

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
DESIGN REVIEW COMMITTEE MEETING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
THURSDAY, APRIL 11, 2019**

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

Staff: L. Berg, Staff Liaison; 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 April 11, 2019, Design Review Committee Meeting agenda be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the March 13, 2019, Design Review Committee Meeting minutes be adopted as circulated.

CARRIED

4. INTRODUCTION

The Chair outlined the meeting procedure.

5. APPLICATIONS FOR CONSIDERATION

5.1 TANTALUS GARDENS 14-UNIT COMPLEX, 6404 WELLINGTON AVENUE

Background:

L. Berg (Senior Community Planner) introduced the revised proposal and items to consider.

Project Presentation:

P. Nilsson (Owner, QUMA Properties) and B. Harrison (Landscape Architect, Forma Design) with V. Harris (Architect) present, addressed the motion and provided materials requested at the last meeting to address the motion. The presenters reviewed the materials and gave an overview of the updates to the plans.

Committee Questions:

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

- How does the sidewalk meander? *Sidewalk follows Nelson and then at parking stall on Roseberry it then meanders to Wellington. Were advised that cannot meander on Nelson because of the crosswalk.*
- How does fire truck access work? *Fire trucks will respond from the streets.*
- Setback reduction from standard, any precedents? *No. Setbacks respond to the surrounding neighbourhood.*
- Explain the elevation change between the back units (varies two to six feet). *Following grade due to the easement to the north. Is there any impact on overhead height parking below? Parking follows the grade.*
- At Rosebery what is the treatment of any exposed parkade face? *Stone facing. Front planting has a lot of ornamental grasses, describe the winter condition. Aesthetic may change as limited what the District will accept. Will finalize details with the District.*
- What is distance between unit A1 and house shown on Lot 17? *Over 16 feet. Is the photo montage showing accurate distances? Yes.*

Committee Comments:

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

- Recommend showing the model images at the information meeting as they help to understand the massing and give perspectives to what is proposed. Consider increasing the species and size of trees, in particular on the street frontage, to mitigate the impact on adjacent properties. Like the quality of materials and the glass block to bring in natural light. Like how have integrated panels from the church, it is a good statement and you should let people know that you are doing that. Would have liked to see precedent in terms of setbacks. Support having sidewalk separated with street trees to provide separation from traffic.
- Good job responding to the recommendations, grading acceptable and works well. The tree survey clarify trees what is remaining. Not sure if the common areas is an improvement over previous scheme. Caution about using glass block as surface as it could slippery and maintenance issue. It is a well-conceived project and look forward to seeing moving forward to next stage.
- Appreciate presentation and additional information. Recommend providing a physical model at information meetings showing all three levels as it gives a stronger picture of how things will look and clarifies issue when working through that process and a better understanding of the project. Appreciate information on trees to be removed, do hope that there will be additional planting to replace those removed. Nice job it is an awkward site have taken best job at providing liveable units on a tricky site.
- Thank you for providing the sections and how the parkade relates to land and to surrounding landscape context. Consider all seasons when planting the street frontages and provide a diversity of species and maybe incorporate some evergreens to give seasonal variety.
- Appreciate materials and think it is a nice project that addresses a need for housing. Coordinate the architecture and landscape drawings to avoid issues with slab elevation of the units and elevation of parkade.
- Appreciate need for smaller housing in that area and the way the parking is handled by having it submerged into grade. It is an excellent way of mitigating a

lot of structure where on a typical multi-family project it would be more visible from the street. With attention to detail with the architecture and landscaping feel it will be a successful project.

- A physical model would be beneficial. The sections are great but think a model would make a difference, especially when explaining the proposal with the sloped site and properties to the north. Nice looking project.
- Thank you for a precise response to the questions and concerns feel an appropriate scale and density and appreciate increase in setbacks particularly to the north.

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

It was Moved and Seconded:

THAT the Design Review Committee SUPPORT the Tantalus Gardens proposal for 6404 Wellington Avenue subject to further review by staff of the following items:

- consider all seasons when developing the final planting scheme;
- planting is of a mature size in particular for the evergreen species.

CARRIED

5.2 MAISON SENIOR LIVING EXPANSION, 727 KEITH ROAD

Background:

L. Berg (Senior Community Planner) introduced the revised proposal and items to consider.

Project Presentation:

C. Abercrombie (Architect, NORR) and K. Milliken (Milliken Developments) addressed the motion by reviewing the information requested at the last meeting. The presenters reviewed the materials and gave an overview of the updates to the plans.

