

### 3.2 Development Permit with Variance(s) Application No. 00156 for 610 - 624 Herald Street and 611 - 635 Chatham Street

The City is considering a Development Permit with Variances Application for a rental residential development with 274 units and ground floor commercial uses.

Applicant meeting attendees:

DAVID FAWLEY  
GUADALUPE FONT  
CHRIS WINDJACK  
STEVE WATT

DENCITI DEVELOPMENT CORP  
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LADR LANDSCAPE ARCHITECTS  
INTEGRA ARCHITECTURE INC

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

- Diversifying the distribution of massing to reduce the repetitiveness and homogeneity of the proposal and to create visual interest while responding to the site context
- Increasing the ground floor height to achieve a minimum 4.5m, floor to ceiling, commercial ground floor height
- Increasing the street-wall height on Chatham Street to be consistent with the form and character of Old Town
- Revising the material selection to be of higher quality, more diverse and consistent with the form and character of Old town
- Any other aspects the ADP chooses to comment.

David Fawley provided the Panel with a detailed presentation of the site and context of the proposal. Chris Windjack provided the panel with a detailed presentation of the landscaping plan.

The Panel asked the following questions of clarification:

- Have you thought about any variation in the proportion of the structural bays?
  - Primarily we were thinking of subtleties in the detail rather than manipulating the physicality of the building. It's something we could explore moving forward. We have had conversations with the Planning Department and one of the driving elements of the building design itself has been is that it is a rental building, efficiency of design and the elegance and simplicity.
- Is the Herald Street side of this building in the Chinatown District of Old Town?
  - Yes.
- Did your team consult with a heritage specialist for that side of the building?
  - No.
- Did you give any consideration to a new street tree program to enrich the streetscape?

- The feedback we got from City staff was that street trees are not supportable along Herald Street. We cannot achieve the proper soil volume because of underground utilities. We are considering two replacement trees on Government Street.
- Was there any consideration to back up the building frontage on Herald Street to allow room for streetscape development?
  - No, because it's a rental project and being able to get efficiency of design and maximize that is what we thought was best.
- If you were to push part of the building back into the courtyard would you then have enough soil volume to create more space for those street trees?
  - There would still be underground utilities that may cause issues but it's something we could investigate.
- Regarding Herald Street, did you explore any bump outs to introduce anything like raised planters?
  - That is an item to pursue with our civil engineer and landscape team.
- In between the vertical stacks of windows there is cementitious board, was there any consideration to infill that space with brick to distinguish them more from the other brick buildings.
  - There was, we applied that in certain areas, like to the top band. We thought we did a good job finding that balance as brick is an expensive material.
- What was the design intent for the private amenity area and the landscaping?
  - The amenity space does really become the heart of the project. The outdoor space including the courtyard and indoor amenities are all meant to be a hierarchy of different spaces and uses. We have storage, music rooms, bike maintenance space, lounges, indoor and outdoor fitness, shared garden plots, dog friendly and dog walk spaces.
- Can you discuss the materials on the Chatham side, is it partially faux stone?
  - It was meant to be real slate product for an accent wall. We were thinking something a bit more edgy.
- Do you believe that the corrugated metal is consistent within this heritage area?
  - Yes, metal cladding is considered a high-quality material and there are buildings in the area with the same material. It is also extremely long lasting.

Panel members discussed:

- Appreciate the design
- More articulation of detailing
- More attention to the podium level at the store fronts
- Appreciate the high-quality materials
- Desire for warmer brick tones
- Disappointed with lack of landscaping on Herald Street

- Appreciation for the inner courtyard, amenities and the landscaping
- Concern with the massing
- Desire for different overhang options
- Opposed to the corrugated metal
- Building height and massing
- Would be more pleasing with more differentiation.

**Motion:**

It was moved by Ben Smith, seconded by Devon Skinner, Development Permit Application No. 00156 for 610 - 624 Herald Street and 611 - 635 Chatham be approved with the following changes:

- consider a stronger break or horizontal element between the ground floor and residential units above.
- consider a warmer brick pallet
- consider articulating the building heights on herald street to give some relief to the repetition of the massing and to provide opportunities to introduce more vegetation
- consider increased landscaping opportunities on herald street through increased building recesses, sidewalk extensions into the public realm, and increased building setbacks engineering permitting
- consider a more organic distribution of massing and materials, including more variation.
- Variable canopies and a higher floor to ceiling height at the ground floor
- reconsider the corrugated steel cladding on Chatham St.
- consider increasing the height of the building massing at the corner of government and Herald St to diversify the height and variation in the proposal
- reconsider the repetitive massing distribution along Herald St to add diversity and variation to this streetscape in the national historic china town site
- increase the floor to ceiling height to be consistent with the old town design guidelines.

**Carried 5:3**

For: Ben Smith, Devon Skinner, Brad Forth, Joseph Kardum, Matty Jardine

Opposed: Marilyn Palmer, Ruth Dollinger, Sean Partlow