

Present: Aiden Poehnell (Panel Member)
Verna Burton (Panel Member)
Bill Laird (Panel Member - Chair)
Marc Lamerton (Panel Member)
Dennis Lowe (Panel Member)
Aubree Jeffrey (staff)
Chris Larson (staff)
Morgan Paiement (staff)

1. Development Permit Application No. DP-460
1231 1 Street SE – Robillard C. (BlueGreen Architecture)

The application was presented by staff and the applicant with their agent. The application was reviewed and discussed by the DRP. The DRP discussed the need for housing and snow clearing/storage. It was noted that the DRP had previously reviewed this proposal and had previously supported it.

The DRP is supportive:

Panel Recommendation

THAT the DRP supports application DP-460.

2. Development Permit Application No. DP-461
811 28 Street NE – Crowne Pacific – B Giese (WA Architects)

The application was presented by staff and the applicant. The application was reviewed and discussed by the DRP. The DRP discussed the need for housing, snow clearing/storage and the amenity spaces. This location was noted as a gateway to the community and the design of the building is thought to offer a positive impression.

The DRP is supportive:

Panel Recommendation

THAT the DRP supports application DP-461 as presented.

3. Development Permit Application No. DP-463
2991 9 Avenue SW – SmartCentres – B Savard (Aplin Martin)

The application was presented by staff and the applicant with their agents. The application was reviewed and discussed by the DRP. The DRP discussed the need for housing and the importance of this location

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as the west gateway to the community. Given the importance of this location as the west gateway to the community, the DRP discussed potential enhancements to the proposed design of the building to offer a more positive aesthetic impression. The DRP suggests consideration for some additional combination of features to enhance the proposed design such as:

additional building or roof features to create additional roofline articulation,
varied window treatments to further break up building massing,
enhanced or expanded entry areas to further break up building massing,
enhanced relief between balcony features to further break up building massing, or
additional use of exterior colours to further break up building massing.

The DRP is supportive of the concept subject to enhancement of the proposed building's form and character:

Panel Recommendation

THAT the DRP supports application DP-461 subject to additional enhancement to the proposed building exteriors, noting the size and scale of the proposed buildings and their location at a prominent gateway to the community.

**4. Development Permit Application No. DP-464
621 10 Street SW – Sash Developments – A Neufeld**

The application was presented by staff and the applicant. The application was reviewed and discussed by the DRP. The DRP positively noted the efforts to break up the commercial building mass with glass and exterior wall treatments, as well as landscape screening.

The DRP is supportive:

Panel Recommendation

THAT the DRP supports application DP-464 as presented.

Next meeting proposed March 13, 2025.



Endorsed on behalf of Design Review Panel