

Date: Monday, February 23, 1998  
Time: N/A  
Place: N/A

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**PRESENT:**

Minutes  
Business Arising from the Minutes  
101 East 13th Avenue - DE402394 - Zone RM-4/RM-4N/C-2C  
Other Business

**Board**

L.B. Beasley Director of Central Area Planning (Chair)  
J. Rogers Deputy City Manager  
D. Rudberg City Engineer

**Advisory Panel**

J. Drohan Representative of the Design Professions (Urban Design Panel)  
A. Waisman Representative of the Design Professions  
A. Gjernes Representative of Development Industry  
P. Kavanagh Representative of Development Industry  
S. Kellington-Catliff Representative of General Public  
J. Oberlander Representative of General Public  
B. Parton Representative of General Public

**ALSO PRESENT:**

**City Staff:**

R. Segal Development Planner  
M.B. Rondeau Development Planner  
N. Peters City Surveyor

**Item 3 - 101 East 13th Avenue - DE402394**

D. Craveiro Architect  
Fr. D. Larsen St. Patrick's Parish

**CLERK TO THE BOARD:** Carol Hubbard

The Chair welcomed Joyce Drohan to the meeting. Ms. Drohan was recently appointed to chair the Urban Design Panel and will represent the Panel on the Development Permit Board Advisory Panel for the duration of her term.

**1. MINUTES**

It was moved by **Ms. Rogers**, seconded by **Mr. Rudberg**, and was the decision of the Board:

THAT the Minutes of the Development Permit Board and Advisory Panel Meeting of February 9, 1998 be approved.

**2. BUSINESS ARISING FROM THE MINUTES**

None.

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3. 101 East 13th Avenue - DE402394  
Zone RM-4/RM-4N/C-2C  
(PRELIMINARY APPLICATION)

Applicant: Dimas Craveiro Architect

Request: To demolish an existing rectory and church (St. Patrick's parish), to construct a new church building and a gymnasium building with parking located below the gymnasium and on the surface of the courtyard. Proposed development consisting of:

- a church building to accommodate approximately 680 people, a parish hall, administration offices and cafe, with a height of approximately 56 ft. (69 ft. to top of tower), and an area of approximately 23,027 sq.ft.,
- a gymnasium building for the existing St. Patrick's elementary school, with a height of approximately 38 feet and an area of approximately 12,432 sq.ft., and
- parking underneath the gymnasium for 42 cars plus surface parking for approx. 104 cars.

**Development Planner's Opening Comments**

The Development Planner, Mary Beth Rondeau, presented this application, first describing the existing site and the zoning context. The proposal for this very large site is well below the allowable density. Ms. Rondeau briefly described the project and the principal areas of concern, namely the treatment of the gymnasium building on the 12th Avenue frontage and resolution of the multi-use parish square. Church use is conditional in C-2C which is a strongly retail oriented zone. To address concerns about retail continuity on Main Street, the submission proposes cafe use on the Main Street frontage, at the rear of the church, together with an entry to the parish hall and a meeting room. Staff are seeking clarification about the proposed operation of the cafe to ensure that it will become truly retail oriented. The applicant has also been collaborating with the Mount Pleasant Business Improvement Association with respect to public realm treatment on Main Street. High quality materials are being sought for this project. Staff recommend approval of the conditional use of the church and further recommend that the Board invoke Section 3.2.4 of the Zoning and Development By-law (the "hardship clause") in order to permit the requested height (56 ft. to the ridge of the church and 69 ft. to the top of the steeple).

Ms. Rondeau reviewed the principal conditions contained in the Staff Committee Report dated January 28, 1998. In general, staff consider the proposal to be well resolved and recommend approval in principle, subject to the conditions. An minor amendment to standard condition A.2.1 was noted.

In the question period that followed, Ms. Rondeau reviewed the proposal for recognition of the historical Brewery Creek which originally traversed this site. The applicant has been in consultation with the Brewery Creek Historical Society in this regard. In discussion, it was noted the height of the existing church is approximately 40 ft.

