

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, April 18th, 2012

---

**MINUTES**

---

- Present:** B. Allen  
B. Harrison  
K. Kallweit Graham  
Y. Khalighi  
J. Marshall  
M. Messer  
M. Saii  
Councillor Bell
- Staff:** C. Purvis, Development Planner  
C. Perry, Supervisor, Engineering Services  
S. Kimm-Jones, Committee Clerk
- Guests:** **246 East 1<sup>st</sup> Street (Rezoning Application)**  
Kelvin Humenny, Inhabit Modern Dwellings Ltd.  
Kent Halex, Architect  
Gerry Eckford, Landscape Architect  
Craig Henderson, Contractor  
**339 East 10<sup>th</sup> Street (Rezoning Application)**  
Carman Kwan, Principal Architect, Hearthworks  
Joe Muego, Hearthworks  
Ravi Khakh, Owner, Cityline Developments  
Amrik Thandi, Owner, Cityline Developments  
**972 Marine Drive (Rezoning Application)**  
Brent Sawchyn, PC Urban  
Robert Spencer, PC Urban  
Tom Staniszki, NSDA Architects  
Cameron Ashe, NSDA Architects  
David Stoyko, Sharp & Diamond Landscape Architecture Inc.  
**730 Marine Drive (Rezoning Application)**  
Bob Heaslip, Adera  
Brad Jones, Adera  
Jonathan Losee, Jonathan Losee Ltd.  
Norm Coultie, Adera  
Bryce Rositch, Rositch, Hemphill and Associates Architects  
**127-133 East 3<sup>rd</sup> Street (Rezoning Application)**  
Fred Adab, F. Adab Architects Inc.  
Senga Lindsay, Senga Landscape Architecture  
Kamran Tafreshi, Developer

**Absent:** S. McFarlane  
J. O'Brien  
P. Kennedy, R.C.M.P

---

A quorum being present, the Chair called the meeting to order at 6:40 p.m.

**1. Minutes of Meeting of the Advisory Design Panel held March 21<sup>st</sup>, 2012**

It was regularly moved and seconded

**THAT** the minutes of the meeting of the Advisory Design Panel held March 21<sup>st</sup>, 2012 be adopted.

**Carried Unanimously**

**2. Business Arising**

Staff to provide slides for rezoning applications reviewed during the Staff Update: done.

**3. Staff Update**

***Projects - slides***

640 West 15<sup>th</sup>: (2 storey duplex - North of Marine Drive, east of Bewicke) This project was adopted March 26<sup>th</sup>.

355 East 12<sup>th</sup> Street: First reading was adopted at the March 26<sup>th</sup> Council. The Public Hearing was on April 16<sup>th</sup> and the project received Second and Third Reading. A covenant will be attached to the development restricting secondary suites.

157 East 27<sup>th</sup> Street: This Level B Accessory Coach House was approved following a Public Hearing on April 16<sup>th</sup>.

642 East 5<sup>th</sup> Street: This Level B Accessory Coach was approved following a Public Hearing on April 16<sup>th</sup> and will be adopted on April 23<sup>rd</sup>.

127-133 East 3<sup>rd</sup> Street: (Being reviewed tonight) Staff were directed to continue to process the subject application and schedule the application for a Town Hall Meeting. There was a question on whether to pursue other options that rental units for the density.

1536-1550 Eastern Avenue: This proposal for a mixed use development was deferred by Council at the April 16<sup>th</sup> meeting until the completion of the Official Community Plan.

***Policies***

Harry Jerome Levy: A motion that a 1% tax be levied and set aside for the renovation or replacement of Harry Jerome Recreation Centre or for the repayment of debt incurred for that purpose was defeated at the March 26<sup>th</sup> Council.

Affordable Rental Housing at 210 W. 13<sup>th</sup> Street: A motion for staff to analyse the cost and benefits of selling the six affordable housing units at the Kimpton as opposed to retaining

them, with the proceeds going to the Affordable Housing Reserve Fund was deferred at the March 26<sup>th</sup> Council.

