Date: May 15, 2020

To: Planning Advisory Committee

From: Growth & Community Planning
Growth & Community Development Services

Meeting: May 20, 2020

SUBJECT

Applicant: Mike Cavanagh

Landowner: Mike Cavanagh Homes, Inc.

Location: 25 Lower Cove Loop

PID: 00001677, 00001685, 00001669, 00001750

Plan Designation: Medium to High Density Residential

Existing Zoning: Urban Centre Residential (RC)

Application Type: Variance

Jurisdiction: The Community Planning Act authorizes the Committee to grant a reasonable variance from the requirements of the Zoning By-law. Terms and conditions can be imposed.

EXECUTIVE SUMMARY

The applicant is proposing the construction of a 29-unit residential development at the foot of Germain Street where it abuts Lower Cove Loop. The proposed development, would be six-storeys in height with access provided from Lower Cove Loop and Canterbury Street (see
attached Site Plan – Submission 1). The Central Peninsula Secondary Plan (CPSP), adopted by Council in early 2020, introduced architectural design standards to help integrate new development. The applicant is seeking a variance related to the step-back at 14 metres in height required for taller buildings (the step-back being 3.0 metres from the façade). The proposed building is located in an area of the Peninsula where there is little context in the existing built environment for a new development to reference and so the proposed step-back variance would have minimal impact to the surrounding buildings.

The design of the building also incorporates a main entrance, recessed into the main building facade along Lower Cove Loop. As this façade also incorporates a garage door to the parkade, a variance is also required to permit the garage door to be located closer to the street than the main entrance door.

**RECOMMENDATION**

That the Planning Advisory Committee approve the proposed variances that:

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.

**DECISION HISTORY**

On June 4, 2018, Common Council rezoned the site, which includes the former Salvation Army Building, from Major Community Facility (CFM) to Urban Centre Residential (RC) and imposed the following Section 59 conditions:

a. That any development of the site be in accordance with a detailed site plan to be prepared by the proponent and subject to the approval of the Development Officer, indicating: the location of all buildings and structures, vehicular parking areas & driveways, bicycle parking, loading areas, signage, exterior lighting, outdoor storage areas, landscape and amenity areas, and other site features. The site plan is to be attached to the application for the building permit for the proposed development and all site improvements illustrated on the plan must be completed within one year of completion of the development.

b. That the proposed development be constructed in accordance with detailed elevation plans prepared by the developer and approved by the Development Officer. These building elevation plans must be attached to the application for the building permit for the proposed development.

c. Notwithstanding paragraph 10.1(3) of the Zoning By-law, the height of building be limited to the existing building height at maximum elevation.
ANALYSIS

Proposal
Mike Cavanagh Homes, Inc. (the applicant) is proposing to construct a new 29 unit multi-residential building. As part of the Zoning By-law updates for the CPSP, a 3 metre step-back at a height of 14 metres is required along the front façade for buildings over 14 metres in height. The applicant is seeking a variance of this requirement to nil, which would occur along the Germain Street façade. This request is based on the compact nature of the site, which limits the available footprint and floor plate area available to provide a sufficient number of units to justify the project given the site layout and provision of underground and shared parking, an approach encouraged by the Municipal Plan. In addition, the height of the building requires an elevator, which further reduces the floor area available for dwelling units.

The maximum building height along the Lower Cove Loop façade is 21.4 metres, measured to the highest point an architectural projection above the front entrance, although the building height along this facade is generally 19.6 metres measured to the top of the facade. Along the east (Germain Street) and west facades, the height ranges from 20.6 metres to 17.1 metres due to the sloping site. The height measured along the rear elevation is 16.7 metres. The height ranges from six stories along Lower Cove Loop to five stories at the rear of the building.

The variance for the garage door setback relates to the need to provide horizontal relief along the Lower Cove Loop façade to avoid a long, blank wall and provide a degree of visual interest to the adjacent Public realm.

