



Council Motion – October 26, 2017

- Revise the density, massing, height and setbacks of the building to [the] south, to provide a more sensitive transition to the ground-oriented adjacent and nearby properties and mitigate concerns relating to overlook;
- Revise the massing, height and visual appearance of the townhouses, and remove the rooftop decks, to provide a more sensitive transition to the Pentrelew Place frontage and nearby properties;
- Revise the design and visual appearance of the driveway access on Pentrelew Place;
- Consider fixtures for public use and enjoyment in the landscape plan for the greenspace bounded by the proposed pathway, Fort Street and the property to the east subject to CPTED principles.
- Demonstrate how the application is consistent with the objectives of Development Permit 7b that is to encourage buildings that enhance the heritage character of the Fort Street corridor.

Subject Property – 1201 Fort Street



Subject Properties



1201 Fort viewed from Pentrelew Place

1050
Pentrelew
Place



Neighbouring Properties



1195 Fort Street



1177 Fort Street



Neighbouring Properties



1225 Fort Street - Viewed from Fort Street



1225 Fort Street - Viewed from Pentrelew Place



Neighbouring Properties



1010 Pentrelew Place



1015 Pentrelew Place



1059 Pentrelew Place



1020 Pentrelew Place



1075 Pentrelew Place

Neighbouring Properties



1039 Linden Avenue

1025 Linden Avenue



Official Community Plan



MAP 30
Rockland
Strategic Directions

Urban Place Designations*

- Large Urban Village
- Urban Residential
- Traditional Residential
- Public Facilities, Institutions, Parks and Open Space

*Urban Place Designations are provided for information purposes only. Please refer to Map 2 and Figure 8 for designation information.

