

3.2 Development Permit No. 000496 and Rezoning No. 00588 for 1303 Fairfield Road

The City is considering a Rezoning and Development Permit Application to construct a four-storey mixed-use building consisting of ground floor commercial space and a church sanctuary with 16 residential rental units above.

Applicant Meeting attendees:

Christopher Rowe LOW HAMMOND ROWE ARCHITECTS

Ms. Wain provided the Panel with a brief introduction of the Application and the area that staff is seeking advice on, including the following:

- the transition along Moss Street and Fairfield Road
- the integration of the proposal within the existing Five Points Village context
- ground floor design and landscaping as it relates to the pedestrian experience along Fairfield Road and Moss Street, with particular attention to the corner of Fairfield and Moss and the residential and church entryways.

Christopher Rowe then provided the panel with a detailed presentation of the site and context of the proposal.

Questions of clarification were asked by the Panel on the following:

- where will deliveries occur?
 - no physical design solution; resolved in a similar way to Government Street deliveries downtown
- are there parking requirements?
 - a parking variance is required to maintain existing parking conditions
- is there a green roof on the café roof?
 - yes, an intensive green roof
- was a covered entrance into the church sanctuary considered?
 - the approximate 5 ft. overhang creates a small porch area and concrete pad creates a small breakout space with seating
- is the roof overhang slanted?
 - yes, to soften and resolve the overhanging mass
- was there consideration to making the tower a more prominent feature?
 - it is already taller than existing tower, with an elevated cornice
- how much taller is the tower in comparison to the existing structure?
 - roughly 7 ft. taller
- is the grass boulevard wide enough to accommodate street trees?
 - the boulevard on Fairfield Road is wide enough at about 5 ft.
- can the windows open in the units?
 - some of them can; if they are not on a deck they will tilt
- is there enough light let into the units with walls on the south façade?
 - the windows are almost 8 sq. feet across, and the Applicant sought to preserve neighbours' privacy as much as possible
- has the light exposure for the church space been considered?
 - coloured glass on the southern wall improves neighbours' privacy and a lot of light enters the church space via the glass entryway

Panel Members discussed:

- the massing is sensitive to the context; there is rationale for significant density
- south elevation shows visible tension to accommodate multiple requirements
- the wisteria could be brought forward to soften the south elevation
- The south façade has the least impact on the wider public; the east façade will be very visible for a long time
- concerns about how the eastern façade speaks to the Five Corners neighbourhood context
- the massing on the corner of Fairfield Road and Moss Street is adequate given the future of Fairfield Road
- More green landscaping around café seating wall would be beneficial
- a more permeable treatment at the corner of Fairfield Road and Moss Street such as shrub planting would be a better fit in the neighbourhood
- the tower is perceived to be floating; more height could improve its prominence
- looking for conceptual clarity to resolve the prominence of the tower

Action:

MOVED / SECONDED

It was moved by Justin Gammon, seconded by Patty Graham, that the Advisory Design Panel recommend to Council Development Permit Application No. 000496 and Rezoning Application No. 00588 for 1303 Fairfield Road be approved with the following recommendations:

- Review the landscaping and plant treatment at the plaza located at the intersection of Moss Street and Fairfield Road and consider additional planting to soften the edge along the south property line.
- Consider clarifying the prominence of the tower as it relates to the design intent.
- Review the composition of the south elevation to result in a more cohesive approach.
- Continue to refine the entrance to the church as a transitional threshold to the neighbourhood context.

CARRIED UNANIMOUSLY

5. ADJOURNMENT

The Advisory Design Panel meeting of June 21, 2017 adjourned at 3:56 pm.

Jesse Garlick, Chair