

MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
HELD WEDNESDAY FEBRUARY 22, 2017 AT 12 P.M.

1. THE CHAIR CALLED THE MEETING TO ORDER AT 12:04 P.M.

Panel Members Present: Christopher Rowe; Justin Gammon; Cynthia Hildebrand; Patricia Graham; Jesse Garlick; Erica Sangster; Mike Miller

Absent: Ann Katherine Murphy; Renee Lussier

Staff Present: Leanne Taylor - Senior Planner
Quinn Anglin - Secretary, Advisory Design Panel

2. Minutes from the Special Meeting held January 11, 2017.

Action:

It was moved by Jesse Garlick, seconded by Patricia Graham, that the Minutes of the Meeting of Advisory Design Panel held January 11, 2017 be adopted as presented.

CARRIED UNANIMOUSLY

Minutes from the Meeting held January 25, 2017.

Action:

It was moved Jesse Garlick, seconded by Patricia Graham, that the Minutes of the Meeting of Advisory Design Panel held January 25, 2017 be adopted as presented.

CARRIED UNANIMOUSLY

3. APPLICATIONS

1144 – 1154 Johnson Street & 1406 Chambers Street for Development Permit #000434 and Rezoning #00487

The City is considering a rezoning application to permit construction of a 6-storey, 48 unit-residential building.

Applicant Meeting attendees:

CHRISTOPHER WINDJACK
BEV WINDJACK
CARLY ABRAHAMS
LUICA KALABRIC
HARMAN KAO
JOSEPH KARDUM

LADR LANDSCAPE ARCHITECTS
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KANG AND GILL CONSTRUCTION
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KOKA ARCHITECTURE + DESIGN INC.
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Ms. Taylor 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 buildings along Pandora Avenue and Chambers Street
- the overall massing, architectural elements and the finishes with particular attention to the relationship with the local neighbourhood.

Joseph Kardum then provided the panel with a detailed presentation of the site and context of the proposal

Christopher Windjack then provided the Panel with a detailed presentation of the landscape plan proposal.

Questions of clarification were asked by the Panel on the following;

- What the summary of Council and City staff concerns are?
 - transitions to the buildings along Pandora Avenue and Chamber Streets, the overall massing, architectural elements and the finishes with particular attention to the relationship with the local neighbourhood
 - concerns of ground floor treatment at the corner of Johnson and Chambers Street, the main entryway off Johnson street and the materiality of the building (particularly the mid tone grey – possibility to lighten it up or another alternative)
- Design rationale of the corner expression of the building?
 - Focus was heavier on the residential single family house scale at grade through the rest of the project and wanted to break from that a little, it was also related to the massing and it was determined that the most successful place to do that was at the corner. They started with punching out with the white material to allow more light and glazing; for a contemporary feel but with a more traditional style of massing
- If there is any opportunity to have the ground floor corner units lifted out of the ground further?
 - It was examined but they ran into a struggle structurally with lifting the building up more and building higher, further to, it would have impacts on neighbouring properties to the north
- Function of the amenity unit at ground floor level?
 - It is off to the side of the lobby, a social room to be used for meetings/parties
- The rationale of planting the fins all the way down to the ground?
 - This was done to denote the entryway in respect to staff concerns
- Where is the material of wood natural fir applied?
 - The fencing

- Is the dark charcoal color applied on the top of the building the same as the bottom color?
 - Yes
- Has the ramp been approved by the Engineering Department?
 - Yes
- Are there stairwell windows?
 - Yes
- What is the programmed use of the back pathway?
 - Acts as an extension of the units and their gardens, to be a green buffer used an access point for the back units
- Are the windows in darker sections white frame? Aluminum?
 - They will be a lighter window frame and consistent throughout the building, a silvery window frame to help punch out the windows
- Was there consideration to giving exterior access to the last ground floor unit on the back?
 - Yes, and at one point it did have access but a miscalculation was made on slope and therefore it had to be removed
- Was there consideration to the idea that people may possibly just cut across or directly through the area that is soft-scaped on the corner?
 - Yes, but people do tend to stay on the sidewalk when it is an urban environment, but there may be an opportunity to expand the sidewalk there.

Panel Members discussed:

- the planting of fins choking off the entryway, could possibly be more successful if they were removed to open it up a bit more and additional hardscaping
- fins seem redundant
- stronger expression of entryway needed, the base feels like it is missing something, could potentially benefit with more definition between the ground floor and upper residential units
- corner is not performing as well as it should, not consistent with the rest of the building
- overall, is a well put together building
- consideration to elevate the entry way which could potentially help simplify the corner
- is sensitive to the neighbourhood, to residential, and streetscape
- the overlook from the building being significant, but the shadow study is minimal
- no issues with the dark palette, it helps the white areas and brick pop
- cleaning up the cornice line at the 5th floor may help the corner to be further successful
- no issues with the townhouse entryways off Johnson Street
- the windows in the stairwells could be more usable, have more light or glazing

Action:

MOVED / SECONDED

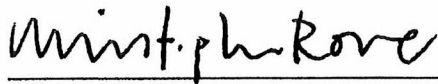
It was moved by Erica Sangster, seconded by Jesse Garlick, that the Advisory Design Panel recommend to Council Development Permit Application No. 000434 for 1144 – 1154 Johnson Street & 1406 Chambers Street be approved as proposed with the following recommendations;

- **Strengthening the expression of the building entranceway**
- **Clarifying the expression of the Johnson and Chambers Street corner of the building**
- **Investigating further daylighting of the stairwells**

CARRIED UNANIMOUSLY

3. ADJOURNMENT

The Advisory Design Panel meeting of February 22, 2017 adjourned at 1:15 pm.

A handwritten signature in black ink, appearing to read "Christopher Rowe", written over a horizontal line.

Christopher Rowe, Chair