Site and Neighbourhood
The site is a vacant lot situated at the corner of Germain Street and Lower Cove Loop. This area of the South End is characterized predominantly by multi-unit residential dwellings, with a complement of commercial and light industrial uses in the vicinity. The site slopes several metres from St. James Street to the bottom of the lot where it abuts Lower Cove Loop. The adjacent building previously owned by the Salvation Army was recently re-developed into a 20 unit dwelling by the applicant. If approved, the two buildings would share a parking area (Submission 1).

Municipal Plan and Zoning
The property is located in the Medium to High Density Residential land use designation of the City’s Municipal Plan. This designation corresponds with the highest-density urban areas of the City, including areas throughout the South End, Waterloo Village, and North End neighbourhoods. These areas are associated with the financial, cultural, and educational centres of the City, and are supported by a surrounding context of high-density residential land uses. Within the Medium to High Density Residential land use designation, Policy LU-45 of the Municipal Plan seeks to permit a range of housing types with an emphasis on the provision of higher density housing forms such as the proposed multiple unit dwelling.
The Municipal Plan also provides guidance on the Urban Design of new development. In this case, Policies UD-9 and UD-11 provide general urban design principles for new developments and direction for development located in Intensification Areas such as the subject site. The proposed building conforms to Policies UD-9 and UD-11 as summarized in Attachment 2 and achieves the intent of the Medium to High Density Land Use designation.

The subject lot is located in the Urban Centre Residential (RC) zone, which is a zone designed for the urban context that permits the development of multi-unit dwellings.

Central Peninsula Secondary Plan (CPSP)
Common Council adopted the CPSP in January of this year. The Plan envisions the Central Peninsula area to be the key growth area of the City over the next 25 years. The Plan also includes guidelines for infill development that help ensure that new developments in these neighbourhoods are of high quality design and complement the existing built context.

The subject area neighbourhood is envisioned to retain its current residential focus over the horizon of the plan with additional density added through appropriately scaled development on key sites. An important design direction of the CPSP is designing new low and mid-rise buildings with setbacks that reinforce the existing dense, urban neighbourhood context. A proposal of the Plan seeks to extend Germain Street to connect with Lower Cove Loop to re-establish the prevailing grid pattern. The proposed development conforms to this broad direction and specific proposal as it provides a building with sufficient massing to anchor a reconfigured intersection. Attachment 2 summarizes conformance with specific policies of the plan. The proposed development generally conforms to the plan.

Step-Back Variance at 14 metre height
The Plan requires any new building taller than 14 metres (generally five stories or greater) include a three-metre step-back at a 14 metre height. The step-back is required for the “street-facing front façade”, which in this case, is Germain Street. While the main and parkade entrances to the building are from Lower Cove Loop, the site is a corner lot with frontage on both Germain Street and Lower Cove Loop. The Zoning By-law defines the front lot line for corner lots as the shorter of the two lot lines fronting onto a street. In this case, the Germain Street frontage is 30.5 metres and the Lower Cove Loop frontage is 37 metres, resulting in the Germain Street frontage being the front lot line.

A step-back is an architectural detail that reduces the massing of a large building by introducing visual relief at a height that suits the context of the surrounding neighbourhood. Large buildings that do not step back may potentially dominate the streetscape, creating uninviting streetscapes that do not feel open or pedestrian oriented, or affect shadows and sunlight on the Public realm and area properties. Providing a step-back helps to create human and historic scales of the City’s urban core, and allows an infill project to blend into the surrounding built environment in a manner that contributes positively to the existing streetscape.
The site presents some unique characteristics due to the surrounding neighbourhood context, proposed building design, and site topography that create challenges to implementing the step-back, as detailed:

- **Surrounding neighbourhood context** - The application of the step-back works best in areas where existing commercial or residential dwellings have established a built form pattern that defines the street frontage and continuous street wall. The policy direction related to the introduction of the step-back perceives the massing of any new developments to be naturally referencing these buildings and, through the new step-back standards, ensuring continuity of this fabric. This site, and the surrounding area have smaller buildings that are two and three storeys in height (with the exception of the former Salvation Army Building being five storeys) which creates an inconsistent street wall and built form context.

