

CLEVELAND & MAIN

37913, 37915, 37947 CLEVELAND AVENUE; AND
1361, 1367 MAIN STREET
SQUAMISH, BC

REZONING APPLICATION
DECEMBER 2022



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INTRODUCTION

This intent of this application is to demonstrate how the proposed development at 37913, 37915, 37947 Cleveland Ave & 1361, 1367 Main St, has the potential to be a new community hub in Squamish's Downtown Commercial Centre. Similar to how inner-city transportation terminals serve as gateways, economic catalysts, landmarks, and tourist destinations in their own right, this development aspires to be a new vibrant hub of human interaction.

As a unique mixed-use development that is people-focused, this project aims to give back to the community, and provide much needed civic, employment, and childcare space. The project not only strives to help the District of Squamish realize its OCP goals, and follow its latest policies and bylaws, but significantly exceed the zoning requirements under C-4, and rezoning requirements as outlined by Planning.

42% EMPLOYMENT SPACE

- 31,200+ sq ft dedicated to keeping the August Jack Motor Inn alive. The team plans to revive this Squamish landmark by incorporating a 72-key, state-of-the-art hotel on 3 levels. The hotel has an independent entrance off Main St, and all rooms are large enough to accommodate gear storage for year-round operation.
- 21,800+ sq ft dedicated to high quality retail at grade. This flexible, seamless space consolidates roughly the equivalent of 12 lots, and provides a new 300'-long frontage along Cleveland Ave. It opens up to the cenotaph at Stan Clark Park to the north, and a newly proposed plaza along Main St to the south. This commercial space, envisioned as a continuation of existing retail establishments along Cleveland Ave, comes complete with a loading zone and service corridor at the lane, as well as dedicated parking at- and above grade.
- 5,400+ sq ft dedicated to much-needed childcare space. The team is aiming to provide space for multiple age groups (e.g. toddlers and preschoolers), so kids can transition through the programs. This two-level childcare facility has an independent entrance off Second Ave, and has a 100'-long protected and direct frontage to Stan Clark park and playground.
- 1,900+ sq ft dedicated to a new civic space. This prime space is at grade and fronts both Main St and Second Ave. It can be occupied by the Squamish Arts Council (discussions are ongoing), or a similar tenant at the discretion of the District. This space is envisioned as a complimentary addition to the Squamish Public Library and Municipal Hall across the street.

FAMILY-ORIENTED RESIDENTIAL

- 20% 3-bedroom units
- 10% market rental units
- 10% age-friendly adaptable units
- Vehicular and bicycle parking to exceed Section 41 requirements
- Weather-protected private balconies
- ±2,000 sq ft of indoor amenity space plus ±9,000 sq ft of outdoor amenity space



SURVEY AND SITE PHOTOS

1. Looking south-west along Cleveland Ave



2. Looking north at the intersection of Cleveland & Main



3. Looking south-east from the lane on Main St



4. Looking south from Stan Clark park



5. Looking east at the intersection of Main & Second



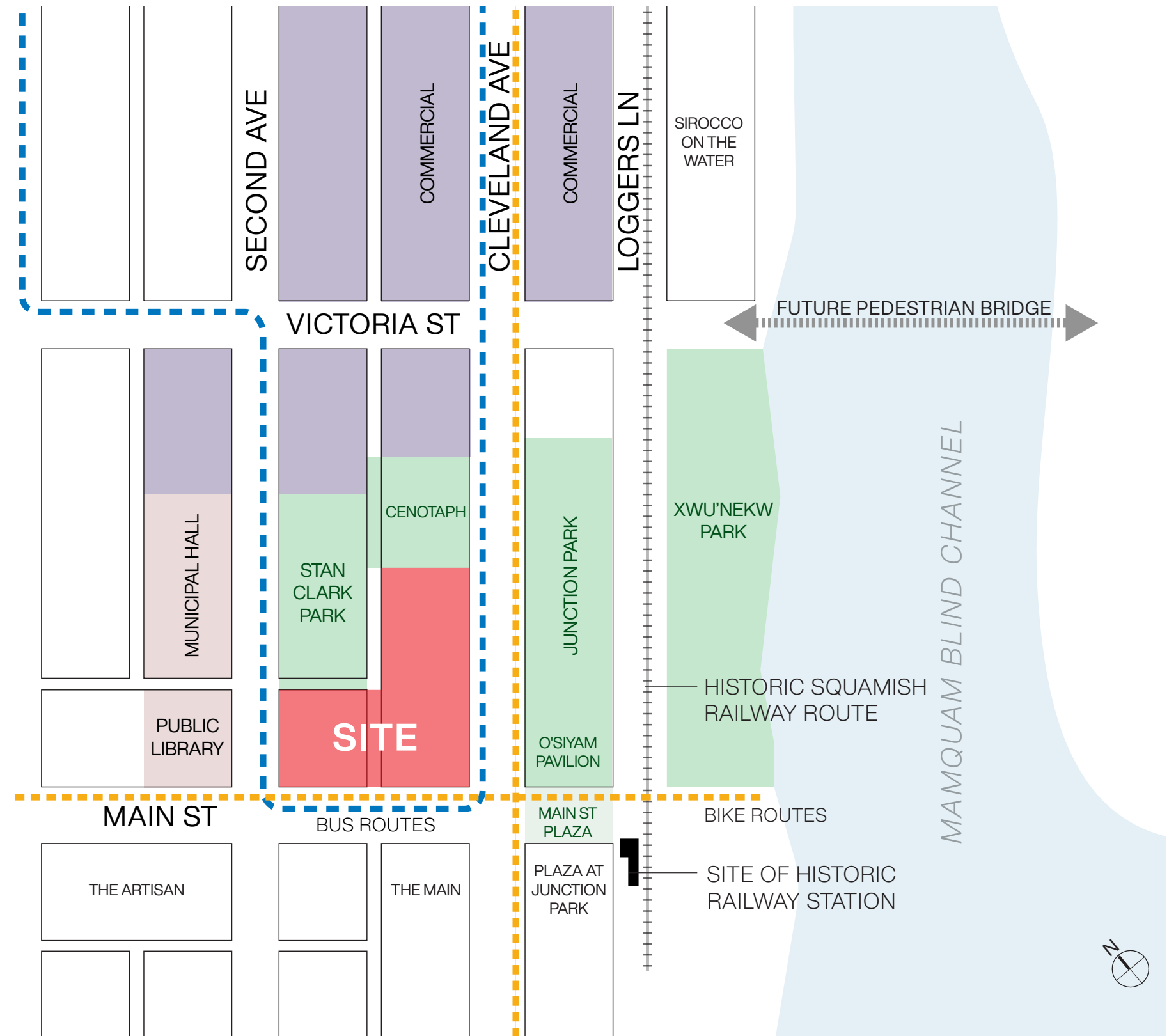
DESIGN RATIONALE

CONTEXT

This project is located at the north-west corner of the Cleveland Ave and Main St intersection, directly west of Junction Park and O'Siyam Pavilion. Residents of this development will be directly adjacent to Stan Clark park, and are in close proximity to Xwu'nekw Park and the Mamquam Blind Channel.

In terms of urban fabric, Cleveland Ave is the historic ‘High Street’ and commercial heart of downtown Squamish. Second Ave runs parallel to Cleveland Ave and is home to more civic and business uses. Main St is an important perpendicular street and is envisioned as a pedestrian- and bike-friendly street with cafes, outdoor seating, and patios. Additionally, the new Main St plaza, kitty-corner from our site, is envisaged as a pedestrian-only plaza, with opportunities for food trucks, farmer markets, etc.

It's worth noting that the old Squamish train station (aka Northyards Station), had previously occupied a site just south of Main St plaza. It was one of the first stations built for the Great Pacific Eastern Railway and was a gathering place for people awaiting visitors, or travellers making a stop en route to other destinations.

