

1. APPLICATIONS

3.1 Development Permit with Variance Application No. 00602 for 736 Princess Avenue

The City is considering a Development Permit with Variance Application for a six-storey, mixed-use building consisting of commercial and residential uses

Applicant meeting attendees:

LARRY CECCO

ARCATA CONSULTANTS

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

- blank walls on the north elevation
- relationship between walls and openings
- application of building materials
- any other aspects of the proposal on which the ADP chooses to comment.

Mr. Cecco provided the Panel with a detailed presentation of the site and context of the proposal.

The Panel asked the following questions of clarification:

- is there any landscaping portion?
 - Only the landscaping on the terraces
- is the bike rack vertical?
 - Yes
- was there consideration that not everyone will be able to use a vertical bike rack?
 - No, that was not consider
- Is there anyway to reconfigure the accessible suite windows on the north west corner for better functionality to not interfere with properly furnishing the suite?
 - Yes, there is some flexibility to reconfigure
- On the north elevation there is a blank wall, why is that necessary?
 - It's on the zero-lot line its an unprotected opening
- Is it important for the building to have a double window rather than one large one on hat west side?
 - No, we can look at changing that
- Has there been any attention given to the construction of the building to minimize light industrial issues like sound transfer?
 - No, we don't see that there is a noise issue at all
- Is there any need for parking other than staff?
 - No
- Are you proposing to put any other vegetation on the roof deck besides containers?
 - No, just containers

Panel members discussed:

- Well thought out presentation
- Appreciation of proposed form and materials
- Compact and efficient spaces
- Concern about the cladding and the reflectiveness
- Displeased with the bike rack only being vertical
- Concern about the layout of accessible units
- Planning concerns (not design related)
- Concern with lack of frontage street trees
- Concern about a zero-lot line putting pressure on future developments

Motion:

It was moved by Sorin Birliga, seconded by Elizabeth Balderson, that the Development Permit with Variance Application No. 00602 for 736 Princess Avenue be approved as presented with consideration for the following comments.

- Consideration of revisions to the accessible North West corner suite
- Concern of introduction of residential units into an M1 Zone in terms of use and site planning

Carried Unanimously