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## CITY OF TORONTO DESIGN REVIEW PANEL MINUTES: MEETING 5– June 8, 2017

The Design Review Panel met on Thursday June 8, in Committee Room 2, Toronto City Hall, 100 Queen Street West, Toronto, at 12:30pm.

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	<i>Members Present</i>
<b>Members of the Design Review Panel</b>	
<b>Gordon Stratford (Chair):</b> Architect, Senior Vice President, Design Director – HOK	
<b>Michael Leckman (Chair of session):</b> Architect, Principal – Diamond and Schmitt	✓
<b>Carl Blanchaer:</b> Architect, Principal – WZMH Architects	✓
<b>Calvin Brook:</b> Planner, Architect, Principal – Brook McIlroy	
<b>Dima Cook:</b> Heritage Specialist, Senior Architect & Senior Associate – FGMDA	
<b>Ralph Giannone:</b> Architect, Principal – Giannone Associates	✓*
<b>Meg Graham (Chair-last item):</b> Architect, Principal – superkül	
<b>Brian Hollingworth:</b> Transportation Engineer, Director – IBI Group	
<b>Joe Lobko:</b> Architect, Principal – DTAH	
<b>Jenny McMinn:</b> Sustainability Specialist, Vice President – BuildGreen Solutions	
<b>Jim Melvin:</b> Landscape Architect, Principal – PMA Landscape Architects Ltd.	
<b>Adam Nicklin:</b> Landscape Architect, Principal – PUBLIC WORK	✓
<b>David Sisam:</b> Architect, Principal – Montgomery Sisam Architects	✓
<b>Sibylle von Knobloch:</b> Landscape Architect, Principle – NAK Design	✓**

\*was absent for last item

\*\* was present for last item

### Design Review Panel Coordinator

Janet Lee: Urban Design, City Planning Division

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### CONFIRMATION OF MINUTES

The Panel confirmed minutes of their previous meeting which was held on May 18, 2017 by email.

### MEETING 5 INDEX

- i. Laird in Focus Study (1<sup>st</sup> Review) (1st Review)
- ii. 1087 – 1095 Leslie St: Inn on the Park (1stReview)
- iii. Park – Stanley Greene, Downsview (1<sup>st</sup> Review)

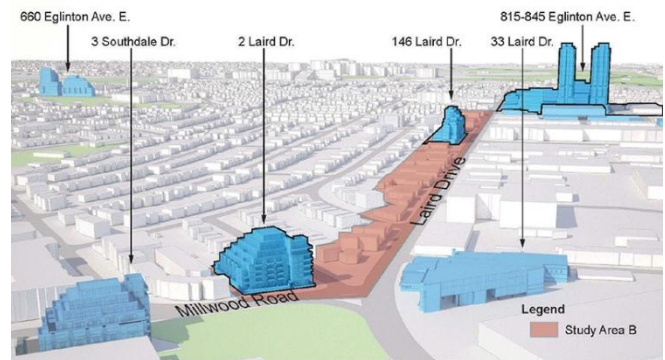
# LAIRD STUDY – 'LAIRD IN FOCUS'

## DESIGN REVIEW PANEL MINUTES

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DESIGN REVIEW	First Review
APPLICATION	City Study
DESIGN TEAM	Planning Partnership-Michael Sraga
PRESENTATIONS:	
CITY STAFF	John Andreevski, Community Planning; Sasha Terry, Urban Design
VOTE	No Vote

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## Introduction

City staff outlined the project history, existing and future context, and planning framework. Staff are seeking the Panel's advice on the following:

1. Ensuring Laird Drive becomes a successful Main Street that fits within the Leaside context with its unique character as a seam between Mixed Use and Employment land uses.
2. The emerging vision statement, principles and methodology, and how they inform the large parcels along Eglinton Avenue in delivering new complete communities that fit within the Leaside context.

The consultants provided background information, design rationale and responded to questions.

## Panel Comments

### General

**Laird Dr:** Panel members acknowledged the value of the employment lands and advised on how to better integrate this condition on Laird Dr. from an urban design point of view. Many members commented on the "incredibly interesting" potential of Laird Drive and its existing character.

**Eglinton Ave:** Several Panel members noted the impact of the Eglinton LRT as a gamechanger for the development community, and a Panel member observed that it will bring great potential to this part of the city.

### Study Area

- Reconsider Study Area Boundaries:

#### Laird Dr:

"All planning studies have to look at both sides of the street": A Panel member noted that on numerous occasions, the Panel has reviewed city studies that end in the middle of the street which has been raised as problematic from an urban design point of view. Many Panel members advised that the study area boundary in the middle of the Laird Dr. and Eglinton Ave should be revised- a street needs design for both sides to be impactful. A Panel member noted that, as per Jane Jacobs observations, planners think in blocks but people think in streets. ["Why do planners fix on the block and ignore the street?" – Jane Jacobs]

It was noted that unless both sides are designed, it will be an ongoing source of frustration in the future as evidenced in many previous reviews such as the Yonge and Bloor area. "The whole street has to be seen as one."

