

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, May 3, 2006**

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**MINUTES**

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<b>Present:</b>	S. Friars, Chair N. Paul R. Vesely A. Hii R. Spencer B. Dabiri Councillor R. Fearnley	
<b>Staff:</b>	K. Russell, Development Planner E. Maillie, Committee Secretary C. Perry, Technical Assistant P. Penner, Planner	
<b>Guests:</b>	D. Epp – Architect N. Manji – Owner F. Khodorami - Owner B. Sidhu – Owner D. MacLean	D. Oriente – Landscape Architect B. Monadazideh –Owner M. Rahbar – Designer D. Rose – Landscape Architect
<b>Absent:</b>	A. Malczyk, Vice Chair D. Rose	P. Winterburn D. Lee

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A quorum being present, the Chair called the meeting to order at 5:30 p.m. and welcomed Bob Spencer as the Public Art Representative to the Panel, replacing U. Stein who has resigned. The members thanked Ms. Stein for her contribution to the work of the Panel.

**1. Minutes of Meeting of the Advisory Design Panel held April 19, 2006**

It was regularly moved and seconded

**THAT the minutes of the meeting of the Advisory Design Panel held April 19, 2006 be adopted.**

**Unanimously Carried**

**2. Business Arising**

None

### **3. Staff Update**

#### **(a) 1748 St. George's Avenue & 209/211 East 18<sup>th</sup> Street**

This rezoning application had some difficulty at Public Hearing but received first and second reading along with Council's direction to improve the west elevation on St. George's. The applicant has made some revisions to address Council's concerns and the proposal will go forward for final adoption on Monday.

#### **(b) 510 W. Keith Road**

This rezoning went to Public Hearing and was commended by Council.

#### **(c) Youth Awards**

The City hosted its Youth Awards Night last Monday. This is a very large annual event and Council cancels its regular Council meeting.

#### **(d) Affordable Housing Forum**

The Affordable Housing Forum is scheduled for Saturday, May 6, 2006 at City Hall.

#### **(e) Agenda revised**

The Development Planner noted a change in the order of business on the agenda.

### **4. Marine Drive Task Force – Draft Recommendations**

P. Penner, Planner, was introduced to the Panel. Mr. Penner is one of two staff members who has worked with the Marine Drive Task Force since July last year. The Task Force was made up of community residents, members of the business community, and representatives of the Advisory Planning Commission and Chamber of Commerce.

Over the past year, the Task Force has addressed development requirements, community amenities and sub-area recommendations for the Marine Drive area and from those discussions has prepared draft recommendations and a draft Vision Statement which was read to the meeting.

B. Dabiri entered the meeting at 5:45 p.m.

The 2001 Land Use Study was used as the base to identify the desired level of development for the Marine Drive Area and establish three levels of priorities for Amenities as well as Area/Sub-Area Recommendations. The Planner gave an overview of these recommendations and priorities. Traffic is noted as a key concern for residents along with creeks and linkages through the area to create a pedestrian friendly streetscape.

A questionnaire was used by the Task Force to get broad input from the community and several information sessions have been held at City Hall and at Capilano Mall. Neighbourhood information sessions have also been part of this process. The Task Force is now looking for comment and recommendation from advisory bodies before going forward to Council with a report in late June.

**Questions:**

- Increased setbacks to permit planting of trees between roadway and pedestrians
- Other locations to be considered for the works yard if it is relocated
- Will there be further study of scale and character of Marine Drive
- Is a theme concept proposed for the area
- How do current development proposals fit with the Task Force recommendations
- How do the proposed changes in FSR / density relate to the existing context
- Why not consider residential development south of Marine Drive

**Comments:**

- Vacant sites on the south side of the 800 block on Marine Drive are likely to set the tone for that area.
- Recommendations are in the right direction with densification and street wall
- Consider entry nodes to “village” areas off the main road to pedestrian areas.
- Marine Drive is a transportation corridor and does not encourage pedestrian use.
- Believe the proposals are a guide to unify zoning through the area.
- Information would assist developers in knowing what to deliver in future proposals.

The Planner advised that the Task Force had discussed and rejected the concept of a village streetscape on Marine Drive but supports having those elements in the 14<sup>th</sup> and 15<sup>th</sup> Street nodes with village atmosphere and use of laneways.

