

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
DESIGN REVIEW COMMITTEE MEETING MINUTES
MUNICIPAL HALL RAVEN ROOM
WEDNESDAY, MARCH 13, 2019**

Committee Members: F. Ducote; D. Harrison; A. van Hoek; J. Levine; J. McDougall; L. McKenna; A. Matis; B. Nelson; B. Phillips; and Councillors B. Soprovich; S. Thompson.

Staff: L. Berg, Staff Liaison; and M. Emery, Committee Clerk.

1. CALL TO ORDER

The meeting was called to order at 4:34 p.m.

2. ELECTION OF CHAIR FOR 2019

a. Chair

Councillor Soprovich called for nominations for the position of Chair of the Design Review Committee for 2019.

It was Moved and Seconded:

THAT A. van Hoek be appointed as Chair of the Design Review Committee for 2019.

CARRIED

A. van Van Hoek assumed the chair.

b. Vice-Chair

The Chair called for nominations for the position of Vice-Chair of the Design Review Committee for 2019.

It was Moved and Seconded:

THAT L. McKenna be appointed as Vice-Chair of the Design Review Committee for 2019.

CARRIED

3. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the March 13, 2019, Design Review Committee Meeting agenda be approved as circulated.

CARRIED

4. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the January 17, 2019, Design Review Committee Meeting minutes be adopted as circulated.

CARRIED

5. OTHER ITEMS

5.1 APPOINTMENT OF HEAD PURSUANT TO THE *FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT.*

It was Moved and Seconded:

THAT pursuant to section 77 of the *Freedom of Information and Protection of Privacy Act*, the Design Review Committee designate the Corporate Officer of the Corporation of the District of West Vancouver as the Head for the purposes of the Act.

CARRIED

5.2 REPRESENTATIVE APPOINTMENTS TO COUNCIL STANDING COMMITTEES:

Heritage Advisory Committee:

It was Moved and Seconded:

THAT A. van Hoek be appointed as Architect to the Heritage Advisory Committee.

CARRIED

5.3 REPRESENTATIVE APPOINTMENTS TO COUNCIL STANDING COMMITTEES:

Lower Caulfeild Advisory Committee:

It was Moved and Seconded:

THAT: B. Phillips be appointed as Architect to the Lower Caulfeild Advisory Committee; and J. McDougall be appointed as Landscape Architect to the Lower Caulfeild Advisory Committee.

CARRIED

INTRODUCTION

6. Introductions and meeting procedures.

The Chair outlined the meeting procedure and read through the public participation statement.

7. APPLICATIONS FOR CONSIDERATION

7.1 Amica Lions Gate (Maison Senior Living) Expansion, 727 Keith Road

Background:

L. Berg (Senior Community Planner) introduced the proposal and spoke relative to:

- Site context and the consolidation of 727 and 701 Keith Road.
- Proposal is to expand the existing facility by constructing a six-storey building containing 48 senior rental units.
- Requires a rezoning to allow for the new building and an amendment to the Official Community Plan to include the expansion within the existing Development Permit Area.

Project Presentation:

C. Abercrombie (Architect, NORR) and D. Milliken (Owner, Milliken Developments) provided a presentation, including:

- Details of the proposed six storey 48 unit independent living building:
 - Connection to the existing facility via breezeway on the 3rd level and at the front entrance.
 - Propose to use materials consistent with existing building, such as cedar coloured lap wood siding and stone with a varied application.
 - Green roofs and solar ready panels proposed.
 - Levels 5 and 6 to step back between 2.9 to 3.5 metres for building articulation.
 - Two universal accessible ground floor units.
 - Shared amenity space, fitness facility and outdoor patio.
 - Shared access driveway to underground parking with 26 stalls.
- In response to community context: North and West Vancouver vacancy rate for independent living much lower than the provincial average. West Vancouver demographic (75+) almost double the provincial average.
- Large stand of trees on neighbours property provide buffer. Will retain arborist to evaluate trees for retention.
- Existing retaining wall (at the entrance court) will reduced in height. Slope of site dictates how high the north side of the retaining wall will be.
- Goal to create a continuum of care. The existing building is memory care and assisted living. Proposal to add independent living so that individuals and couples can move in and not have to move away.

