

**MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
HELD WEDNESDAY SEPTMEBER 26, 2018**

1. THE CHAIR CALLED THE MEETING TO ORDER AT 12:05 PM

Present: Jesse Garlick (Chair); Elizabeth Balderston; Justin Gammon; Paul Hammond; Deborah LeFrank; Carl-Jan Rupp; Stefan Schulson

Absent for a Portion of the Meeting: Sorin Birliga

Absent: Jason Niles

Staff Present: Moira Wilson – Senior Planner, Urban Design
Leanne Taylor – Senior Planner
Alec Johnston – Senior Planner
Mike Angrove – Planner
Katie Lauriston – Secretary

2. MINUTES

Minutes from the Meeting held August 22, 2018

Motion:

It was moved by Stefan Schulson, seconded by Carl-Jan Rupp, that the Minutes of the Meeting of Advisory Design Panel held August 22, 2018 be adopted as presented.

Carried Unanimously

3. APPLICATIONS

3.1 Development Permit Application No. 000236 for 2800 Bridge Street

The City is considering a Development Permit Application to construct a concrete batch plant.

Applicant meeting attendees:

PETER DE HOOG
STEPHEN HAY

DE HOOG & KIERULF ARCHITECTS
RALMAX PROPERTIES

Ms. Taylor provided the Panel with a brief introduction of the Application and the areas that staff is seeking advice on, including the following:

- the viewsapes across the Harbour
- the site's lighting.

Mr. de Hoog provided the Panel with a detailed presentation of the site and context of the proposal.

Questions of clarification were asked by the Panel on the following:

- is the pre-fabricated building existing?
 - no
- why was a pre-fabricated building chosen over other options?
 - primarily due to its location at the zero lot line, in addition to its fire protection qualities and cost benefits
 - the building can also be transported if ever necessary
 - the office is located against a lock-block wall and its approach is more sculptural than architectural; it will not add to the urban context
- how does the site circulation function?
 - the site has two entrances; one off David Street and the other from Bridge Street. The main entrance is off David Street, as Bridge Street gets quite busy and can get backed up
 - on-site, trucks move in a counterclockwise direction around the concrete batch plant and exit back onto David Street
- what is proposed for the existing migratory bird sanctuary?
 - a concrete retaining wall at the site's perimeter will replace the existing lock-block to ensure that any surface water is contained and treated within the site
- does the lot line extend to the low-water mark?
 - the lot line extends past the low-water mark, but there will be no work beyond retaining wall
- were factors such as climate change, flooding or on-site incidents considered in determining the height of the retaining wall?
 - the whole system is sloped away from the retaining wall so that if the system were backed up, the plant and whole yard would flood before any discharge into the ocean
 - the neighbouring Public Works Yard is at a lower grade and would also likely be affected prior to discharge into the ocean
- is the retaining wall on the edge of the defined protected area?
 - yes, it is just a couple inches to the inside of that area
- how was the bird sanctuary considered in the proposed lighting?
 - a light calculation was completed, which divided the site into six areas including the migratory bird sanctuary
 - at the migratory bird sanctuary, there will be an average lux of 6.17 and a minimum of 3.25, one of the lowest for the yard
- was enhancing the migratory bird sanctuary considered?
 - the applicants have reached out to the Ministry of Environment to see what improvements would be desired
 - garbage is regularly collected as it floats in, but beyond these measures the sanctuary is left undisturbed
- was architectural lighting considered to celebrate the batch plant's industrial heritage?
 - although there would be precedent for this approach, such as on Granville Island, this was not considered; the primary goal was to hide the plant
 - the plant is not in a visible or high-traffic location, so will not be seen by many

- were various logo configurations explored, such as having the logo only on one part of the plant?
 - initially different colours on each part were explored, but the effect would not be noticeable from a distance
 - the applicants feel that the logo helps to connect each piece together, along with the primarily grey background
- is there anything within the Official Community Plan (OCP) that would seek to create a sculptural element for the building?
 - no; and this is a development permit application rather than a rezoning application.

Panel members discussed:

- the plant's form being defined by its function, and its uniqueness as an industrial sculpture
- appreciation for the proposed measures to mitigate noise and dust
- the proposal's orientation and its success in minimizing visual impact on close neighbours
- the limited visibility of the site from the public realm
- appreciation for the inclusion of light calculations ensuring minimal spill onto adjacent properties and the water.

Motion:

It was moved by Justin Gammon, seconded by Paul Hammond, that the Development Permit Application No. 000236 for 2800 Bridge Street be approved as presented.

Carried Unanimously

Sorin Birliga joined the meeting at 12:20 pm.

3.2 Update on Rezoning Application No. 00610 and Development Permit with Variances No. 00088 for 505, 517, 519 / 521 Quadra Street and 931 Convent Place

The City is considering a Rezoning and Development Permit with Variance Application to expand and renovate the exterior of the building and construct a third residential storey.

Applicant meeting attendees:

NEIL BANICH
STUART KERR

WENSLEY ARCHITECTURE LTD.
ANALOGUE PROPERTIES LTD.

