

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 17, 2003**

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**MINUTES**

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- Present:** P. Kernan, Chair  
A. Malczyk  
P. Johnston  
M. Rahbar  
D. Rose  
K. McKillop  
D. Storey  
R. Vesely  
Councillor R. Clark
- Staff:** K. Russell, Development Planner  
E. Maillie, Committee Clerk  
C. Perry, Development Officer
- Absent:** S. Friars, Vice Chair
- Guests:** M. Saii, Developer  
J. Bingham – Architect  
P. Kreuk – Landscape Architect  
M. deCotiis – Developer  
K. Kukucha – Developer  
H. Besharat – Architect  
W. Barian - Owner  
K. Koroluk - Landscape Architect
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A quorum being present, the Chair called the meeting to order at 5:09 p.m.

**1. Minutes of Advisory Design Panel Meeting dated August 20, 2003**

It was regularly moved and seconded

**THAT the Minutes of the Advisory Design Panel meeting held on August 20, 2003 be adopted.**

**Carried**

**2. Business Arising**

None

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### **3. Staff Update**

#### **North Shore Heritage Weekend**

The three North Shore municipalities are hosting a North Shore Heritage Weekend September 20 and 21. The program will offer heritage walks, speakers, and home tours. Tickets for the home tour are being sold for \$10 each.

### **4. 535 West 14<sup>th</sup> Street – Subdivision and Rezoning**

The Development Planner advised that this is an application for subdivision and rezoning of two single family lots to create three single family homes with suites and is brought to the Panel for comment because of staff concerns about the design of the rear roof decks.

The Chair expressed the Panel's concerns around reviewing single family homes. The Development Planner noted that it is unusual to present single family applications to the Design Panel but staff have concerns about the design of the roof decks and were seeking design direction from the Panel to offer the applicant.

M. Saii – Designer, joined the meeting at 5:15 p.m. and reviewed the properties proposed for subdivision and the plans for three single family homes. The homes will have three storeys and be built with suites on the lower floor. The interior layouts and roof decks were explained. The exterior finish on the buildings is hardi plank with vinyl windows and trim. Reduction of water and energy consumption is addressed through the use of low flow bathroom fixtures and radiant heating on the main floors and baseboard in upper floors. Parking for each home is accessed from the rear lane.

The Panel had questions on:

- Roof deck orientation;
- Drainage at the gables and open deck over the front door;
- Retention of existing trees on and off the site;
- Specification of Douglas Firs as street trees by Engineering Department;
- Exterior colour schemes for the houses;
- Aesthetics of the upper floor on the north elevation;
- Location of the deck access.

#### **Comments**

- Suggest that use of Douglas Firs as street trees be reconsidered;
- Rooftop needs to be addressed and dealt with as transparent structure rather than roof;
- May be improved by reducing the size of the roof deck to minimize impact;
- Deck should face the view to the south and west rather than the east;
- Houses should be mirrored to expose the view to the west;
- Would benefit from the roof being carried through on the front by using wall, window or trellis.

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the subdivision and rezoning application for 535 & 539 West 14<sup>th</sup> Street and recommends approval subject to revision of the roofline and approval of such by the Development Planner and it is suggested that the roofline is completed by either making the deck smaller or incorporating a trellis;**

**The Panel also recommends that the orientation of the buildings be reconsidered.**

**Unanimously Carried**

M. Saii left the meeting at 6 p.m.

**K. McKillop declared a conflict of interest in this project due to his professional association with the Landscape Architect of the next project to be presented, and left the meeting at 6:20 p.m.**

#### **5. The Pier – Parcel 4: Development Permit Application**

J. Bingham - Project Architect, P. Kreuk - Landscape Architect, K. McKillop – Landscape Architect, M. deCotiis and K. Kukucha – Developer entered the meeting at 6:20 p.m.

J. Bingham reviewed the location of the site at the north east corner of St. Georges Avenue and E. Esplanade designated as Parcel 4 of The Pier development. The original concept was for a tower at the east of the site and low rise residential development to the west. In response to concerns about vehicular access, the preliminary presentation now proposes a reduction of the massing on the west side of the site and relocation of that density to the tower. The increased massing of the tower has been designed to minimise view impact from the north.

The Architect gave an overview of the proposal for a two storey townhouse element at the base of the building along the lane to the north, south down St. George's and west along Esplanade. Townhouses along the lane will have a private garage space at the rear of the units as well as front gardens at the terrace level to the south. The other townhouses will have gardens at the front of each unit but located above street level to create privacy.

P. Kreuk, Landscape Architect, reviewed the landscape plan. Each townhouse has a private garden area and driveway off the back lane and a private garden area at the front separated from the roofdeck terrace over the parkade entry. Townhouses on the east and south sides of the tower will have private garden space above the street with a 10' public garden area as a buffer at the sidewalk. The grand stair on Esplanade provides parkade entry for residents on Parcels 3 and 4 and access to the townhouse terraces above.

The building colour and materials palette was displayed and explained. It was also noted that design detail at street level on the lower east corner of the building and the stepping at the top of the tower is being reconsidered.

Sustainability issues addressed were identified as hydronic heating, application of the City of Vancouver Energy Bylaw as the standard, green space on roof decks, gas fireplaces in

most units, low flush toilets, water savers, low-E glass, opening windows and garbage / recycling facilities. Bicycle storage is also included.

Security around the elevator core and elevator system is being addressed.

The Assistant City Planner advised that the preliminary proposal as presented requires variances to the zoning. The Panel moved into the lobby area to view the model of the development within Lower Lonsdale.

The Panel had questions on:

- Opportunities to make rooftop more interesting;
- Height and design detail of curved wall of grand entry stairs;
- Type of entry and metal gate at the street;
- Control of public access to residents' terrace areas;
- Issues to address solar gain on the tower.

