

**MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
HELD WEDNESDAY APRIL 26, 2023**

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

Present: Devon Skinner (Chair)
David Berry
Pamela Madoff
Sean Partlow
Colin Harper
Ben Smith
Will King
Tamara Bonnemaïson

Absent: Peter Johannknecht
Matty Jardine

Staff Present: Michael Angrove, Senior Planner – Master Agreements
Miko Betanzo – Senior Planner, Urban Design
Charlotte Wain – Senior Planner, Urban Design
Justine Wendland – Planning Secretary

2. AGENDA APPROVAL

Motion:

It was moved by Colin Harper seconded by Ben Smith, that the agenda for the April 26, 2023 meeting be adopted.

Carried Unanimously

3. MINUTES

Motion:

It was moved by Tamara Bonnemaïson seconded by David Berry, that the minutes from the meeting held March 22, 2022 be approved.

Carried Unanimously

4. APPLICATIONS

4.1 Development Permit Application No. 000626 for 343 Tyee Road, 90 Esquimalt Road and 350-358 Harbour Road

The proposal is to construct two residential towers at Dockside Green.

Applicant meeting attendees:

Ally Dewji	Bosa Development
Dan Diebolt	Bosa Development
James Wu	RH Architects
Bryce Rositch	RH Architects
Aira Arinduque	RH Architects
Iris Elgr	RH Architects
James Noh	RH Architects
Nicci Theroux	ETA Landscape
Daryl Tyacke	ETA Landscape

Mike Angrove provided the Panel with a brief introduction of the application and the areas that Council is seeking advice on. The ADP is requested to provide feedback on the general building massing and orientation of the 16-storey tower and any other aspects of the proposal on which the ADP chooses to comment.

Ally Dewji provided the Panel with a detailed presentation of the site and context of the proposal, and Nicci Theroux provided the Panel with details of the proposed landscape plan.

The Panel asked the following questions of clarification:

- How does the dockside commons fit into the project, are the commons place holders that will be future visions accomplished by someone else?
 - By way of the DP boundary, the pathway allows residents of the buildings to access Tyee Road easily, the next phase will add the park because the road is established.
- Is the circular path designed this way or due to the grading of the land?
 - Yes, part is the grading constraint.
- How will the Tyee Commons be integrated?
 - Trying to fulfill the previously approved Building Permit phase and incorporate the park and pathway in to phase 2.
- The master plan does not show pedestrian connection, is this going to be included?
 - Yes, there is intention in the next phase to include a crescent road for a pedestrian connection.
- There is a grade change north and south and the pathway is accommodated, but why not east and west as well so people could go east and west as well?
 - Due to the large grade change this is why east, and west were not added to the pathway.
- Regarding operating system and materials (air handling/HVAC) and sustainability innovations for the buildings, can you please describe these features that have been included?

- District energy and water treatment plans are in place. Architecturally, we've focused on envelope conditions to meet the energy code requirements, 100% EV chargers, green roof, high efficiency building envelope, sound mitigation, 20% accessible units, and three-bedroom units. The appearance of the buildings is not unique for the site and for the neighbourhood.
- Where the dog walk, outdoor gym and play area are, will this be temporary, and will the road go there?
 - When dockside is fully built these features will no longer be there as they are temporary.
- The building with two skewed forms, A22, it seems like two masses are being created, almost a star shape instead of two masses.
 - The intent was to show a collision of forms and a melding than two distinct forms. It expresses itself differently at different vantage points.

Panel members discussed:

Tamara Bonnemaïson left the meeting at 12:54pm.

- The pedestrian circulation requires deep consideration. The Tyee Gateway is identified as an important connection to Dockside Commons, but it kind of ends in a traffic heavy area. Materials and space is nice, but movement around the site is not fluid.
- Effort to orient the building to the other streets and it appears busy, and the corners are visible on all orientations. Improvements of massing by orienting one to one street and the other to the other street.
- Shorter building orientation supports the rhythm and works well. The landscape and buildings have positive interfacing. There is thoughtfulness of transition and pathing in the interim and the pocket park. The building on the corner, and the large units face Esquimalt Road to activate street frontage.
- Visual cue's for distinguishing this development, it feels like sustainability was lost with this phase. Lack of expression of current and previous character of the neighbourhood.
- This needs a redesign and option three is preferable.

Tamara Bonnemaïson rejoined the meeting 1:26pm

Motion:

It was moved by Devon Skinner, seconded by Ben Smith that the Advisory Design Panel recommend to Council that Development Permit Application No. 00626 for 343 Tyee Road, 90 Esquimalt Road and 350-358 Harbour Road be approved with the following changes:

- Further consideration to the form and character to building A22 to address the character from the previous dockside developments that can carry through to complete the story.
- Inclusion of rainwater management on the site.

Opposed: Sean Partlow, Colin Harper, Pamela Madoff, Will King, Tamara Bonnemaïson, Devon Skinner, Ben Smith, David Berry

Failed Unanimously

Motion:

It was moved by Pamela Madoff, seconded by Devon Skinner, That the Advisory Design Panel recommend to Council that Development Permit Application No. 00626 for 343 Tyeë Road, 90 Esquimalt Road and 350-358 Harbour Road be approved, while expressing disappointment that the architecture of the building does not reflect the visionary sustainability presentation principles embodied in the dockside green development.

For: 4
Opposed: 4

Failed 4:4

Motion:

It was moved by Will King, seconded by Pamela Madoff, That the Advisory Design Panel recommend to Council that Development Permit Application No. 00626 for 343 Tyeë Road, 90 Esquimalt Road and 350-358 Harbour Road to not approve based on:

- the notion that the architecture of the building and landscape of the site does not reflect the visionary sustainability presentation principles embodied in the dockside green development.

For: Sean Partlow, Colin Harper, Pamela Madoff, Will King, Tamara Bonnemaïson
Opposed: Devon Skinner, Ben Smith, David Berry

Carried (5:3)

ADJOURNMENT

Motion to adjourn: Devon Skinner, Seconded by Colin Harper

The Advisory Design Panel meeting of April 26, 2023 was adjourned at 2:08 pm.

Devon Skinner, Chair