

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 20, 2007**

MINUTES

Present:	D. Lee, Chair K. Terriss K. Hanvey N. Paul A. Hii D. Rose Councillor R. Heywood
Staff:	G. Venczel, Development Planner C. Perry, Supervisor, Development Servicing K. Russell, Planner 2 J. Hnachuk, Auxiliary Committee Secretary
Guests:	H. Besharat, Architect M. Shahbazi M. Rahbar, Designer R. Changizi, Design Assistant M.Omidi, Developer J. Astaneh, Developer A. Rahbar
Absent:	B. Dabiri A. Macintosh B. Spencer P. Winterburn

A quorum being present, the Chair called the meeting to order at 5:37 p.m.

1. Business Arising

Sustainability Measures

Tools and mechanisms for sustainability measures will be discussed at the next ADP meeting. As well, the role of the ADP in addressing sustainability will also be considered.

2. Staff Update

648 W 15th Street – The proposed duplex development was rejected by Council.

363 East 8th Street – The proposed duplex development was deferred by Council until all Council Members are present.

D. Rose declared a conflict of interest because of his professional involvement in the next project and left the meeting at 6:10 p.m.

3. 334 West 13th Street – Rezoning

The Development Planner provided the context of the proposed 4-unit town home development in one building. Currently zoned RT-1, the application is to rezone to Level Three low density attached form housing.

H. Besharat – Architect and D. Rose – Landscape Architect were introduced. The previous proposal for a 3-unit stacked town home of larger unit sizes was not successful at Council. A new design has been proposed and much more community involvement has taken place. There is general support from the neighbourhood on the new proposal, with one exception of a westerly neighbour and an easterly neighbour requested roof adjustments to open up his view.

The design was reviewed. The low profile of the roof is respectful of the neighbour's comments. Required side setbacks have been increased to 8' around rear unit main entries. Each front unit floor area is 1,463 sq. ft., excluding basement. Each rear unit floor area is 1,092 sq. ft., excluding basement. Basements have been designed for some flexibility.

Comments from the community also included increasing green space. An urban garden concept was incorporated into the design for the residents of the two front units and residents of the two rear units will have rooftop access.

Windows in the rear units have been added for cross ventilation, as well as a small skylight to the bathroom to provide daylight. The skylights above staircases have been changed to a clerestory skylight more cross ventilation.

On the front west window, a new small roof has been added for shading and solar gain purposes. Energy Star vinyl windows with C-Low E glass will also be used.

A materials sampleboard was provided and reviewed. The character is west coast contemporary with many deep overhangs, cementitious board in two colours, cultured stone, black railing. The two front units are differentiated by roof, railing, glazing and entry door details.

D. Rose reviewed the landscaping plan. Two of three neighbours are very supportive of having open space urban garden at the back, as well with the plant selection. A low front wall has been added, to maintain some continuity with frontage treatment with the unit to the west. Fencing has been minimized in the back and hedging and planting used as boundary definitions. Fencing will be provided down the middle of the rear yard and at the property lines. Paved areas are all permeable paving. Front units have sunken patios, terraced to provide more sunlight and selected planting will allow for some visibility from the sidewalk. Grade separation will also provide privacy from the sidewalk. Because of the grades at the back, there will be retaining walls at the patios to keep the patios at finished floor level.

Questions and comments included, but were not limited to:

- Engineering confirmed proposed grades from the garages to the laneway will work.
- The new roof proposed on the front west window will replicate the one on the front east window.
- For CPTED reasons, both low and medium height shrubs are proposed for the front landscaping.
- Are any rain gardens proposed?
- Front unit owners are provided the outer parking stalls and rear urban gardens. The rear unit owners have the interior parking stalls and rooftop decks as well as rear patio space.
- How does cross ventilation work for the second floors on the front units?
- Would be nice to have some sort of rain garden.
- Will rooftop decks have gardens?

