

4.2 Development Permit with Variances Application No. 00251 for 50 Government Street

The proposal is to construct a 4.5-storey rental residential building with 16 dwelling units. A concurrent Rezoning Application accompanies the Development Permit Application.

Applicant meeting attendees:

Will King – Waymark Architecture
 Sarah King - Waymark Architecture
 Mike Jones – Oeza Developments
 Bruce Gauthier

Rob Bateman provided the Panel with a brief introduction of the application and the areas that Council is seeking advice on, including the following:

- open space
- street relationship
- form and massing
- impact on adjacent properties
- any other aspects of the proposal on which the ADP chooses to comment.

Will King provided the Panel with a detailed presentation of the site and context of the proposal and details of the proposed landscape plan.

The Panel asked the following questions of clarification:

- Can you elaborate on the viewing angles and sight lines from the side windows effect the neighbouring buildings?
 - We have high ceilings, and raised the windows so the with windowsills you cannot get into position to be able to see down into neighbouring yards. This also allows for a lot of natural light. This still allows for sightlines to the mountains and taller trees.
- Can you speak to the overlook of the rear yards?
 - We have brought the windows up and have increased them. The trees will block views into neighbours' lots. Once you are outside onto the deck for the upper unit, the view to the mountains is the focus.
- For staff: Why is this one site designated Urban Residential?
 - Likely it would have been designated this when the OCP was created in 2012. Looking more future focused.
- What is the OCP designation for the neighbouring properties?
 - There is a mix when you look at the map, traditional residential, and this lot is Urban place.
- Regarding parking stalls, was the provision of two parking stalls on site a requirement by City staff?
 - The City did not advise to design a car free building. We had designed this for different uses. Having the carshare seemed like a smart thing to do for the car free building as well as accessible spot. Providing to live car free but still being able to have space for things like amazon and mail.
- Does the car share have to be accessible spots?
 - I'm unsure.
- Did you consider locating the bike storage in the rear block.

- We did, but we didn't want to hide the fact that this is a car free building. The front block of the lobby needs things like mail rooms, so space was tight. Taking advantage of those rear yard spaces.
- Was the gable roof driven by trying to refer to the neighbourhood or what was the reasoning behind that decision?
 - We found the flat roof didn't seem to carry any small-scale building. The peak allowed for additional living space. Taking advantage of a bigger rental space.

Panel members discussed:

- Great presentation
- Ambitious, tough density on the lot
- Thoughtfully located open spaces for residents
- No concern with the Government St. setback
- Big building but most concerns have been mitigated
- Northeast side could use a bit more space for a landscape buffer
- Large building
- Innovative build
- Extremely well thought out with great creativity
- Neighbouring sites setback will be fine in the long run
- Street relationship at the ground floor – would like to see a residential use
- Move bike parking to the rear block
- Potentially reduce bike parking
- Prefer to see one parking space on site and have the space given back to the building.

MOTION:

That the Advisory Design Panel recommend to Council that Development Permit Application No. 00251 for 50 Government Street be approved as presented.

Motion: **David Berry** **Seconded by: Priscilla Samuel**

For: David Berry, Priscilla Samuel, Bruce Anderson, Julie Brown, Patrick Conn

Opposed: Colin Harper

Carried 5:1

Julie Brown recused herself from OCP Amendment, Rezoning No. 00873 and Development Permit with Variances Application No. 00269 for 603 Pandora Street