

The Planning Report with respect to the project was forwarded to Council on October 15, 2007 and the project was given approval to proceed. The Public Hearing with respect to the related Rezoning By-law No. 16479 for the project was held on November 7, 2007. Council subsequently granted Third Reading to Rezoning By-law No. 16479 at the same Regular Council – Public Hearing meeting.

Subsequent to the Public Hearing, however, changes were made to Interim Density Bonus Policy O-54 and, as a result, the wording of CD By-law No. 16479 needed to be amended to ensure that the applicant provided amenities in accordance with the amended Interim Bonus Density Policy No. O-54, rather than in accordance with the original October 15, 2007 Interim Bonus Density Policy. Further, subsequent to Third Reading of the Rezoning By-law, the applicant's architect discovered that errors had been made in calculating various aspects of the project. As a result, the density of the project as proposed was, in fact, greater than the density that was outlined in the October 15, 2007 Planning Report to Council. The floor area ratio (FAR) of the project, which was originally thought to be 5.44, was actually 6.20 (or 6.02 once the proposed indoor amenity space area was excluded from the FAR calculation).

To respond to the changes to the Interim Density Bonus Policy as well as the change in density and other project parameters, it was necessary to file Rezoning By-law No. 16479 and to create a new Comprehensive Development (CD) Zone By-law for the site. A second Planning Report for the project was reviewed by Council at the Regular Council – Land Use meeting on March 31, 2008, at which time First and Second Readings were given to a new CD Zone (By-law No. 16622). A Public Hearing with respect to the proposed rezoning was held on April 14, 2008. Following the Public Hearing, Council granted Third Reading to Rezoning By-law No. 16622.

DISCUSSION

Due to changing economic conditions the developer, Weststone Properties, chose not to proceed with the project following Public Hearing and Third Reading in April 2008. The developer is in the process of reviewing the project and, as part of this review, has requested that the architect undertake a redesign of the project in response to current market conditions. The redesigned project is illustrated in Appendix I.

The developer is proposing to eliminate the 4-storey wood-frame portion of the building and is proposing instead to construct 11, 2-storey townhouse units with rooftop terraces. The townhouse units will be located along 133 Street to continue the street facade proposed with the original scheme, and along the north side of the lot adjacent to the 8-metre (26-foot) wide walkway that runs east-west through the Weststone project site. The location of the townhouses along the west and north perimeter of the site, coupled with the high-rise tower on the east side of the site, creates an enclosed outdoor amenity area that mirrors the outdoor amenity space of the Weststone Phase 1 building located on the adjoining property to the south.

The proposed 36-storey tower on the east side of the subject site remains unchanged in terms of building footprint and height. However, the developer is proposing to amend the internal layout of the building by adding studio units on floors two to nine, which, as the units extend out from the exterior walls of the building, will result in greater articulation and interest to the building facade (see Appendix II).

Overall, the total number of units in the project has been reduced from 418 to 373, reducing the floor area ratio (FAR) on the site from 6.2 to 5.61. The total number of parking spaces, all of which are located underground, have been reduced from 485 to 431, which complies with the CD Zone for the site, and has resulted in the elimination of a half-level of underground parking.

Removing the 4-storey low-rise component of the building has also increased building efficiency. The cumulative effect of these changes has been to substantially reduce the cost of the project, thereby making the project more viable, which is important in today's economic climate.

The redesigned project conforms to the requirements of CD By-law No. 16622. However, the redesign of the project has resulted in a reduction in the amount of indoor amenity space, particularly as the majority of the indoor amenity space originally proposed was located on several floors where the low-rise section of the proposed building joined the high-rise section of the project.

The newly proposed indoor amenity space is now confined to the ground floor of the high-rise tower and will be comprised of a theatre, two large multi-purpose rooms, including one that accesses a large outdoor terrace and washroom facilities. The originally proposed workshop in the underground parking garage remains.

