressed the opinion that, if Council chooses to provide a larger park than previously contemplated (Option A), the decision should be dependent on a sufficient budget being allocated to design, construct and maintain the larger park on an on-going basis to a high standard. There was also a clear consensus that the existing western lane remain open and intact in any selected development scheme.

6. 2003 Design Awards

Discussion was deferred to August.

7. 705 West 15th Street – Rezoning & OCP Amendment

The Chair read the resolution made by the Advisory Planning Commission following their review of this application. The Development Planner advised that an OCP Amendment is required to permit this use in this area which is a mix of industrial and residential development and is in transition.

R. Wong, Manager, E. Csutkai – Architect, and D Van Stalk – Landscape Architect were introduced to the meeting. The architect reviewed the location of the site and surrounding development and advised that the applicant proposes to adapt an existing two-storey building to create a 68-bed dormitory with interior recreation and social areas to house foreign students. Supervisory staff and 24-hour security staff will be on-site.

On site parking is provided for staff and it is anticipated that most students will use transit. Renovations were explained and it was noted that disabled access will be limited to the main floor. No major exterior changes are being made other than landscaping.

The Landscape Architect gave an overview of the planting detail and landscape design through the site. The existing cedar tree on the corner will be retained.

The Panel had questions on:

- Need for addition of public sidewalk on 15th Street
- Addition of street trees
- Height and materials of existing retaining wall
- Use of mechanical ventilation
- Separation between the rooms
- Addition of skylights on top floor
- Location of duct work for commercial kitchen
- Screening considered for required rooftop equipment

Comments:

- Support concept
- Addresses sustainability in re-use of an existing building
- Concerns with mechanical requirements
- Significant equipment on the roof should be screened
- Acceptable that accessibility be restricted to ground floor of existing building but accessibility not totally dealt with at corridors and room entries
- Some conflict in bicycle storage as it opens into parking area
- May be better to combine some of the garden alcoves to create larger or different types of usable spaces
- Suggest removing asphalt and create plant bed to replace wood planters at columns
- Access to overhead planter difficult
- No detail provided for canopy at the entry
- Back entry would benefit from canopy addition
- Acceptable accommodation but details need to be worked out
- Density seems too high with only 100 sq. ft per resident
- Reduction of # of residents would permit opening up central area
- Consider addition of more skylights
- Outdoor space on north and east is not ideal and rooftop garden should be considered
- Residents may not support this proposal
- Minimal intervention in the building
- Need information from staff on space requirements per student
- Parking does not conform with the bylaw
- More interesting landscape could be created by reducing # of seating areas, especially on the north side
- Addition of planters against the building to create privacy in lower floor rooms
- Root structure of cedar tree should be protected during construction

Applicant response:

- Overhead door being removed to create window walls and more outdoor space

- Outdoor space – removal of overhead industrial door has created outdoor space
- Canopy structure explained and canopy will be added at rear exit door
- Accessibility addressed by 4' corridors but will review further
- Kitchen mechanical will be addressed
- Some safety concerns around use of rooftop garden
- Landscape changes will be addressed
- Parking will be considered further

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Official Community Plan Amendment and rezoning application for 705 West 15th Street (E. Csutkai Architect) and recommends approval of the project and commends the applicant for re-use of the building. The ADP recommends that:

- **Further consideration be given to including a rooftop patio**
- **Organization of interior spaces be simplified**
- **Provide shelter over rear doors**
- **Design of outdoor gathering spaces be simplified and located away from the north side**
- **Planting be added against the wall to address privacy concerns**
- **Rear planter be lowered to ground level.**

Unanimously Carried

6. 427 – 433 West 16th Street - Rezoning

R. Rusk - Designer, D. Oriente - Landscape Architect, and B. Pascall - Owner/Developer were introduced to the meeting. The Designer referred to the previous proposal for this site which was rejected at public hearing and, in response to comments at that time, a new proposal has been prepared to address such concerns as affordability and access to rental accommodation.

The applicant proposes to build a duplex on these two lots with a secondary suite at the rear of each units. Details of the proposed development and exterior finishes set out in the presentation material were explained. Each lot will have a 4-car garage and one surface parking space at the rear of the site off the lane. Garbage and recycling for all units is located at the central path between the garages at the rear .

The applicant acknowledged the value of advising residents of proposed changes and will be undertaking an extensive neighbourhood consultation process to inform area residents of this project.

It was confirmed that the development is two legally separate lots with separate strata corporations and easement to share the centre path. Affordability is addressed through creation of rental accommodation within each unit.

The Landscape Architect reviewed the site plan and plant and tree detail. Hedge separation at the rear patios address privacy concerns. Lighting will be located along the walkways, at common areas and at the entries.

Questions and concerns of the Panel were:

- Setbacks
- Location of garbage handling and recycling
- Entry to centre secondary suites and rear entry to main floor dwellings
- Separation of rear lawn at strata line
- Type of heating
- Location of kitchen window
- Allocation of parking

Comments and concerns of the Panel were

- Context detail inadequate
- Stacking and venting needs to be addressed now
- Scheme is well composed and units work well at both interior and exterior
- Encourage direct vents to side
- Support scheme but suggest that spacing of windows on side walls be considered
- Would have preferred to see two different building styles
- Support scheme but location and size of basement bedroom window a concern

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 427 – 433 West 16th Street (Brent Developments Ltd.) and recommends approval of the proposal.

**Carried
- 1 Opposed**

7. Other Business

It was agreed that the date of the meeting in August will be changed to August 11th.

10. Adjournment

The meeting was adjourned at 9:45 p.m.

The next regular meeting will be held at 5 p.m. on Wednesday, August 11, 2004.

Chair