

## ADVISORY DESIGN PANEL

Held via MS Teams

March 05, 2025 at 1:01 PM

### ROLL CALL

**In Attendance:** Chris Gower, Matthew Jarvis, Jacy Lee, Kimberly Simpson (1:16 p.m.), Xeniya Vins, Brian Fraser

**Guests:** Andrew Jones, Terra Social Purpose Real Estate, Bryce Gauthier, Gauthier & Associates Landscape Architecture Inc., Dave Ward, Lu'ma Development Management, Greg Voute, RLA Architects, Jamie Gill, Seba Construction, Joseph Kardum, Koka Architecture, Juliet Koyiet, Terra Social Purpose Real Estate

**Regrets:** Greg Gillespie

**Staff:** Christine Rickards, Planner, Current Planning; Colton Whittaker, Committee Clerk; Thomas Kempster, Planner; Eric Joyal, Planner

The Committee Clerk called the meeting to order at 1:01 p.m.

**MOVED by C. Gower and Seconded by J. Lee: "That Chris Gower be elected Chair for the meeting."**

**RESULT: Carried 5 TO 0**

**IN FAVOUR:** Gower, Jarvis, Lee, Vins, Fraser

**OPPOSED:** None

### ADOPTION OF MINUTES

February 19, 2025

**MOVED by J. Lee and Seconded by B. Fraser: "That the Minutes of the Advisory Design Panel meeting held on February 19, 2025, be adopted as circulated."**

**RESULT: Carried 5 TO 0**

**IN FAVOUR:** Gower, Jarvis, Lee, Vins, Fraser

**OPPOSED:** None

### COMMITTEE BUSINESS ITEMS

#### **3984 AND 3986 GORDON HEAD ROAD**

**Applicant:** Seba Construction

**Project Description:** To rezone from RS-6 (Single Family Dwelling Zone) to RA-11 (Apartment Zone) to construct a 6-storey apartment building containing 78 units with 1 level of underground parking

**Planning File:** DPR01058 and REZ00752

**Planner:** Christine Rickards

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:**

- Level two of the building does not include private balcony spaces. However, the extensive landscaping as well as the proposed amount and quality of communal outdoor spaces

contributes to the overall design, providing visual and functional benefits. Juliet balconies may be an option.

- The area at the end point of the entrance driveway to the underground parking, just before the turn-in, is being left open for future design opportunities.
- A gated fence with fob access will be installed along the property line with Gordon Head Road for security.
- The development is a market housing project.
- The residential units are generously sized, with storage integrated into the den and laundry areas.
- Visitor parking is separated from the resident parking area by a gated access point.
- A pedestrian exit is provided through to the visitor parking area from the residential parking, as an emergency route.
- Recycling and garbage collection will be consolidated into one room, though final details are still under development and room sizing will be refined.
- The south-facing amenity area is accessible by two routes, one along the sidewalk and another through the west side of the building.
- Private patios are provided for units on the north side of the building.
- The outdoor amenity space is enclosed with fencing, a gate, landscaping, and a grade change to maintain privacy for residents. Accessible entry to this space is available from the sidewalk and a 5% sloped ramp.
- Accessibility has been a key consideration in the design. Corridors are designed to be five feet wide to accommodate wheelchair turnarounds, and unit layouts have been reviewed with an accessibility lens. Further adjustments may be made to align with provincial accessibility regulations.
- The central courtyard is designed to accommodate tree growth, with plans to provide up to 3.5 feet of soil depth. Additional soil volume may be incorporated beyond what the current slab indicates to ensure sufficient root space, with curb walls built into planter walls.
- The design team may consider potential adjustments to window sizes for light penetration into corridor areas.

**The following was noted during Panel discussion:**

- The increased setbacks, extensive landscaping, and well-designed amenity spaces are appreciated. The project is visually appealing and well-executed.
- Providing additional balconies for units on level two could further enhance the building's livability.
- The planting plan, which incorporates native and adaptive species, is well received.
- Direct accessible access to the outdoor amenity space through the building would improve overall accessibility and connectivity.
- The size of the garbage and recycling room is a concern and further consideration should be given to ensuring adequate space for waste management.
- Storage space for residential units may be insufficient and should be further evaluated.
- The open-to-above space at the ramp end seems as though floor space above it could be installed. Adjusting or removing the unit in that location could be explored to extend the amenity area.
- The massing of the building is well-integrated into its surroundings.
- The frontage along Gordon Head Road is well-articulated and contributes positively to the streetscape.
- Incorporating a common room within the building could foster social interaction and enhance residents' well-being and livability.
- The entryway is well-defined, and the addition of accent lighting could further enhance its presence.
- The material selection is well-considered and appreciated.