The proposed indoor amenity space will total 372 square metres (4,000 square feet), which is 747 square metres (8,000 square feet) less than the 1,119 square metres (12,000 square feet) required under the Zoning By-law (3.0 square metres/32 square feet per dwelling unit). It should be noted that the original proposal was also deficient in the provision of indoor amenity space relative to the Zoning By-law requirements.

At the March 31, 2008 Regular Council – Land Use meeting, Council approved the applicant's request to reduce the amount of indoor amenity space from 1,254 square metres (13,500 square feet) to 818 square metres (8,800 square feet), subject to the applicant adequately addressing the impact of reduced indoor amenity space in accordance with Council Policy O-48. As a result, the applicant is now asking that Council approve the revised reduction in indoor amenity space from 1,119 square metres (12,000 square feet) to 372 square metres (4,000 square feet), again subject to the applicant adequately addressing the impact of reduced indoor amenity space in accordance with Council Policy O-48.

Detailed redesign of the landscaping plan has not been undertaken and is contingent on Council's endorsement of the revised site and building designs.

After reviewing the proposed changes, it was determined that the proposed design changes resulted in a more open site layout with an increased and more accessible outdoor amenity area and in increased articulation of the proposed high-rise. As the proposed design changes result in an improved project, it was deemed to be unnecessary to refer the proposed changes back to the Advisory Design Panel.

Should Council approve the proposed design changes, the applicant intends to amend the previously filed disclosure statement for the project with a view to re-launching the marketing of the development in September 2009.

CONCLUSION

The proposed changes conform to the requirements and regulations of the CD Zone (By-law No. 16622). The proposed design changes have improved the functionality of the buildings and enhanced the building design. It is recommended that Council:

- Approve the proposed building design changes, as illustrated in Appendix I to this report, which will allow the related Rezoning By-law to proceed to Council for consideration of final adoption and Council consideration of final approval of the Development Permit; and
- Approve the applicant's request to reduce the amount of indoor amenity space from 1,254 square metres (13,500 square feet) to 818 square metres (8,800 square feet), subject to the applicant adequately addressing the impact of the reduced indoor amenity space in accordance with Council Policy No. O-48.

