

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, March 21, 2007**

MINUTES

- Present: K. Terriss
K. Hanvey
D. Lee
N. Paul
D. Rose
R. Spencer
A. Macintosh
P. Winterburn
- Staff: G. Venczel, Development Planner
J. Hnachuk, Temporary Committee Secretary
K. Naab, Development Technician, Engineering, Parks & Environment
J. Braithwaite, Development Technician, Engineering, Parks & Environment
- Guests: M. Parsad – Smart Design Group
N. Baker – Smart Design Group
L. Sutherland – Vancouver Pacific Corp.
D. Wark – Vancouver Pacific Corp.
T. Ward – Ward Consulting
G. Farrell – Mechanical Consulting Engineer, FWD Systems Design
M. Mitchell – DMG Design
B. Harris – William Harris Architect
M. Rahbar – Vernacular Design
R. Changizi – Vernacular Design
B. Sidhu
L. Sidhu
D. Maclean
J. Kutev – Architect
P. Whitehead – Greenway, Landscape Architect
B. McIntyre – Owner
- Absent: B. Dabiri
A. Hii
Councillor Heywood

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 February 21, 2007

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel of February 21, 2007 be adopted.

Unanimously Carried

2. Business Arising

None.

3. Staff Update

116 W 23rd Street – Heritage building. Received final adoption.

Nucasa Sign DVP Application – Deferred until the City takes a look at sign bylaws.

258 – 264 E 11th Street Public Hearing – 11 unit residential development – Approved unanimously

850 Harbourside Drive – Approved unanimously.

4. Workshop – ADP Checklist

The Development Planner reviewed the information/brochures available at City Hall for applicants.

In the past, presentations to the ADP were in two stages: (1) a preliminary presentation; and (2) a final presentation with details to design. It was agreed to bring this procedure back to the ADP.

Items to be included in the checklist were discussed:

- Irrigation Plan
- Engineering Context
- Massing models
 - For triplex developments and above at the preliminary presentation, the 3-D physical model is necessary
 - For over triplex developments at the final presentation, a computer generated massing model is acceptable.
 - For smaller developments, less than a triplex, no massing model is required.
- Materials
 - Photographs are acceptable.
 - If unique landscape materials, samples are recommended.
 - For major projects, sample boards are recommended.
- Streetscapes
 - to include details and elevations in adjacent buildings and reflected window plans

Items to be removed from the checklist included Affordability Statement, technical items, Irrigation Plan, traffic, infrastructure, parks, other, etc.

The Development Planner will revise the Draft ADP Checklist for the next ADP meeting.

5. 845 Marine Drive – Rezoning

G. Venczel provided an update on why 2 options were necessary for fire access. It has not yet been determined when the development on the adjacent site will proceed. No information is available on when the development on the adjacent site will proceed. The City had asked the applicants to provide two options for site access.

M. Parsad – Smart Design Group, N. Baker – Smart Design Group, L. Sutherland – Vancouver Pacific Corp., D. Wark – Vancouver Pacific Corp., T. Ward – Ward Consulting, G. Farrell – Mechanical Consulting Engineer – FWD Systems Design, M. Mitchell – DMG Design, B. Harris – William Harris Architect were introduced.

M. Parsad reviewed the changes since their presentation to the ADP on February 21, 2007, including:

- Density was increased along West 3rd Street and Marine Drive.
- Grade clarifications were made.
- The West 3rd Street access was revised. Entry will be at a 90° angle from West 3rd St.
- Landscaping was increased.
- Additional seating was added in different formations around the site.
- A foot bridge may be included connecting to the adjacent site on the west side.
- Bike racks have been added around the site.
- A new pedestrian entrance to the site from West 3rd Street was added. The entrance will be through the fitness club and will include a platform for disabled persons.
- A public art concept for the site has been proposed to the Public Art Committee and the applicants are working with the City Public Art coordinator. .
- Covered canopies were lowered and will extend 8' from the buildings.
- Traffic issues are still to be resolved. The Fire Department requires access from Marine Drive.

M. Mitchell provided an update on landscaping changes. A large pedestrian walkway was added along the west side of the site, which will include a wood pergola and metal trellis with hanging planters. Off the walkway at the north pedestrian entry, the seating area will include metal rail fencing, planters, moveable and stationary seating. Mounted decorative granite balls ranging from 9" to 24" were added for children's interest. Umbrellas/seating were added to the walkway from Marine Drive along to Capers. Planters will also be wide enough to sit on. All buildings will have hanging baskets. Along West 3rd Street, three new areas of seating were added, along with additional landscaping. As well, a green roof system, approximately 9,100 sf, was added.

