

4. APPLICATIONS

4.1 Development Permit Application No. 000550 for 359-369 Tyee Road (Dockside Green)

The City is considering a Development Permit application for 3 towers of multiple dwelling buildings.

Applicant meeting attendees:

ALLY DEWJI	BOSA DEVELOPMENTS
DIRK BUTTJES	BUTTJES ARCHITECTURE INC
JIM RALPH	BOSA DEVELOPMENT
NICCI THEROUX	ETA LANDSCAPE ARCHITECTURE

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

- street relationship and strong entry features.

Ally Dewji provided the Panel with a detailed presentation of the site and context of the proposal, Jim Ralph provided details on sustainability landscape and Dirk Buttjes provided the Panel with details of the proposed architectural plan.

The Panel asked the following questions of clarification:

- is there a rendering that shows a view of the rooftops from downtown?
 - no
- does the greenspace end within this parcel?
 - the pedestrian connection is within this parcel as a transition point
- is the proposed height within the bylaw?
 - yes
- what is the material of the balcony rails on tower 3?
 - translucent glass
- do all three rooftops have amenities?
 - yes, all three roofs are accessible and have amenities such a cooking and seating space
- where is the mechanical on the roof?
 - the mechanical is to the back on the west side
- are there BBQs and bathrooms on the rooftop?
 - no bathrooms but there is a BBQ area
- how accessible is the greenway for someone with mobility issues?
 - in the long run we are planning to have an elevator in the main commercial hub of dockside
 - at this stage with the introduction of this phase, someone who has mobility issues would go down the greenway and access down onto Harbour Road.

Panel members discussed:

- how the rental building looks and ties in well visually

- the incorporation of landscape and the way it ties off the ending of this specific phase
- if the applicant is doing enough with the environmental sustainability aspect
- the significant improvement of the 3rd residential tower on the Tyee Road side
- desire for further justification of sustainability aspects
- the buildings are not unique or dynamic
- appreciation for the articulation and resolution of the greenway
- appreciation for the Tyee Road streetscape
- the proposal would benefit from a shortcut between buildings
- acknowledgement of the improvements of the public realm and on tower 3
- need for further character within the proposal
- opportunity for further clarity on how the balconies read
- different building typology in that neighbourhood
- whether this development meets the standard set by other developments in the area
- that the development meets only minimal requirements.

Motion:

It was moved by Pamela Madoff, seconded by CJ-Rupp, that the Advisory Design Panel recommend to Council that Application No. 000550 for 359-369 Tyee Road (Dockside Green) does not sufficiently meet the applicable design guidelines and policies and should be declined, and the key areas that should be revised include:

- to clarify and architecturally express the sustainability objectives in functionality and design.

For: Sorin Birliga, Carl-Jan Rupp, Pamela Madoff

Opposed: Stefan Schulson, Jessi-Anne Reeves

Carried 3:2