

The proposal is to construct a seven-storey seniors rental building.

Applicant meeting attendees:

Charles Kierulf, Architect – dHK Architects
Sean Leogreen, Landscape Architect – LADR Landscape Architects
Donald Milliken, Chairman - Milliken Developments
Kate Milliken Binns, President – Milliken Developments
James Milliken, Vice President – Milliken Developments

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

- The transition to the adjacent lower density residential areas
- The separation space between Phase 1 and Phase 2
- The entryway details and landscaping
- 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, and Sean Leogreen provided the Panel with details of the proposed landscape plan.

Tamara Bonnemaïson left the meeting at 1:18pm

The Panel asked the following questions of clarification:

- Is there a reason why a step-down a level on the north end to 4 stories instead of 5 would not be possible? Cannot relocate the exit staircase, any time a floor is removed, it reduces the number of units. The goal was to maintain original premise and maximize the number of units on the site.
- Do you have an image of current conditions on Ashgrove Street compared to what you are proposing? Not in the presentation but a streetscape context is included in the package of material for ADP.
- What are the shadow impacts of the building on the north end? In the spring, the north neighbour is impacted by shadow with 3-4 hrs of sun, and summer there is no shadow in the neighbour property. The orientation could be moved more south to increase the separation from the neighbouring property.
- Why is this building a higher FSR and height compared to the other buildings? The applicant is consolidating several properties, the proposed building is six stories with a roof top amenity to bring it to seven stories.

Ben Smith left the meeting at 2:00pm

Panel members discussed:

- This building will transform the neighbourhood. The densification of the city should pay attention to the acknowledgement of the location of the building and the points staff outlined in their report to consider.
- Height of the building and transition, step backs are not preferable and don't necessarily achieve the desired effect. Prefer articulation in the massing as a design approach and this building looks like its in between.
- Concerns with shadowing for neighbours on the north but otherwise a great, thoughtful project.

- Six stories should be the minimum for buildings to address current and future concerns.
- Concerns with the messaging that new construction sends. Transition matters and existing buildings do matter to ensure the city remains a livable place.

Motion: David Berry

Seconded: by Devon Skinner

That the Advisory Design Panel recommend to Council that Development Permit Application No. 000623 for 1900 Richmond Road, 1921, 1929, 1931/1933, and 1935 Ashgrove Street be approved as presented.

For: David Berry, Devon Skinner

Opposed: Pamela Madoff, Sean Partlow, Colin Harper, Will King.

Motion: Failed

Motion: Will King

Seconder: Pamela Madoff

That the Advisory Design Panel recommend to Council that Development Permit Application No. 000623 for 1900 Richmond Road, 1921, 1929, 1931/1933, and 1935 Ashgrove Street be approved with the following changes:

- Recommend approval with revisions to address the transitions to the lower density neighbourhood.

For: Devon Skinner, Will King, David Berry, Sean Partlow

Opposed: Pamela Madoff, Colin Harper

Carried 4:2

ADJOURNMENT

Motion to adjourn: Pamela Madoff, Seconded by Devon Skinner

The Advisory Design Panel meeting of May 24, 2023 was adjourned at 2:34 pm.

Devon Skinner, Chair