

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
DESIGN REVIEW COMMITTEE MEETING MINUTES  
MUNICIPAL HALL COUNCIL CHAMBER  
THURSDAY, SEPTEMBER 17, 2020**

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

Staff: J. Allan, Upper Lands Senior Development Planner; and M. Emery, Committee Clerk. L. Berg, Staff Liaison attended the meeting via electronic communication facilities.

**1. CALL TO ORDER**

The meeting was called to order at 5:04 p.m.

**2. APPROVAL OF AGENDA**

It was Moved and Seconded:

THAT the September 17, 2020 Design Review Committee Meeting agenda be approved as circulated.

CARRIED

**3. ADOPTION OF MINUTES**

It was Moved and Seconded:

THAT the July 21, 2020, Design Review Committee Meeting minutes be adopted as circulated.

CARRIED

**4. INTRODUCTION**

None.

**5. APPLICATIONS FOR CONSIDERATION**

**5.1 McGAVIN FIELD PROPOSED CYPRESS VILLAGE POP UP**

**Background:**

J. Allan (Upper Lands Senior Development Planner) introduced the proposal and spoke relative to site context, including:

- Application for a Development Permit to allow a pop up installation by British Pacific Properties at McGavin Field and will include a public park, discovery centre, real estate showroom, coffee shop, food and drink facility, site office for construction staff, and a parking area. District working with applicant to offer a 10-year term licence to occupy McGavin Field to accommodate a range of uses for public and private uses including a real estate showroom for Cypress Village Area Development and Rogers Creek sales. Interim plan shown in the package

to accommodate some of the uses on a temporary basis until a full area developed plan considered by Council in 2021.

### **Project Presentation:**

J. Wexler (Vice President of Design and Development for British Pacific Properties) introduced his team D. Lee (Landscape Architect PWL), B. Tupper (Vice President of Planning and Development for British Pacific Properties), S. Bartok (Architect Keystone Architecture). The presenters provided an overview of the proposal:

- Purpose to provide early activation on the site, short term amenity and community hub for the neighbourhood while Cypress Village is being planned and constructed.
- Project phased with public amenities coming first such as park, lookout, parking, washrooms, bike station, sea can and a mobile coffee shop.
- Focused on using modular buildings and products in the design of buildings on the site as well as using modular structures.
- Strategically located at first switchback of Cypress Bowl Road connecting to mountain path access for cyclers and hikers. Easterly boundary of Cypress Village area give flavour and sense of what a future of village could be.
- Build up open space and orientation of site to capture sweeping views with deck outlook. Bring people to area with food and beverage and introduce a natural play area. Proposing contemporary container structure for artists to create sense of culture in this area.
- Sustainability plays an important role facility environmental initiative with rainwater capture. Includes network of rain gardens for surface run off through natural storm water management to link into existing detention area.
- Full build out will replace modular structures with a more permanent discovery centre.
- Short term and long term plan includes a bike facilities area for cyclists going up and down mountain.
- Presentation centre for marketing, sales and a site office for employees and administration during construction of adjacent sites.
- Landscape elements speak to the natural character of area with emphasis on found materials on site, using boulders, and second growth timber utilized for furniture.
- Temporary structure focusing on materiality fits character of place using corrugated metal in darker muted tones, use of timber in site furnishings and soffits of interim and permanent architecture. Site office metal and timber for sense of warmth.
- Design buildings for a 10 year life expectancy and possible taken apart and moved. The basic form split into two program elements discovery centre and presentation centre.
- Materiality: engineered site generated timber, dark natural materials that blend into surroundings, texture site milled cedar siding, exploring charred siding. Sustainability includes reuse structure, using local materials, low carbon design, electrical heat pump for HVAC, passive solar design, rain garden network, and indigenous planting.

