MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
HELD WEDNESDAY JANUARY 22, 2020

1. THE CHAIR CALLED THE MEETING TO ORDER AT 12:00 PM

Present:	Sorin Birliga, Pamela Madoff (acting chair), Jason Niles, Jessi-Anne Reeves, Carl-Jan Rupp, Karen Sander, Elizabeth Balderston, Brad Forth
Absent:	Stefan Schulson, Marilyn Palmer
Absent for a Portion of the Meeting:	Elizabeth Balderston
Staff Present:	Charlotte Wain – Senior Planner, Urban Design Alec Johnston – Senior Planner Alena Hickman – Secretary

2. MINUTES

Minutes from the Meeting held December 18, 2019

Motion:

It was moved by Carl-Jann Rupp, seconded by Sorin Birliga, that the minutes from the meeting held December 18, 2019 be adopted.

Carried Unanimously

3. APPLICATIONS

3.1 Development Permit Application No. 000567 for 1230 Grant Street & 1209, 1218, 1219, 1220, 1226 North Park & 1219 Vining & 1235 Caledonia Avenue & 1211 Gladstone

The City is considering a Development Permit application to develop 5 affordable housing apartment buildings (3 town home blocks, 2 apartment buildings)

Applicant meeting attendees:

ROB WHETTER	DHK ARCHITECTS
CHARLES KIERULF	DHK ARCHITECTS
TAMARA BONNEMAISON	MERDOCH DE GREEFF INC
PAUL DE GREEFF	MERDOCH DE GREEFF INC

Leanne Taylor Senior Planner provided the Panel with a brief introduction of the Application and the areas that Council is seeking advice on, including the following:

- design of the breezeway and amenity room in apartment two

- ground level entryways and their relationship with the street and greenway
- landscaping and open site space
- application of building materials
- 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 Tamara Bonnemaison provided the Panel with details of the proposed landscape plan.

The Panel asked the following questions of clarification:

- how much consideration of the landscaping was based on Crime Prevention Through Environmental Design (CPTED)?
    - CPTED was a major consideration for the internal courtyards we are working with, as well as the corner of Haegert Park.
- can you access the track field from the Statutory Right of Way (SRW) that runs along the east side?
    - there is expected to be reconstruction on the track. Right now, there is a fence
- is the park open or is it divided into sections?
    - it is open
- are the trees along the greenway blocking and shading the buildings?
    - spacing of trees and greenery are still being worked out
- was onsite storm water treatment considered?
    - Yes, we focused on the rain gardens, so we have a lot of soil depth to work with. There is perforated pipe at the bottom as well, so water is not sitting at the bottom
- what is the depth of the soil on top of the parkade structure?
    - landscapers are using low seed walls so we can mound soil up to two feet and plant small trees
- where does the water go after going through the perforated pipe?
    - there is drainage mat is beyond the pipe, after which it would go into the storm drain
- how much below grade are the lower level bedrooms?
    - they are 1.2 meters below grade
- did the applicant consider raising the buildings, so the bedrooms weren't as much below grade?
    - yes
- will all units be rental?
    - yes
- will all operations for the open spaces be run by the Capital Regional Districts (CRD)?
    - no, they will be a landscape contractor and compost company that will work through all the sites. We are going to be working with community gardening as well
- how much rebate do you anticipate having on the window assemblies on the town houses?
    - there will be a couple inches of shadow line.

Panel members discussed:

- refinement of the relationship between landscape, architectural design and lighting between walkway and breezeway
- the possibility of side screening for townhouse entrances
- how ownership will take place for entries on multiunit town homes
- appreciation for the general concept of inviting the park into main site
- consideration for the landscaping layout on the greenway
- appreciation for the perspective studies
- refinement on what areas are private and what will be shared
- consideration of bicycle storage
- appreciation for the site plan and attention to the character of the Fernwood neighbourhood
- discrepancies with the presentation vs plans and the terminology of materials.

Motion:

It was moved by Carl-Jan Rupp, seconded by Brad Forth that Development Permit Application No. 000567 for 1230 Grant Street & 1209,1218,1219,1220,1226 North Park Street & 1219 Vining Street & 1235 Caledonia Avenue & 1211 Gladstone Avenue be approved with the following changes:

- refine the relationship between landscape, architectural design and lighting to improve the alignment between walkway and breezeway
- emphasize the site entrance and the main pedestrian connections throughout the site
- further refine the hierarchy of the pathways between public and private space
- confirmation of gaps within the trees along the playing field avenue as presented
- consider window assemblies that will result in shadow and light
- ensure the pedestrian routes take precedence over parking and do not inhibit views over the site
- consider simplification and revision of exterior finishes on the townhouses.

Carried Unanimously

3.2 Development Permit with Variance Application No. 00132 for 11 Chown Place

The City is considering a Development Permit with Variance Application for a new four storey multi-unit residential building.

Applicant meeting attendees:

DANIEL SMITH	10 ARCHITECT GROUP
BARRY COSGROVE	10 ARCHITECT GROUP
OLIVIA LYNE	LADR LANDSCAPE ARCHITECTS
BEV WINDJACK	LADR LANDSCAPE ARCHITECTS
DEANE STRONGITHARM	CITY SPACES CONSULTING
JAMES KEEFE	GORGE VIEW SOCIETY

ERIC MURDOCH	GORGE VIEW SOCIETY
MIKE MCAULEY	GORGE VIEW SOCIETY

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

- height and building mass
- roofline
- application of building materials
- any other aspects of the proposal on which the ADP chooses to comment.

