

**MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
HELD WEDNESDAY JANUARY 27, 2021**

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

Present: Marilyn Palmer (Chair), Devon Skinner, Sean Partlow, Ben Smith, Ruth Dollinger, Joseph Kardum, Brad Forth, Matty Jardine

Staff Present: Miko Betanzo – Senior Planner. Urban Design
Mike Angrove – Senior Planner
Alena Hickman – ADP Secretary

Motion:

It was moved by Marilyn Palmer, seconded by Joseph Kardum to approve the January 27, 2021 agenda as presented.

Carried Unanimously

2. MINUTES

Minutes from the Meeting held January 13, 2021

Motion:

It was moved by Ruth Dollinger seconded by Marilyn Palmer, that the minutes from the meeting held January 13, 2021 be adopted as amended.

Carried Unanimously

Matty Jardine recused himself from Development Permit with Variances Application No. 00157 for 1025 Kings Road.

3. APPLICATION

3.1 Development Permit with Variances Application No. 00157 for 1025 Kings Road

The City is considering the construction for a six-storey rental building on the southwest corner, at the intersection of Kings Road and Fifth Street, in the Hillside-Quadra neighbourhood.

Applicant meeting attendees:

LUKE MARI	ARYZE DEVELOPMENTS
BARRY WEIH	WA ARCHITECTS
BIANCA BODLEY	BIOPHILIA COLLECTIVE
NEIL BANICH	WA ARCHITECTS
OLIVIA CHENG	WA ARCHITECTS

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

- street wall and pedestrian scale
- landscaping and parkade screening
- materiality
- any other aspects of the proposal on which the ADP chooses to comment.

Barry Weih provided the Panel with a detailed presentation of the site and context of the proposal. Bianca Bodley provided the panel with a detailed presentation of the landscaping plan.

The Panel asked the following questions of clarification:

- Is there any storage area provided for rental units?
 - There is no dedicated storage for individual units.
- How much clearance is there on the corner units for headroom on the loft level?
 - 8ft clearance on the underside.
- Did you do design studies on varying the materiality and if so what lead you to this materiality?
 - The intention was to create a modern expression. We are using the balconies and the articulation of corners, along with the contrast between both the bottom and the parapet to create interest. The dark window frames will also create dimension. We didn't want to add colour just for the sake of adding it.
- What is the division between the panels, will it be easy trim?
 - No, I don't think it will be easy trim, we haven't worked out the specific details. We want to create a clean articulation of those lines.
- Do you foresee it as being a colour that is consistent with the existing panel?
 - I don't see it as a contrasting colour.
- The horizontal band at the lower levels, are those the same materials?
 - Yes.
- Do we no longer have material boards?
 - Yes, we do virtually.
- What material is the black vertical siding?
 - There has been a lot of discussion about what that could be. It will likely be a cementitious product. The neighbouring property is mostly metal panelling. Our building should be complimentary to that building. We would like to bring quality to that front entrance and use it as a feature to the building.
- What is the material for the soffit details?
 - We are looking at a cementitious panel. We are looking at a vented version which provides a very clean aesthetic.

- Are you concerned that the trees you chose for the roof deck may grow too large or not have enough soil volume?
 - No, I think they will grow to the size they can within the soil volume they are planted in. These trees can handle the wind and have a nice form.
- Some of the trees on Fifth Street look to not be in the best condition. Have you talked to the Parks Department about the removal and replacement of those trees?
 - Our discussions with the Parks Department have been mostly about retaining the trees, besides the two that are in conflict. But that is something that we can consider. We are a limited with utilities but could replace with some smaller trees.
- Are you proposing replacement trees for the ones that you are taking up?
 - We could propose one.
- Are benches the only form of CPTED for the patios on the ground level
 - Yes, we could also consider fencing.
- You have exceeded the URMD guidelines in terms of site coverage, setbacks are not met nor are the height or FSR. Why did you stretch so far beyond those guidelines?
 - Our intent was to show that fundamentally this building still fit into the neighbourhood. We are trying to make most of this site for important housing. We understand that the Quadra village is in transition and we want to be thoughtful about density and that this building fits well. There is not much engagement along the street level so building setbacks were based on that.
- Why isn't the parkade fully screened in?
 - We understand that the drawings don't show that full enclosure. But we anticipate a full parking enclosure. We want to use some of the decorative screening that we have also designed for the bike parking where it will be highly visible.
- Is the decorative fencing widely spaced?
 - It is a larger dimensioned lumber, for aesthetics and security.

Panel members discussed:

- Pedestrian frontage materials
- Would appreciate some clarity of unknowns (vertical panelling, screening of the parkade)
- Desire for more detail
- Concern with massing on the north corner
- Appreciation that the building ties in contextually to the neighbourhood
- Appreciation for the building's articulation
- Appreciation for the idea of loft units and the unique form of housing
- Desire for more colour
- Concerns with landscaping
- Concerns with lack of fencing for lower levels patios

- Review of Fifth Street trees needing to be replaced.

Motion:

It was moved by Joseph Kardum, seconded by Marilyn Palmer, that Development Permit Application No. 00157 for 1025 Kings Road be approved with the following changes:

- Addition of screen fencing to the parkade on the south and east elevations of the building
- Low fencing to private patios on the ground level for increased security
- Review the existing street trees on Fifth Street with the parks department in order to provide new trees where appropriate
- Consider additional landscaping on Fifth Street
- Maintaining the cladding reveal colour consistent with the cementitious panel wall colour and to confirm cladding details
- Confirm quality of the cladding details with planning department at building permit stage.

