

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, November 15, 2006**

MINUTES

- Present:** S. Friars, Chair
A. Malczyk, Vice Chair
A. Hii
N. Paul
D. Rose
R. Spencer
P. Winterburn
- Staff:** G. Venczel, Development Planner
E. Maillie, Committee Secretary
C. Perry, Technical Assistant
- Guests:** J. Elizeh – Designer
R. Lee – Architect
F. Yadegari – Architect
J. Jarvis – Landscape Architect
M. Saii – Developer
G. Funarro - Architect
- Absent:** B. Dabiri
R. Vesely
D. Lee
Councillor R. Fearnley
-

A quorum being present, the Chair called the meeting to order at 5:30 p.m.

1. Minutes of Meeting of the Advisory Design Panel held October 18, 2006

The minutes were amended to show A. Hii and D. Rose as being in attendance.

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held October 18, 2006 be adopted.

Unanimously Carried

2. Business Arising
None

3. Staff Update

(a) Block 62 – Residential Development

Council has agreed to the applicant's request for density reduction on the site.

(b) Marine Drive Task Force - Final Recommendations

The Final Recommendations of the Task Force went to Policy Committee last week and were endorsed. No negative comments were received from the community.

(c) Western Avenue Study

This was presented to Policy Committee earlier this month and will go to Public Hearing December 4th.

4. Ottawa Gardens Special Study Area: 200 Blocks West 5th / 6th Streets and West Keith Road

S. Smith, Planner, gave an overview of the study process to date. This process included two start-up sessions with residents to confirm the issues leading to Council declaring a moratorium on triplex development in 2004, and an Open House held to get feedback from the community. Staff have used this input to develop options for consideration in addressing the direction of the area.

Issues of concern identified from the input included, but were not limited to, design, height, heritage character area of 200 blocks of West 5th and 6th Streets, density relating to the number and size of units, view impacts, heritage protection, overall neighbourhood character, lot sizes in regard to lot subdivision or consolidation, rear yard infill, parking and traffic issues. Transportation and traffic staff have since met with residents to get their input and advise them of programmes planned for the next few years and that may address these issues. Response from the surveys indicate no favour for triplex or three unit development and rear yard infill.

N. Paul entered the meeting at 5:50 p.m.

The Planner reviewed the Initial Option which includes, but is not limited to:

- Heritage protection
- Heritage Conservation Area
- Maintain 30' height envelope at Keith and south side of West 5th Street and consideration to restrict height at north sides to 25'.

The Panel was advised that the Advisory Planning Commission has suggested extending the boundary to the west to include St. Edmonds School Rectory and Church, and two residences.

The Chair read the resolution passed by the Advisory Planning Commission on November 8, 2006.

Questions and comments included:

- Difficult to support that this area in the City should have a Development Permit process and be different from the rest of the City.
- Why should one residential block in the City have a special height limit, different than in the same zoning elsewhere?
- Does not seem fair to the other areas of the City.
- Why restrict height limits to these blocks only, rather than throughout the study area?
- How wide was the notification area for information and public sessions?
- Other areas within the City have similar pockets and it may be difficult to deny then the same consideration in future.
- Impact of the proposed changes on the OCP.
- Going to Development Permit process for one and two-unit developments is a major shift in City policy, and other neighbourhoods in the City may bring pressure to participate in the same process.
- Needs to have clear definition to effect this change and restrict it to this area.
- Why is height being lowered as it goes down the hill — this seems counter-intuitive.
- Support protection of 6th Street heritage area.
- Support in-fill on heritage sites, if owners in the area are in agreement.
- Development Permit process too onerous for single family development, but is supportable for Heritage Conservation.

It was noted that lot consolidation involves review by the Design Panel and issues of concern can be addressed at that time.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Ottawa Gardens Special Study report of the Planner dated October 31, 2006 and supports the application of all of the initial options and designation of the 200 Block West 6th Street as a Heritage Conservation Area. However, the ADP does not support application of the proposed measures to the balance of the study area and recommends retention of the rules that were in place before the moratorium declared by Council in April 2004.

FURTHER, the ADP supports extending the Heritage Conservation Area one block to the west.

Unanimously Carried

D. Rose declared a conflict of interest due to professional involvement with Item 5. and left the meeting at 6:55 p.m.

5. 850 Harbourside Drive – Rezoning

J. Elizeh – Designer, R. Lee – Architect, and D. Rose – Landscape Architect were introduced. Mr. Elizeh reviewed the proposal for a three storey light industrial/commercial building with an exterior of tilt-up concrete. A two level parking

structure will be located at the back of the site with the lower level sunk into the ground. The applicant is requesting a variance to add a recessed fourth floor. The design detail of the proposal, as contained in the information package dated 30 October, 2006, was explained.

R. Lee reviewed the principal points of sustainability in this project. These include, but are not limited to:

- CPTED - addressed by glazing, lighting and interior of the garage painted white.
- Geothermal energy to provide heating, cooling and hot water.
- Natural ventilation through use of operable windows and individual area control.
- Accessibility addressed through elevator and washrooms.