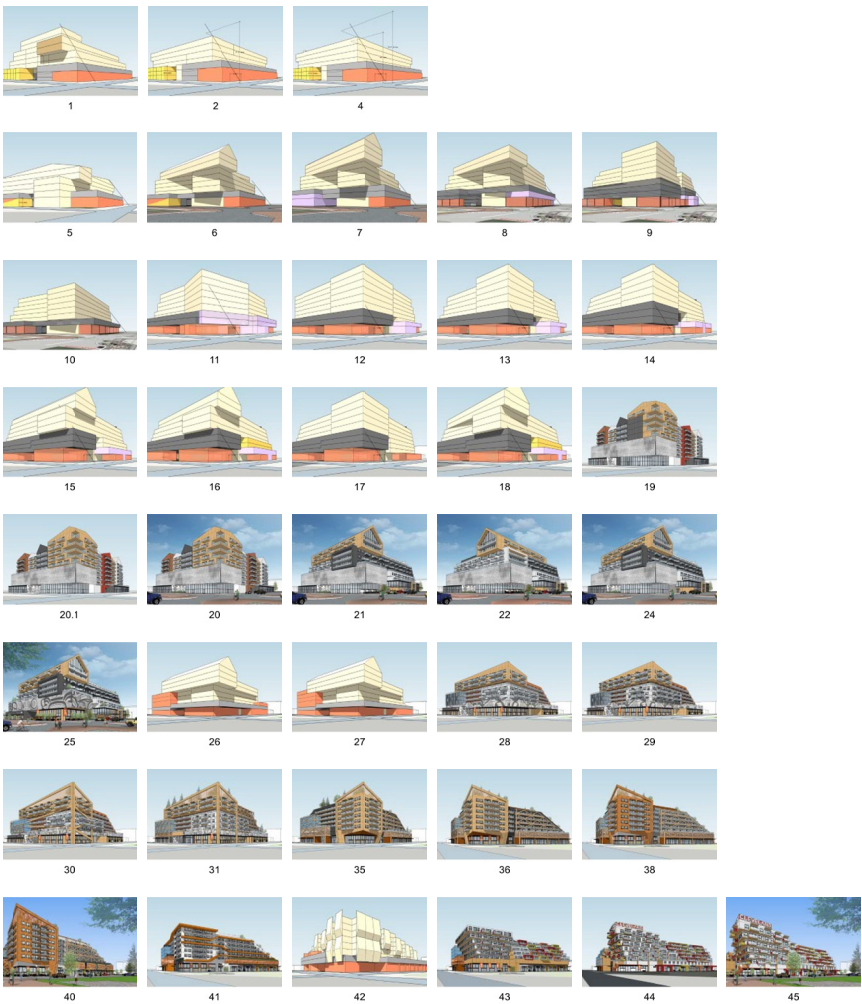


DESIGN RATIONALE

MASSING

Since this property occupies a fantastic site in downtown Squamish, the team has been adamant on creating an iconic development deserving of this important locale. With input from District staff, the team went through several rounds of concept design and massing studies to arrive at a successful form that achieves the following:

- Celebrates the important Cleveland Ave / Main St intersection
- Celebrates the important Main St / Second Ave intersection
- Maintains commercial frontages along 3 important streets
- Adds a new public plaza that faces Junction Park and O’Siyam Pavilion
- Bridges effectively over the lane
- Houses a new hotel
- Houses a new, much needed, childcare facility
- Houses the SAC, or a similar civic use, at grade
- Houses all required parking above grade; and
- Minimizes shadowing on Stan Clark park



In an attempt to revive a lost gathering point in the heart of downtown Squamish, this development pays homage to the old Squamish train station. It references grand terminals synonymous with train stations, as well as the defining characteristics of this typology – being visible, recognizable, and inviting.

The project is composed of several linear blocks, reminiscent of railway track sleepers. They are stacked and pushed-and-pulled to achieve a bold, playful, and unique presence along Cleveland Ave.

The ‘blocks’ bridge over the lane at Main St from Level 2 onwards, and continue to be pushed-and-pulled to create a cohesive massing.

The resultant form is an ‘L-shaped’ structure that sits along Cleveland Ave and Main St. This maximizes street activation along these frontages, and enables the best arrangement of functions within it.

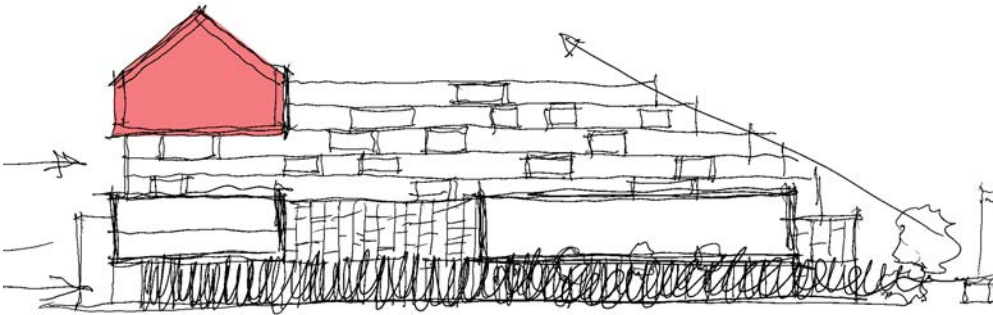
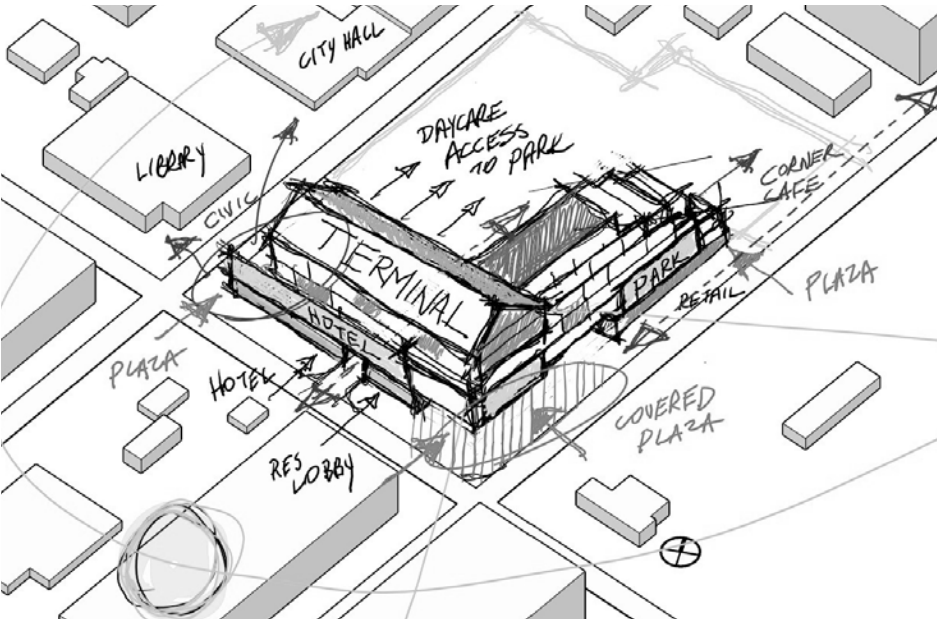
At the corner of Cleveland Ave and Main St, the ground floor is significantly pulled back to create a plaza that faces Junction Park & O’Siyam Pavilion. It is envisaged as an extension of the new pedestrian-only Main St plaza, kitty-corner from our site.

As the building rises up, the ‘blocks’ step back at each end of the L-shape to maximize views of the surrounding parks, mountains, and water landscape, through the resultant terraced balconies and roof decks. The ‘blocks’ have also been pulled south (towards Cleveland Ave and Main St) to minimize shadowing on Stan Clark park, while casting shadows on south-facing facades. This minimizes solar heat gain and optimizes occupant comfort.

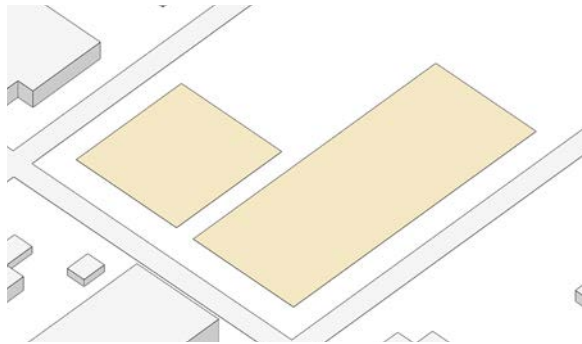
To emphasize articulation, the volume’s vertical planes and corners have been chipped at and carved out. Bump-outs, covered private balconies, and integrated planter boxes add finer grain detailing.