*(Board and Panel members then took a few minutes to review the posted material)*

**Applicant's Comments**

Mr. Dimas Craviero, Architect, noted that St. Patrick's is a local (as opposed to regional) church. Many of the parishioners live in the area and walk to church. Mr. Craviero described the proposal for recalling Brewery Creek on the site. The original creek is contained in a culvert 20 ft. below the existing grade, the site having earlier been filled in. He briefly reviewed the proposal, noting the public face of the church will be on Main Street and its devotional face will be onto the parish square. With respect to the steeple, Mr. Craviero noted that some advice has been received to locate it at the centre of the church rather than at the corner, as proposed. However, they believe the tower at the corner will demarcate the site and make it highly visible on Main Street. It also identifies the tower with the site as a whole as opposed to just the church. Mr. Craviero noted the gymnasium has been lowered to 35 ft. and they will investigate adding some windows and increasing articulation as required in the conditions. He briefly reviewed how they intend to address the principal conditions recommended in the Staff Committee Report. He stressed they intend to use high quality materials, including brick and stone or concrete. He described the proposal for the parish square and the parking. The proposal to include a cafe was an attempt to introduce more life to the Main Street frontage and this has been supported by the Mount Pleasant BIA.

Father Don Larsen, St. Patrick's Parish, spoke about the nature of the parish community and the history of the church on this site. The church and school serves about 5,000 people per week. Fr. Larsen noted the question of whether functional retail was a requirement on Main Street had been discussed but it was felt not to be an appropriate use in association with the church. This prompted the proposal for a cafe in the location previously designated for a parish meeting room. While it will have the appearance of a cafe on Main Street it is intended to be used for social activities for the building users.

In conclusion, Mr. Craveiro confirmed the recommended prior-to conditions are acceptable, with the exception of 1.6 regarding the cafe which requires further discussion.

In response to a question from the Advisory Panel, Mr. Ralph Segal, Senior Development Planner, advised that while retail (or restaurant) is not a requirement, it is the direction and intent of the zoning. He acknowledged the difficulties involved for the church to operate a bona fide cafe, open to the public, as opposed to a facility which is ancillary to the church, as proposed.

**Comments from Other Speakers**

**Mr. Bruce McDonald**, Brewery Creek Historical Society, noted this site is one of three in the community where the creek will be recognized. He urged that the applicant be required to continue to consult with the Society on some of the details, noting they would like to use this proposal as an example for other sites. He stated they are generally very pleased with the plans for recognizing the creek on this site, particularly with respect to the flowing water and native plants.

**Ms. Martha Welsh**, Mount Pleasant Business Improvement Association, advised the BIA is in general agreement with the application and particularly supports the condition to enhance the Main Street public realm (condition 1.7), together with anything that would address safety and security concerns. In response to a question from the Chair concerning the nature of the cafe use on Main Street, Ms. Welsh said the matter has not been formally considered by their Board but she felt the church's proposal is acceptable.

**Ms. Marilyn Bell**, resident at 10th/Ontario, said she would like to see this site developed in a way that is in keeping with the future that is envisioned for Mount Pleasant. She expressed

concern about creating a safe environment for pedestrians, particularly at nighttime, and she supported the safety and security conditions being sought. She also supported the proposal for recognition of Brewery Creek. With respect to architectural character, she urged that the new church complement Heritage Hall. Regarding traffic, Ms. Bell asked if it would be possible to also address some of the problems associated with the adjacent secondary school. Concerning the Main Street frontage, Ms. Bell acknowledged the difficulties for the church, but stressed the safety aspects of providing uses that create "eyes on the street".

**Mr. John Davis** said the Planning Department has done an excellent job of conveying community concerns to the developer. With respect to the cafe issue, Mr. Davis said it definitely adds to the amenity and safety of the street.

**Mr. M. McKenna**, local resident, questioned the proposal for a cafe and urged the inclusion of a rectory in the development. He also suggested the amount of parking is excessive. In response to a question from the Chair about a rectory, Father Larsen said the intention is to provide priest's accommodation as close to the church as possible, and probably in the convent across the street on 12th Avenue.

