

**MINUTES
ADVISORY DESIGN PANEL**

Meeting held Wednesday February 22, 2017

Design Panel Members

Present:

Councillor Bill Dingwall
Doron Fishman
Matthew Harbut
Emily Kearns
Maureen Robertson
Greg Turnbull
Bernie Smandych

Regrets:

Eitaro Hirota
Patricia Johnston

Staff:

Lisa Grant, Manager of Community Development
Dana Parr, Planner II
Kathy Wilkins, Minute Taker

Delegations:

David Wong – WHG Design

The meeting started at 2:10 pm

1. **Minutes of Meeting held November 2, 2016**

- Emily wanted minutes corrected to say she was in favour of the pool, and to have the word "privacy" changed to "vibrancy";
- Maureen would like the dimensions of the central grass area added to the minutes;

Moved by Doron, Seconded by Emily, Minutes adopted with changes.

2. **Election of Chair**

Emily Kearns and Matt Harbut both agreed to co-chair the meetings.

3. **Development Permit Application – 19167 Ford Road – Jolly Coachman Patio Renovation**

This is an application for a change to the outdoor seating area. Typically this would be a minor amendment but because it is increasing the amount of seating, there is also a DVP for parking. Both applications will need to go to Council.

David Wong presented an overview of the project highlighting the following:

- Current patio seating number is at 41 - asking for 9 more seats for a total of 50;
- The renovation would not be a financial benefit unless the seating increase was approved;
- Will be removing the hedges surrounding the patio and removing the retaining wall, but adding several planters with vegetation and a trellis;
- Will be replacing patio entrance doors so inside patrons have more of a view;

Mathew Harbut:

- Feels at this time that the details are limited and hard to make a proper assessment;
- Will the trellis cover the entire patio – *It will be a post and beam trellis and will go to the extent of the building;*
- Suggestions to keep in mind as design progresses – for privacy – be mindful of plant species may be opportunity to lower the planter boxes between the glass panels to give more selection for planting;
- Boulevard planting – will it remain as lawn? Yes
- Paving – will the surface remain as stamped concrete – *It will be changing but not sure yet to what material;*
- Would like to see how it will tie into the remainder of the building to keep the heritage character – maybe use climbers or vines on the vertical posts.

Emily Kearns:

- Commends idea of creating eyes on the street opening up and animating streetscape;
- What is the setback going to be – will be provided by architect;
- Exits – keep free and clear
- If replacing material on patio floor, ensure it is non-slip;
- Ensure any proposed posts not in exit path;
- Planters – consider using a very durable material and aesthetically pleasing – *will probably be metal;*
- Canopy – how it will be draining

Councillor Dingwall:

- Summer heat – patio has southern exposure – how will this be handled - will need some shade on south shade in summer;
- Heaters – use a system that matches the décor – *Will be a suspended electric quartz heater (hanging from trellis);*
- Noise mitigation – glass ceiling and vegetation might help with this but should be considered;

Doron Fishman:

- Conceptually seems to work well but would like to see more detail; renderings, colour swatches, etc.
- Would like to see durable material used for the planters – prefers steel;
- Has concerns how a modern esthetic will work with the heritage look of the pub;
- Has concern with removing retaining wall – keep slope the way it is now;
- Presence on street is important – important to make a more pedestrian friendly street;
- Covering patio is a benefit;

Maureen Robertson:

- What is current parking requirement – *they are required to have 32 spaces, they have 15 on site and an additional 6 on church property. A parking variance of 17 spaces was granted in 2006, and will now need to amend the variance to add two more spaces. This will have to go to Council as a Development Variance Permit;*
- Has the application been referred to Bylaws? Yes
- Wondering if an update to building will be done to the entire building or just that corner? *An update has already been done with timber replacement and entire outside of building painted – but owner wanted to keep the historic feel and character of the building;*
- Will trellis be covered or open – *it is going to be covered;*
- Retaining wall and glass panels – how high is the wall going to be – if retaining wall stays – 14 inches – *the design has not been decided yet but architect would like the public to be able to see in to the patio;*
- Neighbourhood concerns / noise / parking.

Bernie Smandych

Some comments to keep in mind when finalizing design plans:

- Crime Prevention through Environment Design (CPTED) – go to community police office for advice on the CPTED guidelines and how it relates to some of the following:
- Sound;
- Visibility – the glass wall will help with this as the RCMP like to be able to see in;
- Height – will the patio wall be low enough to climb into the patio space or will it be too high;
- Lighting;
- Glass – how will it be secured

4. **Motion**

1. Based on the information received so far, the panel agrees with the design in principle but would like to review the details of the design at a later date. The panel comments on form and character and would like to see the following items come back at the next meeting:
 - Site Plan;
 - Detailed floor plans;
 - Detailed drawings;
 - Renderings;
 - Materials board;
 - Colour swatches;
 - Elevations;
 - Planting materials and types;
2. The Panel will reconvene to review the design evolution once Council has given provisional approval and would like to see the following information come back to the Panel;

5. **Adjournment**

Meeting adjourned at 3:10 p.m.