

#### 4. APPLICATIONS

##### 4.1 Development Permit with Variances Application No. 00111 for 208-242 Wilson Street

The City is considering a Rezoning and Development Permit with Variances Application to consolidate four lots and construct 22 townhouses with 12 rental units.

Applicant meeting attendees:

EDDIE WILLIAMS	STELLER ARCHITECTURAL CONSULTING
JAMIE HUBICK	APPLICANT
RYAN MACLEOD	APPLICANT
KARI MACINTYRE	APPLICANT

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

- the Alston Street frontage
- the pedestrian path to rear units and accessibility
- the finishing materials.

Jamie Hubick provided the Panel with a detailed presentation of the site and context of the proposal.

The Panel asked the following questions of clarification:

- are there 34 units in total?
  - yes
- the financing of the project was mentioned in the letter to Mayor and Council; has it been ensured that the project is viable?
  - yes
- are any changes foreseen to the on-street parking?
  - the on-street parking will be changed from residential to 2hr limited time parking
- does the project require a hydro kiosk or transformer on-site?
  - the hydro design is not yet determined, but if it were required it would be well-screened and located at the northeast corner of the property
- the rear building has a higher-profile, peaked roof; are any neighbours concerned about potential shadowing?
  - no, as the existing buildings are the same height as the peaks of the new rooves
- will the railings be ornate as rendered, or simply powder coated aluminum?
  - the intent is for the railings to be reflective of the era and style, so they will be custom made
  - sheet A22 shows a detailed design with a smooth railing
  - the bachelor suites off Wilson Street will have more historical style railings, with pickets
- how will storm water be managed?
  - the mechanical engineering component is not yet completed as it is not required at this stage

- there is space in the southeast corner of Alston and Wilson Streets where the storm and sewer connections are, and where there is opportunity for rain gardens
- what is the difference in elevation from the front to the rear of the property?
  - about 12% change in grade, and 16ft. to the northwest corner
  - flat rooves are proposed at the northwest corner, which is the highest point of the property
- where is waste management handled?
  - in the underground parking
- with both residents and renters have access to the waste disposal?
  - yes
- where are the access points to the underground parking?
  - there are two points of access, one from Alston Street and the other between the two blocks of units along Wilson Street
- how steep is the entrance to the parkade?
  - the driveway slope will be 8% maximum for the first 6m of the driveway, then 15% thereafter
  - the exact location of the change to 15% grade will be resolved so that all three adjacent parking stalls are within an 8% slope
  - the sidewalk and Statutory Right-of-Way have been accommodated on the eastern side of the property
- what is the Planning department's concern about the appearance of the corner townhouse?
  - Jim Handy noted that the project fronts both Wilson and Alston Streets and the applicable design guidelines indicate that both streets should be addressed
  - staff welcome the Panel's feedback on how the appearance of key building elements could be improved to enhance the appearance of the development when viewed from Alston Street
  - Jamie Hubick noted that compliance with Step 4 of the building code creates a more linear building form, so articulation and interest has been introduced through the window size and design, arched entryways, and high quality finishes
- who is the architect for the project?
  - Eddie Williams of Steller Architectural Consulting is the architect and has full control and supervision of the project
- was further thought given to making the end units facing Alston Street present more as frontages, rather than side elevations?
  - multiple scenarios have been considered, but with the requirement for parking off Alston Street the current design is considered the best use
- what about the side of the building facing Catherine Street?
  - there is a lot with another existing home separating the proposal from Catherine Street
- between the two blocks of units along Wilson Street, there are living room windows facing the interior walkway; are these full height windows?
  - the windows are generally high for added privacy, and on the west side the windows look into the living room to add interest along Wilson Street
  - there are no windows that directly oppose each other
- are the basement units rentals or for sale?
  - they will be covenanted to be rentals in perpetuity

- they are strata units, owned by the 12 units along Wilson Street as mortgage helpers
- the bedrooms in the rental suites are very small and only have access along one side of the bed; how does this configuration function?
  - there is a high transom window as you enter the unit, and the bedroom functions as a sleeping alcove without a door
  - built-in units beside the bed and for a wardrobe are included
- was a sliding door considered for these bedrooms?
  - this was not the intent, but a barn door could be considered for the spaces
- are the three above-ground parking spaces gated?
  - there is no gate, to allow public access to the carshare vehicle
- how will the proposal's sustainability features be evaluated?
  - the applicants are working to achieve Step 4 compliance.

The Panel discussed:

- desire to see the Alston Street corner further tweaked to provide more liveliness and respond to the prominence of the corner
- opportunity to mark how Alston Street will evolve
- desire for the east elevation to have the appearance of a street-facing elevation rather than a side elevation
- opportunity to bring brightness and liveliness to the corner through the use of a mural on the upper portion of the building facing Alston Street
- desire for exploration of a different colour palette
- no concerns for the proposed stucco
- need to ensure that the handrails are detailed as proposed, to bring a level of intricacy to the frontages
- the project's strength in conception and planning, including the establishment of an interior street
- need to provide landscaping to soften the parkade entrance
- caution for the steep driveway slope
- opportunity to have the parking stalls more closely associated with particular units
- accessibility concerns with the extensive use of stairs on the site
- opportunity to consider planters and ramps rather than stairs in the interior of the site
- need to incorporate the elevation gain within the design, without the use of stairs, to ensure the user-friendliness of the site (e.g. ability to push strollers and bicycles through the site).

#### **Motion:**

It was moved by Roger Tinney, seconded by Karen Sander, that the Advisory Design Panel recommend to Council that Development Permit with Variances Application No. 00111 for 208-242 Wilson Street be approved subject to:

- further review of the Alston Street elevations
- further consideration of the handrail details on the Wilson Street accesses
- further review, where possible, of accessibility throughout the site as a whole.

**Carried Unanimously**

*The Panel recessed at 1:00pm and reconvened at 1:10pm.*