

**MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
HELD WEDNESDAY NOVEMBER 25, 2020**

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

Present: Devon Skinner (Acting Chair), Brad Forth, Sean Partlow, Ben Smith, Matty Jardine, Joseph Kardum

Absent: Ruth Dollinger, Marilyn Palmer

Staff Present: Charlotte Wain – Senior Planner, Urban Design
Alena Hickman – ADP Secretary

2. MINUTES

Minutes from the Meeting held October 28, 2020

Motion:

It was moved by Matty Jardine seconded by Sean Partlow that the minutes from the meeting held October 28, 2020 be adopted.

Carried Unanimously

3. APPLICATIONS

3.1 Development Permit with Variance Application No. 000543 for 975 and 983 Pandora Avenue (1468 Vancouver Street)

The proposal is to construct a 16-storey, mixed-use building with ground-floor retail and residential above, including approximately 121 dwelling units.

Applicant meeting attendees:

DAVE ENGLISH
FOAD RAFII
PETER KREUK

TOWNLIN
RAFFI ARCHITECTS INC.
DURANTE KREUK

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

- built form and massing
- building separation distances
- relationship to the street
- amenity areas
- architectural expression
- any other aspects of the proposal on which the ADP chooses to comment.

Foad Rafii provided the Panel with a detailed presentation of the site and context of the proposal. Peter Kreuk provided the panel with a detailed presentation of the landscaping plan.

The Panel asked the following questions of clarification:

- Can you please clarify what the materials are on the tower on the cap of the building?
 - There are two choices, we will be looking at our energy modeling to decide which is best. One option is aluminum panel and the other is a cementitious panel.
- Will the amenity area outside be shaded by the adjacent building?
 - It will be in the morning, but mid-day on it will be sunny. The second amenity on the fourth floor roof will not be shaded.
- Are the D-type units interfacing, 6.1m from the units to the property line?
 - Yes that is correct.
- Why wasn't there any consideration given to the bedroom windows facing the adjacent windows, so you are not staring right at the neighbours 20ft away?
 - Unfortunately we couldn't go any higher and we needed to keep the west side open for the amenity space.
- Are you waiting on an energy model to decide on the materials of the building?
 - Yes, correct.
- How did you arrive at creating a music room?
 - We wanted to have a space to practice and listen to music away from other residents as to not bother neighbours.
- Did you consider opening a space between the music room and the breezeway?
 - No.
- What kind of CPTED measures have you considered for security along Pandora?
 - This was a serious concern, because we didn't want to close everything off, we are proposing a tall rod iron gate. This way we can keep it open but still be very secure, along with security cameras and lighting.

Panel members discussed:

- Appreciation for the design & contextual aspects
- No concern with building separation
- Courtyard space would be better facing the side street, rather than being internalized
- Thoughtful amenity spaces
- Opportunity for more colour on material pallets
- Lost opportunity for spatial separation with regards to livability
- Music room could benefit from opening into the breezeway
- Great expression
- Interesting co-living space possibility to reduce some bedrooms in those spaces

Motion:

It was moved by Joseph Kardum, seconded by Ben Smith, That the Advisory Design Panel recommend to Council that Development Permit Application No. 000543 for 975 and 983 Pandora Avenue be approved with the following changes:

- Consideration of the relationship to the adjacent development to the south and the fenestration on the south elevation as it relates to the livability of units.
- Consideration for the addition of openings from the music room onto the breezeway.

Carried Unanimously

4. ADJOURNMENT

The Advisory Design Panel meeting of November 25, 2020 was adjourned at 1:00 pm.

Devon Skinner, Acting Chair