### **Committee Questions:**

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

- Is the property sloped? *The area where parking and structures will be is flat, slopes at perimeter of site.*
- Is there some possibility of putting buildings on pillars that would be more easily removable rather than concrete foundation walls? *Looking at all options to reduce the amount of waste when have to move the buildings.*
- Can you describe glazing system and how they work? *Under review, but will meet step code requirement, could be triple pane.*
- Has amount of storm water increased due to more paving and is pond adequate? *The site is hardpan so some run off already migrating to pond. Will concentrate flows to rain garden around entire perimeter will be first stage of absorption. Will work with civil to do modelling and manage flows.*
- Describe logic of cross section with overhang on south and north face what is design concept. *Overhang provides north and south massing in form of a building shelter and a singular massing for the frame itself.*
- If there were studies done with solar gain on south side given that lot of sun coming in on south especially during spring and fall months? *Shade study will review and may need to play overhangs on both sides.*
- Curious how the District approaches the next time frame is the intent to take all of the buildings away or intent to make more permanent? *Term as it stands is for 10 years, there is the ability for the District to request retention of the landscaping and play structures. British Pacific Properties will remove presentation centre, sales office, and discovery centre but look at leaving washroom for public uses.*
- Have you considered not paving parking lot and going with aggregate so do not have to take up pavement at end of term? *Did use compact gravel that worked well in past but looking to formalize parking and easy maintenance. Long-term vision of site is to leave as a park with parking and this may come down to a maintenance operational consideration.*
- Will there be restrictions on use of parking lot for other people to use? *This is a hybrid site with commercial use and public use, intent will be for British Pacific Properties to maintain site with restrictions in terms of hours similar to a public park with accessibility but have ability to close site and use for private events. Ten stalls will be designated for the presentation centre with remainder open public parking but may have to restrict parking to 2 or 3 hours.*

### **Committee Comments:**

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

- You are building what appears a permanent and institutional type of structure, once you create the base it is going to be permanent, it should be a place to go or destination to head for and any parts planning to keep in future should be detailed to last. Do as much as can during and after construction to make sure that the storm water management will be handled on the site.
- An extremely well considered and highly crafted design in terms of materials and what proposed here is something expected from a permanent structure in terms of finishes proposed. Sustainable measures in landscape dealing with onsite rain

water appropriate, building out and developing including a viewpoint and plaza areas far beyond what normally expect for temporary structures. When glazing finally selected that it be of a high quality that meet energy requirements. Well done project and supportable.

- In terms of design and integration of landscape seems to be a cohesive package with a strong bold statement. Rational to symmetrical overhang to manage sunlight, cross sections and further studies might find it sufficient. Do think a contradictory proposition there between the sustainable building and lifespan of 10 years. It does appear to be a permanent structure and maybe nice if could stay, in terms of sustainability an enduring structure is probably best approach. Very nice building and once established will be hard remove in future and commented that being modular challenges notion that this pavilion could move to another location because of design loads would be different from one location to another.
- Overall project supportable with robust quality of materials especially for a temporary structure, long term strive to make construction techniques last, as feel 10-year life span on construction when detailing may expand past that. Make sure water stays on site. There is a lot of lawn shown on perimeter, maybe look at alternate ways to deal other than grass maybe hydro seed, if its true grass will be wrong approach.
- Presentation and details phenomenal for this stage of a project, design intent of landscape elements and building. Interested see that artist structures that they potentially be moved into other places on site to create some variety if possible. If looking at children play area being natural also hope see some more structured things for small children less adventuresome, to have parents and small children congregated here as well.
- Consider the future use of this after 10 years and think what could use buildings for on site or off site. Nice looking development.
- A very nice looking building that is designed as a permanent structure, a missed opportunity on a natural site for a development that proposes sustainability. Like to see something in concept of the building that would stress the temporary nature, opportunity for a story for the public to teach about sustainability, waste of materials and how we tread lightly on land look at different ways of foundation and keep it modular. Overall very pretty plan and supportable.

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

It was Moved and Seconded:

THAT the Design Review Committee SUPPORT the McGavin Field Cypress Village Pop Up subject to further review of the following items by staff:

- to further develop the concepts around the temporary nature of the building, modular construction, and dismantling of the building; and
- ensure that all onsite storm water is retained on the site.

CARRIED

## OTHER ITEMS

6. There were no reports/items.

**PUBLIC QUESTIONS**

7. There were no questions.

**NEXT MEETING**

8. The next meeting is scheduled for October 15, 2020.

**ADJOURNMENT**

9. It was Moved and Seconded:

THAT the September 17, 2020 Design Review Committee Meeting be adjourned.

**CARRIED**

The meeting adjourned at 6:20 p.m.

Certified Correct:

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Chair

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Staff Liaison