

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
DESIGN REVIEW COMMITTEE MEETING MINUTES
RAVEN ROOM
THURSDAY, SEPTEMBER 16, 2021**

Committee Members: D. Harrison (Chair), R. Amenyogbe, R. Ellaway, E. Fiss, H. Nesbitt, and B. Phillips attended the meeting via electronic communication facilities.

Absent: J. Mahoney, A. Matis, J. McDougall; and Councillors P. Lambur and M. Wong.

Staff: J. Allan, Upper Lands Senior Development Planner; 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 4:33 p.m.

CARRIED

2. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the September 16, 2021 Design Review Committee meeting agenda be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the July 15, 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 Site: Cypress Village Pop Up (McGavin Field)

Background: J. Allan, Upper Lands Development Senior Community Planner introduced the proposal and spoke relative to site context:

- Design Review Committee first saw this application proposal at the September 17, 2020 meeting; Committee supported application, providing two recommendations; subsequent to this the application was approved and construction commenced on the site.
- The western of portion of site to McGavin Field is in use with “pop up” park; café, and bike facilities.
- Applicant proposes revisions, mainly for the eastern portion of site next to the office, real estate showroom, discovery centre and parking area.
- Site is operated by British Pacific Properties for a 10 year tenure.

Project Presentation: J. Wexler (British Pacific Properties) provided an introduction to the proposal, including:

- Proposal is a work in progress; main concept is to activate the site for long-term future.
- Idea to develop a community hub that can be used by neighbourhood in Roger’s Creek as well as provide amenities for those visiting mountain.
- Phased: park, boardwalk, washrooms, café, bike and dog wash, discovery centre, and British Pacific Properties presentation centre.
- Due to short-term licence, have shifted focus to modular structures rather than permanent structures.
- Previous proposal included a large cumbersome building; this was taken into consideration and team has responded to comments.

Project Presentation: D. Lee (Architect) provided a presentation, including:

- Location of pop up village displayed in site plan; community hub that will serve future Upland Village Area 6.
- Connection through a series of pathways that serve public, bikers and people using Cypress Mountain; all-year use.
- Plan has developed significantly since the first proposal; previous plan was for a large building with presentation centre and feeling was heavy handed approach as the lifespan of village is 10 years.
- Key moves contemplating:
 - moving from a series of large plate buildings to a constellation of smaller buildings (sea-can structures for shed, café and discovery centre);
 - grass area becomes a community park for McGavin Field;
 - flexible zone with high visibility that accommodates food and beverage operation; frontage comprised of deck for dining; view deck at south; bike wash station and site service shed, storage sheds and discovery centre in middle; interim presentation would be planned to east;
 - other amenities include: sand play area, strong connections to Eagle Lake Road, and mountain through foot-bridge from the northwest;

- extension of parking area;
- management of storm water system would be entered into detention area to the east;
- material contemplating: timber decking, granular paving to maximize permeability, river rock for drainage elements, unit pavers around presentation centre to the east;
- timber post fencing would surround site;
- Presentation Centre would be longer term but there would be an interim centre; materials would be native to area; high quality planters; richly layered landscape; section that moves towards open timber deck; and
- parking and integration of swales; perimeter borders that are curb-less to allow drainage into swale.
- Staff building yet to be designed on east portion.
- Elements installed already: aggregate pathway, some decking, sea-cans soon to be installed along with presentation centre.
- Entry boardwalk over drainage swale; the use of reeds, rushes and natural plants have already been planted.
- Café proved to be success during the Harmony Arts Festival.

Presentation: S. Bartok, Architect, added:

- Have incorporated recommendations provided in last meeting: sustainable elements with structure-craft, lumber already being shipped; idea is that building can be used elsewhere after serving short-term purpose; creating a frame view; massing creating an edge condition and visual with open glazing and accent colors; overall effect is welcoming with ocean view.
- Seating area incorporated at rear of Cypress Village Presentation Centre.
- Materiality is same as was initially presented: timber from structure-craft, trying to stick with local materials and those that would blend into scenery; corrugated metal will match other materials used.
- Sustainability goals: reviewing glazing (comment from last meeting), use of low carbon design (further research needed); solar panels, use of rain barrels and rain run off; working with Landscape Architect to achieve these goals.

