

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 17th, 2011

MINUTES

- Present:** C. Taylor, Chair
K. Kallweit Graham
Y. Khalighi
K. Kristensen
S. McFarlane
M. Messer
M. Saii
B. Spencer
T. Cailes
- Staff:** J. Piercey, Planner 1
C. Perry, Supervisor, Engineering Services
J. Hnachuk, Auxiliary Clerk
- Guests:** R. Letkeman, Architect Inc.
B. Hemstock, PWL Partnership Landscape Architects
H. Ker, Polygon
R. Mitchell, Builder
P. Mitchell
K. Butler, Kd.B. Design Studio Ltd.
D. Accili, Owner
- Absent:** Councillor Trentadue
P. Kennedy
-

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 July 20th, 2011**

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held July 20th, 2011 be adopted as circulated.

Carried Unanimously

2. **Business Arising**

None.

3. Staff Update

- 1250 Lonsdale – Public Hearing took place in July. Expect final approval in the Fall.
- 140-150 W. 15th St. – Public Hearing took place in July. Expect final approval in the Fall.
- 1860 Lonsdale – Approved. Covenants are done. Ready for Building Permit.
- 1835 Lonsdale – Received an enquiry on this commercial/residential building. Buildings containing rental suites must go before Council, if requesting demolition.

4. 721 Chesterfield Avenue (Development Variance Permit)

J. Piercey reported the applicant met with staff to discuss the ADP resolution of July 20th, and that the applicants have revised their plans. Details were added to the landscaping on the south elevation and bicycle stalls.

The Chair read the resolution from the July 20, 2011 ADP meeting.

The applicants, Ray Letkeman, Bruce Hemstock and Hugh Ker entered the meeting and introduced themselves. Mr. Letkeman outlined the applicant's response to the ADP's resolution of July 20, 2011:

Re: That the Exterior Materials Palette be enriched by adding more contrast and wood, particularly to the soffits under the balconies and roof soffit.

- Added four storeys of brick to reinforce the entries of each of the buildings.
- Trim was added around windows and doors, and the hardi itself was enriched.
- A deeper grey colour will be applied wherever there is a recessed back in the balcony areas, as well as on the ends of the building where it was previously white.
- A grey colour will be applied up into the soffit. Wherever there is a balcony soffit, it will match the colour of siding in the recess.

Re: That more attention be paid to the southeast corner and facade of the Building in order to create a softer transition to the landscape.

- The footprint at the end of the building has been reduced, about 8 feet from the park, and the corner has been opened up. Brick will be added into the centre part and will be raised up with a clerestory glazing so its an asymmetrical end to the building. The part of the building that faces the park is a higher form. A larger balcony form will be introduced in that corner on both the east and west sides of the building, underneath the canopy.

Re: That there be further clarification of the egress from the parkade at the southeast corner with regard to CPTED issues.

- A decorative metal rail work and metal gate is proposed. People will not be able to go down into the stairwells; they will be locked.

Re: That the landscaping from the Queen Mary School play area be incorporated into the Landscape Plan.

- The play area has been married into Polygon's plans. There is a grade change between Building 2 and 1 and there is a grass berm between the play field and buildings.

Re: "Institutional" in Appearance

- Added pickets on the corners of the balconies.

Questions from the Panel included but were not limited to:

- Explain the horizontal siding and brick in the balcony areas at the corner. *Ans: Where the brick facade turns into the balcony areas at the corner, it would turn about 12" back.*
- What is your opinion of the connection between the two buildings in the underground parkade? *Ans: We could review it. We felt a 24" radius should be fine. A civil engineer reviewed that specifically. It is tight with two cars.*
- Will there be plantings on the grass berm or is it a grass slope up to Polygon's property? *Ans: It is a slope, there will not be plantings.*
- Will there be grass on the grades on the south end of the property with relation to the park? *Ans: The landscaping at the south end of the building will be planted out with shrubs. It is built up against the parkade wall. Error – missing on the plan.*

Comments of the Panel included but were not limited to:

- Changes are subtle, but they are improvements.
- Like the wood in the upper soffit.
- Like how the ends on the elevations have been lifted to bookend the project.
- White columns are clunky.
- Support the massing adjustments.
- The scheme is supportable and thoughtfully considered.
- Nervous about the number of materials in the palette.
- Good response to the Panel's previous comments.
- Like the corner column. The major balcony projecting out looked vulnerable without the column support.
- Minor concern with white framing on balconies in that they will jump out and not disappear.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Development Variance Permit application for 721 Chesterfield Avenue and recommends approval of the project. The Panel commends the applicant for a thorough presentation.

