

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, May 18th, 2016**

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**MINUTES**

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- Present:** J. Boyce (Chair)  
B. Checkwitch  
K. England  
J. Geluch  
S. Gushe  
B. Harrison  
A. Man-Bourdon
- Staff:** D. Johnson, Development Planner  
S. Kimm-Jones, Committee Clerk  
C. Perry, Supervisor, Development Servicing
- Guests:** 321 West 14th Street (Rezoning Application)  
Marco de Cotiis, Fina Group  
Joe Muego, Hearth Architectural Inc.  
David Rose, PD Group Landscape Architecture Ltd.
- Absent:** K. Bracewell, RCMP  
P. Maltby  
A. Sehwoerer
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A quorum being present, the meeting was called to order at 5:35 p.m.

**1. Minutes of Meeting of the Advisory Design Panel held April 20<sup>th</sup>, 2016**

It was regularly moved and seconded

**THAT** the minutes of the meeting of the Advisory Design Panel held April 20th, 2016 be adopted.

**Carried Unanimously**

**2. Staff Update**

D. Johnson reviewed the status of ongoing development projects.

**3. Business Arising**

The revisions to the Submission and Presentation Guidelines and Checklist will be reviewed at the June 15th, 2016 ADP meeting.

#### 4. 321 West 14<sup>th</sup> Street (Rezoning Application)

This is an application to develop a three- unit townhouse and detached garage and carport.

Staff asked for comments from the Panel on the form and character of the proposed primary building, the proposed façade material and colour choices of the primary building, the proposed landscaping plan, the transition between public and private space; and internal circulation.

Joe Muego, Hearth Architectural Inc., described the project to the Panel:

- The site is within an area of similar developments. There are duplexes and triplexes in the area and also many single family homes.
- The form is broken down so that less than 50% pushes forward and the two remaining frontages are pushed back to give a single family identity and sense of home. The massing is reduced through articulation of the building face.
- The design attempts to be sensitive to the neighbouring single family homes; pulling back the mass causes less of an interface and side fenestration is minimal.
- At the back of the site is a simple three-car detached garage with two surface parking spots, and shared garbage and recycling facilities.
- It is a two storey development with minimal impact of shadowing because of the stepped back massing.
- All three units have covered porches at the front for individuality.
- They are three bedroom, two and a half bathroom, homes with the potential for an in-ground basement. The two rear units have basement access from the outside.
- The roof plan is simple.
- Authentic materials are used for texture: cedar shingles with brick at the base.
- The design capitalizes on the views looking south from the main level and second floor.
- The front doors of all units can be seen from West 14<sup>th</sup> Street.

David Rose, PD Group Landscape Architecture Ltd., reviewed the landscape plan:

- There is a large pine tree which is a significant feature of the existing landscape so the existing retaining wall will be left in place next to the tree to protect it.
- The planting is mostly evergreen with hedges defining the lawn areas at the back.
- The hard landscape includes regular concrete unit pavers on pathways and permeable pavers on the parking surface.
- Water will drain along the building back to the permeable paved area.
- Hedges conceal the garbage and recycling facilities.

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

- How will the surface parking spaces be designated? **A:** It is usually “first come, first served” with the first buyers having first choice.
- Is the lawn the same grade in the two back yards? **A:** The back yards are fairly level.
- Will there be a fence down the middle of the back yards? **A:** Yes, a five foot cedar fence.
- Did you ever think of not including the fence? **A:** No, it gives more privacy.
- The sidewalk will be changed which will mean a higher grade to achieve a 2% slope from the property; adding soil will eventually kill the large pine tree. **A:** It is a City tree so it is up to the City to decide if the tree is retained.
- Have you done an arborist report? **A:** No.

- The rear building grades are shown east to west but the garage slabs are north to south. **A:** The eastern side of the site is 1.5 feet higher than the western side. It is consistent.
- Will the addresses show clearly for first responders, especially at night? **A:** Yes
- Is there a reason for so much hardscape on the pathways, could it be more permeable towards the back? **A:** We felt there were a few tight spots so the path needed widening.

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

- The drawings were great, very helpful. I liked the rendering of the 3D model.
- It looks nice, very good job. Professionally planned.
- The massing looks great compared to the adjacent homes; well done on that.
- With regard to the address poles; one is on the street, the other two are part of the landscape. It would be easier for first responders etc. if they were consistent and all out on the street.
- Fantastic presentation; it was a pleasure to look at.
- I would be interested in seeing you exploring more permeable paving at the back.
- You should add some native or habitat and nectar-providing plants to the plant list.
- I want to thank you for the authenticity of the materials; we do not often see real wood.
- I like the treatment of the front entry ways which creates private space; it is well done and well thought through.
- The windows are well scaled. There is a generosity we do not often see in quality and materials.
- It is appropriate in scale and to the neighbourhood.
- I would like something a little more contemporary but it is well done.
- It was a great presentation; thank you for stamping the drawings.
- I appreciate the scale and authenticity. I have seen faux historic attempts and this is well done. It adds curb appeal to the street.

**Presenter's comments:**

We are appreciative of your comments; thank you.

It was regularly moved and seconded

**THAT** the Advisory Design Panel has reviewed the Rezoning Application for 321 West 14<sup>th</sup> Street and recommends approval of the project. The Panel commends the applicant for the quality of the proposal and their presentation.

**Carried Unanimously**

**5. Other Business - None**

**6. Adjournment**

There being no further business, the meeting adjourned at 6:20 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, June 15th, 2016.

Chair



