

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.**