

**MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
HELD WEDNESDAY APRIL 25, 2018**

1. THE CHAIR CALLED THE MEETING TO ORDER AT 12:05 PM

Present: Jesse Garlick (Chair); Elizabeth Balderston; Sorin Birliga; Paul Hammond; Jason Niles; Stefan Schulson

Absent: Justin Gammon; Deborah LeFrank; Carl-Jan Rupp

Staff Present: Miko Betanzo – Senior Planner, Urban Design
Robert Batallas – Senior Planner
Joaquin Karakas – Senior Planner, Urban Design
Alec Johnston – Senior Planner
Merinda Conley – Senior Heritage Planner
Katie Lauriston – Secretary

2. NEW BUSINESS

Introduction: Review and Update to the Old Town Design Guidelines

Mr. Batallas and Mr. Karakas provided a brief presentation on the review and update to the Old Town Design Guidelines.

3. APPLICATIONS

3.1 Development Permit with Variance Application No. 00066 for 1501 and 1503 Haultain Street

The City is considering a Development Permit with Variance Application to expand and renovate the exterior of the building and construct a third residential storey.

Applicant meeting attendees:

JOHN WILLIAMS
LI SHARP

ALAN LOWE ARCHITECT INC.
APPLICANT

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

- building transition
- canopies above the ground floor commercial units and residential entryway
- application of materials on the building.

Mr. Lowe 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:

- why was brick selected?
 - initially stone was proposed, but brick is more modern
- does the brick reference any surrounding buildings?
 - no, but either brick or stone provides a stronger base
- is there a difference in height between the lighter-coloured accent element and the rest of the building body?
 - there is a difference in the height of the parapets, but no difference to the ceiling height
- what paving materials are proposed in the rear exit area?
 - there is a concrete sidewalk at the back connecting the stair access to the new crawlspace
- was a fence considered at the rear to separate private and public spaces?
 - a fence is proposed along the south side as well as a fence and lattice for the garbage area
 - a gate could be considered
- is there any requirement for private outdoor space with this application?
 - outdoor balconies are provided
 - balconies were desired on Haultain Street as well, but after speaking with the Parks department the street trees were prioritized
- does only the one corner unit have a balcony?
 - yes, and the other units have Juliet balconies
- why is the east corner of the building cantilevered?
 - this space is for bicycle parking
- how do vehicles manoeuvre in the parking area?
 - the proposal maintains the existing parking conditions
- are any parking spaces for commercial use?
 - the parking may be for commercial during day and residents at night, but this has yet to be determined
 - an extensive transportation review and neighbourhood consultation has been conducted
 - Council previously approved a large parking variance at this location for a wine bar
- will the community garden be retained?
 - yes, and it will be expanded
- what was the result of the neighbourhood discussions?
 - neighbours have mostly been very supportive of the proposal
 - the community is very passionate about the garden; many appreciate that there will not be changes to the garden and that the owners will continue to provide water for the garden
 - neighbours would like a Walnut tree planted
- what is the transition between brick and acrylic stucco on the northeast corner?
 - the brick is proposed on the north façade, with stucco on the east façade
- how were the materials selected, and were any other materials considered?
 - no further materials were considered; the two colours of stucco break up the face of the building while the brick is appropriate at the base
- is there stucco above the residential entry?
 - yes
- was the opportunity for a window into the front stairwell considered?
 - this would be possible

- what is proposed for the outdoor space between the community garden and the office addition?
 - this will be patio space
- is the same patio space proposed along the Haultain frontage?
 - yes
- was a vertical element or glazing on the sides of the residential entrance considered?
 - carrying the brick across the north façade was considered, but the proposed design creates an entrance that pops without the need for additional materials, and is accented with a different canopy
- was glazing on the sides of the entrance considered?
 - this could be considered
- is there a reason that the door on the west elevation is not centered on the wall?
 - the window placement is based on the existing location of the windows, and they have been left in this location
 - the windows could be moved
- were any other design approaches considered to the window treatments at Haultain Corners?
 - the existing windows were brought out 6m
 - the proposed design has the windows better placed to front Belmont Avenue rather than having four windows facing the corner
- what is the proposed signage placement?
 - signs will likely hang from the canopies, but this would be confirmed through the sign permit process.

Panel members discussed:

- opportunity to reconsider proposed stucco materials in lieu of more durable materials appropriate to the context
- the need to refine how the brick turns the southeast corner
- desire for lighter, continuous wood element to make entry less abrupt
- desire to revisit window alignment on the west side
- the need to sensitively transition to the lower-scale residential neighbourhood, especially on the east elevation
- opportunity to carry canopies over to the corners to create more visual interest and to shelter pedestrians, or to extend the garden where there is no canopy
- opportunity for placemaking to improve Haultain Corners
- 3-storey scale is appropriate, and the proposal improves the existing conditions
- safety concerns with the existing parking configuration
- CPTED concerns for the proposed bicycle parking area
- opportunity to reconfigure the parking area to add private outdoor green space for residents
- opportunity to avoid cantilever with redesign of parking area
- desire for landscaping to soften the amount of concrete
- the need for a gate at the rear to mitigate CPTED concerns
- the need for railings at the rear stair access
- the need to resolve the entrance area
- opportunity for a more delicate, interesting residential entrance addition
- the proposed scale, rhythm and upper level articulations supportability from an OCP perspective.

Motion:

It was moved by Jesse Garlick, seconded by Elizabeth Balderston, that the Development Permit with Variance Application No. 00066 for 1501 and 1503 Haultain Street be approved with the following recommendations:

- review the site plan including the south exit path and the east portion behind the bicycle parking from a CPTED perspective to eliminate safety concerns
- consider reducing the paved parking area to increase residents' private outdoor space
- that the City consider working with the residents' association to improve pedestrian circulation with regard to the community garden
- consider replacing the stucco on the upper floor with a higher quality material
- reconsider the overall building design, including the window and door placement and the termination of the brick façade
- refine the canopy design including extents and detailing.

Carried

For: Jesse Garlick (Chair); Elizabeth Balderston; Sorin Birliga; Paul Hammond;
Stefan Schulson

Against: Jason Niles