

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
DESIGN REVIEW COMMITTEE MEETING MINUTES
VIA ELECTRONIC COMMUNICATION FACILITIES
THURSDAY, JUNE 15, 2023**

Committee Members: E. Fiss (Chair), M. Avini, A. Hatch, S. Khosravi, J. Leger, N. Waissbluth, and L. Xu; and Councillors N. Gambioli and S. Snider attended the meeting via electronic communication facilities. Absent: R. Ellaway and D. Tyacke.

Staff: L. Berg, Senior Community Planner (Staff Representative); M. Roberts, Assistant Planner; and Naomi Allard, Administrative Assistant (Committee Clerk) attended the meeting via electronic communication facilities.

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 June 15, 2023 Design Review Committee meeting agenda be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the May 18, 2023 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 DRC.
- 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: 2229 Folkestone Way

Background: L. Berg (on behalf of M. Roberts, Planner), introduced the proposal and spoke relative to its context, including:

- Project for townhouse and restaurant redevelopment
- Context images displayed showing parcel and other parcels as a part of development, multi-family and commercial.
- This development considered as a mixed-use development under OCP Policy 2.1.5: speaks to redevelopment of commercial sites and allowing residential and additional uses.
- Proposal includes two separate buildings:
 - West portion of site: 8 townhouses; 1,520 square metres; 2 storeys with basement; 16 underground parking stalls; 8 visitor parking stalls.
 - East portion of site: is commercial restaurant (Salmon House) and office building; 858 metres square; 2 storeys; 26 surface level parking spaces; site FAR of 0.43 and site coverage of 27 %.

L. Xu joined the meeting at 4:52 p.m.

Project Presentation: P. Mallen and P. Cotait, Architects, provided a presentation on the proposal including:

- Existing building is approximately 40 years old.
- Parking to east/northeast of building; vehicular access will be to the north.
- Low density project with townhomes; two separate buildings both under three storeys provides opportunity to integrate with residential neighbourhood.
- Displayed context images; setup as a theatre; attempt to reduce site disruption and not impacting existing views.
- Office to the east; underground parking set back in the landscape.
- Architecture responding to West Vancouver character and West Coast Modern Contemporary style by inclusion of natural forms.
- Restaurant has horizontal roof with panels; point of entry will be wood; use of landscaping on top to screen.
- Townhomes have similar design elements with use of natural materials; wood and cubic forms; cladding of bottom siding and landscaping.
- Site signage included in the architecture.

Project Presentation: M. Vaughn, Landscape Architect, provided a presentation on the proposal including:

- Site is iconic due to historic Salmon House Restaurant presently situated on site.
- Existing landscaping set on a windswept hill which creates a California-Modernist

60's West Coast feel.

- Ivy, rhododendrons, and pine trees are part of existing landscaping species; proposed planting will include maples, Japanese Pieris, and sumac; on north side pine trees.
- Landscaping to provide privacy; intent to leave the north side of property mainly as is, therefore, majority of planting is on the south side; goal to retain as much of existing planting as possible.
- Proposed parking is almost the same as existing.
- East side: clean up the corner and to plant vines, clean up siding; remove invasive species.
- West side: pines and rhododendrons, shrubs; intent to clean this area up.
- North side: existing healthy trees to be retained; stairway path retained and pathways will be supplemented.
- South side: sidewalk will be extended, and street trees will be planted to assimilate with other tree planting in West Vancouver.
- Plan to remove five trees due to building encroachment; a tree retention plan will be provided.
- Year-round colour through planting of Heather, California lilac and other colourful species; working with pines and windswept coastal feel.
- Displayed plan showing neighbouring landscape context with similar pallets.
- Steep drop to the site which will be leveled, buildings quite small in comparison to the grade.

Committee Questions:

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

- Woodgrain siding indicated on the drawings. Is this from a specific species of wood? *Material has not been decided on; we are testing materials.*
- Is there exposed architectural concrete on the buildings? *We wanted to go with concrete, but we have not finalized decision on material; want to bring a grey colour to the project; suspect we will go with a hardy-type material.*
- One of the three concepts shows townhouses at Folkestone Way. Why was this project rejected initially at first submission, and why are townhouses on the south and not the north side? *Felt it would benefit the project to have them on the north side. We played around with the location of the townhouses but wanted to utilize the south views; explored different arrangements but decided on this one to buffer existing neighbours from the restaurant; trying not to disturb as much of site as possible; blocking views of parking as it is well screened with this layout; uniform edge along Folkestone provided.*
- Will the siding material be real wood? *Specific material has not yet been chosen but real wood will be used where possible; screen material around eastern edge of commercial areas will be synthetic, but soffit and fascia material will be mass*

timber or green wood.