The Landscape Architect distributed a revised landscape plan and explained the changes which include:

- Increase in the number of street trees and planting through the site.
- Simplification of the walkway to the building from the street and pedestrian access to the parking garage.

The applicants stated that while they are committed to strategies to create a green building, it has not yet been determined that they will go through LEED certification.

Questions from the Panel included, but were not limited to:

- Elevation and height of loading door as it relates to variations in floor levels and grade levels
- Type of public art being considered.
- Materials and colours for awning and facade.
- Roofing materials.
- Parking surface material.
- How will environmental statements be implemented.
- Has a traffic study been undertaken.
- Is the west driveway necessary.

There was discussion of why a significant height variance should be considered by the City, in *quid pro quo* terms. The applicant noted that this will be the first geothermal building in the City and is an added value that promotes sustainability.

D. Rose left the meeting at 8 p.m. prior to the Panel discussion.

Comments from the Panel included but were not limited to:

- Print in package needs to be larger.
- Support the height variance in this location.
- Nice complement to the area.
- Like how the top storey is addressed, using glass to minimize massing impact.
- Need clarification on the sustainability statement.
- Building has fun in it and has energy in its design treatment.
- Plant palette with grass is effective in this area.

- Concern with sustainability and site.
- Building could better provide more landscape.
- Concern with extent of paving on this site.
- ADP needs to be more vocal in promoting sustainability, and should not be reluctant to challenge applicants on this score.
- Parking in front of the building could be landscaped to better address sustainability.
- Given commitment to sustainability and geothermal and considering the extent of glazing and appurtenances on the face of the building, it would be beneficial to consider solar screening of windows.

The Chair read the resolution passed by the Advisory Planning Commission at their meeting November 8, 2006.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 850 Harbourside Drive (Mara + Natha Architecture) and recommends approval in principle and looks forward to additional details on the following:

- **Design of the exterior of the building addressing solar heat gain and hard surface vis-a-vis stormwater management;**
- **Canopy detail;**
- **Treatment in parking in forecourt;**
- **Clarification of sustainability statement.**

Unanimously Carried

6. 258 & 264 East 11th Street - Rezoning

F. Yadegari – Architect, J. Jarvis – Landscape Architect, M. Saii – Developer were introduced. The Architect reviewed the design package dated October 13, 2006 for the proposed 11-unit townhouse development. The three units facing the street will be Adaptable Design Level 3. Accesses to the units and to the roof decks were explained. All units have direct access to the underground garage.

The Landscape Architect gave an overview of the landscape in the surrounding area. Units facing the street have a wall and plantings to create a separation at the patio areas. Planting through the site and outdoor spaces were explained. Permeable paving is used throughout the site on walkways and patios.

D. Rose entered the meeting at 8:20 p.m.

Questions from the Panel included, but were not limited to:

- Does proposal comply with the height envelope.
- Is there handicapped access from St Andrew's.
- How is direct access from the garage to the units dealt with.
- How to deal with carbon dioxide exhaust from garage.
- Treatment at the roof deck.

- Reason that the driveway comes from the street rather than the lane.
- Location of the garbage/recycling area.

Comments

- Nice project and will fit with the neighbourhood.
- Relationship of spaces good.
- Like how the accessible suites have been integrated, especially for a project of this size.
- Project is well presented.
- City will be expecting street trees on St Andrew's.
- May be an issue with the gables in the height plane.
- Really good scheme and works well in the neighbourhood.
- Consider opportunity to provide access to the courtyards from the accessible units.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 258 & 264 East 11th Street (Anna Developments / Arc Homes Inc.) and commends the applicant for the quality of the proposal and recommends approval of the project.

FURTHER, the ADP supports the protrusion of the north gable through the height envelope as presented.

Unanimously Carried

P. Winterburn declared a conflict of interest and left the meeting at 8:35 p.m.

7. 363 East 8th Street – Rezoning

G. Funarro – Designer, was introduced and gave an overview of the context of the area. The design package dated October 2006 for the proposed duplex development was reviewed and exterior finishing materials and colours were explained.

Questions from the Panel included:

- Will building be sprinklered
- Location of third parking stall
- Exterior finishing materials and colours.
- Guard rail detail.
- Type of fencing or retaining wall along the sides of the site.
- Modifications from existing grade.

C. Perry left the meeting at 8:55 p.m.

Comments from the Panel included:

- Permeable pavers should be used at open third parking stall
- Suggest using lighter colour on asphalt shingles for greater durability and sustainability.
- Veranda may be too narrow to be useful.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 363 East 8th Street (Bolder Homes / Raffaele & Associates) and recommends approval of the project.

Unanimously Carried

8. Other Business

None

There being no further business, the meeting adjourned at 9:15 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, December 6, 2006.

Chair

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