

5.3 Development Permit Application No. 000558 for 1224 Richardson Street

The City is considering a Development Permit application to construct multiple dwellings.

Applicant meeting attendees:

CHRISTINE LINTOTT
OLIVIA LYNN
TIM STEMP

CHRISTINE LINTOTT ARCHITECTS INC
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APPLICANT

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

- transition with adjacent properties
- any other aspects of the proposal on which the ADP choose to comment.

Christine Lintott provided the Panel with a detailed presentation of the site and context of the proposal and Olivia Lynn provided the Panel with details of the proposed landscape plan.

Pamela Madoff left meeting at 3:00pm.

The Panel asked the following questions of clarification:

- there is already a public lane along Rockland Avenue, does this mean that eventually private lane owners will not be able to utilize their back lane?
 - Alec Johnston clarified that the portion that would provide access to the proposed parking area on the subject property is public. The rest of the lane going north is privately owned by the properties that front onto Linden Avenue. Currently, there is informal use of this private lane by the public.
- where would moving vans park?
 - this would be challenging, and they may block driveways
- was the public right of way used as a pedestrian route?
 - yes, for pedestrians and vehicles.
- is a private easement agreement on title?
 - yes, drafted in 1902
- has this lane issue been discussed with the fire department?
 - yes, they are okay with it because there are fire hydrants in close proximity
- where are the rain gardens on the plan?
 - they run across and down the private lane on the west side
- are the windows in wells on the lowest level of each building? And are there concerns for stormwater with this aspect?
 - there is a rendering issue affecting the site grading
 - stormwater will be directed throughout the site. Where the buildings come together, the grading will meet at a gentle slope
- is the rain collected from the private walkway?
 - yes
- what is the walkability of this development to retail amenities?
 - it is very high; Cook Street Village is approximately a 5-7 minute walk
- will the parking be assigned and titled?
 - yes, there will be two spaces that will be visitor stalls and 1 car share stall.

Panel members discussed:

- lack of green space on the sidewalk adjacent to the lane
- concern for the extensive hard surfaces
- concern for the fire pit location
- need to revise the institutional appearance of the front entrance stairs
- acknowledgment of the density on the site
- concern for the building's relationship to the public lane
- lack of parking for the scale of the development
- the building's large footprint
- the site's lack of accessibility from the street, and lack of accessibility within each unit
- opportunity to examine other building options, such as a house and two guest houses.

Motion:

It was moved by Stefan Schulson, seconded by Marilyn Palmer, that Advisory Design Panel recommend to Council that Development Permit Application No. 000558 for 1224 Richardson Street be declined until further consideration of the following items:

- clarification of pedestrian use of the lane
- clarification of public and private site access
- adjustments to the character of units B and C to better fit the property
- accessibility of the units and accessibility within the site
- clarification of site functionality, including loading.

Carried Unanimously

6. ADJOURNMENT

The Advisory Design Panel meeting of November 27, 2019 was adjourned at 3:20 pm.

Stefan Schulson, Chair