

MINUTES
ADVISORY DESIGN PANEL

Held via MS Teams
770 Vernon Avenue
April 02, 2025 at 1:00 PM

ROLL CALL

In Attendance: Greg Gillespie (Chair), Chris Gower, Matthew Jarvis, Jacy Lee, Xeniya Vins (1:16 p.m.), Brian Fraser (1:41 p.m.)
Regrets: Kimberly Simpson, Sean Partlow
Guests: Will Peereboom, Victoria Design Group, Matthew Bourque, Realtor, Gary Aujla, Owner
Staff: Chuck Bell, Planner; Eric Joyal, Planner (1:28 p.m.); Colton Whittaker, Committee Clerk

ADOPTION OF MINUTES

MOVED by J. Lee and Seconded by C. Gower: “That the Minutes of the Advisory Design Panel meeting held on March 19, 2025, be adopted as circulated.”

RESULT: Carried 6 TO 0

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

OPPOSED: None

COMMITTEE BUSINESS ITEMS

794 BURNSIDE ROAD WEST

Project Description: Application is for a Form and Character Development Permit to relocate the existing house on site and construct an addition under the existing C-1 (Local Commercial) Zone.

Applicant: Gary Aujla

Planning File: DPR01074

Planning Staff: Chuck Bell, Planner

Planning provided an overview of the proposal, followed by a presentation from the applicants.

The applicant noted the following during a verbal presentation:

- The proposed addition on the Marigold Avenue side and rear will function as a distinct architectural element.
- The primary building massing will be positioned along Marigold Avenue, with a contemporary design aesthetic. A setback is planned along Burnside Road.
- The site layout is constrained by the proximity between the parking lot and the building, with a pedestrian pathway connecting the parkway to the residential unit.
- The pedestrian pathway will be accessible from Marigold Avenue.
- Minimal vehicle traffic is anticipated.
- The commercial unit is intended to serve the local community, with nearby schools contributing to significant pedestrian activity.
- The commercial unit will have accessible, at-grade entry directly from the sidewalk.
- The rear north elevation faces a neighboring building that is situated approximately two feet from the setback line.

The applicant noted the following in response to questions from the Panel:

- The number of parking stalls required is below the threshold that mandates an accessible parking stall.

- The building will receive new finishes, including colored stucco.
- Fiber concrete panels will be used for the commercial area.
- The metal siding will feature a wood grain texture.
- The design goal is to maintain a simple form that does not compete with the heritage house.
- Multiple iterations of the parking layout were explored while addressing the needs of the addition.
- Discussions with the District about reducing the driveway width were undertaken but were not supported.
- Introducing different materials in the parking area could help break up the hardscape.
- While the number of parking stalls exceeds what may be necessary, compliance with the bylaw dictated the current layout.
- There are no requirements for Electric Vehicle (EV) stalls for restaurant commercial use, so no EV parking stalls are included.
- A small car parking spot variance was requested to preserve a small chestnut tree near Burnside Road.
- Three trees will replace a removed maple tree in the corner of the site.
- Two additional trees will be planted further down Marigold Avenue, replacing two deciduous trees.
- The primary tree being removed is a 0.3m fir tree in the back courtyard, which was deemed insubstantial.
- The fencing plan primarily consists of wood fencing, with concrete fencing along the adjacent building on the north property line.

The following was noted during Panel discussion:

- It's a unique situation having a C-1 zone designated property in this location.
- The site appears heavily dominated by parking and hard surfaces.
- Commercial units in neighborhoods can contribute to vibrancy.
- The material variation and glazing provide some relief and interest.
- This is a creative attempt at relocating an existing building and addressing the site conditions.
- Adding a boutique commercial unit is a unique aspect of the design.
- The amount of parking is excessive and opportunities to reduce it should be explored.
- The creative use of the lot is appreciated, but reducing parking could help incorporate more greenery.
- The close proximity between vehicles and pedestrians could be problematic.
- Providing more space for pedestrians would be beneficial for safety.
- There are ways to alleviate parking requirements such as by adding electric chargers and exceeding the required number of bike stalls.
- Circulation by foot around the site appears difficult without going out to the sidewalk.
- A stronger relationship between the addition and the existing building, particularly in terms of color choice, could be beneficial.
- Softening the area next to the neighboring property could be achieved by using a wood fence instead of a concrete fence.

MOVED by C. Gower and Seconded by M. Jarvis: "That it be recommended that the design to construct an addition under the existing C-1 (Local Commercial) zone at 794 Burnside Road West be approved subject to considerations of:

- **Decrease in parking;**
- **Additional landscaping;**
- **Decrease in fence height at the north-east property line."**

The following discussion ensued:

- This is a supportable project with a unique boutique element.

RESULT: Carried 6 TO 0

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

OPPOSED: None

ADJOURNMENT

MOVED by J. Lee and Seconded by M. Jarvis: "That the meeting be adjourned at 1:50 p.m."

RESULT: Carried 6 TO 0

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

OPPOSED: None

CHAIR

I hereby certify these Minutes are accurate.

COMMITTEE CLERK