

**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 17, 2011 in the Municipal Hall Council Chamber,  
West Vancouver, B.C.**

**Members Present:**

Voting Members: Kim Smith (Acting Chair); Stuart Hood; Donal O'Callaghan; Barbara Pettit; Karl Ray.

Non-Voting Members: Councillor Michael Evison.

**Members Absent:** Erik Lees (Chair); Tom Bunting (Vice-Chair); Cedric Burgers; Duane Siegrist.

**Staff Present:**

Staff Liaison, Geri Boyle, Manager of Community Planning; Lisa Berg, Senior Community Planner; Recording Secretary, Mandy Emery, Permits and Inspections.

In the absent of the Chair and Vice-Chair, the Committee appointed Kim Smith as Acting Chair for the meeting

**1. CALL TO ORDER**

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

**2. CONFIRMATION OF AGENDA**

It was Moved and Seconded:

THAT the agenda the November 17, 2011 Meeting be confirmed as circulated.

**CARRIED**

**3. ADOPTION OF SEPTEMBER 29, 2011 MINUTES**

It was Moved and Seconded:

THAT the minutes of the Design Review Committee held September 29, 2011 be adopted.

**CARRIED**

#### 4. APPLICATIONS FOR CONSIDERATION:

##### 4.1 1525 BELLEVUE AVENUE, RECONSTRUCTION OF UPPER TWO LEVELS AND RENOVATION OF COMMERCIAL UNITS. FILE: 1010-20-11-051

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

Lisa Berg, Senior Community Planner, provided an overview.

Due to consistent failure of the building envelope, the owners of the eight strata units have applied to demolish and reconstruct the top two levels containing six residential units and renovate the grade level containing two commercial units and parking.

Geri Boyle noted that rebuilding within existing individual strata lot boundaries allowed the strata corporation to remain in place.

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

Farouk Noormohamed, Principal of FNDA Architecture provided an overview of the renovation project:

- Complex project with each strata unit having their own requirements; took time to bring to a consensus with design while keeping within the constraints of the existing individual strata units.
- Conscious decision not to maximize site and stay within existing building envelope and footprint.
- Given history with water ingress using a material that would envelope building completely - Alucobond metal panel rain screen in white, gray and cedar finish. Commercial base level to be clad with BC granite.
- Used opportunity to address Ambleside Village Centre policies and guidelines within the Official Community Plan (OCP). As a result they have redesigned the building to set a new standard for the area with a sophisticated design and high quality materials.
- Design provides protection of all windows, definition of entry to residential lobby, strong design and character to rear of building, and addition of glass canopy at grade along Bellevue.
- Will work with the District on incorporating into the new streetscape concept proposed for Bellevue.
- Overall green building strategy includes: retaining materials, low-e windows, low flushing toilets, instant hot water and in floor electrical heating.

###### **Committee Questions:**

The Committee questioned the presenters on the reconstruction project including: materials proposed, heating system, roof garden, floor to ceiling heights, window detailing and consideration to adding another floor.

The presenter clarified the proposal and responded to the street tree and roof garden questions as follows:

- Street trees will be provided but are not shown on the renderings so that the building is visible; also the specific trees to be planted would be those coming out of the Ambleside Public Realm Study that the District is undertaking – staff confirmed that this project is just commencing.
- Each strata unit will develop their own roof garden, and for this reason there are no planters planned for the building.
- The roof is not set up for roof top gardens in terms of either drainage or water.

**Committee Comments:**

The Committee provided comments on the project including:

- Really like the facade, provides memories of the original building, like brightness to the street. Suggested that the stone on the ground floor provides an opportunity to include some interesting details such as date or something fun.
- Encourage the owners to at least rough in solar hot water and look at hot water floor heat rather than electric.
- Tremendous opportunity for solar panels on roof. Great response and have handled the challenges well. The Alucobond panels seem too white, given the climate maybe look at a colour that weathers better.
- On back of building would like to see the wood valance put in. Should replace bamboo with a more indigenous plant and put in ground lights. Feel breezeway needs something welcoming in there. Not sure the glass canopy works out front as it gets dirty, at 4 ft. does not extend out enough and doesn't cover the breezeway. A solid canopy that extends six feet and has continuous coverage to end of breezeway would be better.
- Great job and hats off to architects and strata. Make sure the roof is engineered to take the load of rooftop gardens. Support solar hot water for this building. Support a continuous canopy for street protection. Opportunity for planters or landscape in breezeway to soften and enhance.

**Resolution:**

It was Moved and Seconded:

THAT the Design Review Committee commends the applicant and the strata for the design and presentation and recommends SUPPORT of the reconstruction of the upper two levels and renovation of the commercial grade units for 1525 Bellevue Avenue; SUBJECT TO further review by Staff of the following items:

- designate roof area for solar panels and provide infrastructure to connect the area with mechanical/electrical rooms below;
- consider use of non-direct electric heating and hot water system;
- ensure that the loading and drainage is adequate for roof top garden;
- reconsider landscape and accent lighting opportunities along laneway and breezeway;
- provide a continuous canopy, connected to the storm drainage system, along the street front;
- reconsider the appropriateness of the bone white colour.

**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 8, 2011.

**8. ADJOURNMENT.**

It was Moved and Seconded:

THAT the Design Review Committee meeting be adjourned. The meeting adjourned at 5:20 p.m.

**CARRIED**

  
Kim Smith, ACTING CHAIR

  
Geri Boyle, STAFF LIAISON