

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 the Atrium Meeting Room on Wednesday, June 19th, 2013**

MINUTES

- Present:** B. Allen
H. Besharat
A. Epp
B. Harrison
Y. Khalighi
J. Marshall
M. Messer
M. Saii
D. Siegrist
Councillor Bell
- Staff:** C. Purvis, Development Planner
S. Kimm-Jones, Committee Clerk
- Guests:** **234-236 East 18th Street (Rezoning Application)**
Karl Wein, Karl Wein and Associates
Randal Bridges, Karl Wein and Associates
Al Burgin, Owner
Dan Walsh, Owner
- Absent:** K. Bracewell, R.C.M.P
C. Perry, Supervisor, Engineering Services
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A quorum being present, the Chair called the meeting to order at 5:35 p.m.

1. Minutes of Meeting of the Advisory Design Panel held May 15th, 2013

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held May 15th, 2013 be adopted.

Carried Unanimously

2. Business Arising

The Chair reported that he met with staff to discuss the meeting process. He proposed that the current process be amended slightly to include extra steps following the presentation of the project. Following questions and comments the Chair would summarize the main comments and Panel members would be asked to informally state whether they support or do not support the project – can it be forwarded with comments to staff or does it need to come back for further review? If there is consensus on the direction then a member would volunteer to craft the motion. The Chair recommended that, depending on whether the

issues around a project were architectural, landscape-related or general, a member with the relevant expertise should craft the motion. Finally, once the motion is crafted, there would be a final discussion on whether it reflected the consensus of the panel.

Discussion ensued. It was agreed that the Chair's summary would represent the recommendation.

J. Marshall joined the meeting at 5:55 p.m.

3. Staff Update

Due to the length of the previous item, the staff update was deferred to the July 17th ADP meeting.

4. 234-236 East 18th Street (Rezoning Application)

Staff provided background on the project which was previously reviewed at the March 20th Advisory Design Panel meeting.

There is a proposed FSR of 0.50; the maximum FSR permitted in Level 2: Low Density Attached Form is 0.50.

Context and plans, and a digital model have been included in the new presentation.

Staff asked for the Panel's input on unit identification with particular regard to the visibility of the rear units from the street and pedestrian circulation on site, including the sidewalks in the most easterly and most westerly side yards, which do not appear to lead anywhere.

Karl Wein, Karl Wein and Associates, presented the project to the Panel:

- This is a very different design to first one which brings living space to the front. The building will follow the grade for connectivity between the indoor living space to the outdoors.
- There is a garden in front of each unit.
- Changing the roofline has reduced the height of the building.
- The building steps back to allow more natural light.
- A sloped roof on the stairwells allows light into the atrium.
- The rear units are visible from the street.
- There are entrances to all units from the central pathway. The stairs access upper and lower levels of the units.
- Permeable surfaces allow natural drainage and there are rain gardens at the front and back of the site.
- Bike storage and recycling facilities have been added to the garages.

Questions from the Panel included but were not limited to:

- What is the material palette? **A:** It is a combination of Hardi board and stucco on the main surfaces.
- Why did you choose to detail the roofs this way? **A:** We wanted to make the flat roof attractive by stepping. The fascia is wood.
- What is the lot coverage? **A:** It is incorrect on the plans; approximately 35%.
- Will there be a legal agreement for shared access across the property line? **A:** Yes.

- Have you completed a building code analysis including limiting distance? **A:** Yes, the stairwells are completely enclosed and all bigger openings are set back 15 feet from the property line.
- Is there a basement plan? **A:** It is not included in your packages.
- Where is the dining area? **A:** There are several options for the location.
- Is the basement below ground? **A:** Yes, there are window wells. The connectivity to outdoor space is lost if we bring the building up higher. This new design follows the grades which makes it more interesting.
- There are only two other buildings in the area with flat roofs. What did the neighbours think? **A:** They have no objection.
- There is no provision for secondary suites? **A:** No.
- Staff: Point of information; there will not be a covenant on the site restricting suites in the basement unless directed by Council.
- Are there overhangs on the upper roof line? **A:** Yes, at least 18-20 inches.
- Explain the narrow path on the side. **A:** It is for access around the building for maintenance work etc.; the central path is the main path.
- How are you going to mitigate the impact on the large conifer on the south east corner? **A:** We want to keep the tree, and will have to create space around it to keep it.
- Is that a window well at the front? **A:** Yes.
- The rain gardens collect water from where? **A:** From the garden, walkways and patios.
- Question to staff: The four units cannot share walls? **A:** That would be a fourplex which is not allowed in this area.
- What are the dimensions for the central area? **A:** 18 feet at the top, 29 feet at the ground level.
- Do the rear units have a patio and outdoor space by the front door? **A:** Yes.
- The front units have the outdoor space at the front? **A:** Yes.
- Is it possible to have a side walkway to connect the front units to the garages? **A:** Everyone will use the central pathway.
- Could the front unit kitchens be moved to the front? **A:** It would not give enough space. We could cut the size of the light well and put a doorway so that they could access the outdoor space.

