were various logo configurations explored, such as having the logo only on one part of the plant?
  o initially different colours on each part were explored, but the effect would not be noticeable from a distance
  o the applicants feel that the logo helps to connect each piece together, along with the primarily grey background
• is there anything within the Official Community Plan (OCP) that would seek to create a sculptural element for the building?
  o no; and this is a development permit application rather than a rezoning application.

Panel members discussed:
• the plant’s form being defined by its function, and its uniqueness as an industrial sculpture
• appreciation for the proposed measures to mitigate noise and dust
• the proposal’s orientation and its success in minimizing visual impact on close neighbours
• the limited visibility of the site from the public realm
• appreciation for the inclusion of light calculations ensuring minimal spill onto adjacent properties and the water.

Motion:

It was moved by Justin Gammon, seconded by Paul Hammond, that the Development Permit Application No. 000236 for 2800 Bridge Street be approved as presented.

Carried Unanimously

Sorin Birliga joined the meeting at 12:20 pm.

3.2 Update on Rezoning Application No. 00610 and Development Permit with Variances No. 00088 for 505, 517, 519 / 521 Quadra Street and 931 Convent Place

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

Applicant meeting attendees:

NEIL BANICH  WENSLEY ARCHITECTURE LTD.
STUART KERR  ANALOGUE PROPERTIES LTD.

Mr. Johnston provided the Panel with a brief update on the Application and the areas on which Council is seeking advice.

Mr. Banich provided the Panel with a detailed presentation of the site and context of the proposal and details of the proposed landscape plan.

Questions of clarification were asked by the Panel on the following:
• what is proposed for the landscaping against the retaining wall along Quadra Street?
  o the landscape architect is not present to specify the proposed landscaping, but the intent is for the greenery to hide the wall entirely
is the EIFS material proposed as a sculptural element?
  o this material will be used on the eyebrow feature, and the intent is for the material to be as seamless as possible
what materials are proposed for the top level’s wooden soffit?
  o longboard will likely be used, for ease of maintenance
will the longboard have a warm coloured finish?
  o yes, and from a distance it will look very similar to cedar
what is proposed for the panel layout design?
  o the panel will be a single colour, and will be refined to better reflect the changes in building layout
  o there is a metal reveal where the panel is clipped in, but the joints will be painted the same colour to show only a very thin shadow line
what colour is proposed for the darker cementitious panel between the brick sections?
  o these panels will be a warm charcoal colour, rather than black
what options were considered at the north end of the main building, in deciding to change the three-storey element to brick?
  o various height options were considered for the brick element, but the three-storey height helps to bring the eye line to the height of the townhouses
  o the height of this corner is made less abrupt and has been refined to a more human scale
what is the material of the stairs at Quadra Street, between the main building and the townhouses?
  o parched concrete is proposed
the proposed planting on the retaining wall will not reach a great height; how will the wall be covered as shown on the plans?
  o the retaining wall is terraced for multiple plantings at varied heights
will the wall be visible through the plants?
  o the intent is for the wall to be concealed by plants
is the retaining wall set back to ensure adequate room for planting?
  o yes, it will be stepped back to accommodate the planters, especially towards the stairs where the wall is highest
will the white colour of the hardie panel be painted or integral to the panel?
  o there is the option for either; the applicants will first be considering the supplied hardie panel colours but will consider paint if necessary
will the hardie panel be white?
  o it will be off-white, not bright white
how was the fence design selected?
  o the intent is for it to be of a residential style, given the single-family dwelling next door
  o the simple design is only used on one property line and is inoffensive as well as being easy to maintain and install
will the units be rentals?
  o Mr. Johnston confirmed that they would be rental units for twenty years.

Panel members discussed:

- appreciation for the significant changes that have been made since February
- the proposal’s success in addressing the Panel’s earlier concerns, the appropriateness of the design’s direction and its authenticity
• the proposal’s success in integrating a modern interpretation within the traditional context
• the main building’s success in working well with the townhouses
• appreciation for the proposal’s revised scale and approach to turning the corner at Quadra and Southgate Streets
• recognition of the impact of the scaling device at the corner of Quadra and Southgate Streets
• the success of the three-storey ‘book ending’ along Quadra Street, stepping down towards the townhouses
• appreciation for the clarity of the main building’s entryway and the revised design of the patios facing Southgate Street
• recognition of the successful stepping back of the sixth floor and appreciation for the private outdoor space and the raised parapet design
• the potential for graffiti with the light-coloured stair material at Quadra Street
• the need to ensure the deliberate application of hardie panel
• encouraging the use of the same coloured panel joints
• opportunity to simplify the fence design to a more contemporary aesthetic, in order to better correspond to the richness of the building.

Motion:

It was moved by Justin Gammon, seconded by Deborah LeFrank, that the Development Permit with Variances Application No. 00088 for 505, 517, 519 / 521 Quadra Street and 931 Convent Place be approved as presented.

Carried Unanimously

3.3 Development Permit with Variances Application No. 00089 for 2501 Blanshard Street

The City is considering a Development Permit with Variance Application to construct a three-storey, multi-unit residential rental building on the northern portion of the Evergreen Terrace property in the Hillside-Quadra neighbourhood.

Applicant meeting attendees:

DOUGLAS SOLLWOS DOUGLAS SOLLWOS ARCHITECT INC.
FERNANDO FEI BC HOUSING

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

Mr. Fei and Mr. Sollows provided the Panel with a detailed presentation of the site and context of the proposal as well as details of the proposed landscape plan.

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

• why was the previously proposed landscaping reduced?
  o due to budget constraints
• what screening is proposed between the building and the bus stop?
  o the trees, the triple-glazed windows and the rhythm of the pilasters along the building help to screen the building from the street