

MINUTES
ADVISORY DESIGN PANEL

Held electronically via MS Teams
Wednesday November 20, 2024 at 1:03 pm.

Chair: Greg Gillespie

Present: Brad Forth, Chris Gower, Will Kryzmowski, Jacy Lee and Kimberly Simpson

Regrets: Stephen Deglow and Matthew Jarvis

Guests: Karen Hillel, Hillel Architecture; John Bourcet, GIC Developments

Staff: Eric Joyal and Chuck Bell, Planners and Megan MacDonald, Senior Committee Clerk

APPROVAL OF MINUTES

MOVED by W. Kryzmowski and Seconded by J. Lee: “That the Minutes of the Advisory Design Panel meeting held on October 16, 2024, be adopted as circulated.”

CARRIED

4233 GLANFORD AVENUE

Development Permit Amendment to add a two-storey addition to an existing commercial building under existing C-8 (Service Station) Zoning. A variance for building height is required.

Applicant: Hillel Architecture Inc (Karen Hillel)
Planning File: DPA01050
Planning Staff: Chuck Bell, Planner

Planning provided an overview of the proposal, followed by a presentation from the applicants (PowerPoint on file).

The applicant noted the following in response to questions from the Panel:

- Lighting for the property has not yet been finalized, but downlighting will be used.
- The parking requirements are being exceeded, which is ideal given the automotive nature of the business. Parking is also available off site at a neighboring lot.
- A landscape architect was not consulted; however landscaping information was included on the plans, including native plantings, a new feature tree and irrigation.
- There is a possibility for a café or other public use upstairs in future. If so, additional washrooms will be provided at that time.
- A landscape plan could be provided when the building permit is applied for.

Planning staff noted the following:

- Design guidelines that now require a landscape plan cannot be applied retroactively to projects that were designed or approved prior to their implementation.

- **The following was noted during Panel discussion:**
- The project aligns with the character and vision of the surrounding business environment while enhancing the area's overall aesthetic. The existing chain link fence is a thoughtful design choice; allowing for public visibility of the distinctive vehicles on display.
- The addition of extra parking stalls is appropriate and well-suited to the automotive-focused nature of the business, ensuring sufficient space for customer and vehicle needs.
- Incorporating enhanced landscaping would greatly improve the visual appeal of the project.
- Engaging a landscape architect and including a landscape plan would be ideal.
- The chosen materials are well-selected and complement the design
- Incorporating an access point at the corner near the intersection would be advantageous.
- A sign on the corner would be an excellent addition to emphasize and celebrate the unique identity of the business while enhancing its visibility and presence in the surrounding area.
- The design of the EV charger, styled to resemble a retro gas pump, is a thoughtful design feature that adds character and enhances the aesthetic of the project.
- Deferring the inclusion of a landscape plan to a later stage does not provide the Panel with the opportunity to review and provide feedback on it.

MOVED by B. Forth and Seconded by C. Gower: “That it be recommended that the design to construct an addition to an existing commercial building at 4233 Glanford Avenue be approved subject to consideration of:

- **Inclusion of a technical planting plan at the next stage of review.”**

The following was noted during panel discussion:

- Adequate washroom facilities for the upper floor should be provided. Any future renovations to create the public space will require a review by the Panel again.
- Consideration of rain gardens to reduce run off from the parking lot would be ideal.

CARRIED

982, 986 & 988 ANNIE STREET AND 975, 981 & 985 MCKENZIE AVENUE

The application is to rezone from RS-10, RS-6, RD-1 zones to RA-11 (Apartment) zone to construct 122 units in two six-storey apartment buildings. A Development Permit for form and character, with variances, is requested. Committee member B. Forth recused himself from the panel as he is a part of the applicant team.

Applicant: GIC Developments Limited
Planning File: DPR01034
Planning Staff: Eric Joyal, Planner

Planning provided an overview of the proposal, followed by a presentation from the applicants (PowerPoint on file).

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

- The short-term bicycle parking will feature brushed stainless steel or powder-coated finishes, offering durability and visual appeal. It will be located under the protective coverage of an overhead awning to shield bicycles from weather elements.
- The patios located at the rear of the building now incorporate a small stairwell leading down into the courtyard, replacing the previous at-grade design.
- The addition of height to the parkade has resulted in increased construction costs. However, raising the elevation has provided certain advantages for the plumbing system. Despite these changes, the elevation of the parkade will remain unchanged.

The following was noted during Panel discussion:

- The changes represent a welcome improvement, incorporating substantial updates that enhance the overall design and functionality.
- Incorporating lighting or more material richness with accents at the entrances would enhance the building's aesthetic appeal and create a welcoming, visually engaging entry experience.
- It is essential to prioritize a high level of diversity and design quality throughout the project.
- Accessibility to the courtyard has been thoughtfully designed with the inclusion of well-integrated walkways. These pathways ensure seamless and inclusive movement for all users, providing safe and convenient access while complementing the overall site design.
- This pathway has been specifically designed to be fully accessible, providing safe and convenient entry for all users, despite the stepped design of the courtyard's varied elevations.
- The site's grade presents certain challenges, particularly at the entrances, which were initially less inviting due to the elevation. These entrances have since been raised, improving their visual appeal; however, this adjustment has made them somewhat less accessible.
- The building demonstrates strong design quality, offers great functionality, and incorporates sufficient visual interest. However, there is potential to further enhance the aesthetic experience by integrating more thoughtful approaches to access design and lighting strategies.

MOVED by C. Gower and Seconded by J. Lee: "That it be recommended that the design to construct 120 units in two six-storey apartment buildings at 982, 986 & 988 Annie Street and 975, 981 & 985 McKenzie Avenue be approved as presented."

CARRIED

On a motion from J. Lee the meeting adjourned at 3:00 p.m.

CHAIR, Greg Gillespie

I hereby certify these Minutes are accurate.

COMMITTEE SECRETARY