

**MINUTES OF THE
ADVISORY DESIGN PANEL
HELD WEDNESDAY, MAY 27, 2015, 12 P.M.**

Advisory Design Panel members toured the site located at 816 Government Street at 11:00 A.M.

1. THE CHAIR CALLED THE MEETING TO ORDER AT 12:03 P.M.

Panel Members Present: Christopher Rowe (Chair); Barry Cosgrave; Brad Forth; Cynthia Hildebrand; Mickey Lam; Mike Miller; Ann Katherine Murphy;

Absent: Rod Windjack

Staff Present: Mike Wilson – Senior Planner-Urban Design;
Charlotte Wain – Senior Planner-Urban Design;
Murray Miller – Senior Heritage Planner

Observers: Councillors Coleman, Madoff, Thornton-Joe

2. MINUTES

2.1 Minutes from the Meeting held February 25, 2015

Action:

MOVED / SECONDED

It was moved by Mr. Cosgrave, seconded by Ms. Hildebrand, that the Minutes of the Advisory Design Panel held February 25, 2015 be approved.

CARRIED UNANIMOUSLY

Mr. Wilson advised that Gerald Gongos, an Architect working with the Province of British Columbia, has been appointed to fill the vacant position on the Advisory Design Panel. Mr. Gongos will begin orientation and is expected to join the Panel at the next regular meeting of June 24, 2015.

3. APPLICATIONS

**3.1 Rezoning Application No. 00461 & Heritage Alteration Permit
Application No. 00192 for 816 Government Street**

The proposal is to permit increased density for residential and office uses. The Application is also to permit brewery, brew pub and distillery uses as well as a liquor retail store as an accessory use to a distillery or brewery.

Applicant Meeting attendees: Mr. Paul Merrick, Paul Merrick Consulting
Mr. Stan Sipos, Cielo Properties Inc.
Jim Wong, Studio One Architecture Inc.

Ms. Wain provided the Panel with a brief introduction of the Application and the areas that Council are seeking advice on, including the following:

- the appropriateness of the proposed height of the new addition in relation to the 1914 Heritage-Registered Customs House and Old Town
- the appropriateness of the setback of the proposed rooftop addition
- the design of the seven-storey building addition in relation to the existing Heritage-Registered building and to its wider context, including Old Town and the Inner Harbour
- the contribution that the proposed building makes as an appropriately scaled building enclosure around the Inner Harbour
- the appropriateness of the proposed height and massing in relation to Public External View Guidelines: Views 1 and 2 and Urban Amphitheatre Concept as described in the *Downtown Core Area Plan*
- the appropriateness of the proposed finishing materials
- the size of the mechanical penthouse
- the proposed recessed building entrance to the office uses on Government Street.

Mr. Sipos provided the Panel with a brief introduction of the proposal. The proposal includes repurposing of the rebuilt portion of the building to create a functional office space.

Mr. Merrick provided the Panel with a detailed presentation of the proposal.

Mr. Miller joined the Panel at 12:23 P.M.

Panel members asked questions to the attendees to obtain clarification on the proposal.

Mr. Cosgrave excused himself from the meeting at 1:11 P.M. He advised the building was a masterful composition and had no issues with the proposal.

Panel Members discussed:

- complexity of the building design
- preference to embrace a simpler articulation of the buildings massing similar to that of the adjacent Belmont building
- further refinement to the design, materials and colour of the top two storeys, to result in a more simplified termination of the building
- preference for the granite material to be rusticated
- colour changes to the limestone and cladding materials
- the retention of the purple beach tree should be revisited
- some members felt the proposed balcony spaces could be used for unsightly storage
- widening the lobby entrance for a courtyard feel
- CPTED concerns with having an un-gated recessed lobby entrance and that the recess should be reduced if no gate is provided
- ways to eliminate CPTED concerns without using a gate such as increasing the height of the entrance for greater exposure or having tenants with later business hours

- some members felt the building was encroaching onto Wharf Street at the southeast corner and taking away the significant public realm
- the recent priority of Council for the David Foster Pathway to guide people through Downtown and how the building could be blocking desire lines to this pathway
- some members felt that increasing the height of the addition to the Heritage building would create a better transition between the two buildings.

Mr. Wilson interjected to have Mr. Miller, Senior Heritage Planner, advise the Panel of the Heritage Conservation Principles related to the height of the rooftop addition on the Heritage building. The addition is to be kept to a limited height as to reduce its visibility from the street.

Discussion continued:

- the glass addition to the Heritage building enhances the night lightscape
- the building works well with the curve line along to Wharf Street
- the Panel would appreciate seeing the results of their suggestions at the Development Permit stage.

Action:

MOVED / SECONDED

It was moved by Mr. Lam, seconded by Mr. Miller, that the Advisory Design Panel recommend to Council that Rezoning Application No. 00461 and Heritage Alteration Permit Application with Variance No. 00192 for 816 Government Street be approved with the following changes:

- Reconsideration of design refinements to the sixth and seventh floors and the mechanical penthouse with respect to the materiality of the massing and colouration of the parapet.
- Simplification of the form of the one-storey addition to the Heritage Registered building.
- Reconsideration of the perception of the building height from the street.
- Further consideration of the depth of the recessed lobby entrance with the intent to appear more welcoming.
- Reconsideration of the removal of the mature purple beach tree.
- Further design development of the at-grade retail glazing at the corner of Government Street and Wharf Street in consideration of a more positive pedestrian experience.

Panel Members Discussed:

- how to design the lobby entrance with respect to CPTED concerns
- the prominence of the building on Government Street taking away the public space.

CARRIED

For: Mr. Rowe (Chair); Mr. Cosgrave; Mr. Forth; Ms. Hildebrand; Mr. Lam; Mr. Miller

Against:

Abstained: Ms. Katherine Murphy

3. ADJOURNMENT

The Advisory Design Panel meeting of May 27, 2015 adjourned at 2:04 P.M.

Christopher Rowe, Chair