

2.2 Development Permit with Variance Application No. 00139 for 2800 Bridge Street

The proposal is for a raw materials receiving and storage facility (silo).

Applicant meeting attendees:

STEPHEN HAY	<i>RALMAX</i>
CHRIS FOYD	BO-FORM (DESIGNER)

Charlotte Wain (on Leanne Taylors' behalf) provided the Panel with a brief introduction of the application and the areas that Council is seeking advice on, including the following:

- building height and viewscales across the harbour
- light art display on north elevation
- any other aspects of the proposal on which the ADP chooses to comment.

Stephen Hay provided the Panel with a detailed presentation of the site and context of the proposal.

The Panel asked the following questions of clarification:

- Did you research the ombre perforated panel systems?
 - No, we were encouraged to embrace the industrial aspects.
- Will the LED's be on timers?
 - We are currently working with the designer, there will be a cut-off point. We don't want to create light pollution, but it is TBD.
- What is the structure inside that will support the cladding?
 - It's a steel structure that also holds the roof.
- Does the cladding start above ground?
 - Yes, for a visual aspect.
- Did you look at having more openings in the screen? Or is there reason for the complete closure.
 - The way these are assembled are not pleasant looking. We only have control of the outside of the prefabricated metal, which is why.
- What is the finished material?
 - Prefinished aluminium, with a light grey metallic finish.
- Is there any control of what could be done in the future with the lights?
 - This lighting system can really do anything so there are a lot of options once it's in place.
- Is this considered signage, or are there restrictions with these lights?
 - Yes, before it goes to Council, I assume the City would make some documentation on it.
- Is there a reason why the shrouding became a box?
 - Yes, it's not a round silo like most, it's rectangular.
- Have you reviewed this proposal with the neighbourhood?
 - Yes, it was the neighbourhood and Burnside/Gorge Land Use Committee that came up with the light idea.
- Is there opportunity to use the same material on the east and west sides?
 - Yes, but there is a massive added cost and we wanted to stick with those specific sides to tell a story.
- How will you manage the slope of the roof and the rainwater?

- The rainwater structures are on the inside of the structure. You will see one pipe through the perforated panel.
- Was there any consideration to not having it fully screened?
 - The designer lifted the skirt at ground level to allow visibility. The perforated screens were also chosen for that reason.

Panel members discussed:

- Ensuring limited hours of light operation.
- Would like to see more angles to the wall and other aspects to make the proposal more interesting.
- Redesign of openings and exposure on screen.
- Appreciation for the care and attention put into this project.
- Appreciation for the idea of it being celebratory during events within the City.

Motion:

It was moved by Devon Skinner, seconded by Trish Piwowar that Development Permit with Variance Application No. 00139 for 2800 Bridge Street be approved as presented:

OPTIONS

The following are three potential options that the Panel may consider using or modifying in formulating a recommendation to Council:

Option One

That the Advisory Design Panel recommend to Council that Development Permit with Variance Application No. 00139 for 2800 Bridge Street Application be approved as presented.

Option Two

That the Advisory Design Panel recommend to Council that Development Permit with Variance Application No. 00139 for 2800 Bridge Street Application be approved with the following changes:

- As recommended by the Advisory Design Panel

Option Three

That the Advisory Design Panel recommend to Council that Development Permit with Variance Application No. 00139 for 2800 Bridge Street Application does not sufficiently meet the applicable design guidelines and policies and should be declined (and that the key areas that should be revised include:)

- as listed by the ADP, if there is further advice on how the application could be improved.

Opposed: Brad Forth, Joe Kardum

For: Marilyn Palmer, Devon Skinner, Trish Piwowar, Sean Partlow and Ben Smith

Carried 5:2