

## THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER

(3b)

## DESIGN REVIEW COMMITTEE

**Minutes of the West Vancouver Design Review Committee meeting held at 4:30 p.m. on December 16, 2008 in the Municipal Hall Council Chamber, West Vancouver, B.C.**

**Members Present:**

Voting Members: Jennifer Marshall (Chair); Cam Anderson; Alexandra Bennett; Erik Lees; Karl Ray.

Non-Voting Members: Councillor Shannon Walker (until 5:30 p.m.).

**Members Absent:** Egon Andre; Veronica Gillies (Vice-Chair); P.J. Mallen.

**Staff Present:**

Staff Liaison, Colette Parsons, Senior Planner – Urban Design; Geri Boyle, Manager of Planning and Development; 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 December 16, 2008 Meeting be confirmed as circulated.

CARRIED

**3. ADOPTION OF OCTOBER 9, 2008 MINUTES**

It was Moved and Seconded:

THAT the minutes of the Design Review Committee held October 9, 2008 be amended on Page 2 in Item 4.1, 5<sup>th</sup> bullet to read "*cap on size of houses*"; Page 3 under Floor Area Exemptions, 1<sup>st</sup> bullet change to read "*Whether space is an accessory use or a room in the house makes no difference to its impact on urban form*"; Page 4 under Retaining Walls, 1<sup>st</sup> bullet insert new bullet at Screening walls; Page 5 – last paragraph change to read "*Bob Sokol advised that Council made a resolution at their last meeting that staff will flag new applications for variances. And bring to Council for decision if staff is going to process or not accept the application.*"; and that the minutes be adopted as amended.

CARRIED

#### 4. APPLICATIONS FOR CONSIDERATION:

##### 4.1 DP 08-042 – 2490-2496 MARINE DRIVE (FORMERLY CAPERS), INTERNAL AND EXTERNAL RENOVATIONS FOR SHOPPERS DRUG MART

Colette Parsons provided background and noted that the Dundarave commercial area is in a designated Development Permit area:

- The site is zoned C-2 and the proposed development is a permitted use.
- Building built in early 1960's.
- Parking does not conform to the current regulations, considered an existing condition (13 existing parking spaces).
- Merchants in Dundarave are considering in future opening up all parking for general use.
- Sloping site with a grade change of 14 to 15 ft. from Marine Drive to Lane.

Architect Karl Gustavson advised that they had received positive feedback at public information sessions and neighbourhood meetings. The architect described the character of the neighbourhood and how the building and its previous tenants holds a special place in the Dundarave Village theme. Building owner feels Shoppers Drug Mart is a good anchor tenant for Dundarave and his mandate is to clean up the building and simplify the streetscape for Shoppers.

Using elevation drawings and renderings the proposed renovations include:

- Renewing facade on all sides of building.
- Incorporating 3 storefronts into one store.
- Breaking up façade with a variety of different window fenestrations, treatment at base of building, and corner elements.
- Proposing to make lane façade as interesting as 25<sup>th</sup> or Marine.
- Removing the mezzanine portion of building so floor plate on one level.
- Provide focus and accentuate mural on 25<sup>th</sup> Street.
- Re-located loading area from 25<sup>th</sup> and moved to the east side of the building using drive aisle and existing parking stall area. The parking stalls will have controlled parking hours.
- Removed clutter from 25<sup>th</sup> Street, including the potential for dip service to the building.
- Working with Shoppers to minimize light spillage.
- Wanting to include a post office facility in this location.
- Materials include: black awnings; glass canopies; reusing and adding to existing granite around base of building and wrap into front entry

and corner of 25<sup>th</sup> to frame one edge of mural; stucco to cover concrete block; wood elements include window frames, beams and trellis.

- Signage includes wood carved signs to be front lit with goose neck lighting and same lighting to highlight mural.
- Not adding extra parking.

Landscape Architect Ron Rule went over the landscaping of the public space.

