

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, June 13, 2007**

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**MINUTES**

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**Present:** D. Lee, Chair  
A. Hii, Vice Chair  
K. Hanvey  
N. Paul  
R. Spencer  
K. Terriss  
P. Winterburn-Chilton  
B. Dabiri

**Staff:** G. Venczel, Development Planner  
E. Maillie, Committee Secretary

**Guests:** J. Wollenberg – Coriolis Consulting                      K. Halex – Architect  
S. Skinner – NVSD Chair    D. Parker – Owner  
J. Braithwaite – NVSD Trustee                                      G. Dumbleton – Architect  
I. Young – NVSD Secretary-Treasurer                      ITO & Ass – Landscape Arch  
I. Abercrombie – NVSD Project Manager                      J. Kutev - Architect

**Absent:** D. Rose  
A. Macintosh  
Councillor R. Heywood

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A quorum being present, the Chair called the meeting to order at 5:35 p.m.

**1. Minutes of Meeting of the Advisory Design Panel held April 18, 2007**

It was regularly moved and seconded

**THAT the minutes of the meeting of the Advisory Design Panel held April 18, 2007 be adopted.**

**Unanimously Carried**

**2. Business Arising**

None

**3.**

## **Staff Update**

Projects recently reviewed and adopted by Council include:

- Ridgeway Elementary Seismic Upgrade.
- Western Avenue OCP Amendment for the northern side of West 23<sup>rd</sup> Street from .75 to 1.0 fsr.
- 350 East 10<sup>th</sup> Street.
- 845 Marine Drive rezoning. It was noted that former members of the Marine Drive Task Force support the project.

Council also considered:

- Demolition Waste Recycling and referred it to staff for development.
- Coach House Guidelines which were deferred for further review of wording.

## **The Advisory Design Panel and Advisory Planning Commission moved to Conference 'B' for a joint presentation from North Vancouver School District**

### **4. North Vancouver School District Queen Mary and Lonsdale School Sites - Conceptual Proposal**

The City Planner advised that North Vancouver School District has applied for an OCP amendments and rezonings for Queen Mary and Lonsdale Elementary School sites. A conceptual plan addressing land use, density and subdivision has been prepared for each site for presentation to the City's advisory bodies, Council and members of the public information at a Town Hall Meeting at Carson Graham School on June 28<sup>th</sup>. A report on input from that public meeting and from advisory bodies will then go forward to Council for their review and direction, following which the School Board will make a decision on how to proceed. It is anticipated that they will select a developer and come back for further review by advisory bodies with more detailed plans in the fall.

The City Planner advised that the Queen Mary School site is currently zoned institutional and the applicant proposes to sell two parts of this site for residential development at 1.6 FSR (4-storeys). An additional FSR of 1.0 FSR for the remainder of the lands will create a density bank for potential transfer to other sites in the future. Funds acquired from a density transfer would be used by the School District to refurbish Queen Mary and Ridgeway Schools and other community related projects.

The Lonsdale School is no longer in use and is proposed to be demolished. The School District proposes to create a new lot along Lonsdale and retain ownership of it. This would be assigned an OCP designation of Urban Corridor (2.3 FSR). They would build a new administration building on this site to house the administration offices, Education Services and Artists for Kids' Trust Gallery. These uses would be excluded from Gross Floor Area as a community amenity. The unused FSR would be assigned to a density bank for transfer to other sites at some time in the future. Funds acquired from a density transfer would be used by the School District to refurbish Queen Mary and Ridgeway Schools and other community related projects.

The School District proposes that the remainder of the property be sold for residential development at 1.6 FSR which is compatible with the surrounding

neighbourhood. Discussions have also been held with Housing for Youth with Disabilities (HYAD) to provide non-market housing on the part of the site proposed for residential development.

Jay Wollenberg, Consultant, Susan Skinner, NVSD Chair, I. Young, NVSD Secretary-Treasurer, Ian Abercrombie, Project Manager and Trustee J. Braithwaite were introduced.

