

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, December 10th, 2014**

MINUTES

Present: B. Allen
H. Besharat
K. Bracewell, R.C.M.P
A. Epp
A. Larigakis
P. Maltby
M. Messer
M. Saii

Staff: M. Epp, City Planner
C. Perry, Supervisor, Development Servicing
S. Kimm-Jones, Committee Clerk

Guests: **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: B. Harrison
D. Siegrist
Councillor Bell

A quorum being present, the meeting was called to order at 5:40 p.m. H. Besharat took the Chair in B. Harrison's absence.

1. Minutes of Meeting of the Advisory Design Panel held November 19th, 2014

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held November 19th, 2014 be adopted

Carried Unanimously

2. Staff Update

M. Epp told the Panel that the first meeting of the new council convened on Monday, December 8th so there has not been much progress in development projects since the last meeting; there will be more information at the January meeting.

H. Besharat told the group that the fundraising for the new Presentation House Gallery is going well; the Gallery will have a new name: "The Polygon Gallery". Staff added that the final location of the PGE station is still to be determined by Council.

3. Business Arising

None.

4. 214 West 6th Street (Rezoning Application)

This application was previously reviewed at the September 17th, 2014 meeting of the Design Panel.

Bert Chase, H.S. Chase Architect Inc. provided an overview of the changes made to the plans:

- The lot includes an existing heritage building, the "Ames House", which was built in 1907. It was the first house in the Ottawa Gardens subdivision. It is currently hidden by two large trees.
- The design will regain the presence of the house along West 6th Street by removing a large tree and moving the house forward to the east.
- The new site of the heritage house will bring the landscaping in line with the character of the building; there will be a raised terrace and little plaza areas at the entrance and at the circulation hub of the site.
- The only modification to the heritage house will be to add a kitchen door at the back.
- The previous review included a lengthy discussion on the entry roof. It is noted as a character-defining element in the Heritage Registry and has to be left intact. The design has been slightly modified.
- The Panel resolution suggested simplifying the form of the duplex; the new design is more square to reflect the heritage building. Pergola areas define the entrance. The tower element has been removed and the roof simplified.
- The question of stratifying the parking has been resolved by having the parking lift for the heritage building and two surface parking spaces for the duplex.
- The colour palette is composed of heritage colours.

Harry Lee Haggard, Landscape Architect, reviewed the landscape design:

- The walkway has been simplified. Italian-style urns have been chosen for the courtyards.
- The plant list reflects classical planting.
- The landscape is compatible with the heritage house.

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

- Explain the rationale of eliminating the side access doors? **A:** There is access directly from the garage into the units.
- All concrete retaining walls are going to be clad with stone? **A:** Yes.
- Why is the west access to light blocked off with wells on the east and north only? **A:** It had to be closed off for stairs.
- Why are you using a wood arbour; how does the design reflect the architecture of the heritage building? **A:** To make the relationship between the road and the house more pleasant.
- **Staff:** The architectural style of this house is unique and differs from the heritage guidelines.
- How will the garbage and recycling areas be used? **A:** The ones at the back are for the suites. The heritage house has its own garbage area.
- Is the duplex centred on the lot? **A:** Yes.
- The stairs jut out into the setback? **A:** Yes.
- Could you take advantage of the setback to increase the distance between the heritage house and duplex? **A:** We are going to push back as far as possible; it will depend on the slope.
- How will you deal with privacy? **A:** There are cedar trees down the middle of the path between the units.
- What defines the changes you can make in a heritage building? **Staff:** Since the project requests a density bonus for heritage, an assessment of the condition of the house has been provided. A consultant will give guidelines on any proposed modifications.
- How you determine that the patio for the heritage building is at the height it is? **A:** It is to resolve the transition from the street and entry, and to create an outdoor level that relates to the main floor. We are maintaining 48 inches; there does not have to be a railing on the retaining wall if there is planting in front of it.
- Do you have enough stairs to satisfy the grade change to the duplex? **A:** We will check.
- I appreciate the need for privacy; however the trees are very big and will not give any light to the duplex unit. **A:** They can be trimmed.
- **Staff:** There are concerns with the sequoia trees; their roots will move the paving stones. Is there a better species?
- **Staff:** Will the grades work with the parking lift? You may have to step the slab.
- The heritage house is very elegant but the duplex looks like a box. **A:** One of the discussions at the last meeting was to simplify the exterior of the duplex to act as a background to the heritage house. The tower has been eliminated and the articulated façade was simplified.
- How will emergency responders know where to go; is the walkway lit? **A:** Yes.
- What is the slope of the roof on the duplex? **A:** I cannot say.
- What is the form and character rationale of the building behind the heritage house? What is the materiality? **A:** The primary exterior elements are the same as those on the heritage building but are simplified. We will use a hardi product but will look the same as that on the heritage building.

