

3.1 Development Permit with Variances Application No. 00205 for 710 Caledonia Street and 1961 Douglas Street

The City is considering a proposal is for a mixed-use development consisting of three residential towers above a commercial podium.

Applicant meeting attendees:

Byron Chard – Chard Development
 Mackenzie Biggar – Chard Development
 Matthew Bianchini – Chard Development
 Sean Rorison – BC Housing
 Mark Whitehead – MCM
 Vince Fernandez – MCM (TBC)
 Grant Brumpton – PWL
 Peter Joyce (or) Tyler Thompson – Bunt Transportation

Leanne Taylor provided the Panel with a brief introduction of the Application and the areas that Council is seeking advice on, including the following:

- design of the urban plaza
- design of the building to street interface along Discovery Street
- design of upper storeys and rooftop of Building C
- floor heights of the retail units along Douglas Street
- balconies and rooftop amenity space
- selection and application of exterior finishes
- any other aspects of the proposal on which the ADP chooses to comment.

Byron Chard & Mark Whitehead provided the Panel with a detailed presentation of the site and context of the proposal, and Grant Brumpton provided the Panel with details of the proposed landscape plan.

The Panel asked the following questions of clarification:

- Do you have an elevation of the street condition running along Douglas Street where the retail space is as you're moving towards Discovery Street?
 - Please see the sketch up model. There is retail on Discovery Street, along with the BC housing residential entry. Another level has the parkade for the grocery store.
- How is that area of the parkade screened?
 - We are proposing western wire, the stainless steal weave. We then have glazing to the bike rooms. We are proposing glazing on the grocery store above as well. We want harmony but to keep some contrast.
- Does the streetscape design reflect any conversation that has been had with the City of what they would like to see?
 - Retail animation was the number one aspect. For people moving north and across the pedestrian connection, there is a pedestrian connection and a narrowing just to the east of this. Then bringing those people down to the Plaza and then north on Douglas St itself. We are trying to create a strong podium and respond well to the DCAP. We pulled out the deck for the daycare space. On the condo tower the DCAP gives dimension. We

understand that there will be a process with the City, we have some workshops coming up to address these things.

- City Staff: Leanne Taylor– Caledonia is identified as a green way and we are struggling with the width and right of way. To achieve some trees along this extension it will be a challenge. There may be a section with no trees due to space. Along Douglas and Discovery, we don't have that same problem. We are hoping through plaza redesign we will be some more trees in that area. DCAP recommends a podium height up to 18m.
- Did you do a parking study to see the demand in the area?
 - No parking study was conducted for the surrounding area.
- There is about 4 on street parking spots on Caledonia Street. Is there an opportunity to eliminate those spots to be able to have that bump out?
 - We are aware of that, right now transportation is working together with Chard to come to a conclusion. Grocery store parking is required to have 3-5 stalls per 1000sq ft.
- Do you have any renderings looking down Blanshard Street? There looks to be no trees down the back side near building A. Is there potential to add trees between buildings A and B?
 - On Discovery Street we are proposing a green roof, on the podium which sits about 4m above the grade.
- Can staff give some clarity on concerns surrounding the balconies and what the city would like to see?
 - The design guidelines encourage balconies to be inset from a usability perspective and these are cantilevered. There are reasons for that as well from a building perspective. We are looking for the ADP's input on how it relates to over all building mass.
- Can you describe how you are going to finish these balconies?
 - They will be exposed concrete.

Panel members discussed:

- Appreciation for the design of the balconies.
- Thoughtful and well-balanced floor plans with balanced colour scheme.
- Appreciate that the urban plaza brings flow into the urban space well. Nice sense of place.
- Appreciation for how the restaurants are placed.
- Podium doesn't feel overly large.
- Would like to have consideration in having a canopy on the corner.
- BC housing tower could have a bit more attention paid to that mechanical rooftop.
- Concern with the space on the upper level of the plaza.
- Would like to see better portioning on the upper and lower plaza spaces.
- Would like to see the daycare repositioned from Douglas Street onto the back plaza instead.
- Concern for no storm water or treatment plans presented.
- Concern with the Discovery Street grocery faux board seems like an after thought.
- Further consideration to the soft play area and buffer on the area for daycare could be incorporated.
- The view from Blanshard Street could use better treatment.

Motion:

It was moved by Devon Skinner seconded by Ben Smith, that the Advisory Design Panel recommend to Council that the Development Permit with Variances Application No. 00205 for 710 Caledonia Street and 1961 Douglas Street be approved with the following recommendations:

- Further consideration to the landscape treatment of the Blanshard facing elevation.
- Further consideration to the articulation of the Discovery side. To improve the animation along Discovery Street.
- Address the daycare interface with Douglas Street, particularly with screening and sound.
- Further consideration to the allotment of space between the upper and lower corner plaza. Particularly to allow tree planting along Douglas Street.
- Applicant to continue working with staff on the Caledonia greenway on consideration to adding landscape at street level in front of building B.

Carried Unanimously