

4.3 Development Permit Application No. 000640 for 309-329 Belleville Street, 660 Oswego Street, and 330 Quebec Street

The proposal is for the addition of eight small buildings in the space between two existing commercial accommodation buildings.

Applicant meeting attendees:

Viki Csanicz
 Silvia Bonet
 Jay Stanley
 Erin Cassels

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

- accessibility
- materials
- landscaping
- any other aspects of the proposal on which the ADP chooses to comment.

Viki Csanicz provided the Panel with a detailed presentation of the site and context of the proposal, with details of the proposed landscape plan.

The Panel asked the following questions of clarification:

- Is the walkway shown public?
 - It will be mostly used by us and then the other tenant located beside us. It is not fully open to the public as it is our property.
- What security measures are you taking for public access?
 - You would have to walk through hedges and fencing to get through to the saunas.
- How low is the lowest height near the front?
 - It is 2.2m
- Can you walk us through how someone with accessibility issues will use the space?
 - The doors will be powered on the accessible saunas. The bathrooms are also accessible for all. Visitors could also be assisted.
- Is the washroom to be intended also as a change area?
 - Yes, it has a shower and changing functions.
- Have you considered any kind of tree canopy for privacy?
 - Yes, we have had conversations about putting more trees in and it is doable. However, we do not want to attach anything to the hotel itself.
- Is the entire space required to be accessible by building code?
 - Accessibility to all the saunas will be difficult. The slope of the site is also a challenge. But we will speak to the building inspectors.
- What is the white box on the renderings.
 - It is part on the hotel we cannot touch. Electrical.

Panel members discussed:

- Great project

- Wonderful use of space
- Materials are supportable
- Wondering about the accessibility, not clear if it is required or not
- A trellis would be nice
- Smart landscaping choices
- Some concern with the location
- Some string lights or cover would be nice to show some kind of ceiling
- Would like to see a green roof on this.

Motion:

That the Advisory Design Panel recommend to Council that Development Permit Application No. 000640 for 309-329 Belleville Street, 660 Oswego Street, and 330 Quebec Street be approved as presented.

Motion: Tamara Bonnemaïson

Seconded by: David Berry

Carried Unanimously