

MINUTES
ADVISORY DESIGN PANEL
Held via MS Teams
February 19, 2025 at 1:01 PM

ROLL CALL

In Attendance: Greg Gillespie (Chair), Brian Fraser, Carl-Jan Rupp, Chris Gower (1:17 p.m.), Jacy Lee, Justin Gammon, Kimberly Simpson (1:06 p.m.), Matthew Jarvis, Xeniya Vins

Guests: Bart Johnson, Christine Lintott (Architect), Hayley Johnson (Architect), and Pieter Van Remoortere (Landscape Architect),

Regrets: None

Staff: Andrea Pickard, Senior Planner; and Colton Whittaker, Committee Clerk

ADOPTION OF MINUTES

February 5, 2025

MOVED by J. Lee and Seconded by M. Jarvis: “That the Minutes of the Advisory Design Panel meeting held on February 5, 2025, be adopted as circulated.”

RESULT: Carried 7 TO 0

IN FAVOUR: Jarvis, Gillespie, Lee, Rupp, Gammon, Vins, Fraser

OPPOSED: None

COMMITTEE BUSINESS ITEMS

4085 QUADRA ST AND 945 NICHOLSON ST

Applicant: Christine Lintott (project architect)

Project Description: The application is for a zoning amendment and development permit for a 12 storey, mixed-use building containing 109 dwelling units, a childcare facility with 99 spaces, and a commercial rental unit located at the corner of Quadra and Nicholson.

Planning Files: DPR01070 and REZ00771

Planning Staff: Andrea Pickard, Senior 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:

- The main entrance to the daycare facility is located off Nicholson Street, adjacent to a designated bicycle drop-off area.
- There are no separate out of unit storage lockers provided for residents.
- A substantial garbage and recycling area is located on the first parking level and is accessible via elevator, which has an at grade-level access into the underground parking area for ease of waste management.
- On-street loading spaces are provided along the Nicholson frontage to facilitate the movement of containers.
- The development includes two designated shared amenity spaces that provide outdoor access and are accessible to all residents.
- Accommodating safe and efficient drop-off and pick-up for the daycare facility was a key design consideration.
- The daycare entrance features physical openness, visibility, and direct at-grade access to

ensure a welcoming and accessible entry experience.

- The main level of the building has been raised to provide level access to the rooftop amenity space.
- The building incorporates a substantial parapet to reinforce the architectural expression.
- The applicant believes the overall proportions of the building can effectively support the parapet as designed.
- The development aligns with the Official Community Plan (OCP) as the area is in transition, supporting increased density and mixed-use development.
- The project is envisioned as a gateway development for the Quadra/McKenzie centre.
- The outdoor amenity space is intended for residents to use for small gatherings, with a washroom provided in the larger amenity area.
- The separation of amenity spaces was intentional, allowing for different outlooks and solar orientation to enhance usability.
- Consideration has been given to incorporating an outdoor amenity space on the rooftop.
- In addition to the residential entrance and Commercial Retail Unit (CRUs), the main level includes a secondary staff entrance for the daycare with bicycle parking provided for convenience.
- Building code requirements mandate multiple points of egress for the daycare.
- The overhang coverage along Quadra Street enhances the building's street presence and provides shelter for pedestrians and residents.
- The residential lobby will include a seating area, mailboxes, and access to both elevators and stairwells.
- The building consists of 109 residential units, including 65 one-bedroom units, 22 two-bedroom units, 11 three-bedroom units, and 11 studio units. The two-bedroom units typically feature a single bathroom.
- The placement of the Pad-Mounted Transformer (PMT) was a design challenge; relocating it in the rear corner off Nicholson Street was identified as the most effective solution and keeps it off Quadra Street.
- The selection of materials, fasteners, reveals, window treatments, and flashing details contribute to a high-quality building envelope.
- The subtle colour palette is intended to provide a refined differentiation in texture, tone, and materiality.
- The inclusion of horizontal banding around the tower form has been suggested as a potential design enhancement.
- Careful consideration has been given to window placement and detailing to enhance functionality and aesthetics.
- The tower form is designed to optimize the number of units while responding to the broader urban context. The site's transitional location informs its unique massing approach.
- The corner site and street frontage can effectively accommodate the building's massing, allowing it to define and reinforce the intersection as a gateway to the centre.
- The applicant believes the building is well-suited to the location and supports the area's evolving urban fabric.
- The daycare facility includes accessible access to both the lower level and outdoor play areas.
- The only daycare area designated for a specific age group is for children aged 0-3 years.
- The exterior daycare space is private and is not intended for use by the building's residents.
- The enlarged vestibule at the residential entrance serves as a welcoming space that fosters social interaction among residents.
- The two-tiered bicycle parking system provides a safe and efficient space for bike storage, the bike room accommodates a range of bicycle types, including cargo bikes.
- The tower steps back on the east side and incorporates a distinctive kink in its form, demonstrating a deliberate approach to massing that transitions toward the adjacent single-

family residential context.

