

3.2 Development Permit Application No. 000595 for 2848 & 2852 Shelbourne Street

The proposal is for a seven-unit town house building.

Applicant meeting attendees:

Eddie Williams
Louis Horvat

Stellar Consulting
Zebra Designs

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

- site planning and street relationship
- building massing
- setbacks
- open space
- any other aspects of the proposal on which the ADP chooses to comment.

Eddie Williams provided the Panel with a detailed presentation of the site and context of the proposal.

The Panel asked the following questions of clarification:

- Do you have a landscape architect on this project?
 - No.
- Will the house to the south have much overlook from this property?
 - I believe the houses on either side of the property were zoned in the OCP to be redeveloped as townhouses and we have been in consultation with neighbours on either side.
 - We tried to buy the property to the South unfortunately the owners did not want to sell. The current owners understand that in the future their property will become a townhouse. We have left enough space for a future development. We have tried to limit most of the overlook with landscaping.
- Were the neighbours okay with the upper windows looking down into their yards?
 - Yes, the upper most windows are bedroom windows that are for egress.
- Do you have a material board or is it just the rendering?
 - We do not have a material board, just the renderings.
- Is the size of both lots and number of units the same for each?
 - Yes, they are very similar.
- What is the final street section that the final SRW will turn into?

- It's not yet determined. When the city asks for SRWs they are aimed at adding bike lanes and expanding boulevards. Chances are eventually, we will be left with a building that is 1.3 meters away from that interface. But I don't have a clear answer for what that adjacency will be at this moment.
- Was there any consideration during the design process to shuffle the building closer to the SRW to make room for more visitor parking at the rear?
 - That is a consideration or even splitting the building into two. But we were cautious about encroaching on that 7m setback.
- A question for the planner; how does engineering feel about the SRW?
 - This is a key consideration. Fewer driveway crossings are always encouraged. Engineering has a requirement for driveway crossings to be at a minimum distance from each other and this application meets that, so engineering isn't concerned.
- Is there a location on the property dedicated for recycling?
 - There is no dedicated space besides each individual garage.
- Where would you place exterior heat pumps?
 - The units would be places on the south side patios. Alternately they could be places on the roof.
- Was there any consideration given to moving the west entrance which is very disconnected from the street?
 - We did consider that and the orientation of the building considering that entry gives you a long corridor into that suite. We thought it would be more useful to use that extra space in the garage and have some articulation to that building face.
- Was there any discussion on the expression of the Shelbourne Street entry?
 - The intent for the entry was to always face Shelbourne Street. We felt that it brings that pedestrian corridor to the front of the building. Once you turn it to the side you lose the concept of losing a building face that is finished and ready for a few from the street.
- Is there something more that can be done to express that elevation?
 - Nothing has been considered.
- Can you clarify if there is any stonework on the building?
 - The stonework is on the columns for the canopies that cover the entries.
- Without a landscape architect, how do you ensure quality control to the City that the landscaping is done to the drawings and according to the nursery standards?
 - I don't think we need a landscape architect; I think an architect has the ability to do that.
- A question to the Planner; How does the City guarantee the quality of landscape installation on such a large volume project without a landscape architect?
 - The Parks Department have required a certified arborist to be put on the project.

Panel members discussed:

- Reconsideration of east side elevation
- Concern for limited parking options
- Concern with lack of landscape architect

Motion:

It was moved by Devon Skinner, seconded by Joseph Kardum, that the Development Permit with Variances Application No. 000595 for 2848 and 2852 Shelbourne Street be approved with the following changes:

- Reconsider additional options on the east side elevation on Shelbourne Street to improve interface with the street
- Reconsideration of increasing setbacks to the west and south
- Reconsideration of the tree type on the south property line to favour an upright columnar type to provide more screening year round
- Consider finding space for visitor parking.

Carried 5:2

For: Devon Skinner, Brad Forth, Marilyn Palmer, Joseph Kardum, Peter Johannknecht
Opposed: Ruth Dollinger, Pamela Madoff

5. ADJOURNMENT

The Advisory Design Panel meeting of August 25, 2021 was adjourned at 3:15 pm.

Marilyn Palmer, Chair