

**MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
HELD WEDNESDAY OCTOBER 23, 2019**

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

Absent for a Portion of the Meeting: Marilyn Palmer

Absent: Elizabeth Balderston, Brad Forth, Stefan Schulson (Chair), Roger Tinney

Staff Present: Alec Johnston – Senior Planner
Rob Bateman – Senior Process Planner
Leanne Taylor – Senior Planner
John O'Reilly – Senior Heritage Planner
Miko Betanzo – Senior Planner, Urban Design
Charlotte Wain – Senior Planner, Urban Design
Katie Lauriston – Administrative Assistant

2. MINUTES

Minutes from the Meeting held September 25, 2019

Motion:

It was moved by Jason Niles seconded by Karen Sander, that the minutes from the meeting held September 25, 2019 be adopted.

Carried Unanimously

3. NEW BUSINESS

DCAP Update Introduction

Robert Batallas and Joaquin Karakas provided an update on upcoming changes to the Downtown Core Area Plan (DCAP) and invited any initial feedback from the Panel.

The Panel opted to conduct a more thorough review of the draft updates in a separate workshop, and requested that staff provide:

- a digital copy of staff's presentation
- examples of projects compliant with the existing DCAP.

4. APPLICATIONS

4.1 Development Permit with Variance Application No. 00127 for 931 McClure Street

The City is considering a Development Permit with Variance Application to construct a five-storey residential building with approximately 16 dwelling units.

Applicant meeting attendees:

D'ARCY JONES
LUKE MARI
BIANCA BODLEY

D'ARCY JONES ARCHITECTURE INC.
PURDEY GROUP LTD.
BIOPHILLIA DESIGN COLLECTIVE

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

- building relationship
- street relationship
- 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:

- will the boulevard landscaping be maintained by the applicants or by the City?
 - the City allows for boulevard landscaping, which will require little to no maintenance
 - any maintenance would be completed by residents
 - the proposed plan is more environmentally friendly than lawn
- was a tree added to the front entryway since the plans were submitted?
 - no, but this tree was moved to the other side of the lot
- is lighting proposed for the exterior stairs?
 - yes, it will be lit just enough for safety without disturbing neighbours
- will the parking garage have a door to the street?
 - yes, the application was most recently rendered with the door closed, but it will be able to open and close
 - the applicants are willing to remove the door entirely if desired by the Panel
- is a bicycle rack proposed at the front?
 - yes, however it has not been rendered
 - the bicycle rack will consist of metal loops cemented in the ground, surrounded by plantings
- was a green wall or art considered on the east wall, facing the neighbouring building?
 - vines are proposed to break up the façade, and would be attached with standoffs off the building
- would the vines climb to the top of the concrete wall?
 - the vines will be discouraged from climbing up the stucco portion of the wall, but will cover the lower, concrete portion of the wall
- was a detached green wall considered for the upper stucco portion of the wall?
 - an external frame could be built, but a planted living wall would be a challenge to maintain with irrigation and changes in temperature

- how will the interior courtyard trees grow with only one opening for light?
 - the Himalayan birch will get sunlight from the east and west, and should develop a canopy by reaching in both directions
 - these trees often grow in close proximity to one another
- were design considerations to provide a more residential character considered?
 - the mix of fixed windows and Juliet balconies give a scale of multiple openings
 - the modern cornice is similar to more modern interpretations in the surrounding context
 - the proposal fits well between the adjacent apartment building and single family dwelling
 - a sloped roof was considered at first, but the massing felt too large
- were small Juliet balconies considered?
 - the applicants wanted to avoid adding too much articulation or massing
- is a handrail proposed on the front entry?
 - one delicate handrail is proposed opposite the seating and potted plant area
- will the upper floor overlook neighbours' houses?
 - the patios will be surrounded by 42" solid stucco walls to reduce overlook
- are the two maple trees at the rear of the site still included in the proposal?
 - yes; they are hidden in the rendering but are proposed.

Panel members discussed:

- concern for the differences between the presentation and the plans submitted for review
- appreciation for the proposal's density and street relationship
- appreciation for the five-storey massing in the rear
- the sophistication of the design
- appreciation for the front entry steps and the proposal's overall contribution to the communal street feel
- opportunity for a more residential look
- desire for the at-grade parking to be gated
- concern for a motorized garage door located directly under bedrooms
- concern for the appropriateness of a mixed use parking and children's play area
- the proposal's successful relation to surrounding buildings in scale and character
- opportunity to reconsider the use of stucco in favour of a material that will be more durable over time
- appreciation for the site's open spaces, which help mitigate the proposed site coverage.

Motion:

It was moved by Marilyn Palmer, seconded by Jason Niles, that the Advisory Design Panel recommend to Council that Development Permit with Variance Application No. 00127 for 931 McClure Street be approved, as per plans presented at the October 22, 2019 meeting, with the following changes:

- provision of a detailed lighting plan for the stair and internal courtyard to minimize impacts on neighbours and the public realm
- consideration of the addition of features that augment the proposal's residential character

- provision of sufficient detail to ensure accessibility issues have been considered throughout the site
- further exploration of on-site rainwater management.

Carried Unanimously

4.2 Development Permit with Variances Application No. 00079 for 1010 Fort Street

The City is considering a Development Permit with Variances Application to construct a 12-storey, mixed-use building with ground-floor retail and purpose-built rental residential above, including approximately 55 dwelling units.

Applicant meeting attendees:

W. NEIL ROBERTSON
ADAM COOPER
TAMARA BONNEMAISON

STUART HOWARD ARCHITECTS INC.
NVISION PROPERTIES
MURDOCH DE GREEF

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

- building separation distances
- relationship to the street
- cohesion with the heritage corridor
- any other aspects of the proposal on which the ADP chooses to comment.