The proposed building has a maximum height of 21.4 metres along the Lower Cove Loop facade, measured to the highest point (the architectural projection over the main entrance), with the overall building height along this façade generally being 19.6 metres measured to the top of the façade. Along the east (Germain Street) and west façade, the height ranges from 20.6 metres to 17.1 metres due to the sloping site. The height measured along the rear elevation is 16.7 metres. In terms of number of floors, the height ranges from six stories along Lower Cove Loop to five stories at the rear of the building.

Staff also note the nature of the surrounding neighbourhood with vacant lots, such as the one on the opposite side of Germain Street, and the open parking / laydown area on the port lands south of Lower Cove Loop provide a lack of buildings that would give further reference for the massing and height of the proposed development.

Given this, the proposed building would not appear out of place, as it would further reinforce the built form present on the north side of Lower Cove Loop. Provision of a setback at the 14-metre elevation would have little impact on mitigating this massing given the lack of a sizable structure on the south side of Lower Cove Loop to provide a reference for any relationship or comparison in massing and height.

- **Proposed Building Design** – The building has a compact floor plate given the size and configuration of the site. This limits the building area available to provide a sufficient number of units to justify the project given the site and building layout and provision of underground parking, an approach encouraged by the Municipal Plan. In addition, the height of the building requires an elevator, which further reduces the floor area available for dwelling units, reducing the feasibility of the step-back. In addition, the proposed building will be of concrete wall construction (insulated concrete forms) which would present additional structural design considerations requiring additional interior columns and supports if a step-back was introduced.
The design incorporates a stone finish on the first storey and cementitious panels on the upper stories, with this differentiation in materials providing emphasis to the first storey and softening the overall building height in relationship to the pedestrian realm. The building also incorporates recessed balconies, which provide horizontal relief to reduce the massing of the building.

- **Site Topography** - The topography of the area also influences the perception of heights of neighbouring buildings. The proposed building is at a lower elevation compared to surrounding buildings along Germain Street and St. James Street with the former Salvation Army building being the tallest of these adjacent buildings. Submission 3 provides a comparison of the Salvation Army building and the proposed building. The sloping nature of the site and Germain Street serves to mitigate the height and massing of the proposed building.

Staff also note the proposed building will not have a significant shadow impact on Germain Street, as the adjacent Salvation Army building and current built form has an existing shadow impact.

The recent rezoning for a new residential project on Wentworth Street involved an independent design review of the height and step back of that proposed project. The design review is not a specific requirement for new developments in the Central Peninsula. In that case, there were specific considerations that guided the use of a design review process for the Wentworth Street project, which included the introduction of a new taller building into an area that had a more consistent built form pattern of lower height. The site of the current application is different from the Wentworth Street site in that there is established height and massing on the site with the former Salvation Army building. While not seeking a design review for this application, the principles of the review were considered as part of this application.

Given the above analysis regarding the proposed building and surrounding neighbourhood context, Staff recommend approval of the variance as it is reasonable in the context of the surrounding neighbourhood and is within the general intent of the Zoning By-law and Municipal Plan and CPSP.

**Garage Door Variance**
Access to the building is provided along the Lower Cove Loop façade of the building, which is the flankage façade. A garage door, located in the western portion of the façade, will provide access to the parkade level with a pedestrian entrance located in the centre portion of the building. The Urban Centre Residential (RC) zone requires that the garage door not project beyond the plane of the primary building door entrance (i.e. be closer to the front / flankage lot line than the primary pedestrian entrance) for front and flankage façades of new buildings which incorporate a garage door. In this case, the garage door is closer to the flankage lot line as the result of the pedestrian entrance being recessed into the building by approximately 1.2 metres. Staff note the wall of the building along Lower Cove Loop is approximately 35 metres long and the recessing of the building entrance serves to mitigate the massing of the building on the
pedestrian realm along Lower Cove Loop through providing horizontal relief along the façade. Given this, Staff recommend approval of the variance to permit a garage door to project beyond the plane of the primary entrance.