Climate Action Outreach Update: The Community Energy Manager gave an update on community emissions – North Vancouver City has recorded a 10% decrease per capita below 2005, and the new Living City climate action initiative – the first project is recycling bins placed in several locations.

Low Level Road: A Public Meeting will be held on May 23<sup>rd</sup>.

Subdivision and Development Control Bylaw: A recommendation was brought to the March 26<sup>th</sup> Council to exempt one unit dwellings from the provision of underground power and communication services. The report was referred to staff for further input.

Bus Depot: At the April 16<sup>th</sup> Council staff were directed to summarize current and past actions with regard to replacing the depot at 536 East 3<sup>rd</sup> Street. Council resolved to invite representatives from TransLink and the drivers' unions to discuss the replacement of the depot which is scheduled to close in 2015.

Harbourside: A well-attended Town Hall meeting was held on April 12<sup>th</sup>.

#### 4. 246 East 1<sup>st</sup> Street (Rezoning Application)

Staff provided background on the project. The application is to rezone the existing Industrial Commercial Zone property to a Comprehensive Development zone to allow for the renovation of an existing building and for the addition of a partial third storey. The site is situated next to a heritage building to the east. The site is designated as mixed employment in the Metro Vancouver Growth Strategy. Staff read the motion passed at the March 14<sup>th</sup> APC meeting.

Kent Halex, Halex Architecture, reviewed the project:

- The current use is industrial and is proposed to be industrial with commercial accommodating a coffee shop and a catering business on the second floor.
- The area of the updated building would be increased by 20% including a partial 3<sup>rd</sup> floor.
- The predominant industrial use was used as the basis for the architecture. There is a slow process of gentrification happening in the neighbourhood. There are rental properties to the north east, north and north west.
- The applicants want to give neighbours an enhanced view of the lane and propose a glass entry and canopy feature at the rear as well as green roofs and walls and a natural stone facade.
- The second floor has a balcony for fair weather use by the catering business staff and provides asymmetry to the balanced facade.
- The clean, simple glazing at the front will be tilted to reduce glare and solar exposure.
- The top floor landing could be glass. The penthouse is set back. There is a two-storey presentation to the street.
- The roof of the penthouse will have skylights, solar panels, a herb garden for the catering business and vegetation spilling over the edge of the parapet.
- The applicant is asking for a height variance and parking variance as parking guidelines cannot be met, even with the current building.

Gerry Eckford, reviewed the landscape plan:

- A simple approach is taken on the ground floor facing 1<sup>st</sup> Street.
- At the rear lane two green wall elements using a greenscreen product will visually fold on to the top of the building.
- On the terrace the plan follows the rotation of the building allowing picnic tables and steel planters to provide an edge condition framing the downtown view.
- On the roof the landscape plan accommodates the angles of the solar panels with bands of sedum, pavers and garden plots for the herb garden.

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

- How do you access the top roof garden? A: There is an exterior stair case.
- Is there no stairway from the catering business? A: The offices will be used for all the businesses. The elevator will go to the office level on the top floor.
- Which neighbours will be affected most by the two-storey decks? A: The lower floor of the one to the west. The building to the east will have their view to the west looking out. The big concern from the neighbours was how the parking would be affected in the neighbourhood as there are existing concerns about traffic in the neighbourhood.
- What is generating the floor heights? A: The main floor exists already; we are working with the existing structure for the second floor. The client has asked us to accommodate certain needs. The top floor is an addition with a one-storey rear addition to the east.
- Is the second floor being rebuilt and put in at a higher height? A: We cannot preserve the existing structure and reuse it. The second floor ceiling is higher than existing.
- Is there a public art requirement for this project? Staff: 1% is the City's policy.
- Can you meet the parking requirement? A: The current stalls are not legal; the actual requirement is 19 to confirm to the bylaw. The addition at the back does not affect the parking area size. We are putting the maximum amount of parking the site can contain - 11 stalls.
- What are the benefits to the community? A: The improvements to the building contribute to the gentrification of the neighbourhood, the green walls etc. We have looked at providing cars for employees to arrange carpooling.
- Could you make the facade at the front line up with the existing buildings? A: We could not meet it exactly but could come close if we used a glass railing. We do not know if we should match it exactly but respond in a compatible way.
- Any landscape treatment of the lane? A: Given the parking issue it is very tight; planting would affect manoeuvrability.
- You are adding 3,000 sq. ft. of space but no additional parking? A: We are also providing dedicated bike storage and showers, carpooling for employees, and have located a potential property for offsite parking for employees.

