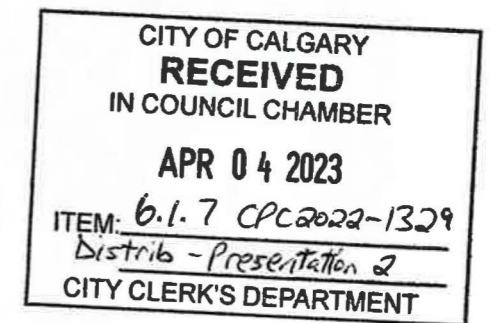


## APPLICANT SPEAKERS

1. Nazim Virani, President, Sarina Homes
2. Srimal Ranasinghe, Hive Developments
3. Tony Casola, Partner, Casola Koppe Architects



Public Hearing of Council

04 April, 2023

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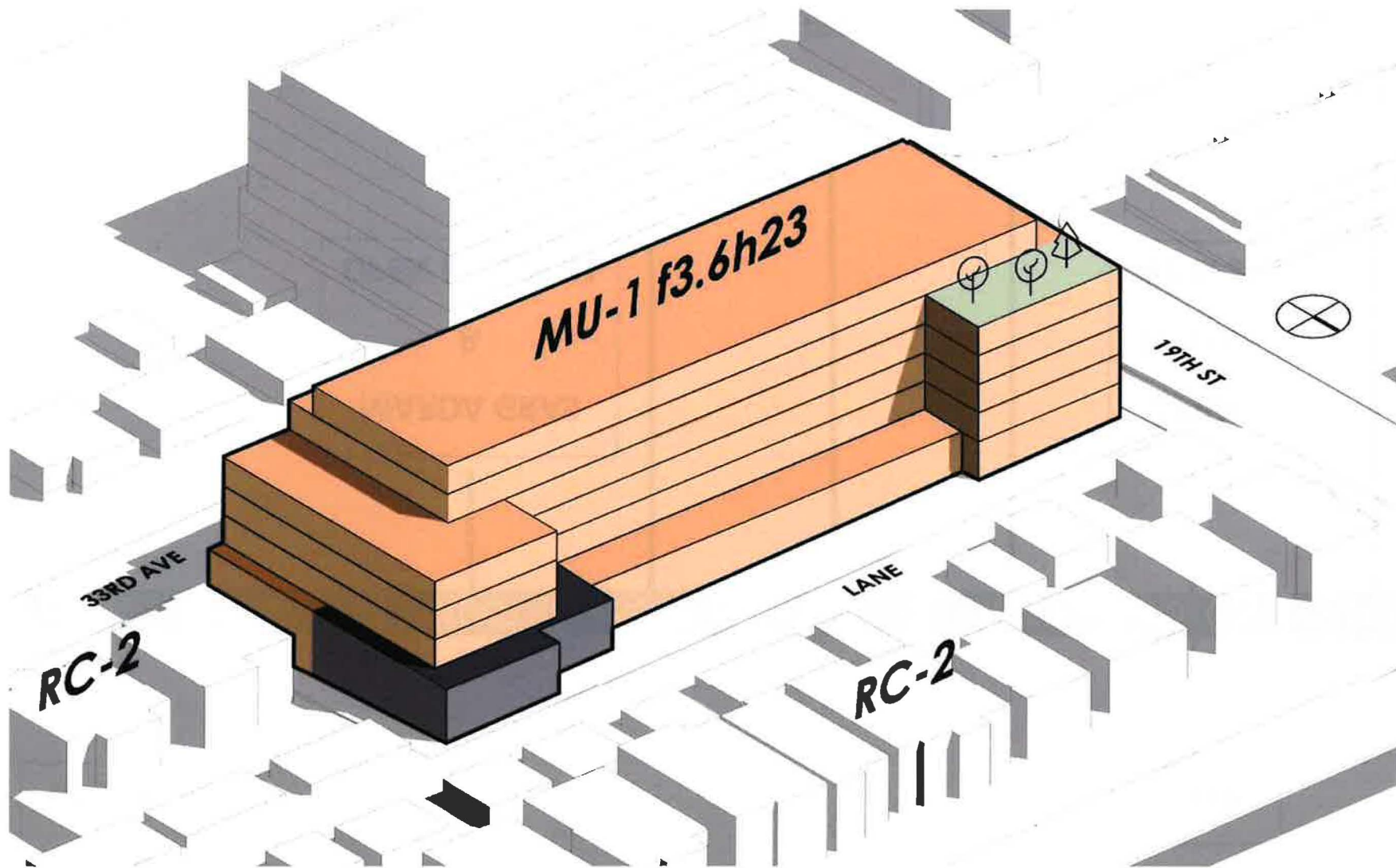
Nazim Virani, President, Sarina Homes

