

**MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
HELD WEDNESDAY APRIL 27, 2022**

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

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

Councillor Thornton-Joe

Absent: Matty Jardine

Staff Present: Miko Betanzo – Senior Planner, Urban Design
Charlotte Wain – Senior Planner, Urban Design
Leanne Taylor – Senior Planner
Justine Wendland – Secretary
Katie Lauriston – Administrative Assistant

2. MINUTES

Motion:

It was moved by Devon Skinner seconded by Ben Smith, that the minutes from the meeting held February 23, 2022 be approved as presented.

Carried Unanimously

3. AGENDA APPROVAL

Motion:

It was moved by Ben Smith seconded by Sean Partlow that the agenda for the April 27, 2022 meeting be adopted.

Carried Unanimously

4. PANEL TO DISCUSS HYBRID MEETINGS

Brief discussion on hybrid, in-person and online ADP meetings discussion.

- In-person capabilities and room set-up. Working for now with virtual meetings.
- Either go back to full in-person or all virtual when city is comfortable to do that. One or the other vs. virtual.
- Need technology in place in city hall for it to work.
- Councillor Thornton-Joe noted that it is sometimes difficult to hear the discussion clearly when meetings are webcast from the Songhees meeting room

- Benefits of in-person meetings and seeing in-person proposals, open to both

Tamara Bonnemaïson recused self from 6.1 item. At 12:10pm.

5. APPLICATIONS

5.1 Rezoning Application No. 00796 for 1824, 1830, 1900, 1908, 1924, 2010 Store Street and 1908 Store Street and 530 Chatham Street

The City is considering a proposal to rezone one and a half City blocks bordered by the waterfront, Chatham Street, Discovery Street and Government Street.

Applicant meeting attendees:

Jon Stovell (Reliance Properties)
 Juan Pereira (Reliance Properties)
 Franc D'Ambrosio (D'Ambrosio A+U)
 Julie Brown (D'Ambrosio A+U)
 Merinda Conley (CDS)
 Joe Fry (HAPA)
 Marta Toesev (HAPA)
 Janyce Ronson (Art Gallery of Greater Victoria)
 Godfrey Archbol (Art Gallery of Greater Victoria)
 Kaeley Wiseman (Art Gallery of Greater Victoria)

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

- proposed building height impact on City form and scale and relationship to adjacent areas
- potential benefits and disbenefits of tower and podium building forms versus a more slab tower and taller podium forms
- network and scale of open spaces particularly with respect to a waterfront pathway and potential to support waterfront industrial uses.

Franc D'Ambrosio provided the Panel with a detailed presentation of the site and context of the proposal, and Joe Fry provided the Panel with details of the proposed landscape plan.

The Panel asked the following questions of clarification:

- The Green space is a second floor courtyard on page 47. Will it be open to the public? Are the towers essential for the project?
 - The corner of Chatham Street and Government Street is trying too optimize the living space, towers are proportioned for good lighting natural light. It is above the marine industrial area and a connection to Old Town was considered.
- Will residential units for artists be included?

- No, but Class A artist studio are operated on a curated basis to occupy at market rents. Arc and Railtown Studios in Vancouver have operated this way for decades. This could be something to look at.
- Potential pos and neg. benefits for podium structures, vs slab tower and podium, what is meant by a slab tower? Question to staff, Mix of 6-10 storey podiums.
- What is the rationale for different levels of podium towers versus consistent height.
 - Scale for an urban form viewpoint, and a unique to Victoria approach.
- Is this project an aspirational goal for the artists?
 - The Art Gallery of Greater Victoria is to occupy the site.
- The desirability of podium, high-density and low-rise is typically not as desirable, how are you making this desirable?
 - Value of views, hours of sunlight, and number of units, more units with better livability that is higher in density. Looked at nearby districts and compared to other jurisdictions.
- The towers and distribution, density and height make up for the lack of development potential with the site provided to AGGV. If the AGGV does not occupy that site, what happens to the site?
 - This has been discussed this with the city. If the AGGV doesn't occupy the site, the volume would revert to commercial use, and the landfill would go up and funds payable to the city in lieu.
- Have geotechnical studies been done to support the density of the towers?
 - Westside of Store Street and phase 1 yes, but not yet for Government Street. There are plans for one to two levels of parking in the later phases of the eastern half of the block.
- Why is this the right location for the art gallery?
 - Its more centralized to Victoria.
- What would happen with the Moss Street location?
 - AGGV would look for another group to occupy the building.
- Is this proposal intended to change the neighbourhood or build upon what currently exists?
 - Highlight the Arts and Innovation District and the expressed interest by Council also while being sensitive to current uses.
- There doesn't seem to be much community improvements like parks, will there be more inclusion of park space?
 - Not for this space. It is an urban plaza that will be landscaped.
- Does anyone own the marine district land?
 - Try to keep this as an open activity and currently no industrial activity on the site.
- Discovery lane doesn't have much frontage?
 - The harbour concourse is there to protect the nature of the industrial site for best uptake by industrial purposes. Trying to not make this part of the site and keep it for industrial purposes.
- Is the underground parking entrance similar to the Hudson?
 - Yes.