Comments of the Panel included but were not limited to:

- I am concerned about the height of the elements in front of the heritage house e.g. the wall, trellis, fence and trees. I am concerned that the grading and planting between the two units will make the units at the back very dark.
- The circulation is odd; you have to go downstairs to go outside.

- There are no gates to stop people using it as a shortcut from the lane.
- I like the changes; you have done what we asked you to do. It helps densify the community. I generally support it.
- It is an interesting project providing increased density close to Lonsdale.
- There should be an easier way of getting access to outside from the duplexes.
- Perhaps the patios could have a stronger orientation to the east and west to help with privacy.
- You should have windows off the stairs. There are not any windows looking out on to the sunken courtyard, no light, or views into the courtyard; perhaps put in a narrow window.

A. Epp left the meeting at 6:34 p.m.

- I like the overall concept. It is challenging because of grades and space. The two different roof pitches are unsatisfactory. The lower level is sunk right into the ground; you are not able to get three levels in a good way. **Staff:** the height is open to review; this would exceed the 30 foot maximum guidelines.
- The nice thing about the existing house is the full height two storeys; I do not think the little roofs and stucco on the duplex are necessary.
- The relationship between the wood and stucco on the duplex is not satisfactory on the east elevation, otherwise it is ok.
- My main concern is about the selection and amount of different hardscape materials used in the landscape; they do not seem cohesive and do not reflect the strong architectural style. The plant palette has not changed since the previous meeting. I agree strongly that the busyness has been plunked in front of the heritage house and detracts from a refined simple building.
- I generally support the concept. I agree with reducing the number of roofs on the duplex.
- It is commendable to keep the heritage building. The heritage building is a gem – a gorgeous building, you are not doing any good by trying to copy the colour scheme. I am not sure if you can achieve an economic asphalt roof with the shallow roof slopes. I would simplify the design further to the point of a simple west coast more modern architecture at the back. You are creating a busy building that tries to be similar to the heritage building at the front.

Chair's summary:

- In general the panel seems supportive of the project.
- The increased density will be positive on the site.
- There are comments from the landscape architects re the use of hard and soft landscape material and suggestions to simplify the paving, landscape materials, as well as reconsider the planting in between the two units. There are comments on whether the landscape vocabulary is compatible with the heritage house. It would be positive to reconsider the front landscape design.
- You should provide stronger definition for pedestrians from the street to the lane.
- There were comments on roof simplification and careful consideration of the wood and stucco relationship.
- You are trying to copy the colour and scheme of the heritage house; using imitation materials may not be appropriate. Use basic Hardie without the wood grain.
- The duplex is not a strong background for the beautiful gem at the front.
- The grading on the lane side needs to be carefully considered.

Presenter's comments:

I think the comments are helpful and we will try to incorporate what we can.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Rezoning Application for 214 West 6th Street and recommends approval subject to addressing the following issues to the satisfaction of the Manager of Development Planning:

- The Panel feels that the landscape design has not changed sufficiently from that seen at the September meeting and strongly recommends that it be refined to be compatible with the architecture of the heritage house and to reconsider the planting at the front and not screen the heritage house; the landscaping approach should be unique, incorporating hard and soft elements as well as addressing the liveability of the space between the two buildings;
- Reconsider the use of dwarf sequoias in the interior space between the two units to allow more light into the units;
- Provide stronger definition for the pedestrian walkway from the lane to the street;
- Simplify the number of roofs on the duplex to better reflect the simplicity of the heritage house;
- Reconsider the colour palette of the duplex and the relationship between the wood and stucco, and if using cementitious board, do not use fake wood grain;
- Consider the grading on the lane side as it relates to the parking.

The Panel is supportive of the increased density on the site but believes that the duplex should have a stronger and simpler background presence to enhance the heritage house in front.

Carried Unanimously

Colleen Perry left the meeting at 6:50 p.m.

5. 2015 Design Awards Discussion

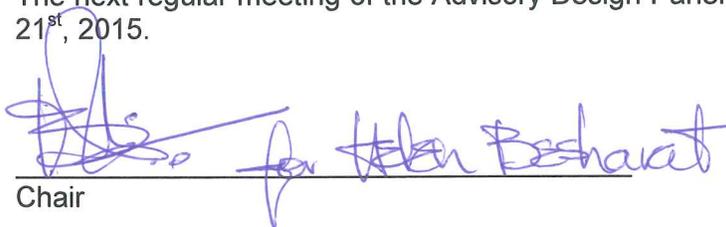
Michael Epp reviewed his memorandum dated December 5th, 2014 and the group discussed the selection process.

It was decided to simplify the process. There will be further discussion at the January meeting. Members will be sent the short list and asked to visit the sites before the next meeting. Members will be asked for their preference for meeting January 21st or 28th.

6. Adjournment

There being no further business, the meeting adjourned at 7:42 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, January 21st, 2015.



Chair

