

**MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
HELD WEDNESDAY APRIL 10, 2019**

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

Present: Sorin Birliga, Jason Niles, Carl-Jan Rupp, Karen Sander, Stefan Schulson, Roger Tinney

Absent for a Portion of the Meeting: Jessi-Anne Reeves

Absent: Pamela Madoff, Marilyn Palmer

Staff Present: Miko Betanzo – Senior Planner, Urban Design
Jim Handy – Senior Planner, Development Agreements
Chloe Tunis – Planning Analyst
Katie Lauriston – Secretary

2. MINUTES

Minutes from the Meeting held February 27, 2019

Motion:

It was moved by Roger Tinney, seconded by Jason Niles, that the minutes from the meeting held February 27, 2019 be adopted.

Carried Unanimously

3. NEW BUSINESS

Miko Betanzo noted the following for the Panel's information:

- Council's March 28, 2019 motion to appoint two Registered Landscape Architects to the ADP, resulting in a temporary increase in the number of Panel members
- New guidelines: *Growing Food and Gardening in Mixed-Use, Multi-Unit Residential Developments.*

4. APPLICATIONS

4.1 Development Permit with Variances Application No. 00111 for 208-242 Wilson Street

The City is considering a Rezoning and Development Permit with Variances Application to consolidate four lots and construct 22 townhouses with 12 rental units.

Applicant meeting attendees:

EDDIE WILLIAMS
JAMIE HUBICK

STELLER ARCHITECTURAL CONSULTING
APPLICANT

RYAN MACLEOD
KARI MACINTYRE

APPLICANT
APPLICANT

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

- the Alston Street frontage
- the pedestrian path to rear units and accessibility
- the finishing materials.

Jamie Hubick provided the Panel with a detailed presentation of the site and context of the proposal.

The Panel asked the following questions of clarification:

- are there 34 units in total?
 - yes
- the financing of the project was mentioned in the letter to Mayor and Council; has it been ensured that the project is viable?
 - yes
- are any changes foreseen to the on-street parking?
 - the on-street parking will be changed from residential to 2hr limited time parking
- does the project require a hydro kiosk or transformer on-site?
 - the hydro design is not yet determined, but if it were required it would be well-screened and located at the northeast corner of the property
- the rear building has a higher-profile, peaked roof; are any neighbours concerned about potential shadowing?
 - no, as the existing buildings are the same height as the peaks of the new rooves
- will the railings be ornate as rendered, or simply powder coated aluminum?
 - the intent is for the railings to be reflective of the era and style, so they will be custom made
 - sheet A22 shows a detailed design with a smooth railing
 - the bachelor suites off Wilson Street will have more historical style railings, with pickets
- how will storm water be managed?
 - the mechanical engineering component is not yet completed as it is not required at this stage
 - there is space in the southeast corner of Alston and Wilson Streets where the storm and sewer connections are, and where there is opportunity for rain gardens
- what is the difference in elevation from the front to the rear of the property?
 - about 12% change in grade, and 16ft. to the northwest corner
 - flat rooves are proposed at the northwest corner, which is the highest point of the property
- where is waste management handled?
 - in the underground parking
- with both residents and renters have access to the waste disposal?
 - yes

