

#### 4.3 Development Permit with Variance Application No. 00028 for 1417 May Street

The City is considering a Rezoning and Development Permit with Variance Application to allow for construction of a two-storey ground-oriented residential building with four dwelling units.

Applicant meeting attendees:

PETER JOHANNKNECHT  
SARA HUYNH  
BIANCA BODLEY

CASCADIA ARCHITECTS INC.  
CASCADIA ARCHITECTS INC.  
BIOPHILIA COLLECTIVE LTD.

Mr. Betanzo provided the Panel with a brief introduction of the Application and the following design revisions since the June 28, 2018 Council meeting:

- the butterfly roof with tongue and groove cedar soffits
- the projecting balconies
- the removal of fin walls between the units on the north and south façades
- the wood siding of the south façade
- privacy screening on the rear balconies
- the shiplap wood siding on the south, west and east elevations
- rainwater leaders' location on the facades, leading to rain gardens
- the addition of shrubs and ornamental grasses to replace the front landscape rain gardens.

Mr. Johannknecht provided the Panel with a detailed presentation of the site and context of the proposal, and Bianca Bodley provided the Panel with details of the proposed landscape plan.

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

- what is the applicant's feeling about the current proposal? Are the applicants embracing a change in design, or are they lamenting the loss of what was previously proposed?
  - the applicants are embracing change with the proposed contemporary language and some playfulness
  - the former design was a purposeful expression of a box, and had very positive reception from neighbours
  - the current design has been shifted horizontally and vertically, in response to the comments made at the public hearing.
- how has the roof design been refined in the revised design?
  - the revised roof design brings on board comments from the public hearing, and has a changed expression at the front
  - a classic approach with base, middle and top has been maintained
- are the exterior materials flush, or are there shifts in plane between the materials?
  - the board and batten sits slightly farther out than the basement and top materials, creating a slight shadow line between materials which is visible along the driveway
- how is the building entrance demarcated from May Street?
  - house numbers and mailboxes are clearly displayed at the fence line, and each front unit also has a house number
  - the rear units are accessed down the side path and along the sidewalk beside the driveway, which is demarcated by a change in the driveway materials

- is the southernmost portion of the lot to be used as common space?
  - yes, there is access through the garage
  - this area also houses the bioswale to filter the run-off from the roof
- is grass proposed for the rear yard?
  - yes; all the nearby trees are on neighbouring properties
  - the lawn will provide a flexible open space for the four resident families to use
- how would a resident of a front unit, parked at the rear, carry their groceries inside?
  - they may choose to carry their groceries from the rear to the front entry, otherwise they might also park on the street temporarily, to unload groceries
  - the cemetery across the street reduces the demand for parking on May Street
- are the materials colours accurate as shown on the plans?
  - yes, there is a warmth to the pastel green and blue, reminiscent of the Côte d'Azur
- so the blue is not intended as an eggshell blue?
  - no
- were noise concerns considered with the proposed location of the bedroom headboard against the neighbouring unit's bathtub?
  - a party wall with sufficient sound insulation will separate the two units; however, switching the location of the closet and the bathtubs can be considered
- what is the rationale behind the window locations on the east and west façades?
  - the pattern is determined by the inside spaces; windows are placed where they are needed in the interior
  - the windows are for sunlight and add an element of verticality and playfulness to break up the façade
  - the side façades will not be visible in full due to the driveway width and the location of the adjacent buildings
- what is proposed at the top of the upper floor windows? Were punched openings in the wall for the windows considered?
  - the windows are punched
  - the siding will be capped with flashing, which continues above the upper windows
- is there only flashing above the windows?
  - yes, there is no board and batten siding above the windows
- what is proposed where the downspout reaches the ground? Was a landscape feature or a rainwater garden considered?
  - the rainwater leader on the west side could be daylighted
- what material is used for the rainwater leaders?
  - 4" round steel
- how are the rainwater leaders protected from vehicles?
  - there is a 10ft. drive aisle and people will be hesitant to damage their vehicles; however, additional protection for the rainwater leaders can be considered
- is there sufficient driveway width for the rainwater leaders, which is not devoted to the sidewalk or the drive aisle?
  - yes



- is the aluminum screen on the south elevation a similar colour to the board and batten siding?
  - no; however, there is a similar warmth in tone for the cedar-coloured aluminum screen, which adds privacy and a sun screen for the patios
- were privacy concerns considered with the offset balconies?
  - the balconies were shifted to reduce privacy issues, and the aluminum screening also adds privacy
- is there a shift in plane between the top shiplap siding and the board and batten?
  - yes, the board and batten projects about 2"
  - the siding acts as passive insulation
- is the roof edge at the same plane as the board and batten siding?
  - yes
- what is the distance between the proposed building and the adjacent building to the east?
  - there is approximately 4.5m to the building to the east
- what type of windows are proposed?
  - punch windows, similar to other buildings in the neighbourhood
  - the window design has been carefully designed to minimize the impact on adjacent neighbours
- do any windows face directly towards adjacent neighbours' windows?
  - no, they are all offset
- what is the rationale for the location of the lower floor kitchens, which do not have windows?
  - due to the challenging constraints of the project, the kitchen does not have windows; however, interior breaks in the walls will allow some natural light into the space
  - the lower level is as open as possible while meeting seismic standards
  - there are lightwells for the bedrooms below grade
- was a lightwell to the kitchen considered?
  - a lightwell to the driveway would be possible
- the bedrooms facing May Street show a door through the closet; is this correct?
  - this door is for access to the space under the stair
- what is the primary reason for offsetting the units?
  - to break up the massing, to express residential proportions towards the street and to add privacy for the patios.

Panel members discussed:

- appreciation for the project's integrated sustainability measures
- the project as an asset to the community
- recognition for the liveability of the units
- concern for the proposal's inactive presentation to May Street
- desire for increased refinement towards the May Street frontage.

#### **Motion:**

It was moved by Deborah LeFrank, seconded by Carl-Jan Rupp, that Development Permit with Variance Application No. 00028 for 1417 May Street be approved as presented.

**Carried Unanimously**