



Rezoning

- Massing, height, architectural expression and setbacks of buildings with attention to the look and feel to Buildings A and B from the point of view of Pentrelew Place
- Siting and design of the five-storey multi-unit residential building and the nearest townhouse building (buildings B and C) to improve the building-to-building relationship, to address liveability concerns and ensure a sensitive transition to the lower density area to the south of the subject site
- Removal of the roof decks on the townhouse units
- Alternate alignment and/or widening and refining the design of the public pathway connecting Pentrelew Place and Fort Street
- More breathing room, less wall-like feel, and more design diversity of the townhouses
- Proposal's response to principles in development permit area 7b and the Rockland Neighbourhood Plan.
- Work with the applicant to include housing affordability into the project.

Development Permit with Variances

- Window placement and exterior design of the multi-unit residential buildings (Buildings A and B)
- Exterior materials and colour
- The items identified in the concurrent rezoning application where there is overlap with the Development Permit Application.

Subject Property – 1201 Fort Street



Subject Property – 1201 Fort Street



Viewed from Pentrelew Place



Subject Property – 1050 Pentrelew Place



Neighbouring Properties



Neighbouring properties to the west along Fort Street



Neighbouring Properties



Viewed from Fort Street



Viewed from Pentrelew Place



Neighbouring Properties



