

**MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
HELD WEDNESDAY NOVEMBER 24, 2021**

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

Present: Marilyn Palmer (Chair), Pamela Madoff, Peter Johannknecht, Devon Skinner, Ruth Dollinger, Ben Smith, Sean Partlow

Absent: Brad Forth, Matty Jardine, Joseph Kardum

Staff Present: Miko Betanzo – Senior Planner, Urban Design
Charlotte Wain – Senior Planner, Urban Design
Jim Handy - Manager, Planning & Regulatory Services
Mike Angrove – Senior Planner
Alec Johnston – Senior Planner
Alena Hickman – ADP Secretary

3. MINUTES

Minutes from the Meeting held October 27, 2021.

Motion:

It was moved by Ben Smith seconded by Pamela Madoff, that the minutes from the meeting held October 27, 2021 be approved as presented.

Carried Unanimously

4. APPLICATIONS

4.1 Rezoning Application No. 00767 and Development PermitNo. 000594 for 1326 Pandora Avenue

The proposal is to construct four new townhouses.

Applicant meeting attendees:

Sam Gagnon	Formwell Homes
Bianca Bodley	Biophilia Collective
Brendan Callander	September Architecture

Jim Handy provided the Panel with a brief introduction of the application.

Brendan Callander provided the Panel with a detailed presentation of the site, context of the proposal and Bianca Bodley provided an overview of the landscaping plan.

The Panel asked the following questions of clarification:

- Do you have any images of the views into the site from 1285 Balmoral and from the existing properties to the east and the west?
 - No, we don't have any images of that. We can pull up the elevations which will show the Balmoral view. The front and the rear of the buildings are similar. The single-family home to the East has a large rear yard as their house is set close to the front. The first two units are well aligned with the SFD on either side. The garage will sit along the shared property line.
- Can you please walk us through the shadow study?
 - Yes, the shadows in the summer are less severe. The shadow study is showing as a solid mass but remember that the massing that creates the large shadows is perforated.
- Is the perforated panel area forming any structural purpose or is it only there to provide screening?
 - The screening acts as a solar screen but also as a guard rail at the lower patio level and helps with the visual from neighbouring homes.
- How will the perforated metal be treated?
 - It will be powder coated. It's the same material throughout, some is perforated, and some is solid.
- Did you consider reducing the height as to not be in such close proximity to the east neighbours?
 - I worked closely with the neighbour to the east, and their main concern was privacy and overlook. They were very happy to see the pedestrian walk-way along the side. They didn't have concerns about the height or transition to their property.
- Was there consideration given to different materials and colours?
 - We understand that the corrugated metal isn't something that is seen along this street. We wanted something to be colourful and bright along this street and wanted to have a seamless transition between the landscaping and building. We like the uniformity of this material.
- Can you please explain how this building fits into the context of the neighbourhood?
 - The context transitions up into more of the multiunit single-family dwellings. In terms of materials, the units up and down Pandora are mostly stucco, we looked at a lot of materials, but we wanted to move away from the stucco boxes we have seen been built in the 60's and 70's.
- Is there a precedent from elsewhere that you used to conceptualize this build?
 - Some from Vancouver and Victoria but mostly from other places. There is one project on Meares Street on the East of Cook Street that is built into the lot, has a drive isle on one side and I think in that instance the drive isle all the doors to all the townhomes are on the same side. We wanted to separate

the pedestrian activity from the vehicular activity. But that would be the most relevant example.

- Can you talk about how the front entry condition and how it relates to the street and the pedestrian realm?
 - We wanted to have that low fence to define the property but to also allow the interaction with the front yard and landscaping. The arbor was to distinguish individual units. The bike parking was a requirement so in addition to each unit having bike parking there is guest bike parking out front.
- If the trees inside the courtyards are set to grow through the patio balcony, how much below is that planting surface?
 - The planting bead will be at grade and then will be coming through the patio. It's only about 2-3ft from grade to that patio.

Panel members discussed:

- Design policy is being disregarded
- Creative solution
- Appreciation for the design
- Meets a need that Victoria has with family housing
- Adds to the character of the neighbourhood
- Wonderful infill project
- Pandora is a combination of styles and densities with this included
- Landscaping is done well
- Supportable project
- Concern with the perforated screen
- Appreciate the openness to the Pandora frontage
- Disappointed the proposal didn't show itself from the outside neighbours in
- Site planning is supportable

Motion:

It was moved by Devon Skinner seconded by Ben Smith that Rezoning Application No. 00767 and Development Permit Application No. 000594 for 1326 Pandora Avenue be approved with the following changes:

- Further reconsideration of the corrugated metal cladding and perforated screening
- Further reconsideration of the side yard elevations in terms of materiality, massing and articulation
- Consideration of adding additional trees

Carried Unanimously

4.2 Development Permit with Variances Application No.00183 for 480 & 492 Esquimalt Road

The proposal is for a new seven-storey mixed-use building.