Committee Questions:

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

- How much taller is this building? *The existing building is essentially a 5 ½ storey building. So this building is not much higher.*
- Does this affect views of properties to the north? *The existing tree line on adjacent property and existing building completely screens this building.*
- What amenities are there in the existing building? *Private dining room, bistro, tea room, living room and theatre room.*

- Do you have site sections? *No, only landscape sections. What is change in elevation north to south? 7 metres from low to high end.*
- Do you foresee any adverse impacts on existing facilities? *None. It creates far a positive impact on the community to have the independent living function with the activity of people socializing with the care residents.*
- Single family home to the west from a planning perspective do you foresee larger developments moving in that direction? *The Taylor Way corridor is one of the identified areas in the OCP for a Local Area Plan. The local area planning process for area will exploring land use directions.*
- Will the resident immediately to the west be looking at a retaining wall? *Neighbour will see the building through the trees but due to the increasing grade, the wall and walking path are invisible.*
- Any opportunity to underground overhead utilities? *No.*
- Package doesn't show west elevation and topography, where is the neighbour to the north's property in relation to the wall? *The slope continues up; the retaining wall drops down.*
- Is the underground parking for visitors and residents? *Yes.*
- Do you have elevation drawings showing west side of building? *No. There is a significant amount of glazing for the units and the elevators are clad in stone.*
- Is there a site grading plan? *Not in this package. Explain how breezeway between the buildings work, is it higher than courtyard behind? Breezeway at 3rd level connects to an existing walking path which wraps around the building and retaining wall steps up to protect existing grade at property line.*
- Are any of the existing trees to be removed on the site? *Yes. Some trees near the breezeway connection and front retaining wall will be removed.*
- What are the wall materials? *Identical stone as used on existing.*
- What is distance between trunk of trees and property boundary for trees on neighbouring property? *Fairly close to the property line, however there is a utility corridor that runs along the property line. Intent is to protect those trees.*
- Heavy materials on trellis covered walkway and entry location have you considered amount of light? *Yes, wanted solid roof for weather protection and the glazing protects against elements.*
- Is there accessible parking? *Yes. Adding two accessible stalls in parkade.*
- What is length of the building? *Approximately 120 feet. How close is it to the building to the north? 40 feet.*
- What is the policy in regards to a building of this volume adjacent to a single family dwelling? *Guidelines in place for existing site, context and massing.*

Committee Comments:

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

- Nice design and ties well into existing building and good articulation on 5th and 6th floor to help with massing. Concern with views from behind. Proposal seems fine and having continuum care is important.
- Architectural expression is good for residential use and it is complimentary in terms of materiality and ratio of roof lines. Concern about the scale at property line, think offsets will reduce sense of massing and with the shaded outdoor

- space behind the front element. Driveway could improve, entrance to parking is a paver but not the driveway itself. Find opportunity make it an amenity space.
- Contextually the building sits well in landscape, surrounding trees help mitigate scale impacts to the west. Concern with overlook and livability issues with the building on the north side, that the courtyard off the fitness room is too shaded, and how the entrance trellis sequence joins with new building and ends with stairs or ramp. Consider a direct route across the driveway to the upper landing zone and maybe eliminating ramp. L1 unit directly to main entrance needs attention to landscape screening and buffer.
 - Generally in support with concerns with the potential for development of the property to the west. Consider setback of the upper floor on that far corner in a similar way as treated the 4th floor setback.
 - Generally in support of this type of use it is needed in West Vancouver. Need a west elevation and materiality to deal with neighbour.
 - The cut down retaining walls are quite big. When reviewing fine grading, look at potential to slope the planting back to reduce overall height of that wall.
 - Concern with construction and the trees on the west neighbouring property. Recommend additional tree protection. Front trellis entry concern, consider opening up entry driveway by replacing heavy wooden timber elements and add glazing to increase visibility. Existing building has interesting trellis elements on higher portion of building, consider complimentary or similar feature to tie new and old buildings together. Large planter area needs careful thought. Appreciate the quality of work and building will make a good positive impact and connect back with the existing building.
 - Agree that the use is valuable. Need more information in regards to grade, volume and how it relates to the west property. Proximity of how close this is to building to the north, 40 feet sounds good but looks close in plan. Consider treatment with materials or colours as a way to modulate roof line way to address large volume of the long building facades. Share concern that front trellis creates a visual barrier, consider transparency to improve public realm. Opportunity to have the court yard pour out onto a green area.

