

Attachment 3
Project Discussion and Analysis

PROJECT DISCUSSION AND ANALYSIS

Building Massing and Transition

The applicant has proposed a contemporary, split roof design. Both buildings would be oriented perpendicular to St. Andrews Street, and step down towards Belleville Street following the natural topography of the site. Four, two-storey end units are proposed to front St. Andrews Street. These units are intended to activate the street frontage, develop a pedestrian scale, and provide a transition in height from the existing three-storey apartment building to the east, and the single detached house to the west. Staff considers the overall density and form to be generally consistent with the neighbourhood context and the design to be generally consistent with the Development Permit Area design guidelines.

Off-Street Vehicle Parking

Per the Zoning Bylaw off-street parking requirements, this development is required to provide 12 resident parking spaces and two visitor spaces (0.1 space per unit). The project would meet the requirement for number of resident parking spaces, however variances are proposed to the number of visitor parking spaces (reduced from two to one space) and to the maximum number of compact stalls (increased from 30% to 30.8%). The visitor space would also be used for loading, consistent with Zoning Bylaw requirements. One accessible resident space is proposed, though not required by the Zoning Bylaw. A total of 12 long-term and four short-term bicycle spaces would also be provided, in excess of Zoning Bylaw requirements.

Given the project's proximity to public transportation, provision of bicycle parking in excess of requirements, and the minor nature of the compact stall relaxation, staff considers the requested variances to be reasonable. These variances are reflected in the proposed Comprehensive Development zone (Attachment 1).

Landscape and Trees

Based on the arborist report, which has been reviewed by the City arborist, there are four on-site and four off-site trees (including one specimen-sized City tree), as well as several hedges, relevant to the proposed development. The project proposes the removal of all on-site trees and hedges, to facilitate the development, as well as all off-site hedges to enable public realm improvements. All off-site trees would be retained and protected. The total number of replacement trees would be finalized prior to issuance of the Tree Permit, however 24 trees as well as a large number of hedge plantings (232) are currently proposed.

Site Servicing and Off-Site Improvements

The proposal has been reviewed by the City's Engineering Services Department regarding required site servicing and off-site improvements. The Engineering Servicing

Memo (Attachment 8) outlines the improvements that would be required to facilitate the proposed development. Such improvements would be provided in accordance with City standards, as determined by the Director of Engineering.