

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
DESIGN REVIEW COMMITTEE MEETING MINUTES
VIA ELECTRONIC COMMUNICATION FACILITIES
THURSDAY, OCTOBER 21, 2021**

Committee Members: D. Harrison (Chair), R. Amenyogbe, R. Ellaway, E. Fiss, A. Matis, J. McDougall, and H. Nesbitt, attended the meeting via electronic communication facilities. Absent: J. Mahoney, B. Phillips; and Councillors P. Lambur and M. Wong.

Staff: L. Berg, Senior Community Planner; and N. Allard, Committee Clerk, attended the meeting via electronic communication facilities.

1. CALL TO ORDER

The meeting was called to order at 4:36 p.m.

It was Moved and Seconded:

THAT

1. all remaining Design Review Committee meetings for 2021 be held via electronic communication facilities only;
2. the Municipal Hall Atrium be designated as the place where the public may attend to hear, or watch and hear, the Design Review Committee meeting proceedings; and
3. a staff member be in attendance at the Municipal Hall Atrium for each of the scheduled meetings.

CARRIED

2. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the October 21, 2021 Design Review Committee meeting agenda be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the September 16, 2021 and September 21, 2021 Design Review Committee meeting minutes be adopted as circulated.

CARRIED

4. INTRODUCTION

- a. Introductory presentation by staff.
- b. Applicant presentation.
- c. Clarification questions to applicant by the Design Review Committee.
- d. Roundtable discussion and comments.
- e. Recommendations and vote.

5. APPLICATIONS FOR CONSIDERATION

Applications Referred to the Design Review Committee for Consideration:

5.1 Address: 725 Inglewood Avenue and 721, 725, 733, and 735 Burley Drive (Inglewood Campus of Care)

Background: L. Berg, Senior Community Planner, introduced the proposal and spoke relative to site context. The proposal for the comprehensive redevelopment of Inglewood Care Centre. The site is located at the northwest corner of Taylor Way and Inglewood Avenue and consists of five lots; main portion of site being 725 Inglewood Avenue where Care Centre is located; also made up of four adjacent single family lots that are intended to be consolidated as part of the comprehensive development.

L. Berg provides overview of directions in the Official Community Plan that guide the review of the development proposal and notes that the site is located within the study area boundary of the future Taylor Way Local Area Plan (LAP).

Proposal is to replace the existing 230 bed care facility with a “Campus of Care” that will allow residents options of independent living, assisted living, affordable onsite staff, work-force housing and various amenities. The proposal has a Floor Area Ratio (FAR) of 2.92 included within the 5 different buildings; mix of 699 care beds and living units. This would deliver a net increase of 62 private paid care beds and just over 400 housing units to the consolidated site.

Project Presentation: A. Thompson (Project Manager) provided an introduction to the proposal, followed by a presentation by P. Cotter (Architect) including:

- Review of proposal complexity in terms of site and the development of it.
- Applicant proposes to create better senior living experience; appreciation for timing coming out of the pandemic; wish to use this project as a model for generations to come; value importance of taking care of seniors and elders in our Community.
- Variety of elements that underline the decision and approach to the campus care project; combination of public and private funding reflective of economic model that encourages revenue to be placed back into project allowing for affordability.
- Rare opportunity to build on existing care beds and develop a renewed campus care facility.
- Many categories of policy involved in this project which influenced the design:
 - Policies within the Official Community Plan.
 - Site context within Local Area Plan; recognize that the project is in a lush landscape of mountains on the North Shore; interconnection of highway down to Marine Drive; residential neighbourhood to the west of site.
- The richness of context is the source of inspiration for this design; wanted to retain the aspects of living in an urban environment amidst a natural landscape for residents of West Vancouver. Referred to pioneers of West Coast Modern Architecture for guidance in the development of this plan.
- Key drivers of design:
 - Building volume – how it is placed on the site and articulated; new beds have to be constructed while the existing beds are retained.