Applicant's comments:

- Rain gardens have not been proposed because of terracing, however rain barrels and compost bins are provided at the back.
- A window has been added between the powder room and closet of the south facing units in order to provide cross ventilation with the clerestory windows above.
- Comprehensive public consultations are being carried out by Bob Hyslop, a communications planner. K. Russell, Development Planner, noted 80 – 100 invitations were sent out for the public house. Three sessions have taken place with concerned neighbours.
- Sun penetration to the basement is important. There are no stairs in the basement to the outside in the rear units. The patio area provides sun penetration to the basement.
- With the addition of the roof over the front west window, the two facades will be redesigned to be similar.
- Rain gardens will be considered. Rooftop gardens will be up to the unit owners and hopefully they will green it.

D. Rose left the meeting at 6:42 p.m.

Comments of the Panel included, but were not limited to:

- Open space has been cleverly executed.
- Supportive of vegetable garden configuration.
- Appears that front units do not have comparable outdoor space to rear units.
- With the addition of the roof on the front west window, a minor suggestion was made to make the two front units a true image of each other.
- The front west basement patio would not be a readily accessible space being on the lower basement level, nor is the vegetable garden at the back.
- Are the two peaks in the front façade too tentative?
- Could the building be set lower?
- It was suggested to come with a broader part of the community to Public Hearing so Council is assured this project has been well-canvassed.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 334 West 13th Street – Rezoning (Besharat Friars Architects) and recommends approval of the project. The Panel commends the applicant for a thorough presentation.

Unanimously Carried

4. 254 West 6th Street – Duplex in a heritage area

The Development Planner provided the context of the proposed development, involving one large lot to be subdivided into two lots of 50' x 120' each. The lot on the west portion, which is empty, and the lot to the east with a heritage house on it (Larson's House). The rezoning application is for .75 FSR with 0.6 FSR only above grade for both lots. The heritage house will be moved to the westerly lot on a new concrete structure and a new duplex will occupy the easterly lot.

M. Rahbar – Designer, R. Changizi - Design Assistant were introduced. M. Rahbar provided a PowerPoint Presentation on the context. The history and architecture of Ottawa Gardens was reviewed, as well as heritage homes in Vancouver. Larson's House was built in 1921. The adjacent house to the west was built and occupied by Larson's brother. The adjacent lot to the east of the proposed development is a 1970s duplex. The westerly neighbour (Larson's brother's house) is supportive of the proposal, including that dining room windows on both Larson's brother's house and Larson's House will face each other. There are no issues with the neighbours to the east of the proposed development.

The site plan was reviewed and revised plans were distributed. Both properties are zoned RT1. The proposal is for .67 FSR above grade. Larson's House will be relocated to the westerly lot onto a new concrete structure and will incorporate a new basement with a secondary suite of 946 sq. ft. Larson's House will be raised to a geodetic elevation of 230 feet to be the same height as the proposed duplex. The roof peak of the proposed duplex will therefore exceed the envelope by three feet (not the dormers). The westerly neighbour (Larson's brother's house) is at an geodetic elevation of 231.5 feet.

Changes to the interior of Larson's House include an open floor plan of 1,415 sq. ft. on the main floor, removing 73 sq. ft., and four bedrooms with three bathrooms on the second store, adding 327 sq. ft. A master bedroom with an en-suite will replace the sleeping porch, doubling the size of the dormer. Dormer detailing will be maintained.

The proposed duplex plans were reviewed. The duplex will appear as one house and will relate to Larson's house as well as the street. Changes to the duplex plans not included in the ADP package include the main entrances. A 7' generous entrance will remain the same. However, the door to the west unit has been moved to the westerly corner of the house. The entrance to the east unit, which will be the focal point of the building, is wider and more generous. As well, for privacy purposes, the west unit porch will be open; the east unit porch will be enclosed.

Landscaping was reviewed. Picket fences are proposed above the four foot high retaining wall at the front of the two lots. Behind the fences will be English boxwood shrubs and a couple of Japanese Maple trees. On the west property line of Larson's House, a 5' fence is proposed to the building lines, then a picket fence will run to the front. Hedges will run from where the porch stops. Parking stalls for Larson's House will include two enclosed stalls and one open pad, which the neighbour has suggested be a green pad. For the proposed duplex, one enclosed parking stall and one open pad, which will also be a green pad, for each unit is proposed.