#### Eglinton Ave:

A Panel member noted that in addition to Laird Dr, the boundary of only one side of Eglinton does not make a coherent study since Eglinton is a transit node where intensification on both sides of the street is in play.

While most of the commentary focused on Laird Dr, several Panel members noted that the Eglinton Connects diagram for 815-845 Eglinton Ave East was more coherent than the applicant's proposed revisions. Another Panel member noted that there is significant potential for that site and that "there has to be a change" to the application.

It was recommended that the team look at precedents of development around transit stops that are happening in many areas, to see successful and unsuccessful projects.

#### **Laird Character**

- Provide public realm anchors at either end of the street:

Destinations and anchors to the street were raised as important strategies to create a sense of place. Laird Dr. was noted to already appear to end in open spaces or 'anchors' on either end, with the application at 815-845 Eglinton Ave East proposing a park at the north end of Laird and Leaside Memorial Gardens at the south end. The park proposed at 815-845 Laird was advised to be retained and enhanced by a Panel member.

Similar to Via del Corso that ends in two piazzas, further reinforcing these points of reference on the street as public realm anchors was advised. The concept of Laird Dr would be enriched by having squares, parks, plazas, public art etc, so that the community would meet at the square or fountain – it would become part of the story of the area. "Main streets work great where there is an 'end' to them"

It was noted by another Panel member that this provides public amenity as a central focus of the vision. The example of Smart Centres project in the Vaughan Metropolitan Centre where the public realm and amenities such as community centres and YMCA were done first was noted to be a successful approach.

- Create a bigger vision for Laird:

A Panel member advised that there should be a more ambitious vision for Laird, "The community is looking for big ideas...We are seeing the study as hurry up and fix it and get control, but there is the opportunity to go beyond that and embrace what community wants and create a bigger vision for Laird." Another Panel member noted that a "distinct condition" to Laird is what the Panel and the residents appear to be looking for. A Panel member noted, "the character is everything."

- Accept and design for the asymmetrical character of the street:

Panel members advised establishing an authentic street that recognizes the realities of its conditions which are atypical. Consideration to "amplify the differences of the street" could be looked at.

The team was advised to "avoid the generic feel of what we should do – and allow Laird to define itself as a character of street true to its original evolution: an industrial 'seam' next to stable neighbourhoods."

- Study asymmetrical street configurations

Several Panel members advised looking at other streets with different sides. Examples raised: A Panel member suggested looking at Britain Street in the Queen and Sherbourne area, which is a different scale but has a similar feel to it. It has creative industries, is walkable yet 'tougher' in character. It was noted that many of these industries are moving out of the downtown to areas such as these. Avoiding a generic approach to the street and to mid-rise buildings was advised.

Another Panel member raised Main Street in Fredericton as a street that has a typical main street on one side and a series of pavilion type building on the east side with surface parking. It results in an interesting street with an asymmetrical character.

- Provide a landscape vision that can address both sides of the street:

A landscape plan that addresses both sides of the street to create a comprehensive space such as by simply planting continuous rows of trees on both sides of the street, was advised to be considered by a Panel member.

- Consider hardscape type of character:

Several Panel members suggested that a more hardscape approach on the east side of Laird Dr. is appropriate. On the west side a Panel member suggested a similarly hardscape approach to relate to the east side as well. "The east side is kind of weird...Big box retail with a weird California landscape – I don't know what it is. Maybe the west side could be more rugged and tough and simple."

- Express the west side of Laird as the edge to the community:

While reiterating the importance of making linkages, a Panel member noted that the reality is that the west side of Laird is an edge to the community and could be defined as such to make the public realm character of Laird St distinct. The street is an artery and edge to the community, not the core of the community.

### **Emerging Vision:**

- Clarify or reconsider the term 'main street':

The emerging vision that uses the idea of a main street as a characteristic for Laird was noted to be unclear in that Laird's asymmetrical conditions with employment uses one side will not become a typical main street. Embrace that it has two different characters on the west and east sides, and the dichotomy could be what makes this street interesting.

- Clarify sense of community:

While agreeing that a sense of community is desired, it was observed that it's very difficult to think of that when the study is on one side of the arterial and does not have a centre to it, "not sure it's appropriate to describe the study area you have". Another Panel member proposed the concept of public realm anchors to Laird as noted above to create a greater sense of community. As Laird is an artery and edge to the community, the key is to draw identity out of the existing community to give identity to the new Laird Drive and Eglinton Ave amenity.