- Pulling of building in from edges of site towards centre to create natural wrap around site created by trees and landscaping.
- Building down of massing and institutional scale; creation of a porous site from exterior to interior.
- Moving surface parking below grade so that the entire ground plane is shared public amenity space; developing of ground plane as a place to bring nature back to site.
- Skewing of the density and building heights and stepping along to the west toward the single family residential lots; rise and fall of building heights that mimics the topography of the site.
- Infuse the interior of the site (courtyard, open spaces) with natural landscape quality.
- A major constraint in terms of building scale and form is that long term care facilities are tightly regulated by the *Residential Care Act*; this proposal displays a shift towards the next generation of care facilities.
- Residents will live within cluster of 12 residents per household; 2 households per floor within a shared service and circulation court.
- The building blocks of the program have informed the scale and form of the care facility in Phase 1; developed building to the best of our ability to create a family-oriented feel while keeping inline with tightly regulated Residential Care requirements.
- Displayed plan of facility showing resident rooms on the perimeters to allow for optimal light flow into units; shared communal area at the core of site.
- Phase 2: ties in underground service area and vehicle access; emerging area of courtyard; pushed building foot print and grade into ground to decrease overall height and scale of building, especially off f Burley Drive and the residential area to the west.
- Common areas are located along perimeter facing interior to keep a tighter relationship between inside social areas and outdoor spaces.
- Emerging of individual buildings connected through pedestrian walkways; allows accessibility to public amenity spaces for residents to other facilities; passive area around perimeter; use of existing fire lanes and driveway will provide access to the north of site.

Project Presentation: T. Maartens (Landscape Architect) provided a presentation including:

- Site interacts with a variety of land uses: Taylor Way Gateway Corridor along the east, the Jewish Centre to the north, single family residential to the north, south and west edges of the site. Form of architecture reflects a sensitivity to this context.
- Project will lead to the upgrading of local streets, with the addition of a sidewalk, boulevard and bikeway along Inglewood and Burley Drive; new treed boulevard and sidewalk along Taylor Way, improving circulation and pedestrian comfort around the site.
- Proposed on site trees provide a canopy and depth to site edges; looked to retain as many trees as possible; due to a few of the site conditions and upgrades were not able to retain trees along the east and west edges but were able to retain 10 trees along south (Inglewood/Taylor Way) as well as a mature buffer along the north edge.

- Organizing principles of landscaping include:
 - Open legible spaces.
 - Pedestrian accessibility and circulation; site permeability.
 - Creation of a series of links through outdoor amenity areas.
 - Eroding of divide between outdoor and indoor spaces.
 - Creating atmosphere of the North Shore; focus on nature and greenery.
- Central Courtyard:
 - Connects two main site entries - south entry that connects independent living building, and north entry which leads to assisted living and long term care facility and affordable living building.
 - The centre of the courtyard is anchored by two spaces; south central plaza with café, patio and focal tree an amphitheatre. Pedestrian path loop is situated around these areas, bordered by dry creeks, landscaping, a bio-swill feature and seating throughout. Secondary path connects to north of site and links buildings.
 - Courtyard links with amenity rooms such as café, town hall and main hallways where there is a lot of light throughout.
- Secured Courtyard:
 - Situated between the two long term care buildings; shared space; each side with a covered patio and agricultural plots.
 - Entrance through gateway leads to share central space with clear walking loops, seating and bird path/central water features; area buffered with planting to form clear edge.
 - Planting uses a mix of flowering trees and conifers to create year round structure.
- Contemplative Garden:
 - Located on the northwest corner of site; nestled below Burley Drive; provides buffer from neighbours to the north.
 - Accessible via a path that is used by residents and non residents; a place to visit with families.
 - Area is made up of a series of circular paths with seating; a place to sit in nature and view landscape.
- Roof Tops:
 - Green roofs incorporated to increase the overall greenery and improve views from above site; implemented on Long Term Care and Independent Living Buildings.
 - Independent Living Building at grade has large scale amenity area and patio; roof top on this building created as a patio for eating and dining.
 - Affordable housing for seniors and team members; this roof top space has been designed to support a broad age range of ages and includes a play facility.
- Planting: mix of manicured greenery with west coast rustic landscaping; looking to use resilient and native species where possible.
- High efficiency irrigation will be implemented.

Project Presentation: I. MacFayden (Building & Project Performance Director) provided a presentation including:

- Displayed slide showing the performance targets of this project.
- District of West Vancouver has specific targets around energy performance, Thermal Energy Demand Intensity (TEDI) and local requirements pertaining to green house gas intensity. Project is meeting both of these requirements.
- Residential comfort in spaces is driven to much higher level by design team; response to increase ventilation rates by use of 100 percent outdoor air.
- Displayed table showing typical long term care facility in comparison to this projects care facility; key is meeting infection control target and Green House Gas Intensity (GHGI) target though envelope performance; improved mechanical systems.
- Integrated Design Strategies:
 - Building performance and sustainability incorporated.
 - High performance envelope.
 - Site and ecological aspects.