Carried Unanimously

5. 351 East 9th Street (Rezoning)

J. Piercey provided the background to rezone the RS-1 property to RT-1. This is a site specific lot. Staff met with the applicant and provided comments, and this submission shows that the side gable ends have been removed, as requested.

The applicants, Randall Mitchell and Pauline Mitchell, entered the meeting and introduced themselves. Mr. Mitchell noted that the seven comments in the CNV staff memo have been addressed. The proposed plan is within all the required setbacks and height restrictions. The garage will be moved forward on the site, eliminating the need for a Variance request.

A material sampleboard was circulated.

Mr. Mitchell reviewed the details of the project, including the Streetscape, Elevations, Floor Plans, Window Plan, Garage Plan and the Landscaping Plan. Of particular note:

- Front Elevation – side gable ends were removed.
- Roof – kept the height of the ridge at two feet. There is a one-foot height difference with the house on the left and a two-foot height difference with the house on the right.
- North Elevation – corner boards were put in. The porch was enlarged to five feet and a false return on the corner will be added.
- Main Floor Plan – one fireplace will be installed, not two as shown.
- Window Plan – additional windows will be added to the family room and master bedroom, which will have no impact on neighbours.

The colour palette was reviewed. Cedar siding will be Cobblestone; cedar shingles will be Deer Granite; spruce trim, porch posts, cedar balusters/handrails will be a Pale Hue; and the vinyl window frames, steel door, duroid roof, spruce fascia will be Black. (Benjamin Moore colours.)

Mr. Mitchell reviewed the Sustainability Statement as well as the Affordability Statement.

Questions from the Panel included but were not limited to:

- Clarify the driveway access. *Ans: There is an existing 50' into the lane. The neighbour has allowed 50'.*
- How far below grade is the portion of the house that requires the sump pump? *Ans: The sump pump is required because there is no storm sewer. A shallow storm sewer will be built and the sump pump will take the water up to the drain.*
- What is the space between the window wells? *Ans: They are three-foot window wells to the fence.*
- The Plan does not show any trim around the patio door. *Ans: A spruce trim will be applied around all patio doors, consistent with all the windows.*
- What is the rationale and general form for the front elevation? *Ans: More interesting to the eye to have opposites, eg. larger vs. smaller roof line and windows.*
- What is the increase in density from RS-1 to RT-1 on this site? *Staff Ans: 3,351 sf to 3,742 sf., a difference of 390 sf FSR.*

Comments of the Panel included but were not limited to:

- The design needs more depth and a sense of proportion that fits into the neighbourhood.
- The windows on the bottom floor of this project should be of a certain proportion. A good example is in genuine heritage houses.
- Like that the applicant took steps to remove elements.
- The project needs some innovation.
- Colour palette needs more colour, and materials aren't ringing true.

Presenter's comments:

- Sounds like it has to be a total re-design.
- If you drop the roof down, you won't get four bedrooms.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Rezoning application for 351 East 9th Street and does not recommend approval pending resolution of the following issues:

- further attention to the proportions of the building, windows and other design details with the intent to create a better fit in the neighbourhood and high quality look of the building; and
- reconsideration of the colour palette.

Carried Unanimously

6. 267 – 269 East 4th Street (Rezoning)

J. Piercey provided the background on the project. The application is to rezone the property allowing three 3-bedroom units in two buildings. The two front units will each have lock-off units in the basement. The lock-off units are within the Garden Apartment guidelines.

The applicants, Kevin Butler, Designer, and Denis Accili, Owner, entered the meeting and introduced themselves. Mr. Butler reviewed the site context. There is a 12' grade difference from north to the lane. The present zoning allows for up to three units.

