

**Meeting of the Advisory Design Panel
Held via Webex on Wednesday, June 15th, 2022**

MINUTES

- Present:** K. Bracewell, RCMP
D. Burns, Chair
Councillor A. Girard
A.M. Llanos
L. McKenna
M. Rahbar
K. Ross
- Staff:** M. Menzel, Planner 2, Planning and Development
B. van der Heijden, Planner 1, Planning and Development
R. Fish, Administrative Coordinator I
- Guests:** 275 East 2nd Street
Rhys Leitch, Integra Architecture
Shamus Sachs, Integra Architecture
Barry Savage, Three Shores Development
Stephen Vincent, Durante Kreuk
- Regrets:** M. Muljiani
M. Tashakor
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A quorum being present, the meeting was called to order at 5:32pm.

1. Minutes of Meeting of the Advisory Design Panel held May 18th, 2022

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held May 18th, 2022 be adopted.

Carried Unanimously

2. Staff Update

None.

3. 275 East 2nd Street (Rezoning Application)

The City has received a Rezoning application for 275 East 2nd Street. The application proposes a 5-storey residential rental building. This application is for a rezoning from the current Residential Apartment (RM-1) one, to a Comprehensive Development Zone with a base zone of Residential Apartment (RM-1). No variances have been specifically requested by the applicant, and a thorough Zoning compliance check has yet to be completed. Any deficiencies will be conveyed to the applicant at a later date.

Rhys Leitch, Integra Architecture, described the project to the Panel:

- Walkable to the Lonsdale Quay and Lower Lonsdale area.
- 79 units with mix of studios, 1 bedroom, 2 bedroom and 3 bedroom.
- 48 parking stalls.
- Meeting required bike parking as well.
- Colour tone and design represent the neighbourhood.
- Traditional character, materials, texture and colour.
- Sloping corner roof for contemporary look and verticality.
- Brick elements incorporated throughout the project.
- Garbage room has direct access to the lane.
- Indoor amenity room on south west corner.

Stephen Vincent, Durante Kreuk Ltd., reviewed the landscape plan:

- 6 existing trees in fair condition will be removed as they impact the site.
- Replacing with 16 new onsite street trees and rooftop trees.
- Patios around the perimeter of the building will have planters and low planting as well as decorative elements with fencing and gates.
- Low level lighting and planting.
- The rooftop is a large space, we want to create space for a lot of groups and different areas for gathering.
- Including a trellis with shade elements, tables with umbrellas and tree canopies.

Questions from the Panel included but were not limited to:

- How is the bike workshop accessed? **A:** You can enter through the exit stairs with a fob but a majority will be accessing it from the elevator or parkade.
- Is there external access? **A:** No.
- Is there only one security gate for the underground visitor parking? **A:** Yes.
- How will visitors who want to get to the units below the mezzanine know how to get there? **A:** We haven't gone through the addressing clerk yet. They have access to the lobby and elevator down to the residential levels that face the lane. They have rear and front access as well.
- Have you considered an option for a children's play area? **A:** We have a games room in the amenity space. If we would consider a play area it would be on the rooftop.
- Are there different approaches to help confirm that the trees are important and an agreement to how they will be protected during and after the project? **A:** It's important to save them, they are small and have been planted recently. There will be a tree protection fence set up and precautions taken during construction.
- What is the soffit material on the roof overhangs? **A:** Cementitious or aluminum.
- What is the rationale for the location of the interior amenity? **A:** One option was an amenity on the roof but that would make us a 6 storey building.
- Why are there three stairs from parking level up? **A:** It's to provide a set of stairs near the parkade up to the lobby. We had to wind down two floors to get into the parkade which is why we have that stair. We wanted to limit the number of exit points from the building and for CPTED considerations.
- Can the door the residents use to access the garbage room be inside? **A:** Yes, we can move the gate further south.

