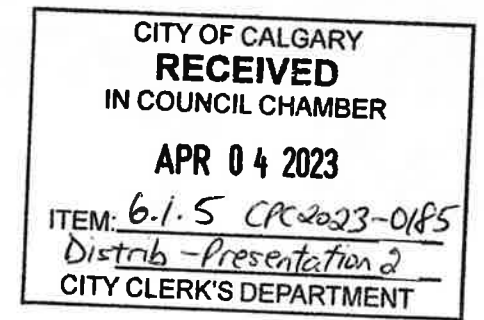


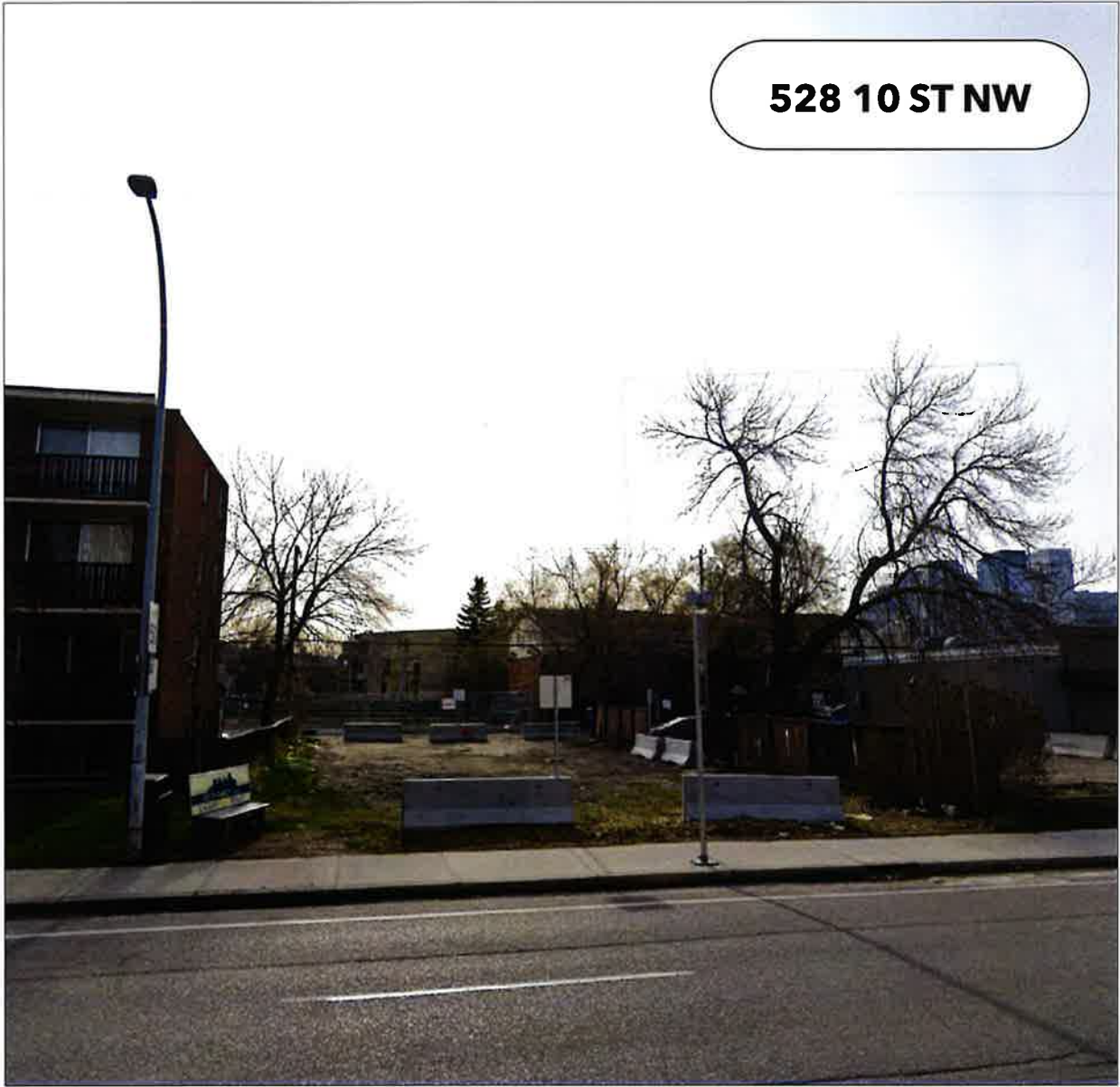
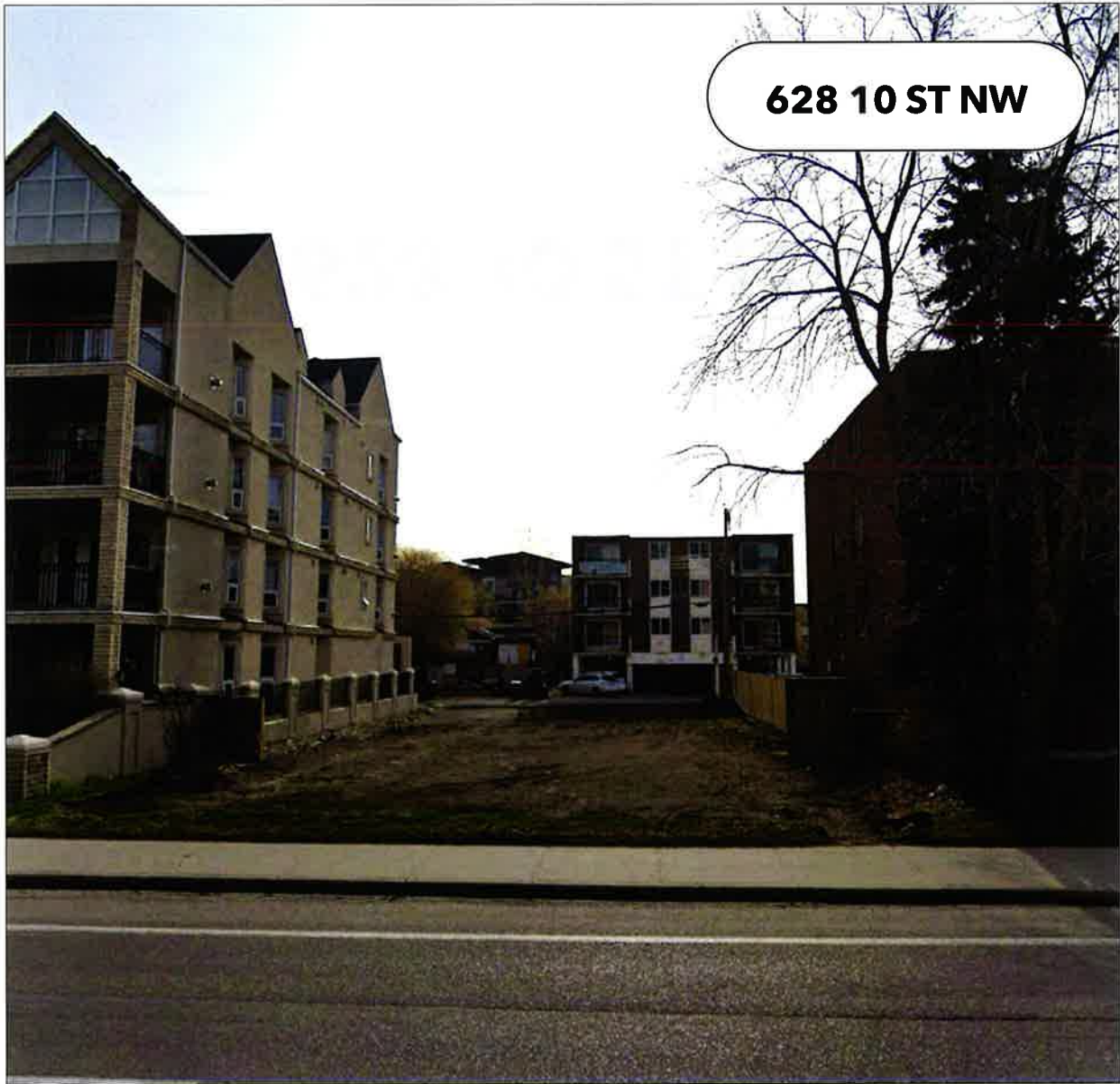


