

MINUTES
SPECIAL DESIGN ADVISORY PANEL MEETING
ELECTRONIC MEETING
WEDNESDAY, 2022-MAR-10, AT 5:00 P.M.

PRESENT: Members: Kevin Krastel, At Large, Chair
Councillor Brown, vacated the meeting at 6:27 p.m.
Angela Buick, At Large
Tony James, AIBC
Jason Santeford, AIBC
Kate Stefiuk, BCSLA, joined the meeting electronically at 5:41 p.m.
Jill Yuzwa, At Large

Absent: Marie Leduc

Staff: C. Horn, Planner, Current Planning Section
L. Nielsen, Recording Secretary

1. CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Design Advisory Panel Meeting was called to order at 5:17 p.m.

2. INTRODUCTION OF LATE ITEMS:

Add Agenda Item 5(a), request regarding Rotating Chair.

3. ADOPTION OF AGENDA:

It was moved and seconded that the Agenda, as amended, be adopted. The motion carried unanimously.

4. PRESENTATIONS:

(a) Development Permit Application No. DP001259 – 501 Prideaux Street

Introduced by Caleb Horn, Planner, Current Planning Section.

Presentations:

1. Raymond de Beeld, Architect, Raymond de Beeld Architecture introduced the project team, and property owner Abdullah Ibn Alamir of Conceptx Investment Inc.
2. Ataur Rahman, Intern Architect of Raymond de Beeld Architecture, presented the project and spoke regarding site and neighbourhood context, existing site conditions, city right-of-way challenges, architectural features and methods used to meet city guidelines, and the proposed rear yard setback and building height variances.

- All parking is located underground with access from Prideaux Street
- An under-the-building resident drop-off area is located on Level 1 adjacent to the lobby, where the refuse enclosure and bicycle parking are also located
- The building will be extended horizontally over the driveway which provides weather protection
- Pedestrian entrances are located along both Prideaux Street and Albert Street
- The building design is complimentary to the surrounding neighbourhood by including pitched roofs, and taking measures to reduce massing
- The corner of the building is stepped back from adjacent residential property
- The exterior materials consist of low maintenance wood-like siding in soft natural colour tones
- Proposed variances include: a front setback variance, due to a statutory right-of-way and a .5m building height to accommodate the design of the building and the site's slope

Kate Stefiuk joined the meeting electronically at 5:41 p.m.

3. Kate Stefiuk, Landscape Architect, Kinship Art Ecology, presented the landscape concept and spoke regarding the streetscape, indigenous and adaptive planting layers, street trees, hardscape features and common space areas.

- The landscape design consists of a generous planting scheme of formalized indigenous and adaptive species planted in layers in formal linear stripes
- The tree palette includes a mix of deciduous trees for seasonal interest
- The covered common space will be softened with plants in planters
- Common resident area (away from the street) includes screening at the end of the driveway, benches, a dog wash, bollard lighting for evening wayfinding.
- There is a path from the common area at the back of the property, leading to Albert Street
- Low bollard lighting will be included along Prideaux Street and Albert Street at the patio entries and entries to the site from the street(s)

Raymond de Beeld, Architect, Raymond de Beeld Architecture, added that CPTED measures are being considered.

Kevin Krastel, Chair, requested Kate Stefiuk remain online for questions.

- A conversation ensued regarding Staff comments pertaining to the tree palette and proposed tree locations to ensure they not interfere with the Albert Street frontage; and, minimum landscape treatment levels around the refuse enclosure.

Kate Stefiuk left the meeting at 5:57 p.m. due to conflict, as a project team member.

Kevin Krastel, Chair, opened the floor for questions to Staff.
No questions were asked.

Panel discussions took place regarding:

- The landscape treatment along Prideaux and Albert Street, and possibly providing a more formal edge or border
- Appreciation was conveyed for the dense palette of trees
- Concerns were raised regarding the proposed front yard setback variance
- The inset walls (interior of the L) and roof structure over the elevator and whether there is any way to enhance them to reflect the other (Albert Street) elevations
- The extent of the front setback into the roadway and concerns regarding the public realm
- The Albert Street elevations and exterior colour choices between the roof and cladding
- Matching the gutters on the sloped roofs with the cladding colour
- The possible addition of pedestrian wayfinding cues
- Programming of the main entrance walkway to the lobby
- The proposed variances and structuring of the motion.

