



Draper St. Res. Assoc. Feedback

- **Positive**

- Retention of existing heritage properties
- Commercial use adds diversity to neighbourhood

- **Negative**

- Interface between eastern section of development and Draper St Heritage Conservation District

TE34.14.2

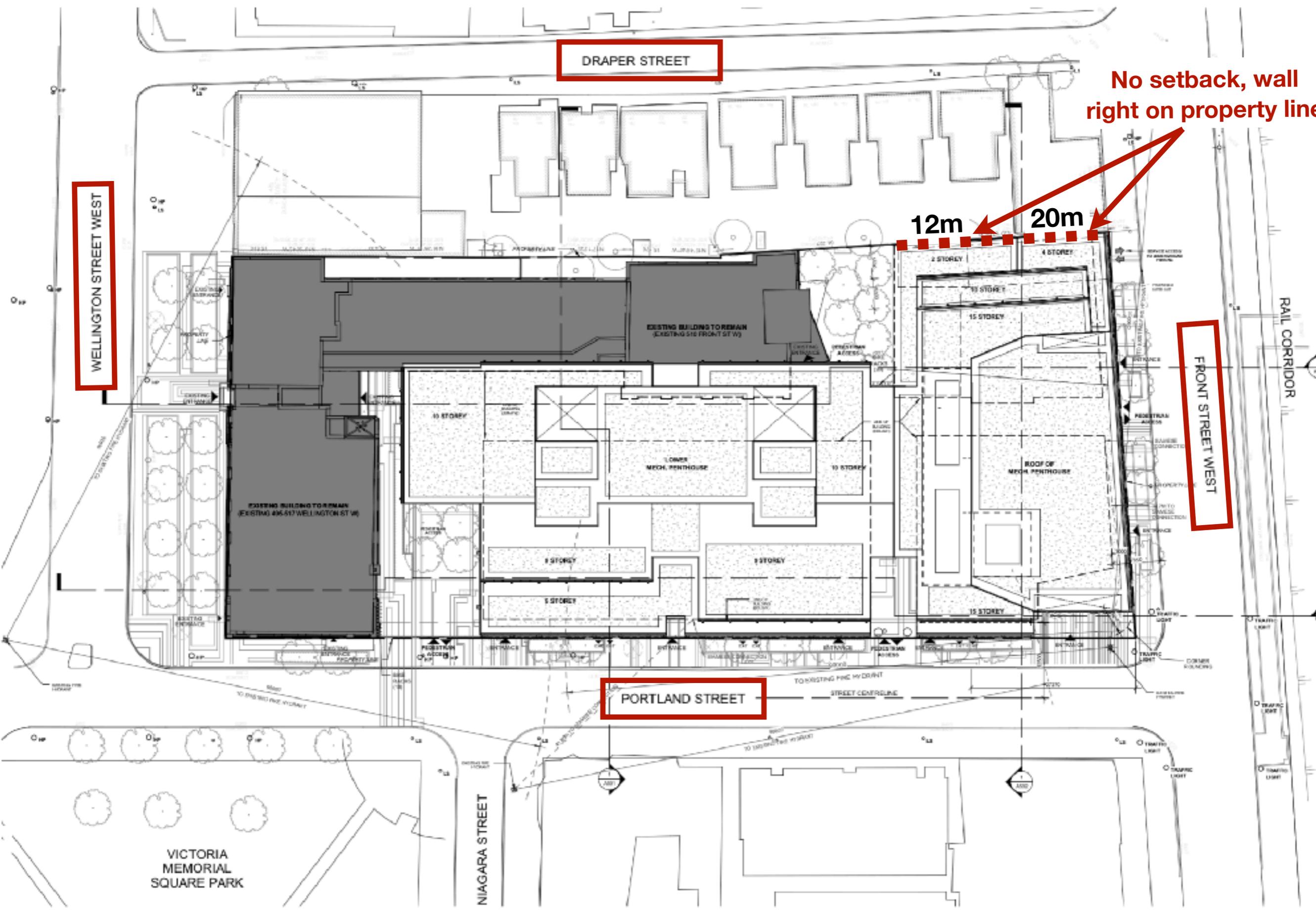
Design Review Panel Feedback

Draper Street HCD

Many members felt that the transition between the proposed building and the historical Draper St. needed further development and consideration.

