

## 4.2 Development Permit Application No. 000531 for 1900 Richmond Road

The City is considering a Rezoning and Development Permit Application to construct a five-storey assisted living building with ground floor commercial along Fort Street and Richmond Road.

Applicant meeting attendees:

DON MILLIKEN	MILLIKEN REAL ESTATE CORPORATION
KATE MILLIKEN BINNS	MILLIKEN REAL ESTATE CORPORATION
JAMES MILLIKEN	MILLIKEN REAL ESTATE CORPORATION
CRAIG ABERCROMBIE	NORR ARCHITECTS ENGINEERS PLANNERS
STEVE JONES	JONES CONSULTING

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

- the length of the building
- the transition to lower density residential areas.

*Carl-Jan Rupp joined the meeting at 12:50 pm.*

Craig Abercrombie and Don Milliken provided the Panel with a detailed presentation of the site and context of the proposal.

The Panel asked the following questions of clarification:

- is there space for vehicle parking at the Birch Street drop-off area?
  - there are two parking spaces for short-term use at the front entrance
- does the rear entrance enter into the main dining room?
  - the rear entrance accesses the shared lobby
- was a secure outdoor area considered for memory care residents?
  - a shared outdoor space lined with planters is proposed above the porte-cochere
- was a garden area for residents considered?
  - the landscaped perimeter could be a walking area, but is not secured and is not intended as a garden
- which route is envisioned for ambulance access?
  - ambulances would likely enter the rear loading area from Ashgrove Street
- what is the rationale for the location of the elevator?
  - the elevators are in proximity to the move-in and move-out area at the west side of the building, and this location helps build a sense of privacy for residents
- would it be possible for one of the proposed food services to help animate the plaza seating area at Fort Street and Richmond Avenue?
  - if the retail space is occupied by a coffee shop, this could be connected to the proposed bistro
- are balconies proposed for residents' use?
  - typically balconies are not provided; however, balconies are proposed on the upper level units and are stepped back for minimal overlook
- is the parking off Ashgrove Street unchanged from the existing arrangement?
  - the configuration will change slightly, as fewer stalls will fit in this area

- were increased setbacks considered to reduce overlook from the upper level decks into the rear yards of adjacent residences?
  - this was not a concern expressed by adjacent neighbours, but this option can be considered
  - the balconies may disappear, but shifting towards Birch Street might be possible
- there is no left turn onto Birch Street; was this considered in the visitor drop-off design?
  - Mike Angrove noted that staff have requested a transportation impact assessment (TIA) from the applicants to determine traffic flow in the area
  - the applicants noted that a TIA has been submitted to the City, and that the access to Birch Street was not a concern
- where is the community meeting space located?
  - there is no specifically-designated community amenity space; instead, the bistro, dining room and meeting room will be accessible, flexible, and usable for the community free of charge
  - almost any of the shared spaces on the ground floor can be used by the community
  - the intent is for as many community groups to use the space as possible, and it is in the applicants' best interests to have the residents engaged with the community
- if a commercial use on the ground floor does not attract non-residents, how will the public realm be animated?
  - the use of this commercial space is critical to ensure vibrancy
  - the applicants are committed to finding a use that the community will utilize to activate the space
- is it possible to achieve 6 storeys within the proposed height?
  - yes, this would generally be possible
- what is the traffic impact on Ashgrove Street?
  - the proposal decreases the overall traffic on the street.

Panel members discussed:

- opportunity to resolve the building length and better transition to the adjacent residential areas
- concern for the functionality of the large public plaza at Richmond Road and Fort Street
- appreciation for the proposed plaza with seating
- opportunity to further develop the landscaping of the corner plaza to ensure animation
- opportunity to reconfigure the interior spaces at the ground level to further engage the corner (e.g. reconsidering the location of the games room or having the commercial space further wrap the corner)
- appreciation for the proposed balconies providing a visual interruption of the building's façade and giving residents better views towards the street
- the need for further refinement of the north and south building volumes
- opportunity increase the building's articulation to better respond to the context and lessen the impact of the building height for neighbours to the north and to the west
- the building feels large
- the proposed five storeys are feasible