sarinahomes

# SARINA'S MARDA LOOP TRACK RECORD



# OUR '1900' PROPOSAL



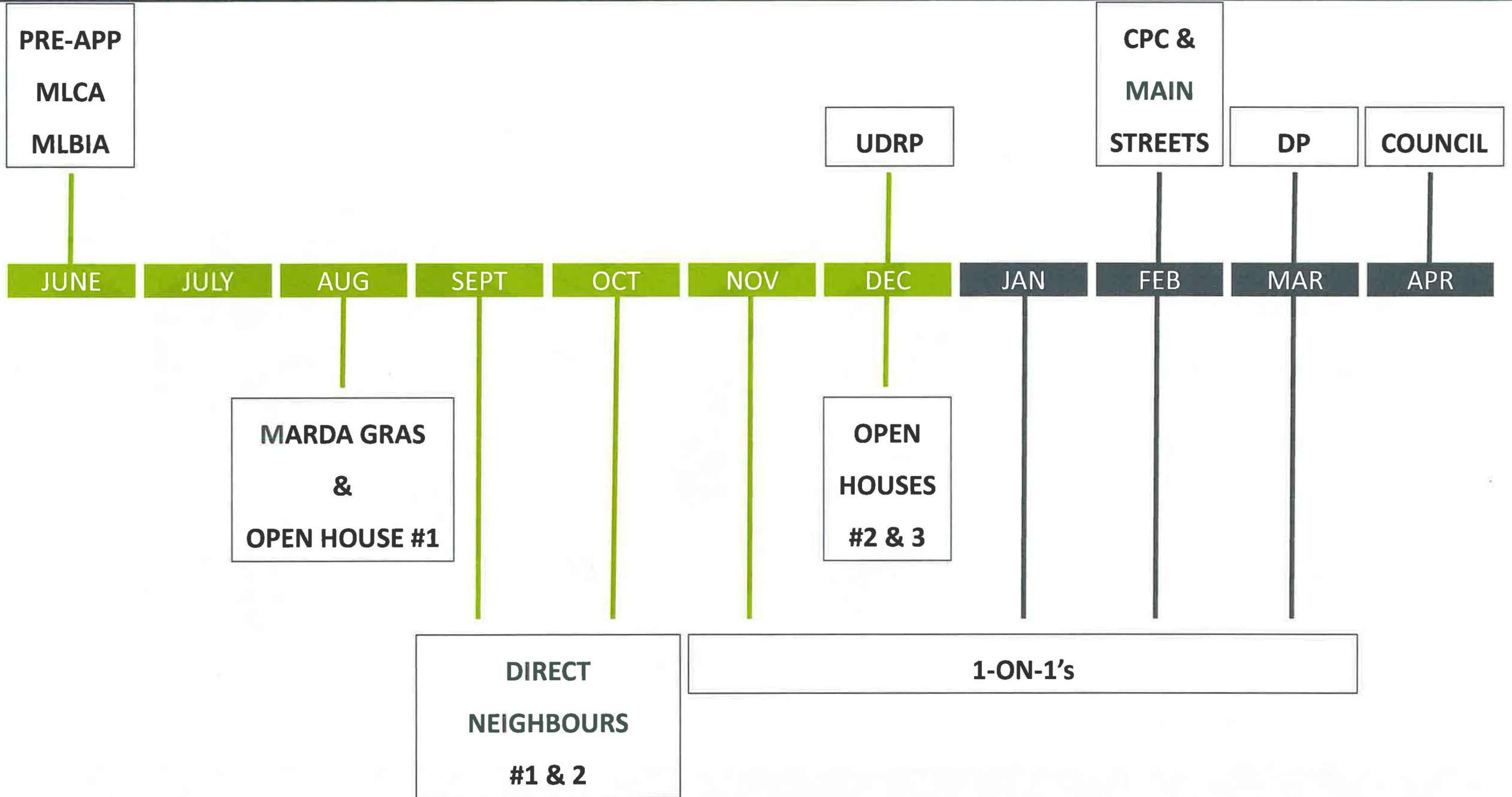
**MU-1 f3.6 h23**

**6 STOREYS MIXED-USE**

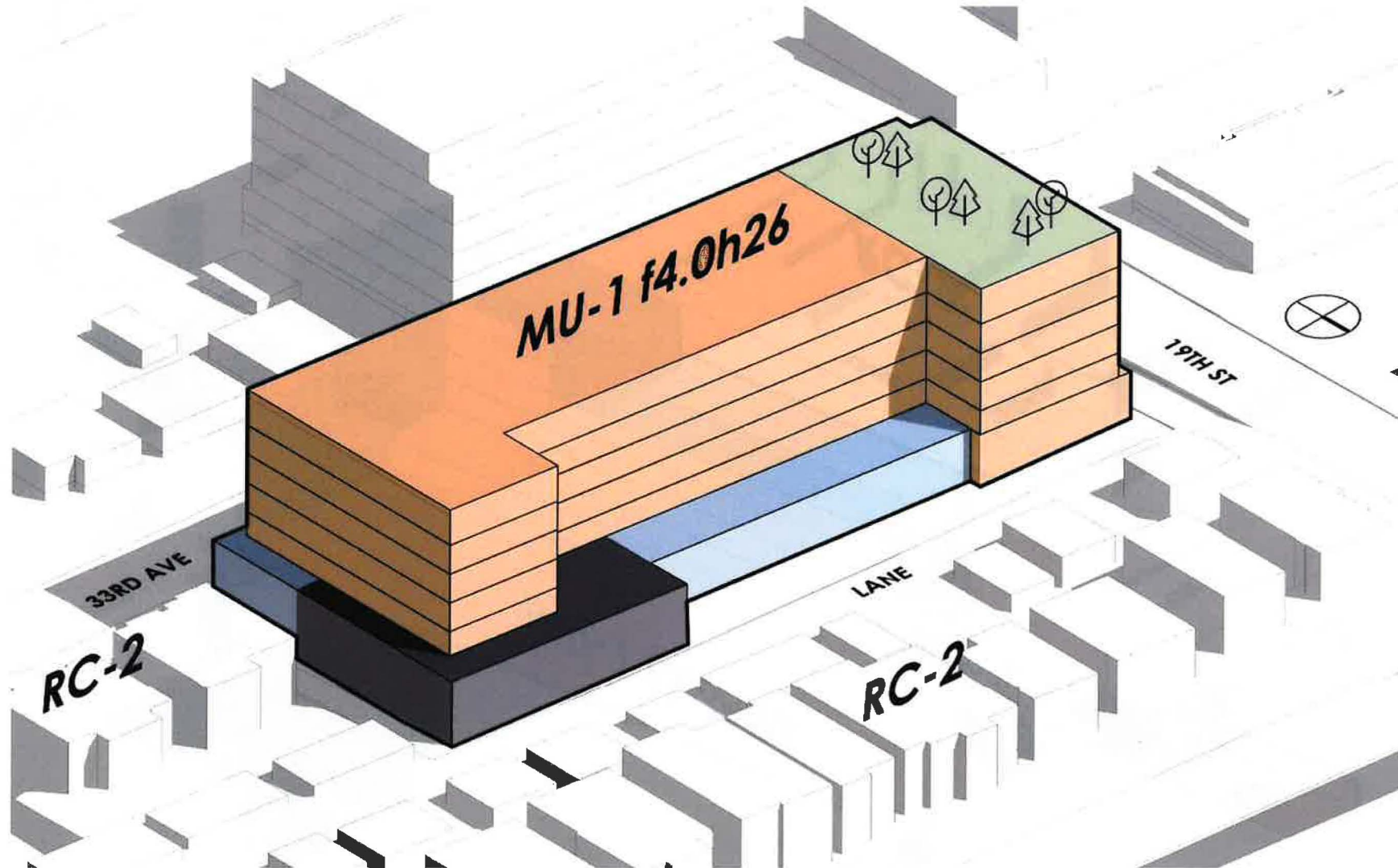
- **118 HOMES**
- **4 LIVE/WORK UNITS**
- **7 COMMERCIAL UNITS**
  
- **113 PARKING STALLS**
- **(33 STALLS ABOVE BYLAWS)**



# OUR ENGAGEMENT PROCESS: JUNE 2022 - MARCH 2023



# AUGUST 2022: OPEN HOUSE #1



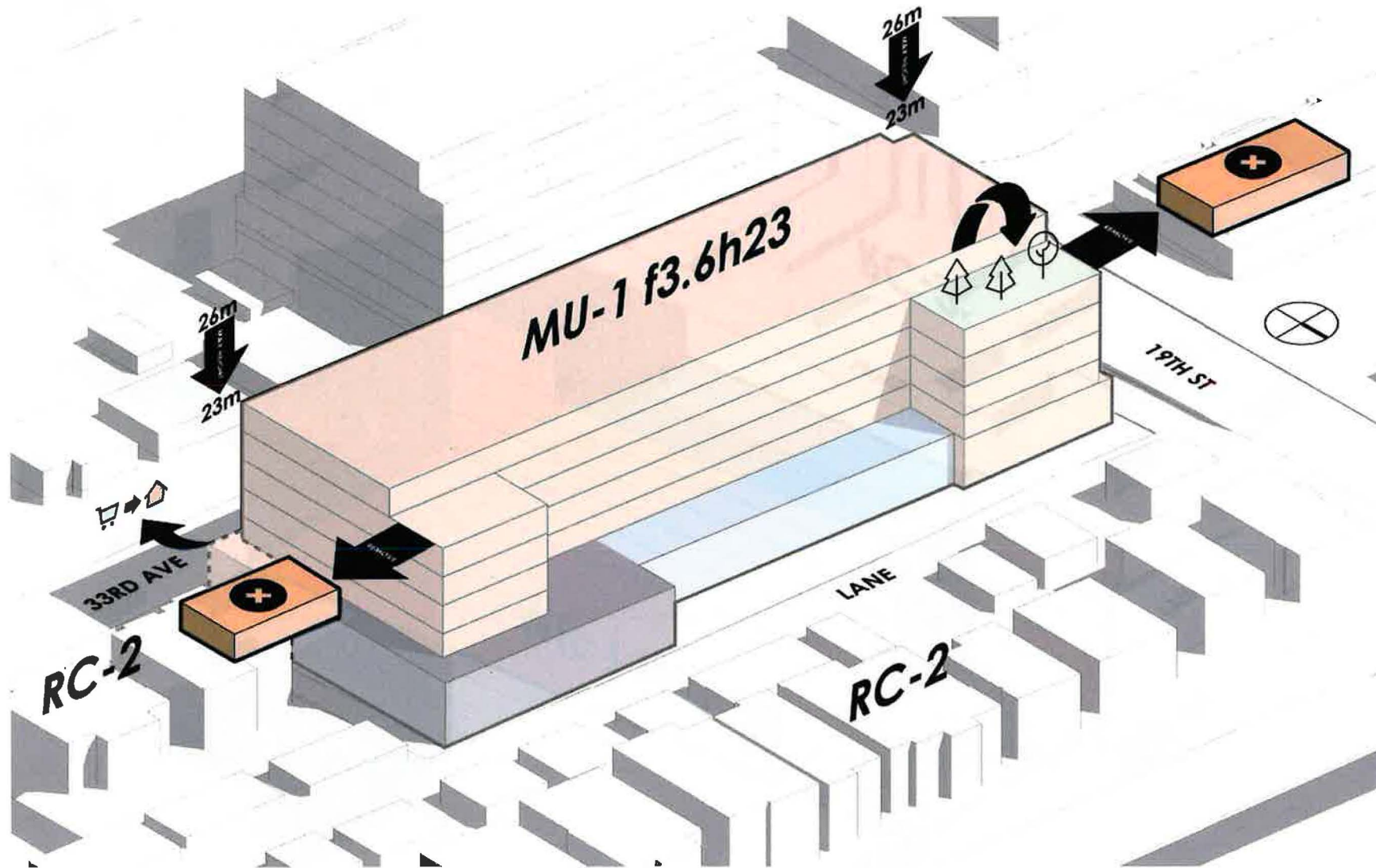
- DENSITY f4.0h26
- COMMERCIAL LANEWAY
- ROOFTOP PATIO

## WHAT WE HEARD

- BUILDING IS TOO TALL
- BUILDING FEELS TOO BIG
- MASSING TOO LARGE TO THE LANEWAY (SHADOW CONCERNS)



# REVISIONS - OCTOBER 2022: DIRECT NEIGHBOURS #2

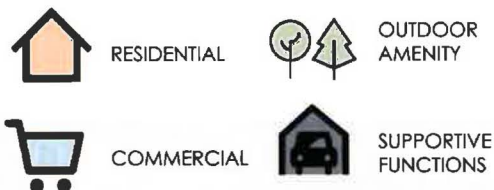


## WHAT WE DID

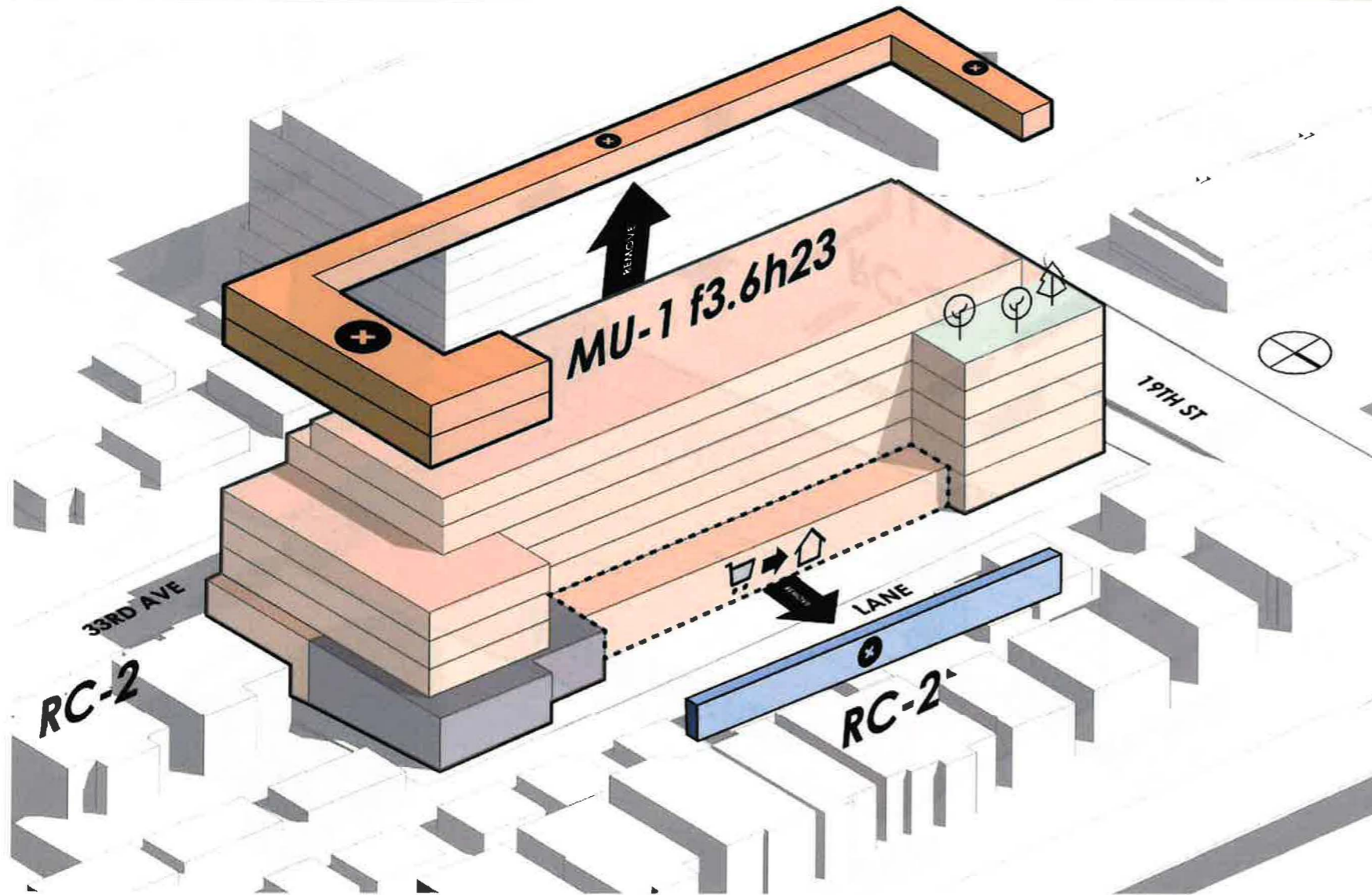
- REDUCED DENSITY TO f3.6h23
- REMOVED ROOFTOP PATIO
- 6<sup>TH</sup> STOREY STEPBACKS
- LIVE/WORK UNITS ADDED TO 33<sup>RD</sup> AVE FRONTAGE