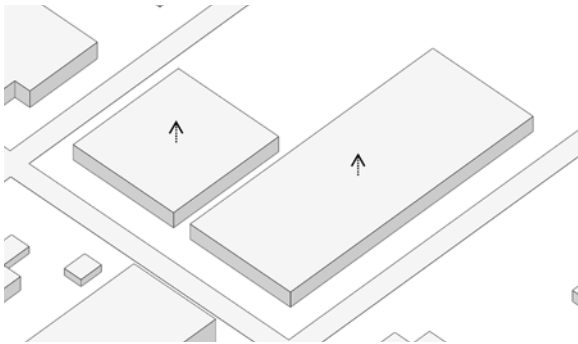
An audacious, gable-roofed, two-story volume sits at the very top of the building along Main St. This gestural ‘terminal in the sky’ has been deliberately aligned east-west to face the old train station, the Mamquam Blind Channel, and the Stawamus Chief beyond. It is envisioned as a new beacon for Squamish – noticeable, identifiable, and intriguing.



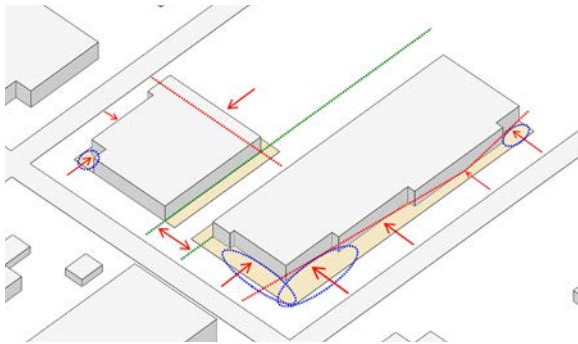
FORM EVOLUTION



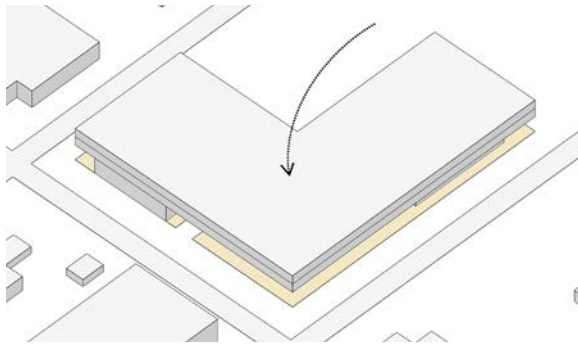
1. Existing site (37913, 37915, 37947 Cleveland Ave & 1361, 1367 Main St)



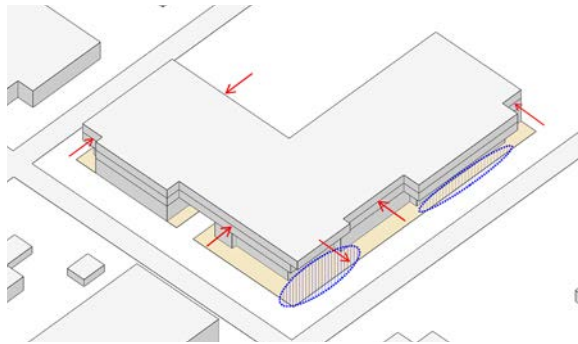
2. Ground level extruded



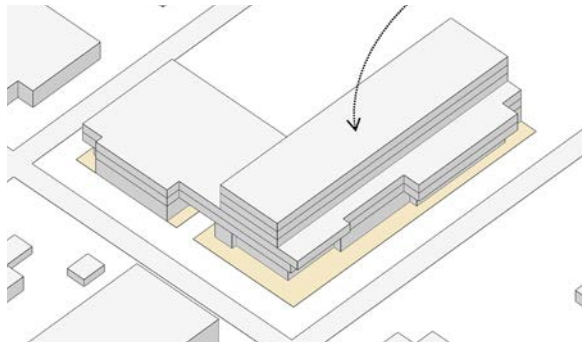
3. Setbacks introduced and formation of plazas at 3 corners



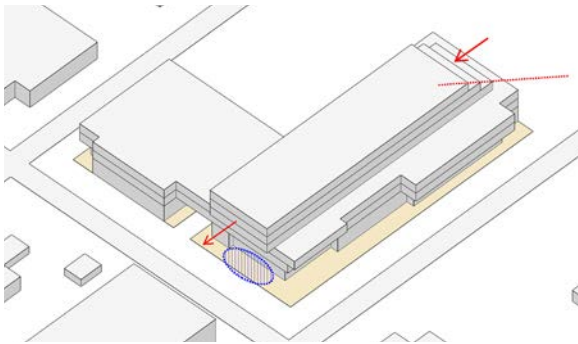
4. Parkade levels placed



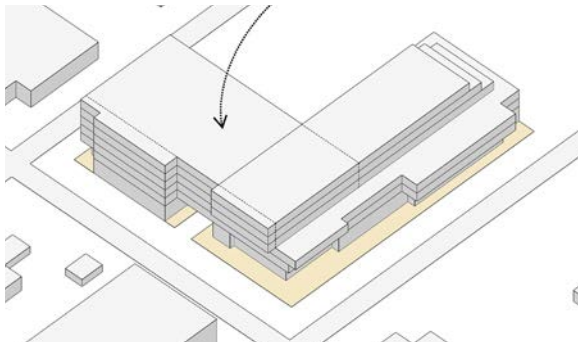
5. Setbacks introduced and form manipulated to provide cover at grade



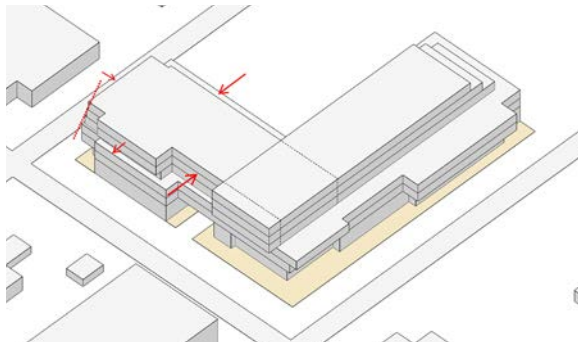
6. Residential block placed



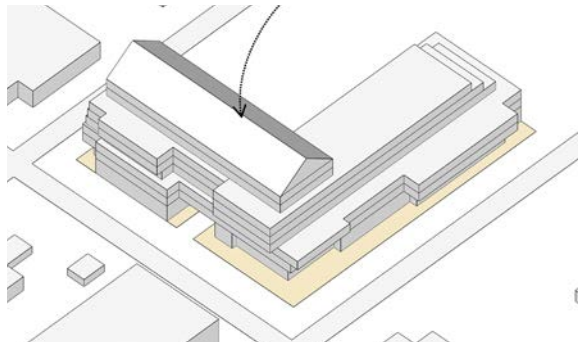
7. End terraced and block pushed away from cenotaph park to provide cover along Main St



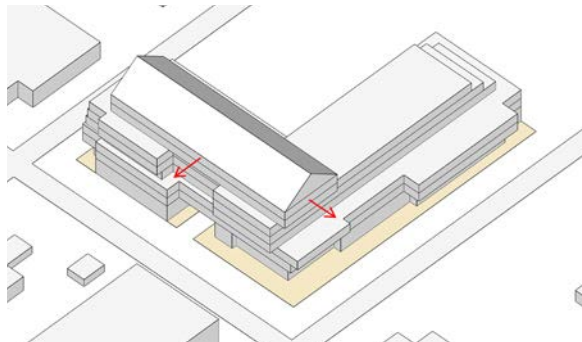
8. Hotel block placed



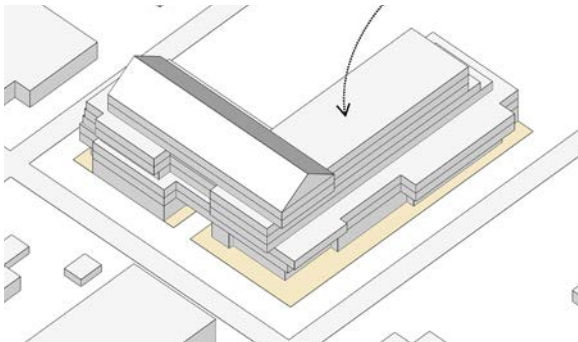
9. End terraced and setbacks introduced to decrease visual impact along Main St and minimize shadowing on Stan Clark park



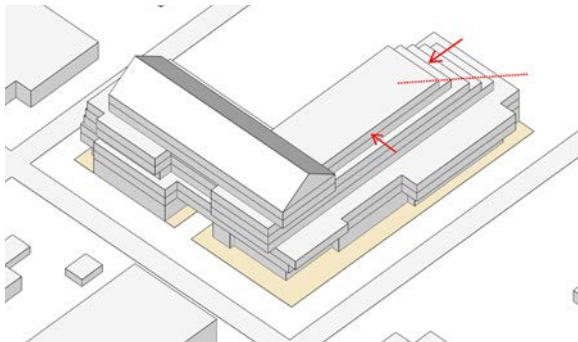
10. 'Terminal in the sky' residential block placed



