

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 December 9, 2010 in the Municipal Hall Council Chamber,
West Vancouver, B.C.**

Members Present:

Voting Members: Erik Lees (Chair); Donal O'Callaghan (Vice-Chair); Jennifer Marshall; Karl Ray; Michael Richardson; Duane Siegrist.

Non-Voting Members: Councillor Michael Evison (Alternate).

Members Absent: Tom Bunting; Stuart Hood; Councillor Shannon Walker.

Staff Present:

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

1. CALL TO ORDER

The meeting was called to order at 4:35 p.m.

2. CONFIRMATION OF AGENDA

It was Moved and Seconded:

THAT the agenda of the December 9, 2010 Meeting be confirmed as circulated.
CARRIED

3. ADOPTION OF NOVEMBER 25, 2010 MINUTES

It was Moved and Seconded:

THAT the minutes of the Design Review Committee held November 25, 2010 be adopted.
CARRIED

4. APPLICATIONS FOR CONSIDERATION:

**4.1 DP EXEMPTION FOR AWNING WITH SIGNAGE, NOGNZ BRAIN
FITNESS, 1517 BELLEVUE AVENUE**

Background:

Geri Boyle advised that the applicant/store owner (Penny Wilson) is applying for a barrel type awning with signage to be placed on the

overhang of the building. She noted that an awning with signage proposal for this building was last considered by the Advisory Design Panel in 1992. The Panel had turned down the proposal and recommended '*an illuminated fascia sign applied to the weather protection overhang area, on the face of the building, would be more appropriate*'. She advised that Staff is not supportive of this application as it is not in keeping with the architecture of the building and the previous recommendation of the Panel. Also, she noted that plans are being finalized for a major renovation of the building to the immediate west that includes a proposal for a glass shed type of canopy as a replacement for the existing barrel type awning.

Project Presentation:

Owner Penny Wilson provided a Power Point presentation of the proposed signage. She gave an overview of her business and advised that the awning would provide weather protection for customers to engage in "brain fitness" activities while on the patio area, she will also be serving beverages and food on the patio. She noted that there are similar awnings on Bellevue including the Saltaire Restaurant on the east side of the building.

Committee Questions:

The Committee questioned the applicant on the location, size and depth of the awning; canopy design options, and inclusion of planters.

The Committee commented that the information provided is incomplete as to context and makes it difficult to evaluate how the awning impacts the exterior appearance of the whole building and its neighbours.

At the January 20, 2011 Design Review Committee Meeting an amendment to the December 9, 2010 minutes was made in Item 4.1 (to the addition of the underlined words as indicated above).

Committee Comments:

The Committee provided comments on the awning including:

- Awning looks arbitrary, as if it was stuck on and is discontinuous.
- The business would be a great asset in Ambleside.
- A fixed awning would provide a permanent shadow on the face of the building.
- The relationship to the Saltaire entrance canopy is tenuous at best; the proposed awning design does not do anything for the building. Not troubled with an awning, but troubled with design.
- Barrel type awning bears no relationship to architecture of building.
- An elevation, plan and section drawing should have been provided as part of the application.

- Prefer a simple shed design that ties into the upper floor of the building or a glass canopy that would relate to the architecture.
- Don't mind fixed awning if character, shape and colour fit the building; animation is what is needed on the street. Love idea of umbrellas or a retractable awning.

Resolution:

It was Moved and Seconded:

THAT the Design Review Committee has reviewed the Barrel Awning with Signage for NOGNZ Brain Fitness at 1517 Bellevue Avenue and recommends NON SUPPORT of the barrel design as presented and recommends two options:

- a) The Committee would be in GENERAL SUPPORT of a retractable awning SUBJECT TO further review by Staff; or
- b) If a permanent awning is contemplated the Committee would recommend RESUBMISSION of a design that is sympathetic to the architecture of the building, and that a full submission be a requirement of the application.

CARRIED

4.2 SHELL SERVICE STATION, 1305 MARINE DRIVE. REZONING AND DP 10-035 FOR NEW CONVENIENCE STORE AND GAS STATION

Background:

Geri Boyle provided background on Shell's 2005 application that was turned down by Council in the fall of 2007. She advised that this application is for a redevelopment of the site as a gas station (minus the vehicle servicing) and with the inclusion of a retail store, which is not permitted under the current zoning. She noted that the site is particularly important to the District given its location at the entrance to the Ambleside shopping district. She also advised that staff is particularly interested in DRC comment's on the site layout, materials and finishing, landscaping and sustainability.