## WHAT WE HEARD

- BUILDING DOES NOT TRANSITION WELL TO RC-2 NEIGHBOURS
- COMMERCIAL UNITS TO THE LANE & EAST NOT DESIRED



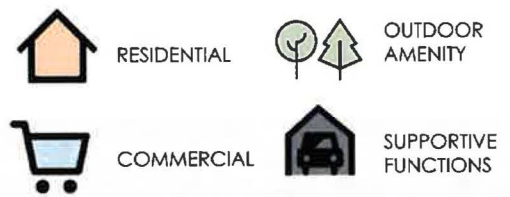
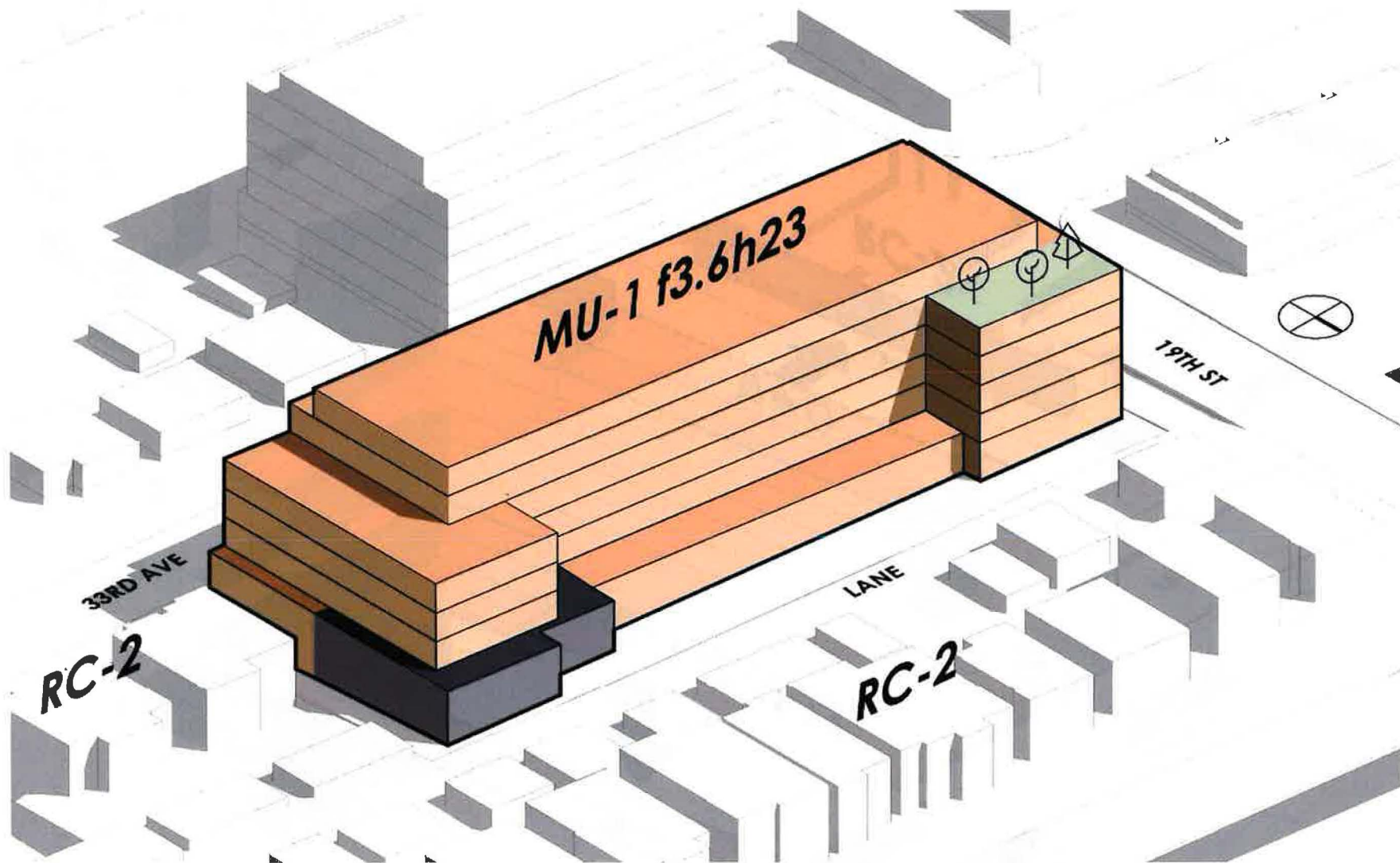
# REVISIONS - DECEMBER 2022: OPEN HOUSES #2 & 3



## WHAT WE DID

- ADDITIONAL STEPBACKS TO SOUTH, EAST AND WEST
- REPLACED LANEWAY COMMERCIAL WITH RESIDENTIAL
- LIVE/WORK UNITS REPLACED SOME COMMERCIAL ON 33<sup>RD</sup> AVE FRONTAGE

