

Panel Comments and Recommendations

a) Overview and Response to Context (Questions 1, 2 & 3)

- The panel noted that the site is within an area in need of renewal and recommends the applicant and City consider the structure of the block surrounding the site that will continue to evolve over the coming decades. A broader vision for the block should be contemplated to ensure desired street and open space connections are achieved, and curb cuts for driveways are minimized.
- Overall, the concept design should be refined to better define the building components, either as a mid-rise building or a tall building with tower and podium. As the design progresses, further consideration should be given to materials, vehicular access, amenity space and streetscape treatments.

mcS Response:

- The evolving context has been considered in the overall approach to use, form & materials in response to planning policy. It is outside the scope of an individual application to consider a broader vision (i.e. a Masterplan) with respect to connections to open space on land not owned by the applicant.
- The proposed concept reflects a mid-rise 7 floors cubic tower placed on a 3 floors podium that steps back from the built context at the south and west sides of the site. The proposed materials and street scape will be further developed during the next design phases. As for the vehicular access and the number of curb cuts, given the size and shape of the land, the proposed two access points would be required to provide a functioning internal route for the service vehicles and to avoid more curb cuts for the services, waste collection and loading/unloading.
- Further development of details will be provided for an SPA submission & Building Permit.

b) Built Form and Character (Question 1)

- The panel noted that the proposed massing is indicative of a tower on a podium design, when the proposal is for a mid-rise development. The panel recommends providing a consistent mid-rise building height along the entire Barton Street East frontage with step-backs to reduce shadow impacts. The massing and material strategy concept should be further clarified. Currently, the height of the third storey implies that it is part of the podium; however, the materials relate to the mass

above. Since the overall massing and height is more akin to a mid-rise condition, the panel suggested an integrated material strategy. This would unify the built form and could allow more than one material to be applied to the overall massing to offer a more cohesive external appearance. This could also reduce the institutional character of the proposal.

- The reduced three storey building height along the southerly portion of the Wellington Street North frontage is effective at providing a transition to the adjacent residential uses to the south. This transition could be further improved by choosing materials that reflect the residential character of adjacent dwellings and increasing setbacks to match the existing streetscape along Wellington Street North. Vertically designed, townhouse style residential units would be an effective response to the existing residential character of Wellington Street North.
- If a tower scheme is considered for the site, the height of the tower component should be increased, the floor plate should be slimmed, and the tower should be relocated further west to reduce shadow impacts at the intersection of Barton Street East and Wellington Street North.
- If a tower concept is contemplated, the materials strategy should support the concept to clearly distinguish the tower from the podium.
- In general, the materials shown on the concept renderings give the development an institutional feel. The panel recommends considering higher quality materials, including brick and masonry, to better complement the area character.

mcS Response:

- The updated elevations show the revised materials strategy for the project, reinforcing the articulation of the tower and the podium and reflecting the residential character of the neighboring context. The impact of the towers shadow on the intersection of Barton Street East and Wellington Street North has been studied, and it was found that a bar tower along Barton street will have the same height and will cast the same shadow at the intersection.
- Relocating the tower further to the west negates the intended smooth transition from the tower to the podium and will create an elevated gap the corner of Barton Street East and Wellington Street North.

c) Site Layout and Circulation (Questions 1 & 3)

- The panel is of the opinion that one access driveway should be enough for the development. The access off Barton Street East should be eliminated to improve the pedestrian environment and provide for a longer commercial frontage.
- One panel member suggested that the proposed access driveway from Wellington Street North should continue westward to provide a potential shared driveway to any future development.

mcS Response:

- A single vehicular access point from Wellington street will not suffice as an access to the surface parking, ramp to the basement garage, the loading/unloading bay and the waste collection point, and will lead to more curb cuts at wellington street to provide the required access. Please review the Site Plan drawing.

d) Streetscape, The Pedestrian Realm & Landscape Strategy (Questions 2 & 3)

- The landscape concept gives the appearance of a commercial or institutional development rather than a location where people will live. The site layout needs to be reworked to include an outdoor shared amenity space for residents. The panel recommends converting some of the surface parking area to grade related amenity space or utilizing the rooftop to provide shared amenity. The panel recognizes the constraints related to noise and recommends looking into noise mitigation measures to ensure adequate amenity space is provided. Green roofs and the streetscape along Wellington Street North provide opportunities for plantings and passive open space.
- One panel member noted that garbage storage should be internal to the site and bicycle parking should be closer to the street to avoid conflicts with vehicles in the parking area.

mcS Response:

- The proposed design contains a level of detail required for OPA / ZBA and identifies key opportunities and design intent to preserve areas for a landscape strip & access. A more detailed landscape design will be provided for SPA and will include appropriate measures to create a pedestrian oriented street & address AODA requirements. The garbage storage and collection has been revised to be addressed internally on the ground floor plan. The bicycle parking is located closer to the tower vertical core.