

REPORTS OF COMMITTEES

2. Committee of the Whole – February 2, 2017

7. Rezoning Application No. 00519 for 71-75 Montreal Street

Motion:

It was moved by Councillor Thornton-Joe, seconded by Councillor Alto, that Council direct staff to work with the applicant to get a greater mix of units including two and three bedrooms units in the building and that the developer be encouraged to meet again with the CALUC to identify and mitigate concerns of the public and that staff report back to Committee of the Whole.

Carried Unanimously

5. LAND USE MATTERS

Committee will hear the Rezoning Application No. 00519 and Development Permit Application No. 000495 for 71-75 Montreal Street together.

5.1 Rezoning Application No. 00519 and Development Permit Application No. 000495 for 71-75 Montreal Street

Committee received a report dated January 19, 2017 from the Director of Sustainable Planning and Community Development regarding the rezoning of the properties located at 71 and 75 Montreal street from the R-2 Zone to a site specific zone to permit increased density and the construction of a 19-unit residential building.

Committee discussed:

- Concerns with setting a precedent for the neighbourhood to move away from single family dwellings.
- The possibility of the houses being moved or repurposed.

Motion: It was moved by Mayor Helps, seconded by Councillor Isitt, that Council direct staff to work with the applicant to get a greater mix of housing units in the building.

Committee discussed:

- The need for a more balanced density on the site.

Amendment: It was moved by Councillor Isitt, seconded by Councillor Young, that the motion be amended as follows: ~~that Council direct staff to work with the applicant to get a greater mix of housing units in the building~~ **and that the City continue to receive input from the public to identify and mitigate the concerns of the public.**

Committee discussed:

- The CALUC being the best avenue for the discussions with the Applicant and the public.

Amendment to the amendment:

It was moved by Mayor Helps, seconded by Councillor Isitt, that the amendment be further amended as follows:

that Council direct staff to work with the Applicant to get a greater mix of housing units in the building **and that and that the City continue to receive input from the public the developer to be encouraged to meet again with the CALUC to identify and mitigate concerns of the public.**

On the amendment to the amendment:
CARRIED UNANIMOUSLY 17/COTW

Amendment to the amendment:

It was moved by Mayor Helps, seconded by Councillor Isitt, that the amendment be further amended as follows:

that Council direct staff to work with the Applicant to get a greater mix of housing units in the building **and that the developer to be encouraged to meet again**

with the CALUC to identify and mitigate concerns of the public and to report back to Committee of the Whole.

On the amendment to the amendment:
CARRIED UNANIMOUSLY 17/COTW

Amendment to the amendment:

It was moved by Councillor Loveday, seconded by Councillor Lucas, that the amendment be further amended as follows:
that Council direct staff to work with the Applicant to get a greater mix of housing units **including 2 and 3 bedroom units** in the building **and that the developer to be encouraged to meet again with the CALUC to identify and mitigate concerns of the public and to report back to Committee of the Whole.**

On the amendment to the amendment:
CARRIED UNANIMOUSLY 17/COTW

On the amendment:
CARRIED UNANIMOUSLY 17/COTW

Committee discussed:

- Ensuring that the concerns of the public will be addressed before the application goes to public hearing.
- Understanding the impact of removing the single family dwellings in favour of more density in James Bay.

Main motion as amended:

That Council direct staff to work with the applicant to get a greater mix of housing units including 2 and 3 bedrooms units in the building and that the developer be encouraged to meet again with the CALUC to identify and mitigate concerns of the public and that staff report back to Committee of the Whole.

On the main motion as amended:
CARRIED 17/COTW

For: Mayor Helps, Councillors Coleman, Isitt, Loveday, Lucas, Thornton-Joe, and Young

Against: Councillor Madoff

Motion: It was moved by Councillor Coleman, seconded by Councillor Thornton-Joe, that the Committee of the Whole meeting of February 2, 2017, be adjourned at 1:41 p.m.

CARRIED UNANIMOUSLY 17/COTW

Committee reconvened at 3:19 p.m.



Committee of the Whole Report For the Meeting of February 2, 2017

To: Committee of the Whole **Date:** January 19, 2017

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Development Permit Application No. 000495 for 71 and 75 Montreal Street

RECOMMENDATION

That Council, after giving notice and allowing for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00495 for 71 and 75 Montreal Street in accordance with:

1. Plans date stamped January 6, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the establishment of objectives for the form and character of intensive residential development, a Development Permit may include requirements respecting the character of the development including landscaping, and the siting, form, exterior design, and finish of buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application for the properties located at 71 and 75 Montreal Street. The proposal is to construct a 19-unit residential building. The subject lands are located in Development Permit Area 16 and staff have reviewed the application against the Multi-Unit Residential Design Guidelines. The application is generally consistent with the guidelines.

BACKGROUND

Description of Proposal

The applicant proposes a two-storey 19-unit residential building with 11 underground parking stalls. Exterior building materials include:

- metal cladding
- white cementous panels
- cedar tongue and groove siding
- thermal windows
- wood soffits and prefinished metal fascia.

Landscaping materials in common open space areas include:

- concrete pavers
- cast in place concrete low walls and metal railings
- various tree and shrub species (noted on landscape plan).

