

**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 May 20, 2010 in the Municipal Hall Council Chamber,  
West Vancouver, B.C.**

**Members Present:**

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

**Members Absent:** Michael Richardson.

**Non-Voting Members absent:** Councillor Shannon Walker

**Staff Present:**

Staff Liaison, Colette Parsons, Community 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.

**2. CONFIRMATION OF AGENDA**

It was Moved and Seconded:

THAT the agenda the May 20, 2010 Meeting be confirmed as circulated.

**CARRIED**

**3. ADOPTION OF MARCH 18, 2010 MINUTES**

It was Moved and Seconded:

THAT the minutes of the Design Review Committee held March 18, 2010 be adopted.

**CARRIED**

#### 4. APPLICATIONS FOR CONSIDERATION:

##### 4.1 2335-2337 MARINE DRIVE, DUPLEX. DP APPLICATION NO. 1010-20-10-029

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

Colette Parsons provided site and project context: site is surrounded by a mix of duplexes and single family residences, slightly sloping site with an existing 20 ft. wide boulevard between the property line and road edge.

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

Architect Raymond Letkeman started the presentation. Using presentation boards the architect described the neighbouring buildings and went on to address the building design:

- Proposing contemporary design with flat roof.
- As the property is on an angle to Marine Drive, proposing to step westerly home back and provide stone wall element in middle.
- Instead of one wide driveway proposing 2 single driveways with connection between. This allows the opportunity for screening and maintaining green edge.
- To address noise from Marine Drive proposing to develop an internal courtyard at main floor grade with master bedroom and balconies facing towards courtyard.
- Side entries accessed from street level through gate and walk up stairs.
- Simple palette of materials proposed including: rock dash stucco, clear cedar soffits and siding, frosted glass garage doors with aluminium frames, clear glazing window wall system with anodized aluminium finish, and aluminium gate with wood inserts.

The architect went on to address overlook of adjacent residences to the proposed development.

The Landscape Architect went over the landscape concept:

- Proposing drought resistant low maintenance planting.
- Towards house - proposing concrete wall on private property with planting to delineate between private and public property.
- Stairs wrap the house and bring visitors to courtyard entry area, concrete entry way leads up to doorway with cedar decking.
- Bringing long lines out from building through landscaping. Courtyard incorporates fire pit social area leading on to kitchen area.
- Materials include cedar decking, stone matching building base, basalt water feature. Strong geometrical patterns play off lines of architecture and lines of property.
- Informal paths set in pebble and stones lead around side of building.
- Private deck area share focal features with screens and planting for vegetable garden.

**Committee Questions:**

The Committee questioned the presenters on the proposal including: common area lighting, entry sequence, use of basement, treatment of concrete wall at property line, purpose of outbuildings, south massing shading courtyard, rationale for 2 driveway crossings, proposal for sustainable heating and lighting, venting for fireplaces, depth of soffits, stone wall treatment, retention of existing landscape, and size and details of cistern.

**Committee Comments:**

The Committee were in general support of the design and noted that in terms of context feel this project is a positive addition to this section of Marine Drive. The Committee went on to provide comments on the duplex proposal.

**Resolution:**

It was Moved and Seconded:

THAT the Design Review Committee recommends SUPPORT of the Duplex Design for 2335-2337 Marine Drive; SUBJECT TO further review by Staff of the following items:

1. consider the massing of the front portion of the building to provide more light into the courtyard space;
2. consider using local stone;
3. consider using solar hot water or at a minimum rough it in;
4. consider deeper soffits along the side of the building ;
5. enhance pedestrian experience from the street to the main entrance by exploring the refinement of the entry sequence for pedestrians in terms of scale, character, materials and relationship to street;
6. enhance the landscape along the street frontage;
7. consider the use of vines to be planted on some of the blade wall;
8. locate rain water barrels to allow the water flowing out to occur by gravity;
9. strongly consider reducing the driveway entries to one;
10. consider using a similar architectural character for the subordinate buildings as that used for the primary buildings.

**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, June 17, 2010.

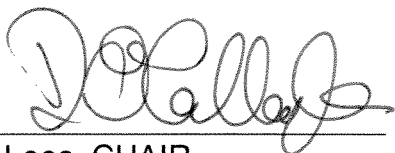
8. **ADJOURNMENT.**

It was Moved and Seconded:

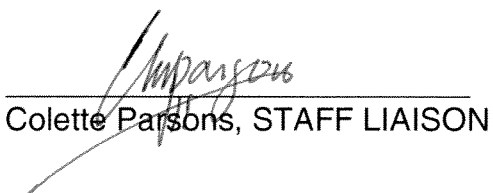
THAT the Design Review Committee meeting be adjourned. The meeting adjourned at 5:55 p.m.

**CARRIED**

For:



Erik Lees, CHAIR



Colette Parsons, STAFF LIAISON