Southerly Neighbour



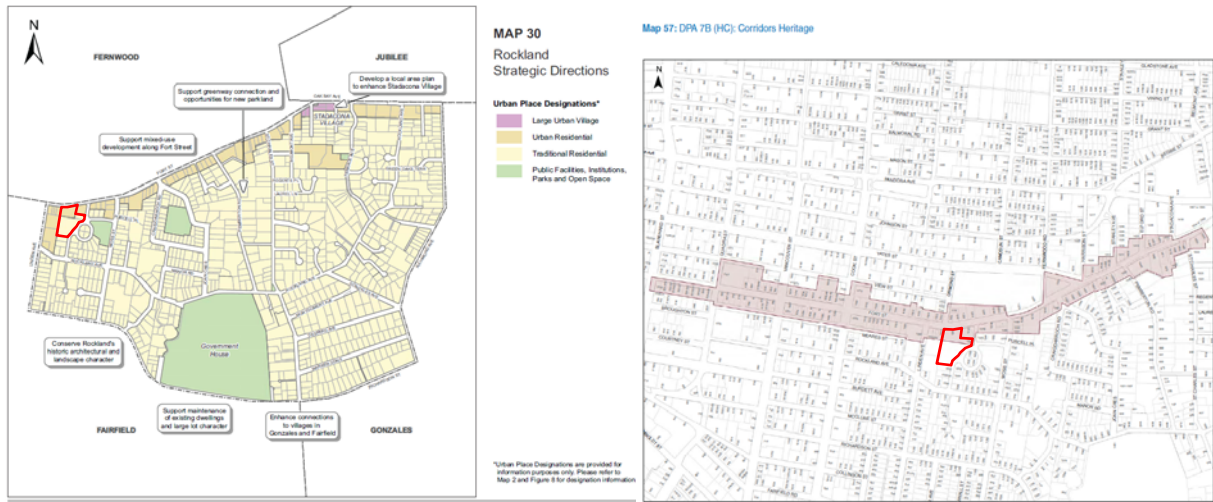
Neighbouring Properties



Neighbouring properties to the southwest along Linden Avenue



Official Community Plan



Site Plan

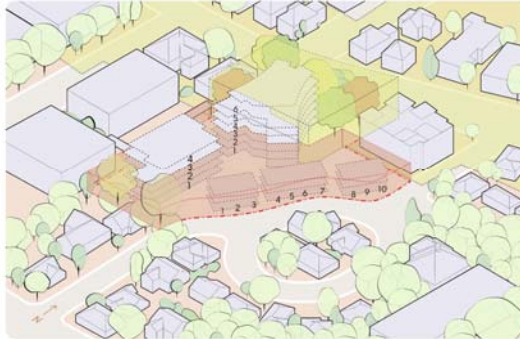


Massing Comparison

Building massing relative to OCP height allowances



Previous Proposal



Current Proposal



Building A - North Massing



Previous Proposal



Current Proposal



Fort Street Rendering



Previous Proposal



Current Proposal

Building A - West Massing



Previous Proposal



Current Proposal

Building A - East Massing



Building B - West Massing



Previous Proposal



Current Proposal



Building B - South Massing



Previous Proposal



Current Proposal



Building B - South East View



South East Massing Comparison



Current Proposal



Previous Proposal



Overlay Comparison



Previous Proposal



North East Rendering from Wilspercer



View of Townhouses and Walkway



Previous Proposal



Current Proposal



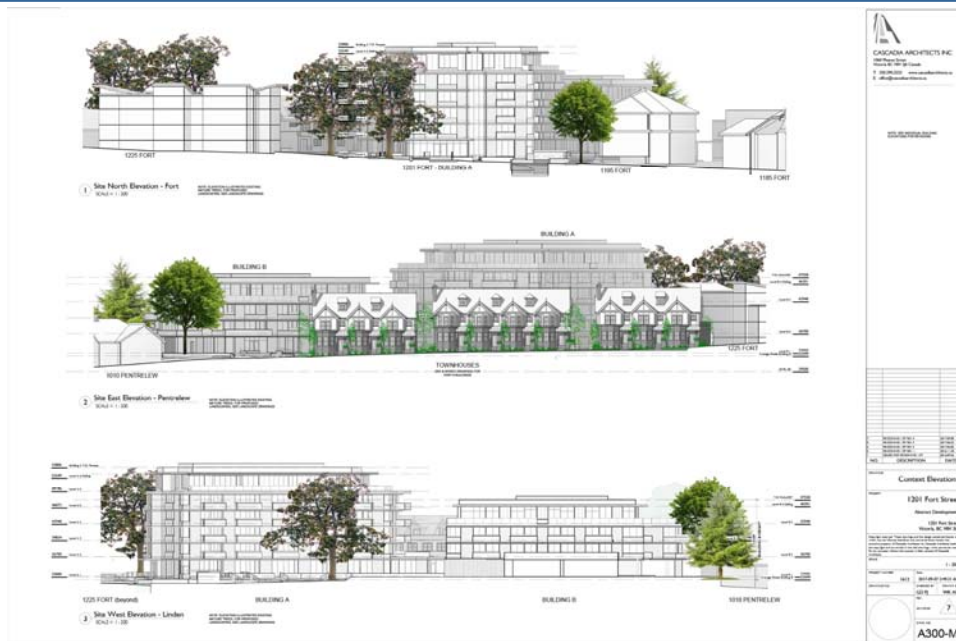
View of Townhouses and Walkway



View of public walkway - Evening



Context Elevations



Buildings A & B - Materials

1. Common Brick - A Coursing
2. Common Brick - B Coursing
3. Common Brick - C Coursing
4. Glass Guard Rail
5. Vinyl Windows - Dark Bronze
6. Perforated Aluminum Panel – 'Bronze' Powder coating
7. Prefinished Metal Panel - 'Weathered Zinc'
8. Prefinished Metal - 'Weathered Copper'
9. Stone Landscape Wall
10. Aluminum Prefinished Extrusion - 'Antique Bronze'
11. Aluminum Prefinished Extrusion - Linear Grain (Soffit)



