

**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 August 25, 2011 in the Municipal Hall Council Chamber,  
West Vancouver, B.C.**

**Members Present:**

Voting Members: Erik Lees (Chair); Cedric Burgers; Stuart Hood; Donal O'Callaghan;  
Barbara Pettit; Kim Smith.

Non-Voting Members: Councillor Shannon Walker; Councillor Michael Evison.

**Members Absent:** Tom Bunting (Vice-Chair); Karl Ray; Duane Siegrist.

**Staff Present:**

Staff Liaison, Geri Boyle, Manager of Community Planning; Lisa Berg, Senior  
Community Planner; 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 August 25, 2011 Meeting be confirmed as circulated.

**CARRIED**

**3. ADOPTION OF JUNE 9, 2011 MINUTES**

It was Moved and Seconded:

THAT the minutes of the Design Review Committee held June 9, 2011 be  
adopted.

**CARRIED**

#### 4. APPLICATIONS FOR CONSIDERATION:

##### 4.1 900 BLOCK 21<sup>ST</sup> STREET, FILE 1010-20-11-005 OCP, REZONING AND DP FOR KIWANIS SENIORS HOUSING

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

Lisa Berg provided timeline and background on the review process since their last meeting:

- Community Consultation Meeting - received good feedback from public with input that bachelor suites would be very much supported.
- North Shore Advisory Committee on Disability Issues - recommended support.
- Council - recommended proceeding to Bylaws and receiving further comment from the Design Review Committee.

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

The President of the West Vancouver Kiwanis Housing Society, Bob Heaslip, noted that they received positive public comments and Council was supportive on moving forward with the application.

Using power point presentation, model, and drawings Architect Charlene Kovacs addressed the comments from the last meeting providing comparison of the previous and the new design:

- Introduction of bachelor suites
- Expanded multi purposes rooms and increased amenity areas
- Break down massing by lowering roof forms at ends of buildings
- Reduced building massing on upper storeys and increased building articulation
- Lighten brick colour and colour palette on east building
- Added more glazing to identify entrances, extended covered walkways and added trellis detailing to bring down scale of architecture
- Reworked pattern on balconies to break down scale
- Will provide resting nodes in hallways and ensure that elevators are placed within 75 feet of a unit.

The architect addressed elevations and view impacts and shadowing on the playing field to north. She went on to state that the one parking space per 3 units is consistent with this type housing.

Landscape Architect Bruce Hemstock addressed the pedestrian walkway and how it relates to the surrounding neighbourhood and connection through the site. He went on to address the changes to landscape concept:

- Creating a landscape entry on 21<sup>st</sup> and repeated at Gordon Avenue, incorporating trellis structure, bench and sign.

- Main loop walkway to have concrete paving for accessibility, with smaller walkways leading off to character gardens.
- Introducing a shade garden and Japanese inspired woodland garden. Plant material will repeat through site.
- Lighting through landscape with low level bollard lighting and pole light to light walking loops. All stairways and pathways to be lit.
- Reconfigure pathway and landscape to provide a safer transition from sidewalk at 21<sup>st</sup> Street.
- Feel cost estimate provided are within budget for what is proposed.

The Sustainability Consultant addressed their rationale in using electric baseboard heaters and felt that the mechanical system will be compatible with connecting to the District's energy system when that time comes.

The presenters went on to demonstrate the fire truck turning radius and parking exiting and entry.

#### **Committee Questions:**

The Committee questioned the presenters on: width of walkway, use of multi purpose room, economics of baseboard heating, treatment of parkade wall, edible planting in landscape, identifying bays with colour, identify crosswalk into paving, removal of trees for fire truck radius, r-value not shown on drawings, chairs vs. benches in landscape, paving materials, and buffering of pedestrian loop from vehicles.

#### **Committee Comments:**

- Support - good improvement and has addressed all the
- Support - like the way path winds around different interest spots, feel community garden will work well as public/private interface
- Satisfied that triple glazing, heat recovery ventilators, and continuous insulation on exterior justifies the use of baseboard heating. Like to see future proofing for solar hot water heating and connecting to future district energy systems roughed in. Feel wall on ramp leading down into parkade looks harsh, if possible: do something to soften wall.
- Concern with adequacy of visitor/staff parking, feel 12 visitor spaces and 6 staff doesn't seem adequate. Big multipurpose space, worry that this space will be "multi-useless" space, don't feel space works well and not having any physical activities in a building like this is not forward looking.
- Disappointed the trees couldn't be saved, recognizing that the Fire Department has a lot of clout and also there is a cost saving element as a result of alignments, think in general need to push and ask more questions on exactly when a fire truck will go into a tight space as this. Feel there is possibility of creating soil depth and pockets in garden to allow residents to be able to grow something and having multiple places where people can garden.

Kiwanis responded to the comments, noting that they will revise the drawings to include rough-ins for future solar.

**Resolution:**

It was Moved and Seconded:

THAT the Design Review Committee recommends SUPPORT of the Kiwanis Seniors Housing Redevelopment; SUBJECT TO further review by Staff of the following items:

- the Committee are satisfied with the use of baseboard heaters provided that rigid outboard insulation is utilized and the provision for future installation of solar hot water panels is incorporated;
- consideration be given to accommodate and provide an opportunity for additional urban agriculture.

