

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, January 18, 2006**

MINUTES

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

A quorum being present, the Chair called the meeting to order at 5:35 p.m. and welcomed F. Smith, Director of Community Development.

The Chair noted that Paul Kernan and Mehrdad Rahbar were completing their terms as members of the ADP and thanked them for the contribution to the work of the Panel.

1. Minutes of Meeting of the Advisory Design Panel held December 7, 2005

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held December 7, 2005 be adopted.

Unanimously Carried

**2. Business Arising
(a) LED Lighting**

This item was deferred until Councillor Fearnley is present.

3. Staff Update

(a) 1133 Lonsdale Avenue

The project received support at Public Hearing this week. The major issue raised was permitting a residential use on the second level rather than maintaining commercial use at this level.

(b) 170 West 3rd Street

This proposal will go to Public Hearing on February 3rd and some neighbourhood concern is anticipated.

(c) 970 Marine Drive

A public information meeting was held earlier this week and the proposal will proceed to First Reading later this month.

(d) 980 Marine Drive

A Town Hall meeting will be held on January 26th.

(e) National Maritime Centre

The announcement that The Pier is the first choice to house the National Maritime Centre was made last week. This proposal is being embraced by the provincial and federal governments and is in the preliminary planning stages. Funding commitment has not been secured at this time.

(f) Business Edge Article on The Silva

A copy of an article on the Silva development on West 15th Street, the first LEED Certified residential building in Canada was distributed.

Councillor Fearnley joined the meeting at 5:45 p.m.

D. Rose declared a conflict of interest because of his professional involvement with the proposal at 602 West Keith Road.

4. 602 West Keith – Rezoning Application

C. Moorhead – Architect, and L. Kapuska - Owner, were introduced.

The Architect reviewed the location and context of the site and explained the elevations through the site. In response to points raised by the Panel at their review in December, the following revisions were explained:

- Section drawings detailing roof access and exterior finishing;
- Model illustrating the site elevations and parking access;
- Addition of garbage transition area at the sidewalk to facilitate pick-up;
- Addition of a second man door from the underground parking to the side of the property.

A sample of the stainless steel mesh to be installed at the openings to the parking garages was displayed.

The Landscape Architect advised that retention of trees has been reviewed in discussion with the City Arborist. It was agreed that an existing Cherry tree will be removed and two street trees will be planted to replace it. A Fir tree nearby may also be impacted. Other changes in the landscape plan relate to the garbage transition area and plantings at the rear of the site edging onto the park.

The Chair read the resolution passed by the Advisory Planning Commission on January 11, 2006.

Questions

- Garbage transfer enclosure in relation to the ramp;
- Location of garbage storage in relation to garage exits;
- Garbage area permitted on City land;
- CPTED concerns of visibility into stairway between the parking area and the road;
- Retention of retaining walls;
- Treatment of concrete wall at park edge;
- Height of corner bathroom windows;

D. Rose left the meeting at 6:15 p.m.

The meeting was advised that in addressing access on Keith, the developer will be asked to prove that an access from Delbruck will not work.

Comments

- Applicant has responded to most concerns and Keith Road access is main item outstanding;
- Some on-going concern with water on the roof and possible impact on envelope and rainwater management;
- Exit stairs at park should have glass guard to increase visibility into the stairwell;
- Like use of stainless steel mesh at garage openings;
- Concern that deck at Unit 2B is not accessible from inside the unit;
- Road seems wide enough to permit access at Keith;
- Could use a bump to slow traffic
- Concern with left turn shortcutting issues which should be addressed by Engineering;
- Given density on the site, tree retention and existing driveway, Keith access acceptable;
- Support project and appreciate having the model;
- Interesting solution for this site.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the resubmission of the rezoning application for 602 West Keith Road (Charles Moorhead Architect) and recommends approval subject to review by the Development Planner of the following:

- **Better integration of the garbage transfer enclosure with the driveway;**
- **Design of the existing stairwells to make them as open as possible to the park side.**

Unanimously Carried

In response to the Panel's comments, the Architect advised that while parking access was still a concern, staff had indicated they would be willing to support access off Keith. Architect supports the option of "pork chop" at the parking access.

5. LED Lighting

Councillor Fearnley reviewed samples of LED lighting.

6. 980 Marine – OCP Amendment & Rezoning

G. Crockart – Architect, J. O'Donnell – Developer, and F. Pritchard - Consultant, were introduced. The Architect referred to the Panel's comments at an earlier review and referred to a list dated January 13, 2006 setting out the revisions made in response to those comments. These revisions included but were not limited to:

- Addition of amenity space
- Enlargement of residential entrance lobby
- Reduction of number of units and FSR
- Increase in parking
- Elevation treatment at exposed parking structure
- Brackets on columns
- Treatment at Marine and MacKay Road
- Façade along Marine Drive
- Exterior materials changed to hardi plank, brick and concrete and bead board instead of vinyl soffits.

It was noted that stormwater management and bio-filtration swale are being addressed with City staff.

The Landscape Architect reviewed the revisions to the landscape plan :

- Relocation of walkway away from the building and additional planting for screening;
- Removal of feature at the north west corner and extension of walkways to crossing at 17th Street and to MacKay Road;
- Additional conifers to be planted around the site.

The Panel had questions on:

- Type of conifers to be planted;
- Detail at overhangs and soffits;
- Exterior finishing materials;
- Reason for upper balconies having no overhangs;

- CPTED issues around visibility at northwest corner units;
- Landscape material at the podium and visibility from the street.

Comments from the Panel included:

- Support the project but suggest that vinyl soffits at prominent balconies is not appropriate material;
- Applicant addressed previous comments made by the Panel;
- Support building massing with upper balconies open but drainage must be addressed;
- Compliment landscape design with urban treatment along Marine and at MacKay Avenue as it reflects the park;
- Discussion of the need for a feature corner in this building to address this location as the gateway to the City;
- Support MacKay Avenue as the feature corner in this building;
- Podium has been improved but massing does not properly address this site;
- This is a difficult site and while the project has progressed, the design above the street level needs to be reviewed.

The applicant advised that a Town Hall meeting is scheduled for next week.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the resubmission of the OCP amendment and rezoning application for 980 Marine Drive (Ledingham McAllister/Integra Architecture) and supports the project subject to further design development of the corner element of the building at Marine Drive and MacKay Avenue to acknowledge its location on Marine Drive as a gateway to the City of North Vancouver;

AND, subject to the review and upgrading of the material used on the large soffit areas from vinyl to another more appropriate material.

Unanimously Carried

Applicant response:

Comments present some dilemma regarding which corner is more important. Believe that the forest to the east is the element that creates the gateway to the City.

7. Other Business

There being no other business, the meeting adjourned at 8:15 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, February 15, 2006.

Chair

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