# REVISIONS - MARCH 2023: CURRENT (SUBMITTED FOR DP)



## UDRP

- 07 DECEMBER, 2022
- SUPPORTED

## CPC

- 09 FEBRUARY, 2023
- SUPPORTED

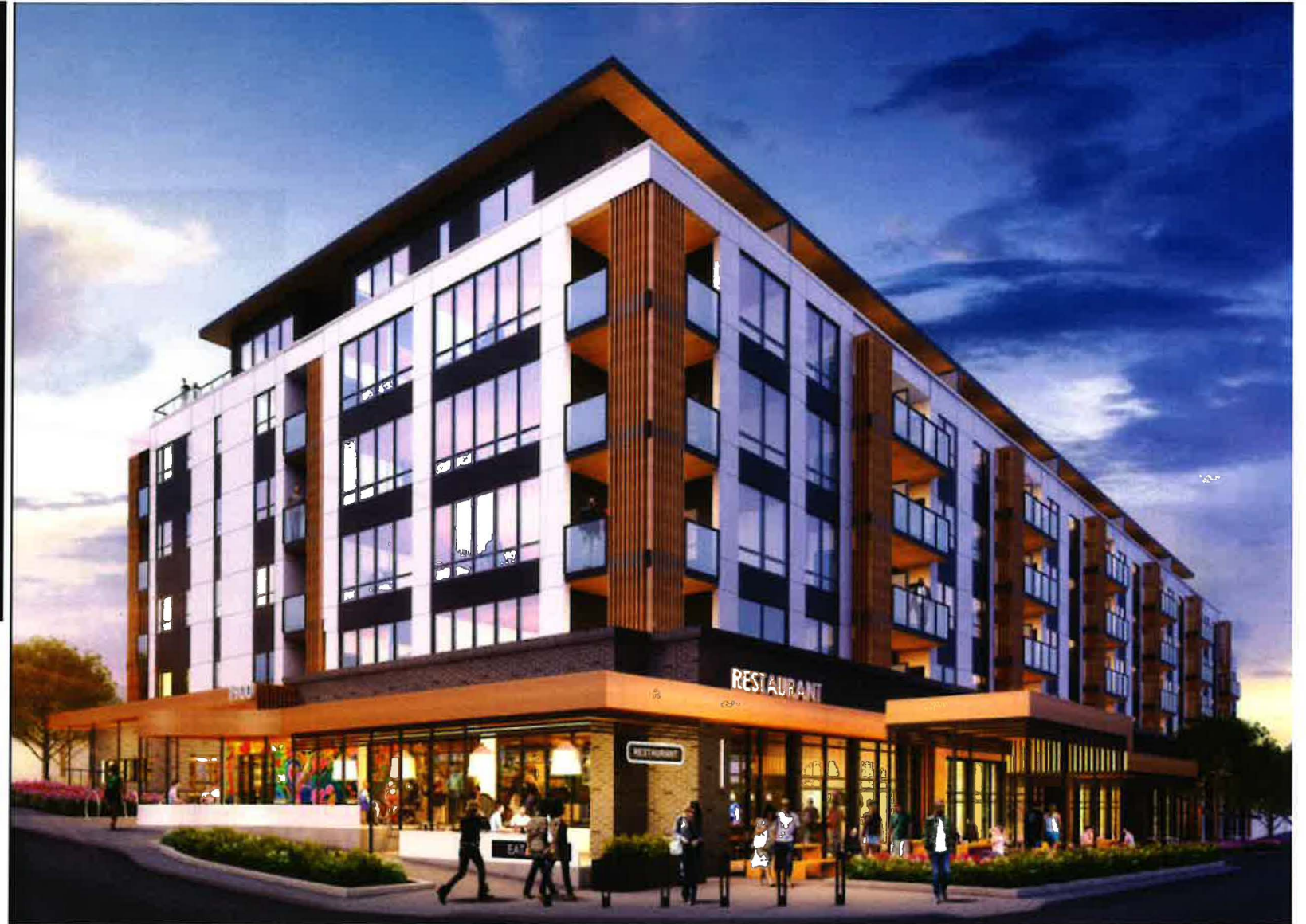
## DP

- 07 MARCH, 2023
- SUBMITTED

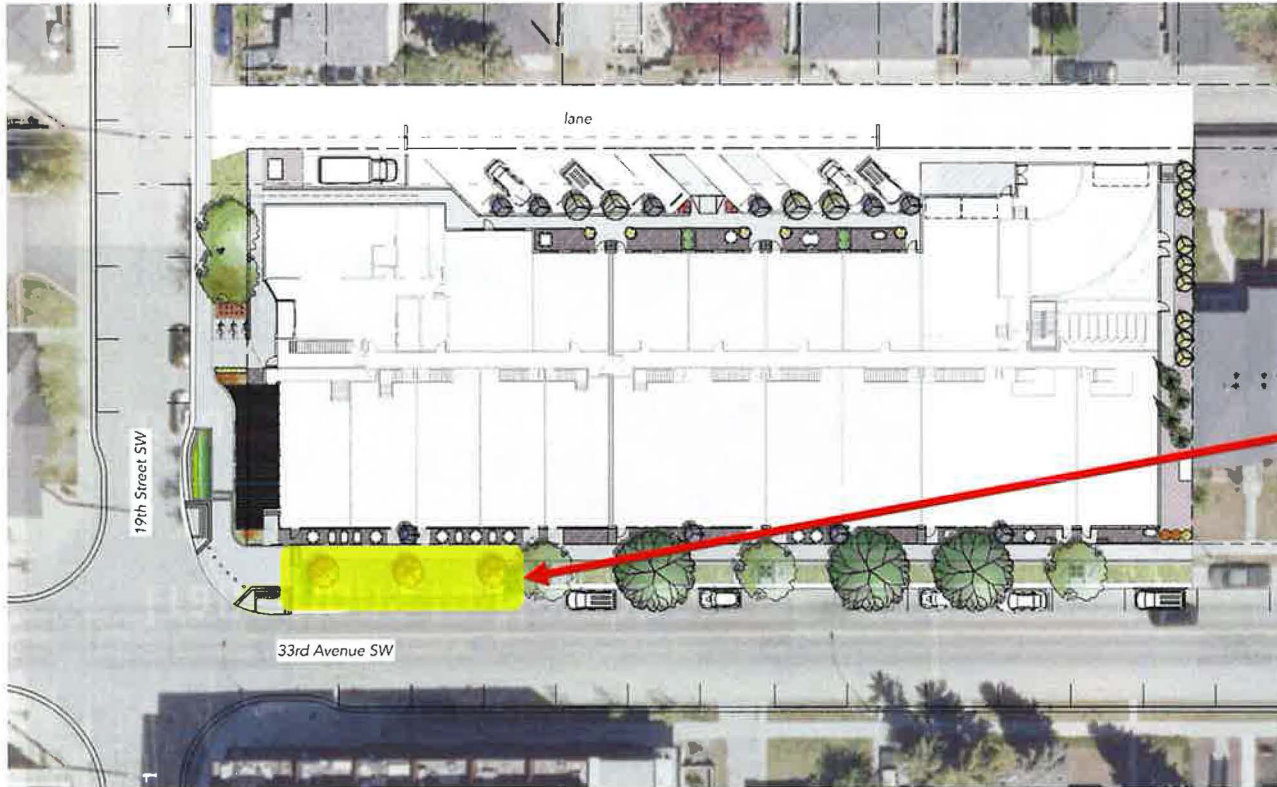


## PROJECT REVISIONS FROM FEEDBACK

- ◆ **26m** ► **23m** Height Reduction
- ◆ **42%** Less Commercial
- ◆ **22%** Less Density
- ◆ **Transitions to Neighbours**  
Significant sensitive revisions
- ◆ **Beautified Laneway**  
Commercial to Residential and additional landscaping



# PUBLIC REALM





Public Hearing of Council  
04 April, 2023  
Item 6.1.7  
Srimal Ranasinghe, Hive Developments