**Comments of the Panel included but were not limited to:**

- The herb garden would be more effective if there was direct access from the catering company. You could wrap the staircase around. It makes sense to have direct access and storage on the roof to store tools etc.
- The massing feels a little bit chunky and might be mitigated. I would like it to relate to the height of the historic building; think it would be good to step back the parapets and better if it was glass. The terrace needs more work.
- It feels like a sheer wall from the lane side. Are the gardens are going to thrive facing north?
- I have no problem with the increased height and mass. It breaks up the street facade quite nicely.

- The best part is the rear of the building.
- The landscape plan is good considering how limited the foot print is.
- I have no problem with the reduction in the parking.
- My main concern is the front facade; it just seems too flat; no richness to it; it is insensitive to the neighbour. The expression to the street could be improved if you lost some square footage.
- It is a nice addition to the neighbourhood. Parking is an issue; way too little will create pressure on the neighbourhood especially with catering trucks going in and out.
- The material palette is good. You should go for more simple treatment at the back. I encourage you to strip back the number of materials and be simple and elegant. Be more compatible with the neighbour at the front – “elegant industrial”.
- I think it is too modern and does not provide a transition between the heritage building and the building on the west.
- I support the bike lockers but there should be showers.

**Presenters' comments:**

Your points well taken. Thank you for your feedback.

It was regularly moved and seconded

**THAT** the Advisory Design Panel has reviewed the Rezoning Application for 246 East 1st Street and supports the site development concept and massing. The Panel makes the following additional comments:

- There should be further design development of the street facade to simplify and relate better to the context;
- There should be the provision of additional parking offsite;
- There should be resolution of the building circulation including access to the roof and the elevator;
- There should be simplification of the rear facade

The Panel commends the applicant on the extensive green roof which will be an asset to the community and feels that the sharing of the lane is very positive.

The Panel encourages the applicant to further resolve the building design in a simple industrial elegance solution.

**Carried Unanimously**

*Karen Kallweit Graham declared a conflict of interest and left the meeting at 6:50 p.m.  
Yashar Khalighi also declared a conflict of interest and left the meeting at 6:50 p.m.*

**5. 339 East 10<sup>th</sup> Street (Rezoning Application)**

Staff provided background on the project. The application is to rezone the property from One-Unit Residential to a Comprehensive Development Zone in order to permit a side-by-side two-unit development. Staff read the motion passed at the Heritage Advisory Commission on Tuesday, March 13<sup>th</sup>, 2012.

Carman Kwan, Principal Architect, Hearthworks, reviewed the project:

- The HAC motion was about retention but the applicant did review their guidelines on how to treat the streetscape.
- The house is probably from the 1930's. The neighbouring houses have single gables and the design looks to that.
- There is one interior parking and one permeable paving pad for each unit.
- The porch at the front extends the entire frontage.
- The applicant tried to conform to RT1 zoning but after feedback from City staff changed their approach.
- The applicant reviewed the Low Density Attached Form Housing Guidelines to see how to incorporate the characteristics described which encourage higher gables and not to have large building forms at the back as well as casement windows.
- A simple palette with heritage colours from Benjamin Moore has been used.
- The landscape plan tries to create the look of a single family home at the front.
- The design is a side by side duplex with a deck off the master bedroom.
- The one foot height difference between the proposed home and the RT-1 height limit is in response to staff comments about the ridge line being more traditional in a level ridge with a hip rather than a sloping ridge line. The neighbouring houses are higher.

