

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 September 29, 2011 in the Municipal Hall Council Chamber, West Vancouver, B.C.

Members Present:

Voting Members: Tom Bunting (Acting Chair); Cedric Burgers; Donal O'Callaghan; Barbara Pettit; Karl Ray; Michael Richardson; Duane Siegrist (until 5:30 p.m.); Kim Smith (at 5 p.m.)

Non-Voting Members: Councillor Shannon Walker.

Members Absent: Erik Lees (Chair); Stuart Hood.

Staff Present:

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

1. CALL TO ORDER

The meeting was called to order at 4:40 p.m.

2. CONFIRMATION OF AGENDA

It was Moved and Seconded:

THAT the agenda the September 29, 2011 Meeting be confirmed as circulated.
CARRIED

3. ADOPTION OF AUGUST 25, 2011 MINUTES

It was Moved and Seconded:

THAT the minutes of the Design Review Committee held August 25, 2011 be adopted.

CARRIED

4. APPLICATIONS FOR CONSIDERATION:

4.1 70 MORVEN DRIVE, COLLINGWOOD SCHOOL MORVEN CAMPUS REDEVELOPMENT

Background:

Andrew Browne, Senior Community Planner, provided an overview of the project and explained that the application under consideration is a courtesy referral from Collingwood School, and that no Development Permit or design guidelines are applicable to the institutional land use. He introduced the project team: KMBR Architects, Bunt and Associates Engineering, DMG Landscape Architects, Michael Rosen Development Consultant, and Collingwood a School representative.

Project Presentation:

Using Point presentation, 3D animation, and coloured renderings the architects went over the proposal:

- Demolishing the Glenmore wing, 4 portables, existing parking and cafeteria, the Parent Wing to remain and be upgraded.
- New addition to be built where existing playing field located and the school will remain operational during construction.
- New addition will be lower than the existing Parent Wing and complies with the maximum height allowed for the site and the site coverage will be less than the maximum 40% allowed.
- Adding 2 levels of underground parking – 150 stalls, total off street parking will be 195 stalls. One way driving loop will take traffic stacking off Morven Drive.
- No mechanical equipment to be located on the roof due to height limit.
- Addressed topography of site, location of Trans Canada Trail and park to the west and went over the uses of the site. Provided photographs of neighbouring houses and relationship to school, addressed views to and from the site and adjacencies to neighbouring properties.
- Went over the design philosophy and principles – Connected, Collegiate, and Community.
- Went over sustainable initiatives: interior filled with natural light, high efficiency mechanical equipment with heat recovery, reuse of existing building, reduced impermeable paving, retain existing vegetation and add trees, storm water management, compact footprint, and improve site utilization.
- Materials to include: glass panels, steel cladding, aluminum panels, abundant windows, fibre cement panels, and cedar siding in protected areas.

The Landscape Architect went over the concept:

- Landscape to reflect and reinforce architecture of building. Contemporary, sustainable and provides a strong connection with neighbourhood and helps campus to be a good neighbour.
- Strong pedestrian circulation pattern allows students to take in entire campus and connects to external and internal sidewalk system.
- Turf field recessed to allow tiered seating.
- Addressed sustainable features, retention of vegetation and new plantings.
- Removing brambles at Trans Canada Trail, replacing with deciduous trees and native landscaping.

Committee Questions:

The Committee questioned the presenters on retention of trees, buffering of playing field, overflow seating at field, treating existing cedar, rationale for addition, traffic congestion, adequacy of sustainable features, material proposed, student parking in neighbourhood, grade to underground parking, salvaging materials, air conditioning, location for mechanical equipment, future expansion, architecture reflecting neighbourhood, consultation with neighbours, construction trade and truck traffic management, project phasing, and construction's impact on parking for staff and faculty.

Committee Comments:

Member discussion included the following:

- Thorough presentation, but would have liked a model to show more context, including adjacent properties and have trouble understanding interfacing between new and old building. The concept of moving the playing field out front onto Morven Drive is a great idea, think neighbourhood benefits from that. Collegial modern look is not a great fit for neighbourhood; the neighbourhood is a heavily wooded sloped area with lots of cedar shingle roofs; feel that the design needs something more than the steel and glass look depicted. Disappointed that there is nothing emphatically sustainable in the school, opportunity for a green roof or something unique and positive for students to witness.
- Collegiate concept – do not feel that the assemblage of buildings is collegiate; feels neither campus nor collegiate; words don't match the pictures – either change word or change the picture, no connectivity between the 2 elements. In terms of architecture concept not consistent or wilfully enabled through the whole project. Lack of resolution in terms of materials, collision of materials, finishes should be consistent with whatever the concept is, less parts to be stronger compositionally. Should be a sustainable armature around what is

being built, doesn't feel this is the case, a long way to go on integrating systems and architecture.

- Collingwood has a rarefied group of students that are fairly advantaged and a good proportion will be influential in their lives; this is a real opportunity to take the building and architecture and use as a model of sustainable building including solar hot water, green roofs, geothermal. Use the sustainable building as an education tool for the community and the community of students. Driving in to underground parking have to do 180 degree turn, dangerous manoeuvre. Gymnasium is a big blocky building and don't think putting trees in front is a good enough way to make the building work; this is a scale issue, maybe look at smaller cladding panels to break down the scale and be more unified with the architecture and surroundings.
- Have a building that is incredibly deep in the east west connection and think that natural ventilation would be in the forefront when looking at sustainability.
- Cleaner and much more together than what is there right now; parking is a good resolution. Don't feel there is a lot of context in neighbourhood to draw from; there are phenomenal campuses across Canada old and new that could provide some of the language from. Wonder what was driving the vision. There wasn't much landscaping left on the site as all worn off by the children, hoping that what you are planting will be tough.
- Building will improve the school dramatically; like interior layout and an improvement in traffic for neighbours. Understand playing field determined siting but concerned it becomes problematic as the buildings outdoor spaces face mostly north and east (bad solar aspect); exterior outdoor social area not a great spot. Protruding parking area wonder if looked at terracing building down to help fit siting to the contours. Sustainability list of things seem more like an afterthought; concept seems unclear, jumbled. Architecture should reflect the nature of what is there today – a building in a forested setting; like that context and would like to see more trees in front entry and drop offs.
- Interesting concept and exciting to see an internal planned environment. Architecture there needs to be a common thread, too much variety for the entire complex. Landscape buffering of playing field, avoid cross cutting, at east edge.

The architect thanked the Committee for their comments and advised that they are at a point early enough to incorporate the comments. Architect also noted that the point was taken with respect to the number and variety of materials and that they would reflect on this.

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, October 20, 2011. Geri Boyle advised that we may not have any agenda items for this meeting.

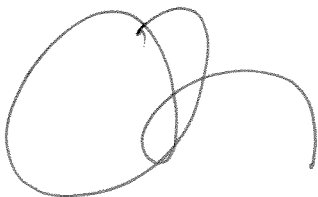
Discussion followed on future projects that may be coming to the Committee.

8. **ADJOURNMENT.**

It was Moved and Seconded:

THAT the Design Review Committee meeting be adjourned. The meeting adjourned at 6:45 p.m.

CARRIED



Tom Bunting, ACTING CHAIR



Geri Boyle, STAFF LIAISON