Project Presentation: J. Peacock (Architect) provided a presentation including:

- Strong principals around elements of nature and seasonality.
- Opportunities to play with texture and light; creating variation throughout buildings and highlight vibrancy of building.
- Elements of wood incorporated; natural tones; metal panels; charcoal horizontal channels; metal panel that allows for variation and tones; reflective aluminum panels; retractable glass walls.
- Metal panels will play with light and seasonality through multiple levels; triangulated form that is about 1" will be used to allow for fine grain and texture; larger folds will allow for depth; metal fences have approximately 6" of depth which will create shadowing.
- Displayed elevations:
 - South: Long Term Care building displayed from Taylor Way and Inglewood; balconies provide depth.
 - West: LTC central building and contemplative garden allow building to be minimized along Burley drive; welcoming gesture to neighbourhood; massing pushed down to residential scale with rise to Taylor Way.
 - Northwest: LTC and Central building; trying to create texture depth and modular expressions; reflective metal panels at top.
 - North: Central AL/LTC; use of brick; welcoming canopies; glass create interaction between people and nature.
 - East: along Taylor Way; AH building with brick rising up; metal panelling to the top of building as massing steps back along Taylor Way.
- Courtyard canopies incorporated; sense of community at heart of development; hardscape and softscape linked by canopies to provide protection.

Committee Questions:

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

- Is this a mass timber project, or is this a hybrid structure? *No, this building will be concrete frame. For this classification building type this is required.*

- A comparative analysis of density and height in the Taylor Way Corridor seems to be missing. Comparing Maison Senior Living and other care facilities to this one, don't think we have a comparison of this facility with others. Put into context so future direction could be understood.
- What are setbacks on Taylor Way and Burley Drive at narrowest points? *At Taylor way there will be a road dedication so some land will be taken away, this will leave a 3-metre setback along east edge of property. On Burley Drive the setback varies; narrowest point goes down to 6 metres.*
- What are sizes of units? *Studios range from one to two beds. Follows BC Housing Design Guidelines for floor area size.*
- In terms of the energy sustainability strategy will you be applying for any certifications? *Salmon Safe Certification and Fitwell are being looked into.*
- Has BC Housing done their review of the units? *Yes they have done a preliminary review but no formal review to date.*
- Are unit plans all fixed or are they still in flux in terms of design process? It seems living space is limited; is this being driven by accessibility requirements? *There is some flexibility to work within the envelope that we have and the accessibility requirements are affecting design.*
- Do you have any daylight models for interior living spaces (seems floor plates are deep)? *Yes, but they have not included in this application package.*
- Has any carbon modelling been done for this project? *We have gone through preliminary carbon analysis and are going through software options at present.*
- Have you looked at WELL at all? *Fitwell is a wellness standard. It is on par with WELL in terms of looking at comfort and satisfaction with living spaces.*
- How much area has been designated to urban agriculture? *We have a few longer planters scattered along edges; there is an opportunity to add more and we can consider this; limited to rooftop spaces so we have to prioritize.*
- What are typical floor to ceiling heights? *In Long Term Care Facility ceilings are 3.3 metre floor to floor and achieving 2.75 metres in the common areas; drop ceilings in resident rooms which would bring ceilings down to 2.45 metres; on east side the affordable housing is 3 metres floor to floor; trying to target 2.45 metres (8 ft) ceilings where possible; because of mechanical approach (HRV systems in each unit) going to aim for further drop ceilings around the bathroom areas.*
- Is all bike parking for guests and residents in the parkade (how does guest know to go to parkade with bike)? *Yes it is all in parkade; consideration will given for implementing other locations. We have however, provided bike parking at grade and there are 24 spots at the south end of site and 10 spots at the north end of site near entry spots.*
- How long do you anticipate for Phase 1? Phase 2? *Should the project be approved, the intent is that the construction will start towards end of 2022/start 2023. Looking to gain occupancy towards end of 2025. Balance of site would then be started on towards north of site with staggered starts with final phase being started towards end 2029.*
- Mention of a bioswale; does this have a storm water or sustainability function as a part of it? *It does have a sustainability function; collecting rainwater from the independent living building which would run through space into a soil filter and end up in bottom where it can be retained and would eventually flow into storm water tank. Perhaps will incorporate a water feature.*