Original signed by

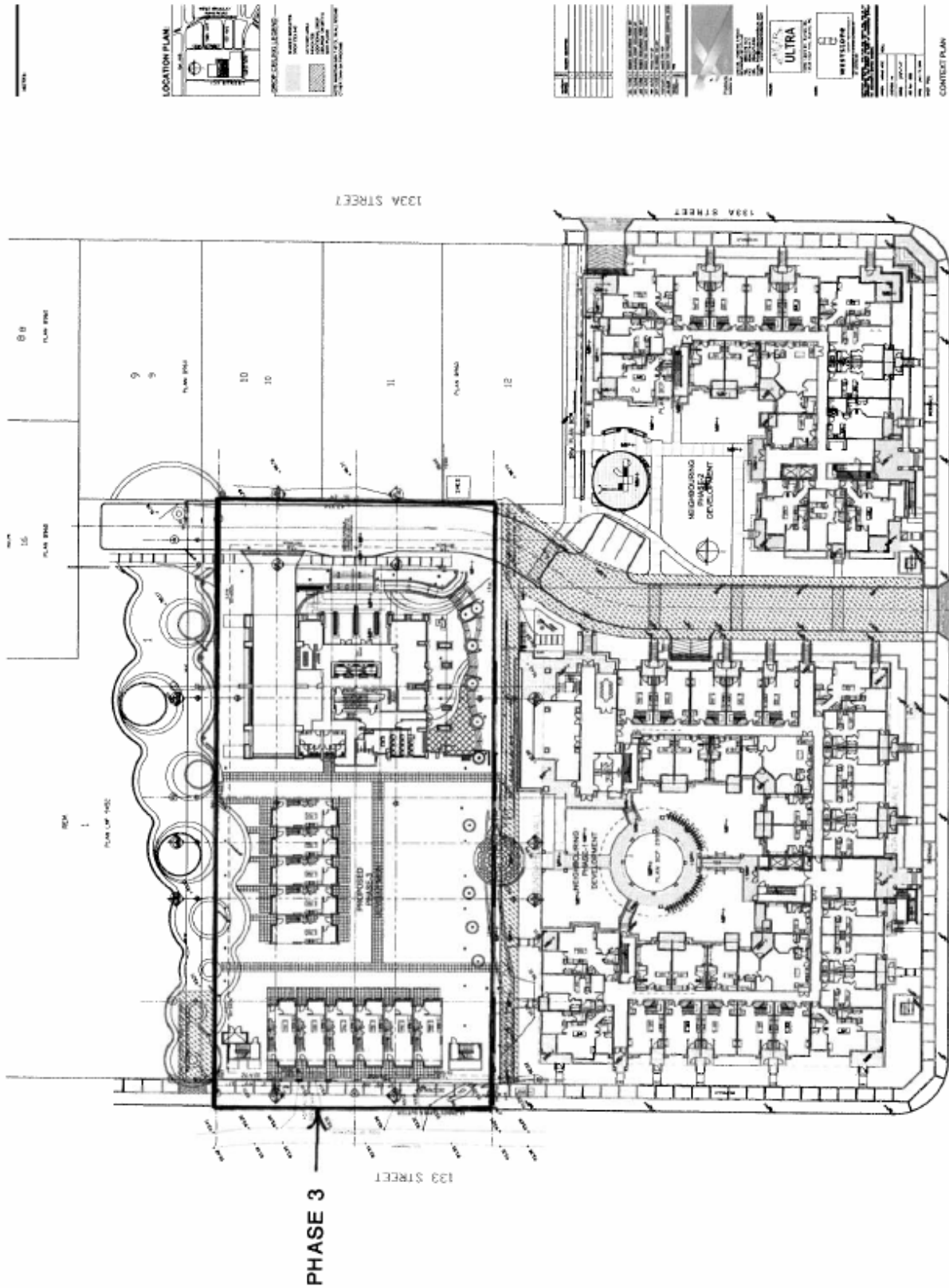
Jean Lamontagne
General Manager
Planning and Development

GAG/kms/saw

Attachments:

