

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

**1. THE CHAIR CALLED THE MEETING TO ORDER AT 12:05 PM**

**Present:** Sorin Birliga, Jessi-Anne Reeves, Carl-Jan Rupp,  
Karen Sander, Stefan Schulson, Elizabeth  
Balderston, Brad Forth

**Absent:** Marilyn Palmer

**Absent for a  
Portion of the Meeting:** Pamela Madoff, Jason Niles

**Staff Present:** Miko Betanzo – Senior Planner, Urban Design  
Charlotte Wain – Senior Planner, Urban Design  
Leanne Taylor – Senior Planner  
Alec Johnston – Senior Planner  
Alena Hickman – Secretary

**2. MINUTES**

**Minutes from the Meeting held January 22, 2020**

**Motion:**

It was moved by Karen Sander, seconded by Jason Niles, that the minutes from the meeting held January 22, 2020 be adopted.

**Carried Unanimously**

*Note: Discussion to bring in Adam Fox in for the next Meeting to review Design Panel Guidelines.*

**3. APPLICATIONS**

**3.1 Development Permit with Variances Application No. 00133 for 1124  
Vancouver Street, 941 and 953 View Street**

The City is considering a Rezoning application for a 6-storey rental apartment building.

Applicant meeting attendees:

ROBERT CICCOZZI  
SANDRO MANCINI  
PETER KREUK

CICCOZZI ARCHITECTURE INC.  
CICCOZZI ARCHITECTURE INC.  
DURANTE KREUK LANDSCAPING

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

- built form, massing and building separation
- façade articulation and finishes

- the raised residential entrances and activation of the public realm
- any other aspects of the proposal on which the ADP chooses to comment.

Robert Ciccozzi provided the Panel with a detailed presentation of the site and context of the proposal, and Peter Kreuk provided the Panel with details of the proposed landscape plan.

The Panel asked the following questions of clarification:

- is there more information on the crust layer mentioned under the parkade?
  - there is a crust level approximately 3ft below the surface. Below that, there is a level of unstable soft fill. The proposal would stay above the crust level, which is another reason for the wood frame building, it is much lighter
- what was the thought process behind the internal windowless bedrooms?
  - the internal bedrooms have a sliding glass door to bring in more light from the unit
- was there an option to have fewer, large units?
  - the intent was to keep units smaller to keep them affordable
- are there any provision to deal with storm water?
  - storm water would be managed within the public realm
- can the landscaper confirm the species of the tree replacements?
  - it's usually up to the City of Victoria Parks Department to determine placement of the species
- because future development can't be predicted, is the assumption that the courtyard will be "sunny" until it is not?
  - yes
- are there accessible units on the ground floor?
  - yes
- are those accessible units on the south side of the courtyard?
  - yes
- do the accessible units differ in spec from the rest of the units?
  - yes, because they are designed specifically for accessibility, but they have all the same finishes
- are Modo memberships going to be transferred over to residents?
  - that remains to be seen
- will the Modo cars be strictly for residents use or will there be neighbourhood cars as well?
  - that has not been discussed.
- what is the height of the building across on Vancouver street that is currently being developed?
  - ten storeys
- why did the architect decide to go with a smaller building?
  - for geotechnical reasons. We really wanted to stay with the wood frame building
- what is the site coverage of this building?
  - 87%
- are there renderings of a street view from inside of one of the units?
  - not currently
- is the bike storage glass or mixed materials?
  - it is mixed materials. Metal panels and mesh so it is a lightweight structure, with gates on both sides
- please explain the sun control on the balconies.

- there is a small metal frame that comes out along the sides of the balcony
- is there any idea of how much sun control you will get out of that thin structure?
  - from the east in the morning it will give the unit a small amount of shadow. Creating some character was important, but the panels cannot protrude too far
- where are the access points to the courtyard for tenants?
  - the entrances at the end of each corridor, they are on grade to the courtyard
- is this a market rental building?
  - yes
- how is the term “affordable” being defined?
  - it’s defined by having small units
- where is the building storage, how will families be expected to store their belongings?
  - they would have to keep everything in their units
- what type of material is being purposed for your cladding?
  - aluminium composite panelling
- how many units in the building, and how much parking?
  - 154 units and 41 parking stalls

Panel members discussed:

- appreciation for the detail and effort put into integrating the street and raised balconies
- appreciation for the rain garden on View street
- concern for a lack of open public space
- disappointment in not utilizing roof space
- appreciation for the unique amenities that are provided
- lack of concept, configuration and design are confusing
- lack of storage and parking
- lack of urban agriculture
- concern with lot coverage being too high at 87%
- need for pedestrian experience
- lack of commercial space
- how the design is not in keeping with Greater Victoria.

**Motion:**

It was moved by Pamela Madoff, seconded by Jason Niles, that the Development Permit with Variances Application No. 00133 for 1124 Vancouver Street, 941 and 953 View Street does not sufficiently meet the applicable design guidelines and polices and should be declined as presented with consideration for:

- built form, massing and building separation
- façade articulation and finishes
- the raised residential entrances and activation of the public realm
- livability of units
- the overall programing of the amenity space, with a need for quality spaces.

**Carried Unanimously**