

## **September 4, 2018 – Planning Committee**

- **Mr. Chairman, I do have a brief presentation prepared but I request that I speak after all delegations are heard, in the event that I need to address a question or comment raised by others**
- **The development applications for 71 Rebecca Street were filed in June of 2017, during the City's review of the Downtown Secondary Plan and zoning**
- **The General Provisions section of the new Downtown Zoning By-law, which address building setbacks, did evolve and change between October 2017 and March 2018**
- **We worked together with staff to ensure the building met as many of the zoning regulations as possible**
- **We come before you today with a 30 storey building that conforms to the new Downtown Secondary Plan policies, including those policies pertaining to development across from the Community Park**
- **The building requires only 3 modifications to the zoning regulations for the Central Business District D1 Zone**
- **As stated in the staff report, the 3 modifications relate to the size of parking stalls; lot coverage and building setbacks for the northwest corner of the tower.**
- **The underground parking area was redesigned to meet the revised parking stall sizes adopted by Council in November 2017, to the greatest extent possible**
- **47% of the total stalls meet the new size and the remainder are variations on the stall size to make them as large as possible**

- **The lot coverage is 84% but a zoning interpretation advised us that the covered sidewalk, supported by the columns at grade are included in lot coverage; hence the 100% coverage being requested and supported by staff**
- **The tower portion of the building at the rear lot line must be setback 3 metres at 22 metres and 12.5 metres at 44 metres**
- **99.9% of the rear elevation is setback 12.5 metres at approximately 14 metres in height with the exception of the corner of the building kitty corner to the rear property line which is setback approximately 1.5 metres. A modification is required to recognize the irregular nature of the rear lot line.**
- **If the new Downtown Secondary Plan and zoning had not been appealed, we would be before the Committee of Adjustment for the 3 modifications and a Site Plan application**
- **The staff report also recommends waiving of the road widening for Rebecca and John Streets such that a pedestrian street can be constructed and integrated with the new Community Park**
- **The staff report states: “the proposed Woonerf will provide a comfortable pedestrian environment and a complementary buffer to, as well as frame the proposed John / Rebecca park.”**

**Thank you and I would be pleased to answer any questions the Committee may have.**

### **Modifications to in Effect D3 Zone**

1. Deem Rebecca the front lot line
2. Reduction in parking spaces
3. No planting strip adjacent to a street line and car share parking area
4. Reduction in parking stall sizes (if 17-240 was in effect)

### **Modifications to New D1 Zone (adopted May 9, 2018 but under appeal)**

1. Building setbacks
2. Lot coverage
3. Parking Stall sizes

0.3108 hectares, excluding the daylight triangle to be dedicated to the City.

Applicant Public Information Meeting held on November 28, 2017 circulated to over 1,000 owners

### **May 2018 Secondary Plan**

- Tall Buildings policies
- Shadowing and Sunlight
- Wind
- Transition in scale
- Policies for development across from the Community Park
- Views

Page 22 of 30 of the staff report states the design review panel advised the site is appropriate for a tall building. The idea of a Woonerf is quite engaging and an exciting element of the proposal

B.6.1.4.23 All tall building shall meet the following requirements: [a) through f)]

- c) .... Providing adequate space between towers shall: ii) protect development potential of other sites within blocks

B.6.1.4.36 Proposed development shall allow for a minimum of 50% sun coverage at all times of the day as measured on March 21<sup>st</sup> to September 21<sup>st</sup> on public plazas, existing and planned parks, and open spaces, school yards and playgrounds

- d) as building heights increase, greater setbacks may be required from the tower to the lot line to achieve the intent of Policy B.6.1.4.23 c)

Staff report states: “there are no impacts on the new John/Rebecca Community Park at any time during the year.” (Page 19 of 30)