

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, March 17, 2004**

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**MINUTES**

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- Present:** S. Friars, Chair  
P. Kernan  
R. Veseley  
K. McKillop  
M. Rahbar  
P. Johnston  
D. Lee
- Staff:** K. Russell, Development Planner  
E. Maillie, Committee Clerk  
C. Perry, Development Officer
- Absent:** A. Malczyk, Vice Chair  
M. Boland - RCMP  
B. Tunke  
Councillor R. Clark
- Guests:** H. Besharat – Architect  
E. McLean – Project Manager  
P. Yiu - Developer  
B. Heaslip – Brookwood Development  
C. McCulloch - Landscape Architect  
K. McKillop – Landscape Architect  
J. Fernandes – Designer  
M. Rahbar - Designer  
C. Moorhead - Architect  
D. Rose – Landscape Architect  
B. Pascall – Owner / Developer  
D. Siegreest – Integra Architecture

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In the absence of the Chair and a quorum being present, P. Kernan called the meeting the order at 5 p.m.

**1. Minutes of Meeting of the Advisory Design Panel of February 18, 2004**

**The Minutes of the Advisory Design Panel held on February 18, 2004 were unanimously adopted.**

## 2. **Business Arising**

None

## 3. **Staff Update**

The Development Planner provided updates on:

**241 W. Keith** - This proposal will go back to Public Hearing in April with a revision that removes the secondary suite in the house and remove the exterior deck on the duplex. This change responds to some of the concerns of the community and Council around the number of units on the site.

**West 16<sup>th</sup> Street** (Andreas Restaurant) - This is scheduled to go to Public Meeting on April 19<sup>th</sup>.

**118 West 22<sup>nd</sup> Street** - The agenda was revised to include proposed design changes on a project previously approved by the Panel.

**K. McKillop declared a conflict of interest due to his professional involvement with the project at 612 Chesterfield Avenue and left the meeting at 5:10 p.m.**

## 4. **612 Chesterfield Avenue - Rezoning**

A memo from Engineering Department, detailing their concerns and recommendations around vehicle access into the site was distributed to the Panel, and the Chair read the APC resolution regarding this proposal.

The Development Planner gave an overview of the site and advised that the applicant wishes to replace two existing low-rise rental apartment buildings with a 17-storey tower on the north and a rental low rise building on the south of the site. The applicant also proposes to purchase the lane on the east of the site from the City and create public access through the site.

Staff do not believe this is a precedent setting proposal since there are other similar developments in the City. Neighbours have concerns that this project will impact negatively on Victoria Park, on views from the north and shadowing. While no OCP amendment is required, the applicant is requesting that the rental building be excluded from the FSR, and that density bonusing be permitted around sustainability through LEED, and the provision of adaptable design units.

The applicant's representatives entered the meeting and H. Besharat – Architect, P. Yiu – Colossus Development, K. McCullough and K. McKillop – Durante Kreuk, E. McLean – Project Manager, and B. Heaslip – Brook Development were introduced.

The Project Manager advised that the buildings are being demolished because of the extent of the work required to upgrade the development. The development team considered several options for the project before proceeding with the current presentation. While Engineering staff recommend that vehicle access to both

buildings be through the rental building from West 6<sup>th</sup> Street, the applicant would prefer that there be separate access to each of the buildings since the tower will be stratified and the low-rise building will be retained as rental.

B. Heaslip reviewed the social sustainability issues around this proposal. The developer has opened an on-site office and a team has been assisting tenants with relocation. A compensation package is also being offered to long term residents to assist with costs in their transition. Existing residents will also be given the opportunity to relocate back to either the rental or strata building. Public meetings have been held in the neighbourhood and communication is being maintained with these groups. Another neighbourhood open house will be held prior to the Public Hearing.

H. Besharat reviewed the context of the site on the south west corner of Victoria Park and gave an overview of developments around the park and building elevations through the area. The proposal is within the height maximum designated for this site in the OCP. Density bonusing for certain amenities is within the City guidelines. Other developments in the City have been approved with extra density resulting from bonusing.

Water features are being incorporated into the landscape design to celebrate a stream formerly on the east side of the site and the developer has approached the City requesting purchase of an existing laneway to create a north-south pedestrian connection between Victoria Park, West 6<sup>th</sup> Street and Ottawa Gardens. The laneway will be landscaped and units on the low-rise building will face into this area which will help to address safety concerns through the area.