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal.

Active Transportation Impacts

In accordance with Schedule C, the applicant is proposing 19 Class 1 bicycle parking stalls.

Public Realm Improvements

The applicant has agreed to provide a 1.1m Statutory Right-of-Way for sidewalk improvements on the Niagara Street frontage.

Existing Site Development and Development Potential

The properties are currently in the R-2 Zone, Two Family Dwelling District. Under the current R-2 Zone, the properties could each be developed as a single-family dwelling, single-family dwelling with a secondary suite, or duplex dwellings.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning*, the application was presented concurrently with Rezoning Application No. 000519 to the James Bay CALUC. A letter from the CALUC is attached to the Rezoning Report.

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan 2012* includes these properties in Development Permit Area (DPA) 16, General Form and Character, where the *Design Guidelines for Multi-Unit Residential, Commercial and Industrial (2012)* are applicable.

The proposal complies with the Guidelines as follows:

- the proposed contemporary character respects the character of the established area and the diversity of building types through modern form and massing
- entrances to the units are oriented to the street. Entryways include steps and many include entry canopies which provides a transition from the public realm of the street and sidewalk to the private realm of the proposed residences
- landscaped planting areas are proposed along the street frontages to enhance the residential presence
- parking is accessed from the lane and located in an enclosed underground parking garage.

Advisory Design Panel Review

The application was reviewed by the Advisory Design Panel (ADP) on December 21, 2016. The Panel recommended that Council should consider approving the proposal as presented. The minutes of the meeting are attached to this report for information.

CONCLUSIONS

The applicant has proposed a design approach that is consistent with the design guidelines prescribed in Development Permit Area 16, General Form and Character. Given the scale of the proposal, the ADP was asked to review the proposal to ensure consistency with the applicable Design Guidelines. The ADP recommended that Council consider approving the proposal as presented.

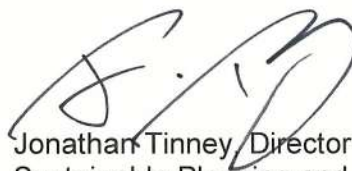
ALTERNATE MOTION

That Council decline Development Permit Application No. 000495 for the property located at 71 and 75 Montreal Street.

Respectfully submitted,



Jim Handy,
Senior Planner – Development Agreements
Development Services




Jonathan Tinney, Director
Sustainable Planning and Community
Development

Report accepted and recommended by the City Manager:



Date:



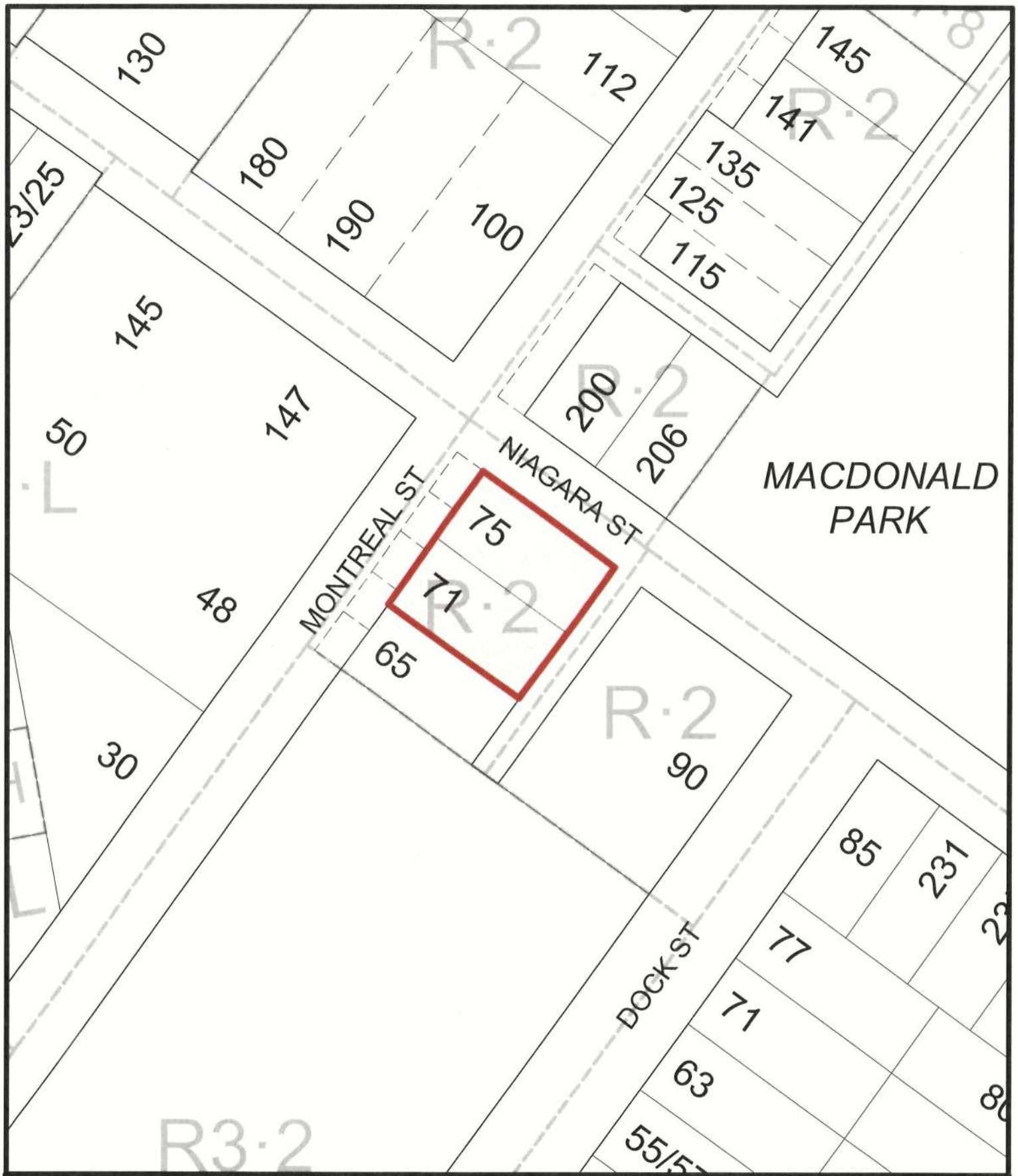
List of Attachments:

