

**MINUTES OF THE  
ADVISORY DESIGN PANEL MEETING  
HELD WEDNESDAY SEPTEMBER 23, 2020**

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

**Present:** Marilyn Palmer (Chair), Brad Forth, Devon Skinner,  
Sean Partlow, Ben Smith, Ruth Dollinger, Trish  
Piwowar

**Absent:** Matty Jardine, Joseph Kardum

**Staff Present:** Charlotte Wain – Senior Planner, Urban Design  
Miko Betanzo – Senior Planner, Urban Design  
Alena Hickman – ADP Secretary

**2. APPLICATIONS**

**2.1 Development Permit Application No. 000155 for 749 to 767 Douglas Street**

The City is considering a Development Permit Application for a twelve-storey office building with ground floor commercial and requires an Official Community Plan (OCP) amendment and Rezoning for density and Development Permit Application for form and character.

Applicant meeting attendees:

LUKE MARI	ARYZE DEVELOPMENT INC
DAVID DOW	DIAMOND SCHMITT ARCHITECTS
ELENA CHERNYSHOV	DIAMOND SCHMITT ARCHITECTS
KELTY MCKINNON	PFS STUDIO

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

- overall scale and massing relative to the heritage landmark policies that seek to respect the visual prominence and character defining importance of heritage landmark buildings
- overall scale and massing with respect to building floor plate and street setback policies aimed to reduce the bulkiness of buildings and shadowing impacts
- impact on protected views to the harbour in terms of policies that seek to ensure new developments complement and respond to the surrounding context
- massing along Douglas street in terms of the length of building relative to policies that promote a human scale and visual interest through building articulation
- materiality approach with respect to the extent of proposed glazing within a heritage landmark radius and in terms of the general form and character of the area
- any other aspects of the proposal on which the ADP chooses to comment.

David Dow provided the Panel with a detailed presentation of the site and context of the proposal. Kelty McKinnon provided the panel with a detailed presentation of the landscaping plan.

The Panel asked the following questions of clarification:

- Has the bundling been designed with any sustainability ratings or if any energy modeling has been done?
  - Yes, it is in Telus's branding to make sure their buildings have great sustainability. We have done preliminary modeling but haven't quantified specific targets yet.
- Do you have a rendering or view from the north side of the building looking towards Douglas?
  - No, we don't have an updated rendering
- Did you explore any other material pallets for the ground floor?
  - Our intent is to make the tactile experience as powerful as possible for pedestrians. And a lot of the elements go throughout the lobby. We are looking at higher qualities of materials for other aspects of the building.
- Can the applicant please speak to the trees that are being removed and replaced?
  - We are aware and wanting to save as many trees as possible. Because of parking we have had to replace more than we wanted to. Most trees had to come out because of past contamination of the site.
- Where have you acknowledged any of the contextual requirements for this site and can you point them out?
  - The site is a challenging one. It's a key site as a landmark spot, which must be balanced with context and how to appropriately balance between context and the desire for form and representation. We have long views of the building from Songhees and Laurel Point that look at the relationship to the Empress. We can stylistically attempt to mimic the same context, or we can try to provide a back draw and foil to that. If you look at it from those viewpoints, we have basically given a new backdrop to the roofline of the Empress. It sets the skyline off in a far stronger matter than currently exists. We are trying to achieve a texture and rhythm that will fit within the cadence of the street.

Panel members discussed:

- this side of Douglas Street the proposed building contextually does fit with the surrounding buildings
- this corner is very dead and is needing to be activated and I think this building amplifies it
- great visual interest
- appreciation for the interesting architectural concept on that corner
- appreciation for the integrity of the landscape plan
- concern with the Douglas Street frontage green space
- concern with the vague drawings regarding finishes and details
- concern with size and placement of the Telus logo

- materiality is missing with regard to the textured surfaces
- support for the gesture of the opening of the south point of the terraces, but some concern on how well they would be occupied
- appreciation for the form and design of the building
- appreciation for the pedestrian connection and the relief that was created
- concern for the area that is demarcated as a site that has significant considerations of character and integration
- if the building was placed on a different site anywhere else it would be wonderful. However, there are more than a few areas in which the application is non-conforming with City policies, specifically the OCP, the Urban Place Designation for the Core Inner Harbour District and DPA 9 Inner Harbour. For those reasons I would not vote in support of this application.

**Motion:**

It was moved by Brad Forth, seconded by Ben Smith, that the Development Permit Application No. 000155 for 749 to 767 Douglas Street be approved with the following changes:

- Commitment that the south plaza be redeveloped as part of the project
- Reduce or lower signage on the waterfront side
- Warmer pallet included on soffit particularly at the north entrance

**Carried 6:1**

**3. ADJOURNMENT**

The Advisory Design Panel meeting of September 23, 2020 was adjourned at 2:15 pm.

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Marilyn Palmer, Chair