

3.3 Development Permit with Variances Application No. 00104 for 1309 and 1315 Cook Street, 1100-1120 Yates Street and 1109-1115 Johnson Street

The City is considering a Rezoning and Development Permit with Variances Application to construct a 13-storey mixed-use building consisting of residential and commercial uses and a six-storey, multi-unit residential building. There is also an existing five-storey office building on the site that will be retained.

Applicant meeting attendees:

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| HUGH COCHLIN | PROSCENIUM ARCHITECTURE + INTERIORS INC. |
| PETER CARTER | PROSCENIUM ARCHITECTURE + INTERIORS INC. |
| MEGAN WALKER | LADR LANDSCAPE ARCHITECTURE |
| DAVE CHARD | CHARD DEVELOPMENT |
| DANIEL EAGLING | CHARD DEVELOPMENT |

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

- height and building mass
- application of building materials
- west elevation of the six-storey building
- west facing wall at the main entrance of the six-storey building
- balconies on the six-storey building.

Hugh Cochlin provided the Panel with a detailed presentation of the site and context of the proposal, and Megan Walker provided details of the proposed landscape plan.

The Panel asked the following questions of clarification:

- there are land use and zoning issues with the proposed building along Cook Street, as the proposal does not comply with the Official Community Plan (OCP). How can the Panel review the building design with these issues outstanding?
 - Miko Betanzo clarified that the Panel is welcome to make recommendations on policy changes, and that in the absence of existing policy, that the Panel's commentary is still sought
- what is the development potential of the three buildings on the corner of Cook and Johnson Streets?
 - *a rendering of the allowable massing of the corner sites was displayed*
 - the first level of underground parking has knock-out panels adjacent to these sites so that if these lots were developed at a later time the sites could share parking
- what is proposed for access to the mews after business hours?
 - a connection through the site is required, but gates will be provided to close the mews after hours
- will the open hours for the mews be determined by the strata?
 - there are separate owners for the medical building and the strata; it will be determined by both as to what the hours are
- will there be a café in the medical building?
 - yes, the existing café will remain, as will the same number of offices and the pharmacy

- the medical building will be reoriented to the street instead of towards the parking lot
 - the café in the medical building will work well with the proposed restaurant use on the corner of Yates and Cook Streets
- is it confirmed that a daycare will operate in the building?
 - yes, that is the intent
 - the daycare use determined the depth of the patio
- will the owners be able to provide suitable rental costs for a daycare?
 - the applicants are prepared to include a ten-year covenant to ensure that the space be used as a daycare
 - the owners would have to ask for market rent, which is still to be determined
- are the owners prepared to subsidize the daycare's rent to ensure that a daycare can operate at this location?
 - the rent will be a market rate that is feasible for a daycare
- which trees along Johnson are retained, and which will be removed?
 - as per Parks' direction, the street trees along Johnson Street will be replaced and the cherry trees in front of the medical building will be retained
 - additional trees will be planted along Yates Street
 - a Horse chestnut tree is proposed for removal, and will be replaced with three other trees
 - the setbacks along Johnson Street are increased to accommodate a wide boulevard and street trees
- will the bus stop along Johnson Street remain at the same location?
 - it will remain at approximately the same location but will be renovated
- if the rental building is constructed, how will parking and drop-offs for the existing medical building be managed during construction?
 - this will be a phased project, and during each phase the parking requirements for the medical building will be met
 - in the event that construction occurs all at once, the applicants have secured sufficient parking across the street
- the west elevation of the rental building is very bare and visible from Johnson Street; have other measures been considered to respect the public realm and the possibility of future development at the corner of Cook and Johnson Streets?
 - the existing configuration is an wonderful opportunity to wrap the rental building in glass along the west side, but this would not work well for future development of the orphan sites
 - the proposed number of windows was calculated to reduce overlook between the buildings
 - the rental building's units are oriented towards the mews rather than the western lot
 - opportunity to play with materials or add a vertical element to improve the western façade
- how does the proposal fit into the context and area?
 - the proposal's design takes many cues from the medical building; for example, the concept of banding up and over the building as well as the rhythm of windows onto the canopy
 - the balconies continue the horizontal element from the medical building
- does the horizontal datum from the medical building align with the new 13-storey building?
 - yes, this was the goal of the design

- what is occurring on the south elevation on page A305, with the vertical banding offset at the eighth level?
 - there is a shift in unit mix at the eighth level and the floorplate changes
 - this is much more prominent in when looking face on (as on the plans), but will look much more uniform in reality and with the addition of balconies
- what are the parking allocations for the site?
 - the existing stalls for the medical building will be moved underground, and these spaces become available for residents after the medical office's hours
 - the proposed parking ratio of 73:100 is pretty good for downtown.

The Panel discussed:

- the need to add interest on the rental building's western elevation
- the rental building's rigid design
- opportunity for further architectural exploration and additional character without significant cost impacts
- opportunity for further articulation of the rental building's roofline and western façade
- questioning the use of the medical building as a model for the 13-storey building's design; opportunity for new architectural expression at this location
- alternately, opportunity to see a more pronounced reference to the medical building to provide more character for this prominent corner
- opportunity to upgrade the medical building as part of the precinct plan
- the design of the 13-storey building missing a spark
- opportunity for more playfulness in the 13-storey building's design and colour palette
- the suitability of the proposed 13-storey building's height, and the medical building's success in providing a good transition towards the neighbourhood to the east
- the suitability of projecting glass balconies, and whether this speaks to more of a downtown aesthetic
- the materials as being safe and inoffensive, but somehow lacking
- the need to comply with the OCP and its boundaries, as well as the Fernwood Neighbourhood Plan, in order to integrate well now and into the future and to transition into the neighbourhood
- the desirability of allowing the same building height on both sides of Cook Street
- the tension between considering the OCP as a living document and the recognition of the community input that went to creating policy documents such as the OCP, DCAP, etc.
- the dangerous precedent set by not complying with the OCP
- appreciation for the well-considered site plan, including patio systems, walkway connections and an urban agriculture component
- the need to move the proposed gates closer to the sidewalks for CPTED considerations
- opportunity to refine the proposed hardscaping by reducing the number of materials
- the need to consider shadowing impacts on the urban garden area.

Motion:

It was moved by Elizabeth Balderston, seconded by Brad Forth, that the Advisory Design Panel recommend to Council that Development Permit with Variances Application No. 00104 for 1309 and 1315 Cook Street, 1100-1120 Yates Street and 1109-1115 Johnson Street be approved subject to:

- further consideration and refinement of the architectural expression, colours and materials of both buildings, in consideration of the prime location of the site, with particular attention to the north and west elevations of the six-storey building
- the completion of a CPTED review of the proposed site plan, with particular consideration given to the location of the gates.

Carried (4:3)

For: Elizabeth Balderston, Sorin Birliga, Brad Forth, Stefan Schulson

Opposed: Pamela Madoff, Jason Niles, Karen Sander

4. ADJOURNMENT

The Advisory Design Panel meeting of June 26, 2019 was adjourned at 3:25pm.

Stefan Schulson, Chair