Carried Unanimously

3.2 Development Permit with Variance(s) Application No. 00156 for 610 - 624 Herald Street and 611 - 635 Chatham Street

The City is considering a Development Permit with Variances Application for a rental residential development with 274 units and ground floor commercial uses.

Applicant meeting attendees:

DAVID FAWLEY
GUADALUPE FONT
CHRIS WINDJACK
STEVE WATT

DENCITI DEVELOPMENT CORP
DENCITI DEVELOPMENT CORP
LADR LANDSCAPE ARCHITECTS
INTEGRA ARCHITECTURE INC

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

- Diversifying the distribution of massing to reduce the repetitiveness and homogeneity of the proposal and to create visual interest while responding to the site context
- Increasing the ground floor height to achieve a minimum 4.5m, floor to ceiling, commercial ground floor height
- Increasing the street-wall height on Chatham Street to be consistent with the form and character of Old Town
- Revising the material selection to be of higher quality, more diverse and consistent with the form and character of Old town

- Any other aspects the ADP chooses to comment.

David Fawley provided the Panel with a detailed presentation of the site and context of the proposal. Chris Windjack provided the panel with a detailed presentation of the landscaping plan.

The Panel asked the following questions of clarification:

- Have you thought about any variation in the proportion of the structural bays?
 - Primarily we were thinking of subtleties in the detail rather than manipulating the physicality of the building. It's something we could explore moving forward. We have had conversations with the Planning Department and one of the driving elements of the building design itself has been is that it is a rental building, efficiency of design and the elegance and simplicity.
- Is the Herald Street side of this building in the Chinatown District of Old Town?
 - Yes.
- Did your team consult with a heritage specialist for that side of the building?
 - No.
- Did you give any consideration to a new street tree program to enrich the streetscape?
 - The feedback we got from City staff was that street trees are not supportable along Herald Street. We cannot achieve the proper soil volume because of underground utilities. We are considering two replacement trees on Government Street.
- Was there any consideration to back up the building frontage on Herald Street to allow room for streetscape development?
 - No, because it's a rental project and being able to get efficiency of design and maximize that is what we thought was best.
- If you were to push part of the building back into the courtyard would you then have enough soil volume to create more space for those street trees?
 - There would still be underground utilities that may cause issues but it's something we could investigate.
- Regarding Herald Street, did you explore any bump outs to introduce anything like raised planters?
 - That is an item to pursue with our civil engineer and landscape team.
- In between the vertical stacks of windows there is cementitious board, was there any consideration to infill that space with brick to distinguish them more from the other brick buildings.
 - There was, we applied that in certain areas, like to the top band. We thought we did a good job finding that balance as brick is an expensive material.
- What was the design intent for the private amenity area and the landscaping?

- The amenity space does really become the heart of the project. The outdoor space including the courtyard and indoor amenities are all meant to be a hierarchy of different spaces and uses. We have storage, music rooms, bike maintenance space, lounges, indoor and outdoor fitness, shared garden plots, dog friendly and dog walk spaces.
- Can you discuss the materials on the Chatham side, is it partially faux stone?
 - It was meant to be real slate product for an accent wall. We were thinking something a bit more edgy.
- Do you believe that the corrugated metal is consistent within this heritage area?
 - Yes, metal cladding is considered a high-quality material and there are buildings in the area with the same material. It is also extremely long lasting.

Panel members discussed:

- Appreciate the design
- More articulation of detailing
- More attention to the podium level at the store fronts
- Appreciate the high-quality materials
- Desire for warmer brick tones
- Disappointed with lack of landscaping on Herald Street
- Appreciation for the inner courtyard, amenities and the landscaping
- Concern with the massing
- Desire for different overhang options
- Opposed to the corrugated metal
- Building height and massing
- Would be more pleasing with more differentiation.

Motion:

It was moved by Ben Smith, seconded by Devon Skinner, Development Permit Application No. 00156 for 610 - 624 Herald Street and 611 - 635 Chatham be approved with the following changes:

- consider a stronger break or horizontal element between the ground floor and residential units above.
- consider a warmer brick pallet
- consider articulating the building heights on herald street to give some relief to the repetition of the massing and to provide opportunities to introduce more vegetation
- consider increased landscaping opportunities on herald street through increased building recesses, sidewalk extensions into the public realm, and increased building setbacks engineering permitting
- consider a more organic distribution of massing and materials, including more variation.
- Variable canopies and a higher floor to ceiling height at the ground floor

- reconsider the corrugated steel cladding on Chatham St.
- consider increasing the height of the building massing at the corner of government and Herald St to diversify the height and variation in the proposal
- reconsider the repetitive massing distribution along Herald St to add diversity and variation to this streetscape in the national historic china town site
- increase the floor to ceiling height to be consistent with the old town design guidelines.

Carried 5:3

For: Ben Smith, Devon Skinner, Brad Forth, Joseph Kardum, Matty Dejardine
Opposed: Marilyn Palmer, Ruth Dollinger, Sean Partlow

3. ADJOURNMENT

The Advisory Design Panel meeting of January 27, 2021 was adjourned at 3:10 pm.

Marilyn Palmer, Chair