- Aerial Map
- Zoning Map
- Plans date stamped January 6, 2017
- ADP Meeting Minutes of December 21, 2016



71 and 75 Montreal Street
Rezoning #00519 & Development Permit #000495

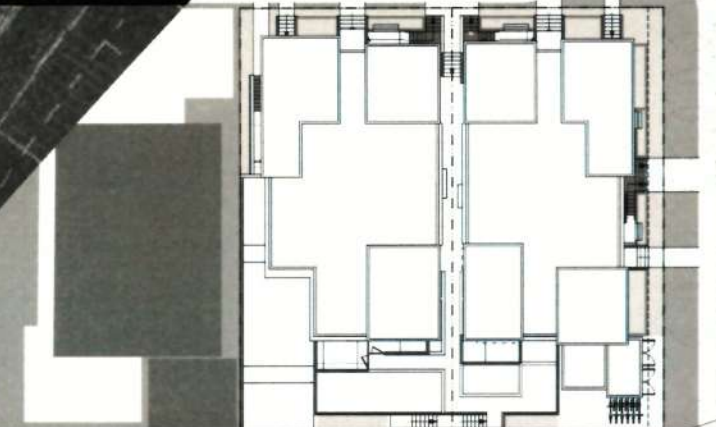
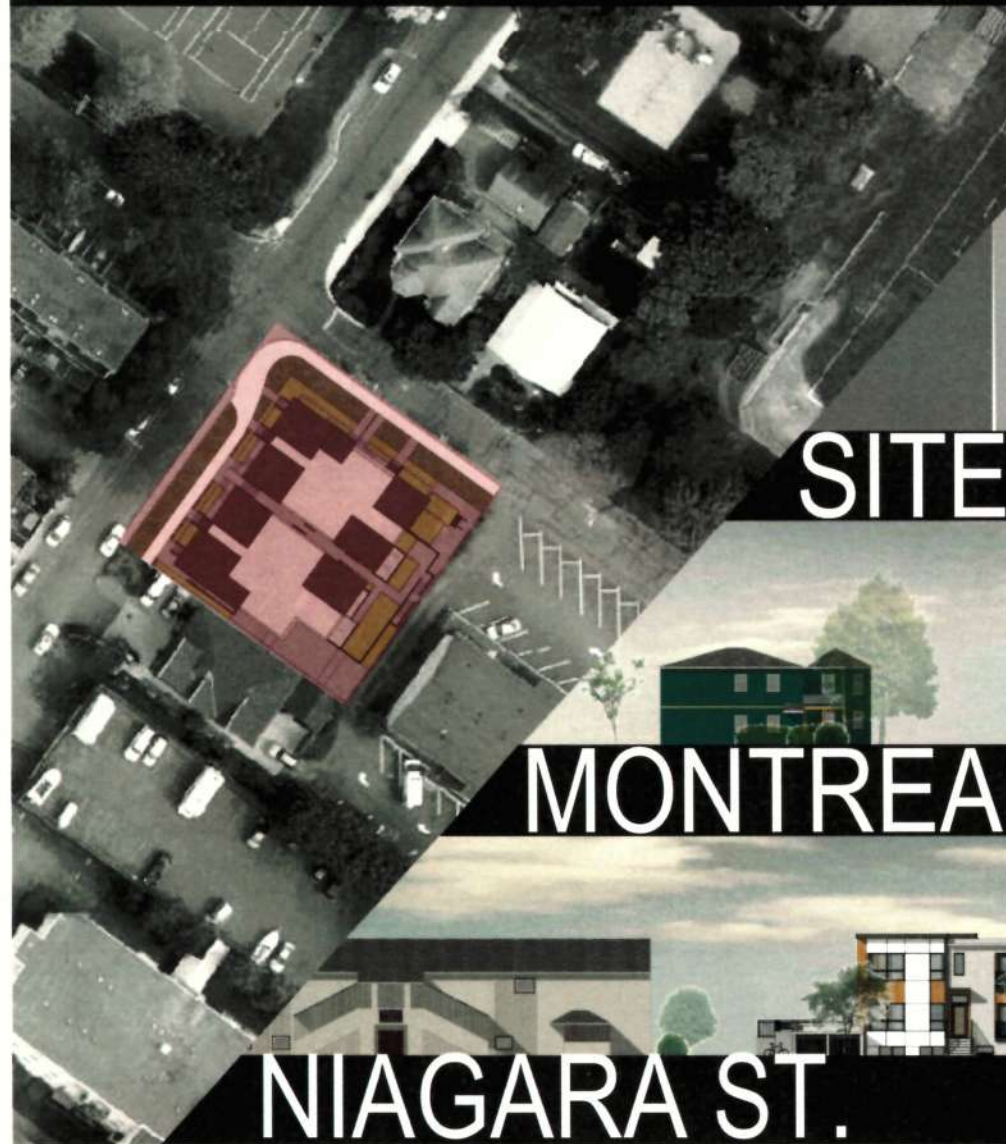