**Mr. Bernie Crick** questioned the tax implications for the church if the City insists on having cafe on this site.

With respect to providing a use which contributes to safety and security on the street, Mr. Craveiro noted that a cafe operated by the parish would be very well used on a daily basis, probably into late evening, whereas if it is mandated to be a commercial cafe it will likely close in the early evening.

#### **Panel Opinion**

**Ms. Drohan** reported that the Urban Design Panel generally supported this application. Relaxation of height was considered to be appropriate, especially given the reorientation of the church from 12th Avenue to Main Street. With respect to retail continuity on Main Street, only one member of the Panel felt strongly that it should be maintained. The majority considered the church use to be quite unique on Main Street and thought the applicant should not be required to provide retail use. The Panel encouraged the applicant to use good quality materials. The Panel's main concern related to the use of the plaza and how it could best provide a community amenity at the same time as providing parking. It was recommended that the parking be designed in such a way that it does not preclude a dignified entry and exit from the church. The Panel strongly encouraged the applicant to conduct a detailed analysis of the plaza, as called for in condition 1.5. The Panel was also concerned about the blank facade of the gymnasium along 12th Avenue and urged additional glazing which would allow views into the gym from the street. Given that the provision of pedestrian routes through the site will contribute to its animation, Ms. Drohan recommended that ways be found to ensure the safety of the children while allowing easier access to the public. She added, the plaza could be a valuable resource to the community for casual hockey and basketball activities. Ms. Drohan noted that one Panel member felt strongly that the church spire should be on the church. Nevertheless, she agreed the proposed tower location holds the corner very well, which is important in this particular situation.

**Mr. Gjernes** commended the architect on the clarity of the presentation. He recommended approval of the application and supported the accommodation of the church use which has been on this site for many years. He supported the requested height relaxation. He also supported the recognition of Brewery Creek in the project, but suggested A.2.3 be amended to refer to a symbolic reference. Regarding the use on the Main Street frontage, Mr. Gjernes said

his preference would be for some kind of retail use but he did not consider it a critical issue and urged some flexibility in the design. With respect to the gymnasium, he also urged the provision of greater animation on 12th Avenue. He added, good quality materials are very important, particularly on the roof.

**Ms. Parton** complimented the applicant and thought the project would fit in very well with the neighbourhood. She stressed the importance of fencing to restrict access to the school grounds. She thought the plaza could be a valuable asset for community activities when it is not being used for parking. She supported providing additional glazing on the gymnasium and supported its height as proposed. Ms. Parton said she did not believe the church should be required to provide a cafe on Main Street and thought it might be a good location for a seniors' drop-in centre.

**Mr. Waisman** recommended approval. He recommended that the applicant not be required to reduce the height of the gymnasium. With respect to condition 1.4, he agreed that fencing will be essential around the school grounds. With respect to condition 1.6, he suggested the reference be to community use rather than a cafe. Finally, Mr. Waisman suggested the steeple could be higher than proposed.

**Ms. Kellington-Catliff** said it is an admirable proposal and recommended approval subject to the conditions. She supported relaxing the height and sideyard setbacks. She also questioned whether the steeple could be increased in height, thus increasing the prominence of the church in the area. She recommended including reference to canopy trees in condition 1.1, and agreed that additional glazing on the north elevation of the gymnasium would be an asset. She suggested 1.6 should either be amended to indicate that required retail space should be open to the public, or reworded to allow an eyes-on-the-street, vibrant gathering area to be accessed by the community for a variety of uses, which would be an asset to the site and could be secured through an amenity covenant. She recommended a requirement for lighting be added to condition 1.5, and questioned whether there are some hours during the day when tenants of the site could use the covered parking area for an amenity use (e.g., ball hockey, skateboarding). With respect to condition 1.4, Ms. Kellington-Catliff stressed that children's play areas must be very strictly secured, especially given the proposed public thoroughfare through the site. Finally, she strongly supported the reference to Brewery Creek and complimented the applicant and the development planner on an excellent project.

