



**CITY OF VICTORIA
ADVISORY DESIGN PANEL MEETING MINUTES**

May 27, 2026, 12:00 P.M.

HYBRID MEETING, MICROSOFT TEAMS, 1 CENTENNIAL SQUARE

The City of Victoria is located on the homelands of the Songhees Nation and Xwsepsum Nation

PANEL MEMBERS PRESENT: Marc Showers (Chair); Jarren Butterworth; Julie Brown; Tamara Bonnemaision; Josepf Gowid; Mark Hornell; Priscilla Samuel; Krstina Zalite

PANEL MEMBERS ABSENT: Nicholas Standeven

STAFF PRESENT: Miko Betanzo – Senior Planner, Urban Design
Chloe Tunis – Senior Planner
Kamryn Allen – Recording Secretary

APPLICATION: **Development Permit with Variances Application No.000657 for 2580-2582 Vancouver Street**

ATTENDEES: Bronwyn McLean (M'akola Development Services – Owner's Rep & Development Consultant), Anneliese Neweduk (M'akola Development Services – Owner's Rep & Development Consultant), Christine Lintott (Christine Lintott Architecture – Project Architect), Hayley Johnson (Christine Lintott Architecture – Project Architect), Terence Radford (Tropic Designs – Project Landscape Architect), Hillary Cudmore (Tropic Designs – Project Landscape Architect)

1. Call to Order

The Chair called the meeting to order at 12:00 p.m.

2. Minutes

Minutes from the meeting held April 22nd, 2026

Moved By: M. Showers

Seconded By: J. Brown

That the Minutes from the meeting held April 22nd, 2026, be approved with no corrections.

CARRIED UNANIMOUSLY

J. Gowid Joined the meeting at 12:01 p.m

3. Approval of Agenda

Moved By: M. Hornell

Seconded By: M. Showers

That the May 27, 2026 Advisory Design Panel Agenda be approved.

CARRIED UNANIMOUSLY

4. Applications

Development Permit with Variances Application No.000657 for 2580-2582 Vancouver Street

Chloe Tunis, Senior Planner, provided an overview of the application.

Application team provided an overview of the project and provided a presentation.

The Panel asked the following questions of clarification:

- Question for staff: Is there any reason to believe the offsite landscaping along the three frontages would not be provided, given how heavily the proposal relies on it for streetscape improvements? Could City infrastructure such as bike share stations on the boulevard limit trees or landscaping from being installed?
 - *Chloe Tunis Senior Planner* responded: There is no reason to expect conflicts with future City programming that would prevent the proposed landscaping. The proposal has been reviewed by transportation, parks, and stormwater divisions, and if approved, the landscaping would be incorporated into future public realm planning and improvements as necessary.
- Is there clear glazing at the ground level, in particular the kitchen dining area? And is there a reason why it doesn't have a door?
 - The main entry location is driven by the site topography and slope conditions. Large feature windows and glazing are intended to strengthen the connection between indoor and outdoor spaces while strategically locating entry points throughout the site.
- Just to clarify, it's a site planning challenge, not an operational challenge to put doors in?
 - Correct, as shown in the rendering
- The main entry doesn't look like its recessed but some of the renderings show its set back, can you clarify?
 - The entry is recessed, with a column for support.
- Was there consideration of a rain garden boulevard along the Rock Bay Creek as a way to recognize the creek while also supporting water quality improvements?
 - Rain gardens were explored in collaboration to determine appropriate locations; this frontage was not identified as a suitable location.

