

THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
DESIGN REVIEW COMMITTEE

**Minutes of the West Vancouver Design Review Committee meeting held at
4:30 p.m. on November 25, 2010 in the Municipal Hall Council Chamber,
West Vancouver, B.C.**

Members Present:

Voting Members: Erik Lees (Chair); Donal O'Callaghan (Vice-Chair); Stuart Hood;
Jennifer Marshall; Michael Richardson.

Non-Voting Members: Councillor Shannon Walker.

Members Absent: Tom Bunting; Karl Ray; Duane Siegrist.

Staff Present:

Staff Liaison, Geri Boyle, Manager of Planning and Lands; Recording Secretary, Mandy Emery, Permits and Inspections.

1. CALL TO ORDER

The meeting was called to order at 4:34 p.m.

2. CONFIRMATION OF AGENDA

It was Moved and Seconded:

THAT the agenda the November 25, 2010 Meeting be confirmed as circulated.

CARRIED

3. ADOPTION OF SEPTEMBER 30, 2010 MINUTES

It was Moved and Seconded:

THAT the minutes of the Design Review Committee held September 30, 2010 be adopted.

CARRIED

4. APPLICATIONS FOR CONSIDERATION:

4.1 1950 MARINE DRIVE, WEST VANCOUVER MEMORIAL LIBRARY. CHANGE IN ROOFING MATERIAL

Project Presentation:

Clay Nelson, Manager of Building Construction & Contracts introduced the presentation. In 2009 West Vancouver Library Foundation funded a building condition assessment of the library to help in making recommendations to maintain and operate the library as efficiently as possible. One of the recommendations was to look at a significant roof replacement. The work is in the proposed 2011 capital budget.

Using a Power Point Presentation the Architect, Alec Smith from Shape Architecture Inc. went over the detailed building assessment work they had undertaken, and advised that the review concluded that numerous systems are well passed their life span and that the building envelope has limited insulation value. As a result of this work a phased renovation program was proposed:

- Phase 1 - upgrade building control systems into natural ventilation
- Phase 2 - look at replacement of building roof system, including slope and flat roof
- Phase 3 - replace all single glazed windows and upgrade mechanical equipment

The Architect advised that replacing the existing roof with a standing seam steel roof was assessed relative to a wood shingle alternative and the metal roof was considered cost effective, environmentally responsible and from an aesthetic standpoint would unify the building.

Committee Questions:

The Committee asked questions of the presenters on:

- roof profile
- insulation system – 3.5 inches of insulation plus air space; the amount of insulation would be constrained by the edge condition
- R-factor for the new roof – R value has yet to be calculated
- width of metal panels – 18” 22-gauge steel preferred but haven’t ruled out 12” 24-gauge which may be necessary to avoid “oil canning”
- operable windows for natural ventilation
- gutter details – currently unresolved but the colour would match the roof
- noise concerns with metal roof – the insulation would act somewhat as a baffle, but it would not be any worse than at present

Committee Comments:

The Committee went on to provide comments on the renovation including:

- While the metal roof would unify the building, the heritage cottage character would be lost and the building would take on a more institutionalized character and would be more in character with other Municipal buildings, which may be the intent.
- Be careful with profile between standing seams. Like to see what skylights and window changes will look like in 3rd stage.
- If insulation is only be fully effective for 30 yrs, why put on a 60 yr. roof?
- Condition of edge detail not resolved yet. Try to come up with realistic insulation depth without having to rebuild transition points and taking into account the roof edge profile.
- Insulation will definitely create heavier edge and thicker profile. Feel proposal is a cost effective approach.
- Wood roof is more effective in terms of R-value;
- Concerned about steel and sustainability. Wood, on the other hand, is a renewable resource
- Window controls/systems (i.e., how they work, who controls them and instructions on use) need to be fully considered to ensure that windows work as planned
- Appreciate presentation package laid out well.

Resolution:

It was Moved and Seconded:

THAT the Design Review Committee recommends SUPPORT of the change in roofing materials for West Vancouver Memorial Library at 1950 Marine Drive SUBJECT TO further review by Staff of the following items:

- gutter and fascia details;
- while 18" wide panels are preferred, 12" wide panels can be considered, if desirable from a technical and cost perspective, and with acceptable aesthetics, determined via a review of comparative renderings of the two options;
- ensure controls for windows and HVAC are integrated; and
- ensure that the colour and finish of the new roof matches the sample presented to the DRC.

