

ADP22/020

Moved, seconded, and CARRIED

**THAT the Rezoning (Stacked Townhouses) – 2901-2909 St. George Street (City Link Development) proposal be endorsed subject to the applicant addressing the following specific items:**

- addition of storage outside of units in parkade by reducing parking stalls;
- inclusion of sprinklers in the storage spaces below the courtyard spine;
- study possibility of retaining some of the trees at the centre of the south side of the site;
- consider using lighter material treatment at/in the interior courtyard to improve darker areas at stairs and overhangs;
- review selection of new street tree species to ensure conflict with existing power lines is minimized or avoided;
- study possibility of providing additional tree species along Hugh Street to provide more shading;
- ensure proper coordination between existing street equipment and new landscaping;
- confirm location of mailbox to ensure location works well with pedestrian flow;
- explore relocation of patios at grade from courtyard to exterior of building to animate the street fronts, eliminate lawn, and expand planting beds;
- collaborate with the City to improve proposed streetscape (street trees, bioswales, curbs, let downs, and visibility for drivers);
- confirm transition between parkade ramp and sidewalk at St. George Street is acceptable;
- clarify public art component on project;
- study improving accessibility for the ground units, look at introduction of ramps if possible;
- addition of pollinator and bird friendly plants in the courtyard;
- review proposed plants to ensure appropriateness for light exposure, soil volume, and mature size;
- flexibility of setbacks to determine if some existing trees can be retained if setbacks are increased;
- reduce linearity of landscape to create more diversity, explore connection with adjacent park;
- explore reduction of parking stall to provide additional amenity spaces;
- revise unit mix that proposes increasing three-bedroom units and larger two-bedroom units, with a reduction of one-bedroom units if required;
- explore possibility of increasing the size of the courtyard by reducing the street setbacks and improving quality of spaces within courtyard;
- feasibility of metal roof versus proposed asphalt roofing; and
- confirm adequate sizing of gutters.