

6. **611 Chatham Street
Development Permit with Variances Application No. 00156**

John O'Reilly provided a brief introduction. David Fawley presented.

Panel Questions and Comments

- Was a special entry or feature of architectural nature considered for the corner of Herald and Chatham Streets? Options were explored but a grander entrance did not work with the design of the building.
- What is the floor-to-ceiling height and how does it vary across the site? East to west, the units get taller as you get closer to Government Street, in-line with the topography. The units are different heights based on the location in the building. Each storefront entrance will be a bit below the sidewalk.
- How much flexibility is there in changing the height differences and setback? That is up to the applicant to consider that.
- The applicant has adhered to the *Old Town Design Guidelines for New Buildings and Additions to Existing Buildings* (2019). The streets have a sawtooth profile, and some buildings are different heights which gives variety to the skyline and form of the buildings. The heritage property across from this site has adapted to provide that diversity by adjusting the colour of the brick.
- An important aspect to maintain is the streetscape. The storefronts look generic and there is a need for diversification. Signage will be a key element along with differentiation between blocks by way of balconies, windows, brick colour, etc.
- The scale of this project is the largest in the area of Old Town. It will have a large impact on the national historic site of Chinatown. The livability of the units is tied to the internal courtyard. This was an aspect that is key, but a rendering of the courtyard and its impact was not part of the presentation. The installation of boulevard trees on Herald and Chatham Streets would add value to the streetscape.
- The colours used for the building make the project look quite somber and it would benefit from more variety of colours and colours that are more complementary to Old Town
- The brick colour for the buildings in the project emphasize that it is different from the surrounding buildings. Would like to see more variation in the colour and type of brick and for the brick to be more in keeping with colours throughout Old Town.
- Is the courtyard accessible to the public? No, it is private for the use of the building's residents.

Motion:

Moved by Avery Bonner

Seconded by Jim Kerr

The Heritage Advisory Panel commends the applicant for the quality of their design and their response to the *Old Town Design Guidelines for New Buildings and Additions to Existing Buildings* (2019), and recommends to Council that Development Permit with Variances Application No. 00156 for 610 - 624 Herald Street and 611 - 635 Chatham Street be approved with the following changes:

1. Diversify the massing of the project, particularly the rooflines of the building, in order

to reduce the repetitiveness and homogeneity of the proposal and to create visual interest while responding to the site context;

2. Consider increasing the floor-to-ceiling height of ground floor commercial units to 4.5m, particularly the corner commercial unit at Herald and Government Streets;
3. Consider increasing the street wall height on Chatham Street to be consistent with the form and character of Old Town;
4. Diversify the brick colours in the project and make colours more consistent with those found in Chinatown and Old Town;
5. Consider introducing boulevard trees along all three frontages in consultation with Engineering staff;
6. Consider increasing the variety of storefront assembly designs through the use of wood assemblies, different types of canopies, awnings and lighting in order to enhance the pedestrian experience.

Carried (unanimous)