

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, April 23, 2003**

MINUTES

- Present:** P. Kernan, Chair
P. Johnston
A. Malczyk
K. McKillop
M. Rahbar
D. Rose
R. Vesely
Councillor R. Clark
- Staff:** R.A. Spencer, Development Planner
K. Russell, Development Planner
E. Maillie, Committee Clerk
C. Perry
- Absent:** S. Friars
D. Tardiff
D. Storey
- Guests:** A. Terret, Architect
H. Haggard, Landscape Architect
C. Cargill, FNDA
K. Stadnyk, FNDA
B. Sawchyn, Anterra Retail
S. Douglas, Kasian Kennedy
J. Stich, Kasian Kennedy
-

A quorum being present, the Chair called the meeting to order at 5:05 p.m.

1. Minutes of Advisory Design Panel meeting of March 19, 2003

It was regularly moved and seconded

THAT the Minutes of the Advisory Design Panel meeting held on March 19, 2003 be adopted.

Unanimously Carried

2. Business Arising
None

3. Staff Update

132 E. 20th Street

After revisions were made to address neighbours' concerns, the project went back to Council and was referred to another Public Hearing scheduled for May 5th, 2003.

Joint Proposal – Aberdeen Block / West 16th Street

This proposal had First Reading and is scheduled for Public Hearing on May 12th.

E. Keith Road – Rezoning 6-Unit Townhouse

At Public Hearing residents expressed concerns around the increased traffic in the lane and the need for maintenance of trees on City property at the north of the site. The applicant has since decided to change the proposal to retain the two lots and this will require a bylaw amendment which must go to Council for revision.

Public Art – Fountain in Lonsdale Quay

Mr Spencer advised that, in conjunction with the Federal Government, funding has been provided for a Youth at Risk project to refurbish the fountain at Lonsdale Quay. A local artist will direct the programme and the youth in this project. Patricia Johnston, a member of both the Panel and the City's Public Art Committee, will also be participating with the group. The project will go to Council for approval and proposed designs will be reviewed by the ADP.

4. 152 – 154 East 12th Street: 10-Unit Residential Rezoning

A. Terret, Architect, and H. Haggard, Landscape Architect, entered the meeting at 5:20 p.m. The Architect referred to the revisions addressed since the previous presentation to the Panel. These include simplification of building elevations, consolidating bay windows and reduction of the number of exterior finishing materials. Other details addressed included:

- Floor plan modifications to include a one-bedroom adaptable unit
- Reduction of building height
- Suite layout changes to create larger rooms
- Addition of trellises at upper floor
- Garbage enclosure at rear of the building.
- Gates at the path through the site to restrict public access and CPTED concerns.

The Landscape Architect gave an overview of the landscape plan for the site as reflected in the modified plan dated March 14, 2003. It was confirmed that the existing street trees will be retained.

The Panel had questions relating to:

- Planting and maintenance over the parkade entry on west elevation.
- Safety concerns around raised platform.
- Enclosure and trellis plantings around garbage area.
- Proximity of garbage area to patios at the rear of the building.
- Compatibility of river rock design of the gateway feature with the building design.
- Materials to be used at building overhangs.
- Roof construction.

The Panel also noted concerns around resolution of landscape issues, including:

- wall over parking entry;
- safety issues of the raised platform;
- stairway into parking garage;
- character of wood trellises to address the building character;
- garbage enclosure to address the building and surrounding area;
- relocation of garbage area away from the rear units.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 152 – 154 East 12th Street (Andrew Terret Architect) and recommends approval subject to the approval, by the Development Planner, of the following:

- **integration of the landscape trellises, garbage receptacles and other such structures, and the overall integration of the landscape with the architecture;**
- **resolution of the soil depth and growing medium on concrete slab over parking ramp;**
- **resolution of materials such as the proposed river rock; and**
- **resolution of potential safety issues over the parking garage.**

Unanimously Carried

The applicants left the meeting at 6:35 p.m.

5. 845 Marine Drive – Commercial Building Permit (Renovation/Addition)

The Development Planner referred to the proposed building permit application for additions to the front and rear of existing building.

C. Cargill, FNDA, Project Architect, and K. Stadnyk, FNDA, entered the meeting at 6:40 p.m. They explained their proposal to refurbish the existing building for an automobile retailer and add additions onto the building at the front and at the rear sides. The front addition will create a pedestrian walkway to the street and a vehicle display area will be contained within the addition. Mr. Cargill explained the curved glass and elliptical stainless steel columns on the building façade. Samples of the materials were displayed. There was some concern noted by the Panel that the window installation described might not be watertight.

Traffic circulation on the site was explained and it was noted that parking has not been increased. At the request of the owner of the site to the west, a traffic consultant is reviewing the possibility of a combined access from Marine Drive to both sites.

Preparation of the landscape plan for the site has been delayed until Engineering Department can give direction on how the public realm along Marine Drive Corridor is to be addressed. The applicant will be required to fund the improvements to the area in front of the property.

There was some concern that in their current location, the accessible parking stalls may impede entry of other traffic into the site and cause back-up on Marine Drive. The applicant agreed to address this.