One member noted that as shown there is a "harsh wall" proposed along the Draper St. façade spanning the entire height of the building. The member pointed out that when looking at the height elevation along Front St. the western tower of The Well "defer[s] down to Draper St." by stepping down several times. They thought this project either needed to make a similar gesture or be moved to the west.

Another member pointed out that the transition from the existing heritage building on the site to Draper St. was already significant. They then suggested the proposed height and massing would be adversely affecting the light circumstances on Draper St.



DRAPER STREET

WELLINGTON STREET WEST

No setback, wall right on property line

12m

20m

FRONT STREET WEST

PORTLAND STREET

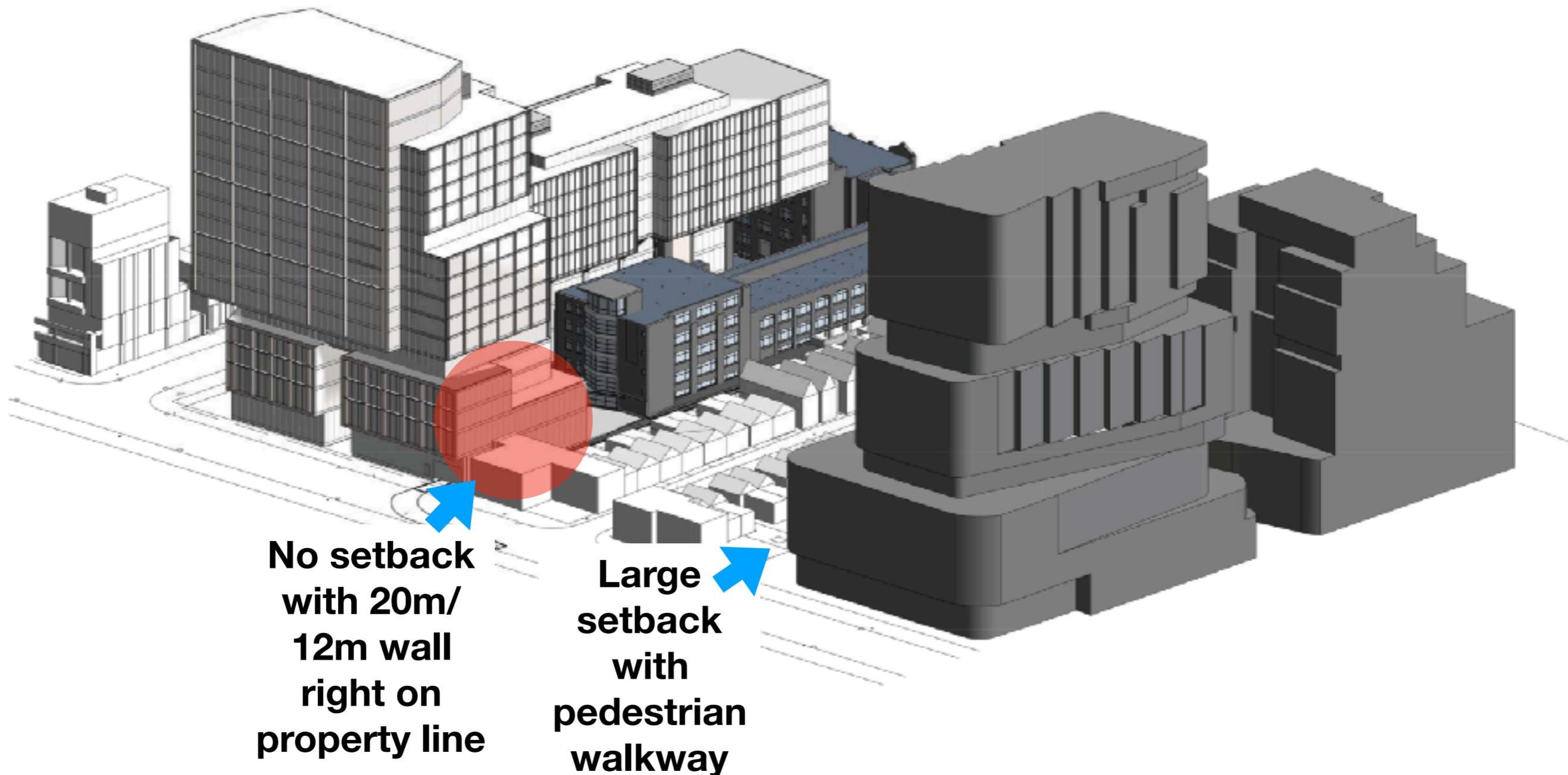
VICTORIA MEMORIAL SQUARE PARK

NIAGARA STREET

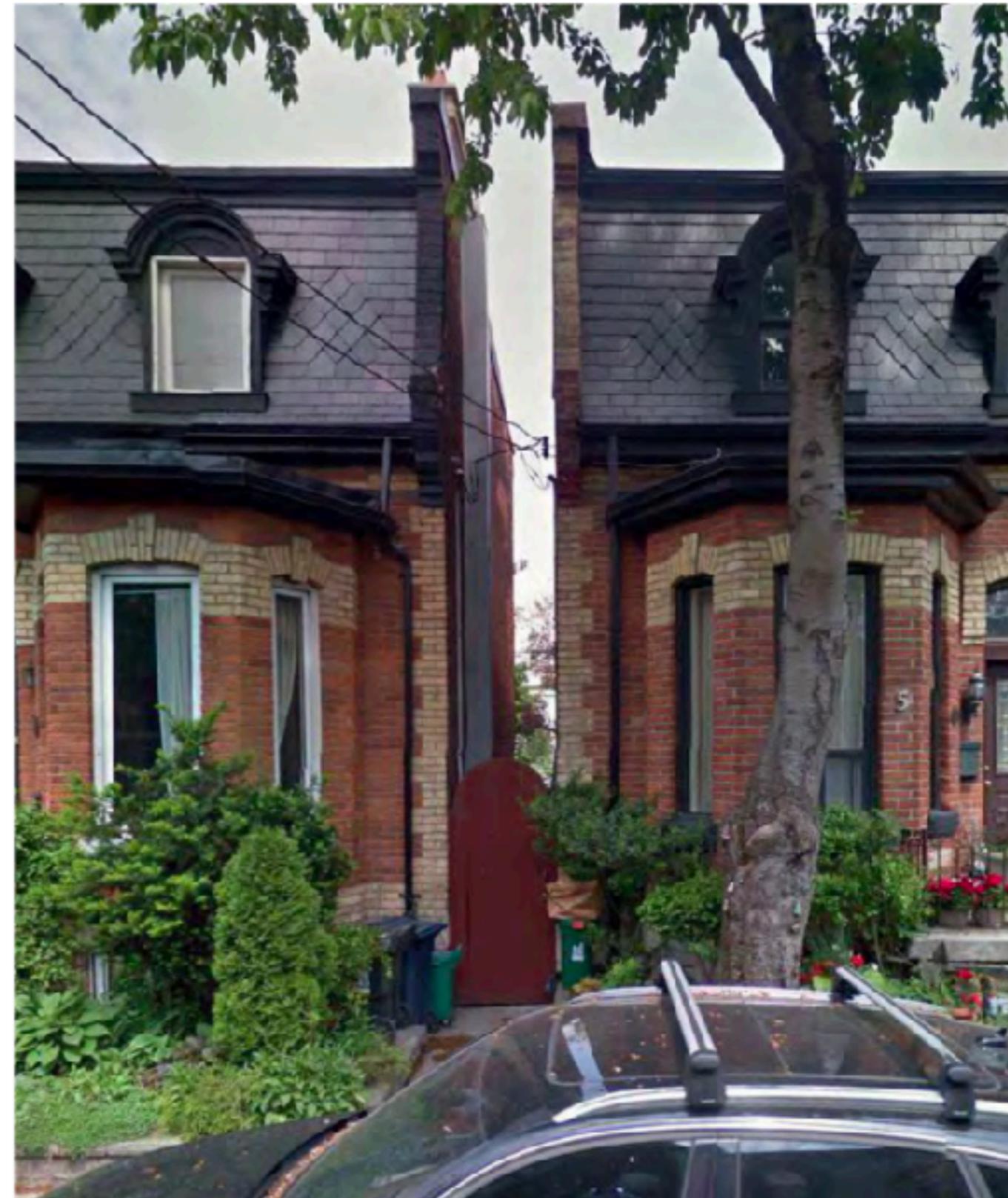
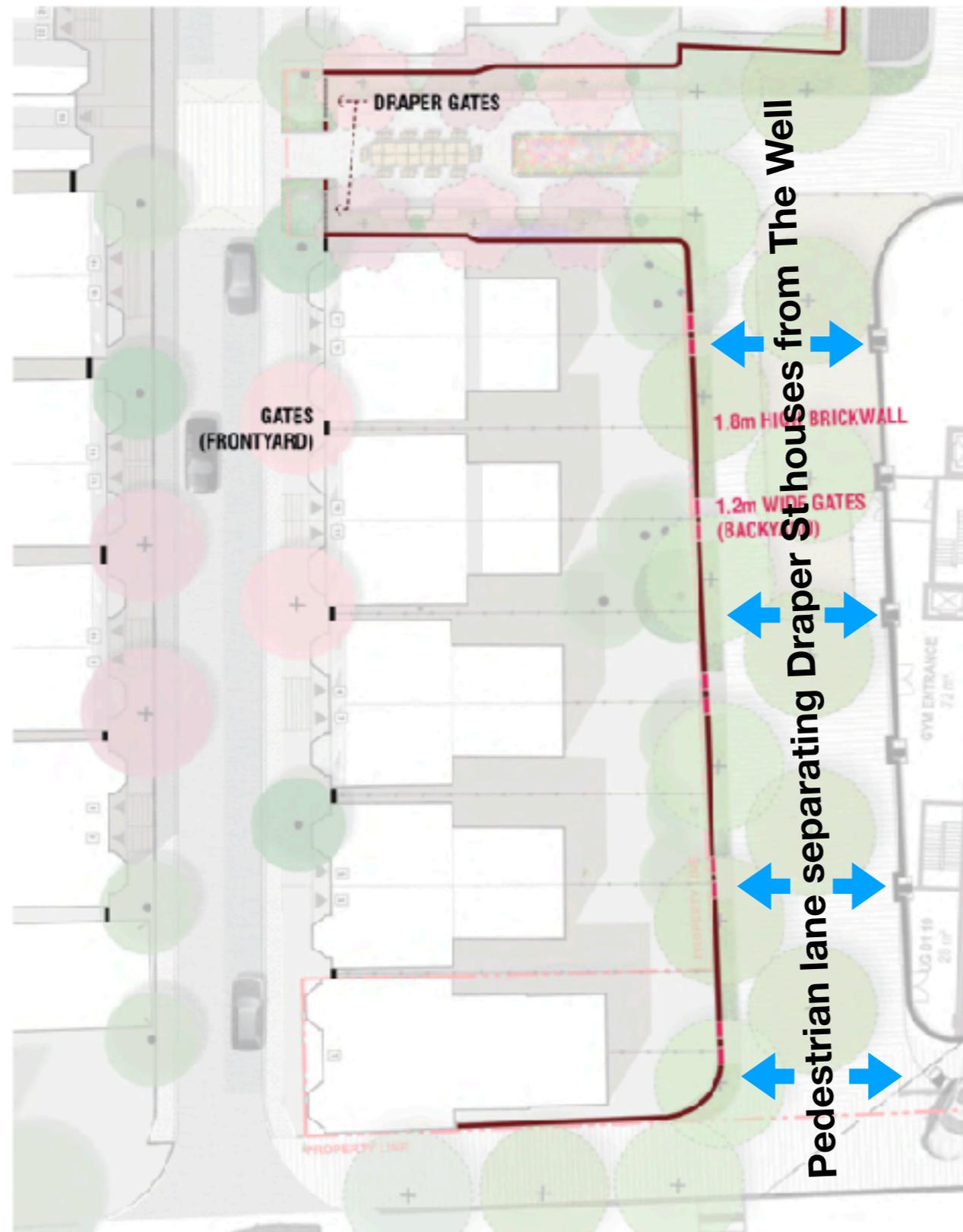
RAIL CORRIDOR