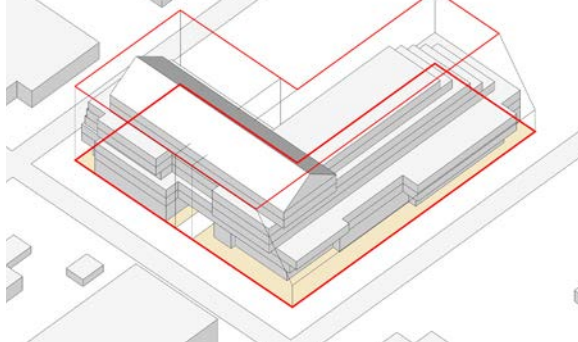
11. Block pulled south (towards Cleveland Ave and Main St) to minimize shadowing on Stan Clark park



12. Additional residential block placed



13. End terraced and block pushed back to decrease visual impact along Cleveland Ave



14. Final form in extruded envelope



15. Final form

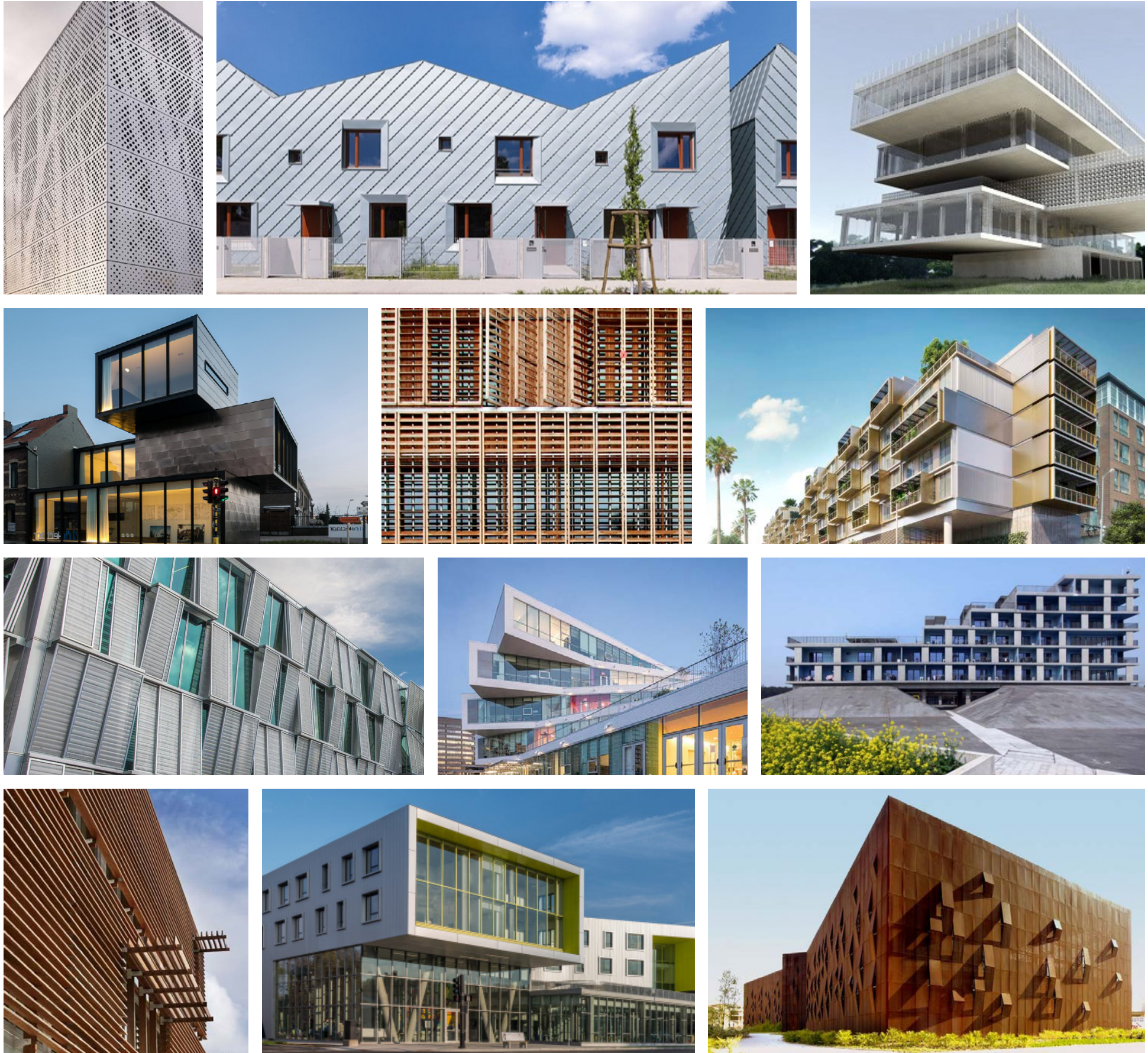
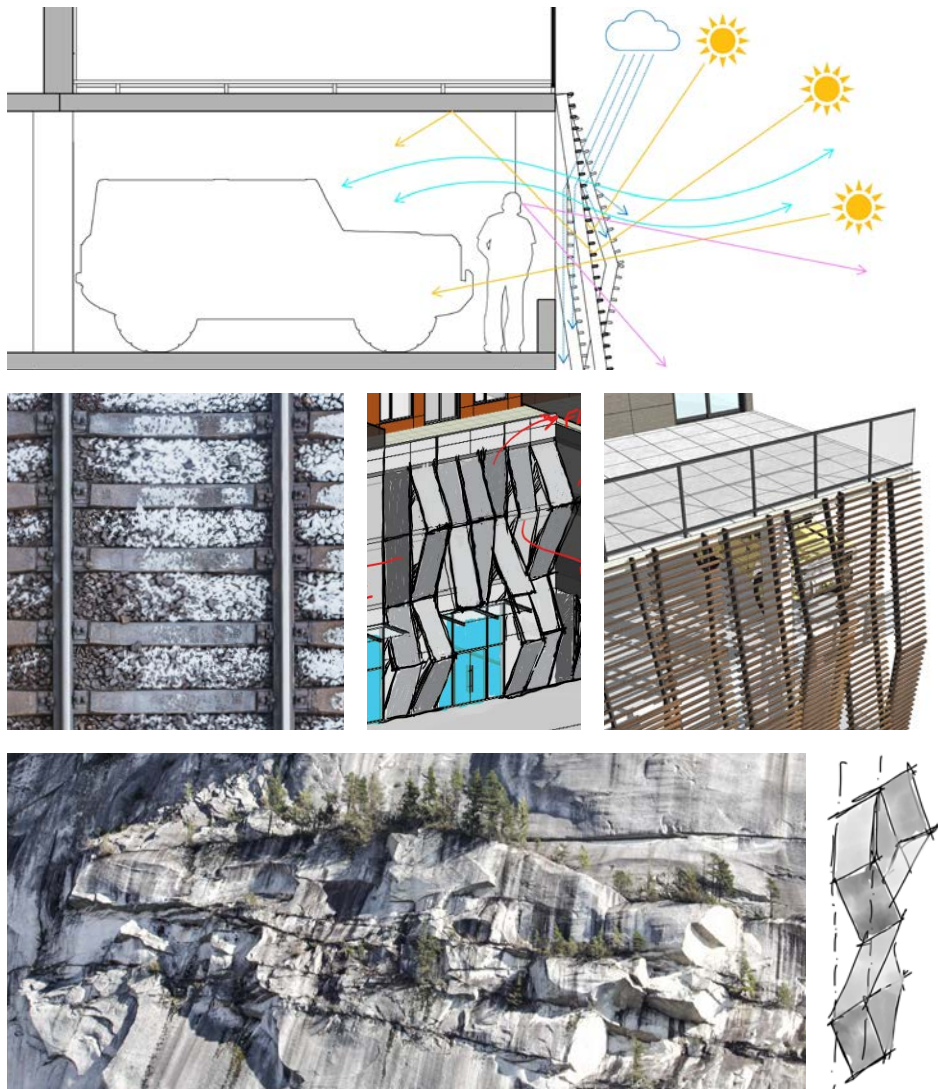
DESIGN RATIONALE

MATERIALS AND DESIGN PRECEDENTS

The project’s bold geometry, durable materials, and sophisticated colour palette reflect Squamish’s historical rail connection, industrial past, and majestic mountainous setting.