B. Harris provided an update on the public art concept. Tubular or rectangular light towers will be integrated around the site. The larger light towers will be located at the entrances to the site. Smaller light towers will be located around seating areas and along the west side pedestrian walkway. They may be seasonal, change colours, children may be able to interact with them.

G. Farrell reviewed in detail the handout on the general sustainable design principles and features that will be incorporated into the project, including site sustainability, water efficiency, energy & atmosphere, materials & resources and indoor environmental quality.

The 3-D model was reviewed by the ADP members.

K. Naab entered the meeting at 7:30 p.m.

J. Braithwaite left the meeting at 7:35 p.m.

Comments and questions from the Panel included but were not limited to:

- Canopies will be stainless steel stays to the mainframe of the building with glass. Canopies on the south side will include sun protection.
- The underground parking will be locked down after hours.
- In Option B Plan, a stall in front of Building 4 will be changed to handicapped parking.
- The steep vehicular ramp from West 3rd Street is 8%; the slope for pedestrians is at 1:15.
- In creating a mid-block access, buildings would be divided up, another set of loading bays would be required, encourages loitering and would create more vehicle/traffic. The open space proposed has no hidden space.
- A mid-block access for pedestrians would create a tunnel effect and could cause security issues.

Comments from the Panel included but were not limited to:

- Issues relating to vehicular access and the adjacent site to the west.
- Pedestrian connection and access across the site needs to be improved.
- Mid-block pedestrian connection was strongly suggested.
- Building massing is similar to the presentation made to the ADP on February 21, 2007 and continues to be an issue.
- Engineering Dept. is currently reviewing widening the sidewalk along West 3rd St.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 845 Marine Drive (Smart Design Group/Vancouver Pacific Development Corporation / WH Architect) and recommends rejection based on the design presented. The Panel identifies the following as being major concerns:

- **Improvement of a pedestrian connection between Marine Drive and West 3rd Street;**
- **Issues relating to vehicular access and the adjacent site to the west;**
- **Pedestrian access across the site;**
- **Investigation of a redeployment of massing on the site.**

Discussion:

- Applicant has made a good effort in addressing concerns.
- Pergola corridor still needs to be improved upon.

- Difficult situation with vehicular access and the adjacent site to the west.

Defeated
2 – In Favour
5 – Opposed

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the application for 845 Marine Drive (Smart Design Group / Vancouver Pacific Development Corporation / WH Architect) and recommends approval subject to the approval, by the Development Planner, of the following:

- **The length of pedestrian access as delineated by the pergola needs to be significantly wider than what is currently shown. Width and character should match pedestrian connection as proposed further north along the west side of the parking lot;**
- **Moving the sidewalk in on West 3rd Street.**

Carried
5 – In Favour
2 – Opposed

D. Rose declared a conflict of interest due to professional involvement with Item 6 and left the meeting at 8:25 p.m.

6. 241 West 5th Street – Rezoning

M. Rabar – Vernacular Design, R. Changizi – Vernacular Design, B. Sidhu, L. Sidhu , D. Maclean, D. Rose – Landscape Architect were introduced.

M. Rahbar reviewed the design details and context. The proposal is for a three bedroom detached triplex development with front and rear patios. Revisions requested by the Advisory Planning Commission were made and handouts were provided. It is hopeful this type of development will attract families with children.

D. Rose reviewed the Landscaping Plan. Trees will be small growing species. Permeable paving will be applied on open areas with gravel in between concrete slabs on the main walkway. Rain barrels will be located at the corner of each unit.

Comments and questions from the Panel included but were not limited to:

- The side entry of the west unit will be into the alleyway as requested by the neighbour directly opposite the unit.
- The front steps from West 5th Street appear to be steep. Two more steps will be added.
- A daylight/shadow study has not been done.
- The west unit is narrower than the east unit to increase the alleyway. Concerns with the west unit side entry door leading into the kitchen.

D. Rose left at 9:00 pm.

Comments from the Panel included but were not limited to:

- There could be more attention to break up the solid garage walls.
- North elevations were incorrectly drawn.
- Houses are too narrow. Use of space is not used efficiently on this site.
- The two front units cannot access the back garage area from the front doors.
- Shadow study should be considered.
- Strongly support the approach.
- Facades should be broken up to look like two.

