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## MEMORANDUM

June 22, 2018

**TO:** Andrea Law, Chair, Development Permit Board  
Paul Mochrie, Deputy City Manager  
Gil Kelley, General Manager, Planning, Urban Design & Sustainability  
Cheryl Nelms, Deputy City Engineer

**COPY TO:** John Greer, Chair, Development Permit Staff Committee  
Marie Linehan, Development Planner  
Chalys Joseph, Engineering  
Camilla Lade, Meeting Coordinator, Development Permit Board

**FROM:** Troy Tenney, Project Facilitator

**SUBJECT:** 129 Keefer Street - DE420078  
Amended Conditions for Approval

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Staff request that the conditions outlined in the Development Permit Board report for this application be amended to revise Conditions 1.5, 1.6 and 1.7, as follows:

Condition 1.5 amended:

design development to delete the angled brick frame element surrounding main façade;

Condition 1.6 amended:

design development to the main facade to achieve a composition that is more compatible with historic buildings in the neighbourhood, including:

- i. strengthen the expression of two vertical bays reflecting the historic 25 ft. parcelization pattern through the use of brick piers;
- ii. strengthen the expression of a hierarchical tri-partite composition as follows:
  - a. Cornice: provide a prominent upper cornice element to cap the main façade. The cornice profile and material should be distinct from the vertical brick piers.
  - b. Middle Facade: bring the middle façade forward to align generally with the adjacent building to provide a consistent street wall with inset balconies. In particular, ensure delicate ‘filligree’ expression of balconies consistent with renderings.

- c. Lower Storefront Facade: bring the storefront forward to align with street wall. Provide inset residential and retail entries at the storefront with tile surface in-keeping with traditional entries. Provide finer detail with further divisions in the mezzanine glazing in comparison to the ground floor storefront. Provide finer detail at the base plates at the storefront. Aluminum storefront may be considered with further consideration of colour and details for frame and base plate to be less generic.
- iii. provide continuous weather protection with retractable cloth awnings in each 25 ft. bay and of a minimum horizontal extension of 8 ft. Consider colourful awnings to better fit with the neighbourhood character.

Note to Applicant: The revised façade design attached to this memo as Appendix A is generally acceptable subject to further detail design development as recommended in the conditions of approval.

Condition 1.7 amended:

design development and provision of large scale details for the following façade component to ensure high quality and visual richness in keeping with historical buildings in the neighbourhood:

- i. cornice;
- ii. brick piers;
- iii. main façade windows and balconies (posts, railing, soffits);
- iv. retractable awnings; and,
- v. lower façade (storefront and mezzanine).

Note to Applicant: Confirm brick will extend along the exposed portions of the side party walls.

Marie Linehan will outline these changes at the Development Permit Board meeting of June 25<sup>th</sup>, 2018. We ask that following this presentation, you allow these amendments to be read into the record and that the Board vote on this application based on these revised conditions.

Please let me know if you have any questions or concerns regarding the above.

Thanks,

Troy Tenney  
Project Facilitator



Appendix A - Revised Façade Design