- Include types of uses as part of the vision:

Many Panel members advised that there should be a vision for the types of non-residential uses that are key elements in forming the character of a street. It was observed that the area is varied and already contains services ranging from changing tires to creating high art such as the glass work for the Hariri Pontarini temple. It was noted that there is a huge range of interesting uses that are non-residential.

-Anticipate and design for uses:

A Panel member advised more focus on the non-residential uses that will support Laird St on both sides as part of the vision. The west side will likely have mixed-use residential uses in mid-rise buildings with fine grain, smaller service related pet store or dentist uses due to the larger retail parcels that exist on the east side; the east side will accommodate a rich variety of non-residential uses, "Make a tapestry of non-residential uses that will support the main street."

-Encourage creative industries:

Creative industries are likely to find a place on Laird Dr as noted by many Panel members and should be encouraged. With the rising costs of downtown real estate, it was noted that more companies are moving out of the core. For this area, the proximity to Eglinton LRT, the existing interesting character of buildings and the adjacency to the river valley are draws for industry. This should be accommodated for and envisioned as part of the study.

-The east side of the street was noted to likely be suited to retail and restaurant uses that enjoy west facing light and should be encouraged as such.

-It was noted that there will be mid-rise predominantly on Laird Dr in the future and that the south end has some good mid-rise buildings.

-The existence of neighbourhoods in the mixed use designation on the west side of the street was commented by a Panel member as an unfortunate interruption in a contiguous retail experience.. "It's really frustrat[ing] when we have a main street that can't get to Eglinton because of small scale residential ...there should be more mixed use going all the way up to Eglinton."

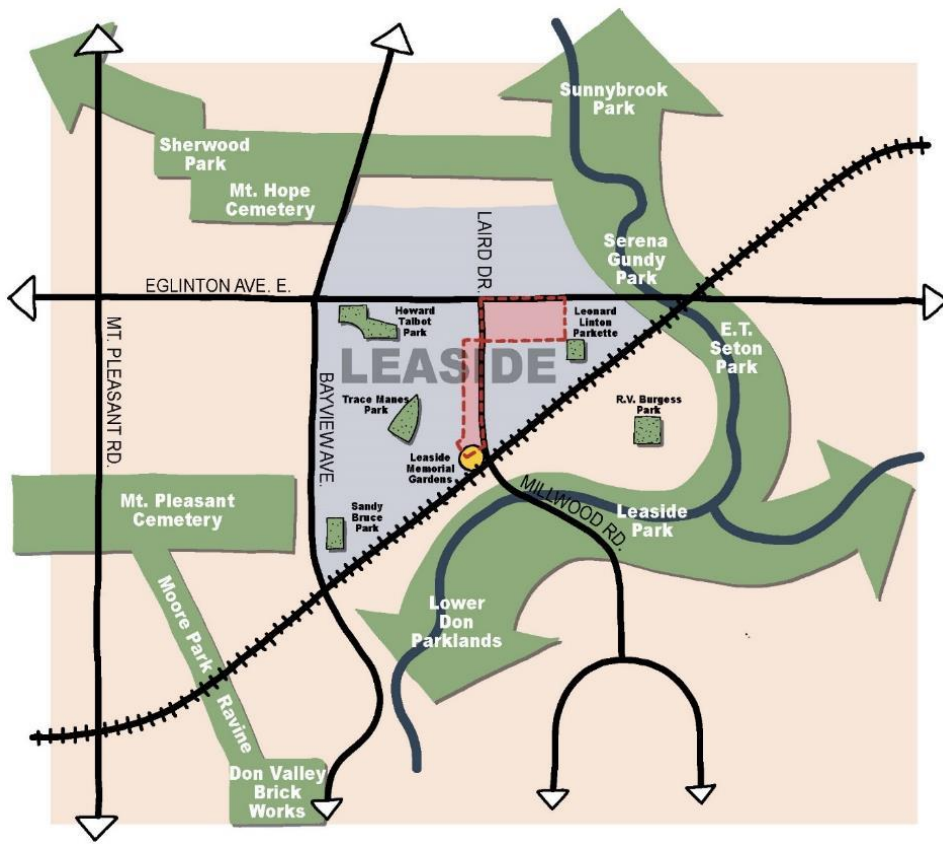
## **Other Public Realm Considerations**

- Encourage Pedestrian Connections:

Traffic patterns and pedestrian crossings: Observing that the shortcut on Brentcliffe Road may offset the traffic volume on Laird Dr, a Panel member commented that Laird may not be as busy should the east side become more porous with alternate routes. The study should make the most of the opportunity to make Laird much more pedestrian oriented so that people will want to cross it . With current traffic patterns, it's not likely that people will want to cross the street. A Panel member noted that the study should "encourage to make connections rather than make a seam."

