

Re: Item No. 12.1

The Committee felt the overall building design is not consistent with the Design Manual with respect to prominent civic frontage, namely, more distinct articulation and architectural features to reinforce visual prominence and the historical nature of the site. The Committee further recommended that further consideration be given to sections 3.2.1A, 3.3.1D, 3.3.3A, 3.4.1B, 3.1.1C, 2.3.2 of the Design Manual and requested that the Architect attend the Committee meeting to respond to questions should the application return.

3.2.1 A - massing



Case 22511

1144-1150 Barrington Street



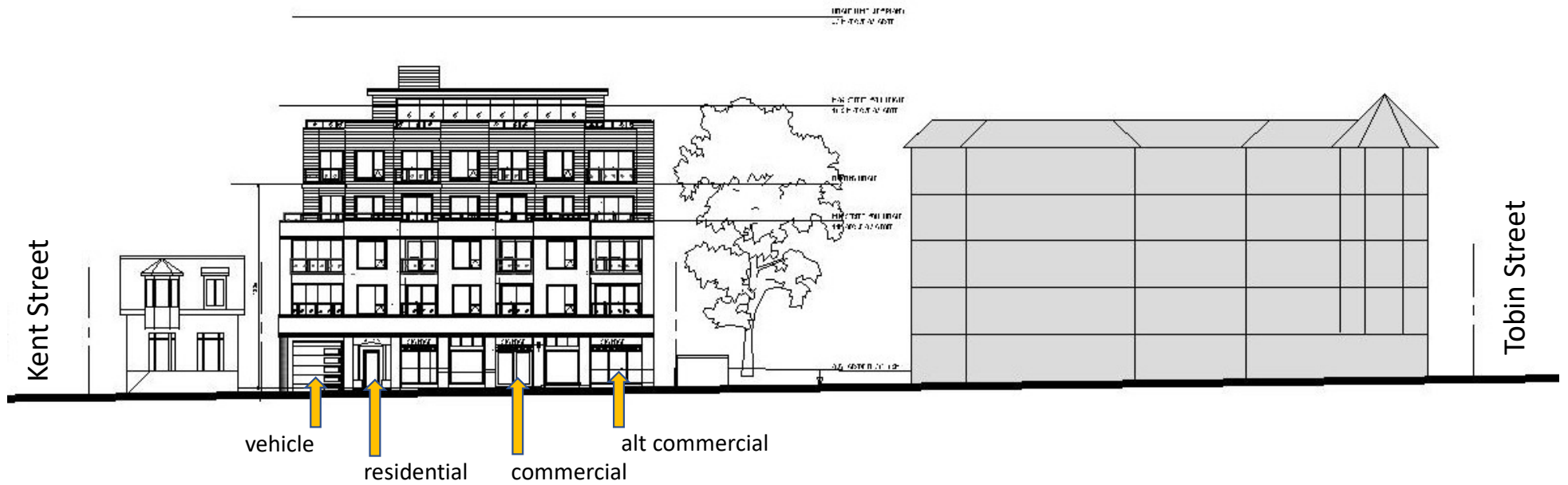
3.3.1.D materials



Case 22511

1144-1150 Barrington Street

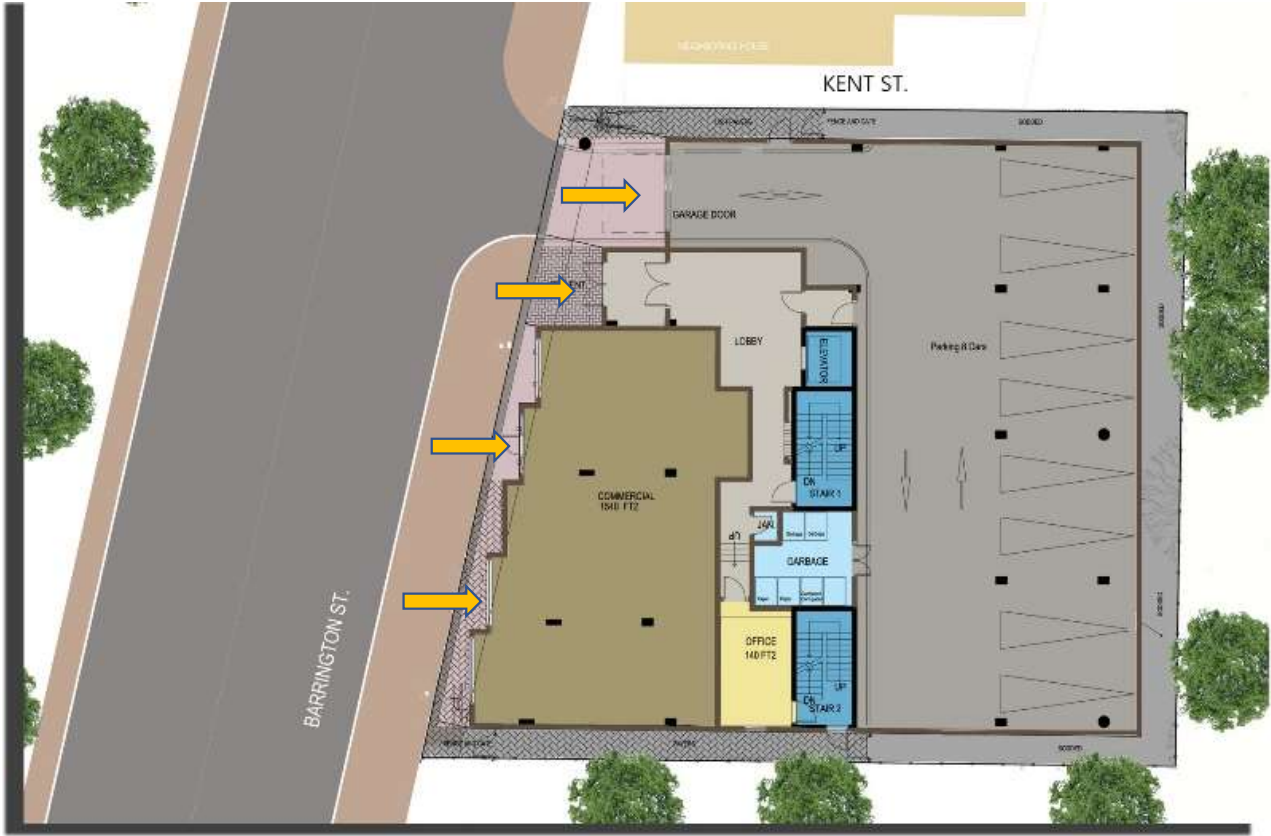
3.3.3 A emphasis on entries



Case 22511

1144-1150 Barrington Street

3.1.1 C frequent entries



GROUND LEVEL

3.4.1 C prominent civic frontages



Case 22511

1144-1150 Barrington Street

Based on the above analysis, this appeal is based on our assertion that insufficient support was provided by the DRC to justify a refusal of substantive site plan approval

Additional considerations,

Section 2.3.2, cited in refusal, does not exist

Public information meeting held 24 July 2019, no one attended

Proposal had support of planning staff and development officer

This massing will not be permitted under Old South Neighborhood rules

Upper floors will require 12m stepback

Will result in a 9 storey mass pushed hard to rear of site

Creates a discontinuity in the civic frontage, makes an awkward transition to adjacent low rise neighborhood and leads to awkward and inefficient internal planning