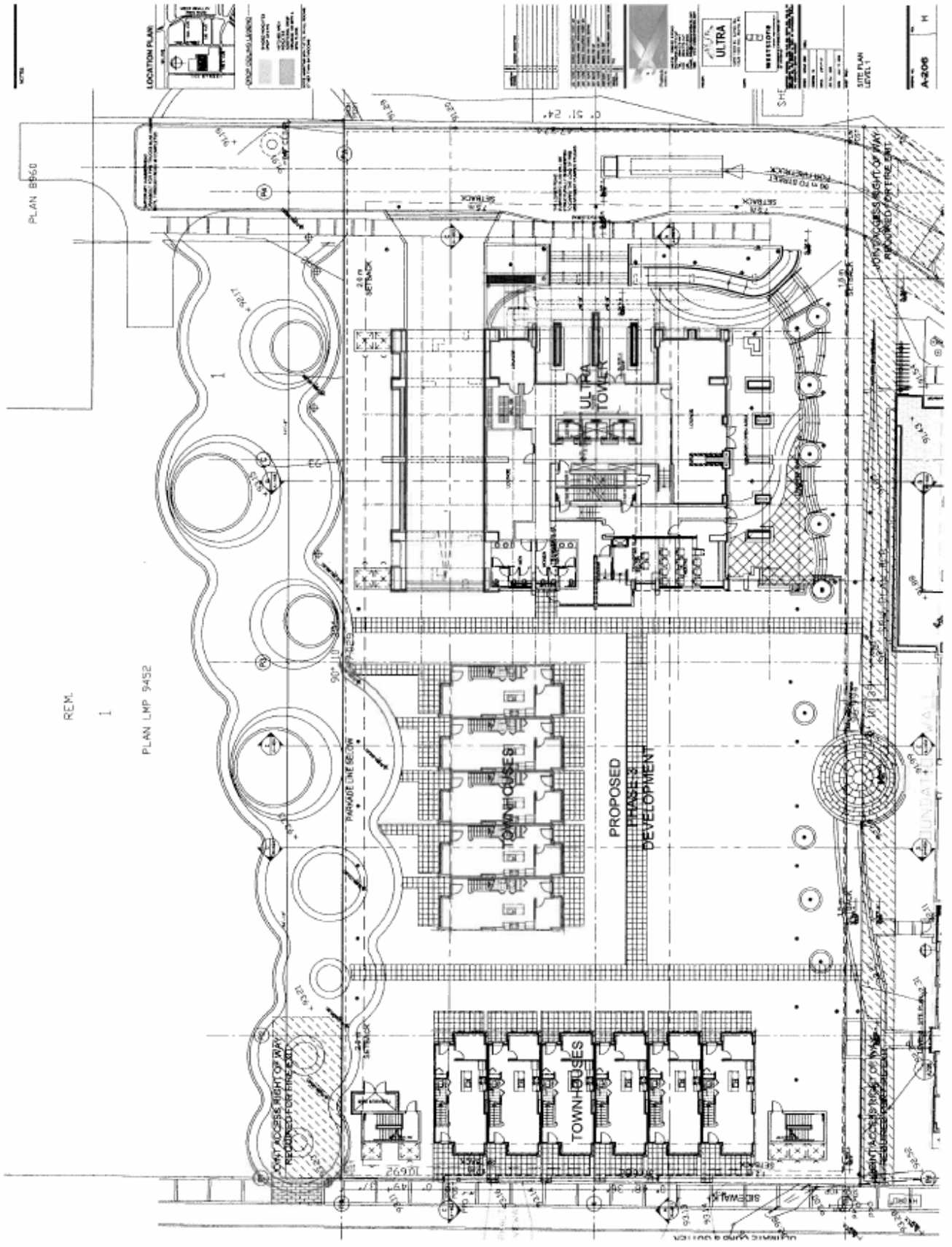
Appendix I Proposed Building Design Changes

Appendix II Perspective Showing Current and Proposed Building Massing



DATE: 08/11/11
 SHEET: A-103
 OF: H

CONTRACT PLAN
 1/10/11



REM.

