

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 18, 2010

MINUTES

Present: J. Bitar
T. Cailles
K. Harvey (Chair)
B. Spencer
S. Standfield
C. Taylor
K. Terriss

Staff: E. Adin, City Planner
J. Braithwaite, Development Technician, Engineering Services
S. Kimm-Jones, Committee Clerk

Guests: Jim O'Dea, Terra Housing
Maurice Pez, Intracorp
Jennifer Stamp, Landscape Architect, Durante Kreuk
Mark Ehman, DA Architects + Planners
James Kao, DA Architects + Planners
Alexander Evseev, Criterium Engineers
Sergey Holson, 0823586 BC Ltd.
Bill Curtis, Bill Curtis & Associates Design Ltd
Augustine Hii, Augustine Hii Architecture
Darshan Kaila Kaler, Owner

Absent: Y. Khalighi
K. Kristensen
Councillor Trentadue

A quorum being present, the Chair called the meeting to order at 5:30 p.m.

1. Minutes of Meeting of the Advisory Design Panel held July 21st, 2010

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held July 21, 2010 be adopted as amended.

Carried Unanimously

2. Business Arising

Design awards: It was decided that the Panel will meet at 5:30 pm on September 29th to review the design award projects. S. Kimm-Jones will notify all members. The photos will be included in the ADP package on Friday, September 15th.

The Chair told the Panel that he felt printing the Zoning Bylaw for all members of the ADP was a waste of paper. He asked members for their opinion on receiving hardcopies of the Zoning Bylaw.

It was regularly moved and seconded

THAT future updates of the Zoning Bylaw not be sent to ADP members in paper format. Members to be informed of updates to the Zoning Bylaw electronically.

Carried Unanimously

3. Staff Update

277-279 East 8th Street: Heritage Designation/OCP/Rezoning. Second and Third Readings at July 26th Council.

736 East 3rd – Level B Accessory Coach House: First coach house application was sent to public meeting.

212-400 Brooksbank was adopted.

83 Chesterfield – Mixed use rental housing and commercial was adopted.

4. 225-245 East 3rd (ANAVETS)

The Chair reviewed the resolutions from the previous APC and ADP meetings emphasizing the landscaping details.

Jennifer Stamp, Durante Kreuk, reviewed the landscaping plans:

- Storm water management strategies include: looking at grades for bioswales at front or back boulevard and taking half the water from the lane and diverting it into an outer bioswale.
- They are looking at the alignment of the curb on 3rd; could it be straightened to allow bioswales and groundwater infiltration?
- The roof water is going into the existing storm line as it is the cleanest water. They are focussing on water quality rather than quantity going into the Burrard inlet.
- May have a bridge over water at the public cut through path.
- A portion of storm water from the lower roof will feed into the water feature which will be part of the public art component.

- The public art feature will be in at the front entry of the market building; \$50,000 will be spent to create art in a plaza area.
- With regard to reducing noise on Third Street, the solid wall cannot be too high because of sightlines. It will be 3 and half feet.
- Regarding a residents' garden and patio, there will be garden plots near the amenity patio in the non-market building.

Questions from the Panel included but were not limited to:

- Concerns from the resolutions have been addressed.
- Additional storm water treatment from the roof is desired.

Comments of the Panel included but were not limited to:

- None

Applicant's comments:

- None

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the landscaping planned for the rezoning application and OCP amendment for 225-245 East 3rd Street and recommends approval of the plan. The Panel commends the applicant for a thorough presentation.

Carried Unanimously

There was a short break.

The meeting was called to order at 6:10 pm.

5. 788 Copping Street (Rezoning)

The chair read the resolution from the APC meeting on July 14th.

As no registered architect was present, the presentation was moved to the September ADP meeting.

There was a short break at 6:30 pm

The meeting reconvened at 6:45 pm.

6. Queen Mary Elementary School (Heritage Alteration Permit)

The Chair read the August 10th resolution from the Heritage Advisory Commission.

