

**MINUTES OF THE  
ADVISORY DESIGN PANEL MEETING  
HELD WEDNESDAY FEBRUARY 28, 2018**

**1. THE CHAIR CALLED THE MEETING TO ORDER AT 12:10 PM**

**Present:** Jesse Garlick (Chair); Paul Hammond; Jason Niles;  
Carl-Jan Rupp

**Absent for a  
Portion of the Meeting:** Justin Gammon; Deborah LeFrank

**Absent:** Elizabeth Balderston; Sorin Birliga; Stefan Schulson

**Staff Present:** Alison Meyer – Assistant Director, Development Services  
Miko Betanzo – Senior Planner, Urban Design  
Merinda Conley – Senior Heritage Planner  
Alec Johnston – Senior Planner  
Katie Lauriston – Secretary

**2. MINUTES**

**Minutes from the Meeting held January 24, 2018**

**Action:**

It was moved by Deborah LeFrank, seconded by Jesse Garlick, that the Minutes of the Meeting of Advisory Design Panel held January 24, 2018 be adopted as amended.

**Carried Unanimously**

**3. APPLICATIONS**

*Justin Gammon recused himself from Development Permit with Variances Application No. 00034 at 12:15 pm.*

**3.1 Development Permit with Variance Application No. 00034 for 515 Chatham Street**

The City is considering a Development Permit with Variance Application to construct a five-storey, mixed-use building with ground floor commercial and four storeys of residential above.

Applicant meeting attendees:

CHRISTINE LINTOTT  
BEV WINDJACK  
CAROLE ROSSELL

CHRISTINE LINTOTT ARCHITECTS  
LADR LANDSCAPE ARCHITECTS  
SMALL & ROSSELL LANDSCAPE  
ARCHITECTS

Ms. Meyer provided the Panel with a brief introduction of the Application and the areas that Council is seeking advice on, including the following:

- differentiation between Building A and Building B and its fit within the local context
- finishes and materials
- roofline articulation and building termination
- the appropriateness of the height variance.

Christine Lintott provided the Panel with a detailed presentation of the site and context of the proposal and Bev Windjack provided the Panel with details of the proposed landscape plan.

Questions of clarification were asked by the Panel on the following:

- what is the percentage increase in windows compared to the earlier?
  - there is about a 10% increase, from about 35% to 45%
- do the balconies on either side of the corten popouts allow for outdoor seating?
  - yes, these are full balconies
- who uses the courtyard?
  - the courtyard is for residents' use, with access from each suite and from the residential entry. This outdoor amenity space serves as a back yard.
- have the units reduced in size to achieve the articulation and depth in the façade?
  - all the units have proportionally increased in size; the townhouses have been eliminated, there are fewer studio units and more one-bedroom units were added.
  - the gap between Store Street and Chatham Street buildings has been narrowed, so is now considered one building in terms of building code.
- was the rooftop deck eliminated?
  - yes, to reduce the requested height variance which was a significant point of concern for the Downtown Residents Association
  - removing the townhouses and adding balconies has allowed a net increase in usable private outdoor space
- is the courtyard accessible?
  - yes
- can you elaborate on the public plaza design?
  - the streetscape design follows the Rock Bay standards and public realm strategy, with generous sidewalks and street corner gathering areas for street life, and opportunities for commercial tenant improvements such as seating or planters
  - the building is set back from the property line, providing opportunity for spill out
- is there bicycle parking?
  - yes, and a bench, two chairs and a waste bin
- has the corner commercial tenant been determined?
  - not yet
- why does the paneling on Buildings A and B come down to grade level but not at the Store Street corner?
  - the paneling does come down to the ground at the corner, to increase visibility and distinguish as a remark on the corner
- what is the reason for not having a stair close to the atrium space?
  - a stair would add complexity in terms of building code requirements and the corridors accessing the atrium space are not in line with each other

- there are other opportunities for lingering, but not vertically
- what is the rationale for the increased complex paneling?
  - these were added in response to staff comments to introduce a greater level of texture and vibrancy, break down massing and create visual distinction
  - working to distinguish buildings with varying proportions of the colour palette, while still staying in the metal material family
  - the proposal is not as restrained as it was previously
- will there be colour variation on the south elevation of building A?
  - yes, this isn't accurately portrayed in the plan's elevations but the Store Street building will be a lighter, varied colour
- is the parapet still serving as a garden?
  - it is still about 42" high
  - contemporary approach on the view from the street on how building meets sky.

Panel members discussed:

- the proposal is an appropriate revision and is much more open and improved from the last submission
- appreciation for bringing in natural light by removing townhouses
- commend the utility of the renderings showing the quality of the materials
- desire for a convenient and appealing main stair connection
- importance of distinguishing between Buildings A and B
- the cladding appears fairly similar between Buildings A and B, but it may not appear in reality as it does in renderings
- desire to anchor the Store Street corner of Building A
- great transition between Old Town and Rock Bay
- appreciation for having the driveway exit pushed closer to the existing driveway, although the driveway location off Store Street is not ideal
- opportunity for more street trees or vegetation along Store Street
- the more modern, pronounced cornice is appropriate
- a height variance for a stair tower is no reason to limit future rooftop access
- desire to design for future roof access
- lost opportunity by not using the roof as an amenity space, but recognition of the balconies and courtyard as resident amenity space
- landscape development and the addition of balconies are significant improvements.

**Motion:**

It was moved by Paul Hammond, seconded by Jason Niles, that the Advisory Design Panel recommend to Council that Development Permit with Variance Application No. 00034 for 515 Chatham Street be approved as presented.

**Carried Unanimously**

*Justin Gammon returned to the meeting at 1:00pm*