

**MINUTES OF THE  
ADVISORY DESIGN PANEL MEETING  
HELD WEDNESDAY JULY 14, 2021**

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

**Present:** Marilyn Palmer (Chair), Pamela Madoff, Peter Johannknecht, Joseph Kardum, Sean Partlow

**Absent:** Ruth Dollinger, Matty Jardine, Devon Skinner, Brad Forth, Ben Smith

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

**2. MINUTES**

**Minutes from the Meeting held June 9, 2021.**

**Motion:**

It was moved by Peter Johannknecht seconded by Pamela Madoff, that the minutes from the meeting held June 9, 2021 be approved as amended.

**Carried Unanimously**

**Minutes from the Meeting held June 23, 2021.**

**Motion:**

It was moved by Peter Johannknecht seconded by Pamela Madoff, that the minutes from the meeting held June 23, 2021 be approved as amended.

**Carried Unanimously**

**3. APPLICATIONS**

**3.1 Development Permit with Variances Application No. 00143 for 2580-2582 Vancouver Street**

The proposal is for a new development consisting of six townhouses and two single family dwellings and requires a Rezoning and Development Permit with Variances Application.

Applicant meeting attendees:

Alan Lowe	Alan Lowe Architect Inc
Chris Fryling	Alan Lowe Architect Inc

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

- the frontages on Vancouver Street and Fifth Street

- transition to the lower density buildings to the south
- any other aspects of the proposal on which the ADP chooses to comment.

Chris Fryling provided the Panel with a detailed presentation of the site and context of the proposal and landscaping plan.

The Panel asked the following questions of clarification:

- Was the intent of the walls facing the neighbours on the back side of the property to limit overlook into neighbouring properties?
  - Yes, we didn't want to have windows to have overlook over the neighbours.
- Can you please identify the roofing materials?
  - It is a two-ply membrane, and the sloped roof will be shingled.
- What was the reasoning behind mounting the guard rails to the exterior face?
  - It depends on the parapet detail we decide on. At this point I don't know if they will be on the outside. They will be glazed along with the aluminum rails.
- If they are mounted on the outside, would you consider having them covered?
  - Yes.
- Can you describe the dialog with your neighbours about this project and what their response was?
- We went to the Blanshard Hillside Community Associate twice and showed drawings and plans. The client shared plans with neighbours as well. After the conversations, we felt that the 8-unit building was more appropriate than a massive apartment building and is more neighbourly project.
- What was the decision behind fencing off the entire property?
  - On Kings Road there is a retaining wall that is falling over. Because the site is higher, we would have a wall there to bring us to that level. Having a fence around will create safety and privacy for the patios out front.
- What is driving the height of the shed roofs and their building expressions?
  - The form. We looked at having forms that created rhythm.
- Is the setback to the south 1.5m? Is over all three floors?
  - Yes.
- Have you given thought to the two units not having the same form as the town houses?
  - We looked at various options, but because there is a shared driveway, we thought the project should be similar. It has one strata title and thought it should all fit in and relate together. We do however, with the two single-family units have the deck on the 3<sup>rd</sup> floor of the two units stepped back.
- Had you considered a greater setback between the adjacent neighbour?
  - No, with this form it was tight to put the units in, especially with the shared driveway. That is also the setback with a single-family dwelling.
- Are all the proposed trees fruit trees?

- All of them except 6 Spruce that are between the two back units.
- Did you ever think about mixing the species of trees up?
  - The clients prefer fruit trees, which is why we picked these species.
- Can you explain what the half bedroom is?
  - It is a den space.
- Do you have any CEPTD features in this project?
  - With all the windows street facing that becomes your eyes and ears. We will also have motion sensors around the parking area.
- Is there an elevated level of crime in this neighbourhood?
  - There is always concern for that in any neighbourhood. They will all have their own safety features that come with their units.
- What are those features?
  - Usually light detracts, and the motion sensors will have lights. People don't want areas where people can hide so the light should highly detract.
- Are there any sustainability features?
  - Nothing more than what is required by the energy code from the area.
- Can you explain your decision behind the roofline angles?
  - We wanted to break up the horizontality. We could have continued and made it all flat but wanted it to be a feature.
- How did you come to this design decision when there are other options that might have been proposed?
  - For consistency. It's not a massive project so we thought it would be more appropriate for this lot.
- Can you explain the material selection and how it fits into the context of the neighbourhood?
  - Durability and easy of maintenance. The colour was to break up the mass, and it was also the preference of the owner.

Panel members discussed:

- Concern with massing and transitions to the south on buildings one and three
- Desire for windows on the side elevation of building two
- Concern with side setback
- Appreciate that the massing along Kings Road is appropriate
- Reduced setback is challenging
- East and West facades need something more added
- CEPTD concerns
- Concern with mountings of guard rails
- Desire for more landscaping or screening along walls
- Utilitarian demeanor is disappointing

**Motion:**

It was moved by Pamela Madoff, seconded by Peter Johannknecht, that the Development Permit with Variances Application No. 00143 for 2580-2582 Vancouver Street be approved with the following changes:

- To reconsider the frontages on Vancouver Street and Fifth Street to improve the street relationship which is currently dominated by blank walls
- Further consideration of the transition to the south
- reconsideration and soften the edge between the private and public space for the fence along all frontages
- consider a complimentary yet different design language for the single-family dwellings for more suitable transition to the south
- consideration to obscure the guard rail mounts
- consider the use of higher quality materials to convey architectural richness
- consideration of additional interior landscape treatments
- to consider a higher environmental design standard

**Carried Unanimously**

**5. ADJOURNMENT**

The Advisory Design Panel meeting of June 23, 2021 was adjourned at 2:15 pm.

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Marilyn Palmer, Chair