- The podium design incorporates softened edges, carefully considered fenestration, and a generous side yard to allow for meaningful landscaping and planting.

The following was noted during Panel discussion:

- There is concern about the daycare entry adjacent to the drive aisle and potential congestion with many children arriving simultaneously. A daycare entry plaza with seating could be beneficial.
- Consideration should be given to pulling the door away from the drive aisle.
- Amenity spaces could include programmed elements such as soft surfacing, play areas, potting tables for urban agricultural, a small kitchen, benches, shade, and lighting.
- Consideration should be given to the tower's massing, particularly regarding shading impacts.
- Extending the slab edge to the western property line could help to displace the podium's sense of scale.
- The floor plate of the tower is 800m² which exceeds the guideline of a maximum of 650m² for the tower floor plate.
- The building's expression is simple and avoids arbitrary articulation, but greater definition of the podium, tower, and top should be considered.
- The development will serve as a gateway to the urban centre and this will be an iconic structure in the area.
- The combination of unit count, limited amenity space, and lack of storage is problematic. Additional storage would support long-term residency.
- Ensuring livable units will support long-term tenancy.
- The podium design is very sculptural and successfully addresses the street frontage, as well as the spaces above and below it.
- Having two amenity spaces is a positive feature.
- Lowering the parapet could make the building read as 12 storeys.
- The cladding and colour choices are well-executed.
- Shifting massing and density away from the western property line could be beneficial.
- Adding private patio spaces on level two would enhance resident experience.
- At-grade bike access is a strong feature.
- The unit mix is well-received, but livability of the three-bedroom units could be improved.
- The bike room design is safe and inviting, avoiding a purely utilitarian feel.
- Tiered plantings along Nicholson Street with integrated seating are appreciated.
- The building has many strong elements but is not a perfect form in massing.
- A massing study by the District for the broader area based on policy direction may be beneficial.
- Effective amenity spaces are essential as the District densifies with more multi-unit housing, and a rooftop amenity space could enhance the building's design.
- Breaking up the scale with subtle design elements could enhance the façade.
- Mid-rise massing elements could help integrate the building within its context.
- The massing creates a wide presence especially to the north and south. Height adjustments could help improve proportions.

MOVED by J. Gammon and Seconded by M. Jarvis: “That it be recommended that the design to construct a 12 storey, mixed-use building containing 109 dwelling units, a childcare facility with 99 spaces, and a commercial rental unit located at 4085 Quadra St and 945 Nicholson St be approved subject to considerations of:

- **Improved day care access and entrance;**
- **Improved massing of the tower to better support design guidelines;**
- **Appropriate sized in suite or out of suite storage for each unit;**
- **Enhanced amenity space programming.”**

The following discussion ensued:

- The combination of the building’s density and its current massing is a point of concern.
- The design does not adhere to the guidelines that establish limits on tower floor plates.
- It would be beneficial to demonstrate how these units align more closely with BC Housing’s minimum standards, especially with consideration to storage space and size of amenity areas.
- Consideration should be given to enhancing the programming of amenity spaces and incorporating additional unit storage, as both are critical to long-term livability.
- Increasing the size of the amenity spaces may provide greater functionality and improve overall experience for residents.
- The rooftop presents an opportunity for better utilization, potentially as an additional amenity space, which would contribute a complementary design element to the top of the building.
- There are inherent trade-offs with a project of this scale, as this is the first building of this size in the area. A smaller development may not be able to accommodate rental units, a daycare, commercial units, and other key features.

RESULT: Carried 7 TO 2

IN FAVOUR: Jarvis, Gillespie, Lee, Simpson, Gammon, Vins, Fraser

OPPOSED: Gower, Rupp

ADJOURNMENT

MOVED by M. Jarvis and Seconded by J. Lee: “That the meeting be adjourned at 3:49 p.m.”

RESULT: Carried 9 TO 0

IN FAVOUR: Gower, Jarvis, Gillespie, Lee, Simpson, Rupp, Gammon, Vins, Fraser

OPPOSED: None

CHAIR

I hereby certify these Minutes are accurate.

COMMITTEE CLERK

DRAFT