

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

**Meeting of the Advisory Design Panel
at City Hall, 141 West 14th Street, North Vancouver, B.C.
in Conference Room A on Wednesday, October 15, 2008**

MINUTES

- Present:** R. Spencer, Chair
T. Cailes
K. Kristensen
N. Paul
K. Terriss
P. Winterburn-Chilton
Councillor B. Fearnley
- Staff:** G. Venczel, Development Planner
J. Hnachuk, Auxiliary Committee Clerk
C. Perry, Development Services
- Guests:** L. Orr, Manager, Special Services & Projects
K. Butler, Architect
D. Accilli, Owner
G. Miller, Alpha Neon Ltd.
- Absent:** K. Hanvey
A. Hii
J. Bitar
J. Heilman
-

A quorum being present, B. Spencer took the chair and called the meeting to order at 5:45pm.

1. Minutes of Meeting of the Advisory Design Panel held September 24, 2008

The minutes of the September 24, 2008 were reviewed. Clarification was required on the final resolution for 654 West 15th St shown on Page 6 and the minutes will return to the next meeting for approval.

2. Business Arising

None.

3. Staff Update

1632 Lonsdale (Extra Foods site) – Reconsidered by Council. Council requested that the developer stay within the OCP and density.

4. National Maritime Centre - Update

L. Orr, Manager, Special Services & Projects, was introduced and provided a PowerPoint presentation on the National Maritime Centre.

L. Orr reviewed the overall Concept, Vision, Components, Historic Precinct, Concepts - such as the outdoor spaces for events and the historic shipyard theme, Historic Value and Partnerships and Supporters.

Next steps include a funding decision from the Federal Government, finalizing the governance model (this has been completed), setting up the NMC Society, initiating a fundraising strategy, design and construction, and a possible opening in 2011-2012.

Parking for the NMC will include 370 underground parking stalls as well as site parking. The residential towers will have their own parking.

5. 348 East 10th Street – Rezoning (Duplex mid-block)

G. Venczel noted this application is for a duplex in the mid-block, rezoning from RS-1 to RT-1.

The Chair read the draft HAC resolution of September 9, 2008.

D. Accilli, owner, and Kevin Butler, designer, introduced themselves. D. Accilli noted the existing house on the property is a small two-storey bungalow.

The designer provided a review of the project and context of the area. The proposed design is a duplex under one roof. Unit A and B are mirror images of each other. Elevations were reviewed as well as details of the floor plan and proposed colours. Front entry doors will be natural wood.

Landscaping was reviewed. A common space in front was created with a key feature being a magnolia tree. Separate sidewalks are proposed using old country stone. The grade difference from the front of the property to the back is about five feet. Each unit has a private lawn area in the back yard. In between the single family garages is a kitchen garden with a compost area as well as garbage and recycling.

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

- Can the existing trees be saved?
- Is the basement bathroom designed intentionally large? The Development Planner noted habitable rooms are allowed in cellars under the RS-1 zoning.
- How has stormwater management been addressed on the site? It was noted Engineering Dept will require on site stormwater management with this rezoning.
- Why is the front deck small?
- Is the garbage enclosed?
- What do the garages look like?

- Is it a City policy not to be symmetrical? The Development Planner explained that it is an informal policy not to be symmetrical, However, Planning felt this design complimented the neighbourhood.

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

- Secondary suites are not allowed in basements of duplexes.
- A habitable room in the cellar would have to meet building standards, egress, area of window, etc.
- The building is out of scale with the heritage character of the area.
- The layout inside could be re-worked for better use of space.
- Like the idea of separate garages with green space in the middle.
- Like the north third of the property.
- The green space between the garages could be converted into parking spaces.
- Fits well in the neighbourhood. Symmetry is fine.
- The concept of the garden is fine, but needs to be relaxed, less rigid.
- Two paths down the middle divided by a fence is odd. 2'x2' paving blocks could be added to break up the monotony.
- More imagination needed in the garage, gardens, front yard and saving existing trees.
- The green space between the garages will not get much light.
- The existing trees should be located on the survey plan.
- Support the project.
- The roof pitch won't conflict.
- The front porch could be six to eight feet to accommodate a table and chairs to be able to enjoy the sun.