Median removal:

Several Panel members commented on the positive aspects to removing the median as it feels "highway-like" - more crossings will be possible with its removal. The cycling link was noted to likely become be key strategic link if for example, one could cycle across the bridge and back to Riverdale. It should be made very safe - "pulling it off the street makes sense."

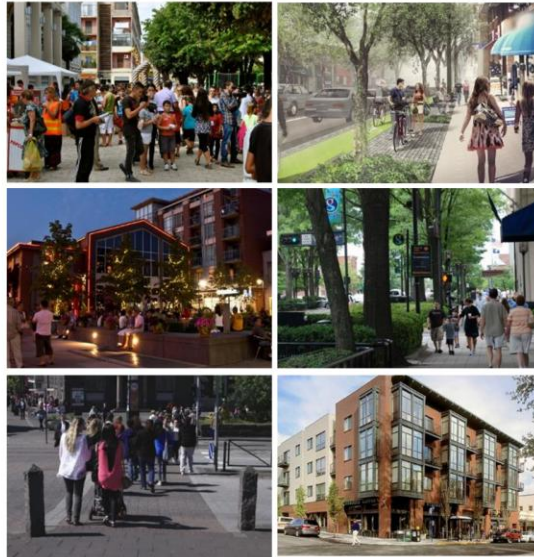


Legend

- Existing Parks & Open Space
- Existing School Playground
- Future Park/Parkette approved
- Future Park/Parkette under review
- Full Accessibility to Open Space Network
- Partial Accessibility to Open Space Network

# Visioning & Principles Workshop

- Create a sense of community
- Multi-modal corridor
- Destination
- High quality streetscaping
- Accessibility
- Compatible development
- Appropriate infrastructure



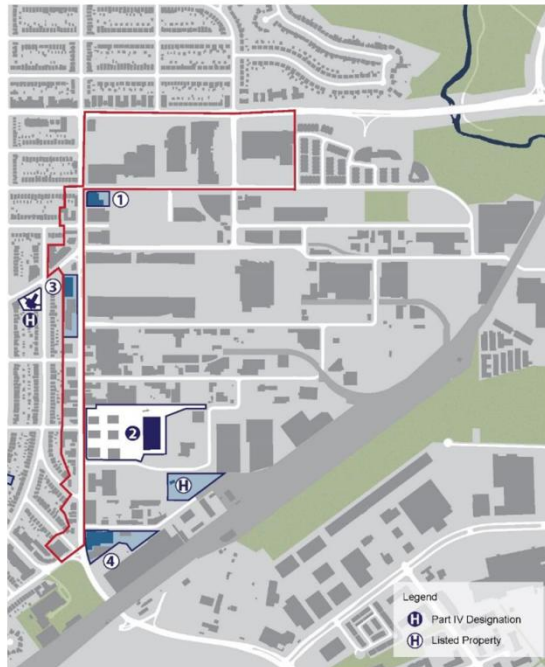
## Emerging Themes



In Focus

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# Built Form



## Heritage



In Focus

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# Context

Legend

- Application (under review)
- Approval



In Focus

## Proposed and Approved Developments

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# 1087-1095 LESLIE ST - INN ON THE PARK

## DESIGN REVIEW PANEL MINUTES

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DESIGN REVIEW	First Review
APPLICATION	Site Plan Approval; Rezoning approved at the OMB
DEVELOPER	Tridel
DESIGN TEAM	Graziani Corrazza Architects (Applicant and Architect did not attend the review)
<i>PRESENTATIONS:</i>	
CITY STAFF	Josh Reis, Community Planning; Sasha Terry, Urban Design
VOTE	No Vote

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### Introduction

City staff outlined the project history, existing and future context, and planning framework. The rezoning has been approved at the OMB. The project is undergoing site plan approval. Staff are seeking the Panel's advice on the following:

- 1. Built Form:** Please comment on:
  - general tower and base building articulation and materials
  - overall tower design for skyline and prominent view corridors from Eglinton Ave and Leslie St
- 2. Public Realm:** Please comment on how the design and materiality of the base buildings and landscaping enhance the public realm including the open space to the north, the public park, Leslie St and the future roadway connection.

City staff provided background information, design rationale and responded to questions.



Site history: Inn on the Park 1960s



## Panel Comments

While several Panel members commented on the design talents of the architect and the collection of past very successful projects by the developer, they recommended with consensus, redesign of the proposed.

They advised significant changes to the articulation of the building, public realm improvements and design for the topography of the site.

Panel members noted the "incredibly significant site" and previous Inn on the Park hotel building by Peter Dickinson in 1963 (the current WZMH Architects is the successor firm). A Panel member recalled working on this hotel as his first project and several members recalled visiting the past "spectacular" lower building that hovered over the promontory when seen from the intersection.

