

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
DESIGN REVIEW COMMITTEE MEETING MINUTES  
MUNICIPAL HALL COUNCIL CHAMBER  
TUESDAY, JULY 21, 2020**

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Committee Members: D. Harrison; A. van Hoek; J. McDougall; L. McKenna; A. Matis; B. Phillips; and P. Lambur attended the meeting via electronic communication facilities  
Absent: J. Levine, B. Nelson and Councillor S. Thompson

Staff: L. Berg, Senior Community Planner and Staff Liaison; M. McGuire, Manager of Current Planning and Urban Design, and C. Mayne, Recording Secretary, attended the meeting via electronic communication facilities.

**1. CALL TO ORDER**

The meeting was called to order at 6:31 p.m.

**2. APPROVAL OF AGENDA**

It was Moved and Seconded:

THAT the July 21, 2020, Design Review Committee Meeting agenda be approved as circulated.

CARRIED

**3. ADOPTION OF MINUTES**

It was Moved and Seconded:

THAT the February 20, 2020, Design Review Committee Meeting minutes be adopted as circulated.

CARRIED

**4. APPLICATIONS FOR CONSIDERATION**

**4.1 1495 ESQUIMALT AVENUE, BUILDING ENVELOPE UPGRADE**

**Background:**

L. Berg, Senior Community Planner, introduced the proposal and spoke relative to site location and context, proposed building envelope and site safety upgrades and screening.

**Project Presentation:**

D. Chies, Project Engineer, provided the presentation, including:

- The "Sunnyside Manor" is a 10-storey building for +55 years.

- The proposed building envelope remediation and energy conservation implementation project includes thermal performance upgrades to the envelope and other life-safety upgrades.
- Project description:
  - thermal upgrade;
  - outdoor generator, relocated from the basement to exterior;
  - all original statistics of the primary building will not change; and
  - sustainability measures see a reduction in GHG emissions by 50%;
- The mass of the building does not change; the balconies will have more light. Only noticeable change is the ends of the fins that project off the buildings, they vary 8" to 10" thick; will increase up to 16".
- Accessory Structure:
  - generator is considered an accessory structure according to the zoning bylaw;
  - north west area of the property was selected to limit noise and visual disturbance – one will not see generator with exterior. The single family house that is located near the generator will hear the exhaust that is tested once a month; and
  - selected screening to match the property.

#### **Committee Questions:**

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

- What is the size and height of the generator and did you look at other options to surround the generator? *Few inches taller than 6 feet. Aluminum framing with cedar planks in between. We are following direction to match materials on the property.*
- Why can it not be relocated in the below grade parking lot? *There is a lack of space in the building and the physical issue is getting it in to the building. Would have to blast a wall and excavate down. The basement is only half the main floor, partial basement.*
- How tall is the exhaust and how close to next unit? *The exhaust comes out from the top. The corner of the generator is about 6 meters.*
- The material on the new balcony, the building is getting a refresh, was opaque glass considered instead of clear? *We have not ruled out that option, use an obscure glass possibly.*
- The generator, is there any way, part of the reactions from community is the exhaust noise? Was a top to the enclosure considered that might help muffle the noise, and does the enclosure itself provides sound protection? *Sound levels are 75 decibels, equal to the use of a vacuum cleaner. Would have to address that with electrical consultant. This enclosure will reduce the sound.*
- Looking at the design of the cladding system, there is a project in North Van near the hospital that are doing a similar retrofit. They recently went in there with new cladding and it is all light beige, the appearance of it is dull. Wondering if in the selection of materials if the idea of some contrast might be a benefit, the glass guard railings could be aluminum or an accent color or window frames could be contrasted. *We are looking at a few different color*

schemes; client would not have an issue with contrasting. The window frames and railings will be one color but not same color as cladding, no concern with adding another color. Suggestion is to add contrast in the selection that possibly comes in to the miscellaneous elements, like windows and guardrails, which will help create visual contrast.

- The silver cladding, it seems quite shiny, are you worried about glare? *Probably looks more than it is. It does have a bit of a sheen but not extremely reflective, it is more of a pearl or satin.*
- Has this cladding been used, have you seen this affect? *Yes, we have used it on many projects*
- The patio space you are reserving with the pavers, is that for everyone to use? *It is a common patio, it does not get a lot of use right now, has a lot of flooding, we will improve it and want to get more use out of it.*
- The screening around the generator is to match what is there, what is the enclosure material? *The screening is an aluminum louvers and aluminum coat. The wood and steel is a very tiny element.*

### **Committee Comments:**

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

- Concerned with the location of the benches immediately adjacent to the generator; the benches are hidden away from surveillance, not attractive to sit in when they are in the corner. Alternate locations on the property that would benefit from a sun aspect and safety concerns just not to be so close to the generator, please give that consideration.
- Overall, it is a supportable project, revitalizing older buildings is positive. Anything we can do to support the efforts. I think the building is handsome, color of the guardrails and the windows and the panelling is metallic silver, match the guard and window to the railing. The generator issue is greatest potential concern, done the best you can in terms of locating, and your description of acoustic works. Some good comments around glass and potential clutter, support partially obscured guards.
- Benches in the proposed location is not best suited, and if opportunity to move them to a more suitable spot and improve the public realm. The comments about finishes, making them match the metal framing and window frames, using opaque or obscure glass, could see many things on balconies, material capacity choice. Nice to see an older building upgraded.
- Agree with comments on applying 50% GHG reduction and revitalizing existing building, in support. Consideration of some contrast in the metalwork for guardrails. Agree with fencing around generator that could be a part of the color scheme. I applaud the project and support.
- Applaud making the tired building look better and the GHG. Had no idea this was subsidized housing, interesting and value of signage and what you are doing and who you are doing it for.
- I support and the most sustainable thing we can do is to revitalize. I support comments made about balconies, looking at obscured glass there, I like the look of the glazed railings.

Further discussion ensued on the comments regarding the colour treatment of the windows and railings. It was suggested that the guardrails, windows and dominant colours should be coordinated with the flashing, metal rails, and fencing. They should be thought of as a package of colours with consistency of the miscellaneous items. The existing concrete has simplicity to its approach with its materials, glass, metal, and siding – keep the palette simple and with a consistent application to the building, but not introduce an excess of colours.

Having reviewed the application and heard the presentation provided on behalf of the applicant:

It was Moved and Seconded:

THAT the Design Review Committee SUPPORT the application subject to further review by staff of the following:

- consider using obscured glass on balconies;
- consider a consistent application of colour throughout the building, including the miscellaneous elements; and
- relocation of the benches near the generator to a suitable location on the site.

CARRIED

The Committee further suggests that it would have a positive influence if BC Housing would install site signage during construction regarding the project benefits.

## **5. OTHER ITEMS**

### **REPORT, ITEMS REFERRED OR UNFINISHED BUSINESS**

There were no reports/items.

## **6. PUBLIC QUESTIONS**

There were no questions.

## **7. SCHEDULE OF MEETINGS**

It was Moved and Seconded:

THAT the 2020 Design Review Committee Meeting schedule be adopted.

CARRIED

## **8. ADJOURNMENT**

It was Moved and Seconded:

THAT the July 21, 2020, Design Review Committee Meeting be adjourned.

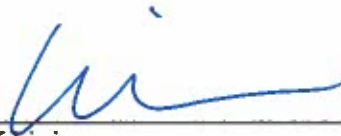
CARRIED

The meeting adjourned at 7:23 p.m.

Certified Correct:



Chair



Staff Liaison