

4.2 Development Permit with Variances Application No. 00079 for 1010 Fort Street

The City is considering a Development Permit with Variances Application to construct a 12-storey, mixed-use building with ground-floor retail and purpose-built rental residential above, including approximately 55 dwelling units.

Applicant meeting attendees:

W. NEIL ROBERTSON
ADAM COOPER
TAMARA BONNEMAISON

STUART HOWARD ARCHITECTS INC.
NVISION PROPERTIES
MURDOCH DE GREEF

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

- building separation distances
- relationship to the street
- cohesion with the heritage corridor
- any other aspects of the proposal on which the ADP chooses to comment.

Neil Robertson and Adam Cooper provided the Panel with a detailed presentation of the site and context of the proposal, and Tamara Bonnemaïson provided the Panel with details of the proposed landscape plan.

The Panel asked the following questions of clarification:

- what variances are requested for this proposal?
 - variances are requested for:
 - the maximum percentage of building street frontage required for building access
 - the minimum percent of retail use (49% instead of the 79% required)
 - 0m setbacks at portions of the building
 - a reduction in the number of parking stalls from 38 to 7
- are variances requested for the proposed building height?
 - the proposal meets City policies for height, so the number of storeys and floor space ratio (density) would be incorporated in the site-specific zone
 - the current zone allows for 15.5m height, and the proposed height is 39m
- with exception of the tenth floor deck, all other outdoor patios will belong to units. Is it assumed that residents will use the patio spaces as rendered?
 - it will be up to residents to plant in the planters, and drip lines will be run to each
 - there are no common access points for the individual patios
 - a garden space is also included for residents
- could parking be accessed from another street than Fort Street?
 - no
- is it an option to reduce parking to zero stalls?
 - Rob Bateman noted that the Schedule C regulations apply to this location, and that the existing zone (with a four-storey height limit) does not require

any vehicle parking. Staff have suggested exploring options with no parking, but an additional Transportation Demand Management study and perhaps other measures would be required

- would the City support this application with no parking?
 - Rob Bateman noted that the Engineering department has indicated that this may be supportable (subject to further requirements as stated above).

Panel members discussed:

- support for no on-site vehicle parking
- the hydro kiosk and parking entry are dictating the design of the street frontage
- questioning whether the proposed program can be achieved given the lot size and constraints
- lot size should drive innovation
- the need for the City to encourage land assembly where appropriate; however, recognition of the value of smaller, narrow buildings as well
- the proposal's volume and massing are not cohesive
- the need for sensitive, innovative and quality design that will become future heritage architecture
- the need to augment the quality of the proposal's design
- the application does not meet the City's design guidelines and policies
- the application is not ready for Council's consideration.

Motion:

It was moved by Marilyn Palmer, seconded by Jason Niles, that Advisory Design Panel recommend to Council that Development Permit with Variances Application No. 00079 for 1010 Fort Street does not meet the overall goals and objectives of the applicable design guidelines and policies, in particular DPA 7B (HC), and should be declined.

Carried (6:1)

For: Sorin Birliga, Pamela Madoff (acting Chair), Jason Niles, Marilyn Palmer, Carl-Jan Rupp, Karen Sander

Opposed: Jessi-Anne Reeves