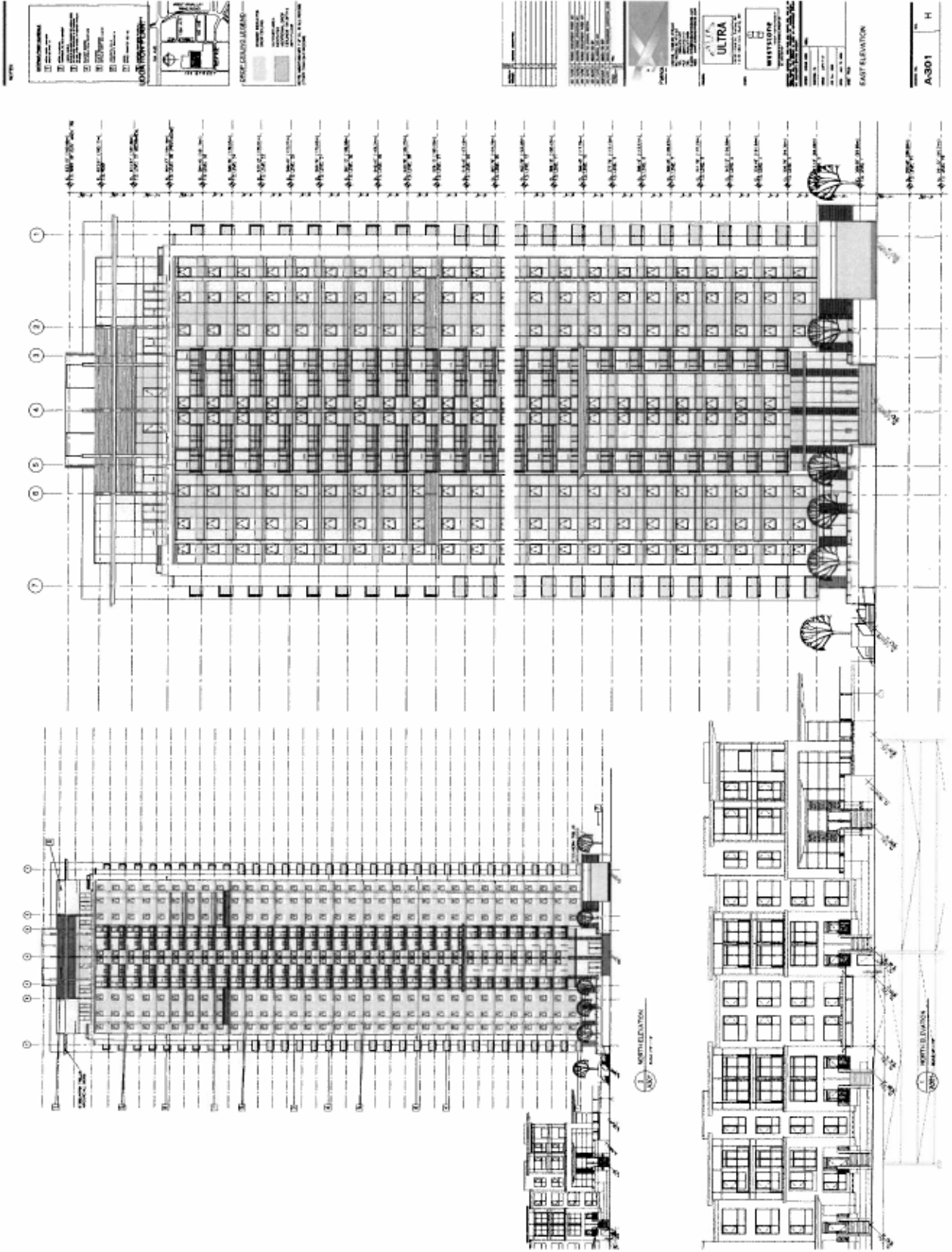
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