229-241
BEECHWOOD AVE
15/10/2024

WOODMAN ARCHITECT
&
ASSOCIATES LTD.

RESPONSE TO PLANNING COMMENTS (JOHN BERNIER-JUNE 3 -2024)

1- Confirm that ground floor façade is compliant with the Exception 1321, specifically I'm wondering if the façade is meeting the minimum requirement of 50% door and window openings (which can include the garage door). 229 Beechwood has quite a bit of.

Confirmed, façade has 50% door + window opening, see image below. (Opening area = 32 sq m / Wall area = 64 sq m) = 50%



229 BEECHWOOD AVE

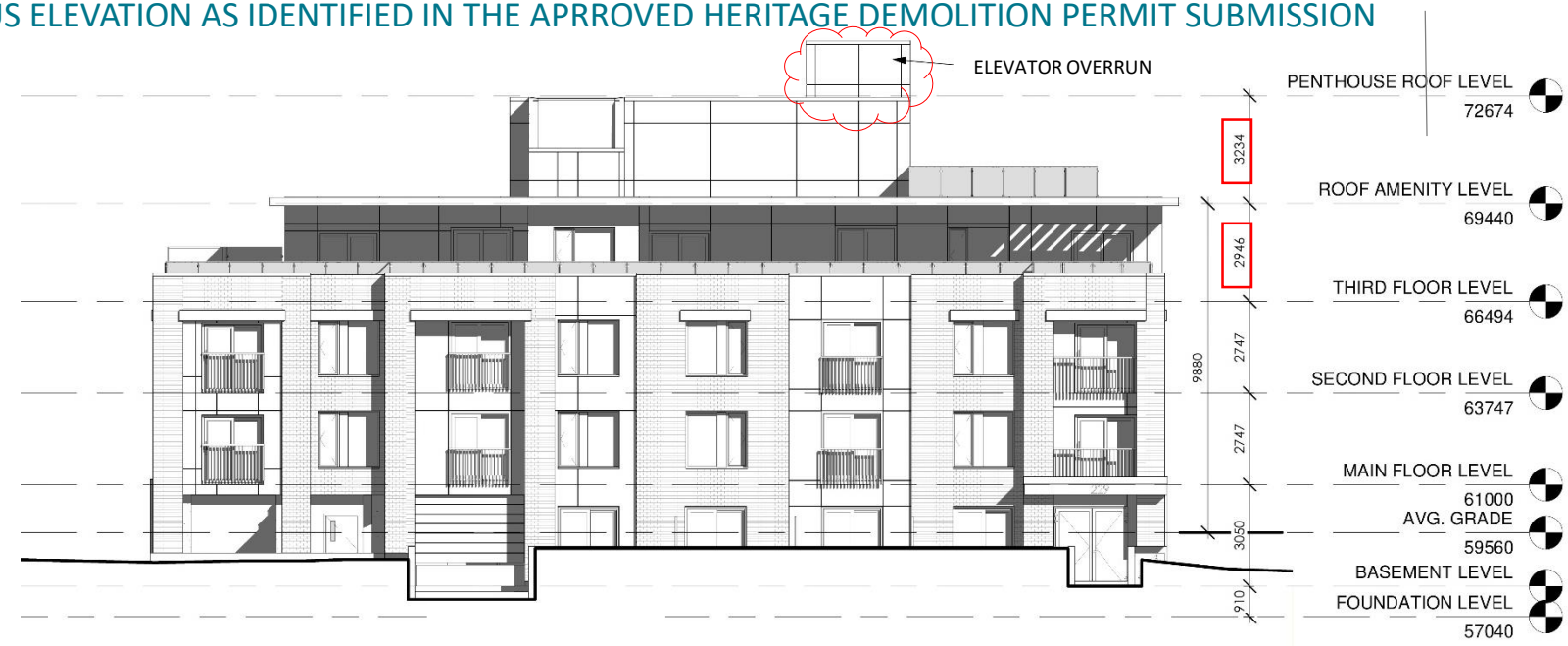
Opening area = 36 sq m / Wall area =72sq m = 50%



2- The height of the rooftop structure appears to have gotten taller. Can you explain why this is? Reminder that an enclosed amenity space is not a permitted projection.



