

Disclaimer: These minutes were prepared as a reasonable summary of the essential content of this meeting, not as a transcription.



Minutes of the Advisory Design Panel Meeting

June 8, 2022, 2:00 p.m.

Video Conference

Voting Members: R. Dafoe
D. Dirscherl
M. Krivolutskaya
S. Penney

Council Liaison: Councillor Meachen

Regrets: S. Atkinson
A. Hayes
K. Holland
L. Kan
Councillor MacDonald
S. Raht

Staff: C. O'Byrne, Acting Director of Planning & Development
A. Dominelli, Development Services Technician

Recording Clerk: T. McCaw, Committee Clerk II

1. CALL TO ORDER

The meeting was called to order at 2:05 p.m.

2. LATE ITEMS

None.

3. APPROVAL OF AGENDA

There was general consent amongst the Committee to proceed with the Agenda for information purposes only as quorum was not achieved.

4. **ADOPTION OF MINUTES**

Due to lack of quorum, the Minutes from the May 11, 2022 Advisory Design Panel Meeting will be carried forward to the next meeting for adoption.

5. **NEW BUSINESS**

5.1 Development Permit Amendment Application for 19221 122A Street

A. Dominelli, Development Services Technician provided a PowerPoint presentation on a development permit application received by the City including an application for a permanent, covered patio extension for Foamer's Folly Brewing Company located at 19221 122A Street which forms a part of the minutes as **Attachment 1**.

The Committee participated in a roundtable of discussions, some of the key themes were:

- There was general consensus amongst the members of the Committee supporting the application;
- Aesthetically pleasing enhancement to the establishment and Harris Road;
- Discussions around a 1 metre setback from the property on the north;
- Discussions were held around artificial turf and the use of other alternative landscape materials for improvements;
- The recommendation was made to include images of the current establishment in order to provide visual support and design context to compare the proposed renovations;
- Members acknowledged that most patrons visiting this establishment are cycling or walking therefore parking space reduction to accommodate this application was supported; and
- The question was raised how this structure may impact future owners/tenants of this building.

The Applicant was given the opportunity to provide input in response to the comments from the Committee with some of the highlights including:

- The building is owned by a family member and the business has no plans of leaving;

- The intention behind adding artificial turf was to support a more playful park- like atmosphere which ties into the current design under the temporary tents that are currently on site;
- The installation of artificial turf provides the durability the local weather requires;
- The patio extension must maintain access to the shared electrical room with the operation to the north which supported the zero setback patio extension drawings;
- The patio currently has a central beam which will be maintained in the construction of the new structure providing support to the new enclosure within the property line; and
- The establishment has few parking issues as most patrons walk or cycle.

Due to lack of quorum, there were no formal motions or recommendations put forward by the Committee.

6. **ROUNDTABLE**

The Committee participated in a roundtable discussion, no motions or recommendations were put forward.

7. **ADJOURNMENT**

The meeting was adjourned at 2:33 p.m.

The next ***Advisory Design Panel*** Meeting is scheduled for ***July 13, 2022*** at 2:00 p.m.

Certified as correct:

Tatiana McCaw, Committee Clerk II

Development Permit Amendment Application for Foamer's Folly

Advisory Design Panel



Foamer's Folly

- Operating since 2015
- Occupancy load 100 seats
- Temporary Expanded Service Area (patio) during Covid-19 pandemic
 - Temporary tents
 - Increased physical distancing



Current Patio



Proposal

- Permanent expanded patio area
- No increase in occupancy load
- 1,286.25 ft² covered structure addition
 - Variance for parking reduction
 - Variance for lot line setback



Renderings



Design

- Retractable glass walls
- Artificial turf and decking
- Wood elements



Development Permit Area No. 7

- Town Centre Commercial
- Typically written for new buildings
- Most relevant:
 - Attractive pedestrian environment;
 - Commercial buildings located at or near front property lines; and
 - Architecturally coordinated design.



Parking

- Zoning Bylaw requires 20 vehicle spaces
- Variance granted in 2016 for 19 spaces
- Total of 12 vehicle spaces proposed
 - 15 bicycle parking spaces proposed
 - Drop-off and pick-up area for ride-sharing
 - Stroller parking area



Lot Line Variance

- Building constructed 1992
 - 0 lot line setback to north property line
- 3 m setback required today
- Addition in line with existing building



Staff Comments

- Been operating with 12 parking spaces since Covid-19 pandemic
 - No bylaw complaints received
- Many patrons walk or cycle
- Nature of business (alcohol) discourages driving
- Central, walkable location
- Proposed design of patio is attractive
 - Improvement to Harris Rd streetscape



Recommendation: THAT the ADP:

- A. Supports the development permit amendment application for a permanent covered patio extension at Foamer's Folly; OR
- B. Other.