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

- Did you consider more trees for more shade at the back as it is south facing? A: The views are one of the biggest selling points. We have introduced trees to the side.
- There is no provision for a secondary suite in the basement? A: No.
- Can the secondary parking at the back be covered? A: We chose not to, to allow for more permeability.
- What size are the second and third bedrooms? A: We tried to keep them as sizable as possible; approximately 11.6 ft. x 10 ft. and 10 ft x 10.6 ft or 11ft.
- How does the deck work above the patio from the basement: A: It is not meant to be occupiable. What is the clearance to go up the stairs as you might hit your head? A: We might have to pull the stairs out a little further.
- What is the setback for the garage? A: It is the minimum. Staff: We are taking 10 feet from them to create a functional lane.
- You are not lining up with the front yard neighbours? A: With RT 1 you do not need to line up with neighbours plus there is a seven foot exemption for the porch. We tried to maximize it in the front to give more amenity space in the rear.
- Where are the windows in the adjacent building, are you going to be overlooking them? A: It is 10 feet. We can look at it. We can move the windows to make them work.

**Comments of the Panel included but were not limited to:**

- I like the project; think it will be an asset to the street.
- It is appropriate for the character and increases liveability. The respect for the heritage is good without going over the top.
- I have some concerns about the pitch of the roof.
- The house seems chubbier than the neighbours and does not quite fit in. There are two very distinct walkways to the front doors so it does not look like a single unit house.
- I do not like the big single gable at the front and two gables on the back.
- I am disturbed that you were rejected by the HAC.

**Presenter's comments:**

A strong mandate for HAC is that retention is the key. We met with resistance because we are not retaining. There was no discussion on the current design.

It was regularly moved and seconded

**THAT** the Advisory Design Panel has reviewed the Rezoning Application for 339 East 10<sup>th</sup> Street and recommends approval of the project as presented.

**Carried  
3 in favour  
2 against**

*A motion to reconsider the motion was carried 4-1.*

It was regularly moved and seconded to amend the motion by adding the words:

"That the applicant consider creating a more cohesive roof form taking the single gable expression through to the back."

**The Amendment was carried  
4 in favour  
1 against**

It was regularly moved and seconded

**THAT** the Advisory Design Panel has reviewed the Rezoning Application for 339 East 10<sup>th</sup> Street and recommends approval of the project as presented.

**AND THAT** the applicant consider creating a more cohesive roof form taking the single gable expression through to the back."

**Carried  
4 in favour  
1 against**

*There was a short break at 7:30 pm*

*Councillor Bell left the meeting at 7:30 pm*

*Karen Kallweit Graham and Yashar Khalighi rejoined the meeting at 7:40 p.m.*

*The meeting recommenced at 7:40 p.m.*

## **6. 972 Marine Drive (Rezoning Application)**

Staff provided background on the project. The application is to rezone the property from C-2 General Commercial Zone to a site-specific Comprehensive Development Zone to permit a five-storey building containing 67 market strata units in addition to 4,188 sq. ft. of commercial space at grade fronting on to Marine Drive. The height requested is higher than the bylaw standard. Streamside development guidelines, Marine Drive Streetscape Guidelines and the Heywood Park Master Plan also apply. The proposal results in a better treatment at streamside than the parking lot next to the creek. Two accesses will be reduced to one. Staff read the motion passed at the April 11<sup>th</sup> meeting of the Advisory Planning Commission.

Robert Spencer, PC Urban, and Tom Staniszki, NSDA Architects, reviewed the presentation boards to the Panel:

- The applicant spent time with the Department of Fisheries and The Parks and Environment Advisory Committee talking about the rejuvenation of the park and creek which is one of the few fish bearing streams on the North Shore.

- It is an isolated site. The five-storey Touchstone building is to the west, to the east is a four-storey building with commercial and Capilano Mall is to the south.
- It is a challenging site because of the street pattern and access points. Access is from the high end of the site. The site is an irregular shape with a 15.50 foot drop; the presence of the creek means that only 1.74 FSR can be achieved.
- The view impacts are limited. The building will be virtually invisible from the north becoming more visible moving down the slope, however, very significant trees limit the impact. The difference between four and five stories is not substantial.
- The design takes its cue from the existing office building which is early 60's contemporary architecture with simple massing given the angles and slopes.
- The material palette is the same as the existing building.
- It is a wood frame building which helps achieve ASHRAE 2007.

