

**MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
HELD WEDNESDAY JANUARY 24, 2024**

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

Present: Bruce Anderson (Chair)
David Berry
Julie Brown
Tamara Bonnemaïson
Peter Johannknecht
Priscilla Samuel
Elizabeth Balderson
Patrick Conn

Absent: Colin Harper recused

Staff Present: Miko Betanzo - Senior Planner, Urban Design
Kasha Janota-Bzowska – Planner
Alena Hickman – Planning Secretary

2. AMENDMENT TO THE AGENDA

Motion:

It was moved by Peter Johannknecht, seconded by Julie Brown that the minutes from November 22, 2023 be removed from the agenda.

Carried Unanimously

Motion:

It was moved by Peter Johannknecht, seconded by David Berry to adopt the agenda as amended.

Carried Unanimously

3. APPLICATIONS

3.1 Development Permit with Variances Application No. 00249 for 1276/1278 Gladstone Avenue

The subject property is designated Small Urban Village in the Official Community Plan, which supports low-rise multi-unit buildings, mixed use buildings, and freestanding commercial buildings generally up to four storeys in height.

Applicant meeting attendees:

Colin Harper - CHA
Karl Gruenewald - CHA
Sean Leogreen – LADR Landscape Architects
Tonny Kiptoo - Owner

Kasha Janota-Bzowska provided the Panel with a brief introduction of the application and the areas that Council is seeking advice on, including the following:

- building design elements
- setbacks, height, and massing
- any other aspects of the proposal on which the ADP chooses to comment.

Colin Harper provided the Panel with a detailed presentation of the site and context of the proposal, and Sean Leogreen provided the Panel with details of the proposed landscape plan.

The Panel asked the following questions of clarification:

- was there space for additional landscape screening at the east and west ends and did you explore the option for a tree in the front yard?
 - We looked into some additional planting which we added to the West but the East is a bicycle route and needs to be wheelchair accessible so that is difficult. The building is acentric, so we weren't able to add trees to both sides for that reason. Unfortunately, there are civil utilities underground so it would be tight to put in a tree.
- What was the vision around the commercial use?
 - A hospitality based retailer would ideal. We think this would help grown into the street and keep that square active.
- Can you explain a bit more about the brick application.
 - It was an intentional decision to apply as a single plane. The front of the building is the primary view, and this is where we have an opportunity to express this building. The decision to limit the use of brick to that façade was for that reason.
- Were there alternate locations looked at for the garbage and recycling?
 - We did look at alternative spaces, however we have opted to provide bike storage where we originally placed the bins. Bike parking is required at street level.
- What material is the shading over the punched windows?
 - It's proposed as a black powder coated metal.
- Do you have an overlay of East/West with adjacent buildings and how they interface?
 - We don't. The neighbouring buildings are currently single-family homes. There aren't many windows to compare. We haven't been asked to provide one as of yet. Ideally some of these lots will be redeveloped at some point.
- Will this go to a public hearing?
 - Because it complies with the OCP it will not require public hearing.

Panel members discussed:

- No concern with variances
- Good looking building

- Great project
- In keeping with the character of the neighbourhood
- Concern with lack of area for green space
- Concern with placement of garbage and recycling
- Consideration for the lot/school across which has lots of green space
- Appreciation for the location and walkability
- Adaptable units are appreciated
- Brick façade tells a story
- Appreciate the window treatment and shade provided.

Motion: Priscilla Samuel

Seconded by: Peter Johannknecht

- That the Advisory Design Panel recommend to Council that Development Permit Application No. 00249 for 1276/1278 Gladstone Avenue be approved with the following changes:
- Consideration for garbage and recycling to be enclosed.
- Consideration for more soft landscaping to the subject site.

Carried Unanimously

ADJOURNMENT

Motion to adjourn: Peter Johannknecht , Seconded by Patrick Conn

The Advisory Design Panel meeting of January 24, 2024 was adjourned at 1:00 pm.

Bruce Anderson, Chair