



Advisory Design Panel

MEETING MINUTES

Wednesday, August 25, 2021

Held Electronically, 10:00am

As per Ministerial Order M192

PRESENT:	Councillor David Croal – Chair Alicia LaValle Michael Mills	Scott Keck Ricardo Guerra Douglas Avis
REGRETS:	Johan Stroman	
STAFF:	Lesley-Anne Staats, Director of Planning Kirsten Rawkins, Planner I Laurie Mosimann, Recording Secretary	

1. CALL TO ORDER

The meeting was called to order at 10:00am.

2. APPROVAL OF THE AGENDA

The August 25, 2021, Advisory Design Panel agenda was approved as presented.

3. ADOPTION OF MINUTES

3.1 Minutes of the Advisory Design Panel - April 7, 2021

RECOMMENDATION

THAT the minutes of the Advisory Design Panel meeting held April 7, 2021, be adopted.

CARRIED

Advisory Design Panel member, Michael Mills, declared that his spouse is the Landscape Architect on all applications being reviewed at this meeting. The Panel conceded that the relationship of the Panel member and the Landscape Architect is known and that there is no pecuniary interest in the matter and agreed that there is no conflict of interest.

4. NEW BUSINESS

4.1 834 Park Road - DP-2021-10 / ZA-2021-02

Kirsten Rawkins, Planner I, presented the report titled *Rezoning and Form and Character Development Permit for Cluster Residential Development at 834 Park Road*.

Rosa Salcido of Vivid Green Architecture Inc., and Alec Eliyin of ET Development Group, were in attendance to answer questions from the Panel.

RECOMMENDATION

THAT the Advisory Design Panel supports the proposed Zoning Amendment Bylaw No. 1065-62, 2021 as proposed;

AND THAT the Advisory Design Panel suggests the following changes prior to issuance of DP-2021-10:

1. retain existing mature trees along the 3m southern right-of-way, and Park Road frontage;
2. add pedestrian connection to building frontages on Park Road; and,
3. provide better rendering of garages for Council's consideration;

AND FURTHER THAT future development in the Town of Gibsons should consider existing trees as priorities to retain.

CARRIED

4.2 Lots 37 and 38 Celia Crescent - ZA-2021-05 / DP-2021-15

Lesley-Anne Staats, Director of Planning, presented the report titled *Rezoning and Form and Character Development Permit for Cluster Residential Development at Proposed Lots 37 and 38 Celia Crescent*.

Nicole Hagedorn of Reed Road Developments was in attendance to answer questions from the Panel.

RECOMMENDATION

THAT the Advisory Design Panel supports the proposed Zoning Amendment Bylaw No. 1065-63, 2021 as proposed;

AND THAT the Advisory Design Panel suggest the following changes prior to issuance of DP-2021-15:

1. reduce massing of roof – could use skylights;
2. mute the visual party walls – use a different level of filigree (such as a softer wood panel) to make the building look more cohesive;
3. colour might help to differentiate the units; and,
4. change landscaping towards side doors to improve pedestrian access and circulation, such as use of trellises.

CARRIED

4.3 682 Gibsons Way - DVP-2021-08 / DP-2020-26

Kirsten Rawkins, Planner I, presented the report titled *Form and Character Development Permit and Development Variance application for a new mixed-use commercial/ residential building at 682 Gibsons Way*.

Farzin Yadegari, Architect, was in attendance to answer questions from the Panel.

RECOMMENDATION

THAT the Advisory Development Panel recommends that Council approve DP-2020-26, subject to:

1. approval of DVP-2021-08 and provision of a lighting plan specifying full cut-off and low glare fixtures;
2. the loading bay be accessed from the interior of the site;
3. fewer trees and more space for growth along east property line; and,
4. improvement of large blank wall facing parking area with green wall or other improvement;

AND THAT the Advisory Design Panel recommends that the variance request (DVP-2021-08) to reduce the front lot line setback be granted.

CARRIED

5. UPDATES

None

6. NEXT MEETING

The next Advisory Design Panel meeting to be held on Wednesday, September 1, 2021, at 10:00am.

7. ADJOURNMENT

The meeting was adjourned at 11:58pm.

Councillor David Croal, Chair

Lesley-Anne Staats, Director of Planning