Committee Questions:

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

- This is second review of this project? *Yes, there was an initial review in September of 2020. My concern is on Cypress Road, did you consider snow pile up on the roof and ice on presentation centre? For overhang looking at thermal bridging but will look at how the gutter system works on roof.*
- What are the sustainability requirements and targets, and how will this be monitored (what metrics used)? *Due to temporary nature of this proposal, this was not being directed by any specific guidelines, allowing for more modular and buildings re-use.*
- It appears all buildings are accessible. Is that correct? *Yes. The plan is level and at grade. An accessible washroom is located in the presentation centre.*

- What are discovery centres? *The discovery centre is a building run by British Pacific Properties to house different events, meetings; all to do with Cypress Village and the mountain side, recreation groups that are stakeholders in the area.*
- Will there be ongoing programming of music and events? *That is the hope. The Shed (the proposed restaurant) is in progress but the plan is that the site will be kept active. They are quite keen on capturing traffic from Cypress Mountain.*
- Was the chain link fence there already next to the affinity pool (concern for kids climbing on this)? *There is access to this area through walkway path.*
- What will happen after the 10 year period? *We do not 100 percent know; partially up to District; perhaps core village will be developed further to the east and commercial operations can move into that zone; could become park zone; hope to keep board-walks, pathways.*
- Will this village be open for private rentals? *I do not believe so. Idea is that it functions as public park that British Pacific Properties will maintain.*

Committee Comments:

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

- The boardwalk is very linear and I think it should be looked at to have a node so that people can sit down; makes it more interesting by breaking the linear form.
- The parking lot needs more trees; especially the second area given that the building will be only operational for 10 years it would be great to see a view; perhaps floor can be converted to a skating rink after 10 years so that the parking lot is not left abandoned and is put to use.
- The responses to the new scheme have been discussed in last meeting; appreciate the way the responses have been handled; I like the permanent approach to the park and the clearing of park space; storm water handled around parking area; design aesthetic are appealing. Satisfied with the resolution.
- No issues with the proposal; agree with recommendation to plant more trees to provide shade, even if just around parking area. Overall is a well programmed project; architecture appealing.
- Strongly support revised plan; for consideration: 1) interpretive program to celebrate landscape of the site and throughout Cypress Village, in particular the local timber used; 2) Architecture looks a bit corporate, perhaps incorporate some art wraps on corrugated metal; and 3) future re-use of building is great, this will potentially be redeveloped and trees may be removed in future; something to consider.
- Unfamiliar with original proposal but this is a great project that I support. Support idea of art wraps on utility boxes or on building.
- Quite spectacular the presentation centre, like the scaled-down temporary buildings and re-use of materials.

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 the following considerations:

- Explore potential of planting more trees in parking lot area with the caveat that they will have to be moved in 10 year period.
- Consider breaking the linearity of the boardwalk by providing resting nodes or benches.
- Consider interpretive signage to highlight sustainability aspects of the site including the re-use of materials and local materials.
- Consider using art wraps on some of the corrugated metal surfaces to animate the building façade.

**POLL VOTE CALLED FOR THE VOTE = 5
ALL IN FAVOUR**

CARRIED

5.2 Address: 1552 Esquimalt Avenue (Rental Infill)

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

- Site context and existing conditions, including existing 20-storey rental apartment building.
- Majority of site is landscaped with landscaping on top of parkade structure.
- Vehicle access from lane and Duchess Avenue.
- To the west is a 17-storey condo apartment building.
- Gave summary of applicable Official Community Plan policies applicable to the review of this site
- Site is within an existing development permit area – Ambleside Apartment Area.
- Existing Official Community Plan guidelines apply; proposal is for rezoning and development permit.
- This is a revised proposal for two seven-storey buildings that combined with the existing rental building would provide for 324 units total; applicant offering to secure all rental units on site through a housing agreement, at present the existing building is unsecured.
- The existing parkade would be expanded to accommodate 324 parking units, bike storage.
- Proposed Floor Area Ratio 3.15 (inclusive of the existing tower).

