

3.4 Development Permit with Variance Application No. 00140 for 1114 Rockland Avenue

The City is considering a Rezoning Application for a five-storey multi-unit residential building.

Applicant meeting attendees:

HEATHER SPINNEY
CONRAD NYREN
MEGAN WALKER

PRAXIS ARCHITECTS INC
MAGELLAN HOLDINGS LTD
LADR LANDSCAPING

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

- integration with context
- street relationship
- any other aspects of the proposal on which the ADP chooses to comment.

Heather Spinney 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.

Pam Madoff returned: 3:35pm

The Panel asked the following questions of clarification:

- the neighbours to the west have a 10m separation setback from properties. Why is there not a greater setback on the proposed property?
 - the site is extremely narrow so to have the units be functional we have made it so that we have equal setbacks on either side
- what are the items down the side of the building?
 - they are a form of separation to create privacy between balconies
- is there any proposed use of the backyard area?
 - no
- what material is being used for the privacy screens?
 - metal with a wood pattern
- what is the detailing on the top level (north elevation) at the back units? how is that detail going to work?
 - it's currently to be determined, maybe a framing system.

Pam Madoff and Jason Niles left the meeting at 3:55pm

Panel members discussed:

- concern the proposal is not neighbourly
- concern with on grade parking and bike repair area not being a safe area
- appreciation of the roof garden
- strong building form
- concern with the expression of the building
- concern with liveability
- appreciation of the thoughtfulness put into units

- the unique aspect of this site regarding the heritage houses beside
- appreciation of the architecture at the front entry
- need for better renderings for context
- appreciation of wonderful sustainability aspects

Motion:

It was moved by Sorin Birliga, seconded by Carl-Jan Rupp that Development Permit Application No.000140 for 1114 Rockland Avenue does not sufficiently meet the applicable design guidelines and polices and should be declined.

- Due to setbacks

Carried

For: Sorin Birliga, Jessi-Anne Reeves, Carl-Jan Rupp, Brad Forth, Karen Sanders

Opposed: Stefan Schulson, Elizabeth Balderston

4. ADJOURNMENT

The Advisory Design Panel meeting of February 26, 2020 was adjourned at 4:00 pm.

Stefan Schulson, Chair