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

It was Moved and Seconded:

THAT the Design Review Committee supports the architectural expression, the fit of the building contextually and the proposed landscape plan for the Maison Senior Living Expansion, 727 Keith Road AND recommends RESUBMISSION of the application to address the following concerns:

- interface between the north elevation of the new building and south west corner of existing building to make sure there is adequate privacy;
- further detailed design of the west façade including the roof line;
- a review of the location and usability of the courtyard at the fitness room;
- further design development of the main entrance in particular possible elimination or considerable shortening of ramp;
- further design development of entrance trellis and possibility of additional transparency;

- a review of the retaining walls in particular the front planter area;
- develop a tree protection plan for the trees to the west that are close to the property line during construction;
- submit a comprehensive site plan and elevations and site section.

CARRIED

7.2 Tantalus Gardens, 6404 Wellington Avenue

Background:

L. Berg (Senior Community Planner) introduced the proposal and spoke relative to:

- Site context and location at Nelson Avenue and Rosebery Avenue.
- Requires rezoning and an amendment to the OCP to place the site within a Development Permit Area.
- Policy direction in the OCP directs consideration of proposal and encourages the missing middle housing option along the Marine Drive Transit Corridor.

Project Presentation:

P. Nilsson (Owner, QUMA Properties) and C. Moorhead (Architect) provided a presentation, including:

- Proposing a 14-unit development consisting of 8 duplexes and 6 coach houses with two and three bedroom layouts ranging from 1700 to 2300 square feet with five unique floor plans. Proposed density is 0.65 FAR.
- Driveway access is mid-point on Rosebery Avenue. Units directly accessed from common underground parkade.
- Proposing five small “coach house” units along Rosebery Avenue and these units may be accessed directly from the street. Two duplexes face Wellington Avenue and two face Nelson Avenue also with street level access. Remaining duplexes at rear with central courtyard access.
- The units step up the hill and are set into natural topography in response to 40-foot grade change. The coach houses have a low profile facing the street.
- The corner of Rosebery Avenue and Nelson Avenue to be heavily landscaped and the corner of Wellington Avenue and Rosebery Avenue to maintain the existing trees and develop a park-like area with seating.
- Rear duplex units to be setback to respond to the critical root zone to maintain trees on adjacent property.

At 6:15 p.m. F. Ducote left the meeting.

B. Harrison (Landscape Architect, Forma Design) provided a landscape presentation, including:

- Landscape focuses on liveability and community connection. Proposing to curve pathways and provide connections to central circular “wishing well” that brings rain water and light down into the parkade and private patios.
- A playful element with swings to engage community is designed for the Nelson Avenue corner.
- Planting on the corner to be saved as well as the planting on back side.

- Looking to repurpose stained glass from church and locate in central courtyard so light filters through for artful experience.
- Planting is native and native-sustainable.
- Public parking provided on Wellington Avenue and Rosebery Avenue.

Committee Questions:

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

- The parking structure, is it sloped? *Yes the surface is following the grade of the site with a warped top plane with portable planters on top.*
- What are materials proposed? *Grooved cedar shingles, cementitious planks with exposed metal fasteners, glazed canopies, K2 stone in granite for the front walls and feature wall at each unit.*
- How anticipate heating and cooling? *Radiant in-floor heat pumps.*
- Internal circulation, what is difference in elevation from Nelson? *To get to internal units have to traverse stairs. Any accessible access? Can access from parking garage to each unit.*
- How are walls treated on access driveway to underground parking? *Planted to mitigate the upper wall with glass panels sit on top.*
- Who responsible for boulevard maintenance? *Strata.* Is there any covered seating or weather protection in circular area? *No.*
- At parkade will there be ample planting soil on top of parkade? *Yes.* Is parkade exposed? *No.*
- Does West Vancouver have a streetscape guidelines? *No streetscape plans for residential areas, just boulevard guidelines.*
- Can you clarify the OCP Bylaw? *This project attempts to address the "missing middle." OCP policy supports this type of housing, size and location. Public assembly portion to be considered for potential community use options.*
- Asphalt roof noted on material board? *Replaced with painted standing seam metal roof.*
- Are there drawings showing neighbours property? *Aerial photo shows existing trees on neighbour's property. Show neighbours tree survey in package and proper view of you what can see on site. Noted.*
- What is the number of street parking? *6 spaces.*
- Is there irrigation for the planting? *Yes. Whole project is irrigated.*
- Is there a context plan showing immediate neighbourhoods adjacent to the property? *Have cross section and streetscape elevations.*
- Storm water management plan, any rain gardens or collection areas? *As develop the storm water plan may have areas of retention on the low corner as well as on the front corner catchment.*
- What is grade of driveway to underground parking? *11 to 12 percent.* Did you consider coming off Nelson Avenue? *Yes but was deleted by the Engineering Department.* Is there patio space for back units on north side? *Yes however main patios are in the front of units for better sun exposure.*
- How does garbage and recycling work? *Collection room in parkade with bins wheeled to street.*

