

MEETING MINUTES

PRESENT: J. Muego, Chairperson
P. Rust, Vice Chairperson
P. Byer
N. Waissbluth
R. Dhall
F. Kubacki

ABSENT: S. Greysen, BIA Representative (unable to access)

STAFF: G. Newman, Manager of Planning, B. Hardeo, Planning & Development Assistant, E. DeMelo, Planning Intern, N. Syam, Planner

1. CALL TO ORDER

The meeting was called to order at 3:30pm.

2. ADOPTION OF AGENDA

It was MOVED and SECONDED

THAT the Advisory Design Panel adopts the July 20, 2021 agenda as circulated.

CARRIED

3. ADOPTION OF MINUTES

It was MOVED and SECONDED

THAT the Advisory Design Panel adopts the minutes from the June 15, 2021 meeting as amended (i.e., replacement of word “size” with “side”, recognized as a typo).

CARRIED

4. SUBMISSIONS TO THE ADVISORY DESIGN PANEL

4.1. 1453 Stayte Road

G. Newman introduced the scope of the application providing Official Community Plan policy context, neighbourhood photos, and zoning parameters.

Presentation provided by Architect & Landscape Architect:

- Gordon You, Architect, Atelier Pacific Architecture Ltd.
- Gloria Song, Intern Architect, AIBC
- Travis Martin, Landscape Architect, VDZ+A
- Michael Lu, Vanhome Properties
- Neil Deng, Vanhome Properties

The above-noted persons provided an overview of the proposal.

J. Muego initiated a round of questions following the Applicant's presentation.

The questions raised by members of the Panel are numbered (e.g., "Q1") in addition to the responses provided by the Applicant's Architect / Landscape Architect (i.e., "R").

P. Rust – Q1) was there a review of garbage pick-up? R – curbside pickup - Q2) was there a look at the use of permeable paving throughout? R – could be looked at further

R. Dhall – Q1) don't see required setbacks in the submission? R – Greg clarified the RM-2 setback requirements against the proposed CD Zone standards and the general rationale for supporting the setbacks as proposed being that the project has introduced landscaping elements to act as buffers between adjacent residential uses and a lesser setback along a widened boulevard (Stayte Road) will help animate the street Q2) have civil consultants been retained to illustrate curb lines, floor elevations, etc? R – yes, a civil consultant has been engaged Q3) why the Armstrong Maple within the 1.5m setback along Stayte Road and not the City's boulevard R – widening of the boulevard will allow for street tree plantings, providing trees on both sides of the sidewalk

N. Waissbluth – Q1) was there any direction regarding the mix of unit sizes and types R – Greg provided that there is no explicit policy regarding the design variability of the townhomes – all units are three bedrooms – range in square footage Q2) requirement for fully accessible unit R – Greg – encouraged by policy but not required – would be subject to BC Building Code requirements

P. Byer – Q1) question regarding the rooftop barriers along Block 3 to provide privacy to neighbours to the west – what type of privacy barrier and what would be on the roof west of the barriers? R – physical barrier to be installed and limited treatment of roof – would use obscured glass barrier to provide screening for residents Q2) why are the privacy barriers so far back on the roof of Block 3– was there a view analysis? R – no view analysis; precise location not yet chosen but would be positioned to limit views Q3) discussion regarding the width and programming of the sidewalk, boulevard, to the curb R – Greg provided overview and noted required dedication of land along Stayte to accommodate future bike lane and other improvements (e.g., street trees, widened sidewalk, etc.)

F. Kubacki – comments – Q1) why is half of the rooftop blocked off? Look at option to decrease the limited access Q2) common amenity space – concerns with location relative to entrance and Stayte Road - R – could look at enclosing the space Q3) what is the distance between block 1 and 2 (if garbage bins are out) – no driveways – access straight off the laneway? R – small space (driveway) 3 to 4 feet for bins to be stored

J. Muego – Q1) are the bedroom windows shown in the elevations operable? R – yes the windows would be operable Q2) What is the distance between Blocks 2 and 3 (interior

pathway) – what thought was given to privacy? View from 3rd storey of units in Block 3\ will look down into the bedroom of Block 2 causing a lack of privacy – has the Architect given this any thought? R – some plantings and staggering of windows (offset) to reduce potential impact – R – can take another look at window placement to create more of an offset, could look at louvers and other components to improve privacy Q3) suitability of the bicycle storage R – vertical storage Q4) – does the asphalt slab of the laneway run into the garages? R – would have a curb and then a concrete driveway band.

P. Byer – Q1) would this be strata? R – yes, the development would be stratified so common amenity and garbage would be managed by the strata (private company).