sarinahomes

# MARDA LOOP VIBRANCY



## KEY FEEDBACK THEMES

- 1. CONTEXTUALLY INAPPROPRIATE INTENSITY**
- 2. LACK OF SUPPORTIVE POLICY**
- 3. WORSEN CONGESTION**

# CONTEXT: MARDA LOOP DEVELOPMENT



# CONTEXT: WEST OF SITE

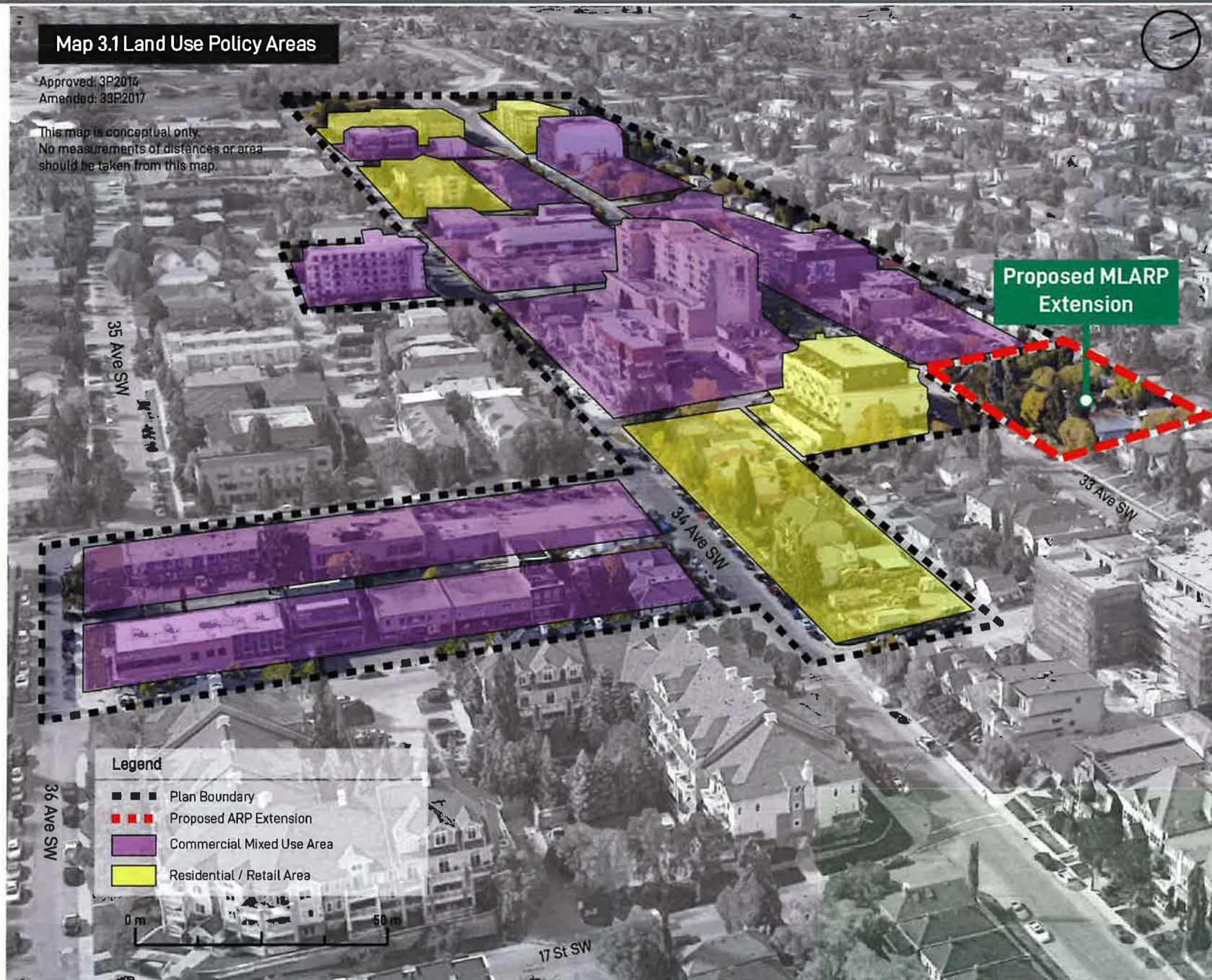


# CONTEXT: EAST OF SITE

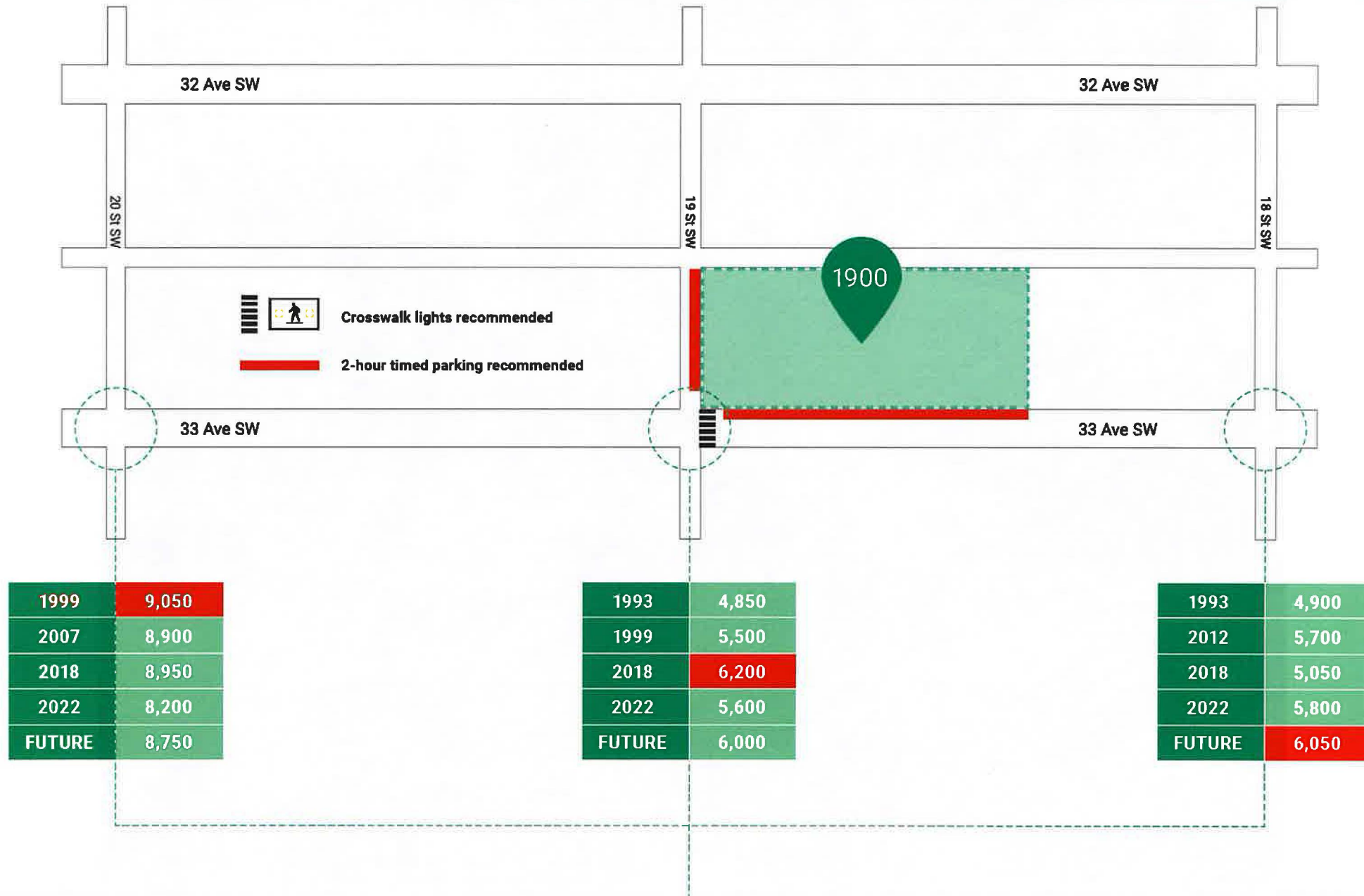




# POLICY SUPPORT: MARDA LOOP ARP

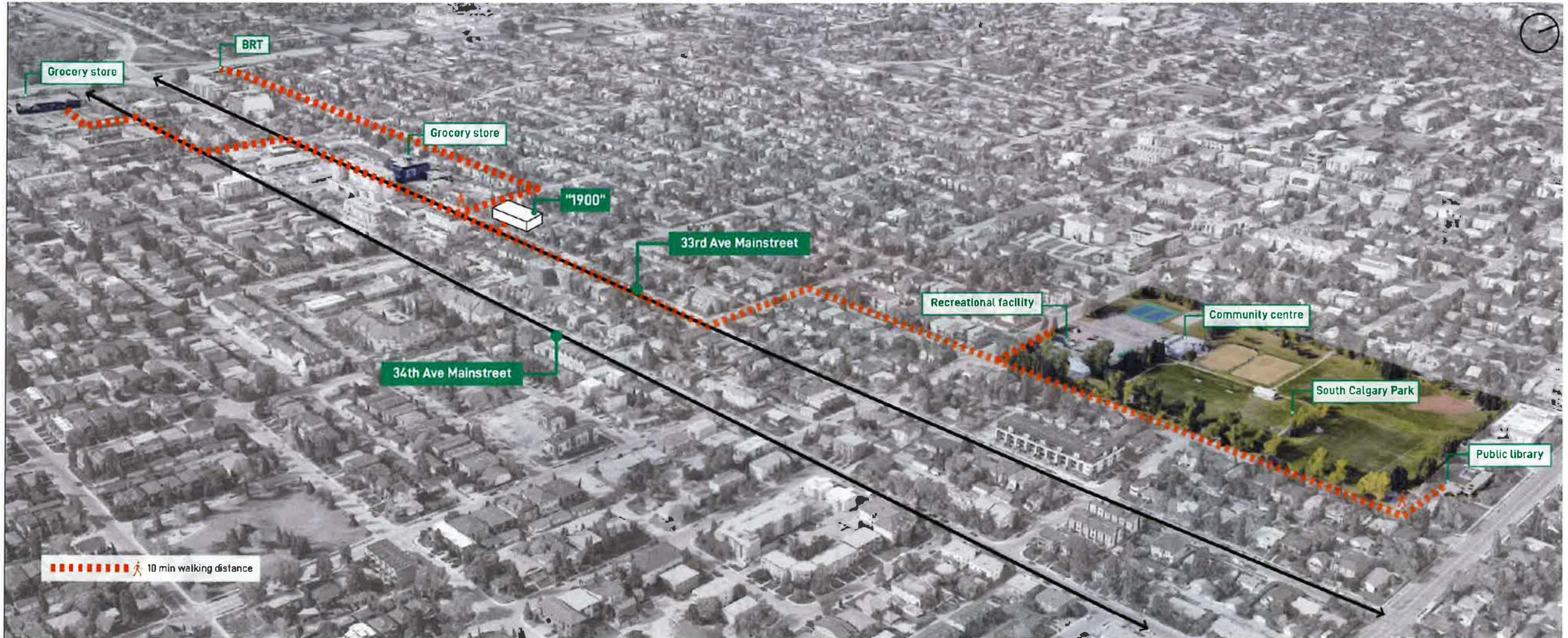


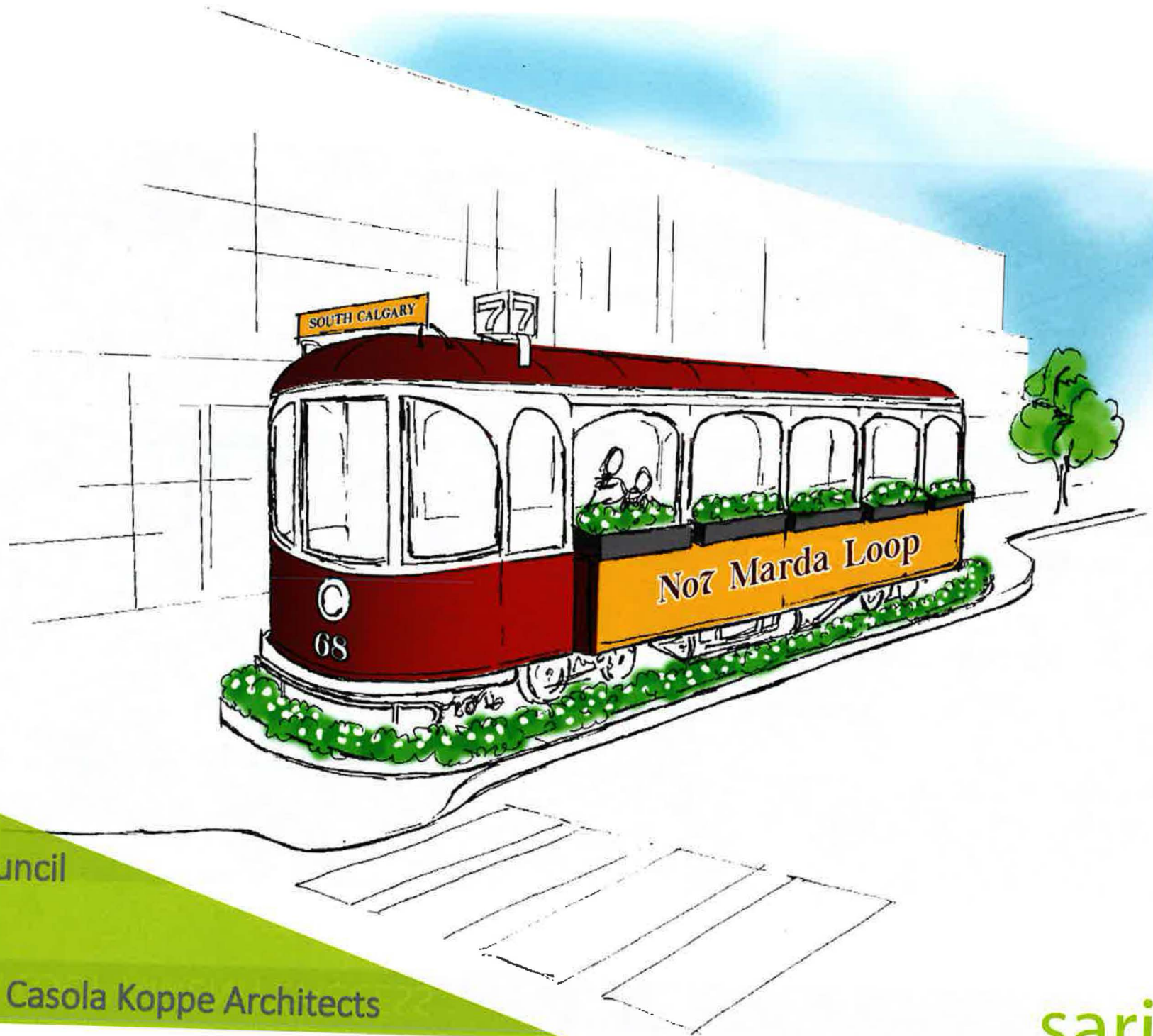
# TRAFFIC IMPACT ASSESSMENT



6-hour total volume identified as AM (07:00-09:00), mid-day (11:00-13:00), and PM (16:00-18:00) periods.