The tower has strong vertical lines and the design addresses sustainability through the use of brise soleil and low e-glass to minimize the impact of the sun. Other sustainability features noted were – use of pervious surfaces, water features and stormwater management, adaptable design standards and participation in the City's public art program. At this time, it is anticipated that the project will attain LEED accreditation at the Certified level. The materials board was displayed.

C. McCullough, Landscape Architect, explained the landscape plan. Water features at the entry, tower lobby and on the south side of the tower create a unifying element through the garden space for residents. A swale will be featured along the laneway on the east. The triangle park at the entry is being considered as a possible site for a public art feature. A public pedestrian element is being emphasized at the drop-off.

K. McKillop, Landscape Architect, advised that a review of existing trees had been undertaken and the development designed using feature trees around the site to address the scale of the development. Some large trees on the site were diseased or weak and have been removed.

The Panel had questions on:

- Consideration of reducing the footprint of the low building and adding a floor;
- Location of entries and walkway between Victoria Park and 6<sup>th</sup> Street;
- Use of infiltration pond for irrigation purposes;

- Areas of permeable paving;
- Paving material for driveway;
- Finish of lower building roof;
- Use of corner triangle at entry as public domain and not private;
- Lane purchase and maintenance by owner;
- Rental buildings role in LEED calculation.

The Panel was advised that

- existing site coverage is 47% and proposed coverage is 35%;
- proposed access to the tower from Chesterfield Avenue and Victoria Park have been discouraged by Engineering staff who recommend that entry to both buildings be from 6<sup>th</sup> Street.

K. McKillop left at 6:50 p.m.

Comments and concerns of the Panel include:

- Commend the applicants on the architecture and building detail;
- Landscape interesting with celebration of water;
- Unsure if water features are viable;
- Access to the main entry plaza difficult;
- City may need to compromise on vehicle access;
- Pedestrian walk interesting;
- Support greater enhancement of lane and increase in height of rental building;
- Concerned that lane walkway will not be visible to the public and appear to belong to the development;
- Hope LEED is carried through in this project;
- Encourage further exploration of stormwater on site;
- Prefer to see the main entry in another location;
- FSR is intended to control building height and bulk and believe this proposal is comfortable on the site;
- Commend efforts in sustainability but disappointed that greater effort has not been made on energy and atmosphere;
- Difficult to access both buildings from 6<sup>th</sup> Street - access needs to be resolved.

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the rezoning application for 612 Chesterfield Avenue (Colossus Developments Ltd./Besharat Friars Architects) and commends the applicant for the quality of the proposal and recommends approval in principle and looks forward to further presentation on:**

- **Landscape detail.**
- **Exploration of LEED initiatives.**
- **Circulation along Keith Road.**
- **Stormwater management.**
- **Clearer definition of private public realm on the site.**

**Unanimously Carried**

In response to the Panel's comments, the Architect confirmed that there is a serious commitment to sustainability and this will be addressed further in the next presentation.

There was consensus that it is beneficial that the public art feature be addressed during the development process. The Public Art Coordinator will be invited to participate in the next presentation to the Panel.

K. McKillop returned as a member of the Panel at 6:35 p.m.

S. Friars joined the meeting and took over as chair at 6:40 p.m.

## **5. 231 West 18<sup>th</sup> Street – Rezoning**

J. Fernandes – Designer reviews revisions made in response to previous comments of the Panel, which address:

- interior layout of living room
- addition of window at the living room, entry door and stairwell to address light issues
- exterior finish at base of buildings
- address identification on an arbour at the side of each unit
- landscape – water collection pond at the rear of each site
- location of garbage area

The Panel had questions on:

- Why the interior layout of the rear unit was not flipped;
- Adequacy of light coming into the unit from the east;
- Use of trim boards;
- Strategy to add interest at rear and side of building;
- Elevations provided are inaccurate when compared to floor plans and show windows which do not exist in bathrooms on floor plans.

### **Comments**

- Uncomfortable with living/dining room arrangement;
- South elevation not treated with windows;
- Design details weak at breaking up facade of building;
- Livability of rear unit is questionable;
- Definition and entry to the rear unit restricted;
- Plans unsatisfactory but need to flip back unit to make it more livable;
- Other suggestions to address livability are open stair and relocation of entry;
- One small window in living dining room not acceptable;
- Presentation material inconsistent;
- Need site elevations and floor plans showing two buildings together;
- Need more information and more thought in terms of design;
- Major concerns with side elevations last time and revised renderings do not convince that these have been addressed;
- Concern with locations of front balcony/deck and roof;

- Fundamental problems with planning;
- Need further consideration of side elevations and detailed renderings for the information of the Panel;
- Need contextual information of the area.

