

**MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
HELD WEDNESDAY MARCH 22, 2023**

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

Present: Devon Skinner (Chair)
Peter Johannknecht
David Berry
Pamela Madoff
Sean Partlow
Matty Jardine

Absent: Colin Harper
Ben Smith
Will King
Tamara Bonnemaïson

Staff Present: Miko Betanzo – Senior Planner, Urban Design
Alena Hickman – Planning Secretary

2. AGENDA APPROVAL

Motion:

It was moved by Pamela Madoff, seconded by Peter Johannknecht, that the agenda for the March 22, 2023 meeting be adopted.

Carried Unanimously

3. MINUTES

Motion:

It was moved by Pamela Madoff, seconded by David Berry, that the minutes from the meeting held December January 25, 2022 be approved.

Carried Unanimously

4. APPLICATIONS

4.1 Development Permit with Variance Application No. 000622 for 533 Chatham Street

The proposal is for a six-storey mixed-use building with ground floor commercial uses and a development permit with variance is required.

Applicant meeting attendees:

Stephane Laroye – SLA
Ivan Kuptsov – SLA
Caner Oktem – SLA
Chris Windjack - LADR

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

- activation approaches for the ground floor facing Chatham Street
- design strategies to lessen potential CPTED issues related to the through block walkway and public park/ plaza
- any other aspects of the proposal on which the ADP chooses to comment.

Stephane Laroye 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:

- Can you articulate the vision for the two units on the bottom?
 - A homebased business or hair salon type business.
 - Is that included in the unit count?
 - Yes.
- Is that something in your perma that you need those 20 parking spaces?
 - We are not able to achieve the required zoning for parking so we need them. But the garbage and bike parking would need to be located on that bottom floor.
- Can you elaborate on the lighting on the pocket park? What do you envision that space to feel like at night?
 - We envision low level lighting. We imagine that on a normal basis for that lightening to be dimmed and then when someone entered to light up and then dim back down after the patron has exited.
- Can you speak to what you are proposing in terms of being energy efficient.
 - We are aiming to achieve Stepcode 3, efficient use of land, high performance windows, preserving trees, drought tolerant native plants, electric vehicle charging, light roofing. At SLA we are always looking for low carbon.
- PMT along the herald street frontage...
 - Yes, it's existing and we will not be touching that. The electrical room will be under the ramp in the parkade.
- CPTED – what are the operating hours of those gates?
 - The gates will be closed in the evenings but there are still access requirements and exit requirements.
- Live work units
- Studio unit- patio space and privacy
- Was the roof functioning
- Are the units rebated, what is the material for the divisions?
 - They would be divided lights in an ideal world. Possibly aluminum, and will not be rebate windows.
- How long does the public have access to the park space?

- We aren't sure, I could suggest daylight hours. Perhaps staff could clarify?
 - It is an aspect that the City will go into negotiations with. Often, we look at an 8am-8pm and look at activity in the area.
- Is there any plan to incorporate some of the historic images into the public realm?
 - Yes there is. Our goal is to provide and interpretive panel.
- Is there a fence around the PMT, is it fully enclosed?
 - Yes, and there is an existing fence there currently.

Panel members discussed:

- Like this project, very supportive
- The work live units could use some CRU's
- Appreciation for the park space
- Parking
- Lightening is well addressed from a security perspective
- Responded well to the context of the site
- Activation of the courtyards will be important for them to be welcoming
- Respect the references to the history
- Strong thought put into these spaces
- The parkade gates aren't of a concern
- CRU's vs Live Work should consider in the aspects of space
- Height allowance is important and this is done very well.

Motion:

It was moved by Pamela Madoff, seconded by Devon Skinner, That the Advisory Design Panel recommend to Council that Development Permit Application No. 000622 for 533 Chatham Street be approved with the following changes:

- Further consideration of the creation of CRU's through the park and walkway.

Carried Unanimously

ADJOURNMENT

Motion to adjourn: Pamela Madoff, Seconded by Devon Skinner

The Advisory Design Panel meeting of March 22, 2023 was adjourned at 1:10 pm.

Devon Skinner, Chair