

# 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:** Monday, June 29, 2015

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On Monday, June 29, a design review was performed for 72 Bishop Street by Caitlin Cameron, Urban Designer, Nell Donaldson, Planner, 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:**

*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.

*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. A direct pedestrian path is provided from the sidewalk to the main entry.

*Standard 3* – The project provides a garden space and screening and landscaping elements as required by the Standard. The outdoor seating area is screened from neighboring parking lots with a 6' solid wood fence. A 42" wood picket fence separates the wetland area from the seating area. Consider providing additional landscaping/screening to the Northwest property line to buffer dwelling units from the neighboring parking lots.

*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.

*Standard 6* – Not Applicable