Committee Comments:

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

- Nice concept, site plan strikes a reasonable balance for desired middle product. The density of site and position of buildings resolved nicely. Appreciate the nice material touches with exposed fasteners and cedar shingles. Architecture has a contemporary feel which will sit nicely in area. Explore how the parkade works, do cross section through site to see how slope is managed in terms of parking perpendicular to slope. Not having concrete structure below poking through is a good idea but may find challenging. Think the notion of connections addressed well, echo comment regards to accessibility to all units. Consider positioning of external units to address noise.
- Appreciate the creative way integrated the duplex and single family units and have created a community on site and an interesting approach. Appreciate dealing with grades and ability to terrace the walkways and create common spaces between the buildings to workable, livable and comfortable. Storm water management should contain water flow from high to low side and in the channels created in between the buildings and across walkways and retained in landscape and find way for features of the water. Consider tree protection during construction. Appreciate the design on the public site and feel it will enhance this proposal.
- Think arrangement of buildings quite thoughtful and buildings seem well spaced and landscaped boulevards seems large enough. Show overall context site plan with existing trees and caliper. Architectural language seems great, variety with different pitches of roof for interest. Consider alternate use for central space given private patio space could be used for gardening. Streetscape proposal seems to have a lot of narrow boulevards not really effective to have thin planter area. Consider a standardized distance of boulevard to increase survivability and trees between sidewalk and curb nice for separation of pedestrian to street. Appreciate idea to curve the sidewalk but maybe middle ground for more space and tree planting along the curb.
- More dialogue about development sites as part of OCP in future would be beneficial. Concern about the loss of assembly use, consider how to replace smaller community spaces. A model would help explain what the buildings will look like together. Show actual trees on neighbouring property to understand the buffer to the neighbours. Like the fact using high quality materials and good to see stepping of site and integrating the grades and reduced of the sloping site.
- Like the architectural expression, concern regarding use of glass canopy and potential of how it weathers over time. Underground parkade eliminates what would have been all garages. Sensitive to how it relates to landscape is well done and mitigates a lot of the typical development concerns. Would like to see more detail on adjacent neighbourhood to understand size and scale. Generally in support of the project.
- Well done project and well presented. Contextual language fits well in neighbourhood, density very reasonable. Landscape comments are good and a supportable project.
- Need to see more details. The community feel created works well with courtyard appeal, small cottage idea fits in with Horseshoe Bay. Development is a nice start that fits the missing middle. Storm water should be captured.

- Attractive package, missing a full site section showing parkade underneath. Need context of neighbour to the north and across the street and cross sections through street. Need dimensioned site plan and a 3D model. Density is reasonable and an attractive plan but a lot of hinges on execution of plantings.

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

It was Moved and Seconded:

THAT the Design Review Committee recommends RESUBMISSION of the Tantalus Gardens proposal for 6404 Wellington Avenue to address the following concerns:

- provide a context survey that shows the neighbouring properties including survey of trees;
- submit clear site cross and longitude sections, including above ground and below ground structures, showing the whole site as well as neighbouring properties and properties across the road;
- submit a 3d model or a physical model that includes the parking level;
- consider alternate amenity uses for the central space; and
- provide clarification of the setbacks proposed.

