

**MINUTES OF THE  
ADVISORY DESIGN PANEL MEETING  
HELD WEDNESDAY FEBRUARY 28, 2024**

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

**Present:** Bruce Anderson (Chair)  
David Berry  
Julie Brown  
Tamara Bonnemaïson  
Priscilla Samuel  
Patrick Conn  
Colin Harper

**Absent:** Elizabeth Balderson recused  
Peter Johannknecht recused

**Staff Present:** Charlotte Wain- Senior Planner, Urban Design  
Chelsea Medd – Planner  
Alena Hickman – Planning Secretary

**2. APPROVAL OF MINUTES & AGENDA**

**Motion:**

It was moved by Peter Johannknecht, seconded by Colin Harper that the minutes from November 22, 2023 be approved as presented.

**Carried Unanimously**

**Motion:**

It was moved by Peter Johannknecht, seconded by Patrick Conn that the minutes from January 24, 2024 be approved as presented.

**Carried Unanimously**

**Motion:**

It was moved by Peter Johannknecht, seconded by Tamara Bonnemaïson to adopt the agenda as presented.

**Carried Unanimously**

**3. APPLICATION**

**3.1 Development Permit with Variance No. 00252 for 2002 Richmond Road, 1909 Birch Street, and 1769 Pembroke Street**

The proposal is to construct a seven-storey (six-storey with rooftop access) mixed-use building with approximately 55 units of rental housing and commercial on the ground floor. Applicant meeting attendees:

Will Kryzmowski – Cascadia Architects  
Karl Robertson – Empresa Properties  
Bianca Bodley – Biophilia Design collective ltd.  
Peter Johannknecht – Cascadia Architects

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

- building massing
- prominence of the residential entry
- any other aspects of the proposal on which the ADP chooses to comment.

Karl Robertson 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:

- Was there consideration in using the park across the street for this plaza?
  - We met with the neighbourhood association a few times as well as councillors. There was talk about North Jubilee not having a centre. They feel dominated by the hospital, and they really appreciated the opportunity for this park. The park across the street wasn't up for discussion.
- Regarding the fan element, is it correct that the ground floor is setback significantly from the property line at the corner of the site, which puts level two at the property line and as you move down Richmond Road, and it fans up from there?
  - Yes, the property line has a chamfered edge.
    - Was the primary driver for this condition to allow for more meaningful landscaping along Richmond Road?
      - It's one of the reasons yes but also to transition to the neighbouring building in the back.
- Did you try different options for the fanning of the building?
  - We did do some studies with full exclusion. The predominant reason is to add interest and break up the massing.
- What is the black material on the ground floor as well as the material below the windows on levels 2 through 6?
  - The ground floor is black tile. There is spandrel material, metal panel below the windows so it ties into the windows not to the cladding.
- Is the rear parking and Emergency access intertwined?
  - The front door lobby would be the emergency access. They don't need to go through that parking lot.
- What is the soffit material for the upper levels?
  - A textured metal panel.
- What commercial uses are indented for the ground floor?
  - Coffee shop or perhaps a restaurant. It's important that we keep it activated and lively.
- How big will the trees on Richmond Road get?
  - They will be upwards of 30ft but will stay narrow.

- Can you comment if there are there any plans in the works for the adjacent building?
  - Not sure about any immediate plans.
- How do you feel about security of the bike storage with access right off Birch Street?
  - I think convenience will encourage bike access. Could potentially look at having bike spaces enclosed.
- Is it intentional for the windows at the apex to be staggered?
  - Yes, the windows throughout are staggered to reinforce the grain and nature of the building.
- Do you have any other angles of the residential angles we could see?
  - Yes (slides were viewed).
- Can staff clarify the concerns on the prominence of the residential entry?
  - I think these illustrations have helped but staff are looking for differentiation on both entries.
- Is permeable stamp concrete something that can be used in our climate?
  - I have used this many times. I have not used the stamping technique but I don't see an issue and it does hold up in our climate.
- Why was that decision made to have that one angled wall, which looks to be on levels 2 & 3?
  - We were looking for gentle expression to tell everyone there is something different, it breaks up the massing. We didn't want to make it dominate to compete with the entries.

Panel members discussed:

- Really like this building
- Material choices, fabric of the elevation, angled walls add rich detail
- Appreciate horizontal expression
- The fan shape feels like it's competing with the geometry
- Like the idea of respecting the street wall angle
- Building is amazing for that location
- Equal is not better quality to the new adjacent building
- No issue with the fan itself
- Commend the flatiron design
- Doesn't make sense to remove fan
- Thoughtful design
- Love the fan and appreciate the way it ties in
- The staggering of the windows should be a bit more staggered or aligned
- Parking lot could use some small car spots for more landscaping
- General landscaping is lovely
- Impressed with this building
- Feels like a wing, I think it does add something to the impression of the building.

**Motion:** David Berry

**Seconded by:** Tamara Bonnemaïson

That the Advisory Design Panel recommend to Council that Development Permit with Variances Application No. 00252 be approved as presented.

**Carried 5:1**

**For:** David Berry, Tamara Bonnemaision, Patrick Conn, Julie Brown, Priscilla Samuel

**Opposed:** Colin Haper

**ADJOURNMENT**

Motion to adjourn: Colin Harper, Seconded by Tamara Bonnemaision

The Advisory Design Panel meeting of February 28, 2024 was adjourned at 1:27 pm.

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Bruce Anderson, Chair