Project Presentation:

Shell Canada consultant, Laura Jones, from Pacific Land Group led off the presentation. She advised that the new sustainable design is the first of its kind In North America for Shell and that they wanted to do something unique for this prominent Ambleside site.

Using a Power Point presentation, Architect, Neil Banich (Wensley Architecture) went over the gas station design:

- Market store is a very simple modern West Coast design, with stone and cedar cladding. Maximized glazing and parapet to relate to storefronts along Marine Drive and the patio at front has landscape

and seating to interact with street. No mechanical equipment will be placed on roof.

- Canopy has stone pillars with wood facia materials consistent with the market store. The canopy is to have a green roof, which will soften its appearance.
- Corner wall element at Marine and 13th screens the forecourt from vehicles and pedestrian, and includes area for the Shell identity, Ambleside entry signage and retains Jubilee Maple tree and seating incorporated into the landscape. Materials for wall include a cedar and steel wall.
- Sustainability initiatives include: recycled stone, low flow lighting, canopy lighting on dim setting, green roof, native landscape, reduced asphalt to allow more onsite permeability.
- Landscape Architect Patricia Campbell from DMG Landscape Architects went over landscape concept. The back section of the site is heavily landscaped with a “butterfly garden” built towards north wall, with vines, evergreens, fruit trees and pollen flowers. Green canopy roof to be thin profile planted with sedums. Patio at street to have steps leading up from street and includes seating and planters to screen end of building.

Committee Questions:

The Committee questioned the presenters on the proposed service station including:

- Do the access points differ from what currently exists – yes they have been pushed closer to north and east.
- How is the bus stop affected – we are working with District staff on the detail, but essentially, the bus lay-by will be removed and a new bus location developed.
- Storm water retention – oil interceptors, storm water directed into landscaping.
- Lighting proposed – decorative elements on stone column, under canopy lighting at entrance to building, and lights in soffits for forecourt.
- What is the rationale for the corner screen – to make a feature of the corner and minimize the view of the forecourt.
- Will wall at back be put back in – yes full storey in height and wall will be structural.

Further questions followed on maintenance of wood finish, butterfly garden, and green roof; oil capture strategy; context of site and interface to properties at north and west; noise from heat pump; glazing for market store; location of Shell sign; street trees and plant palette in relationship to Ambleside Park.

Committee Comments:

Member discussion of the proposal included the following:

- No information provided beyond the borders of site (for example, the townhouses under construction to the north and the CRU to the west). The DRC shouldn't be reviewing without context, sections and elevation of wall.
- Feel design is sensitive to context of West Vancouver. Massing, materials and sustainability admirable and is taking Shell into 21st Century.
- Feel the treatment at the southeast corner of the site (i.e., the screen and the corner wall) will be a traffic hazard as it may impede visibility to oncoming traffic, especially combined with bus stop.
- Corner element does not feel West Coast modern. Would like to see what is going on behind and don't see this as a positive aspect - keep low so not blocking views.
- Prefer to see whole canopy facia as a sign rather than wood as feel wood will be painted over, in time.
- Oil capture plan should be part of application drawings.
- Feel nobody will use the butterfly garden; feel developer may have considered residential units instead. Consider siting convenience store and bring landscape out front.
- Unfortunate that green roof is not carried on to the convenience store.
- If the plan were to be "mirrored" bringing the garden out front and pushing the building out back, it would provide better form and massing.
- Shell is taking bold steps, getting maximum benefit of a "greener" site would involve bringing the landscape area out front, close to Marine Drive
- Not bothered by signage but am concerned with height of corner.
- See positive aspect to screening element, not sure executed well, consider more steel lattice with vines, feel serves good purpose of coming into community and not looking at gas pumps.

Resolution:

It was Moved and Seconded:

THAT the Design Review Committee applauds the applicant for the unique approach to a corporate facility, including sustainability measures and general quality and architectural sensitivity; AND THAT the Committee has reviewed the proposed Shell Station's New Convenience Store and Gas Station at 1305 Marine Drive and recommends RESUBMISSION that addresses the following concerns:

- site plan in general with reference to the location of the garden;
- the screen on the south east corner needs to complement the building;
- consider wood soffits on the canopy and a more durable finish for the facia;

- provide an oil capture plan at the Building Permit stage.

