

**MINUTES OF THE  
ADVISORY DESIGN PANEL MEETING  
HELD WEDNESDAY JULY 24, 2024**

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

**Present:** Peter Johannknecht (Acting Chair)  
Priscilla Samuel  
Colin Harper  
Elizabeth Balderson  
David Berry  
Patrick Conn

**Absent:** Bruce Anderson  
Tamara Bonnemaïson  
Julie Brown - Recused

**Staff Present:** Miko Betanzo- Senior Planner, Urban Design  
Patrick Carroll – Senior Planner  
Charlotte Wain - Senior Planner, Urban Design  
Alena Hickman – Planning Secretary  
Sian Maichen – Planning Secretary

**2. APPROVAL OF MINUTES**

**Motion:**

It was moved by Colin Harper, seconded by David Berry to adopt the Minutes of June 26, 2024 as presented.

**Carried Unanimously**

**3. APPLICATION**

**3.1 Rezoning Application No. 00866 for 2501-2699 Blanshard Street, 825/841 Hillside Avenue, 2500-2684 Dowler Place and 900 Kings Road (Evergreen Terrace)**

The rezoning application is proposing a new site-specific zone in order to permit a phased redevelopment of a BC Housing-owned property known as Evergreen Terrace. The proposal includes approximately 900 housing units in high- and mid-rise forms, with a 37-space childcare space proposed in the first phase.

Applicant meeting attendees:

Julie Brown – DAU Studio  
Frank D’Ambrosio – DAU Studio  
Erica Sangster – DAU Studio  
Lauren Antifeau – BC Housing  
Jennifer Kay – TownSquare  
Scott Murdoch – MDI Landscape Architects  
Melissa Lim - MDI Landscape Architects

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

- the proposed distribution of density with specific attention to the siting of taller buildings
- the transitions between proposed buildings and adjacent existing buildings
- the building form and footprint with specific attention to proposed buildings “A-2” and “E-1”  
“the impact of shadows on internal public spaces and adjacent properties
- the impact on public views
- any other aspects of the proposal on which the ADP chooses to comment.

Erica Sangster provided the Panel with a detailed presentation of the site and context of the proposal, Scott Murdoch provided details of the proposed landscape plan.

The Panel asked the following questions of clarification:

- Can you speak to the building height, why was the 15-storeys chosen?
  - We thought it was a good transition number after looking at different heights, and scales.
- What is the storm water treatment?
  - On grade rain planters and rain gardens to manage and integrated into the landscape plan. Separately for each development parcel.
- Question for planning regarding form – can you speak to the concern of the L-shaped buildings?
  - There would ideally be a preference for a slender form and floor plate for the tallest building given the height. As well as the shape and orientation of the house on Bay.
- Can the applicant provide a rationale on why they have provided an L-shaped tower for the 20-storey building and speak to the courtyard facing the street?
  - We looked at many configurations. We wanted to hold the corner to orient it in a way as to minimize shadowing on populated areas and the internal courtyard.
  - The floor plate is very efficient and keeps number of units high.
  - The private courtyard was adjacent to a street but also separated
  - The envision was for a walled courtyard that would have gardens along the edge to define the street.
  - For a short length along Dowler, we would have a garden wall and to provide privacy and security to the Spaken House private courtyard adjacent. We felt it was inappropriate to share that with the private open spaces between the two.

- Are there any other reasons beyond the cost in which are driving the distribution of density in the building heights?
  - We are in guidance from BC Housing's residents first policy. Along with the financial viability of each increment.
  - The 6 storeys are more economical and need to be built first to make a viable project.
- Has there been any thought to any commercial space?
  - Not at this point in time. However, it would be supportable for future consideration.
- It looks like shadow studies were thoroughly addressed; do you think distance offset the shadowing?
  - Having the north/south site is favourable. The orientation and location of buildings gives a good balance of either early morning or afternoon sun on each patio.
- What materials are being used or considered?
  - That will come at the DP stage, so we are not there yet. We will be following guidelines from BC housing.
- Would the TDM parking study also include a traffic study?
  - Yes.
- Has there been any geotechnical work done or looked at?
  - Yes, a study has been done and it is feasible to have the tall buildings where they are. Underground parking may need to be considered to help the infrastructure.
- Can you speak to how the proposed parking off Dowler will inform the landscaping?
  - We focused trees and planting over slabs, in the courtyards in particular. We have also done a lot of work around to preserve trees.
- How did you come up with the 37 daycare spots and is it enough?
  - The childcare grant program has a sweet spot of 37-40 spots for grant funding. We will continue conversations with them through future phases.
- Was anything discussed beyond step code 4?
  - We will be following recommendations through BC housing.
- Has there been any discussion capping the building at the 18-storey height?
  - BC Housing recommended we moved forward with the 18- storey height with the conventional wood frame and concrete construction. However, as BC housing moves through future phases of Evergreen, we will anticipate being asked by ministry to redo this assessment or recomplete this assessment tool and report our findings.

Panel members discussed:

- Well done with thoughtful design
- Appreciate the trade-offs that were made for space
- Pedestrian friendly
- 20-storey building really sticks out would be nice to see reduced to 18
- Concern with shadowing of the courtyard on First Nations housing on Dowler
- Commercial unit would be ideal from an urban planning point of view
- Site pan is great
- Appreciate responses from applicants on the questions asked
- Creating a community in a fabulous neighbourhood.

**Motion: David Berry**

**Seconded by: Colin Harper**

That the Advisory Design Panel recommend to Council that Rezoning Application No. 00866 for 2501-2699 Blanshard Street, 825/841 Hillside Avenue, 2500-2684 Dowler Place and 900 Kings Road be approved as presented.

**Carried Unanimously**

**ADJOURNMENT**

Motion to adjourn: David Berry, Seconded by Priscilla Samuel

The Advisory Design Panel meeting of April 24, 2024 was adjourned at 1:19 pm.

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Peter Johannknecht, Acting Chair