Project Presentation: D. Buttjes(Architect) provided a presentation, including:

- Project was initially proposed three years ago; realized not viable; propose alternative of two concrete buildings: one fronting on Esquimalt Avenue and one on Duchess Avenue; three story elevation drop across the site.
- Central landscaped courtyard in between buildings.
- Proposal to consolidate vehicular to a single access point at the lane; residential and garbage pick up will be accessed from lane. Vehicle access from Esquimalt Avenue, near 15th Street.
- 139 new units proposed; residential parking with 1 stall per unit.
- 15 adaptable units. Unit mix is studio to 3 bedroom units.

- Creation of a mini park on northeast corner, consolidation of existing street crossings.
- Through-site access route starts at park and runs through site to play area then to Duchess Avenue.
- Two buildings have entrances off Duchess Avenue, patios and front door entries; third story entrance that goes to landscape area; other entrance accessed through Esquimalt Avenue.
- Existing swimming pool and amenity area which fronts onto common area space.
- Key to site is the parking planning as it unlocks the grade change. Displayed overview of parking area showing surface parking, car share spaces, visitor parking and security gate.
- Displayed waste and recycling area which picks up waste from all three buildings, to be collected from the lane.
- Through lobbies on Building 1 with access to courtyard.
- Separation between buildings:
 - Westshore Place (to the west) and Building 1 = 90 feet; and
 - Westshore Place and Building 2 = 61 feet
- Both buildings have green roof and solar collection.
- Materials used: primarily off-white coloring with dark gray Aluca bond panel featured on stair panels; using natural stone basalt; some of which will be reused from site.
- Displayed elevations to illustrate shape and architecture; stair towers and amenity space leading to pools.
- Street-scape renderings displayed height which fits into neighbourhood; shadows are not significant in reference to previous scheme.
- Accessibility walk way and play area displayed showing elevations of building and materials used.

Project Presentation: M. Vaughan (Landscape Architect) provided a presentation, including:

- Entrance to buildings are quite distinct; especially main entrance with accessible ramps off Duchess Avenue and Esquimalt Avenue.
- Walk up units are accessible access from Esquimalt Avenue at ground level. On Duchess Avenue accessible access to building, but not units.
- Lane is well planted (existing) will try to restore buffer between buildings.
- Outdoor amenity space; one issue is large grass terraces that are underutilized in south corner; we developed raised space that came out of original plan to put this underutilized space to use. Can be used for gatherings, kids playing, outdoor kitchen space will be incorporated, community garden area on west side of site, east side has meditative reading area, all sites are mobility device accessible.
- Large elevator in centre of site comes from parking up to ground level.
- Accessible path has been incorporated; slope is quite significant; creation of accessible pathway that is 5% accessible grade though Esquimalt to Duchess; allows for pool to become accessible (presently it is not accessible).
- Park corner: 15th Street corner is presently a large hedge which we propose to replace with a visible feature of a grass waterfall with a view, birch/poplar will be planted in groupings; morning and afternoon plazas will be incorporated in park area as amenity areas, seating area, eating area.

Committee Questions:

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

- What will happen with parking during two years of construction as there are a lot of cars presently using this space and not a lot of street parking? *We will have to vacate the existing parking area during construction phase. A construction management plan will have to be created and parking will have to be arranged for tenants.*
- This is a concrete structure building? *Yes.*
- What is the background on the unit mix and is the District requesting anything particular? *Based on demand we are seeing from existing apartment building, variety of sizes with large open decks. No specific unit mix requirement in development permit guidelines, however there are Official Community Plan policies regarding the encouragement of providing rental housing.*
- A lot of talk about accessible routes but am I right in that there are no accessible units? *15 adaptable units, accessible with a wheel chair. Referenced District of North Vancouver guidelines on adaptability.*
- This is 7-story building? *Yes.*
- Was there a planting species plan submitted for this proposal? *Rendering did not match species being stated in plan. Yes, species plan based on areas. A number of perennials with geometric pattern, it does capture shape and tone. Native with majority native planting (grasses, etc.) and beside lane will have tree species.*
- Are there any other indoor amenities other than the pool? *One space which faces courtyard area that is 1,000 sq. ft. space that could be used as multi-purpose space for all residents. Pool will now be accessible to all residents.*
- Can you describe the retaining wall construction? *Still working on this with Owner; was a request for a gravity wall; rendering showed stone faced wall; these are under discussion and consideration.*
- Were there any other construction types that were considered from a sustainability perspective? *We Own a number of rental buildings; sustainability of concrete buildings is better from sustainability perspective; we did consider timber however as a long term sustainable building we chose concrete.*
- Was the landscaping on the corner of Duchess and 15th left out? *The trees here are impressive and we wanted to leave them as is.*
- Did you consider having some sort of water feature in courtyard area? *We chose not to have a water feature for a number of reasons: use of space, maintenance, etc.*
- Would it be possible to differentiate building expression by incorporation of different elements at entrance ways? *It would be possible but the two entrance ways are different, access by Duchess and Esquimalt are quite different so that they will appear different from sidewalk.*
- What do you anticipate to be the pattern of traffic flow? *Once you are in parkade entire parkade is interconnected so you can move from Esquimalt to Laneway. Tenants will have choice of entrance they use.*
- Are you encouraging public access in garden space for the public? *Yes, the public can utilize pathway however the gardens are for residents.*

Committee Comments:

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

- Endorse this project and think it has been well thought out; particularly midrise apartment building which is a lower context; great to see this building and think it will encourage use elsewhere in District. Because it is concrete and will last, I believe it was well thought out to go to seven storeys. Would be nice to see additional 3-bedroom units on ground level or lower floors for families.
- Consider tying in water feature to the rain garden on Esquimalt Avenue; will help supply water feature.
- Support roof top solar but because people will be looking down on roof can it be done in such a way so as not to provide glare for surrounding towers.
- Consideration of public art encouraged.
- Good presentation and support project; think shade for children's play area would be great; think that more family housing is needed in all areas suggest considering more 3-bedroom units.
- Landscape plan is achieving a lot; community gardens could be expanded; species planned are great; architecture fits in fine with neighbour hood – perhaps a bit more west coast and a unique identity would be appreciated.
- Impressed with rhythm of high-rise vs mid-rises in neighbourhood; parking and garbage pick up are well thought out; like the pathways and accessibility incorporated into outdoor spaces.
- Prominence of retaining walls are important aspect that Planning should work on with applicant so as to keep high quality materials.
- Appreciate the park area and community spaces set aside; encourage people to bike with the 1-stall per unit proposal.
- Natural and rich materials used however, handrails re: metal; could be resolved with a sleek railing to limit the number of metal linear hand railings from Duchess Avenue to the courtyard.
- Consider moving the exterior stairs down in order to create light in the corridor.
- Think this compliments the Westshore building and fits into neighbourhood character.

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 the following considerations by staff:

- Consider adding more 3-bedroom family units, especially on lower floors.
- Work to ensure roof top solar panels do not produce glare to other buildings.
- Consider adding more shade trees for the play area.
- Consider including public art both on the internal courtyard and in the public realm on the street.
- Consider adding more community garden space.
- Ensure high quality materials are used in exposed retaining walls.

- Consider using less metal in the railings leading to the play area.
- Consider realignment of East stairway in Building 1 to increase opportunity for natural light in corridor.

**POLL VOTE CALLED FOR THE VOTE = 5
ALL IN FAVOUR**

CARRIED

6. PUBLIC QUESTIONS

There were no questions.

7. NEXT MEETING

Staff confirmed that the next Design Review Committee meeting is scheduled for Tuesday, September 21, 2021 at 4:30 p.m.

8. ADJOURNMENT

It was Moved and Seconded:

THAT the September 16, 2021 Design Review Committee meeting be adjourned.

CARRIED

The meeting adjourned at 6:49 p.m.

Certified Correct:

Don Harrison

Don Harrison (Oct 25, 2021 13:43 PDT)

Chair, Don Harrison

Lisa Berg

Lisa Berg (Oct 26, 2021 08:32 PDT)

Staff Liaison, Lisa Berg