

**MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
HELD WEDNESDAY OCTOBER 26, 2022**

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

Present: Will King (Acting Chair), Ben Smith, David Berry, Sean Partlow, Colin Harper, Pamela Madoff

Absent: Devon Skinner, Peter Johannknecht, Tamara Bonnemaïson
Matty Jardine

Staff Present: Miko Betanzo – Senior Planner, Urban Design
Manasvini – Senior Planner
Patrick Carroll – Senior Planner
Alena Hickman – Administrative Assistant

2. AGENDA APPROVAL

Motion:

It was moved by Pamela Madoff, seconded by Ben Smith, that the agenda for the October 26, 2022 meeting be adopted.

Carried Unanimously

3. MINUTES

Motion:

It was moved by Pamela Madoff, seconded by Ben Smith, that the minutes from the meeting held September 28, 2022 be approved as presented.

Carried Unanimously

4. APPLICATIONS

4.1 Development Permit with Variances Application No. 00201 for 2300, 2310 and 2312 Douglas Street

The proposal is for a four-storey, mixed-use self-storage building consisting of light manufacturing uses on the ground floor and self-storage above.

Applicant meeting attendees:

Helen Besharat – BFA studio architects
Chris Bradley – BG Douglas Ventures Inc.

Chris Windjack – LADR Landscape Architects

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

- building mass and composition
- building to street interface
- selection and application of exterior finishes
- north elevation
- landscaping
- any other aspects of the proposal on which the ADP chooses to comment.

Helen Besharat provided the Panel with a detailed presentation of the site and context of the proposal, and Chris Windjack provided the Panel with details of the proposed landscape plan.

The Panel asked the following questions of clarification:

- Is there a reason you didn't go with the 5 storeys the OCP calls for and one level of parkade?
 - There is a maximum allowed height for the existing zoning, and that didn't let us go another storey as well we didn't have enough FSR.
- How do you get into the bike parking area?
 - Bikers can get to the building from the back over head door, in front of the oversized elevators, down one floor and the bike storage is right across from the elevator doors.
- How does the planning department view the lack of surface parking?
 - The planning director would have to inform on this. I believe they aren't concerned about parking.
- Are you confident with the level of parking availability for large vehicles to access and service the whole building?
 - We looked at 6 other sites to try to get the correct amount of loading bays and sizes. Our recommendations are based on that. The site requires 11 parking spaces which is quite a bit lower than the 19 that we are providing.
 - Two large van spots to accommodate Uhauls and fleet vehicles as well to the north is the largest spot which is about 10m long.
- Did you study the existing parking requirements of the empty lot and what impact a new building might have on removing that parking location from the neighbourhood?
 - No, that was not part of our scope, so we didn't look at the existing demands.

Panel members discussed:

- The building and specifically the north elevation are a bit bland
- Parking lots are rapidly developing
- No issues with north elevation
- Windows on the exterior are a nice touch
- More than what I was expecting for a storage building
- Building is suitable for it's use
- Building to street interface could have more glazing

- Consider using a darker cladding to further differentiate
- Would like to see a bit more landscaping but am aware it isn't required

Motion:

It was moved by Colin Harper, seconded by Ben Smith that Development Permit with Variances Application No. 00201 for 2300, 2310 and 2312 Douglas Street does not sufficiently meet the applicable design guidelines and polices and should be approved with the following changes

- Further differentiation between the ground and upper levels.

Carried Unanimously