- *Did you consider a patio terrace for the restaurant? Yes, but client did not want this due to high level of the winds and potential for temperature which can be extremely hot.*
- *Are there flat accesses to offices for accessibility? There is one assigned accessible parking stall on the east side of building; entrance would be at grade through east side; west side only accessed by stairs and not through main entry due to aggressive grades.*
- *How will pedestrian access from the street to the townhouses be? From Seacliff Road to Folkestone pedestrian access will be via existing stairs along east side of townhouses that connect to Folkestone connection; there is a proposed flex parking stall for deliveries; for residents, most will arrive via the private vehicle entrances off the street.*
- *A large circular window is displayed on the plans. Is there something special about this window? Yes, this is a historic window which exists in the present building; client wants to salvage this window and incorporate it in new design; we are integrating it into the building where the bar will be located.*
- *Is this proposal for a rezoning or development permit application? The proposal requires both rezoning and a development permit, as well as amendments to the Land Use Contract as it is still in affect.*
- *Do we have requirements for an outdoor amenity area development? Asking for feedback from staff on this. Applicable OCP guidelines encourages the provision of outdoor component for residents.*
- *Is there a requirement for temporary bike parking? Yes, Zoning Bylaw requires secured bike parking, including short-term.*
- *Are the patios on the north side of the townhouse development considered accessible, or are they just garden space? What is elevation of patio height? They are accessible through stairway and entrance from the parking area. The planter height varies as sidewalk slopes (level to raised depending on the side of the building) but centred on grade. This is an entrance patio; enjoyable sitting area is on the south side due to aspect of sun.*
- *Is there a full planting list provided? No as this is required at the building permit stage. It is a redundant to prepare intensive plans currently with the development permit. Honeysuckle, flowers, lots of colour will be planted in the planter spaces. On sidewalk side is a low planter wall.*

DWV Staff response: Development Permit submission requirements require detailed landscape and planting plans; landscape bond determined by planting.

- *On the south of property on upper highway there is a parking pull out. Who is using this parking? Traditionally used for buses; this pull-out is not within the site property, and I do not know the official use.*
- *How is storm water management plan being handled? No increased disturbance to site; not adding water to the site; the tied into the storm system; parking lot tied into storm systems; no net increase in hardscape; Creus Engineering will be handling the storm water systems.*

Committee Comments:

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

- This is an important site for West Vancouver due to the historic Salmon House; anomaly for commercial restaurant right beside townhouses; overall, I think this is a good proposal; in terms of landscaping I hope there is more than asphalt in the parking area; space for HVAC could be used as a patio, perhaps enclosed by trees; could relocate HVAC; hope to see raw concrete or architectural concrete as well as wood finishing or contextual finish. I don't think a play structure is required.
- The landscaping shows more parking space on site than actual landscaping; with respect to commercial use I think re-development is a good idea due to historic aspect of the Salmon House; suggest toning down on impervious materials.
- Appreciate the architectural design; in terms of restaurant parking area, I think more pavers or warm aspects other than asphalt should be considered; should provide a full plant list; outdoor amenity requirements need to be met; I think there should be a buffer from the north side of townhouses and garden areas; perhaps setting back planter from the sidewalk would allow for this.
- Appreciate the sensitive choice of planting and design however, design appears as a flat building; need a site context analysis to display neighbouring site in context to development permit area guidelines; need to see how analysis meets the guidelines. I do not believe the present plan meets the requirements of the guidelines.
- Commercial parking spaces already exist; need separation between parking and townhouses; siding materials need to be determined; not in support of parking asphalt; suggest pavers; signage and garbage cover is good; suggest shaders for parking in order to incorporate trees or landscaping so it appears more friendly; guidelines ask to avoid large blank walks however there are blank walls along north side; place emphasis on entry of offices to break up massing and make units identifiable; restaurant looks bulky from exterior; explore terraces or patios, tall glasses could be incorporated to frame the glazing which would help break bulking of the façade; canopy on top of the restaurant could be played with to make longer with wooden beams; parking underneath the townhouses adds a long façade; landscape design guidelines could help with the parking area; on townhouses I like the framework but needs to relate to the west side; for balconies on second level could have more articulation; south side shrubs should remain and be retained.
- Support the general elements of the commercial and residential development; floor plans appear nice and livable; suggest adding more usable outdoor space that is not facing the highway; architectural design is attractive although it would be helpful to know what materials will be used; this is a corner site and should be celebrated but it is a garbage and mechanical enclosure with a Pad Mounted Transformer (PMT); this could be redesigned as a landmark space to anchor the community; parking space does not seem compliant with the guidelines; suggest underground spaces and/or adding landscaping to parking area to break up the asphalt appearance.

- Like the separation of the commercial from the residential; parking could be looked at and siting and integration of buildings; perhaps grades could be raised; there is an opportunity for more green space if some parking stalls were eliminated and replaced with landscaping; residents will not be happy having a bunch of parking spaces in front of their units.