Applicant's response:

- Computer error on north/south elevations were a computer error.
- This proposal is a creative way to provide an alternative to single family housing. Outdoor space, although tight, is to attract families.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 241 West 5th Street (Vernacular Design) and recommends rejection based on the design as presented. The Panel identifies the following as being major concerns:

- **Issue of circulation and open space;**
- **Access to daylight - provide a shadow analysis;**
- **Drawings must be correct;**
- **Garage / garbage – break up face;**
- **Additional consideration on pedestrian access around site.**

Carried unanimously

D. Rose returned to the meeting at 9:27 pm.

D. Rose declared a conflict of interest due to professional involvement with Item 7 and left the meeting at 9:30 p.m.

7. 648 West 15th Street – Rezoning

M. Rabar – Vernacular Design, R. Changizi – Vernacular Design, D. Rose – Landscape Architect were introduced.

M. Rahbar reviewed the context and design details. The proposal is for a three-bedroom duplex on a 40'x140' lot. Access to units is on the sides. Open plan concept. Energy efficiencies were reviewed.

Comments and questions from the Panel included but were not limited to:

- The carport on each side of the garage will be parking pads.
- The colour board was circulated.
- Bedrooms have sloped ceilings. Front bedrooms have 8' ceilings, back bedroom has 7'6" ceiling.

D. Rose left at 9:42 pm.

Comments from the Panel included but were not limited to:

- Well considered scheme.
- Like the roof pitch and the overall idea to borrow scale of neighbouring homes.
- Concern with a very large developed below grade storey.
- Small light wells.
- Need railings around light wells.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 648 West 15th Street (Vernacular Design) and recommends approval subject to the approval, by the Development Planner, of the following:

- **consideration of light wells and impact on the site, including provision of railings around light wells;**
- **clarification of parking spaces at rear of property;**
- **consideration of survey grades;**
- **careful detailing of horizontal projections in terms of proper and adequate water proofing.**

Carried unanimously

D. Rose returned at 9:52 p.m.

8. 1400 Block Bewicke – Rezoning

J. Kutev – Architect, P. Whitehead – Landscape Architect were introduced. B. McIntyre – Owner, was also present.

J. Kutev provided the context and design details. The proposal is for six separately owned lots on the 1400 Block of Bewicke Avenue. Each lot contains a duplex, single family home and 3-car garage. The design of the units are simple, a “Whistler” style. Each house has 3-bedrooms and a loft. The larger houses have an in-law suite with a larger patio on the lower level. The middle lots have a small balcony under the roof for downtown/mountain views. All units have a front porch with patio. Schematic elevations were reviewed.

The colour sample board was reviewed. Sustainability features were reviewed. The shadow board was reviewed. A 15’ setback on Bewicke has been used in order to acquire more space in between the units.

P. Whitehead reviewed the landscaping concept. The site has been terraced in all directions due to the many grade changes. CPTED has been incorporated with native plants. Plant materials will self-reliant and not be excessively large. Open space provides an area for children to play.

Comments and questions from the Panel included but were not limited to:

- Rear elevations were requested.

- Plantings at the back along the garbage are being considered.
- The type of mechanical system, ground source heating system and stormwater system have not been confirmed.
- Where there is more than 2' drop in lightwells, railings will be applied.
- For CPTED purposes, the common central area will be for residents only.
- In-law suites will be proposed as a means of affordable housing. If in-law suites are not approved, the space will become rec room areas.
- Grade issues to be resolved with Planning.

Comments from the Panel included but were not limited to:

- Like that the proposal is owner-driven.
- Like character, style and simplicity.
- Push the envelope on sustainability, energy, stormwater management.
- Would encourage applicants/staff to be more creative on setback to allow courtyards to be more generous than what is being proposed.
- A massing model was recommended.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 1400 Block Bewicke Avenue (Jordan Kutev Architect) and although supporting the site development concept feels the following have not been adequately resolved:

- encourage the applicant to explore opportunities for site sustainability on a neighbourhood basis. Encourage exploration of district stormwater management strategy, tied to district energy strategy
- challenge applicant to work proactively with City staff to increase the courtyard dimension in the east/west direction
- further development of site sections and building elevations
- massing model.

Carried Unanimously

9. Other Business

None.

There being no further business, the meeting adjourned at 10:50 pm.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, April 18, 2007.

Chair

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