Development Officer Variances
The proposed building also requires the following variances that will be processed by the Development Officer:

- **Lot Area Variance** – The lot area of the development site is 2486 square metres, and contains an existing building in addition to the proposed building. The existing building has 15-2 bedroom units and 5-1 bedroom units, which requires a lot area of 1200 square metres. The proposed building will have 20-2 bedroom units and 9-1 bedroom units requiring additional lot area of 1705 square metres, with both buildings having a total lot area requirement of 2905 square metres. The site is undersized by 419 square metres. Staff support the variance as the proposed development provides interior and surface parking, contains interior amenity and parking space, and has setbacks consistent with the surrounding neighbourhood. Infrastructure Development staff are assessing the anticipated water and sewer flows of the development and the potential exists to require the implementation of any required infrastructure upgrades as a condition of this variance, should that be a requirement.

- **Height Variance** – The height of building is 19.35 metres as defined by the average height from grade in accordance with the by-law. This exceeds the allowable height standard of the Urban Centre Residential (RC) zone which is 14 metres. Staff note from information provided by the applicant, the height of the building is reasonable when considered in relationship to the existing Salvation Army Building located to the north. The building height is influenced by the incorporation of a lower level parkade at the base of the proposed building. An existing Section 59 condition, adopted on the 2018 rezoning, limits the height of the adjacent Salvation Army Building to its current geodetic height of the existing Salvation Army Building that is at a geodetic elevation of 28.9 metres. The proposed building would be approximately 3.2 metres lower than this (geodetic elevation 25.7 metres). Staff also note that on the height map prepared for the CPSP, the area across Germain Street from the development site has an allowable height of 21 metres, which provides additional support for the height variance.

- **Minimum front / flankage yard variance** – The Urban Centre Residential (RC) zone requires a minimum front / flankage yard of 1.5 metres. The proposed front and flankage yards are 0.6 metres. Staff note the reduced setback fits within an urban context, which is encouraged by the CPSP. Given this, Staff support the requested variance.

- **Parking Variance** – The proposed development requires 39 parking spaces including the 20% credit for the project’s location in an Intensification Area. Twenty-one spaces will be provided via a surface lot to the rear of the building and an indoor parkade. Staff
note the site is located just outside of the Parking Exemption Area where no parking would be required for new development. Given the proximity to the Uptown Core, proximity to transit and active transportation facilities and the availability of on-street parking permits, Staff support the variance for reduced parking spaces.

- **Reduced Parking Aisle Width.** – The rear parking area will be accessed via one-way traffic flow from Canterbury Street to Germain Street. The Zoning By-law requires that a one-way parking lot aisle be 3.5 metres in width. The 3.19 metre width indicated on the site plan is a reduction from the Zoning By-law requirement. Staff support the variance given the low traffic volume and low speeds that will be associated with the surface parking area.

**Conclusion**
Staff recommend approval of the proposed variances to enable a new multi-residential development on an undeveloped vacant lot in the South End, in a key neighbourhood identified for intensification in the CPSP. The proposed variances are reasonable given the site constraints, site topography, and requirements to provide parking, an elevator and amenity space. The proposed building will positively contribute to the streetscape and public realm of the area.

**ALTERNATIVES AND OTHER CONSIDERATIONS**

No alternate considerations are recommended for this application.

**ENGAGEMENT**

**Public**
In accordance with the Committee’s Rules of Procedure, notification of the proposal was sent to landowners within 100 metres of the subject property on May 8, 2020.

**APPROVALS AND CONTACT**

<table>
<thead>
<tr>
<th>Author</th>
<th>Manager</th>
<th>Commissioner</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jody Kliffer, MCIP, RPP and Mark Reade, P.Eng., MCIP, RPP</td>
<td>Ken Melanson, BA, MCIP, RPP</td>
<td>Jacqueline Hamilton, MCIP, RPP</td>
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</tbody>
</table>

Contact: Mark Reade
Telephone: (506) 721-0736
Email: Mark.Reade@saintjohn.ca
Application: 20-045
APPENDIX

