

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 March 18, 2010 in the Municipal Hall Council Chamber,
West Vancouver, B.C.**

Members Present:

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

Non-Voting Members: Councillor Shannon Walker.

Members Absent: Alexandra Bennett.

Staff Present:

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

1. CALL TO ORDER

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

Chair, Donal O'Callaghan, put forward his resignation as Chair to the Design Review Committee. He explained that he could contribute more effectively as a Committee member rather than Chair. The Committee accepted his resignation.

ELECTIONS

Chair

Colette Parsons called for nominations for the replacement of the position of Chair to the Design Review Committee for the year 2010.

It was Moved and Seconded:

THAT Erik Lees be appointed as Chair to the Design Review Committee for the remainder of 2010.

CARRIED

Vice-Chair

Colette Parsons called for nominations for the replacement of the position of Vice-Chair to the Design Review Committee for the year 2010.

It was Moved and Seconded:

THAT Donal O'Callaghan shall be appointed as Vice-Chair to the Design Review Committee for the remainder of 2010.

CARRIED

Erik Lees assumed the chair.

2. CONFIRMATION OF AGENDA

It was Moved and Seconded:

THAT the agenda the March 18, 2010 Meeting be confirmed as circulated.

CARRIED

3. ADOPTION OF JANUARY 21, 2010 MINUTES

It was Moved and Seconded:

THAT the minutes of the Design Review Committee held January 21, 2010 be adopted.

CARRIED

4. APPLICATIONS FOR CONSIDERATION:

4.1 6330/42 BAY STREET, EXTERIOR IMPROVEMENTS TO AN EXISTING COMMERCIAL BUILDING

Background:

Colette Parsons advised that the application is for upgrades to the existing commercial building in a prominent location in Horseshoe Bay. There are no changes proposed to the floor area, only changes to the external appearance of the building.

Project Presentation:

Wendy Andrews and Ron Baron of Hearth Architectural presented the renovations. Ron Baron explained that the building owner has requested the exterior upgrades to address maintenance issues and modernize the external appearance of the building on a limited budget. Changes include:

- Replacing existing cedar siding with low maintenance Hardie Plank siding, using a combination of plank and board and batten siding to add interest.
- Cladding to be dark brown at lower level and a heathered moss colour on upper level, existing brick is to be painted to match siding.
- Remove existing aluminum railings at street and upper level and replace with frameless glass railing.
- Addition of glazed canopies on second level and same canopy design to replace existing awning along Keith Road.
- Corner of Keith Road and Bay Street removing concrete planter and replacing with steps for pedestrians.
- 3 planters to be retained and replanted for visual interest.
- Decorative trellis element proposed at rear of building.
- Roof equipment to be screened.
- Tenant signage is to be replaced with more uniform consistent signs in the existing sign band.
- Proposing to replace wood doors with a wood or vinyl door.

Committee Questions:

The Committee questioned the presenters including queries on the following: Lighting strategy, window and door replacement, retention of building envelope consultant, weather protection on 2nd floor, roof top equipment, rationalize upgrade to neighbouring buildings, rain water leader location, retention of shrubs in planters, colour palette and need for material boards; and whether the Horseshoe Bay Design Guidelines were considered.

Committee Comments:

The Committee provided comments on the application.

Resolution:

It was Moved and Seconded:

THAT the Design Review Committee commends the applicant on the upgrade to the building and improved investment in Horseshoe Bay; AND THAT the Committee recommends SUPPORT of the Exterior Improvements to the Commercial Building at 6330/42 Bay Street; SUBJECT TO further review by Staff of the followings items:

- consider lighting that reduces light spill and light pollution and addresses night sky issues;
- the choice of light fixtures is an important element to the building's character as it will be prominent on the building and towards that end fixture specifications should be provided to staff for review;

- consider making the new doors and frames aluminum to match existing;
- provide materials and sample board for review by staff;
- consider rain water leaders internal to the cladding;
- consider horizontal screening/shading elements on the second storey window on Keith Road;
- consider the glass canopy to be frosted, not clear;
- reconsider replacing all plants not expected to survive 2 years or less, review plant palette to ensure xeric plant choice, less showy, and consider ornamental grasses supportive of a marine theme.

CARRIED

5. REPORTS/REFERRALS.

No reports received.

6. PUBLIC QUESTION PERIOD

(Regarding process and/or Disposition only)

No Questions Presented.

Discussion followed on the paperless agenda package. The consensus from the Committee was to go back to couriering out the agenda package with paper copy for review. It was requested that late addendum items could be sent out electronically.

Colette Parsons provided information on the following projects:

- Pilot housing projects
- Sewell's site
- Wetmore Motors redevelopment
- Redevelopment of waterfront between 13th and 18th
- Spirit Trail construction
- Evelyn Drive development

7. NEXT MEETING

The next regular meeting of the Design Review Committee is scheduled for Thursday, April 15, 2010.

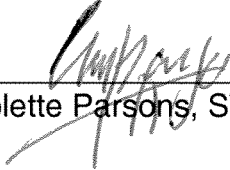
8. **ADJOURNMENT.**

It was Moved and Seconded:

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

CARRIED



Erik Lees, CHAIR

Colette Parsons, STAFF LIAISON