

From: Jean Fraser
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CC: Barhydt, Barbara; Bourke, Jeanie; Gautreau, Keith; Machado, Ann
Date: 2/12/2016 2:15 PM
Subject: Add'l info re 88 Preble Street (2016-016)ting

All reviewers:

We met with the Salvation Army consultant team yesterday and asked a lot of questions- I have summarized the answers based on the questions that came out of the Dev Rev discussion). This does not cover all of the discussion points which included the setback from Alder, other fire and building code issues, and how to get more info on what approvals may have been given in the past and when.

At the moment we are waiting for Keith to determine whether there is a fire safety issue related to the 3 foot separation of the buildings- other concerns were raised regarding that narrow separation (see below) but the applicant thinks they could address those. If the plan changes I don't think it will change much ie maybe it will be a 5 ft separation to mirror the R6 policy.

Ann and I are working on the parking requirement, but it looks like it would be in the region of 15 and they have 29 spaces on site. I have advised them that we would want to see some screening of the parking lot to north (treeplanting?) but would not request a wholesale makeover.

I would be grateful for your written prelim comments asap please.

Thanks
Jean

Additional info from meeting 2.11.16:

1. **Uses:** The dining hall on the second floor of the main building will move to the new addition; the space vacated will be made into a single apartment (dwelling unit with kitchen and 2 BRs)- remainder of the main building stays the same- ie a non-transient boarding house with space for 70 men (they gave details of the uses on all floors which I can provide if needed).

The retail thrift shop has common wall but is not connected. Dates from 1997.

2. **3-ft separation between existing abutting building and proposed building:** (1.75 ft between boundary and existing building; 1.3 ft between boundary and new building)

Fire Department- Fire Prevention: Assistant Chief Keith Gautreau OK re access but needs to check re life safety for occupants of the abutting res. building (fire needs 10 ft separation to make a second floor rescue but its not known if second floor rooms are bedrooms that need egress).

Building Code: Jeanie Bourke OK with it as materials are fire rated and no windows though easement for construction appears to be needed.

Roof and snow loading/shedding: Roof is virtually flat and they can add edge pieces to stop snow from falling onto abutters property

Maintenance- ????

3. **Traffic- Loading and Deliveries:** Deliveries are currently made via the parking lot to south of the main building where there is a loading dock (this is not the parking lot we looked at). This will not change.

4. **Use of entrances:** The new entrance on Alder street will be locked and mainly for egress (not much) and as entrance for wheelchairs via ramp and using buzzer. The main door of the 88 Preble building is locked and controlled by staff.