David Stoyko, Sharp & Diamond Landscape Architecture Inc., reviewed the landscape plan:

- There are three main aspects: the park, streetscape and residential edge.
- Removing the existing parking gives a nice natural space back to the park and an opportunity for the building to fit with the park.
- A plaza integrating Marine Drive Guidelines to create a great public space is created on Marine Drive due to the unique shape at the front of the building;
- A lot of the plants of the park are integrated into the scheme.
- The applicant is considering how to integrate public art.
- There is roundabout circulation which excludes people from the sensitive area.

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

- Is the rooftop flat with no access? A: Yes; we will try to keep the surface reflective, perhaps using river rock.
- Could the top roof be green? A: Not in a wood frame building; we could investigate it but insurance is not possible and there are maintenance issues.
- Can you go through the treatment of the facades; what is different for solar loss/gain? Is there a design rationale around that? A: Particular attention has not been paid to this; there are large balconies so a lot of the glazing will be screened from the sun. The design has the same suites on either side. We could look into more shading for the south facing side of the building.
- Is there an amenity for the people in the building? A: We may consider providing a more useable space next to the private patios. Giving away half the site to the park makes it difficult. The park is available. There is a room for ski tuning and bike tuning for the residents. There are 104 bike stalls in the building.
- The access to the parking is two way? A: Yes. Staff: The access goes through the park; it is an existing access for access to the park. It was more appropriate because of traffic issues on Hamilton Street.
- What about the window treatment? A: It will be vinyl because of superior performance; they will be recessed 4". We may use stucco to give an impression of depth.
- How are you showing the relationship to the park with natural forms? A: We may try to nestle the building into the green edge. We tried to bring the expression from the park through to the plaza. We are working with an environmental expert and will be using a lot of the same plants as chosen for the stream.
- What are the green features? A: We will be meeting ASHRAE 2007 and may be able to meet the prescriptive requirements. The building is designed to connect to the Lonsdale Energy Corporation. The building will use hydronic heat. It is located on a main traffic



artery and has bike parking. We will be providing rough-in for solar panels. The amount of glass is less than 50% of the building with low e glass and the use of vinyl windows.

- What is the design rationale for the building facing Hamilton Street rather than the park? A: It is primarily due to the residential building on the other side.
- One of the balconies on levels 3 and 4 seem very small with no liveable space. A: A couple of the smaller units have smaller balconies, some are secondary balconies. We can consider making them a little bigger.
- The building is 12 feet higher than the limit? A: There is a 9 foot difference at the median point; 57 feet on Marine Drive and about 45 feet higher up on Hamilton Street.
- How will you handle storm water so as not to affect the creek? A: The landscape area around the building is very small. We are considering storing some of the rainwater off the roof so that it is slowly released. The removal of the parking lot will give a lot more permeable surface.
- What would you do with the rainwater? Staff: Water storage will only be supported if it is recycled somehow. We will need the report from DFO.

**Comments of the Panel included but were not limited to:**

- The roof should be used for energy efficiency e.g. solar panels.
- The loss of the parking lot is a good thing.
- I like the Marine Drive connection.
- I do not like the massing; it is too big and too bulky. I like the corner elements. There is too much building on the site. It is not liveable. I think it needs to be revisited and should turn and embrace the park.
- The current building is office not residential; this doesn't have a residential feel for me.
- It is a very tricky site.
- You are imposing a very rigid wall with 8 feet of concrete facing the park; it needs to be revisited.
- Perhaps with a different design there would be a chance to integrate the high bank riparian vegetation on the roof.
- It is a gateway building to the City so green values should be highlighted.
- I do not have a problem with the massing of the building but the relationship to the park needs work.
- There should be an opportunity for all the residents to have some outdoor space on their property; some of the balconies are really tiny.
- I like the street edge on Marine and Hamilton.
- I do not think the relationship to the previous building is strong enough; maybe it needs to be sleeker and more knifelike.
- It is commendable that you have given the park back .