- Proposing to make area along 25<sup>th</sup> as inviting as possible by keeping planting and paving simple.
- To make path from parking as direct and safe as possible proposing a stair connection leading to level landing in front of mural. The sidewalk will remain the same as a ramped, barrier free route.
- Retaining existing specimen trees and adding another tree to frame mural and 3 small scale oak trees to soften façade.
- Planting underneath trees to be low and simple with up lighting of trees.
- Adding bench along 25<sup>th</sup> and low granite retaining walls.
- Expanding tree wells for Maples along Marine
- Existing pavers are to be removed and re-set to District standards.

The Committee questioned the presenters on the renovations including: amount of signage; canopy details; location of loading doors; inclusion of bike rack; pavers; lighting on back lane; wheelchair access; maintenance of awnings; need for rear entrance; and location of bus stop. Comments followed.

It was stressed that not allowing access from the rear lane parking the proposal was breaking from the existing successful community pattern.

It was Moved and Seconded:

THAT the Design Review Committee recommends SUPPORT of the Renovations to Shoppers Drug Mart, DP 08-042, at 2490-2496 Marine Drive; SUBJECT TO further review by staff of the following items:

1. work with the District to address the bus stop area and its possible integration into the building façade;
2. consider the use of translucent glass, rather than clear, at entry canopy;
3. consider additional bike racks;
4. consider either additional benches or wood surfacing on raised planters to increase seating areas;
5. consider detailing of corner canopy knee braces to accommodate pedestrians;

6. consider better integration of colonnade piers with the façade of the building;
7. reconsider appliqué trellises on the west façade.

CARRIED

It was noted in relation to this application for Renovations to Shoppers Drug Mart at 2490-2496 Marine Drive a member of the Design Review Committee expressed concerns over the pedestrian safety of the style of pavers used in Dundarave.

#### **4.2 DP 08-035 RODGERS CREEK AREA 1 PLAN – BUILDING SCHEME FOR SINGLE FAMILY RESIDENTIAL**

Geri Boyle reviewed the background of the Rodgers Creek Area and the work done by British Pacific Properties, property owners, Council and working groups. She advised that the working group appointed by Council completed their work in March 2008. She advised that the project is at the beginning of execution for the Rodgers Creek Area plan and Development Permits will be forthcoming.

Using a Power Point presentation the following points were addressed:

- 2004 OCP mandated that a neighbourhood plan be developed for the Rodgers Creek.
- The foundations of the plan included respecting environmental resources and letting the land inform the development.
- The Working Group came up with key organizing principles with direction from Staff related to the environment and building on slopes.
- Elements of the overall plan included a mountain path linking neighbourhoods, a future Cypress commercial and residential Village, locating density and providing proximity to amenities.
- Working group involved community meetings and open house.
- The plan indicates where potential developments could occur, and do not build zones within creek areas.
- The Plan protects the environment - 55% of land remains undeveloped and proposes 6 residential clusters with buildings that will fit the slope.
- High performance green buildings are a given.
- Plan provides a mix of housing types - 13% single family dwelling, 3% duplex, 14% townhouses 70% apartments with 30% of all units under 1000 sq. ft in size.
- The 3 Bylaws specific to Rodgers Creek recognize each of the neighbourhoods within Rodgers, address community benefits and provide a phased development agreement. Land use and density would not change for 10 years. Benefits include:
  - \$7,940,000 cash contribution to District in 5 instalments.
  - Extension of Chippendale Road to Cypress Bowl Road.

- \$500,000 for restoration and enhancement of environmentally sensitive areas, public realm elements.
- Securing green building and accessibility standards.
- District receives a serviced site of 0.8 acres in area for District use in future Area 6.
- Artificial turfing of McGavin Field, plus \$250,000 for traffic improvement on 15<sup>th</sup> and 21<sup>st</sup>.
- Building Scheme (guidelines) document provides important role on what takes place on the mountainside. It requires a developer to have house plans reviewed for compliance.
- British Pacific Properties will be the developer, constructing all the homes in Area 1.

Geri concluded that intention was to bring to Committee to review building forms on the hillside and looking for input on the building scheme (design guidelines).