71 and 75 Montreal Street
Rezoning #00519 & Development Permit #000495



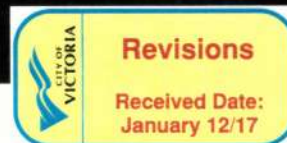
N-71 75

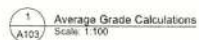


SITE PLAN

MONTREAL ST.

NIAGARA ST.



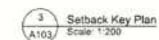


AVERAGE GRADE: $943.55/107.86 = 8.75\text{m}$



Area used in Calculations

Main Floor: 415m²
Upper Floor: 420m²
Accessory Building: 20m²
TOTAL AREA: 855m²

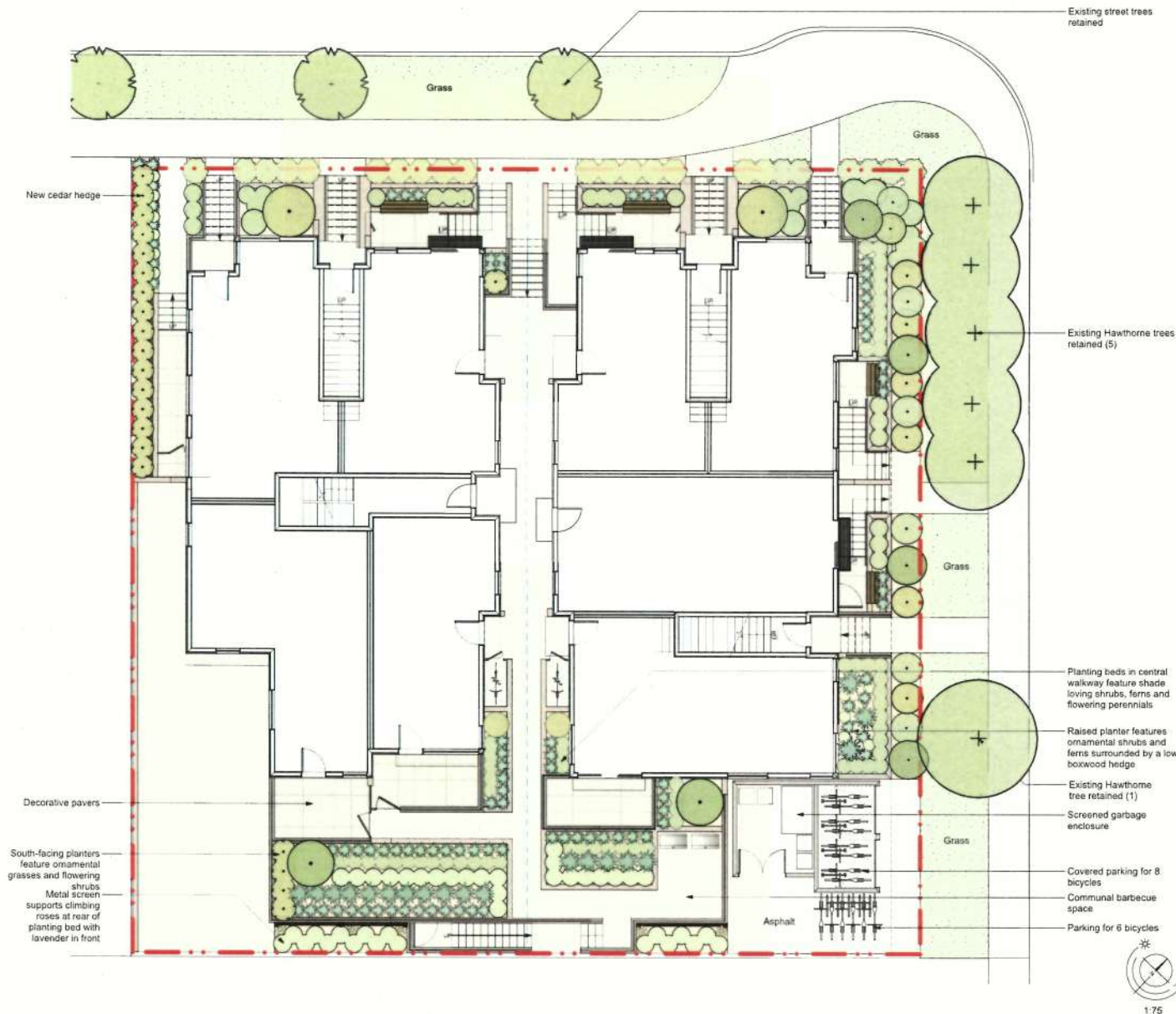
[illegible]

de Hoog & Kiersulf architects
 22, rue de la Paroisse
 1000, Montréal, Québec H3A 2K4
 Tel: 514 392-2244
 Fax: 514 392-2244
 Web: www.dehoogkiersulf.com