528 & 628 10 ST NW

M-C2 to Direct Control (MU-1f5h26)

LOC2022-0116 / DP2022-05542 & DP2023-00196

Item 6.1.5



Development Vision At-a-Glance



 **30**
RESIDENTIAL DWELLING UNITS

 **1**
ON-SITE BICYCLE REPAIR FACILITY

 **±1,200SQ.FT.**
AT-GRADE COMMERCIAL / LIVE-WORK

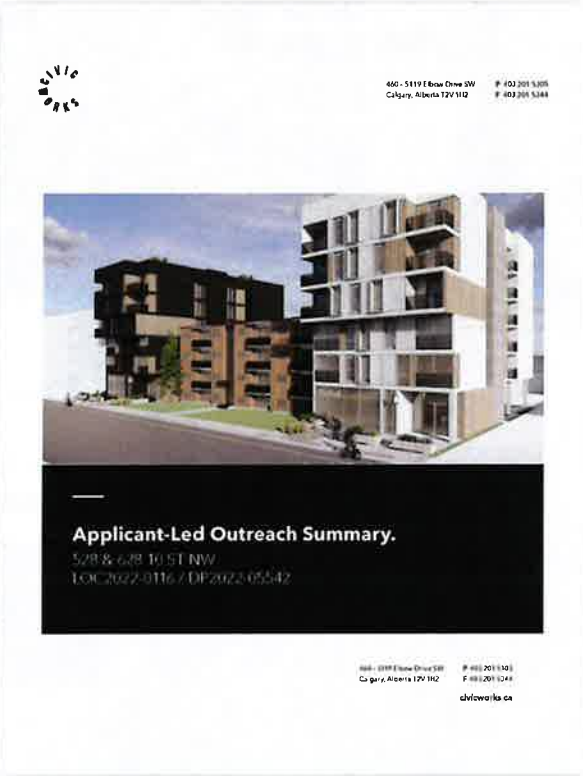
 **±4.2**
FLOOR AREA RATIO

 **4**
VEHICLE STALLS (3 VISITOR, 1 LOADING)

 **44**
BICYCLE PARKING STALLS
(38 CLASS 1 & 6 CLASS 2 STALLS)

 **±3,200SQ.FT.**
COMMON ROOFTOP AMENITY SPACE
(±9.8 SQ.M. / UNIT)

 **26m / 6 STOREYS**
MAXIMUM BUILDING HEIGHT



Launch Jan 2022

1 year of outreach + refinement

Closure Dec 2022



±140 HAND-DELIVERED NEIGHBOUR LETTERS



ON-SITE SIGNAGE



PROJECT MEMO (HSCA + WARD 7 OFFICE)



OUTREACH EMAIL INBOX + CORRESPONDENCE



OUTREACH PHONE LINE + TEAM RESPONSES



DEDICATED PROJECT WEBSITE



DETAILED OUTREACH SUMMARY



HSCA & NEARBY RESIDENT MEETINGS:

1. JANUARY 5, 2022 (PRE-APPLICATION)
2. SEPTEMBER 7, 2022
3. JANUARY 12, 2023

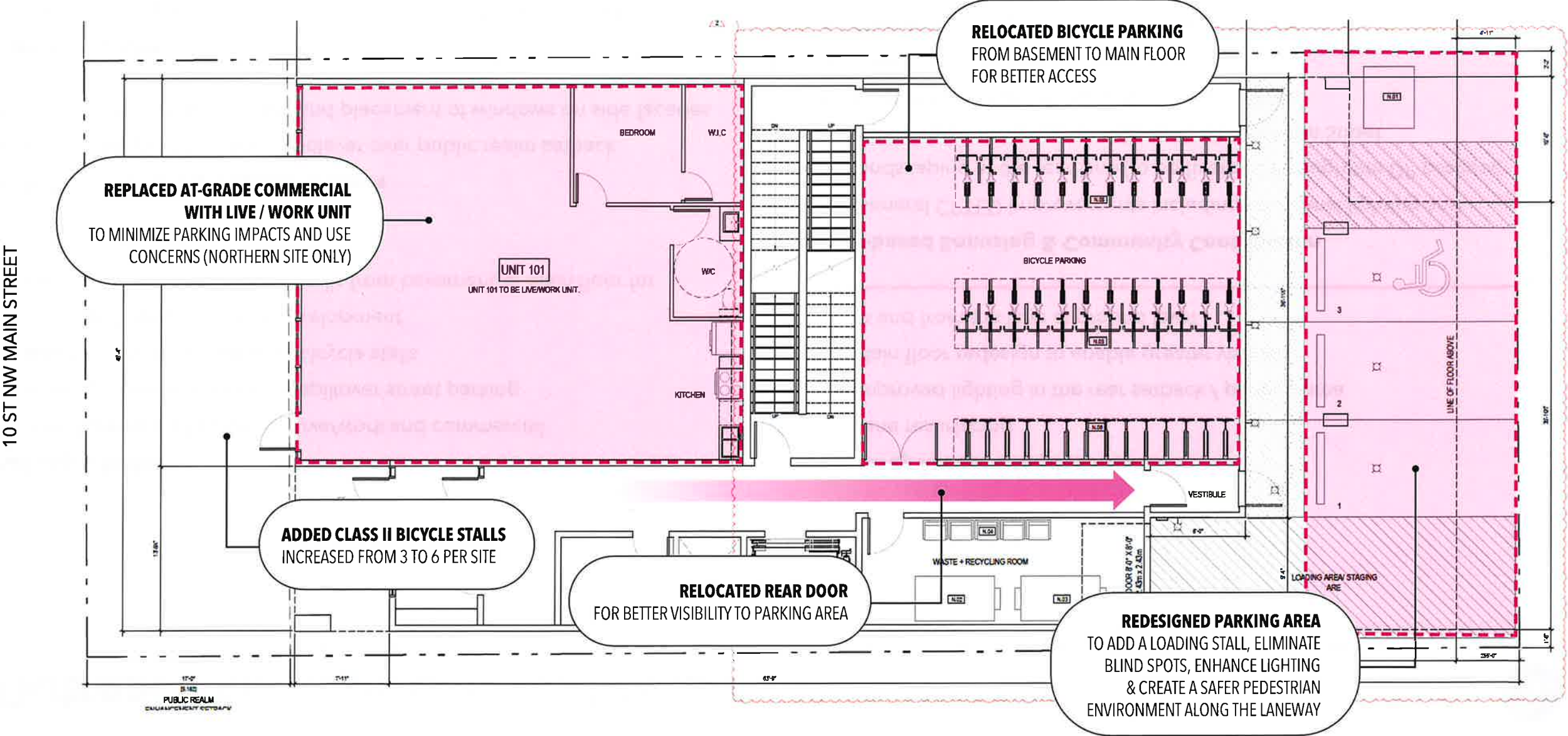
Evolution Key Changes

PREVIOUS DESIGN - JULY 2022



Evolution Key Changes

DTR1 DESIGN - JANUARY 2023



Parking & Traffic

- New loading stall added for live/work and commercial units to minimize concern of spillover street parking
- Additional Class II (outdoor) bicycle stalls increased from 3 to 6 per development
- Relocation of Class I bicycle stalls from basement to main floor for improved access

