

3.2 Rezoning Application No. 00610 and Development Permit No. 000511 for 505, 517, 519 / 521 Quadra Street and 931 Convent Place

The City is considering a Rezoning and Development Permit Application to allow a six-storey multi-unit residential building at the corner of Quadra Street and Southgate Street, and for four townhouse units fronting onto Convent Place.

Applicant meeting attendees:

STUART KERR	ANALOGUE PROJECTS LTD.
PETER KERR	ANALOGUE PROJECTS LTD.
DAVID MCGRATH	WENSLEY ARCHITECTURE LTD.
COLIN HARPER	WENSLEY ARCHITECTURE LTD.
JAMES PARTLOW	LOMBARD NORTH GROUP INC.

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 massing
- landscaping along the Quadra Street frontage
- exposed parkade walls.

David McGrath provided the Panel with a detailed presentation of the site and context of the proposal, and James Partlow provided the Panel with details of the proposed landscape plan.

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

- what is the inspiration behind the mix of warehouse-industrial aesthetic and the modern top?
 - stemming from an awareness of the size of the building
 - desire to capture a traditional architectural form for the corner with modern elements
 - visually too large when all in brick; modulation of the four levels with brick elements gives a streetscape within building itself
- were pedestrian entrances off Southgate Street considered?
 - initially there was a courtyard entrance on the south corner, but for security this was reduced to one access point off Quadra Street
- do the units off Southgate Street have entrances to the street?
 - yes, all ground-floor units have street-facing engagement with a sunken patio
- were other uses considered for the ground level, such as café or personal services?
 - the site will be zoned for residential use
- why is there a fence on the parkade exit wall at the northeastern corner? How will this present to the neighbours?
 - the fence is there for safety purposes and to prevent overlook into neighbours' back gardens, and has been pushed back as much as possible
 - substantial trees and lower-level ground cover are proposed for this area to address the impact of the 12' wall
- will there be any other fencing?
 - no, the fencing will only go to where there is daylighting

- the fence goes along the property line and there is a guardrail on top of the structure
- is the gathering space open to the adjacent yard?
 - yes, to reduce the height along the wall
- what kinds of trees are proposed?
 - large deciduous trees, perhaps maples
 - there is a continuous 5' wide strip along the east property line, and by borrowing on the neighbour's property the roots will not be restricted by the slab
- are the major existing trees at the southeast corner on the adjacent property?
 - yes; they will not be impacted by this project
 - an arborist was consulted and the construction impact has been assessed
- how does the bicycle access work?
 - there are two access points; one requiring a fob from the parkade entrance and another on Quadra Street
- A200 shows stairs to the bicycle access – is this correct?
 - yes, and there is a ramp beside the stairs that isn't shown on the plans
- what properties to the east have higher density, as referenced in the presentation?
 - there is one four-storey and one three-storey building to the east along Southgate Street. Although this is lower density than the proposal, they are nearby examples of multi-storey buildings
- is the only taller development in the area Academy Close?
 - yes
- what are the materials and colours of the base and top?
 - the base is made to resemble a light stone element correlating to the cornice structure, which terminates the brick elements
- is there a green wall by the bicycle entrance off Quadra Street?
 - this is a trellis with vines
 - there will also be windows placed on this wall to bring in natural light to the bicycle parking area
- is the lack of massing variation due to zoning requirements?
 - Mr. Johnston clarified that there is a concurrent Rezoning application to create a site-specific zone. For this reason, there will not likely be variances for height, as the required height could be written into the new zone
- could the new zone accommodate elements with more varied height?
 - Mr. Johnson confirmed that this would be possible
- on the east elevation, are the claddings actually articulating the mass of building or is this just a visual effect?
 - the renderings use shadow lines to accentuate a 8"- 1' articulation, and separations indicate balcony locations
 - designed to have structure and plumbing stacked while maintaining cost-efficiency
- will there be roof access?
 - it will not be accessible to the public
- was anything besides façade treatment considered to introduce massing variation?
 - further reducing the setback on the top floors was considered, but challenges arise from the wood frame structure
 - a specific unit count has to be met to make project feasible
- what materials are used for the balcony guards?
 - glass rails with extruded aluminum frame

