

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, October 18, 2006**

MINUTES

- Present:** S. Friars, Chair
A. Malczyk, Vice Chair
B. Dabiri
R. Spencer
R. Vesely
P. Winterburn
D. Lee
N. Paul
A. Hii
D. Rose
Councillor R. Fearnley
- Staff:** G. Venczel, Development Planner
K. Russell, Development Planner
E. Maillie, Committee Secretary
C. Perry, Development Servicing
S. Smith, Planner
- Guests:** M. Saii – Designer
D. Easton – Landscape Architect
K. McMyn – Applicant
B. MacDonald – Architect
H. Besharat – Architect
D. Rose – Landscape Architect
-

A quorum being present, the Chair called the meeting to order at 5:40 p.m.

1. Minutes of Meeting of the Advisory Design Panel held September 20, 2006

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held September 20, 2006 be adopted.

Unanimously Carried

2. Business Arising
None

3. **Staff Update**

(a) **The Pier**

The rezoning application for the Pier development to accommodate the National Maritime Centre went to Public Hearing last night and received 2nd and 3rd reading.

(b) **Volunteer Appreciation Dinner**

The Dinner was well attended and the Development Planner thanked members for attending.

(c) **116 West 23rd Street**

Council deferred this proposal until after the Western Avenue Study is received.

(d) **Lions Gate Hospital**

This application went to Council earlier this week and received approval for issuance of the Development Variance Permit.

(e) **801 Harbourside / 240 & 244 West 17th Street / 339 East 8th Street**

These projects received First Reading at Council earlier this week.

(f) **335 East 11th Street**

This proposal received First Reading earlier this week.

(g) **Ottawa Gardens – Special Study Area**

An Open House will be held Thursday, October 26 at City Hall.

4. **Ottawa Gardens – Special Study Area**

S. Smith, Planner, was introduced and advised that the Ottawa Gardens special Study is now proceeding. The Panel received a draft report on the process and a questionnaire was reviewed. Council has directed that this special study be undertaken to address the moratorium placed on development in the area after area residents expressed concern on the direction of some new projects. The OCP designates a portion of the area as a Heritage Character.

A meeting was held September 28th with area residents and an Open House will be held October 26th in an process to identify options that will address concerns around development changes that create more than two units on each lot. Planner reviewed the study area and noted locations of heritage buildings, single family homes, duplexes and triplexes and lot sizes. Issues raised at the Policy Committee prior to the moratorium include design issues, number of units – particularly the introduction of triplexes - density, height and view impacts, heritage protection and preservation of heritage in conjunction with development, and lot sizes. Additional concerns raised now being raised relate to traffic and parking, exclusions from floor area, calculation of density and future plans for First Nations lands. Council has also directed that heritage guidelines be developed.

Questionnaire responses are being tabulated and staff will be developing options to address areas of concern. These options will be presented at the Open House next week for comment. It is anticipated that a recommendation will go forward to Council early in the new year.

Questions and comments from the Panel included, but were not limited to:

- Should there be a design review process for building permits in this area.
- Does the community accept duplex development or is the problem triplex

- Special guidelines could reduce roof height and set design standards for the area.
- Difficult to understand why height limit should be reduced since it has been established for a long time under the OCP and applies throughout the City in this type of zoning.
- May be useful to have a base for development standards in this area.
- Should the extent of the study area be restricted to the streets closest to Ottawa Gardens.

P. Winterburn left the meeting at 6:35 p.m.

R. Spencer declared a conflict of interest due to his professional involvement with the next project and left the meeting at 7 p.m.

5. 272 West 4th Street - Rezoning

M. Saii, Designer, and D. Easton, Landscape Architect, were introduced and the designer reviewed how the concerns of the ADP at the last review have been addressed.

- In checking with City staff it has been confirmed that there are no Code issues around fire exposure.
- Detail of gazebo design and construction.
- Separation between units has been increased by eliminating the bay windows on the lower floor.
- Interior circulation on the south units has been revised to improve access to the upper floor.

The Landscape Architect gave an overview of the landscape plan which remains unchanged from previous presentation. Further detail provided included:

- Address signs and mailboxes will be within the gazebo.
- A plaque will be installed in the gazebo in commemoration of a former Mayor who lived on this site.
- Security system will control access into the site.
- Garbage/recycling is located at the rear.

Questions from the Panel included, but were not limited to:

- Explain changes at entry to the front units.
- Access to garbage area for residents of front units.
- Were Building Grades from City or existing grades used.
- Impact on building design and parking ramp when using existing grades instead of Building Grades.
- Location of gazebos at south elevation.
- Confirmation that unit addresses will be marked at the street.
- Installation of lighting within the gazebo.

It was noted that existing grades were used in this design rather than the building grades provided by City Engineering Department.

Comments:

- Grades impact number of issues.
- Site plan confusing with respect to grading and access to garage.
- It would seem to be easier for residents of front west unit to use the driveway for garbage access.
- Retaining walls will be required to address grade changes.
- Code issues may still be outstanding in regard to window exposure over the parkade exit

Applicant:

Believe that depth and distance from parking ramp is not a problem and will address building grades and design issues.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 272 West 4th Street (AMS Design & Project Management) and supports the project , subject to approval by the Development Planner, that changes in the building envelope in relation to the building grades do not impact drastically on building design and elevations.