Built Form, Privacy & Shadow Impacts

- Eliminated 2.0m building cantilever over public realm setback
- Strategically limited the size and placement of windows on side facades

Commercial Use

- Replaced at-grade commercial with live/work unit (northern site)

Laneway Access & Improvements

- Lane resurfacing
- Improved lighting in the rear setback / parking area
- Main floor redesign to enable greater visibility to and from the lane at ground level

ARP-based Bonusing & Community Contribution

- General CPTED improvements including additional lighting and landscaping at the rear lane (to be finalized through the DP process)
- Public realm enhancement along 10 ST NW Main Street
- Overall benefit of infilling otherwise vacant lots
- Contribution to lane repaving ($\pm \$70k$)
- Monetary contributions to Community Amenity Fund:
included in Direct Control District as $\$20.76$ (2023) per sq.m. above 2.5 FAR (bonus FAR of ± 2.0 ($\pm 2,234m^2 \times \$20.76$) = $\pm \$46k$).

Thank You

9



Supplementary.

Key Concerns Heard

1. ARP-Based Bonusing & Community Contribution
2. Parking & Traffic
3. Built Form, Privacy & Shadow Impacts
4. Laneway Access & Improvements
5. Commercial Use

Key Areas of Support Heard

1. Improved Lane Safety
2. Redevelopment of Vacant Lots
3. Increased Density Near Sunnyside LRT

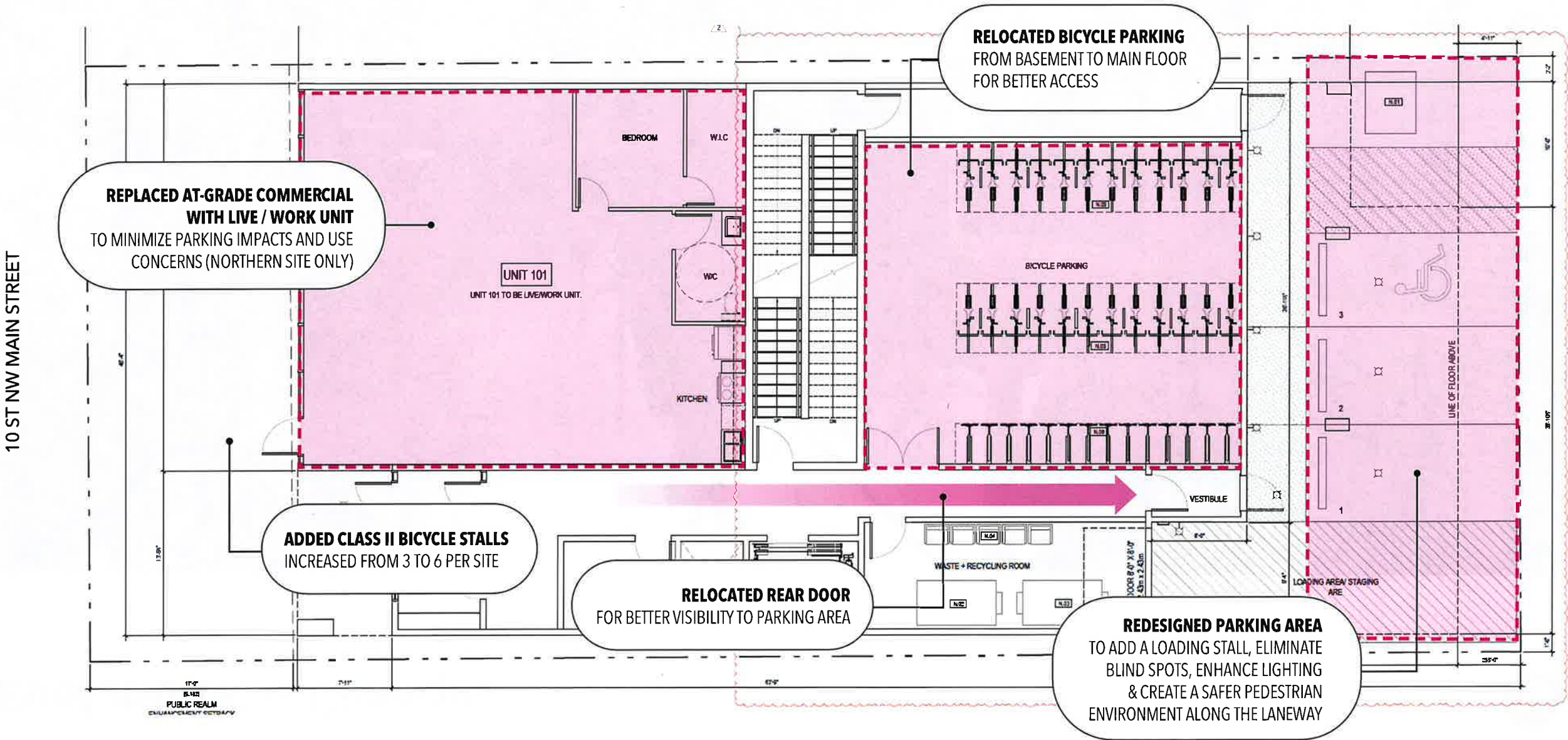
Evolution Key Changes

PREVIOUS DESIGN - JULY 2022

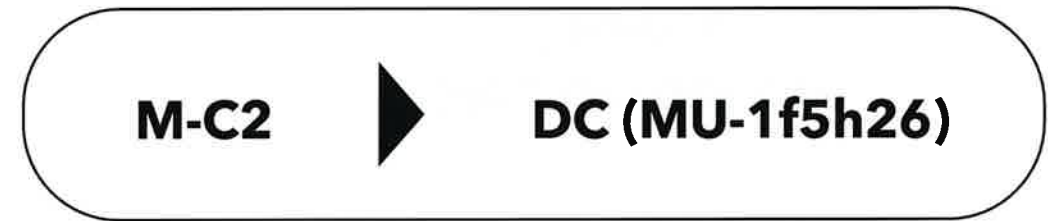


Evolution Key Changes

DTR1 DESIGN - JANUARY 2023





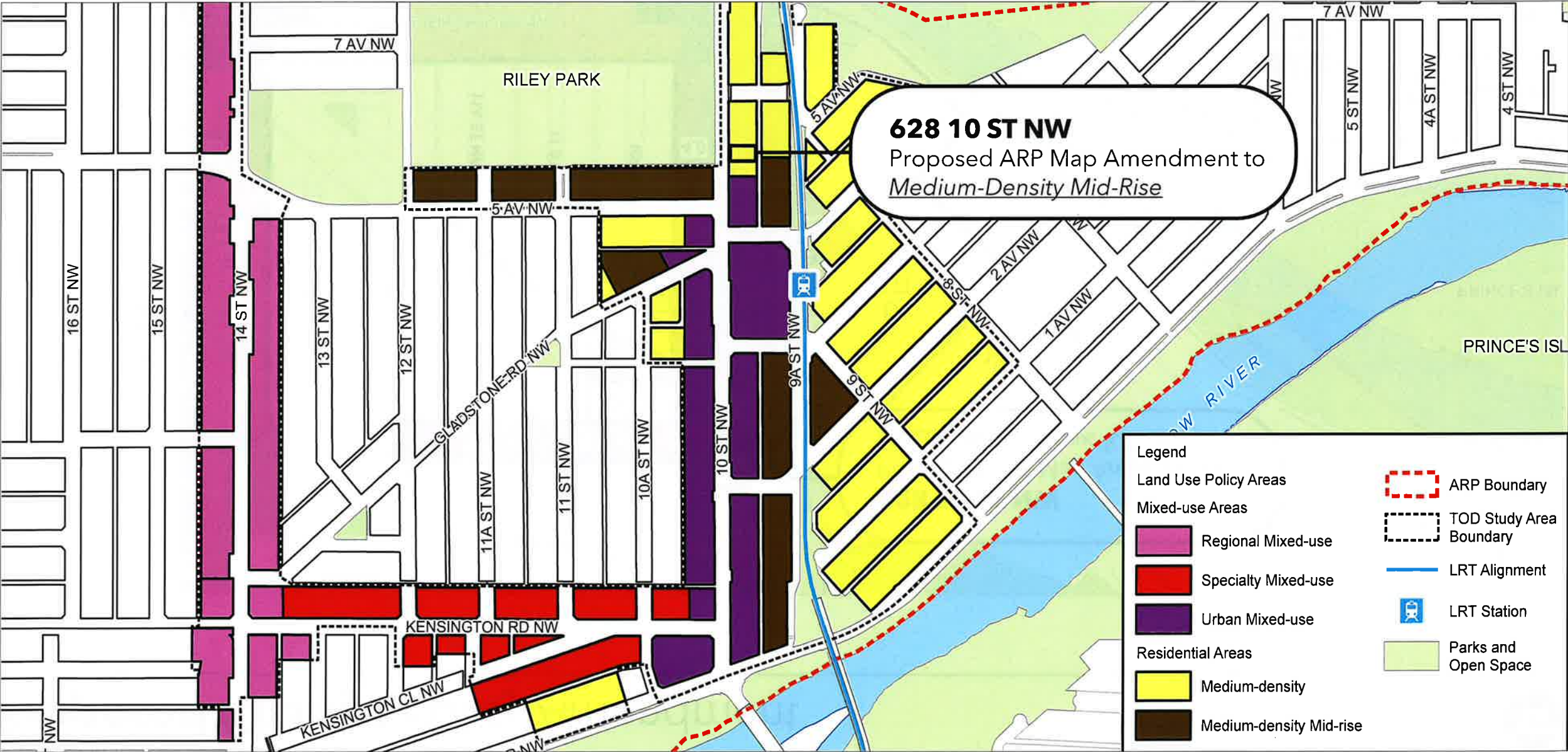


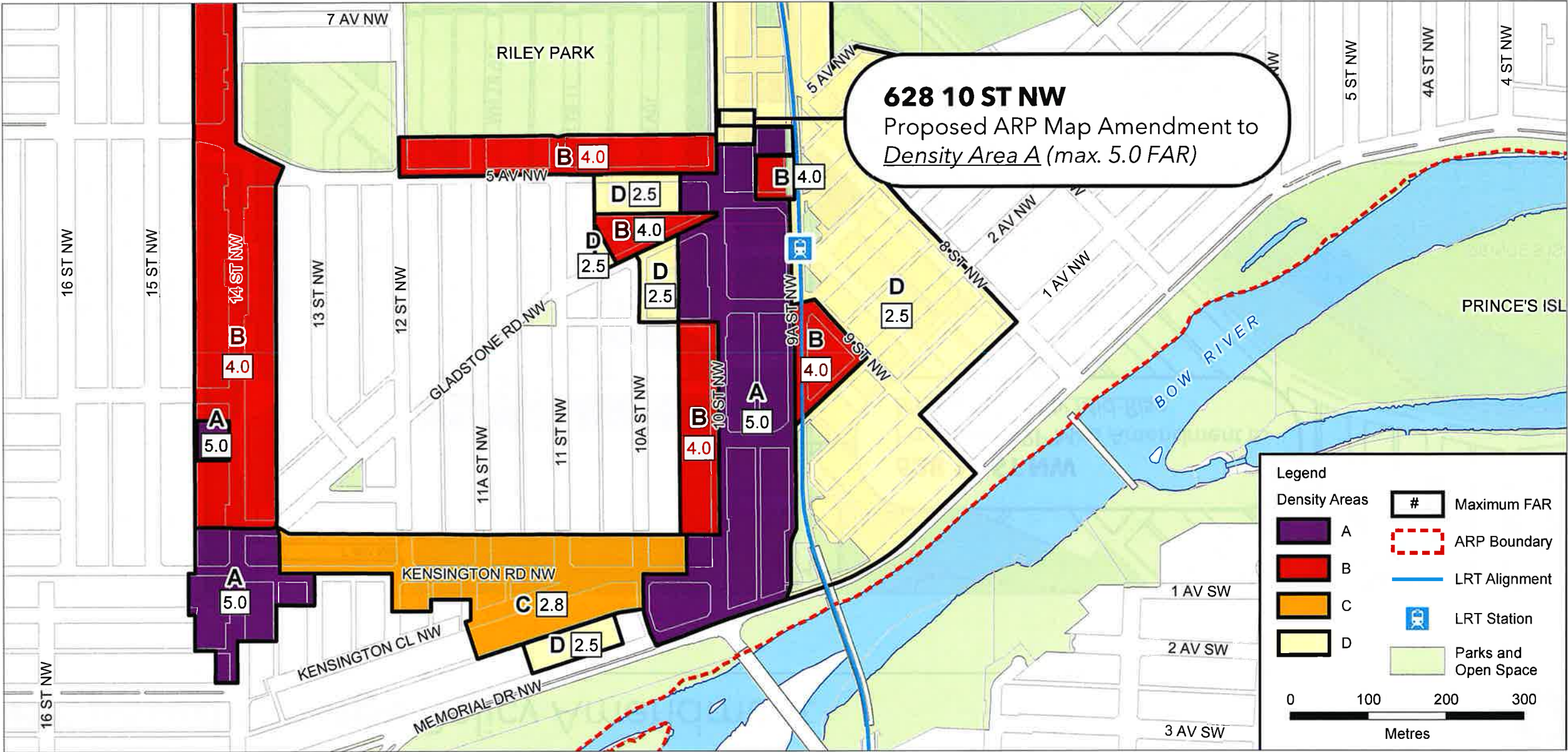
1. Provide for medium-density, mid-rise, mixed-use development;
2. Establish specific transportation demand management measures appropriate to the site context; and
3. Implement the density bonus provisions of the applicable Area Redevelopment Plan.

