



Salvation Army Site Plan Review and Programming Advisory Committee

DATE: Tuesday April 17, 2018

TIME: 10:00 am – 12:00 pm

LOCATION: 110 Laurier Avenue West, 2nd Floor, Richmond Room

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| 1.0 | Introductions |
| 2.0 | Process overview - Erin |
| 3.0 | Review of Site Plan - Gord |
| 4.0 | Questions, Comments, and discussion |
| 5.0 | Next steps |

Attendees:

Mathieu Fleury, Councillor, Ward 12
Brenda Bartlett, Councillor's Assistant
Jan Harder, Chair of Planning Committee
Alison Stirling, Councillor's Assistant
Bronwen Graham, Diane Deans Councillor's Assistant
Robyn Guest, Mayor's representatives
Lee Ann Snedden, Director of Planning Services, PIED
Doug James, Manager of Development Review, PIED
Erin O'Connell, Planner, Development Review, PIED
Randolph Wang, Urban Design, PIED
Shelley VanBuskirk, Director, Housing
Saide Sayah, Manager, Community and Social Services Department
Lauren Touchant, Vanier Community Association
Mark Kaluski, Vanier BIA
Drew Dobson, SOS Vanier
Marc Provost, Salvation Army Booth Centre (SA)
Gord Lorimer, Barry Hobin Architects Inc.

Minutes:

- Introductions were done
- Lee Ann identified as the facilitator for the meeting, established some guidelines for proceeding and clarified the Site Plan is currently not under appeal and delegated authority rests with staff currently
- Discussion ensued surrounding the scope of the Committee
- Mathieu introduced the community members and brought forward the strong opposition of the group for the proposal. And the intent of the group (VCA, SOS Vanier, BIA, and councilor's office) is to participate without prejudice. But that there participation is at no point is indicative of a change in position.
- Lauren, Mark and Drew presented letters indicating their contributions to the Committee are without prejudice
- Mathieu clarified that the intention of the Committee is not to resolve the existing appeal
- Jan clarified that the reason we are here is based on a Council motion and intention to work through issues associated with the Site Plan. She indicated it's important the contributions of staff as well, should be understood to be without prejudice
- Lee Ann confirmed that the intention of working forward on the Site Plan Committee is to be without prejudice for all involved, as it's important for all participating to feel comfortable in providing feedback on the Site Plan moving forward
- Lee Ann stated that the intention is to provide a collaborative approach to site plan issues at this point. Part of the motion did speak to programming, and Lee Ann has discussed this with Councillor Egli. Further conversations may ensue at a later date with regard to programming of the facility itself.
- If programming enters the discussion related to site plan issues, Marc and Gord confirmed the Salvation Army (SA) is comfortable discussing
- Mathieu spoke to the fundamentals of the appeal being related to the shelter use. There are elements of site plan that deal with the function to the site. Discussions surrounding programming should occur post the Ontario Municipal Board (OMB) process
- Drew spoke to a committee being formed in Toronto related to shelters to deal with programming as a potential model
- Shelly spoke to programming discussions being premature at this stage
- All members agreed that the priority of the Committee is the Site Plan process and that the Committee may evolve in the future to discuss programming further
- Mathieu spoke to Shelley and Saide being good with Site Plan issues and requested they remain at the table. Saide is a planner
- Mathieu spoke about Wabano Center and Centre de services Vanier stakeholders wanting to be part of the working group

- Jan confirmed that members in attendance can take things to other stakeholders for discussion
- Members agreed that the group can take information and disseminate it to other stakeholders
- Erin went through the terms of reference and the Site Plan process
- Gord led members through arrangement of buildings on the site, pointed out area that could accommodate an element to represent Francophone heritage, and went through design principles. Courtyard space is meant to be a gathering space with secure access. Gord described components of the building. Front courtyard is location where space could serve community. Access area from Montreal Road is intended to provide a buffer and outdoor spaces. Courtyards are proposed internally to the site to minimize overlook and privacy of outdoor spaces. Landscaped buffer is intended around entire site. Thrift store is not technically part of the site, but forms part of design. Idea is to landscape space between the building and front yard and provide upgrades to the existing building.
- Mark expressed concerns with emergency access from Montreal Road, an increased number of emergency vehicles trying to access the site and impact on functioning of Montreal Road
- Gord explained the access from Montreal Road acting as a fire route as required under the Ontario Building Code and access for emergency vehicles. In outdoor spaces, gas heaters will be provided to heat the outdoor spaces
- Doug clarified that emergency services are circulated as part of the Site Plan application
- Lauren spoke to a Francophone Committee in Vanier and that she can speak to them about potential ideas for the space adjacent to Montreal Road
- Jan spoke to a potential opportunity to put a call out for an art piece related to Francophone Culture
- Gord spoke to changes made to the plans including earlier versions that had greater massing proposed on east side, decision was made to relocate this to the west side. Height is on the west side to minimize shadowing and overlook. And parking initially was proposed closer to Montreal Road.
- Jan asked about the improvements to the Thrift Store
- Gord clarified that the SA is making the improvements to the thrift store, a portion of the thrift store will turn into café for the community and access into the lower level for community services
- Mathieu spoke to the relation of the Thrift Store to new build. May be benefit to separating the two buildings from each other to allow for future development
- Randolph spoke to the future context being important in terms of separation. It may be useful to show potential context from additional sides. Animation elements are important related to space. How to relate to the current and potential context