Mr. Johnston provided the Panel with a brief update on the Application and the areas on which Council is seeking advice.

Mr. Banich provided the Panel with a detailed presentation of the site and context of the proposal and details of the proposed landscape plan.

Questions of clarification were asked by the Panel on the following:

- what is proposed for the landscaping against the retaining wall along Quadra Street?
 - the landscape architect is not present to specify the proposed landscaping, but the intent is for the greenery to hide the wall entirely

- is the EIFS material proposed as a sculptural element?
 - this material will be used on the eyebrow feature, and the intent is for the material to be as seamless as possible
- what materials are proposed for the top level's wooden soffit?
 - longboard will likely be used, for ease of maintenance
- will the longboard have a warm coloured finish?
 - yes, and from a distance it will look very similar to cedar
- what is proposed for the panel layout design?
 - the panel will be a single colour, and will be refined to better reflect the changes in building layout
 - there is a metal reveal where the panel is clipped in, but the joints will be painted the same colour to show only a very thin shadow line
- what colour is proposed for the darker cementitious panel between the brick sections?
 - these panels will be a warm charcoal colour, rather than black
- what options were considered at the north end of the main building, in deciding to change the three-storey element to brick?
 - various height options were considered for the brick element, but the three-storey height helps to bring the eye line to the height of the townhouses
 - the height of this corner is made less abrupt and has been refined to a more human scale
- what is the material of the stairs at Quadra Street, between the main building and the townhouses?
 - parched concrete is proposed
- the proposed planting on the retaining wall will not reach a great height; how will the wall be covered as shown on the plans?
 - the retaining wall is terraced for multiple plantings at varied heights
- will the wall be visible through the plants?
 - the intent is for the wall to be concealed by plants
- is the retaining wall set back to ensure adequate room for planting?
 - yes, it will be stepped back to accommodate the planters, especially towards the stairs where the wall is highest
- will the white colour of the hardie panel be painted or integral to the panel?
 - there is the option for either; the applicants will first be considering the supplied hardie panel colours but will consider paint if necessary
- will the hardie panel be white?
 - it will be off-white, not bright white
- how was the fence design selected?
 - the intent is for it to be of a residential style, given the single-family dwelling next door
 - the simple design is only used on one property line and is inoffensive as well as being easy to maintain and install
- will the units be rentals?
 - Mr. Johnston confirmed that they would be rental units for twenty years.

Panel members discussed:

- appreciation for the significant changes that have been made since February
- the proposal's success in addressing the Panel's earlier concerns, the appropriateness of the design's direction and its authenticity

- the proposal's success in integrating a modern interpretation within the traditional context
- the main building's success in working well with the townhouses
- appreciation for the proposal's revised scale and approach to turning the corner at Quadra and Southgate Streets
- recognition of the impact of the scaling device at the corner of Quadra and Southgate Streets
- the success of the three-storey 'book ending' along Quadra Street, stepping down towards the townhouses
- appreciation for the clarity of the main building's entryway and the revised design of the patios facing Southgate Street
- recognition of the successful stepping back of the sixth floor and appreciation for the private outdoor space and the raised parapet design
- the potential for graffiti with the light-coloured stair material at Quadra Street
- the need to ensure the deliberate application of hardie panel
- encouraging the use of the same coloured panel joints
- opportunity to simplify the fence design to a more contemporary aesthetic, in order to better correspond to the richness of the building.

Motion:

It was moved by Justin Gammon, seconded by Deborah LeFrank, that the Development Permit with Variances Application No. 00088 for 505, 517, 519 / 521 Quadra Street and 931 Convent Place be approved as presented.

Carried Unanimously

3.3 Development Permit with Variances Application No. 00089 for 2501 Blanshard Street

The City is considering a Development Permit with Variance Application to construct a three-storey, multi-unit residential rental building on the northern portion of the Evergreen Terrace property in the Hillside-Quadra neighbourhood.

Applicant meeting attendees:

DOUGLAS SOLLOWS
FERNANDO FEI

DOUGLAS SOLLOWS ARCHITECT INC.
BC HOUSING

Mr. Angrove provided the Panel with a brief introduction of the Application and the areas on which Council is seeking advice.

Mr. Fei and Mr. Sollows provided the Panel with a detailed presentation of the site and context of the proposal as well as details of the proposed landscape plan.

Questions of clarification were asked by the Panel on the following:

- why was the previously proposed landscaping reduced?
 - due to budget constraints
- what screening is proposed between the building and the bus stop?
 - the trees, the triple-glazed windows and the rhythm of the pilasters along the building help to screen the building from the street