Applicant meeting attendees:

Vinit Jain	Aryze Development Inc.
Bianca Bodley	Biophilia Collective
Carolyn Cuthbert	DIALOG
Brady Dunlop	DIALOG

Mike Angrove provided the Panel with a brief introduction of the application.

Vinit Jain provided the Panel with a detailed presentation of the site and context of the proposal.
Bianca Bodley provided a detailed outline of the landscaping.

The Panel asked the following questions of clarification:

- Can you comment of the shade of the dark metal tile cladding? If it's more on the black side how will this perform in the summer?
 - We are not intending for it to be black. We would like for there to be a contrast, so lighter than a charcoal shade.
- Where is the use of mass timber applied?
 - We are intending to use it mostly in the commercial areas, mezzanine floors and commercial areas.
- Is there access to the commercial spaces planned from the East side?
 - We haven't allocated any as of right now because we don't know what the tenant use will be. It's intended to be a landscape buffer but could be used as a public parklet space.
- There is a lack of balconies, do you anticipate there being families here?
 - We can look at introducing larger balconies in some areas, but we have allocated a very generous rooftop amenities space.

Panel members discussed:

- Appreciation for the landscape and public design
- Building mass works
- Concern about the rear setback
- Commercial space is good for Russell Street
- Buildings seem institutional
- Concern about the lack of outdoor amenity space of the rooftop on the East side
- Appreciation for the private and public courtyard
- Urban design features are well executed
- Appreciate the extra podium level
- Appreciation for the form of the building
- Appearance could be softened as it feels industrial

Motion:

It was moved by Pamela Madoff seconded by Peter Johannknecht that Development Permit with Variances Application No. 00182 for 480 & 492 Esquimalt Road be approved with the following changes:

- Consideration of additional amenity space on the East tower
- Consideration of an increase in the rear yard setback and the potential for the building to step back on the North side
- Potential to offset the windows looking into the courtyard to provide more privacy
- Consider glare impact on the public space by having more muted materials
- Consideration of adding balconies
- Confirm that the colour pallet for the metal tile is on the lighter end of the grey scale
- Consider enhancing the residential character of the upper floors
- Consideration of more landscaping along the street frontage

Carried Unanimously

4.3 Development Permit with Variance Application No.000586 for 933 & 935 Convent Place

The proposal is to consolidate two lots and construct a five-storey residential building.
Applicant meeting attendees:

Peter Hardcastle

Hillel Architecture Inc.

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

- massing and transition
- street relationship
- any other aspects of the proposal on which the ADP chooses to comment.

Peter Hardcastle provided the Panel with a detailed presentation of the site and context of the proposal.

The Panel asked the following questions of clarification:

- Are there rough ins for the electrical outlets in the parking lot?
 - Yes, for both parking and bike stalls.
- Is there a reason why there is no egress into the main corridor from that second bike room?
 - It is removed for a few reasons, for ride on scooters, motorcycles and oversized bikes, to leave dirt and grit down in that space rather than in the main bike room.
- Why did you stay with 5 storeys and not consider going higher?

- In order to do so we would breach relationship that existed at the time between the number vehicles and the number of units. The number of variances we would have to require would start to become uncomfortable.
- Do you think there are a lack of windows on that west elevation?
 - We have chosen to put social outdoor spaces on that side rather than choose personal private spaces to look into that space.
- Is the communal space the bench area facing the bike parking?
 - Yes, correct.
- Any consideration for solar to the roof?
 - Yes, this building is preconfigured for solar photovoltaics or vacuum tubes for preheating domestic hot water.

Panel members discussed:

- Setbacks are too tight
- Appreciate the community balconies and spaces
- Like the bike rooms
- Shape of the room itself

Motion:

It was moved by Peter Johannknech seconded by Pamela Madoff that the Advisory Design Panel recommend to Council that Development Permit Application No. 000589 for 933 & 935 Convent Place be approved with the following changes:

- Reconsider setbacks to the west
- Consideration of additional trees on the street frontage

Carried Unanimously

6. ADJOURNMENT

The Advisory Design Panel meeting of November 24, 2021 was adjourned at 3:15 pm.

Marilyn Palmer, Chair