

**MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
HELD WEDNESDAY JULY 24, 2019**

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

Present: Elizabeth Balderston, Sorin Birliga, Brad Forth,
Pamela Madoff, Jason Niles, Marilyn Palmer, Jessi-
Anne Reeves, Stefan Schulson, Roger Tinney

Absent: Karen Sander

Recused: Carl-Jan Rupp

Staff Present: Miko Betanzo – Senior Planner, Urban Design
Lucina Baryluk – Senior Planner
Katie Lauriston – Secretary

2. MINUTES

Minutes from the Meeting held June 26, 2019

Motion:

It was moved by Brad Forth, seconded by Jason Niles, that the minutes from the meeting held June 26, 2019 be adopted.

Carried Unanimously

3. APPLICATIONS

3.1 Development Permit Application No. 000553 for 1040 Moss Street

The City is considering a Development Permit to expand the Art Gallery of Greater Victoria through partial demolition and retrofitting the existing building and adding two levels to the existing gallery while retaining the heritage-registered Spencer Mansion.

Applicant meeting attendees:

CARL-JAN RUPP	HCMA ARCHITECTURE + DESIGN
RANCE MOK	HCMA ARCHITECTURE + DESIGN
KAELEY WISEMAN	CITYSPACES CONSULTING LTD.
DYLAN CHERNOFF	DURANTE KREUK LTD.
JON TUPPER	ART GALLERY OF GREATER VICTORIA
LESLIE HILDEBRANDT	ART GALLERY OF GREATER VICTORIA

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

- overall massing, design elements and choice of materials that will contribute to the streetscape and existing context

- a landscape plan and site servicing plan that will minimize the impact on the existing Garry oaks.

Rance Mok, Kaely Wiseman, and Dylan Chernoff provided the Panel with a detailed presentation of the site and context of the proposal.

The Panel asked the following questions of clarification:

- is it possible to find eleven Garry oak trees of the caliper proposed, to achieve a canopy?
 - no; the trees will need to grow into their locations
 - it is a challenge to find good locations for these trees on site
 - any removed trees will be replaced with Garry oaks
- will the building footprint maintain essentially the same?
 - yes, it will be set back towards Moss Street and extended a little along the south side, but the building setback to Wilspencer Place will be maintained as much as possible
- why are trees proposed for removal if the building footprint is essentially the same?
 - there are many services and utilities that will have to come into the site, including the installation of a hydro kiosk
 - there are challenges for site access and there are well-established tree roots in many locations
 - constructability will force the removal of an existing tree along Moss Street
 - some trees have extensive windstorm damage, and others are located in the driveway – these will be removed
 - building over the existing foundation will minimize root damage
- have studies been completed on the potential negative effects of glare from the exterior cladding on level 3?
 - yes, this concern has been considered
 - it is challenging to determine the right level of reflectivity
 - the reflectivity will be quite diffuse
- was any coating or treatment considered on the cladding reduce reflectivity?
 - the proposal uses angles to its advantage to minimize glare and reflect the tree canopy
- would the proposal reduce vehicle parking overall?
 - the site's zoning allows for 26 stalls
 - 21 stalls are proposed in the lower area along Wilspencer Place and Pentrelew Place, and additional spaces are located at the corner of Wilspencer Place and Moss Street for overflow and accessibility
 - there was previously a parking arrangement with the Truth Centre
 - additional bicycle parking is being added
 - the proposal meets Schedule C parking requirements
- would underground parking be considered?
 - the area is primarily rock, which would require extensive blasting for underground parking
 - parking studies show that 93% of available street parking is being used in the area
- are there bollards proposed for the five overflow parking spaces?
 - yes, removable bollards are proposed
 - staff would move bollards when needed
- do the bollards impede mobility across the pedestrian plaza?
 - no

- why is it proposed to postpone the construction of bicycle end-of-trip facilities to a future project?
 - these are tabled at present for financial considerations, but they are a part of the AGGV's cycling commitments for staff commuting
- what are the gallery's operating hours?
 - hours differ from summer to winter, but typically the gallery is open from 10-5
- what is the anticipated programming for the large public plaza, other than the paint-in?
 - the space originally began when the artist program spilled out into the parking lot
 - many uses are proposed
- many trees are in close proximity to the building's upper 'cloud' element – will the trees touch this part of the building?
 - construction will be under the supervision of an arborist, and trees in proximity will be trimmed back
- how will the parking stalls function, given the change in elevation across Wilspencer Place?
 - there are existing parking stalls at this location
 - the asphalt will be leveled out and repaved with permeable paving for the parking stalls and resurfaced asphalt on the main drive aisle
- was it considered to purchase an adjacent site and convert it into surface parking?
 - this was considered, and the Gallery used to own an adjacent site along Pentrelew Place, but no longer does
 - negotiations with neighbours can be considered
- where are the five bylaw-protected trees located?
 - one tree has blown over, one is in poor condition (and located in the middle of the parking lot), and the third is located in the drive aisle
- why does the arborist's report note that 25 trees are "to be determined"?
 - some trees at the southwest may be affected by site servicing, and would be removed if the roots are found to creep over the property line
 - it is difficult to determine if the trees are viable without excavation along this property line
 - many strategies have been employed, including the relocation of services, to maintain as many trees as possible along this frontage
- is there a public pathway at the southwest of the property?
 - this is an access path to service the proposed café at the rear
- does the pathway exist currently?
 - yes, an informal pathway is used for garbage removal
- will the proposal also be reviewed by the Heritage Advisory Panel?
 - yes
- was there consideration given to the arrangement of the upper galleries to increase the visibility of the Spencer Mansion from Moss Street?
 - the upper area has been reduced in size from its previous iteration
 - there are constraints on the building's size, to allow for certain kinds of exhibitions
 - the proposal introduces spatial separation between the Spencer Mansion and the proposed addition; the relationship will be different than existing, but mitigated by separation

