

MINUTES
ADVISORY DESIGN PANEL

Held electronically via MS Teams
Wednesday September 18, 2024 at 1:11 pm.

Acting Chair: Will Kryzmowski

Present: Brad Forth, Matthew Jarvis and Jacy Lee

Regrets: Greg Gillespie, Stephen Deglow and Kimberly Simpson

Guests: Alan Lowe, and Noor Alshaikhli of Alan Lowe Architect Inc; James Partlow, Lombard North Group and Ivana Kvartuc, Westbrook Consulting Ltd.

Staff: Gina Lyons, Senior Planner and Megan MacDonald, Senior Committee Clerk

CALL TO ORDER

The Chair called the meeting to order at 1:11 p.m.

APPROVAL OF MINUTES

MOVED by B. Forth and Seconded by M. Jarvis: "That the Minutes of the Advisory Design Panel meeting held on August 7, 2024 and August 21, 2024, be adopted."

CARRIED

3921, 3925 AND 3933 QUADRA STREET

Application by Alan Lowe Architect

Rezoning and Development Permit application to construct a six-storey residential apartment building. Variances are requested.

Legal Description: Lots 1, 2 and 3, Section 32, Victoria District, Plan 3876

Planning File: DPR00903 REZ00704

Planning Staff: Gina Lyons, Senior Planner

Comments from the Planner:

- Rezoning and Development Permit application to construct a 6-storey residential building located at the intersection of Quadra Street and St. Peters Road. This location falls within the Quadra and Quadra McKenzie Plan.
- This development application was presented to panel on August 7, 2024 at which time the panel moved the following motion:
"That it be recommended that the design to construct a 74 unit, 6 storey residential apartment building at 3921, 3925 and 3933 Quadra Street, be postponed to a future meeting to allow consideration of :
 - **Universal accessibility and programming of the lobby area and hallways;**
 - **Universal accessibility and programming details of the exterior amenity space**
 - **Façade design and materiality to address building expression, massing and volume**
 - **Softening of the retaining wall interface along the east property line."**
- Planning is seeking general comments from the panel on how successfully the four areas that were identified for further consideration have been addressed.

Comments from the applicant:

- Constructive feedback was provided during the previous Advisory Design Panel meeting regarding accessibility, communal spaces and the potential for a children's play area. Additionally, the façade and lobby have been redesigned to enhance the overall atmosphere.
- The design was streamlined to reduce clutter at the intersection of Quadra Street and St. Peters Road, incorporating a more attractive corner feature and stacked tiles on the lower façade.
- The updated rendering depicts a bike lane set back from the sidewalk, facilitating the installation of larger trees in the boulevard landscape design.
- The site plan previously featured only lawn areas along the perimeter and a proposed open amenity space. The revised plans now incorporate a barbecue area, a children's play zone, and a connection to the outdoor amenity spaces directly accessible from the sidewalk.
- The sidewalk grade is elevated, making access more difficult for the lower-level units.
- The BBQ area is equipped with furnishings such as tables and seating, complemented by landscaping and a greenspace along the rear property line.
- The underground parking was relocated further into the site to establish a 3-meter buffer between the property line and the retaining wall where the rain garden will be.
- One unit was removed to enhance the lobby space and create a more inviting atmosphere. The lobby area was improved with bike racks outside, bike room inside and a more prominent foyer.
- A significant change along Quadra Street is the more uniform elevation, ensuring that all units are now accessible from the sidewalk.
- The lower-level exterior will feature stacked tiles to enhance durability.
- Accessibility has been improved throughout, with new pathways to facilitate access around the exterior amenity areas.
- The most significant change to the landscaping is the relocation of the rain garden from the top of the parkade to a position adjacent to the building parkade.
- The driveway will be graded to direct drainage into the rain garden.
- The BBQ patio area is connected to the play area at the back, creating a cohesive and functional amenity space. The play area will have substantial landscaping.
- There is an improved transition area from the exterior to the elevator and units, ensuring that the building integrates seamlessly with the surrounding environment.

In response to questions and comments from the Panel, the applicant noted:

- A fence along the eastern property line may be unnecessary with appropriate planting, discussions could occur with the neighboring property owner. Removal of the fence may enable the adjacent neighbor to benefit from the rain garden and landscaping.
- A bike room has been located near the lobby, supplementing existing bike stalls. The additional stalls provide convenient access, enhancing the amenity offerings.
- The parkade layout has been adjusted to include small car stalls near the entrance, allowing for improvements to the landscaped rain garden. Significant enhancements have been made to the project.

MOVED by B. Forth and Seconded by J. Lee: "That it be recommended that the design to construct a 6 storey residential apartment building at 3921, 3925 and 3933 Quadra Street, be approved subject to consideration of:

- **Relocation of accessible parking stalls to align with accessibility best practices."**

Panel discussion ensued with the following comment:

- The applicant has effectively addressed previous feedback, demonstrating care and attention to the façade, ground plane, accessibility, and landscaping.
- Previous feedback highlighted the positioning of accessible stalls in the parkade and their proximity to the elevators. According to best practices outlined in the accessibility handbook, these stalls should be placed to minimize travel distance. The applicant is encouraged to adhere to these best practices.

The Motion was then PUT and CARRIED

On a motion from J. Lee, the meeting adjourned at 1:48p.m.

CHAIR, Greg Gillespie

I hereby certify these Minutes are accurate.

COMMITTEE SECRETARY