PREVIOUS ELEVATION AS IDENTIFIED IN THE APRROVED HERITAGE DEMOLITION PERMIT SUBMISSION



NEW ELEVATION

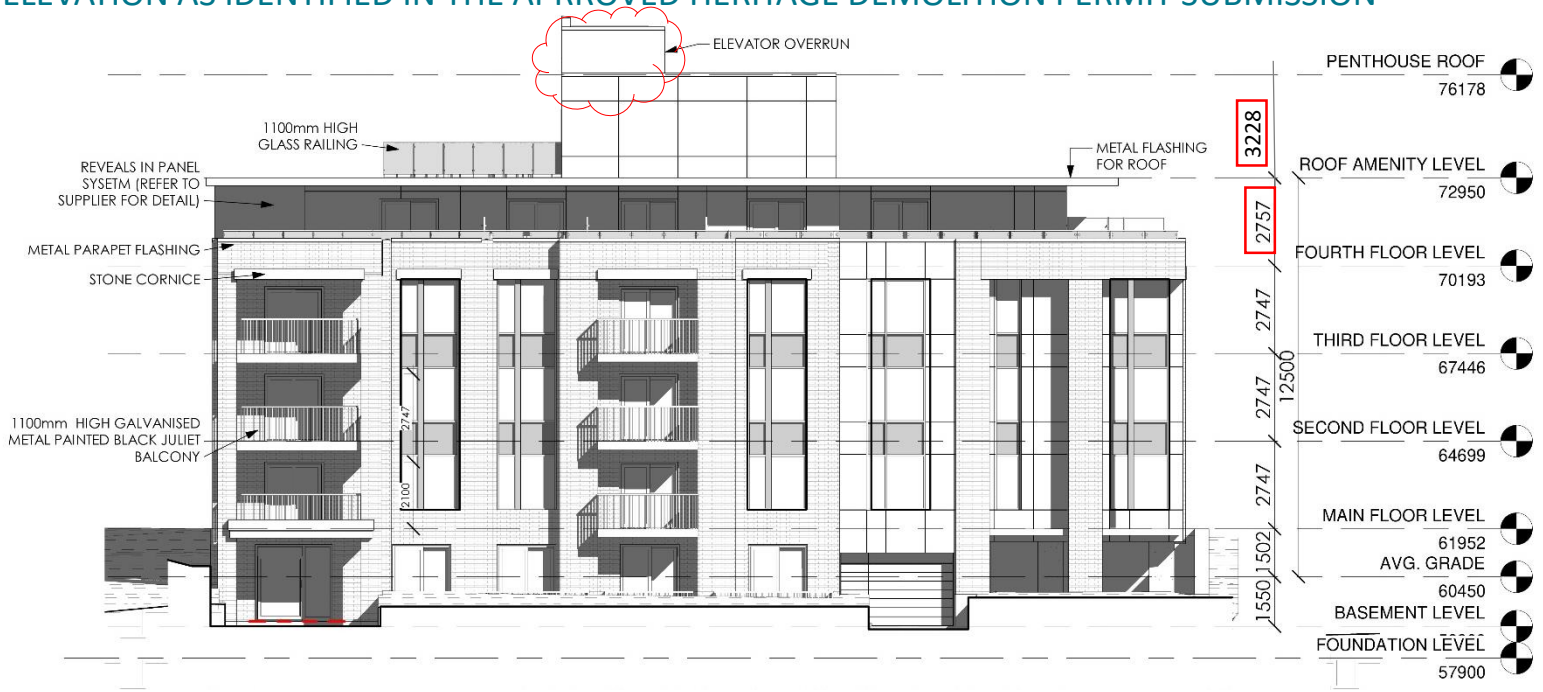
The height of the rooftop structure has been Increased between level 3 and the roof amenity from 2745 mm to 2946 to allow the thickening (including the insulation) of the floor where we have the exterior amenity space.

The height between the Roof amenity level and the penthouse roof level, has been increased from 2745 mm To 3234 mm due to mechanical equipment requirements,

On the new elevations we have included the elevator overrun.



PREVIOUS ELEVATION AS IDENTIFIED IN THE APRROVED HERITAGE DEMOLITION PERMIT SUBMISSION



NEW ELEVATION

- Please confirm that the right of way requirements shown on the site plan is accurate

We confirm that the right away requirements are accurate.

- Please include a standard concrete bus shelter pad per SC11 (2.2x5.8m) at the location shown below (see Graham's email below), adjacent to the pedestrian entrance to 229 Beechwood

Concrete bust shelter is included on the site plan, please see page 15

RESPONSE TO HERITAGE PLANNING COMMENTS

1, Thank you for providing the revised elevations/plans demonstrating the changes to balconies at 247 Beachwood to meet the zoning requirements. The balcony changes seem to be a bit different from what we discussed, but appear to address the setback issue and maintain the articulation/texture at the front façade, as directed by the OLT decision. [feel free to modify as needed)

We modified the balcony treatments where the City was imposing their interpretation that the balconies as presented were three sided enclosures and as such were not permitted.