**MOVED by M. Jarvis and Seconded by J. Lee: “That it be recommended that the design to construct a 6-storey apartment building containing 78 units with 1 level of underground parking located at 3984 and 3986 Gordon Head Road be approved subject to considerations of:**

- **Providing accessible access to the southern outdoor amenity space from the building;**
- **Adding private outdoor space or balconies to the second floor units;**
- **Adding an interior amenity room.”**

The following discussion ensued:

- The project includes a good amount of amenity space, but adding an indoor amenity room would be a valuable improvement.
- Ensuring the building supports long-term livability is important.

**RESULT: Carried 6 TO 0**

**IN FAVOUR:** Gower, Jarvis, Lee, Simpson, Vins, Fraser

**OPPOSED:** None

### **81, 83, 85, 89, AND 95 CADILLAC AVENUE, AND 3691 WASCANA STREET**

**Applicant:** Aboriginal Land Trust, Terra Housing

**Project Description:** Consolidation of six RS-6 (Single Family Dwelling Zone) lots to construct a 6-storey, 104-unit non-market rental building

**Planning File:** DPR01075

**Planner:** Thomas Kempster

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:**

- Larger units include in-suite laundry, while smaller units have access to shared laundry facilities.
- In accordance with BC Housing standards, there is one washer/dryer per 15 units.
- Introducing natural light into the corridor is a consideration, though this would need to be carefully balanced with the overall massing expression.
- A dedicated bike access point is provided near the parking entrance.
- The bike entrance gate could be relocated closer to the building’s overhang to improve safety for cyclists.
- Making the art piece visible from the interior of the building may present some challenges.
- The terrace at the rear of the building is covered. All units feature exterior balconies, with corner units benefiting from two balconies to break up the elevation.
- The unit distribution is as follows: 37% one-bedroom units, 39% two-bedroom units, and 23% three-bedroom units.
- Access to the space between the parkade and the maintenance path at the south of the site is secured by an access gate.
- The south-facing side, where the parkade is exposed, has a proposed grade difference of up to 6 feet. Efforts are underway to berm the landscape as the design details are still being finalized. The parkade must be partially below grade to meet code requirements.
- Pets are expected to be permitted in the residential units.
- No alternative colours were considered for the fence along the ground-level perimeter of the site. The intention is for the fence to match the building’s exterior.
- A walkway is planned in front of the southern ground-floor patios.

**The following was noted during Panel discussion:**

- This is a very progressive and constructive project, with a unique personality. This project is supportable.
- Both the outdoor and interior amenity spaces are well-received.
- The significant landscape buffer is appreciated. A dog run or similar amenity could be a beneficial use of this buffer space along the south property line.
- Evergreen conifers along the south edge could provide a year-round visual and acoustic buffer.
- It would be advantageous if the south-facing patios could have direct access to a sidewalk.
- Incorporating windows into the artwork façade at the middle break could also allow for natural light to enter the corridor space.
- The separation of bike access from vehicle access is a great feature, but ensuring the bike entrance is safe and well-designed is important.
- The building's massing is well-handled, with the recessed center point effectively breaking up the scale and creating visual interest.
- The wingtip design at the edges of the roof adds a nice architectural detail.
- The integration of a common room with an adjacent outdoor space is very effective.
- The inclusion of balconies for all units is highly appreciated.
- It may be worth considering shifting the elevators back to allow for additional glazing in the interior corridors, offering views of the artwork both inside and outside the building.

**MOVED by B. Fraser and Seconded by M. Jarvis: "That it be recommended that the design to construct a 6-storey, 104-unit non-market rental building at 81, 83, 85, 89, and 95 Cadillac Avenue, and 3691 Wascana Street be approved subject to considerations of:**

- **Adding windows to the elevator lobbies to see the artwork and provide additional natural light into the lobbies;**
- **Enhanced use of the lower buffer zone as potential amenity space and to connect the south pathway to the sidewalk."**

The following discussion ensued:

- Providing more ways for residents to move around and interact with the building will improve livability.

**RESULT: Carried 6 TO 0**

**IN FAVOUR:** Gower, Jarvis, Lee, Simpson, Vins, Fraser

**OPPOSED:** None

**ADJOURNMENT**

**MOVED by J. Lee and Seconded by B. Fraser: "That the meeting be adjourned at 3:41 p.m."**

**RESULT: Carried 6 TO 0**

**IN FAVOUR:** Gower, Jarvis, Lee, Simpson, Vins, Fraser

**OPPOSED:** None

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CHAIR

I hereby certify these Minutes are accurate.

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COMMITTEE CLERK