Buildings C, D & E - Materials

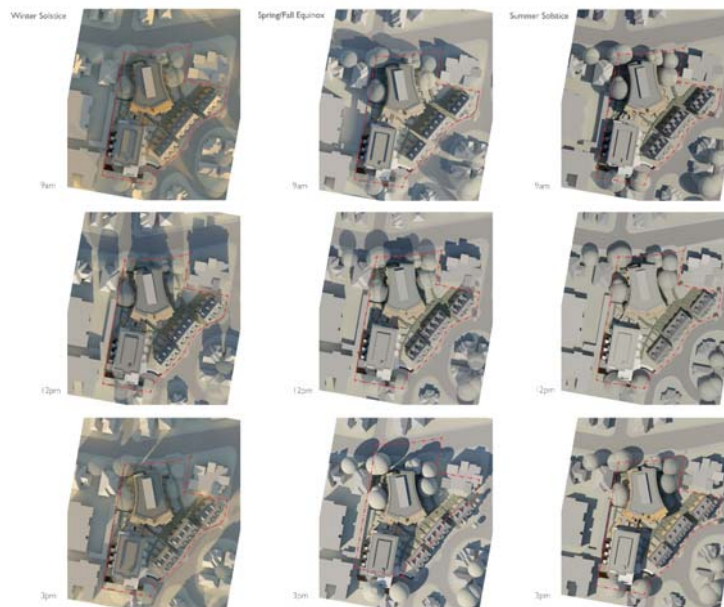
1. 'Black Oak' – Fibre Glass Shingle Roofing
2. 'Bronze' Metal' – Metal Roof and Railings
3. 'Cloud White' – Fascia, Finials, Knee Brackets, Cement Board Panels & Trim
4. 'Carbondale' Brick – Brick, Cornice & Chimney
5. 'Bronze' Vinyl – Windows, Sliding Doors, Skylights
6. 'Wooden Fence' Semi-trans Stain – Front Entry Door



Aerial View of Neighbourhood



Sun Study

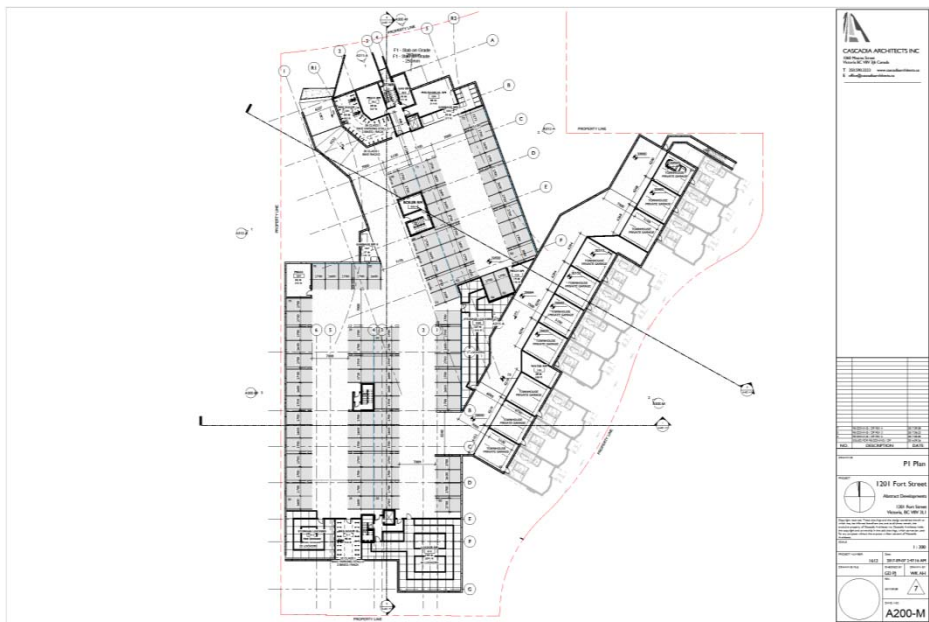




Site Context



Parking Plan



Building A – L2-5 Plan



Building A – L6 Plan



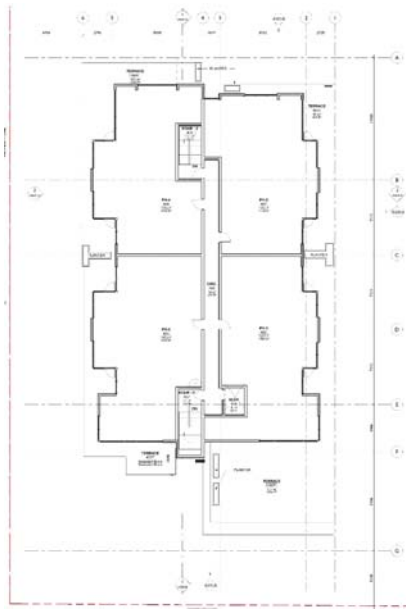
Building B – L1 Plan



Building B – L3 Plan



Building B – L4 Plan



Building C – L1 and L2 Plan



Site Plan



Building B - East Massing



Buildings A & B from adjacent multi-family



Previous Proposal



Current Proposal

