

# Planning and Urban Development Department

## Planning Division

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**Subject:** B-2c Design Review – 72 Bishop Street  
**Written by:** Caitlin Cameron, Urban Designer  
**Date of Review:** Wednesday, April 29, 2015

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On Wednesday, April 29, a design review was performed for 72 Bishop Street by Caitlin Cameron, Urban Designer, Nell Donaldson, Planner, and Alex Jaegerman, Planning Division Director, all within the Planning Division of the Department of Planning & Urban Development. The project was reviewed against the *Two-family, Special Needs Independent Living Units, Multiple-family, Lodging Houses, Bed and Breakfasts, and Emergency Shelters Standards* (Section (i) of the Design Manual).

### **Design Review Comments** (*red text denotes standards that are not met*):

*Standard 1* – The surrounding context tends to be more commercial in use and character. Additionally, the neighboring residential context is most often single-family or other small-scale buildings. Therefore, the multi-family, large-scale building proposed is not the same type of residential project and is therefore not able to have the same character. The project uses a mix of building materials that, in combination with the fenestration, projections, and the varying forms and roof lines, provide positive visual interest as stipulated in the Standard. **Staff would like to see the “bay” elements extended to the ground level which currently have an awkward relationship to the façade as floating elements.**

*Standard 2* – A building in a B-2 zone should contribute to the street wall. However, this property has an unusual lot configuration and very little frontage. As such, it is understandably difficult to build to the street. The principal entry is relatively close to the street and provides good visibility.

*Standard 3* – The project provides a garden space and screening and landscaping elements as required by the Standard.

*Standard 4* – Overall the project has a high level of fenestration to provide resident access to light and air. Storage is provided.

*Standard 5* – Parking is well screened and positioned away from the street. **However, more detail is requested regarding the height and material of fences around the property – visual and sound screening is desirable between the parking and neighboring property as well as between the outdoor seating area and neighboring property. What will be the landscape treatment at the Northeast face of the building?**

*Standard 6* – Not Applicable