

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, August 15th, 2012**

MINUTES

- Present:** B. Allen
K. Bracewell, R.C.M.P
B. Harrison
K. Kallweit Graham
M. Saii
Councillor Bell
- Staff:** C. Purvis, Development Planner
C. Perry, Supervisor, Engineering Services
S. Kimm-Jones, Committee Clerk
- Guests:** 1952, 2004, 2012 Larson Road (Rezoning Application)
Robert Ciccozzi, Robert Ciccozzi Architecture Inc.
Rod Maruyama, Maruyama & Associates Ltd.
Shannon Seefeldt, Robert Ciccozzi Architecture Inc.
- Absent:** Y. Khalighi
J. Marshall
S. McFarlane
M. Messer
J. O'Brien
-

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

In the absence of the Chair and Vice Chair, Bill Harrison agreed to act as Chair.

1. Minutes of Meeting of the Advisory Design Panel held July 18th, 2012

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held July 18th, 2012 be adopted.

Carried Unanimously

2. Business Arising

None.

3. Staff Update

Projects

339 East 10th Street: Final adoption was on July 23rd.

1629 St. Georges: On July 23rd Council gave First Reading to a Text Amendment and Zoning Bylaw Amendment to allow enclosed balconies at 1629 St. Georges, is a rental building which had transferred density to 1860 Lonsdale Avenue.

Policies:

Zoning ByLaw Comprehensive Review Phase 1 (General Housekeeping): The Bylaw had Final Adoption on July 23rd.

Regulation of Domestic Chickens: On July 23rd Council directed staff to proceed with amendments to the Zoning and Small Creatures Limitation Bylaws to allow hens in one unit residential zones. The bylaw had first reading and was referred to public hearing on September 17th.

Planning and Council Workshops: On July 23rd Council approved a report scheduling Council Workshops: October 20th – Housing Needs in the City (with OCP/CityShaping intro), October 29th – Density Bonus and Community Amenity Contribution Workshop, November 5th – Suites in Duplexes Workshop. These workshops will help shape the new Official Community Plan.

Lower Lonsdale Small Park Infrastructure Replacement Project: On July 23rd Council approved the submission of an application for federal funding support for the Lower Lonsdale Small Park Renewal Project (CIIF Grant Application).

Separated Bike Trail: On July 23rd Council approved the submission of an application for provincial funding for the Spirit Trail Separated Bike Trail along Chesterfield Place and Chadwick Court.

2012 Parks and Environment Grants: On July 23rd Council approved \$15,000 in grants to six community organizations.

Museum Collection Clean Up: On July 23rd Council approved the appropriation of \$41,000 to fund the City's share (50%) of the 2012 costs for the Museum Collection Clean Up Project.

Bid for 2018 BC Summer Games: On July 23rd Council committed to bid to host the 2018 BC Summer Games in partnership with the District of North Vancouver and to provide \$15,000 in case and approximately \$16,700 value in kind services if the Games are awarded to North Vancouver.

4. 1952, 2004, 2012 Larson Road (Rezoning Application)

Staff provided background on the project which is a proposal to rezone three RS-1 zoned properties on four legal lots to a Comprehensive Development zone based on the RS-1 zoning standards. Twelve single-family homes, each with two unenclosed parking stalls, are proposed. The lots back on to Wolfe Street which is very rural with no curb and gutter. The design is informed by the properties facing Wolfe Street. The applicant has made changes

to the original submission following public input. The FSR will meet Official Community Plan standards.

Staff asked for the Panel's input on the pocket neighbourhood concept, proposed setbacks, architectural character and building materials, the proposed density as it relates to the massing and character, a minimum energy commitment, storm water management, CPTED and landscaping.

Robert Ciccozzi, Robert Ciccozzi Architecture Inc., reviewed the presentation boards to the Panel:

- The original design took a funky, contemporary approach, however, at the Developer Information session, the public asked for reduced density and a design that reflected the neighbourhood character. Therefore, the design was changed to be more traditional and the number of units was reduced from 14 to 12.
- There are two unit types and three colour options to give variation.
- Hardiboard siding and shingles are proposed.
- The cedar front porch has been trimmed in white to give a "greenhouse" feel.
- The dwellings on Larson are turned to face Larson giving "eyes on the street"; the units at the back face the internal road, to have less impact on the Wolfe Street residences.
- Most of the units have tandem garage parking; there are two visitor stalls.
- Two large beech trees are being retained.

Rod Maruyama, Maruyama & Associates Ltd., reviewed the landscape plan:

- The client wanted a focus on sustainability; this is achieved through the use of permeable paving and porous surfaces throughout the development including permeable driveways and parking areas which will have pavers with a different texture.
- The back and side yards will be planted with low shrubs to delineate property areas and will have low privacy fences.
- River rock will be used next to the buildings.
- A pedestrian walkway at the north end of the site connects Larson and the internal lane.