Lower level facade treatments were derived from rugged rock faces, similar to those of the Stawamus Chief and nearby mountains. Large format louvered panels are positioned at different angles to replicate the random and abstract surface topography on the side of a mountain. The horizontal metal slats are inspired by railway tracks and allow ventilation and indirect lighting, while providing privacy and shelter from the rain.

As the building rises up, upper level facades exhibit clean lines and minimal ornamentation. The ‘crowning jewel’ to emerge from the stone is the ‘terminal in the sky’. Akin to a literal contemporary terminal on top of a mountain, it’s treatment is based on functionality, clarity, and sharp geometry.

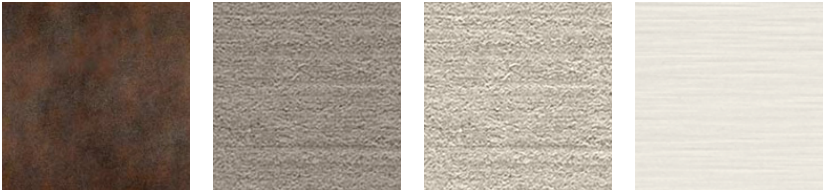


DESIGN RATIONALE



MATERIALS AND DESIGN PRECEDENTS (Cont.)

In terms of colour, metal slats on lower levels are inspired by the dark coppery patina of cast iron. As the building rises up, facades take on lighter shades of finely-textured fibre cement panels. Upper levels, like snow-capped mountains, are envisioned in a light beige to blend in with, and seemingly disappear into, the misty and cloudy ambiance of Squamish.



Silver metallic cladding is proposed for the 'terminal in the sky'. While being luminous, monochromatic, and opulent, this material brilliantly reflects the colours of the mountains and the sky, adding contrast to the warm, earth tones below.



DESIGN RATIONALE

PEDESTRIAN REALM

In an effort to enhance pedestrian experience along Cleveland Ave, the massing (setbacks, cantilevers, etc.), facade treatments (materials, colours, etc.), and landscape (hardscape, foliage, etc.), have all been carefully designed to provide 4 distinct pedestrian domains



At the corner of Cleveland Ave and Main St, retail façades are significantly pulled back ($\pm 30'$ from Cleveland Ave and $\pm 20'$ from Main St) to create a plaza that faces Junction Park. It is envisaged as an extension of the new pedestrian-only Main St plaza, kitty-corner from our site. The plaza is partially covered by terracing bump-outs on levels 2 and 3 to provide shade and protection from the elements while maintaining an openness and airiness towards Junction Park and the mountains beyond.



The façade is pulled in once more to $\pm 18'$ from Cleveland Ave to interrupt the repetition and intimacy of the 'Colonnade Retail' section. This setback provides an opportunity for outdoor tables as ground level retail here is open to the sky.



Covered by a $\pm 10'$ bump-out on levels 2 and 3 (18' ceiling), the row of stores here is reminiscent of European retail experiences – intimate, rhythmic, and sheltered from the elements. It acts in juxtaposition to the openness of cenotaph park, and creates a different walking experience along Cleveland Ave. Planting and benches were added to create a pedestrian friendly pattern and further define this space.



The Cleveland Ave facade is pulled back by $\pm 18'$ to create a comfortable transition between the cenotaph park and upcoming retail frontage. A restaurant, café, or brewery is envisioned here where there's potential for 'spilling out' onto the park to the north.



DESIGN RATIONALE

PEDESTRIAN REALM (Cont.)

Similar to the treatment along Cleveland Ave, the transition to Main St has been envisioned as 4 pedestrian experiences that seamlessly blend into each other.

Civic interface / Main St Plaza / Hotel Entrance

There's a huge opportunity to extend the approved Main St Plaza further north, adding an additional ±240' to it's flexible functionality. SAC activities (or similar civic use) could easily 'spill-out' onto Main St.



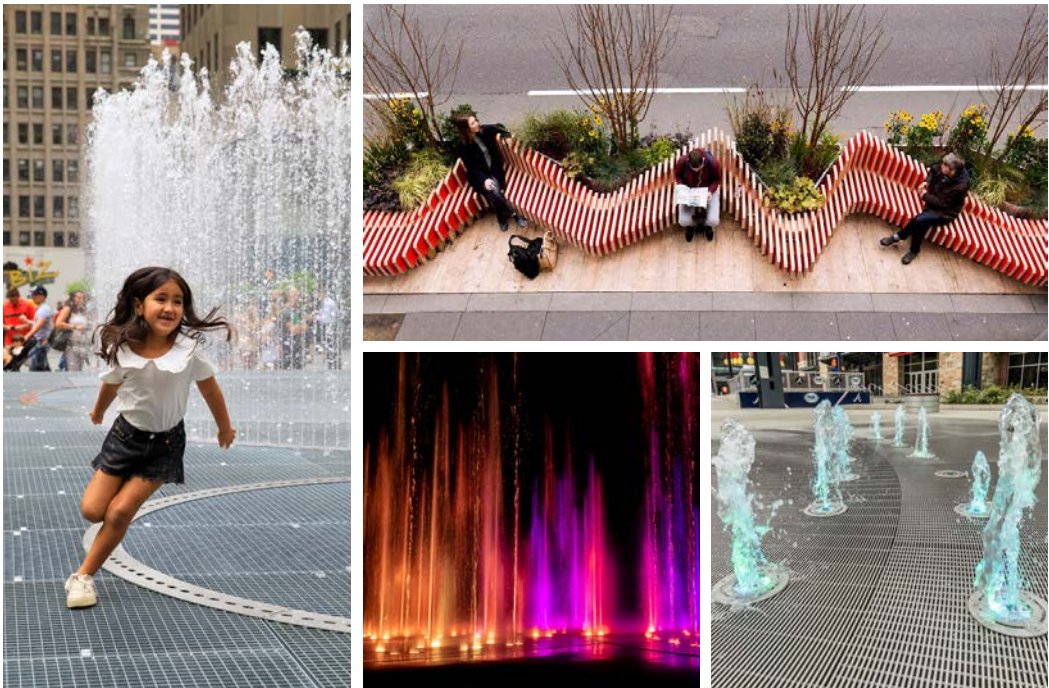
Underpass Art Feature

The team is envisioning this 16'-tall underpass as a well-lit 3D art piece. The walls and ceiling could serve as a canvas for a local artist(s) or compliment other First Nation art piece(s) in the project.



Plaza and Water Feature

Opportunity for an interactive fountain to mark the Cleveland Ave / Main St intersection. The pavement-level feature would be fully grated to maximize accessibility and minimize slipping. It's also set back from the walking path and could include LED lighting for night use.



Food & Beverage Patio

A clearly-defined patio allows for outdoor dining, people-watching, and taking in unbeatable views of the Chief. This could be achieved without encroaching on the public path while interfacing with Main St plaza.



PEDESTRIAN REALM (Cont.)



Through-coloured Fibre Cement Panels & Metal Detailing

Ample Space for Product Display

Suspended Signage w/ Backlit Lettering

Prefinished Metal Slat Soffit w/ Linear LED Light Fixtures

Ample Space For Outdoor Seating

Metal Planter Boxes

Perforated Metal Panels With Opportunities For Public Art

Prefinished Metal Slat Wall System

Metal Totem Pole

Corner Plaza/ Cenotaph Park

The Cleveland Ave facade is pulled back by ±18' to create a comfortable transition between the cenotaph park and upcoming retail frontage.

A restaurant, café, or brewery is envisioned here where there's potential for 'spilling out' onto the park to the north.

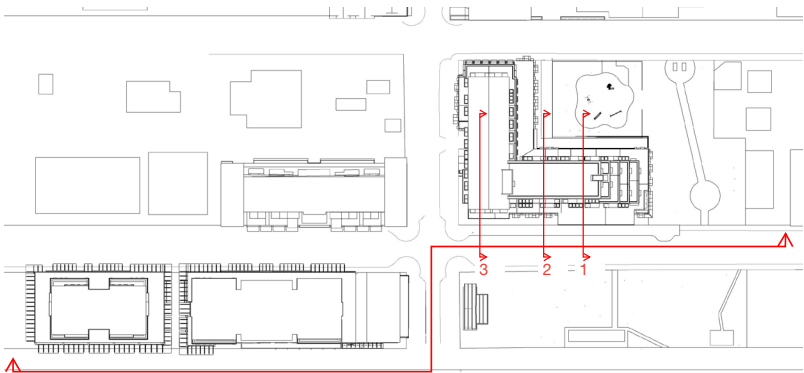
The team would love to explore this potential with staff in order to maximize both street, and park activation.

