

**MINUTES OF THE  
ADVISORY DESIGN PANEL MEETING  
HELD WEDNESDAY MAY 31, 2017 AT 12:00 P.M.**

**1. THE CHAIR CALLED THE MEETING TO ORDER AT 12:05 P.M.**

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

**Absent:** Ann Katherine Murphy; Renée Lussier

**Staff Present:** Mike Angrove, Planner  
Charlotte Wain, Senior Planner  
Noraye Fjeldstad - Secretary, Advisory Design Panel

**2. APPLICATIONS**

**2.1 Development Permit No. 000490 and Rezoning Application No. 000549 for 2813–2887 Quadra Street, 2814–2890 Fifth Street and 2780/82 Fifth Street**

The City is considering a rezoning and development permit application to permit construction of 33 new residential units to be located within three new buildings on an existing parking lot.

Applicant Meeting attendees:

ERIC BARKER  
CAROLE ROSSELL

ERIC BARKER ARCHITECT INC.  
SMALL AND ROSSELL LANDSCAPE  
ARCHITECTS

Mr. Angrove provided the Panel with a brief introduction of the Application and the areas that Council is seeking advice on, including the following:

- the transition along Fifth Street
- the integration of the new project with the existing development
- the Quadra Street frontage and the pedestrian experience
- the design of the pathway through the site.

Eric Barker provided the panel with a detailed presentation of the site and context of the proposal, and Carole Rossell provided the Panel with a detailed presentation of the landscape plan proposal.

The Panel discussed the following:

#### Security and Safety:

- The project would benefit from a CPTED review. The project requires eyes on any areas that do not have overlook from residents, including interior spaces, patios, blocks facing the parking lot and walkways.
- There is an opportunity to open the proposed enclosed stairwells to improve transparency.

#### Underground Parking

- The Architect noted that underground parking was not an option due to poor soil structure. As such, wood frame construction was required thus limiting the height and massing.

#### Landscaping

- Pathway through site is not intuitive for users and people may walk straight through parking lot. Desired walkway will be between block B and C. Consideration could be given to make the walkway through block A and B a private walkway.
- For the extension of the green space and central walkway, consideration of a different paving type was suggested.
- The fencing location was also discussed and the Applicants indicated that the fencing was in areas of high visibility to direct pedestrian movement and to provide privacy.
- It was suggested that the planters and fence could be combined.
- It was also suggested that the planters or more plant material be placed in front of the fence along Quadra Street to soften the fencing. Different materials and height for the fence was discussed.
- With respect to the existing project, the large asphalt area is an existing basketball court and will be kept.
- The proposal would benefit from planting more trees along the building and along the south side of block A to soften landscape and provide relief from parking.
- Generally the landscaping is well done and could be enlarged to create more landscaping closer to sidewalk. Landscaping could be used to draw attention to entrance areas.

#### Parking and parking layout

- For blocks A and C, will a curb be installed to protect patios from car parking? Applicants noted that most likely the curb will be integrated into the concrete.
- It would be beneficial to explore opportunities for making the parking area adjacent to the courtyard integrate better with the common area of the existing development.
- Consider adding handicap stalls.
- The planner clarified that neighbours are concerned about parking and traffic on Fifth Street and support the added stalls within the development.



## Design and Layout

- The elevation and transition between the proposal and adjacent house was discussed and it was felt that a different roof line would be appropriate (e.g. gull wing).
- The stepping back / siting of Blocks B and C works well.
- The stairs seem generous within Block A and some of the bedrooms are small. The architect noted that the stairs look generous because there is a ramp for bike storage, which took away from floor space in the units.
- A greater setback for Block A from Quadra Street or a front porch feature could be considered. The applicant noted that the entrances to the units are not on Quadra Street because of the high volume of vehicle traffic.
- With respect to the integration of new project and existing developing, the stairs of existing development do not match the stairs of the proposal.

## **Action:**

It was moved by Justin Gammon, seconded by Jesse Garlick, that the Advisory Design Panel recommend to Council that Development Permit Application No. 000490 and Rezoning Application No. 00549 be approved as proposed with the following recommendations:

1. Review the CPTED principles with particular attention to the proposed pathways, massing and material of the stairs, the interior corridor of the building off the northern pathway, the transparency of the main stairs, links to greenspace, and walkways between buildings.
2. Consider buffer between parking and trees, and creating a softer transition to the greenspace.
3. Consider parking configuration and pedestrian movement.
4. Consider street frontages on Quadra Street (consider fencing options) and the transition (roofline and glazing) to the single-family dwelling adjacent to the proposal.

**CARRIED UNANIMOUSLY**

## **2. Advisory Design Panel Membership**

The membership requirements were discussed. An architect (AIBC) and an alternative are required to fill a vacancy. The participation is subject to review by AIBC and the City. A landscape architect is also required.

The terms of Cynthia Hildebrand, Mike Miller, Ann Katherine Murphy and Chris Rowe are expired. They can't reapply for the current term.

The next term will be 18 months, and may change to 2 years in the future, depending on the results of a review of the structure.

**3. ADJOURNMENT**

The Advisory Design Panel meeting of May 31, 2017 adjourned at 1:35 pm.

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Jesse Garlick, Chair