

MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
HELD WEDNESDAY MAY 26, 2021

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

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

Staff Present: Miko Betanzo – Senior Planner. Urban Design
Alena Hickman – ADP Secretary

2. APPLICATIONS

2.1 Development Permit with Variances Application No. 00163 for 235 Russell Street

The City is considering a proposal for a new industrial warehouse building.

Applicant meeting attendees:

Charles Kierulf

dHK Architects

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

- how the building relates to and is viewed from the street
- the relationship to the heritage significant building to the south
- potential impact of adding a loading stall
- any other aspects of the proposal on which the ADP chooses to comment.

Charles Kierulf provided the Panel with a detailed presentation of the site and context of the proposal.

The Panel asked the following questions of clarification:

- Is there a sidewalk in front of your building?
 - The adjacent property does have a sidewalk and we are proposing a sidewalk that ends at our property line. We were asked to provide a 2.7m SRW which we respectfully declined simply because all the other properties are right up along the property line and felt we would be keeping consistency that way.
- Can you speak to the design elevation in relationship to the context?
 - There was discussion on what was an appropriate response and the main element was to create some vertical elements. We did not want to mimic or duplicate, but there was a desire to introduce something that was different and contemporary with adding the same verticality.

- The interior and light industrial are all black box spaces, correct?
 - Correct, there are no windows.
- Is there a drop off zone? And is there a need for another loading zone?
 - There is a large loading space in the back in the parkade which is just over 8ft in height. We are not going to get massive vans or trucks in but for small industrial uses it will be good.
- What are the projected industrial uses?
 - Hopefully, there will be some move overs from older buildings. We do know that it will be something that is not invasive and doesn't make a lot of noise for the neighbours, Craft cannabis could be an option, but it is hard to give you specifics.
- Are the side walls of the building smooth concrete block?
 - Correct. It won't be basic, we have been using the smooth face block with a finish, which looks better and helps with water issues.
- One wall is quite exposed, do you have concerns about graffiti?
 - I think unfortunately there is always potential for that, but I think the best way is to mural the side wall. So, I think there is potential to counter that graffiti with some type of artwork.
- Did you think about putting a green roof on the building?
 - We did but mostly for storm water, but we didn't propose it because depending on the tenancy, there is potential for machinery to go on the roof.
- Did you look at having windows on the upper levels to break up the walls?
 - We did go back and forth on that. Floors 2 and 3 do have windows but did not put them on 4 because we weren't sure what the use of the building would be.
- Do you have plans for how any rooftop mechanical would be accommodated?
 - We do, we have extended the parapet height to the maximum allowed and then depending on the scale and height, we would envision screening on larger units and if they are split, they would be about the same height as the parapet.
- Would that be covered in the planning document once this is brought forward to Council?
 - I think if we know the users and have that level of information before the building permit, we could include it in that stage. We can include accommodation for screening at the DP stage.

Panel members discussed:

- Appreciation for the expression of materials
- Visually pleasing from the street
- Façade and elevation are interesting

- Desire for some greenery or landscaping in some form to soften the building
- Appreciate the sidewalk
- Desire to see more windows
- No issue with the loading bay being under the building
- Desire for community input on a mural
- Satisfied with the designed solution proposed.

Motion:

It was moved by Devon Skinner, seconded by Pamela Madoff, that Development Permit with Variances Application No. 00163 for 235 Russell Street be approved with the following changes:

- Consideration of green screening on the side walls
- Consideration for additional fenestration from the fourth floor
- Consideration of mural on exposed cement block wall
- Consideration of anti-graffiti coating
- Screening details for rooftop mechanical details be provided at the DP stage
- Panel generally supports the variance request for loading because the applicant has made provision for internal loading.

Carried Unanimously