

PROJECT:

UKRAINIAN CHURCH – NEW HOUSING
1909 Cook St and 1110 & 1112 Caledonia Ave

Architect's Project Number:

24-001

Date:

May 20, 2025

RE:

RESPONSE TO TRG APPLICATION REVIEW SUMMARY + ZONING PLAN CHECK

DEVELOPMENT SERVICES DIVISION COMMENTS:

ZONING:

Z1: Proposed site area after road dedication = 1668.53 m² / 17,960 ft² / 0.167 Ha. Refer to drawings A0.0 and A1.0

Z2: N/A Redesign does not have a below grade level.

Z3: Both proposed and existing grade at each point is provided. Refer to drawing A0.0

Z4: Property lines are labeled. Refer to drawing A1.0

Z5: Setbacks are shown. Refer to drawing A1.0

Z6: As a result of the redesign, all the stairs have been excluded from Open Site Space calculations. Refer to drawing A0.0

Z7: Driveway and drive aisle slopes have been shown. Refer to Civil Plan.

Z8: Bicycle parking stalls have been dimensioned. Refer to drawings A1.0 and A2.1

Z9: LPT Installer: BC Hydro, refer to Civil Plan.

Z10: Unit numbers have been clearly labeled. Refer to drawings A1.0 and A2.1

Z11: Floor areas of dwelling units have been provided. Refer to drawing A2.1

Z12: Kitchen layouts have been shown in all the units. Refer to drawing A2.1

Z13: Bike parking has been provided for church and for residential building, refer to drawings A0.0 and A1.0

Z14: Visitor parking has been labeled. Refer to drawing A1.0

Z15: Vehicle parking stalls have been dimensioned. Refer to drawing A1.0

Z16: 1 m distance has been shown. Refer to drawing A1.0

Z17: 3 short term bicycle parking stalls are within 15m of church. Refer to drawing A1.0. If the 6 short term stalls for the residential building were located equidistant from unit 1 and unit 6, we feel the greenspace would be negatively impacted. In our opinion, the location as shown on drawing A1.0 is practical for attached housing that does not have a single point of entry.

Z18: Bike storage entry door width has been dimensioned 900 mm. Refer to drawing A2.1

Z19: Bike storage aisle width has been shown. Refer to drawing A1.0

Z20: 100% ground anchored bikes have been proposed. Refer to drawing A2.1

BUILT FORM:

1. Project has been redesigned: two buildings were combined into one which has resulted in more useable open space.
2. N/A The redesign has no units below grade.
3. Entrance architecture has been improved. Refer to drawing A3.1 and A3.2
4. Weather protection has been provided for lower units by balcony overhang. Upper units have canopies and level 3 overhang above the entrances.
5. Project has been redesigned: two buildings were combined into one which has resulted in more useable open space. If an 8m rear yard setback was provided, there would be a loss of 2 dwelling units.

SITE PLAN:

6. Cook street setback to building face has been indicated as 2m from dedication. At the box window, the setback has been indicated as 0.8m from dedication. Refer to drawing A1.0
7. The construction of underground parking is financially disproportionate relative to the project's scale. Tuck under parking would convert green space in front of the units into a driving aisle, and eliminate ground-oriented units entirely, which is not aligned with design guidelines.

CIVIL:

8. LPT has been relocated. Refer to Civil drawing C01 and drawing A1.0
9. Landscape options to provide screening for LPT will be reviewed further during detailed design.