# CONTEXT: MARDIA LOOP AMENITY ACCESS





Public Hearing of Council

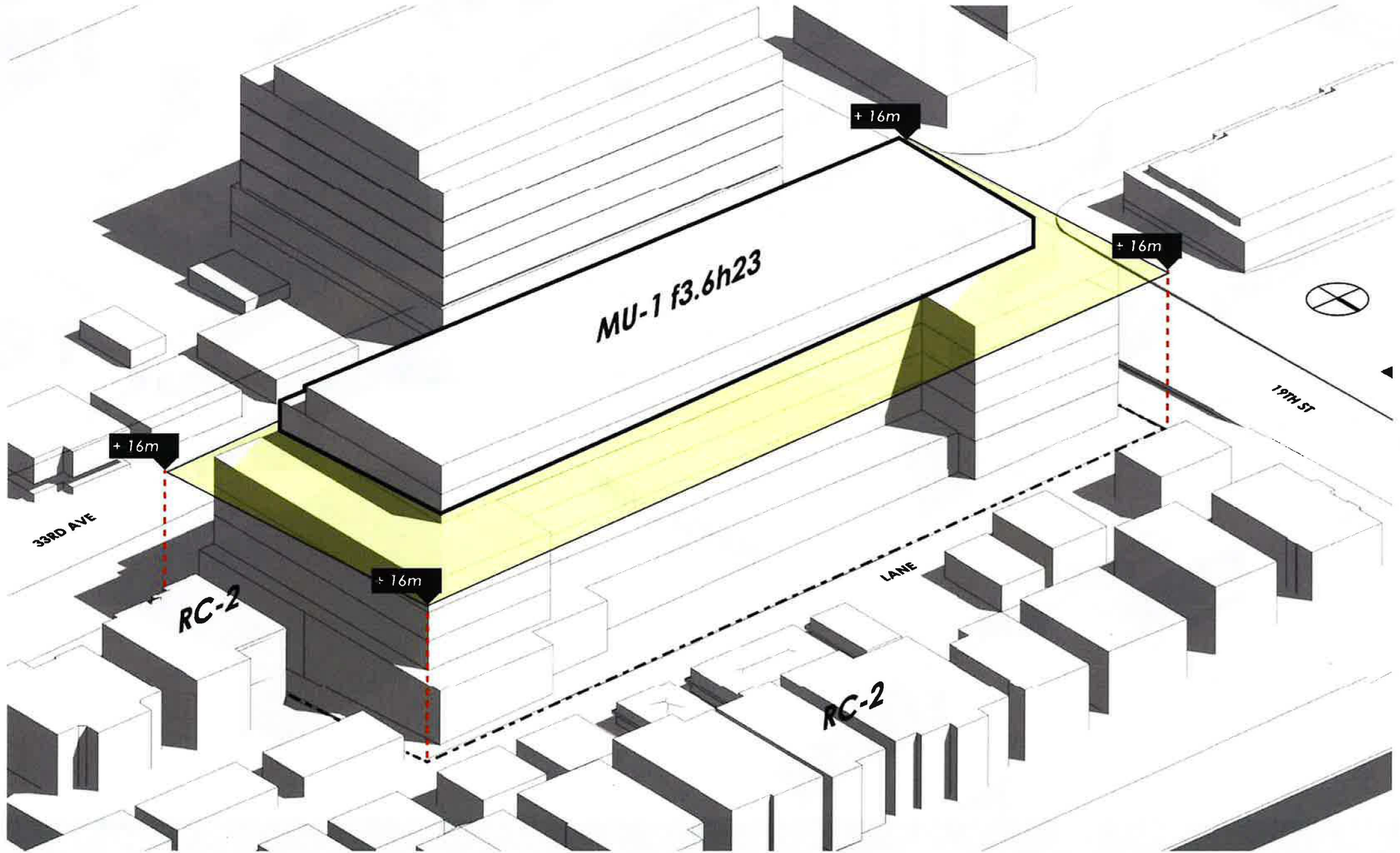
04 April, 2023

Item 6.1.7

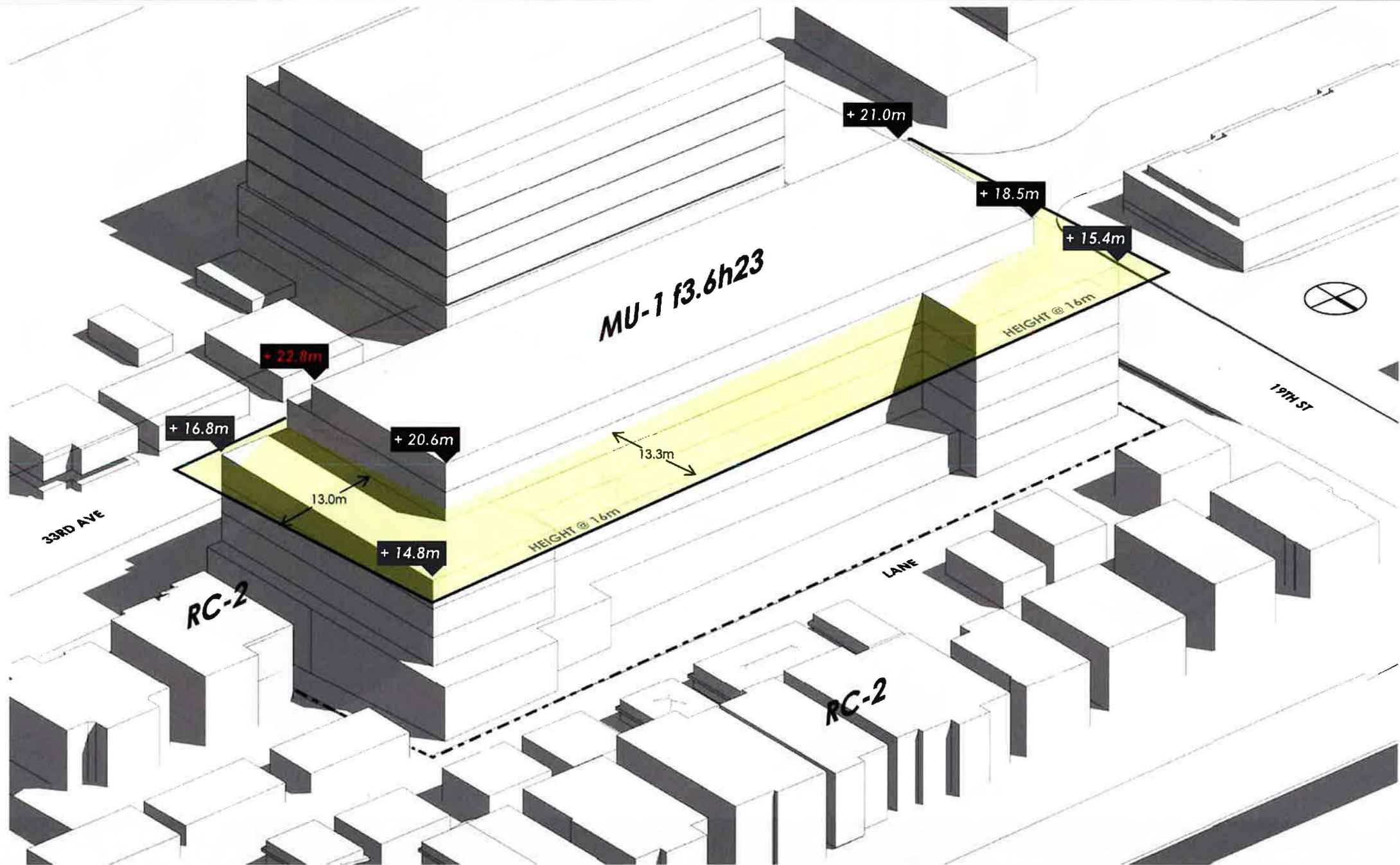
Tony Casola, Partner, Casola Koppe Architects

