

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, August 17, 2005**

MINUTES

- Present:** A. Malczyk, Chair
S. Friars, Vice Chair
P. Kernan
N. Paul
M. Rahbar
D. Rose
U. Stein
R. Vesely
Councillor R. Clark
- Staff:** K. Russell, Development Planner
E. Maillie, Committee Secretary
C. Perry, Supervisor, Development Servicing
- Guests:** J. Fox – Project Manager
R. Letkeman – Architect
C. Johnston – Developer
T. Miller Intracorp
J. Pereira – Architect
J. Hancock – Architect
B. Pascall – Developer
F. Wolff – Architect
B. Shaw - Owner
T. Filipovich - Owner
H. Heyvaerts – Architect
R. Koodoo – Developer
- Absent:** D. Lee
M. Boland
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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 July 20, 2005

Paragraph five of Item 7., page 5 was revised to read:

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

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held July 20, 2005 be adopted with the amendment as noted.

Unanimously Carried

2. Business Arising

(a) Design Awards

The Development Planner advised that the Design Awards will be presented at the October 3rd Council meeting. Text for the certificates will be finalized next month.

3. Staff Update

Next Council meeting is September 12th and the first Public Hearing is September 19th. Two projects reviewed by the Panel recently (2233 Chesterfield and 702 East 4th Street) will go to that Public Hearing. The St. Andrew's project is scheduled to go to Public Hearing October 3rd.

Councillor Clark declared a conflict of interest because of his association with the next presentation and left the meeting at 5:45 p.m.

4. 170 West 3rd Street - Rezoning

J. Fox – Project Manager, R. Letkeman – Architect, and C. Johnston - Developer were introduced to the meeting.

The Project Manager advised that the applicant is proposing to replace an existing building to accommodate The Eagles organization on the main floor, parking on the second floor and residential development above. The applicant plans to accomplish LEED Certification or Silver standard in this project.

The Architect reviewed the location of the site, surrounding development and site grading. Details as set out in the information package were explained:

- Parking areas and entries;
- Separate lobby entry to residential tower from 3rd Street;
- Garbage and recycling areas;
- Exterior materials – painted concrete, black windows, wood detailing at the second floor parking level;
- Green roof deck , 1st floor planter, 2nd floor landscape terrace;
- Participation in the Lonsdale Energy Corporation district heating system.

In the absence of the Landscape Architect, the project architect reviewed the landscape plan. This plan includes a green roof deck, planters at the first floor and landscape terrace at the podium on the second floor.

It was noted that the applicant is asking the Engineering Department to permit limited access to parking from 3rd Street for commercial and Eagles' use. The balance of the parking will be residential and will be accessed from the lane.

Questions:

- Encroachment into setback;
- Provision of loading, garbage and recycling services to lowest level CRU;

- Use of alternative materials that would be more durable than wood at the parking level facing 3rd Street;
- Introduction of day-light into the parkade on the lane side would be beneficial and would address LEED;
- Size of parking stalls;
- Egress from Stair #2 to lane;
- Sign locations at street level;
- Locations for placement of public art on the building;
- Target building costs to address affordability;
- A need to address heat issues on the south and west sides;
- Exterior colours for concrete and wood;
- Design of roof amenity space to meet standards for green roof;
- Access to roof deck;
- Maintenance of planting at 2nd floor terrace.

Comments:

- Attractive scheme – design is simple and clear;
- Large concrete wall on east elevation needs detail;
- Separation of parking entries appropriate in this project;
- Public art could be integrated into the wood panels of the building at 3rd Street;
- Concerns with size of parking stalls;
- Concern with how services will function for CRU at lower level;
- Pedestrian entry to residential needs stronger identification;
- Seeking LEED certification makes it more acceptable to support relaxation;
- Project would benefit from introducing air and light into parking area;
- Safety concern with Stair #3 being open to the elements.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 170 West 3rd Street (Wedgewood Ventures Ltd./ R. Letkeman Architect) and supports the design, subject to the approval, by the Development Planner, of the following:

- **Consideration of opening up the lane side wall of the parkade for day-lighting;**
- **Consideration of further design emphasis for residential entrance on West 3rd Street;**
- **Resolution of the service issues for loading and garbage/recycling for the CRU component.**

The Panel supports the use of access for commercial parking from West 3rd Street and residential parking access from the lane.

Unanimously Carried

Councillor Clark returned to the meeting at 6:50 p.m.

5. 175 West 2nd Street (LL Site 1) – Preliminary Design Review

T. Miller, Intracorp. Representative, J. Pereira, J. Hancock and H. Heyvaerts – Architects were introduced.

It was noted that the Design Guidelines for the site have been revised and the preliminary design presentation responds to the changes.

The Project Architect reviewed the presentation materials as distributed to the Panel and requested particular input on the balcony modifications and ‘wings’ on each side of the mechanical room at the roof which protrude beyond the envelope. View corridors have been reviewed and these protrusions do not impact on views from the north.