## Architecture and Articulation

### Tower Design

- Simplify the tower design and balconies in particular:

Panel members advised that the project should be revised to be more simple and elegant. A Panel member summarized, "It's just too much...It looks like there's just too many things fighting each other. If there's an idea of a big swath of mass made by balconies that's a triangle, you can't have balconies protruding above that create another pattern. They are competing with each other. The message should be, are you really going to be proud of that when it's built?"

A selection of comments follows:

- "It's an incredibly busy texture on the building. If it was just a simpler building it would not be exceptional but at least it would not be disturbing...the busy-ness of the building at all scales makes me upset and anxious... there's something not hanging together."

- "There's a wonderful simple elegance about Don Mills that should find itself here in this post-modern world...it [the architecture] needs another idea."

- "It's overly active...the whole thing needs to calm down. Step back and respect the fact that it's an incredibly significant site. Respond to skyline ... not three flat topped buildings. Relook at it in general from an architecture point of view"

- Simplify balcony expression:

The diagonal expression was advised by several Panel members to be removed in favour of an expression more in line with the simpler language of the base building. A Panel member noted that the "crazy shadow lines are grabbing our eye more than the diagonal" and advised a different design. Another Panel member did not think it absolutely necessary to remove the diagonal but advised a far more simple and elegant building that works with the base building.

- Integrate balconies with tower massing:

Many Panel members noted that the balconies are not designed to work together with the massing and should do so, "glass rectangles that have balconies placed on it – it's not integrated with the massing. Just elements hanging off of the building mass."

- Differentiate the towers:

A Panel member implored the proponent to make at least one tower different from the other: While Tower A is not part of the application, if this tower were different it would mitigate the overpowering massing and break down the singularity of language and scale. A less formal, more Don Mills modern space and language would be more appropriate.

- Consider tower roof top design:

Several Panel members advised consideration for another type of massing at the mechanical penthouse of the towers – consider something more elegant than "abrupt stops with three flat tops".

### **Base Building**

Many Panel members commented on the positive aspects of the base building. A Panel member noted that "the base is the most successful part of the project with boxes that go in and out... Makes for a nice character and compliments the park." The pedestrian scale established by the base building was noted to be successful. Several Panel members commented that the strength of the base may get compromised as the project is value engineered further.

- Relate the base building and tower:

Many Panel members advised that the base building and tower have different expressions and should be more related to each other. A Panel member noted that "there is nothing at all connecting the podium with the architecture above..the transformer-like buildings are incredibly overpowering...and should be more elegant."

Several Panel members advised that the diagonal move detracts from the interplay between the tower and base and should be removed.

- Improve the uniformity of the base building:

While noting the successful elements of the base building, a Panel member advised that the design is "relentless" and should be improved with breaks or a relief in the expression.

### **Prominent view and topography**

- Respond to the slope and view from the intersection:

A Panel member noted that while not as spectacular as the previous Inn on the Park building, the existing car showroom still recognizes the grade change in its design. The building should be revised to acknowledge the significant view from the intersection in its expression. A Panel member noted, "That view point is quite a spectacular viewpoint for any building to be built there...it should be exceptional architecture."

Another Panel member noted that "all projects are burdened with great memories we have...We are hoping that the new buildings engage the site in a different way."

### **Sustainability**

A Panel member noted the towers are all glass with appliquéd balconies and was disappointed that there is nothing about an energy strategy with all the building density that is proposed. The proponent was advised to design for different solar orientations and design the envelope accordingly.

### **Public Realm**

Improve grading relationships and connections:

Several Panel members noted the project needs to integrate the slope of the site into the design to provide a better connection and maximize the potential of the site.

"Use grade to affect how you get from Leslie St": A Panel member noted that the public park feels like a private courtyard due to the abrupt treatment of the grade change from Leslie St. The proponent was advised to rework the grading of the west side of the new park such as with the provision of steps and seating bleachers. The lobby entrance and retail should be more connected to the park by stepping up to make the topography an interesting and valuable amenity versus just a garage entrance. For a successful project, strong connections and folding the topography through the park and integrating grading considerations throughout the language of the project should be pursued.

Tower A East and South sides in particular should also be reconsidered to work with the grading of the site for the benefit of the project.

A Panel member noted, "The topography of the site is quite significant and nowhere do I find it in the drawings...a problem of the drawings is that they are as if the whole thing was flat."

#### Establish stronger connections:

"The northeast corner needs to work harder": A Panel member noted that it's not clear how trails would come in and link to the Leaside Spur. This northeast area which is at present a loading area should be reconsidered to maximize opportunities for how it intersects with cycling and pedestrian trail and bridge – a valuable amenity. Opportunities to make this a more prominent feature should be explored.

#### Plan for Future Road Network:

The future of the street network was also advised for further study by several Panel members. A Panel member noted that there should at least be a drawing that shows what the future will be and how it ties into the long term plans for the site instead of the dead end street.

#### Public art:

A Panel member noted that this hasn't been developed and needs to be provided.

