

- were various logo configurations explored, such as having the logo only on one part of the plant?
  - initially different colours on each part were explored, but the effect would not be noticeable from a distance
  - 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?
  - 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  
STUART KERR

WENSLEY ARCHITECTURE LTD.  
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?
  - 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?
  - 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?
  - longboard will likely be used, for ease of maintenance
- will the longboard have a warm coloured finish?
  - yes, and from a distance it will look very similar to cedar
- what is proposed for the panel layout design?
  - the panel will be a single colour, and will be refined to better reflect the changes in building layout
  - 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?
  - 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?
  - 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
  - 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?
  - 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?
  - the retaining wall is terraced for multiple plantings at varied heights
- will the wall be visible through the plants?
  - the intent is for the wall to be concealed by plants
- is the retaining wall set back to ensure adequate room for planting?
  - 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?
  - 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?
  - it will be off-white, not bright white
- how was the fence design selected?
  - the intent is for it to be of a residential style, given the single-family dwelling next door
  - 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?
  - 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 SOLLOWS  
FERNANDO FEI

DOUGLAS SOLLOWS ARCHITECT INC.  
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?
  - due to budget constraints
- what screening is proposed between the building and the bus stop?
  - the trees, the triple-glazed windows and the rhythm of the pilasters along the building help to screen the building from the street