We provided the following revisions. On the shallow balconies where the exterior face of each balcony aligned with the exterior face of sidewall enclosures, we reduced the sidewalls to a permitted pilaster depth (to encroach into a yard setback) of 600mm. This allowed the balconies to extend beyond the exterior face of the pilasters to be interpreted as open.

On the north building, flanking the entrance canopy, we had enlarged sidewalls that were contributing to the support of the entrance canopy and the enlarged balconies. To reduce the sidewalls to a permitted pilaster depth (600mm) we would lose the support required for the balconies and the entrance canopy. As an alternative, to provide the required support, we elected to introduce freestanding masonry balcony supports allowing the sides to become open.

The maximum projection of a balcony into a yard setback is two metres.

2- There appear to be a number of other changes to both buildings though as well, Is it possible to provide a full set of elevations for both buildings (i.e all four sides of each)? Please provide a list of all changes to the exterior of both buildings since the heritage permit was issued for staff to review and determine how to process all the changes together.

There are some minor variances on the footprint of the building and the elevations, as you can see in the elevations comparison on page 10 and site plan comparison shown on page 16. As we explained on point 1, we changed some balconies to comply with the city requirements



NEW EAST ELEVATION



NEW WEST ELEVATION



NEW NORTH ELEVATION 229 BECHWOOD



NEW NORTH ELEVATION 241 BEECHWOOD



NEW SOUTH ELEVATION 229 BECHWOOD



NEW SOUTH ELEVATION 241 BECHWOOD

229-241 BEECHWOOD AVE

EAST ELEVATION



PREVIOUS ELEVATION AS IDENTIFIED IN THE APRROVED HERITAGE DEMOLITION PERMIT SUBMISSION



NEW DESIGN

PREVIOUS RENDERING AS IDENTIFIED IN THE APRROVED HERITAGE DEMOLITION PERMIT SUBMISSION



229-241 BEECHWOOD AVE

NEW DESIGN



229-241 BEECHWOOD AVE

New comments from Mackenzie Kimm, Heritage Planer

Changes to the setbacks of the top floors:
1. 229 Beechwood—the top floor appears to have lost the setback at the rear and north, and it seems to be shallower on the Beechwood façade.
2, 241 Beechwood- top floor setbacks appear to have changed as well, at the front in particular, it appears to be shallower than the previous version
Please confirm if this is the case, and if so, please indicate the change on the site plan on page 11 and 12.
We are going back to the original plans submitted for the heritage demolition permit. There are some minor variances on the top floor of the building as you can see on the site plan comparison shown on page 16. This change was made to comply with the minimum area required for some interior spaces and to give a few more areas to the bachelors on 241 Beachwood.

Overall height of the mechanical penthouses:
In this revision, these projections appear to be very large, projecting well beyond the permitted height. Is there a reason they are this size?
Please confirm and note the difference, if any.
The height of the rooftop structure has been increased between level 3 and the roof amenity from 2745 mm to 2946 to allow the thickening (including the insulation) of the floor where we have the exterior amenity space.
The height between the Roof amenity level and the penthouse roof level, has been increased from 2745 mm to 3234 mm due to mechanical equipment requirements. On the new elevations we have included the elevator overrun as you can see on pages 4, 5 and 7

