

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 17, 2004**

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**MINUTES**

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- Present:** S. Friars, Chair  
A. Malczyk, Vice Chair  
P. Kernan  
R. Vesely  
D. Rose  
K. McKillop  
D. Lee  
M. Rahbar  
Councillor R. Clark
- Staff:** K. Russell, Development Planner  
E. Maillie, Committee Clerk  
R. Utendale, Policy Analyst  
C. Perry
- Absent:** M. Boland - RCMP  
P. Johnston
- Guests:** M. Saii - Developer  
D. Easton – Landscape Architect  
M. Huggins – Architect  
B. Martin - Developer  
R. Wilson - Developer  
P. Kreuk - Landscape Architect
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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 of October 20, 2004**

It was regularly moved and seconded

**THAT the Minutes of the meeting of the Advisory Design Panel held October 20, 2004 be adopted with amendment to indicate T. Gold as Landscape Architect in Item 3.**

**Unanimously Carried**

**2. Business Arising**  
None

### **3. Staff Update**

#### **612 Chesterfield**

At the 2<sup>nd</sup> Public Hearing on this project the community expressed ongoing concerns on density, bonusing, and anticipated increase in traffic. Council deferred decision until all Councillors are present and referred the proposal to a 3<sup>rd</sup> Public Hearing on December 13<sup>th</sup>..

#### **705 West 15<sup>th</sup>**

This proposal for a student dormitory was rejected this week at Council. Concerns were expressed with the type of proposed use at this location.

#### **221-225 East 17<sup>th</sup> Rowhousing Project**

While Council expressed interest in the concept of rowhousing development they did not believe that the location was appropriate and Received and Filed the proposal.

#### **Design Awards**

The Design Awards will be presented at Council on Monday, November 22<sup>nd</sup>. ADP members were invited to attend.

### **4. OCP TIMS – Targets & Monitoring**

The Policy Analyst advised that the monitoring program required under the OCP to reflect how the program is progressing has been delayed. The Task Force was formed a year ago and developed draft indicators and deadlines but during the summer staff was reassigned to other projects which resulted in the completion date for the OCP TIMS project being extended. The Task Force is now going forward again and it is anticipated that input from advisory bodies will be requested at the beginning of the year.

### **5. 1605 Mahon Avenue - Rezoning**

The Development Planner reviewed the location and context of the site.

M. Saii, Developer, and D. Easton, Landscape Architect, were introduced and the Designer reviewed the neighbourhood context. The presentation material for the 3-unit development was reviewed and exterior finishes and colours were displayed. Sustainability issues noted were an increase in the number of units on the site from the existing single family unit, and use of radiant heating.

The Landscape Architect reviewed the landscape detail and noted a large tree on the site which is to be retained. Planting and fencing along the street edge provides separation and privacy for residents and street trees will be planted around the corner of the site. Pavers will be used at patios and walkways; the parking area will be done in concrete slab and the driveway poured in place. Lighting detail throughout the site was explained.

**The ADP had questions on:**

- Context at the north west corner of the site
- Setback at north edge of the site
- Location of porches and patios
- Location of garbage / recycling areas
- Privacy gate at parking entry
- Grade change at north elevation
- Rooftop hatch access
- Drainage of roof areas
- Parking structure of arbour and plants
- Package for the Panel should be in colour when possible to match the presentation boards

### **Comments**

- Need elevations, window locations to review impact on property to the north
- Outdoor spaces at the south should be accessible through double doors
- Concern with impact on neighbouring properties of balcony at second bedroom
- Information material does not meet the standard for this type of development and should include colours and context information and be more legible
- Family neighbourhood and outdoor spaces for family housing must accessible from living areas
- Suggest using pervious material on the driveway
- Wall facing parking area should have additional articulation and windows
- Gate to parking not necessary and visual impact would be negative
- If gate removed, then landscape should be used to soften the edge along the parking area
- Tree protection needed during construction for tree being retained

### **Applicant's Comments:**

Applicant stated that he will remove the gate and address design of windows on west and north elevations.

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the rezoning application for 1605 Mahon Avenue (A.M.S. Design Ltd.) and recommends approval subject to approval by the Development Planner of the following**

- **review of the usability of outdoor spaces on north and south sides of the building;**
- **impact on building to the north, particularly windows on both the adjacent property and subject property;**
- **review of limiting distance including, location of windows on north elevation and east elevation of unit A and west elevations of Unit B;**
- **deletion of gate;**
- **consideration of pervious paving throughout the parking area;**
- **clarification of garbage and recycling pickup location.**

## Unanimously Carried

K. McKillop declared a conflict of interest in the next presentation and left the meeting at 7 p.m.

### **6. 980 Marine Drive – OCP Amendment & Rezoning**

The Advisory Planning Commission reviewed this proposal at their meeting last week and the Chair read the resolution passed at that time.

