

3. APPLICATIONS

3.1 Development Permit Application No. 00527 for 324/328 Cook Street and 1044, 1048 and 1052/1054 Pendergast Street

The City is considering a Rezoning and Development Permit Application to allow a four-storey mixed use building containing approximately 48 dwelling units and ground floor commercial space at a density of 2.19:1 floor space ratio (FSR).

Applicant meeting attendees:

GREGORY DAMANT	CASCADIA ARCHITECTS INC.
PETER JOHANNKNECHT	CASCADIA ARCHITECTS INC.
NOAH REGELOUS	CASCADIA ARCHITECTS INC.
LUKE RAMSAY	ARAGON PROPERTIES LTD.
CHRIS PAUL	CHRIS PAUL ARTIST
SCOTT MURDOCH	MURDOCH DE GREEFF 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, articulation and overall fit with Cook Street Village
- corner treatment and pedestrian facilities.

Mr. Johannknecht 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:

- How does the architecture and artwork respond to the community narrative and desires?
 - community feedback has indicated a strong preference for 4 storeys in the village
 - the proposal breaks up the building to give a more vertical orientation and a friendlier, more residential character
 - there are a series of responses to the neighbourhood's desire for a high degree of articulation, including the screens, which provide privacy and sun protection for south-facing patios while creating a second layer of rhythm with the vertical elements
 - Mr. Paul noted that the Salish artwork on the screens will not only be a connection to the past; the panels are contemporary pieces connecting the community and the location on Lekwungen and Salish territory
 - the panels are another opportunity to address the community's desire for dialogue
- are the panels all unique or repeated?
 - they are repeated
- what are the panel materials?
 - aluminum
- what is proposed for the screen at the residential entrance?
 - the large vertical screen has to do with community and the fabric of Victoria

- are the screens solid or transparent?
 - they have a laser-cut perforated pattern in the aluminum, visible from both sides

Carl-Jan Rupp left the meeting at 12:45pm.

- was the provision of smaller commercial spaces considered?
 - live-work spaces were considered along Pendergast Street, and there were no strong opinions in the community for or against
 - current tenants will have the first offer to return
 - the location of the walls has not been finalized
 - Mr. Johnston clarified that live-work uses were not envisioned in the residential zoning along Pendergast Street, but the Draft Fairfield plan is contemplating small commercial units in Cook Street Village
- on some elevations it appears that the glazing extends only to the living rooms; is this correct?
 - there will be glazing to the bedrooms; this is a graphics issue
- was a canopy at the top level considered to shelter the patios?
 - there has been discussion about adding a glass eyebrow
 - the roof does not overhang, but the doors at the top floor do have weather protection above
- are the 3m wide sidewalks along Cook Street narrowed by features such as seating?
 - the sidewalk width varies from 3-5m, and the 3m width is not obscured
- what are the materials for the canopy above the ground floor?
 - currently working with cross laminated timber (CLT)
- is the CLT sealed or exposed?
 - it will be sealed
 - if the desired look cannot be achieved with CLT, other materials will be used to maintain its appearance
- Will CLT be used in structural framing?
 - it will be used for framing the commercial component, and stick-frame will be used for the residential components
- how was the heat gain considered in the design for the south façade?
 - energy modeling is being conducted to determine the level of solar gain
 - there will be a lot of natural ventilation and additional cooling measures will be added as needed
- is a comprehensive energy model being completed?
 - the applicants are not certain yet whether this will be necessary
- how will the residential patio doors stay true as the building settles, given the stick frame construction?
 - the doors have 1/16" clearance in steel frames, packed with wood
- was opaque glass considered for the patios on the north façade?
 - privacy concerns are mitigated with landscaping and added distance
 - the proposed clear glass will allow communication between neighbours and help mitigate safety concerns without appearing too standoffish
- is the parking on the north side for commercial use?
 - yes, it will be dedicated to commercial use
 - the stalls will be covered to make them less visible from across the street.

Panel members discussed:

- appreciation for the project's level of thoughtfulness and clarity, visible in the final massing and form
- recognition of the critical nature of the screens to the project, powerfully embedding a First Nations story and breaking up the four-storey massing
- appreciation for the inclusion of nooks and crannies in a contemporary way
- the success of the curvilinear façade in animating the public realm
- the project's successful integration within the neighbourhood in terms of materials, massing, articulation and placemaking
- appreciation for the intimacy and human scale of the corner treatment
- desire for the addition of eyebrows on the top floor for weather protection
- the need to ensure adequate drainage on the level, flat roof
- appreciation for the wood soffits and balconies
- opportunity for additional measures to mitigate overlook issues on the north façade
- the project's well-conceived site plan and clear distinction between residential and commercial components
- opportunity to bring more light into the main entry
- the proposal's success in meeting the intent of the OCP
- the need to ensure the long-term suitability of the sidewalk width
- appreciation for the meandering aspect of the sidewalks
- the creation of a pleasant and interesting streetscape
- the rain gardens as an asset to the public realm
- opportunity to carry through the undulation of the canopies from Cook Street to Pendergast Street.

Motion:

It was moved by Justin Gammon, seconded by Sorin Birliga, to recommend to Council that Development Permit Application No. 00527 for 324/328 Cook Street and 1044, 1048 and 1052/1054 Pendergast Street be approved as presented.

Carried Unanimously

4. ADJOURNMENT

The Advisory Design Panel meeting of June 27, 2018 was adjourned at 1:15 pm.

Jesse Garlick, Chair