

- Consider enhancing the parkade and pedestrian entrance treatments and increasing the prominence of the front entrance.

**Carried Unanimously**

*Paul Hammond returned to the meeting at 1:05pm.*

### **3.2 Rezoning Application No. 00613 and Development Permit No. 000516 for 829-899 Fort Street and 846-856 Broughton Street**

The City is considering a Rezoning and Development Permit Application to allow for a ten-storey mixed-use building containing independent seniors' rental apartment units, market rental apartment units, commercial offices, a childcare facility, music school and retail commercial uses on the ground floor.

Applicant meeting attendees:

HELEN BESHARAT	BESHARAT FRIARS ARCHITECTS
RAINER MILLER	PARC RETIREMENT LIVING
RUSSELL HUBBS	PARC RETIREMENT LIVING
PATRICK SCHILLING	PARC RETIREMENT LIVING
RICK MARZOLF	MARZOLF & ASSOCIATES
JULIE MARZOLF	MARZOLF & ASSOCIATES
ROB WALTER	AME GROUP
SIMON BUTTON	BUNT & ASSOCIATES
SCOTT WILLIAMS	MORRISON HERSHFIELD CORP.
LORNE GAVINCHUK	30-60-90 CONSTRUCTION

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

- the scale and massing as they relate to the step back policy
- the street level design
- building differentiation
- the rooftop mechanical rooms and height.

Helen Besharat and Rainer Miller provided the Panel with a detailed presentation of the site and context of the proposal.

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

- were other design scenarios for the window treatments explored?
  - there have been many design iterations; the proposal emphasizes a 2-3 storey building at streetscape, with the rest of the façade having a dignified, well-detailed brick
  - triple-glazed windows with taller proportions to achieve a good proportion of window to wall
- in the bridge component, are the horizontal windows designed as punch windows?
  - no, they will be spandrel glass in a horizontal pattern
- are the sills in pre-cast concrete?
  - yes, and they have changed to the buff colour and warm brick colour as a result of immediate neighbour feedback

- what is the proposed occupancy, especially relating to the proposed parking?
  - 263 proposed rental units, which will become seniors' residences in 4-5 years for 280 seniors
  - the leases will work in instalments, leaving 47 units in the northwest tower that can be offered to preferred renters over a period of time
  - childcare and medical offices are a desired amenity in this area for the community, and a grocery store would also be desirable on the ground floor
  - the bicycle parking will mostly be used by residents in the northwest building, although some members would also use bicycles
  - 8 parking stalls will be rented to tenants, and vehicle transportation is included for the seniors' residences
- can the suites' windows be opened?
  - yes, there are operable windows in all the suites
- were balconies considered for the Fort Street frontage?
  - balconies are shown on the top 2 levels facing Fort Street, and are also proposed on Quadra and Broughton Streets
  - only a few units facing Fort Street do not have balconies and are compensated through roof gardens and the sunny amenity rooms
- how does the proposal respond to the proposed development to the west?
  - there are very few windows facing west
  - the applicants will be analyzing the two proposals to minimize overlook and ensure that residents' and neighbours' privacy is not impacted
- is there space in the rooftop amenity areas for fridges, sinks and barbeques, etc.?
  - yes, there will also be walking loops and washrooms
- is the intention to accommodate a B3 level of care as the senior population grows and diversifies?
  - seniors moving in are independent; as care needs increase 3<sup>rd</sup> party providers may become necessary; but the property managers do not control this process
  - the intent is simply to create a very safe building to accommodate as much as possible, but no memory care or residential care will be provided
- will all the rental units' leases end after five years?
  - no, the units can be rented as long as the tenants want to live there, and there is a statistical four-year average turnover
  - after five years the applicant intends to start offering these units to seniors
- why target this demographic specifically?
  - the building is built to accommodate seniors, so it would be a waste for these units to not to be for seniors' use
- why not rent to seniors from the beginning?
  - typically retirement units take 2-4 years to be leased, and there are many units
  - all the units could likely be leased within a year if not offered exclusively to seniors
- what is the purpose of the large roof garden between the intergenerational building and the daycare?
  - a multi-use area with large planter pots, screens and overlook onto Fort Street
  - not highly programmed but can be used for urban farming, meditation, tai chi, etc.