**5:55 p.m.** S. Skinner, APC member, declared a conflict of interest due to her position as a North Vancouver School District Trustee and would remain in the meeting as a member of the School District's delegation only and would not participate in APC discussions.

The Consultant outlined the School District's approach in developing this proposal to build a new administration centre and locate the Artists for Kids' Gallery with museum storage, classrooms and studios for art education in a central location to facilitate public access. The Ministry of Education does not provide capital funding for this type of project. Funding from this proposal may also fund upgrades at Ridgeway and Queen Mary Schools.

### **Queen Mary School**

The building is on the City's Heritage A list and the applicant proposes to rezone the site while retaining the school. The proposed residential development on the site would be limited by current height restrictions (1.6 FSR) and density from the school site could go into the density bank for transfer to another site in the future. Funds from the property sale would be used to fund the administration office and Artists for Kids' Gallery. Funds from any density transfer would be applied to fund the Queen Mary renewal and other special projects.

### **Lonsdale School**

Demolition of Lonsdale School is proposed and the School District has undertaken to tour with City staff and the Heritage Advisory commission to identify special features to be retained and used in construction of the new building. The mature Chestnut trees at Lonsdale and 22<sup>nd</sup> Street have been examined by an arborist and their potential longevity identified. The building design will address retention of all of these trees.

The conceptual plan proposes to have a lane between the School District site and the residential development. A 4-storey residential development with 1.6 FSR is permitted currently and the applicant is proposing a 1.7 FSR (250 units). The School District proposes to transfer the land for 10 – 15 units to HYAD so that they can obtain funding to build. The balance of the site would be sold to a developer. Parking would be underground.

### **Building needs –**

- 90' x 100' long to allow for tree protection (projecting 5 or 6-storey building).
- Retail and School District entry and Gallery on main floor.
- Park adjoining the could be a SD project for revitalization.
- Parking garage to extend under the lane.

### **Community amenity contribution includes:**

- Administration and Education Centre

- Artists for Kids Gallery.
- Non-market housing for HYAD.
- Tree retention.
- Upgrading of park, possibly as a sculpture garden.
- Funds transfer to Queen Mary and Ridgeway heritage upgrades.
- Sustainability will address at least LEED Silver.
- Willing to participate in Lonsdale Energy Corporation.
- Extend obligation to participate in LEC with developer.

The City Planner advised that the City is obligated to covenant where density transfers occur and the City controls what constitutes the amenity to which it can be transferred. The allocation of proceeds can also be controlled through a covenant.

**Questions and comments included, but were not limited to:**

- Viability of retail in this location?
- Demographics show numbers declining but what has the SD secured for the future if numbers should increase?
- SD asking for faith that funds will be used to retain and upgrade schools – could the Ministry of Education force that they be spent elsewhere?
- Should the Artists for Kids' Gallery be combined with an art school?
- May be beneficial to use density on a current site rather than have it occur later.
- Support developing the park with the project.
- Consideration of extension of lane behind proposed SD administration building?
- If Queen Mary site is rezoned and density transferred to another site what happens if the school needs to expand in the future?
- How would assisted housing covenant be enshrined?
- Length of time for completion of density transfer.
- To what extent does this project depend on the current housing market?

It was noted that:

The School District is considering a Fine Arts Academy in the future in an alternate location.

Ministry funding for Ridgeway will be available March 2008 at the earliest.

**The presentation ended and ADP and APC returned to their meeting rooms at 7:25 p.m.**

**The ADP meeting resumed at 7:30 p.m. in Conference A.**

The Chair read the resolution of the Heritage Advisory Commission.

The Panel asked for direction from staff on what is being considered at this time and the Development Planner advised that the presentation is a conceptual proposal only to get early input of the City's position in development and density transfer and would like to have an indication from advisory bodies on how the School District might proceed.

There was some concern in making a recommendation on what is not a design proposal. Comments can only comment on urban design and if the next phase is appropriate.