The landscaping plan is in process at the moment and was not presented at the meeting.

Mark Ehman, DA Architects and Planners, reviewed the project:

- Preliminary proposal for the renewal of Queen Mary Elementary School: seismically upgrading the existing concrete structure, updating interior floor plans and modernizing mechanical and electrical systems. The 1957 gym and 1995 addition will be demolished and replaced with a new gym and classroom addition.
- Will be re-submitting in September with more details.
- The timing of the project is linked to Ridgeway Elementary School; when Ridgeway School is complete, the children from Queen Mary will use Cloverley School for temporary accommodation. The project is expected to start September 2011.
- Very wide city Right-Of-Way on Keith Road.
- The site has been rezoned to subdivide a portion of the site for future residential development. The heritage application is separate from the residential development.
- The playing field will be reconfigured.
- The School was built 1914-1915 and is a high seismic hazard. Some seismic upgrading was carried out in 1995.
- It is a school renewal project rather than a seismic upgrade and will include replacing the mechanical systems which are at the end of their life.
- The existing gym is under size and under height; it is very visible from 13th street.
- Standard school program plus a neighbourhood learning centre program means that the area of the school can be increased by 15%. The new gym will be a larger, high school-sized basketball court and will be available for use by the community.
- An atrium will be created by demolishing the existing stairs.
- The structure is a concrete frame with clay tile infill and brick clad in front.
- The existing walls will be retained with a steel structural system behind the clay tile.
- Interior partitions are clay tile and will all be removed.
- The glass in the windows will be replaced with tempered glass.

Questions from the Panel included but were not limited to:

- Any chance of integrating the Right-Of-Way? A: It may be used as part of the "green necklace"
- Should the gym match the other two gable ends? A: Issue of not replicating the existing building. The design is a contemporary expression containing many of the existing elements but not replicating them.
- The large amount of brick façade on the gym? A: It may be panelized to break up the brick.
- Will the decorative balustrade be reinstated on the central cupola? A: Yes.
- Are boulevard trees proposed? A: Yes.
- Will the junction of 13th street and 8th be improved? A: It may be changed due to rezoning.
- The main access to the school is from the back? A: The school was canvassed. Administration offices have to be by main entrance. Most drop off is along West Keith not at the north entrance. The secondary entrance at the north is for service vehicles, handicapped access.
- Can the new hard surface play area be integrated with a playground with better access to the school? The existing playground is peripheral to the school. It would be better to see a more integrated playground rather than just asphalt. A: The amount of hard surface replicates the existing play area surface.

- The grade of the proposed north elevation? A: Show in drawings a big grade difference.
- The view from 13th is key; how does your design respond? A: The profile is strong with interesting features at the end of the gym, materials of the façade.
- What about environmental sustainability? There is a long façade facing south which will result in a lot of solar gain. You will not be able to modify the façade to deal with the condition. A: It will be a LEED Gold-certified building. The thermal performance of single-pane wood-frame windows is better than double-pane aluminum windows. There will be perimeter radiant heat with a displacement air system.

Comments from the Panel included but were not limited to:

- The approach is very good. I would exaggerate the differentiation between the new and old. Clumsy junction between new building and old building. The use of brick is sound. I would like to see the glazing exaggerated more; perhaps in the roof form. Why cross the gable at the north end with a strong line? Express the vertical element a little more.
- Gable end should be contemporary expression.
- Engineering staff comments: The large boulevard on West Keith was offered to the client to use for storm water management with the thought of a more park-like trail. It was suggested to reduce the hard surface onsite and to have more green areas. There is a strong pedestrian connection to the school on 13th. Has there been contact with LEC?
- More work is needed looking at on site circulation and access from 13th and the way the parking lot meets the end of the building. There should be a trail connecting the roundabout up to 13th.
- The existing playground should be closer to the school with more trees in the play space; perhaps adjacent to the gym.
- Thorough research on heritage elements. Good central circulation planning. Roof form on the addition needs further study on the connection between the existing and proposed buildings. Architectural expression is neither fish nor fowl: neo-classical language applied to the extension but does not depart sufficiently to be considered a contemporary expression.
- Concrete base of the proposed extension does not align with the top of the base of the existing building.
- Good choice of materials; perhaps further articulation of long flank walls seen when coming east on 13th would be stronger from urban design perspective.
- Would like to see a more thorough understanding of environmental sustainability and how you plan to meet LEED Gold standard.