**Presenter's comments:**

If the building is too bulky we are not sure where the massing can be taken away; it is economically marginal FSR at 1.7. We will definitely think about it. Back in the 60's the building was right at top of the bank. The top of creek is significantly back as required by DFO and cannot be programmed or used. The opportunity to use the north side is not possible because of the park. We have given half the site to the City. There are very few streams on the North Shore which can be fish bearing. The project has to work economically.

It was regularly moved and seconded

**THAT** the Advisory Design Panel has reviewed the Rezoning Application for 972 Marine Drive and although supporting the site development, height and density of the project, feels the following have not been adequately resolved:

- The relationship of the building to the park should be revisited;
- More energy efficiency green features, including a green roof and solar panels should be explored;
- Featuring the building as a gateway to the City of North Vancouver should be highlighted;

**FURTHER** the Panel commends the applicant for the provision of the plaza and deeding the land back to the park.

The Panel would support an increase in height to alleviate the bulky impact of the massing.

The Panel reiterates the comments from the APC.

**Carried Unanimously**

*There was a short break at 8:55 pm.*

*The meeting reconvened 9:05 p.m.*

## **7. 730 Marine Drive (Rezoning Application)**

Staff provided background on the project and reviewed the difference between the Marine Drive Guidelines and policy; the guidelines were not adopted into the Official Community Plan.

Bob Heaslip, Adera, told the Panel that they would be having further meetings with Noma residents and holding a Developer Information Session to review and clarify issues. Adera will meet all the requirements set out by the Advisory Planning Commission including donating 1% for public art.

Bryce Rositch, Rositch, Hemphill and Associates Architects, then reviewed the revised project:

- The aerial context has been reviewed. The height of 50 feet was used in the Creek Crossing presentation.
- Changes have been made to the western elevation with a curved facade for the commercial unit and grand balconies going up to the fourth floor.
- Unit C has not been changed as it is a successful design and has an unimpeded view.
- The 14<sup>th</sup> Street facade has been opened up with more glazing.

Jonathan Losee, Jonathan Losee Ltd., reviewed the landscape plan:

- The Transcanada trail is the primary pedestrian use; the plan proposes to take it through the project.
- The City has allowed the expansion of the sidewalk to create an interesting design of patterned concrete in the street around the western edge to 14<sup>th</sup> Street.
- The precinct at the eastern edge is more generous.
- The courtyard remains the same with room for tables, chairs, public art, a water feature.
- Two trees have been removed from the design to allow for more visibility.

- The rain garden will have a raised edge and will extend along the complete frontage on Marine Drive and collect roof storm water from the building.
- The usage of the second floor terrace has been changed by removing the community gardens and the canopy which will give more sun exposure. Generous private patios and a water feature will alleviate noise from Marine Drive.

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

- What happens on the second level? A: This podium level will be private terrace areas for second floor residents.
- How many round balconies? A: One on each floor.

**Comments of the Panel included but were not limited to:**

- The presentation was very well done. I look forward to the final product.
- You did a good job of addressing the landscape comments and adding more development than requested.
- I like the circular gesture; it helps bring people round and adds a lot to 14th Street.
- It stills feels a little bit chunky; you could have reduced in size going up.
- Very appropriate response this corner. It is very liveable addressing the edges and bringing them in. The streetscape has been well addressed.
- The roof decks are fabulous.
- I am not sure about the columns on the round balconies; the balconies pull the project together.
- I look forward to the public art component.

**Presenter's comments:**

Thank you for your comments.

It was regularly moved and seconded

**THAT** the Advisory Design Panel has reviewed the Rezoning Application for 730 Marine Drive and recommends approval of the project. The Panel commends the applicant for a thorough presentation.

**Carried Unanimously**

*There was a short break at 9:30 pm.*

*M. Saii excused himself at 9:35 p.m. due to a conflict of interest.*

*The meeting recommenced at 9:40 pm*

**8. 127-133 East 3<sup>rd</sup> Street (Rezoning Application)**

Staff provided background on the project and read the motion passed at the March 21<sup>st</sup>, 2012 ADP meeting.

