

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, March 19, 2003**

MINUTES

Present: P. Kernan, Chair
S. Friars, Vice Chair
P. Johnston
K. McKillop
A. Malczyk
D. Rose
D. Tardiff
R. Vesely
Councillor R. Clark
D. Storey, RCMP
M. Rahbar

Staff: K. Russell, Development Planner
R.A. Spencer, Development Planner
E. Maillie, Committee Secretary
C. Perry, Development Technician
F.A. Smith, Director, Community Development

Guests: L. Doyle – Architect
K. McKillop, Landscape Architect
F. Adab – Architect
K. Foster, Landscape Architect
G. McGarva – Architect
A. Terret, Architect
P. Friend, Alpha Neon
K. Gustavson, ARchitect
Mrs. Reidlinger, Owner
A. Reidlinger, Owner
B. Reidlinger, Owner
K. Hodgson

A quorum being present, the Chair called the meeting to order at 5:00 p.m.

1. Minutes of Advisory Design Panel Meeting dated February 19, 2003

It was regularly moved and seconded

THAT the Minutes of the Advisory Design Panel meeting held on February 19, 2003 be adopted, with amendment to show that P. Johnston and Councillor R. Clark were in attendance.

Unanimously Carried

2. Business Arising

(a) Applicant Information Handouts

K. Russell referred to the information brochures given to development applicants. These brochures provide details for presentations addressing –

- Sustainable Development
- Materials to be included in packages for the Advisory Design Panel
- Materials to be addressed in packages for the Advisory Planning Commission

(b) Conflict of Interest

The Committee Secretary reviewed the procedures set out in the City Bylaws for the procedure to be followed in instances where members must declare a conflict of interest relating to proposals being presented to advisory bodies.

3. Staff Update

Bob Spencer, Development Planner, was welcomed back to the Panel after a lengthy absence.

(a) 889 Harbourside Drive

The sign variance went to Council and was approved.

(b) 337 East Keith Road

The six-unit townhouse development received 2nd and 3rd reading at Council.

Neighbours expressed concerns around the on-going maintenance of the heavy vegetation to be retained at the front of the site and increased traffic along the lane. The landscape maintenance will be included in the Licence to Use Agreement to make the property owners responsible for ongoing maintenance. Staff are also looking into having the applicant install speed bumps in the lane to address speed issues.

(c) 132 East 20th Street

A revised proposal, which responded to concerns expressed by the neighbours at a prior public hearing was deferred to Council's April 7 meeting when a full Council will be present.

K. McKillop declared conflict of interest because of his professional involvement in the presentation on Lower Lonsdale Site 2 at 170 West 1st Street. He left the meeting at 5:15 p.m.

S. Friars entered the meeting at 5:16 p.m.

4. Lower Lonsdale – Site 2: 170 West 1st Street

Bob Spencer introduced Mr. Fred Smith, Director of Community Development, who has been designated by the City to determine if the proposal for Site 2 meets the guidelines set by the City. Mr. Smith wishes to have ADP input prior to making his decision.

L. Doyle, Architect, K. McKillop and K. Foster, Landscape Architects, K. Mallek, Millennium Developments, F. Adab, Architect, and G. Penway, Development Planner on the project, entered the meeting at 5:20 p.m.

The Architect referred to the plans dated March 18, 2003 and gave an overview of the revisions which principally address the townhouses and the rooftop envelope, which has been modified to meet the height guidelines.

A revised landscape plan was distributed to the Panel and reviewed briefly.

The Panel had questions on:

Access into the townhouses from Chesterfield and grade changes from the main lobby to the townhouses

Access from underground parking into townhouses

Access routes at parking entry

Exterior finishes

North elevation – windows are shown in revised drawings

Sustainability issues around:

- how to address solar heat gain in south facing suites
- increase window size to address cross ventilation
- water retention tank to address storm water management

K. McKillop left the meeting at 5:50 p.m. following the presentation of the proposal.

Comments and concerns of the Panel included:

- Commend changes and development since last presentation;
- Access points have not been addressed;
- North facing townhouses may be dark and it may be appropriate to have the living area on the upper floor to address this;
- Lack of visual access into patio areas of east side townhouse of concern;
- Support closure of the service access and addition to townhouse patios;
- Concern around security of garage exiting and building exits;
- Terraces on townhouse roofs need to be designed to address overlook from other buildings –greening, public art.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the preliminary Building Permit Application for Lower Lonsdale Site 2 – 170 West 1st Street (Millennium Developments/Lawrence Doyle Architect) and recommends approval of the project and commends the applicant for their presentation.

