

**MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
HELD WEDNESDAY DECEMBER 15, 2021**

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

Present: Marilyn Palmer (Chair), Pamela Madoff, Peter Johannknecht, Devon Skinner, Brad Forth, Ruth Dollinger, Matty Jardine, Ben Smith

Absent: Sean Partlow

Staff Present: Miko Betanzo – Senior Planner, Urban Design
Charlotte Wain – Senior Planner, Urban Design
Alec Johnston – Senior Planner
John O'Reilly – Senior Heritage Planner
Alena Hickman – ADP Secretary

3. MINUTES

Minutes from the Meeting held November 24, 2021.

Motion:

It was moved by Ruth Dollinger seconded by Devon Skinner, that the minutes from the meeting held November 24, 2021 be approved as presented.

Carried Unanimously

4. PRESENTATION

Community Planning presentation on the proposed Consolidated Design Guidelines for multi-family housing and urban villages in Fernwood, North Park and Hillside-Quadra. Introducing specific design guidelines for Fernwood Village, based on its status as a Heritage Conservation Area.

Questions & Comments:

- How does social sustainability tie into this initiative?
 - I think sociability is one of those first principles and goals of good urban design. that sort of the key goal associated with it, and I think you're bang on there too, to highlight that and other city policies that we have around, you know our equity lens, welcoming city, Inclusion and diversity. So designing and orienting buildings to encourage sociability and neighborliness and creating welcoming both public realm but also private realm environment.

- The guidelines do include some considerations and guidance around accessibility, and it's one where it's similar to building performance where we sometimes struggle within guidelines because we know that there's these other very robust, very technical and detailed regulatory pieces or piece which is the building code which really addresses those issues, so we are sometimes very careful about including those as design guidelines, because we don't want to contradict, especially as the building code gets updated from time to time.
 - To play devils advocate, The building code generally has the bare minimum for accessibility requirements. So, I think this would be a great opportunity to tie in the key elements. There are many types of disabilities which make technical guidelines difficult. I would love to see that as one of the key topics moving forward.
- Has there been any research done for the metrics around what livability actually is and how we achieve that?
- That's a great question. We kind of describe livability as a series of design intent statements, design intent and strategies for achieving that.
- Adaptability of livability, we must create a high priority list of items we don't want to give up, what it means today and what it means in the future.
- Happy to see that there are guiding principles of human scale, ecology, context and livability.

5. APPLICATIONS

5.1 Heritage Alteration Permit Application No. 00032 for 579-589 Johnson Street

The proposal is for the construction of a new five-storey strata residential building on two adjoining properties.

Applicant meeting attendees:

Gerald Hartwig	Hartwig Industries
Stephanie Hartwig	Hartwig Industries
Tom Moore	Studio 531 Architects

John O'Reilly provided the Panel with a brief introduction of the application. Gerald Hartwig provided the Panel with a detailed presentation of the site, context of the proposal and the landscaping plan.

The Panel asked the following questions of clarification:

- There is reference made to a wood simulation façade but then I thought I saw it was aluminum sheets. Which is it?
 - We started transitioning our thinking from the wood to the aluminum. The cornice detail and everything along Johnson is painted metal. We think it's appropriate on the street that we would go with the wood simulation, although we haven't fully made that decision. When we get to the courtyard it would be a powder coated metal.

- Are the measurements given from structure to structure or do they include finishes? What do you expect the floor to ceiling finished to be in those units?
 - We have a mass timber flooring system. The building is designed so that we have at the front of the building on the ground floor 4.5 meter which is predicated by the cast iron columns and then as you get into the building it goes down to a 4-meter floor to floor which gives us 12ft clearance in the commercial units. The residential units about will be 8ft floor to ceiling.
- Is there more to the playful openings than just the placement of them?
 - The openings are there to provide access from each on of the balconies to the street.
- Is there anything specifically significant about the waving of the Johnson Street facade?
 - We had a flat façade, then we looked at the cornice and how it would work and instead of articulating that as a horizontal projection we started looking at it as vertical, so it felt like a good fit.
- Can you clarify the discrepancies between the renderings and model that were shown?
 - The renderings are correct, and we have now made a new model which we can show you.
- How is the glulam's durability going to be affected by the weather?
 - We think we can find ways with materials to keep it durable. It will take more maintenance.
- What is the material of the gate to the courtyard?
 - It's a wooden gate.
- How is the easement to the east on the neighbouring property being secured?
 - It's not on the neighbouring property. There is a shared easement between the corner property and were able to utilize that for exiting the courtyard.
- What is happening with the loading to the back CRU's in the courtyard and how will people get goods back there?
 - The alleyway that we are maintaining is good for vehicles. But we will do mostly hand carting. We do have garbage and recycling and servicing of the retail spaces.
- What is the ground surface material in the courtyard and laneway?
 - It's a permeable square paver.
- What is the material on the rear of the rear building?
 - It's a cementitious panel.
- Are the slats forming a guard, would it be about 6inches?
 - Correct they do provide a guard and the openings would be no larger than 6 inches.
- Can you explain how you got the cornice detail?

- The base of the building is high quality. When we get into the middle of the building, we have these vertical openings that access the recessed decks. We then have a subtle break, it really does separate the middle piece of the building from the top and then the top of the building, which is the cornice element in our concept basically has no openings. In fact, the way it kind of disappears into the sky and the curve we think really helps to define it as a separate element. It's an interpretation.
- Can you please confirm what the openings had been previously at the street level and what is currently being proposed?
 - When the Shotbolt building was a two-storey building, the access to the residence off Johnson Street was through the two center cast iron columns that you currently see. There was glass in the plane of the columns. The alcove in the recess in the original building was from the columns to the east and the west by the edge of the building and that was the alcove. We've taken a slightly different view and we've moved the glass all down. But as I said, the division of the Glass and the location of the glass is all the same.

