

Applicant Submission



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RE: Land Use Redesignation (LOC2022-0153)

1901, 1905, 1913, 1915 5 ST SW - 1901 College | Plan 1913X, Block 2, Lots 1-4
From M-CGd72 to M-H1f3h24

The subject site, 1901 College, is situated at the intersection of 5 ST SW and 19 AV SW in the Inner City community of Cliff Bungalow. 1901 College derives its name from the historic street work undertaken by the Cliff Bungalow Mission Community Association Heritage Committee. The subject site consists of a contiguous corner lot assembly of four parcels at 1901-1915 5 ST SW with a site area of 0.21 hectares. Truman Development Corp. in partnership with Louison Investments Ltd. has retained CivicWorks and FAAS to undertake a concurrent Land Use Redesignation (LOC) and Development Permit (DP) process. The concurrent process ensures a high quality bricks and mortar design outcome that aligns with the proposed land use change.

The proposed LOC would transition the subject site from the existing Multi-Residential - Contextual Grade-Oriented (M-CGd72) District to the Multi-Residential - High Density Low Rise (M-H1f3h24) District to facilitate the development of a contextually responsive, street-oriented 5 storey multi-residential building, with a maximum FAR of 3.0 and maximum height of 24m (to accommodate rooftop amenity access and mechanical equipment - the building as currently proposed will largely measure +/-19m). For this to happen, a minor, map-based amendment to the Cliff Bungalow Area Redevelopment Plan (ARP, 1993) will be required. It is the professional opinion of the project team that the proposed concurrent applications are appropriate for the 1901 College site due to its adjacencies to everything future residents will need within walking distance of the site, including access to parks and open spaces, schools, transit, and commercial-retail/employment opportunities a block away along the 17 AV SW and 4 ST SW Main Streets and in the nearby downtown core.



The mature concurrent Development Permit (DP2022-06477, submitted September 2022) proposes 70 dwelling units with a range of 1-3 bedroom options. Truman will be offering



these dwelling units for sale as condominiums and will be introducing affordable purchase opportunities for 10% of the units through the Liberty Homeownership program. 87 motor vehicle parking stalls are proposed in a subgrade parkade, a supply that exceeds bylaw requirements by 17 stalls. Substantial bicycle parking (72 stalls) will also be provided to capitalize on nearby municipal investment in network infrastructure. The building proposes amenity spaces at grade in a rear yard courtyard and on the rooftop, which will be set back from west edge of the roof to prevent overlooking. From the initial design process, the approach recognizes a location that should accommodate greater density while employing setbacks and stepbacks to respond to differing built form contexts, gathering building mass toward street edges and away from low density neighbouring properties across the lane. On elevations directly neighbouring other properties, window sizes have been reduced. The building will be partially clad in brick to respect the heritage character of the community. This brick portion will cover the lower three storeys, will be articulated, and include street-oriented entries and an enhanced public realm to make the at grade experience pleasant for residents and citizens walking or wheeling by. The upper floors will be clad in a simple darker panelling to break down the visual perception of mass.

The 1901 College project team has undertaken robust outreach in support of the 1901 College proposal in Cliff Bungalow-Mission. The outreach process commenced in August 2022 upon submission of the LOC and provided opportunities across a variety of platforms for individuals and groups to learn about the vision and to share their comments and questions. Outreach formally concluded in mid December 2022 with the publishing of a What We Heard Report that summarizes outreach strategies and meetings, logs feedback, and responds to common feedback themes from citizens and community groups. It also outlines the changes that have been undertaken in response to feedback, which includes the addition of FAR and height modifiers to the proposed land use, an upgraded public realm, and voluntary developer-funded traffic bulbouts to improve all modes safety near the site. A condensed version of the What We Heard Report will be included in Administration's CPC report for review, while the full Applicant Brief 2.0 and What We Heard Report can be downloaded at the project team website, www.engage1901college.com.

Sincerely,

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