FURTHER the Panel recommends that, subject to the approval of the Development Planner, the applicant consider –

- **Further refinement of the design as it relates to the exterior terraces on the north side of the south east townhouse units;**

- Further development of the configuration of the patios on the north east side of the townhouse units as they relate to the main access path;
- Further development of the tower exits with particular regard to security at the parking garage within the tower;
- Further study of the relationship of the townhouse cornice line with the south elevation of the tower;

AND THAT consideration be given to the roof treatment to address overlook from surrounding buildings.

Unanimously Carried

The delegation left the meeting at 6:15 p.m.

K. McKillop returned to the Panel at 6:15 p.m.

5. Lower Lonsdale Site 3a – Design Guidelines & Architectural Controls

R.A. Spencer gave an overview of the site and referred to the draft Design Guidelines and Architectural Controls for Site 3a. The guidelines will create pre-zoning for the future development.

G. McGarva, Architect, entered the meeting at 6:22 p.m. and distributed an updated draft of the Design Guidelines and Architectural Controls for the site. Mr. McGarva reviewed the development concept for Site 3a and its relationship to the adjoining Site 3b - to be developed at a later date.

Also displayed and explained was a preliminary plan to address vehicle access to underground parking areas in the proposed developments on Sites 3a and 3b.

There was lengthy discussion of concerns around –

- The measure of control relating to the vehicular access scheme presented;
- Proposed design for shared vehicle access to Sites 3a and 3b.

It was noted that the tower envelopes are set in the Lower Lonsdale Design Guidelines to address view corridors through the area with a connection in a common outdoor amenity area. The Panel suggested that it may be appropriate to re-examine areas covering landscape, driveways and paths on this site.

This proposed development Design Guidelines and Architectural Controls will go to Public Hearing on Monday, March 24th along with the bylaw addressing the general terms for the development.

The resolution of the Advisory Planning Commission was read to the meeting.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Draft Design Guidelines and Architectural Controls for Site 3a and additional graphical material illustrating the driveway/ravine concept, and commends the consultant for the presentation.

The Panel recognizes the difficulties in providing parking to this bisected site but has concerns with:

- a) the specific nature of the solution imposed, and**
- b) inclusion of a prescriptive solution in guidelines and architectural controls.**

The Panel recommends that the consultant, in conjunction with staff, investigates alternative site access and parking solutions.

Unanimously Carried

The delegation left the meeting at 7:30 pm

D. Rose left the meeting

6. Sailor Hagar's Liquor Store – Rezoning

K. Russell, Development Planner, gave an overview of the proposal to relocate part of the business and incorporate a retail commercial component in a site zoned industrial. No changes are being made to the pub operation.

K. Gustavson, Architect, Mrs. Riedlinger, and B. Riedlinger and Allan Riedlinger entered the meeting at 7:50 pm

The Architect advised that the applicant is applying for a rezoning of the light industrial site to relocate and expand an existing retail outlet. The brewery presently on this site is to be relocated out of the area. The Architect reviewed the context of the site and neighbouring properties. Plans for the proposed project were reviewed with the Panel and samples of exterior colours were shown.

The meeting was advised that this business expansion is in response to the planned closure of the existing government operated liquor store in this area. This closure will generate a substantial increase in business since Sailor Hagar's will be the only liquor retail outlet of its type in the area. The proposed changes also facilitate customer access from the front of the store for drop-off of recycling material with an area at the rear for commercial.

Questions from the Panel addressed:

- Commercial loading at the rear;
- Use of covenant regarding use of parking stalls on adjoining property;
- Building elevations and distance from property line;

The Chair read the APC resolution on this application.

Comments and concerns were:

- Safety concerns regarding landscaped boulevard and pedestrians crossing West 1st;
- Angle parking may not be acceptable to Engineering Department;
- Garbage and recycling areas will be by the stair at the rear and will be fenced to address security concerns.

- Would benefit from view panels at the top of the doors to provide visual access into the lane from the upper level;
- Presents nice storefront to the street;
- Landscape plan can be handled with staff.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 221 West 1st Street (Sailor Hagar's Liquor Store / Karl Gustavson Architect) and recommends approval of the project, subject to approval by the Development Planner, of the landscape plan.