The Development Planner advised that current zoning of the site is C-2 Commercial (retail with commercial). An OCP amendment is required because of the different zoning for the site which is commercial at the south and single family residential at the north.

M. Huggins – Architect, B. Martin and R. Wilson - Developers, P. Kreuk - Landscape Architect and K. McKillop were introduced and the Architect reviewed a conceptual model of the proposed development and explained the presentation material distributed to the Panel detailing:

- Site elevations
- Commercial development between MacKay Avenue and MacKay Road on Marine
- Mixed residential development with apartments above the commercial and townhouses on the eastern edge on MacKay
- Vehicular access for commercial and residential from MacKay Road

The Landscape Architect gave an overview of the landscape proposal on the site which respond to comments and requirements of the Parks, Engineering and Planning Departments:

- Outdoor garden areas for main floor units
- Marine Drive urban shopping street
- MacKay Road outdoor common living area and passing children's play area
- Walkway connecting townhouse units to apartments

LEED U.S. criteria are being addressed in the project detail and a consultant will be retained to address sustainability. Areas identified were:

- Access to transit and shopping
- Bicycle storage
- Re-greening and landscaping the site
- Consideration of planting some roofs to address overlook
- Heating considerations still to be addressed
- Recycling during construction and use of local materials

#### **The Panel had questions on:**

- Stormwater treatment on site
- Awareness of the Hamilton Fell Neighbourhood Association

- Community energy company (Lonsdale Energy Corporation) may be introduced in this area some time in the future and should be considered with staff
- Impact of glazing particularly on south and west facades
- Expression of the building
- Response to APC direction for Gold LEED standard
- Acoustical treatment for apartments on Marine Drive
- Completion of view studies from homes above
- Building height
- Townhouse access from parking
- Tree preservation on the site
- Pedestrian access onto Marine Drive

### **Comments**

- Arches at commercial area not a comfortable fit with the building
- Commend applicant for quality of this stage of the presentation and having a model
- Encourage open space in the middle of the site
- Inconsistency in how the development follows the site
- Elevator penthouse protrudes
- Presence of this building is desirable on Marine Drive
- Flat iron portion at the corner not convincing and may not be appropriate in this site
- Encourage further study to address heat gain, especially on the western exposure
- Next presentation should show impact of the development from the north
- Commend level of detail in presentation but there are inaccuracies in material (e.g. extent of glazing)
- Building would reduce impact on Marine Drive if it sloped down
- Air conditioning in sustainable building is contradictory
- Residential development on this site seems comfortable
- Commercial at west facing elevation at McKay Road needs street activity reflected in the elevation of the building
- Major impact would be driving easterly on Marine and need interest on that elevation
- Support parking off McKay is excellent
- Affordability statement is weak
- Need support of the Hamilton Fell Neighbourhood Association
- Concern with treatment of the 17<sup>th</sup> Street townhouses and their access to parking
- Support arch treatment
- Support flat-iron corner
- More architectural detail required
- Consider opportunities for terracing to create open patios up the hill.
- Projection as a landmark on Marine Drive could be lower
- Good to see public art, access to the rights of way and gesture to opening into the courtyard
- Site offers good opportunity for stormwater management
- Important to keep massing low on the north side to address single family residential opposite
- Support narrow profile north-south to minimize impact on residents to the north

- Support a 2-storey façade on Marine Drive to maintain integrity of the streetscape and address streetscape at corners

**Applicant's comments were:**

Will be examining the program fit to this building and consider the sensitivities of the City and the neighbourhood association.  
It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the preliminary presentation on the OCP Amendment and Rezoning Application for 980 Marine Drive (Burrowes Huggins Architects) and commends the applicant for the quality of the presentation. ADP looks forward to further presentations on the project incorporating the following comments:**

- Further development of the massing and stepping of the building on the site;
- Addressing heat gain issues especially on the western side of the building;
- Incorporation of 2-storey facade presence on full Marine Drive frontage;
- Details of the western commercial elevation on McKay Road;
- Development of on-site stormwater strategy; and possibly green roofs on the buildings and accessible open space;
- Further review of the affordability statement
- Consultation with the Hamilton-Fell Neighbourhood Residents Association;
- Consideration of a potential connection with the district energy program through consultation with Engineering and Planning staff

**Unanimously Carried**

**7. Other Business**

**(a) Green Manhattan**

The Panel received an article "Green Manhattan" from The New Yorker publication.

**Adjournment**

The meeting was adjourned at 8:30 p.m.

The next regular meeting will be held at 5 p.m. on Wednesday, December 8, 2004.

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Chair