“A transitional base is proposed at the south-east corner of the site abutting 500 Front Street West (the paint store site) with a 4 storey height similar to that of the approved Well development to the east.” Resubmission document (Page 3/17)

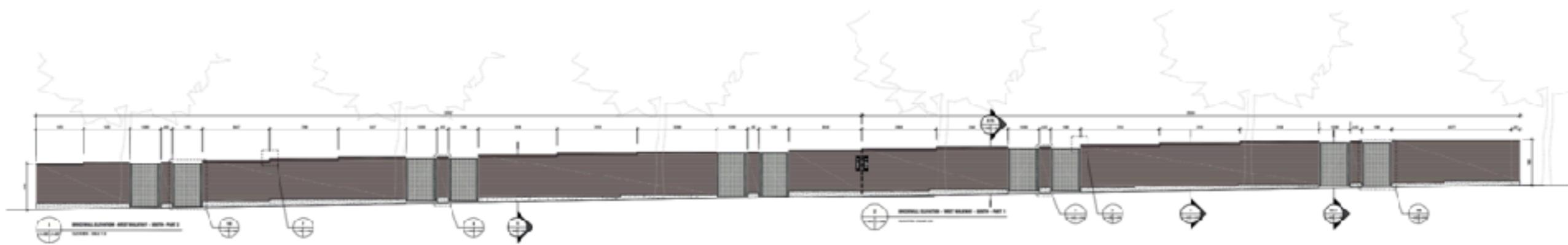
These are NOT equivalent as The Well has a more respectful interface with Draper Street due to a significant setback with a pedestrian walkway.