Comments and concerns of the Panel included:

- Location of the parking entrance in the middle of the space could be better integrated for parking entry;
- Terracing stair could be used to conceal the entry;
- Commend landscaping the lane but it should be encouraged to go further;
- Townhouses should be considered to have two main entries – lane entrance will be used daily;
- Detail needed at the upper portion of the building because it will be very visible in the Cityscape.
- Public access to first level of stair with security to the townhouse area would improve relationship to the street;
- Rooftop will be visible from above and detail should be addressed;
- Parkade access for pedestrians needs to be controlled;
- Skateboarders and intruders may be a problem at the lane and front stairway;
- Like the design curve at the stairway but have difficulty with vehicle entry down into the parkade from the street;
- Design celebrates entry to the parkade but needs fine detail (e.g. custom gate);
- Concerned with impact on parkade entry when it must serve building on Parcel 3;
- Gap between buildings by Parcel 3 is a concern;
- Sustainability list addresses only the usual items; however high-rise development responds to sustainability by addressing high density urban living;
- Walls need development;
- Landscaping needs to be addressed at entry;
- Stepping up of terracing at the deck needs to be addressed;
- Next presentation should include more elaborate entrance and corner treatments;
- City should require applicants to improve treatment on the lane.

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the Development Permit Application for The Pier – Parcel 4 (Bingham Hill / Pinnacle) and thanks the applicant for the**

submission and supports the preliminary submission subject to further resolution of the following issues:

- Treatment of the parking entrance;
- Architectural treatment at the south east and south west corners of the building;
- Further development of the upper portion of the building including elevator penthouse;
- Access to the townhouses from the lane;
- Further development of the parking entry gate.

**Unanimously Carried**

**K. McKillop returned to the Panel at 7:40 p.m.**

The applicant was requested to include renderings and design development detail on materials in next submission. It was noted also that a model of the proposal is useful in developments of this size.

**6. 239 West 5<sup>th</sup> Street - Rezoning**

The Development Planner gave an overview of the proposed triplex development with two units at the front of the site and one at the rear. It was noted for the Panel that access to the rear unit is up stairs and not at grade which is a departure from the Low Density Guidelines

H. Besharat, Project Architect, W. Clark, Owner, and K. Koroluk, Landscape Architect, entered the meeting and the Architect gave an overview of the site and zoning and reviewed context photographs of the area.

Plans for the proposed development were explained. Two of the units face onto West 5<sup>th</sup> Street and one faces the lane. All units will have access from West 5<sup>th</sup> Street. The rear unit has a two car garage inside the building and a double garage and single open parking space are located along the lane. This satisfies the City's parking requirements for the development.

Sustainability issues in size and building design were detailed in the information package provided to the Panel. Exterior lighting is placed through the site to address security.

Gables differentiate the different units within the building and exterior colour samples for each unit were displayed. Gable elements and window trims are white Exterior finishes will be a combination of cedar shingles, horizontal siding; and on the south unit, a combination of siding and shingles to differentiate separate units.

The rear unit is being designed to be the owner's home and will have roof deck while the front units have front porches and gardens. Slope of site does not lend to adaptable design to Levels 2 or 3 but handrails in bathrooms will be installed in keeping with Level 1.. The owner spoke to the Panel and confirmed that the rear unit is for his personal use and the others will be for rent. He expressed his support for current developments in Lower Lonsdale and would like to explore development and upgrade of the lane. It was noted that a storm sewer extension is required at the lane and should be addressed with Engineering.

K. Koroluk, Landscape Architect, displayed the landscape plan and reviewed the planting details and private garden spaces for each of the units. Precast concrete pavers will be used along pathways and crushed stone will be used on the east pathway and at grade parking. Hedge plantings along the front gardens and along the east and west sides will address privacy issues. An irrigation system will be installed throughout the garden area and drought resistant plantings will be used.

### **QUESTIONS**

- Use of grass grid to add green to the area at the rear;
- Roof height and density;
- Design detail along the lane;
- Use of water efficiency fixtures;
- Interior layout of the south unit.

### **COMMENTS**

- Entry to the two units on West 5<sup>th</sup> Street need resolution;
- Hanging balcony on west elevation and treatment of columns on balconies on south unit need stronger element;
- Support the scope of materials and colour scheme;
- Application deals well with grades and relates to the side yards;
- Irrigation system – native plantings still need good irrigation at the beginning;
- Very well presented package;
- Commend architect for colour selection;
- Door on rear unit next to the garage will be a principal use door and needs to be addressed;
- East elevation – support front columns and brackets;
- Landscape well handled;
- Suggest adding back entry porch to provide better weather protection.

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the rezoning application for 253 & 259 West 5<sup>th</sup> Street (Besharat Friars Architects) and recommends approval subject to the approval, by the Development Planner, of the following issues:**

- **Relationship of the entry roofs over the main doors;**
- **Relationship of front entries;**
- **Further resolution of the rear elevations, particularly the garage door and rear entry door;**
- **Resolution of the elements such as the columns and brackets supporting the rear decks and side entry.**

**Unanimously Carried**

**7. Other Business**

**October 2 meeting – Chairs and Vice Chairs**

The Panel was reminded of the meeting of the Chairs and Vice Chairs of ADP, APC and EPAC to be held with staff on October 2, 2003 at City Hall. Members were requested to advise the Chair or Committee Secretary if there are any specific topics that they would like to have addressed at this meeting.

**8. Adjournment**

There being no further business the meeting adjourned at 8:55 p.m.

**Next Meeting**

The next regular meeting will be held Wednesday, October 15, 2003 at 5 p.m.

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Chair