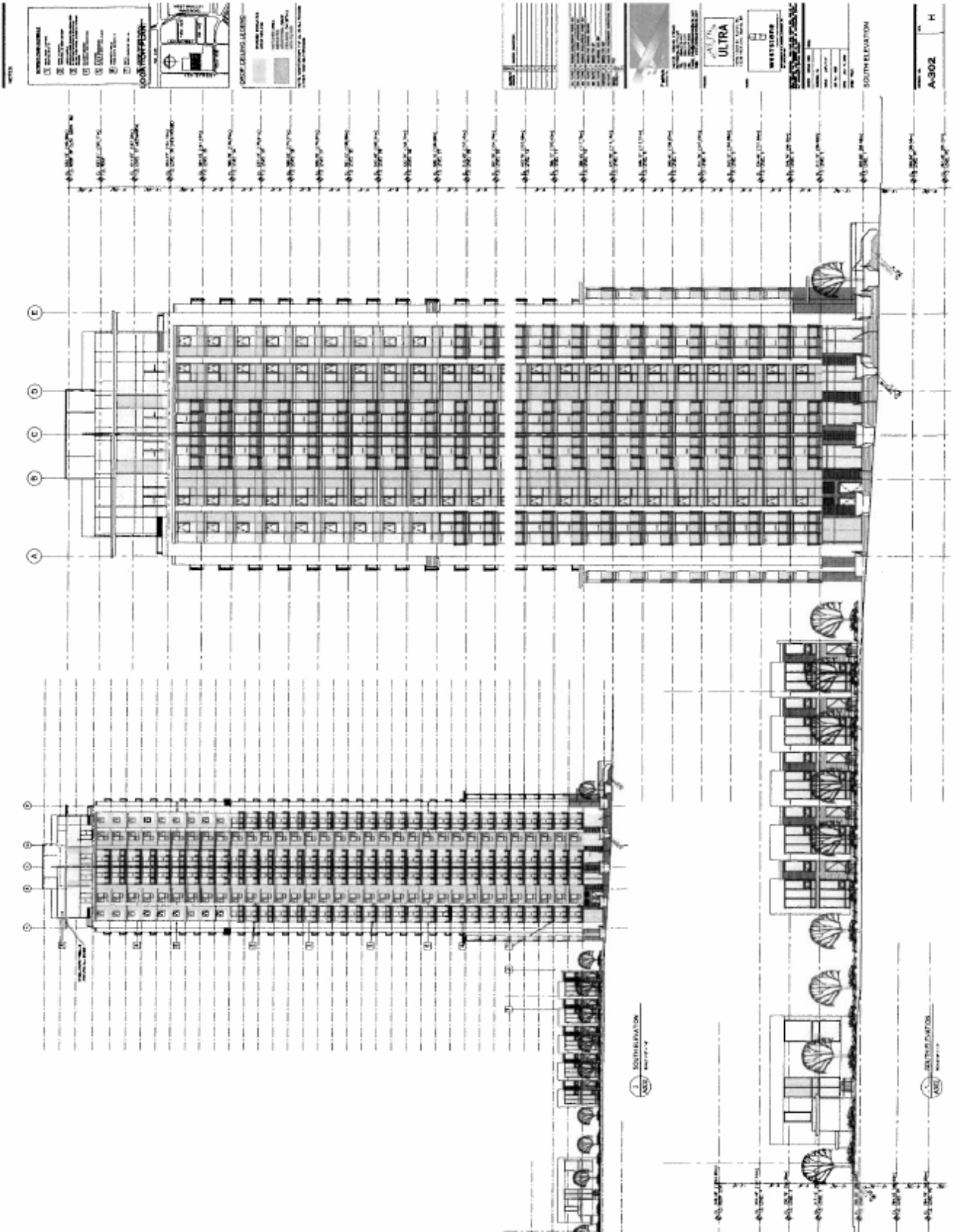
PLAN LMP 9452

