

**MINUTES OF THE**  
**ADVISORY DESIGN PANEL MEETING**  
**HELD WEDNESDAY JULY 22, 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, Trish Piwowar

**Absent:** Matty Jardine

**Absent for Portion:** Marilyn Palmer, Trish Piwowar

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

**2. APPLICATIONS**

**2.1 Development Permit with Variances Application No. 00130 for 1150 Cook Street**

The City is considering a Development Permit with Variance Application for a 16-storey, mixed use building with ground-floor retail and residential above, including 129 dwelling units.

Applicant meeting attendees:

DANIEL ROBBBINS	SAKURA DEVELOPMENTS
TOM STANISZKIS	ARCHITECT
MICHAEL MARCUCCI	TALBOT MACKENZIE & ASSOCIATES

*Sean Partlow recused himself from Application No.00130 for 1150 Cook Street*

Charlotte Wain 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
- building setback and street trees
- overall expression of the building, with particular attention to the roof termination
- any other aspects of the proposal on which the ADP chooses to comment.

Tom Staniszis provided the Panel with a detailed presentation of the site and context of the proposal.

The Panel asked the following questions of clarification:

- Why do some of the smaller units have no balconies?
  - All units have Juliette style balconies, the two-bedroom units have balconies
- Did you considered planter boxes on some of the smaller roof decks to contain trees?
  - Yes, but there is very limited access for that to be maintained by the strata, there is no direct access to that level from the core.
- Are you adding new trees on View Street?
  - Yes
- Was it purposeful to have no colour incorporated into the building?
  - Yes, the colour pallet is deliberate
- What drove the decision for the amenity space to be on the south west corner?
  - That space was available. It was a good location because we have exposure to a lot of sunlight. This gives opportunity for planting options as well.
- Are you concerned about bird safety on the roof because of your choice of glass?
  - The glass is translucent not transparent so there should not be an issue.
- What thought was given to the treatment of soffit at street level?
  - We have the concrete curb and the painted white panels, the under side of the soffit there is about 15ft wide. The transformer needs to be accessible from the street. We will also have planters along the edge will also help break it up.
- Did you look at other types of materiality other than the glazing for the top of the roof and screening purposes?
  - We spent a lot of time dealing with this element. There is a roof behind it, we didn't want to step it back. There are only so many different types of materials to use, we could possibly extend the glazing, that is an option.
- Did you consider safety issues around the bike locker space on the ground floor?
  - Each room is separate which is typical, this limits the amount of people and bikes per space. There will also be surveillance cameras in all public spaces. We could glaze these walls for more privacy.
- Can you speak to any sustainability components?
  - We are using the Juliette balconies to limit concrete slabs. Other balconies are elevated and supported by steal brackets, so we are able to insulate building edges and add exterior insulation to walls.
- There are some direct interfaces, are there windows on that buildings east facing wall?
  - Yes, a couple small windows.
- Has there been any thought given to that south unit and that south interface, since there may be another development come up in time?
  - We would expect that they would require the same setbacks as we have, the space is not unreasonable.

- Have you looked at other ways of highlighting the termination of the building given that you are requesting the building be so much taller?
  - We did explore several options; the only other reasonable option would be to step it back.

Panel members discussed:

- Concern with termination at the top of the building
- Concern with extension of the building structure and the parapet
- Appreciation for the design of the building
- Concern with the colour pallet
- Satisfied with the streetscape
- Would like to see some tree planters on the amenity room patio
- Appreciation for the massing of the podium
- Would like to see the amenity room moved to Cook street side
- Lack of texture on the podium
- Like the corner with upgraded paving of the landscaping and would like to see to stretched further
- Better integration with neighbourhood
- Concern with the trees facing units on level two and three
- Consider the re-design of the bike area
- Further design refinement.

### **Motion:**

It was moved by Brad Forth, seconded by Ruth Dollinger, that the Development Permit with Variances Application No. 00130 for 1150 Cook Street be approved with the following changes:

- give further consideration and refinement to the detailing of the parapet railing, overall brightness and better integration to the overall building design
- consideration for safety of ground floor and design of bike rooms
- reconsideration of amenity space and locating it to help animate the Cook street frontage
- consider the addition of trees in planters on the amenity room patio
- consider revisions to paving to help enhance entrance
- the applicant to ensure the accuracy of the street trees to ensure their successful retention
- further review and relaxation of setbacks to the south to improve livability of the south facing units to give them a balcony or an oblique view
- additional consideration for mechanical room to be integrated into overall building design and materiality
- regulate or standardize the size and pattern and colour of the metal panels

**Carried Unanimously**