

2.4 Development Permit with Variances Application No. 000569 for 2440 and 2448 Richmond Road

The proposal is for a two, three-storey multi-family residential buildings with 11 rental units in each building (22 units' total).

Applicant meeting attendees:

CAM PRINGLE	CADILLAC DEVELOPMENTS
JOE NEWELL	JOE NEWELL ARCHITECT INC.

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

- fit with existing and future context
- landscaping
- ground floor windows
- any other aspects of the proposal on which the ADP chooses to comment.

Joe Newell provided the Panel with a detailed presentation of the site and context of the proposal.

The Panel asked the following questions of clarification:

- How are the cement panels attached?
 - The panels are flush nailed and then filled and painted over, no exposed fasteners.
- Were you asked to use specific colours?
 - The accent panels were our original design, City staff asked us to put the accent colour on the front doors.
- Is there a reason the rooflines are cut-off?
 - It was done to reduce the overall height and in keeping with building B on the south side.
- Why did you decide to go with the roof projection over the doors?
 - To protect the doors from the elements.
- Why did the developer decide on two buildings instead of only one?
 - They wanted to go with two smaller buildings to be in keeping with the neighbourhood. The client also wanted to keep the buildings on two separate properties.
- Why don't the sleeping areas of the ground floor units have windows?
 - There are corner windows for each ground floor units. We could put piano windows to add more light and as well as keeping privacy. We are also very limited on space, so that plays a role.
- Can you explain the intended demographic for these buildings?
 - Workforce, anyone that works nearby. They could now live in the area they work. There are a lot of hospital employees that currently live out of town because that is what they can afford.
- What are the rental rates per square foot?
 - I'm not sure.
- Can you identify the mailbox location?

- Yes, the mailboxes are surface mounted on both entrance doors.
- What is the clearance for someone with mobility issues in that adaptable suite on the ground floor?
 - The bed area and kitchen would have to be changed out to make it accessible.
- In between the buildings what will the rock garden area be made from?
 - It is intended to be river rock with some driftwood.

Panel members discussed:

- Concern about glazing of ground level windows
- Appreciation for the landscaping design
- Appreciate the Juliette balconies
- Desire to see a pitched roof
- Dislike of colour palate on both buildings
- Desire to see this as a one large apartment building, instead of two smaller ones.

Motion:

It was moved by Joe Kardum, seconded by Ben Smith that Development Permit Application No. 000569 for 2440 and 2448 Richmond does not sufficiently meet the applicable design guidelines and polices and should be declined (and that the key areas that should be revised include:)

- The project as presented does not fit the current or future character and context of the neighbourhood.
- reconsider the massing and two-building approach to better utilize the site while providing meaningful landscape options. If a two-building approach is pursued, then it will require a different expression than what was presented at this current meeting.
- Reconsideration of the rooflines of the project.
- Increase the landscaping between the west side of the site and the existing neighbours.
- Ensure adequate accessible handicap parking.
- Increase the glazing to improve the livability of ground floor units.

Carried Unanimously

1. ADJOURNMENT

The Advisory Design Panel meeting of July 22, 2020 was adjourned at 5:12 pm.

Marilyn Palmer, Chair