It was moved and seconded that Development Permit Application DP001259 be accepted as presented with support for the proposed variances. The following recommendations were provided:

- Consider the landscape design elements for both street frontages as recommended by the Old City Guidelines; and
- Consider ways to enhance the roofs and wall facades along the inset walls of the west elevations.

The motion carried.

Opposed: Jill Yuzwa, Jason Santeford

Councillor Brown left the meeting at 6:27 p.m.

Kate Stefiuk joined the meeting electronically at 6:27 p.m.

(b) Development Permit Application No. DP001263 – 591 Bradley Street

Introduced by Caleb Horn, Planner, Current Planning

Presentations:

1. Raymond de Beeld, Architect of Raymond de Beeld Architecture introduced John Wang (property owner) and the project team and spoke regarding the original Design Advisory Panel presentation (DP1070) for 591 Bradley Street in 2017.

2. Ataur Rahman, Intern Architect of Raymond de Beeld Architecture presented the project and spoke regarding improvements made past the original development permit application, site context, restrictive covenant (access easement east side of property), neighbourhood context (height difference between street level and parkade entrance) and provided photos.
 - The new plan is similar in character to that of the original building, which has been pulled back further from the Millstone River, with the entire original lower storey removed
 - The new design provides a better functional layout for the parkade
 - Solar panels are located over the entire roof
 - A continuous sidewalk connects the site to neighbouring properties
 - Exterior materials will provide a more contemporary look
 - More significant trees will be retained by pushing the building back
 - There is less encroachment into the natural habitat and fewer trees will be taken down
 - Plan improvements include: a reduced building footprint, increased permeable areas, the addition of solar panels to the roof, a green roof, massive retaining wall, bioswales, improved stormwater management system and pedestrian safety measures.
 - Fewer setback variances are required, compared to the original application

3. Victoria Drakeford, Landscape Architect of Victoria Drakeford Landscape Architect presented the landscape plan and spoke regarding the need for invasive species management, riparian areas, layered plantings, the use of trellises and other site furnishings.
 - A stewardship program for the riparian area was suggested
 - As much as possible is being done within a limited amount of available space.

4. Drew Beiderwieden, Physical Engineer, Newcastle Engineering Ltd., provided a brief presentation regarding site civil servicing and spoke regarding stormwater management, City road standards and proposed road and sidewalk improvements for Bradley Street.

Kevin Krastel, Chair, opened the floor for questions to Staff.
No questions were asked.

Panel discussions took place regarding:

- The use of colour and material all contributing to mitigate the building size and level of interest
- A commendation was made regarding the proposed solar green roof
- The possible addition of windows to the long internal corridor
- The integration of balcony landscaping
- The east elevation wall and views from the east side
- The use of trellises and landscape solutions proposed

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- Appreciation was conveyed to the project team for how quickly they came back to the Panel with an alternate design with good environmental solutions
- Site lighting, locations through the site, and not competing with the streetlights

It was moved and seconded that Development Permit Application No. DP001263 be accepted as presented with support for the proposed variances. The following recommendation was provided:

- Consider ways to reduce the massing of the east elevation.

The motion carried unanimously.

5. OTHER BUSINESS:

- (a) Request re: Rotating Chair

Kevin Krastel, Chair introduced Tony James' inquiry as to whether a rotating Chair would be permitted for the Design Advisory Panel.

It was moved and seconded that implementing an alternating/rotating Chair for the Design Advisory Panel be investigated. The motion carried unanimously.

Caleb Horn, Planner, Current Planning Section will follow up with Legislative Services.

6. ADJOURNMENT:

It was moved and seconded at 7:34 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

[Signed: Laurie Nielsen]

RECORDING SECRETARY