- Mark asked for clarification on the connection between the Thrift Store and future potential development
- Jan asked to clarify access
- Gord clarified that the SA has two emergency vehicles. Access area from Montreal Road and loading area allows for access through Ste. Anne or Montreal Road. The constructability of the Thrift Store is not impacted in the future by the proposed building. New building does not compromise the rights of the adjacent property. Buildings just touch
- Mathieu suggested that different loading may be required in the future if there was something proposed. The existing proposal may constrict opportunities for future
- Gord clarified that whether you have a building at the property line or not, access is not permitted regardless of how property is severed. Importance is how buildings feel next to each other
- Jan asked for clarification on the drop off area for the Thrift Store
- Mathieu suggested that Rideau Centre negotiations saw the Rideau Centre own space up to the road. This might be something to consider moving forward for this property to ensure the SA has the ability to enforce trespassing issues up to the road. Ownership impacts the ability of the owner to manage behavior
- Drew asked for clarification on the purpose of the access to accommodate both cars and people and asked if pavers will be accessible and if parking spaces are sufficient size for cars
- Gord clarified that the logic of a Woonerf is when you design for pedestrians, they become the priority over cars even in spaces where cars are permitted, pavers will be accessible, and parking spaces are the required size
- Drew asked if the rooftops will be used for amenity space
- Gord went over rooftop amenity space which is above the ground floor space and oriented internally to the site
- Drew asked if emergency vehicles will be able to turn around
- Gord said yes, there is sufficient turn around space
- Drew asked about fencing proposed
- Gord clarified that fencing would be just inside the property line on the SA side. Fence would be a solid wall, potentially green with vines
- Drew asked about the space on the east side of the east building and how it will function
- Gord clarified that the intention of the space in side yards is to be secure space, only emergency access doors from the inside
- Drew expressed concerns with noise of snow removal vehicles in back parking lot
- Jan said we can't control noise in parking lots from vehicles, but it may be something to look at in Site Plan Conditions

- Erin confirmed that this is something that we can look at through site plan conditions is restricting hours of snow removal operations. Erin confirmed that the application will proceed to the Urban Design Review Panel as part of the Site plan process and when a design brief is submitted, it will be posted to Dev Apps
- Drew asked about time restrictions on loading areas
- Mathieu asked if the size of loading vehicles can be restricted
- Jan spoke to large loading vehicles coming only twice a month
- Drew asked for clarification that there is no road modifications required for turning access for the large vehicles on side streets. There might be problems with parking, if there is parked vehicle on the street
- Lauren asked for clarification about whether a safety audit was completed
- Erin said that she would send a link to the security memo to all after the meeting
- Lauren expressed concerns about walkability through the site and safety issues offsite
- Lauren asked if the SA would be willing to have the community take ownership of the space at Montreal Road
- Gord said it is possible to explore issues of easement, but ownership and the ability to enforce regulations is something to consider
- Marc said he is not sure legally how that would work, but in principle, that is something worth exploring
- Gord described the emergency doors from the building to the exterior
- Gord clarified secure spaces that will be intensely landscaped. Walk will be shoveled. Exit door will trigger alarms. Opportunities to potentially discuss landscaping with adjacent property owners and buffer conditions
- Lauren asked if there is enough space in the event of an emergency evacuation
- Gord clarified there is no requirement for people to remain the site in the event of an evacuation
- Mark asked if an exemption is being requested from the smoking by-law
- Gord said as far as he knew, there is permissions on the site for smoking
- Jan confirmed that smoking is not part of the site plan process
- Mark reiterated concern about emergency vehicle access
- Mark said he had wanted to ensure that the proposal will not prohibit future development on adjacent sites and that is he satisfied in that respect
- Lee Ann suggested discussion about next steps which would potentially be another meeting before the summer
- If there are other comments, members and anyone are free to send them to Erin
- Erin clarified that she will put up info that Gord presented on Dev Apps website following the meeting
- Marc indicated that the SA project manager will start in early May, it likely won't make sense to have a meeting until they have started
- Gord confirmed he is away May 5th to May 19

- Jan suggested that the programming component will need leadership in the future
- Mathieu requested that either Shelly or Saide remain at the table for the next meeting
- Lee Ann thanked all for attending