Presenter's comments:

- The landscaping design is further advanced than shown in package.
- The difference in base height is because of the proportions of the two buildings.
- There is a struggle with how contemporary or non-contemporary the design should be; no final answer.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the preliminary application for a Heritage Alteration Permit for Queen Mary Elementary School and although supporting the site development concept feels the following issues require further development:

- The reduction of hard surfaces on the site;
- Establishment of pedestrian access from Mahon Avenue;
- Improved on-site circulation and landscaping of the site, particularly from 13th street and where the parking lot meets the building;
- Consideration for greater differentiation between the proposed and existing buildings, with further articulation of building parts and particularly the long walls of the gym (northwest and southeast);
- A more thorough investigation of sustainability initiatives and opportunities;
- Further study of the roof of the proposed addition and its connection to the existing building;
- Integration and re-location of the playground currently located in the southern Right-Of-Way so that it is closer to the school

The panel would like to commend the applicant on the thoroughness of the heritage investigation and documentation.

Carried Unanimously

There was a short break.

The meeting reconvened at 8:00 pm.

7. 206-210 West 19th (Rezoning)

The Chair read the resolution from the July 21st ADP meeting.

Alexander Evsee, Criterium Engineers, reviewed the project:

- The issue of the three-piece suite in the cellar has been addressed by removing the wall and opening up the staircase; this allows the 3-piece bathroom to remain.
- We have changed the exterior to address the eastern elevation by adding windows and changing the direction of the stairs.
- The landscape plan will keep some existing trees and shrubs and add borders around the private patios at the back and front.
- The carport will be separated from the building with shrubs
- Using grass rather than hard surfaces. All shrubs and trees are native to BC – mostly evergreen.

Questions from the Panel included but were not limited to:

- Does back patio work for end unit?
- Is there a privacy screen for the full-length doors facing Chesterfield?
- Has the eastern elevation changed? A: We have changed the steps to the entrance.

- Is there a retaining wall at the grade change on 19th? A: There is an existing retaining wall.
- Is there a balustrade on either side of the portico on the east-facing unit? A: The grade is higher than the entrance to the unit.
- Is there a concrete path around the tree on the north side? A: Concrete pavers with gravel under the tree.
- The roof on the carport? A: Torch-on roofing.
- Engineering staff: It should be noted that the existing hedge may not be retained due to widening of the sidewalk: a 1.8 metre sidewalk to replace the 1.2 metre sidewalk.

Comments from the Panel included but were not limited to:

- The tree on the north side may not survive with construction and concrete around it.
- The patio on the north side of the third unit could be improved by wrapping it around to the east side to get more sun and access from patio doors.
- Why doesn't line of trees on Chesterfield extend to 19th? Staff: Trees will be added to Chesterfield Avenue and 19th Street.
- Comments from the previous resolution have generally been addressed.
- Uncomfortable about the resolution of the stairs to the basement; easy to close off. Staff should be aware of it.
- There is a more straightforward and better approach to the east elevation.
- The balustrading should be extended across the east side or removed from the north side.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the building permit application for 206-210 West 19th Street and recommends approval subject to the approval, by the Development Planner, of the reconfiguration of the patio on Unit 3.

Carried unanimously

There was a short break.

The meeting was called to order at 8:40 p.m.

