

**MINUTES OF THE**  
**ADVISORY DESIGN PANEL MEETING**  
**HELD WEDNESDAY AUGUST 26, 2020**

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

**Present:** Marilyn Palmer (Chair), Brad Forth, Joseph Kardum,  
Devon Skinner, Sean Partlow, Ben Smith, Ruth  
Dollinger, Matty Jardine,

**Absent:** Trish Piwowar

**Staff Present:** Charlotte Wain – Senior Planner, Urban Design  
Michael Angrove – Senior Planner  
Alena Hickman – Secretary

**2. PRESENTATION**

- a. Adam Fawkes from AIBC – Introductory ADP presentation to Panel.

**3. APPLICATIONS**

**3.1 Development Permit with Variances Application No. 000555 for 349/351  
Kipling Street and 1400 Fairfield Road**

The City is considering a Rezoning application to consolidate two lots and construct a duplex and six townhouses plus two rental lock-off suites for a total of ten units.

Applicant meeting attendees:

BART JOHNSON  
SEBASTIEN GARON

BREIA HOLDING LTD.  
SEBASTIEN GARON ARCHITECTURE AND  
DESIGN

BIANCA BODLEY

BIOPHILIA DESIGN COLLECTIVE

ELIZABETH BALDERSTON BIOPHILIA DESIGN COLLECTIVE

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

- site planning
- neighbourliness/compatibility
- exterior materials
- suite liveability
- any other aspects of the proposal on which the ADP chooses to comment.

Bart Johnson provided the Panel with a detailed presentation of the site and context of the proposal, and Bianca Bodley & Elizabeth Balderston provided the Panel with details of the proposed landscape plan.

The Panel asked the following questions of clarification:

- What is the setback of the six-unit building on Kipling Street from the property line?
  - about 7m from the street
- What made the architect decide to use Hardie panelling on the Kipling Street Façade, as compared to the other articulated materials on the Thurlow street side?
  - We wanted to try to bring in different materials to create interesting patterns and bring volume.
- Was there any consideration with regards to the neighbours in having Thurlow Street treated as the back of a building and not more of a frontage?
  - There were many constraints. It was a lot about setback, so you end up with a side wall because we were trying to reduce density.
- How much daylight do the sunken suites get?
  - It will vary, they will get lighting through the light wells.
- Was there any consideration to moving unit one closer to Thurlow Road and putting the open community space further internally into the project?
  - Yes, we considered a lot of options and that would have changed the parking orientation and it didn't fit, it would have been too tight.
- Was it considered that the community space it's in a great spot and could be used solely for unit one?
  - Yes, we went back and forth on that.
- How wide is the privacy hedge row?
  - It ranges from 1.5m to 1.79m
- What dictated the 2m setback of the roof decks to the building façade of the town homes, and why wasn't the same consideration given to the neighbour to the east of the duplex on the Fairfield side?
  - The main constraint was how narrow the site is, and fitting in the drive aisle. The access is due to the stair access and it wouldn't fit to flip. The setback on the other units is to provide air conditioning system and that was one of the reasons for stepping that back.

Panel members discussed:

- No issues with height or materiality
- Concern of the neighbourliness of the Thurlow Street elevation
- Desire for more articulation to the Kipling Street side
- Concern for lack of natural light and liveability of bedrooms with deep light wells
- Appreciation of site compatibility
- Desire for softened exterior cladding options on the Kipling Street frontage
- Desire to see changes to the façade on the Kipling Street side
- Concern with the functionality and placement of the common space
- Concern with the width of a single lane into garage along with hedge size
- Concern with the fit into the neighbourhood context

### **Motion:**

It was moved by Devon Skinner, seconded by Ruth Dollinger that the Development Permit with Variances Application No. 000555 for 349/351 Kipling Street and 1400 Fairfield Road be approved with the following changes:

- Address the Kipling Street elevation of building two and the Thurlow Street elevation of building one
- Consider improvements to privacy screening of building two at the rooftop level

- Consider alternative narrower species of planting along the drive aisle
- Evaluate increasing the access to light into lock off suites
- Improve the transparency of landscaping on Thurlow Street.

**For:** Ben Smith, Matty Jardine, Ruth Dollinger, Brad Forth, Devon Skinner, Joseph Kardum, Sean Partlow

**Opposed:** Marilyn Palmer

**Carried 7:1**

### **3.2 Development Permit with Variance Application No. 00146 for 1120, 1124, 1128 Burdett Avenue**

The City is considering a Rezoning Application to consolidate three lots and construct a five storey multi-unit rental building.

Applicant meeting attendees:

KARL ROBERTSON  
GREG DAMANT  
CHRIS WINDJACK  
SAM GANONG

EMPRESA PROPERTIES LTD.  
CASCADIA ARCHITECTS INC.  
LADR LANDSCAPE  
CURATE DEVELOPMENTS

Michael Angrove (on behalf of Alec Johnston) provided the Panel with a brief introduction of the application.

Greg Damant provided the Panel with a detailed presentation of the site and context of the proposal, and Chris Windjack provided the Panel with details of the proposed landscape plans.

The Panel asked the following questions of clarification:

- Where did you draw the design inspiration from for this building?
  - We drew our inspiration from surrounding buildings and the overall context of the neighbourhood
- Would you be willing to consider changing the building to fit into the character of neighbourhood?
  - We feel like the building fits well currently. I think it would be a mistake, it's an expression of its own.
- Do you think the building reads as residential, or do you think it could be mistaken for industrial and or commercial?
  - I think it's residential. I think the building speaks to that with its amenities and features.
- The three-bedroom unit is extremely large, did you look into having its patio become a communal space?
  - We have a community space by the front door and would like to keep it there.
- Can you comment on the design of the windows?

- You can see we have been judicious with our glazing on the windows. In places we will be adding in horizontal mullions.
- Are the railings metal pickets?
  - Yes
- Was there consideration to put a marker or any walkway detail to further define the entrance?
  - I think that's a good point and I think that would be a nice added touch as a finer detail moving forward.
- Because the façade is quite distinguished has there been any discussion on how to deal with the venting?
  - The darker panels at the top is our venting for range exhausted, bathroom exhausted and those sorts of things.

Panel members discussed:

- Great example of thoughtful massing and form
- Disappointment in the landscaping of the courtyard
- Appreciation for the concept of the courtyard
- Desire for further articulation upon entry units
- Desire for landscaping to be provided on large private deck.

#### **Motion:**

It was moved by Bad Forth, seconded by Joseph Kardum, that Development Permit with Variance Application No. 00146 for 1120, 1124, 1128 Burdett Avenue be approved with the following changes:

- Improve the focal point features of the courtyard features on the ground level
- To address the consistency of the fourth-floor level landscaping.

**Carried Unanimously**

#### **4. ADJOURNMENT**

The Advisory Design Panel meeting of August 26, 2020 was adjourned at 3:30 pm.

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Marilyn Palmer, Chair