

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, 2014**

MINUTES

- Present:** B. Harrison, Chair
B. Allen
K. Bracewell, R.C.M.P
D. Siegrist
A. Epp
P. Maltby
Councillor Bell
- Staff:** M. Epp, Manager Development Planner, Community Development
C. Perry, Supervisor Development Servicing
J. Hnachuk, Committee Clerk
- Guests:** **141-147 East 21 Street**
Mehran Mohtadi, Owner
Foad Rafii and Zora Katic, Rafii Architects
Marina Rommel, Sharp & Diamond Landscape Architects
- 214 West 6th Street**
Karl Wein, Karl Wein & Associates Design Consultants
Bert Chase, H.S. Chase Architect Inc.
Harry Lee Haggard, Landscape Architect
Karson Cubrick, Owner
Cory Cubrick, Owner
- Absent:** M. Messer
M. Saii
H. Besharat
-

A quorum being present, the Chair called the meeting to order at **5:35** p.m.

1. Minutes of Meeting of the Advisory Design Panel held July 16, 2014

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held July 16, 2014 be adopted.

Carried Unanimously

2. Staff Update

M. Epp briefly updated the Panel on the following projects:

- 1549 St George's - Rental Expansion.
- 175 West 14th Street Marlborough Tower II – Building Permit Drawings have been received for Staff's review.
- Supporting green buildings Bylaw change – Received First Reading this week at Council and will go to Public Hearing in October 2014.
- 313-315 West Keith Road – Went to Public Hearing this week. 3-unit project consisting of a duplex with infill at the rear of the property.

3. 141-147 East 21st Street (Rezoning Application)

The Architect introduced their delegation and provided a Powerpoint Presentation. The following comments were made:

- The proposal has been revised in consideration of the Panel's comments, including a setback in front of a portion of the building for the alignment of the Green Necklace.
- It was decided not to reverse the two buildings due to a number of reasons.
- The building was pushed back on the site.
- Storage is included in each suite or on the same floor.
- With the changes made, there is one less unit from the previous proposal and the sizes of units have changed.
- The western portion has a 10 foot setback.
- Planters have been introduced stepping up to create boulevard landscaping.
- At the western end of the site, direct access to the townhouses has been provided.
- Also on the western portion, the top has changed and a terrace has been added.
- On the east elevations, more glazing has been provided.
- The location of the entrance to the building has been moved and was changed to a two-storey entrance to be more pronounced and more visible.
- The amenity area now includes a kitchen and washroom.
- Further landscaping has been developed to create more separation between visitors parking and play area.
- A sample of the exterior panel was circulated, as previously requested by the Panel.

The Landscaping Plan was reviewed. Previously, there were a lot of separate areas. The concept was redesigned to integrate the spaces and linear planters were brought in, and a wave-like design, to integrate the play area with the urban agriculture and landscape area. Natural materials are proposed for the whole space, including wood timber, cedar and edible plantings that flow into the play area. The play area is active and imaginative play, including a timber boat that kids will be able to play in. Vertical and horizontal climbing elements, stepping stones, have been introduced. The urban agriculture area has been increased with raised beds, creating a timber seating area. Also, a bigger buffer area was created between the parking area from the landscaped area. Plantings are higher so you don't have to look at the parked cars.

The section through the front entrance area was reviewed. With the 2.5 metre sidewalk, a setback to provide a buffer will still be provided. Vertical trees and a layer of shrubs to step up to patios have been brought in. The natural planters are cedar and stone and include native plants and adaptive plants. The details of the main entry were reviewed. In the southwest corner of the site, a stairwell exit comes up from the parkade, as requested by the Panel, and will include a small green roof on it.

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

- In the previous submission, there was a stormwater infiltration water area. Is it still there? *Ans – No, there was not enough room. We are proposing deep planters to store stormwater.*
- Explain the habitat on the roof? *Ans – Instead of regular ballasts, river rock is proposed. It does not function as a habitat.*

Councillor Bell entered the meeting at 6:07pm.