**CARRIED**

**4.2 PARK ROYAL SHOPPING CENTRE  
PROPOSED BOULEVARD UPGRADE AND NEW INTERSECTION TO  
REPLACE WEST VEHICLE OVERPASS AND PEDESTRIAN  
OVERPASS**

**Background:**

Geri Boyle advised that the presentation will address the comments from the previous meeting. She also advised that after DRC consideration there is the need for review and acceptance of detailed construction drawings and Council's final approval (via the CAO).

**Project Presentation:**

Art Phillips, Director of Development for Larco Investments introduced presenters: Mark Vaughan for Vaughan Landscape, Sarah Allan of Bunt and Associates, Rick Amantea, Vice-President of Park Royal Shopping Centre.

Using Power Point presentation Art Phillips noted that the detail design construction drawings have just been submitted to the Engineering Department for review. He addressed some of the comments from the June 9 meeting:

- The fence in the median is a safety requirement
- Park Royal cannot develop the intersection and keep the overpass, as Marine Drive will be realigned at this point
- Bike lane to be provided west bound on Marine Drive.

Mark Vaughan addressed the June 9, 2011 comments and identified how this application ties into the Official Community Plan:

- Went over design guidelines including: paving materials, parking, trees, boulevard, entrances and pedestrian sidewalks.
- Master plan identifies unique precincts - West Village, South Mall, East Village, White Spot Corner, North Mall, and Evelyn to Spirit Corridor. South Corridor, North Mall Parking, Marine Drive Corridor.
- Adding bike lanes to both sides of the Evelyn Spirit Corridor and possible connection to future bike lane on south road and connects to bike lane on north side to Ambleside and east bound along Marine Drive. Went over pedestrian connection along Evelyn Spirit Corridor.
- Park Royal is working on a long term implementation plan that would apply as sites become available
- Upgrades to the Extra Food site will be a key development, great opportunity to widen walkway and add trees to that area and create a lot more activity and store front experience.
- Improve fencing along Marine Drive with a high quality fence and lower planting to create more visual transparencies, retain and replant oaks where needed.

#### **Committee Questions:**

The Committee questioned the presenters on the coordination of traffic signals along Marine, development of White Spot corner, location and amount of bicycle racks, naming of roads in site, traffic flow and impact when eliminate overpass, extent of fence eastward, weather protection, variety of trees, and staff bicycle lock ups.

Rick Amantea advised that the White Spot redevelopment provides an opportunity for a substantial piece of public art and also an opportunity for West Vancouver to do some sort of entry messaging.

#### **Committee Comments:**

Member discussion included the following:

- Come a long way, integration of all the ways for getting around is excellent
- Intentions shown are good; know it is long term plan, so feel the details will likely evolve. Commend the idea of breaking down mall to create identities and places - different sense of scale.
- From a retailing perspective all make sense – issues have been addressed. Sceptical on traffic flow as don't know the science of it - not convinced on the traffic plan.
- Applaud the intention to break up site on a precinct basis. Pleased to hear this is the first step towards a pedestrian active transportation concept for Park Royal, keep palette of materials as high quality as possible. Need identification and name work for precinct now and use

those names as a design rationale. Concern with signage embedded into median; prefer to see more subconscious queues to mark sense of gateway and departure.

The presenters responded to the comments. They explained that this is a long term project with the first step being the intersection, then expansion of east village and the White Spot site.

**Resolution:**

It was Moved and Seconded:

THAT the Design Review Committee recommends SUPPORT of the Park Royal Shopping Centre proposed boulevard upgrade and new intersection to replace the west vehicle overpass and pedestrian overpass; SUBJECT TO further review by Staff of the following items:

- a peer review of the traffic functionality in conjunction with the overall traffic methodology for the whole roadway from Capilano River to 13<sup>th</sup> Street;
- provide ample landscaping including tree and shrub details for staff review;
- re-examine the necessity of a fence in the median;
- review the next iteration of the active transportation plan for the whole Park Royal Precinct and Marine Drive

**CARRIED**

**4.3 2372 BELLEVUE FILE, 1010-20-10-042  
DP FOR DUPLEX**

**Background:**

The Chair advised that at the meeting of July 20, 2011 a quorum was not achieved, the members present did review the application and formulated a motion. The meeting notes and draft motion have been distributed to the Committee.

The members present provided input on the application that was presented.

**Resolution:**

It was Moved and Seconded:

THAT the Design Review Committee recommends SUPPORT of the Duplex at 2372 Bellevue Avenue; SUBJECT TO further review by staff of the following items:

- refine the detailing in a manner that is consistent with “Seaside English Cottage” style and overall architectural context;
- consider dropping roof ridge on the west unit;
- consider including an HRV system;
- consider any opportunities to introduce additional light into the basement level.

**CARRIED**

**5. REPORTS/REFERRALS.**

No reports received.

Gerri Boyle provided an update on the applications for Evelyn Drive Development, Pacific Arbour, Hollyburn Mews, Duchess Townhouses and Safeway Site.

**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, September 29, 2011.

**8. ADJOURNMENT.**

It was Moved and Seconded:

THAT the Design Review Committee meeting be adjourned. The meeting adjourned at 7:05 p.m.

**CARRIED**

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Erik Lees, CHAIR

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Gerri Boyle, STAFF LIAISON