

**MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
HELD WEDNESDAY JUNE 8, 2022**

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

Present: Devon Skinner (Chair), Ben Smith, Pamela Madoff, David Berry, Sean Partlow, Matty Jardine

Councillor Thornton-Joe

Absent: Colin Harper, Peter Johannknecht, Will King, Tamara Bonnemaïson

Staff Present: Miko Betanzo – Senior Planner, Urban Design
Charlotte Wain – Senior Planner, Urban Design
Mike Angrove – Senior Planner
Alena Hickman – Secretary

2. AGENDA APPROVAL

Motion:

It was moved by Ben Smith seconded by Sean Partlow that the agenda for the June 8, 2022 meeting be adopted.

Carried Unanimously

3. APPLICATIONS

5.1 Development Permit with Variances Application No. 00189 for 225 Russell Street

The City is considering a proposal to rezone and amend the Official Community Plan to renovate and convert the existing building to a multi-unit residential building with approximately 40 self-contained supportive housing units.

Applicant meeting attendees:

Deane Strongitharm
Christine Lintott
Chris Windjack
Jose Wong

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

- liveability of the units

- fence design
- approach to landscaping
- any other aspects of the proposal on which the ADP chooses to comment.

Deane Strongitharm provided the Panel with a detailed presentation of the site and context of the proposal, and Chris Windjack provided the Panel with details of the proposed landscape plan.

The Panel asked the following questions of clarification:

- Have you given consideration to circulation, including the safety and security not having a common lobby?
 - We do have a common lobby and entrance at the 3-storey appendage. We have indoor and outdoor spaces on that entrance as well, which is unique.
- Is the rooftop on the warehouse open or closed off?
 - It is all exposed. We are stripping the skin away. We need to construct a new building in there. It is meant to be an open space that is enclosed.
- Are the floating walkways covered?
 - No.
- Is there intent to have planting in front of the fence on Russell Street?
 - Not currently because it is tight with the retained building and utility boxes. We could look at it more, but we wouldn't be able to provide a wide planting strip.
- Did you consider making the bike parking more secure?
 - The thought was that there is security and oversight 24/7. We welcome more thoughts from the panel.
- Is there any concern with doing maintenance on the steel on the roof?
 - Yes, it will have to be maintained and there will be a schedule on that.
- Is there an elevator in this project?
 - No. We cannot have an elevator, mostly because of cost. The two suites on the second floor that are accessible are meant to have more adaptive spacious suites. The services that are on the 3rd floor are also duplicated on the main floor so there are no exclusions.
- What are the criteria and intended use for residents of this building?
 - Residents who need more life skills and helping them get ready to live independently.

Panel members discussed:

- appreciation of the innovative use of space
- would like to see better bike storage
- concern with accessibility throughout the building without an elevator
- interesting and adaptive
- unit livability is functional
- natural lighting and great design
- no concerns with landscaping
- appreciate the thought and care in this project

Motion:

It was moved by Devon Skinner, seconded by Will King, that the Advisory Design Panel recommend to Council that the be approved with the following recommendations:

- Further consideration for a lift for accessibility access
- Further consideration to provide more secure bike parking
- Further consideration to stepping the fence back from the sidewalk to allow for additional landscaping in front.

Carried Unanimously

4. ADJOURNMENT

The Advisory Design Panel meeting of June 8, 2022 was adjourned at 12:45 pm.

Motion to adjourn: Devon Skinner (Chair) Seconded by: Pamela Madoff

Devon Skinner, Chair