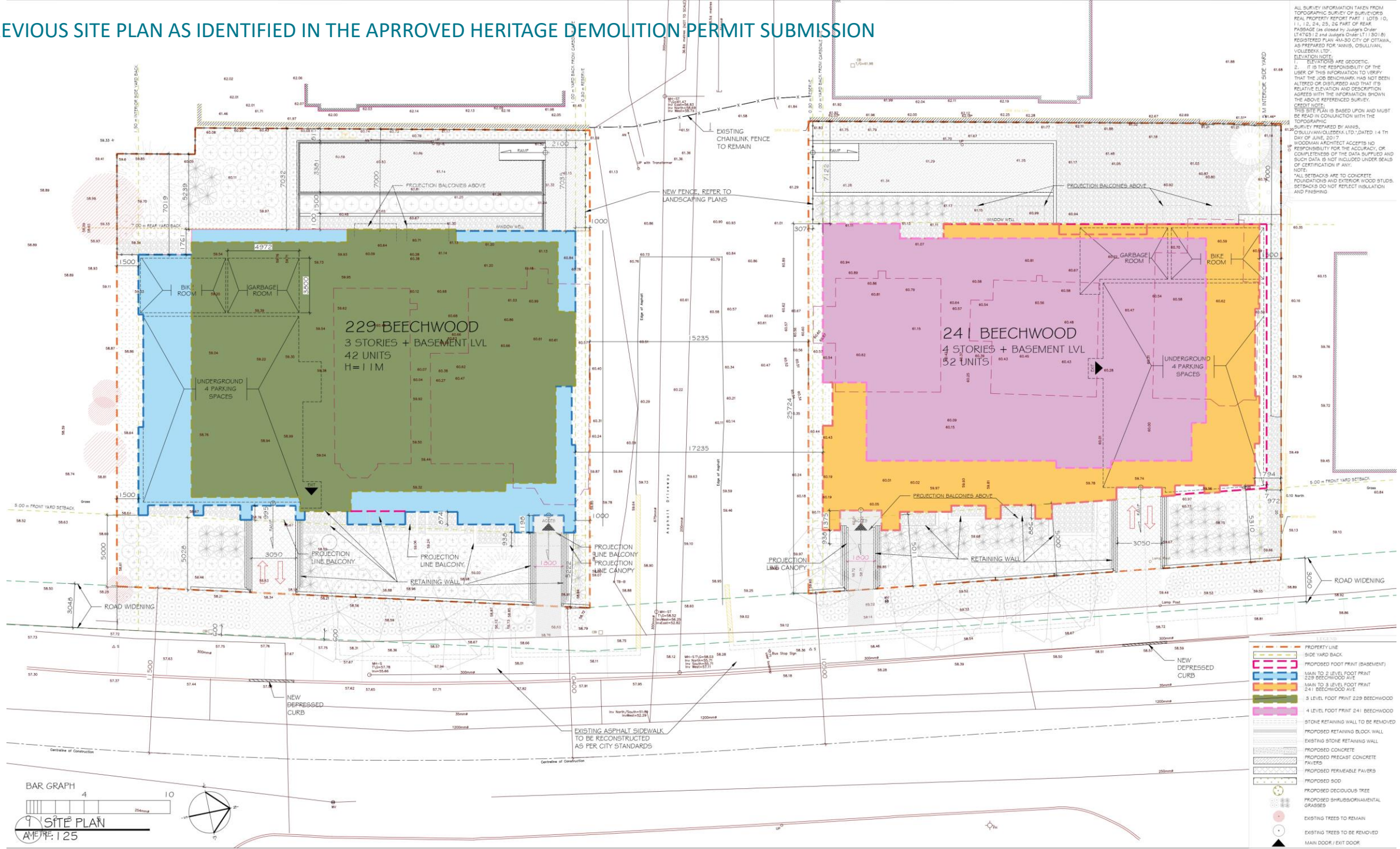
Changes to the facades
1. 229 Beechwood- loss of façade articulation, changes to the balconies at the south end.
Please refer to our response on page 6

2. Changes to the extent of brick and metal panels throughout both buildings, sizes of windows/design, loss of sills and lintels, colour of the windows/doors (appear to be very light colour, vs chocolate brown)
Please see elevations on page 10, where we tried to match the colors and materials between the previous and the new proposition.

