

**MINUTES OF THE  
ADVISORY DESIGN PANEL MEETING  
HELD WEDNESDAY JUNE 3, 2020**

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

**Present:** Sorin Birliga, Pamela Madoff, Jason Niles, Marilyn Palmer, Jessi-Anne Reeves, Carl-Jan Rupp, Karen Sander, Stefan Schulson, Brad Forth, Elizabeth Balderson

**Staff Present:** Charlotte Wain – Senior Planner, Urban Design  
Rob Bateman – Senior Process Planner  
Alena Hickman – Secretary

**2. APPLICATIONS**

**2.1 Development Permit with Variances Application No. 00138 for 1628 Edgeware Road**

The City is considering a Development Permit with Variance Application for a Rest Home (Class B) consisting of seven boarding rooms and shared living space.

Applicant meeting attendees:

LUKE MARI	ARYZE DEVELOPMENT
D'ARCY JONES	D'ARCY JONES ARCHITECTURE

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

- street relationship and overall fit with the neighbourhood context
- setbacks and privacy impacts
- site coverage
- any other aspects of the proposal on which the ADP chooses to comment.

D'Arcy Jones 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.

*Elizabeth Balderson recused herself from this application.*

The Panel asked the following questions of clarification:

- Are these rental units?

- They are specialized rental units for people at risk of homelessness or other challenges.
- Will tenants qualify in a specific way? How do you select who gets a unit?
  - That is done through the non-profit housing operator.
- Is there a safe drug use service in the building?
  - This is what would be classified as a transition house, it is not a drug rehabilitation center or substance abuse center, so there is no service like that needed.
- Is there a detail of the picket fence proposed for the frontage?
  - It goes from 6ft to 4ft, it's a modern expression
- Did you consider an accessible roof space on the building?
  - No because the railings would then be adding to the height of the building as well as adding to budget.
- Can you explain the mansard roof idea?
  - It was inspired by a mansard it's not literal. It reads more as the second storey is roof-like.
- Will you bring the East and West side variances into compliance?
  - Yes
- The distance between this project and other residences are quite small, what is the impact on the other residences.
  - Both adjacent houses have two small no dominant bathroom windows on the sides. We also do present them with fencing and hedges.
- Does the indent on the accessible room have to be positioned in its current location or can that be adjusted?
  - The bay works well there with the light that comes in, but it could be tweaked a little bit.
- Why did you select the dogwood tree?
  - That was selected because of it's flowering and it's also a native tree.
- The berries are poisonous, why did you decide on a Yew hedge?
  - Because it's low maintenance and providing a buffer without being massive.
- Is there no anticipation of bicycle parking issues with that variance?
  - Correct, we took direction from our operators based on experiences from our other facilities

Panel members discussed:

- Appreciation for landscape
- Appreciation for the look and details of this project
- Concern about the mansard roof interpretation and creation of shadow line
- Concern about the location of the inverted bay on the frontage
- Prefer the coniferous tree rather than the dogwood
- Concern about the yew hedge as it is a poisonous species
- Thought for seating in the back of the property

**Motion:**

It was moved by Pamela Madoff, seconded by Brad Forth, that the Development Permit with Variances Application No. 00138 for 1628 Edgeware Road be approved with the following changes:

- Reconsideration of the placement of shingles on the ground floor and consideration to incorporate an element visually linking the building to the garden along the Edgeware Road frontage
- Consideration of the creation of a shadow line between the upper and lower levels
- Reconsideration of the inverted bay on the front façade to improve the functionality of the accessible room
- Reconsider the use of hedge species to be more consistent with the edible garden concept
- Reconsideration of the accessory building and materiality as it relates to the main building and incorporate additional landscape features to soften its appearance.

**Carried Unanimously**

## **2.1 Development Permit with Variances Application No. 000551 for 1908-1920 Oak Bay Avenue**

The proposal is to construct a five-storey (including stair access to roof), mixed-use building with ground-floor commercial and multiple dwelling strata residential above, including approximately 35 dwelling units.

Applicant meeting attendees:

PETER JOHANNKNECHT	CASCADIA ARCHITECTS
SCOTT MURDOCH	MURDOCH DE GREEF INC.

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

- short term bike location
- building height
- privacy and shading impacts
- relationship to the street
- any other aspects of the proposal on which the ADP chooses to comment.

Peter Johannknecht provided the Panel with a detailed presentation of the site and context of the proposal. Scott Murdoch provided the Panel with details of the proposed landscape plan.

The Panel asked the following questions of clarification:

- Is Covid-19 influencing the buildings public space?

- This was all done pre Covid-19 but, I think it is trying to create space to be occupied but keeping separated. We will look at having the benches spaced out.
- The bike lane and parking are in the same lane, do you see this as a problem?
  - We spent a lot of time adjusting and finetuning this, but this is the preferred design as of right now. It is not fully decided at this point, the details could change. What is shown in the drawing is what we think will make the most sense in the short-term.
- What was the architects thinking in justifying the large variance from 6m to 2.34m on the upper stories of the Oak Bay frontage?
  - From the developer's standpoint we wanted to be responsive to the policy documents for this area. We took a lot of feedback from residence who stated that the building loomed over the street frontage. We then decided to have our setback on the second level while keeping the same profile on other levels.
- Did the City want the trees along Oak Bay avenue boulevard?
  - Yes, this is exactly what the City requested.
- Are the bike rack and benches on City property?
  - Yes.
- What was the City's rationale for wanting the bike rack and benches on their property?
  - I think they wanted them as their furnishings. Again, this drawing could change.
- Does the rain garden on the back-property line go between the CRZ of the protected trees?
  - Yes, there is some grade change along that edge, and we will be working with the arborist regarding that. So far there hasn't been an issue.
- Why didn't you emphasize the raingarden over the parkade slab?
  - It gets tricky to put a raingarden both on and off the slab.
- On Redfern Street there are only two trees, why didn't they trees continue down the street?
  - There is a lot of infrastructure there that is in the way, so we cannot place anymore trees.
- Is there a reason there can't be another tree on the end of Oak Bay Ave?
  - I don't think there is an issue to add another tree but the church to the West asked for that zone to be clean and free.
- What are the materials of the actual building itself?
  - Brick, concrete, panel, wood and metal.
- Do you have a transformer on-site?
  - We do require a transformer, its on the North East corner of the property.
- How are you dealing with garbage and recycling?
  - We do have a commercial and residential garbage room on the main floor.
- What consideration was giving to the property to the North in terms of shading and privacy?
  - Privacy was addressed by placing balconies with planter boxes, so they don't have to look into backyards. We have also added privacy screens.

*Elizabeth had to leave meeting early.*

Panel members discussed:

- elegant light and airy building
- wonderfully thought out
- concern about reflective materials
- appreciate the stepping of the building
- would like to see extension of roof garden and recreational space
- appreciate the tree screening in the back for the neighbours
- would have liked to see some of the same thought and articulation that was put into the ground level put into the South side

**Motion:**

It was moved by Sorin Birliga, seconded by Marilyn Palmer that Development Permit with Variance Application No. 000551 for 1908 – 1920 Oak Bay Avenue be approved as presented:

**Carried Unanimously**

**3. ADJOURNMENT**

The Advisory Design Panel meeting of June 3, 2020 was adjourned at 3:32 pm.

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Stefan Schulson, Chair