- There is a unit on the south west side where the entrance door and door to adjacent to the unit are very close, can they be moved for better access to both units? **A:** That's set by the dead end corridor limits. We might be able to move it back another foot.
- Would you consider covering the trellis area? **A:** Yes we can.
- What is the rationale for a 6 storey building rather than a 5? **A:** If we can achieve within reasonable setbacks and a density of 2.6 with a 5 storey building, it's better for the neighbours.
- Are the roofs of the lane facing units concrete? **A:** Yes.
- Would there be consideration to bring warmer tones to the soffits rather than doing white and bring warmer tones of the brick façade to the north elevation on East 2nd? **A:** We have discussed this a few times, however we didn't want to replicate another building and wanted to take cues from the industrial areas.
- Can you speak to the removal of the large Pine tree and how the setbacks get decided? **A:** The setbacks come as a guide and we take what we think City is looking for and apply it to the site. It majorly impacts the building from where it sits and has a lot of die back.
- To staff: would this tree have been saved if the Tree Protection Bylaw was enforced at the time? **A:** We always try to save as many trees as we can. There are a lot of trees being proposed to replace them. The Bylaw wouldn't have made much of a difference because the tree isn't significant enough and impedes on the development.
- On St. Andrews and East 2nd, are the trees that are being proposed to be planted meant to create a canopy on the sidewalk? **A:** Yes.
- How did you come up with the proposed unit mix? Was there consideration for a greater percentage of one and two bedrooms rather than studios? **A:** We have done research on where the needs are. This was the optimal mix. It compliments what some of the other buildings are doing so were not competing with same unit size and mix from one to another. Our other buildings don't have as many studios. This was a more appropriate location for smaller units.
- Is there a cooling system for the building? **A:** We haven't picked a cooling system yet but it will be a hydronic based heating system. We could use systems that will heat and cool.

Comments from the Panel included but were not limited to:

- Ensure that the bike storage lockers, which are a problem area, are not left to the operation end. The doors and locks should be robust enough and it should be difficult to access the attractive areas.
- It should be clearly identified if there is resident access off the street. Ensure wayfinding to the rear units is very clear and succinct.
- The laneway units are adjacent to the semi commercial industrial area. Consider creative design thinking for finding ways to provide privacy and give privacy to those units.
- Find ways to give children some space for play opportunities. The rooftop location is preferable. Give this serious thought to support young families and children.
- Consider adding small trees on the patios on the laneway to help green up the laneway experience.
- The massing approach is clear and efficient.
- There are a lot of cementitious panels. More variety would be helpful, brick is effective. Consider switching the materials on the corners.
- The composition would benefit from a bit more variety with another material.
- The scale of main entrance is a bit small compared to the scale of the overall building.
- For the units facing north, some of the door swings for the bedrooms are into the living room and the living spaces are small. When the doors open it could compromise how you furnish the units.

- For the units facing south, the one beds have long kitchens into the living space, maybe consider shorter kitchens.
- For the ground floor units from the lobby near the elevator, the door is facing the lobby. Consider relocating it to minimize exposure.
- Gardens with planting beds come with the need for storage, consider if this will be accommodated elsewhere.
- More work needs to be done for the front entry.
- Consider adding more landscaping to the laneway.
- Bring brick to the north façade.
- The material palette is monochromatic and the renderings show a predominantly white building.
- There's a better way to balance the building with the front entrance.
- It's good that the location of the amenity space is on the south. An adjacency to a larger outdoor area would be nice.

Presenter's comments:

- Thank you for your comments.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the rezoning application for 275 East 2nd Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- Further review and analysis of wayfinding to the rear units;
- Further design development for laneway privacy and screening concerns;
- Review the possibility of a children's play area within the rooftop amenity space;
- Further review of the potential for amenity connections to the rooftop space;
- Review materials relative to the use of cementitious panel percentage on the exterior;
- Further design development to consider variety in material uses relative to the massing articulation; and
- Design development and review of the entry way scale, massing and material selection choices.

AND THAT the Panel wishes to thank the applicant for their presentation.

Carried Unanimously

The Delegation for 275 East 2nd Street left the meeting at 7:13 pm.

4. Adjourn

There being no further business, the meeting adjourned at 7:15pm.

The next regular meeting of the Advisory Design Panel is scheduled for Wednesday, July 20th, 2022.

"Darren Burns"
Chair

"September 21, 2022"
Date