CARRIED

4.3 6377-79 ARGYLE AVENUE, DP 10-031 FOR NEW DUPLEX DWELLING

Background:

Geri Boyle advised that the DRC considered a proposal for this property in July 2010 and at that time recommended resubmission. Since that time the owners have retained a new architectural team and come back with a completely new submission for the duplex.

Project Presentation:

Architect Karen Kallweit from Kallweit Graham Architects went over the new duplex design. She provided photographs of the site and neighbourhood and advised that there is an eclectic mix of styles in the area. Using a Power Point presentation she addressed the duplex design:

- Units have been offset and include trellises between the units to address privacy.
- Separate detached single garage and parking pad for each unit – the laneway character is detached garages and by doing so a driveway with a 18% grades are avoided
- Proposed secondary suite to be located in basements
- Design characteristics include large overhangs, exposed rafters, butterfly roof, raised deck leading off kitchen and patio at front.
- Materials board provided that showed stain cedar siding, narrow boards, fir rafters stained darker than siding.
- Landscape plan which included steps transitioning around the site, water features and lots of greenery.

Committee Questions:

The Committee questioned the presenter on paving materials, parking requirements, setbacks, solar heating considerations, roof materials, the suite entrance, garage roof, disabled access, plant materials and retention of trees.

Committee Comments:

The Committee provided comments on the proposal including:

- Aesthetics and character very appropriate for Horseshoe Bay.
- Concern that the front yard (north side) outdoor space will be shadowed by building.
- The front patio should be located so one can walk out of the den directly onto a patio.
- Front area has too many things happening (i.e., levels, areas, materials) and would benefit from simplifying the proposal with fewer subareas and more soft space with more indigenous planting; the rear yard is more cohesive.

- Concern that materials will be watered down, feel design depends on materiality - important to retain.
- Rear elevation finds conflicting window styles – some are traditional while others are contemporary.
- The offset butterfly roofs will not work the way shown.
- Façade needs to be differentiated. Façade changes are dynamic in elevation, the architect may want to treat bays as something different - or not have the shift.
- Concern with the garage roof as it will be seen to the neighbours on the other side of the lane as a large flat roof.
- Why not extend deck overhang out so as to create a more useable space for the secondary suites.
- A fence in the front yard adjacent to the house is okay to provide privacy, but it shouldn't be extended to the street; need to soften the treatment at the street
- The basement suite with access to light via light-wells and the stairs entry on the south side of the building is pretty grim; prefer having a private outdoor space at grade level. Try to maximize light from the south.
- Encourage applicant to put in solar hot water or at least put the rough-in piping and chases.
- Both deck surfaces need to be considered in terms of slipperiness.
- Consider future- proofing the building for handicapped access (perhaps by creating footings for a ramp from garage up to the deck).
- In the front yard flip the deck with Japanese garden so it can be accessed from inside the house.
- Feel the landscape is in keeping with the streetscape along Horseshoe Bay.

Resolution:

It was Moved and Seconded:

THAT the Design Review Committee recommends SUPPORT of the Duplex Dwelling at 6377-79 Argyle Avenue; SUBJECT TO further review by Staff of the following items:

- Alternatives to the sloped garage roof;
- Measures to maximize daylight access to the secondary suite and to the rear yard;
- A window style on the front and north façade that is in keeping with the side façades;
- The organization and materials of the front yard;

- Eliminating the staggering of the two units; and
 - Maintaining materiality as presented to the DRC on the material board.
- 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, January 20, 2011.

Gerri Boyle advised that Jennifer Marshall's term on the Committee will be ending and her last meeting will be January 20, 2011. The District is looking to fill 2 Architect positions on the Committee. Pacific Arbour's proposal for the former Wetmore Motors site and Rodgers Creek Area 1 Cluster Housing are tentatively set for the January 20 meeting.

8. ADJOURNMENT.

It was Moved and Seconded:

THAT the Design Review Committee meeting be adjourned. The meeting adjourned at 7:50 p.m.

CARRIED


Erik Lees, CHAIR


Gerri Boyle, STAFF LIAISON