The applicant stated that lighting seemed to be the main issue at the last review and that flipping the rear unit was not necessarily the required solution.

The Chair outlined the major points of concern raised by the ADP at the last meeting.

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the rezoning application for 231 West 18<sup>th</sup> Street (Fernandes Homes Ltd./) and recommends rejection on the basis that the design as presented does not address livability concerns raised during the previous Panel review and recommends that the applicant explore an alternative design.**

**Unanimously Carried**

M. Rahbar left the meeting at 7:20 p.m.

**6. 522 East 12<sup>th</sup> Street – Secondary Suite: Coach House**

The Development Planner gave an overview of the intent of the guidelines to be developed on coach house development within the City.

It was noted that staff support the location of this proposed rezoning and that a variance for height increase for the coach house is required. This project has been reviewed by the Advisory Planning Commission and Heritage Advisory Commission and the resolutions endorsing this project were read to the meeting. Ms. Russell reviewed the context of the area.

J. Keate - Designer, and T. Bennett – the owner's representative, were introduced to the meeting.

The Designer reviewed the site and entry to the coach house which will replace an existing garage. The design and exterior finish of the coach house will reflect the character of the existing house. The proposed unit is on the second floor of the proposed building is 540 sq. ft. and located above the garage.

Neighbours who have been contacted are in favour of the project.

Questions from the Panel concerned:

- Addition of skylights in the kitchen area;
- Number of people to live in the unit;
- Criteria for coach house location.

## **Comments**

- Project makes sense and fits well
- Location of window and closets in bedroom will make it difficult to provide a proper “bed wall”. Window sills could be raised to allow bed beneath;
- Window configuration needs to be reconsidered;
- Concern with garage below the living unit – soundproofing, ventilation/exhaust and carbon monoxide detectors need to be addressed;
- Access to garbage enclosure at the side of the site is tight.

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the rezoning application for 522 East 12<sup>th</sup> Street (N.J. Keate Home Design) and commends the applicant for the presentation and recommends approval with further consideration given to providing more daylight and that a carbon monoxide detector be hardwired in the garage area.**

**Unanimously Carried**

### **7. 221 / 225 East 17<sup>th</sup> Street – Rowhousing – Rezoning**

The Chair read the resolution passed by the APC at their meeting on March 10. M. Cusano – Developer, M. Rahbar – Developer & Designer, C. Moorhead – Architect, and D. Rose – Landscape Architect joined the meeting.

Mr. Rahbar entered the meeting as a member of the delegation on this application in compliance with the requirements around his conflict of interest as a member of the Advisory Design Panel.

M. Rahbar gave detail on his background in rowhousing development in other locations, including one in a neighbouring municipality. He noted that while APC had concerns around the density of the development, the project complies with the low density design guidelines with the exception of the inclusion of secondary suites in the units. This feature makes them affordable. Units also can be sold unfinished if the buyer wishes to make it more affordable.

C. Moorhead, project architect, reviewed the context of the site and surrounding area which is mostly triplex development. It is proposed that two existing lots be subdivided into six 15’ wide lots (freehold not strata lots) with common walls and appropriate setbacks. Single car garages with tandem spots for each lot are accessed through the garage and are located off the rear lane. A garden space at the front of the units creates separation from the street. Entry to the lower floor secondary suites is at the front of each unit. Skylights and corner windows are being used to introduce light into these units which are long and thin. Flexibility in extent of interior finishing gives options for uses on upper and lower floors. Exterior of the building will be hardi plank siding, with aluminum windows. Each unit will be finished in a different colour.

The landscape architect reviewed the landscape design which provides flexibility in the garden area. A low wall will be built along the front property line. Access to the units has been designed for flexibility to include two separate entries to the basement suites. Backyards are mainly lawn with allowance for tandem parking using on grass. Small trees will be added at the street front and in backyards and plantings will edge the rear lane.

Questions from the Panel:

- Construction of partitions between units;
- Fire wall construction;
- Use of sheet metal roofing in this development;
- Depth of units;
- Relationship of gates to neighbouring setbacks;
- Cost of each unit.

M. Rahbar left the meeting at 8:40 p.m.

Comments and concerns of the Panel:

- Support the design and introduction of light into the units;
- Middle of the block location not appropriate for this concept;
- Like the architecture and support row housing development, but out of context in this neighbourhood;
- Tandem parking of cars in the backyards is problematic;
- Design seems too different for a new concept in this location;
- Fire wall considerations need to be carefully addressed to avoid technical problems;
- Support architectural concept but have difficulty with freehold;
- Difficulty with it in this location.

