

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, June 15, 2005**

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**MINUTES**

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<b>Present:</b>	P. Kernan, Acting Chair D. Rose U. Stein D. Lee M. Rahbar R. Vesely	
<b>Staff:</b>	K. Russell, Development Planner E. Maillie, Committee Secretary C. Perry	
<b>Guests:</b>	R. Utendale, Policy Analyst F. Ducote, Consultant D. Foot – North Shore News G. Smith - Galaxie Signs R. Brown – Environmental Planning J. Phillips – Landscape Architect N. Chan – Palladium B. Heaslip - Planning Consultant D. Siegreest – Architect	L. Archibald - Key Insurance D. Wlasichuk - Knight Signs Errol Kitt – Dargale Industries Eric Kitt – Dargale Industries D. Saxter – Dargale Industries A. Ponce de Leon - Architect
<b>Absent:</b>	A. Malczyck, Chair S. Friars, Vice Chair N. Paul	M. Boland Councillor R. Clark

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In the absence of the chair and a quorum being present, P. Kernan called the meeting to order at 5:10 p.m.

**1. Minutes of Meeting of the Advisory Design Panel held May 18, 2005**

The following revision was noted:

**Item 5. Page 3: Bullet 4** to read –

“May be appropriate that both towers be the same height”

It was regularly moved and seconded

**THAT the minutes of the meeting of the Advisory Design Panel held on May 18, 2005 be adopted as amended.**

**Unanimously Carried**

## **2. Business Arising**

None

## **3. Staff Update**

### **(a) Public Meetings in June**

#### **Public Involvement Open Houses**

- These open house sessions are to receive input and establish a revised a public involvement process, particularly around developments. A report will be going forward to Council for direction.

#### **Marine Drive Public Information Meeting**

- The main purpose I to invite community members to join the Task Force to guide new development guidelines and amenities for the Marine Drive area.

5:12 p.m. R. Vesely entered the meeting

#### **14<sup>th</sup> & 15<sup>th</sup> Streets & St. George's Avenue (Former LGH Lands)**

- City staff and the developer will participate in Open Houses sessions.

## **4. East of Lonsdale – Update**

R. Utendale, Policy Analyst, and F. Ducote, Consultant, were introduced and Mr. Utendale identified the area of the study. It was reported that no definite direction was reached following the intensive public process that was undertaken and Council then directed that staff proceed with further process to get additional public input, and retained Mr. Ducote as the project consultant.

Four design options have been developed and these were explained to the Panel. Option 3 was supported by advisory bodies – PEAC, APC, HAC and ADP - at previous presentations.

F. Ducote confirmed that the preferred direction is Option 3 but some concerns have been expressed around shadow and view impacts from the development. The neighbourhood has a strong desire for retention of some surface parking.

#### **Questions:**

- Relationship of park to lane, particularly the treatment of back edge;
- Location of heritage house and accessibility from 1<sup>st</sup> Street;
- Difference between a green park and an urban plaza.

M. Rahbar entered the meeting at 5:42 p.m.

#### **Comments from the Panel included:**

Not major concern if heritage house is removed from the site.

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the development options for East of Lonsdale and supports the proposed revised Option 3.**

**Unanimously Carried**

R. Utendale and F. Ducote left the meeting.

**5. 126 East 15<sup>th</sup> Street (North Shore News) – Sign Development Variance Permit**

The Development Planner advised that a variance is required to permit signage at above the main floor of the building.

D. Foot, North Shore News, and G. Smith, Galaxie Signs, were introduced and the Panel was advised that the North Shore News is relocating to this upper floor space after a fire destroyed their previous building. The proposed location of signage was selected to create a clear indication of the location of the North Shore News offices.

**Questions:**

- Other options considered for signage that would maintain visual access from many directions – perhaps four-sided freestanding sign;
- Design detail for sign;
- Ownership of the building.

**Comments:**

- Sign needs to be at the entrance to provide easy access;
- Significant setback from the street needs larger sign but encourage exploring use of metal or neutral tone instead of red;
- Concern that precedent for future and different levels of the building will have many different signs
- Signage should be more subtle;
- Concern that Sign Bylaw does not permit signage above main floor and to approve this may lead to further signage on the floors above;
- Recognize importance of signage to the North Shore News but proposed signage detracts from the building;
- If all the offices above the main floor are small, then there may not be future sign problems on the building.