CARRIED

7.3 Park Royal North Childcare, 727 Park Royal North

Background:

L. Berg (Senior Community Planner) introduced the proposal and spoke relative to site contact, including:

- Proposal is for a Development Permit Amendment to allow for child care.
- Amendment is for exterior building alterations to address roof top play area which involves removing portion of roof.
- No additional floor area being added.

Project Presentation:

Architect B. Uhryniuk (Architect, Living Radius) and R. Amantea (Vice President, Park Royal Shopping Centre) provided a presentation, including:

- Location of new child care facility is accessed from inside the mall beside The Bay at the front. Also accessed from the upper parking decks and at the rear where there are 33 parking spaces.
- Propose classrooms on the main floor and two classrooms in truss space on the second floor. Proposing to remove three trusses and roof to create outdoor playground. Vancouver Coastal Health (VCH) likes that playground partially recessed in existing form of building.
- Floor plan has entry from mall which helps with security. The classrooms are against the outer wall on the main floor to bring in light. Upper floor class room intended for younger children that faces onto the proposed playground.
- Playground is a modern West Coast style with logs and interactive play. Roof top equipment to be screened as part of the changes. Playground area can be seen from the Evelyn by Onni development above.

- Changes to the development permit include moving the exterior door, adding windows into the childcare place and creating the playground which features extensive amount of planting, including a tree in the middle and naturalistic environment. Keeping all same colours and forms of existing walls.

Committee Questions:

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

- Does the play area have rain shelter? *Amount of covering restricted by VCH. Looking at a removable tarp, there an alternate indoor area on a rainy day.*
- Does classroom level window look out at parking? *There is obscure glazing. Were there other options explored for light? Did look at skylight but it would be discounted from play area in the way VCH calculates spaces.*
- Do you have to rebuild wall? *Yes. Is there restrictions on adding splash of colour? Front of day care in mall has a storefront with display windows to show children's projects.*
- Splash of window would animate area? *The Committee had recommended a contiguous colour at back of property for neighbour above.*
- You will find parents drive to closest entry, might be fun to do big imagery? *There will be some in the colour in the window graphics.*
- Entry sequence nice to see something artistic. Have you checked the loading for the tree on the roof? *Yes. It is on top of a column and calculated, it is mounded up so children can play on hill.*
- If rebuilding façade maybe consider widening sidewalk so more generous between cars and building. *Noted.*
- Irrigation for the tree and planting, did you consider introducing water at the children's play area? *CEFA want kids to do planting but issue with mud inside building, some children's play areas have dry creek and run shallow water through them.*
- How do you anticipate drop offs? *Lots of parking out front of mall and parking at back, traffic at back is only one way there and there are no dedicated drop off or pick up spots.*
- If you are rebuild wall have you considered maximizing lighting above a certain level for clerestory lighting? *There are existing services running along top bulkhead at that level.*

Committee Comments:

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

- Keeps within form of mall, roof top play area adequately screened.
- A much needed use and have done best possible within existing space. Hope coloured walls end up finding its way into the project.
- Applaud reusing existing buildings for new uses, it is a positive use for the mall.
- Think back door will be used quite a bit and should think about circulation and how the drop off and car traffic will work in this space.
- Support the needed daycare, well used and creative approaches. Ask that use water elements to add to experience children will have.

- Positive use to repurpose and make into a community find useful positive. Wonder if there is a way to think about a drop off zone. Paint something to create a drop off.

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

It was Moved and Seconded:

THAT the Design Review Committee SUPPORT the Park Royal North Childcare, 727 Park Royal North subject to further review by staff of the following items:

- improve and enhance the back drop off for safety; and
- consider adding a water feature to the playground that is acceptable to the child care authority.

CARRIED

OTHER ITEMS

8. Reports, items referred or unfinished business

There were no reports/items.

9. PUBLIC QUESTIONS

There were no questions.

10. NEXT MEETING

The next meeting is scheduled for April 11, 2019.

11. ADJOURNMENT

It was Moved and Seconded:

THAT the March 13, 2019, Design Review Committee Meeting be adjourned.

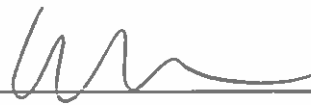
CARRIED

The meeting adjourned at 8:07 p.m.

Certified Correct:



Chair



Staff Liaison