

# WALLBRIDGE, WALLBRIDGE

A tradition of helping people

## NEWS LOCAL

### GV project gets green light



By Ron Grech, The Daily Press (Timmins)  
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TIMMINS - The developer of the old GV Hotel site has been given the green light to being laying the foundation for what is proposed to be a three-storey seniors complex.

Timmins council held a special meeting Thursday to approve the amended site plan.

"My plan is to have occupancy by July 1," said Pete Beaucage Jr., of Praztek Construction, which owns and is developing the property located at 124 Sixth Ave.

The developer originally planned to renovate the old hotel structure and then add a third storey afterwards.

However, Beaucage told council Thursday they tested the old structure and determined it would cost more to add a third floor than to construct a new three-storey building.

"That's when the decision was made to bring it town," he said.

The new apartment complex will use the very same footprint as the previous GV Hotel building.

Beaucage told The Daily Press there was some urgency to get started on the foundation and council agreed to hold a special meeting to make the required approvals.

“The urgency is mostly for the concrete work below ground because it is time consuming,” explained Beaucage. “Rather than heat the cement, it’s more cost effective to do it before winter time. Above ground it’s not so bad but when you’re in the ground and dealing with frost and snow, it can be more costly.”

Beaucage is hoping to begin construction as soon as possible.

“I would like to get our concrete and footings in the ground before the snow flies and we’ll work through the winter to get the three levels above ground,” he said. “My anticipation is to have the roof on by mid January. At the same time, other levels will be getting worked on as well.”

Beaucage is developing a 34-unit complex, with 30 parking spaces.

The unequal number of parking spaces had been a point of concern for neighbouring residents at previous meetings. However, Beaucage is anticipating there will be a number of senior citizens occupying his complex who do not drive or own vehicles.

It was noted and approved that a portion of the building and the weeping tile will be permitted to encroach by an inch or two onto city property.

Luc Duval, director of public works and engineering, assured council the encroachment will not impede snowplowing in that area.

Several councillors expressed their support for the project saying it will help to further address an ongoing shortage of affordable housing for seniors in Timmins while improving the quality of the streetscape in that area.

Mayor Tom Laughren said the shuttered, old vacant hotel had “been an eyesore for many years ... This will be a great improvement.”

Asked about the decision to hold a special meeting for this matter, Laughren told The Daily Press, “Council can’t interfere with the time lines as it relates to the process. But what we can do is call special meetings in between so it gives somebody, in this case, an extra four days.

“When you look at the time of year, the ability to be able to get concrete in the ground, it’s something I believe is very important. And I think when you’re pro development, which I believe we are here in the city, it’s another tool we have to help people and it’s one we’ve used on other different occasions.”

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