

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, May 19, 2004**

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**MINUTES**

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<b>Present:</b>	A. Malczyk, Vice Chair P. Kernan R. Veseley K. McKillop M. Rahbar P. Johnston D. Lee Councillor R. Clark
<b>Staff:</b>	K. Russell, Development Planner E. Maillie, Committee Clerk D. Hutch, Landscape Architect C. Perry, Development Officer
<b>Absent:</b>	S. Friars, Chair M. Boland B. Tunke
<b>Guests:</b>	H. Besharat – Architect E. McLean C. Foster – Landscape Architect C. Chow – Owner C. Yiu – Building Manager H. Hatch - Architect R. Rusk - Designer B. Pascall - Developer D. Oriente – Landscape Arch A. Fekri – Developer D. Easton – Landscape Arch

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In the absence of the Chair and a quorum being present, the Vice-Chair called the meeting the order at 5:05 p.m.

**1. Minutes of Meeting of the Advisory Design Panel of April 21, 2004**

**The Minutes of the Advisory Design Panel held on April 21, 2004 be adopted as amended to show A. Malczyk and P. Kernan in attendance and the address of the property in Item 9(b) as 427-433 West 16<sup>th</sup> Street.**

**Unanimously Carried**

**2. Business Arising**

None

### **3. Staff Update**

- **261 East 19<sup>th</sup> Street**  
This project was approved by Council at Public Hearing earlier this week.
- **Triplex Development Moratorium – 200 West 5<sup>th</sup> & West 6<sup>th</sup> & West Keith**  
At the Public Meeting, Council had a lengthy discussion around the moratorium on the processing of triplexes in this area. Residents in the area have expressed concern about the extent of this development in the area and Council directed that staff prepare options for new development for Council's consideration. It is anticipated that recommendations will be in place by the fall.
- **Lonsdale Quay Railings**  
Following input from the ADP, the applicant has made revisions which greatly improve this project.
- **200 West 17<sup>th</sup> Street**  
Council received a report on this proposal for rowhousing and directed that staff process it. It will come to the Panel in June for further review.

### **4. Green Necklace Greenway**

D. Hutch, Landscape Architect, gave an overview of the Citywide Greenways Plan which was developed through a public process in 2001, adopted by Council in 2002 and incorporated into the OCP in 2002. Victoria Park will be the focus of Phase 1 of the Implementation Plan with the public consultation process scheduled to start next week.

The presentation identified the route of the 'Green Necklace' and reviewed proposed changes to Victoria Park, including narrowing the roadway, creating a wider combination cycling /pedestrian walkway at the perimeter, footpaths through the centre of the park and seating areas. Stormwater management is also a component in the plan. The public process on Phase 1 will be completed in June with construction planned September to December.

Walkways will have asphalt finish to facilitate use by pedestrians, wheelchairs and rollerbladers. Safety of users is the first priority of this plan and Parks staff are working with transportation staff to address this, particularly in areas where the Green Necklace crosses major traffic routes.

The second phase of the plan will include a 'Philanthropy Package' to offer opportunities to anyone who wishes to participate in sponsoring certain elements of this plan.

#### **Questions:**

- Additional trees to be planted on the walkway and around the park
- Priority of access where the green necklace crosses streets
- Design of curbs

- Multi-use of park walkways
- Cost
- Division of walkway for different uses
- Consideration of pervious concrete rather than asphalt for walkways

**Comments:**

- Increased wheelchair access to Greenwood Park would be a benefit
- Important to assess who the users of this route would be before making final design
- Support the concept presented
- Real opportunity to make pedestrian use and recreation use the priority in traffic areas
- Suggest that a goal be set that there be no increase in impervious paving in the route surfaces
- Safety and comfort of all users must be addressed

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the Green Necklace Plan and generally supports the concept and recommends as a goal that there be no net increase in impervious paving, that sustainability in stormwater management be addressed and that recreational use have priority in all traffic areas.**

**Unanimously Carried**

- D. Hutch left the meeting at 6:30 p.m.
- D. Lee entered the meeting at 6:30 p.m.

**5. 2003 Design Awards**

The Panel reviewed photographs of the shortlisted projects for 2003 Design Awards. Four properties were selected for recognition and awards will be finalized at the next meeting.

- K. McKillop declared a conflict of interest due to his professional association with the next presentation, and left the meeting at 6:55 p.m.

**6. 612 Chesterfield Avenue - Rezoning**

The Development Planner advised that, following review and comment by the APC and ADP, the proposal went to Council for consideration and direction. Council's main concern was that the 68 existing rental suites be replaced and asked the developer to address this.

- K. McKillop entered the meeting at 7:15 p.m. as a member of the delegation.

The Vice Chair welcomed the applicants and asked that the presentation focus mainly on the changes since the previous review. H. Besharat - Project Architect, C.

Chow – Owner, P. Yui, Building Manager, C. Foster and K. McKillop, Landscape Architects and E. McLean were introduced.

Mr. McLean advised that Council's direction on the rental housing component has been addressed by adding one floor and 20 units to the rental building. The developer held a second open house for neighbours to update them on the revised proposal and the expanded view studies were displayed at the open house. With the increased number of units, there has been an increase in FSR on the site.

The Project Architect reviewed the major changes since last presentation, including,

- Updated view analysis
- Relocation of the tower to minimize the intrusion of the turnaround on public property
- Addition of one floor to the rental building
- LEED Certification continues to be addressed

C. Foster, Landscape Architect, explained that a low wall and fence will delineate the property line along the edge of the public area. The relocation of the turnaround on the property facilitates pedestrian traffic through the area.