The Panel commends the applicant for a thorough presentation.

Unanimously Carried

The delegation left the meeting at 8:15 p.m.

7. 300 – 1221 Lonsdale Avenue - Sign Variance: Academy of Learning

K. Russell, Development Planner, advised that a sign variance is required because the sign is located above the second storey of the building. Also, this signage does not use individual channel lettering as set out in the City's Sign Bylaw.

The Chair noted that ADP will not deal with signage requirements but comments only on the design concept.

P. Friend, Alpha Neon, was introduced at 8:20 p.m. and presented the sign proposed. This franchise business occupies the third floor of the building and the location of the sign on the building has been approved by the landlord and the neighbouring business. The signage was developed last year by the main organization and the applicant wishes to display this on the side wall to create a presence for the school on Lonsdale Avenue.

The Panel noted that the telephone number on the sign presents it as a 'billboard' and may set a precedent for the City. The Panel must consider the intent of the bylaw as it addresses the neighbourhood and this style may be appropriate in this location.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the application for a sign variance at 300 – 1221 Lonsdale Avenue (Academy of Learning / Alpha Neon Ltd.) and recommends approval subject to:

- **removal of the telephone number and the red band at the base of the sign; and**
- **relocation of the sign so that it is centred between the trees.**

Unanimously Carried

The delegation left at 8:40 pm

8. 152 – 154 East 12th Street – Rezoning

The Development Planner referred to the application to rezone this site and gave an overview of the area. The proposed development is 1.35 FSR which is under the OCP maximum density of 1.6 FSR within the OCP.

Andrew Terret, Architect and his assistant, Kirk Hodgson, were introduced to the meeting and explained the proposed development as detailed in the design package dated March 13, 2003. In response to the Panel's comments around the previous proposal, the re-design addressed:

- overlook between windows of neighbouring buildings;
- change of exterior finish materials to hardi-plank from vinyl siding.

Mr. Terret advised that the Landscape Architect was not available to attend the meeting but landscape plan will be provided.

The Panel had questions on:

- Wall assembly on side walls to address rainscreen concerns at joints;
- Location of mail boxes;
- Building exits and entries;
- How to address privacy for bedroom window of unit by the front entry;
- Retention of existing trees at the front of the site;
- Access to underground parking will need to be landscaped;
- How landscape design will address neighbouring properties and access to underground parking.

Comments and concerns included:

- Livability issues around floor plans, particularly the width of some rooms;
- Code requirements for stairwells, and addressing concrete block wall to prevent leaks will further impact on the size of the units;
- Support the direction of the plan but need a comprehensive landscape plan, particularly regarding stairs, walls exposed to the neighbours, podium over the parking garage;
- CPTED concerns need to be addressed at path from the lane through to 12th Street, and to provide visual access into elevator lobby from the parkade;
- Building envelope concerns with number and nature of materials and joining of different materials;
- Issues with size restriction at entry especially between elevator and stair very restricted;
- Planters on roof of woodframe building may create leaking problems;
- Garbage and recycling areas need to be determined;
- Side elevations show three competing forms and need to be addressed;
- Need to see contextual drawing of the area;
- Security and privacy concerns at the front of the building.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the preliminary rezoning application for 152 - 154 East 12th Street (Andrew Terrett Architect) and, although supporting the site development concept, feels the following have not been adequately resolved:

- **Building materials and building envelope;**
- **Floor plans need further consideration to address livability, and privacy issues at the ground floor;**
- **Requires further development of the main entrance to the building;**
- **CPTED issues;**
- **Location of garbage and recycling area;**
- **Glazing of the elevator;**
- **Details of the massing and form of the bays on the side elevations.**

The Panel also requested that a Landscape Plan and contextual elevation of the neighbouring properties be provided at the next review of the project.

Unanimously Carried

The delegation left the meeting at 9:35 pm.

9. New Green Building Design Award - ADP

The Development Planner referred to the report on ADP's recommendation for a Green Building Design Award and Council's approval with direction to staff to work with EPAC, APC, ADP and SPAC to establish a group of sustainability awards. Staff will develop guidelines and ADP will receive these for comment prior to their approval.

10. Other Business

None

Adjournment

There being no further business the meeting adjourned at 9:45 p.m.

Next Meeting

The next regular meeting will be held Wednesday, April 23, 2003 at 5 p.m.

P. Kernan, Chair