

4.2 Development Permit Application No. 000530 for 902, 906 and 910 McClure Street

The City is considering a Rezoning and Development Permit to retain the two existing buildings (Abigail's Hotel) and construct a four-storey hotel building with additional guestrooms and a meal room for guests. Heritage Designation of the building at 906 McClure Street is also proposed.

Applicant meeting attendees:

BARRY COSGRAVE	NUMBER TEN ARCHITECTURAL GROUP
DANIEL SMITH	NUMBER TEN ARCHITECTURAL GROUP
CARL PETERSON	NUMBER TEN ARCHITECTURAL GROUP
KEITH GRANT	KEITH N. GRANT LANDSCAPE ARCHITECTURE LTD.

Miko Betanzo provided the Panel with a brief introduction of the Application and the areas that Council is seeking advice on, including the following:

- the proposed landscaping elements.

Barry Cosgrave provided the Panel with a detailed presentation of the site and context of the proposal, and Keith Grant provided the Panel with details of the proposed landscape plan.

Questions of clarification were asked by the Panel on the following:

- will the lots be consolidated?
 - yes
- will the proposed building be attached to the heritage building, or are they separate buildings?
 - there will be three distinct buildings, with a covered walkway connecting the new building to the heritage building
- are 16 parking stalls proposed?
 - there are 16 existing stalls, and 21 are proposed altogether
 - one existing stall is lost and six are added with the proposal
- is the parking shared between the buildings?
 - yes, this is one hotel with rooms among three buildings
- how many trees are being removed?
 - four trees will be removed and 13 will be added
- is it possible to retain the large elm tree in the rear of the lot?
 - this elm is not much more than a short stump with shoots, yet it is counted among the trees being removed
- is there a proposal for the adjacent property to the east?
 - yes, there is a large project proposed, which will consolidate properties to the east
- can the number of electric car charging spaces be increased in the future if necessary?
 - yes, this could easily be done
- what is the design rationale for the contemporary-style railing around the new building's patio?
 - the railing provides screening and safety for the steep slope towards McClure Street
 - the design can be revised

- what is the reason for the secure fencing and gate separating the proposed building's patio?
 - this is for separation and security from the street
 - the existing patios are less visible from the street and are not gated
- what is the rationale behind the contemporary detailing of the proposed building?
 - the *Standards and Guidelines for the Conservation of Historic Places in Canada* frown upon the replication of heritage buildings
 - the new building is distinct from and respectful to the heritage building
 - the building proposes the same materials, colours and roof form, but with simplified details
 - the proposed building initially included detailing which was closer to the heritage building, but this was changed as a result of comments from the Heritage Advisory Panel
 - the new building is not supposed look brand new; the heritage quality is part of Abigail's corporate identity
 - the proposal should look close to the original hotel while being easily distinguished as a separate project
- what is the age of the heritage building?
 - the main building was built in the 1930's and renovated in 1985, and the coach house was constructed in 1998.
 - the applicants are in the process of designating the heritage building
- why is there a retaining wall around the two new parking stalls at the northeast?
 - there is a drop in grade of about a foot between the newly-consolidated northeastern corner of the property and the existing parking area
- what is proposed for the stormwater collected from the parking area?
 - the new parking stalls will have permeable paving
 - the existing parking remains as-is, with the addition of one parking stall and additional planting
- how do cars access stalls 1 and 2 at the northeastern corner of the lot?
 - there is a sloped drive aisle to the south of these spaces
- is the parking stall closest to the new building in front of any windows?
 - no, it is not
- was an alternate parking configuration considered, such as continuing the existing layout towards the northeast corner?
 - this option was considered, but one stall was lost by continuing the existing parking layout
- how important is the retention of one additional stall?
 - it is important to retain this stall for peak occupancy times, and because parking was one of the neighbourhood's few concerns
 - the proposed configuration has been reviewed at a Fairfield Land Use Committee meeting
- would it be possible to shift the proposed building a half meter to the south?
 - this could easily be done
- are the proposed stairs connecting to the new building covered?
 - yes, and the ramp is not covered
- why is the proposed building so far from McClure Street?
 - the building was initially proposed closer to McClure Street, where the patio now sits; however, City staff requested that the side view of the heritage building be maintained
 - the applicants would be happy to move the proposed building southward

- what is the current use of the adjacent property to the north of the new parking area?
 - residential; there is a house there
- for what adjacent use does the landscape buffer provide screening?
 - the adjacent property to the north of the new parking area will be part of the proposed 6-storey senior's facility
 - the landscape buffer and covered parking also respond to concerns from residents of the apartments on Burdett Avenue.

Panel members discussed:

- concern for the tight parking layout and the proximity of vehicles to the proposed building
- appreciation for the overall site plan
- opportunity to shift the proposed building southward by about 2ft. to resolve vehicle circulation and parking configuration
- opportunity to reconfigure the proposed parking layout by swapping the location of the accessible parking stall with stall 12
- appreciation for the proposed landscape buffer for the surface parking
- the need for ample landscaping around the proposed patio's railings
- the proposed building as being insufficiently distinct from the heritage building
- concern that the new building is a poor reproduction of the heritage building
- the need to re-examine the proposed building's expression so that it is subservient and clearly distinguishable as a complimentary, contemporary addition
- the proposed building's lack of contemporary materials or style
- the boxy massing of the fourth floor is not harmonized with the rest of the proposed building
- if the proposed building is intended as a simplification of the heritage building's design, opportunity to reduce the number of batons in the gable and refine the fenestration in the proposed building
- opportunity to more delicately reflect the design of the heritage building
- opportunity to improve how the proposed building meets the ground.

Motion:

It was moved by Justin Gammon, seconded by Jason Niles, that the Development Permit Application No. 000530 for 902, 906 and 910 McClure Street be approved subject to the following recommendations:

- shift the proposed building at 910 McClure Street marginally to the south to facilitate a reconfiguration of the rear parking area
- reconsider the proposed additional parking for ease of use, access, and proximity to the new building, with consideration to the provision of more permeable paving
- consider a more distinctly contemporary approach to the architecture of the new building, with special consideration to the massing of the fourth floor roof dormer.

Carried

For: Jesse Garlick (Chair); Elizabeth Balderston; Sorin Birliga; Justin Gammon; Jason Niles; Carl-Jan Rupp; Stefan Schulson

Opposed: Deborah Le Frank