sarinahomes

# BUILDING SENSITIVITY



# BUILDING HEIGHTS



# BUILDING ELEVATIONS

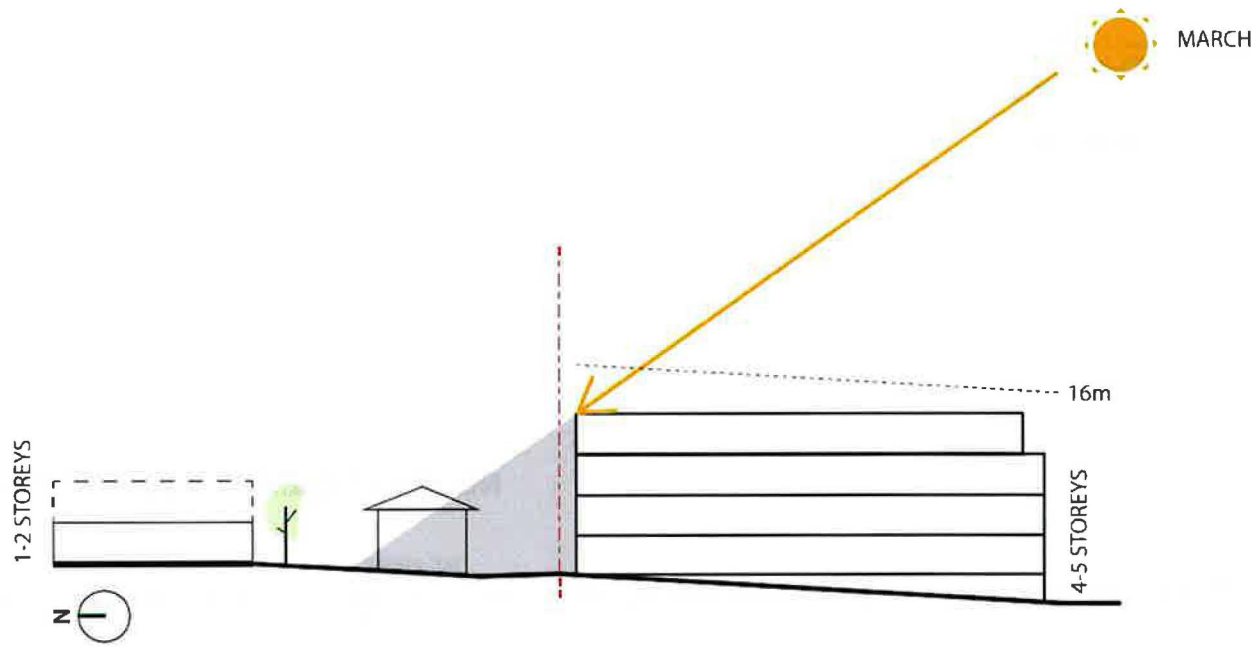


**33 AVENUE SW (SOUTH) ELEVATION**

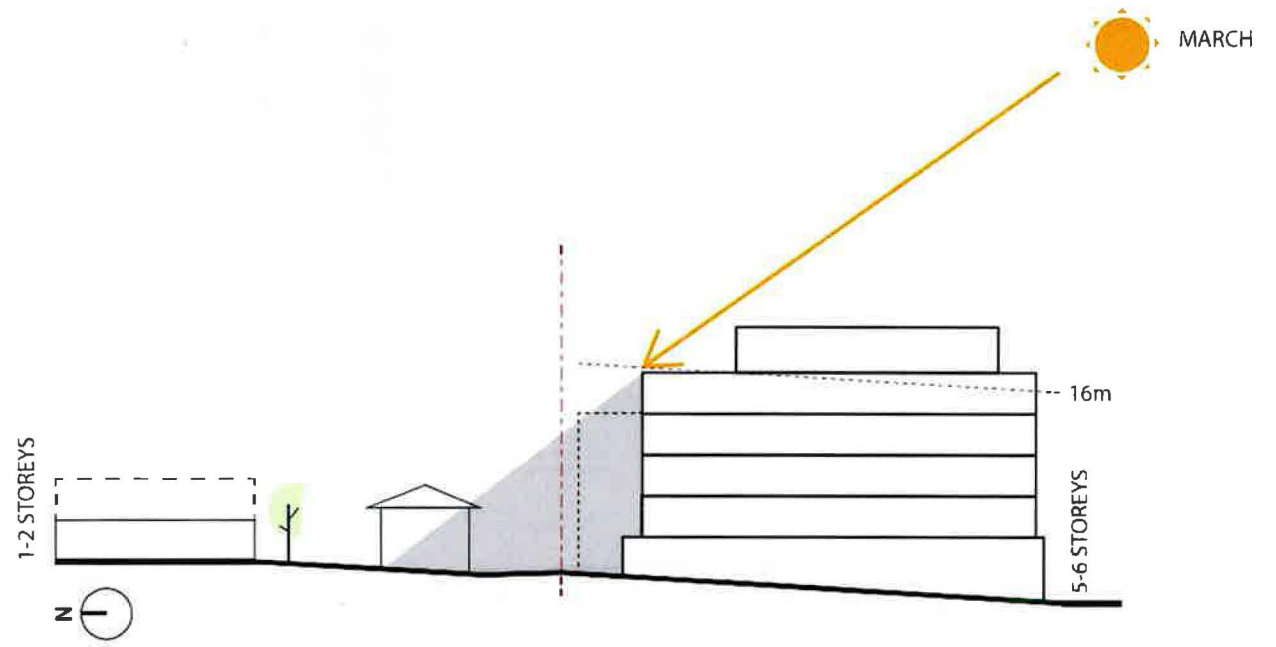


**19 STREET SW (WEST) ELEVATION**

# THOUGHTFUL MASSING



**BYLAW ALLOWED MASSING :**  
GREATER SHADOW IMPACT

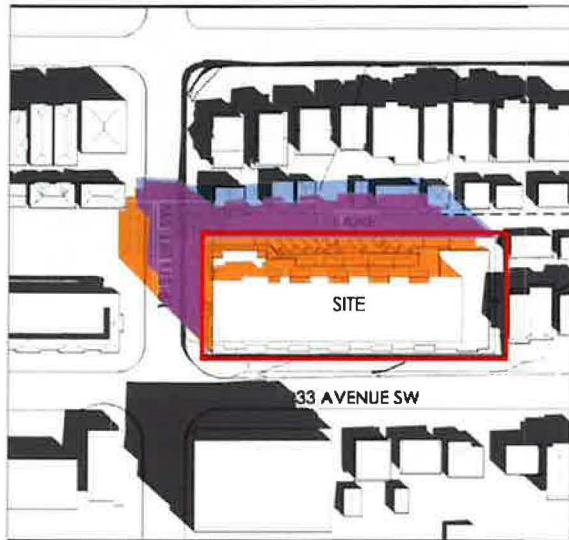


**THOUGHTFUL MASSING :**  
MASSING TO THE SOUTH REDUCES  
SHADOWING



# BUILDING SHADOWS

## MARCH/SEPTEMBER EQUINOX ☉



1  
01 Mar. & Sept. 21 @ 10AM -  
1:750



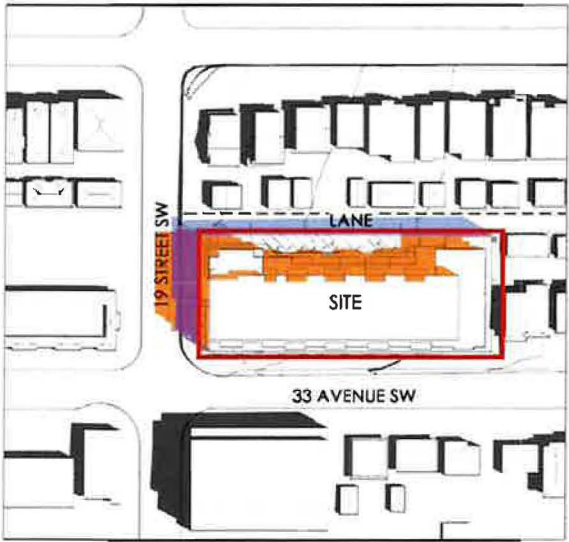
2  
01 Shadow Study- Mar. & Sept. 21 @ 1PM -  
1:750



3  
01 Shadow Study- Mar. & Sept. 21 @ 4PM -  
1:750

- PROPOSED BUILDING SHADOWS (FAR 3.6 HEIGHT 23m)
- 16m HIGH BUILDING SHADOWS (FAR 3.6 HEIGHT 16m)
- SHADOW OVERLAP

## JUNE / SUMMER SOLSTICE ☀



4  
01 Shadow Study - June 21 @ 10AM  
1:750



5  
01 Shadow Study - June 21 @ 1PM  
1:750



6  
01 Shadow Study - June 21 @ 4PM  
1:750

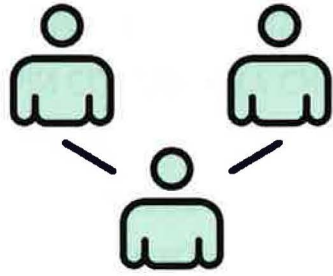


THANK YOU

sarinahomes

RESPONSE THEME	WHAT WE HEARD	WHAT WE DID
DESIGN	<ul style="list-style-type: none"> <li>BUILDING IS TOO TALL &amp; FEELS TOO BIG, ESPECIALLY TO THE LANEWAY (SHADOW CONCERNS)</li> <li>BUILDING DOES NOT TRANSITION WELL TO RC-2 NEIGHBOURS</li> </ul>	<ul style="list-style-type: none"> <li><b>22% DENSITY REDUCTION</b></li> <li>REDUCED DENSITY TO f3.6h23</li> <li>REMOVED ROOFTOP PATIO</li> <li>STEPBACKS ON ALL 4 SIDES</li> </ul>
USES	<ul style="list-style-type: none"> <li>COMMERCIAL UNITS TO THE LANE &amp; EAST NOT DESIRED</li> </ul>	<ul style="list-style-type: none"> <li><b>42% LESS COMMERCIAL</b></li> <li>REPLACED LANEWAY COMMERCIAL WITH RESIDENTIAL AND 4 LIVE/WORK UNITS REPLACED SOME COMMERCIAL ON EAST OF 33<sup>RD</sup> AVE FRONTAGE</li> </ul>
TRAFFIC & PARKING	<ul style="list-style-type: none"> <li>ENSURE BUILDING HAS AMPLE PARKING</li> <li>PROPOSAL WILL CONTRIBUTE TO EXCESSIVE TRAFFIC CONGESTION IN THE AREA</li> <li>LANEWAY IS TOO NARROW TO HANDLE INCREASED TRAFFIC</li> </ul>	<ul style="list-style-type: none"> <li><b>OVERPARKED BYLAW MINIMUM BY 33 STALLS</b></li> <li>PROPOSED 2 ON-SITE LOADING ZONES, DESIGNATED FOOD DELIVERY VISITOR STALL &amp; TIMED 19<sup>TH</sup> ST LOADING STALL</li> <li>OBTAINED 3<sup>RD</sup> PARTY TIA</li> </ul>
PUBLIC REALM & QUALITY OF LIFE	<ul style="list-style-type: none"> <li>LACK OF A PLAN TO ADDRESS A POSITIVE PEDESTRIAN EXPERIENCE</li> <li>LACK OF CLEAR COMMUNITY BENEFIT</li> <li>MUST SUPPORT AN INCREASED QUALITY OF LIFE IN MARDAL LOOP AND MAINTAIN COMMUNITY CHARACTER</li> <li>ADDRESS NEGATIVE CONSTRUCTION RELATED IMPACTS</li> </ul>	<ul style="list-style-type: none"> <li><b>MAIN STREETS EXTENSION</b></li> <li><b>PUBLIC REALM INVESTMENT - PUBLIC PATIO (STREETCAR), ART &amp; PLANTERS IN LANEWAY.</b></li> <li>COMMERCIAL OFFERINGS INCL. 4-SEASON PATIO</li> </ul>
LAND USE, PERMITS AND POLICY	<ul style="list-style-type: none"> <li>THERE'S A DISCONNECT IN SCALE OF PROJECT AND MDP DESIGNATED "NEIGHBOURHOOD MAIN STREET"</li> <li>PROPOSAL IS ON "RESIDENTIAL PORTION" OF MAIN STREET AS ENVISIONED IN MLSMP</li> </ul>	<ul style="list-style-type: none"> <li><b>SUPPORT ADMINISTRATION'S MLARP EXTENSION IN LIEU OF AN UP TO DATE AND SOUND LOCAL AREA PLAN (LAP)</b></li> </ul>