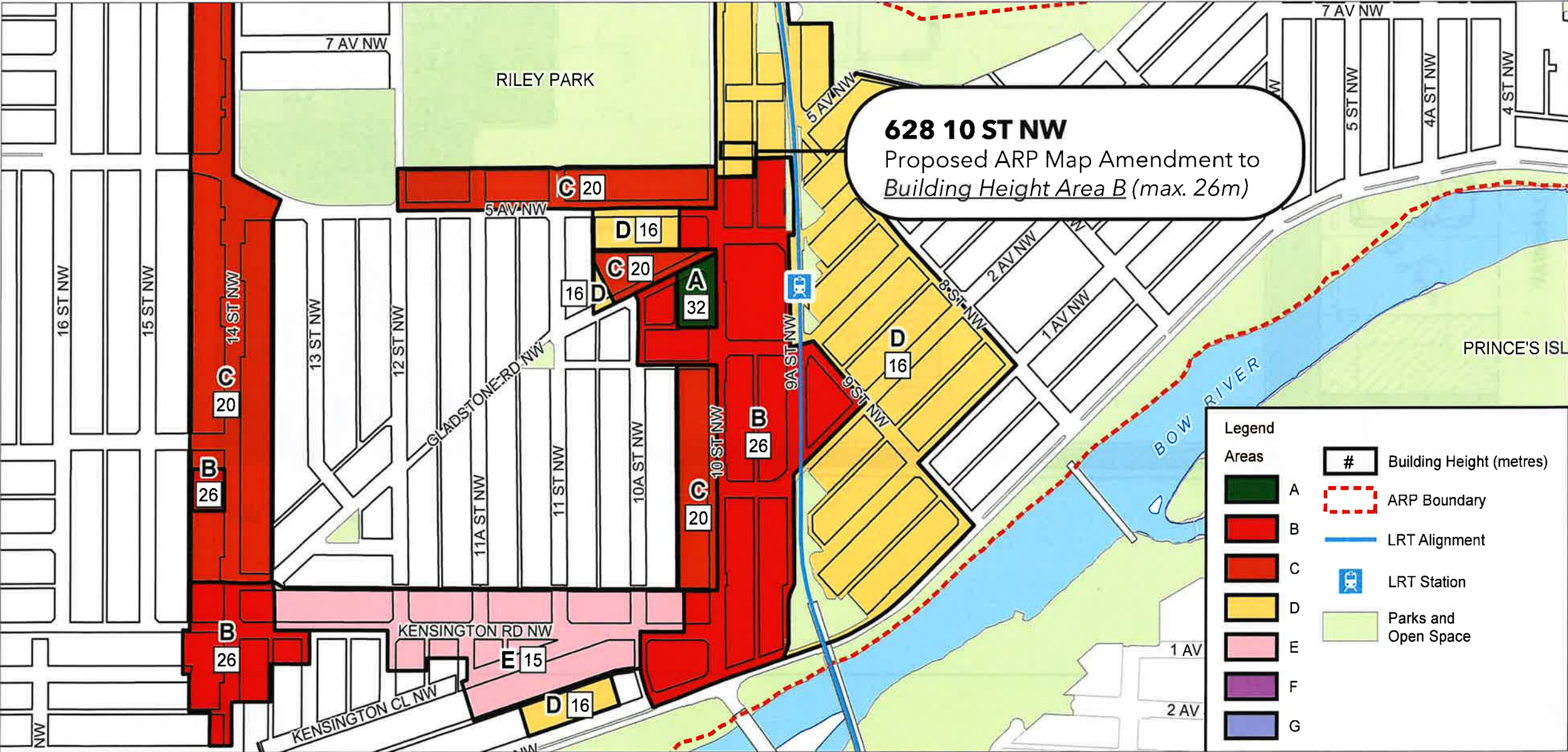
628 10 ST NW (North Site)

Proposed Policy Amendment

	Existing	Proposed
Floor Area Ratio (FAR)	2.5	5.0
Height (Metres)	16	26
Land Use Policy Area	Medium-density	Medium-density Mid-rise

