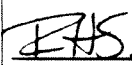
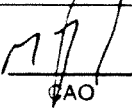


COUNCIL AGENDA/INFORMATION

<input type="checkbox"/> Closed	Date: _____	Item # _____
<input checked="" type="checkbox"/> Reg. Council	Date: <u>June 22, 09</u>	Item # <u>10</u>
<input type="checkbox"/> Supplemental	Date: _____	Item # _____

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R-2

DISTRICT OF WEST VANCOUVER

750 - 17TH STREET, WEST VANCOUVER, BC V7V 3T3

COUNCIL REPORT

Date: June 22, 2009

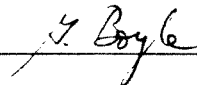
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From: Geri Boyle, Manager, Community Planning

Subject: **Zoning Bylaw No. 2200, 1968, Amendment Bylaw No. 4608, 2009 for 6520 and 6540 Marine Drive (former Fire Hall No. 2 site) - Proposed Design Guidelines**

In the June 12, 2009 report to Council providing the proposed rezoning bylaw for the former Fire Hall No. 2 site, it was noted that the proposed Design Guidelines for the property would be distributed on-table at the Regular Council meeting of June 22, 2009.

The proposed Design Guidelines are attached for Council consideration.



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PROPOSED DESIGN GUIDELINES

For the three Single Family Dwellings at the former Fire Hall Site No. 2 (6520 and 6540 Marine Drive)

1 INTRODUCTION

1.1 Purpose

The purpose of these guidelines is to provide for single family dwellings on each of the three lots at the former Fire Hall No. 2 site that are compatible with character of the surrounding neighbourhood.

1.2 Organization

The guidelines are organized to:

- establish design criteria for single family residences and accessory structures.
- address site planning details; and
- establish the design approval process.

1.3 Prospective Purchasers

Anyone purchasing a single family building lot at the Fire Hall site will be required to retain:

- a) either an Architect registered in the Province of British Columbia or an Architectural Designer to prepare a house and site design in conformance with the architectural design guidelines; and
- b) a Landscape Architect registered in the Province of British Columbia to prepare the landscape plan and ensure the planting is completed within two years from the date of issuance of the building permit.

2 ARCHITECTURAL DESIGN GUIDELINES

2.1 Overall Character

The character of the building should be consistent with traditional West Coast residential character with stone bases and porches at the lower levels and upper storeys of wood siding or shingles.

2.2 Streetscape Character and Building Entrances

- 2.2.1 Buildings should present themselves to the street with a front door and entry that is clearly and easily identifiable from the street and with a front door that has weather protection. Pathways, planting and lighting should be used to define the entry path.

- 2.2.2 Each building should have a street façade(s) that varies and complements the adjacent buildings and includes rhythmic variations.
- 2.2.3 The area between a building and the street should be established as a transition area that is visually interesting while clearly privately owned, rather than walled/fenced off from public view.
- 2.2.4 Meters and services should not be visible from the street and should be enclosed or screened when located in any front or corner side yard.

2.3 Buildings

- 2.3.1 Massing should be articulated with a domestic scale in mind. Approaches to reducing the overall massing of the building include porches, balconies and reducing the size of the second storey of the building (at the front and/or rear) so that the building 'steps back'.
- 2.3.2 Roof volumes should be used to conceal top floor living spaces and to reduce the overall bulk and massing of a building.
- 2.3.3 The roof slope should have a pitch between 6 to 12 and 12 to 12.
- 2.3.4 Where feasible, 36" roof overhangs should be provided.
- 2.3.5 The visual impact of garage door walls should be mitigated. Techniques for doing so include: setting the garage door further back from the street than the house; and siting the garage door perpendicular to the street and enhancing the architectural treatment of the side of the garage facing the street.

2.4 Architectural Features and Detailing

- 2.4.1 Columns, railings, trellises, corbels, knee braces, etc. should be used to provide detail to building façades.
- 2.4.2 Exposed metal chimney flues should be concealed with dark metal screens or materials consistent with the building's materials palette.

2.5 Materials and Colours

- 2.5.1 The exterior of buildings and structures should be finished with a traditional palette of materials such as natural stone and wood siding. Manufactured sidewall siding/shingle products may be considered.
- 2.5.2 Soffit materials should be consistent with the remainder of the building materials.
- 2.5.3 All sides of a building should be clad with the same materials.
- 2.5.4 Predominant exterior colours should be neutral or earth tones, excluding white.
- 2.5.5 Accent colours and white should be considered for highlighting smaller building elements, such as the front door and window trim.

2.6 Windows

- 2.6.1 Window sizes should be varied to reflect the use of the interior room (i.e., larger windows for living areas and smaller windows for bedrooms and bathrooms).

- 2.6.2 Windows should be provided with a minimum of 6" trim.
- 2.6.3 Windows should be operable for cross ventilation.
- 2.6.4 Windows should be framed of wood, clad wood or a quality vinyl product.

2.7 Parking Structures

Parking structures shall be limited to enclosed garages. Carports are not permitted. The garage doors for Lot C shall face Nelson Avenue.

3 SITE PLANNING AND LANDSCAPING ELEMENTS

3.1 Driveways

Driveway and any exterior parking surface shall be constructed of permeable material.

3.2 Walls and Fences

- 3.2.1 All walls or fences located on the lots, or separating adjoining lots must be constructed with materials that complement those used in the construction of the houses.
- 3.2.2 Pet enclosures are not permitted in the front yard or other yards between the building and a street.

3.3 Planting

- 3.3.1 Select plant materials and place them to reflect both ornamental and functional roles, and to provide variations in texture, scale and seasonal colour.
- 3.3.2 Select species that are native or indigenous to southwestern British Columbia.

'Native' refers to plant material having originated in the Pacific Northwest (Coastal British Columbia).

'Indigenous' refers to plant material having originated in climatic zones similar to that of the Pacific Northwest (Japan, Coastal China and Western Europe).
- 3.3.3 Select plant materials with low watering requirements once established.

4 DESIGN APPROVAL PROCESS

Note: the approval process will include review by the District's Senior Urban Design Planner and the District's Design Review Committee. The detailed steps in this process including the application submission requirements will be presented here prior to making the lots available for purchase.

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