

**MINUTES OF THE  
ADVISORY DESIGN PANEL MEETING  
HELD WEDNESDAY MARCH 24, 2021**

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

**Present:** Marilyn Palmer (Chair), Devon Skinner, Sean Partlow, Ruth Dollinger, Joseph Kardum, Brad Forth, Matty Jardine, Pamela Madoff, Ben Smith

**Staff Present:** Miko Betanzo – Senior Planner. Urban Design  
Alena Hickman – ADP Secretary

**2. MINUTES**

**Minutes from the Meeting held February 24, 2021**

**Motion:**

It was moved by Joseph Kardum seconded by Matty Jardine, that the minutes from the meeting held February 24, 2021 be approved as amended.

**Carried Unanimously**

**3. APPLICATIONS**

**3.1 Development Permit with Variances Application No. 00153 for 110 Menzies Street, 111 Croft Street & 450-458 Niagara Street**

The City is considering a new six-storey rental building with approximately 131 units.

Applicant meeting attendees:

DEANE STRONGITHARM	CITYSPACES CONSULTING LTD
TONY JAMES	CONTINUUM ARCHITECTURE
JEREMY BEINTEMA	CONTINUUM ARCHITECTS
CAROLE ROSSELL	SMALL ROSSELL LANDSCAPE ARCHITECTS
GREG MITCHEL	OWNERS REPRESENTATIVE

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 length and massing of the building, particularly on the street frontages
- the height as it relates to transitioning to neighbouring properties
- any other aspects the ADP chooses to comment.

Deane provided the Panel with a detailed presentation of the site and context of the proposal. provided the panel with a detailed presentation of the landscaping plan.

The Panel asked the following questions of clarification:

- Can you provide clarification on the materials?
  - We have horizontal wood look siding. Hardy siding which will appear in the central blocks. The upper storeys are hardy panel with easy trim highlights for the reveals. Concrete for the planters and corrugated metal siding for the corners.
- Can you give more detail on the wood like panelling?
  - There are few different potential materials. Likely longboard, it's a metal aluminium with wood rendered on the surface.
- What is the soil depth on top of the parkade slab?
  - We are going to construct a tall curb, so that at the edge of the pathways we can increase the soil depths. The trees will be smaller species, but we are aiming for 900mm of soil for those trees.
- Is the future garden expansion property to the west currently locked down or is it still in the works?
  - Still in the works.
- How did you go about modelling the building and do you think it's an accurate representation?
  - This was done with computer modelling, site measurements, surveyors and google to create as close of a model as we can get. The BC housing project is at a higher grade then we are. We think it's an accurate approximation of the building. We think it's a comfortable fit.
- Do you have a shadow study?
  - 8am is the only time we have any significant impact to our neighbour to the north.
- You said you were looking at materials that represented current developments. What considerations did you take to the neighbouring properties?
  - The context in the neighbourhood is extremely varied. We took a 21st century contemporary approach. We have tried to introduce scale and rhythm to act as a new neighbour.
- What is the method of attachment for the corrugated metal on the corners?
  - We haven't got to that level of detail yet. The fastening items have not been decided.
- What type of wood is the wood look panelling going to be?
  - It will be as close to cedar as possible.
- For the hardy panel and easy trim, is that meant to be contrasting or is it meant to be blending in and what is the patterning?

- It's a clear anodized reveal without the top cap. The pattern should general relate to the windows and maximize the horizontal and or vertical looks on the building.
- Is the black trim and cladding based on context?
  - The black material is just a highlight to feature the stairs and entry. It wasn't pulled from any of the neighbouring buildings.
- The house to the west has a landscape strip, is that correct and what is the width?
  - The planters are approximately 600mm in terms of soil width. And where the trees are, is an additional 1200mm before the dog run, but the discussions are ongoing.
- How are you intending to treat the fire wall?
  - It will be the same light grey hardy panel and is just exposed on that top floor.
- Is this site within the James Bay square?
  - No, we are just outside. Where the OCP talks about height, the zoning allows a height of 22m and we are below that at 20.3m.
- Is there a discrepancy in the zoning on the table?
  - 18.5 is a maximum height but it can go up to 22m if the upper most storeys are used for amenities or a viewing platform.
- Was it intentional to not include the James Bay plan on the report?
  - It may have been an oversight, but in terms of design considerations, the James Bay plan doesn't speak to the aspects of the design.
- The significant variances that are being requested in what is a tight urban situation are concerning for potential future development for the BC housing site. Why wouldn't it be appropriate to meet those setbacks?
  - We have done what we think is a comfortable setback. These kinds of setbacks are not uncommon. We have moved the building back to accommodate trees and if BC housing develops in the future, we hope they have discussions with us as we have with them.

Panel members discussed:

- Expectations for more information on details from a project at this stage
- Concerns about the apparent volume of proposals that appear to contradict existing policies
- Concerns about proposals that exceed policies becoming a pattern
- Concern of building height
- Concern about tight setbacks along Menzies
- Appreciation for the design
- Two extra storeys are overwhelming
- Dislike of trees on roofs edge
- Fine with six storeys situated where they are
- Concern about landscape buffering
- Edge of the building could bow down on the Menzies corner

- Lacking detail on materials
- Concern of the choice in corrugated material as it doesn't fit into neighbourhood
- Black materials emphasize the height of the building rather than playing it down

**Motion:**

It was moved by Marilyn Palmer, seconded by Pamela Madoff, that Development Permit with Variances Application No. 00153 for 110 Menzies Street, 111 Croft Street & 450-458 Niagara Street does not sufficiently meet the applicable design guidelines and polices and should be declined (and that the key areas that should be revised include:)

- reconsider increase setbacks on Menzies and the property to the north adjacent to the BC Housing property
- to reconsider the corrugated metal cladding the contrast in colour of the easy trim reveals and the black highlights to deemphasize the height
- application doesn't meet relevant policies of the James Bay plan or the R3-2 Zoning
- improving the landscape buffer to the house to the west

For: Pamela Madoff, Marilyn Palmer, Ruth Dollinger

Opposed: Sean Partlow, Ben Smith, Joseph Kardum, Matty Jardine

**Declined 4-3**

**Motion:**

It was moved by Joseph Kardum, seconded by Ben Smith, that Development Permit with Variances Application No. 00153 for 110 Menzies Street, 111 Croft Street & 450-458 Niagara Street be approved with the following changes:

- reconsider increase setbacks on Menzies and the property to the north adjacent to the BC Housing property
- to reconsider the corrugated metal cladding the contrast in colour of the easy trim reveals and the black highlights to deemphasize the height
- application doesn't meet relevant policies of the James Bay plan or the R3-2 Zoning
- improving the landscape buffer to the house to the west

For: Sean Partlow, Ben Smith, Joseph Kardum, Matty Jardine

Opposed: Pamela Madoff, Marilyn Palmer, Ruth Dollinger

**Carried 4-3**

**5. ADJOURNMENT**

The Advisory Design Panel meeting of March 24, 2021 was adjourned at 2:45 pm.

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Marilyn Palmer, Chair