- does the City have plans for a mid-block walkway at this location to connect through the site?
  - Mr. Johnston noted that this site was not identified as a location for a mid-block pathway, but that there is one further west at 825 Fort Street
- what is the balcony railing material?
  - glass
- were features providing shade considered on the Broughton Street façade?
  - yes, further to the energy and sun analysis provided in the plans, the balconies help provide shade
- were overhangs considered for shading and to break up the massing?
  - some overhangs are provided in the internal court
  - where there are no balconies, there are eyebrows
- if the YMCA site were redeveloped, what would be its maximum height?
  - Mr. Johnston noted that this site is within the radius of the Christ Church Cathedral and would be subject to policies prescribing how a building should step down towards the historic building
- will much sunlight fall on the children's play area on level 2?
  - part of the play area will be covered by an overhang, but there are various times of the year that this area can get some sun.

Panel members discussed:

- appreciation for the quality and clarity of the submission as well as the concept overall, particularly the spaces for tenants
- appreciation for outdoor space for each unit, as well as southern and western rooftop exposure
- the need to properly program roof garden spaces
- questioning utility of artificial lawn patch
- desire to see a contribution to the public realm given the size of the project for Fort Street and the surrounding neighbourhood, as well as the project's imposition on the public elevation
- opportunity to enhance the pedestrian environment on Fort Street
- lack of spillout beyond Fort Street
- need to review materials distribution below the eave line and how the materials come to the ground
- dated materials choice takes away from desired vitality
- opportunity for design to alleviate age-related barriers inherent to tenancy
- the need to strengthen the prominence of the residential entrance
- commend the building's massing and the large drop outs as an amenity to the public realm
- disconnect between depth of study and the presented architecture
- the need to clarify the design intent with massing
- the Fort Street elevation being unresolved despite evident depth and clarity in design process
- lack of interlocking between masses, appearance of being stacked and layered
- opportunity to improve articulation, fenestration and horizontal striating to clarify the concept and ameliorate the visual massing towards the public realm
- desire to see tower separation at higher levels translated to the street level
- need to improve large, boxy presence at street level

- composition shifting height and bringing daylight through the site is preferable to having step backs
- requiring a base, middle and top may be too forced
- lack of playfulness and vitality in articulation; proposal comes off as monolithic
- some parts of the towers are well-detailed, but precedents could be further examined to present a more contemporary articulation
- concern for the proposal's form and character as it relates to the neighbourhood
- opportunity to take advantage of views from site through a review of the balcony design
- problematic flatness of the façade, particularly on the Fort Street elevation
- appreciation for the balconies on Broughton Street, but further opportunity to reduce flat façade on Broughton Street
- opportunity to improve window to wall ratio and reduce horizontality
- desire to see the façade respond to the historic Fort Street context through finer, warmer detailing
- desire to review revisions.

**Motion:**

While the Advisory Design Panel (ADP) recognizes the merits for the conceptual massing strategy (3 tower concept) of the proposal, It was moved by Jason Niles, seconded by Justin Gammon, that the ADP recommend to Council that Development Permit Application No. 000516 for 829-899 Fort Street and 846-856 Broughton Street does not sufficiently meet the applicable design guidelines and polices and should be declined.

**Carried Unanimously**

**3.3 Development Permit with Variances Application No. 00043 for 1050-1054 Hillside Avenue and 2708 Graham Street**

The City is considering a Rezoning and Development Permit Application to allow for a new four-unit townhouse development within one building.

Applicant meeting attendees:

WIL PEEREBOOM  
ERIN RENWICK

VICTORIA DESIGN GROUP  
GREENSPACE DESIGNS

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

- north, south and west elevations
- transition to the single-family dwelling to the north
- site coverage.

Wil Peereboom provided the Panel with a detailed presentation of the site and context of the proposal, and Erin Renwick provided the Panel with details of the proposed landscape plan.

*The panel recessed at 3:20 and reconvened at 3:25pm.*

#### **4.4 Development Permit Application No. 00613 for 829-899 Fort Street & 846-856 Broughton Street**

The City is considering a Rezoning and Development Permit Application to construct a ten-storey mixed-use building containing independent seniors rental uses, market rental apartment units, commercial office, childcare, music school and commercial uses on the ground floor.

The application was previously presented to the Panel on April 11, 2018.

