

### 3.2 Development Permit with Variance Application No. 00135 for 43, 45 & 55 Gorge Road East and 2827, 2829 & 2831 Irma Street

The City is considering a Rezoning Application to increase the density and construct a five-storey, mixed-use building consisting of ground floor commercial and residential uses above.

Applicant meeting attendees:

BARRY WEIH  
MEGAN WALKER  
CHRIS KARU

WA ARCHITECTS  
LADR LANDSCAPE ARCHITECTS  
PC URBAN

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

- relationship with surrounding context
- height and building mass
- building transition
- design of the commercial façade
- application of building materials
- location of garbage and recycling room
- mezzanine for long-term bicycle parking
- any other aspects of the proposal on which the ADP chooses to comment.

Barry Weih provided the Panel with a detailed presentation of the site and context of the proposal, and Megan Walker provided the Panel with details of the proposed landscape plan.

*Jessi-Anne Reeves left the meeting at 2:00pm*

The Panel asked the following questions of clarification:

- was there consideration of storm water treatment with the landscaping?
  - yes, there are permeable spaces
- is tree number 28 on the landscape plan being removed?
  - yes
- why aren't there individual patio openings to the courtyard?
  - to create a safer and more secure courtyard
- please explain the logic around orientation of the courtyard
  - the geometry is narrow in one direction, so we needed to be able to turn that southern corner. The architect had to develop a functioning space.
- what is the relationship with the hospital?
  - currently we don't have one
- would there ever be an option to make the courtyard open to the public?
  - it's best if the courtyard is for private use of the building's residents
- is the Gary Oak on the north east side existing?
  - yes
- has the configuration of the building been constructed to save the Gary Oak tree?
  - yes
- please elaborate on the materials and finishes of the Gorge road and Irma street corner?
  - it was meant to be a focal point and break up the building mass. The material choices were influenced by surrounding buildings. The architect wanted some

commercial expression

- what are the grey and white materials on the commercial corner?
  - they are the same cementitious panel but different colors.
- was there consideration for a continuous large overhang on the top floor on Gorge road?
  - yes, it felt too large. It looked better to have a small low-profile overhang
- which setback is referred to as the rear?
  - it is the 2.93 meters which is adjacent to the hospital
- is there any street parking in that area?
  - there is some off Irma street
- how does transit tie into the proposal with reduced parking?
  - there are a pair of bus stops on Gorge road and more near Jutland road
- why is there no layby on Gorge road?
  - Gorge is considered a major bicycle route; the plan doesn't support parking along there. The transportation department would need to speak further on that
- is there commercial parking?
  - no. Our intent is that there is overlap in our visitor parking. There will have to be a covenant to ensure that the visitor spots could be used for commercial purposes as the spots are associated with residential uses
- is it one continuous balcony for all units?
  - yes, but there will be privacy screens between units
- please clarify the 6 storeys vs 5 storeys wording
  - yes, the parkade is technically considered a storey

Panel members discussed:

- consideration of the adjacent hospital, and opportunity for commercial institutional use
- desire for the development to have more of an urban village if that's what it's being referred to as
- concern of the quality living space
- appreciation for the courtyard and design
- thoughtfulness of the cafe design
- consideration for more parking on Gorge Street
- concern with the setback variance
- need for space geared towards locals.

**Motion:**

It was moved by Stefan Schulson, seconded by Karen Sander, that Development Permit with Variances Application No. 00720 for 43, 45 and 55 Gorge Road East and 2827, 2829 and 2831 Irma Street be approved with the following considerations:

- Concern about the future success of CRU's with the absence of dedicated parking and layby
- Minimal variance on the rear yard setback and impact on future development

**Carried Unanimously**