Montreal Street Residences
 71 - 75 Montreal St
 Ville-Marie, QC

Zoning Bylaw Calculations

A103



Recommended Nursery Stock

Large Shrubs

Total: 31

Botanical Name	Common Name	Size
Fatsia japonica	Fatsia	#1 pot
Dumortiera delavayi	Sweet Olive	#1 pot
Philadelphus 'Bella Etoile'	Bella Etoile Mock Orange	#5 pot
Sorbaria racemosa	Sweet Box	#1 pot
Taxus x media 'Hicksii'	Hicks Yew	1.8m Ht.
Thuja occidentalis 'Smaragd'	Emerald Cedar	1.8m Ht.

Medium Shrubs

Total: 40

Botanical Name	Common Name	Size
Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#1 pot
Hydrangea macrophylla 'Nikko Blue'	Nikko Blue Hydrangea	#1 pot
Rhododendron 'Dora Amata'	Dora Amata Rhododendron	#1 pot
Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	#1 pot

Small Shrubs

Total: 127

Botanical Name	Common Name	Size
Buxus sempervirens 'Suffruticosa'	Edging Boxwood	#1 pot
Gaultheria shallon	Salei	#1 pot
Leucothoe coccinea 'Otis Quail'	Scarlet Lavender	#1 pot
Moroneja repens	Crimson Dragon Grape	#1 pot
Pieris japonica 'Pinkadee'	Pinkadee Pieris	#1 pot
Spiraea x bumalda 'Magic Carpet'	Magic Carpet Spirea	#1 pot

Perennials, Annuals and Ferns

Total: 114

Botanical Name	Common Name	Size
Saxifraga sp.	Deer Fern	#1 pot
Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
Helictotrichon sempervirens	Blue Owl Grass	#1 pot
Polytrichum commune	Alaska Fern	#1 pot
Sagittaria arifolia	Merman Feather Grass	#1 pot
Tritium ovatum	Coast Broom	#1 pot