There was discussion of the exterior lighting design and the impact of light spillage on residential areas to the north. The Panel was advised that accent lighting will be used inside the building rather than bright overhead lighting, and glazing will deal with light attenuation. A lighting consultant has been retained to address the design of the pole lights in the parking lot to control glare. Consideration is also being given to installing two sets of lighting - one to meet operating needs and one for security purposes when the dealership is closed.

Comments and concerns that the Panel wish to have addressed are:

- Increased landscaping needed on this site;
- Use of permeable pavers should be explored;
- Lamps in the parking lot should not conflict with trees;
- Control of lighting needed;
- Need to have detail on glazing and how rainwater will be handled;
- Sustainability by reuse of building is to be applauded;
- Concern with access and egress with neighbouring development on the west;
- Support storm water run-off control.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the building permit application for 845 Marine Drive (FNDA Architecture / Regency Chrysler) and recommends approval of the project subject to a thorough landscape review by staff of issues raised. The Panel commends the applicant for a through presentation

Unanimously Carried

The applicants left the meeting at 7:30 p.m.

6. 879 Marine Drive – Commercial Rezoning

B. Sawchyn - Anterra Retail, S. Douglas and J. Stich - Kasian Kennedy Architects, and a representative from Save-On Foods entered at 7:33 p.m.

B. Sawchyn gave an overview of the process to this time and advised that the project has now been reduced to a total of 90,000 sq. ft., including 45,000 sq. ft of retail space.

The Architect reviewed the location of the site and the revised plan distributed to the Panel and described the retail frontages and parking plan. The project retains a two storey retail anchor at the corner of Hanes & Marine with two single storey retail buildings to the east on Marine Drive and large format retail developments at the rear of the site. Entry and exit from the site remains at Hanes and on Third Street. Underground parking is accessed from Hanes Avenue and surface parking is accessed from Third Street. The direct exit onto Marine Drive from the east side of the development has been retained.

The design concept has been revised to provide direct pedestrian access to retail units from Marine Drive and awnings to provide weather protection and a more inviting façade along Marine Drive. Exterior finishing materials and glazing were explained.

COMMENTS

- Massing relates well to the street;
- Support the 'village' context of the development;
- Awnings should address urban image;
- Need to ensure that stores address the street and not orient only to the interior of the site;
- Interior courtyard parking important in making this project successful;
- Parking surface and additional landscaping and trees needed to soften the courtyard;
- Appropriate to include pedestrian access through the vehicular area;
- May be appropriate to consider exterior finish other than stucco;
- Need to develop guidelines to control design of signs and lighting.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 879 Marine Drive (Anterra Retail / Kasian Kennedy Architects) and recommends approval in principle and looks forward to a complete submission addressing:

- **Landscaping in the parking area;**
- **Recommendations of traffic consultant;**
- **Further details and treatments of the elevations;**
- **Further development of the design and accessibility of the Marine Drive façade;**
- **Signage guidelines.**

Unanimously Carried

M. Rahbar – Panel member - declared a conflict of interest due to a professional involvement with the preliminary presentation on 339 West Keith Road and left the meeting at 8:25 p.m.

7. 338 West Keith Road – 3 Unit Residential Rezoning (Preliminary)

M. Rahbar entered the meeting at 8:27 p.m. and reviewed the preliminary rezoning proposal to develop a 3-unit residential row housing development. The meeting was advised that to accommodate this type of housing, a zoning amendment will be required.

The site and surrounding neighbourhood were reviewed and the applicant explained the proposal to build three units on an existing 60' lot. The plan, dated April 16, 2003, and the landscape concept for the site were described.

The Panel had questions on:

- Exterior finishing materials.
- Encroachments of current design into zoning setbacks.
- Fit of design with the surrounding neighbourhood.
- The legal structure around this division of property.

- Price of the units.
- How will uniformity of exterior finish be maintained with three separate owners.

There was discussion around the requirements and construction of fire separation between the units.

M. Rahbar left the meeting at 8:57 p.m., prior to the Panel's discussion.

Comments and concerns from the Panel included:

- Rowhousing project would be more successful if there was space to add more units;
- Project seems out of scale from adjacent properties;
- Additional context needed to address the suitability of this design in this area;
- Does not fit into the envelope;
- Uniformity of design may help this project at this size;
- Rowhousing development would create additional service costs for the municipality.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the preliminary rezoning application for 338 West Keith Road (Vernacular Design) and thanks the applicant for the submission. The Panel feels that the following concerns have not been adequately resolved or explained:

- **Massing of the building and conformance with the zoning envelope;**
- **Further study of the building massing in relation to the adjacent properties;**
- **Building materials and finishes;**
- **Landscape plan.**

Unanimously Carried

M. Rahbar returned to the meeting at 9:10 p.m.

8. Sample Presentation Package - (Draft)

Staff are preparing an information package for applicants outlining the material that must be submitted when making presentations to advisory bodies.

9. Other Business

None

Adjournment

There being no further business, the meeting adjourned at 9:15 p.m.

The next regular meeting of the Advisory Design Panel will be held at 5 p.m. on Wednesday, May 21, 2003 at the North Vancouver School District Office Board Room at 731 Chesterfield Avenue, North Vancouver, BC.

Chair