

MEMORANDUM

Date: December 1, 2014 Our File: 1010-20-14-055
To: Design Review Committee
From: Andrew Browne, Senior Community Planner
Re: **2290 Marine Drive**

APPLICATION TYPE & BACKGROUND

IBI Architects, on behalf of Cressey Seaview Development Ltd., has submitted a Development Permit application for a new residential high-rise at the apartment-zoned site at Marine Drive & 23rd Street. The site, currently home to Seaview Gardens (a pre-Strata Property Act housing corporation of 47 units), was acquired in late 2013. As the site is already zoned and the application is proceeding as a Development Permit, the process for consideration is relatively simple in comparison to the scope of the proposal.

PURPOSE

The Development Permit, with variance for building width, is appearing before the DRC for feedback and review of its form and character.

CURRENT PROPOSAL

A 15-storey residential high-rise is proposed for the existing, zoned-site within the Ambleside Apartment Area. The zoning allows for a building of 54.9 m (180 ft) and 20 storeys in height, with a maximum FAR of 1.75. Highlights are as follows:

- A 15-storey residential tower comprised of three volumes of 10-, 14-, and 15-storeys, along with three ground-oriented townhouses in the base;
- 35 units with 89 parking stalls and bicycle parking within individual unit garages;
- Underground garbage and recycling handling;
- Tower floor plates in the range of 8000 sq ft up to Level 9, and 6800 sq ft above it, and unit sizes starting at about 2000 sq ft;
- Reconfiguration of the Bellevue Ave and 23rd St frontages to convert informal, 90 degree parking to parallel parking with a full urban curb and sidewalk, with a net increase of one additional on-street parking spot; and,
- Proposed preservation of the significant stand of trees at the corner of Marine & 23rd.

ITEMS TO ADDRESS

Staff would like the Committee to consider the following questions in their deliberation on the Development Permit submission.

1. Arrangement of building massing on the site with respect to context, neighbours, views, shadowing, topography, existing vegetation, etc.
2. Architectural massing and style, and the selection and application of materials.
3. The application's conformance with the Development Permit Area guidelines.
4. The requested variance to maximum building width (100 ft max, 111 ft proposed).
5. Legibility of townhouse entrances as residential and semi-private in nature.
6. Legibility of principal entrances to the residential lobby.
7. Proportion of wall-to-window, measures for energy efficiency, control of solar gain and cold bridging, and ease of long-term and cost-efficient maintenance.
8. Treatment of the ground plane and topography including site circulation, retaining walls, landscape treatment and plant selection, and sufficiency of measures intended to protect the significant stand of trees at Marine & 23rd.

Attachments

- DP Area Guidelines
- 2290 Marine Drive Development Permit Application #1 booklet (December 4th 2014, 51 pages, 11x17, colour, coil-bound)