The consultant on stormwater management advised that he is working with The City's Engineering staff to address stormwater management throughout the site.

**Questions from the Panel were:**

- Locations from which view analyses were done
- Definition between public and private – height of the low wall
- Locations of public entry points into the triangular park
- LEED responses to roof of low-rise building
- Total FSR and extent of bonusing
- Use of vinyl windows in rental building rather than aluminum as in the tower

The Panel was advised that consideration is being given to naming the development after Mee Creek which ran through the site in the past.

K. McKillop left the meeting at 7:40 p.m.

**Comments and concerns of the Panel included:**

- Increased FSR is appropriate
- Appreciate that stormwater is being addressed in real and analytical way
- Landscape around public park should be coordinated with the City on the Green Necklace to signify that it is public space
- Support the project
- Roofing on rental building – major discrepancy to achieve LEED Certification
- No net energy saving by using white coating on rental building

In response to the Panel's comments, the Architect expressed appreciation for the comments, especially on the roofing.

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the rezoning application for 612 Chesterfield Avenue (Colossus Development / Besharat Friars Architects) and recommends approval. The Panel commends the applicant for the presentation and manner in which previous concerns have been addressed.**

**Unanimously Carried**

**7. 339 West 14<sup>th</sup> Street – Rezoning**

The Development Planner advised that this is a rezoning application to permit a duplex - single lot rezoning for duplex development with coach house at the rear. An exclusion of 0.1 is being requested for mechanical / storage space.

B. Pascall - Developer, H. Hatch – Architect, R. Rusk – Designer, and D. Oriente – Landscape Architect joined the meeting and the architect gave an overview of the area and the proposed project. The coach house is located over the garage at the rear of the site with overlook along the lane which addresses CPTED concerns. Sustainability is addressed primarily through the location of the project close to public transportation, parks and schools.

The Designer reviewed the surrounding area and explained the lighting detail through the site. Each unit has private outdoor space. Mail delivery will be provided directly to each unit and all units are identified at the street. Sample boards were displayed.

The Landscape Architect reviewed the streetscape and noted a large existing pine tree which will be retained. Outdoor spaces and plantings were reviewed.

The Developer advised that most neighbours on the street were contacted and the development explained to them. Response was mainly positive.

**The Panel had questions on:**

- Building grades
- Areas and type of permeable paving
- Exterior finishes
- Soffit type

The applicant advised that other than low flow toilets and lighting, there is no plan to address additional sustainable features.

**Comments and concerns of the Panel were:**

- Commend completion of a neighbourhood survey and encourage contact with neighbours across the lane
- Support the scheme, especially front elevation
- Landscape design skilfully done
- Entry porches would benefit from use of wood soffits

- Coach house may be a little big and may benefit from reduction to the width of the three covered parking spaces
- Consider addition of windows in master bedroom in the coach house
- Good scheme in principle but, given the bulk of the buildings, have concern with privacy for the patios, especially for duplex residents
- Consider character of the neighbourhood in terms of colours and front detail
- Worthwhile to emphasize the horizontal elements in the building

In response to the Panel's comments, the applicant stated that the neighbourhood survey will be extended to include the neighbours across the lane. Also support the use of wood soffits at the front porches. It was explained that the massing of the infill is to the middle of the site to address privacy of neighbours.

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the rezoning application for 339 West 14th Street (Brent Developments Ltd./ H.R. Hatch Architect) and recommends approval of the project subject to approval by the Development Planner of the following:**

- **Wood soffits at main entry**
- **Further consideration of the colour scheme and detailing of the building in relation to the neighbourhood**
- **Consideration of revision of window locations**

**Unanimously Carried**

## **8. 337 East Keith Road – Landscape Revisions**

A. Fekri - Owner, and David Easton - Landscape Architect were introduced and the Landscape Architect advised that the project originally featured a water feature in the middle of the site which straddles the property line between two strata properties. To avoid ongoing maintenance issues around the water feature, the applicant now wishes to replace the water feature with a Columnar Copper Beech tree.

The applicant is also requesting that an existing walkway from the street be removed. Originally it was retained to maintain existing mature bushes but since the path has not been used for several months, the bushes are growing together well.

City says: Easement agreement states that the two stratas would be responsible for maintaining the easement and fountain

### **Questions from the Panel:**

- Why not have two separate fountains – one on each site
- Cost reductions realised through the development of two sites rather than combining them as originally planned
- Nature of trees to replace the fountain
- Compatibility of the trees with the site

**Comments and concerns of the Panel were:**

- Fountain can be divided and have two pumps – one for each Strata
- Support the removal of entry to let hedge grow in
- Sound factor must be a consideration in having two fountains
- Understand the problems with the fountain design and have no problem with the trees

There was discussion of the pros and cons of the fountain design and its replacement with a tree in the centre of the sites. It was noted that the original concept of the fountain was a single water jet – not a structure.

The applicant advised that this change is not being done to reduce costs.

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the landscape revisions for 337 East Keith Road (Ali Fekri & Partners / Charles Moorhead Architect) and recommends that the change to the beech tree replacing the proposed fountain be accepted.**

**Carried  
- 1 opposed**

**9. Other Business**

**(a) East of Lonsdale Development Plan Review**

An Information Report of the Assistant City Planner on the East of Lonsdale Development Plan Review: Process was received for information. Members were invited to participate in a Walkabout Workshop to be held on Saturday, May 29, 2004 between 10 a.m. and 12 noon.

**10. Adjournment**

The meeting was adjourned at 9:25 p.m.

The next regular meeting will be held on Wednesday, June 16, 2004.

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Chair