Having reviewed the application for 2229 Folkestone Way and heard the presentation provided by the Applicant:

It was Moved and Seconded:

THAT the Design Review Committee require resubmission of the 2229 Folkestone Way application subject to the following considerations:

- Look at concrete and wood materials and break down the bulk; avoid large blank walls of the north and south commercial building and the south façade of the residential parking.
- Provide a building material pallet.
- Provide a complete landscape package including a detailed material list.
- Design development to activate the corner of the site.
- Reduce the amount of asphalt paving by using more permeable materials and design development to break up the parking area with additional landscaping and trees.
- Revisit the number of the parking spaces provided.
- Add more pedestrian friendly pavers along the commercial pedestrian walkway.
- Create integration of the building with the grade.
- Create a planting buffer between the parking area and the resident entrances.
- Consider incorporating a common outdoor amenity space.

CARRIED

5.2 Address: Rodgers Creek Area 5 Apartments

Background: L. Berg, Senior Community Planner, introduced the proposal and spoke relative to its context, including:

- This proposal for a multi-family development permit.
- Displayed context image showing site located in Rodgers Creek; since 2008 development has been moving along in Area 1 & 2; Area 4 nearing completion.
- Subdivision work has been completed.
- Site surrounded by trees to east, south and west and Cypress Bowl Road to north; Westmount Creek to the east; trees were removed due to part of Council-approved Development Permit for subdivision to put in access road, mountain path, and to create the development sites.
- Significant portion of timber was milled at Eagle Lake Road and used in construction of trestle on upper mountain path.

- Zoning is C3 Rodgers Creek.
- This is a preliminary proposal and not a formal submission; this proposal will be viewed again by this Committee; this is not a requirement but given the scope of project it was felt that it would be important for Committee to see the preliminary design.
- Four apartment buildings on northern side of site; cluster of townhouses in middle area of site; total of 350 units proposed; landscaping and trail network provided.
- Guidelines have three main tenants: Context and site design; Building design and services; and Landscaping.

Project Presentation: M. Geller, Project Consultant, provided opening remarks on the proposal including:

- Intent of this submission is to have a discussion with Committee; I have been working with Developer since before they purchased the site; they have experience with other large-scale developments and the challenges of building on steep, forested slopes.
- Initially thinking of a five-tower building; while drawings do look detailed, it is really an evolving project; want to hear thoughts and comments from Committee.

Project Presentation: W. Francl, Architect, provided a presentation including:

- 354 units proposed; displayed site area within Rodgers Creek Area 5; mountain trail runs along south and connects to the north side of Cypress Bowl Road.
- 50% dedicated green space extends down to Cypress Bowl Road.
- Neighbouring developments to the north include Hawksley; displayed view angles as seen from road and below.
- Previous developments around site and elsewhere in West Vancouver to set the character to what would be appropriate architecture.
- Initially, five towers were proposed along with evolutions of the schemes; trying to develop views by rotating the last building and allowing for greater space between towers.
- Large open park space between the second and third towers, trying to give as much green space to neighbouring properties as well as throughout site.
- Shared circulation throughout site by development of pathways, parking and entrances to towers off of Jay Road followed by Cypress Bowl Rd.
- Stepped building forms of similar character that vary from side to side and progress down the road.
- Displayed images of buildings and compositions of developments north of Cypress Road in relation to development of this site.
- Working with steep slopes and cuts that will occur while keeping buildings below agreed height; using townhouses to build up and conceal the parking structures.
- Displayed images of neighbouring sites that ghost in the proposed towers, much of which will be concealed by trees that have been retained.

- Displayed renderings of point of entrance and streetscape looking westward.
- First phase would be of 16-storey tower and amenity building to the south, subsequent phases 2, 3 & 4 as one goes east.
- Amenity buildings and townhouses stepped back with generous entries.
- Parking structure buried into the hill with parking access from parkade structure behind townhouses.
- Colour pallet includes greys, blues and browns.

Project Presentation: D. Lee, Landscape Architect, provided a presentation on the proposal including:

- Part of a broader network of trails; connection of Mountain Pathway is critical and fundamental to the project.
- Exploring and showcasing all users, the trail network, and natural systems.
- Trying to draw a narrative from the surrounding context; idea of birds and building a public realm around perching, nesting, foraging, travelling; this idea manifests into views from towers; pathways, boardwalks, opportunities to discover and play; immersive experiences; framing of trees and how we utilize natural landscapes such as storm water.
- When approaching site from Cypress Bowl Road want to soften the appearance of the towers; idea of wetland at corner of site to allow for collection of storm water.
- Want to make streetscape human scale; trees with parking bays and natural entrances to the north; inside and outside amenity spaces that delineate outdoor gathering spaces.
- Want to ensure permeability, continuation of amenities to the east from the north.
- Want to create an engaged relationship between townhouses and sidewalks.
- Round about plays into concept of the 'nest'; terraced network of pathways that connect towers to the mountain path.
- Introduced creek that would be restored and act as a run off for storm water to the south.
- Local network connectivity: public pathways and pods/seating areas that could be accessed by public.
- Arching viewpoint would connect to the roundabout.
- Placemaking and idea of permeability through incorporation of trellises and seating areas.
- Identifying challenges; reinforced planting on steeper sections of hillside and using natural stone to plant trees and native shrubs.