Questions from the Panel included but were not limited to:

- Who will own the road in the middle? A: The property line goes to the centre of the road so part of the lane belongs to each property. Staff: the homeowners will own the road and maintain it in perpetuity. They will have an easement plan and a form of strata.
- How many units have yards? A: They all have yards; one unit on the corner has a larger yard, the rest have patios. The units along Larson have some green space.
- There is no room to park on the access lane? A: No; only parking on the street.
- Are the local residents aware of the changes you have made? Staff: We have had many emails. The developer will be holding a second DIS; word is getting around.
- Will the garbage trucks come down the lane? Staff: The garbage truck will back in and drive out.
- Will the storm water be collected in water retention tanks? A: It has been discussed; the idea is to keep the storm water on site. Staff: We have encouraged the use of some of the water for irrigation.
- Will the public walkway be gated to imply territoriality to non-residents? A: It will have a trellis type of gate to show that it is not a public walkway.

- Staff: The neighbours have asked for the area to stay rural so the grassed area will not change very much subject to approval from the Fire Department. The sidewalk along 20th Street will probably be wound around and more trees added. There needs to be a standard six foot wide sidewalk.
- How have you dealt with the views from the units on Wolfe Street with their sitting areas looking on to the parking pads of their neighbours? A: We are trying to soften each of the building foundations and sides with shrub planting but they will see the cars.
- The northern parking pads are side by side parking. There seems to be inconsistency in the parking plan. A: Having pathway access to the front and back dictated where the parking was situated.
- Where are the beech trees? A: They are on the property; the units behind are pulled back so they have a larger yard. Staff: We have had a lot of public input to protect the trees.
- How big are the patios? A: Approximately 10 x 12 feet; they vary.
- How wide is the internal lane? A: 20 feet.
- Is lighting proposed for the internal lane? A: No; we have not really looked at it.
- Lighting is important; the access lane will be narrow and dark. A: We can look at it.

Comments of the Panel included but were not limited to:

- I am concerned about how the lane will function as a courtyard and gathering space due to the traffic; there could be conflicts with vehicles because they cannot get out easily. Especially as you appear to be targeting people with young children.
- You should emphasize the territoriality and the lighting aspect inside.
- It would make sense to have a turnaround at the end of the access lane. A: Traffic is always a concern; however lanes are often not as busy as people think.
- You obviously had to go for cute, traditional. The A and C colour schemes are too much alike. I am not sure about the treatment of the porch; maybe it is not necessary to use board and batten or the front doors can pop in a different colour. The planning is tight. I am concerned about the windows facing on to the neighbour's parking.
- I wonder about the two stalls per house; it is a trade off with green and yard space.
- I am fully supportive of high density. The attention to detail will be important. I would have liked to see a more modern approach but the market is what it is. The landscaping along Larson Road is very important; it does not have to be monochromatic. A way to articulate the buildings especially on the Larson Road side is very important. The success of the project depends on the lane; you should take the whole idea of the street and make it a playground for everyone.
- My main concern is that lane and access into the houses will be challenging. The grass strips will disappear. I support the tandem parking stalls. The lane should be lit.

Presenter's comments:

We thought about only having one stall per unit. In the current design if the owner only has one car, the impermeable area can be used as a play area. Concerning the tightness of the circulation; it is a bit more generous than in some townhouse projects. We should look at introducing corners at the parking ends to allow turning into the parking.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Rezoning Application for 1952, 2004, 2012 Larson Road and recommends approval subject to the approval, by the Development Planner, of the following:

- Reconsideration of the lane in terms of manoeuvrability, potential programming, community use, safety, lighting;
- A more integrated storm water management plan;
- Prove out the viability of the green spaces and the planting;
- Revisiting the colour scheme for more variety.”

Carried Unanimously

There was a comment from the Acting Chair about what the Panel can do to enhance the liveability of projects.

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

5. Design Awards

C. Purvis reviewed the proposed Design Award Terms of Reference and asked for input, especially whether there were enough completed projects to consider for awards.

Discussion ensued. It was agreed that awards should be given but did not have to be given in every category if there were no projects with merit. Coach houses should be considered.

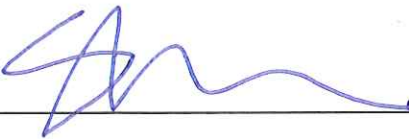
Action: Members to review the selection criteria.

Action: Staff to bring pictures of projects for consideration to the September meeting.

6. Other Business

There being no further business, the meeting adjourned at 7:05 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, September 19th, 2012.



Chair