Map 1: Site Location
Map 2: Future Land Use
Map 3: Zoning
Map 4: Aerial Photography
Attachment 1: Site Photography
Attachment 2: Municipal Plan and Secondary Plan Policy Analysis
Submission 1: Site Plan
Submission 2: Elevation Plan
Submission 3: Height Comparison
Submission 4: Floor Plans
Map 3 - Zoning
Mike Cavanagh Homes, Ltd. - 25 Lower Cove Loop

(CBP) Business Park Commercial  (CM) Mixed Commercial  (T) Transportation
(CFM) Major Community Facility  (CU) Uptown Commercial
(CFN) Neighbourhood Community Facility  (ID) Integrated Development
(CG) General Commercial  (F) Park
(CL) Local Commercial  (RC) Urban Centre Residential

Section 59 Conditions
The City of Saint John
Date: April 8, 2020
View of site from Lower Cove Loop

View of adjacent buildings along Germain Street

View of site and area on opposite side of Germain Street

View of south side of Lower Cove Loop from Germain Street
### Municipal Plan Policy UD-9

Ensure all development proposals generally conform to the following General Urban Design Principles:

a. That new development respect and reinforce the existing and planned context in which it is located through appropriate setbacks, landscaping, buildings entrances, building massing, architectural style and building materials. Specifically, the built-form of new development shall be designed to achieve the following objectives for specific areas of the City:

   ii. In the Primary Centre and Neighbourhood Intensification Areas, as identified on the City Structure map (Schedule A), new development will be located and organized to frame and support the surrounding public realm and massed to fit harmoniously into the surrounding environment, including appropriate transitions in height and massing to areas of lower intensity development, as set out in Policy UD-11;

b. Locating building entrances facing the public street;

c. Designing sites to incorporate existing natural features and topography;

d. Designing sites to protect, create and/or enhance important view corridors to the water or landmark sites or buildings;

e. Incorporating innovations in built form, aesthetics and building function to encourage high quality contemporary design that will form the next generation of heritage;

f. Where appropriate and desirable, encouraging active pedestrian-oriented uses and a high level of transparency at grade to reinforce and help animate the public realm;

g. Designing sites, buildings and adjacent public spaces as complete concepts with integrated functions;

h. Using quality, durable building materials and a consistent level of design and detail for all elements of the building;

### Municipal Plan Policy UD-9

a. The proposal is set back to align with the adjacent buildings along Germain Street and Lower Cove Loop. The massing, although larger than immediately adjacent buildings relates favourably to the former Salvation Army building located on the same site to the north. The proposed building materials (stone and cementitious panels) introduce new elements to the neighbourhood.

b. The primary entrance is onto Lower Cove Loop.

c. Although the building is taller than surrounding buildings, the sloping site mitigates the impacts of building height, especially along the Germain Street and west facade.

d. The front and flankage facades respect view planes along Germain Street and Lower Cove Loop and the building height respects the existing view planes from areas to the north.

e. The proposal introduces new materials into the existing neighbourhood.

f. The stone facade along the first floor provides emphasis to the pedestrian scale.

g. The building shares exterior parking and access with the former Salvation Army building located to the north of the site.

h. The exterior design incorporated stone and cement panels.

i. Differentiation in building materials separates the at grade parkade from the upper stories. The balconies and primary entrance along Lower Cove Loop provide horizontal relief.

j. Although a six-storey building, the sloping site mitigates the height to five stories.

k. vi. See above

l. The proposal makes use of a vacant area and will add new residents to provide “eyes on the street.”

m. Parking will be screened from street view as it is provided in the rear yard and within an internal parkade.

n. See above.
i. Designing for visual interest by incorporating well-articulated building façades, landscaping, local history, public art and/or culture into sites and buildings;
j. Directing high-rise buildings to appropriate areas and ensuring their design is sensitive to the neighbourhood and/or heritage context;
k. Encouraging sustainability in design by:
   i. Utilizing reused, recycled, renewable or local building materials where possible;
   ii. Using green building or neighbourhood standards;
   iii. Designing for energy efficiency and alternative sources of energy;
   iv. Designing for water conservation and on-site stormwater management;
   v. Promoting the conservation and adaptive re-use of existing buildings and designing sites to retain mature trees;
   vi. Designing sites and buildings to work with, rather than against, the natural environment by designing according to the topography, hydrology, ecology and natural drainage patterns of the site and taking advantage of passive solar gain and natural light; and
   vii. Using native vegetation for landscaping where appropriate.
l. Designing sites and buildings according to the Crime Prevention through Environment Design (CPTED) principles to promote safety and security, in balance with other urban design goals; and
m. Locating and screening parking and loading facilities so they are generally not visible from the street, particularly in Centres and Neighbourhood Intensification Areas;
n. Limit surface parking between the front of a building and the public street or sidewalk;
o. Design safe and direct access to buildings for pedestrians, cyclists and transit users by providing walkways from the public street, transit stops, and parking areas to main building

