

4.2 Development Permit with Variances Application No. 00091 for 561-565 Toronto Street

The City is considering a Development Permit with Variances Application to construct a four-storey building containing approximately 24 dwelling units at a density of 1.49:1 floor space ratio (FSR).

Applicant meeting attendees:

WILL KING	WAYMARK ARCHITECTURE INC.
KYLA TUTTLE	WAYMARK ARCHITECTURE INC.
CONRAD NYREN	APPLICANT

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

- the massing and interface with nearby properties
- the entryway and ground level relationship to the street
- the façade articulation and materials.

Will King provided the Panel with a detailed presentation of the site and context of the proposal.

The Panel asked the following questions of clarification:

- is there about a 4" difference between the white panels and the cedar siding?
 - there will be about 6" between the two materials
 - the white fibre cement panel will have a stucco texture, and will contrast with the cedar and modern brick on the base below
- how will the fibre cement cladding be supported?
 - the applicants have been working with the builder to determine the detail on the wall assembly
 - a standard assembly has an insulated wall cavity and an external cladding system set out from the wall; this will be done in a similar way
- does the wall assembly have just stud insulation with the cedar or brick layer on top?
 - there would be an inch of continuous insulation on the outside of the sheathing, and a rainscreen on top
 - the rainscreen depth changes from being shallow behind the cedar siding to an exaggerated depth behind the white fibre cement
- where is the brick within the wall assembly?
 - the brick aligns with the outside face of the sheathing
 - the transition from cedar to brick will likely be done with flashing; however that level of detail is not yet confirmed
- will the brick lay at a higher point from the cedar?
 - the brick is intended to be in a very similar plane to the cedar
- could the closets in units A be moved to the end wall, to make the rooms feel larger?
 - this can be considered
- is there sufficient clearance between the bed and closet in the one-bedroom units E, F and G?
 - the applicants are not certain of the exact dimensions of the suites, but the space is intended to be small to allow for larger living room area
 - the location of the interior walls may change slightly, and other ways to put beds into the units can be explored to ensure a functional space

- was eliminating a unit or reducing the number of bedrooms considered, to add to the liveability and size of units?
 - the redistribution of the interior walls can be considered
- what is the intent of the dark base material?
 - it is intended as a dark masonry base level, with the lighter materials sitting on top
- what is the rationale for the orientation of the address sign?
 - a vertical element was desired for the cedar accent, and the address works well within the space
 - a number of configurations have been explored

Jessi-Anne Reeves left the meeting at 1:35pm.

- are the private patios directly adjacent to the main entrance?
 - the entry is protected on both sides by the portico, and the patios are on each side of the portico
 - landscaping separates the ramp from the adjacent private patio
- has the proposal been revised since staff's comments about the street relationship?
 - the first iterations did not include the 2m Statutory Right-of-Way, which, when included, triggered a redesign of the front of the building
- does BC Hydro allow for the hydro kiosk to be enclosed within wood fencing?
 - at this stage it is not confirmed whether a hydro transformer will be required; but if it is, it will be located within the northwest corner of the lot
 - fencing can be used to help screen the transformer, if necessary
- why does the sidewalk curve towards the proposal?
 - Chloe Tunis noted that the current Right-of-Way is 10m and should ideally be 20m. A 14m Right-of-Way (SRW) is requested to achieve the greenway goals and create a boulevard
 - Will King noted that the Right-of-Way is not a requirement as there is no application to rezone the property; however, the SRW was deemed desirable after talking to the Planning and Transportation departments
- what is the intent for how the top of the white panels meet the underside of the roof?
 - there will be flashing in this location
 - an engineered system is being explored which would include the top, side flashing and side brackets
- what is the proposed portico material?
 - there will be brick on the outside and cedar on the inside
 - there will also be a cedar soffit with lighting for the portico
- given that the roof will have a truss system, is the ceiling to the underside of the truss?
 - that is the intent, and would also conceal the parapet and elevator box
- what is the depth of the truss?
 - the applicants are not certain; this will be determined by the engineers.

Panel members discussed:

- opportunity to reallocate the unit layouts or decrease the number of bedrooms overall to improve liveability
- opportunity to look at alternatives such as sliding walls or murphy beds to create comfortably-sized bedrooms in units B, E, F and G

- the proposal as a good fit within the context and its ability to complement the older surrounding houses
- appreciation for the proposal's street relationship and landscaping
- desire for the finishes to be executed as depicted in the rendering, with crisp detailing and the intended façade depth
- appreciation for the effort into the design of the ground plane
- opportunity to consider wayfinding across languages in the proposed address signage.

Motion:

It was moved by Roger Tinney, seconded by Carl-Jan Rupp, that the Advisory Design Panel recommend to Council that Development Permit with Variances Application No. 00091 for 561-565 Toronto Street be approved as presented.

Carried Unanimously

5. ADJOURNMENT

The Advisory Design Panel meeting of April 10, 2019 was adjourned at 2:00 pm.

Stefan Schulson, Chair