**Mr. Kavanagh** also recommended approval and concurred with previous comments. He added, he supported the Staff Committee recommendation for the complete application to be referred to the Director of Planning.

**Ms. Oberlander** congratulated the applicant on integrating the different uses on the site. She supported the proposed height, and also encouraged additional height for the steeple. She recommended adding a requirement for lighting to condition 1.2. With respect to the requirement for the Brewery Creek interpretation, Ms. Oberlander questioned whether this condition should be strengthened and included in the principal conditions, particularly in relationship to the development of the parish square. She also wondered if there is adequate provision for bicycle parking. Regarding the Main Street frontage use, Ms. Oberlander said she would not support the imposition of retail use, noting there is already a lot of competition in the area for cafe use. She strongly supported condition 1.7, to work with the Mount Pleasant BIA, and agreed the complete application should be dealt with by the Director of Planning.

**Board Discussion**

It was noted the references in the Staff Committee Report to West 12th and 13th Avenues should be East 12th and 13th Avenues.

In response to a question by the City Engineer concerning the child's play areas, **Ms. Rondeau** explained these areas are currently fenced and hedged and no changes are recommended.

**Mr. Rudberg** commented this is an excellent proposal and he complimented both the architect and staff for identifying the key issues. He recommended amendments to the conditions. With respect to gymnasium height, he did not believe it should be reduced if it compromised good design or structural integrity of the gymnasium. In recommending amendment to condition 1.6, **Mr. Rudberg** said he felt the provision of a cafe seemed to be a forced issue and not workable in this instance, although he agreed some public access onto Main Street would be beneficial. He said he was encouraged to learn that retail/restaurant use is not a strict requirement of the zoning. With respect to bicycle parking, **Mr. Rudberg** noted there is a requirement for 12 bicycle parking spaces which he believes will be adequate.

**Ms. Rogers** concurred with the amendments and seconded **Mr. Rudberg's** motion to approve the application. She urged the applicant to continue consultation with the community with respect to the plaza, noting there is considerable potential for it to become a vital centre for this neighbourhood. She said she was encouraged by the measures proposed to make it as safe and pedestrian friendly as possible. With respect to condition 1.6, she agreed that while community access is important, retail should not be a requirement. She congratulated the applicant on an excellent application.

**Mr. Beasley** agreed this application has progressed very well and he commended the applicant, staff and the community for undertaking a positive exercise. He added, he remained fairly concerned about the blank wall of the gymnasium. He suggested the applicant consult with **Ms. Bell** in identifying the areas where safety may be an issue. As well, **Mr. Beasley** commended the architect's commitment to providing good quality materials. He concluded by commenting that he would also prefer to see a taller steeple as a good community focal point.

**Motion**

It was moved by **Mr. Rudberg** and seconded by **Ms. Rogers**, and was the decision of the Board:

THAT the Board APPROVE IN PRINCIPLE Development Application No. 402394, in accordance with the Development Permit Staff Committee Report dated January 28, 1998, with the following amendments:

Amend 1.1: design development to improve the gymnasium's relationship to 12th Avenue and improving the sidewalk pedestrian experience on East 12th Avenue;

Note to Applicant: This can be achieved by providing open, layered planting at the sidewalk edge to the building face. Provision of a detailed analysis of the multiple functions of the gymnasium is suggested to establish whether adding windows into the gymnasium north elevation would be feasible.

Amend the last sentence of the Note to Applicant in 1.2: Continuation of the planting and lighting around the base of the building is also suggested.

Amend Note to Applicant in 1.5: Lighted walkways through the site which are separated from vehicles driveways are encouraged.

Amend 1.6: clarification of the operation, layout plan and exterior treatment of the amenity space proposed in the church to ensure that it will contribute to the vitality of the street;

Note to Applicant: The amenity space should have a public access component.

Amend A.2.1 to include the General Manager of Engineering Services;

Amend A.2.3 to add and the symbolic representation of Brewery Creek;

Note to Applicant: Further consultation with the Brewery Creek Historical Society is strongly encouraged.

**Other Business**

None.