

73 STE-CECILE STREET

DESIGN BRIEF

19 December 2024



73 STE-CECILE STREET | PROPOSED DEVELOPMENT - AERIAL VIEW FACING NORTH
| 2415 | SCALE NTS



73 STE-CECILE STREET | PROPOSED DEVELOPMENT - AERIAL VIEW FACING WEST
| 2415 | SCALE NTS



73 STE-CECILE STREET | VIEW FROM STE-CECILE STREET FACING WEST
| 2415 | SCALE NTS



73 STE-CECILE STREET | VIEW OF FRONT ELEVATION FROM STE-CECILE STREET
| 2415 | SCALE NTS



73 STE-CECILE STREET | VIEW FROM STE-CECILE STREET FACING EAST
| 2415 | SCALE NTS



73 STE-CECILE STREET | VIEW OF REAR YARD FACING SOUTH
| 2415 | SCALE NTS



73 STE-CECILE STREET | VIEW OF REAR YARD FACING WEST
| 2415 | SCALE NTS

RESPONSES TO URBAN DESIGN COMMENTS FROM THE PRE-APPLICATION CONSULTATION

Building height – To help mitigate the impact of the additional 2.6m in height, we recommend setting the top floor back by 1.5m from the front facade. In addition, removing the roof that covers the top floor balconies may assist in reducing the impact of the additional height and massing.

The original design of the building had the top floor set back 0.3m, and the design has been revised to provide a step back of 0.75m at the top floor. The design of the building now has 48% of the front elevation setback from the front wall of the building by at least 0.75m. We feel that this revision to the design provides sufficient transition to mitigate the additional building height being requested.

The zoning by-law requires a balcony or porch for each unit that faces the street and these are required to have minimum area of 2m2. The drawings show balconies for the upper units. The applicant is requested to provide the dimensions of these balconies and to indicate how the zoning requirement is being met for the below grade units that face the street.

The updated plans show dimensions for the balconies and porches facing the street and confirm that they are all well in excess of the required 2m2 area. With respect to balconies facing the street, as per Section 161 (15)(j)(ii):

“in the case of a lot of 15 metres width or greater, one balcony or porch for every unit that faces a public street at or above the first storey;”

This being the case, the zoning requirement does not apply to units that are below grade.

Landscape requirements – The Zoning by-law requires 30% of the total lot to be landscaped and 40% of the front yard to have soft landscaping. It is unclear if these percentages are being met. The applicant is asked to provide a drawing which demonstrates that the provisions of the by-law have been met.

The revised site plan provides an updated table showing that the front yard soft landscaping is at 53%, and this does not include the area occupied by planters. The rear yard soft landscaping is at 78%.

The connections of front doors to the sidewalk are important elements to further break up the large mass into smaller elements to blend with the scale of the neighbourhood.

Agreed, and this was a key element in the development of the design for this project.

Bike parking – All required bike parking/storage for residents should be located internal and/or in the rear yard where it is weather protected and hidden from the right-of-way. If bike parking is located in the front yard, it should be reserved for visitors only.

Bike parking is provided for the project at a ratio of 1:1, and is comprised of 36 indoor spaces and 6 outdoor spaces that are covered and are in the rear yard.

Tree planting is required. The landscape plan should show 4 trees in the front yard and 3-4 trees in the rear yard.

Noted, please refer to the landscape plan for details on tree planting