

**MINUTES OF THE ADVISORY DESIGN PANEL MEETING HELD ON
December 9, 2021 AT THE DISTRICT OF NORTH VANCOUVER**

ATTENDING: Mr. Andrei Chisinevschi
Mr. Eric Tinlup Ng
Mr. James Blake
Ms. Nancy Paul
Mr. Don Aldersley
Mr. Rajesh Kumar
Sgt. Kevin Bracewell
Ms. Alexis Chicoine

REGRETS: Ms. Carolyn Kennedy
Ms. Grace Gordon-Collins
Mr. Nathan Shuttleworth

STAFF: Ms. Robyn Hay (Item 3)
Mr. Alfonso Tejada
Mr. Dejan Teodorovic
Mr. Kevin Zhang (Staff Liaison)

APPLICANT: Mr. Byron Chard
Mr. Grant Brumpton
Mr. Hugh Cochlin
Mr. Peter Carter
Mr. Sunny Sandher

Mr. Don Aldersley opened the meeting at 6:09pm

1. ANNOUNCEMENTS AND ADMINISTRATION

- Kevin thanks Committee for their service and announces this is the final meeting of the year.
- Announces vaccination policy should future meetings be held in-person.
- Announces new chair will be required for next year due to Ms. Carolyn Kennedy stepping down from the Committee.

2. ADOPTION OF MINUTES

Prior to the adoption of the minutes, Mr. Eric Ng requested to amend the minutes of the Advisory Design Panel meeting of October 14, 2021

- Mr. Kevin Zhang amended the minutes and read them back to the Committee. The Committee acknowledged the accuracy of the revision.

A motion was made by Mr. Don Aldersley to adopt the amended minutes seconded by Mr. James Blake, and carried to adopt as amended the minutes of the Advisory Design Panel meeting of October 14, 2021

Mr. Don Aldersley explained the rules of procedure for the ADP meeting.

3. NEW BUSINESS

a.) Address: 1634 – 1748 Capilano Road

Project: Preliminary Application for two buildings

- **12-Storey Hotel Building with 140 Hotel Rooms, 4 Ground-Oriented Rental Townhouses, and approximately 325 m² (3,500 sq. ft.) of Commercial Space; and**
- **24-Storey Residential Building with a 9-Storey Podium, including 275 Residential Units, and approximately 904 m² (9,735 sq. ft.) of Commercial Space**

Ms. Robyn Hay, Development Planner, provided a brief presentation on the subject project.

- Asked for input on whether the relationship between the 24 storey residential building and the 9 storey building is well defined; and
- Whether the 12 storey building appropriately addresses Capilano Rd.

The Chair welcomed the applicant team: Byron Chard (*Chard Development Ltd*) Grant Brumpton (*PWL Partnership Landscape Architects Inc.*), Hugh Cochlin (*Proscenium Architecture + Interiors Inc.*)

The applicant and his consulting team provided a brief presentation on the subject project.

- Mr. Byron Chard introduced the project and provided a brief presentation.
 - Highlights diversity of housing provided which includes purpose built rental, not-for-profit, social and support housing, rent to own as well as strata market home.
 - Emphasizes the mixed-use nature of the development to build a complete community and includes a childcare facility.
- Mr. Hugh C. provided a more detailed presentation on the built form, site design and architectural elements of the project.
- Mr. Grant Brumpton provided a presentation on the landscaping components

The Chair thanked the applicant team for their presentation and asked if there were any questions of clarification from the Panel.

Questions

- JB: What is the current number of hotel rooms and how does that compare to what is being proposed?
 - BC: 170 current, 140 proposed. This number matches the OCP target, and from an economic viability perspective 140 units are required.
- JB: Are there plans to include meeting room or ballroom type facilities?
 - BC: It is proposed on a “hotel light” model, intent is to be used for tourism, sports teams, does include a 2000 sq. ft. room but it is not a significant facility which you would see in a downtown hotel.
- JB: Are parking relaxations being requested?
 - BC: Seeking a relaxation on the south side for the condo rental component down to about 0.7. Not seeking a relaxation on the hotel component.
- AC: What is the plan with two different amenity space, different access / user groups?
 - BC: Amenities between the condo and the rental will be separated.
 - The condo will have two amenities areas; entertainment / lounge area and separate fitness area.
 - Amenity spaces would be separate air parcels.
 - Clarifies that rental building will have their own amenities in rental building.
- EN: Can you please share the transit strategy and where the stops are:
 - HC: Bus stop is located on Capilano Rd. (shown on landscape plan). Clarifies that bus pull in on Curling which was discussed during presentation was for coach bus access to the hotel.
- EN: Is there transit along McGuire?
 - HC: Earlier study completed by the DNV looked at transit along McGuire but decided that transit along Capilano Rd. is preferred.
 - BC: Would lean on the DNV and Translink to determine transit locations and we will build them into the plan.
- AC: General question on sustainability initiatives, are features other than green roofs and plant area dedications being considered?
 - HC: Rental building is proposed to be mass timber
 - HC: SWM strategy includes cistern retention tanks and hoping to use site area for SWM strategies
 - HC: Exploring ‘skinning’ the building with solar panel
- RK: What is the concept behind hotel building being on an angle? No other building in the area is at an angle?
 - HC: Originally started on the Capilano Rd. grid, however; due being at the junction of two roads, we looked whether or not it was more appropriate to be gridded towards Capilano Rd. or McGuire and Curling. We had some concerns about on-look from the hotel rooms to the tower element. By rotating it off-grid we were able to off-angle look towards the rental building. Also believes this design more accurately reflects the OCP intent.

