

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, December 7, 2005**

MINUTES

- Present:** A. Malczyk, Chair
S. Friars, Vice Chair
P. Kernan
D. Rose
R. Vesely
D. Lee
U. Stein
M. Rahbar
Councillor R. Fearnley
- Staff:** K. Russell, Development Planner
E. Maillie, Committee Secretary
C. Perry, Technical Assistant
- Guests:** C. Moorhead – Architect
D. Halpern – Owner
D. Rose – Landscape Architect
L. Kapuska - Owner
J. O'Donnell – Developer
W. McAllister – Developer
F. Pritchard - Development Consultant
G. Crockart – Architect
J. Losee- Landscape Architect
J. Bumen - Architect
N. Said – Architect
M. Mitchell – Landscape Architect
- Absent:** B. Dabiri
N. Paul
-

A quorum being present, the Chair called the meeting to order at 5:40 p.m.

1. Minutes of Meeting of the Advisory Design Panel held November 2, 2005

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held November 2, 2005 be adopted.

Unanimously Carried

2. Business Arising
None

3. Staff Update

(a) 1133 Lonsdale Avenue

Council has referred this application to Public Hearing in January.

(b) The Pier

Design of Phases 2 and 3 of The Pier development will be proceeding in the new year.

(c) Block 62

Hollyburn Properties is now going forward with the design of the rental building and is scheduled to come to the Panel in January.

(d) 253 West 4th Street – Renovations

This proposal was removed from the agenda and staff will be addressing it.

D. Rose declared a conflict of interest for professional reasons on Items 4. and 5.

4. 1612/1620/1624/1636 St. Andrews Avenue – Rezoning

S. Friars joined the meeting at 5:55 p.m.

The Chair read the APC resolution of November 30, 2005. C. Moorhead – Architect and D. Halpern – Owner, and D. Rose – Landscape Architect were introduced and the architect reviewed the context of the site and surrounding development. The proposed 10-unit development is compatible with the adjoining developments and offers a range of unit sizes with loft spaces and basement areas. Exterior finishing materials and colours were displayed.

The Landscape Architect noted the one large tree at the corner of the site which will have to be removed. The others will be retained. Walkways to each unit from the street parking areas were explained. Permeable pavers will be used at the open parking areas and for the walkways. Fencing and planting through the site was explained.

In response to APC's suggestion that consideration be given to these units being freehold, the Owner advised that his lawyer has confirmed that Council may permit these units to be freehold rather than strata. Servicing details will be addressed with Engineering Department.

Questions:

- Plans show doors at light wells but windows should be used;
- Depth of light wells and need for guard rails;
- May be beneficial to consider roof decks on garages;
- Pitch on roof over dormer;
- Type of light efficiency systems to be used;
- Floor to ceiling heights;
- Window placement at rear elevation on A1-A2;
- Landscape lighting along footpaths;

- Consideration of having gated pathways from the lane to all units;
- Garbage / recycling locations and lane access;
- Type of glazing or wall to be used at bays on units D-1-2-3 over bathtub;
- Possible addition of public art component;
- Consideration of using windows rather than vents on Units A1-2;
- Limiting distance between windows and privacy concerns at Units B & C 1&2.

D. Rose left the meeting at 6:40 p.m.

Comments:

- Power pole at rear lane needs to be addressed;
- Garbage/recycling areas need to be resolved;
- Need to consider how entries will be signalled from St. Andrews;
- Overlook issues around distance and privacy concerns;
- Support the design as concept but concerned with execution;
- Concern with location of stacking doors;
- Concept works but concerned with complexity in elevation and roof treatment and how some of the detail will work;
- Needs further development to address issues on how to manage water and location of drainage;
- Design Rationale should state the name of company;
- Need to provide alternate access to outdoor parking and garbage other than through garage;
- Need to address safety around light wells;
- Support large window at bathroom but needs careful consideration.

Applicant comments

Some detail needs to be addressed but believe close to resolving issues.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 1612/1620/1624/1636 St. Andrew's Avenue (Charles Moorhead Architect) and supports the design in principle with the following provisions:

- **Further exploration of the relationship between buildings with respect to issues of privacy and consistency in floor plans;**
- **Architectural details on window construction being sensitive to draining patterns on roofs;**
- **Address signage for the property;**
- **Address garbage locations and improve access between the outdoor parking areas and rear yards.**

The ADP was concerned with the lack of consistency in plans and elevations and incomplete information package.

