

## 1. APPLICATIONS

### 3.1 Development Permit Application No. 000567 for 1230 Grant Street & 1209, 1218, 1219, 1220, 1226 North Park & 1219 Vining & 1235 Caledonia Avenue & 1211 Gladstone

The City is considering a Development Permit application to develop 5 affordable housing apartment buildings (3 town home blocks, 2 apartment buildings)

Applicant meeting attendees:

ROB WHETTER	DHK ARCHITECTS
CHARLES KIERULF	DHK ARCHITECTS
TAMARA BONNEMAISON	MERDOCH DE GREEFF INC
PAUL DE GREEFF	MERDOCH DE GREEFF INC

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

- design of the breezeway and amenity room in apartment two
- ground level entryways and their relationship with the street and greenway
- landscaping and open site space
- application of building materials
- any other aspects of the proposal on which the ADP chooses to comment.

Rob Whetter 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:

- how much consideration of the landscaping was based on Crime Prevention Through Environmental Design (CPTED)?
  - CPTED was a major consideration for the internal courtyards we are working with, as well as the corner of Haegert Park.
- can you access the track field from the Statutory Right of Way (SRW) that runs along the east side?
  - there is expected to be reconstruction on the track. Right now, there is a fence
- is the park open or is it divided into sections?
  - it is open
- are the trees along the greenway blocking and shading the buildings?
  - spacing of trees and greenery are still being worked out
- was onsite storm water treatment considered?
  - Yes, we focused on the rain gardens, so we have a lot of soil depth to work with. There is perforated pipe at the bottom as well, so water is not sitting at the bottom
- what is the depth of the soil on top of the parkade structure?
  - landscapers are using low seed walls so we can mound soil up to two feet and plant small trees
- where does the water go after going through the perforated pipe?
  - there is drainage mat is beyond the pipe, after which it would go into the storm drain
- how much below grade are the lower level bedrooms?

- they are 1.2 meters below grade
- did the applicant consider raising the buildings, so the bedrooms weren't as much below grade?
  - yes
- will all units be rental?
  - yes
- will all operations for the open spaces be run by the Capital Regional Districts (CRD)?
  - no, they will be a landscape contractor and compost company that will work through all the sites. We are going to be working with community gardening as well
- how much rebate do you anticipate having on the window assemblies on the town houses?
  - there will be a couple inches of shadow line.

Panel members discussed:

- refinement of the relationship between landscape, architectural design and lighting between walkway and breezeway
- the possibility of side screening for townhouse entrances
- how ownership will take place for entries on multiunit town homes
- appreciation for the general concept of inviting the park into main site
- consideration for the landscaping layout on the greenway
- appreciation for the perspective studies
- refinement on what areas are private and what will be shared
- consideration of bicycle storage
- appreciation for the site plan and attention to the character of the Fernwood neighbourhood
- discrepancies with the presentation vs plans and the terminology of materials.

### **Motion:**

It was moved by Carl-Jan Rupp, seconded by Brad Forth that Development Permit Application No. 000567 for 1230 Grant Street & 1209,1218,1219,1220,1226 North Park Street & 1219 Vining Street & 1235 Caledonia Avenue & 1211 Gladstone Avenue be approved with the following changes:

- refine the relationship between landscape, architectural design and lighting to improve the alignment between walkway and breezeway
- emphasize the site entrance and the main pedestrian connections throughout the site
- further refine the hierarchy of the pathways between public and private space
- confirmation of gaps within the trees along the playing field avenue as presented
- consider window assemblies that will result in shadow and light
- ensure the pedestrian routes take precedence over parking and do not inhibit views over the site
- consider simplification and revision of exterior finishes on the townhouses.

**Carried Unanimously**