

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, July 21, 2010**

MINUTES

Present: T. Cailes
K. Hanvey (Chair)
Y. Khalighi
B. Spencer
C. Taylor
K. Terriss
Councillor Trentadue

Staff: G. Venczel, Development Planner
C. Perry, Supervisor, Engineering Services
S. Kimm-Jones, Committee Clerk

Guests: Robert Worden, Ramsay Worden Architects
Maurice Pez, Intracorp
Jodie Dorrington, Intracorp
Jim O Dea, Terra Housing
Mary Macleod, Anavets Society
Alexander Evseev, Criterium Engineers
Sergey Holson, 0823586 BC Ltd.
Bill Curtis, Bill Curtis & Associates Design Ltd.
Farzin Yadegari, Arc Homes Inc.
Masoud Siadat, Arc Homes Inc.

Absent: J. Bitar
K. Kristensen
S. Standfield

A quorum being present, the Chair called the meeting to order at 5:40 p.m. As no landscape architect was present, discussion on landscaping matters was postponed to the August 18th ADP meeting.

1. Minutes of Meeting of the Advisory Design Panel held June 16th, 2010

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held June 16, 2010 be adopted.

Unanimously Carried

2. Business Arising

Design awards: G. Venczel explained that no staff resources were available to take photos. It was agreed that members of the panel would take the photos. Each of those present volunteered to take photos of one category. Photos labelled with the name of the project to be emailed to G. Venczel for reproduction for all members. There will be an extraordinary meeting in September to review the projects. The awards will be presented in October subject to coordination of other municipal presentations/events. Gloria will confirm.

3. Staff Update

735 West 15th: Rezoning

Public Hearing and Second and Third reading on June 28th. Now will achieve LEED for Homes Platinum and Energuide 82 as well as Built Green Gold.

83 Chesterfield Avenue – Rezoning

Public Hearing and Second and Third Reading July 5th Council with the added requirement of business operations to cease by 10 pm, secured by covenant registered to title.

Lionsgate Christian Academy (Temporary Use Permit)

Public meeting – June 28th. TUP approved.

362 East 12th Street (Rezoning)

Delegation to Council June 14th. Resolution defeated. First Reading deleted from agenda. Now in limbo; no motion to reject; might come back.

302 East 12th Street (Rezoning)

Delegation to Council June 14th. First Reading given and Public Hearing scheduled on July 19th. Second and Third Hearing defeated July 19th. Design of infill unit will be changed from two units to single family home.

651 West 14th (Rezoning)

First Reading – July 19th. Public Hearing on September 20th

367 East 11th Street (Rezoning)

Public Hearing and Second and Third reading on July 19th.

4. 225-245 East 3rd (ANAVETS)

The Chair reviewed the resolutions from the previous APC and ADP meetings and confirmed that the applicants would return in August to review landscaping.

Colleen Perry informed ADP members that engineering staff have reviewed storm water management with the applicants and are satisfied with the progress.

Bob Worden, Ramsay Worden, reviewed the presentation boards to the Panel.

- The massing of the market building has been addressed by separating the elevator core creating a 25 ft space through the building on the top floor; this space will be used for a residents' garden. More glazing has been added to emphasize the separation of the building massings.
- A variety of pattern and texture has been used to differentiate building massings.
- The water feature at the entrance will have an indoor-outdoor relationship.
- Solar ready on the roof.
- The roof on the non-market building has been lowered and flattened to improve views from above.
- Brickwork has been modulated on the front façade of the non-market building, flower boxes have been added and the material palette softened.
- Intensive view study is being carried out in the neighbourhood.
- Live-work issue has been addressed through the location of these home office units at the ground level which have separate entrances. .
- The parking ramp has been shifted and outdoor parking stalls reduced to provide a larger outdoor amenity space at the non-market building.
- There will be an outdoor pathway with exercise machines for adults.
- Lighthouse will be certifying the buildings – deciding between LEED or Builtgreen.
- Public art – Anavets would prefer not have history as part of the display. It will be presented in August.

Questions from the Panel included but were not limited to:

- There is no change in floor area, or basic height?

Comments of the Panel included but were not limited to:

- The applicant has addressed most of the issues.
- The scheme has been improved and works very well.
- The façade has been enhanced.
- Would like to see more transparency. Changes in massing results in a stronger resolution.
- Anavets now very similar to market building; well done.

Applicant's comments:

- No comments

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application and OCP amendment for 225-245 East 3rd Street and recommends approval of all aspects of the project except those related to landscaping. The Panel commends the applicant for the presentation and manner in which previous concerns have been addressed.

It is understood that the applicant will commit to third party environmental certification (Builtgreen or LEED).