The Panel discussion included, but was not limited to:

- Consider opportunities in area of 30' setback to accommodate Chestnut tree roots to make this space unique along the corridor.
- Support site administration building on Lonsdale School site and north/south orientation of buildings behind administration building.
- Support site of corridor building.
- Proposed development on market site will be determined by developer except that, if there is an appetite, this is a site to encourage greater intensity of land use and greater density on Lonsdale School site.
- Queen Mary development sites with 4-storey design do nothing for Victoria Park area and would benefit from more density.
- Size of units a concern for families
- Consider covenants to build particular types of housing – social, sustainability, etc.
- Site suitable for stormwater management.
- Need to consider what flexibility is available to reallocate portion of the Queen Mary site to allow a different building location/configuration rather than a 4-storey building.
- Would like to see more investigation of the options.
- More imaginative approach needs to be taken.
- NVC is a grid city and that is how the streets work.
- Is it possible to consider alternate subdivision on QM school to direct residential to another location – pulled south to the roundabout with two tower-like buildings.

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the conceptual proposal for Queen Mary and Lonsdale School sites (Coriolis Consulting / North Vancouver School District #44) and, while supporting the concept, recommends that the following be addressed:**

- **Consideration be given to increased density and alternate siting proposals for the market housing component on both the Queen Mary and Lonsdale sites.**
- **Encourage development of a feature element incorporating the corridor created at the setback to protect the trees at the Lonsdale site.**
- **Improvements relating to Queen Mary School be explored on a site-wide needs basis, including both the building and the site.**
- **Encourage stormwater management on the sites.**
- **That the RFP include innovative covenants or conditions to require that the proponent developer address sustainability.**
- **Addition of boulevard trees on 13<sup>th</sup> Street at the Queen Mary School.**

**Unanimously Carried**

## 5. 343 East 12<sup>th</sup> Street - Rezoning

The Development Planner advised that the applicant has applied to rezone the property from RS-1 to RT-2 to build a duplex on the site. This is permitted within the OCP.

K. Halex, Project Architect, was introduced and the architect reviewed the location of the site and context of the area. This is rezoning application for a duplex. Exterior finishes are cedar shingle, stucco with wood trim and asphalt shingle roof. Exterior colours were displayed. Floor plans were explained and it was noted that a variance is requested to allow a wider than normal dormer. Fenestration detail on the sides of the building were explained.

### Questions:

- Are mirror image duplexes permitted in the City?
- Is screening to be considered at the large exposed open kitchen?
- Commend the applicant on the Sustainability Statement.
- Why was decision made to follow UBC REAP?
- How will applicant commit to implementing sustainability initiatives identified?
- How will cellar be used?
- Is gable roof at front façade flat?
- Could flat gable roof at front façade be opened up to introduce more light at front door?
- Will gravel cups be used for retention of gravel at the open parking spaces?

### Comments:

- Concern with how turret comes down on porch – needs softening at the corner.
- Support design and that it is not a mirror concept.
- Concern that grading over light well could create maintenance problem with leaves.
- Consider improving pathway in the rear yard.
- Massing works and like asymmetrical treatment of the façade.
- Building is below street level and recommend that 8' high porch roof be raised.
- CPTED concerns around height of plants and screening from the street.
- Aluminum handrails may not be appropriate for this style of house.

### Applicant's comments

- Sightlines from the street were reviewed for visual screening and plant growth.
- Garage elevations and garage locations and enclosures were explained.

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the rezoning application for 343 East 12<sup>th</sup> Street (Kent Halex Architect) and recommends approval of the project.**

**Unanimously Carried**

## 6. 249 – 251 West 16<sup>th</sup> Street – Rezoning

The Chair read the resolution of the ADP at an earlier review.