DESIGN RATIONALE

BUILDING HEIGHT

In order to reduced the overall visual impact of the building along Cleveland Ave, and allow for a gradual terraced rise from the cenotaph park, to a symbolic peak at the corner of Cleveland & Main, floors step back at increments of 15' (4.6m). Consequently, the top floor along Cleveland Ave is pushed back 75' (23m) from the PL which creates a 'buildable' void (highlighted). Hence, the team is proposing to match the 27m height of the recently approved Plaza at Junction Park project (37870 Cleveland Ave, CD-37). This height would not include amenity spaces such as changerooms and restrooms, rooftop patios and pergolas, or stairway and elevator penthouses.

The team intends to hide all necessary rooftop mechanical equipment, as well as some amenity uses, within the 'terminal in the sky' attic space. This gives room for a ±9,000 sq ft outdoor amenity space on the rooftop along Cleveland Ave.

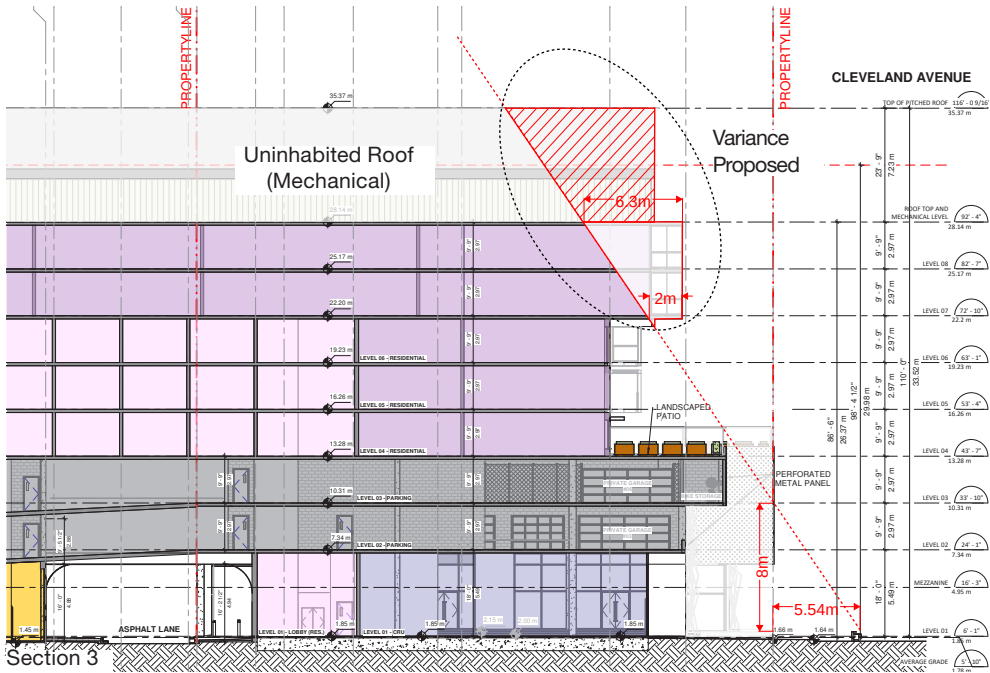
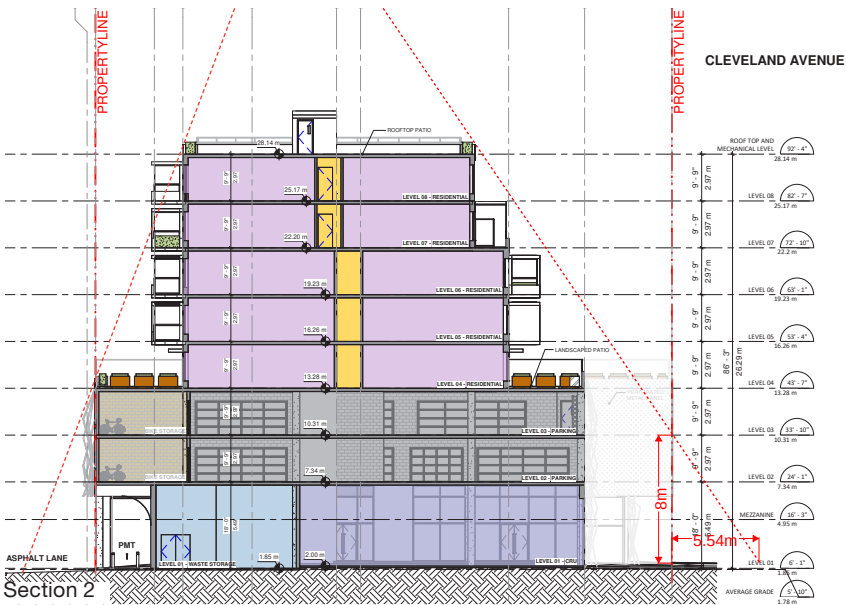
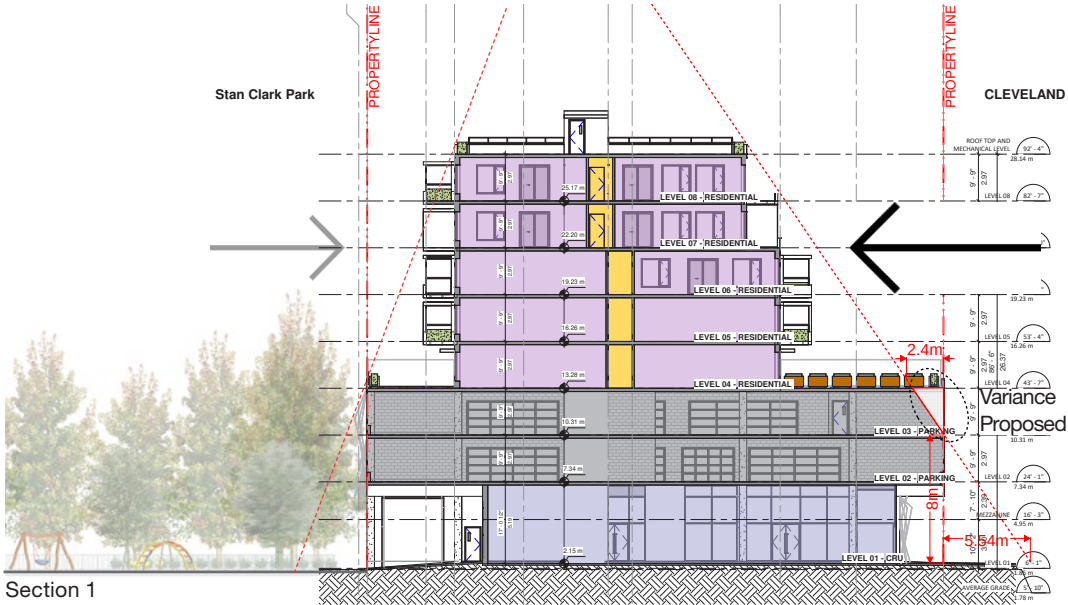


CLEVELAND AVE SETBACK REQUIREMENTS

This development is required to follow Bylaw 2578, 2017 in that no portion of the building shall project above or beyond a plane formed by an angle of 55 degrees measured from the horizontal and having its vertex located 5.54m from the Cleveland Ave lot line. In addition, the building should minimize shadowing on the playground at Stank Clark Park.

With the exception of the 'terminal in the sky' bump-out, the defining feature of this proposal (highlighted), and a negligible infringement at the podium (highlighted), the building adheres to these requirements and successfully achieves a massing that is not only intriguing and articulated, but also sophisticated and mature.

The team is proposing a variance.



SPRING EQUINOX



SUMMER SOLSTICE



The team has spent months examining different massings to bring down the scale of the building. We modeled all existing trees based on the arborist site plan below. Upon examining the shadows cast by existing trees, and those cast by the proposed massing, we believe the only discernible increase in shadowing occurs early in the morning (sunrise to ~9:00 am). Other than this specific window, the building may cast shadows on the park, but does not seem to contribute any significant shadowing on the playground.



