

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

**Meeting of the Advisory Design Panel
Held at 721 Chesterfield Avenue, North Vancouver, B.C.
on Wednesday, May 21, 2003**

MINUTES

Present:	P. Kernan, Chair S. Friars, Vice Chair D. Rose R. Vesely M. Rahbar P. Johnston Councillor R. Clark	
Staff:	R.A. Spencer, Development Planner K. Russell, Development Planner E. Maillie, Committee Secretary	
Absent:	D. Tardiff K. McKillop A. Malczyk D. Storey/M. Boland	
Guests:	A. Wilson J. Gerraghty P. Gregoriadis Bruce Walther K. Johnston	S. Douglas, Kasian Kennedy J. Stitch, Kasian Kennedy P. Campbell, DMG Landscape Architects M. Fong, Save-On Foods C. Krahn, Synthesis Design

A quorum being present, the Chair called the meeting to order at 5:10 p.m.

1. Minutes of Advisory Design Panel Meeting dated April 16, 2003

It was regularly moved and seconded

THAT the Minutes of the Advisory Design Panel meeting held on April 16, 2003, be adopted.

Unanimously Carried

2. Business Arising

None

3. **Staff Update**

(a) **119 W. 16th / Aberdeen Block**

The proposed rezonings and density transfer between these properties received 2nd and 3rd reading at Council following the Public Hearing on May 19..

4. **Lonsdale Quay Fountain**

The Development Planner advised that the City has given approval in principle to three public art projects. The first of these projects is being done under the Program for Youth of North Vancouver.

A. Wilson, J. Gerraghty, P. Gregoriadis, B. Walther and K. Johnston, representatives from "Arts for Youth in North Vancouver", joined the meeting and advised that four designs for the retiling of the base and inner rim of the fountain at Lonsdale Quay had been developed. These designs "Tidal Pool", "Whale Spiral", "Compass", and "West Coast Fusion" and compatible edging designs were displayed and the ADP was requested to provide input to assist the group in selecting the design to be recommended to Council. Materials to be used were displayed and application methods explained. It was noted that the seating edge around the fountain is not included in the proposal at this time but it may be a project to be undertaken in the future. Completion of the project is anticipated in July.

There was discussion around the plant material and sea creatures portrayed in the illustrations. In response to the Panel's request, the artists advised that their preferred design is West Coast Fusion. The Panel supported the design group's preferred design choice since it would give all artists an opportunity to participate in finalizing the design for the project.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the design presentations for retiling the Lonsdale Quay Fountain and supports the West Coast Fusion concept with the provision that what is represented within the tidal pool is faithful to the local flora and fauna of North Vancouver;

AND THAT the ADP supports selection of the Underwater Seaweed and Coral design for the inner rim.

Unanimously Carried

5. **879 Marine Drive – Commercial Rezoning**

The Development Planner referred to the previous presentation to the Panel and areas noted to be further developed. The Panel received the APC's recommendation on this project.

S. Douglas and J. Stitch, Architects, were introduced and advised that in response to the ADP's concern, the traffic consultant had reviewed traffic flow on the site and recommends that the exit onto Marine Drive be retained.

The project is designed with smaller two-storey retail units along Marine Drive with walkways between to provide pedestrian access into the development. The large format retailers are located at the rear of the site with surface parking in the middle. The exterior building design was explained and detail on window designs explained.

A signage program will be established for the site and will detail the styles and types of signage permitted throughout the project.

P. Campbell - Landscape Architect, and M. Fong – Save-On Foods entered the meeting. The Landscape Architect explained the plant and trees that will create street separation for pedestrians along Marine Drive. Design details for street furnishings, light standards and bollards have not been determined. Planters will be located between the buildings and the pedestrian access ways from Marine Drive will be finished in a combination of exposed aggregate and stamped paving. Plazas through the site will offer opportunities to introduce public art but no proposals have yet been submitted.

The Panel had questions on:

- Locations being considered for public art opportunities
- Confirmation of public art commitment
- Parking requirement on the site
- Security around underground parking area when shopping centre is closed
- Detail on screening of rooftop mechanical
- Awnings design
- Sign details through the site

Comments and concerns of the Panel included:

- Separation of CRU 1.1 from the parking area raises concerns of viability for businesses;
- Signage issues need to be addressed;
- Proper screening needed for rooftop equipment;
- Awnings on Marine Drive need to be more transparent to prevent shadows;
- Underground parking may be identified with food store;
- Parking would benefit from additional landscaping with shrubs to soften;
- Walkway from Marine Drive to food store needs softening;
- Another pedestrian crossing through the parking lot would lessen the scale of parking area;
- Concern that parking may be congested;
- Conflict at stair and doorway in north west corner needs to be addressed.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the commercial rezoning application for 879 Marine Drive (Anthem Properties/ Kasian Kennedy Architects) and commends the applicant for the presentation and manner in which previous concerns have been addressed. The Panel recommends approval of the project, subject to:

- The applicant ensuring that the rooftop mechanical equipment is appropriately screened; and
- Increased landscape detail to create more interest in ground plane in the parking lot.

Unanimously Carried

6. 329 East 12th Street – Rezoning: Duplex

The Development Planner advised that the proposed duplex is to be built in an area zoned single family but designated as being appropriate for duplex development. It was noted that this property is located close to the cut-off area for duplex development in the 'mid-block area'.

C. Krahn of Synthesis Design was introduced to the meeting and gave a brief overview of the proposed duplex project which has been designed to address the neighbouring properties.

A sample board displaying exterior finishes and colours was explained. No plans were available for the garage but the Panel was advised that each unit will have one indoor space and one outdoor parking pad.

The ADP had questions on:

Accuracy of slopes on roof as displayed;
Efficiency and security around cross ventilation using opening windows and doors;
Heating system.

Comments and discussion around:

- Height envelope should be kept lower than maximum allowed;
- Gables make the building too large;
- Hip roof more appropriate with other features in design and neighbouring properties;
- Flues at the roof should be boxed;
- Rear elevation seems to work better than mirror treatment at the front;
- Side window at master bedroom may encroach on neighbour's privacy and should be addressed;
- Privacy issues at entry door;
- Powder room does not function in current design.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 329 East 12th Street (Synthesis Design) and recommends approval subject to approval by the Development Planner of the following:

- Changing the gable roof on east and west elevations to a hip roof;
- Enclosing the fireplace and boiler flues above the roof;
- Revising the fenestration pattern to allow operable windows at front and rear of the ground floor.

Unanimously Carried

7. **Other Business**

(a) **Environmental Stewardship Awards**

Council unanimously endorsed EPAC

(b) **Design Awards Presentation**

To be awarded at May 26 Council meeting.

(c) **Bob Spencer**

The Panel was advised that Bob Spencer will be retiring from the City of North Vancouver this week. The Panel offered their best wishes to Bob and thanked him for his assistance and work with them.

It was regularly moved and seconded

THAT the Advisory Design Panel commends Bob for his hard work and contributions to the work of the Panel and wishes him well in his retirement.

Unanimously Carried

8. **Adjournment**

There being no further business the meeting adjourned at 8:15 p.m.

Next Meeting

The next regular meeting will be held Wednesday, June 18, 2003 at 5 p.m.

Chair