

3.2 Development Permit with Variance No. 00068 for 1622-1628 Store Street

The City is considering a Development Permit with Variance Application to construct a seven-storey residential building with ground-floor commercial.

Applicant meeting attendees:

FRANC D'AMBROSIO
ERICA SANGSTER
BEV WINDJACK
TERRY FARMER
DARLENE TAIT

D'AMBROSIO ARCHITECTURE AND URBANISM
D'AMBROSIO ARCHITECTURE AND URBANISM
LADR LANDSCAPE ARCHITECTS
TRIAD HOLDINGS LTD.
TRIAD HOLDINGS LTD.

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

- the height variance in relation to the overall fit and context of the area, as well as any potential impacts resulting from the height variance
- the suitability and function of the proposed variance to permit ground floor residential units along the Harbour Pathway
- the proposal's overall response to the area context.

Mr. D'Ambrosio and Ms. Sangster provided the Panel with a detailed presentation of the site and context of the proposal, and Ms. Windjack provided the Panel with details of the proposed landscape plan.

Questions of clarification were asked by the Panel on the following:

- is there glass on the inner corridor stairs on the west side?
 - yes, so that there would be light throughout
- what is the location of the security barrier between the commercial space and the lobby?
 - the lobby is semi-private, and is open to the café
 - secured access to the residences is located further west in the lobby
- is the lobby access unrestricted?
 - yes, it is open to the café
- are the Janion's ground floor units at the water commercial or residential?
 - they are commercial
- are the ground floor units at Mermaid Wharf also commercial?
 - there is a combination of residential and commercial
 - recognize desire to have commercial spaces along the David Foster walkway, but there is a time lag to ensure businesses would be viable in this location
 - proposed work-live apartments along the pathway can be converted over time from units with residential patios to commercial spaces with moveable landscaping
- what is the proposed shoreline treatment?
 - the walkway will be cantilevered over a shore-stabilized rock wall to minimize intervention
- is there a sculpture proposed in the stairwell facing the water?
 - no specific piece has been determined yet, but there will be more than just lights in the stairwell
- are the units rentals or condominiums?

- they will be condos
- how does the proposed metal cladding relate to the area?
 - there is a lot of metal typically found in the surrounding industrial and commercial buildings, especially for cornices and fire escapes
 - this long-lasting material also relates to the bay on the Janion

Panel members discussed:

- appreciation for the shadow studies provided
- commend the proposal's careful consideration for access to light and liveability
- support for proposed massing and height variance
- the proposal relates well to its surroundings in scale
- recognition of excellent infill
- limited clearance to the south, obscuring water views for some units
- the proposal's success in being contextual and well-defined
- desire for a long-term vision for the David Foster Harbour Pathway to ensure projects enhance the public realm and relate well to each other
- uncertainty regarding the City's intent for the types of business that would best animate the pathway
- no concern for proposed flexible live-work units along the pathway
- appreciation for well thought-out landscape plan including passive stormwater management and quasi-unarmoured shoreline treatment
- desire for more engagement with and detailing of the public realm along the David Foster Harbour Pathway
- opportunity for soft landscaping on the public side of the retaining wall to improve pedestrian experience and soften the edge
- opportunity to shift the retaining wall to add landscaping to the walkway.

Motion:

It was moved by Jesse Garlick, seconded by Jason Niles, that the Development Permit with Variance Application No. 00068 for 1622-1628 Store Street be approved as presented.

Carried

For: Jesse Garlick (Chair); Sorin Birliga; Paul Hammond; Jason Niles; Stefan Schulson

Against: Elizabeth Balderston

3. **1622-1628 Store Street
Development Permit with Variance Application No. 00068**

Attendees: Franc D'Ambrosio and Erica Sangstra (D'Ambrosio Architecture and Urbanism), Jim Tait (Triad Holdings Inc.)

Merinda Conley, Senior Heritage Planner, provided a brief summary of the application.

Franc D'Ambrosio and Erica Sangstra provided a presentation of the application.

Panel Comments and Questions

- What was the result of the Advisory Design Panel's review of the application? Merinda Conley: The application was supported as presented.
- Is this property included in the Downtown Core Area Plan (DCAP)? Merinda Conley: Yes, it is. It is also located in DPA9 (HC), Inner Harbour.
- Will an archeological assessment be done on the site? Architect: A consultant has been retained. The applicant applied to the Province and has an agreed process.
- How many feet above the water line is the proposed building and how does this compare to the Janion and Mermaid Wharf? The DCAP states that the harbourfront is viewed as an amphitheatre to the city with lower buildings along the water and gradually higher buildings beyond the harbour towards Douglas and Blanshard Streets. The buildings seem to be getting higher along Wharf Street. Architect: We do not have the height information available at this time. The site is on the edge of the downtown core. The architectural height that will occur beyond the site is lower as it is adjacent to Old Town; therefore, the amphitheatre idea defers to the peer building relationship in this location.
- What is the reflectivity of the prefinished steel shingles? Architect: The shingles have a dull lustre without shine. The bays and colour are meant as an echo of the traditional bays on the Janion.
- What is the expected service life of the steel shingles? Architect: We will obtain that information for the Panel.
- Will there be any access to water, i.e. a place to launch a kayak? Architect: There is no water access on the site as the grades are not conducive to this. The site will have kayak storage and join to the walkway that leads to water access on the Ocean River property.
- Will the bay windows project into the public realm? Architect: No.
- What is the specific relationship between the height of the block on the water and the height of the two adjacent buildings and what is the allowable height as per the Zoning Bylaw? Chair: The proposed height is 18m, the zone standard is 15m.
- What is the meaning of "interior floor area access"? Architect: It denotes the size of the lobby.
- It is difficult to conform to all requirements on this site. It is most important to note that the site is in DPA9. Height requirements have been created for a reason; however, each proposal tends to request a height variance to maximize development potential. The site is in a height sensitive area. The request for additional height is not supportable, but the proposed building is strong contextually.
- Is the proposed building 3m higher than the adjacent Janion at the water? Architect: The building is within a metre of height of the Janion at the water. The proposed height and massing increase the liveability for the building residents and respects the existing residents in the adjacent buildings. The deviation from the allowable height is

appropriate due to the narrowness of the building and its robust materials and composition of forms. The aim was to have a building that is contextually appropriate overall, i.e. it fits in with the adjacent buildings.

- Commend the applicant for maintaining the allowable FSR. Changing the shape of the building is a reasonable solution.
- The proposal is a reasonable response in relation to the existing buildings and the massing and addition of height is appropriate. More development will likely occur on the waterfront and it is hoped that the current plan for the waterfront anticipates development that will result in a well-articulated waterfront.

Moved

Seconded

That the Heritage Advisory Panel recommend to Council that Development Permit with Variances Application No. 00068 for 1622-1628 Store Street be approved as presented.

Carried (unanimous)

DRAFT