- What is massing at given that massing appears quite high? *Close to 50 ft.* Perhaps this could also be terraced to reduce massing.
- Sidewalk is very well landscaped but could you consider making an alleyway or drop off so that public does not have to circumnavigate buildings? *Break check is along Taylor Way; this would not be viable with the Ministry of Transportation and Infrastructure (MoTI).*
- On affordable housing units will the bedroom windows be glazed? *Translucent wall allows daylight in but no visual connection to exterior.*
- North end units were they reviewed by Health already (specifically is there sufficient laundry facilities)? *Yes, we have developed the plans closely with Vancouver Coastal Health. As far as we understand the laundry is adequate but will look at this aspect. This is fairly tightly compliant with Vancouver Coastal Health requirements.*
- In regards to access, proposal is for access of Taylor Way along North; is this where you anticipate all deliveries (food, supplies, etc.) will enter? *Yes, will come off Taylor Way underground where there is a loading ground that serves the independent living building; also loading bay for long term components. After delivery would continue along roadway to Inglewood Avenue and then loop around back to Taylor Way.*
- Are you sharing North entrance? *Yes, is a shared access point with Har El.*
- What does the Salmon Safe Certification involve (a lot of building over a long period of time – how will the salmon creek be preserved over this time)? *It comes with a few different components including storm water management and ecological sustainability. Following certification guidelines adds an additional layer of protection to mitigate the concerns.*
- The bike lane will be for westbound cyclists and is a single lane. Is it raised off the street? *It is separated and dedicated bike track. I believe it is raised along uphill; single direction lane dedicated west and north. Downhill is south and east.*
- Is there room to turn bike lane into a two lane route? *We have been working with District with this however the single route has been preferred.*
- Long term care and assisted living buildings are quite a bit higher in terms of GHGI efficiency than the affordable housing GHGI. Is this due to what goes on inside of those buildings? *Mainly due to ventilation and what processes are involved in operating these of spaces; much higher energy output than within residential buildings.*

Committee Comments:

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

- On the lower levels it seems that there would not be a lot of light due to trees.
- In terms of context, from a form and massing perspective I think you have done all that could be expected; active response to communicate and stepping of buildings. Significant departure from existing massing in area but because of nature of project and its uses it is understood why. I am in support of project.
- In terms of architectural expression I think a fantastic job has been done tying in West Vancouver natural elements with modern architecture and sophistication. Play of light and shadows is much appreciated.

- In terms of ground planes, nice mix of spaces, relatively flat site so accessibility works well.
- Comments of tree retention and blocking of light; I think that it is a sensitively handled edge whereby more mature trees are being left to break down the scale being proposed. I think that the handling of the entrances coming off of south with the drop off and trying to get entrances close in proximity to drop off is challenging; there is one drop off that seems to pose a challenge in particular – if this could be handled differently that is my only criticism.
- I appreciate step massing at corner of Inglewood and Taylor Way but it seems that stepping back upper stories on Taylor Way and Burley Drive would benefit the project.
- Increased landscape setback would be appreciated to nestle buildings into landscape setting. This is presently an urban development. Appreciate wide path in courtyard for wheelchair access however too much hardscape and not enough soft scape in courtyard. Concerned of shadowing within this space.
- Massing at Inglewood is successful; at 6 stories I find the massing unsuccessful; perhaps setting these back would reduce massing. Overall materials are excellent; modern materials are not necessarily West Coast modern.
- I am not a fan of the depth of the floor plates but I understand that they maybe necessary in creating the care facility.
- In terms of density and height, reduction in height would allow sunlight into courtyard. This will set a precedent in terms of Taylor Way Corridor development.
- Exit coming down from Taylor Way can be dangerous; having another major driveway past the intersection frightens me however I am interested in hearing what improvements will be made to Taylor Way.
- Overall it is a great plan that I support; may have to display how it fits into greater Taylor Way neighbourhood context. Concerned about density of project.
- I think overall this is a great and much needed project; overall density is a challenge; public has to make choices if we are to incorporate housing for seniors; makes sense to have taller massing against Taylor Way. I think there needs to be a harder look at sustainability issues. Indoor spaces need a greater look at wellness as I believe that there is not sufficient lighting. Need to look into wellness certifications and have stronger standards incorporated.
- I think there needs to be more biking storage areas incorporated; bikes need more priority than cars. More substantial planting required on rooftops (at least shrubs); this would make building fit in with natural surroundings.
- Similar issues with the Sunrise Building in Lynn Valley; traffic issues and building at this scale were issues that eventually were smoothed out; overall I think that we are looking at an admirable attempt to integrate segments of the senior community. Apart from traffic issues off Inglewood Avenue and at north end for service vehicles, I am supportive of project. This could be a template for future structure of this scale.
- Agree with above comments of stepping and massing; ground plane is very successful; a variety of amenities that are accessible with various routes.

