

# 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 June 17, 2010 in the Municipal Hall Council Chamber,  
West Vancouver, B.C.

### Members Present:

Voting Members: Donal O'Callaghan (Acting Chair); Alexandra Bennett; Tom Bunting; Stuart Hood; Jennifer Marshall; Karl Ray; Michael Richardson; Duane Siegrist (until 5:45 p.m).

**Non-Voting Members Absent:** Councillor Shannon Walker.

**Members Absent:** Erik Lees (Chair).

### Staff Present:

Staff Liaison, Colette Parsons, Senior Urban Design Planner; Recording Secretary, Mandy Emery, Permits and Inspections.

### 1. CALL TO ORDER

The meeting was called to order at 4:32 p.m.

### 2. CONFIRMATION OF AGENDA

Colette Parsons advised that Item 4.1 Duplex is deleted from the agenda. She will provide update at end of meeting.

*At the July 8, 2010 Design Review Committee Meeting an amendment to the June 17, 2010 Minutes was made in Item 2 (remove the wording as underlined above and replace with "Deferred – update to follow under Item 5 Reports/Referrals".*

Jennifer Marshall asked that Ambleside be added as a discussion item under Item 5 Reports.

It was Moved and Seconded:

THAT the agenda of the June 17, 2010 Meeting be confirmed as amended.

**CARRIED**

### 3. ADOPTION OF MAY 20, 2010 MINUTES

It was Moved and Seconded:

THAT the minutes of the Design Review Committee held May 20, 2010 be adopted.

**CARRIED**

#### 4. APPLICATIONS FOR CONSIDERATION:

##### 4.1 **6377-79 ARGYE AVENUE, DUPLEX DWELLING - CANCELLED**

*At the July 8, 2010 Design Review Committee Meeting an amendment to the June 17, 2010 Minutes was made in Item 4.1 (remove the wording "Cancelled" as underlined above and replace with "Deferred").*

##### 4.2 **H&M, 751 PARK ROYAL NORTH, 2 STOREY TENANT IMPROVEMENTS**

Stuart Hood advised that this project poses a conflict of interest for him, and withdrew from commenting.

###### **Background:**

The architect distributed drawings to the committee. He advised that the store is 15,000 sq.ft. on 2 levels, it is located in the existing old structure dating back to the 1960's. Improvements include replacing 2<sup>nd</sup> floor by taking out old floor and putting in new floor to correct height issues. Nature of construction is minor in terms of building exterior but significant in terms of constraints: short time frame to build project (intending to open in October), no capacity on roof for any additional loads.

###### **Project Presentation:**

Using photographs of the roof with overlays of the roof top equipment the architect addressed the proposed changes to the roof:

- Tenant requires six high efficiency roof top HVAC systems with two fans and duct work.
- The existing early 60's wood structure roof requires site specific reinforcement to allow the roof top units, but there is no capacity on the roof for any additional load.
- Applicant recognizes the interest to make this area as attractive as possible so provided the option to paint out the units to match the existing torch-on roof or apply graphics to make equipment more interesting.
- Looked at options to screen equipment from above but would create additional wind load and require roof upgrades.

He noted that the existing view from proposed lower units at Evelyn Drive includes a multitude of roof top equipment and views to loading docks and garbage units at the rear of the mall.

The architect went on to provide details on the exit stair location, advising that the steel stairs will be consistent with other stairs in Park Royal.

**Committee Questions:**

The Committee provided questions of the architect and the Vice President of Park Royal Shopping Mall, Rick Amantea, including the following: Landscape/screening of the service lane, elevator shaft details, details on existing heating and cooling system, layout of the roof top equipment, and how to future proof this from happening again. There was concern that work had proceeded on the mechanical roof top equipment and meaningful change could not be accommodated. There was also concern that this equipment would set a precedent for roof top mechanical units in other Park Royal tenant spaces.

**Committee Comments:**

The Committee went on to provide comments on the roof top equipment.

It was Moved and Seconded:

THAT the Design Review Committee recommends SUPPORT of the Tenant Improvements (roof top equipment) for H&M, 751 Park Royal North; SUBJECT TO further review by Staff of the following items:

- The roof top mechanical units and venting to be painted out the same colour as the roof and painting should be done at the factory to ensure appropriate adhesion;
- The elevator overrun materials for the side and roof be confirmed;
- Consideration be given to lining up roof top mechanical equipment where feasible;
- Park Royal to provide a long term plan vision for the rear and roof tops, including a cohesive approach to roof top mechanical and ground level landscaping.

**CARRIED**

**5. REPORTS/REFERRALS.**

**AMBLESIDE**

The committee discussed recent decisions related to Ambleside's future including:

- The Seafood "take out" stand
- Removal of the boat ramp
- Traffic and parking in the Ambleside area, and
- Parking beneath the artificial turf field

The Chair suggested, Committee members provide and circulate, their thoughts, related to the Ambleside area, for discussion at the next meeting.

Colette Parsons provided an update on Item 4.1 – 6377/79 Argyle Avenue Duplex. She advised that the drawings provided did not conform to zoning both in floor area, number of storeys, and for that reason the item was removed from the agenda as these aspects affect the form and character of building.

**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, July 22, 2010.

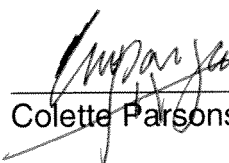
**8. ADJOURNMENT.**

It was Moved and Seconded:

THAT the Design Review Committee meeting be adjourned. The meeting adjourned at 6:00 p.m.

**CARRIED**

  
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Donal O'Callaghan, CHAIR

  
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Colette Parsons, STAFF LIAISON