

22-06-17 Application Review Summary Itemized Response

	Development Services - Alec Johnston	
1	Transition in Height and Massing	The height and massing have been reworked to step down significantly to the neighbours to the west and south. The height now reflects the OCP provision of "approximately six storeys" with heights stepping from 3.5 to 6 storeys, with an inset seventh floor penthouse level with less than half the footprint of the lower floors. The average building height along for the four adjacent blocks is above 6 storeys, so this design will complement the framing of beacon hill park while also transitioning to the lower height heritage area along Battery.
2	Density	The reduced building size is now more consistent with the OCP Urban Residential designation, which does support densities of up to 2.5 in certain cases. The proposal advances plan objectives sufficiently to validate higher density as follows: Growth is concentrated on transit arterials and secondary arterial per policy 6.22; There is range of housing types from independent living to complex care; there is equal walkability to both James Bay Village and Cook Street Village; there is sensitive densification worthy of supporting district energy systems; the massing provides significant variability in how it frames street.
3	Land lift analysis must be completed	In progress
4	Affordable / Rental housing	Noted
5	Tenant Assistance Policy	Has been submitted
6	Use setbacks, height, and massing to mitigate shadowing and overlook.	A revised shadow study has been provided to show that the stepping down of the building ends creates shadowing that is not substantially different than what the R3-2 zone permits for a six-storey building. All setbacks are generous and rooftop terrace spaces are set back to protect neighbour privacy.
7	Simplify Material Palette	The material palette has been greatly simplified to create a high-quality premium look with that offers variation and interest without becoming too busy.
8	More detailed shadow analysis different times of year, with R3-2 comparable	Provided
9	Dimension setbacks at various heights on sections	Setbacks at various heights indicated on plans
10	Information on lighting, how to avoid overspill	Lighting information will be available as the project moves forward, with particular attention to dark sky mandates and neighbour impacts.
11	Accessible design route description	Because of the resident demographics accessibility will be paramount in the detailing of indoor and outdoor spaces
12	Show mechanical and utility elements on plan	The upper roof design is proportioned to fully enclose and shield the mechanical units from all sides within recessed flat roof zones. Parkade air shafts and other smaller details will be carefully integrated as the project proceeds
13	Clarify soffit materials	Provided
14	Pedestrian friendly front yard	Provided
15	Revise loading bay	The loading bay has been shifted from the side yard to the North face, greatly simplifying grades, truck movements, and parkade access.
	Heritage Comments	
16	Revise design to better complement Battery Street Heritage Conservation Area	The existing 4-storey building has a 30m frontage along battery street, with a 4.5m separation from the heritage house. The proposed design is a significant improvement, with a 3.5-storey frontage that is only 19.5m long and with a 14m separation from the heritage house.
17	Brick not appropriate in this context, should be natural texture in muted colors	As a compromise we propose a natural muted brick color that echos projects further up Douglas and will create a high-quality timeless street backdrop for the life of the project.
18	8 storeys not appropriate - consider three to four storeys with upper storeys set back at least 2.5m	Provided
19	Concentrate density towards corner of Douglas and Niagara	Provided
20	Add variation & articulation along battery street to provide visual relief and greater compatibility with HCA	Provided
21	Revise drawings (generally) to show 676 battery including alterations including elevator and covered walkway.	Provided
22	Clarify colours and materials relative to heritage conservation plan	Provided
	Engineering / Public Works - Deb Becelaere	
23	Use Niagara frontage design concept	Provided
24	Add bus shelter note, and show existing stairs to be removed	Provided
25	Show sidewalk and SRW % slope on all three frontages	Provided
26	Show % slope of westernmost driveway crossing and first 6m inwards from SRW.	Provided
27	Show % slope of driveway crossings for niagara drop-off area	Provided
28	Show / label rail lines on Niagara street	Provided

29	Indicate new tree and soil cell locations and new irrigation service, if required by parks	Provided
30	Show how the development will be serviced for power. Confirm that Hydro has been contacted.	Coordination is ongoing with BC Hydro, who are confirming capacity in their system
31	Remove porte cochere from SRW and indicate future entrance sign	Provided
32	Label SRW on site plan and label parkade extents. Show SRW on sections and elevations	Provided
33	Ensure landscape plan matches civil plan including dimensions on the SRW	Provided
	Transportation Review - Steve Hutchison	
34	Illustrate required 10 short term bicycle parking stalls	Provided
35	Illustrate bike parking per list of requirements	Provided
36	Use Niagara frontage design concept	Provided
37	Ensure all plans show a consistent 2.0m sidewalk width on Douglas street	Provided
38	Show realigned center line on Niagara, proposed stop sign and stop bar locations	Provided
	Underground Utilities Review - Anhad Jolly	
	No required responses at this time	
	Stormwater Management Review - Brianne Czipyha	
	No required responses at this time	
	Parks Division Comments	
	No required responses at this time	
	Permits and Inspections Division comments	
	No required responses at this time	
	Zoning Plan Check	
	1. Confirm the use of the triplex. Does each unit have it's own kitchen and meet the definition of a self-contained dwelling unit? Provide floor plans of the heritage building.	Floor plans are provided. The triplex will provide guest suites for resident family members, with only one private kitchenette.
	2. Provide the floor area of the proposed building and the existing heritage building.	Provided in the table on the site plan
	3. Confirm the Total Floor Area. Confirm what has been included and what has been excluded, as per Schedule A's definition.	Total floor area has been updated on the site plan, measured to inside face of exterior walls of above ground floors, and excluding elevator shafts.
	4. Is the 7th level living space. Provide the floor plan layout.	Plan included. All L7 suites are assisted living.
	5. Provide the average grade calculations for each building in the format shown under the definition of Grade in Schedule A - Definitions. Provide a key plan showing your reference points with both the existing and proposed grades. Show the average grade on at least one elevation plan and dimension the buildings heights from this grade level. Show the existing and proposed grades on the elevations.	Provided
	6. Provide a cross section showing the flat roof and parapet. Dimension the height of the parapet.	Provided. The parapet is 2.3m high, roughly sized to fully obscure typical rooftop air handling equipment
	7. Provide the roof plan. Is the mechanical equipment enclosed and subject to height, floor area, and number of storeys?	Provided. The sloped roof conceals centralized recessed flat roof areas that will hold all major (open air) mechanical units. Exact unit heights to be determined.
	8. Provide a floor plan for each floor level.	Provided
	9. Provide setback dimension to the drop off area columns.	Columns (and roof) are 0.08m from SRW and 2.46m from property line
	10. Dimension all eave and canopy projections into the setbacks.	Provided on plans
	11. Provide an exact open site space calculation.	Provided in the table on the site plan
	12. Provide a parking plans, as per Schedule C.	Provided
	13. Confirm the height of any patios that are more than 0.6m above grade. They are subject to setbacks and site coverage.	All patios are at or below grade. Elevated Balconies heights are indicated on elevations and plans.
	14. Variance is required for short term bike parking.	Not required - short term spaces will be provided east of the main entry.
	15. Denote the slope of the driveway on the site plan, as per Schedule C.	Provided
	16. Note driveway surface material to be used on site plan. Driveway surface material to be permeable as per 'Schedule C', gravel and similar loose substrates are not permitted.	Provided
	17. Confirm the blue structure on the site plan. Is it an accessory building and subject to setbacks and site coverage?	The blue structure is a lightweight open air shelter / gazebo to provide weather protection for outdoor recreation.