Committee Questions and Comments:

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

- Incredible project presentation; think excellent move towards inclusion of townhouses and decreased towers; not sure why Tower 4 is situated rigidly north-south. *Once you rotate the tower you will have east-west views; optimum compromise for resident views was north-south.*
- Exciting project with great landscaping; to the District: there was a Development Permit; can the District share these documents with us? Yes. 50% of trees and landscaping need to be protected; was this considered in this proposal? Yes, *57% of the trees on site have been retained.*
- What is the FSR for this project? *Will provide this information.*
- In documents that were sent to Committee there were no cross-sections; for next round please include these studies and diagrams; would help if you showed future neighbouring developments and views from the neighbours from the north for context.
- Towers provide a bottle-neck scenario at the entrance road which should be resolved.
- What is rational behind the height? *Height limitations were given to us from British Pacific Properties due to restrictive covenant; this is what was provided to us; height decreases as move to the east. Reason for stepping was to protect from views in Area 6 above. Height prescribed ensures that views prevail for those above.*
- Is there a reason Tower 3 was not moved slightly north so that towers are staggered? *The challenge is the amount of excavation that would occur; we are already cutting a lot of rock for parkade structure.*
- Elegant design but the north elevation looks a bit flat; suggest more work on the north facade design.
- Do you have amenities atop the towers? *No, at present they are located on ground floor; there will be a deck space.*
- The tower design is appealing; on sides cannot differentiate between towers; some sort of differentiation would be nice so that they are not identical. *Could be a progression of colour amongst towers.*
- I think this will be a great development for West Vancouver; needs to be some sort of variation between towers, townhouse, and amenity buildings as they appear copy and paste at present, more specifically, Building 4 as it will be the one most prominent. I like the points of connection that have been included.
- This is a great package and I like the streetscape view and concept in terms of building. Perhaps four outdoor amenities could be included on the rooftops of the towers? *This is still in progress, and we could do a two-tiered amenity space; concentrating the amenities on ground spaces was done intentionally to bring neighbours together and are accessible to residents within various buildings. Roof-top could also be utilized as provides a great view. Amenity buildings are presently built above street with great views from all.*
- The landscape presentation was very interesting and shows a lot can be done in terms of landscaping on the site; would like to hear more about energy

conservation; location situated in a convenient place hopefully people will want to walk as opposed to drive.

- Appreciate not just a black and white building; why did you chose teal and brown colours? *Just initial explorations of a colour pallet; there may be need for more colour variation but this was an initial attempt to respond to character of neighbourhood.*
- Is the landscaping indicative of the quality? *Yes, we have the size and density that will allow for this sort of expression in concentrated areas.*
- Height variation would bring richness amongst buildings rather than flat slab roofs; introduction of angel successfully blends into west coast aesthetic.
- In terms of layout, the buildings appear to be laid out in a grid pattern; consider rearranging the towers with contours of mountain; introduce more character to the buildings and incorporate a forest tone.
- Would be great to have an amenity space on the roof-top for community to use.
- Encourage you to pursue differentiation of buildings by means of the landscape; let the exterior differentiate the buildings.
- Presentation Centre will evolve into some other use; suggest incorporating a commercial use into here.

Having reviewed the application for Rodgers Creek Area 5 Apartments and heard the presentation provided by the Applicant:

It was Moved and Seconded:

THAT the Design Review Committee receive the concept materials for Rodgers Creek Area 5 Development Permit Application and agrees with the general design direction and looks forward to further development of the application.

CARRIED

6. PUBLIC QUESTIONS

There were no questions.

7. NEXT MEETING

Staff confirmed that the next Design Review Committee meeting is scheduled for July 20, 2023 at 4:30 p.m. via electronic communication facilities.

8. ADJOURNMENT

It was Moved and Seconded:

THAT the June 15, 2023 Design Review Committee meeting be adjourned.

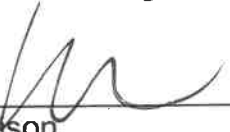
CARRIED

The meeting adjourned at 7:56 p.m.

Certified Correct:



Chair



Staff Liaison