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the draft recommendations of the Marine Drive Task Force and supports the general direction proposed. The Panel looks forward to a further presentation of the final recommendations in due course.**

**The Panel also recommends that residential uses be considered south of Marine Drive.**

**Unanimously Carried**

**5. 155 West 13<sup>th</sup> Street – Building Permit (Preliminary)**

The Development Planner advised that this is a preliminary presentation for a building permit application for a proposed 3-storey strata building to be built in compliance with the zoning.

D. Epp – Architect, D. Oriente – Landscape Architect and L. Manji were introduced and the Architect gave an overview of the future development proposed in the area and the existing context. Elevations through the site and their impact on the floor levels were explained. Units at the ground floor all have individual access from the street. Colour and brick samples were displayed. Floor plans of the units were explained.

The Landscape Architect reviewed planting detail showing trees around the outdoor private areas, a double row of trees at the street edge on 13<sup>th</sup> Street and a triple row of trees down Chesterfield Avenue. It is proposed to provide a common garden area with raised beds and a greenhouse at the lane for the use of some residents.

**Questions:**

- Is this a wood frame building
- Is loft considered to be a storey
- Why have a corridor at the loft level
- Does parkade security at stairs prevent access to the upper part of the building
- Is stormwater management being addressed on the site
- Height of glazing wall
- Is overflow parking and garbage area open to the rear lane and to the garden area
- Allocation of garden space and greenhouse use
- Relationship of patio elevations to sidewalk at units facing 13<sup>th</sup> Street
- Has consideration been given to sinking patios to unit level
- Type of roofing product to be used
- Elevator detail

**Comments:**

- Concern that garden plots may not be properly maintained and be unsightly
- Garden area at lane needs resolution – landscaping, hedge screening
- Security concerns at garden area on lane
- Sidewalk width needs to be increased
- Applicant must obtain City building grades
- May be code issues around loft level and access
- Like general appearance and design of building
- Roof treatment should consider overlook of residents
- Stormwater management should be detailed
- Concerned about usefulness of patios on 13<sup>th</sup> Street
- Detail needs to be addressed carefully to attain finishes presented
- Exiting and code issues around security and parking need to be addressed
- Planning works well to address the street with individual entries and unit layout
- Architecture is simple and tasteful
- Detailing at windows must be properly addressed
- Scale of patios on east facing units needs to be addressed in relation to sidewalk
- Gate at the property line would be beneficial
- Grades at patios on 13<sup>th</sup> Street need greater consideration from standpoint of how they will be used and how the design can address the use.

**Applicant's comment:**

Aware of issues of usability of patios along 13<sup>th</sup> but thought they would be a nice feature.

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the preliminary building permit application for 155 West 13<sup>th</sup> Street (Darrell J. Epp Architect Ltd./Nipro Developments) and supports the general direction of the project including the architectural character indicated. The Panel recommends that the design of patios fronting on West 13<sup>th</sup> Street be considered further and that the rooftop treatment be considered to address overlook from adjacent buildings.**

**Unanimously Carried**

## **6. 502 West Keith Road – Rezoning**

The Development Planner advised that this is a second presentation of the duplex development with revisions addressing grading, landscaping and access.

B. Monidazideh and P. Khodorhami, Developers, were introduced and the Panel was advised that the following issues raised at the presentation in February have been addressed:

- In discussion with Engineering, two trees at the west will be retained and the others removed.
- A hedge will be planted on east side of the property.
- Relocation of entry on West Keith.
- Patio treatment on the west redesigned.
- Two units are at the same level.
- Simplification of roof and massing.

The elevations and changes noted were reviewed with the Panel.

### **Questions:**

- Is fencing to be used with hedging at grade change.
- Is there to be a sliding door at the south unit as in the north.
- Why is back yard level.
- Is there a requirement that trees removed be replaced.
- Is retaining wall to be replaced with concrete block.