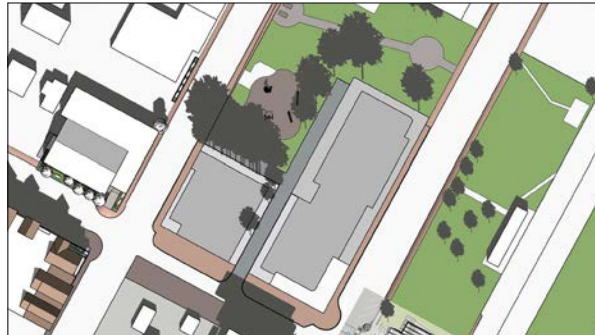
SHADOW STUDY

FALL EQUINOX

Existing Trees



SEPTEMBER 21 - 08:00 am



SEPTEMBER 21 - 12:00 noon



SEPTEMBER 21 - 04:00 pm

Proposed Massing



SEPTEMBER 21 - 08:00 am



SEPTEMBER 21 - 12:00 noon



SEPTEMBER 21 - 04:00 pm

WINTER SOLSTICE

Existing Trees



DECEMBER 21 - 09:00 am



DECEMBER 21 - 12:00 noon



DECEMBER 21 - 03:00 pm

Proposed Massing



DECEMBER 21 - 09:00 am

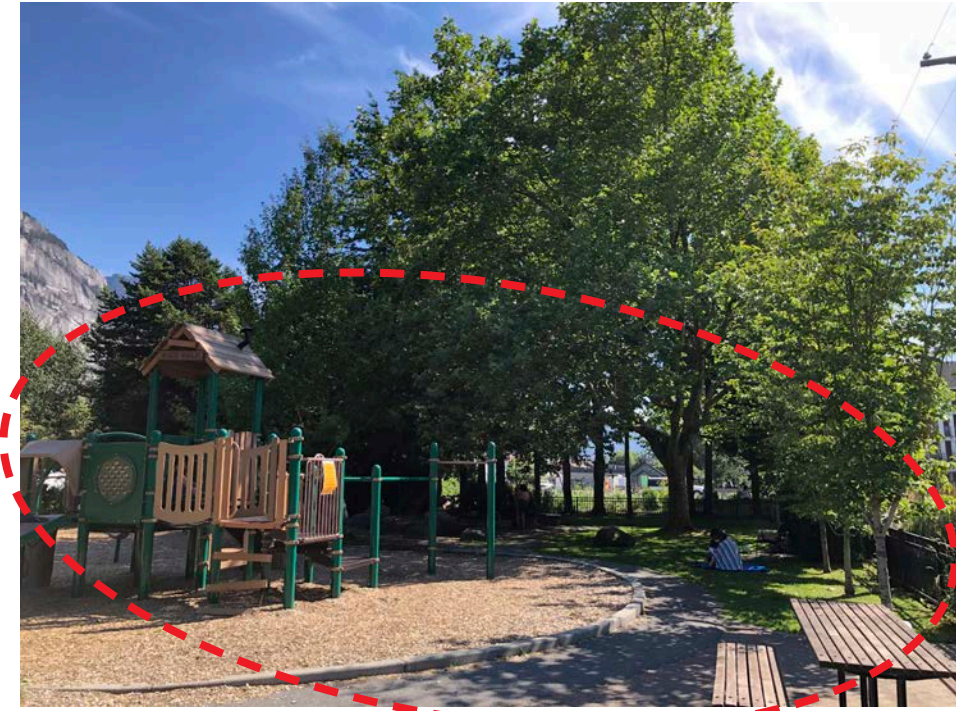


DECEMBER 21 - 12:00 noon



DECEMBER 21 - 03:00 pm

The photos below were taken on July 4, 2021 at 4pm. While this is the height of summer (two weeks after June equinox), with considerably short shadows, it is quite clear that the existing trees do in fact cast shadows on a substantial portion of the playground.



1. Looking south-west along Cleveland Ave

A gradual terraced rise from the cenotaph park, to a symbolic peak at the corner of Cleveland & Main, reduces the overall visual impact of the building.

Compared to the development across the street (The Main - 37881 Cleveland Ave), the building provides generous setbacks from both Cleveland Ave and the cenotaph park, while preserving a pedestrian-friendly, mostly weather-protected, presence at grade.



2. Looking north at the intersection of Cleveland & Main

Envisioned as a new beacon for Squamish – noticeable, identifiable, and intriguing, an audacious, gable-roofed, two-story volume sits at the very top of the building along Main St. This gestural ‘terminal in the sky’ has been deliberately aligned east-west to draw the eye towards the Mamquam Blind Channel and the Stawamus Chief to the east, and Mounts Conybeare and Sedgwick to the west.



3. Looking east at the intersection of Main & Second

Along Second Ave, the building steps back from level 4 onwards to minimize shadowing on Stan Clark park. Levels 1 to 3 are at the PL to maintain a prominent presence at grade.

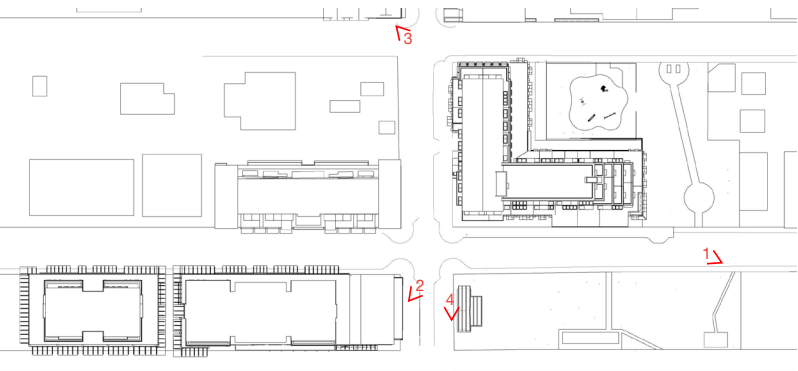
Despite being barely visible from street level, the sloped roof of the ‘terminal in the sky’ draws the eye towards the Mamquam Blind Channel and the Stawamus Chief beyond.



4. Looking west up Main St

Compared to the development across the street, the Main St facade of the proposed massing is ‘pushed and pulled’ to achieve an articulated, nonconformist aesthetic.

Along Cleveland Ave, the building’s generous setback minimizes the perception of height while a symbolic peak marks the corner of Cleveland & Main.



