

**MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
HELD WEDNESDAY NOVEMBER 23, 2022**

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

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

Absent: Peter Johannknecht
Matty Jardine
Devon Skinner

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

2. AGENDA APPROVAL

Motion:

It was moved by Pamela Madoff, seconded by Will King, that the agenda for the November 23, 2022 meeting be adopted.

Carried Unanimously

3. MINUTES

Motion:

It was moved by Pamela Madoff, seconded by Ben Smith, that the minutes from the meeting held October 26, 2022 be approved as presented.

Carried Unanimously

Peter Johannknecht recused himself from the meeting.

4. APPLICATIONS

3.1 Development Permit with Variances Application No. 00190 for 1516 Camosun Street, 1270 and 1286 Pandora Avenue.

The proposal is for a new 46-unit, five-storey strata condominium building with frontage on both Camosun Street and Pandora Avenue.

Applicant meeting attendees:

Andy Guiry – Cascadia Architects Inc.
Peter Johannknecht – Cascadia Architects Inc.
Greg Damant – Cascadia Architects Inc.
Connor Gann – H Development
Elliot Hersant – H Development
Bianca Bodley – Biophilia Collective

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

- relationship with neighbourhood context
- building separation distances and setbacks
- building form
- outdoor amenity space
- any other aspects of the proposal on which the ADP chooses to comment.

Andy Guiry provided the Panel with a detailed presentation of the site and context of the proposal, and Bianca Bodley provided the Panel with details of the proposed landscape plan.

The Panel asked the following questions of clarification:

- Can you please speak to the transition between the urban residential and the traditional residential. If you look at urban residential versus traditional residential, one would have expected that height on Pandora Avenue not on Camosun Street. How did you make the case for that in the traditional residential area on Camosun Street?
 - You're correct, the traditional approach would be to put the density on the larger street. When we started to look at this in three dimensions and model it, we looked at the downsides of the density, sunlight and views in relation to the neighbours. If we stacked massing on the south, it has a bigger effect than putting the massing in the middle and then creating a form that steps up to that with the mature trees along Camosun Street.
 - We tried to put the work into responding to the things that may make this building negative. This seemed to be the form that had the least effect.
- Did you consider a more generous setback on the north side of the building?
 - The amount of setback is what we felt was enough that it wasn't going to negatively affect the building and provide enough space. We could increase the setback, but we would have to cut about 6 units.
 - The sun study also really revealed that the setback to the north gets very good sunlight with the spacing we currently have proposed.
- How will you be maintaining and preserving the planters and landscaping attached to the balcony guardrails through the strata?
 - We are not just relying on the planters to provide that overlook protection. It's feasible to installing driplines to make sure they are staying vibrant. It is important to make irrigation a priority.
 - The species are low maintenance and were chosen specifically to be able to be sustained.
- Was the parking driven by the markets needs or the City's requirements? Do you have any thoughts on perhaps not having the parkade go all the way to the property line?

- There was a TDMS done but this was driven by City requirements. We decided to not try and do perpendicular stalls along that edge. We looked at a lot of ideas. We felt this was the best compromise.
- Would the developers have gone to less parking if the City wasn't requesting this?
 - It's a balancing act, we want to keep that native soil for the trees. Given the site permitters this made the most sense. The neighbours were also concerned about parking as is and it seems to be an issue already.
 - In terms of the market, it gives us the opportunity to have fewer stalls with walkability and transit.
- What was the intent with the building orientation and the impact it has on the west property line, creating that pinch point?
 - There were concerns from immediate neighbours about views facing not only straight out the front but also near the side units. These concerns triggered the conversations about what we could do to give some views and some space. By angling the building, we give it that pinch point. The trees will be the biggest privacy buffer. It also adds some architectural interest.
- What was the rationale to placing the lobby where you positioned it on Camosun?
 - There was a lot of discussion and design options around this. Because Pandora is busy and loud, we felt there would be acoustic impact. It also breaks down that pedestrian experience along Pandora to have the meet and greet environment in front of the patios. We thought the common outdoor space and patio deserved to be in a different spot.
- Some balconies seem superfluous as the roof decks are quite large. What is the rationale to having both balconies and the large rooftop decks?
 - Rooftop spots are for specific units, not everyone. Do we need to have the balcony spaces, maybe not but we feel like they serve a purpose and break up the massing. We think it does a lot for the building architecturally as well.
 - Balconies provide different views and different sunlight throughout the day.
- What is your energy performance target?
 - We are always pushing for this. Step 3, as the City requires and we are also trying to do this project as carbon free as we can.

Panel members discussed:

- Separation and setback to the west have been sufficiently addressed through the landscaping
- Orientation could go either way, no preference
- The building steps down to the north and the effort in transition is there, in addition to putting the driveway in its current location to add more separation
- North setback is adequate given relation to the parking
- The landscaping is doing a lot of the work on that West setback
- Worried the plans will not hold up in the long term
- Consideration to sloped parking
- Proposed trees will not do well in a raingarden setting
- Love the common spaces and sense of community
- Innovative and supportable
- Concern with the traditional residential neighbourhood and transition
- No concern with massing along Camosun Street
- Maintaining a project in the OCP
- No concern with soil volume for trees close to the parkade

Motion:

It was moved by Colin Harper, seconded by David Berry, that the Advisory Design Panel recommend to Council that Development Permit Application 00190 for 1516 Camosun Street, 1270 and 1286 Pandora Avenue be approved with the following changes.

- Consideration for additional privacy from the 4th and 5th floor balconies on the West side
- Consideration that the parkade ceiling be dropped to create additional soil volume
- Consideration that the tree species on the west side be revised to a more robust species, potentially a columnar tree.

Carried Unanimously

ADJOURNMENT

Motion to adjourn: Pamela Madoff, Seconded by Tamara Bonnemaision

The Advisory Design Panel meeting of November 23, 2022 was adjourned at 1:33 pm.

Will King, Chair