

MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
HELD WEDNESDAY JUNE 3, 2020

2.1 Development Permit with Variances Application No. 000551 for 1908-1920 Oak Bay Avenue

The proposal is to construct a five-storey (including stair access to roof), mixed-use building with ground-floor commercial and multiple dwelling strata residential above, including approximately 35 dwelling units.

Applicant meeting attendees:

PETER JOHANNKNECHT	CASCADIA ARCHITECTS
SCOTT MURDOCH	MURDOCH DE GREEF INC.

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

- short term bike location
- building height
- privacy and shading impacts
- relationship to the street
- any other aspects of the proposal on which the ADP chooses to comment.

Peter Johannknecht provided the Panel with a detailed presentation of the site and context of the proposal. Scott Murdoch provided the Panel with details of the proposed landscape plan.

The Panel asked the following questions of clarification:

- Is Covid-19 influencing the buildings public space?
 - This was all done pre Covid-19 but, I think it is trying to create space to be occupied but keeping separated. We will look at having the benches spaced out.
- The bike lane and parking are in the same lane, do you see this as a problem?
 - We spent a lot of time adjusting and finetuning this, but this is the preferred design as of right now. It is not fully decided at this point, the details could change. What is shown in the drawing is what we think will make the most sense in the short-term.
- What was the architects thinking in justifying the large variance from 6m to 2.34m on the upper stories of the Oak Bay frontage?
 - From the developer's standpoint we wanted to be responsive to the policy documents for this area. We took a lot of feedback from residence who stated that the building loomed over the street frontage. We then decided to have our setback on the second level while keeping the same profile on other levels.

- Did the City want the trees along Oak Bay avenue boulevard?
 - Yes, this is exactly what the City requested.
- Are the bike rack and benches on City property?
 - Yes.
- What was the City's rationale for wanting the bike rack and benches on their property?
 - I think they wanted them as their furnishings. Again, this drawing could change.
- Does the rain garden on the back-property line go between the CRZ of the protected trees?
 - Yes, there is some grade change along that edge, and we will be working with the arborist regarding that. So far there hasn't been an issue.
- Why didn't you emphasize the raingarden over the parkade slab?
 - It gets tricky to put a raingarden both on and off the slab.
- On Redfern Street there are only two trees, why didn't they trees continue down the street?
 - There is a lot of infrastructure there that is in the way, so we cannot place anymore trees.
- Is there a reason there can't be another tree on the end of Oak Bay Ave?
 - I don't think there is an issue to add another tree but the church to the West asked for that zone to be clean and free.
- What are the materials of the actual building itself?
 - Brick, concrete, panel, wood and metal.
- Do you have a transformer on-site?
 - We do require a transformer, its on the North East corner of the property.
- How are you dealing with garbage and recycling?
 - We do have a commercial and residential garbage room on the main floor.
- What consideration was giving to the property to the North in terms of shading and privacy?
 - Privacy was addressed by placing balconies with planter boxes, so they don't have to look into backyards. We have also added privacy screens.

Elizabeth had to leave meeting early.

Panel members discussed:

- elegant light and airy building
- wonderfully thought out
- concern about reflective materials
- appreciate the stepping of the building
- would like to see extension of roof garden and recreational space
- appreciate the tree screening in the back for the neighbours
- would have liked to see some of the same thought and articulation that was put into the ground level put into the South side

Motion:

It was moved by Sorin Birliga, seconded by Marilyn Palmer that Development Permit with Variance Application No. 000551 for 1908 – 1920 Oak Bay Avenue be approved as presented:

Carried Unanimously