D. Parker - Owner, G. Dumbleton – Architect – and Landscape Architect were introduced and the architect reviewed the revisions made in response to the previous concerns raised by the ADP: –

- Shadow analysis for the outdoor areas at the spring, summer, autumn and winter equinoxes was explained.
- Limiting distance to permit fenestration has been confirmed by the applicant.
- Landscape plan as it addresses circulation and privacy – each unit will have a private areas and plantings for screening between these areas.
- Plant material was reviewed to and replaced plants to maintain neighbour's view
- Neighbourhood meeting was held and they have expressed approval of the project and privacy concerns have been addressed.
- Storm water management addressed front and rear
- See through metal grids at bicycle storage have concrete behind grids.

### **Questions:**

- Have building grades been submitted?
- Appreciate having the shadow analysis but had hoped that it might help address solar access. Patios between the buildings are perpetually in shade - is this acceptable to the developer?
- Location of metal fence?
- What is the purpose of the dormers?

### **Comments:**

- Like the re-organization of spaces to address sun – trellis creates an outdoor garden room.
- Request for shadow analysis does represent a range of solar angles throughout the year and it shows the project will be perpetually in the shade except on the west and substandard in respect of long term livability.
- Landscape plan is great improvement with strong attention to detail on each of the units.
- Believe that there is a sun problem.
- Addition of arbours may be beneficial to south facing units.

### **Applicant's comments:**

Recommend that site be viewed in the daytime.

Architect and Landscape Architect have done good job in design and layout of outdoor spaces.

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the rezoning application for 249 – 251 West 16<sup>th</sup> Street (Grant Dumbleton Architect/David Harper) and recommends approval of the project. The Panel commends the applicant for a**

**thorough presentation and manner in which previous concerns have been addressed.**

**Carried  
- 1 Opposed**

## **7. 1400 Bewicke Avenue – OCP Amendment & Rezoning**

The Chair read the motions made by the Advisory Planning Commission and Advisory Design Panel at earlier reviews of the proposal.

J. Kutev – Architect, referred to the issues raised by the advisory bodies and advised that the following have been addressed:

- Sustainability is addressed through installation of geothermal on the site. Five owners have agreed on this system and one owner has not. The units on that property will have high efficiency gas furnaces. The geothermal report was provided to the Panel.
- Stormwater management.
- Disability access through installation of a ramp through the site and direct access from some units to parking.
- Elevations and sections and a model of the development were displayed.

### **Questions:**

- Were there discussions with staff on setbacks?
- Why have vertical rather than horizontal field for geothermal?
- Has consideration been given to flipping centre units to open centre area?
- Will there be lighting through the courtyard lighting?

It was noted that staff did not consider decreased setbacks feasible in this neighbourhood.

### **Comments:**

- Should lobby CNV for refund of fees for sustainability issues.
- Good project and support this as a visionary project.
- Glad that project came back a second time and incorporated issues around sustainability.
- The project will illustrate how a large consolidated project can work.
- Lingering feeling is that it is a dense development but wish it could have some accommodation from the City to create a more open rowhousing approach rather than a quasi suburban approach.
- Rarely do we see a project of this density with geothermal.
- Three forms of stormwater management described will be implemented.
- Would be nice to have improved light penetration but it is an innovative project as it stands.
- Unfortunate that setbacks cannot be decreased on this busy street. The project would be improved by bringing it closer to the street and do not understand why the City would deny this.



- Consider flipping two units 90 degrees at the front – push to north/south would still maintain same separation to gain east/west front back separation.

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the OCP amendment and rezoning application for 1400 Bewicke Avenue (Jordan Kutev Architect) and recommends approval of the project. The Panel commends the applicant for the presentation and the manner in which the ADP concerns were addressed.**

**AND THAT the ADP encourages the applicant to maintain a proactive dialogue with staff on the setback on Bewicke Avenue, particularly as it relates to the interior courtyard.**

**Unanimously Carried**

**8. Information**

**(a) Transportation Plan for the City – Interim Report**

The Panel received the Assistant Engineer, Transportation report entitled “Transportation Plan for the City – Interim Report”. Members were asked to review this interim report and retain it for discussion in September.

**9. Other Business**

There being no further business, the meeting adjourned at 10:20 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, June 20, 2006.

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Chair

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