

### 3.1 Development Permit Application No. 000614 for 674, 676, and 678 Battery Street, 675 and 685 Niagara Street, and 50 Douglas Street

The proposal is for a six-storey assisted living facility building on two lots which are proposed to be consolidated. A concurrent Rezoning Application (REZ00810) accompanies the Development Permit Application. A Heritage Alteration Permit is also required because one of the properties is Heritage Designated and in Heritage Conservation Area 1: Traditional Residential.

Applicant meeting attendees:

Rob Whetter  
Sean Leogreen

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

- height and massing
- impact on adjacent properties
- street relationship
- any other aspects of the proposal on which the ADP chooses to comment.

Rob Whetter provided the Panel with a detailed presentation of the site and context of the proposal, Sean Leogreen provided the Panel with details of the proposed landscape plan.

The Panel asked the following questions of clarification:

- What is the intention for the ground level landscaping?
  - Residents will have varying levels of dementia and other level of capabilities, so this will go on a residence basis. Most residents will have free access to the outdoors. This will be more seamless with the neighbourhood and the community.
- What is the shortest distance between the heritage house and the balconies that are behind them?
  - The decks are 6 metres away and the building face is 10 metres. That side of the heritage house is mostly without windows.
- How is the heritage building being integrated into the use of AMICA?
  - The heritage house was loosely integrated in the 60's when these buildings were first constructed. It is currently being used as a senior's rental and operated by AMICA. More direct connection from the suites to have access to the services in the building and facilities. This could be a great way to eventually do lodging and or family housing.
- Can you speak to the materials of the addition for the elevator?
  - We tried a few things, we want to have something complimentary and modern and not replicate the exact heritage features.
- What product do you have in mind for a cementitious panelling?
  - Equitone, would be the reference we are looking at for this.
- How wide are the wood sidings between the windows?
  - It would be closer to the exposure of 6inches.
- Are the windows metal with a bronze finish?
  - Yes.
- Do the units at the lowest level have access to a sunken patio?

- Most of them do. There is one tree that is being retained and for that reason one of the units will not.
- Is there a reason not to connect the unit to the patio?
  - I think it's too many stairs and landings and will take up too much space.
- What are the vertical slots on the side of the building?
  - Lighting.
- And how will they light the unit?
  - They will be for accent lighting.

Panel members discussed:

- Inviting and warm material palette
- Successful in its relationship to the neighbourhood
- Would like it if the patios didn't have to be so low but understand the reasoning
- Missed opportunity to make the landscape accommodating to a bigger core group of residents
- Reconsider the circulation of outdoor space
- Wonderfully thoughtful presentation
- Great integration on a corner lot
- Loss of opportunity on Battery Street and Douglas Street in terms of landscaping
- Scale, height and density are appropriate for this site
- Elegant building
- Public pathways on both sides seems like a loss of privacy to that heritage house
- Disappointed with the connection with the streetscape.

**Motion:**

It was moved by Colin Harper, seconded by Tamara Bonnemaïson that the Advisory Design Panel recommend to Council that Development Permit Application No. 000614 for 674, 676, and 678 Battery Street, 675 and 685 Niagara Street, and 50 Douglas Street be approved as presented.

**Carried 8:1**

**For:** Colin Harper, Tamara Bonnemaïson, Patrick Conn, Peter Johannknecht, Bruce Anderson, Priscilla Samuel, Julie Brown, David Berry

**Opposed:** Elizabeth Balderson