#### Landscape Plan:

Several members noted that the landscape plan is rudimentary and needs more work. An overall landscape idea was noted to be absent by a Panel member. Work on grading and access to the park, how Tower A meets grade and the grades for the public road were questions from the Panel. A Panel member noted that on this site, "the opportunities are very rare in the city to re-imagine density and landscape...there is the opportunity for landscape to be strong and the buildings to support this."

## **Context**

### **Master plan and Adjacent site**

In response to questions, the Panel was advised that there are likely more towers coming on the adjacent site. Panel members advised:

- a. More work on the master plan for the site in conjunction with the adjacent sites.
- b. Future cumulative massing should be studied and taken into account in the design of the proposed. A Panel member commented, "If there are three more towers coming, it's going to be

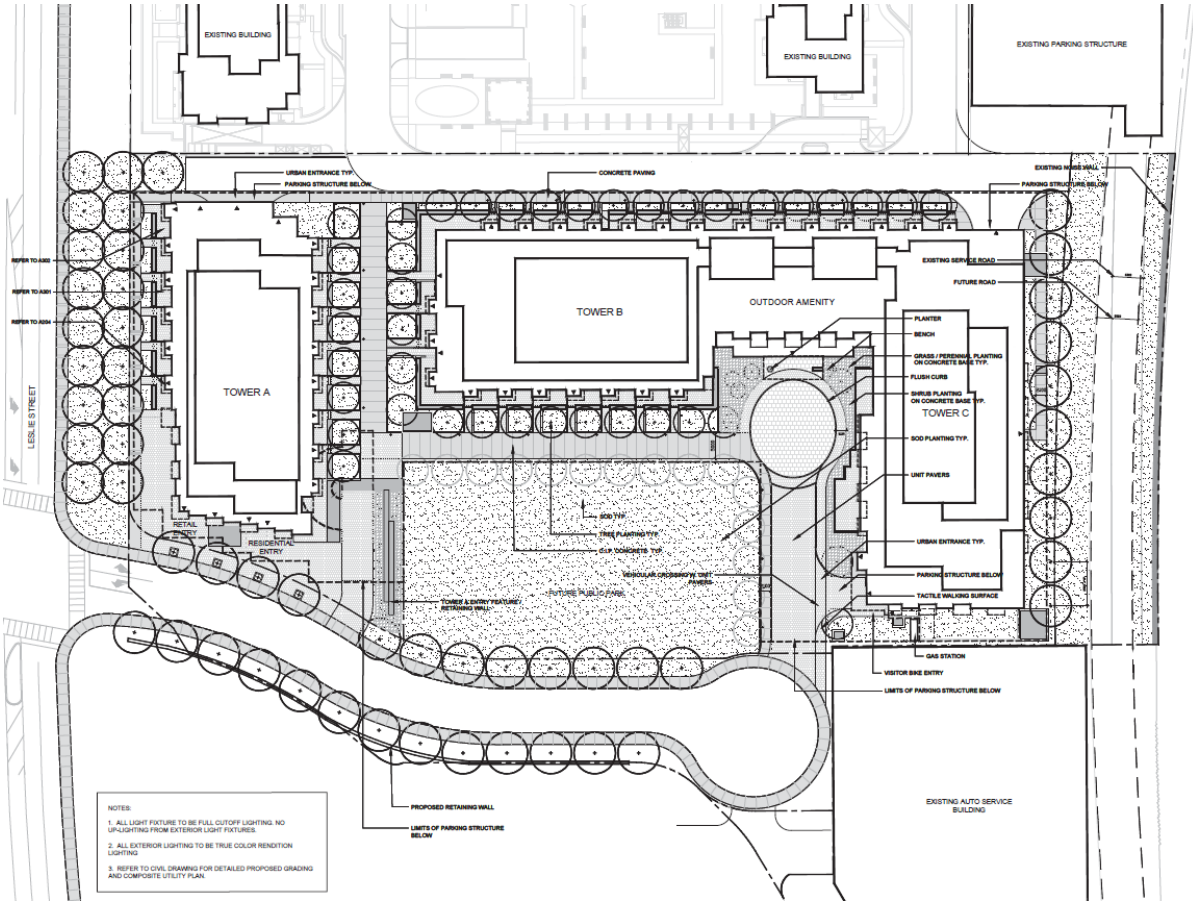
like they are fighting like wildebeests at the watering hole - they are just battling to be seen and have views. Be more elegant in language and also as a nod to what may come in the future with three more towers.”

**Set the tone for urbanizing the suburbs and the Eglinton LRT**

A Panel member noted that the future of the City is in the suburbs and that Eglinton will be the first one, “we have the responsibility to set the bar higher”. The successful projects of this developer for example in Alexandra Park or North Toronto Collegiate were noted and this caliber should be built on this suburban site as well, “need to raise the bar higher, there is aspiration here.”