Panel members discussed:

- Concern that the parapet and detail is lost
- Appreciate that the horizontal elements along Johnson Differ
- Vertical elements are strong and do not fit in the context
- Roofline is indistinct and not responding to the guideline
- Street rhythm fits well from a massing and proportions aspect
- Concern with the side gate and flow
- Appreciation for a small streetscape setback
- Appreciation for the way the glazing is setback with small tables in the public realm
- Missed opportunity for the building to step back
- Desire for the existing columns to be incorporated better into the glazing
- Appreciation for the applicant's rationale of the setback
- No issue with the height
- Desire to see distinct base, middle and top
- Desire for more of a vertical articulation
- Concern that this application does not conform with the guidelines
- Columns could be removed if they are not going to get incorporated fully
- Concern with the lack of cap or cornice
- Building needs to carry through to the back
- Don't want to create a faux heritage building
- Livability with windows at a proper size should be reconsidered
- Concern with items on larger balconies
- Like the site planning
- Appreciate the roof garden
- Concerns with materiality

Motion:

It was moved by Pamela Madoff, seconded by Marilyn Palmer, that Heritage Alteration Permit Application No. 00248 and Development Permit Application No. 000608 for 579-589 Johnson Street does not sufficiently meet the applicable design guidelines and polices and should be declined (and that the key areas that should be revised include:)

- guideline 5.1 building mass scale and siting. Roofline along Johnson Street should be more distinct through further consideration of the building having a base middle and top.
- guideline 5.22 reconsideration of the integration of existing columns and more distinct entries to the CRUs
- guideline 5.3.7 Further resolution of the openings of the façade to better meet the rhythm of the street in a more structured application
- guideline 5.3.10 consider other forms of outdoor access along Johnson Street, other than cantilevered balconies
- guideline 5.5 reconsideration of the appropriateness of the screen element. Ensuring high quality materials for the project including the rear part of the building accessed from the laneway
- guideline 5.6 consider improvements to the north elevation accessing natural light

Carried 6 -3

For: Pam Madoff, Marilyn Palmer, Ruth Dollinger, Brad Forth, Peter Johannknecht, Joseph Kardum

Opposed: Devon Skinner, Ben Smith, Matty Jardine

5.2 Development Permit with Variances Application No. 00126 for 956 Heywood Avenue

The proposal is to construct five strata townhouses.

Applicant meeting attendees:

Luke Mari	Aryze Developments
Olivia Wheeler	Aryze Developments
Colin Harper	Colin Harper Architect
Bianca Bodley	Biophilia Design Collective

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, height and setbacks as it relates to shading and privacy impacts on adjacent properties
- setbacks and entrances as it relates to street relationship and context
- any other aspects of the proposal on which the ADP chooses to comment.

Colin Harper and Olivia Wheater 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:

- Will the front patios have a guard?
 - No, there will be a planter to provide separation.
- Are the windows operable?
 - Yes, they are.
- What is the plan for managing solar gain?
 - The frames hang out slightly but with the amount of glazing it should be appropriate. It's a balance between solar gain and providing view and daylight plus use of curtains.
- The frame is stucco, does the horizontal surface would require cap flashing?
 - It would be minimal cap flashing with minimal drippage that would run all the way across the front to the outside walls.
- Did you consider other materials?
 - Yes, we considered pre-cast concrete but wasn't at a realistic price point. Metal panel could be an alternative, although I think we can achieve a nice finish here.
- Why haven't you proposed bigger trees?
 - We are not allowed to go over 1m from that triangle drive isle. We need the visibility, which is why the proposed trees are not bigger.
- How high are the patios that aren't getting guard rails?
 - There will be handrails at a minimum for the stairs. We will try to refrain from using guard rails and have a hedge there for separation.
- Is there another means of egress from the parkade?
 - The drive ramp at the parkade entrance.
- Are the renderings of the cedar on the side of the building inline with your vision?
 - I would be looking for a good cedar. We would not be looking for knotted cedar as much as what is currently shown.
- Coming back to using the drive isle as a means of egress, is it safe to say there is no overhead door?
 - We haven't discussed that internally and what security measures will be in the below grade parkade.
- Lighting should also be considered as a means of security for the drive isle and parkade.
 - Yes, thank you.
- Was there any consideration for exterior lighting on these units?

- There is some integrated into the landscaping, as well as pendants by the doors.
- How much of the parking is exposed above grade? Is there a way to push down the parking further?
 - I can pull up the drawings here for you. We have lowered the parking as much as we could. The restraint is the ramp.
- Will the landscaping on the roof top levels, be maintained by the strata or residents?
 - That is to be determined, but at this point we are thinking it will be the strata.

Motion:

It was moved by Joe Kardum, seconded by Pamela Madoff, that Development Permit with Variances Application No. 00126 for 956 Heywood Avenue be approved with the following changes:

- Review building code requirements for guards at patios and stairways if required, to achieve a positive relationship with the street
- Review the exiting requirements for the parkade, due to possible impact on landscaping and setbacks
- Consider solar shading measures to the west facing windows
- Ensure high quality cedar cladding finish
- Consider reducing or stepping the east facing patios to increase the landscape buffer
- Consider alternate materials to stucco and cap flashing

Carried Unanimously

6. ADJOURNMENT

The Advisory Design Panel meeting of December 15, 2021 was adjourned at 5:15 pm.

Marilyn Palmer, Chair