

5.1 Development Permit with Variances Application No. 00177 for 450 Dallas Road

The proposal is for a new seven-storey rental building.

Applicant meeting attendees:

Erica Sangster	DAU
Rodrigo Rodrigues	Gauthier + Associates Landscape Architects Inc.
Bryce Gauthier	Gauthier + Associates Landscape Architects Inc.
Jonathan Lim	Reliance Properties
Jauan Pereira	Reliance Properties
Jon Stovell	Reliance Properties

Michael Angrove provided the Panel with a brief introduction of the application.

Erica Sangster provided the Panel with a detailed presentation of the site and context of the proposal and Bryce Gauthier provided information on the landscaping plan.

The Panel asked the following questions of clarification:

- Can you confirm what the rear yard setback is?
 - The .7 is for the first-floor bike room at grade. Then above level one it steps up a little bit. It's at a 4m setback.
- Is there a winter shadow study?
 - Yes, I can show the Panel.
- Has there been any negotiating to have the access off Menzies Street?
 - We have had many conversations with Engineering, and they have made that a clear no. They said they would accept maintaining the access off Menzies, but we wouldn't be allowed to have an increase in traffic using that existing access point.
- Can you clarify that this proposal meets the requirements for a wood frame building?
 - It's 7 storeys by zoning standards because of the rooftop use. We are falling under the 6-storey category.
- Has it been confirmed that you can have a green roof with a wood frame building?
 - Yes, as far as I know.
- Will the trees sit in planters? How will they be protected from the elements being an ocean front property?
 - The soil volumes are limited anywhere they are on a slab or roof deck. It's the void that creates the walls.
- What kind of TDM's does the proposal in regarding parking ratio?
 - We have over supplied biking spaces, bike repair station, and bike cargo stops, along with two modo car share spots.

- What is the depth of the tree pits that are on the roof?
 - Generally, a minimum of 3ft.
- How many trees are on the roof?
 - I think there are about half a dozen.

Panel members discussed:

- High quality proposal
- Densifying
- Appreciation for the landscaping
- Great integration into the neighbourhood
- Appreciation for the proposal's neighbourliness

OPTIONS

The following are three potential options that the Panel may consider using or modifying in formulating a recommendation to Council:

Option One

That the Advisory Design Panel recommend to Council that Development Permit Application No. 00177 for 450 Dallas Road be approved as presented.

Option Two

That the Advisory Design Panel recommend to Council that Development Permit Application No. 00177 for 450 Dallas Road be approved with the following changes:

- as listed by the ADP.

Option Three

That the Advisory Design Panel recommend to Council that Development Permit Application No. 00177 for 450 Dallas Road does not sufficiently meet the applicable design guidelines and polices and should be declined (and that the key areas that should be revised include:)

- as listed by the ADP, if there is further advice on how the application could be improved.

Motion:

It was moved by Brad Forth, seconded by Peter Johannknecht, that the Development Permit with Variances Application No. 00177 for 450 Dallas Road be approved as presented.

Carried Unanimously

The panel communicates to staff for consideration for relocation of the parking access from Lewis Street to Menzies Street recognizing the narrow two-way dead-end condition of Lewis street.