

## Attachment #1

### *Land Use and Planning Commission Recommendations*

## Attachment 1: Land Use and Planning Committee Recommendations

At the Land Use and Planning Committee (LUPC) Meeting on October 1, 2018 the following recommendations for the proposal on the subjects sites were supported by the LUPC:

- 1. that the tower separation to 810 Agnes Street be increased to at least 24 metres and that care should be given to the placement of rooms and spaces and architectural features in/on the tower hotel to minimize privacy issues between residents in the two towers.*
- 2. that, because the hotel only slightly exceeds the 7 storey trigger of the tower separation guideline and much of the interface between the tower at 813 Carnarvon Street and the hotel project is a public open space, alternative methods of meeting the intent of the tower separation guideline (such as stepped setbacks along the property line, the placement of rooms and spaces and architectural features in/on the hotel to minimize privacy issues between the two buildings) be explored.*
- 3. that the inclusion of the proposed hotel, which is strongly supported by City policies, justifies consideration of density and height above policy maximums.*
- 4. that the height of the tower be further evaluated based upon view impacts from adjacent properties and the results of an analysis to be completed by the City's Land Economist Consultant, which will explore the value of the hotel as an amenity to the City in comparison to the value of the additional height and density permitted for the project.*
- 5. that the hotel should be considered an amenity for the purposes of determining an appropriate VAC for the project.*
- 6. that particular care and attention be paid to the design, finishing and pedestrian orientation of each of the sides of this project. Each street surrounding this project – Eighth, Agnes, Blackie, Victoria and Carnarvon – needs to be treated as an important pedestrian thoroughfare.*
- 7. that a transportation analysis be completed to better understand the impact on both the pedestrian environment and traffic flow on Carnarvon Street of vehicles entering and exiting Blackie Street.*

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8. *that a transportation analysis of the vehicular movements from the hotel loading area, the drive court and the parkade on the pedestrian environment along Victoria and Blackie Street be completed.*
  9. *that consideration be given to relocating the gas main and any other utilities under Blackie Street, while retaining the street's vehicular and pedestrian functions.*
  10. *that a transportation analysis of adding a full intersection and crosswalks on Eighth Street at Victoria Street be completed.*
  11. *that in the formal submission the applicant provide a rationale for a reduction to the required parking, consider incentives for parking reduction within the Zoning Bylaw and/or provide additional vehicular parking and bicycle parking.*