Barry Cosgrove provided the Panel with a detailed presentation of the site and context of the proposal and Olivia Lyne provided the Panel with details of the proposed landscape plan.

The Panel asked the following questions of clarification:

- where will the pedestrian connection be located at the north and south of the site?
  - The gate on the south end will be enlarged. After the path ends, it will connect to the sidewalk paths on both sides
- is there underground parking?
  - no
- is there no underground parking because most tenants are seniors?
  - yes
- what is the distance between parking and the building?
  - 10 meters
- is the siding combustible?
  - no
- what is the lifespan of the siding?
  - it has a 50-year warranty
- is the parking at the same grade as the sidewalk?
  - yes
- how many of the existing residents are interested in living in the new building?
  - some have expressed interest in living in the new units
- have you considered for the lounge space to be a daycare facility in the future?
  - no, it has not been discussed
- how many new trees are proposed for this site?
  - approximately 16.

Panel members discussed:

- how the new buildings height benefits the overall project as a great focal point
- appreciation for keeping with the character of the Gorge neighbourhood
- the need to consider the construction of additional buildings on-site in the future
- appreciation for the thought put into materials.

Motion:

It was moved by Brad Forth, seconded by Elizabeth Balderston, that the Development Permit with Variance Application No. 00132 for 11 Chown Place be approved as presented with the following considerations:

- review of the north-south connector and its integration into the existing site circulation
- the provision of adequate screening between vehicle parking stalls and residents.

Carried 7:1

For: Elizabeth Balderston; Sorin Birliga; Jason Niles; Jessi-Anne Reeves; Pamela Madoff; Brad Forth
Opposed: Carl-Jan Rupp

Elizabeth Balderston recused herself from Development Permit with Variances Application No. 00126 for 956 Heywood Avenue application.

3.3 Development Permit with Variances Application No. 00126 for 956 Heywood Avenue

The City is considering a Development Permit with Variance application to construct a four-storey multiple dwelling building.

Applicant meeting attendees:

BIANCA BODLEY	BIOPHILIA DESIGN COLLECTIVE
D'ARCY JONES	D'ARCY JONES ARCHITECTS

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

- window placement and privacy impacts
- parking entrance and street relationship
- landscaping in response to context
- any other aspects of the proposal on which the ADP chooses to comment.

D'arcy Jones provided the Panel with a detailed presentation of the site and context of the proposal and Bianca Bodley provided the Panel with details of the proposed landscape plan.

The Panel asked the following questions of clarification:

- is the west stairwell enclosed?
    - It is open air, and enclosed only at the top
- what material is proposed for the overhang?
    - metal
- are you worried about glare with the overhangs?
    - some glare is intended to spread light throughout
- what is the purpose of the screens?
    - they are operable and meant to be playful
- can you explain on the west elevation of the roof deck what the grey boxes are?
    - you are looking at the screens that would contain the hatches

- what is the surface of the wall on the first level?
    - concrete and glass
- what is the landscaping between the existing buildings currently?
    - that area was not surveyed. From the drawing it looks like a hedge
- what will the landscaping on the roof look like, and will it be irrigated?
    - combinations of plantings, such as Pampas grass. Yes, it will be irrigated
- where is the roof access for level four?
    - it is a hatch at the top of the stairs
- is there a guard on the roof garden?
    - yes.

Panel members discussed:

- window placements
- the impact on privacy of surrounding neighbours
- appreciation for the concept in the landscaping plan.

Motion:

It was moved by Jessi-Anne Reeves, seconded by Jason Niles, that Development Permit with Variances Application No. 00126 for 956 Heywood Avenue be approved with the following changes:

- consideration of the minimum side yard setbacks affecting livability to the neighbours.

Carried 6:1

For: Sorin Birliga, Jason Niles, Jessi-Anne Reeves, Carl-Jan Rupp, Brad Forth, Pamela Madoff
Opposed: Karen Sander

3.4 Development Permit with Variance Application No. 00120 for 1475 Fort Street

The City is considering a Development Permit with Variances application to construct a four-storey residential building with variances for front yard setback, rear yard setback, side yard setbacks, site coverage, parking and location of accessory buildings.

Applicant meeting attendees:

PETER JOHANNKNECHT	CASCADIA ARCHITECTS
SARA HUYNH	CASCADIA ARCHITECTS
PAUL WOODWAID	PALADON
JOSH HAYES	LANTERN PROPERTIES
BEV WINDJACK	LADR LANDSCAPE ARCHITECTS
OLIVIA LYNE	LADR LANDSCAPE ARCHITECTS

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

- massing, setbacks and orientation
- response to context and physical characteristics of the site
- 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, and Bev Windjack provided the Panel with details of the proposed landscape plan.

The Panel asked the following questions of clarification:

- what is the depth of the balconies?
  - 1.9 meters
- what is the feedback so far from neighbours?
  - very positive, there were some concerns regarding views into the St. Charles property. Screens were added to address those concerns
- are all the screens the same material?
  - yes, perforated aluminum for both
- Is the roof accessible for residents?
  - no there will be mechanical equipment on the roof
- is there any surface parking proposed?
  - no.

Panel members discussed:

- the proposal's success in intergrading within the Rockland neighbourhood
- appreciation for the proposed replacement trees and landscaping with lighting.

Motion:

It was moved by Carl-Jan Rupp, seconded by Sorin Birliga, that Development Permit with Variance Application No. 00120 for 1475 Fort Street be approved as presented.

Carried Unanimously

4. ADJOURNMENT

The Advisory Design Panel meeting of January 22, 2020 was adjourned at 3:45 pm.

Stefan Schulson, Chair