

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 29, 2005**

MINUTES

Present:	S. Friars, Vice Chair P. Kernan R. Vesely U. Stein N. Paul M. Rahbar Councillor R. Clark
Staff:	K. Russell, Development Planner E. Maillie, Committee Secretary K. Dixel
Guests:	B. Curtis – Designer K. Ross – Landscape Architect P. Berritone - Owner J. Redenbach – Architect R. Bulfone – Owner D. Mitchell – Landscape Architect
Absent:	A. Malczyck, Chair D. Rose M. Boland D. Lee

A quorum being present, the Vice Chair called the meeting to order at 5:24 p.m.

1. Design Awards

The Panel reviewed photographs of the projects selected for consideration under the Advisory Design Panel awards program.

S. Friars declared a conflict of interest because of his professional involvement in some of the projects and left the meeting.

After consideration, there was consensus that the following design awards would be presented:

Award of Excellence for 257 West 5th Street – Charles Moorhead Architect

- In recognition of excellence for a body of work that exceeds the norm in design details and architectural expression in all of his projects.

Award of Merit for 116 West 22nd Street - Integra Architecture

- Support the west coast aesthetic of the design and the massing.

Honourable Mention for 239 West 5th Street – Besharat Friars Architects

S. Friars returned to the meeting at 5:54 p.m.

M. Rahbar entered the meeting at 5:55 p.m.

It was regularly moved and seconded

THAT the Silva Project at 119 – 131 West 15th Street be referred to the Advisory Planning Commission and Parks and Environmental Advisory Committee for consideration for an Award for Sustainable Development and contribution to Public Art;

AND THAT the ADP supports such an award and looks forward to similar consideration from APC and PEAC.

Unanimously Carried

On behalf of the Panel, the Chair thanked Ray Vesely for taking photographs of the properties.

P. Kernan left the meeting at 5:59 p.m.

2. Minutes of Meeting of the Advisory Design Panel held June 15, 2005

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel of June 15, 2005 be adopted.

Unanimously Carried

3. Business Arising

None

4. 602 – 608 Forbes Avenue – Rezoning

B. Curtis – Designer, K. Ross, Landscape Architect and P. Berritone, owner, were introduced and Mr. Curtis reviewed the site on which it is proposed to build an infill residence for a disabled person. Grades along the ramp to the rear of the unit and access to the street were explained. Adaptable Design features throughout the unit were noted and outdoor patio and parking areas were explained. Site plans and details were explained, particularly as they address privacy for residents of the four existing units. Context photos of the area were displayed.

The Landscape Architect reviewed the entries to the existing units from the centre courtyard. Trees to be replaced and plantings around the infill unit were explained. Shrubs and trellises will create privacy screening between the units.

Questions:

- Consideration of addition of a skylight on south side and at patio overhang;
- Consideration of attaching the infill to the existing units;
- Zoning change;
- Relationship of infill to building to the east and variances required;
- Consideration of stacking the buildings with elevator inside;
- Garage access from the courtyard
- Garage ventilation.

Comments:

- Appreciate goal of providing housing for disabled;
- Project needs to be presented in a more integrated manner and should address building code requirements for limiting distances, etc.;
- Openings to garage below may be detrimental;
- Concerned with 5' rear yard setback; building orientation is not convincing for a "side yard" set-back argument;
- 10' feet ceilings work well for this unit but do not work well with existing buildings;
- Site limitations restrict number of windows on east side and impacts unfavourably on building design;
- Uncomfortable with design as it is presented;
- Locating building up against existing buildings may present better solution;
- Demanding solution needed for this tight infill;
- Filling in the opening down to the garage could improve outdoor space;
- Neighbourhood consultation is strongly recommended to aid approval process for rezoning;
- Building over garage ramp is creative but buildings are too close;
- Other approaches need to be explored.

Applicant response:

- Complexity of the project within this space is recognized.
- Tried to make this a unit for independent living.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 602 – 608 Forbes Avenue (Bill Curtis & Associates Design) and feels that the proposal requires further development. The Panel recommends further resolution of the following issues:

An integrated design scheme that more fully addresses the relationship of the existing building to the proposed building, particularly with regard to building code issues and liveability issue;

AND THAT neighbourhood input be sought in support of this rezoning application;

The Panel looks forward to a further submission.

Unanimously Carried

5. 2233 Chesterfield Avenue – OCP Amendment & Rezoning Application

The Development Planner gave an overview of the area and zoning for the site. The DFO has provided setback requirements for the stream through the property.

J. Redenbach – Architect, R. Bulfone – Owner, and D. Mitchell – Landscape Architect were introduced to the meeting.

The Chair read the APC motion after reviewing the proposal.

The Architect gave an overview of the proposal which would retain the existing house and add a duplex on the site, remove a non-conforming garage, relocate the house five feet towards the lane and convert the basement to a three car parking garage. A single outdoor parking space will be located adjacent to the basement parking. Acoustics and sound attenuation will be addressed in separation of parking from unit above.

The context of the surrounding area and massing were explained. Setbacks on the south side address the environmental requirements. Design detail as set out in the information package were explained and modifications to the existing heritage house are proposed to restore some of its original design.

Sustainability is addressed in the recycling and re-use of an existing building and reviving the character of the building. Retention of vegetation will create a buffer along the street edge of the site. The development addresses affordability by creating smaller units.

Display board with colours and sample materials were reviewed and explained. Neighbourhood consultation has been undertaken and response has been positive.

The Landscape Architect explained the site plan and includes use of permeable paving at walkways and patios, native planting detail, retention of existing trees and vegetation and rain barrels for re-use of roof water for irrigation.

Questions:

- Variances required;
- Stone finish on chimneys;
- Entry detail;
- Plant detail;
- Locations of exits from garages.

Comments:

- Site is well suited for triplex development and presents well at the street and to the park;
- Handsome project;
- Successful design;
- Heritage unit offers an interesting residence at a lower price;
- Garage access needs to be addressed;
- Noise issues between the garage and unit above need enhanced soundproofing;
- Strongly support project – well resolved;
- Needs identification from the street;
- Support relaxation and 2-bedroom design.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the OCP Amendment and rezoning application for 2233 Chesterfield Avenue (J. Redenbach – Architect) and recommends approval of the project. The Panel commends the applicant on the proposal.

Unanimously Carried

6. Other Business

None

The meeting adjourned at 8:05 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, July 20, 2005.

Vice Chair

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