

**MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
HELD WEDNESDAY JUNE 26, 2024**

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

Present: Bruce Anderson (Chair)
Priscilla Samuel
Colin Harper
Tamara Bonnemaïson
David Berry
Julie Brown
Patrick Conn

Absent: Peter Johannknecht
Elizabeth Balderson

Staff Present: Miko Betanzo- Senior Planner, Urban Design
Rob Bateman – Senior Planner
Charlotte Wain - Senior Planner, Urban Design
Mike Angrove - Senior Planner
Alena Hickman – Planning Secretary

2. APPROVAL OF AGENDA

Motion:

It was moved by Julie Brown seconded by Patrick Conn to adopt the agenda as presented.

Carried Unanimously

3. APPROVAL OF MINUTES

Motion:

It was moved by Colin Harper , seconded by Tamara Bonnemaïson to adopt the Minutes of May 22, 2024 as amended.

Carried Unanimously

4. APPLICATION

4.1 Development Permit with Variances Application No. 00272 for 837 Broughton Street

The proposal is for a six-storey mix-use building with a ground floor live-work unit facing Broughton Street and approximately 42 purpose built rental units.

Applicant meeting attendees:

Greg Damant – Cascadia Architects
Chris Windjack – LADR
Justin Gammon - Cascadia Architects
Suzane Bradbury - Fort Properties
Jayne Bradbury - Fort Properties
Anniek Wheeler – Cascadia Architects

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

- live-work unit
- rear yard setback
- private and common amenity areas
- the proposed mural on the west elevation
- Any other aspects of the proposal on which the ADP chooses to comment.

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

The Panel asked the following questions of clarification:

- Was there consideration to provide cantilevered balconies off the rear yard?
 - There was. With how balconies are used with common amenity space vs personal it seemed to be that personal balconies are used more for storage and we felt the finances would be put to better use in the common spaces.
 - We are also trying to promote the neighbourhood as an amenity space for occupants
- Was there consideration to provide more of a distinct top to this building as currently it reads as two parts.
 - We did look at that, we are trying to embrace the paired back and clean approach. We wanted them to feel volumetrically symmetrical. Being more pronounced at the parapet.
- In regard to the size of the amenity spaces was there a reason you setback the front to match the adjacent property and not the other?
 - The sidewalk isn't very generous, so we wanted to expand on that as a starting point. We will recess parts of the façade regardless. Approaching it from an architectural flat façade it made sense to setback the whole building.
- Is there any reason you went live-work instead of a standard commercial space?
 - We have seen this site evolve; we see it as a transition site which depending on the use at the time allows us to have a lot of creativity and flexibility in our leasing.
- Was there discussion on the inclusion of a rooftop amenity space?
 - We have been discussion it, there has not yet been a conclusion on it.
- Why two private amenity spaces rather than having the whole rear yard as a common amenity space?

- It stems from the quality of privacy for those two units. It was a natural byproduct of the geometry of the space.
- Did you consider repeating the Juliette balconies in the back?
 - There are, both front and back.

Panel members discussed:

- The live-work space was described well
- Mural is nice looking, no issues
- Amenity space in the rear has been done well
- Rooftop amenity space would be great
- Understand financial restraints with not being able to provide a rooftop amenity space
- I don't think it would be a detriment to the application if balconies were provided
- No issues with the setbacks
- Beautiful building that will integrate well into the neighbourhood
- More consideration for residential access
- Would it be possible to borrow yard space
- Door placements could change on storage space to make things more functional
- Consider the whole west façade for the mural
- Prefer the landscape as is, would sacrifice the frontage
- Lovely project

Motion: That the Advisory Design Panel recommend to Council that Development Permit Application with Variances No.00272 for 837 Broughton Street be approved as presented.

Motion: David Berry

Seconded by: Colin Harper

Carried Unanimously