

ADVISORY COMMITTEE ON DEVELOPMENT DESIGN

Minutes of the City of Prince George Advisory Committee on Development Design meeting, held in the 2nd Floor Conference Room, City Hall, 1100 Patricia Boulevard, Prince George, BC, on June 26, 2019 at 12:00 p.m.

PRESENT:

Mr. Bruce Johnston (Chair); Ms. Heather Mitchell <Alternate for Ms. Hillary Morgan>; Ms. Susanne Samkow; S/Cst. Fred Greene <12:04 p.m. to 1:15 p.m.>; Ms. Lola-Dawn Fennell; Ms. Nancy Harris <Alternate for Ms. Brandy Stiles>; and Mr. Cory Klein.

IN ATTENDANCE:

Mr. Colin Martin, Project Manager, Horizon North <12:10 p.m. to 1:00 p.m.>; Mr. Terry Bertocchi, Architect, S2 Architecture, <12:10 p.m. to 1:00 p.m.>; and Mr. Tristin Deveau, Planner/Staff Liaison.

A. Commencement

The meeting was called to order at 12:04 p.m.

B. Adoption of Agenda

Moved by Mr. Klein, seconded by Ms. Mitchell, that the agenda for the June 26, 2019 Advisory Committee on Development Design, BE ADOPTED.

Carried Unanimously

C. Adoption of Minutes

C.1 Minutes from the Advisory Committee on Development Design meeting held May 29, 2019

Moved by S/Cst. Greene, seconded by Ms. Samkow, that the minutes from the Advisory Committee on Development Design meeting held May 29, 2019, BE ADOPTED.

Carried Unanimously

D. New Business

D.1 DP100690 – 585 Dominion Street/580 Quebec Street Downtown Form and Character DP – New Construction (Hyatt Hotel) Presenters: Colin Martin, Project Manager Horizon North and Terry Bertocchi, Architect, S2 Architecture

Mr. Martin, Project Manager, Horizon North, and Mr. Bertocchi, Architect, S2 Architecture, entered the 2nd Floor Conference Room at 12:10 p.m.

Mr. Deveau provided an overview of the project, which is a Downtown Development Permit located at 585 Dominion Street. The project is proposed to be a 5-storey Hyatt Hotel, situated north of the new four seasons pool. The subject property is within the flood plain.

Mr. Martin introduced the project and companies involved. The project will be modular construction, allowing for a quick construction process following receipt of the necessary approvals.

Mr. Bertocchi provided additional information on the design of the building stating that it will be a 21 metre (m) building consisting of 104 rooms, which is consistent with the zoning regulations (C1: Downtown).

While the site is exempt from parking requirements, the development is proposing to meeting the zoning regulations for parking provisions including a number of the stalls designated as 'small vehicle' parking. The actual stalls will be slightly wider then required for this class of parking, to help with access off the lane.

Due to flood plain requirements, the building has to be raised in elevation approximately 1.2 metres (m). Site grading will slope up from the edge of the site to the centre (at the entrance) to allow for a level, barrier free entrance.

Landscaping is slightly under zoning requirements due to site constraints. Light fixtures are being installed to illuminate all of the parking areas without spilling onto the adjacent property. The site was designed with CPTED Principles in mind (no places to hide). Light bollards will be installed along the walkways to illuminate the path of travel.

Proposed materials include a hardie plank as the main material for its appearance and durability. Other materials include ACM, brick and easy trim.

The Committee inquired if there are any conference or restaurant facilities, or any additional commercial or retail planned that may require additional parking.

The development will have a small meeting room and café for hotel guests, but is not intended to attract non-guest users. Hyatt will be the sole business on the site.

The Committee inquired about traffic calming measures to prevent cut through traffic.

The requirement to grade the site to slope up towards the centre will act as a natural traffic calming measure as vehicles will be unable more quickly through the site.

The Committee inquired if the landscaping will be irrigated and what the ongoing maintenance plan will be.

Landscaping will be irrigated and the hotel operator will maintain the landscaping

The Committee inquired how many accessible stalls there are, and at what dimension.

There are two (2) stalls, 3.7 metres (m) wide with a 1.2 metre (m) maneuver isle in between.

The Committee asked how much space was available at the top of the curb-drop by the accessible stalls.

Applicant did not have those numbers but will confirm they meet requirements.

The Committee asked what the grades for path of travel is.

Applicant did not have all of the numbers but will confirm the slope/grade of all sidewalks and walkways

The Committee inquired about the number of accessible exits.

There are two (2): main entrance at the front, and the rear exit. Side entrances do not have ramps.

The Committee inquired how many accessible rooms are in the hotel.

There are three (3); one (1) on each floor. The modular nature of the construction means that there are predetermined locations for each accessible room.

The Committee commented on additional CPTED considerations, including taking care not to have non-intended places to sit comfortably; limiting access to exterior power plugins; having video surveillance in the parking area; and to secure or remove patio furnishings at night.

The Committee inquired if the patio is accessible from the outside.

It is only accessible from the inside of the hotel.

The Committee inquired if there was rooftop access.

No, the roof is solely for mechanical equipment

The Committee raised concern with the parking off the lane not having enough maneuvering ability.

Applicant said they provided extra width to compensate for this.

The Committee inquired about snow storage on site.

Space is limited, in minor events, certain parking stalls have been designated as temporary snow storage sites. During larger snow events, the snow will need to be hauled off site.

Mr. Martin and Mr. Bertocchi exited the 2nd Floor Conference Room at 1:10 p.m.

Recommendations/Suggestions:

Discussion commenced. The Committee suggests the applicant consider adding:

- Additional accessible parking stalls; and
- Preventative measures for the retaining wall on the south property line to discourage its use as a seating location.

The Committee commends the applicant on the high quality architectural design, as well as the innovative use of modular construction.

Moved by Mr. Johnston, seconded by S/Cst. Greene, that the Committee RECOMMENDS the applicant reviews:

- parking turning radius provided for the rear lane stalls; and
- requirements for a two-way drive aisle

to ensure that requirements are being met.

Carried Unanimously

Moved by Mr. Johnston, seconded by Ms. Harris, that the Committee RECOMMENDS the applicant reviews the path of travel and all other access points to determine if the grade is acceptable for accessibility requirements and best practice.

Carried Unanimously

Moved by Ms. Mitchell, seconded by Mr. Johnston, that the Committee RECOMMENDS the applicant Add windows or other visual interest on the west elevation (Quebec Street frontage) for aesthetic and Crime Prevention Through Environmental Design (CPTED).

Carried Unanimously

S/Cst. Greene exited the 2nd Floor Conference Room at 1:15 p.m.

E. Adjournment

THE ADVISORY COMMITTEE ON DEVELOPMENT DESIGN MEETING ADJOURNED AT 1:17 p.m.

Mr. Bruce Johnston, Chair

Mr. Tristin Deveau, Planner/Staff Liaison

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