o. and p. The building has at grade entrances onto Lower Cove Loop and from the rear of the building and provides an elevator.
q. See above
entrances and including bike parking and end-of-trip facilities, where appropriate, and mid-block connections where possible; p. Design sites and building accesses that are barrier-free, convenient and have clear signage; and q. Generally locating surface parking, outdoor storage, loading and other service areas at the rear or side of the property and buffering or screening these functions from adjacent properties and the public realm.

<table>
<thead>
<tr>
<th>Municipal Plan Policy UD-11</th>
<th>Municipal Plan Policy UD-11</th>
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<tr>
<td><strong>Ensure that new development and significant redevelopment in Neighbourhood Intensification Areas and Primary Centres will be designed to enhance the surrounding public realm and to complement the existing context while providing opportunities for intensification, where appropriate. In particular, development will demonstrate due consideration to:</strong></td>
<td>a. The proposal conforms to the established set back of adjacent buildings along Germain Street and Lower Cove Loop.</td>
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<tr>
<td>a. Designing sites and buildings for people as the primary focus and with setbacks that are generally consistent with those of adjacent buildings;</td>
<td>b. The stone finish on the first floor provides a relationship to the Public Realm. Sites on the opposite sides of Germain Street and Lower Cove Loop are vacant and do not provide a references for the 1:1 street wall. The building height will not create an adverse effect on the public realm.</td>
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<td>b. Creating animated, active streetscapes with interesting façades and human scale buildings and setbacks, particularly at the street level. Within the Uptown and other Urban Neighbourhood Intensification Areas, development should generally establish a human scale street wall with an appropriate ratio between the street wall height of the building and the width of the street;</td>
<td>c. n/a</td>
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<td>c. Where appropriate, ensure heritage streetscapes and Heritage Conservation Areas are reinforced with compatibly scaled and designed development;</td>
<td>d. n/a – Building is not located along a commercial street.</td>
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<td>d. Providing active ground floor uses and avoiding blank façades. Along commercial streets in the Uptown Primary Centre in particular, commercial uses shall be strongly encouraged at the ground floor of buildings with a high degree of transparency at grade to animate the public realm;</td>
<td>e. The proposed ground floor to ceiling heights (3.5 metres) are generally consistent with that of the former Salvation Army Building (3.3 metres).</td>
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<td>f. The sloping site allows the height to be incorporated in relation to existing buildings.</td>
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<td>g. The lack of a proposed step back is not anticipated to have a negative effect on street level conditions in terms of wind or loss of sun penetration. There would be increased shadowing in the late day along Germain Street, however this would receive some shadowing currently due to the existing built form the neighbourhood.</td>
<td>g. The lack of a proposed step back is not anticipated to have a negative effect on street level conditions in terms of wind or loss of sun penetration. There would be increased shadowing in the late day along Germain Street, however this would receive some shadowing currently due to the existing built form the neighbourhood.</td>
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<td>h. The building location is clearly articulated using materials and recessing.</td>
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<tr>
<td>i. Barrier free parking stalls are provided in the parkade.</td>
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<tr>
<td>j. The recessed main entrance provides protection from the elements.</td>
<td>j. The recessed main entrance provides protection from the elements.</td>
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<tr>
<td>k. Bicycle parking is provided in the first storey parkade.</td>
<td>k. Bicycle parking is provided in the first storey parkade.</td>
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**Attachment 2: Municipal Plan and Secondary Plan Policy Analysis – 25 Lower Cove Loop**