- Why was the current parkade access ramp configuration prioritized over expanding the shared courtyard and green space? And was a parkade necessary
 - The parkade access ramp location was driven by site constraints, including topography, intersection setback requirements, and access limitations from Kings Road (a designated bikeway). Alternate locations, including access off Vancouver Street, were considered but were not viable due to grading and required separation from intersections. The current location sits at a low point on the site and provides the necessary setbacks from surrounding streets. While expanding courtyard and green space was considered, providing required underground parking was a key project constraint. The design represents a balance between maintaining necessary vehicle access and parking, as identified by the client, responding to the sloping, constrained site, and maximizing usable outdoor space where feasible.
- There's no opportunity to expand the courtyard space by altering the parking ramp?
 - No, it's as tight as it can be, our compromise is we tried to integrate it as best we can by creating a trellis to physically soften the impact of the parking ramp.
- The rooftop and courtyard layouts feel fragmented and may disperse rather than bring people together, including concern about the design intent and its connection to the "Big House Room," the preference for larger communal elements (such as long tables or shared gathering areas) instead of smaller seating groupings, and ensuring the structure could support future enhancements such as urban agriculture, productive gardens, and culturally appropriate planting should be prioritized?
 - The design consolidates movement and community activity into a central courtyard rather than dispersing it throughout the building, using open walkways, shared gathering areas, and integrated landscaping to strengthen community connections, encourage interaction, and establish the courtyard as the central heart of the development. Rather than double loaded interior corridors, the courtyard approach with exterior hallways always for moments of gathering in front of units. So there is lots of outdoor space that has moments of consolidation.
- Was there any consideration given to inviting more people overall, rather the central feature that appears to be limited to children only?
 - The space was designed primarily for children but includes features intended to encourage use by all ages, including accessible pathways, integrated seating, large steps, and opportunities for people with mobility aids to access and enjoy the space.
- Any opportunity to expand the rooftop gardens?
 - Additional plans have not been ruled out; however, current funding priorities are focused on optimizing investment in the main areas where users will interact with the space.
- Was an additional pathway adjacent to the laundry room and stairs which also provides connectivity between these areas explored?
 - Yes
- What about opportunities for connection between building residents and the surrounding community, specifically how the building frontage and shared spaces

have been designed to create a welcoming interface and encourage interaction with the broader neighbourhood.

- The north-south pathway adjacent to the laundry room does not connect through at the southern end, as stair access to the parking garage interrupts the route. The pathway network was intentionally designed to balance connectivity with site constraints. Regarding community integration, the design team noted that features such as seating walls, rain garden seating areas, recessed entry spaces, and frontage improvements along Kings Road and 5th Street were intentionally incorporated to create opportunities for gathering, informal interaction, and stronger connections between residents and the surrounding neighbourhood.
- Question for staff: Were staff interested in how the site is classified in relation to Quadra Village, specifically whether it is considered part of the village core or an edge condition, given its proximity to the village centre and potential for future development on the opposite side of Vancouver Street. It was noted that this classification informs how the project is evaluated, particularly in terms of design approach and transition considerations
 - *Chloe Tunis, Senior Planner responded:* While the site is adjacent to Quadra Village, it is not considered within it. The new Official Community Plan (OCP) uses more flexible, transitional boundaries that recognize gradual shifts in built form rather than abrupt changes. The site is more like a transitional lot, noting that while higher-density development is anticipated, similar design considerations apply in terms of massing and overall building form.
- Question for staff: It was noted that while the site may be considered an edge condition in its current context, a longer-term perspective (10-30 years) was raised regarding how Quadra Village may expand over time. Future policy direction is likely to support continued growth of the village, and therefore the site's role and relationship to the village core may evolve as development intensifies in the surrounding area.
 - *Miko Betanzo, Senior Planner responded:* The new Official Community Plan (OCP) envisions most of the surrounding residential area accommodating approximately 4-6 storey buildings. As such, the proposed building height is not necessarily in conflict with current policy direction.
- Walk us through the material selection your using?
 - The design uses a simple, coordinated material palette centred on a metal panel cladding system (specific product yet to be confirmed). The intent is for a restrained, well-composed façade that acts as a backdrop for moments of architectural and artistic expression. Wood or wood-like panels are introduced at key pedestrian-level interfaces to add warmth, while durable metal elements are used for features such as trellises. Overall, the building is conceived as a “canvas” that supports potential integrated art opportunities, including murals or graphic treatments on selected lighter façade panels, while still establishing a distinct presence in the streetscape.
- Are those Cedar, Wood or metal posts on the level 1?
 - They will likely be metal with maybe some cladding it will match the rest of the building.

Panel members discussed:

- I'd support the proposal, noting that the site should be considered part of Quadra Village in the long term rather than an edge condition as the area urbanizes. The courtyard-based six-storey design seems appropriate and well-resolved, with consolidated amenity space and strong integration with the nearby retail core and therefore seems highly supportable.
- I think that reducing the building height or increasing setbacks could diminish key design qualities, and acknowledge the challenges associated with that approach.
- Question for Staff: I'd support the proposal too and note the tension between the OCP's encouragement of courtyard typologies and the application of setback requirements, suggesting that strict setbacks could make it difficult to achieve the intended built form. The proposed design does a good job reflecting a courtyard model comparable to examples in cities such as Copenhagen, and as broadly consistent with the city's stated design vision despite these regulatory constraints.
 - *Chloe Tunis, Senior Planner responded:* A key constraint on the site is the proposed density, which drives the six-storey massing. While this height is permitted under zoning where sufficient space allows for building separation, its noted that achieving a courtyard typology with reduced setbacks is more challenging on a denser site. Although policy can support smaller setbacks in some contexts, the combination of density and site conditions limits flexibility and results in more substantial street-facing building edges on multiple sides.
- So does that mean the required setbacks would be reduced in order to better accommodate the courtyard typology?
- Question for staff: What's the appropriateness of applying different setback standards to the site compared to nearby developments, a recent six-storey building across 5th Street appears to have similar public realm setbacks. Strict policy boundaries may not reflect the lived reality of the village, where adjacent sites function as part of the same urban context, the site should be treated similarly in terms of setback expectations despite formal boundary distinctions.
 - *Chloe Tunis, Senior Planner, responded:* the referenced nearby building includes greater modulation of its street-facing walls, to soften the impact to minimal setbacks.
- Strong support for the proposed design, noting that it is more refined and well-considered than a nearby building with minimal setbacks. Stricter setback expectations would be applied to this proposal given its higher design quality and stronger program, it should be viewed more favourably in comparison.
- The area is expected to change significantly as surrounding development occurs over the next 10 years, which will likely shift perceptions of appropriate built form. Given the site's context and multiple street frontages, the proposed project is not out of place and is consistent with the area's anticipated future character.
- While the overall height may be acceptable, concern remains about the potential for a continuous six-storey street wall. The multi-sided nature of the site may help mitigate this impact but further consideration of the building's street-facing expression should be encouraged.

- The design includes strong mitigation measures through material selection and an art program, and overall considered the proposal positive. However, there's concern about the functional layout, specifically the lack of a clear connection between the main kitchen/dining space and stair access, which they felt could be challenging for external users. Vancouver Street frontage is also less activated, it accommodates service elements such as the garbage room and transformer and lacks comparable art or programming, suggesting this could be improved.
- I did wonder why the limited seating provided at the main entrance, corner location and formal entry would naturally lend itself to more gathering and waiting opportunities. Additional seating options could enhance usability for residents and visitors, particularly for informal waiting or meeting spaces.
- A stronger connection from the dining room to the exterior, including the potential for an adjacent outdoor space that would allow users to access western sunlight. This could enhance the overall livability and enjoyment of the dining area.
- Support was expressed for the rezoning; however, concerns are raised regarding detailed landscape design at the DP stage, particularly the long-term maintenance implications. The shade study was noted as indicating limited sunlight in the courtyard, despite the inclusion of sun-loving plant species, which may not perform well over time. It was also noted that certain elements, such as deciduous climbing vines, could create ongoing maintenance challenges. Overall, the landscape approach was seen as potentially high maintenance in practice, and a reconsideration of both the planting palette and overall landscape configuration was suggested to ensure long-term viability beyond initial establishment. This concern was also specifically raised for the trellis with plantings at each storey, which would require cutting back each fall.
- The landscape design requires a significant level of skilled long-term maintenance due to its complexity, including areas under deep cover, rain gardens, and raised mounds. While the space could function well as an informal play environment, concern was raised that without appropriate ongoing management it could deteriorate over time. It was suggested that this be considered further from an operational and maintenance planning perspective, rather than as a condition affecting approval.
- Question for staff: A clarification was requested on whether the planting palette falls within the scope of approvals or is primarily a development permit-level consideration to be addressed through detailed design review.
 - *Chloe Tunis, Senior Planner, responded, yes, the landscape plan, including the plantings is a consideration of the DP.*

Motion: That the Advisory Design Panel recommend to Council that Development Permit Application No.000657 for 2580-2582 Vancouver Street be approved with the following changes:

- Adjusting the planting pallet to reflect the sun/shade site conditions.
- Consider increasing the porosity of the dining area toward Fifth Street, ideally with a doorway access.
- Consider increasing seating near the main entrance along Vancouver Street.
- Consider adding an art expression along the ground floor at the Vancouver façade.

Moved By: M. Hornell

Seconded By: J. Brown

CARRIED UNANIMOUSLY

Panel members inquired about the committee term, and the staff liaison advised that terms end in June 2026, with the final meeting for current members scheduled for June 24, 2026.

5. Adjournment

Moved By: M. Showers

Seconded By: M. Hornell

That the May 27, 2026 Advisory Design Panel meeting be adjourned at 1:31 p.m.

CARRIED UNANIMOUSLY