



18 August, 2011

Lisa Berg
Senior Planner
District of West Vancouver
750 17th Street
West Vancouver, BC V7V 3T3

Re: Kiwanis Garden Village
61109

Dear Lisa:

Based on the comments received at the Design Review Committee meeting of 31 March, 2011, we are pleased to submit the following responses contained in this report, including:

1. Integration of pedestrian circulation connections to the exterior community:

- a. Indication of private drive - *see note on site plans.*
- b. An entry gateway has been added to the east entry at 21st Street which incorporates both project signage and seating. A bench, designed specifically for retirement settings, is sited beneath an overhead trellis for shade. Adjacent ornamental planting provides sensory amenity. Small scale flowering trees and corner bulges have been added to 21st Street to create a pleasant edge condition to neighbouring sites – *see Landscape Drawings.*
- c. The pedestrian connection from the southwest corner of the site through the existing breezeway has been enhanced by providing seating at the north end of Kiwanis Court and realigning the path to the south of Kiwanis Court to provide a more direct connection to Gordon Ave. A new pedestrian node with seating and signage has been added east of Kiwanis Court on Gordon Ave creating an access point from the Community Centre to the south – *see Landscape Drawings.*
- d. Pedestrian circulation diagram – showing connections to surrounding Kiwanis properties and context – *see Landscape Drawings.*

2. Consider means to increase visual transparency:

- a. The East Building along 21st Street has been stepped back and down to narrow that façade and expose the secondary entry – *see Architectural Elevations.*
- b. Indoor/Outdoor amenity space expanded at both buildings by enlarging the East Building Amenity multi-purpose rooms and incorporating a Library and views to the north from the West Building Main Entry – *see Architectural & Landscape Plans.*

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- 3. Revisit the existing colour palette with the objective of lightening it up:**
 - a. East building materiality: brick and siding colours changed – *see Architectural Elevations, Materials Board.*
- 4. Soften the impact of the north elevation to the school playground by breaking up scale and repetitiveness:**
 - a. East & West building massing adjusted to reduce scale, including roofs, windows, end units and upper storey(s) articulation - *see Architectural Elevations, Model Views.*
 - b. Existing fenceline and playing field areas indicated in plans and elevations for greater understanding of context - *see Architectural Elevations, Plans.*
 - c. Additional trees are planned for north facades to help reduce the scale of the buildings. A shade garden at the western edge of the East Building creates more usable outdoor space in addition to providing visual amenity for lounge users – *see Architectural and Landscape Plans.*
- 5. Each of the landscape areas requires greater coherence individually and collectively with an objective to make the pedestrian experience primary:**
 - a. Pedestrian loops defined by greater contrast in paving type and colouration - *see Landscape Drawings.*
 - b. Adding Dark Sky compliant LED lighting to garden areas draws users through the site and adds coherence through repetition of materials - *see Landscape Drawings.*
 - c. Section through Amenity area showing sidewalk/road and curb provided - *see Architectural Sections and Landscape Drawings.*
 - d. Japanese Inspired Woodland Garden revised layout and seating - adjustment of the circulation at the Japanese/Woodland garden now that ensures that entries to garden loops connect directly to the entry drive sidewalk, the site's main circulation route – *see Landscape Drawings.*
 - e. Augmented plantings at building entrances– *see Landscape Drawings.*
 - f. The pedestrian experience has been enhanced by increasing the size of the lower raised crosswalk, and providing easy pedestrian connection between the north and south sides of the roadway – *see Landscape Drawings.*
 - g. Incorporated landscaped curb bulges at 21st St, site entry Gateway– *see Landscape Drawings.*
 - h. Shade Garden and additional planting on north property line for more usable outdoor space and visual amenity – *see Landscape Drawings.*
- 6. Staff review requirements for adequacy of visitor parking spaces.**
 - a. BUNT Addendum to Traffic Report – *see attached traffic report + addendum.*
- 7. Consider alternate mechanical systems to electric baseboard heating as well as future connectivity to District energy.**
 - a. Possible future connection to ocean system – *see Sustainability section.*
 - b. Consideration of radiant heating systems - *see Sustainability section.*
- 8. Fire Truck/emergency access plan – *see Drawings Section 2.4 – Fire Truck Turn-Around Drawing and Addendum: Fire Department Access Report by Pioneer Engineering Consultants Ltd.***

9. Exiting from Parking level -

- a. West Building second parking exit stair added at ramp end - *see Architectural Drawings.*
- b. East Building second parking exit stair relocated in Visitor Parking area, pathway up ramp widened and handrail included - *see Architectural Drawings.*

10. Smaller scale architectural elements, wood accents.

- a. Sunshades on south elevations provide detailed articulation and heat gain control, additional trellis elements provide covered outdoor areas and wood accents to the overall site design - *see Architectural Drawings.*

11. Increase amenity space and indoor-outdoor connection

- a. East Building Amenity expanded to south, incorporating additional glazing and a north shade garden. A patio area with trellis has been added above the parking ramp to bridge the outdoor space between the two buildings - *see Architectural & Landscape Drawings.*
- b. West Building Amenity expanded through library and north views at main entry lobby – *see Architectural & Landscape Drawings.*
- c. The East Building secondary entry has been expanded and additional glazing and a third level deck at the corridor end incorporated to increase visual transparency – *see Architectural & Landscape Drawings.*
- d. Additional trellis details and articulation at East and West Building entries – *see Architectural Drawings.*
- e. Gateway pavilion at site entry as noted above – *see Architectural & Landscape Drawings.*

12. Length of corridor hallways – *see Architectural Plans.*

- a. Walking distances minimized by use of two elevator cores at opposite ends of corridors - *see Architectural Plans.*

13. Boulevard on 21st Avenue to separate cars from sidewalk (curb bulges) – *see Landscape and Civil Plans.*

14. Comments from the April 27th Public Consultation Meeting included a call for more bachelor suites. In response, 10 bachelor suites have been introduced into the unit mix – *see Architectural Building Data and Plans*

Sincerely,

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Charlene Kovacs, MAIBC
Director – Community Architecture
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Attachments: Kiwanis Garden Village Rezoning Report August 25, 2011

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