The Panel looks forward to a presentation of the landscaping issues that have not yet been reviewed.

**Carried
5 – In Favour
1 – Opposed**

There was a short break.

The meeting was called back to order at 6:35 pm.

Mary Trentadue joined the meeting at 6:45 p.m.

5. 206-210 West 19th (Building Permit)

The Chair welcomed the presenters.

G. Venczel provided background on the project: which was rezoned from RT-1 to CD-568 in September 2008 by another applicant. The new owners have hired Criterium Engineers to create a new plan for a three-unit, two-storey town homes with cellar. ADP should look at design quality and compatibility with the neighbourhood.

Alexander Evseev, Criterium Engineers, reviewed the project

- Building affordable design.
- Faces 19th street on the corner of Chesterfield.
- 4% slope. The building steps down 19th.
- Created private space at the rear with small patios at the front.
- The third unit faces Chesterfield.
- They have tried to keep the existing landscaping intact.
- Three levels including the basement.
- Window wells to provide natural light to the basement area.
- Wood framed with hardi-plank and composite shingles on the roof.
- High efficiency heating system.

Questions from the Panel included but were not limited to:

- The elevation, siting and design of the carport.
- The retaining wall around the parking spaces.
- Staff: have 2008 engineering building grades been incorporated into the design? Are you planning storm water management? A: There are additional catch basins on the site.

- Are you aware of offsite requirements: redoing sidewalks around the site, possible curb and gutter improvements, street trees and partial lane paving?
- The heat source.
- The windows and patio doors. The panellized doors on 19th street.
- Trim around the porches.
- Privacy issues for adjacent building to the North. A: There will be a fence along the property line. Small windows on the second floor.
- Question to Staff: are secondary suites permitted? A: No – the plan does not conform with Council directives that if there is a separate entrance to the basement, only rough-in for a toilet and sink is allowed; if there is no exterior access, plumbing for a three-piece bathroom is allowed.

Comments from the Panel included but were not limited to:

- The basement plumbing does not conform.
- This design is more of a craftsman style. It does not appear to match the neighbourhood. There appears to be a proliferation of "beige" throughout all building form elements.
- The way the upper dormers project out seems to be in conflict with the eaves troughs.
- Important to see the carport design.
- Small windows on the upper portion look odd.

GV left the room at 7:05 to get the original design.

- The design does not rise to the level of the previous scheme.
- There is a spareness of detail in the current proposal.
- It does not meet the quality of the proposal approved by Council.
- The design does not address Chesterfield Street as well as it should.
- The elevation facing Chesterfield needs to be a "front" elevation with major windows.
- The design needs richness.
- The end unit needs to respond to its location.

Presenter's comments:

- The eastern elevation is shaded by mature trees and is in shade most of the time. The room will not have enough light if most of windows located on that 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 does not recommend approval of the submission pending resolution of the following issues:

- Removal of the bath/shower in the basement unit;
- The re-orientation of Suite # 3 to better address Chesterfield Avenue;
- Further details and development be provided of the carport structure.

The Panel looks forward to reviewing the landscape drawings at the next meeting.

Carried unanimously

There was a short break at 7:35 p.m.

The meeting called to order by the Chair at 7:45 pm.

The Chair explained City policy requires that any development with three or more units must be represented by a professional architect. There would not be an architect present for the next two projects on the agenda. In conversation with the applicant the Chair agreed that the applicant would give a preliminary introduction to the two projects. There would be no commentary or resolutions. The projects will come back in August for further review and the landscaping portion of the project; recommendations will be made at that time.

6. 415 West 16th (Rezoning)

Bill Curtis, designer reviewed the project:

- On 16th south of Mahon Park. Transition from single family housing to multi-family developments.
- The original plan was to develop three units with three bedrooms
- The current proposal consists of three independent units: a detached building to the north with two buildings to south connected by a garage.
- Variances relating to setbacks are being requested.
- The rear units have a front top deck, not front unit.

Questions from the Panel included but were not limited to:

- The architectural response. A: Craftsman character with Asian influence.
- Clarification on the parking.
- Street entrance for the front unit.
- Treatment of the carport surface.
- Could the middle garage be moved closer to the lane to improve accessibility?
- The walkway from the garage to the front unit.
- The colour palette.
- Do the towers conform with height requirements?
- Privacy of the neighbours – are they overlooked by the upper decks?
- Did you consider a duplex? A: Yes at one time.
- The grades for the garages.

Comments from the Panel included but were not limited to:

- No comments

Presenter's comments:

- No comments.