8. 415 West 16th (Rezoning)

Augustine Hii, and, David Rose, reviewed the project:

- Located in a fast-changing area in transition. Close to amenities: park, mix of duplex and single family homes, apartment building, close to schools and major transportation route and walking distance to Lonsdale.
- Zoned as RS-1; propose three three-bedroom units in two buildings.
- Each unit separated from each other for privacy and acoustic issues.
- The two rear units are separated by a garage.
- Each unit will be approximately FSR .5; under 1400 sq ft. three bedrooms and den.
- The scale of the project will fit into the neighbourhood.
- Living space on ground floor with den.
- The two rear units will have a deck at the back for the view to the south.

- Materials: stucco, hardi board, wood, recycled materials.
- The colour scheme breaks away from the grey colour scheme of the streetscape.

David Rose reviewed the landscape design:

- Street trees on the boulevard street.
- The front unit has hard surface on one side and lawn on other with a gate in the middle.
- There are sightline views to the back unit from the street.
- Low planting against the fence on either side broken by gravel.
- A fenced walkway with trellis overhead through the central courtyard gives the front unit access to the garage;
- The rear deck of the front unit is screened from the rear patios by a hedge.
- There will be trees along laneway.
- There is a strip of permeable pavers behind garage.

Questions from the Panel included but were not limited to:

- What is the height of the fenced walkway? A: 6 ft.
- Planting in the lane? A: trees.
- What is the finish on the columns? A: Stained wood.
- What is the trim? A: Timber.
- The size of the garage.
- What is the size of the lawns and patios for B1 and B2? A: 12 ft x 7 ft patio; lawn 5 ft x 12 ft.
- What is the reason for the corridor through the middle rather than on the side? A: To ensure privacy for the back units.
- Recycling and garbage locations?

Comments from the Panel included but were not limited to:

- Interesting, innovative approach to increasing density on site. You have successfully created private zones and access for each unit.
- Expression of architecture fun, unique in the area.
- Would like to see roof forms emphasized by extending eaves and accentuating the expression.
- Can the entrances to the front unit be improved? Front unit doesn't seem to be planned as nicely as the others.
- Chaotic roof forms at the rear.
- More space needed for landscaping.
- The corner trees almost block side access.
- The rear units provide pleasant outlook on laneway side.
- I would prefer to see B1 with no patio and a larger porch and increased lawn area. Perhaps same treatment on the other side.
- Not sure of the function of the gravel side yard.
- Absence of formal entry into Unit A a little strange.
- Nice example of sensitively bringing additional density to established inner city lot. Charming architecture. Congratulate you for being brave with colour. Character hard to pin down.
- Onsite circulation quite elegant.

- Roof top terraces of rear units will visually impinge on the privacy of neighbouring units.

Presenter's comments:

- The use of gravel in the side yard space was to get soft landscaping on the laneway. It can also be used as storage space. We could move the rain barrel to improve access.
- We could get rid of the lawn completely.
- We have used wooden slats on the roof top terraces to address privacy concerns.
- We put the garage in the middle to break up the mass of building facing the lane.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 415 West 16th Street and recommends approval subject to the approval, by the Development Planner, of the following:

- Improved entry to the front unit through reconsideration of the layout of the ground floor of the unit;
- Investigation of the opportunity to increase the landscape component at the centre of the site, including increasing the lawn areas;
- Further development of the side yards of the three units;
- Further resolution of the overlook issues from the roof terraces of the southern units to the neighbouring properties' rear yards.

The Panel would like to commend the applicant for the quality of the project and the innovative approach to increasing density.

Carried unanimously

There was a short break

J. Bitar left the meeting at 9:10 pm

The meeting reconvened at 9:20 pm.

9. 420 West Keith (Rezoning)

The Chair read the resolution from the August 10th APC meeting.

Augustine Hii reviewed the project:

- It is in an area of transition on a major transportation hub. Close to all amenities.
- It is mid-block; in the 400 block 80% of the buildings have been transformed into multifamily units
- It is proposed to construct four two-bedroom units in a single building with 2 two-bedroom secondary suites below.
- The front units are set back from the sidewalk.
- The site slopes down from front to rear.
- Each unit will be about 1000 sq ft with a FSR slightly over .6.