The design team was noted to be a talented firm that was urged to spend more time on the design, “rather than a one-liner, look at what the site can offer and what the city needs.” Another member noted that the bar needs to be set very high for what is emerging density along new transit infrastructure.





**DESIGN REVIEW PANEL**

**MINUTES: Meeting 5 – June 8, 2017**

# STANLEY GREENE PARK

## DESIGN REVIEW PANEL MINUTES

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DESIGN REVIEW	First Review
APPLICATION	City Park
DESIGN TEAM	
PRESENTATIONS:	
CITY STAFF	Carol Martin, Parks Forestry and Recreation-Planning, Design and Development; Cathie Ferguson, Community Planning; Joanna Chludinska, Urban Design
DESIGN TEAM	Division of Forrec Inc: Scott Torrance Landscape Architects -Scott Torrance; Nolan Natale
VOTE	No Vote



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## Introduction

City staff outlined the project history, existing and future context, and planning framework. Staff are seeking the Panel's advice on the following:

1. **Park distinction:** How can this park be set apart to be distinctive or special? What treatments can be used?
2. **Orientation of Pavilion in relation to Plaza and other elements:** How can the pavilion be placed to best serve the park and maintain active facades?
3. **Relationship between park elements and park edges:** For example, how can the Tennis/Multipurpose court and Skateboard park locations best transition or interface with the street edge?

The consultants provided background information, design rationale and responded to questions.

## Panel Comments

Many Panel members thanked the proponent for a great presentation and clear package - a Panel member summarized, they were "optimistic about how great a park it will be." Distinctive aspects to the park such as topography, history, existing mature trees, and pavilion were advised to be heightened as the project progresses." Take each element and do extremely well and give them space to breathe."

### **Context plan of parks and open spaces:**

Several members advised that a context plan of parks would be useful to assess the project. It would show the parks and open spaces in the area, distances from each other and programmed uses so that the whole network for the area could be looked at.

## **Park Distinction**

### **Topography**

#### Maximize potential of the slope:

Many Panel members noted the distinctive quality that the topography provides. "One of the greatest benefits to the site is the slope that can be reinforced and embellished" to create different zones and high points. Another panel member noted that due to the early stages of the project the topography can't be easily seen in the package and a 3d study in the future would be useful.

### **Path and overall park design**

The aesthetic and geometry of the path design was noted by many members as bringing a uniqueness to the park. A Panel member summarized, "It's quite intriguing, quite beautiful and has its own aesthetic quality."

Several Panel members noted the creative and interesting shapes and language of the project. A Panel member noted that there is enough height in the adjacent buildings and the project presents a nice geometry to look down on as a fifth wall.

### **Path connections**

Several Panel members commented that the pattern and system of walkways work well and address the desire lines through the park. The bike lanes were noted to be good and positively connecting to the big park.

#### Consider simplifying the west edge:

A Panel member noted that the sequence of grass median, bike lane, swale, path and parks programme could use some simplification such as by combining the bike lane and path in areas and defining them with materiality.

#### Allow for an east midblock connection:

While acknowledging the desire to discourage midblock crossing at the east, several Panel members noted that it may not be realistic to deter people from going where they want to go and the design should anticipate and design for this need by opening up the pathway in that location and plan for it in a safe manner. A Panel member noted that the park would engage the community more if it could allow for that opportunity.

#### Consider the entry areas:

As the project advances, consider the design of entries from the corners of the park and test flows.

## **History of site**

### Integrate history of site in the design:

Noting the interesting site history in the presentation, a Panel member suggested more of that should be integrated in the design with some way of recalling the memory or structures of what the space was, rather than treating it as a new suburban site. Information on the site of the history was also suggested to be provided.



## **Water**

### Include Bioswales Strategy:

Several Panel members advised minimizing catch basins and further using bio swales in the entire park as an interesting textural and experiential design opportunity as well as a sustainable strategy. Another Panel member advised that the swales could be designed to feel like they are part of the rain garden with some bridge-like path areas as is suggested in the drawings, and one could feel part of the rain garden travelling north-south.

### Maximize experience of water and rain garden:

The rain garden plan and pavilion were noted to be a great combination by many Panel members. As the project advances, more refinement in the roofline, how it delivers water into the rain garden and how to sit beside the rain garden should be explored.

The experience of water and play should be augmented overall, as advised by several Panel members.

### Consider a public art that is experiential:

A Panel member advised that the public art be designed to be a real experience in the park with the water and rain garden, rather than something just to look at.

## **Trees**

### Aim for mature trees as a key objective:

A Panel member noted that it's great to keep the existing trees – "It takes 100 years to get a good park because it takes that long to get a tree."

