

**MINUTES OF THE  
ADVISORY DESIGN PANEL MEETING  
HELD WEDNESDAY AUGUST 22, 2018**

**1. THE CHAIR CALLED THE MEETING TO ORDER AT 12:08 PM**

**Present:** Stefan Schulson (Acting Chair); Sorin Birliga;  
Deborah LeFrank; Jason Niles; Carl-Jan Rupp

**Absent for a  
Portion of the Meeting:** Justin Gammon

**Absent:** Jesse Garlick (Chair); Elizabeth Balderston; Paul  
Hammond

**Staff Present:** Miko Betanzo – Senior Planner, Urban Design  
Leanne Taylor – Senior Planner  
Rob Bateman – Senior Process Planner  
Katie Lauriston – Secretary  
Devon Cownden – Secretary

**2. MINUTES**

**Minutes from the Meeting held July 25, 2018**

**Motion:**

It was moved by Justin Gammon, seconded by Deborah LeFrank, that the Minutes of the Meeting of Advisory Design Panel held July 25, 2018 be adopted as presented.

**Carried Unanimously**

**3. APPLICATIONS**

**3.1 Development Permit Application No. 000503 for 1400 and 1412 Quadra Street and 850 Johnson Street**

The City is considering a Development Permit and Rezoning Application to construct a 14-storey mixed-use building with ground floor commercial and purpose-built rental above, including approximately 105 dwelling units.

Applicant meeting attendees:

PETER DE HOOG  
ROB WHETTER  
SCOTT MURDOCH  
BIJAN NEYESTANI

DE HOOG & KIERULF ARCHITECTS  
DE HOOG & KIERULF ARCHITECTS  
MURDOCH DE GREEFF INC.  
ALPHA PROJECT DEVELOPMENTS LTD.

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

- heritage landmark building context
- massing of the upper storeys
- uniformity of the façades and the cohesion of the building design
- the proposal's relationship to adjacent properties.

Mr. De Hoog and Mr. Whetter provided the Panel with a detailed presentation of the site and context of the proposal, and Scott Murdoch provided the Panel with details of the proposed landscape plan.

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

- what are the proposal's specific design responses to the Conservatory of Music?
  - the proposal does not attempt to reproduce the Conservatory's massing, but the applicants have worked closely with the Planning department to ensure that the proposal provides an appropriate response
  - the proposal mirrors the Conservatory's scale, while the darker palette and variegated materials at the podium level provide an appropriate response to the Conservatory's stone wall colours
- what is the proposal's discrepancy with the Official Community Plan (OCP)?
  - Mr. Bateman clarified that the density limits are specific to the use. Residential use allows for a 3:1 floor space ratio (FSR) and the proposal has an FSR of approximately 5.21:1
- what is the reasoning behind the uneven distribution of balconies between the corner of Johnson and Quadra Streets as compared to the northwestern corner?
  - the balcony distribution reflects the location and sizes of units; studios do not have balconies and the larger, corner suites do have balconies
- were Juliet balconies considered for the suites without balconies, to lend a more residential appearance?
  - the applicants did not think this to be necessary, and the design's simplicity without balconies was thought to be more effective
  - more balconies were considered, but they were very small
- what is the rationale behind the different façade treatments, especially at the north side?
  - the window wall treatment is slightly distinct on the north side, with a slight adjustment to the window modules
  - the north façade has a more modern feel and interesting texture, which can be seen from 1-2 blocks away
- where is the parkade access located?
  - on the southwest side
- was increased height considered, given the adjacent buildings?
  - the applicants have been discouraged from pursuing this option, as increased height would not conform to the Downtown Core Area Plan (DCAP)
  - Mr. Bateman clarified that through the OCP amendment, the proposal is aiming to have the same urban place designation as the adjacent property. The new designation would limit the proposal's FSR, which in turn affects the allowable height



- what is the rationale for eroding the massing at the northwest corner, and was this approach considered for the northeast corner instead?
  - an earlier iteration of the proposal further addressed the northeast corner, but the applicants were asked by City staff to ensure setbacks to the interior lot lines to ensure the suites' liveability
- what is the rationale behind the dark spandrel colour, particularly on the Johnson Street side?
  - the renderings may not accurately reflect the intended colour; it will be a lighter colour to contrast against both the darker and the lighter brick elements
- what is the colour of the podium?
  - the podium colour will be variegated
- was a lighter colour considered for the podium to reduce its presence on the street?
  - the podium is not intended as a heavy element
- an earlier iteration of the proposal had a greater FSR; when this was reduced, was a taller, more slender tower considered?
  - increased height was discouraged by the Planning department, and the proposal also had to stay within the setbacks and have secondary walls
- what is the design rationale for how the building meets the sky?
  - there are construction limits as to how thin the upper floors can be, and the top two storeys' floorplate cannot be made smaller due to the costs
  - the height is limited in the DCAP, and the applicants are looking to minimize the number of requested variances
- how is security ensured for the second and fifth level patios?
  - the patios are accessible for maintenance and achieve the desired visual effect
  - there is an exterior railing for safety, but no dividers between units. This could be addressed through the placement of planters
- how would bicycle access through the lobby function, given the narrow vestibule?
  - the primary bicycle entrance is located off Quadra Street and is 5ft wide
- does the façade treatment come down to grade at the north and west, next to adjacent buildings?
  - the treatment extends to the height of the adjacent buildings because the lower levels are at a zero lot line.

Panel members discussed:

- appreciation for the subtlety of the brick detail and mix of materials colours
- desire for increased consistency between the elevations, especially on the north façade, for a more cohesive appearance
- concern for the dark colour and strength of presence of the five-storey podium on Quadra and Johnson Streets
- opportunity for lighter or reflective elements at the podium level to reflect and showcase the Conservatory building
- desire for increased liveliness, as shown in the precedent images, perhaps through the introduction of a lighter element brought down to the street level
- appreciation for the proposed massing and sensitivity to the nearby heritage buildings
- lamenting the move away from the previously-proposed massing erosion at the northeast in recognition of the Conservatory building

- appreciation for the sensitive and well-crafted response to context
- no concerns for the proposed OCP amendment and residential density
- the need to refine the building massing at the Johnson and Quadra street corner
- concern for the imposing podium massing, especially on Quadra Street
- opportunity to decrease the four-storey podium height to achieve a better-proportioned, more elegant tower
- the proposal's heavy and squat appearance and its abrupt truncation
- desire for increased height
- opportunity for a lighter element, especially where the building meets the sky
- desire for privacy screening between patios, especially to separate the communal patio from the private outdoor spaces.

**Motion:**

It was moved by Justin Gammon, seconded by Deborah LeFrank, that the Development Permit Application No. 000503 for 1400 and 1412 Quadra Street and 850 Johnson Street be approved with the following recommendations:

- improve the consistency of the elevations' expressions with particular attention to the north façade
- increase privacy between units from the exterior decks to restrict opportunities for overlook / trespass
- reconsider the building termination / how the building meets the sky
- refine the modulation of the building to emphasize its verticality and reinforce its slenderness.

**Carried Unanimously**