

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, July 20, 2005**

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**MINUTES**

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- Present:** A. Malczyk, Chair  
S. Friars, Vice Chair  
P. Kernan  
R. Vesely  
U Stein  
N. Paul  
D. Lee  
Councillor R. Clark
- Staff:** G. Penway, City Planner  
E. Maillie, Committee Secretary  
C. Perry
- Guests:** F. Ducote – Consultant  
R. Spaxman – Architect  
F. Rafii – Architect  
P. Sanders  
A. Ponce de Leon – Architect  
K. Wein - Developer  
H. Haggard – Landscape Arch.  
D. Ottem - Architect  
K. Ross – Landscape Arch.  
D. Siegreest - Architect  
J. Phillips – Landscape Arch.  
T. Morton - Developer
- Absent:** D. Rose  
M. Boland, RCMP  
M. Rahbar
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A quorum being present, the Chair called the meeting to order at 5:37 p.m.

**1. Minutes of Meeting of the Advisory Design Panel held June 29, 2005**

It was regularly moved and seconded

**THAT the minutes of the meeting of the Advisory Design Panel held on June 29, 2005 be adopted.**

**Unanimously Carried**

**2. Business Arising**

None

### **3. Staff Update**

#### **Marine Drive**

A Task Force has been established to consider Marine Drive Development Guidelines and amenities for the area. These amenities are to be funded by the area development. The Task Force will meet through the fall with a report anticipated to go forward to Council within six months.

#### **879 Marine Drive**

The applicant is considering a commercial development as per their previous rezoning approval. Some modifications have been requested.

#### **980 Marine Drive**

A new developer now has an option on this site and has commenced neighbourhood discussions. This proposal is likely to come to the ADP in August.

#### **East of Lonsdale**

A report is anticipated to go to Council in September with recommendations for development and road design options.

#### **Pier Development Parcel 1**

Application for change of use on Parcel 1 to permit 50% residential on this site was rejected by Council.

### **4. Block 62 and Environs Study**

The City Planner introduced F. Ducote, the Consultant retained by the City to conduct the Block 62 and Central Lonsdale Studies. P. Sanders – representative of the Hollyburn Building and F. Rafii and R. Spaxman – Architects were introduced to the meeting.

Mr. Ducote reviewed the information package and assessment criteria for the library and housing proposed to be built on Block 62. The meeting then went to the model for reference and discussion and resumed review of design details, shadow studies, view impacts, building sections and interior layout.

#### **Comments and discussions:**

- Building spacing, height and density
- Combining different uses such as live/work with the residential and library on the site
- Desirability of townhouses along 13<sup>th</sup> Street
- Status of negotiations between the City and Hollyburn Properties for a land swap to accommodate the proposed library on West 14<sup>th</sup> Street
- Advantage of new rental building
- Existing library could provide expansion for City Hall in the future
- South east corner of the site should be retained for long term use by the City rather than building another tower there
- Support direction of proposal with strong civic plaza and library but need to include an enhanced entry to City Hall at 14<sup>th</sup> Street

- Agree with concern of APC on the need for design features of library to address bright light and heat and look forward to further development of design scheme to address these issues.

It was regularly moved and seconded

**THAT the Advisory Design Panel supports the general direction of the Block 62 development and recommends that special consideration be given to the south east area and that it be reserved for future civic use rather than residential use.**

**The ADP also recommends that consideration be given to enhancing the design of the entrance to City Hall from the 14<sup>th</sup> Street Plaza.**

**Unanimously Carried**

**5. 209 & 211 East 18<sup>th</sup> Street & 1748 St. Georges Avenue – Rezoning**

A. Ponce de Leon – Architect, K. Wein - Developer, and H. Haggard – Landscape Architect were introduced and the Architect reviewed the revisions since the last presentation:

- Reduction of garage widths to meet the required separation at the street edge
- Garbage and recycling areas relocated and enclosed
- Berm added to reduce street noise
- Grade changes at retaining wall and fencing
- Outdoor areas

The Landscape Architect reviewed the landscape plan details and design revisions, including stormwater management features such as rain barrels, and drainage to assist with irrigation.

**Questions:**

- Height of retaining walls
- Measures being taken to prevent people falling over retaining wall at the entry
- Inconsistencies between landscape plan and design plan
- Inaccuracies in drawing scale
- Materials for fence

The Engineering staff representative noted that building grades have not been provided by Engineering and these grades may impact site design. Also, the City may permit a berm but will not allow it to drain onto the street.