Applicant's Comments:

- Appreciate the Panel's comments.
- Plumbing will be installed in the basement bathroom and a bath tub will be installed.
- The trees on the property are overgrown and also pose a security concern.
- The garbage is not enclosed, but could be.
- Permeable paving can be used instead of old country stone.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 348 East 10th Street (Kevin Butler, B. Arch) and recommends approval subject to the approval of the Development Planner of the following:

- **Review of site permeability and stormwater management**
- **Review of the garden layout to make it a little more organic in order to compliment the symmetry of the house**

**Carried
1 Opposed**

C. Perry left the meeting at 7:45pm.

6. 1995 Lonsdale Avenue – Signage DVP

Councillor Fearnley left the meeting at 7:53 pm.

G. Venczel provided a brief overview of the project.

The Chair read the ADP resolution of December 12, 2007.

Greg Miller, Alpha Neon Ltd., was introduced and explained the background of the project. Originally, there was a rush to convert from Ricky's to Fat Burger and signs were erected by Alpha Neon without the necessary approvals. Later, Alpha Neon was asked to look at it again.

The business went from being a full service Ricky's to a Fat Burger with a Ricky's breakfast, similar to White Spot. There were technical challenges integrating the Ricky's and Fat Burger signs. Also, technical challenges with the canopy being a solid channel. A graphic with a diamond was created to create continuity and tie in the components. The sign was shrunk 50% and in depth.

There were also technical challenges with the "The last great hamburger stand" logo as well. The City feels this is a slogan. The original sign is over 7' long. The sign is not attractive by itself, but it is part of the trademark logo and the font can't be changed. A small non-illuminated yellow box was compromised with the City.

The other technical challenge with the two signs is Ricky's and Fat Burger use two different shades of red.

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

- What is the relationship between Ricky's and Fat Burger?
- Are the signs already in place?
- How are the signs attached to the canopy? Are there any struts or rods to hold them up?
- Are there neon strips around the canopy?
- How do the dimensions of this signage on Lonsdale compare to the one that's been approved for downtown near the Queen Elizabeth Theatre?
- Is the glassed-in porch part of the building? It was noted by the Development Planner the City has an enforcement issue with the enclosed glass.
- Could the diamond be in line with the centre of the band?

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

- Appreciate the subtlety in reducing the size of the sign.
- The mock up still looks too big and should be scaled down.
- The sign is out of proportion. The letters should be reduced to be consistent with their trademark.
- The lettering should be smaller and fit through the diamond.

- The signs should be facing Lonsdale, but not on the side street. The Development Planner noted the applicant is permitted to have two signs, one on each frontage. The applicant will be asking for a DVP on some of this.
- Would prefer, "The Last Great Hamburger Stand" sign in black & white.
- If the signs do not agree with the bylaw, then why are they still up? The Development Planner noted that the Bylaw Officer is in contact with the owner.
- The signs have been reduced. Think it is reasonable for each façade. Think it should be in proper scale.
- The canopy is an aesthetic issue on Lonsdale.
- Would like to see Before and After pictures. Boards are helpful also.

Applicant's Comments:

- This is a Fat Burger Restaurant that sells a Ricky's product.
- The signs are already in place, but the proposed plans presented are much smaller. The size reduction would be from 48" to 38".
- The signs would be attached to the canopy from the top and behind.
- Neon strips around the canopy is not being proposed.
- The applicant is unsure of how the proposed sign compares to the one downtown. This one is smaller than the Denman Street sign.
- The proposed "Fat Burger" lettering is the same as what is up there now, to try to re-use as much as possible. Letters are 16".
- There are no struts or rods holding the signs up. There are two poles that connect the slogan sign to the diamond, but that would go anyway. You wouldn't see any bracketry.
- If the size needs to be shrunk down, we can do that.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the application for 1995 Lonsdale – Signage DVP (Alpha Neon Ltd.) and does not recommend approval pending the reduction of the size of the "Fat Burger" lettering.

**Carried
4 In Favour
2 Opposed**

7. Other Business

None.

There being no further business, the meeting adjourned at 8:38 pm.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, November 19, 2008.

Chair

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