25 Lower Cove Loop

Presentation to Planning Advisory Committee

2020 May 20
Proposal

• Develop a 29 unit building

• PAC variances
  • Step-back at 14 metre height – reduce from 3 metres to nil
  • Garage Door location – closer to street than main entrance
Elevation Plans
Elevation Plans
Site Photos
Site Photos
Site Photos
Future Land Use
Future Land Use and CPSP

- Medium to High Density Residential
- Policy LU-45 - permit a range of housing types with an emphasis on the provision of higher density housing forms
- Urban Design Policies UD-9 and UD-11
- CPSP Policies BD-3, BD-5, and BD-7
  - Site is location of a taller building
  - Minimal solar and wind impacts on pedestrian realm
  - Surrounding neighbourhood context
- Meets intent of Municipal Plan and CPSP
Zoning
Zoning

• Zoned Urban Centre Residential (RC)

• Proposed development generally meets the standards of the zone

• Step-back at 14 metres – mitigate effects of massing
  • Neighbourhood context
    • No built form south of Lower Cove Loop
    • Limited taller buildings compared to other areas of Peninsula
  • Topography of site
  • Building materials
Zoning

• Garage Door on Lower Cove Loop facade
  • Projects beyond main entrance
  • Main entrance is actually recessed
    • Mitigate appearance of long blank wall
    • Emphasis of main entrance

• Development Officer variances required for:
  • Overall building height
  • Minimum front / flankage yard
  • Parking aisle width and number of stalls
Public Engagement

- Letter to area landowners - May 8, 2020

- No Letters Received as of May 14
Staff Recommendation

• Approve variances to:

1. reduce the required step-back at 14 metres in height to nil, whereas the Zoning By-law requires a three-metre step-back at a 14 metre height, and

2. permit a garage door to project beyond the plane of the primary entrance.