LANDSCAPE + OPEN SPACE:

10. 1m space for screening parking has been provided; sight triangles have been indicated; refer to Landscape Plan as well as drawing A1.0.
11. Project has been redesigned: two buildings were combined into one which has resulted in more useable open space, refer to Landscape Plan
12. More open space has been provided as a result of the project redesign. The space between church and townhouses has more useable open space and more livable landscape treatment, refer to Landscape Plan

URBAN DESIGN:

13. Project has been redesigned: new building's exterior is similar to neighbourhood context by respecting the existing architectural context without directly replicating it. Interpretive panel and additional landscape screening have been provided. Refer to Landscape Plan and drawing A1.0
14. Surface treatment will be used to delineate and separate the pedestrian realm from vehicular movement during detailed design. Refer to Landscape Plan and drawing A1.0

HERITAGE:

15. Recommendation is not financially viable for the applicant.
16. Remediation of the fire damaged building is not financially viable for the applicant.
17. Applicant has approached the neighbour to request an easement. The neighbour has denied.
18. Applicant approached both Nickel Bros and Belton Brothers and neither were interested in moving the existing house off-site. Relocation of the house in close proximity to its original location may be feasible, but it not financially viable for the applicant.
19. HAP acknowledged that rehabilitation will be extremely expensive and that it would be financially burdensome for the applicant.
20. The intent is to deconstruct the house, salvage, and reuse viable materials in the new design as appropriate as outlined in the Heritage Preservation Plan. We feel that the redesigned project pays homage to the heritage house in a more meaningful way and are willing to continue to work with staff and consultants in this regard.

PUBLIC REALM:

21. Cook Street frontage improvements along with new bus shelter are shown on site plan, refer to drawing A1.0 and Civil Plan.

OTHER:

22. Applicant to review possible tax exemptions as outlined in RTE Bylaw.
23. Prior to approval, applicant will consider.
24. Prior to approval, applicant will provide legal agreements to secure rental tenure and TDM measures as required.

ENGINEERING AND PUBLIC WORKS DEPARTMENT COMMENTS:**GENERAL:**

25. Applicant will provide letters of engagement as outlined following approval.

LAND DEVELOPMENT REVIEW:

26. LPT location has been revised, refer to drawing A1.0 and Civil Plan.
27. Refer to Electrical Plan
28. This is understood by applicant.
29. This is understood by applicant.

TRANSPORTATION REVIEW:

30. LPT location has been revised, refer to drawing A1.0 and Civil Plan
31. New design provides 8 parking stalls including 1 visitor and 1 accessible, refer to drawing A1.0
32. Understood.
33. New bus shelter has been shown shifted north, refer to drawing A1.0 and Civil Plan.

UNDERGROUND UTILITIES REVIEW:

34. Project has been redesigned, new services have been provided. Refer to Civil Plan
35. Service locations have been dimensioned to nearest PL. Refer to Civil Plan
36. Hydraulic Load calculations have been provided.

STORMWATER MANAGEMENT REVIEW:

37. Site rainwater management plan has been provided which incorporates green stormwater infrastructure. Refer to Landscape Plan and Civil Plan
38. Understood.

39. Permeable pavers have been shown in parking area. Refer to Landscape and Civil Plan

40. Applicant to review.

PARKS DIVISION COMMENTS:

41. Tree Management Plan is part of Arborist Report. Refer to Arborist Report

42. Replacement Tree Plan (Summary) has been provided. Refer to Arborist Report

43. New bus shelter has been shown shifted north. Refer to drawing A1.0 + Civil Plan.

44. Refer to Arborist Report

45. All trees have been labeled in accordance with the arborist report.

46. Revised based on project redesign. Refer to Civil Plan

47. All trees have been labeled in accordance with the arborist report.

48. N/A due to redesign.

49. Understood. Refer to drawing A1.0 and Civil Plan.

50. Scale was fixed, refer to Landscape Plan

51. All proposed plantings were removed from road dedication area, refer to Landscape Plan

52. Refer to Arborist Report

53. Refer to Arborist Report

54. Refer to Arborist Report

55. Refer to Arborist Report

BUILDING AND INSPECTION SERVICES COMMENTS:

56. Spatial separation calculations have been provided. Refer to drawing A3.6

FIRE DEPARTMENT COMMENTS:

57. N/A

Sincerely,

A handwritten signature in black ink, appearing to read "H Spinney".

Heather Spinney, Architect AIBC, CPHD
Principal, Studio PA | Praxis Architects Inc.