Map 57: DPA 7B (HC): Corridors Heritage



Site Plan



Previous Proposal



Current Proposal



Building B - South Massing



Previous Proposal



Current Proposal



Townhouse Comparison



Townhouses – Previous Proposal



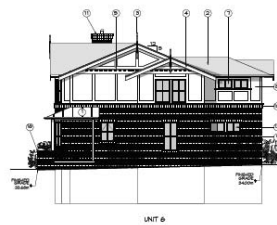
Townhouses – Current Proposal



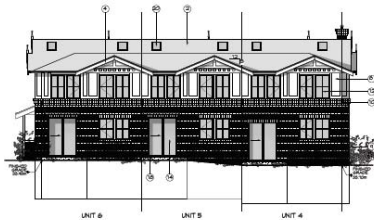
Townhouse – Block D



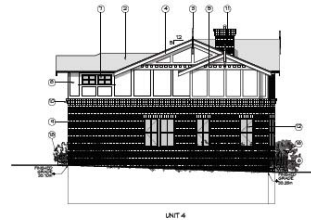
Front Elevation
Scale: 1:100



Side (N) Elevation
Scale: 1:100



Rear Elevation
Scale: 1:100



Side (S) Elevation
Scale: 1:100



Townhouses Rendering



North East Rendering from Wilspercer



Landscape Plan



Building B - Rendering



Previous Proposal



Current Proposal

Building A - North Massing



Fort Street Context Elevation



Fort Street Rendering



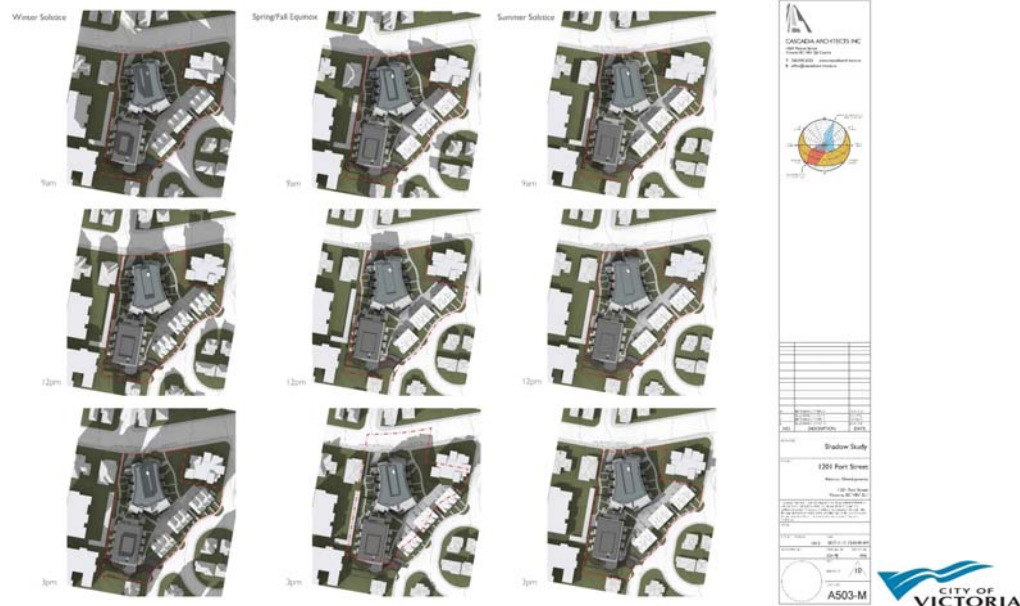
Public walkway rendering



Fort Street Aerial View

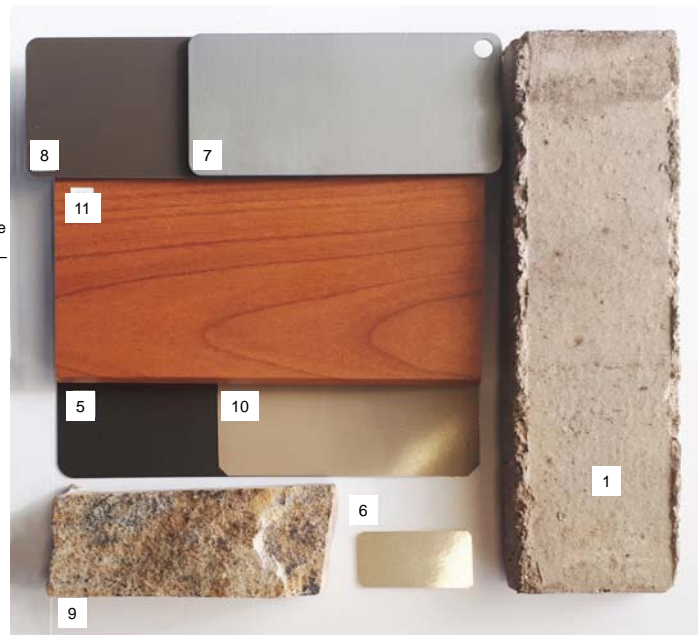


Sun Study



Buildings A and 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)