Questions and comments included, but were not limited to:

- Appreciated context and PowerPoint presentation.
- Supportive of the proposal for Larson's house.
- Materials are fundamental. Does Larson's House need to be re-roofed and windows replaced? Do replacement materials for a heritage building have to be original?
- Two flat roof dormers on Larson's House seem illogical.
- Would strongly support a different contemporary expression character of the proposed duplex.
- Grades and elevations have not been reviewed with Engineering Dept. Also, Engineering Dept. would prefer the stairs at the front retaining wall be moved off City property.
- A landscape plan would be appreciated. The Larson's House lawn at the rear separates the parking realm, but a pathway is not defined.
- More exploration is needed with front entries of the proposed duplex, i.e., one major entry/one minor entry.
- Ensure the overall plan is rationalized because details are offset.
- The Ottawa Gardens Guidelines state contemporary designs are not acceptable as clearly defined by the community.

The Development Planner will advise if new materials for heritage buildings must be the same as original materials.

Action: Development Planner

Applicant's comments:

- Materials will be finalized with the owner for cost purposes. Materials proposed for Larson's House include medium textured stucco, fibre cement siding, wood soffits with rafter ends exposed. The roof will be replaced with new wood cedar shingles and windows will be replaced with new wood windows, including 4" trims around all windows. Gutters and downspouts will be aluminium.
- Materials for the proposed duplex include medium textured stucco and horizontal siding. Windows will be vinyl. A material such as copper for downspouts and gutters are proposed. Solid wood panelled doors are proposed with glazing on top.
- Headroom was an issue when designing the flat roof dormers at the back of Larson's House. The proposed dormer will be treated like a flat roof with membrane and will slope with gutter.
- The stairs at the front retaining wall will be redesigned to meet Engineering Department approval.

- The owner, Mr. Omid, completed a project of two prominent heritage houses on the north side of East Keith Road ten years ago for which he won an award.

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 north elevation of the Larson House;
- further exploration and development of the site development or landscaping of both parcels;
- further exploration and development of the West 6th Street frontage related to planted bank retaining walls, etc.;
- further exploration and development of the form and character of the new proposed duplex; and
- further clarification of details and material palette of both parcels.

Unanimously Carried

Councillor Heywood left the meeting at 8:50 pm.

5. 332 East 11th Street - Rezoning

The Development Planner provided the context. This rezoning application is for a proposed duplex in the new mid-block designation.

M. Rahbar – Designer and R. Changizi - Design Assistant were introduced and provided revised plans. The neighbourhood has no significant architecture, however the house to the east of the proposed development is a little Victorian/Edwardian house. There are no interface and privacy issues with the neighbours to the east and west of the proposed development.

The architectural character of the proposed duplex is simple Prairie House and an Italianate Revival style and will sit on a platform elevated 3 – 4 feet above sidewalk level. Some features include a raised common porch platform area and a main front door for each unit separated with a privacy screen. Parking will include a parking garage with a parking pad for each unit. Rima pavers will be used. The grade step down to the rear yard is approximately four feet.

The floor plan, simple and symmetrical, includes three bedrooms and a cellar space in the basement. Materials being proposed include a combination of horizontal siding, hardi-shakes and vertical panels.

Questions and comments included, but were not limited to:

- Supportive of the project.
- Façade materials should be simplified.
- The upper exterior colour should be significantly lighter.
- Rima pavers are not necessary in the carports.

- Light wells towards the rear of the cellar could be bigger.
- A roof plan would be helpful.
- Raising the dormers above the fascia boards would bring the emphasis on the elements on the dormers.
- Suggest more stormwater management with rain gardens.
- Garage plans need to be reviewed with revised elevations.
- A local garden centre can provide advice on plantings. It was suggested the holly tree at the front of the property be removed.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 332 East 11th Street (Vernacular Design) and recommends approval, subject to the approval, by the Development Planner, of the following:

- further exploration and resolution of the disposition of materials on building elevations;
- exploration of the retention or replacement of existing tree;
- exploration of landscaping generally for solar orientation;
- confirmation of the development of accessory building related to topographic site information; and
- refinement of roof plan.

Unanimously Carried

6. Other Business

There being no further business, the meeting adjourned at 9:40 pm.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, July 18, 2006.

Chair

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