PLAN B860

A-206

1/4"





Architectural drawing showing elevations and sections of a building. The drawing includes a large elevation on the left, a smaller elevation on the right, and a section view at the bottom. The drawing is annotated with grid lines (1-7) and various notes.

LEGEND

- BRICK
- CONCRETE
- GLASS
- METAL
- STAINLESS STEEL
- WOOD

NOTES

1. REFER TO SHEET A-302 FOR DETAILS OF CURB AND PLANTINGS.
2. REFER TO SHEET A-302 FOR DETAILS OF CURB AND PLANTINGS.
3. REFER TO SHEET A-302 FOR DETAILS OF CURB AND PLANTINGS.
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WEST ELEVATION

WEST ELEVATION

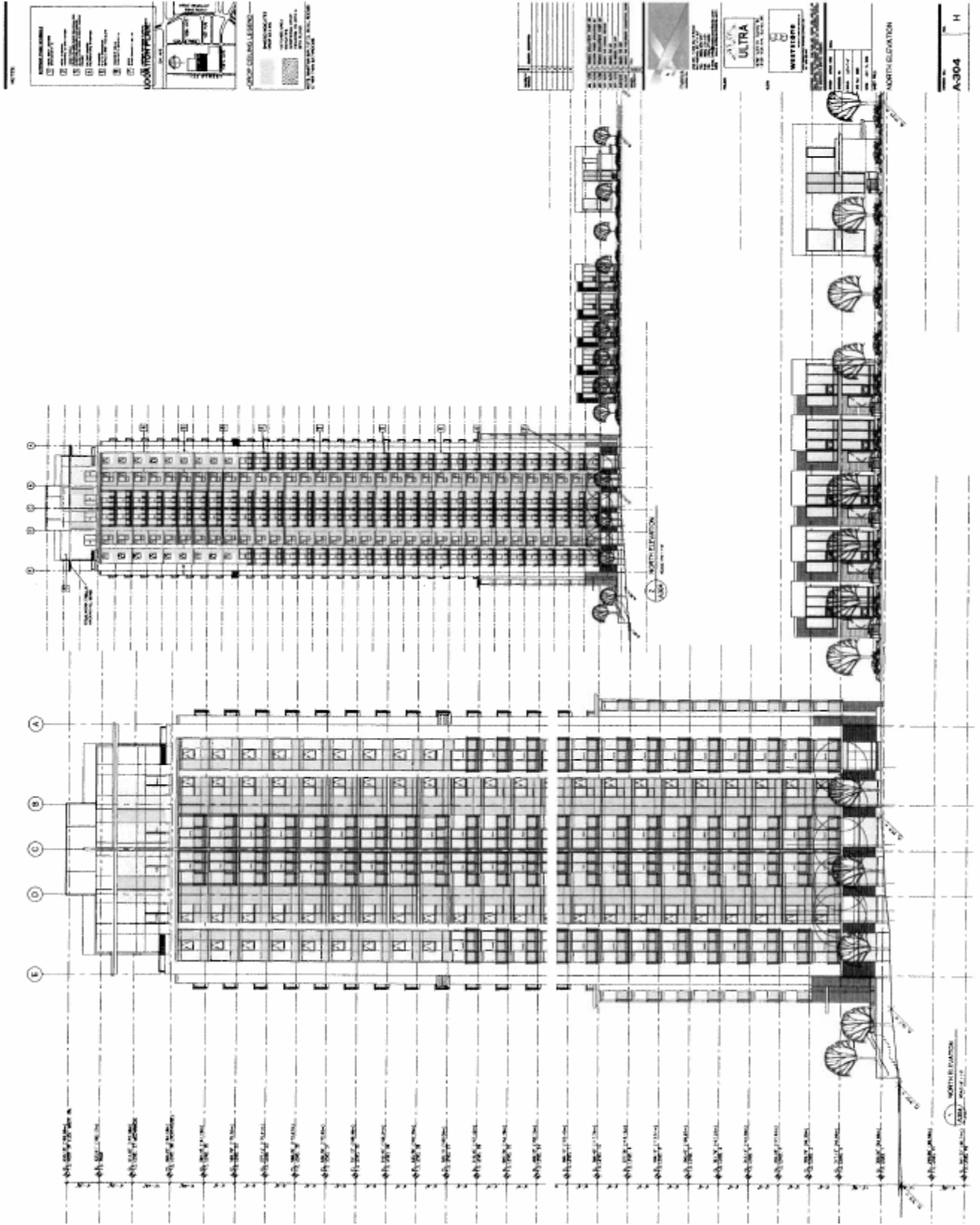
SECTION

ULTRA

WEST ELEVATION

A-303

H



NOTES:



Urban Village Phase 3

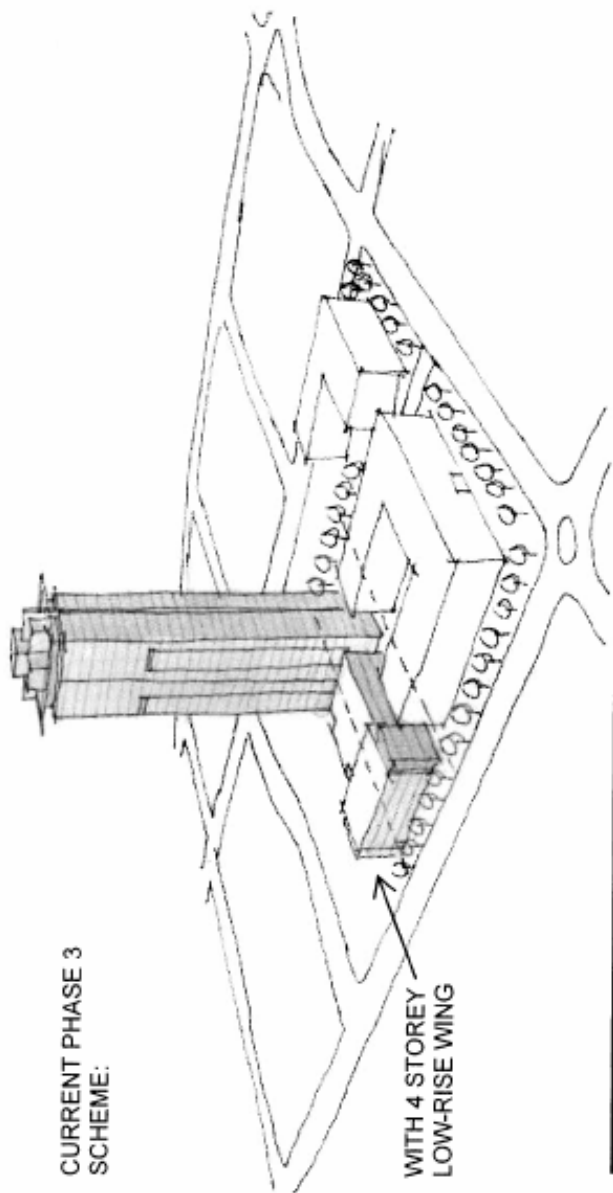
PROPOSED REVISION:

July 20, 2009

APPENDIX II

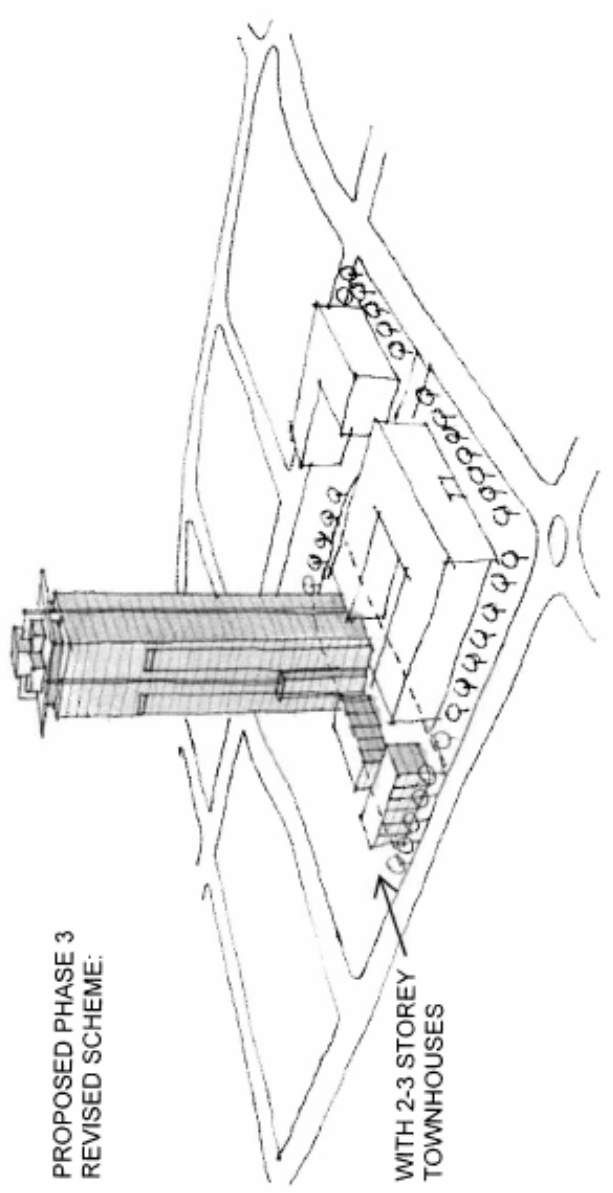
SK-1

CURRENT PHASE 3 SCHEME:



WITH 4 STOREY LOW-RISE WING

PROPOSED PHASE 3 REVISED SCHEME:



WITH 2-3 STOREY TOWNHOUSES