Questions of the Panel continued:

- Does the kids' play area need to be open space? Would you consider a picket fence? *Ans – Yes, we can do a four foot high picket fence.*
- What is the provision for storage within the suites? *Ans – Some units do not have enough space in every suite to accommodate storage, but there is storage on the floor for those units.*
- What is the soffit treatment on the balconies? *Ans – Exterior gypsum board will be used with glass, which can be painted. May be able to get nine foot panels to avoid putting another panel on the elevation. Aluminum is a flimsy material, wouldn't use it on this type of development. Could use hardipanel.*
- Do you have at least a minimum of 25% adaptable units?. *Ans – Yes, we have 26.*
- Why do the windows get wider on the south side? *Ans – The adaptable units are on the south side and the window requirement is a minimum of five feet wide for those units.*
- How far does the landscaping encroach to the garage door at the parkade south elevation? *Ans – We will change it to an angle, so there is no encroachment.*

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

- A boundary needs to be defined between the play area and vehicular traffic.
- Integration of the play area is commendable.
- Like that natural elements that have been brought in.
- Project is playful and integrates into the ground plane.
- Playfulness has been extended and brought up into the façade
- Compliments on the building design. Like the changes that have been made.
- Better treatment at the laneway.
- The addition of the walkway on the north side is better and creates a strong connection to the neighbourhood.
- Consider extending a solid looking material into the balcony because it is seen in the soffit. Your eye goes there. Materiality on that soffit and the overhang is important. What we see is what we get and we want to get that look.
- Consider more of a public use for the upper level balcony area because the units are smaller. It could be part of the mountain environment.
- The building is uniform and then the window module changes on the southern facade. Consider keeping the strict design approach.
- Consider having a roof ready for passive solar connections in the future.

Chair's summary:

- Playful is the theme expressed by the Panel.
- There are detailing issues to be resolved.
- Pay close attention to the horizontal façade of balcony from the perspective of walking/driving.
- Big improvements on the front entry.

Presenter's comments:

- We will do our best to incorporate the Panel's comments.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Rezoning Application for 141 – 147 East 21st Street and recommends approval. The Panel commends the applicant for the presentation and manner in which previous concerns have been addressed.

Carried Unanimously

4. 214 West 6th Street (Rezoning Application)

B. Chase, Architect, introduced the delegation and provided an overview of the project. The heritage house on the site was the first building in Ottawa Gardens and is one of the largest homes on the boulevard. The proposal is for a three-unit development with one secondary suite in the basement of the heritage house, which would be a rental suite.

The site plan was reviewed. The proposal includes relocating the existing heritage building south and east on the property with the addition of an suite in the basement. The proposed duplex is offset from the main house and picks up major design elements from the heritage house. Currently, the basement is unfinished. The intention is to update the interior of the house, but leave the exterior with the current heritage colours. The rear of the proposed duplex was reviewed. The section through the site was reviewed. The relationship is to make the proposed duplex somewhat subsidiary to the heritage building using the same colour palette as the heritage building, but slightly darker, then to create a foil in between the buildings with trees that reflect the Italian character and the landscaping as well. The duplex will consist of two 3-bedroom units with a basement.

The landscape plan was briefly reviewed. It will be natural in form and will incorporate trees in between the buildings with hydrangeas. As well, stormwater management is included.

Four parking spots are proposed for the site, one per unit. The proposed system is a mechanical lift system from Germany. There are two spots stacking, creating four spots.

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

- Will there be fencing around the site, or will it be an open plan? *Ans – A combination of both.*
- How well could an emergency responder get from the street to the back unit? *Ans – There is a 15 foot wide space between the neighbouring property and the heritage building and a landscaped walkway strip beyond.*
- Will there be signage? *Ans – Yes.*
- Can you explain the design rationale of the new building to the heritage house? *Ans – The Italian revival house is formal in its structure with strong, simple elements. The approach picks up key elements of design from the heritage house and reflects those features in the new building, yet at the same time, offsetting them to bring a dynamic element from the street so it doesn't appear rigid or formal.*
- Explain the density that is being added? *Staff Ans – .75 FSR is the maximum in the OCP for Ottawa Gardens, which was adopted in conjunction with the Ottawa Gardens Guidelines. This proposal is consistent with the guidelines.*

