

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, September 15, 2004**

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**MINUTES**

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- Present:** S. Friars, Chair  
A. Malczyk, Vice Chair  
R. Vesely  
K. McKillop  
P. Johnston  
D. Lee  
M. Rahbar  
Councillor R. Clark
- Staff:** K. Russell, Development Planner  
E. Maillie, Committee Clerk  
C. Perry
- Absent:** P. Kernan  
M. Boland - RCMP  
D. Rose
- Guests:** C. Moorhead – Architect
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A quorum being present, the Chair called the meeting to order at 5:10 p.m.

**1. Minutes of Meeting of the Advisory Design Panel of August 11, 2004**

It was regularly moved and seconded

**THAT the Minutes of the meeting of the Advisory Design Panel held August 11, 2004 be adopted.**

**Unanimously Carried**

**2. Business Arising**

**(a) Design Awards – 2003**

The Development Planner advised that the 2003 Design Awards will likely be presented at the November 22<sup>nd</sup> Council meeting.

### **3. Staff Update**

The Development Planner advised that at the September 7<sup>th</sup> meeting Council considered –

#### **(a) 612 Chesterfield Avenue**

Following 2<sup>nd</sup> and 3<sup>rd</sup> Reading by Council in July, Council received strong reaction from the community that the project was proceeding too quickly. In response to comments, Council rescinded 3<sup>rd</sup> Reading and directed that a town hall meeting be held and followed by a new public hearing in October.

The community has also expressed concerns around the variances to the OCP and bonusing on projects. These issues need to be explained to the community to create a better understanding of zoning and the OCP.

#### **(b) 333 East 8<sup>th</sup> Street**

Council received strong opposition to the design and height of the project and how it fits with the streetscape and directed staff to work with the applicant to revise the design.

#### **(c) 427 – 433 West 16<sup>th</sup> Street**

This project was originally presented to staff with duplexes on adjoining sites, and a secondary suite in each unit. The project was subsequently reduced to a single shared secondary suite in each duplex. Council decided that this would create too much density on the site and the applicant is likely to revise the project to have a duplex only on each lot.

#### **(d) Block 62**

Council decided to delay consideration of Block 62 and the proposed development in the 100 Block West 14<sup>th</sup> Street (Marlborough Towers) and directed that a Planning Study of Central Lonsdale be undertaken before further processing of the applications takes place.

#### **(e) Coach House Development**

In response to community concerns around this type of development in single family areas, Council considered the need for a moratorium, and then directed that a public process be held to gather input from the community before guidelines are considered.

#### **(f) Harbourside Development**

Council received and filed a proposal for residential development at Harbourside Business Park. No further action will be taken for the present.

### **4. 234 West 6<sup>th</sup> Street – Duplex Building Permit**

R. Vesely declared a conflict of interest because of his involvement with the project and left the meeting at 5:25 p.m.

The Development Planner advised that this is an application for building permit for a duplex on this site which is zoned RT-1 and is designated Level 3 in the OCP. The

property is on the primary list on the Heritage Inventory and within a Heritage Character Area in the OCP.

C. Moorhead – Architect and R. Vesely – Developer and the architect advised that the site consists of two adjoining lots and the developer wishes to add a duplex development on the west lot and retain the heritage home on the lot to the east. The applicant is considering requesting exemption of basement storage space which would have no windows or exterior doors.

The proposed development is restricted by the neighbouring heritage house which encroaches by 7-1/2 feet. This site is in a heritage area and conforms with the City's Heritage Guidelines. The proposal has been reviewed and supported by the Heritage Advisory Commission.

The Architect advised that the building is low profile and conforms with all setback requirements. The design drawings dated August 2004 were reviewed and explained. One large tree on the site may be removed. Only minor changes will be made to the existing plant material. Exterior finishing materials were displayed and included asphalt shingle roof, concrete block, stucco painted a Vancouver heritage colour, and wood trim.

**Questions from the Panel included:**

- Possible re-use of existing concrete block to re-build the retaining wall
- Design of access from the street through existing shrubs
- Glazing on side elevation
- Glazing detail of the bay windows and roofs
- Exterior rail material not determined but anticipated to be glass panels with aluminum rail
- Concrete wall design
- 2<sup>nd</sup> bedroom on north side needs to be reconfigured to allow a bed in the room
- Height of building

R. Vesely left the meeting at 6 p.m.

**Comments from the Panel were:**

- Development of front yard will benefit from softer organic design with less paving to help trees survive
- Need to provide weather protection at the front entries to the units.
- Glazed roofs at bay window may be difficult to make technically sound; a metal roof could be equally successful vis-à-vis a heritage aesthetic.
- Concern with use of mullion-less silicone butt joints at the bay glass roofs, from building envelope perspective.
- Some preference that the house be higher, if possible
- Support building design generally
- No balconies on south side – may be advantageous
- Removing the large tree would benefit the project

In response to the Panel's comments, the Architect advised that the house is presently designed to the permitted height and acknowledged that glass roof may present some difficulties.

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the building permit application for 234 West 6<sup>th</sup> Street (Charles Moorhead Architect / R. Vesely) and while supporting the project, recommends that consideration be given to adding protection at the main entries to the units. The Panel commends the applicant for the design and a thorough presentation.**

**Unanimously Carried**

R. Vesely returned to the meeting at 8:05 p.m.

**5. Information**

**(a) Volunteer Appreciation Dinner**

Members were advised that the Volunteer Appreciation Dinner has been scheduled for Tuesday, November 16, 2004

**(b) Affordable Homeownership Council Seminar**

Members were invited to attend this seminar on September 27, 2004

**(c) Development Trends Council Workshop**

Members were invited to attend the meeting on September 28, 2004

**(d) Long Term Property Tax Strategies Report No. 1**

The Panel received the report.

**6. Other Business**

None

**Adjournment**

The meeting was adjourned at 6:15 p.m.

The next regular meeting will be held at 5 p.m. on Wednesday, October 20, 2004.

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Chair

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