J. Muego asked for **comments** on the proposal (focus on urban design, form and character)

P. Rust – potential loss of privacy noted by J. Muego could be addressed through dormers and window sizes – individual units quite nice – issue with barrier/limits on top of Block 3 – should look at reductions in the limited area to allow for broader use of the space, including some form of screening – elevations show overuse of panels along the facades – panelization has become cliché – too stark of a contrast between the light and dark colours – could be better-achieved with different textures – would like to see paving include more of the decorative stone instead of the asphalt – some concerns remain regarding garbage collection – little shed-roofs over the stairways could create a hazard when they dump snow – should include snow guards – need to be careful with the siting of plumbing vents as odours can impact the enjoyment of the use of the rooftop space;

R. Dhall – good design / layout – a few issues to be resolved – slightly uncomfortable with 4.5 metres to the north – won't support the 4.5m at the north – hierarchy of movement shown in the paving pattern is confusing, could be other queues to direct movement – not confident in the workability in grades – don't think the row of trees can be accommodated in the 1.5m space in front of the units along Stayte Road – may need to use Silva cells – tree choice – Serbian Spruce (something columnar) might be better – would like to see section with much greater detail showing the height of the fencing in relation to the patio – don't have a lot of space there between the north and the south – concern about the look of the western edge of the property – would like to see gradation of the fence, screening, improved aesthetic for the units in Block 3 – reduction in the unusable rooftop patios

N. Waissbluth – struggle with density put on the site; similar concerns regarding privacy as noted by J. Muego; a lot of concrete – two-driveways are going to feel like a back laneway not a welcoming drive to one's house – what would the space feel like at 7pm when everyone is home versus 7pm on a weekend when kids are playing in the areas – would be great to see pavers everywhere – driving off Stayte into own little “island” – want it to feel like a unique private space; for rooftop spaces would recommend that strata do it for residents – place additional vegetation to support breaks in the impermeable – create some consistency in the

design / use of the rooftop spaces – common theme for plantings on rooftops; common amenity space – adding the sandbox seems out of place – would be more beneficial to have permanent landscape design (sculpture) that can be playful and useful over time;

P. Byer – concern about lack of space in garages for potential number of bicycles for families – need more dedicated space; site is totally constrained by putting in too many units – siting of the visitor parking spaces not intuitive for those visiting the site – constraints on livability caused by putting in too many units; setbacks of concern – 1.5 along Stayte Road – (per DPA guideline 22.6.2.a) sidewalks minimum of 1.8m – setback along the north is not enough – too dense / constrained; per DPA guideline 22.6.1.b) looks for minimum 3.0m setback from buildings to property line --- problems could be addressed with fewer townhouses and reconfiguration of site; for noise from play area in the northeast need consideration of effect on east side unit of block 4; setbacks should be meaningful to allow for large mature tree retention per DPA guideline 22.6.2e); while rooftops provide useful open space for residents, there is essentially no open, green space on the ground, which is needed.

F. Kubacki – familiar with Stayte Road and commercial property to the north – the road is very busy when kids are in school – parents dropping off kids may park along Stayte Road – concern with common amenity space (placement relative to busy road); rooftop for Block 3 – need to reduce the unusable area and look at a redesign; concern about garbage collection between Blocks 2 and 3; reconsideration around the entrance and the amenity space; agree with J. Muego’s comments regarding issues of privacy between Blocks 2 and 3; development blends in nicely with the neighbourhood --- townhomes at 16th Avenue

J. Muego – issues with site density / coverage – drive aisles are pushing Block 1 onto Stayte Road – projections coming into the 1.5m – recognize need for cost recovery – setbacks being constrained by drive aisle functionality requirements; pushing for lesser setbacks than required by the City begins to demonstrate issues – seems more like an urban typology than a suburban typology; lack of green space / natural ground – permeable pavers are a poor substitute for natural landscaping; suite sizes limited – family couldn’t all sit together in the living room – need to think through interior livability; lower floors needing to establish greater individuality

J. Muego provided an opportunity for the Applicant to **respond to comments**

- Architect - design solutions to be evaluated in response to the comments received
- Landscape Architect – will consider feedback received

A **motion** was presented by P. Byer as follows:

That the Panel defers making a recommendation on the project pending the resolution of issues to be listed by the Panel (being the issues raised during this meeting) following which

the application be brought back to the Panel and the Applicant speak to how the issues have been addressed.

Moved by P. Byer | Second by R. Dhall

Vote regarding the Motion

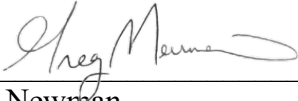
P. Rust – support
R. Dhall – support
N. Waissbluth – support
P. Byer – support
F. Kubacki – support
J. Muego – support

CARRIED

5. CONCLUSION OF THE MEETING

There being no further business, the Chairperson declared the meeting concluded at 5:45 pm.

J. Muego
Chairperson, Advisory Design Panel



G. Newman
ADP, Committee Secretary