

Date: Monday November 23, 2020
Time: 3:00 p.m.
Place: Town Hall Meeting Room, City Hall & Webex

PRESENT:

Board

A. Law Director, Development Services
K. Mulji Director, Engineering Projects & Development Services
L. LaClaire General Manager, Engineering Services
T. O'Donnell Deputy Director of Current Planning

Advisory Panel

L. Shenkute Representative of the General Public
D. Pretto Representative of the Development Industry
N. Hayward Representative of the General Public
J. Stamp Representative of the Design Professions (Urban Design Panel)
K. May Representative of the General Public

Regrets

P. Sihota Representative of the General Public
M. Cree Smith Representative of the Design Professions
C. Karu Representative of the Development Industry

ALSO PRESENT:

City Staff:

K. Spaans, Development Planning
J. Turecki, Engineering Services
J. Catarino, Development Services
John Greer, Development Services

837 Beatty Street - DP-2020-00531-DD

DELEGATION

Reliance Properties
Rob Leshgold
Sam Leshgold
Jon Stovell

Office of McFarlane Bigger (OMB)

Steve McFarlane
Cameron Fraser
Bryan Lemos Beça

Donald Luxton & Associates Inc.
Donald Luxton

Recording Secretary: K. Cermeno

1. MINUTES APPROVED

No minutes were approved.

2. BUSINESS ARISING FROM THE MINUTES

None.

3. 837 Beatty Street

Applicant: OMB

Request : Rehabilitation and dedication of the existing 2-storey Anglo-Canadian Warehouse Company Building including a 4-storey addition for a total of 6-storeys consisting of retail on lower floor and ground floor, office uses on floors two (2) through five (5) and rooftop amenities on the sixth (6th) floor having vehicular access from the lane.

Opening Comments

Mr. Kevin Spaans, Development Planner, presented the proposal and summarized the recommendations contained in the Staff Committee Report. The recommendation was for support of the application, subject to the conditions noted.

Mr. Kevin Spaans took questions from the Board and Panel members.

Applicant's Comments

The applicant provided a visual overview of the context.

The applicant noted they met with staff and reviewed the conditions, since that discussion the applicant is requesting the following changes to the conditions:

- That the wording of condition A.1.21 be amended from “Design development to maximize retention of original elements in accordance with the Conservation Plan, including the retention of the six smaller window openings, sills and lintels, on the west elevation” to “Design development to maximize retention of original elements in accordance with the Conservation Plan, including the retention of the six smaller window openings and lintels, on the west elevation”.
- That the wording of the Note to Applicant in condition A.1.21 be amended from “These window openings are identified as character-defining elements in the Statement of Significance and the Conservation Plan calls for the preservation of existing window openings, where possible. Unless it can be shown to be technically unfeasible due to interior configuration or proposed room layout, these window openings should be retained as existing” to “These window openings are identified as character-defining elements in the Statement of Significance and the Conservation Plan calls for the preservation of existing window openings, where possible. Acknowledging adaptive reuse of the building, adjustment of the high existing sill height to be considered.”
- That condition A.2.2.iii “Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current COV standards and IESNA recommendations” be deleted.

- That condition A.2.2.v “Provision of lane lighting on standalone poles with underground ducts. The ducts should be connected to the existing COV SL infrastructure” be deleted.
- That the wording of condition A.2.5 be amended from “Arrangements are to be made to the satisfaction of the General Manager of Engineering Services for the decommissioning of the existing areaway on Beatty Street noting the following requirements” to “Arrangements are to be made to the satisfaction of the General Manager of Engineering Services for the retention of the existing areaway on Beatty Street noting the following requirements” and that the requirements for retention be further described.
- That condition A2.7.iii be amended to include the following: “While the Planning Department supports the City Building initiative of the lane activation proposal, the applicant is asked to undertake a separate process involving the Planning and Engineering Departments for review and, if accepted, permits.”
- That the wording of condition A2.10.i be amended from “Provision of Class B bicycle parking located on private property, as per By-law” to “Provision of Class B bicycle parking located to the satisfaction of the Director of Planning.”
- That the wording of the second bullet point of condition A.2.20 be amended to include “The Structure Monitoring Plan is to be in place for the duration of construction only.”

Comments from Speakers

No Speakers

Panel Opinion

Ms. Stamp noted the panel felt it was a strong proposal and a lot of thought went into the addition and how it meshes with the existing context. The panel supported the restoration of the façade and sidewalk prisms.

Ms. Stamp noted the expression of the addition is very strong. The street wall expression honours the 20th century addition while still respectful to the heritage component.

Ms. Stamp noted the sustainability targets were successful. The panel was supportive of the activation of the lane and stairlink.

Ms. Stamp noted the panel was supportive of the level 6 roof garden. Overall, it is a well thought out design.

Ms. Stamp noted her support for the project.

Ms. Hayward noted her support for the project.

Mr. Shenkute noted his support for the project.

Ms. Pretto noted her support for the project.

Ms. May noted her appreciation for how clear the correspondence regarding the design was.

Ms. May noted her support for the project.

Board Discussion

Mr. LaClaire noted his support for the project.

Ms. Mulji noted her support for the project.

Ms. O'Donnell thanked the applicant for all their efforts on a great project and application.

Ms. O'Donnell noted this kind of project that needed to move forward.

Ms. O'Donnell noted her support for the areaway.

Ms. O'Donnell noted she is cognisant utilities may be undergrounded or some additional work may be done in the right of way, therefore she is supportive of exploring a feasibility study so that the space can be activated for future utility work.

Motion

It was moved by Ms. O'Donnell and seconded by Mr. LaClaire, and was the decision of the Board: THAT the Board APPROVE Development Application **DP-2020-00531-DD** subject to the conditions in accordance with the Staff Committee Report dated October 28, 2019, with the revised conditions presented by the applicant team and a completed feasibility study of the areaway.