- where are the access points to the underground parking?
 - there are two points of access, one from Alston Street and the other between the two blocks of units along Wilson Street
- how steep is the entrance to the parkade?
 - the driveway slope will be 8% maximum for the first 6m of the driveway, then 15% thereafter
 - the exact location of the change to 15% grade will be resolved so that all three adjacent parking stalls are within an 8% slope
 - the sidewalk and Statutory Right-of-Way have been accommodated on the eastern side of the property
- what is the Planning department's concern about the appearance of the corner townhouse?
 - Jim Handy noted that the project fronts both Wilson and Alston Streets and the applicable design guidelines indicate that both streets should be addressed
 - staff welcome the Panel's feedback on how the appearance of key building elements could be improved to enhance the appearance of the development when viewed from Alston Street
 - Jamie Hubick noted that compliance with Step 4 of the building code creates a more linear building form, so articulation and interest has been introduced through the window size and design, arched entryways, and high quality finishes
- who is the architect for the project?
 - Eddie Williams of Steller Architectural Consulting is the architect and has full control and supervision of the project
- was further thought given to making the end units facing Alston Street present more as frontages, rather than side elevations?
 - multiple scenarios have been considered, but with the requirement for parking off Alston Street the current design is considered the best use
- what about the side of the building facing Catherine Street?
 - there is a lot with another existing home separating the proposal from Catherine Street
- between the two blocks of units along Wilson Street, there are living room windows facing the interior walkway; are these full height windows?
 - the windows are generally high for added privacy, and on the west side the windows look into the living room to add interest along Wilson Street
 - there are no windows that directly oppose each other
- are the basement units rentals or for sale?
 - they will be covenanted to be rentals in perpetuity
 - they are strata units, owned by the 12 units along Wilson Street as mortgage helpers
- the bedrooms in the rental suites are very small and only have access along one side of the bed; how does this configuration function?
 - there is a high transom window as you enter the unit, and the bedroom functions as a sleeping alcove without a door
 - built-in units beside the bed and for a wardrobe are included
- was a sliding door considered for these bedrooms?
 - this was not the intent, but a barn door could be considered for the spaces
- are the three above-ground parking spaces gated?
 - there is no gate, to allow public access to the carshare vehicle

- how will the proposal's sustainability features be evaluated?
 - the applicants are working to achieve Step 4 compliance.

The Panel discussed:

- desire to see the Alston Street corner further tweaked to provide more liveliness and respond to the prominence of the corner
- opportunity to mark how Alston Street will evolve
- desire for the east elevation to have the appearance of a street-facing elevation rather than a side elevation
- opportunity to bring brightness and liveliness to the corner through the use of a mural on the upper portion of the building facing Alston Street
- desire for exploration of a different colour palette
- no concerns for the proposed stucco
- need to ensure that the handrails are detailed as proposed, to bring a level of intricacy to the frontages
- the project's strength in conception and planning, including the establishment of an interior street
- need to provide landscaping to soften the parkade entrance
- caution for the steep driveway slope
- opportunity to have the parking stalls more closely associated with particular units
- accessibility concerns with the extensive use of stairs on the site
- opportunity to consider planters and ramps rather than stairs in the interior of the site
- need to incorporate the elevation gain within the design, without the use of stairs, to ensure the user-friendliness of the site (e.g. ability to push strollers and bicycles through the site).

Motion:

It was moved by Roger Tinney, seconded by Karen Sander, that the Advisory Design Panel recommend to Council that Development Permit with Variances Application No. 00111 for 208-242 Wilson Street be approved subject to:

- further review of the Alston Street elevations
- further consideration of the handrail details on the Wilson Street accesses
- further review, where possible, of accessibility throughout the site as a whole.

Carried Unanimously

The Panel recessed at 1:00pm and reconvened at 1:10pm.

4.2 Development Permit with Variances Application No. 00091 for 561-565 Toronto Street

The City is considering a Development Permit with Variances Application to construct a four-storey building containing approximately 24 dwelling units at a density of 1.49:1 floor space ratio (FSR).

Applicant meeting attendees:

WILL KING

WAYMARK ARCHITECTURE INC.

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

- the massing and interface with nearby properties
- the entryway and ground level relationship to the street
- the façade articulation and materials.

Will King provided the Panel with a detailed presentation of the site and context of the proposal.