**Comments:**

- Concerns with site planning and grade issue
- 18' change of elevation east /west direction and 4' step in centre of the site will need to be addressed
- Guard rail at top of retaining wall may be problematic if it is too high

- Landscape design is well thought out
- Change of grade may be major problem
- Concerns with roof slopes at side walls and window in some units
- Concern with how grades and retaining wall will work with fence and landscaping
- Concern with privacy screen at the entry being treated as residual detail and not as integral part of the building
- Retaining wall and elevation detailing is not well addressed
- Stepping of buildings would address some concerns
- Garage roofs – could have flat roof that would connect at grade to have a deck.

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the re-submission for the rezoning application for 209 & 211 East 18<sup>th</sup> Street and 1748 St. Georges Avenue (A. Ponce de Leon, Architect) and, while supporting the design of the buildings, generally has concerns with resolution of the site grading and the relationship of the buildings to St. George's Avenue.**

**The ADP believes that further information is required for resolution of the grading, detail and design of the retaining wall and looks forward to a further submission.**

**Unanimously Carried**

#### **6. 203 East 8<sup>th</sup> Street – Rezoning**

D. Ottem, Architect, reviewed the location of the site and context of the area. It was noted that design of this project addresses the infill addition and existing home on the neighbouring site. The design detail and exterior materials, as noted in the information package dated July 14, 2005, were explained. Underground parking is located under the south building and the applicant is requesting a parking relaxation to allow seven parking stalls rather than eight.

K. Ross, Landscape Architect, reviewed the landscape plan. Street trees will be planted at the entrance to each unit on St. George's Avenue and along the edge of the property at East 8<sup>th</sup> Street. Planting detail throughout the site was explained. Private outdoor patios at the rear of each unit will have lattice screening between the units and fencing to create separation at the property behind. Access to the underground parking between the building and a gated walkway from the path to the lane was explained.

The architect referred to the statements of sustainability and affordability on the project.

#### **Questions:**

- Location of visitor parking and security
- Location of exhaust system for garage
- Material for corner trim on hardi-plank siding
- Drainage from flat roof onto deck
- Density.

**Comments:**

- Grades seem to be resolved
- Attractive scheme and appreciate level of detail and articulation in elevations
- Well executed but concern with amount of trim and maintenance
- Detailing between stucco and wood is problematic
- Black vinyl windows may fade
- Private spaces for the three unit building seem inadequate
- Detail well resolved for garbage and garage entrance
- Setbacks are within limits and it might be possible to move building closer to the corner to create larger rear outdoor private space.

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the rezoning application for 203 East 8<sup>th</sup> Street (Terra Firma Design) and supports the proposal.**

**Unanimously Carried**

**7. 14<sup>th</sup> to 15<sup>th</sup> Streets & St. Andrews Avenue – OCP Amendment & Rezoning**

D. Lee declared a conflict of interest because of his professional association with the landscape architect for the project and left the meeting at 9:30 p.m.

The City Planner reviewed the site and principal components of the proposal. D. Siegest - Architect, J. Phillips – Philips Wuori Long, T. Morton – representative of the developer were introduced and the Architect reviewed the points identified at the last presentation to the ADP and revisions that have been made. In particular, it was noted that legibility of the presentation material has been improved.

The location of the seniors building has been relocated from 14<sup>th</sup> Street to 15<sup>th</sup> Street. In this location, the seniors residents will be closer to transit and the urban centre. This change also facilitates access at the ramp entry to the parkade from St. Andrews.

The Landscape Architect reviewed landscape revisions which address the streetscape, bicycle and vehicle parking and walkway and seating nodes. Planting materials through the site and at the separation with the neighbouring site were explained.

The applicant is making a \$20,000 donation to the City for appropriate allocation such as to the Public Art Reserve Fund or to Boulevard Park.

**Comments and questions related to:**

- Access to stacked townhouses from garage
- Responsibility for maintaining greenway
- Design and timing of development of duplexes
- Detail and most issues well resolved in response to earlier comments

- Moving seniors housing to north west corner is positive and helps streetscape on St. Andrews
- Relationship of duplex to the setback line on 14<sup>th</sup> Street is positive.

**Applicant response:**

Some work was done after drawings were produced which made it possible to pull the townhouse back and save trees.

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the OCP amendment and rezoning application for 14<sup>th</sup> to 15<sup>th</sup> Streets & St. Andrew's Avenue (Palladium Developments / Integra Architecture) and recommends approval of the project Panel commends the applicant for a thorough application**

**Unanimously Carried**

D. Lee returned to the meeting at 9:55 p.m.

**8. Other Business**

**Staff Update**

The Panel was advised that Richard White has been appointed Joint Waterfront Project Development Manager with Isabel Gordon for a period of up to four years. Gary Penway will fill the position of City Planner during this period. Richard will retain his position as Deputy Director. As a result of these changes, the City will be looking for a Development Planner with some architectural background.

There being no further business, the meeting adjourned at 10 p.m.

The next regular meeting will be held on Wednesday, August 17, 2005.

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Chair

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