7. 420 West Keith (Rezoning)

Bill Curtis, Designer, reviewed the project:

- Each unit features roof top deck and private areas.
- Detached garage with open parking space.
- Craftsman with oriental influence

Questions from the Panel included but were not limited to:

- The retaining wall along west side of the property.
- Any relaxations being requested? Staff: a preliminary plan check shows lot coverage at 39.5% not 35%. The FSR is .51 which will not meet RT1 formula. In terms of the zoning no secondary suites are permitted – there are 2 currently. 6 parking spaces being provided instead of 8.
- Staff: stairs in boulevard are non-conforming.
- The entrances.

8. 1860 Lonsdale (Rezoning)/1629 St. Georges (Density Transfer)

The chair thanked the presenters for their flexibility in coming earlier at very short notice.

G. Venczel provided background on the project: Zoned C-2, five-storey commercial development (replacing one storey unit) with density transfer from 1629 St. George's (a rental property) which will allow the construction of additional rental units and renovation of the current units. No OCP amendment required.

One of the main thrusts behind the project is a density transfer. 1629 St. Georges will be increasing density which will be transferred to 1860 Lonsdale, so 1860 will not require OCP amendment because of the density transfer. 0.9 FSR is being transferred on to the site resulting in 3.2 FSR instead of 2.3 FSR.

Farzin Yadegari, reviewed the project

- S.E. corner of 19th and Lonsdale.
- One floor commercial: one or two rental units and four-storey office building.
- Parking is limited but will have two more spaces than required.
- Entrance to the offices is from 19th.
- Three floors of underground parking spaces.
- Set back at the lower level to provide respect for intersection at 19th.
- 25ft store front windows to provide rhythm along Lonsdale.
- Introducing more trees
- Landscaped decks for storm water management system on east side of the building.

Questions from the Panel included but were not limited to:

- What about the relative heights of the neighbouring buildings?
- The treatment of the walls on the south side of the building. A: They will be concrete, painted.
- What about public art?
- Treatment of the upper façade? A: Curtain walls – no mullions, clean with lots of glass.
- Treatment of exposed soffits?
- Viability of the parking structure? Staff: Access off the lane, expensive to build, might have aquifer problems.
- Access to some parking stalls will be tight once structure is imposed.
- Offsite works are not shown.
- Design details seem thin. Need more explicit drawings and detail. Not possible to make a decision on the amount of documentation we have.

- What sort of HVAC system will be used for the building? Where will it be accommodated?

Comments from the Panel included but were not limited to:

- High traffic area with lack of office space. Smart density transfer.
- In principle in support of the application
- There is not enough information for detailed comments on the design e.g. a description on elevations, how mullion spacings are identified, how panel material joints are shown.
- Non-conventional design will require high level of detail. What is the transition detail like from the curtain wall to concrete sills and soffits? Transitions need to be seriously addressed.
- Disconnect between the articulation of the upper levels of the office with the 25 ft shop front module. Like the modules for streetscape. How do the two relate?
- Like the idea of the glass – not enough detail to see how it will work.
- Need more consideration of how mechanical space is dealt with on the roof.
- Would like to see some treatment of the plain (south facing) wall. Public art?
- Financial viability of the project; economies of scale.
- How will the heating and cooling system work? Where will the central plant be and how will it impact the design of the building? Not enough information on the tactile qualities of the project.

Presenter's comments:

- We did talk to contractors and have the costs of the excavation, and have talked to a commercial real estate agent. It seems the project is feasible.
- We have not checked the water table.
- We have discussed the details; trying to avoid as many lines as possible.
- Need to know if density transfer is acceptable.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application and density transfer for 1860 Lonsdale Avenue and although supporting the site development concept feels the following have not been adequately resolved:

- That the blank (south) wall to the adjacent property is satisfactorily treated to reduce its adverse impact on the adjacent property and views from the street;
- Further development is required in the detailing of various building elements and related architectural design elements;
- The provision of additional information to enable panel members to make an informed decision as to the merits of the design;
- The integration of public art into the proposal.

The Panel looks forward to a presentation regarding the landscape aspects of the scheme at a future meeting.

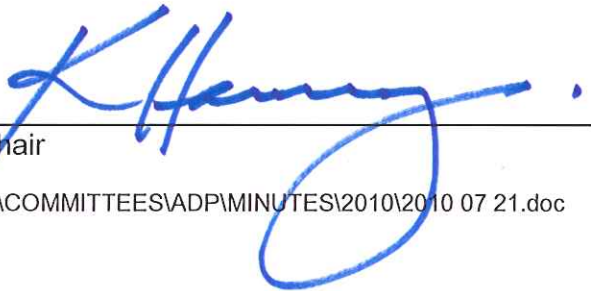
Carried unanimously

9. Other Business

None.

There being no further business, the meeting adjourned at 9:10 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, August 18th, 2010.



Chair

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