The Committee wanted to know how Rodgers differs from the Canterbury and Whitby area of the British Pacific Properties. They expressed their frustration that there were no examples of how FAR will play out on the various housing sites and what the impact will be when viewed from Kitsilano, along Highways and other local areas.

Addressing the Building Scheme (guidelines) the Committee went through the 5 major categories point by point:

1. General Comments:

- Need a stronger link between the character statement and the guidelines.
- Incorporate recent changes to Zoning Bylaw into this scheme.
- Document like this should be liberally illustrated.

2. Grading and Site Configuration:

- Incorporate a statement that siting of buildings work with existing natural grades.
- Steeper walls issue appears to be covered under "Landscape Walls". There are reasonable controls that allow flexibility without being overly prescriptive.
- Landscape walls and stack walls - include wording to endeavour to be maximum 4 ft. in height.
- Distance back from wall to allow planting pocket - feel should ideally be 5 ft., 3 ft. too small.
- Make reference to the character of streetscape and plan DP for the public realm.
- Manufactured retaining walls – can you specify natural materials in landscape to avoid cultured stone, Allen block walls okay.

- Boulder walls should be artfully constructed. Include imagery so it is clear.
3. Building Massing/Envelope:
    - Building envelopes don't seem to be all that prescriptive and allow the house to go anywhere on the lot, generally at this stage in a development we would be looking at footprints which are more prescriptive on a lot.
    - Need to provide a series of diagrams indicating the massing of buildings, how setbacks and building foot prints are dealt with and include the dimensions for setbacks.
  4. Composition of Building Elements:
    - The concept of "Contemporary Alpine" needs further description to fully understand or a better term for the design character needs to be created.

*At the February 25, 2009 Design Review Committee Meeting an amendment to the December 16, 2008 Minutes to delete the underlined words indicated above.*

- Roof Design and Materials –
  - In a mountainside context the roof should be considered as the 5th elevation and requires the same care and attention as the other 4 facades, including palette of materials.
  - Some of the best residential architecture has flat roofs. Just because this is a hillside community does not mean that peak roofs are the only way to go, a variety of roof shapes would add to the diversity to the area.
  - Windows and doors – window materials seem vague, needs to be more descriptive of how doors and windows conform to "Contemporary Alpine". Specify materials.
  - Exterior finishes – Wherever possible materials should be locally sourced and are to blend into the mountainside environment.
  - Reconsider the use of a specific colour palette. Instead focus on natural, muted, toned down colours, natural in character.
5. Sustainable Green Building Design:
    - Roofs - Light colours for roofs in this environment is problematic. When looking at the housing on the mountain from across the water, adding bright, shiny roofs is a concern. Consider darker materials that balance energy issues with design issues. Consider green roofs.
    - Identify if green roofs are being allowed/planned for.
    - Consider adding a goal for the type of preferred energy sources for heating to facilitate and encourage doing the right thing.
    - Consideration should be given to the District energy. As the community is currently under one ownership, British Properties could lead the way.

6. Landscaping and Maintenance:

- Rights of way on individual lots – more detail would be beneficial to strengthen this point.
- Boulevards - provide the defined streetscape plans as part of the package.
- Hedges – strengthen the language to more accurately describe informal and naturalistic hedges and provide a minimum height for installation - 6 ft. height seems short.
- Plant palette - Indigenous varieties need to be emphasized.
- Re-consider the necessity for in-ground irrigation. Consider a temporary system until plants are established.
- Include a height limit on fences i.e. 4 ft. high.
- Include precedent imagery on faux rock walls.
- Consider including basalt as a local material for walls.

General discussion followed with questions to staff of whether the Committee would see the Development Permit drawings prior to approval. Discussion followed on coach housing and secondary suites.

The Committee felt that it would be inappropriate to provide support to the building scheme at present.

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, January 29, 2009.


8. **ADJOURNMENT.**

It was Moved and Seconded:

THAT the Design Review Committee meeting be adjourned. The meeting adjourned at 7:50 p.m.

CARRIED

  
Jennifer Marshall, CHAIR

  
Colette Parsons, STAFF LIAISON

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