Panel members discussed:

- Designed to be a mid-way connection and gathering place and a connection to the Arts and Innovation District.

- The podium doesn't appear to be intrusive, but would like to see connection to the rest of the waterfront along Store Street. Would like to see a maximum of 4-5 storeys in height.
- Each building in the proposal could be unique in design so they stand out rather than look similar to one another and blend with the area.
- The landscape stairs rely on lots of pedestrian traffic, would prefer to see more landscaping and reduce hard landscaping once pedestrian traffic levels are observed.
- Compliments the skyline of the key historic area, uncomplimentary to the height of the other buildings in the area, these towers would be the tallest in this area.

Motion:

It was moved by Devon Skinner (double check 2:10, seconded by Will King, that the Advisory Design Panel recommend to Council that the Rezoning Application No. 00796 for 1824, 1830, 1900, 1908, 1924, 2010 Store Street and 1908 Store Street and 530 Chatham Street be approved with the following recommendations:

- Applicant to consider density in the high-rise portion in relation to the podium heights.
- Additional consideration to be given to mid-lane connection from Discovery Street to Chatham Street to be a true multi-use connection with street programming and not just vehicle throughway.
- Consideration of additional soft landscape and reduction of hardscape within the public thoroughfares.
- Effort to connect waterfront on Store Street from Johnson Street to Discovery Street.
- The future development must have unique defining characteristics within the Master Development agreement to mitigate homogenous architectural environment in the area.

For: Devon Skinner (Chair), Ben Smith, David Berry, Tamara Bonnemaïson, Will King, Colin Harper, Sean Partlow, Peter Johannknecht

Opposed: Pamela Madoff

Carried 8:1

Will King left meeting 1:58pm.

5.2 Development Permit with Variances Application No. 00193 for 1702 Quadra Street

The City is considering a proposal for an 11-storey, mixed-use building consisting of commercial and live-work uses and 91 rental dwelling units.

Applicant meeting attendees:

Sasa Radulovic (5468796 Architecture)
 Pablo Batista (5468796 Architecture)
 Stas Klaz (5468796 Architecture)
 Bianca Bodley (Biophilia Collective)

Kim Tang (Biophilia Collective)
Luke Mari (Aryze)
Chris Quigley (Aryze)
Vinit Jain (Aryze)

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

- massing and built form
- compatibility of the proposed addition with the existing Abbey elevations from a form, massing and materiality perspective
- tower setbacks along the north and west property line
- design of bike room
- balconies and rooftop amenity space
- selection of exterior finishes
- any other aspects of the proposal on which the ADP chooses to comment.

Sasa Radulovic provided the Panel with a detailed presentation of the site and context of the proposal, and Bianca Bodley provided the Panel with details of the proposed landscape plan.

The Panel asked the following questions of clarification:

- Is it possible to change the design where the bikes are to retain the trees in the north side. Could the basement be cut back to retain the trees on the north side?
 - The roots of the trees could impact the foundation. It would be too tight of a space to retain the trees due to the depth required for excavation. In the tree retention plan, it shows their location.
- Have you done a structural review of the design? Have layouts of the units been tested?
 - Yes. All the units layouts have been tested.
- The opening units of fenestration appear small, how is this derived?
 - The size of the site, there are no below ground units. Windows are 3x10ft, bachelors get two windows, and other units receive more windows.
- Are there three parking stalls for the whole building? Why do we have the three spots?
 - Yes, these will be for carshare only.
- Are there 70 units without balconies?
 - The rooftop amenity compensates for the units with no balcony. All corner units have a balcony. The rooftop patio has boardwalks designed out of timber lined by perennials and trees with benches, and other seating to maximize the space with a space for pets. The landscaping on Quadra Street is scaled to not overwhelm space and residents.
- What is the minimum soil depth on the rooftop patio?
 - 6-12 inches
- What is the lawn made of?
 - Astro-turf
- Will this be all-season use?
 - A glass-covered space was explored for all-season use.
- How do you see the small corner balconies being used?
 - We are looking into the size of the balconies.

- How does design of the architectural frame above the rooftop amenity space benefit the façade?
 - There will be a guard-rail instead of a topper.
- What is the heating and cooling system?
 - Heat-pump.
- What was the deciding factor on the shape of the windows?
 - Windows will be 3x9.
- Was the bike storage going to be operated by a company to provide bike servicing or unstaffed?
 - Not aware of it being operated by a company.

Panel members discussed:

- Massing, Siting, and Materiality
 - Massing could be improved by eroding the edges, no change to skyline with proposal.
 - Reducing form and massing could address the lack of balconies and windows.
- Landscaping
 - The bike storage is unique and beneficial. A reduction in parking for carshare could occur if focused on the bike storage feature to save the trees that are currently there.
- Livability
 - The height of building fits well in the area, unit floorspace could be improved.
 - The design of rooftop patio for an all-season use and for diversity of building residents needs.
 - There is an opportunity to allow more light into the units for improved livability via the floorspace.
- Compatibility with the heritage building
 - The architecture of building is unique, but the urban setting and the Abbey heritage building are not compatible.
 - The proposed building stands out from the heritage building rather than trying to merge it with similar materials that appear in the heritage building.
 - The scale does not overwhelm the Abbey but frames the structure.
 - The street view up Quadra Street does not work due to the small setback when compared to the neighbouring buildings setbacks and do not comply with Downtown Core Area Plan guidelines.

Motion:

It was moved by David Berry, seconded by Pamela Madoff, that the Advisory Design Panel recommend to Council that Development Permit with Variance Application No. 00193 for 1702 Quadra Street be approved with the following changes:

- Consider reducing floor space ratio to allow for larger window openings, addition of balconies, increase setbacks along Quadra Street and adapt the rooftop patio for all-season use.
- Explore retaining trees on north property line.

For: Ben Smith, David Berry, Tamara Bonnemaïson, Will King, Colin Harper, Sean Partlow

Opposed: Devon Skinner (Chair), Pamela Madoff, Peter Johannknecht

Carried 6:3

Charlotte Wain and Miko Betanzo left meeting 3:20pm.

6. GOVERNMENT STREET REFRESH – DESIGN CONCEPT PRESENTATION

Project overview: process, engagement and draft concept for review and discussion.

- Are you looking to ensure cohesiveness?
 - Yes, with the lighting but not the seating, but to create a cohesive look and feel.
- Will the closure times on Government Street be kept?
 - Yes, to provide commercial loading zone access until 12:00pm and as priorities shift adjusting this timing is plausible.
- Will speed levels be examined to slow traffic for pedestrian safety?
 - The addition of a mature tree canopy, narrow lines and extending the bricks and adding rolled curbs are measures being looked at. There are opportunities for grade-raised curbs.
- The importance of the street framework and how iconic Government Street is for Victoria needs to be considered. The street is framed by the mature landscape and the mature hornbeam trees. What is occurring with them?
 - It would be possible to keep one block of the trees to retain them to allow for diversity in the landscaping.
- How can we avoid damage to the infrastructure with the retention of the trees? Could the planter be removed, and the trees given more root growing room?
 - In the Concept View, the trees would be in a soil vault controlling the roots instead of their current cement planters. Space is limited and there is a need for seating and pedestrians have sought shade under the trees.
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Peter Johannknecht left the meeting at 3:45pm

Ben Smith left the meeting at 3:56pm

7. ADJOURNMENT

The Advisory Design Panel meeting of April 27, 2022 was adjourned at 3:57 pm.

Motion to adjourn: Devon Skinner (Chair) Seconded by: Pamela Madoff

Devon Skinner, Chair