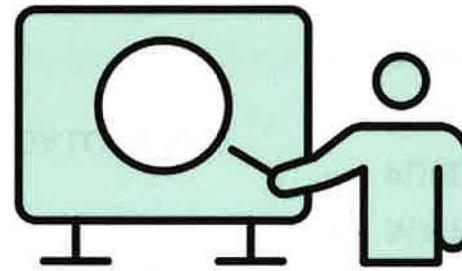
# Supplementary Slide #2



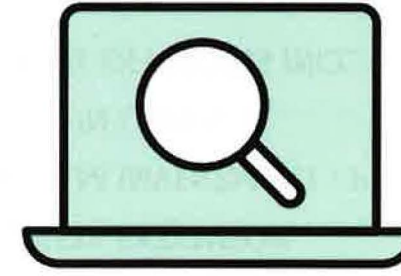
3 in-person events



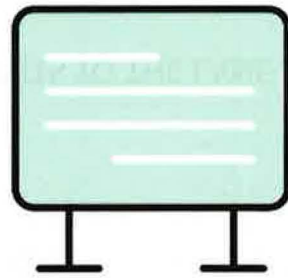
3 Open Houses



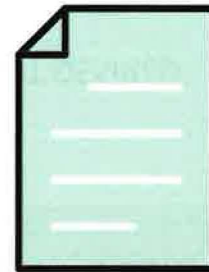
5 presentations



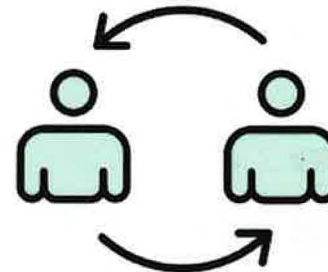
297 website visits by 184 individuals



3 on-site notices



3000+ flyers delivered

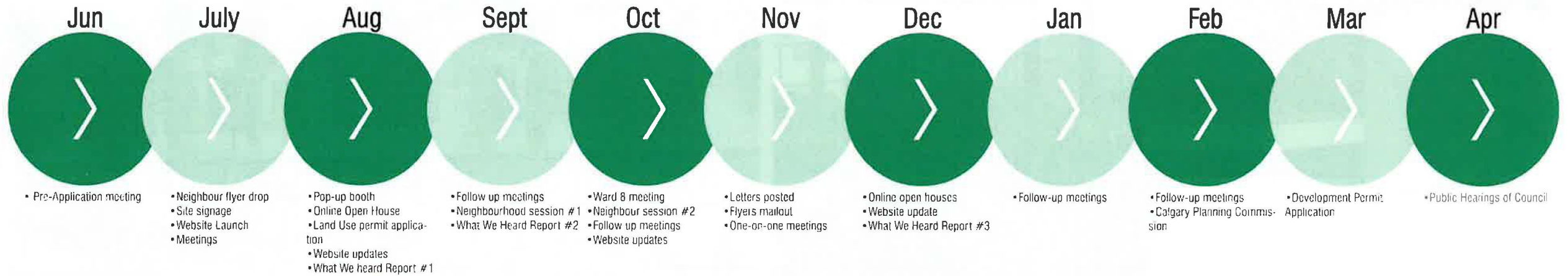


70+ 1-on-1 conversations



11 letters mailed

## Supplementary Slide #3



# *Supplementary Slide #4*



# Supplementary Slide #5

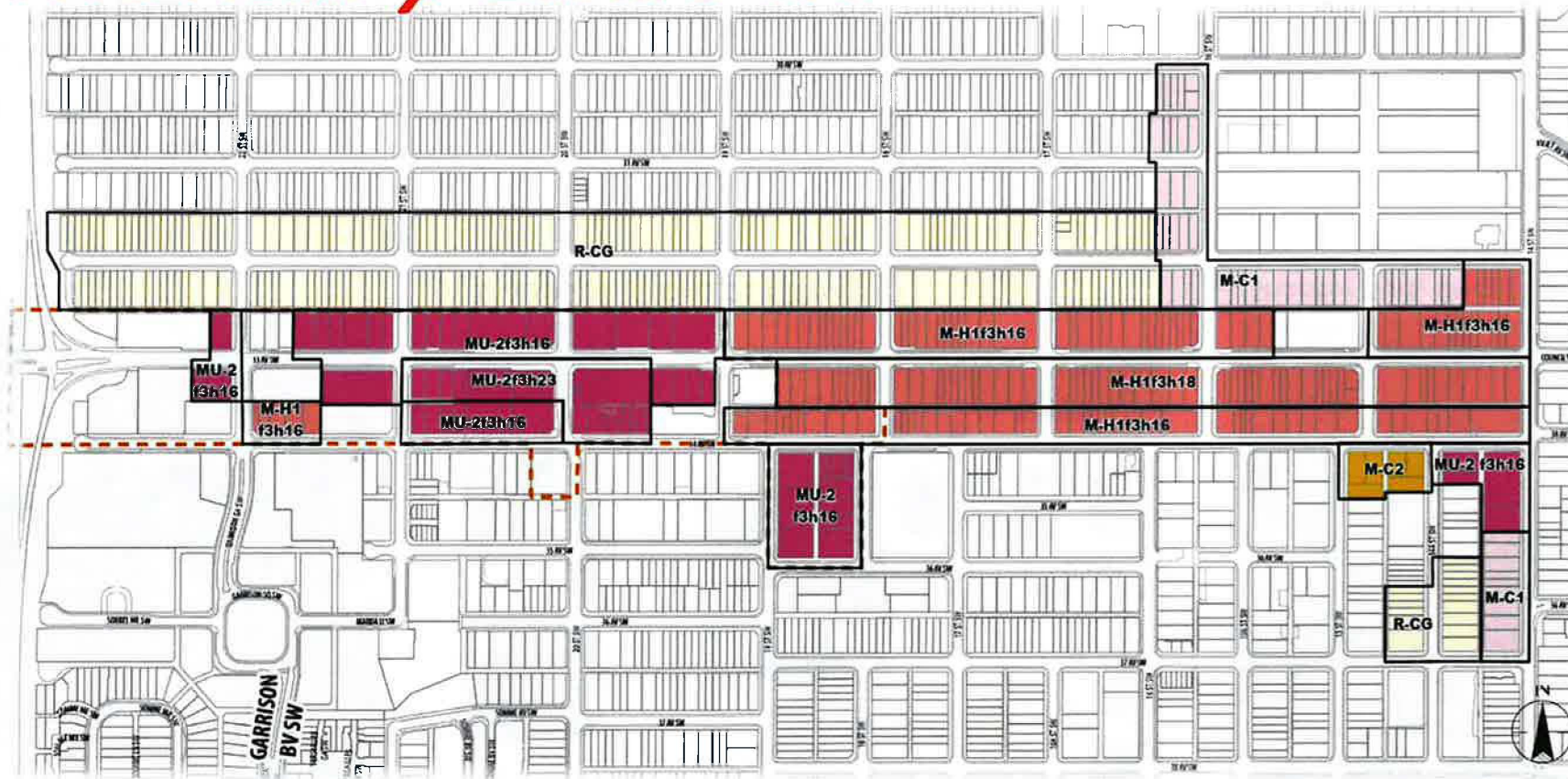


Figure 8 - Marda Loop Land Use Districts (DRAFT)

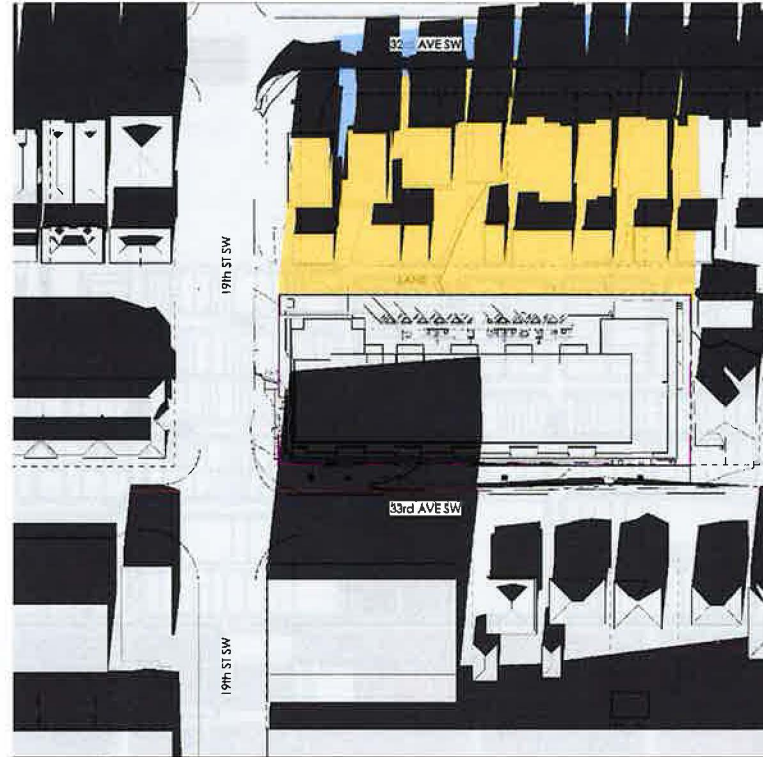
Legend

- R-CG - up to 3 storeys
- M-C2 - 4-6 storeys
- MU-2 - 4-6 Storeys
- M-C1 - 4-6 storeys
- M-H1- 4-6 storeys
- Marda Loop ARP Boundary

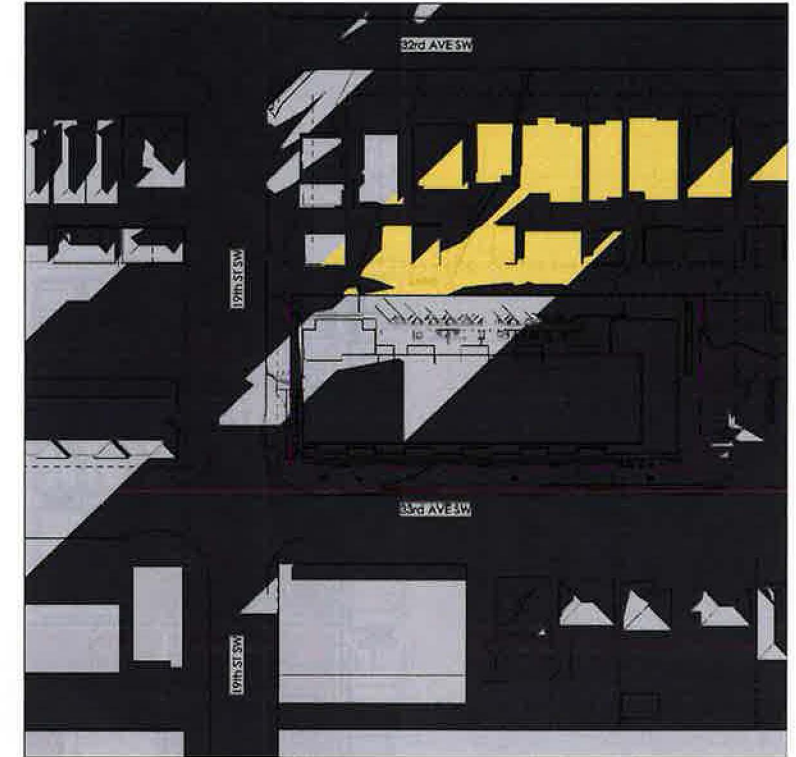
# BUILDING SHADOWS - WINTER



1  
1.0  
Shadow Study-Dec. 21 @ 10AM  
1:750



2  
1.0  
Shadow Study-Dec. 21 @ 1PM  
1:750



3  
1.0  
Shadow Study-Dec. 21 @ 4PM  
1:750



PROPOSED BUILDING SHADOWS (f3.6h23)

16m BUILDING SHADOWS (f3.6h16)

EXISTING SHADOWS

*Supplementary Slide #6*