CARRIED

4.2 RODGERS CREEK AREA 1, LOT 12 “HIGHGROVE”. CLUSTER HOUSING (18 UNITS)

Background:

Mike Kemble provided background on the Cluster housing proposal for Rodgers Creek – Area 1). He went over the items that he would like the committee to comment on in particular, sustainability, identity of individual units, and variation between the three buildings.

Project Presentation:

Using a model, drawings and Power Point presentation Architect, Don Andrews of Creekside Architects, described the proposal in detail. The presentation included: the site context and features; consistency with the Rodgers Creek Area Development Plan Overview Report; the approach to grades and views (from houses behind and of the units); materials; and achieving certified Built Green Silver.

Ken McKillop Landscape Architect from Durante Kreuk went over the landscape concept. He noted that:

- The intention is for the creek that comes through the site and for the west corner of the lot to be reconstituted as a BC coastal forest with an under storey of indigenous planting and conifers planted to respect views.
- Rock walls are to be screened with planting.
- Sustainable features include rain garden fed from road allowance to retain water as a sustainable system.
- Lineal elements carried through the landscape with more ornamental planting at face of building and then transitions into the more natural indigenous planting.

Committee Questions:

The Committee questioned the presenters on the proposed air source HV system, solar hot water heating, permeable asphalt stamped paving, retaining wall details, public use of stairs leading through site, source of stone, and rationale for roof access and lantern roof element.

Committee Comments:

Comments from the Committee were forthcoming on the multi-family units including:

- Horizontality of building is unrelenting from the south elevation where the building reads as a large apartment block. This south façade is an important façade, as it is how the world sees West Vancouver. There is an opportunity to fracture Building ‘C’, introduce individuation between clusters, break up and add vertical elements. Look to ‘Falling Waters’, as intended, for techniques to reduce horizontality and introduce verticality. The side elevations are well-done.

- Front doors are a symbolic gesture. The proposed front doors, particularly off the private lane, need reconsideration. If the building could be pushed back from the lane (and set closer to the street), space might be available to better establish the front doors to the lower and mid-level units.
- The lantern element should be removed.
- Concern about colour palette and why the concrete is being painted; feel it should not be painted.
- Great presentation from a sustainability perspective. Support installation of an air source heat pump (rather than geothermal). Noise from air source heat pumps can be an issue with certain models, and in all cases attention to location is important to minimize noise impacts. The buildings should be 'future proofed' by providing rough-ins for solar hot water.
- Would like to see sections from liveable space of private homes on the north side of the street in order to evaluate view lines.
- If the roof terraces and the lanterns are removed there is the opportunity to establish green roofs and/or solar panels and help views from above.
- The proposed plant palette is only 50% native plants and only 15% coastal forest trees. An enhanced palette of native plants should be provided, particularly for the under storey and ground cover.
- Why not replace the coloured asphalt proposed for part of the lane? Granite banding should be considered along with alternative to asphalt.

Resolution:

It was Moved and Seconded:

Whereas the community has been involved in the planning for Rodgers Creek through extensive working group engagement, the Design Review Committee has reviewed the 18 Unit Cluster Housing for Area 1, Lot 12 "Highgrove" at Rodgers Creek and:

1. applauds British Pacific Properties re their built green philosophy and implementation for this development and overall quality of design and material choices; AND
2. recommends further design/development and resubmission that addresses the following concerns:
 - overly horizontal expression: look to the successful side façade for inspiration;
 - individualization between clusters;
 - support idea and subsequent alternate design of the roof terrace;

- stronger laneway entry to all units and possibly reduced front yard;
- increase use of native plants where possible;
- reconsider the coloured asphalt material;
- enhance streetscape.

CARRIED

5. REPORTS/REFERRALS.

No reports received.

6. PUBLIC QUESTION PERIOD

(Regarding process and/or Disposition only)

No Questions Presented.

7. NEXT MEETING

The next regular meeting of the Design Review Committee is scheduled for Thursday, December 9, 2010.

8. ADJOURNMENT.

It was Moved and Seconded:

THAT the Design Review Committee meeting be adjourned. The meeting adjourned at 7:00 p.m.

CARRIED


Erik Lees, CHAIR


Geri Boyle, STAFF LIAISON