

## 5.1 Development Permit with Variances Application No. 000559 for 2558 Quadra Street

The City is considering a Development Permit application to a mixed use 5 storey affordable rental building with commercial use on the ground level. The proposal is concurrent with a Rezoning application.

Applicant meeting attendees:

JAMES MONROE	GREATER VICTORIA HOUSING SOCIETY
ROB WHETTER	DHK ARCHITECT
SCOTT MURDOCH	DHK ARCHITECT

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
- any other aspects of the proposal on which the ADP chooses to comment.

Rob Whetter 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.

The Panel asked the following questions of clarification:

- where will large delivery trucks load and unload?
  - it would depend on the truck, some would come off the front, other larger ones would come off the lane
- is there street parking in front of this building?
  - yes
- is there a mechanical door for underground parking?
  - yes
- is having a commercial use on the ground floor a requirement?
  - yes
- is there a policy for treatment and design for the back lane?
  - no, not for the rear
- did the applicants consider occupying the roof space of the commercial building? Furthermore, could the balconies on the units that face northward to occupy that space?
  - a lot of housing societies do not provide balconies. The juliette balcony is a good compromise. Often with different amenities between units it becomes an issue
- do you have the depth over the slab to use proper permeable materials for parking?
  - yes
- are the trees on the south side going to be in raised boxes?
  - yes, there are 3 small trees in the bigger planter
- will that be the same situation on the other side?
  - large green screens are being considered for that edge
- what is the design rationale of the character and style of the proposal?
  - the balconies and tall windows provide character, along with the landscape plan. The applicant is looking at a different context from the norm in streetscape as well.

- how high is the fencing for protection?
  - 3 – 4ft. The applicant didn't want to put up huge walls but wanted a barrier as a deterrent
- is the interior space for the meeting room public?
  - no
- do you have a tenant yet for the commercial space?
  - no, the applicant may use this space for their head office
- is there a requirement to have storage units?
  - it is recommended but not required
- is there only one accessible unit per floor?
  - yes
- are any of the accessible units adaptable for future change?
  - no.

Panel members discussed:

- appreciation for the south west facing public patio
- desire for a landscaping buffer by the garbage area
- appreciation for the creative landscaping
- opportunity for raised planters for the trees on north and south side
- desire for the commercial roof space to be accessible
- appreciation of the street treatment of Quadra Street and the rear patio design
- desire to make the rear fence taller for security
- appreciation for the dual façade; however, three front doors may be confusing
- concern about the removal of the large tree in the front
- opportunity for design features to make the back lane a public amenity
- appreciation for the stairs facing the street with windows
- the provision of too much parking, and too little individual unit storage
- the entryway could have a greater visual impact.

**Motion:**

It was moved by Pamela Madoff, seconded by Jason Niles, that the Advisory Design Panel recommend to Council that Application No. 000559 for 2558 Quadra Street be approved with the following considerations:

- incorporating appropriate vertical landscaping in raised containers on the north and south sides of the patio
- enhancing the prominence of the commercial retail unit entrance
- use of roof access from the second-floor units
- reducing the parking and adding dedicated storage for residential units
- review of the relationship between the private and public realm on the west lane side.

**Carried Unanimously**