Comments of the Panel included but were not limited to:

- The building form does not work for the site; it is asking too much with the mass relative to the adjacent properties.
- I do not see how it fits into this type of neighbourhood. There is too much pressure to force people into a small restricted space. The basement is unresolved. The plans are unresolved.
- It does not look like a North Vancouver project. The decks are exposed on the front which will cause maintenance issues.
- The tree at the south east corner needs special attention; maybe push the stairs back into the site in order not to disturb the existing grades.
- The form and character seems to have too many materials working against each other: – heavy form with light lattice. Consider a different building form. The buildings need to be two separate pieces with their own identity.
- The front units do not have good outside liveability.
- It needs to be designed to let in more light and air. It seems very dark and lacks privacy for residents.
- The upper deck balconies off the bedrooms look at each other; there is no privacy.
- You need some kind of access from the front units to the lawn and outdoor patio.

- There is difficulty identifying the back units from the street.
- The site circulation has problems; the hierarchy of entry is not clear with front and back doors next to each other which will cause a conflict in use and liveability.
- The lowered height improves light access but there is terrible quality of light for the back units.
- My biggest concern is that most of comments from last time have not been addressed.
- I am not troubled with four units on the site as it gives affordable units but the designer needs to get creative to resolve the issues.
- There is a variety of roof lines on the streetscape so I do not mind the choice of roof line.
- The front two units are reversed from the other two units; there is no continuity.
- From a landscaping perspective there needs to be more privacy and you need to work around the existing conifer.
- There are areas with major privacy concerns.
- To improve liveability issues the project would benefit from a staggered design. The two projects should have different entry doors not facing each other with patios right next to each other. It does not need to be symmetrical.
- The units facing north will suffer from lack of windows. You could use clerestories at the back to introduce light.
- The overhangs are minimal; you need to look at the fascia and metal flashing.
- You need to look at the distribution of stucco reveals and where materials meet.

The Chair summarized the main comments; the Panel had issues with the clarity and hierarchy of the circulation, entry identification and concerns around the liveability of the units internally from a light and privacy perspective. The Panel felt that passive design features should be considered and that the existing conifer at the south east corner needed to be protected. In addition there was a concern that there was a lack of form and character in the architecture with plans that were unresolved. The Panel wanted the applicant to revisit the materiality and detailing, roof overhangs, and windows.

Presenter's comments:

Before we made the changes to the first proposal we did quite a bit of research. We looked at a project on East 19th Street which was approved and has much the same layout; we do not think it is as good as this design. They have no windows and the central pathway is a long "chute". We tried to create at least 30 feet between the units in the middle. We wanted to see how other projects were done and improve on them.

The Panel then discussed whether they were in support of the project as presented.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Rezoning Application for 234-236 East 18th Street and does not support the project as presented with the following comments:

- The panel has issues with the clarity and hierarchy of the site circulation;
- Entry identification for the rear units;
- Concerns around liveability of the units internally from a light and privacy perspective;
- Passive design features should be further considered;
- The existing conifer at the south east corner should be protected and retained;
- A lack of form and character in the architecture is evident. The plans are unresolved, and should revisit the materiality and detailing, roof overhangs, windows.
- Roof overhangs should be considered for weather protection;
- A full plant list needs to be included.

The Panel does not have an issue with the density on this site.

Carried Unanimously

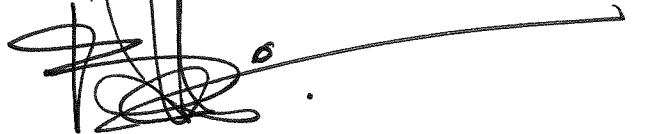
Y. Khalighi left at 7:30 p.m.

J. Marshall left at 8:00 p.m

5. Other Business

There being no further business, the meeting adjourned at 8:05 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, July 17th, 2013.



Chair