Committee Questions:

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

- Whose trees are shown on the west elevation? *Trees are on neighbouring property. There is a 2.4 metre utility right-of-way between. Parkade is setback to right-of-way. Plan only showing trees within proximity to property line.*
- How does it work with protection of adjacent homeowner trees? *The Development Permit will require tree protection measures to the satisfaction of the District Arborist. If tree protection zone is 2.4 metres will trees be removed if 3.4 metres away? Not necessary because utility right-of-way have to deal with on a case-by-case basis.*
- Will the programming change that won't require the patio? *The patio provides the unit to the south to have full windows facing onto courtyard which is beneficial to those units and the project.*

- How high is the wall to floor level of the amenity? *Approximately 2.7 metres at high end and slopes to the south.*
- Does the District permit retractable roofs to enclose the patio part of the year? *Possible building code issues for enclosed space, a non-permanent installation may be considered.*
- Would like to see street standard requirements, are there different standards for each location? *Each neighbourhood unique and different, street standards are formalized for commercial areas. Lot of variety in different neighbourhoods will consider maintenance and liability issues. Due to the overhead power lines, not proposing mature trees on the street.*

Committee Comments:

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

- Like the treatment of the west elevation and use of materials. It is screened by adjacent property trees but in the future there will be a nice looking building facing that side. The idea of a sunken courtyard is useable and can work but you have to maintain them.
- Great response. Like the changes made to the front canopy and how it ties in with the existing elevation with heavy fascia treatment. Like the idea of the skylight bringing light into the walkway canopy. Consider options for wheel chair access from the west side sidewalk.
- Appreciate the clear format for presenting and addressing the questions. Think the use of stone is effective. On the plaza level there is opportunity for the shared amenity space to connect to the outdoors on the east side of building. The amenity space with the submerged courtyard looks pretty deep and not sure how to resolve high retaining walls, question if this is the right priority to focus on or are you better off going up a level and focusing on the shared amenity area at grade. The trellis at the front of the building is very attractive with attention to detail but it does create a visual barrier, may create CPTED concern. Appreciate the importance of the trees along the west property line, will be interested protection of those trees during excavation.
- Think the trees along the west side are very important and having the setback should help. Moving forward should have a sense of all the trees along property lines that may be affected by excavation and construction.
- Concerned with sunken amenity patio. Work to reconfigure shape to while creating transparency for westerly wall. Appreciate all work done on the other issues.
- Comprehensive response would reiterate comments around courtyard, hard to see a use other than a light well as shaded all year round. Hard to support an outdoor common area function and strongly recommend looking at alternatives for an outdoor space in another location. Good improvement on entrance ramp and adding a cover, encourage further exploration if at all possible to reorient entrance walk to upper landing and eliminate ramp altogether, if not the solution come up with is also quite workable.
- Suggest to install a green wall on sunken patio edge. If possible add natural landscaping at the front of project and low growing trees to buffer street edge and encourage some variety. Would like to see street tree requirements. Work with

District on trees that work with power lines and helps soften the expanse of wood on the building.

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

It was Moved and Seconded:

THAT the Design Review Committee SUPPORT the Maison Senior Living Expansion, 727 Keith Road subject to further review by staff of the following items:

- consider appropriate street trees along the Keith Road frontage and that the applicant buffers trellis edge with other planting,
- consider further design development of the trellis with thoughts of CPTED;
- continue to work with staff to protect trees through all phases of construction;
- continue to work with staff on developing a useable courtyard space on the west side of the building;
- consider direct access from the sidewalk from Keith Road onto the ramp;
- consider the east walkway connection to the upper landing rather than the lower landing, which could eliminate the need for the ramp, subject to grades.

CARRIED

OTHER ITEMS

6. There were no reports/items.

PUBLIC QUESTIONS

7. There were no questions.

NEXT MEETING

8. The next meeting is scheduled for May 9, 2019

ADJOURNMENT

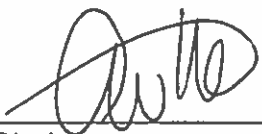
9. It was Moved and Seconded:

THAT the April 11, 2019, Design Review Committee Meeting be adjourned.

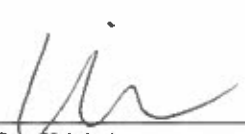
CARRIED

The meeting adjourned at 6:05 p.m.

Certified Correct:



Chair



Staff Liaison