

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 16th, 2015

---

**MINUTES**

---

- Present:** K. Bracewell, RCMP  
J. Boyce  
K. England  
A. Epp  
A. Larigakis  
P. Maltby
- Staff:** D. Johnson, Development Planner  
S. Kimm-Jones, Committee Clerk  
C. Perry, Engineering Services Supervisor
- Guests:** 253-255 East 6<sup>th</sup> Street  
Dave Laquinta, Cobbestone Homes  
Jordan Kutev, Jordan Kutev Architect Inc.  
Harry Haggard, Landscape Architect  
233 West 6<sup>th</sup> Street  
Christopher Cade, Owner  
Bert Chase, H.S. Chase Architects  
Karl Wein, Karl Wein Associates  
Harry Haggard, Landscape Architect
- Absent:** B. Allen  
J. Geluch  
S. Gushe  
M. Tsai

---

A quorum being present, the meeting was called to order at 5:30 p.m.

**1. Minutes of Meeting of the Advisory Design Panel held July 15th, 2015**

It was regularly moved and seconded

**THAT** the minutes of the meeting of the Advisory Design Panel held July 15th, 2015 be adopted.

**Carried Unanimously**

## 2. Business Arising

Members discussed the proposed revised resolution sheet; it was agreed to adopt it as a basis for drafting resolutions.

There was a discussion on the quality of packages which should not be rushed and incomplete. Concerns were expressed about legibility and incomplete site plans which do not adequately show the topography, extend fully into the street and lane, or clearly show required and proposed setbacks. The onus is on the applicant to make the site plans clearly legible for Design Panel review.

Applicants should reference AIBC Bulletin 65 which contains guidelines for presentations by architects to design panels.

It was suggested that electronic pdfs of projects would enable Panel members to see small details more easily.

**Action:** For the October 21<sup>st</sup> ADP meeting a PDF of projects will be sent to members In addition to the usual meeting package. Members will then give feedback on whether they would like this to happen for future meetings.

## 3. Staff Update

D. Johnson reviewed the status of ongoing development projects.

## 4. 253-255 East 6<sup>th</sup> Street (Rezoning Application)

This project was previously reviewed at the July 15<sup>th</sup> ADP meeting.

Staff asked for the Panel's comments on the response to their July 15<sup>th</sup> resolution.

Jordan Kutev, Jordan Kutev Architect Inc., reviewed the design response to the resolution passed at the July 15<sup>th</sup> meeting of the Panel:

- Elements of the design have been revised to improve curb appeal.
- Wood siding has been added.
- The roof element has been enhanced for better articulation.
- The front canopy has been revised for improved weather protection with separate canopies over the entrance to each unit.
- The colour palette has been changed to warmer tones.
- The front façade of the rear building has more articulation with simplified fenestration.
- Unit numbers have been improved to give better visibility to the rear unit entries.
- Larger closets have been added to the upper floor and the floor layout simplified.
- The bike storage and storage in the garages have been improved for better access.
- More planters have been added to the rear.

Harry Haggard, landscape architect, described the changes to the landscape plan:

- The rain gardens have been increased in size.
- Pathways to the units have been defined and simplified.

- Additional trees and plants have been added to the front yard; three quarters of the planting material is native.
- The pavers in the central courtyard have been modified.
- No major retaining walls are required along the property lines.

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

- The grandifolia magnolia tree specified on the landscape plan will grow to have a 30-40 foot wide canopy, would you consider using a smaller one like “Teddy Bear”? **A:** We could do that.
- How much such will the lawn at the back get? **A:** We will be using a shade-tolerant lawn.
- It might be worth using a different material instead of lawn. **A:** I think a shade-tolerant lawn will work. It will have good drainage.
- Where is the rain garden? **A:** There are six: two at the front, four along the side.
- Will there be landscaping in the lane? **A:** There is landscaping on top of the garage. Can you define and label the building grades and show the public realm? **A:** Yes.
- Are all the units clearly identified? **A:** Yes.
- Are there gates by the garage? **A:** Yes.

**Comments from the Panel included but were not limited to:**

- I appreciate the work that has gone into the design. The palette seems to work and more articulation is good.
- The wood and light palette work well together.
- I think the project is much improved from last time; the massing and materiality is good. I like the layout of the paths coming into the site; it makes the landscape work better. I like the simplification of the roofs.
- I am not sure how effective the security lights will be as they are shielded by evergreen material. They must not be hidden by the landscape.
- Units are identified very well, especially for night time.
- I am not convinced about the utility of the lawn; it will be too dark.
- The renderings should coordinate with the landscape plans so there is consistency.
- This is a much more successful presentation than the first time. It is a much warmer, inviting and liveable project. It will complement the community.
- You have addressed our comments from last time very well and the project has been greatly improved.
- I like the imagery showing what the house will be like.
- There is one area of concern for me; I urge you to make sure the roof works before you start construction. There are a lot of different roof slopes. There is an opportunity to simplify even more to have more consistency and make it more attractive.

**Presenter’s comments:**

- Thank you for the comments. We tried to cover the roof deck as much as possible with the roof lines but we recognize that there are still unresolved issues. I agree that we should coordinate with the landscape plan.

It was regularly moved and seconded

**THAT** the Advisory Design Panel has reviewed the Rezoning Application for 253-255 East 6th Street and recommends approval of the project. The Panel commends the applicant for the quality of the proposal and their presentation.

**Carried Unanimously**

**5. 233 West 5<sup>th</sup> Street (Rezoning Application)**

The Chair told the applicants that the submission was incomplete and not to the standard required by the City or by AIBC for presentation to a Design Panel; therefore the Panel was unable to review the proposal in its current form.

It was noted that submissions need to be legible and clear so that Panel members can understand what they are reviewing. The lack of information in the submission made it difficult for the Panel to give an objective and informed response; the font was too small to read, the sustainability report and design rationale were missing, text and symbols were not clear on the landscape plan and it was impossible to read. Shadows on the elevations hid details. The public realm and defined building grades needed to be shown. A chart showing what materials were being used would be helpful.

AIBC Bulletin #65 outlines what should be presented to design panels.

**6. Other Business**

There was a discussion on the September 30 meeting which will be held at the site of the cladding manufacturer.

**7. Adjournment**

There being no further business, the meeting adjourned at 6:55 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, September 30th, 2015.

Chair 