The parks were observed to be the key areas that provide mature trees rather than on the street - opportunities to achieve another generation of mature trees should be looked at. Rather than slavishly following the 10m spacing and rows, the design team was advised to look at opportunities to make conditions for every new tree to become "massive".

## **Pavilion**

### Anticipate use:

It was noted that local parks don't usually have pavilions and that opportunities to activate it should be maximized. For example, a Panel member noted that many parents will sit in the pavilion to watch their kids – they may want a table and other amenities. As the project progresses, the team should really consider how people will use the spaces for and what they will need.

### Design for wind:

A Panel member noted that the building could be better sited for prevailing winds to make comfortable spaces in front of it. A planting strategy that mitigates wind impacts should also be considered.

### Provide a simple architectural language:

#### Roof:

Several members noted that they were not convinced that this neighbourhood park was the location to pay homage to airplane history of the area in the roof design, and is better suited to Downsview Park. They advised as simpler expression. "Whether the pavilion is attached or free-standing, an elegant version of that would be preferable than imposing an airplane dynamic."

-Several Panel members were appreciative of the architect's previous Orchard pavilion, "It's wonderful. The thinness of the roof like a parasol is delightful." A floating roof over the elements similar to the orchard pavilion was noted to be appropriate here as well.

- Many Panel members also recommended that the roof expression have a minimalist language. For example it could have a thin fascia which would slope down in the centre and as it cantilevers out over the supports it could get thinner. -Another Panel member noted that whichever direction is decided upon, the architect does pavilion design "astonishingly well" and would be a great design.

Walls:

Several members advised a simple language on the walls rather than the angled grid shown in some of the images.

## **Park Elements**

### **Programme**

#### Provide multi-functional activities:

Many Panel members recommended that the design of programmed activity spaces should be designed to be able to be used for other activities. A Panel member noted that there are different types of skate parks and the presentation suggests using topography - many members noted that this is a good direction. This approach would open up the opportunity for family based activities with kids on bikes, scooters etc. using the skate park, and this would encourage other users than the typical male skater.

Another Panel member noted that similarly the shallow pools found in many parks are seen to be used in many different ways.

#### Location of programme:

A Panel member noted that most things are generally in the right place. The activities location on the south end was noted by another Panel member to 'ground' the project and be positively sited for the site.

Several other Panel members suggested looking at if the tennis court and skate park would be better sited along the west side which is more arterial in character than the other two streets.

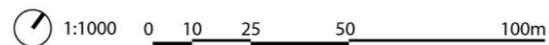
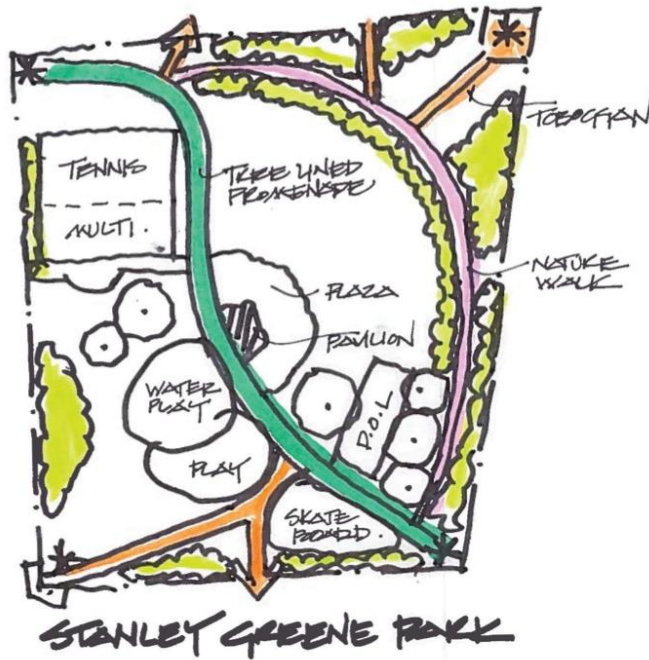
The proximity to houses of the skate park was noted to potentially be an issue by another Panel member that would be addressed by a less defined skate park that uses topography and promotes a variety of users.

Programme Organization Diagrams: A Panel member noted preference for Option A as it is more structured than the two other diagrams. In Option A, the provision of open space and sloped space to the north where the houses are closer makes sense; the pavilion was noted to have a fairly prominent position with the street on the south.

#### Elevate the design of enclosures:

Enclosures around the multi-courts were advised to be elevated, "doesn't have to be expensive – it doesn't have to be four posts and stretch cable."

Similarly, another Panel member advised that the tennis court fence could also be used for growing plants so that it's seen as part of the landscape of the park versus something separate.



**DESIGN REVIEW PANEL**

MINUTES: Meeting 5 – June 8, 2017

**OPTION A:  
ACTIVE STREET EDGES**



**OPTION B:  
CONCENTRIC**