CONCEPTUAL PERSPECTIVES

Looking north from the intersection of Cleveland Ave and Main St



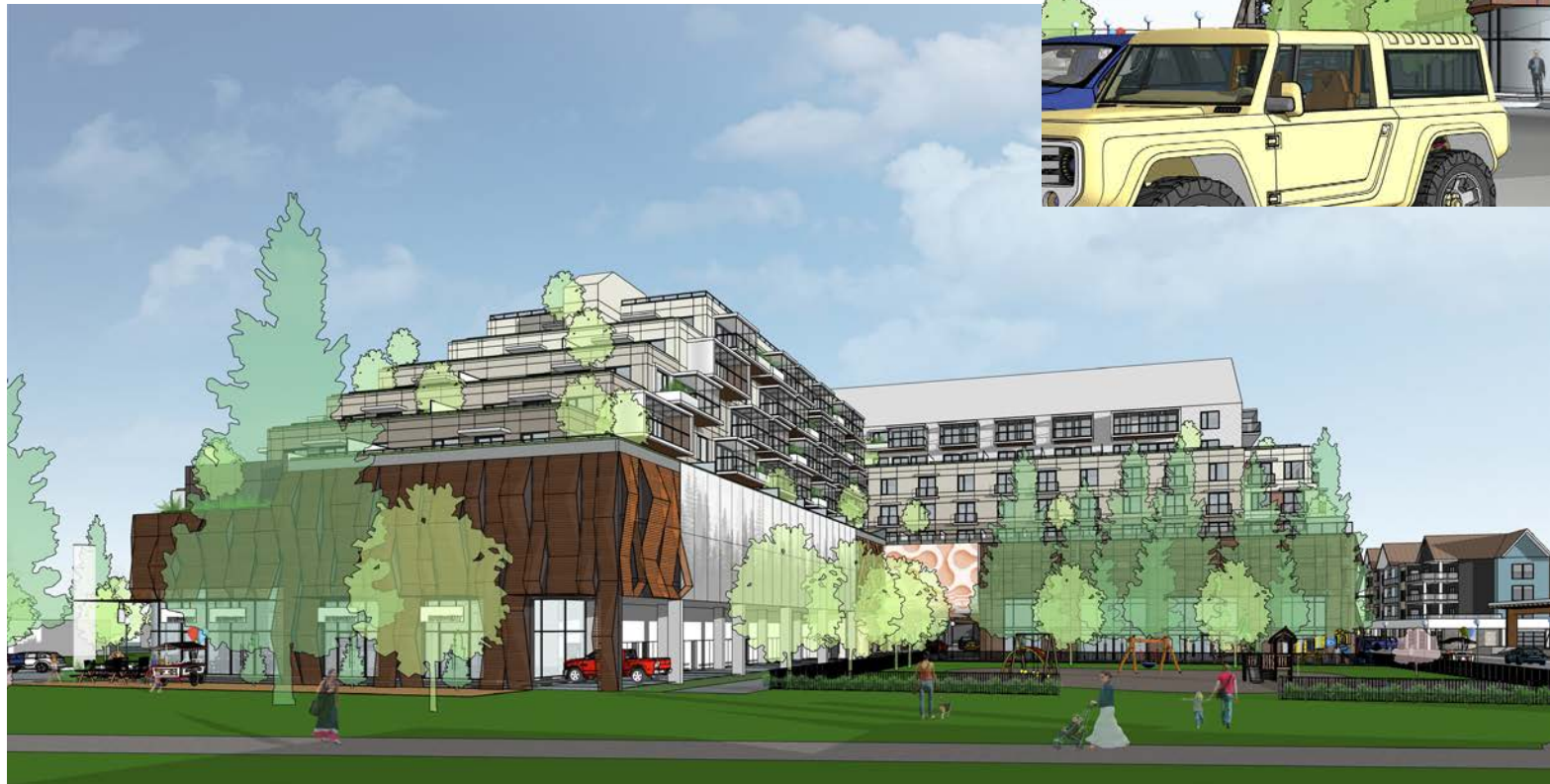
Looking west from Junction Park



Looking north-east from Second Ave



Looking south from Stan Clark park



CONCEPTUAL PERSPECTIVES

Looking south from Second Ave



Looking east from Main St

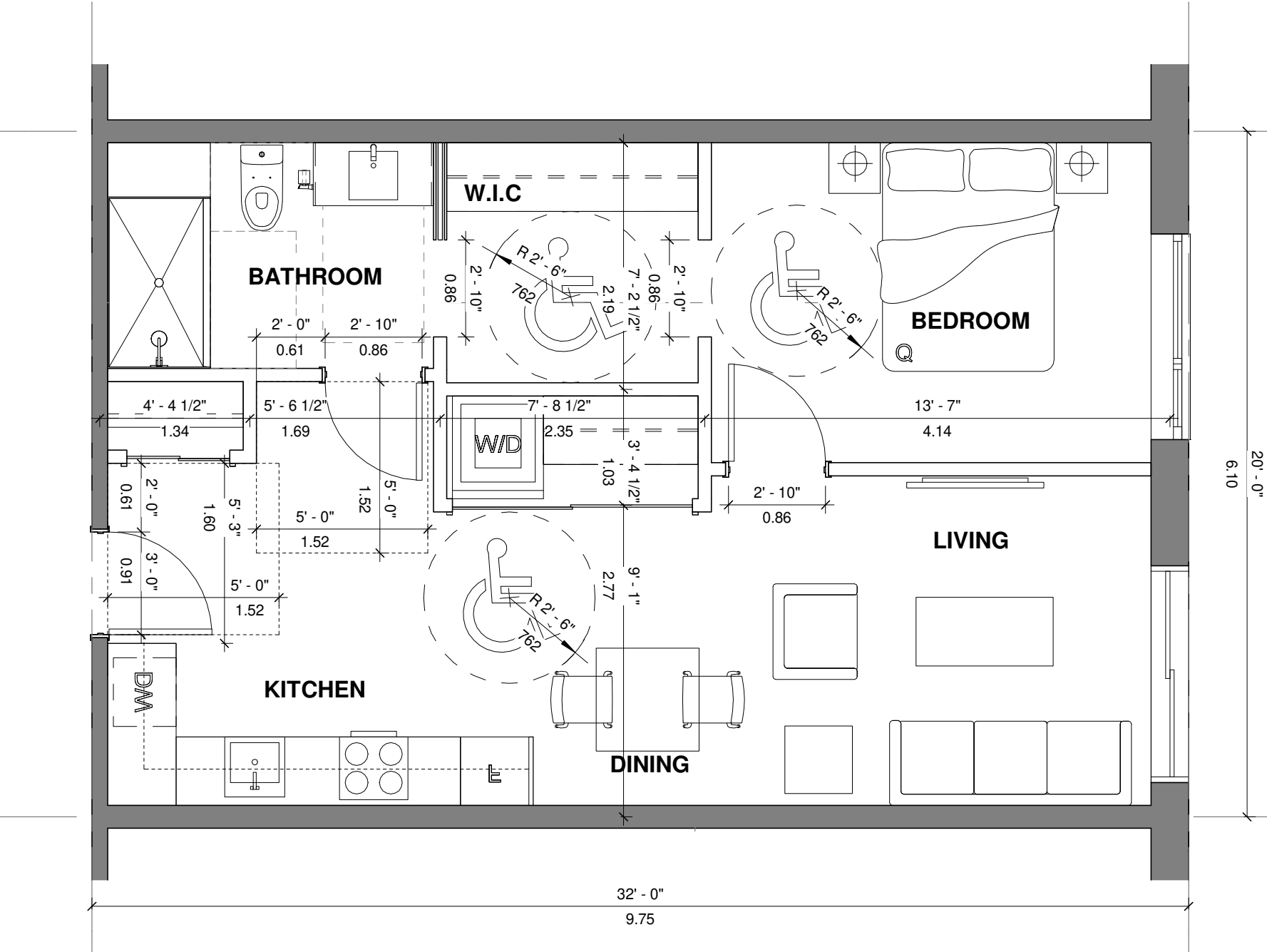


Looking at underpass from Main St



Looking at plaza and water feature





ADAPTABLE 1 BEDROOM

Scale: 1/4" = 1'-0"

Based on direction from the Mayor and Council, the District of Squamish is becoming a recognized leader in sustainability. This development will meet the energy performance targets in place at the time of bylaw introduction, including any specific targets related to greenhouse gas emissions. Particular attention will be given to minimizing or eliminating the use of fossil fuels, along with reduced energy and water consumption. The details of the green building measures will be provided for staff and Council’s consideration as the application proceeds through the rezoning process.

ENERGY EFFICIENCY MEASURES

Cleveland & Main:

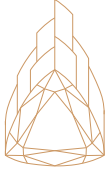
- Is targeting Step Code 4 (residential) and Step Code 3 (commercial)
- Features a highly-insulated building envelope and maximized air-tightness
- Features a ‘light’ colour palette to minimize solar heat gain, heat island effect, etc
- Includes highly-insulated energy-efficient windows, sized to maximize daylighting
- Includes bump-outs, overhangs, and covered balconies to cast shadows on all facades, especially south-facing ones. This minimizes solar heat gain and glare
- Includes integrated planter boxes to break wind gusts and increase occupant comfort
- Includes pre-installed roof conduits for future renewable energy systems
- Includes electrical vehicle charging for 30% of all parking spaces
- Is located on a bus route and fronts Main St, envisioned as a pedestrian- and bike-friendly street
- Is in close proximity to Xwu’nekw Park and the Blind Channel trail





IBI GROUP

On September 27, 2022, IBI Group joined Arcadis, a global leader in the delivery of sustainable design, engineering, and consultancy solutions for natural and built assets. Together, with passionate thinkers, designers and engineers across 70 countries, the combined strength of Arcadis IBI Group provides unprecedented opportunities to offer new client solutions, while defining the cities of tomorrow, together. Our digitally-driven expertise will transform our industries and provide our clients with innovative, future-focused technology-enabled solutions alongside human-centric design excellence. Together, we're a stronger and more resilient business, committed to improving the quality of life for our clients, people and partners and the communities we all serve.



Trilliant Homes is a local developer with extensive international experience committed to sustainability and innovation. Our philosophy is to enhance communities by assessing the needs of the public through working closely with stakeholders and local authorities. Our approach is always long term and lasting, we genuinely believe in developing iconic buildings both in terms of design and function which will serve the people in the community and provide an engaging ecosystem where they can thrive in a work/live/play environment. The Trilliant Squamish development will be a testament to this.