The Panel asked the following questions of clarification:

- is there about a 4" difference between the white panels and the cedar siding?
 - there will be about 6" between the two materials
 - the white fibre cement panel will have a stucco texture, and will contrast with the cedar and modern brick on the base below
- how will the fibre cement cladding be supported?
 - the applicants have been working with the builder to determine the detail on the wall assembly
 - a standard assembly has an insulated wall cavity and an external cladding system set out from the wall; this will be done in a similar way
- does the wall assembly have just stud insulation with the cedar or brick layer on top?
 - there would be an inch of continuous insulation on the outside of the sheathing, and a rainscreen on top
 - the rainscreen depth changes from being shallow behind the cedar siding to an exaggerated depth behind the white fibre cement
- where is the brick within the wall assembly?
 - the brick aligns with the outside face of the sheathing
 - the transition from cedar to brick will likely be done with flashing; however that level of detail is not yet confirmed
- will the brick lay at a higher point from the cedar?
 - the brick is intended to be in a very similar plane to the cedar
- could the closets in units A be moved to the end wall, to make the rooms feel larger?
 - this can be considered
- is there sufficient clearance between the bed and closet in the one-bedroom units E, F and G?
 - the applicants are not certain of the exact dimensions of the suites, but the space is intended to be small to allow for larger living room area
 - the location of the interior walls may change slightly, and other ways to put beds into the units can be explored to ensure a functional space
- was eliminating a unit or reducing the number of bedrooms considered, to add to the liveability and size of units?
 - the redistribution of the interior walls can be considered
- what is the intent of the dark base material?
 - it is intended as a dark masonry base level, with the lighter materials sitting on top

- what is the rationale for the orientation of the address sign?
 - a vertical element was desired for the cedar accent, and the address works well within the space
 - a number of configurations have been explored

Jessi-Anne Reeves left the meeting at 1:35pm.

- are the private patios directly adjacent to the main entrance?
 - the entry is protected on both sides by the portico, and the patios are on each side of the portico
 - landscaping separates the ramp from the adjacent private patio
- has the proposal been revised since staff's comments about the street relationship?
 - the first iterations did not include the 2m Statutory Right-of-Way, which, when included, triggered a redesign of the front of the building
- does BC Hydro allow for the hydro kiosk to be enclosed within wood fencing?
 - at this stage it is not confirmed whether a hydro transformer will be required; but if it is, it will be located within the northwest corner of the lot
 - fencing can be used to help screen the transformer, if necessary
- why does the sidewalk curve towards the proposal?
 - Chloe Tunis noted that the current Right-of-Way is 10m and should ideally be 20m. A 14m Right-of-Way (SRW) is requested to achieve the greenway goals and create a boulevard
 - Will King noted that the Right-of-Way is not a requirement as there is no application to rezone the property; however, the SRW was deemed desirable after talking to the Planning and Transportation departments
- what is the intent for how the top of the white panels meet the underside of the roof?
 - there will be flashing in this location
 - an engineered system is being explored which would include the top, side flashing and side brackets
- what is the proposed portico material?
 - there will be brick on the outside and cedar on the inside
 - there will also be a cedar soffit with lighting for the portico
- given that the roof will have a truss system, is the ceiling to the underside of the truss?
 - that is the intent, and would also conceal the parapet and elevator box
- what is the depth of the truss?
 - the applicants are not certain; this will be determined by the engineers.

Panel members discussed:

- opportunity to reallocate the unit layouts or decrease the number of bedrooms overall to improve liveability
- opportunity to look at alternatives such as sliding walls or murphy beds to create comfortably-sized bedrooms in units B, E, F and G
- the proposal as a good fit within the context and its ability to complement the older surrounding houses
- appreciation for the proposal's street relationship and landscaping
- desire for the finishes to be executed as depicted in the rendering, with crisp detailing and the intended façade depth

- appreciation for the effort into the design of the ground plane
- opportunity to consider wayfinding across languages in the proposed address signage.

Motion:

It was moved by Roger Tinney, seconded by Carl-Jan Rupp, that the Advisory Design Panel recommend to Council that Development Permit with Variances Application No. 00091 for 561-565 Toronto Street be approved as presented.

Carried Unanimously

5. ADJOURNMENT

The Advisory Design Panel meeting of April 10, 2019 was adjourned at 2:00 pm.

Stefan Schulson, Chair