

5.2 Development Permit with Variance(s) Application No. 000204 for 1733-1737 Fairfield Road (concurrent with Rezoning Application No. 000821)

The proposal is to demolish three existing homes (1733, 1735 and 1737 Fairfield Road), consolidate three lots into one, and construct a 4-storey, 19-unit multiple dwelling development.

Applicant meeting attendees:

Greg Damant - Cascadia Architects
 Sara Huynh – Cascadia Architects
 Kim Tang– Biophilia Collective
 Elizabeth Balderson – Biophilia Collective
 Rob Starkey – Aryze
 Chris Quigley - Aryze

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

- surface parking impacts on greenspace, streetscape and buffering
- transition in scale
- sensitivity of design to neighbourhood context
- any other aspects of the proposal on which the ADP chooses to comment.

Chris Quigley & Sara Huynh provided the Panel with a detailed presentation of the site and context of the proposal, and Kim Tang provided a brief description of the landscape plan.

The Panel asked the following questions of clarification:

- What were the primary reasons for no below grade parking?
 - Our experience across the road with the soil quality and clay for a project of this size would be a massive expense.
 - There is a market driver for preference for future buyers wanting parking at grade.
 - The landscape architects have developed a softened gentle approach to the at grade parking experience.
- What is the ratio for storage lockers to the number of residential homes?
 - The parking area does include some private garages with some storage.
 - In the main building it's 1 per unit.
 - We would like to find some more space if we can.
- There was comment of possibly extending the top floor to make a full floor, what would that do to the proposed roofline?
 - I think for overall height it wouldn't change. I think there is still some ability to have it push back from Fairfield Road but keep within the current height. Working on the Beechwood side a bit more to make it more like a three storey as it tapers down.
- Is there a reason why the street trees don't space out along Fairfield Road?
 - There are 7 trees, we made changes after the plans were distributed to the panel.
- A question for the Planner: Is this the first of similar visions to come in this neighbourhood or is this the only of its kind?

- There is nothing to my knowledge and the existing documents that have been done to date that would indicate and envisioned increased beyond traditional residential densities and heights at this time.
- There was a previous process around a new local area plan for the Gonzales neighbourhood, although I'm not aware of a completion timeline.
- Have you looked at the issues and comments by the City in regards to building type and character as well as the roof structure?
 - Yes, I think we will look at it again. The roof was a balancing game. We wanted it to be calm and controlled but liked that it broke down the massing of the building. Depending on our priorities, we will consider it and continue to do so.
- With regards to the level 4 floor plate, is it a requirement in your performa to make it viable and home some below market housing included in the project?
 - Yes. Currently the top floor is the penthouse type with a sizable unit. There could be a different path that would break it up and bring some efficiency to the building and have those affordable house spread throughout the building.
- This building is kitty corner to the building Aryze just completed on Fairfield Road correct?
 - Yes.
- Is there also an existing three-story rental building just down the street?
 - Yes.

Panel members discussed:

- Share staff concerns
- Mindful that we plan a City it based on policy and planning
- Significant ask and what are the aspects of the plan
- Form, massing and manipulation
- Mansard roof sits proud and prominent and dominant
- Need more landscaping for lushness
- Enhancing the public and private realm
- No consideration to the Abkhazi garden
- Neighbourhood context matters
- Roof peak, aggressive look
- Similar to the Rhodo in terms of roofline, not out of place
- Underground parking in costly
- Building doesn't fit well into its context
- Not fitting with the character

Motion:

It was moved by Colin Harper, seconded by David Berry that Development Permit with Variance(s) Application No. 000204 for 1733-1737 Fairfield Road be approved with the following changes

- Consideration to simplifying the roof form to be more sympathetic to the neighbouring context.

- **MINORITY REPORT:** Those that voted against believe the building is not consistent with the density, height and use envisioned for traditional areas in the OCP

Carried 4:2

For: Ben Smith, David Berry, Sean Partlow, Colin Harper

Opposed: Pamela Madoff, Will King

ADJOURNMENT

Motion to adjourn: Moved by Sean Partlow, Seconded by Ben Smith

The Advisory Design Panel meeting of October 26, 2022 was adjourned at 2:53 pm.

Will King, Chair (acting)