

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
DESIGN REVIEW COMMITTEE MEETING MINUTES  
MUNICIPAL HALL COUNCIL CHAMBER  
THURSDAY, JANUARY 17, 2019**

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Committee Members: S. Craig (Chair); D. Harrison; A. van Hoek; J. McDougall; L. McKenna; N. Milkovich; and Councillor(s) B. Soprovich; S. Thompson.  
Absent: F. Ducote (Vice-chair); B. Helliwell; and B. Nelson.

Staff: E. Wilhelm, Senior Community Planner and M. Emery, Committee Clerk.

**1. CALL TO ORDER**

The meeting was called to order at 4:35 p.m.

**2. APPROVAL OF AGENDA**

It was Moved and Seconded:

THAT the January 17, 2019, Design Review Committee Meeting agenda be approved as circulated.

**3. ADOPTION OF MINUTES**

It was Moved and Seconded:

THAT the November 29, 2018, Design Review Committee Meeting minutes be adopted as circulated.

CARRIED

**4. INTRODUCTION**

The Chair outlined the meeting procedure.

**5. APPLICATIONS FOR CONSIDERATION**

**5.1 MULGRAVE SCHOOL, 2330 CYPRESS BOWL LANE**

**Background:**

E. Wilhelm (Senior Community Planner) introduced the proposal and spoke relative to the site.

**Project Presentation:**

M. Koropecy (Architect, SURF Architecture) and S. Richards (Architect, Cornerstone Architecture) provided an overview of the proposal and addressed items raised at the previous meeting:

- Provided a diagrammatic drawing and illustrated campus circulation advising that building functions off a central grand stairway that terraces way up through levels with horizontal connections coming off of that served by elevator and central stair. Went over east addition and the connections to the gymnasium areas and the floor plan in relationship to the gym and outdoor connections and accesses to the fields.
- Added full campus circulation with nature trails along east side and connecting to north side of property.
- Provided accessible connections from to school to lower playing field.
- Created a node and existing ramp from main plaza entry at main school entrance down to the lower level parking and expanded access path to the large playing field.
- New education opportunity at connection node, environmental learning by expanding Bioswale and incorporated large swale south of junior playing field to address run off.
- Changed the surface material of parking from asphalt to gravel and terraced to allow green planting in between terraced levels.
- Added a mechanical screen identical in form and character to materials on west addition.
- Added two large windows at court level to south face of competition gym.
- Plan changed on the lowest level due soil conditions and investigation, elevator no longer extends down to this level. In future, propose to add storage and/or change room. The programming of this area stays the same viewing area and access out to exterior.
- Did not provided a parking study as reviewed the existing parking study for whole master plan and feel it works well given the nature of site and parking built out as traffic consultant's recommendation. The south land's overflow parking will be considered when the development permit is considered in the future at which time staff may ask for a new traffic plan.

#### **Committee Questions:**

The Committee went on to question the presenters, with the applicants' and staff responses in *italics*:

- How will emergency vehicles access the lowest level of parking lot? *Fire truck has response point at main entrance take elevator access to lower level and from there ramp to accessible grade. If want to bring stretcher down to level can drive to ramp and bring down.*
- Illustrate access point to lower level parking? *Through underground parking at the lowest level and continue on down.*
- Existing stairs from viewing lookout point is there an alternative ramp to get people to that field level? *Have changed the small stairs to a ramp from the west side to the playing field.*
- To get to lowest level parking lot there is no ramp option? That portion is not accessible.
- South land's area will the rezoning allow for structures in this lower area? *Any redevelopment would require a development permit and have to come back for committee.*

- Gym building seems like it has changed quite a bit from last presentation in that the lower level gym was articulated with an eyebrow weather protection at field level, why was it lost? *Profile of the balcony is the same but to the north of the field after soils analysis ended up with more bearing soil which means having to put in the provision for any potential build such as storage in this area. If its storage it will be pulled back so get more overhead coverage, if becomes change rooms as part of future build up then that wall will be pulled forward to get function of a change room.*
- Without the lower level change room, if there is any activity on the field where do you go to use washroom? *If using washrooms the closest is off main level of school, the change rooms are one level up.*
- If a student with mobility issues needs to change how do they get down to field without an elevator? *Need to access elevator at lobby near main entrance. This is currently what they have to do right now.*
- Where is assembly space when the whole school needs to get together? *There is an indoor auditorium at central part of school off the main lobby and an outdoor series of terraced tiers built into landscape of new senior school green roof where hold ceremonies in good weather.*
- How does someone from the junior field get up to the main building? *There is a diagonal path between the two fields plus an accessible path.*
- Think there should be washrooms off the playing fields, seems logical.
- If there is a future build where would it go? *In the lower area, there is potential for a future academic building or staff/student housing. This is not entered at this time but is indicated on the master plan.*
- Is there natural light for studio? *Choir room has curtain wall glazing.*
- New Bioswale is it tied into anything or does it naturally drain? *Working with District to determine where to drain to but have substantial amount space to hold a large amount of water, as sitting on fill from excavation need to make sure has proper infiltration.*
- Community accessible washroom have been deleted from the program? *Correct due to budget and due to soil condition has been deleted. If community group using field what washroom do they use? Intent to set up so washroom can be installed when there is budget, right now will have access to school washroom.*
- What is landscape treatment of slope? *Hydro seeded with natural material, because it is a very steep slope don't want to dig holes. Could you add informal terraces or grass bleachers? Yes did think about option of bleachers because secondary field but at present school didn't want to entertain that idea.*
- The balcony on main gym level is that existing? *A portion of is, the part that is new projects out to creates covered area.*
- What is overall environmental narrative and outdoor education? *School already has education program that takes advantage of being on the mountainside, now added opportunity for pathway that allows getting to natural areas of site and have exposure to natural forest area. Bioswale are part of education program.*
- Is school seeking any certification for expansion program? *They are required to meet Step Code requirement in the Building Bylaw.*

