

4.2 Development Permit Application No. 000542 for 3020 Douglas Street and 584 Burnside Road East

The City is considering a Rezoning and Development Permit Application to construct a six-storey, mixed-use development consisting of residential and commercial uses.

Applicant meeting attendees:

PAUL HAMMOND
DEANNA BHANDAR
SCOTT MURDOCH

LOW HAMMOND ROWE ARCHITECTS
VICTORIA COOL AID SOCIETY
MURDOCH DE GREEFF LANDSCAPE ARCHITECTS

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

- the massing and interface with nearby properties
- the entryway and ground level relationship to the street
- the façade articulation and materials.

Paul Hammond provided the Panel with a detailed presentation of the site and context of the proposal, Deanna Bhandar provided a background on the Victoria Cool Aid Society, and Scott Murdoch provided details of the proposed landscape plan.

The Panel asked the following questions of clarification:

- are there renderings that illustrate the northern elevation from Douglas Street, and how the change in grade towards Burnside Road East is achieved?
 - *a rendering from the corner of Finlayson and Douglas Street was shown to the Panel*
 - the two buildings have different floor to floor heights in order to be perceived as the same height
- will the proposed building fronting Douglas Street be completed in Phase 2?
 - yes, this building will also be six storeys
- were balconies considered for the units along Burnside Road East?
 - Cool Aid has made the decision to not have balconies on its projects for programming reasons
 - Juliet balconies are proposed for the larger 1, 2 or 3 bedroom units, and the studio units have operable windows
- will the public right-of-way from Douglas Street to Burnside Road East be secured in Phase 1 or Phase 2 of the project?
 - Leanne Taylor clarified that there would be a blanket easement as a part of the Rezoning Application to secure the provision of the right-of-way; this would allow for the alignment to change slightly and be fully secured at the Development Permit stage
- is there a possibility for a ramp across this right-of-way, or are stairs required due to the change in grade?
 - a ramp is not possible at this location, so a publicly accessible escalator is proposed
 - it is also proposed to have two storeys closer to the street level, with the majority of the building massing stepped back to avoid a 'canyon' at this location
- what are the proposed plantings at the south side?
 - Red maples for the larger trees, with smaller columnar trees between

- given that the deciduous trees in the plaza will be bare in the winter months, were further features considered, such as trellises or a green strip, to further define the plaza edge?
 - this can be considered
- what is proposed for the large white windowsill on the southern portion of the building long Burnside Road East?
 - the metal sill will be raised and sloped, with a gutter and concealed rainwater leader
 - the design defines this edge and builds on the building form
 - an earlier iteration envisioned a planter at this location, but the viability of plants was problematic
 - fritted or patterned glass is being considered to reduce the sunlight into the stairwell
- what is proposed for the roof next to the fifth floor units along Burnside Road East?
 - a roof is proposed at this location, which will provide a better transition to the single-family dwellings across the street
- how are the materials assembled; what is proposed for the joints?
 - the joints are shown in some plans, but are not included in the renderings because the joints come out far darker in renderings than they will be in reality
 - the joints and fasteners will be painted the same colour as the panels, so that from a distance the reveals blend in and there are only hairline joints
- what material is proposed for the white panels?
 - a metal hardie panel system will be used, which will be a similar product to a longboard.

Panel members discussed:

- appreciation for the thought process provided
- appreciation for the inclusion of a rain garden
- the proposal as elegantly executed, and a good combination of simplicity with expression
- appreciation for the process and level of community engagement
- understanding for the cost efficiency of hardie panel.

Motion:

It was moved by Sorin Birliga, seconded by Stefan Schulson, that the Advisory Design Panel recommend to Council that Development Permit Application No. 000542 for 3020 Douglas Street and 584 Burnside Road East be approved as presented.

Carried Unanimously