Vines

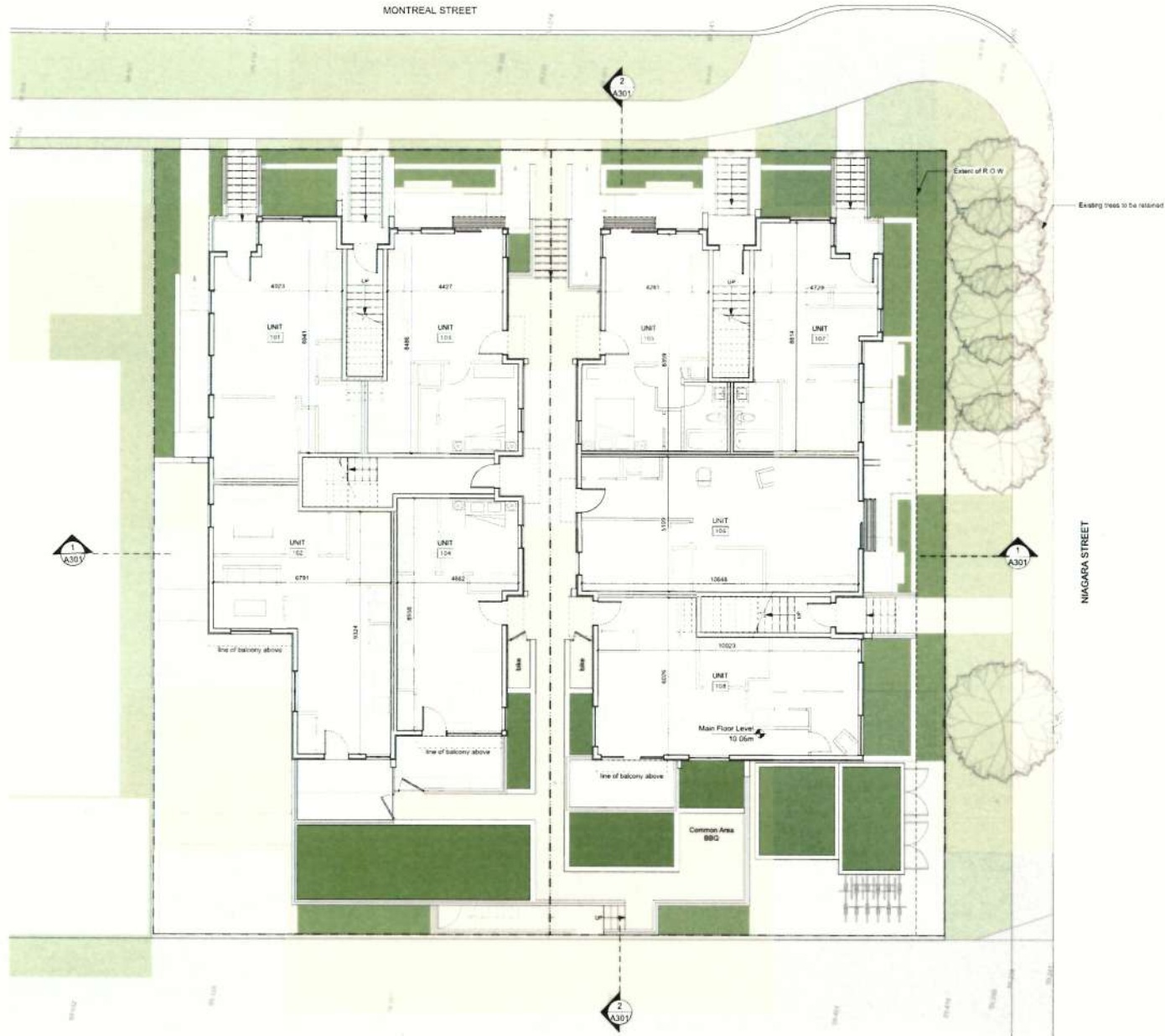
Total: 5

Botanical Name	Common Name	Size
Rosa 'New Dawn'	Climbing Rose	#1 pot

Notes:

1. All work to be completed to current BCSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system

71/75 Montreal St. | Landscape Concept Plan



--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--



1 East Elevation
Scale: 1:100
A401



2 North Elevation
Scale: 1:100
A401



3 West Elevation
Scale: 1:100
A401



4 South Elevation
Scale: 1:100
A401



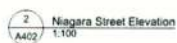
5 South Elevation with Neighbouring Windows
Scale: 1:100
A401

MATERIALS SCHEDULE

- 1 METAL CLADDING
- 2 WHITE CEMENTITIOUS PANEL SIDING
- 3 CEDAR TONGUE AND GROOVE SIDING
- 4 EXPOSED CONCRETE - PAINTED
- 5 PREFINISHED METAL FASCIA
- 6 EXTRUDED ALUMINUM CORNICE
- 7 CEDAR SOFFIT
- 8 THERMAL WINDOWS
- 9 DOORS - ENTRY - GLAZED
- 10 DOORS - SLIDING - THERMAL
- 11 DOORS - SLIDING (TRIPLE) - THERMAL
- 12 METAL RAILINGS - POWDER COATED
- 13 METAL CLAD BICYCLE STORAGE UNIT

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	METAL CLADDING	15.24	SQ. M	12.00	182.88
2	WHITE CEMENTITIOUS PANEL SIDING	15.24	SQ. M	12.00	182.88
3	CEDAR TONGUE AND GROOVE SIDING	15.24	SQ. M	12.00	182.88
4	EXPOSED CONCRETE - PAINTED	15.24	SQ. M	12.00	182.88
5	PREFINISHED METAL FASCIA	15.24	SQ. M	12.00	182.88
6	EXTRUDED ALUMINUM CORNICE	15.24	SQ. M	12.00	182.88
7	CEDAR SOFFIT	15.24	SQ. M	12.00	182.88
8	THERMAL WINDOWS	15.24	SQ. M	12.00	182.88
9	DOORS - ENTRY - GLAZED	15.24	SQ. M	12.00	182.88
10	DOORS - SLIDING - THERMAL	15.24	SQ. M	12.00	182.88
11	DOORS - SLIDING (TRIPLE) - THERMAL	15.24	SQ. M	12.00	182.88
12	METAL RAILINGS - POWDER COATED	15.24	SQ. M	12.00	182.88
13	METAL CLAD BICYCLE STORAGE UNIT	15.24	SQ. M	12.00	182.88

de Hoog & Kleruff architects 1111 11th Avenue S.E. Victoria B.C. V8W 2E1 Tel: 250-363-1234 Fax: 250-363-1235 Email: info@dehoogkleruff.com	
Montreal Street Residences 111 - 7th Avenue S.E. Victoria B.C.	
Elevations A401	



1	100	100%
2	100	100%
3	100	100%
4	100	100%
5	100	100%
6	100	100%
7	100	100%
8	100	100%
9	100	100%
10	100	100%
11	100	100%
12	100	100%
13	100	100%
14	100	100%
15	100	100%
16	100	100%
17	100	100%
18	100	100%
19	100	100%
20	100	100%
21	100	100%
22	100	100%
23	100	100%
24	100	100%
25	100	100%
26	100	100%
27	100	100%
28	100	100%
29	100	100%
30	100	100%
31	100	100%
32	100	100%
33	100	100%
34	100	100%
35	100	100%
36	100	100%
37	100	100%
38	100	100%
39	100	100%
40	100	100%
41	100	100%
42	100	100%
43	100	100%
44	100	100%
45	100	100%
46	100	100%
47	100	100%
48	100	100%
49	100	100%
50	100	100%
51	100	100%
52	100	100%
53	100	100%
54	100	100%
55	100	100%
56	100	100%
57	100	100%
58	100	100%
59	100	100%
60	100	100%
61	100	100%
62	100	100%
63	100	100%
64	100	100%
65	100	100%
66	100	100%
67	100	100%
68	100	100%
69	100	100%
70	100	100%
71	100	100%
72	100	100%
73	100	100%
74	100	100%
75	100	100%
76	100	100%
77	100	100%
78	100	100%
79	100	100%
80	100	100%
81	100	100%
82	100	100%
83	100	100%
84	100	100%
85	100	100%
86	100	100%
87	100	100%
88	100	100%
89	100	100%
90	100	100%
91	100	100%
92	100	100%
93	100	100%
94	100	100%
95	100	100%
96	100	100%
97	100	100%
98	100	100%
99	100	100%
100	100	100%

