

**MINUTES OF THE  
ADVISORY DESIGN PANEL MEETING  
HELD WEDNESDAY JANUARY 25, 2023**

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

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

**Absent:** Matty Jardine  
Peter Johannknecht

**Staff Present:** Charlotte Wain – Senior Planner, Urban Design  
Geordie Gordon – Senior Planner  
Alena Hickman – Planning Secretary

**2. AGENDA APPROVAL**

**Motion:**

It was moved by Ben Smith, seconded by Colin Harper, that the agenda for the January 25, 2023 meeting be adopted.

**Carried Unanimously**

**3. MINUTES**

**Motion:**

It was moved by Pamela Madoff, seconded by Devon Skinner, that the minutes from the meeting held December 14, 2022 be approved as amended.

**Carried Unanimously**

**4. APPLICATIONS**

**4.1 Delegated Development Permit with Variances Application No. DP000624 for 926-932 Pandora Street**

The proposal is for a 20-storey, 69-metre tall mixed-use building containing 158 affordable housing units and 47 supportive housing units, with a community centre and a day care located on the ground floor. Applicant meeting attendees:

Tara Schmidt – BC Housing  
Matthew Vos – TI Housing Solutions  
Bob Lilly – Lanarc Consultants  
Rob Whetter – dHK Architects  
Jessica Yarish – dHK Architects

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

- building composition
- landscape and fencing
- Mason Street frontage design
- transition to adjacent areas
- any other aspects of the proposal on which the ADP chooses to comment.

Charlotte Wain clarified the delegated development permit process as requested by the Chair.

Rob Whetter provided the Panel with a detailed presentation of the site and context of the proposal, and Bob Lilly provided the Panel with details of the proposed landscape plan.

The Panel asked the following questions of clarification:

- Question for staff: Is there concern with the rooftop hat and garden amenities?
  - That comment would be related to the upper storeys 19 and 20 opposed to the rooftop gardens on top of the podium.
- Can the applicants please show any drawings of landscaping for the upper levels
  - There are reduced floor plates. There is no landscaping due to cost and maintenance.
- Is the outdoor space usable for those floors?
  - No. Working through this type of housing it just wasn't practical for this project.
- Could you describe the rationale of the stepped back upper two-storeys?
  - The setback is to comply with our FSR. It's a balance with floor area and to max out the number of units. We also want to reduce the height of this tower and stepping it back helps.
- Has the structural engineer said they can accommodate the soil volume on the roof top?
  - We have been consulting with a structural engineer and there hasn't been any concerns as of yet.
- Is the opening on floors three and four that look into the opening going to be the green wall on cables?
  - Yes, and there is a little outdoor space there as well.
- What are the staff concerns with the fencing around the daycare?
  - Does the fence meet the intent and needs under the fences gates and guidelines. Is there anything else that can be done? We do want a visual barrier as well. Can it provide more interaction with the street?
- Has there been a daycare provider that has weighed in this aspect?

- Yes, the operations aspect has been looked into as well as conversation with the ministry.
- Had you explored the option of glass for the daycare fence?
  - We really had to keep in mind the budget for this project. Knowing that we didn't consider glass.
- Is there an option to increase the size of the drop off area for people showing up with larger bikes and strollers?
  - We have some challenges with grade changes and the desire for security at the courtyard entrance, but it is something we can consider.
- The daycare entrance and housing entrance are separate, correct?
  - There is a secondary access through the community space. It isn't direct to the daycare but could be used.
- Do you have to walk through the playground to access all the daycare entrances?
  - Yes.
- How many children is this daycare designed for?
  - There are 12 infant spots and 24 toddler spots.

Panel members discussed:

- Concern with what may go onto the roof top deck compared to the renderings shown.
- Challenging neighbourhood, no concerns with the fencing.
- Could something be done that would add a playful element to the building program (daycare)?
- Appreciation for fitting the neighbourhood context/
- Unsatisfied with the top of the building and the lack of architectural response
- Desire for a more public space with the daycare drop off area.
- Pandora is articulated well.
- Appreciation for the green wall and open space.
- Improvement to what is currently there.
- Desire for more projects like this to come forward and be encouraged.
- Appreciate this is within the design guidelines.
- Desire for added artistic flare to the fence but understand the reasoning this cannot be attained.
- Would like the top of the tower to be more visually appealing and have some added refinement.
- Concerns with logistics of parking and drop off.
- Concern with long term viability of street trees on Mason Street
- The articulation of the top of the building could have kept the continuation of the buildings massing and façade.
- Would like to see some more consideration put into the cargo bike parking.

### **Motion:**

It was moved by Colin Harper, seconded by Will King, That the Advisory Design Panel recommend to Council that Delegated Development Permit with Variances Application No. DP000624 for 926-932 Pandora Street be approved with the following changes:

- Reconsider the design of the top of the tower

- further consideration given to the daycare fence design
- further consideration to the mason street frontage to better accommodate cargo bikes and multi-modal travel

**For:** Colin Harper, Will King, Tamara Bonnemaïson, Ben Smith

**Opposed:** Pamela Madoff, Sean Partlow, David Berry, Devon Skinner

**Failed**

**Motion:**

It was moved by Pamela Madoff, seconded by Will King, That the Advisory Design Panel recommend to Council that Delegated Development Permit with Variances Application No. DP000624 for 926-932 Pandora Street be approved with the following changes:

- Further consideration of the design of the top of the tower
- further consideration given to the daycare fence design
- further consideration to the mason street frontage to better accommodate cargo bikes and multi-modal travel

**For:** Pamela Madoff, Ben Smith, Will King, Tamara Bonnemaïson, Colin Harper, Devon Skinner

**Opposed:** David Berry, Sean Partlow

**Carried 6:2**

**ADJOURNMENT**

Motion to adjourn: Devon Skinner, Seconded by Pamela Madoff

The Advisory Design Panel meeting of January 25, 2023 was adjourned at 2:45 pm.

---

Devon Skinner, Chair