

**MINUTES OF THE  
ADVISORY DESIGN PANEL MEETING  
HELD WEDNESDAY AUGUST 28, 2024**

**1. THE CHAIR CALLED THE MEETING TO ORDER AT 12:00 PM**

**Present:** Bruce Anderson – Chair  
Julie Brown  
Peter Johannknecht  
Priscilla Samuel  
Colin Harper  
Elizabeth Balderson  
David Berry

**Absent:** Tamara Bonnemaision  
Patrick Conn

**Staff Present:** Rob Bateman – Senior Planner  
Charlotte Wain - Senior Planner, Urban Design  
Alena Hickman – Planning Secretary

**2. APPROVAL OF MINUTES**

**Motion:**

It was moved by Priscilla Samuel, seconded by David Berry to adopt the Minutes of July 24, 2024 as presented.

**Carried Unanimously**

**3. APPROVAL OF AGENDA**

It was moved by Peter Johannknecht, seconded by David Berry to adopt the agenda as presented.

**Carried Unanimously**

**4. APPLICATION**

**3.1 Development Permit with Variances Application No. 00210 for 131, 135, and 139 Menzies Street**

The proposal is for a four-storey mixed-use building with commercial uses on the ground floor and rental residential above, on three lots which are proposed to be consolidated.

Applicant meeting attendees:

Niall Paltiel – Mike Geric Construction  
Jeremy Bratinga – Continuum Architecture

Rob Bateman provided the Panel with a brief introduction of the application and the areas that Council is seeking advice on, including the following:

- transition to the surrounding smaller scale buildings
- impact on adjacent properties
- private outdoor space
- unit livability
- any other aspects of the proposal on which the ADP chooses to comment.

Niall Paltiel provided the Panel with a detailed presentation of the site and context of the proposal, Brad Forth provided details of the proposed landscape plan.

The Panel asked the following questions of clarification:

- Has there been any thought from Mike Gerrick construction to revise the project given the new legislation regarding the OCP?
  - We took a brief pause to evaluate bill 46 when details were realized. We are proud of the design and scale of building and think it is in keeping. Our lot depth is very shallow for a City lot.
- Can you speak to lack of outdoor space related to the CRU?
  - We did need to dedicate 2m of boulevard space which the City needed so we were limited. We don't have a full set of retail uses available to us in this space because we aren't providing parking.
- Can the applicant speak to the unit with the windows facing the parking lot and why not they don't face the side yard?
  - There is some flexibility there, we were trying to maintain the rhythm along the street but we could look into moving them.
- What is the vision for the narrow balconies?
  - They are a generous Juliette but there wouldn't be room for things like a BBQ or bistro set, we do have the amenity space for those types of things to take place.
- Regarding the studio apartment, have you explored placing it on the other side near the rain garden?
  - The PMT and garbage room are on the south side and we are trying to keep them all together.
- The other question is we're adding the height of the entire ground floor. if it's such a boutique, a commercial space, maybe there's room to lower that floor.
  - There is some opportunity yes, but we didn't want to limit what could be put in by having a low ceiling height. because of tree maintenance we thought the higher ceiling and large windows on ground level would ensure natural light.
- Have you considered an interior corridor for an access path to the ground units?
  - Essentially we would be expanding the footprint by 1.5m and decreasing the setback which is why we decided that. We placed this to maintain the tree root zones and systems.
- Are the louvers that are east facing on the upper floors, to provide privacy and minimize outlook fixed?
  - Yes, on a 45-degree angle. It's a soft approach, we felt this was the best way to appease the neighbours.

- Can we inquire if the Planning Department has objections to deeper balconies?
  - We can't say specifically, the applicant would possibly have to provide a new overview.
- What was the rationale for shallower balconies on the Menzies side?
  - There are overhead power lines that we wanted to maintain a reasonable distance from, and to keep the balance from one side to another.
- Will this project be required to meet BC building Code 2024 adaptable dwelling unit requirements?
  - We don't believe so assuming we would be submitting for building permit before that. That being said we are preparing and have that in the back of our heads.
- Do you know the ratio for the unit count on the number of 3 bedrooms?
  - 11%
- Do you have a specific product in mind for the wood panelling?
  - Hardy rustic series panelling, gel coated hardy with a cedar look.

Panel members discussed:

- Developer did a great job with the constraints and demands they had
- Landscape plan is thoughtful and well done
- Studio on the north side isn't ideal but hopefully affordable for someone in need
- Would like to see more red brick
- Massing and scale is appropriate given location and constraints
- Appreciate the impacts on adjacent properties has been mitigated
- Would like to see windows be improved on back units
- Rear access path isn't ideal. Would appreciate access via lobby to improve privacy for some back units
- The road dedication puts hardship on this application which is unfortunate
- Green buffer is important for neighbours
- Would like consideration for the window on studio unit ground floor to be relocated to the side
- Screened balconies feel invasive for particular units
- Would like to see deeper balconies
- Would like to see a reduction and simplification in amount of materials
- Concern that the louvers are put in to screen the residents from neighbours and would argue that the shallow balconies are enough

**Motion:**

That the Advisory Design Panel recommend to Council that Development Permit with Variances Application No. 00210 for 131, 135, and 139 Menzies Street be approved with the following changes:

- Consider improving the livability of unit 105
- Consider increasing the depth of the balconies along Menzies to improve the livability of future residents
- Consider removing the vertical screens
- Consider internal access to ground floor access from the lobby to improve privacy along rear yard.
- Consider reducing the ground floor height.

**Motion: Peter Johannknecht**

**Seconded by: Colin Harper**

**Carried Unanimously**

**ADJOURNMENT**

Motion to adjourn: Peter Johannknecht, Seconded by Julie Brown

The Advisory Design Panel meeting of August 27, 2024 was adjourned at 1:30 p.m.

---

Bruce Anderson, Chair