

2.2 Heritage Alteration Permit with Variance Application No. 00016 for 1050-1058 Pandora Avenue and 1508-1518 Cook Street

The City is considering a Heritage Alteration Permit with Variance Application to retain 50% of the existing heritage-registered building and construct a new four- and six-storey mixed-use addition consisting of ground floor commercial uses and residential above. The applicant is proposing to heritage-designate the existing building.

Applicant meeting attendees:

MICHAEL GREEN	MGA MICHAEL GREEN ARCHITECTURE INC
MARIE-CLAIRE BLIGH	MGA MICHAEL GREEN ARCHITECTURE INC
JESSICA GIBSON	DISTRICT PROPERTIES

Leanne Taylor provided the Panel with a brief introduction of the application and the areas that Council is seeking advice on, including the following:

- the relationship between the heritage building and new addition
- the application of building materials
- the parapet height
- any other aspects of the proposal on which ADP chooses to comment.

Michael Green and Marie-Claire Bligh provided the Panel with a detailed presentation of the site and context of the proposal.

The Panel asked the following questions of clarification:

- was more of a reveal between the heritage building and the new addition considered?
 - a variety of approaches were considered, but the proposal feels the cleanest, most appropriate solution
 - the true view line and pedestrian experience were paramount
 - the simplicity of the proposed design is its strength
- why do no balconies face the park?
 - Juliet balconies face the park to relate to the Cook Street façade
 - the four-storey portion was deliberately simplified
- are no balconies proposed on the four-storey building?
 - correct
- is the new building's roof a green roof?
 - no; the sedum roof is only on the heritage building roof
- was a different use considered for a more public/private transition onto Franklin Green, for more eyes on the street and park?
 - other uses were considered early on, but they presented considerable challenges
 - the community feedback has shown desire for 24hr activation, which is not readily satisfied by a commercial component
- is the connection to Franklin Green accessible?
 - yes, pedestrians would descend the vehicle ramp to the garage level then ascend to the park level
 - the ramp is very gentle and the site is accessible throughout
- how are rooms labelled as dens regulated by the City?
 - Leanne Taylor noted that the City does not regulate buildings' interior layouts

- what relation is there between the number of units and number of required vehicle parking stalls?
 - Leanne Taylor clarified that the application proposes a significant parking variance, and that the OCP does support parking variances for applications which include heritage conservation and preservation
- are parking requirements tied to the number of bedrooms?
 - no
- is the heritage building restricted in how much additional weight it can carry?
 - the heritage building will require seismic upgrading regardless of its existing structure
 - the proposal will not put a new load onto the roof
- what is the rationale for the building entry location?
 - earlier iterations proposed the new addition closer to Cook Street; however, the response from the heritage community was to push the addition as far back as possible and to save as much as possible of the heritage building
 - with four public faces to the building, many factors are considered in selecting an entry point; the proposed entry is at a logical mid-point
 - the entry location creates an interesting space with a café component
- are the buried units on the second level the best solution?
 - there are challenges with the depth of the building coupled with heritage retention
- portions of the mews are 2.9m wide; what is the proposed use in this location and was additional accessibility considered?
 - the mews will be fully accessible and open during the daytime, and gated at night only for residents' use
 - the existing brick wall will be rehabilitated
- does the brick wall need to be preserved as a blank wall?
 - this was desired from a heritage standpoint
- will all the units be rental?
 - yes, they will be secured as rental.

Panel members discussed:

- appreciation for the restoration of the heritage building
- need to resolve the relation between the proposed additions and the heritage building
- support for an increased building setback along Pandora Avenue
- the proposal would benefit from an additional 2 storeys facing Pandora Avenue for a more interesting articulation of building massing
- the four-storey portion facing Franklin Green is very simple, with a big-city feeling
- appreciation for the inset windows relating to the existing heritage windows
- opportunity for balconies or outdoor space on the four-storey building
- appreciation for the six-storey building's articulation and balconies
- concern for the liveability of the two second floor units facing the mews and for the many units with closets as bedrooms
- concern with the interior angles created by the proposed balconies, which may limit the useable interior space
- appreciation for the proposed sedum roof
- opportunity to add a green roof component to the top roof as well to improve views from adjacent buildings and to help conceal the rooftop mechanical equipment
- missed opportunity for a common amenity space for residents on the stepped roofs

- need to fully resolve the materiality; opportunity for an additional level of materiality
- appreciation for the proposal's minimal design
- desire for a richer material on the lower building to lend a more solid appearance
- CPTED concerns with the narrow laneway and with the recessed entries along Pandora Avenue
- the need for the laneway to remain clear of clutter from planter boxes, seating, etc.
- need to resolve the building's northern façade facing Franklin Green
- appreciation for the two access points to the park
- need to avoid locking Franklin Green in the middle of the block.

Motion:

It was moved by Jessi-Anne Reeves, seconded by Elizabeth Balderston, that the Advisory Design Panel recommend to Council that Heritage Alteration Permit with Variance Application No. 00016 for 1050-1058 Pandora Avenue and 1508-1518 Cook Street be approved with the following changes:

- increase the building setback facing Pandora Avenue to 4m from the street
- revise the 2nd floor units that face the mews to improve liveability
- reconsider the windowless interior dens and bedrooms
- resolve the proposed materials
- consider adding usable roof spaces
- consider revising the articulation of the four-storey building's façade facing Franklin park, and consider the addition of balconies or juliets
- reconsider the width of the alleyway (mews) to increase accessibility.

Carried (5:3)

For: Elizabeth Balderston, Brad Forth, Jason Niles, Jessi-Anne Reeves, Stefan Schulson (Chair)

Opposed: Pamela Madoff, Carl-Jan Rupp, Karen Sander.

3. ADJOURNMENT

The Advisory Design Panel meeting of October 9, 2019 was adjourned at 2:20 pm.

Stefan Schulson, Chair