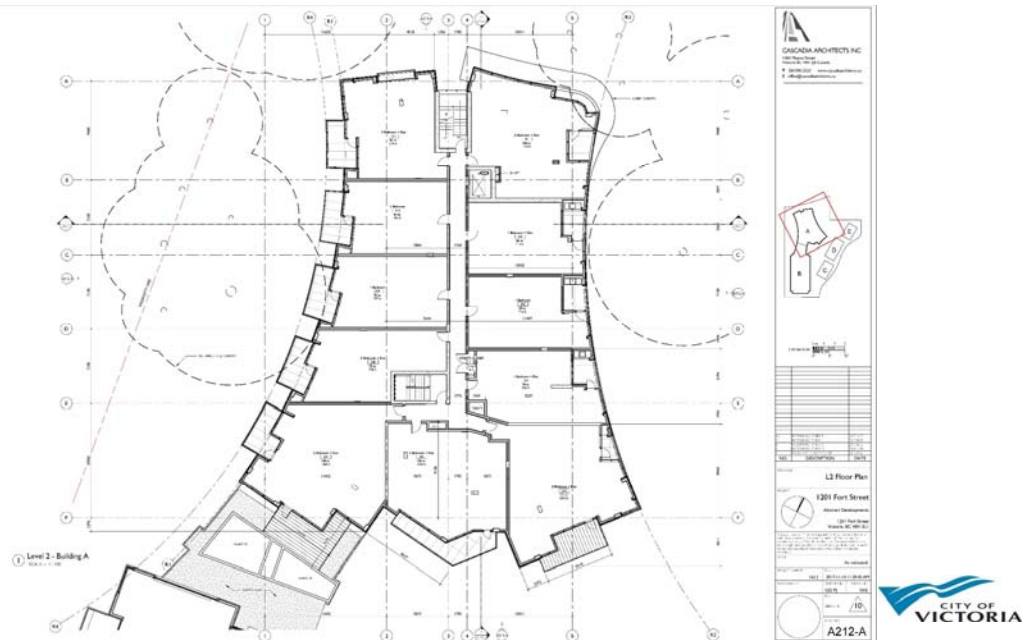
-



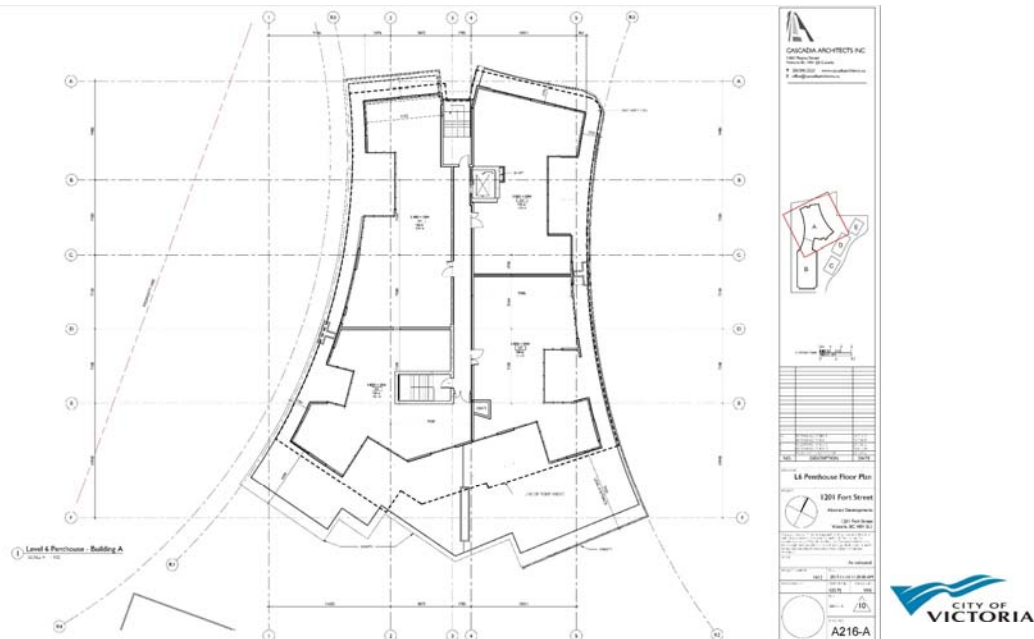
Site Plan & Ground Floor Plan



Building A – L1 Plan



Building A – L6 Plan



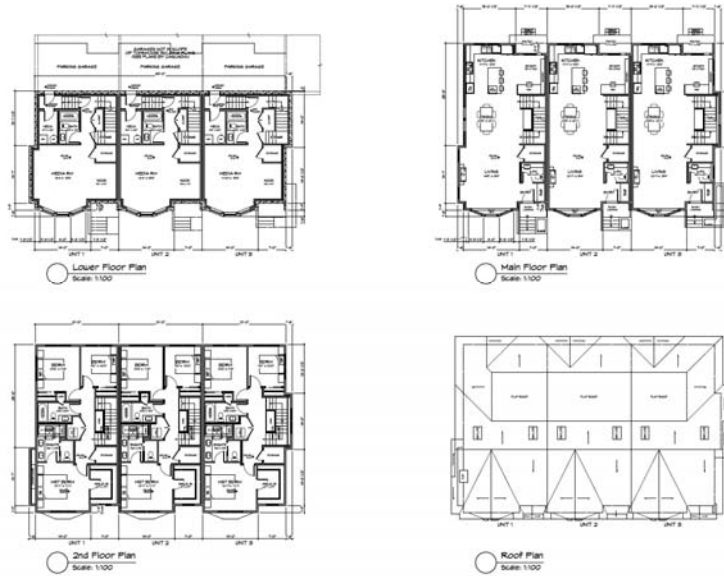
Building B – L1/L2 Plan



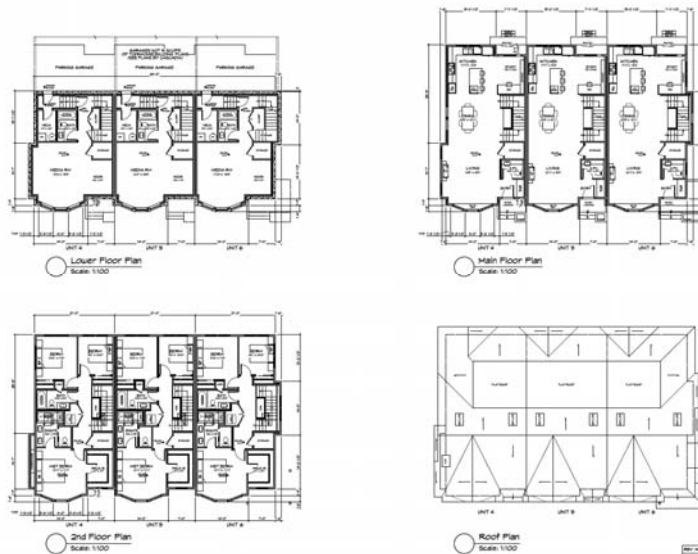
Building B – L3/L4 Plan

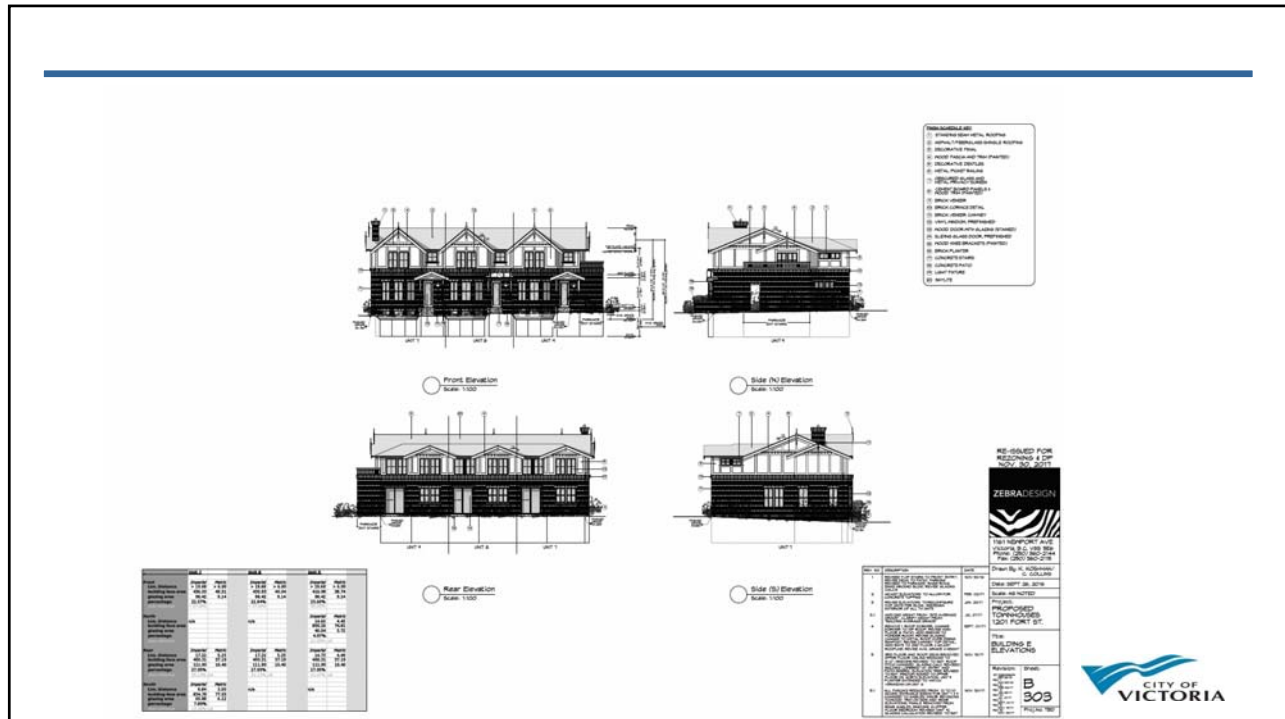


Building C – Plans



Building D – L1 and L2 Plan





Building A - West Massing



Building A - East Massing



Building B - West Massing



Building B - South East Massing



Previous Proposal



Current Proposal



West View



Transition Comparison

SFD TRANSITION COMPARISON | Along South PL
1201 Fort Street