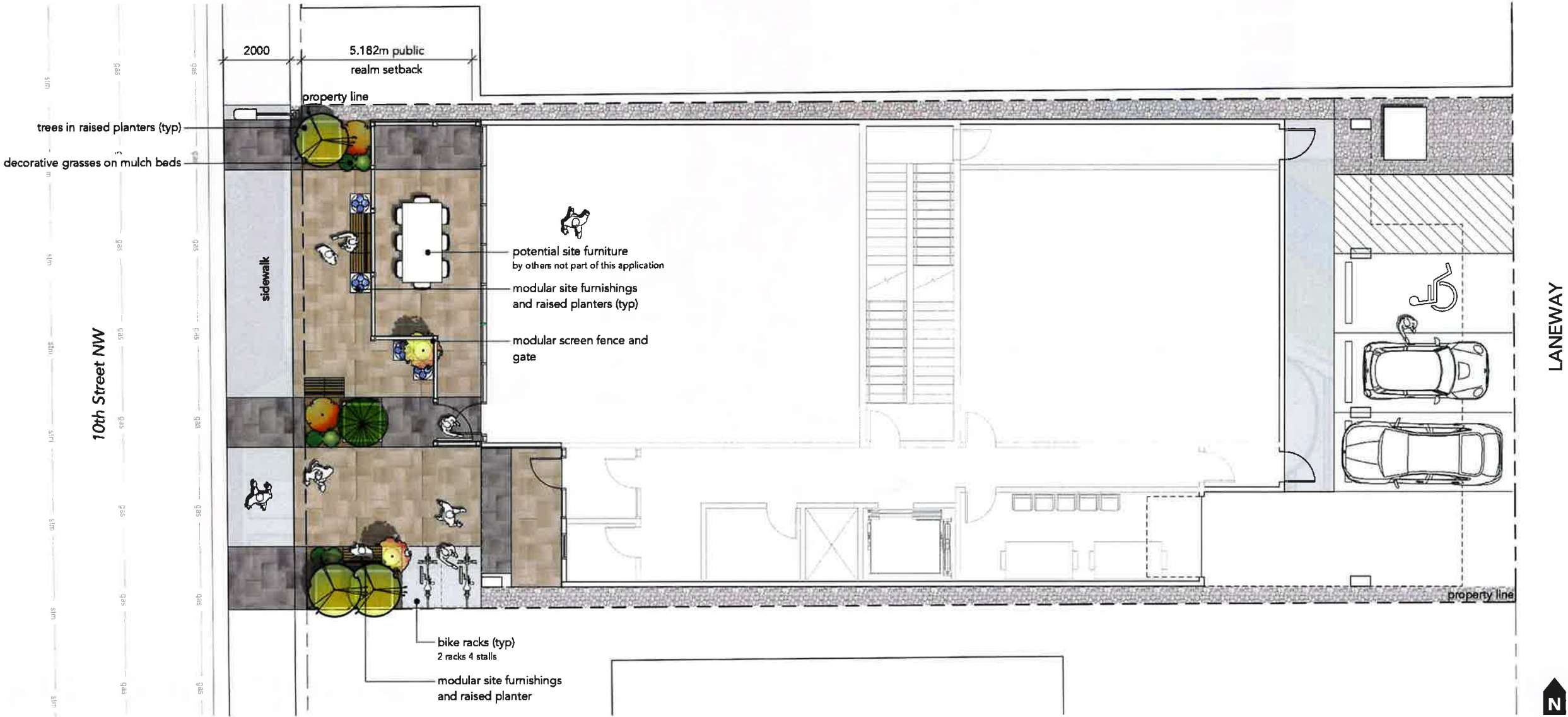






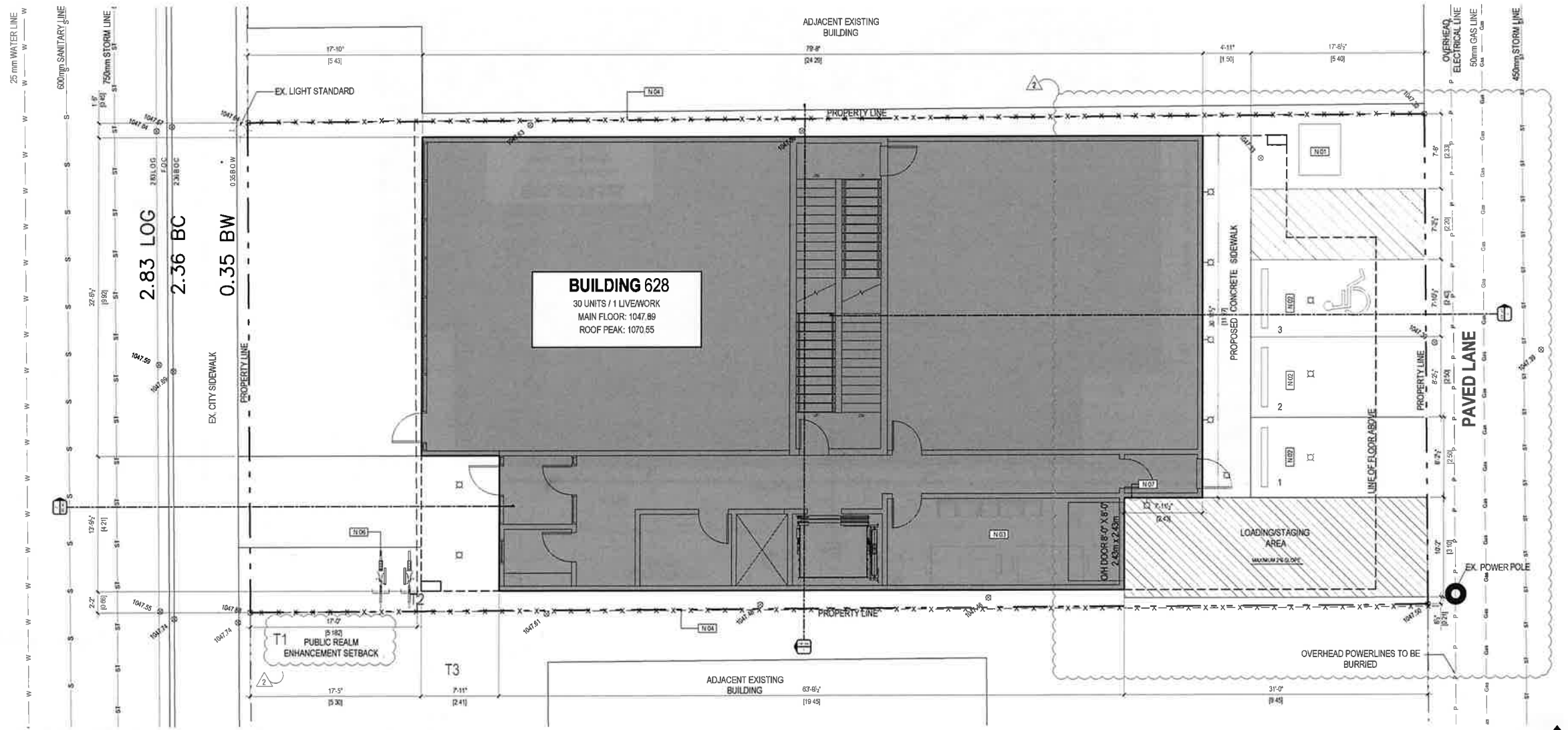
Landscape Plan

DTR1 DESIGN - JANUARY 2023

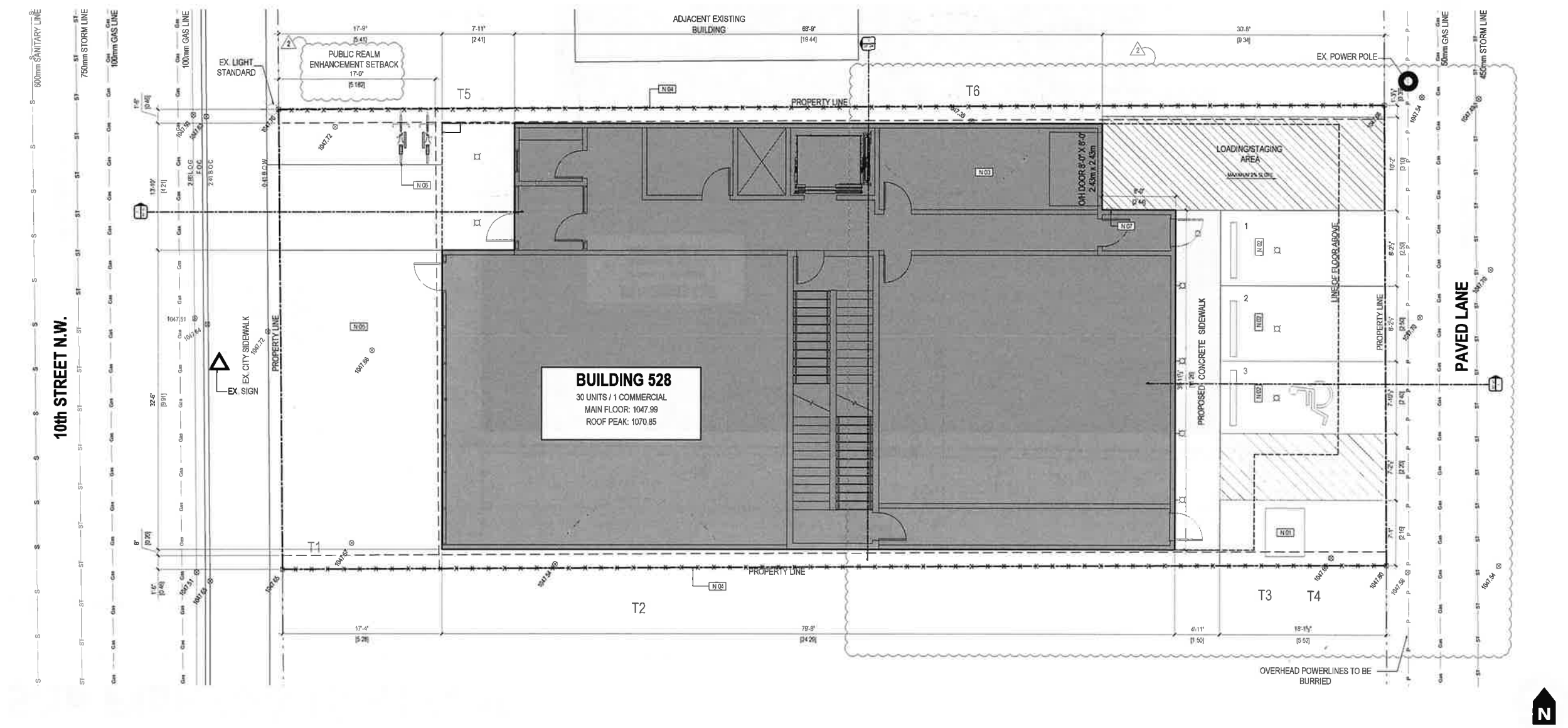


21

10th STREET N.W.