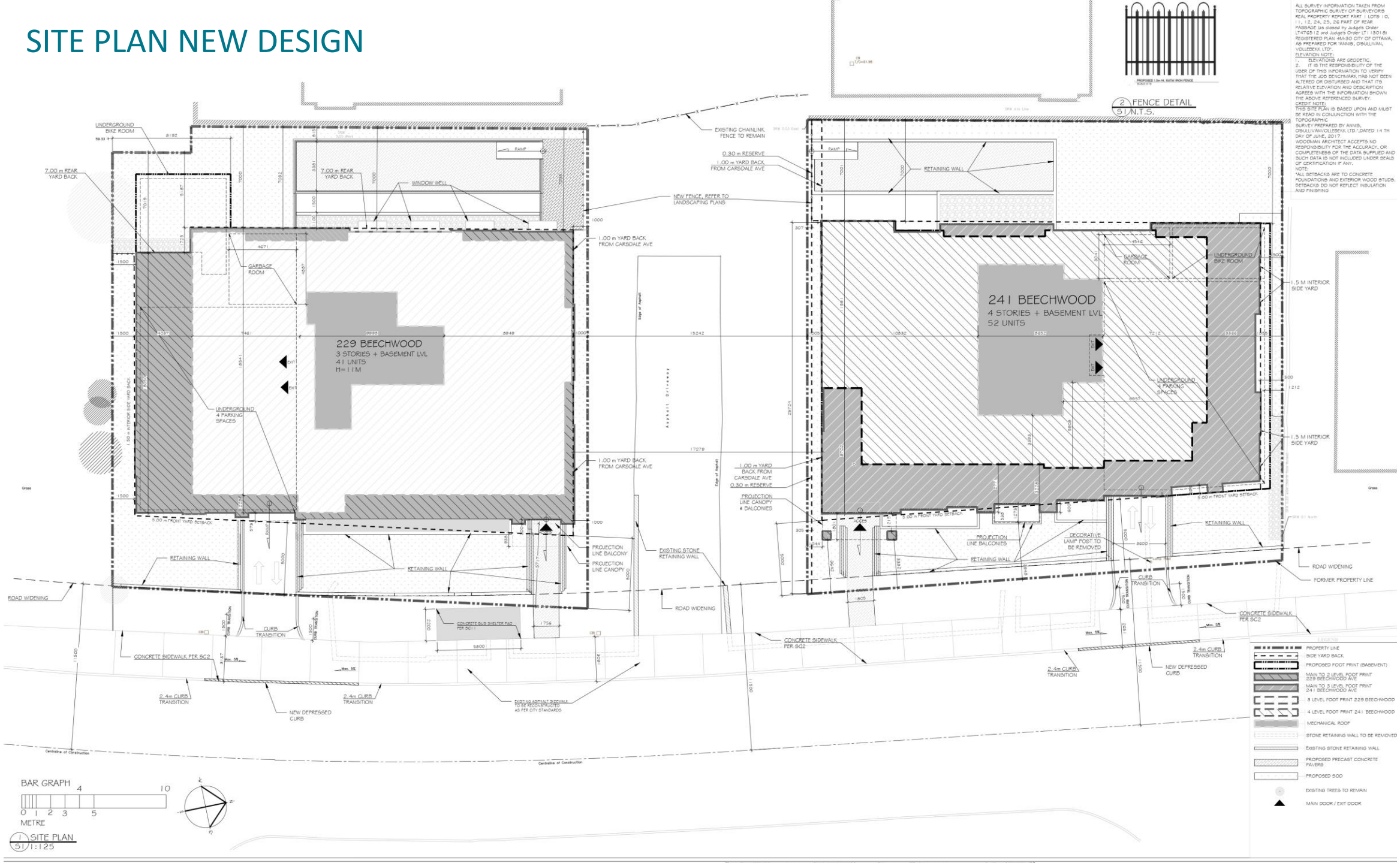
3. Introduction of large vents across the front and rear facades—why are so many necessary and what are they for? Could they be more discreetly located/designed?
The previous design incorporated a packaged Air Conditioning Unit which is a self-contained heating air conditioning system intended to be mounted through an exterior wall. The required through wall Grill is typically 30 to 40 inches per unit. The advantages of this type of unit include low upfront cost and easiness to install.
The proposed design uses a heat pump for each unit where heating and cooling is provided from a central compressor mounted on the roof connected to a heat pump mounted on the ceiling of each unit. Each heat pump is connected to an ERV (energy recovery ventilator) which is ducted at the ceiling to the exterior of each unit. The ducting requires a combination grill for both fresh intake air supply and exhaust extraction air. A typical combination grill is four by nine inches.

4. Overall proportions of floor heights—has the grade changed?
The grade hasn't changed, the height between levels remain except between the top level and the roof amenity level and the mechanical level as shown on page 4 and 5.

