

Date: December 1, 2014
To: Design Review Committee
From: Andrew Browne, Senior Community Planner
Re: **2290 Marine Drive**

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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)