- Level access where possible is encouraged; concerns with shading and light in courtyard so planting managed in a way that does not obscure lighting is suggested; rooftop landscaping could hold additional amenity space of further planting of various types.
- Well resolved project that fits within the context of area; lack of light into courtyard is my only concern.
- Well thought out project; I like the green space incorporated along Burley Drive. Seems courtyard will be dark so any way of opening up this space is suggested.
- Would be great to see the bike lane accommodate both directions of bike traffic.
- Intersection along Taylor Way and Inglewood requires some planning to ensure it is safe; needs to be looked at by District and MoTI.
- Would be great to see terracing on Taylor Way to break up the feel of massing.
- Solid plan required to protect salmon during construction phase.

Response form Applicant:

- Scale is attached to financial and operating plan of this model; other regulations have dictated the density, etc.; other factors have created constraints.
- There is a separate drop off on north which provides connectivity.
- Reference to the term “Campus of Care” used in designing health campuses which refer to multi-level care and affordable long term, supportive care as opposed to a lush green campus. It is an urban model and an example of a response to limited land in West Vancouver.
- In response to daylight and shadowing; courtyard to south was deliberate first move; separating of buildings was attempt to get light between buildings and surrounding them.
- Challenge of how to land this scale of building; stepping of buildings and separating them out; pushing grades were all done in consultation with public.
- Dealing with MOTI and discussion of break point check, better sidewalks; overall have made a strategic decision to get more buffer space.
- Appreciate comments of landscape design and shading.
- Hope is that this will be a model for senior housing in future.

SUPPORT

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

It was Moved and Seconded:

THAT the Design Review Committee support the 725 Inglewood Avenue and 721, 725, 733, and 735 Burley Drive (Inglewood Campus of Care) application subject to further review of the following items with staff:

- Work with the District, Highways and Har El to develop a safe access from Taylor Way into the North end of the campus.
- Work with the District to develop a safe access onto Inglewood Avenue at the south end of the campus.

- Ensure more bicycle storage is supplied in priority areas for visitors and residents.
- Consider making bike lane on Inglewood and Burley Drive a two-way lane system.
- Ensure that a pedestrian priority access is maintained from Inglewood to building entries.
- Consider planting more substantial species on the green roof areas where possible to promote contextual fit of habitat species.
- Consider including additional accessible roof top amenity areas.
- Consider a closer look at the sustainability improvements to get the TEDI values reduced.
- Recommend a daylight interior model for the residential units and amenity spaces.
- Consider options to reduce the building massing, especially along the east corridor on Taylor Way.
- Continue to work with District Staff to ensure mitigation of construction runoff into all waterways.
- Consider developing a pedestrian/bicycle access from Taylor Way to the courtyard.

POLL CALLED FOR THE VOTE = 7

CARRIED

6. PUBLIC QUESTIONS

There were no questions.

7. NEXT MEETING

Staff confirmed that the next Design Review Committee meeting is scheduled for November 4, 2021 at 4:30 p.m.

8. ADJOURNMENT

It was Moved and Seconded:

THAT the October 21, 2021 Design Review Committee meeting be adjourned.

CARRIED

The meeting adjourned at 7:12 p.m.

Certified Correct:

Don Harrison

Don Harrison (Nov 9, 2021 09:59 PST)

Chair, Don Harrison

Lisa Berg

Staff Liaison, Lisa Berg