### **Comments:**

- Stepping will be required at garage slab
- Big improvement and building works better
- Back yard should be terraced rather than stepping abruptly at garages
- Roof over alcove will be very steep
- Cleaner design than previously presented
- Desirable to increase window size in master bedroom on the east elevation
- Plastic “false” muntin bars in windows detract from the simple design
- Addition of plantings along front wall address security and privacy

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the rezoning application for 502 West Keith Road (B. Monadzadeh/ P. Khodarahmi/Domustix) and recommends approval of the submission subject to further development of grading and landscaping between the garage and the house to create a more gradual grade transition.**

**FURTHER the Panel recommends that larger windows be considered at the bedroom level.**

**Unanimously Carried**

**7. 250 – 266 West 17<sup>th</sup> Street - Rezoning**

The Development Planner gave an overview of the proposal to build three units on each of two strata lots. Each lot will have a single unit at the front of the site and a duplex unit at the rear.

M. Rahbar – Designer, B. Sidhu – Owner, D. MacLean, and D. Rose – Landscape Architect were introduced and Mr. Rahbar outlined the communication process with the neighbours to address community concerns around the introduction of this development.

The proposed development has a single unit at the front of the lots with verandas facing the south and duplex units at the rear of the sites with rear decks. Setbacks along the street are varied and reducing the setback for these units will permit greater separation between the front and rear buildings. Three enclosed parking garages and three open parking spaces are located at the rear lane.

Sustainability is addressed through high efficiency heating, fluorescent lighting systems, low flush toilets, low irrigation plantings and permeable pavers.

Exterior colour and material board was displayed. The building will be finished in hardi-plank and hardi-shakes with stucco at the upper level.

The Landscape Architect reviewed the planting detail -

- Deciduous trees along 17<sup>th</sup> Street
- Evergreen hedging east-west across the site between the units and along the walkway through the site
- Trellis over parking at the rear with uni-pavers to address drainage
- Unit pavers for patios and concrete slabs on pathways
- Timber decking at front porch

**Questions:**

- Size of trees at street
- Number and location of windows on main floor of duplexes
- Will trellis be able to accommodate stepping at open parking
- Location of fireplace exhaust by a window
- Single unit at front – was this in response to neighbours
- Detail of grading at patios in the middle of the site is not shown on drawings

- Visual access over the trees along the narrow path within the site.

**Comments:**

- Commend the applicant for using permeable pavers and stormwater management
- Concerned with grades
- In Units A & B, upper floor does not relate to main floor with bathrooms over room spaces - how to deal with plumbing
- Concern with lack of daylight in unit 5 at fireplace area - recommend adding windows to interior space
- Like curved walls but won't help affordability
- May be appropriate to have one bathroom with shower rather than a tub
- Like having two separate spines but central circulation space detracts from use on the site
- Need to resolve how the two units address each other
- Look at level of decks and consider planting next to deck where walkway is not needed
- Building design interesting
- 3-dimensional rendering would be useful for presenting this project
- Opportunity to create a more useable central courtyard by pulling the duplex units to the back of the site
- Issue is the separation between the front and rear buildings
- Site layout is appropriate for context of West 17<sup>th</sup> Street which is single family
- Encourage increasing space in central courtyard
- Appropriate to reduce setbacks front and/or rear or combination

**Applicant's comments:**

- Area of pathway to back of the unit could be landscaped
- Curved wall arose from working the design to meet floor area
- Strong proponent of reducing setbacks to increase livability

The Panel recommended that the applicant listen to the neighbours and do due diligence.

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the rezoning application for 250 – 266 West 17<sup>th</sup> Street (Vernacular Design) and recommends approval of the project and commends the applicant for a thorough presentation.**

**The Panel supports either a reduction of the front yard and/or the rear yard setbacks to increase the separation between the front unit and rear duplex, and recommends that the grading and configuration of amenity spaces between the two buildings be further resolved.**

**Unanimously Carried**

8.

**Other Business**

**(a) Meeting Schedule – May, 2006**

The Panel was reminded of other meetings scheduled this month –

- **Regular meeting to be held on Wednesday, May 17, 2006 at 5:30 p.m.**
- **Joint Meeting with Advisory Planning Commission to be held on Wednesday, May 24, 2006 at 6 p.m.**

Both meetings will be held in Conference A at City Hall.

There being no further business, the meeting adjourned at 9:40 p.m.

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Chair

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