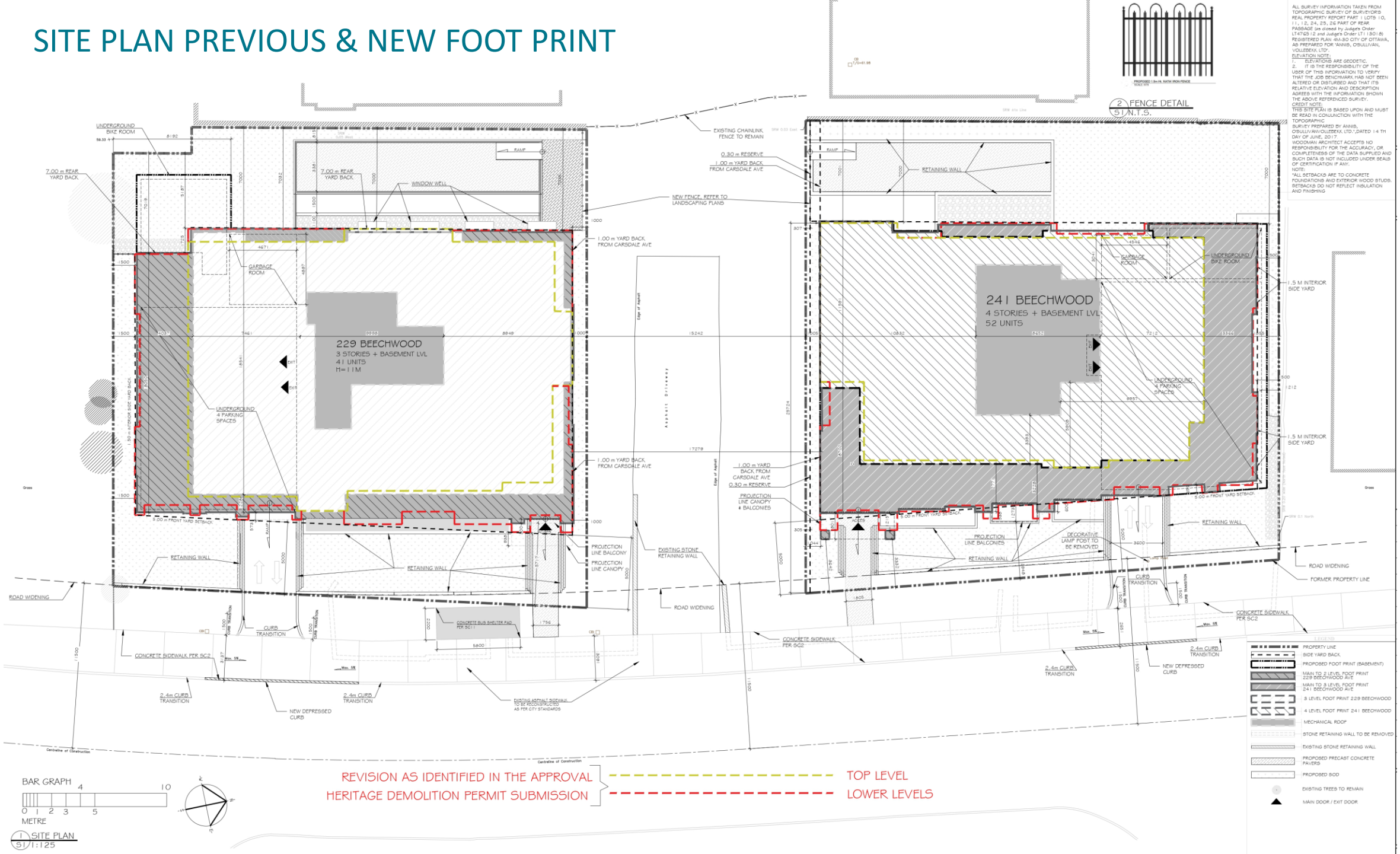
PREVIOUS SITE PLAN AS IDENTIFIED IN THE APRROVED HERITAGE DEMOLITION PERMIT SUBMISSION



SITE PLAN NEW DESIGN



SITE PLAN PREVIOUS & NEW FOOT PRINT



New comments from John Bernier / Planner II / Urbaniste II (October 3-2024)

- Please ensure that the Site Plan is updated and is consistent with our TORs – presently there is a lot of information missing, such as all setback, setbacks, walkway widths, etc. that are needed in order to determine compliance.
  Done, Please see new site plans on page 15

- Further to the previous comment, the plan should be simplified and converted to greyscale.
  Done, please see new site plan on page 15
- Are there any internal changes that would result in non-compliance with the Zoning By-law? Bicycle parking, waste room, aisle width, parking space dimensions, etc.
  No, there aren't. Please see new plan for both building between pages 19 to 27

- Confirm that at least 20 per cent of the area of the front facade is recessed an additional 0.6 metres from the front setback line.
  Confirmed, please see new site plan on page 15

- Please replace riverstone in rear yard with soft landscaping/sod per Section 161(15)(a).
  Done, please see new site plane on page 15

- Please provide updated Landscape Plan.
  In progress, we need to confirm that the city is ok with the new changes before preparing the final landscaping plans

- There are inconsistencies between site stats table address and address on plan please correct this.
  Done, please see new site plan on page 15

- Please provide a fence in rear yard of 241 Beachwood Ave including a detail of this fence.
  Done, please see new site plan on page 15

- Confirm compliance with Table 55(8).
  Confirmed, no accessory spaces or interior amenity room are dedicated on the roof, just mechanical room. Please see page 23 and 27

New comments from John Bernier / Planner II / Urbaniste II (October 3-2024)

- Correct the Elevation drawings to include the garage door.
  Corrected, please see elevations on page 7