- is there any shrubbery to screen the ground floor?
 - there is some greenery against the building, but it is not as extensive as originally proposed
- is the building only intended to be on-site for five years?
 - yes, the entire site will be redeveloped in the future
 - the intent is to incorporate as many of the City's considerations while taking into account the short-term nature of the building
- as the building is modular, can it be rebuilt elsewhere?
 - the building can be deconstructed and take elsewhere, but this might not occur
- is the proposal only intended for a five-year duration?
 - yes, due to the site's plans for future development
- was an enhanced building envelope considered?
 - yes, the initial target was for compliance with BC Energy Step Code 3; however, this additional cost was determined to not be feasible
 - the proposal will meet the minimum requirements of the BC Building Code
- who are the proposed tenants for the building?
 - the building is intended for indigenous women
- does BC Housing own the entire Evergreen Terrace site?
 - yes
- was it considered to build the first piece of the future master plan at this location, and to make this structure permanent rather than temporary?
 - there are funds available for this project but a site couldn't be found elsewhere within numerous municipalities
 - the location at Evergreen Terrace works well given the number of proposed units and BC Housing's ownership of the site
 - although there is a future master plan to redevelop the site, there is a current need to provide housing
- how were light and liveability considerations taken into account with the small proposed windows? Can the trees be moved away from the façade to increase light into north-facing units?
 - the bedroom windows are designed to be located above the night stand, and the smaller, frosted bathroom windows allow for bathtubs and an outdoor awning feature
- was the façade's scale and its relation to the pedestrian experience considered through the process of concealing the building's modular construction?
 - the proposed design helps break up the building's 200 ft. length, which is tied to aspects of its constructability
 - the applicants are considering replacing the large existing conifer at the front of the building
- what materials are proposed for the vertical façade elements?
 - the pilasters will be clad with hardi plank siding
- do the pilasters have a functional role in the building's construction?
 - these are simply to give relief to the elevation
- to what degree did the design process involve the future tenants?
 - the end users were not involved in the design process because the building was designed prior to its use being determined
 - the applicant's operations team have worked with the project team, who have previously provided housing for indigenous women
 - the proposal's amenities include community space, bicycle room, a community kitchen and dining room

- what is the design intent behind the building's verticality and the proposed colours?
 - the colours and style were selected through public consultation, and the building was designed long before its use was determined
 - the front of the building will feature a mural by a local artist
- does the future master plan incorporate indigenous women's housing on-site?
 - the tenants and facility would likely move after five years, when the plan for the whole site has been confirmed
- the units would not be able to accommodate women with children; was this intentional?
 - the units are designed for a very specific target population
- how can the Panel best address comments, given that the plans submitted to the City do not match those presented to the Panel today?
 - Mr. Angrove clarified that the process was expedited for this Application, and that the Panel should best base their comments on the plans submitted to the City and included in the Panel's agenda packages
- is there anything in the City's approval process that would enforce the temporary nature of the project?
 - Mr. Angrove confirmed that no clause limits the building's five-year temporary nature.

Panel members discussed:

- supporting the desire for temporary housing
- desire for the tenants to be meaningfully consulted in the design process
- the need to recognize the building's construction on unceded territory
- recognition of the challenge and expense of creating a landscape designed for only five years
- opportunity for a greater amount of landscaping on the boulevard to provide greater separation between public and private spaces and to allow for the future removal of the temporary building
- the need for the landscaping to provide visual separation between the building and the bus station along Hillside Avenue
- opportunity to relocate the proposed planters away from the fence and out from under the trees
- appreciation for the dry ponds for drainage control, which could be improved with a more organic shape
- desire for a more natural approach to the form and character of the landscape design
- the need for accessible patio furniture and a place to spill out onto the area adjacent to the indoor community space
- the need to ensure privacy within the patio area for the residents
- the possibility of the temporary project being used in the long term, and the need to plan as though the building could be on-site for more than five years
- the opportunity to use the site as the first piece in the master plan; however, this would not be recommended given the location's prominence, the current proximity of low-rise buildings and the need for a landmark building at this location
- the appropriateness of a temporary structure at this location
- opportunity for a greater amount of glazing
- discrepancy between the façade treatment and the interior programming functionality

- desire for breaks or recesses to break up the modular structure
- the proposal's lack of scale and authenticity, and the need to refine the façade to improve the building's fit within the context
- opportunity to simplify the colour palette to better align with the project narrative and provide a more relaxing, sanctuary-like feeling
- desire to see renderings illustrating the pedestrian experience
- the need for increased consistency in the plans
- opportunity for increased natural light in the bedrooms to improve the suites' liveability of suites
- opportunity to reduce the size of the mechanical/electrical rooms on each floor and to narrow the corridors if the building does not have accessible suites.

Motion:

It was moved by Deborah LeFrank, seconded by Elizabeth Balderston, that Development Permit with Variances Application No. 00089 for 2501 Blanshard Street be approved subject to the following recommendations:

- improve access to natural light through the window design
- simplify the façade design to establish an appropriate scale
- consider that the project, although intended for five years, may be on the site for a longer period of time
- improve the separation between the Hillside Avenue building frontage and the street, through shrub and boulevard tree plantings
- improve the amenity space including the incorporation of seating and picnic tables, with consideration to residents' privacy
- take a more natural approach to the form and character of the landscape design
- ensure consistency across all drawings, including three-dimensional perspectives which focus on the pedestrian experience.

Carried Unanimously

4. ADJOURNMENT

The Advisory Design Panel meeting of September 26, 2018 was adjourned at 2:30 pm.

Jesse Garlick, Chair