

**MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
HELD WEDNESDAY OCTOBER 28, 2020**

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

Present: Marilyn Palmer (Chair), Devon Skinner, Sean Partlow, Ben Smith, Ruth Dollinger, Joseph Kardum

Absent: Matty Jardine, Brad Forth

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

2. MINUTES

Minutes from the Meeting held October 28, 2020

Motion:

It was moved by Marilyn Palmer seconded by Ben Smith, that the minutes from the meeting held September 23, 2020 be adopted.

Carried Unanimously

3. APPLICATION

3.1 Heritage Alteration Permit with Variance Application No. 00022 for 902 Foul Bay Road.

The City is considering a Heritage Alteration Permit with Variance Application. The proposal is for two three-storey buildings containing a total of 18 dwelling units.

Applicant meeting attendees:

LUKE MARI	ARYZE DEVELOPMENT INC
ERICA SANGSTER	D'AMBROSIO ARCHITECTURE + URBANISM
BIANCA BODLEY	BIOPHILIA COLLECTIVE

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

- interface with Foul Bay Road
- transition in scale
- any other aspects of the proposal on which the ADP chooses to comment.

Erica Sangster provided the Panel with a detailed presentation of the site and context of the proposal. Bianca Bodley provided the panel with a detailed presentation of the landscaping plan.

The Panel asked the following questions of clarification:

- Regarding the surrounding community you spoke about the Affordable Housing Ownership Program and criteria. You said in the report there were design considerations the community stakeholders asked for that could not be accommodated, can you elaborate on what those things were?
 - We have reviewed the location be BC Housing, and have provided a proximal analyst which addresses the suitability. There are groups of residents that want to see this developed as a single house but, we have provided a bunch of community support for this project that vastly outweighs that. Lastly, access was requested to come off Quamichan Street which was not possible. The final request was that they didn't want townhouses, we are proposing townhouses and are trying to respond as well as we can under our program.
- Do any of the units have accessible openings?
 - No there are not accessible units as part of this proposal. We have had to use stairs for this project to make things fit properly.
- Have you considered any CPTED measures on Foul Bay Road?
 - We are looking at a soft landscape screening.
- Was the chip trail ever designed without access?
 - The chip trail was our attempt to keep the soft character of the SRW but provide the access the City requested.
- Has the City indicated a timeline on when they would be improving that right of way?
 - Currently staff has not given a specific timeline.
- What kind of system is going onto the green roof system for the parking canopy and will there be irrigation?
 - We do not yet have construction details, but the typical application is dimple boards, which has a root barrier application on top of it and then succulents, moss and native sedums which will not require irrigation.
- Along the Foul Bay frontage, is there any type of fence that helps separate the chip trail?
 - Currently there isn't fencing. There is just a landscape buffer.
- In what ways did you attempt to mitigate the scale of this building?
 - The building was shaped to create more space at adjacencies and have landscape buffers between buildings. Two storey transitions were also created between the townhouses and the taller building to the north. This building is a two-storey building because the third floor reads as attic space.
- Is there anything you know of that is being proposed in the future to make the pedestrian realm friendlier on Foul Bay Road and Oak Bay Avenue?
 - There is no timeline that I'm aware of to do a full-scale change.

Panel members discussed:

- Preference of outward facing development with concrete sidewalk
- Would appreciate more information on the future of the pedestrian realm
- Appreciation for the landscaping, preservation of trees and planting new ones

- Preference of no retaining wall
- No concern with the transitions and volume
- Desire for steppingstones to be incorporated to the chip trail to have more freedom for all units
- Appreciation for the parkade canopy
- Contextually it fits well in the neighbourhood.

Motion:

It was moved by Devon Skinner, seconded by Ben Smith, that the Heritage Alteration Permit with Variance Application No. 00022 for 902 Foul Bay Road be approved with the following changes:

- Further look at the viability of the chip trail vs the city requested sidewalk improvement.
- If a trail or sidewalk is required providing a reevaluation of the interface of the rear patios facing Foul Bay Rd, including a connection and privacy buffer.

Carried Unanimously

4. ADJOURNMENT

The Advisory Design Panel meeting of October 28, 2020 was adjourned at 1:45 pm.

Marilyn Palmer, Chair