Unanimously Carried

5. 602 West Keith Road – Rezoning

C. Moorhead – Architect, D. Rose – Landscape Architect, and L. Kapuska - Owner were introduced. The Architect reviewed the context of the site and displayed photographs of the area. It was noted that Engineering has agreed to permit access to underground parking off Keith Road for the proposed four-unit development.

The Architect reviewed the site development and layout of the underground parking. Direct access has been provided from each unit to assigned parking areas. Display board with exterior finish materials and colours was explained.

The Landscape Architect indicated the mature trees to be retained on the site and advised that the parking slab will be covered with soil to a level that will support planting. Outdoor patio areas and screening were explained. Each unit will have a marked direct access from the street. An existing retaining wall and mature trees at the street at the south unit will be retained.

Questions:

- Location of second exit from the parking;
- Slope on the ramp and need for pedestrian guardrail;
- Location of garbage / recycling area;
- Depth of basements and adequacy of stair access;
- Tree protection during construction;
- Inconsistencies in east elevation upper units and roof plan;
- Height of entry doors;
- Bedroom sill levels;
- Roof deck access;
- Possibility of access to parking garage from lane;
- Connection between outdoor areas on Unit B-2;
- Garbage collection from Keith Road;
- Elevation treatment facing the park;
- Setback issues need to be addressed;
- Signage.

David Rose left the meeting at 7:50 p.m.

Comments:

- Support the design concept but section drawings are needed to illustrate detail and variation of levels across the site, roof decks, stepping within the units and parking levels;
- Unit access and garbage location need to be addressed;
- Deck on upper unit needs guard rail;
- Deck on lower unit is not shown on elevations;
- Concept works well but proposal does not demonstrate that it works;
- Relationship of the project to the park needs greater consideration, including security;
- Parking exit, elevation, and ventilation at the garage need to be addressed;
- Garbage pick-up needs further consideration.

Applicant's comments:

Garbage storage at the street will be addressed.
Parking access from Keith approved by Engineering because of site constraints.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 602 West Keith Road (Charles Moorhead Architect) and recommends further resolution of the following prior to resubmission to the Panel:

- **Submission of section drawings illustrating the design of the building and showing resolution of the roof access and roof decks;**
- **Further design development and details;**
- **Garbage pick-up;**
- **Exiting from the garage and the relation of the parkade to the park on the west side;**
- **Further information on tree retention.**

Unanimously Carried

D. Rose returned the meeting as a member of the ADP.

6. 980 Marine Drive – OCP Amendment & Rezoning

The Chair read the APC resolution of November 30, 2005

John O'Donnell and Ward McAllister – Developer, F. Pritchard - Development Consultant, G. Crockart – Architect and J. Losee - Landscape Architect.

Mr. O'Donnell reviewed the site and context of the area and advised that the applicant has taken over from the previous proposal for an OCP amendment and rezoning application. The developer has held two community consultation meetings and will be meeting with the Marine Drive Task Force tomorrow.

The Architect displayed photographs of the area and reviewed the massing studies, elevations and materials board. The detail within the information package dated was reviewed and parking entry to the separate commercial, residential and visitor parking was explained. Shadow studies were displayed.

The Landscape Architect reviewed the landscape detail around the site as it addresses the residential and commercial areas. A pedestrian walkway on the west of the site links 17th Street with MacKay Road. Emergency and maintenance access is by the residential entry on MacKay Avenue and linked to walkways around the building.

Questions:

- Treatment at the base level of the east elevation at 17th Street by the garage and residential entry;

- Edge of the podium and how the decks work on MacKay north of the entry;
- Inconsistency in combining quality materials with vinyl siding;
- Building is located at the entry to the City and building should reflect this;
- Materials with presence on Marine Drive need to be upgraded;
- Consideration of further treatment at parkade;
- Materials for brackets at overhangs;
- Consideration of public art on the site;
- Use of vinyl soffit at commercial;
- Landscaping at podium;
- Acoustical study;
- Design of seating areas on MacKay at 17th Street and at Marine Drive;
- Impact of additional traffic on Marine Drive;
- Amenities for residents offered in the building.