It was noted that residents will have access to green roofs on townhouses and it is proposed that roof decks on the tower be accessible to residents on the top units. The landscape plan was outlined and includes trees at the perimeter of the site and green roofs at the podium. Landscape details through the site were explained. Stormwater management for irrigation and water features are being considered.

Questions:

- Roof revisions;
- Noise attenuation within units;
- Elevator penthouse and “wing” screens;
- LEED accreditation being sought – checklist will be completed;
- Location and placement of public art on the site;
- Extent of glazing and solar gain on south west side;
- Colour on concrete wall;
- Possibility to add green space;
- Need for rezoning process to address requested changes.

Comments:

- Encourage LEED Certification;
- Stormwater treatment should be addressed;
- Noise attenuation should be addressed, e.g. triple glazing and air conditioning;
- Good building design but have concerns with how compelling arguments are for changes requested, particularly for exceeding height limit. Need for strong statement on what is being done in return for the changes;
- Stormwater management should be addressed at roof deck;
- City endorses green design, stormwater management, LEED design;
- Geometry of the building seems arbitrary – straight line geometry in south east corner may work better;
- Solar gain on south west suite is difficult and needs to be addressed;
- Air conditioning difficult in LEED building;
- Architectural differences on townhouses need to be addressed
- Soften paved and patio areas;
- Use of laminated glass will help with sound and heat;
- Preliminary plan requested for public art for next presentation.

Applicant response:

- Looking for design input from architectural perspective and will look to staff for limits on requests.
- LEED Certification is not being sought but will address elements of LEED through a matrix which will include energy, roof decks, hard surfaces.
- Aware of solar gain and need to address glazing;
- Aware of need for consideration of noise attenuation.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the preliminary design review for 175 West 2nd Street – LL Site 1 - (Intracorp Developments Ltd./Hancock Bruckner Eng & Wright Architects) and supports the overall building site development concept and looks forward to future review of the project and detailed development of :

- **rationalization of the proposed variations from the design guidelines and zoning;**
- **sustainability issues;**
- **detailed elevational design.**

Unanimously Carried

M. Rahbar left the meeting at 8:15 p.m.

6. 1640 St. George's Avenue/209 East 17th Street – Materials Change

B. Pascall – Developer, F. Wolff – Architect were introduced to the meeting.

The applicant advised that a change of exterior cladding materials is being requested. This change would remove sections of shingles and replace with horizontal siding. Working drawings were reviewed to illustrate the proposed changes.

Revisions to the Landscape Plan were also explained. A large tree south of the north west corner of the site which was to be retained has been removed for safety reasons. The City arborist was involved in this decision

Questions:

- Plane of elevation for change from shingles to siding;
- Type of windows – sliders or casement;
- Retention of planters at the streetfront on St. George's Avenue;
- Application of shingles at base of projecting bay on side elevation.

Comments:

- Use horizontal siding at bay rather than shingles;

- No problem with change from shingles to siding but shingles under bay window may be problematic;
- Building would benefit from addition of colour;
- Reduction of number of trees at south west corner;
- Believe revised plan will work but planting is bare minimum.

Applicant response:

Shingles act as housing for gas fireplace.
Will add further planting if it appears bare when the project is completed.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the proposed materials change and revised landscape plan for 1640 St. George's Avenue/ 209 East 17th Street and supports the changes in materials and change to landscape plan.

Unanimously Carried

7. 273 – 275 East 8th Street – Development Variance Permit

The Development Planner reviewed the site and noted that the building to the east is a listed heritage building.

B. Shaw and T. Filipovich, owners of the property were introduced and advised that they wish to renovate the interior and exterior of the building and retain it as a rental property. A Building Permit application is now in process for the interior renovations. It is proposed that the building be redone in a heritage style and a height variance is being requested to add 2' 6". Neighbours have been consulted and support the proposed changes.

Question:

- Position of house in relation to its neighbours;
- Why have this level of articulation rather than a simple heritage style common to the area and on the neighbouring site.

Comments:

- Is proposed height within the context of this neighbourhood;
- Cornice addition is appurtenance not an increase in building height;
- Proposed change is more presentable than the existing;
- Support improvements to the property but agree that the building could benefit from some simplification of the details;
- Simplification of the cornice would reduce the amount of the height variance;
- Neighbours support the project ;
- Neighbouring Heritage building reflects the area;
- Variance is requested to address aesthetics of the façade.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the development variance permit application for 273 – 275 East 8th Street (B.Shaw and T. Filipovic) and supports the height variance.

Carried

8. Other Business

LL Community Safety Task Force

The Development Planner advised that Council approved the formation of a Lower Lonsdale Community Safety Task Force to address perceived crime in that area and has invited a representative of ADP to participate. The Task Force is anticipated to meet once a month for approximately six months.

Paul Kernan volunteered to represent ADP on the Task Force.

There being no further business, the meeting was adjourned at 9:10 p.m.

The next regular meeting of the Advisory Design Panel will be held Wednesday, September 21, 2005.

Chair