<table>
<thead>
<tr>
<th>Municipal Plan Policy UD-7</th>
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<td>Establish a height and built form framework in the Zoning Bylaw to ensure the intent for design excellence as part of the future City Structure is implemented.</td>
<td>The CPSP established a height framework, which limits the height of a building on this site at 14 metres but allows for additional height through a variance. Staff note the site on the</td>
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- e. Strongly encourage new development to provide ground floor ceiling heights that are consistent with the ground floor ceiling heights of adjacent buildings;
- f. Creating appropriate transitions in scale and height to areas of lower intensity;
- g. Defining appropriate standards for above grade step-backs and separation distances of buildings to ensure adequate street level conditions with respect to minimizing wind and maximizing sun penetration and sky exposure;
- h. Generally locating building entrances to connect directly to the public street network and clearly articulating the building entrance;
- i. Designing sites and buildings that are barrier-free, convenient and have clear signage;
- j. Promoting pedestrian comfort with appropriate landscaping, furniture, weather protection and buffers from vehicular traffic;
- k. Designing for active and alternative modes of transportation by providing convenient access to buildings from transit stops, including bicycle parking and end-of-trip facilities where appropriate, and mid-block pedestrian connections where possible;
- l. Designing sites and buildings to facilitate social interaction by including patios, courtyards, plazas and sidewalk amenity space wherever possible to enliven the public or semi-public realm;
- m. Designing sites and buildings for visual interest and maximum use in different seasons and at different times of the day;
- n. Including a variety of uses in buildings and/or sites to allow for a diversity of uses and users; and
- o. Encouraging shared elements between uses such as parking, entrances, landscaping and amenity spaces.

- l. Balconies will provide a degree of interaction with the public realm.
- m. The building is of a contemporary design and features a number of points of visual interest in its articulation such as balconies.
- n. n/a The building is a single-use residential building.
- o. Parking and access points are shared with the adjacent building (former Salvation Army Building).
opposite side of Germain Street from the site has a permitted height of 21 metres. This provides support for increased height on this site as the increased height would relate favourably to the proposed neighbourhood context.

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<thead>
<tr>
<th>CPSP Policy BD-3</th>
<th>CPSP Policy BD-3</th>
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| Establish specific provisions in the Zoning Bylaw to regulate the maximum height of development within the Central Peninsula to ensure clarity and predictability for investors, while ensuring future development is sensitive to the neighbourhood context. These provisions shall allow for minor variances in height in accordance with parameters in the Zoning Bylaw. | The provisions of the Zoning By-law provide for the required variances for height in accordance with the following criteria:  
- The proposed height variance does not negatively affect pedestrian street conditions and sun exposure and wind impacts are considered through the design.  
- That the proposal does not adversely impact the character of the City’s Heritage Conservation areas;  
- The general intent and purpose of Plan SJ, this Secondary Plan, and supporting By-laws is maintained. Solar and wind impacts would not be affected by the proposal and the site is not within a Heritage Conservation area. The above review of Policies UD-9 and UD-11 of the Municipal Plan notes the proposal conforms to these policies. |
| CPSP Policy BD-5  
Direct new tall buildings to areas where height currently exists, where height can be accommodated seamlessly, or where height is insulated from existing neighbourhoods due to topography or other site conditions. | CPSP Policy BD-5  
The proposal conforms to Policy BD-5 of the Secondary Plan with respect to building heights, as the site is the location of one of the higher buildings (Salvation Army building) in this area of the Peninsula. In addition, the sloping topography of the site serves to insulate the height of the proposed building from the surrounding areas to the north. |
| CPSP Policy BD-7  
Ensure the massing of buildings considers and protects the pedestrian street level experience; including sky views and sunlight penetration to the street while minimize wind. | CPSP Policy BD-7  
The development and associated variances will not affect the pedestrian street level experience as the site is already exposed to wind given vacant lands south of Lower Cove Loop. Both the existing built form and the permitted as-of-right building envelope, regardless of the required variances, affect impacts on late day sun exposure. |