

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 July 22, 2010 in the Municipal Hall Council Chamber,
West Vancouver, B.C.**

Members Present:

Voting Members: Erik Lees (Chair); Donal O'Callaghan (Vice-Chair);
Stuart Hood; Karl Ray; Michael Richardson.

Non-Voting Members: Councillor Shannon Walker.

Members Absent: Alexandra Bennett; Tom Bunting; Jennifer Marshall;
Duane Siegrist.

Staff Present:

Staff Liaison, Colette Parsons, Community Planner – Urban Design; Recording
Secretary, Mark Panneton, Legislative Services.

1. CALL TO ORDER

The meeting was called to order at 4:38 pm.

2. CONFIRMATION OF AGENDA

It was Moved and Seconded:

THAT the agenda the July 22, 2010 Meeting be confirmed as circulated.

CARRIED

3. ADOPTION OF JULY 8, 2010 MINUTES

It was Moved and Seconded:

THAT the minutes of the Design Review Committee held July 8, 2010 be
adopted.

CARRIED

4. APPLICATIONS FOR CONSIDERATION:

4.1 6377-79 ARGYLE AVENUE, NEW DUPLEX DWELLING

Background:

Colette Parsons noted that the District Arborist had been to the site and she spoke relative to the condition of the trees, and noted that only a few were suitable for retention.

Project Presentation:

Mehrdad Rahbar from Vernacular Design presented the drawings for the duplex.

- Spoke to the design of other buildings in the area, the site history and design limitations relating to grade and zoning requirements.
- The subject proposed structure is a symmetrical duplex with design elements to break up massing, including symmetrical roof and gable-lines that are both traditional and familiar to the area, and a combination of flat and peaked roofs to make a contemporary statement.
- Combination of building materials: wooden wall shakes, metal siding, medium grade stucco for the house and asphalt shakes for the roof.
- Landscaping to ensure privacy of patio and front entrances, laneway beautification, use of cedar hedges, strawberry trees, medium sized ferns, shrubs, and other native plants, no lawn area at the front, no use of automatic sprinklers or similar irrigation methods.
- Use of poured concrete for entrance walkways and driveways, crushed pea gravel for parking pads.
- Wooden pergola above the driveway.

Committee Questions:

The committee questioned the presenter on: the roof design and materials, roof coverage of the balconies, pergola design and materials, the site grade, the detached garage, access to the patio from the residence, sustainability, accessibility, building envelope, landscaping, retaining walls, and secondary suites.

Committee Comments:

The committee went on to provide comments related to the:

- rear access to the building
- diversity of building materials
- use of poured concrete for front walkway
- side yard landscaping, accessibility and design
- use and functionality of planter boxes
- roof design and functionality
- District of West Vancouver's Green Building Standards
- site grading
- pergola design and materials
- secondary suites

Resolution:

It was Moved and Seconded:

THAT the Design Review Committee recommends a RESUBMISSION of this application which addresses the following concerns:

- Further study of massing, roofing systems, and material selections;
- Review of the connectivity between the deck and living space;
- Better resolution regarding the interface of grades between the subject and neighbouring properties;
- Better resolution of access around the building including access to the lower units;
- Better resolution of the public and private transition at Argyle;
- Reconsider concrete walkway on the South side and replace with something more suited to residential character;
- Review West Vancouver's Green Building standards, and confirm aspects of sustainability;
- Resolve connectivity between front and back of building or consider eliminating pea gravel and replacing it with landscape treatment in the side yards;
- Consider an overhang for the man-door from the garage;
- Reconsider the amount of impermeable surfaces.

CARRIED

5. **REPORTS/REFERRALS.**

No reports received.

6. **PUBLIC QUESTION PERIOD**

No Questions Presented.

7. **NEXT MEETING**

The next regular meeting of the Design Review Committee is scheduled for Thursday, September 9, 2010.

8. **ADJOURNMENT**

It was Moved and Seconded:


THAT the Design Review Committee meeting be adjourned.

CARRIED

The meeting adjourned at 6:16 p.m.



Erik Lees, CHAIR


FOR

Colette Parsons, STAFF LIAISON