Fred Adab, F. Adab Architects Inc., reviewed the project:

- The exercise room glazing has been increased. The glazing for the children's play area has been pushed out to increase sunlight from the west and south and a skylight from the ground floor has been added, doubling the glazing.

- The 6<sup>th</sup> and 7<sup>th</sup> floors were narrowed by 6 feet and pushed further to the south to develop a new facade and increase the north south view corridor.
- There is no issue with accessing the balconies; it was a drafting error.
- The balconies were enlarged.
- The recesses on the north side were removed and the horizontal band continued across. The glazing was increased on the upper floors to make them more transparent and light.
- A green roof has been introduced.
- There is more glazing on the south side.
- The 5<sup>th</sup> floor balconies were increased by pushing one foot to the south.
- The bedrooms without windows will be ventilated; there are only about 9 rooms like that.

Senga Lindsay, Senga Landscape Architecture, reviewed the landscape plan:

- The landscape plan was modified slightly to accommodate the new layout e.g. some planters were reduced in size.
- The 6<sup>th</sup> floor roof will be fully planted to create a roof amenity space with mosaics, planters, planted edge and pots.

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

- There is no major influence on views? A: The neighbours are satisfied. There will be a town hall meeting due to the density exclusions proposed.
- Will there be public art? A: Yes.
- Has any consideration been given to programming the roof top? A: It is informal open space.
- Can there be an enclosed room on the roof? A: There could be, but this would add to the FSR.
- Is there a balcony added to the units facing north? A: Yes.
- Describe the corners on the 6<sup>th</sup> floor. A: The whole north side facade has been redesigned to emphasize the horizontal. Space has been cut from Unit A5 on the east and west sides. One unit in the middle does not have a balcony.

**Comments of the Panel included but were not limited to:**

- I think the green roof is wonderful with public amenity flex space with views and sun, and intensive green roof plantings.
- I like the project. Lock off rental units are what the City needs. I support the FSR.
- You could go a little bit further with the programming for the roof. 18 rental units are totally worth it.
- I am uncomfortable with the massing;- what has been done by taking out the tall recesses seems to be at cross purposes with lower floors. It is still very heavy to me up there. The new design has created more of a boxy look.
- I appreciate the improvements to the kids play area; the colour palette seems a little blah, perhaps you should introduce some warmer tones.
- It is too big; I really wonder if the site can take it. I am concerned about the shadowing on 3<sup>rd</sup> Street. I would seriously question if it is worth the rental units.
- I know that windowless rooms are allowed, but is it right?

**Presenter's comments:**

We can do a little bit of creative work on the horizontal band; it could be made thinner. The units have not come forward but the corner may have come forward. Maybe additional greenery could soften the upper floors. The project puts 18 rental units in a place where not one existed before, so it is a benefit to the community; the result is a big building. We have answered view concerns. There will be lots of opportunity for the community to have their say about the merits and issues of the project.

It was regularly moved and seconded

**THAT** the Advisory Design Panel has reviewed the Rezoning Application for 127-133 East 3<sup>rd</sup> Street and thanks the applicant for the resubmission. The Panel feels that the following concern has not been adequately resolved or explained:

- The massing above the 4<sup>th</sup> floor level needs to be refined to appear more lightweight and transparent.

The Panel commends the applicant for the extensive green roof treatment and the attention to all the other comments made by the Panel at the last review

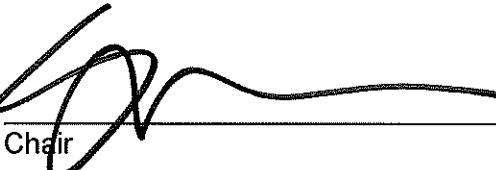
**Carried  
5 in favour  
1 against**

**9. Other Business**

None.

There being no further business, the meeting adjourned at 10:25 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, May 16<sup>th</sup>, 2012

  
Chair