

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

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

Present: Jesse Garlick (Chair); Elizabeth Balderston; Justin Gammon; Paul Hammond; Deborah LeFrank; Jason Niles; Stefan Schulson

Absent: Sorin Birliga; Carl-Jan Rupp

Staff Present: Jim Handy – Senior Planner
Miko Betanzo – Senior Planner, Urban Design
Katie Lauriston – Secretary
Devon Cownden – Secretary

2. MINUTES

Minutes from the Meeting held May 23, 2018

Motion:

It was moved by Justin Gammon, seconded by Deborah LeFrank, that the Minutes of the Meeting of Advisory Design Panel held May 23, 2018 be adopted as presented.

Carried Unanimously

Minutes from the Meeting held June 27, 2018

Motion:

It was moved by Paul Hammond, seconded by Jason Niles, that the Minutes of the Meeting of Advisory Design Panel held June 27, 2018 be adopted as presented.

Carried Unanimously

3. APPLICATIONS

Justin Gammon recused himself from Development Permit with Variances Application No. 00080 at 12:15 pm.

3.1 Development Permit with Variances Application No. 00080 for 701 Tyee Road

The City is considering a Development Permit with Variances Application for a seven-storey multi-residential building as the final phase of the Railyards development.

- what is the size of the bridge setback?
 - the Right of Way is 18.5m, and there is a 3.5m setback from there to the parking structure
- where is the parking access located?
 - there is shared access with Phase 2 from Central Spur Road
- how will the plantings on the balconies be irrigated, and how will runoff be managed?
 - there will be irrigation on the balconies, and bands will be installed to avoid water dripping from one balcony to another
- what is the slope on the pathway connection to the Galloping Goose trail?
 - some sections are around 10-11%
 - the walkway design is largely set by the existing MDA
- are there stairs in the pathway between Tyee Road and the Galloping Goose trail?
 - the section between Phase 2 and Phase 3 has a consistent 9-11% slope from Tyee Road, and there are stairs at this point
 - there is an alternate pathway around the Tot Lot with an approximate 5% slope from Central Spur Road to the Galloping Goose
- are new trees or restoration being considered for the corner of Bay Street and Tyee Road?
 - trees and shrubs are planned for the area from the intersection to the Vic West plaza
 - the design has already been approved as a part of the MDA
- what is the reasoning behind the significant difference in size between the second and third floor terraces?
 - some second floor units have parking behind them
 - to avoid going to grade, these units were pushed a little further out than those on the third floor
- how will the entrance plaza be used?
 - the Vic West plaza will be actively used as a pedestrian and bicycle entry to the site
 - Mr. Handy clarified that as a part of the MDA, a number of amenities were still required for the project including street frontage, bridge dedication, Bridges Park and the pathway connection. These features have already been approved and any changes would require Council approval
 - the applicant added that changes to the MDA would delay the project by about 6 months
- what is the width of the path connecting the Vic West plaza to the corner?
 - about 2m, surrounded with landscaping to soften the urban edge
- are there physical dividers between units on the terraces?
 - there are physical dividers in addition to the planters
- is a common amenity room included in the project?
 - no; this is not a requirement
 - many outdoor amenities are provided
- what is the main floor elevation relative to the bridge?
 - the main floor is lower than the bridge's elevation; there is a slight slope down to the front door from Tyee Road
- was a lobby or other easily accessible entry to the second level from the lower path considered? How would a resident retrieve their mail?
 - there is a route within the building, through the parkade

- desire for an accurate rendering of the view from the bridge, without the man in the red hat, to illustrate the proposal's size
- appreciation for the effort invested so far, but lacking resolution at the moment
- desire for innovative design as a nod to the closure of the Railyards development.

Motion:

It was moved by Paul Hammond, seconded by Stefan Schulson, that the Advisory Design Panel recommend to Council that Development Permit Application No. 00080 for 701 Tyee Road does not sufficiently meet the applicable design guidelines and polices and should be declined, and the key areas that should be revised include:

- re-examine the east façade to express the organizational element behind the cascading proportions
- develop the southeast corner façade to help define the change in design language from the more formal, industrial proportions of the west façade
- reconsider the relationship of the second floor balcony to the main entrance
- reconsider the second floor unit design to improve tenant access
- increase the amount of greenspace on the third floor patios to visually enhance the outlook for residents
- explore the materiality of the east façade to support the architectural purpose
- reconsider the size and proportion of the balconies for liveability
- review the Vic West Plaza entrance for accessibility for cyclists and pedestrians, including access to the bus stop, to create a more welcoming space
- consider stronger alignment to the *Railyards Development Guidelines*.

Carried Unanimously

3.2 Development Permit Application No. 000528 for 430 Parry Street

The City is considering a Rezoning and Development Permit Application to allow a four- and five-storey residential building.

Applicant meeting attendees:

D'ARCY JONES	D'ARCY JONES ARCHITECTURE INC.
RYAN GOODMAN	ARYZE DEVELOPMENTS
LUKE MARI	ARYZE DEVELOPMENTS
CHI-LING CHENG	ARYZE DEVELOPMENTS
BIANCA BODLEY	BIOPHILIA DESIGN COLLECTIVE LTD.
KATIE NIKOTA	BIOPHILIA DESIGN COLLECTIVE LTD.

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

- the general fit of the building in terms of its height and massing relative to adjacent properties
- the division of the building massing as an approach to increase light access to adjacent properties
- the design of the ground floor unit entrances in terms of being strong entry features and a transition from the public to the private realm.

- if necessary in the future, could the north cut out facing the duplexes be filled in?
 - this would be possible; material could be attached to the brick and this would not diminish the units' liveability.

Panel members discussed:

- recognition as an excellent example of urban infill
- concern for the invasiveness of the proposed bamboo
- desire to review the proposed Japanese Maple, as its size will not give the desired lushness to the central area
- appreciation for the somewhat unusual entry
- concern for visitor wayfinding with no house numbers at the street level, especially for the main residential entrance
- CPTED concerns with the long, dark, enclosed entrance design and recessed vehicle entry
- concern for unwelcoming nature of the metal grate door
- the proposal's industrial feel
- appreciation for the animation brought to the street
- appreciation for the inventive solution to circulation within the building
- the proposal's conceptual strength and rigour in design
- clear expression of character at the street level
- recognition for the proposal's success in maximizing the site and creating a gem
- the proposal as elegant, respectful and innovative.

Motion:

It was moved by Stefan Schulson, seconded by Jesse Garlick, that Development Permit Application No. 00528 for 430 Parry Street be approved as presented.

Carried Unanimously

4. ADJOURNMENT

The Advisory Design Panel meeting of July 25, 2018 was adjourned at 2:45 pm.

Jesse Garlick, Chair