

**MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
HELD WEDNESDAY MARCH 27, 2024**

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

Present: Bruce Anderson (Chair)
Elizabeth Balderson
Priscilla Samuel
Patrick Conn
Colin Harper

Absent: Tamara Bonnemaïson
Peter Johannknecht
Julie Brown
David Berry

Staff Present: Charlotte Wain- Senior Planner, Urban Design
Gerry Hamblin – Planner
Alena Hickman – Planning Secretary

2. APPROVAL OF MINUTES & AGENDA

Motion:

It was moved by Colin Harper, seconded by Priscilla Samuel that the minutes from February 28, 2024 be approved as presented.

Carried Unanimously

Motion:

It was moved by Colin Harper, seconded by Priscilla Samuel to adopt the agenda as presented.

Carried Unanimously

3. APPLICATION

**3.1 Rezoning Application No. 00844 and Development Permit with Variance(s)
Application No. 00266 for 1035 Russell Street**

The proposal is to rezone from the R-2 Zone, Two Family Dwelling District to a new zone based on the RT Zone, Traditional Residential Attached Dwelling District, to permit eight ground-oriented townhouse units in a single building.

Applicant meeting attendees:

Andrew Mills – Hazlet Homes
Architects – Victoria Design Group

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

- The reduced setbacks on the front street (Raynor Street) from 6.0m to 2.23m and the flanking street (Russell Street) from 6.0m to 3.4m and the relationship between the sidewalk/street and the building
- The variance on the side (east) setback to 3.01m. The guidelines in the neighbourhood plan recommend a 6.0m setback for a usable rear yard and separation from adjacent buildings and rear yards
- The variance to the south (rear) setback from 4.0m to 1.52m and the transition to adjacent residential use
- Any other aspects of the proposal on which the ADP chooses to comment.

Andrew Mills provided the Panel with a detailed presentation of the site and context of the proposal, with details of the proposed landscape plan.

The Panel asked the following questions of clarification:

- Are all the doors along the West (right) elevation unit entry doors other than the garages?
 - No, those are doors that access to a flex spaces.
- As far as the right of way for the sidewalk, what is trigger that SRW for that sidewalk? If planning can explain what the intent is and how it relates to the neighbouring lots and was there potential to not do this for landscaping's sake?
 - The requirement for this has come from Engineering and public works based on width for street parking and to accommodate a sidewalk. Typically, the City takes a long view when it comes to SRW's so it's just one piece of the puzzle right now.
- Was there any consideration to provide a larger front yard and larger setback?
 - We did explore reducing the depth of the building but found it didn't work as a functional living space.
- Do the doors from the flex space swing onto the sidewalk?
 - No, they were changed to sliding doors.
- Is there a zero setback from the sidewalk.
 - There is a zero setback from easement for the sidewalk. Whether the sidewalk ends up right at the building we don't know, but the easement is to the front of the front porches.
- Can you clarify what the size of the concrete patio is, and was there consideration into moving it and creating more landscape space?
 - It is an option to make the garden space larger. There is a large slope up to the east so we tried to do the walkout patio and work with that slope up to that adjoining property.
- Is there a building adjacent with a garage on the south side?
 - Yes, the driveway is beside the house. There is a 5m setback between the buildings.

Panel members discussed:

- No concerns with the North, East and South setbacks.
- Interesting that the rear patios are smaller but no issues.
- Could landscaping be moved to only the siding of patios to create more space.
- Concerns with the side yard setback on the West.
- Building styles look awkward aesthetically.
- Concerned with the zero setback.
- Would like to see shrinking of the build.
- Too much going on in this build with colour and lines.
- Would like to see the bottom spaces pushed back & take away the mortgage helper.
- Could the sidewalk be pushed to the curb?
- Seem to be treating the front as if it's a commercial street scape.
- Simpler and complimentary is going to be best moving forward.

Assume the alignment will remain with the SRW. As the City has a standard way for these things.

Would like to see engineering allowing the sidewalk on the curb.

Motion: Elizabeth Balderson

Seconded by: Colin Harper

That the Advisory Design Panel recommend to Council that Development Permit Application No. 00266 for 1035 Russell Street be approved with the following changes:

- Consider a singular architectural expression.
- Consider increasing the side yard setback (Russell Street) to allow for a landscape buffer.

Carried Unanimously

ADJOURNMENT

Motion to adjourn: Priscilla Samuel, Seconded by Colin Harper

The Advisory Design Panel meeting of March 27, 2024 was adjourned at 1:05 pm.

Bruce Anderson, Chair