DTR1 DESIGN - JANUARY 2023



Streetscape Elevation



24

LANEWAY

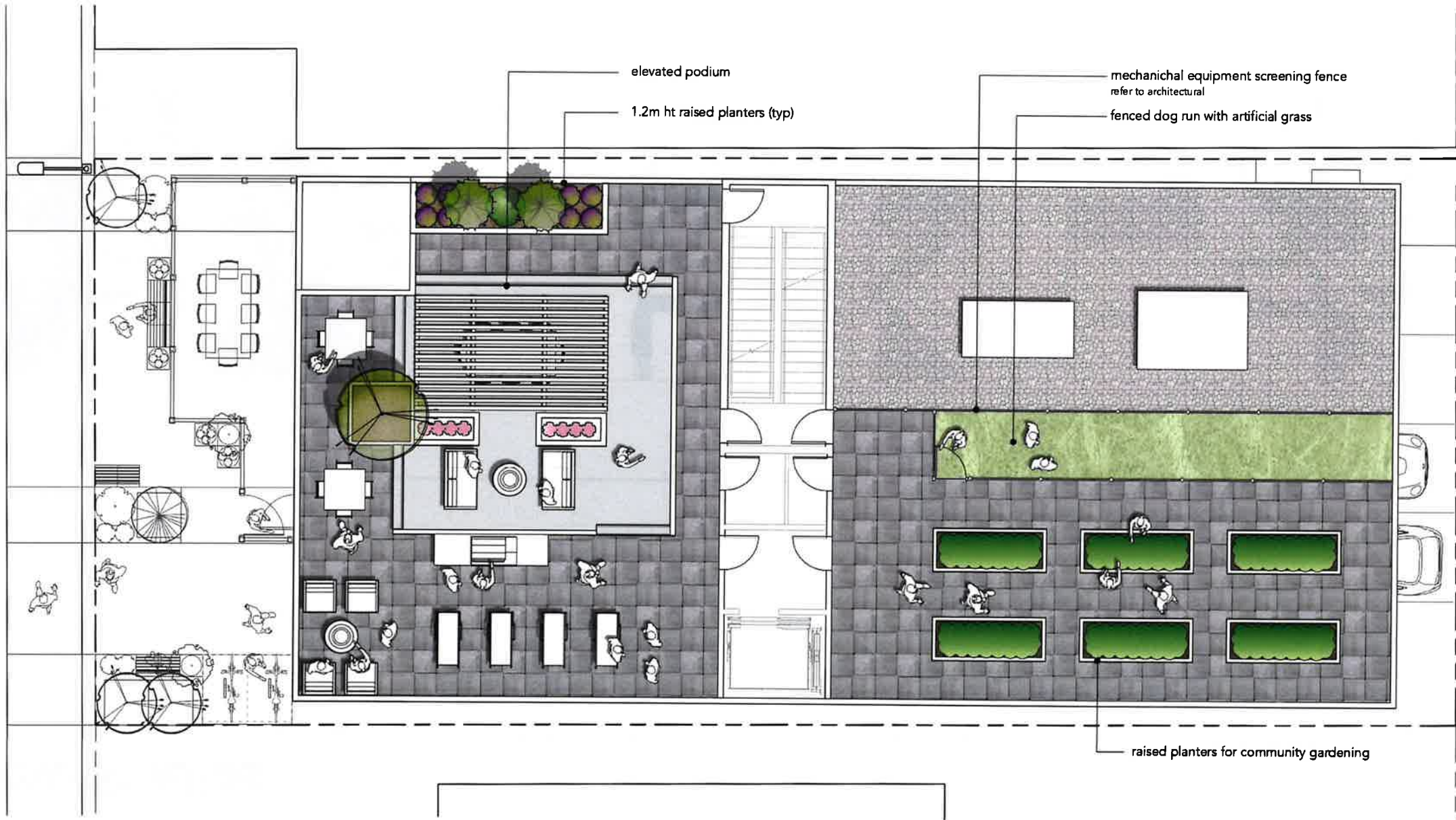


Rooftop Common Amenity

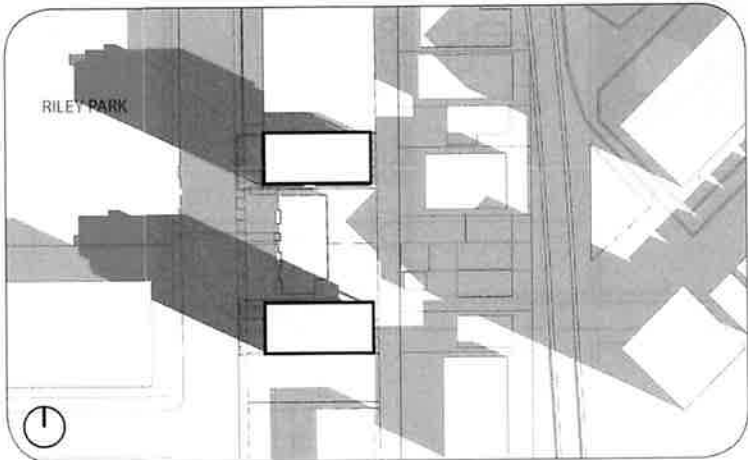
DTR1 DESIGN - JANUARY 2023

10 ST NW MAIN STREET

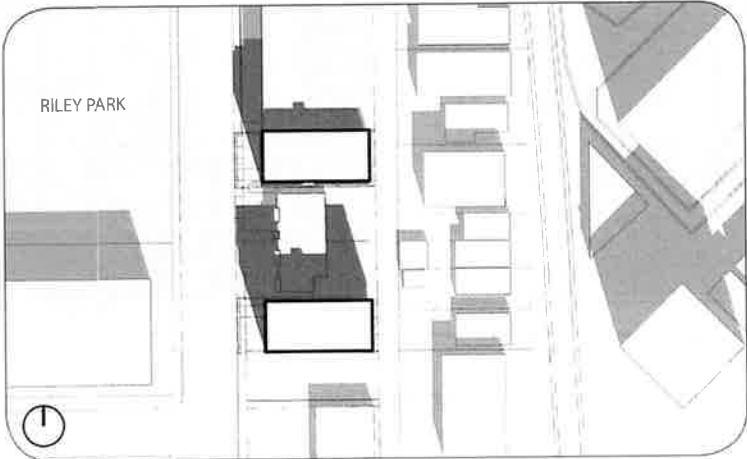
LANEWAY



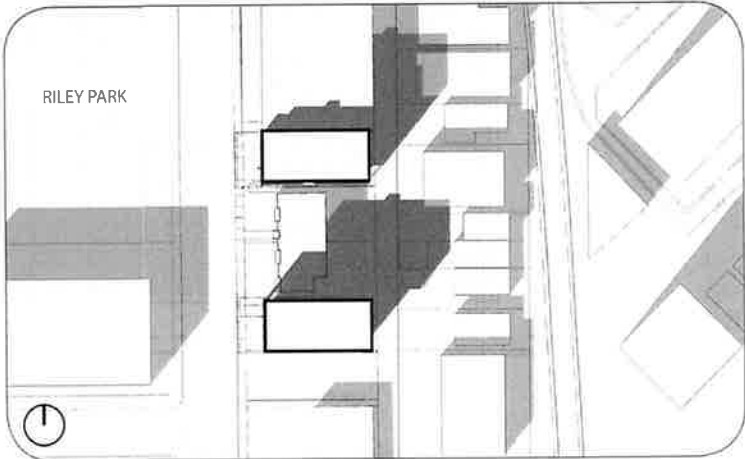
MARCH 21 / SEPTEMBER 21



MARCH 21 - 9:00 am
Not to scale

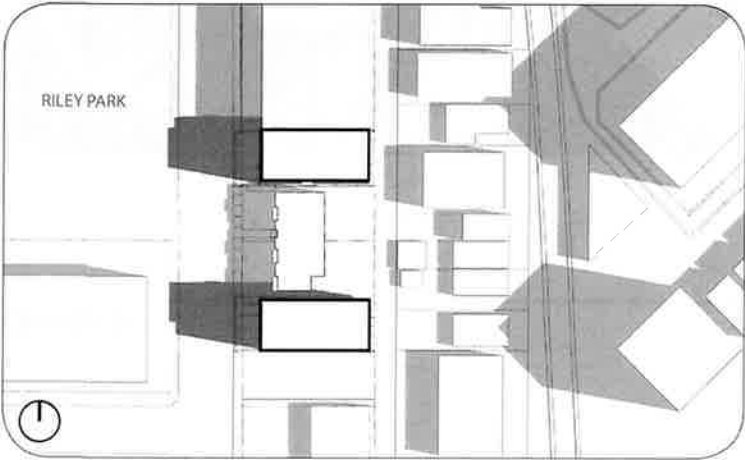


MARCH 21 - 12:00 pm
Not to scale

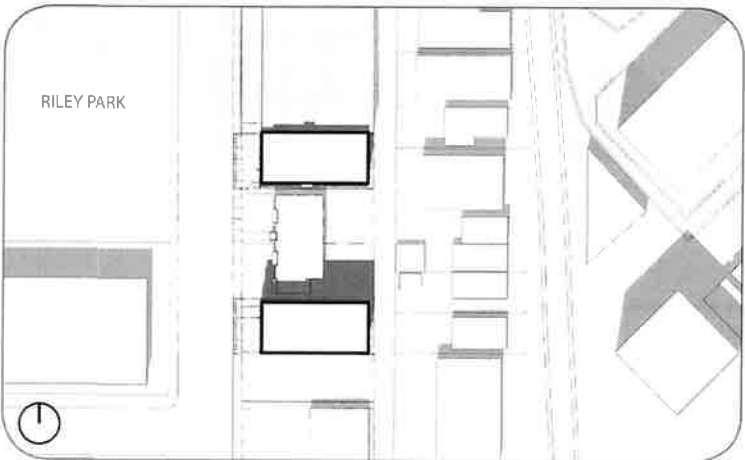