Unanimously Carried

R.A. Spencer returned to the meeting at 7:45 p.m.

6. 2233 Alden Lane – Rezoning

K. McMyn, Owner, and B. MacDonald, Architect, joined the meeting. K. Russell advised that this is a rezoning application for a secondary detached suite in an existing building. The location and context of the area were explained. This proposal was referred to Council a few months ago asking Council for direction as to whether to proceed or not. Council directed that staff proceed because of the size of the property and since the suite is to be accommodated in an existing building.

Mr. McMyn gave an overview of the neighbourhood and access through the area. The Architect reviewed the details of the existing house and property and parking areas. It is proposed to create a two bedroom, two bathroom suite. Interior layout was reviewed. New wood trim windows, exterior cladding and new asphalt roof will be installed.

Questions:

- Will this be a rental unit.
- Is enclosing the entry the only addition to the building.
- Are parking requirements being met.
- Why use black shingles - light coloured shingles are more sustainable.

Comments:

- No issues with this project because no mass is being added and change improves the building and landscaping.
- Skylights or privacy glazing would be beneficial at lane wall / bathroom.
- Window at kitchen area onto the street would address CPTED issues and is not like to create privacy issues in this location.
- Support the project.

Applicant:

The building is at a lower level than the street and windows would create privacy issues for residents. Consideration is being given to using skylights to introduce light into the bathroom. The façade along the lane will be broken by landscaping. It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 2233 Alden Lane (B. MacDonald Architect / K. & F. McMyn) and recommends approval of the project and commends the applicant for thorough presentation.

Unanimously Carried

S. Friars left the meeting at 8:20 p.m.

A. Malczyk, Vice Chair, took over as chair.

D. Rose declared a conflict of interest due to professional involvement and left the meeting at 8:15 p.m.

7. 334 West 13th Street – Rezoning

D. Rose returned to the meeting as a member of the delegation at 8:20 p.m.

K. Russell reviewed the zoning and context of the site. The site is currently zoned to permit three units and the applicant wishes to have four units on the site.

The Vice-Chair read the resolution passed by the APC at its review of the project last week.

H. Besharat – Architect, D. Rose – Landscape Architect were introduced. The Architect reviewed the surrounding developments and referred the Panel to the sustainability statement included in the package. It was noted that this project scores highly when sustainability issues are compared to LEED scoring. In addition, the project address Adaptable Design Level 1.

The applicant decided to build smaller units that would meet the needs of small families. The height of the buildings is below maximum allowed so that neighbours' views are retained. APC concerns around privacy at the lane have been addressed by window location and 41 foot separation. An open house for neighbours is to be held in the next few weeks.

A materials and colour board was displayed. Exterior materials include hardi-plank and hardi-shingle siding with granite at the base and at the columns, dark aluminum

frame windows, and dark grey asphalt shingles. Overhangs are 3' deep to address the wet climate.

The Landscape Architect explained the plantings at the street and front patios, plantings along the walkways, rear garden areas and patios between the front and back units. Permeable paving will be used throughout the site. Entries at the gazebo will have unit identification. Lighting on the walls and along the pathways address visibility through the site and address CPTED.

Questions:

- Will etched glazing at round window at upper floor be used.
- Separation of patios between front and rear units.
- Character of the streetscape.
- Why is there a patio off the basement area.
- Location of garbage/recycling areas.
- Could garbage / recycling be on one side only to facilitate access to the lane.
- Location of address identification for rear units.

R. Fearnley left at 8:45 p.m.

D. Rose left the meeting at 8:50 p.m.

Comments:

- Consider identifying addresses at the lane.
- Like the building but street front patio raises safety concerns.
- Rational compact plan but patios opening from basement bedrooms is not within the character of the neighbourhood.
- Façade of the columns seems massive and may benefit from some form of transition, especially with the columns on the upper floor.
- Would like to see steeper roof pitch – building seems squat.
- Like the project and seems high quality.
- Rear patios of front units overlook the patios of rear units and would benefit from plantings to improve privacy.
- Columns seem thin on top of the plinth.
- Roof pitches are shallow.
- Concerns with use of granite and with transition of granite to the columns.
- Need to have a designated path between garbage enclosure and lane.
- Shingles should be lighter in colour to address sustainability.
- Roof is consistent with design of the building.
- South elevation is trying to distinguish between the two units and would benefit from stronger difference or, make them the same.

Applicant

Will consider comments and address. Recessed patios are within this area but willing to address CPTED issues.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 334 West 13th Street (Besharat Friars Architects Van View Development Ltd. / Keyvan Homes Ltd.) and recommends approval of the project. The Panel recommends that the following be addressed:

- **Review screening of the adjacent rear patios to provide greater privacy;**
- **Front patios be reviewed from a security standpoint;**
- **Accessibility of garbage enclosures to the lane.**

Unanimously Carried

8. Other Business

There being no further business, the meeting adjourned at 9:15 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, November 15, 2006.

Chair

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