**Committee Comments:**

The Committee went on to provide comments on the presentation, including:

- Addressed all points from last meeting and like idea of Bioswale to mitigate huge rain run offs. Logistical problem seem to be the steep slopes and getting people to the ramps.
- Enjoyed the circulation presentation and can understand more. Think accomplished what asked for in last meeting but still find circulation complex for any facility and with ten different entry points wonder how can manage security issues. With people running off field entering the building to get to a washroom it doesn't seem organized in a good way. It is a great location with an abundance of playing areas but think lack of coherence in overall strategy of circulation that young students may get lost. How make it coherent starts from day one and should have thought about circulation from the beginning.
- Enjoy the new landscape plan with multiple connection and appreciate the outdoor learning area. Sympathize with the fact that there are soils condition but seem to have lost the whole lower level. Have problem with fact that there is no good accessibility from washroom to field, it is a small portion of the population but feel vital that students feel they belong and not take the long walk or the back door to get to washroom or go through main lobby of school to get to the fields. Urge the school to find a way by creating another accessible ramp to the north field to make the connection as in 2019 feel it is unacceptable for a school as a public building to send someone with disability issues another way. Strongly feel that as advocates of public safety and making a good building for students that we ask the applicant to work with Planning Staff to find a way for a more direct access to the field from the change room.
- Circulation improved and a lot clearer, the pathway between fields seems to work as a truly accessible route. Design of gym level has worsened, at last meeting a lot of comment and intent in around the programming at field level as truly important to the field itself and also lost the eyebrow to provide weather protection, storage area unresolved seems unfortunate. Suggest considering accessible of street pedestrian access between those two parking lots. Glad you have included the Bioswale, commendable capturing on site and make a visual cue that dealing with it within landscape
- Appreciate presentation and diagrammatic approach as gives lot of additional information on connections and taking advantage of opportunities on site from educational program standpoint and connections back to creek system. Ensure that all aspect of this campus have abilities for people that are universally accessible, concern there difficulty moving between those levels. The location proposed for the Bioswale is indirect and out of most people's view, if there are other options to use the sloped area between the two parking lots to slowly take storm water and manage in a concept of being environmentally sustainable and use as an education tool. Concerned about the lack of ability to have easy access to washrooms and change rooms especially for this primary playing field, it is very important to have facilities very close to actual field so much easier to manage building facility to make sure have access limited and if there are no washrooms there is downside to that.

- Agree with all comments about universal accessibility. Think landscape treatment has been very improved and the theme of having interweaving education moments and accessibility works well. The building design has worsened, we have seen a couple of applications one without the new upper gym and now see this one with the gym added, do you build less and build well or build more and build less well, fulsome conversation team could take back to the client group. Find difficult to support this application when the amenities are not as good compared with before. Think universal accessibility not quite there yet; use of daylight think windows south end of gym doesn't help the land locked room; connectivity to field has been reduced so that is not successfully; screening mechanical equipment improved; environmental mandate, begging of conversations alluding to what's happening there; routes and terracing through landscape successful; master plan circulation find outside still bit unconvinced how gyms connected; traffic circulation difficult to recommend adding an additional parking lot when in an era when trying to reduce reliance on cars and don't have an updated traffic study feel don't support additional parking lot at this time. School in hard to get to location, lots of possibilities, could start shuttle service to alleviate need for more parking lots, if it is indicative that a parking lot is required then all moves from a landscape perspective are positive.

Having reviewed the application and heard the presentation provided by the applicant:

It was Moved and Seconded:

THAT the Design Review Committee SUPPORTS the application for Mulgrave School, 2330 Cypress Bowl Lane; SUBJECT TO review of the following items by staff and confirmation of the following points:

- the Committee feels the overall size of the proposed parking lot requires that a traffic study be undertaken prior to any improvement on the lower lands;
- directs the applicant to work with staff to ensure there is direct universal and equal accessibility from the gym wing to the sports fields;

AND FURTHERMORE the Committee regrets that community amenity spaces have been deleted from the program as this further exacerbates connectivity issue from the gym wing to the sports fields.

CARRIED

#### OTHER ITEMS

6. There were no reports/items.

#### PUBLIC QUESTIONS

7. There were no questions.

**8. NEXT MEETING**

The next meeting is scheduled for February 21, 2019.

Staff noted that the terms of B. Helliwell, N. Milkovich and S. Craig have ended. The Committee and Staff thanked the members for their contributions to the Committee.

**9. ADJOURNMENT**

It was Moved and Seconded:

THAT the January 17, 2019, Design Review Committee Meeting be adjourned.

CARRIED

The meeting adjourned at 6:00 p.m.

Certified Correct:

  
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Chair

  
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Staff Liaison