© 2006 The Authors

[illegible]

**MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
HELD WEDNESDAY DECEMBER 21, 2016 AT 12 P.M.**

1. THE CHAIR CALLED THE MEETING TO ORDER AT 12:08 P.M.

Panel Members Present: Christopher Rowe; Renee Lussier; Justin Gammon; Cynthia Hildebrand; Ann Katherine Murphy; Jesse Garlick

Absent: Mike Miller; Patricia Graham; Erica Sangster

Staff Present: Mike Wilson, Senior Planner, Urban Design
Brian Sikstrom, Senior Planner
Charlotte Wain - Senior Planner, Urban Design
Quinn Anglin - Secretary, Advisory Design Panel

2. MINUTES

2.1 Minutes from the Meeting held October 26, 2016.

Action:

It was moved by Justin Gammon, seconded by Renee Lussier, that the Minutes of the Meeting of Advisory Design Panel held October 26, 2016 be approved.

CARRIED UNANIMOUSLY

3. APPLICATIONS

3.1 Development Permit with Variances Application No. 00025 for 848 Yates Street

Development Permit with Variances application proposing construction of a 21 storey (two tower) mixed use building with commercial and townhouses at grade and residential above.

Applicant Meeting attendees:

GRAEME CLENDENAN	CHARD DEVELOPMENTS LTD.
DAVE CHARD	CHARD DEVELOPMENTS LTD.
PETER KREUK	DURANTE KREUK LTD.
MARK WHITEHEAD	MCM ARCHITECTS

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

- the massing and design of the two towers

- the street wall on Yates Street
- the pedestrian interface along Johnson Street
- the design of the through-block walkway
- opportunities to create communal amenity space on level 3 of the podium roof.

Dave Chard and Mark Whitehead then provided the panel with a detailed presentation of the site and context of the proposal.

Peter Kruek then provided the Panel with a detailed presentation of the landscape plan proposal.

Erica Sangster joined the meeting at 12:14pm

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

Charlotte Wain clarified an item in reference to changes made from the previous application for the proposal; which included an office use on Johnson Street (which has a 0.5m setback), with the switch to an amenity space it is now considered a residential use and triggers a variance from 3.5m to 2.34 on the Johnson Street frontage which did not get captured on the staff report.

- whether the amenity space mentioned could in the future change use to retail without variance; yes, it could
- the space adjacent to the through block walkway and how to define it from the private spaces
- how the private and public realm work together
- the rationale for one dark building and one light building
- how the buildings respond to the different context on Johnson and Yates Streets
- the composition of fenestration and applying horizontal bands in opposition of vertical bands to the buildings in response to massing breaks for setback requirements
- the application of glass wrapping around and descending to create a vertical relationship to a building that will have a primarily horizontal feel given the setbacks
- who will regulate and maintain the planting; the neighbour
- the gates and whether they are suitable or not
- the removal of the planting for safety concerns as a consequence of problems with drugs and needles being left in the area
- how the towers read together when travelling from the East along Yates Street, and looking down the hill; there are 3 developments proposals that will shadow these buildings if they go forward as proposed
- the loss of parking; this application does not require a parking variance as this particular zone does not have a parking requirement
- whether alternate applications were explored for the highly visible side elevations
- the rationale of potentially designing one building higher and one lower; the challenges with this were related to how the upper floors became highly inefficient without requesting variances.

Panel Members discussed:

- the perception of the design being stacked boxes, but not feeling it is fully committed to that; there doesn't seem to be a lot of proportional activity. The breaks and horizontal banding that represent the required setbacks seem to be a literalness that is taking away from the project as a result
- no issues with the massing and articulation of the project, more with the coherence to the overall composition
- how materials and cladding should enhance the sense of verticality in a stronger fashion
- alternative color choices or material refinement to be considered to bring the project together more successfully
- that the project appears to have become so complex that it has lost its cohesion
- concerns with the base of the buildings more so than the towers
- further vertical integration could be explored as there is opportunity for a stronger solution
- the Yates Street façade not being articulated as well as the Johnson Street façade
- the heights of the buildings that can be processed as a variance
- that regardless of what way the City grows up around the project, the two towers should relate to each other
- the residential street front units appearing to not have enough privacy given the concerns with security, so it doesn't perform as a successful residential space
- needing more detail in the articulation of the street front entrances, the composition feels constrained
- that it is exciting to see these style of projects coming into the City
- the living habitat space on the podium roof being very successful
- how the gates and fences at the amenity level could be gated as needed and are not permanent, they could be installed or removed if they are no longer required
- that the mid block walkway is not a major thoroughway
- how the north facing amenity space is not helping Johnson Street since it functions as people only looking out to the street from the inside and nothing more. Better use of this area would be a new restaurant or similar alternative that would invite efforts to encourage vibrancy and social activity at the street level.