Applicant meeting attendees:

HELEN BESHARAT	BESHARAT FRIARS ARCHITECTS
PATRICK SCHILLING	PARC RETIREMENT LIVING
ANDREW WILLEM	PARC RETIREMENT LIVING
BRUCE HEMSTOCK	PWL PARTNERSHIP

Alec Johnson 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.

Helen Besharat provided the Panel with a detailed presentation of the site and context of the proposal, and Bruce Hemstock provided details of the proposed landscape plan.

The Panel asked the following questions of clarification:

- what is the anticipated resident demographic and market for the proposal?
  - a very active, independent demographic, with an average age of 88
  - many residents will move in for independent living, and 20% may need assisted living services which can be provided by third party caregivers
- the walking paths are a more passive use, and are sometimes used in memory care; how does this fit with the active demographic envisioned?
  - there are residents who feel more comfortable being active within the building, and the walking paths provide an opportunity for a walk without going down to the street
  - the open lawn with artificial grass is designed for active games for residents, grandchildren and children to enjoy
  - the community is also interested in community gardens and urban agriculture in the outdoor areas
- what materials are proposed for the screened garage doors on Broughton Street?
  - the doors are custom-designed corten steel, which will weather in time
  - red brick and exposed concrete are also used at the ground level
  - the landscaping over the parkade entrance will cascade down over the parking entry
- what is between the two garage doors?
  - there are two exit doors, which are emphasized with a vertical element

- why are there two separate garage entries?
  - the right entry is for loading/unloading, and the entrance to the underground parking is to the left
  - two bays are required so that loading does not obstruct the movement of cars for residents
- what are the distances between the towers?
  - sheet A013 includes detailed dimensions
- were short term parking spaces considered along the street for picking up or dropping off residents?
  - short term parking along Quadra Street is being considered
  - the underground parking will be like the entry to a hotel, with short term parking close to the elevators
- are there variances for the height or the floor space ratio (FSR)?
  - Alec Johnston noted that this Rezoning Application would create a new, site-specific zone with a maximum height of about 31.6m, which is slightly above the maximum recommended within the Downtown Core Area Plan (DCAP). The setbacks could be written into the new zone or could be treated as variances; this is yet to be determined.
  - the applicants noted that the encroachment is minimal and helps modulate the façade
- there are discrepancies between the hand-drawn sketches and the plans; do the sketches accurately reflect the proposal?
  - both versions are artistic representations of the building, but the hand-drawn renderings are correct while showing the spirit of the proposal
- what is the intent with the mosaic portions of the sidewalk along Fort Street?
  - the intent is for a modern mosaic that does not mimic the tiled heritage entryways along Fort Street
  - a slip-resistant tile is proposed for the sidewalk areas.

Panel members discussed:

- appreciation for the changes made since the proposal was last reviewed by the Panel; the Fort Street elevations in particular have been revised to consider the Panel's recommendations
- the proposal's more residential, inviting feel as compared to the last submission reviewed by the Panel
- appreciation for the hand-drawn sketches and the architectural model
- appreciation for the tiled urban pockets along Fort Street
- Quadra Street needing as much liveliness as possible, and the proposal's successful approach along this street
- concern for the future of this end of Broughton Street, with this proposal's two parking entryways and the upcoming redevelopment of the YMCA building
- desire for a rooftop or common area to take advantage of the view to Pioneer Park
- appreciation for the proposal's LEED-level certification and sustainability features
- desire for more of a nod to the future of the next block of Fort Street, specifically at the corner of Fort and Quadra Streets
- the need to protect the character of Fort Street, with slowed traffic
- need for more energy and further expression as a landmark on the corner of Fort and Quadra Streets.



**Motion:**

It was moved by Marilyn Palmer, seconded by Jessi-Anne Reeves, that the Advisory Design Panel recommend to Council that Development Permit Application No. 000516 for 829-899 Fort Street and 846-856 Broughton Street be approved with consideration to:

- revising the corner at Quadra and Fort Streets, from grade to building top, to enhance the pedestrian experience and provide some urban prominence.

**Carried Unanimously**

**5. ADJOURNMENT**

The Advisory Design Panel meeting of April 24, 2019 was adjourned at 4:25pm.

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Stefan Schulson, Chair