- In terms of compatibility, does the massing fit with the City's guidelines? *Staff Ans – Staff will review for consistency, view impacts, etc. At a Developer Information Session, comments from neighbours were positive.*
- Would you consider changing the parking to four stalls at the back rather than use the mechanical system? *Ans – Yes.*
- What is the design rationale was for the landscape? *Ans – To provide landscaping in tune with the Italian character, using upright cedars, hydrangeas, but it also includes sun & shade landscaping. The rain gardens are included in the design to save as much water as possible.*
- Does Ottawa Gardens have Landscape Design Guidelines? *Staff Ans – This particular development does not fit within the Ottawa Gardens Guidelines. In this respect, you have to treat this as something different.*
- Is there a concrete retaining wall that steps up to the new house in the rear of the yard and is there a boulder garden in front of it? *Ans – Yes. The boulder garden was more for slope retention. There would be planting pockets in it. It maybe overstated.*
- Explain the circulation for someone coming from the front to get to Unit B. *Ans – (Directions were shown on the site plan.)*
- How does the mechanical parking system work? *Ans – Like a garage door, press the control and it automatically opens to their own parking spot.*
- The drawing shows two vehicles parked on a slope. Do you walk down a ramp to get into your car? *Ans – Yes, but it is a pit below, and it is also higher.*

Comments of the Panel included but were not limited to:

- Circulation around the front entry to the basement suite seems awkward. If the circulation was reconsidered, a more defined outdoor space for the basement suite could be incorporated.
- The landscape design would be stronger if it responded to the Italian revival of the heritage home.
- Like the project. Has a way of increasing density in a pleasant and thoughtful way.
- The deck on the heritage house adds to the quality of the heritage building and gives it some good proportion, and helps to separate the main house from the basement suite.
- Like the colours shown and use of materials.
- There is something missing in the design of the new building.
- The grass at the back of the new building could be replaced with something that creates more life between the duplex and house that changes the square lines and harshness.
- The parking will be a challenging issue.
- The approach to densifying the site and retaining a heritage monument is good.
- By moving the heritage house forward, celebrate it. Let that be the dominant element.
- Rethink the approach on the form and character of the duplex. It should not copy the heritage house. The form is there, but the character needs to be simplified. It relates to the parking.
- Like the parking idea, but it will confuse your application.
- In celebrating the heritage building by moving it, a heritage tree is lost. Need to give something back. Consider the front yard and landscaping. The small patio area and the landscape should be something special.
- Clearly identify the access and identification of each of the units for day time and night time.
- The applicant is also responsible to design the boulevard and sidewalk area.
- Consider projecting the roof of the duplex a little to the south for more weather protection and more privacy.

Chair's summary:

- Like the approach.
- Agree with celebrating the heritage building and muting down the duplex.
- Identification for the units is challenging and needs to be revisited.
- The front patio area should be revisited. It could be a real, Italian "Ottawa Gardens".
- Parking is good, but could be reworked.
- Heritage tree – think you have to give back.
- Lawn areas – works in the front, but is too tight everywhere else.

Presenters' comments:

- The tower in the duplex is where the parking is located. Needed that technically for more height.
- Currently, neighbours are blocked by trees. Removing the trees and moving the house forward will regain the predominance of the house on the boulevard and improve the impact for neighbours on both sides.
- The owner has been in contact with both neighbours. Overall, they are pleased. The owner will work with them.
- There is a row of Hemlocks in the back to be removed. Once removed, the neighbours will get more light.
- The tree in the front is located one inch inside of the property line. The site plan does not show the tree. The owner offered to send the Supervisor Development Servicing an updated Site Plan showing the tree.
- Parking was clarified – 1.5 spots each for the three units and one spot for the basement, and is rounded up to six spots.
- At the rear of the property, kids are playing in the lane and it is a community. Six parking spots could be provided, but is that what the neighbours want to see?

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Rezoning Application for 214 West 6th Street and recommends that:

- Parking be resolved;
- Circulation and security on the site and entry identification be resolved;
- Landscaping be refined to be compatible with the architecture of the heritage house; landscaping approach should be unique, incorporate hard and soft elements, and address the space between the two buildings; and
- Resolution of the character of duplex as opposed to the form and character of the heritage building.

Carried Unanimously

5. Business Arising

None.

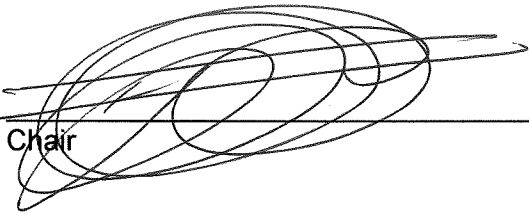
6. Other Business

None.

7. Adjournment

There being no further business, the meeting adjourned at 7:50 pm.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, October 15, 2014.


Chair