Action:

MOVED / SECONDED

It was moved by Justin Gammon, seconded by Cynthia Hildebrand, that the Advisory Design Panel recommend to Council Development Permit with Variances Application No. 00025 for 848 Yates Street be approved with recommendations as proposed;

- **Consider the use of materials and composition of fenestration to enhance the vertical expression of both buildings**
- **Stronger expression of the base on both towers (Yates & Johnson Streets) and improved integration of the retail use façade on Yates Street with residential use above**

- Support of the gated midblock walkway

CARRIED

3.2 Development Permit Application No. 00520 and Rezoning Application No. 000475 for 3031 Jackson Street

Development Permit and Rezoning application proposing the construction of 10 attached dwelling (townhouse) units.

Applicant Meeting attendees:

RON MCNEIL
ERIC RUYGROK

MCNEIL DESIGNS
REPRESENTING OWNERS

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

- prominence of garages
- rear and side façade treatments
- paving materials

Ron McNeil then provided the panel with a detailed presentation of the site and context of the proposal

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

- the banding on the project; was done as the second level is stepped back from the bottom level to help visually address issues with height and break the massing up from the neighbours
- where the windows are as a result of the banding on the windowsill; they sit at about 3'6"
- the possibility of adding windows around the corner in the units for a dining room areas; yes there is
- whether there was opportunity for more windows / higher windows to bring in more light, offer some variation on otherwise blank walls; yes, they are open to suggestions in reference to this
- the material used in the driveway and parking areas; and if there was opportunity for it to be permeable
- what the privacy screens are intended to look like; they will be the same as the perimeter fencing and approx. 5 ft. in height and likely 8 ft. panels
- how the landscaping plan was incomplete; there is a provided list of plants but no indication of where they are located
- the ability to see where the existing trees are but no outline for the planting plan
- if there was consideration of rain guards given the steep slopes of the topography; they had explored this option but the site is very rocky and the arborist had concerns with the oak trees and excessive water

Panel Members discussed:

- whether the Planning Department was satisfied with the projects sensitivity to the neighbourhood
- if the project is fitting with the streetscape, also from a landscape perspective
- the sensitivity to the neighbourhood, ecosystem and neighbours
- lack of information from the landscape design because the landscaping plan was incomplete; there is a provided list of plants but no indication of where they are located
- the ability to see where the existing trees are, but not any indication provided for the new planting plan
- the opportunity for improvements to the application of the band in the centre of the buildings
- encouraging the applicant to add more windows at corner rooms and exterior corner rooms and increase the amount of glazing into bedrooms particularly on secondary frontages

Action:

MOVED / SECONDED

It was moved by Erica Sangster, seconded by Justin Gammon, that the Advisory Design Panel recommends to Council Development Permit Application No. 00520 for 3130 Jackson Street be approved with recommendations as proposed;

- **Increase glazing at exterior corners, the second floor and secondary frontages**
- **In-sufficient information on the landscaping plan to provide review or comment**

CARRIED

Renee Lussier recused herself for a pecuniary interest.

3.3 Development Permit Application No. 00013 and Rezoning Application No. 00519 for 71- 75 Montreal Street

Development Permit and Rezoning Application proposing the construction of a 2 storey, 19 unit strata building.

Applicant Meeting attendees:

LEONARD COLE
BEV WINDJACK
PETER DE HOOG
NICOLE BASICH

URBAN CORE DEVELOPMENTS
LADR
DE HOOG & KIERULF ARCHITECTS
DE HOOG & KIERULF ARCHITECTS

Mr. Wilson provided the Panel with a brief introduction of the Application and the areas that Council is seeking advice on.

Peter De Hoog then provided the panel with a detailed presentation of the site and context of the proposal

Bev Windjack then provided the Panel with a detailed presentation of the landscape plan proposal.

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

- the number of one bedrooms in the project; there are 15 one bedrooms units, 1 one bedroom with den unit and 3 two bedroom units

Panel Members discussed:

- the challenges with affordable housing in James Bay and how the application is successful in providing a high quality, more affordable housing solution for the neighbourhood
- that the scale is successful, access to street activity is done well
- the façades and materials
- the durability of materials at ground level, these could look tired in time and especially at grade with having multiple units accessing the building and causing greater wear and tear
- the 9ft ceilings being a nice touch which allows the opportunity to offset windows in ways that they would not be able to otherwise

Action:

MOVED / SECONDED

It was moved by Jesse Garlick, seconded by Anne Katherine Murphy, that the Advisory Design Panel recommend to Council Development Permit Application No. 00013 for 71 – 75 Montreal Street be approved as proposed;

CARRIED

3. ADJOURNMENT

The Advisory Design Panel meeting of December 21, 2016 adjourned at 2:21 pm.

Christopher Rowe, Chair