Neil Robertson and Adam Cooper provided the Panel with a detailed presentation of the site and context of the proposal, and Tamara Bonnemaïson provided the Panel with details of the proposed landscape plan.

The Panel asked the following questions of clarification:

- what variances are requested for this proposal?
 - variances are requested for:
 - the maximum percentage of building street frontage required for building access
 - the minimum percent of retail use (49% instead of the 79% required)
 - 0m setbacks at portions of the building
 - a reduction in the number of parking stalls from 38 to 7
- are variances requested for the proposed building height?
 - the proposal meets City policies for height, so the number of storeys and floor space ratio (density) would be incorporated in the site-specific zone
 - the current zone allows for 15.5m height, and the proposed height is 39m
- with exception of the tenth floor deck, all other outdoor patios will belong to units. Is it assumed that residents will use the patio spaces as rendered?
 - it will be up to residents to plant in the planters, and drip lines will be run to each
 - there are no common access points for the individual patios
 - a garden space is also included for residents

- could parking be accessed from another street than Fort Street?
 - no
- is it an option to reduce parking to zero stalls?
 - Rob Bateman noted that the Schedule C regulations apply to this location, and that the existing zone (with a four-storey height limit) does not require any vehicle parking. Staff have suggested exploring options with no parking, but an additional Transportation Demand Management study and perhaps other measures would be required
- would the City support this application with no parking?
 - Rob Bateman noted that the Engineering department has indicated that this may be supportable (subject to further requirements as stated above).

Panel members discussed:

- support for no on-site vehicle parking
- the hydro kiosk and parking entry are dictating the design of the street frontage
- questioning whether the proposed program can be achieved given the lot size and constraints
- lot size should drive innovation
- the need for the City to encourage land assembly where appropriate; however, recognition of the value of smaller, narrow buildings as well
- the proposal's volume and massing are not cohesive
- the need for sensitive, innovative and quality design that will become future heritage architecture
- the need to augment the quality of the proposal's design
- the application does not meet the City's design guidelines and policies
- the application is not ready for Council's consideration.

Motion:

It was moved by Marilyn Palmer, seconded by Jason Niles, that Advisory Design Panel recommend to Council that Development Permit with Variances Application No. 00079 for 1010 Fort Street does not meet the overall goals and objectives of the applicable design guidelines and policies, in particular DPA 7B (HC), and should be declined.

Carried (6:1)

For: Sorin Birliga, Pamela Madoff (acting Chair), Jason Niles, Marilyn Palmer, Carl-Jan Rupp, Karen Sander

Opposed: Jessi-Anne Reeves

4.3 Development Permit with Variances Application No. 00123 for 2649-2659 Douglas Street and 735 Hillside Avenue

The City is considering a Heritage Designation Application and Development Permit with Variances Application to retain the existing building (Scott Building) and construct an addition on the east and south sides of the building. The existing building would be heritage-designated and converted from commercial to mixed-use consisting of ground floor commercial and residential above. The applicant is also proposing to construct a new six-storey, multi-unit residential building on the adjacent surface parking lot.

Applicant meeting attendees:

MICHAEL GREEN
MARIE-CLAIRE BLIGH
SCOTT MURDOCH

MICHAEL GREEN ARCHITECTURE INC.
MICHAEL GREEN ARCHITECTURE INC.
MURDOCH DE GREEF

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

- the ground level of the six-storey building
- relationship between the existing building and the addition to the south facing Douglas Street
- application of building materials
- any other aspects of the proposal on which the ADP chooses to comment.

Michael Green and Marie-Claire Bligh provided the Panel with a detailed presentation of the site and context of the proposal and Scott Murdoch provided the Panel with details of the proposed landscape plan.

Marilyn Palmer left the meeting at 2:40pm.

The Panel asked the following questions of clarification:

- how was the site circulation considered in determining the location of the café entrance?
 - the café is three-sided and has the option to activate fewer sides if need be
 - the boulevard is wide at this location for pedestrian circulation and cafe seating
- where would residential deliveries be accommodated?
 - deliveries would occur in the courtyard
 - there are four commercial loading spaces controlled by residents and occupants, so these could be used for residential deliveries as well
- were live/work uses considered in the residential spaces?
 - Leanne Taylor noted that the City's policies do not support live/work use at every residential location, and that the relevant policies would have to be consulted
- how are eyes on the courtyard ensured?
 - units from both sides of the courtyard look onto the courtyard
- what are the proposed materials for the black window frames?
 - likely they will be vinyl
- was a lighter coloured cladding material considered?
 - a wide range of options were considered
 - the proposed deep, rich colours will work well with the low light in the wintertime, to avoid a washed out look
- is there any concern for the heat generated from the proposed black cladding?
 - this aspect of the design was considered and has affected the proposed planting scheme
- how many vehicle parking spaces are proposed?
 - 59 spaces are proposed, including residential and visitor
 - vehicle parking is supplemented with carshare and electric bicycle parking.

Panel members discussed:

- appreciation for the integration of loft units and private residential balconies
- appreciation for the integration of the existing building into the new project
- concern for the black materials colour, particularly because the windows during the day will also appear black
- appreciation for the proposal's creativity.

Motion:

It was moved by Carl-Jan Rupp, seconded by Jessi-Anne Reeves, that Advisory Design Panel recommend to Council that Development Permit with Variances Application No. 00123 for 2649-2659 Douglas Street and 735 Hillside Avenue be approved.

Carried Unanimously

5. ADJOURNMENT

The Advisory Design Panel meeting of October 23, 2019 was adjourned at 2:55 pm.

Stefan Schulson, Chair