



Excerpt from June 8, 2020 CPAC Meeting

Rezoning – 3015-3093 Murray Street (Mosaic Ave Developments)

4.1 Report: Planning and Development Department – Development Planning Division, dated May 15, 2020

The Senior Planner gave a presentation regarding the rezoning application, including information on the project site, current land use designations, key features of the proposal, and issues related to the Mixed-Employment designation.

The applicant gave a presentation on the application, including information on project team, site context and programming, commercial units for sale, building form and massing, site influences including proximity to the rail tracks, design and vision, park amenities, building materials, sustainability features, public art and community amenity contributions.

Staff and the applicant answered questions regarding: the potential purchase of the neighbouring industrial property (3011 Murray Street); whether the mixed employment or the residential use is taking precedence in this project; whether the City is targeting this area for the City to increase the amount of employment-generation use; the small percentage of floor space for employment generation use; the removal of the laneway access requirement; the massing setback guidelines in the Official Community Plan (OCP); whether the access to the rooftop amenities is barrier free; the use of reflective roofing; the use and specifications of the reflective roof; the location and purpose of the loading dock and the lack of connecting access to the retail units; traffic impact to Murray Street and Electronic Avenue; the reduced parking requirement; the potential diversion of traffic from Murray Street to St. Johns Street; whether hempcrete has been considered as a construction material; the rationale for not incorporating more solar panels in multi-family dwellings with expansive roofs; incorporation of bird-friendly window treatments; the location of the future bike lane along Murray Street and potential conflict with street loading uses; whether this project will be considered by the Advisory Design Panel after the Panel's reinstatement; the location of the bicycle parking and potential security concerns; allocation of responsibility for maintaining the common area work rooms; bathroom infrastructure for the commercial units; the availability of storage lockers; whether the developer has reached out to the local breweries and area tenants for feedback; the accessibility to the common areas and the parkade; the low number of adaptable units at only 26%; handicap parking allotment; consideration of a potential contribution to the revitalization of Inlet Field; and whether it would be possible to add office space to the second floor.

The Committee noted the following in discussion:

- there are different statements from the developer and the owner of 3011 Murray Street regarding the potential purchase of that lot; the developer should reach out to the owner of the lot to follow-up;
- some members suggested that this is not be the right project along Murray Street, as this project is primarily residential, and more light industrial spaces and employment generating uses are necessary in the City;
- the lack of light industrial uses for the arts does not support the ecology of the “City of the Arts”;
- consider increasing the number of commercial strata units or commercial floor space to increase the amount of employment generation use;
- residential buildings cannot be easily be adapted to further use, but a commercial use dimensioned structure can be more adaptable over time.
- consider adding office space on the second floor of the project to increase employment generation use;
- one member suggested that this project may require an OCP amendment as this project is primarily residential and does not conform to the OCP’s intent for this site which is mixed employment use;
- the OCP should be reviewed to tighten up the language and words;
- concerns were expressed about the location and functionality of the loading dock;
- more solar panels should be used in multi-family dwellings with expansive roofs;
- concerns were expressed that staff provided a score of 1/4 in the Community Building section of the report card despite community engagement not having been done;
- the architecture should reflect the proximity to the waterfront and the shoreline;
- one member noted that there has been a shift of light industrial uses to include more diverse and non-traditional light industrial uses with street-front presence, and this would be beneficial to the City;
- smaller commercial spaces will be an asset to the City; and
- allowing the commercial units to be purchased provides stability.

CPAC20/027

Moved, seconded, and CARRIED

THAT the meeting be extended for 30 minutes.

The Committee continued its discussion, noting the following:

*Amended by resolution
CPAC20/029*

- one loading bay may not be sufficient for the commercial units;
- the elevated park, like the one currently in Suter Brook, may not be well-used, as trees may not grow properly, and there may be noise issues;
- concerns were expressed about significant and unsustainable increases in strata fees; making the three buildings separate stratas might improve affordability;
- higher water use in higher density dwellings requires durable piping material; copper piping should not be used;
- include more native plants in the planting palette;
- cotoneasters are invasive, and should be replaced with native species that produces berries; Japanese ~~sedge~~ spurge is overused and are semi-invasive; Boston ivy can be substituted with trumpet vine, or something that has pollinator value;
- more innovative approaches to rainwater capture should be included;
- there are too few adaptable units and the developer should aim for 50% adaptable units; converting units into adaptable units later could be expensive;
- accessibility to the common areas and the parkade is too complicated; there should be greater accessibility in the building; and
- consider lighting impacts from Inlet Field and possible mitigation.

CPAC20/028

Moved, seconded, and CARRIED

THAT staff and the applicant consider the comments provided during the Community Planning Advisory Committee meeting of June 8, 2020 regarding the rezoning application presented in the report dated May 15, 2020 from the Planning and Development Department – Development Planning Division regarding Rezoning – 3015-3093 Murray Street (Mosaic Ave Developments).