- lower units with brick element will have a partial pony wall with articulated glass guardrail to meet the height requirement
- does the brick turn in to the balconies?
 - this is not shown, likely no
- is the side material of the balcony the same as on the upper floors?
 - yes
- the description of the project notes metal siding on the upper levels; is this still the case?
 - no; the corrugated metal is now hardie-panel with reveal
- is the building at the northeast for garbage and recycling?
 - yes, and the top will have a garden shed
- what types of uses would be supported for this site?
 - Mr. Johnston noted that the OCP designation is Urban Residential, which envisions low- to mid-rise residential uses or low to mid-rise mixed uses along arterial or secondary arterial roads
 - policy would support mixed-use for this site.

Panel members discussed:

- the proposal's proximity to Southgate Street compared to the existing building
- south setback could be justified in terms of pedestrian safety, and there is no relaxation requested for the setback
- shifts in massing and patios on the south elevation could be misconstrued as an entrance to the building, whereas the entry is marked only by a large canopy
- appreciation for the opportunity to overlook the park
- height on Southgate Street is not objectionable in itself, but the proposal has an abrupt, sheer verticality and a façade decorating a flat mass
- desire to see top floor set back, especially at the corner of Quadra and Southgate Streets
- opportunity to explore methods of reworking massing
- wood frame construction can allow for variation without over-complexity
- successful modulation of townhouses and how they meet the sky
- architectural language introduced in the townhouses could be successful if worked into the larger building to achieve variation
- questioning what is being referenced in the design; the surrounding context is modernism, with three to four storeys
- the need to take into consideration surrounding amenities and vista onto the site from St. Anne's Academy and Beacon Hill Park
- opportunity for a café at the corner
- the need to reconsider the façade and massing
- replicating a late 19th century warehouse aesthetic and merging with a contemporary expression gives the impression of a renovation, without the quality of an existing building of that nature
- lack of authenticity in detailing
- elevated brick supported by stucco reveals that this is just an application to break down the perception of height
- having the brick drop down further emphasizes the height of the multi-unit building in relation to the townhouses
- no need to build heritage buildings from the ground up without architectural reference or significance in the area or on-site

- townhouse design presents a much more subtle integration of brick and contemporary materials
- landscaping is very limited, everything is in a straight line with no articulation
- need for landscaping enhancement along the Quadra Street frontage to better integrate the townhouses, parkade, staircase and plaza
- severe massing at north end abuts neighbouring properties
- need to resolve overlook issue on northeast corner with parkade structure
- concern for exhaust fumes with the proximity of the eastern townhouse's entry door and the parkade entrance
- desire to see revised application if possible.

Motion:

It was moved by Paul Hammond, seconded by Carl-Jan Rupp, that the Advisory Design Panel recommend to Council that Rezoning Application No. 00610 and Development Permit No. 000511 for 505, 517, 519 / 521 Quadra Street and 931 Convent Place does not sufficiently meet the applicable design guidelines and polices and should be declined with reconsideration of the architectural language and massing in building design, materials and detailing, particularly on the six storey building, to be more authentic to the nature of new development on this site.

Carried Unanimously

3.3 Heritage Alteration Permit with Variances Application No. 00005 for 603-607 Pandora Avenue

The City is considering a Heritage Alteration Permit with Variances Application for a comprehensive development that would include adaptive reuse of the Plaza Hotel into a residential development with ground-level commercial use, and new additions above the Plaza Hotel building and to the north that would replace an existing one-storey addition facing Pandora Avenue.

Applicant meeting attendees:

ERIC BARKER	ERIC BARKER ARCHITECT INC.
NICK ASKEW	OCEAN GATE DEVELOPMENT
CAROLE ROSSELL	SMALL & ROSSELL

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

- compatibility, distinguishability, and subordination of the contemporary additions to the heritage-designated Plaza Hotel
- retaining the prominence of the Plaza Hotel
- integration of the character of the historic streetscape into the general expression, such as expressed concrete window sills
- contextual expression of the façade that is more sympathetic to the Old Town context and the Chinatown National Historic District
- diversity of built form
- massing and design of the building additions
- finishing materials
- clarification of exterior lighting location and style for the public plaza.