MARCH 21 - 3 pm
Not to scale

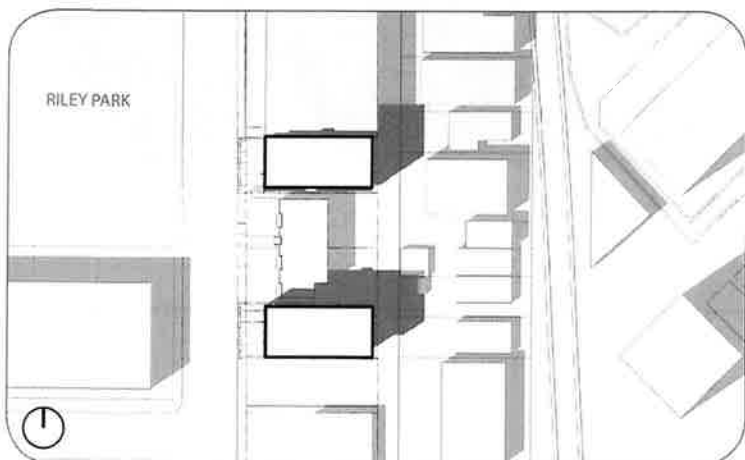
JUNE 21



JUNE 21 - 9:00 am
Not to scale

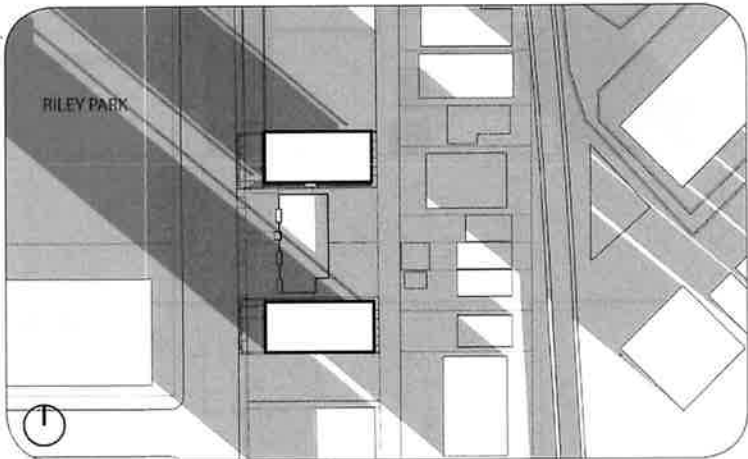


JUNE 21 - 12:00 pm
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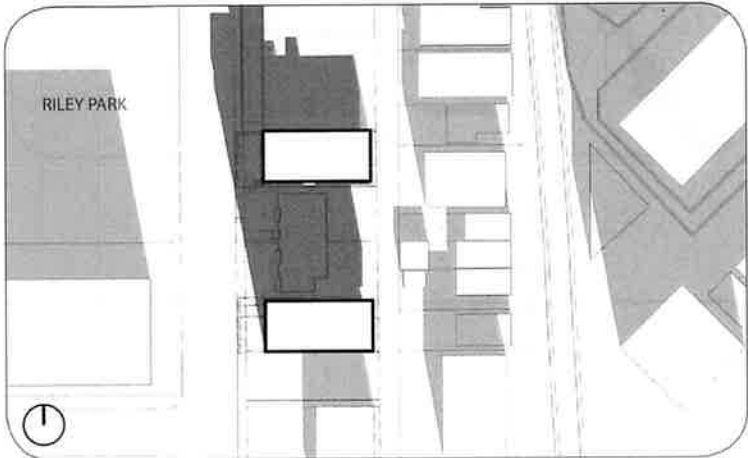


JUNE 21 - 3 pm
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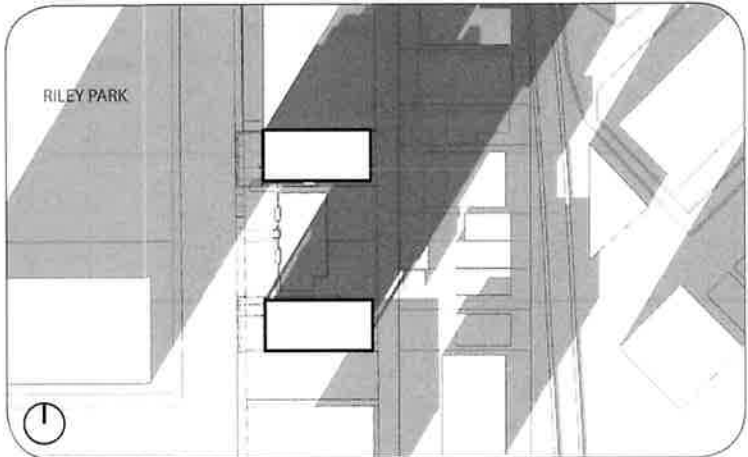
DECEMBER 21



DECEMBER 21 - 9:00 am
Not to scale



DECEMBER 21 - 12:00 pm
Not to scale



DECEMBER 21 - 3:00 pm
Not to scale