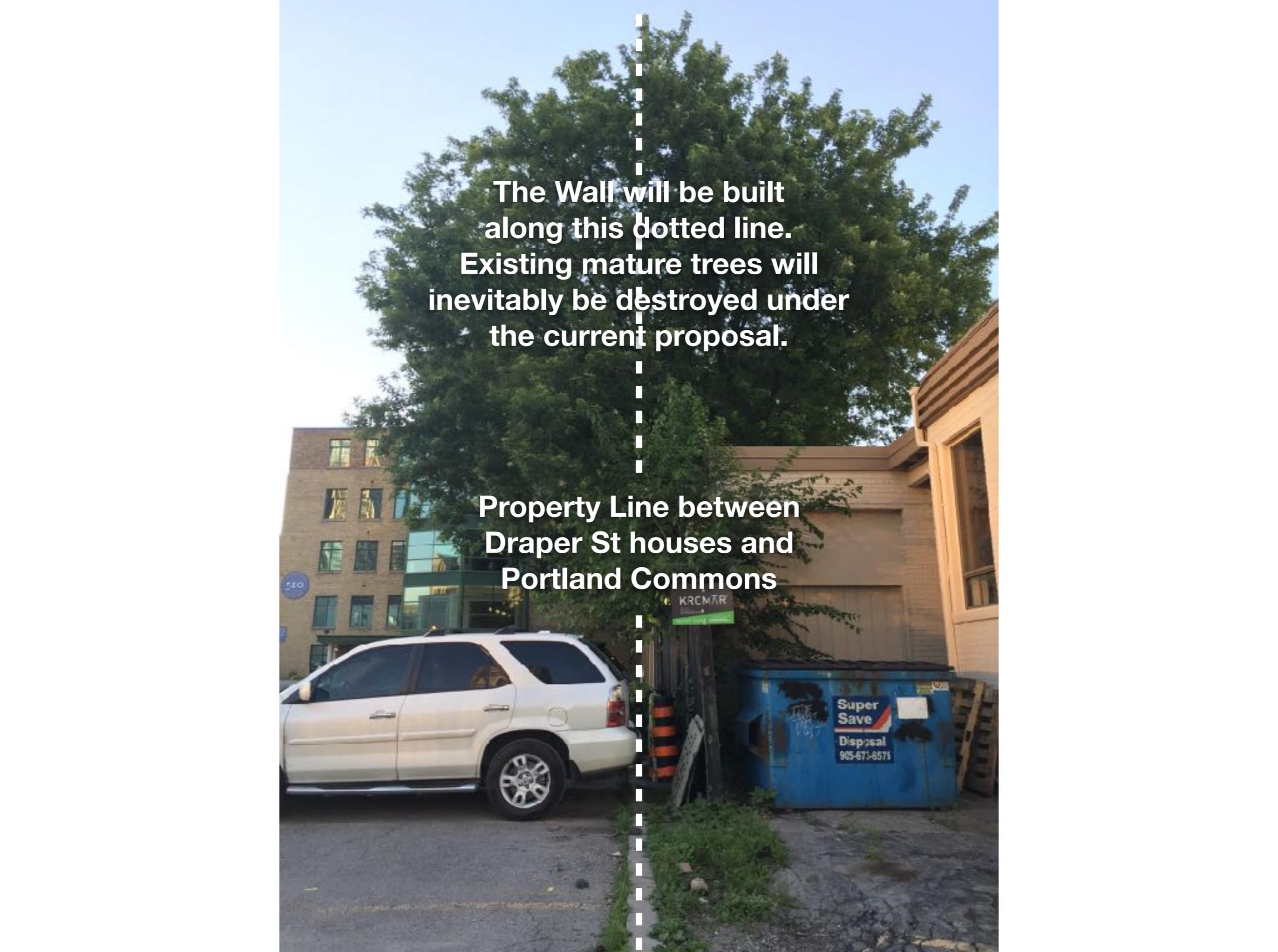


How The Well Interfaces with Draper Street



How The Well Interfaces with Draper Street



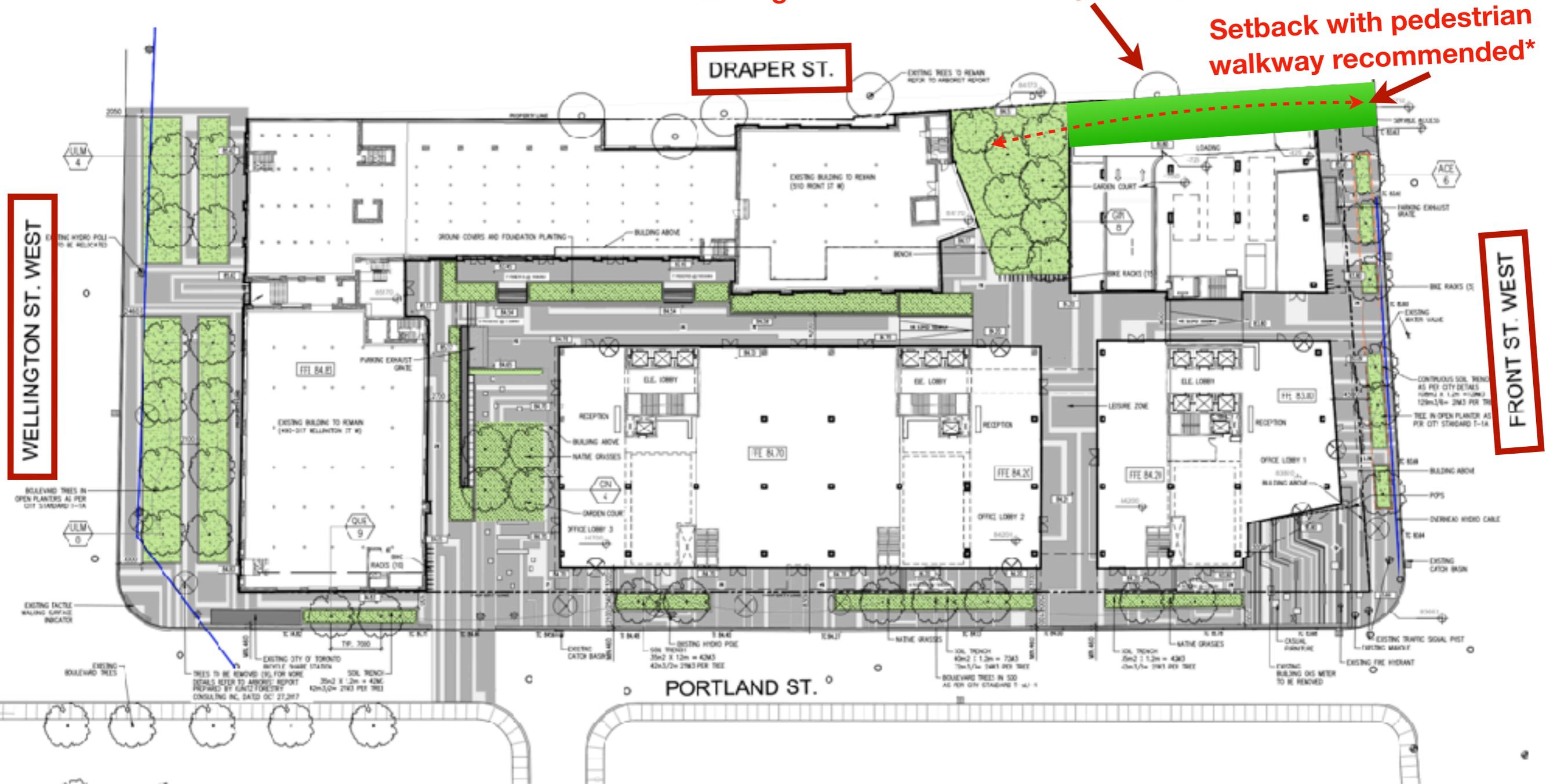


**The Wall will be built
along this dotted line.
Existing mature trees will
inevitably be destroyed under
the current proposal.**

**Property Line between
Draper St houses and
Portland Commons**

Build on property line will destroy existing mature trees with large canopies

Setback with pedestrian walkway recommended*



- * To mirror conditions separating The Well development and Draper St homes**
- * Necessary to protect existing mature trees with large canopies**
- * Turns a “dead-end” green space into a pedestrian connection with Front St**
- * Creates a buffer that respects Draper St Heritage Conservation District**

DSRA Recommendations

1. Set back the wall to respect the canopy of existing mature trees that are immediately adjacent to the property line.
2. Reduce the height of each section of the wall by one storey to minimize shadow impacts on homes and existing trees [4 storey (20m) section to 3 storeys (14m) and the 2 storey section (12m) to 1 storey (6m)].
3. Replicate the same conditions that are being built between The Well and Draper St houses with a pedestrian walkway that connects the onsite green space with Front St.

Thank You



“Good fences make good neighbours.”

*– Robert Frost 1914 –
(from Mending Wall, a poem against building
walls that separate us from our neighbours)*