- RK: The views from Capilano Rd. are a significant draw / attraction. How is this going to be taken care of when we have a tower tilted 45 degrees having more surface area and blocking that view.
 - HC: Will talk to the south site and tower element there first. You have the views looking west and south towards Vancouver and the water beyond. Looking to the north you have the views of the mountains and that's part of the reason to rotate the hotel building and to the east you would have views of the cascading green roof of the rental building. So both the south tower and the hotel offer view elements.
 - RK: The daycare seems to be close to the gas station, is there anywhere else that this can go?
 - BC: We've positioned it as far away as possible while keeping it on the south side of the site.
 - HC: Noted that although the gas station is there, questions whether or not it will remain there in 5 years.
- NP: Notes that gas station is quite dangerous in terms of access and asks on whether or not gas station will remain?
 - HC: The proposed laneway on the south side of the development provides an option for shared access for when/if the gas station site is redeveloped.

Mr. Alfonso Tejada, Urban Design Planner, gave a brief presentation and provided the following comments for consideration:

- Highlighted that the OCP envisions the McGuire / Capilano Rd. cross-road to be an entrance into the town centre. The site configuration lends itself very well to a flat angle building which has a presence at the intersection of McGuire / Capilano Rd.
- Noted two major issues with the site plan:
 - The back of house associated with the hotel requires a loading space for day to day operations such as waste management and food delivery. These operations require a lot of space and depend on large vehicle/truck traffic.

The commercial uses alongside the hotel also require on food delivery from large vehicles, a lot of heavy-vehicle traffic will be required to service these uses. Thought should be given to how this will impact the residential access to the properties.

 - The second issue is at the south portion of the property, there are multiple uses, including day-care, commercial and residential which are all accessed from a single laneway. Parking configuration in the south is disconnected and should be refined.
- Noted four issues with the design of the buildings:
 - Rotating the building 45 degrees has created two plain walls. The result of this is the building lacks the visual interest that is needed for a corner site on a prominent intersection.
 - The floor plate dimensions / scale may need to be reduced to conform to OCP design guidelines.
 - The longer portion of the floor plate is along McGuire Ave. and is proposed to be 12 storeys which will cause significant shadowing to the single family homes on McGuire.

The 'collision point' between the 9 storey building and the 24 storey building is unresolved and needs further attention.

The chair invited comments from the Panel members and the following comments and items for consideration were provided:

- AC – Renderings and overall sense is positive. Agrees with previous comments from Alfonso that hotel feels out of place and does not relate well with the main through fare which is Capilano Rd. The sheer size and built form of the hotel appears to differ from surrounding urban grid.
- EN – Generally consistent with implementation plan. Fundamentals are strong, and vehicular access is intuitive and well thought out. Streetscape along McGuire is well articulated and sets the bar high for future development.

On the form and character there is opportunity for towers to be defining element for place-making. Encourage applicant team to create iconic building as entryway towards Grouse Mountain and to draw international tourism. Would not like to see just another tower, aim for an iconic building at this intersection.

Public realm scale along McGuire is well designed. Is looking forward to seeing multi-modal transit in the future how it interacts with this project and the surrounding area.

- RK – Mentioned that it feels like 'two projects' and questions whether proposed for road can be used as a courtyard area to integrate two areas of site. Existing density on Curling already causes congestion, and now we are adding more residential and a hotel use. Understands that DNV is responsible for road layout but notes that McGuire has potential to alleviate more traffic and consideration can be given to removing Curling Rd. from this plan. Create more greenspace rather than roads.

Better integration of hotel site towards the residential area. Services for hotel can be accommodated by widening McGuire Ave. Has the potential to be a 'post-card' site and heights should generally match those across the street. Overall this is a good project and lots of effort has been done at this early stage.

- JB – Good massing, shares concern about Curling Rd not providing much value to the project or being good road connection. A little disappointed in losing existing hotel rooms but overall a good project
- NP – Very impressed, like the landscape and massing and likes Curling Rd. extension and space that's created there with the circular park. Likes that this building turns away from Capilano Rd. and creates space along Capilano Rd. rather than maintaining the existing wall.

- NS – Not present.
- AC – Likes the twist in the hotel. Restaurant and commercial spaces should have overhead roofline due provide outdoor spaces. Accessibility and zero threshold access to amenity space and elevator access for any rooftop amenity space.
- KB- Was not able to see presentation and no details on CPTED provided in preliminary stage. No comments or questions.
- DA (Chair) – Likes the overall concept and the road alignment will work well with existing stop signs and will help traffic on Capilano Rd.

Comments back from consultant team

- Thanks committee for their feedback and excitement for their project. HC clarifies that Curling Rd. bisecting site is required in accordance with the Districts Implementation Plan

The Chair invited the Panel to compose a motion:

MOVED by Don Aldersley **SECONDED** by Andrei Chisinevski

THAT the ADP has reviewed the proposal and supports the general concept, and looks forward to a presentation at the detailed application stage that includes a review of the items noted by the panel in its review of the project.

CARRIED

3. ADJOURNMENT

The meeting was adjourned at 7:54 p.m.

4. NEXT MEETING

To be determined.

Chair

Date