

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 20, 2008**

MINUTES

- Present:** A. Hii, Vice Chair
T. Cailles
J. Heilman
N. Paul
R. Spencer
K. Terriss
P. Winterburn-Chilton
- Staff:** K. Russell, Development Planner
E. Maillie, Committee Secretary
C. Perry, Development Services
- Guests:** Jordan Kutev, Architect
C. Murray, Landscape Architect
F. Rafii, Architect
S. Kazemi, Project Manager
D. Sander, Hollyburn Properties
R. Sharp, Sharp & Diamond Landscape Architects
- Absent:** K. Hanvey
J. Bitar
K. Kristensen
Councillor B. Fearnley
-

With the agreement of the meeting and a quorum being present, B. Spencer called the meeting to order at 5:35 p.m.

1. Minutes of Meeting of the Advisory Design Panel held July 16, 2008

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held July 16, 2008 be adopted.

Unanimously Carried

2. Business Arising
None

3. Staff Update

K. Russell, Development Planner advised that Council is in recess during August and the next Council meeting will be September 8th.

In response to a question from the Panel, the Development Planner advised that the developer on the North Vancouver School District projects on the Lonsdale and Queen Mary School sites withdrew from the project and the School District is now speaking with another developer who had previously expressed interest in the projects.

A. Hii entered the meeting at 5:42 p.m.

4. 645 West 14th Street – Rezoning

The Development Planner gave an overview of the rezoning proposal for this property and described the location and zoning around the area. The Panel was advised that the applicant is presenting two development options – Option 1 with five strata units, one of which is a detached infill unit over the garage, and Option 2 with four strata units and two rental secondary suites. The applicant is requesting a rezoning from RS-1 to a CD zone to allow these units, as well as setback variances at the front and back.

J. Kutev, Architect, reviewed the location of the site and surrounding area. The property adjoins the park. The context of the surrounding area was explained and photos of adjoining properties were shown. Siting and access into the proposed development were explained. The two development options were presented. Large glazed areas face east towards the park with private porches at each unit. Exterior finishing materials will be Hardi Plank and cultured stone and wood frame windows.

C. Murray, Landscape Architect, advised that the landscape plan addresses the view into the ravine. Trees to be planted through the site were explained and native planting will be used in the gardens and at the planters. A common area for residents is located on the west of the site. Permeable paving will be used throughout. CPTED is addressed by having residents overlooking the park and walkway to the lane.

The Architect confirmed that relaxations are requested at front and back. Sustainability is addressed through green space and permeable paving, and Energy Star appliances. Other sustainability issues are still to be determined. The Panel was asked for their preference on the options presented. It was noted that area residents will also be asked for input into the decision on the option to be selected.

Questions

- Location of the existing house on this site?
- Has bank stabilization been addressed?
- Difference between two options in footprint and massing?
- Are supports needed at overhang?
- Has a geotechnical review been completed? - No
- Is a parking relaxation required? - Yes

- Garbage / recycling enclosures? - Not determined at this time.
- Profile of the shingles and stone?
- Railing materials and piers to the railing? - aluminum

Comments:

- Garbage and recycling areas should be inside garages if possible to deter bears.
- Roof slopes over entries from 14th Street appear steeper than others.
- Like ‘eyes on the lane’ concept and infill unit is a good feature.
- Like the scheme and site and will depend on the geotechnical results to protect slope and environment.
- Thorough job analyzing the site to take advantage of the site in orientation of the units towards the park while creating private courtyard on the site.
- Massing addresses the site.
- Fascia seems top heavy and will benefit from trimming
- Some concern with water issues at wooden windows.
- Uncertain if stone work will be successful.
- Project would benefit from simpler exterior finishing materials.
- Don’t support use of fake materials.
- Adjacent developments must be shown in future drawings to the Panel.
- Streetscape drawing not accurate.
- Preference for option with five strata units.

Applicant’s comments

Support simplification of exterior materials. Housing for garbage / recycling will be addressed. Will address geotechnical report on the bank

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 645 West 14th Street (Jordan Kutev Architect) and commends the applicant for the quality of the proposal. The Panel recommends approval of the project and recommends that the applicant consider simplification of materials and that a solution to garbage and recycling be reviewed by the Development Planner.

The Panel favours Option 1 (5 strata units, one of which is a detached infill over the garage).

Unanimously Carried

5. 175 West 14th Street – Rezoning

The Development Planner referred to the previous presentation on this proposal in 2006 when this property was part of the land exchange between the City and Hollyburn Properties for the site of the new City library on West 14th Street by the Civic Plaza. This is an application for a Text Amendment to increase the building height. The proposed rental building does not change from the earlier presentation and approval. The proposal is within the OCP height limit. Parking provisions are unchanged.

F. Rafii - Architect, S. Kazemi - Project Manager, D. Sander – Hollyburn Properties and R. Sharp – Landscape Architect were introduced. Mr. Rafii advised that the original proposal was supported by the ADP two years ago when the land exchange was completed. The site is restricted in perpetuity to being a rental property, and was rezoned to permit a height of 130' when the property at the south of Block 62 was sold to a developer. The revisions would result in a 50' increase in height to 180'.

This building will have 188 rental suites with townhouses along Chesterfield and 14th Street; 36 units will be Level 2 accessible. Underground parking is accessed from Chesterfield and a parking relaxation from 145 (required) to 105 spaces (proposed) is being requested. A neighbouring building owned by Hollyburn Properties has more parking than is required by residents and this will be made available to residents of the new building if needed.

R. Sharp reviewed planting detail around the building and trees at the streetscape. Townhouse units will also have fences and gates to separate their entries and outdoor space from the street. The building entry will be from 14th Street.

Questions from the Panel included, but were not limited to:

- What changes have been made to the project originally approved?
 - Corner by the library has minor revisions which address the new library and an additional six storeys are proposed.
- Has tapering the top of the building been considered?
 - As a rental building, the project must be financially feasible.
- Are the townhouses on Chesterfield similar to those in the project to the south?
- Is parkade entry off Chesterfield in the same location as originally approved? - Yes
- Will structural soil be added at streetscape? - Yes
- Impact of shadowing on library solar collector panels?
 - Shadow studies were reviewed.
- Have amenities increased with proposed height increase?
 - In discussion with the City for space in the existing tower for daycare use.

Comments from the Panel included, but were not limited to:

- Renderings should indicate other buildings in the area.
- Height increase to the same height as others on the site is appropriate but suggest that the top be modelled with articulation to make it more elegant.
- Reinforce support for the height increase and more articulation necessary particularly at top especially at Chesterfield elevation.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the zoning bylaw text amendment for 175 West 14th Street (Rafii Architect Inc.) and commends the applicant for the quality of the proposal. The Panel recommends approval of the project and supports the additional height requested.

The Panel also recommends that the applicant review the shape, profile and articulation of the top portion of the building.

Unanimously Carried

6. Other Business

(a) Solar Panels

It was noted that the solar panels on the Library roof are noticeable from the street and are not an attractive addition to the building. There was consensus that when solar panels are part of a project they should be subject to review by the Design Panel.

(b) Meeting Schedule

The Development Planner advised that there are a number of projects that will be coming to the Panel in September and it may be necessary to have two meetings. The regular meeting is scheduled for Wednesday, September 17th and the second one will be scheduled for Wednesday, September 24th, if quorum is available. The Committee Clerk will email members with further information.

There being no further business, the meeting adjourned at 7:30 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, September 17, 2008.

Chair

S:\COMMITTEES\ADP 35302420\MINUTES\2008\2008 08 20.doc