The details of the project were reviewed. Building 1 will be a side by side mirrored duplex with two lock-off units in the cellar. Building 1 floor plan was reviewed. Building 2 consists of one 3-bedroom unit above and a four parking stall garage below with bicycle storage, storage lockers and recycling/garbage. Building 2 floor plan was reviewed. There is 45% allowed between the two buildings and this design is below that.

This is a view-sensitive area; the height envelope does not exceed 25'. The south side of Unit C does encroach on the building envelope.

The design is influenced by the sites north and south. Design is prairie style architecture, shelled hip roof, knee brackets, and horizontal window groupings.

Palette materials include horizontal hardiboard, 60-40 true light windows, wood trim, glass incident steel guard rails, and a bay window that jets out in front. Colours include: Main body will be Dunbar Grey with Dunbar Buff for trim, entry doors will be Hastings Red, and the accent colour (downspouts, steel railings, gutters) will be Black.

The Landscape Plan was reviewed. Unit A/B outdoor space is include a deck and green space in the centre of the lot, while Unit C's outdoor space is off the deck.

The Lock-Off Unit Floor Plans were reviewed. Each unit will be 260 sf. located in the cellar space. There will be access from the main units.

Questions from the Panel included but were not limited to:

- How does the parking work? Four stalls for three units? *Ans: Yes.*
- It appears that the building is into the front yard setback. *Ans: Yes, bay windows are allowed.*
- Why did you go with prairie-style architecture? *Ans: Because of the lot itself. The building wants to keep very low. Functionally, it works well with the wind and rain. Want to keep the roof low as its a view sensitive area.*

- You don't have a full set of stairs up to the roof. *Ans: A roof hatch was proposed instead of a full height stairway to avoid encroachment in the building envelope.*
- How does this project marry into the neighbour's landscape with the building grades? *Ans: It mirrors it. There is no retaining wall.*
- Have you considered privacy issues with rooftop decks looking into Building 2 and other neighbours? *Ans: The rooftop decks are high enough that there probably won't be any privacy issues with Building 2; neighbours don't have rooftop decks. Also, the rooftop decks are set back.*
- Would it be possible to fit within the building envelope instead of a variance to encroach through it? *We could drop it 20", but then you'd be driving into it.*

Comments of the Panel included but were not limited to:

- Like the design.
- Would like to see some way allowing people from the street to see the back unit.
- Elevation overlooking the lane seems overpowering.
- Tricky site.
- Lacks appropriate scale and proportion, need elements to tie to the streetscape.
- Question the appropriateness of the style.
- Execution of the windows doesn't feel right.
- Does not seem appropriate with the neighbourhood.
- Will be difficult to move around the backyard with a narrow pathway and fences.
- Concerned with outside lighting.
- Details need to be worked out with the screen between the two buildings and projection on the building and railings on the top deck.
- Colour scheme seems flat and grey for the area.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the Rezoning application for 267 – 269 East 4th Street and thanks the applicant for their submission. The Panel feels that the following concerns have not been adequately resolved or explained:

- the manner in which the project responds to site context;
- the detailed relationship with the adjacent boundary conditions;
- distribution of building mass, including the potential reduction of the height of the rear building overlooking the lane;
- providing access to the rear yards and improving pedestrian movement around the sides of the building;
- reconsideration as to the appropriateness of the Prairie style; and
- reconsideration of the colour palette

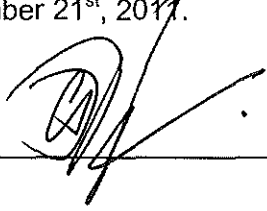
**Carried
6 - In Favour
1 - Against**

7. Other Business

The Panel discussed providing staff with a list of common comments that they repetitively provide to delegations presenting to the Advisory Design Panel in regards to duplex rezoning applications. Duplex Guidelines would be helpful.

There being no further business, the meeting adjourned at 8:05 pm.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, September 21st, 2011.

A handwritten signature in black ink, consisting of several loops and a long, sweeping stroke extending upwards and to the right.

Chair