- what other measures are proposed to ensure the view to the Spencer Mansion?
 - the glassed-in atrium provides views of the mansion and gardens from Moss Street
 - this project is an opportunity to open up the rear garden space to the neighbourhood
- was siting the café at the front of the building considered, to increase the level of human activity?
 - the café's location was chosen for sensitivity to neighbours, who were concerned that there would be too much commercial activity at the corner
 - the café extends into the Asian garden
- is there any way to add windows in the upper portion of the building, for increased light in the corridors if not in the exhibition space?
 - there are limited locations for windows given that the exhibitions are not to be exposed to light, and concerns for overlook into neighbouring houses excluded the possibility of further fenestration
- the proposed solid stair and office on the north side of the new building substantially obstructs the view of the Spencer mansion; was moving the office and functions other than the stair considered?
 - yes, however the office and storage space are required for the space
- was offsite storage considered for works that are not currently displayed?
 - there is risk with every movement of works, so the best solution is to have everything at one location
 - other galleries and museums with off-site storage have not succeeded in mitigating the dangers of moving valuable pieces
- would the atrium be fully lit at night?
 - the space can be fully lit within, but the lights are designed so as to not spill onto adjacent sites
- was expanding the basement considered?
 - yes, but the amount of blasting required is prohibitive.

The Panel discussed:

- opportunity to expand the building underground, especially at the rear of the site
- the proposal as a significant change to the plaza area, from an intimate, discrete space to a very urban, visible space
- the Gallery as being in the wrong location, in the midst of a residential area; however, there being multiple examples around the world of meaningful cultural buildings in residential areas
- appreciation for the juxtaposition of the building in its location
- recognition of the site's challenges, including the site being constrained by many protected Garry oak trees
- there being limited breathing room for the new building at this location
- the proposed landscape plan is a good solution to a challenging site
- the need to remove as few trees as possible
- desire for further information on the implementation of the Garry oak meadow
- appreciation of the proposed Garry oak planting; the proposed meadow will be well-implemented
- the location is very accessible by public transit, by foot and by bicycle
- the number of parking spaces seems low; however, the Panel trusts that appropriate consultation occurred when the zoning was approved
- concern for the reflectivity and volume of the upper cloud element (roof material)

- recommending a review of the material and coating of the proposed upper cloud element (roof)
- opportunity for alternatives to the proposed flat panel to add an element of movement to the roof
- the need to consider other materials options for cladding the upper cloud element
- appreciation for the glazing on the lower level
- the proposal obstructs views to the Spencer mansion from Moss Street
- the transparency of the lower level is lost by the stairs and rooms proposed on the northwest corner of the extension; opportunity to move the stair core or at least the proposed rooms at this location
- opportunity to make the stairs more interesting and to change their design to avoid blocking views to the Spencer mansion
- whether or not visibility to the mansion is necessary from every angle
- how not seeing both the proposed modern addition and the Spencer mansion at once will be visually stronger, and could add to the special feeling of the mansion
- no concern for the building's blank facades, as the large glass portion of the main floor will cancel out the effect of blank walls
- appreciation for the vistas of the Spencer mansion achieved with the proposed site planning
- possible tension between the modern addition and the Spencer mansion
- confidence in the Heritage Advisory Panel's recommendations on the proposal's interaction with the Spencer mansion.

Motion:

It was moved by Roger Tinney, seconded by Sorin Birliga, that the Advisory Design Panel recommend to Council that Development Permit Application No. 000553 for 1040 Moss Street be approved subject to the following considerations:

- further consideration of the materiality, including the reflectivity and connection detailing of the upper cloud element (roof)
- reconsideration of the northwest stair tower
- serious consideration to retain the trees identified as "to be determined," especially those in the parking lot and those located on adjacent properties
- inclusion of a landscape strategy for the establishment of the implementation of the Garry oak meadow.

Carried Unanimously

4. ADJOURNMENT

The Advisory Design Panel meeting of July 24, 2019 was adjourned at 1:45pm.

Stefan Schulson, Chair