It was noted that in return for an OCP amendment and rezoning, the City expects that there will be a return to the community.

Comments:

- Good solution for the site but design seems too busy in this prominent location;
- Like the overall character of the development but have concern with materials such as the contrast in quality between vinyl siding and brick;
- Structural elements would be improved if beams were part of the structure;
- Brackets need to be stronger visually;
- Like the character, especially residential component;
- Need to have some prominence where the road bends as well as focal point on the Marine Drive façade;
- Kudos on consultation with the neighbourhood;
- Like resolution of the visitors parking versus the rest of the parking, especially security detail, but have some concern with finding visitor parking;
- Entrances to the residential lobby and visitor parking seem understated;
- Along with the development opposite on Marine Drive, this creates an entry to the City;
- Like the scheme, particularly the landscape opposite the park;
- Concerns with blank triangles on east elevation and this can be addressed easily
- Façade approaching MacKay – elevation needs special treatment;
- Commend presentation;
- Vinyl siding does not seem appropriate for this urban environment;
- Vinyl soffits would detract from this building;
- Trellis is not convincing in creating two storey character;
- Residential amenity could consist of flexible space for residents; if this is not provided, how would the money saved be spent;
- Massing on Marine Drive is not strong enough – articulation is contradicting the urban character of the site;
- Landscape scheme needs to create more of a curb space for crossing MacKay;
- Consider cisterns for groundwater.

Applicant response:

Trellis design will be readdressed and will comply with requirements of the Fire Department.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the OCP amendment and rezoning application for 980 Marine Drive (Integra Architecture Inc. / Ledingham McAllister) and supports the site development concept and massing. The Panel looks forward to a further submission addressing:

- **Further development of the Marine Drive façade;**
- **Exterior cladding materials;**
- **Design of the commercial levels;**
- **Design of the wood brackets on the residential levels and the trellis feature;**
- **Treatment of the parkade entry and elevation on MacKay Road;**
- **Consideration of provision of some amenity space within the building;**
- **Treatment of groundwater capture.**

Unanimously Carried

7. 970 Marine Drive – Rezoning

The Chair read the APC resolutions of October 12 and November 30, 2005.

J. Bumen and N. Said – Architects and M. Mitchell – Landscape Architect were introduced and the architect gave an overview of changes since the previous presentation to the Panel in September. These changes include:

- Relocation of residential lobby to 16th Street;
- Enclosures on balconies to address noise;
- Signage detail at canopies along Marine;
- View impact study from residential area to the north;
- Use of acoustic glazing;
- Contribution to community amenity fund.

Questions:

- Location of curb along Marine Drive;
- Type of public art feature to be located on the site;
- How will ventilation / cooling be addressed as well as noise issues;
- Does streetscape conform with City standards;
- Rationale for shape of circular plaza;
- Sidewalk seems narrow at corner of 16th Street.

Comments

- This building is starting the process of developing an urban environment with its high quality of design and materials;
- Likely to get more residential development on Marine Drive and need to live with this in the future and address noise;
- Building works on this site and will set the standard for future development in this area;
- Site is depressing now and appreciate public art content;
- Concerns with mechanical ventilation for residential units;
- Concern with plaza design as it addresses pedestrian crossings;
- Need separation from Marine Drive traffic for seating area;
- Public space lacks something and part of the problem lies with rigidity of the pavement bands;
- Need to have priorities in place for developing open space at the corner;
- Design of the public space could follow the shape of the building.

Applicant

Will address improving public space for pedestrians and how to address crossings and separation from traffic.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 970 Marine Drive (Bumen Architecture & Code Consulting Inc.) and recommends approval and commends the applicant for a thorough presentation.

The ADP supports the removal of the mandated bands through the corner.

Unanimously Carried

8. Other Business

Lower Lonsdale Crime Task Force

P. Kernan, ADP representative to this group advised that he had attended a meeting and found it interesting but felt that ADP cannot offer any valuable input. The Task Force was encouraged to support RCMP representation on the Panel to address the importance of CPTED. The current RCMP representative is on this Task Force and can update ADP on their progress.

There being no further business the meeting adjourned at 10:35 p.m.

The next regular meeting will be held Wednesday, January 18, 2006

Chair

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