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the Sign Development Variance Permit for 126 East 15<sup>th</sup> Street (North Shore News) and recommends approval subject to the following:**

**THAT the proponent explore treatment of the colour and material of the larger sign;**

**AND THAT the proponent review with Planning staff the necessity for having all four signs.**

**Unanimously Carried**

The delegation left at 6:20 p.m.

D. Lee declared a conflict of interest on the next proposal and left the meeting at 6:45 p.m.

D. Lee entered the meeting with the delegation at 6:50 p.m.

**6. 14th & 15<sup>th</sup> Streets & St. Andrew's Avenue  
- Preliminary OCP Amendment & Rezoning Application**

The Development Planner advised that the Vancouver Coastal Health Authority has sold the property. The applicant has made application for an OCP Amendment and Rezoning of the site.

R. Brown – Environmental Planning, J. Phillips – Landscape Architect, N. Chan - Palladium, B. Heaslip - Planning Consultant, and D. Siegreest – Architect were introduced to the meeting and the Project Architect gave an overview of the site and context of the surrounding area. It was noted that there has been an extensive public involvement process undertaken by the developer and the City.

The proposal includes a 4-storey, 25-unit seniors apartment building to be operated by Kiwanis, an apartment building, and a mix of townhouse and duplex units. The neighbourhood to the east is mainly single family residential. Other features noted and detailed in the information package were:

- Access through the site;
- Greenways;
- Children's play area;
- Secured seniors' underground parking;
- Streetscape;
- Shadow study;
- Building materials, finishes and colours;
- Adaptable Design units;
- Partial closure of the 300 block E. 14<sup>th</sup> Street.

J. Phillips reviewed site access, internal walkways, nodes and entries to the units, all of which are designed to create visual access into the site. The applicant is now having discussions with the City on:

- Creation of a greenway on the western end of 300 block East 14<sup>th</sup> Street;
- Introduction of a pedestrian crossing at the corner of 14<sup>th</sup> Street at St. Andrew's;
- Design of a stormwater collection system for on-site irrigation.

R. Brown – Environmental Consultant reviewed the Sustainability Statement included in the package. Although this project is not eligible for LEED certification, the LEED framework will be applied.

**Questions:**

- Location of garbage/ recycling facilities;
- Opportunities for public art on the site;
- How the donation to Boulevard Park will be used;
- Demographics in this development;
- Outdoor amenities for residents;
- Consideration of drop-off/loading area at Kiwanis;
- Shading from large trees must be considered;
- Roof materials.

D. Lee left the meeting at 8:09 p.m.

**Comments:**

- Suggest reconsideration of play areas and provision of seating;
- Plans need to be reconfigured to make them legible;
- Support the concept but would like further detail and more amenities for families;
- Roof material should be considered further;
- Improvement for this site – well thought out concept;
- Recommend that public art be considered in this project;
- Concern with quality of the floor spaces;
- Concerned that duplexes may not have advantage of architecture input;
- Landscape needs more detailed design;
- Need to reconsider the relationship of the new proposed duplex on 14<sup>th</sup> Street to the existing duplex;
- Elevations on St. Andrew’s seniors building seems high.

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the Preliminary OCP Amendment & Rezoning Application for 14<sup>th</sup> & 15<sup>th</sup> Streets & St. Andrew’s Avenue (Palladium Development & Grosvenor Capital Corporation) and supports the concept and looks forward to a further presentation. The Panel commends the applicant for a thorough presentation.**

**Unanimously Carried**

D. Lee returned to the ADP meeting at 8:17 p.m.

**7. Key Insurance Services – Sign Development Variance Permit**

Lisa Archibald – Key Insurance, and Dale Wlasichuk presented a revised design for the signage atop the pole on the plaza level at 132 W. Esplanade. Details of the design were explained.

**The Panel had questions on:**

- Height of the sign above the plaza level;

- Change of name on the sign to Esplanade Plaza when City recognizes it as Rogers Plaza.

### **Comments**

- Like design and shape of the sign;
- Like design but would benefit from being slimmer to give greater prominence to clock face and name of company;
- Consider extending column through canopy;
- Consider dropping “Autoplan” sign down the column to give the clock greater prominence.

