

4.3 Development Permit with Variances Application No. 00123 for 2649-2659 Douglas Street and 735 Hillside Avenue

The City is considering a Heritage Designation Application and Development Permit with Variances Application to retain the existing building (Scott Building) and construct an addition on the east and south sides of the building. The existing building would be heritage-designated and converted from commercial to mixed-use consisting of ground floor commercial and residential above. The applicant is also proposing to construct a new six-storey, multi-unit residential building on the adjacent surface parking lot.

Applicant meeting attendees:

MICHAEL GREEN	MICHAEL GREEN ARCHITECTURE INC.
MARIE-CLAIRE BLIGH	MICHAEL GREEN ARCHITECTURE INC.
SCOTT MURDOCH	MURDOCH DE GREEF

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

- the ground level of the six-storey building
- relationship between the existing building and the addition to the south facing Douglas Street
- application of building materials
- any other aspects of the proposal on which the ADP chooses to comment.

Michael Green and Marie-Claire Bligh 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.

Marilyn Palmer left the meeting at 2:40pm.

The Panel asked the following questions of clarification:

- how was the site circulation considered in determining the location of the café entrance?
 - the café is three-sided and has the option to activate fewer sides if need be
 - the boulevard is wide at this location for pedestrian circulation and cafe seating
- where would residential deliveries be accommodated?
 - deliveries would occur in the courtyard
 - there are four commercial loading spaces controlled by residents and occupants, so these could be used for residential deliveries as well
- were live/work uses considered in the residential spaces?
 - Leanne Taylor noted that the City's policies do not support live/work use at every residential location, and that the relevant policies would have to be consulted
- how are eyes on the courtyard ensured?
 - units from both sides of the courtyard look onto the courtyard
- what are the proposed materials for the black window frames?
 - likely they will be vinyl
- was a lighter coloured cladding material considered?
 - a wide range of options were considered

- the proposed deep, rich colours will work well with the low light in the wintertime, to avoid a washed out look
- is there any concern for the heat generated from the proposed black cladding?
 - this aspect of the design was considered and has affected the proposed planting scheme
- how many vehicle parking spaces are proposed?
 - 59 spaces are proposed, including residential and visitor
 - vehicle parking is supplemented with carshare and electric bicycle parking.

Panel members discussed:

- appreciation for the integration of loft units and private residential balconies
- appreciation for the integration of the existing building into the new project
- concern for the black materials colour, particularly because the windows during the day will also appear black
- appreciation for the proposal's creativity.

Motion:

It was moved by Carl-Jan Rupp, seconded by Jessi-Anne Reeves, that Advisory Design Panel recommend to Council that Development Permit with Variances Application No. 00123 for 2649-2659 Douglas Street and 735 Hillside Avenue be approved.

Carried Unanimously

5. ADJOURNMENT

The Advisory Design Panel meeting of October 23, 2019 was adjourned at 2:55 pm.

Stefan Schulson, Chair