- With the changes, please provide confirmation that the 50% of the ground floor building façade facing Beechwood Avenue must consist of door and window openings that may include a garage door, per Exception 1321.
  Confirmed, please see elevations on page 2 and 3

Transportation Comments

- Please label the dimensions and specification for the proposed sidewalk along their frontage.
  Please see new site plan on page 15

- Confirm that the private lamp posts in the ROW will be removed.
  Confirmed, please see new site plan on page 15

- The existing stone retaining wall (yellow hatch) is conflicting with the proposed sidewalk (red lines). This retaining wall will need to be adjusted to accommodate the sidewalk
  The piece of the retaining wall conflicting with the sidewalk has been removed on plans, please see new site plan on page 15



NEW BASEMENT 229 BEECHWOOD AVE



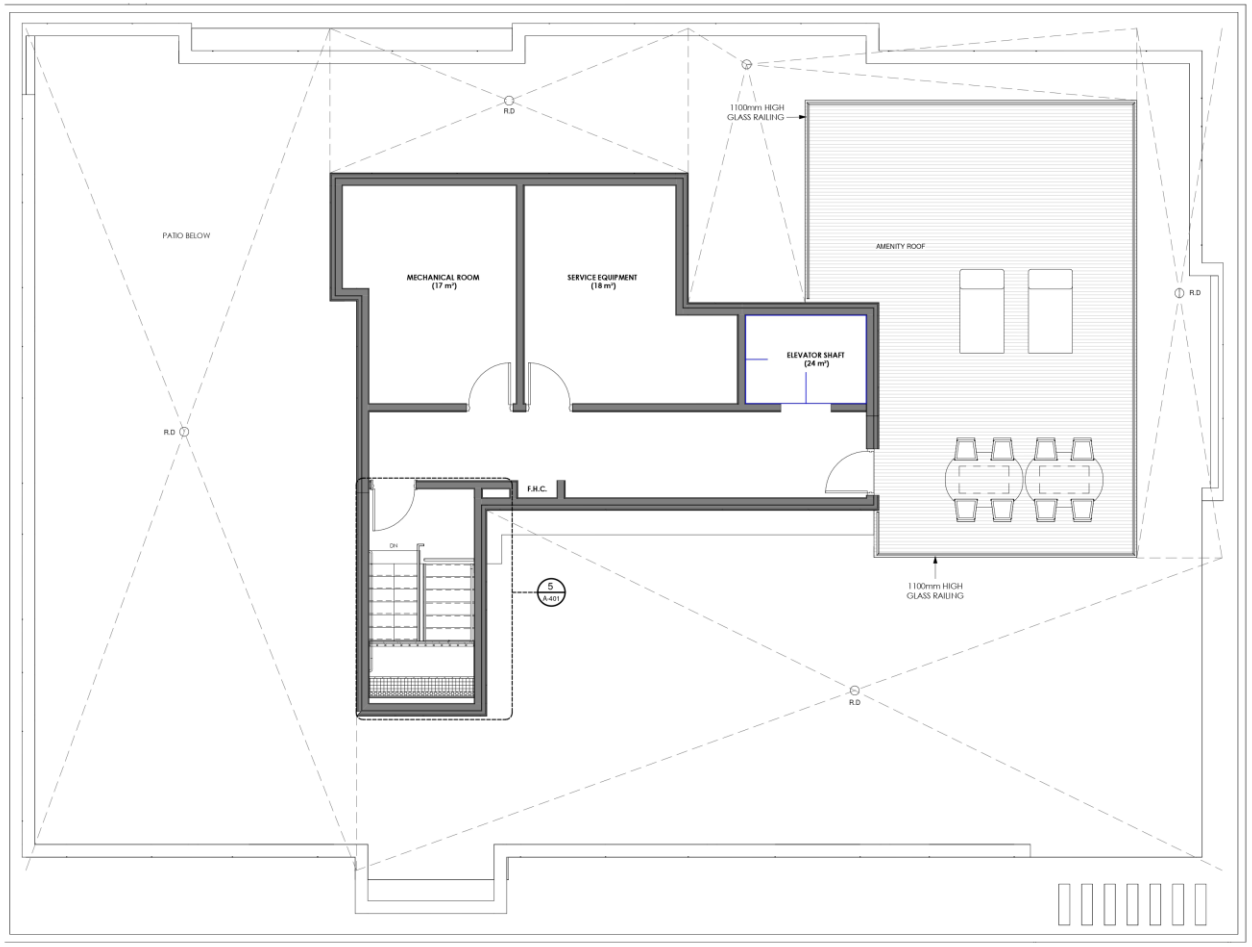
NEW MAIN LEVEL 229 BEECHWOOD AVE



NEW SECOND LEVEL 229 BEECHWOOD AVE



NEW THIRD LEVEL 229 BEECHWOOD AVE



NEW ROOF AMENITY LEVEL 229 BEECHWOOD AVE



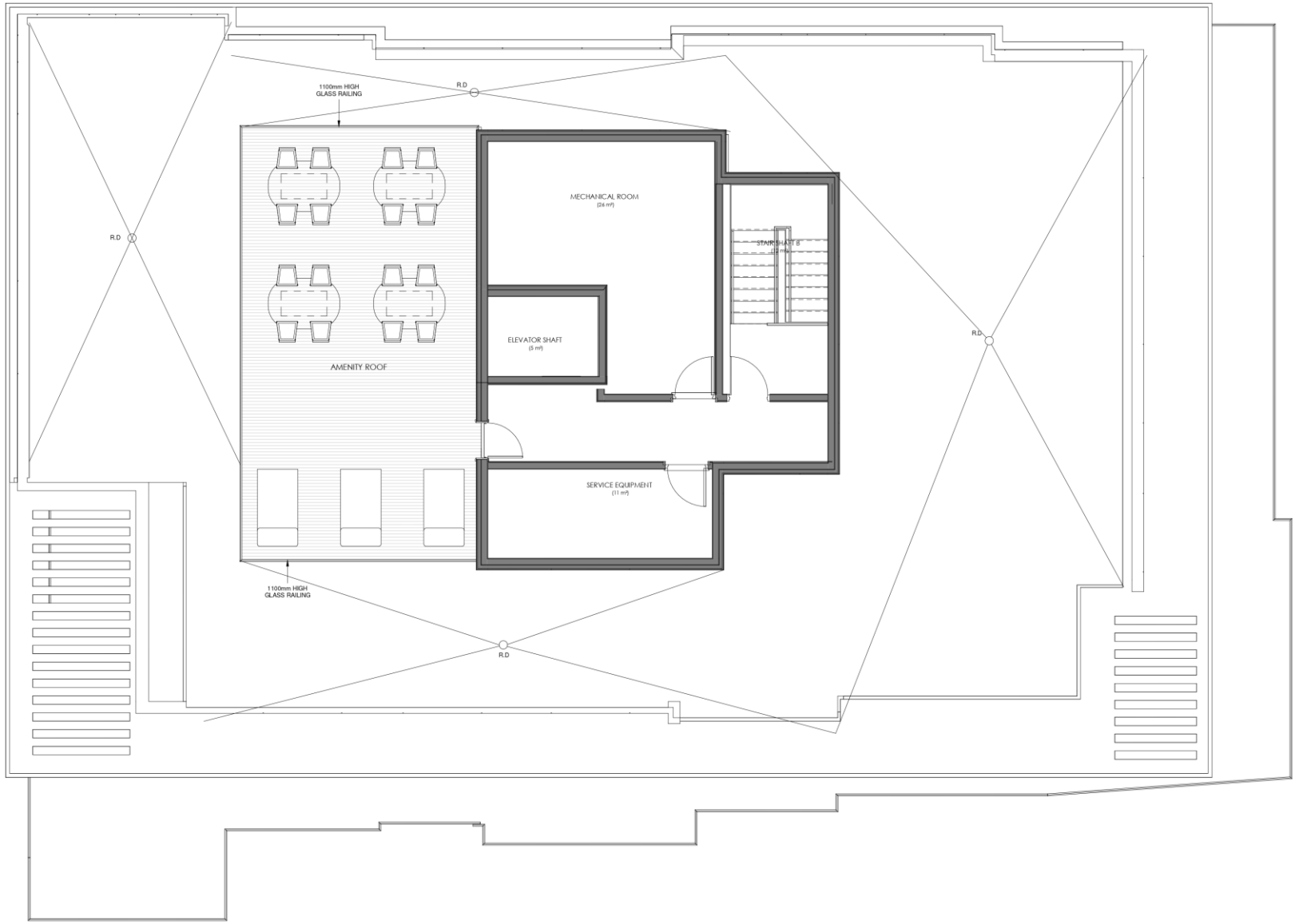
NEW BASEMENT 241 BEECHWOOD AVE



NEW MAIN LEVEL 241 BEECHWOOD AVE



NEW FOURTH LEVEL 241 BEECHWOOD AVE



NEW FOURTH LEVEL 241 BEECHWOOD AVE