

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
DESIGN REVIEW COMMITTEE MEETING MINUTES  
RAVEN ROOM (via electronic communications)  
THURSDAY, NOVEMBER 19, 2020**

---

Committee Members: A. van Hoek; J. McDougall; L. McKenna; A. Matis; B. Nelson; B. Phillips; and Councillors S. Thompson and P. Lambur.  
Absent: D. Harrison and J. Levine

Staff: L. Berg, Senior Community Planner and Staff Liason; M. McGuire, Senior Manager of Current Planning and Urban Design and Recording Secretary; J. Wong, Manager of Facilities and Assets; and D. Niedermayer, Senior Manager of Cultural Services.

**1. CALL TO ORDER**

The meeting was called to order at 4:30 p.m.

**2. APPROVAL OF AGENDA**

It was Moved and Seconded:

THAT the November 19, 2020, Design Review Committee Meeting agenda be approved as circulated.

CARRIED

**3. ADOPTION OF MINUTES**

It was Moved and Seconded:

THAT the September 17, 2020, Design Review Committee Meeting minutes be adopted as circulated.

CARRIED

**4. APPLICATIONS FOR CONSIDERATION**

**4.1 Ferry Building Washrooms**

**Background:**

L. Berg, Senior Community Planner described the overall process for approval of the project. Ferry building is a heritage designated District-owned building that provides arts programming. The overall proposal will require a heritage alteration permit that would be considered by Council and subsequent building permits.

J. Wong, Manager of Facilities and Assets introduced the project. Project is grant funded and is intended to restore the Ferry Building. With the grant funding there is a requirement for accessible washrooms to be added as proposed.

### **Project Presentation:**

Mark Ehman, Architect, provided a PowerPoint presentation and further described the project and existing building. Rehabilitation of existing building based on the Federal Heritage Standards and Guidelines. K. Cummer, Heritage Consultant, prepared a conservation plan to guide the restoration work and the objectives, including raising the building 4'10" to comply with the Flood Construction Level (FCL) and to accommodate gender neutral, accessible washrooms. Have explored multiple options for the washrooms. Heritage consultant evaluated options against federal guidelines and came forward with a preferred option. The proposal was reviewed by the Heritage Advisory Committee (HAC) at its September 1, 2020 meeting. The HAC did not provide feedback on a specific option but expressed preference to have the washrooms located in a stand alone pavilion. Council endorsement proceeding with the preferred option. K. Cummer further described the preferred option and guidelines analysis and evaluation.

### **Committee Questions:**

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

- Clarify the landscape and concrete works? *Landscape architect not engaged yet and materials under development. Hard landscaping would be concrete and concrete pavers. Soft landscaping would not propose significant changes as the overall area is subject to a Master Plan for the Waterfront Park. Intent is to have some shrubbery around the building.*
- Any direction from staff on the options? *Have presented the options to staff throughout the process.*
- Any options developed where the washroom building was physically separated from the Ferry Building with a canopy structure? Does the washroom addition have to be attached? *Didn't provide a detailed option where the washroom was separated from the Ferry Building. There was concern about the potential loss of green space adjacent to the Ferry Building.*
- CPTED and security considerations? Will washrooms be secured at night? *Washrooms would be locked at 10pm at night during summer and in the winter months the washrooms are locked at dusk. Cleaners go to all washrooms every day to monitor.*
- Front façade is quite articulated whereas the washroom façade is quite blank. Were windows considered for that façade? *Windows were considered, however, the intent was to clearly distinguish the washrooms from the heritage building. Landscaping will be added in front of the washroom wall to help with the blankness of the washroom wall.*
- Did you consider selecting a colour that was subordinate to the ferry building? Material selected will match the original building? *Reviewed different colour options for the materials proposed.*

## **Committee Comments:**

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

- Clearly have reviewed multiple options for the washroom location. One main concern is the materiality with aluminum siding against a wood sided building. Trying to match will likely not work out. This is a small additional structure, try to match the wood siding. Carrying through the window details should also be taken also to have the addition blend in if that is preferred approach. Seems to be a lot exposed concrete and concrete walls. With terracing and concrete may not match up with existing heritage building. Take a closer look at concrete finishing to consider board based or other material that would be more sensitive to heritage building. Other than those comments seems to be a well considered proposal. Commend the team for all the work that has been undertaken.
- If approach is to blend into the background should consider landscaping to help with that. Could consider hardy material for the washroom to better blend in with ferry building. Overall approach should consider parks master plan.
- Echo landscape comments. No way to separate the concept from the landscape when planning for the washrooms. Very symmetrical presentation of the landscape leading to the ferry building. See the Ferry Building as a picturesque. Way to have things not so symmetrical from a landscaping perspective. Could separate out the washroom building with a separate, wider canopy structure to cover the entrances to the washrooms. For the washroom building, could use materials that look like the Ferry Building materials but more current industry standard (for costs). For example the washroom clerestory windows could be standard windows with trim that matches the Ferry Building trim. If the washroom building is physically separated from the Ferry Building, then an exact match of exterior finishes is less critical.
- Overall thoughtful approach to a small but challenging project. Case to be made for either matching the building materials or going in the other direction further. Flat roof seems to be the right idea. Landscape consideration for connectivity through the site is supportable. Next layer of landscape design needed for finishing touches as described by other members.
- Landscaping will be key to making the washroom addition more successful. Overall supportable. Landscaping needs to take into account all park and Ferry Building users.
- More modern material and mimic colour not quite there yet. Go with metal with difference colour or go with a different material like hardy and colour match. Overall well considered in terms of options.

## **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 application subject to further review of the following items by staff:

1. Design development of the landscape plan to consider:
  - a. The overall safety and security of the site and surrounding park;

- b. Concrete and hard surface elements integrating better with the heritage qualities of the Ferry Building;
  - c. Softening edges of washroom building and pedestrian walkways; and
  - d. Integration with the Master Plan for the surrounding site.
2. Request that the applicant work with staff to review the choice of the washroom building's materials and colours.

CARRIED

**OTHER ITEMS**

5. There were no reports/items.

**PUBLIC QUESTIONS**

6. There were no questions.

**NEXT MEETING**

8. The next meeting is scheduled for January 21, 2021.

**ADJOURNMENT**

9. It was Moved and Seconded:

THAT the November 19, 2020 Design Review Committee Meeting be adjourned.

CARRIED

The meeting adjourned at 5:30 p.m.

Certified Correct:



Chair



Staff Liaison