- The FSR does not include the 1000 sq ft the secondary units
- Each unit has two bedrooms with a den.
- Deep overhangs and porches.
- The garage is off the lane; four car garage with two carports.
- The rear unit will have a private yard.
- Bicycle storage is now required.
- A public information meeting was held and about 20 neighbours attended. The project was well-received. An immediate neighbour was concerned about the maintenance of trees during construction.
- Following APC the entrance to the front units was relocated to the centre to give a small patio.

David Rose reviewed the landscaping:

- The tree planting at the front of the lot has been pulled to either side to preserve southern views.
- The cedar tree at back of the lot will be retained.
- Views to the front doors of back units are preserved.
- There are window wells for secondary suites at the back with low planting.
- There is a significant subdivision between the two rear yards.
- There are rain barrels on each unit.
- Permeable paving will be used to help with storm water management.

Questions from the Panel included but were not limited to:

- The colour palette, where is the red? A: Red is used on side elevations.
- Engineering Staff: Are the stairs on the City Right-Of-Way? Stairs for new developments need to be on private property.
- How does the parking work? A: There are six spots for the four units; the tenants of the secondary suites park on the street.
- Garbage/recycling – everyone uses the bins at the back? A: It will be shared.
- Engineering Staff – elevations of the four car garage? Laneway-friendly guidelines?
- Is it a good idea to use a black roof? A: Need it to create contrast; the roof is very broken up.
- Is the tree on the laneway on private or city property? A: Private.
- What is the light level in the secondary suite on the south?
- Engineering Staff noted that the grading on the boulevard will change.

Comments from the Panel included but were not limited to:

- The cellar is unliveable as currently designed. Is it up to code? Small windows. Change in front configuration.
- I would like to see the lane broken up in some way.
- I do not think the secondary suite is successful. The response to the APC resolution makes it worse. Does it comply with the zoning bylaw? Staff – In terms of the Building Code the cellars are considered accessory rental suites so the development is really a sixplex according to Code.
- The green garage doors seem incongruous.
- There are too many people in too little space.
- There is not enough parking for people in the structure.
- I am not sure how the outdoor spaces are shared.

- Lot more work has to be done on the planning of the basement units to give more access to daylight.
- Is it the right approach to have two units of 850 sq. ft. units; would it better to have a one-bedroom plan?
- I like the quality of the architecture; it is interesting, playful.
- Look closely at the amount of glazing on the upper floors on the south side.
- Transition of bold colours on corners not successful.
- You are trying to do too much on the site

Presenter's comments:

- These are valid comments. We will look at them seriously.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 420 West Keith Road and does not recommend approval of the submission pending resolution of the following issues:

- That further consideration be given to the mix of units on the site;
- That the solution proposed in response to the APC's concerns on outdoor living space for the southern (basement) units is less successful than the original scheme and needs further development;
- That the applicant reconsider the design of the secondary suites relative to liveability and access to daylight;
- That the applicant reconsider the resolution of the change of material/colour on the outside corners of the building;
- That further details of the colour palette of the garage be provided to the Panel.

The Panel would like to commend the applicant on the execution of the architectural approach of the project

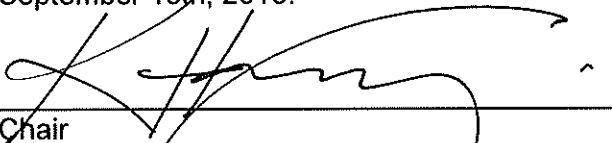
Carried unanimously

10. Other Business

None. Members are asked to review the OCP information package and email E. Adin or S. Kimm-Jones with any questions.

There being no further business, the meeting adjourned at 10:15 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, September 15th, 2010.



 Chair

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