

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, January 19, 2005**

MINUTES

- Present:** S. Friars, Chair
A. Malczyk, Vice Chair
P. Kernan
R. Vesely
D. Rose
K. McKillop
M. Rahbar
Councillor R. Clark
- Staff:** K. Russell, Development Planner
E. Maillie, Committee Clerk
C. Perry
- Absent:** M. Boland - RCMP
P. Johnston
D. Lee
- Guests:** M. Wyck
F. Kamiya - Architect
-

A quorum being present, the Vice Chair called the meeting to order at 5:12 p.m.

1. Minutes of Meeting of the Advisory Design Panel of December 8, 2004

It was regularly moved and seconded

THAT the Minutes of the meeting of the Advisory Design Panel held December 8, 2004.

Unanimously Carried

2. Business Arising

None

3. Staff Update

Open House Central Lonsdale Planning Study

The first open house on Phase 1 of the Central Lonsdale Planning Study will be held at City hall on Wednesday, January 26, 2005 between 4 p.m. and 8 p.m. A

workshop is also planned for Saturday, February 19, 2005. Details of this event will be confirmed to the Panel as they become available.

C. Perry entered the meeting at 5:20 p.m.

4. 333 West 14th Street - Rezoning

F. Kamiya – Architect, M. Wyck, Developer and Landscape Architect were introduced to the meeting.

M. Rahbar entered the meeting at 5:30 p.m.

The Project Architect gave an overview of the site plan and the layout of the proposed three unit residential development with two units facing the street and one located over the garage at the rear of the site. Samples of the exterior finishes and colours were displayed and there was a brief outline of the context of the area.

The Landscape Architect explained the entries from the street to each unit and hedging at entries to front units to create privacy separation. Addition of street trees will be addressed. Private outdoor areas and separations were explained.

K. McKillop entered at 5:35 p.m.

Questions:

- Setback on east interior site compared with the site plan
- Grade change at the porches
- Inconsistency of window sizes of windows on the elevations
- Context of roof pitch with others nearby
- Type of development to be undertaken on adjoining site
- Materials for patio surfaces, pathways and parking area
- Locations of garbage and recycling
- Screen at front porch
- Location of mechanical service areas
- Elevations confused on drawings of single unit
- Location of street trees
- Window trims
- How to address noise issues around garage doors for residential unit over the garage
- Garage / carport allocation

Comments:

- Engineering will be looking for pervious surfaces rather than concrete
- Need to reconsider massing to conform with the streetscape
- Soundproofing at garage must be addressed carefully
- Privacy issues at entries and overlook between the buildings
- Quality of presentation is poor
 - black white photographs does not show
 - no colour presentations

- site plan inadequate
- Detail incomplete in drawings
- Need context to see impact on neighbours
- Side elevations should indicate where openings/ windows are in adjoining buildings
- Elevation treatment not in context of the neighbourhood
- Pathway on east side should be paved – gravel not appropriate for regular pathway
- Merit in reconfiguring the entries and reducing the number of pathways off the street
- Stormwater management needs to be addressed
- Quality of presentation is poor – incomplete information provided
- Issues with design, privacy and detail on south elevation of main building needs to be addressed

Applicant comment:

The applicant stated that the design responds to what the developer believes is desired in the market but modifications can be made.

It was clarified that the Panel's comments relate only to how the development fits with the neighbourhood and does not reflect a preferred design direction.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 333 West 14th Street (Kenneth E. King Architecture / Noort Development) and although supporting the site development concept, feels the following have not been adequately addressed:

- **Demonstrated response to neighbourhood context;**
- **Resolution of consistency of detail in windows, trims and detail types;**
- **Improvements to the south elevation;**
- **Consider permeable paving for pedestrian pathways;**
- **Measures to deal with potential acoustic problems between garage and residential unit above;**
- **Stormwater management on the site;**

FURTHER, the ADP recommends that the next presentation be more thorough in detailing how issues are addressed.

Unanimously Carried

C. Perry left the meeting

5. Density Bonusing Policy

The Development Planner referred to Council's direction of the City Planner's report on Density Bonusing Policy to a number of community groups for comment back to Council on the options presented within the report :

- Eliminate density bonusing
- Establish a density bonusing cap
- Establish different bonuses for different amenities
- Maintain status quo

Comments from the Panel were:

- Appropriate to have varied caps for different geographical areas
- Density bonusing may create negative impact on neighbours
- Need to have clear guidelines and balancing what the community wants
 - perhaps establishment of different bonuses for different amenities.

S. Friars entered the meeting at 6:35 p.m.

After discussion, there was consensus that

- the community wants density bonusing to be defined
- Council presently has an unfettered right on density bonusing
- Need for a cap of 10% that Council can approve
- Need to have discussion around development of guidelines to establish what is bonusable and to what extent bonusing may apply
- Public art should be a requirement rather than an option, as at present.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the report of the City Planner dated November 17, 2004, entitled "Density Bonusing Policy", and given that there is a desire to change the policy by Council and that there is a need for some form of density bonusing, the ADP recommends that there be a cap of 10%;

AND THAT guidelines should be established for what items should be bonusable and what the various levels should be for those items within the 10% cap.

Unanimously Carried

6. Mixed Zoning Conflict

The Panel received a copy of a letter to Council from a resident of the Creekside Co-Op outlining the impact of industrial areas adjacent to residential areas, and requesting that the Advisory Design Panel and Advisory Planning Commission address these issues when considering future development proposals.

Materials to assist the ADP to address these issues are:

- Complete context information in the package with small scale colour photographs
- Site plan with footprint of buildings on adjoining properties
- Information and photographs of adjacent neighbourhoods
- Colour drawings of the elevations, particularly colour boards

Other ways to address noise issues are:

- Involvement of an acoustic consultant
- Quality of construction can address noise attenuation

7. Information

City Greenways Newsletter

The Panel received the current edition of the City Greenways Newsletter.

8. Other Business

(a) Meeting time

It was agreed that effective February, 2005, meetings will start at 5:30 p.m.

(b) Members

The Chair advised that Ken McKillop has completed his term on the Panel and thanked him for his participation and work on the Panel.

Adjournment

The meeting was adjourned at 7:45 p.m.

The next regular meeting will be held at 5:30 p.m. on Wednesday, February 16, 2005.

Chair

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