

4.2 Development Permit with Variances Application No. 00150 for 903, 911 & 1045 Yates Street, 910 View Street and 1205 & 1209 Quadra Street

The City is considering a Development Permit with Variance application for a mixed-use building containing commercial, daycare and approximately 510 residential units in a podium form with two towers at 20 and 22 storeys.

Applicant meeting attendees:

DEANE STRONGITHARM	CITYSPACES
GWYN VOSE	IBI GROUP INC.
JOSEPH FRY	HAPA COLLABORATIVE
FRANC D'AMBROSIO	D'AMBROSIO ARCHITECTURE AND URBANISM

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

- comments on the Urban Design Manual with specific attention to the design objectives related to shading of the public realm, breaking up the massing and bulkiness of buildings and maximizing privacy and liveability
- the overall massing and distribution of density in terms of access to light, liveability, and building separation distances
- the pedestrian experience along all three streets at the perimeter of the subject properties
- building setback and street trees.

Deane Strongitharm provided the Panel with a detailed presentation of the site and context of the proposal. Joseph Fry provided the panel with a detailed presentation of the landscaping plan.

Ben Smith recused himself from the remainder of the meeting.

The Panel asked the following questions of clarification:

- What is the materiality being used for the west elevation of phase 1 on 1045 yates and can you speak to more on the pedestrian realm there?
 - I believe you are referring to the side wall attached to the neighbouring property, we have been working with the neighbours to improve and create a landscape solution along that edge and to improve the materiality there. It is a two-story solid wall that is facing the neighbours parking access.
- Did you do a shadow study for this first phase to see how much of the courtyard would be shaded?
 - No, not directly for the courtyard. There is a shadow study for the overall site.
- This application seems to be eliminating the form and character of the city. Is this doing this because of the lack of variety in scale and use it presents?
 - We thought about this a lot, we went down many research roads with this project. We had to cross the viability, market demands and retail that had to be replaced among many things. If you look at the developments in the

area that conformed and were originated out of the DCAP guidelines where short towers with and without podiums are built, we are moving in the direction of towers. The development economy of the city is moving towards these kinds of densities. We tried to use the podium to fit in with the 19th century style.

- Is there a concoction between Yates Street and View Street?
 - No.
- Have you looked into having some kind of greenspace to breakup the space?
 - It would be challenging, but we can definitely look into this. There has been some concern from neighbours with regards to security is doing some kind of throughway.
- What are the towers materials?
 - They are spandrel clear glass and metal panel as well as the concrete elements for the balconies.
- Have you considered using any other materials?
 - It could be considered as long as they are cost effective
- What part of this building do you think the public will fall in love with?
 - The streets and retailers are things people will love.
- Is there a landscape amenity space that is open to the public?
 - On the 1045 Yates Street side there is some semiprivate space.

Panel members discussed:

- Concerned with challenges within this project and the context within Victoria
- Concern with the massing of the podium
- Would appreciate thought for a through way into the podium
- concerns related to presenting the design guidelines concurrently with an application that relies on the design guidelines. policies and guidelines should be approved first with designs following.

Motion:

1. It was moved by Marilyn Palmer, seconded by Brad Forth, hat consideration of the urban design manual is not to be considered as part of this motion and recommend to Council that Development Permit with Variances Application No. 00150 (Phase 1) for 1045 Yates Street should be declined and that the key areas that should be revised include:
 - Breaking up the mass of the podium
 - Consideration of providing access to some public open space or connection between View Street and Yates street
 - More consideration of materiality of towers in terms of richness and variation

Carried 5:1

For: Marilyn Palmer, Brad Forth, Ruth Dollinger, Sean Partlow, Joe Kardum

Opposed: Devon Skinner