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the Sign Development Variance Permit for 132 West Esplanade (Key Insurance Services) and recommends approval with the following recommendation:**

**THAT the proportions be slightly modified to create greater prominence for the clock and an elongated more slender form to the composition of the central stem.**

**Unanimously Carried**

### **8. 701 East 4<sup>th</sup> Street – OCP Amendment and Rezoning Application**

Erroll Kitt, Eric Kitt and D. Saxter were introduced and Erroll Kitt reviewed the site and context of the neighbourhood. It was explained that the site is presently a corner store - and that neighbourhood response to the development supports residential development rather than commercial. The proposal is to subdivide the property to create three single family homes. The applicant reviewed the information package, including sustainability issues, display boards and colours.

### **Questions from the Panel:**

- Site layout does not conform with site plan;
- FSR for residential zoning;
- Lot area;
- Finishing materials on the columns.

The Chair read the resolution passed by the APC resolution.

### **Comments:**

- Access to the garage from corner must measure at least 15’;
- Encourage that shape of column be revised;
- Encourage that decks be covered;
- Hedge at bump-out should be eliminated;
- Suggest that windows in the kitchen and living area Lots 2 and 3 be offset to create privacy.

**Applicant's comment:**

Planting at bump- out will be low.

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the OCP Amendment and Rezoning Application and commends the applicant and supports the project.**

**Unanimously Carried**

Applicants left the meeting at 9:10 p.m.

**9. 1748 St. George's Avenue & 209 / 211 East 18<sup>th</sup> Street - Rezoning**

The Chair read the resolution passed by the APC at their review of the project earlier this month. The Development Planner reviewed the zoning.

A. Ponce de Leon – Architect, referred to the site and the proposal to combine the lots and build two fourplexes. Photographs of the surrounding neighbourhood were displayed. The Architect referred to the design package and reviewed design details set out in the information package. Two double garages and two open spaces are provided for each building with garbage and recycling located by the open parking area at the lane.

H. Haggard, Landscape Architect, reviewed the landscape plan and noted a number of trees to be retained. Planting and shrubs locations along pathways and at patios address privacy for the residents. Planting details throughout the site were noted.

Staff noted that the Zoning Bylaw requires that access to the garage at the corner must be at least 15' from the corner. Engineering will also require that street trees will be planted.

**Questions:**

- Location of garbage and recycling;
- Man doors at the garage need space to open out;
- Gutter operation at gables of concern;
- Size of trellis columns on 18th Street;
- Grade difference between floor plates;
- Stormwater management on the site.

**Comments:**

- Amount of trellises are not visually pleasing;
- Plans do not indicate grade change on the site;
- Strongly recommend stormwater management and use of pervious surface;
- Presentation material poor and not of the standard usually seen at ADP;
- Significant differences between site plan and landscape plan;

- Outdoor space needs to be carefully programmed and be screened to create privacy for residents;
- Trellises need to be integrated and incorporated with patios and other areas;
- Parking spaces not big enough;
- Garbage area needs to be addressed;
- Elevations between the buildings needs consideration to ensure that separating wall is not a hazard;
- More internalized environment should be considered for front garden areas;
- Consider introducing skylights;
- Site planning, landscaping do not address privacy for residents;
- Landscape anchor areas at each end of the site would be beneficial;
- North elevation – detailing of bay windows and fascias do not work.
- Landscaping not incorporated into design plan and this was a mistake.

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the rezoning application for 1748 St. George's Avenue and 209 / 211 East 18<sup>th</sup> Street (Alvaro Ponce de Leon) and, although supporting the design development concept, feels that the following have not been adequately resolved:**

- **Site planning issues;**
- **Integration of landscaping and architectural design of exterior spaces;**
- **Privacy issues for outdoor spaces;**
- **Garage detail design, including setback from St George's Avenue;**
- **Stormwater management strategies;**
- **Addressing the grade change between the two individual sites;**

**The Advisory Design Panel suggests that the applicant review the City's ADP submission guidelines and ensure that all required documents provided to the ADP are in legible and clear format.**

**Unanimously Carried**

## **10. Other Business**

### **(a) Council Procedure Bylaw, 2004, No. 7590 (Consolidated)**

Received for information.

The meeting was adjourned at 10:10 p.m.

The next meeting of the Advisory Design Panel will be held on Wednesday, June 29, 2005.

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P. Kernan - Acting Chair

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