In response to these comments, the architect stated that it is a serious challenge to fit a rowhouse development into existing context and it may be better accepted if more subtle colours are used. Concept of the project is good as it gives flexibility to purchasers to finish their units. Parking provided is driven by the City parking requirements.

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the rezoning application for 221/225 East 17<sup>th</sup> Street (Vernacular Design / C. Moorhead Architect) and, although supporting the development concept and building design generally, feels that the following have not been adequately resolved:**

- **Relationship to the context in terms of building form and use of materials;**
- **Parking;**
- **Some technical issues relating to fire separation and how resolution of those issues may impact the design.**

**Carried  
- 1 Opposed**



## **8. 261 East 19<sup>th</sup> Street – Duplex**

The Development Planner outlined the proposed duplex development with one secondary suite designed to address the surrounding heritage area.

B. McTavish – Designer, Mrs. P. Stoke and family – owners, were introduced to the meeting. The residences are being built to accommodate residences for the family and a relaxation to allow an in-law suite and storage space in the southern unit is being requested.

M. Rahbar returned to the meeting at 9:15 p.m.

The Designer reviewed the development consisting of two joined principal residences connected around a courtyard. The exterior will be finished in cedar and design will complement the heritage nature of the neighbourhood.

A relaxation of the rear yard setback is requested so that the building can be relocated back 5' to protect a large existing red cedar in the front yard. The second relaxation is for density to allow a basement with a legal in-law suite. Side yard setbacks have been increased from allowed minimum.

The landscape design will include native plantings in a natural setting. A rooftop garden will be located on the garage roof.

The Panel had questions on

- Construction of roof over courtyard;
- Entry feature at the street to identify rear unit;
- Division of courtyard if duplexes not shared by family members.

Comments from the Panel were:

- Nice scheme – sophisticated in planning and organization;
- Proposal works well in the context;
- Strongly support it;
- Commend presentation.

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the rezoning application for 261 East 19<sup>th</sup> Street (B. McTavish, Designer) and recommends approval of the project. The Panel commends the applicant for a thorough presentation.**

**Unanimously Carried**

## 9. 118 West 22<sup>nd</sup> Street – Design Change

The Development Planner advised that the applicant wishes to make a design change on the rail treatment of the balconies on a project previously approved by the ADP.

B. Pascall, Developer, and D. Siegreest, Architect were introduced and Mr. Pascall advised that concerns have arisen over the longevity of the wood rails on the balconies since they are exposed to the weather and will be an ongoing maintenance item. The applicant wishes to substitute powder coated aluminum picket railings to reduce the maintenance.

The Panel had questions on:

- Possibility of using aluminum system with glazing;
- Availability of aluminum systems that closely resemble the original design.

Concerns of the Panel included:

- Proposed rail design detracts from the design of the building;
- Closer resemblance to original post would benefit the project;
- Original design could be duplicated with aluminum and glass rather than wood;
- Railing should respond to the character of the building;
- Motivation for change is critical – to eliminate wood maintenance then use aluminum and glass.

In response to the comments, the applicant advised that cost is also an issue.

It was regularly moved and seconded

**THAT the Advisory Design Panel has reviewed the design change for 118 West 22<sup>nd</sup> Street (Integra Development) and recommends the use of aluminum rails and posts and glass panels in place of the picket metal design proposed.**

**FURTHER THAT the changes should strive to reflect the rhythm and character of the wood posts and glass panels previously approved by the Advisory Design Panel.**

**Unanimously Carried**

## 10. 2003 Design Awards

The Panel prepared a short-list for review by the Panel members before the next meeting. Consideration will be given to having a video display of all of the properties presented to assist in the review and evaluation of the short-listed projects.

Action: Committee Clerk

## **11. Other Business**

### **(a) Council Workshops**

- Harbourside Waterfront
- A Village on Marine

Material on the above presentations was received by the Panel.

### **(b) Affordable Homeownership Seminar**

Members of ADP, APC, EPAC, SPAC, ACDI and Council are invited to attend a seminar on affordable homeownership to be held on Thursday, April 22, 2004 at 7 p.m. in the Council Chambers.

The meeting was adjourned at 10:10 p.m.

The next meeting of the Advisory Design Panel will be held on April 21, 2004.

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Chair