

CITY OF TORONTO DESIGN REVIEW PANEL

MINUTES: MEETING 5 – May 5, 2022

The Design Review Panel met virtually on Thursday May 5, 2022 at 12:35pm.

Members of the Design Review Panel

Members Present

Gordon Stratford (Co-Chair): Principal – G C Stratford – Architect	✓ *
Michael Leckman (Co-Chair): Principal – Diamond Schmitt Architects	✓ ††
Meg Graham (Co-Chair): Principal – superkül	✓ †
Margaret Briegmann: Associate – BA Group	
Dima Cook: Director – EVOQ Architecture	✓
George Dark: Partner Emeritus/Senior Consultant – Urban Strategies	✓
Ralph Giannone: Principal – Giannone Petricone Associates	
Jim Gough: Independent Consultant, Transportation Engineering	✓
Jessica Hutcheon: Principal – Janet Rosenberg & Studio	
Viktors Jaunkalns: Partner – MacLennan Jaunkalns Miller Architects	✓
Olivia Keung: Architect – Moriyama & Teshima Architects	✓
Paul Kulig: Principal – Perkins & Will	✓
Joe Lobko: Partner – DTAH	✓
Anna Madeira: Principal – BDP Quadrangle	
Jim Melvin: Principal Emeritus/Advisor – PMA; Owner – Realm Works	✓
Juhee Oh: Director, Sustainability & Energy – WSP	
Heather Rolleston: Principal, Design Director – BDP Quadrangle	✓
Eladia Smoke: Principal Architect – Smoke Architecture	
Sibylle von Knobloch: Principal – NAK Design Group	

† Chair of 1st Session

†† Chair of 2nd Session

* Absent 1st Session

Design Review Panel Coordinator

Meredith Vaga: Urban Design, City Planning Division

CONFIRMATION OF MINUTES

The Panel confirmed minutes of their previous meeting which was held on April 14, 2022 by email.

MEETING 5 INDEX

- i. 50 Wilson Heights, Blocks 1-2 – Housing Now (2nd Review)
- ii. Crosstown: Block 8 & Architectural Control Guidelines (1st Review)

50 WILSON HEIGHTS, BLOCKS 1-2 – HOUSING NOW

DESIGN REVIEW PANEL

DESIGN REVIEW PANEL MINUTES

DESIGN REVIEW Second Review

PRESENTATIONS:

CITY STAFF Ben DiRamo, Community Planning; Joseph Luk, Urban Design

DESIGN TEAM Keesa Hutchinson, Principal, Kirkor Architects



VOTE No vote

Introduction

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

- Is the proposed development designed to establish an attractive and livable community through its architectural design, such as materiality, colour, scale and rhythm etc.?
- Does the proposed development provide the appropriate differentiation/cohesion between the two building blocks (Block 1 & Block 2)?
- Does the proposed site organization provide appropriately designed publicly-accessible spaces, streetscapes and street animation?

Chair's Summary of Key Points

The Housing Now projects are important, timely projects positioned to provide greater housing diversity, availability and affordability. This project, with close to 1,000 units, will be home to thousands of Torontonians; effectively it is a small village.

While the number of units is laudable, there is a fundamental question of whether the scheme – specifically how the units, site services and amenities are assembled on the site -- is an appropriate or acceptable approach to site planning and architectural massing.

Specifically, there is too much building at the lower levels. The impact of this is best seen in the courtyard; the liveability of the units that face the courtyard are significantly compromised, in ways that include the following: while the tower separation distances are generally acceptable, the podia at the lower levels create internal corner units that look into each other; there is a lack of sunlight into the courtyard units; many of the courtyard units do not have a view out of the complex.

Greater architectural generosity is needed, from a massing as well as a materiality and detail perspective; the materiality of the buildings as presented is generic and flat.

With respect to sustainability, the architecture does not make a substantive commitment to sustainability. Tier 2 is the minimum standard at this point; the scheme should be revised with higher metrics in mind. Revisions to consider include a reduction in the amount of glazing, reducing

the number of "jigs and jogs" in the envelope, and providing thermally broken balconies. The landscape design, on the other hand, was applauded for its sustainable approach.

As a panel we recognize that this is not the stage to be commenting on these items; however, given the nature of the project and the degree to which we feel as a Panel that there exist significant issues with the proposal, it was important that we do so. This project will be home to thousands of citizens for many years, and it is critical to make it a home that is humane and liveable for all.

Panel Commentary

The Panel thanked the design team for their presentation. Some members noted that the presentation helped clarify the package which they found confusing; however, other members complimented the design team on their "excellent diagrams" and "outstanding illustrations" of landscape in the public realm.

Many members acknowledged the complexity of the site and project context, and various members commended the project ambitions around the amount of proposed affordable housing, mix of uses, and community support spaces. Moving forward the Panel advised further development of the massing and architectural design. Many members additionally advised developing a more ambitious and robust sustainable solution integrated into the design response.

The Panel looked forward to seeing the project again.

Site Organization & Massing

- Some members commented that the drawings weren't clearly illustrating the site organization.
- Various members felt that while they understood the massing was set, the massing was a "missed opportunity" to develop a stronger design solution regarding how the public realm can work properly around the buildings.
- A member commented that the relationship and juxtaposition of the towers seemed "odd" and needed further design development.
- Many members pointed out that the project was a "fairly good size" but surrounded by very large streets.
- A member noted appreciation for the pairing of the project massing with the Rocket Condos on the south side of Wilson Ave.
- Many members advised that density could be redeployed on the site in a better way.
- Many members pointed out that the project was a "fairly good size" but surrounded by very large streets.
- A member thought that Blocks 3-4 appeared to inhabit a "different world" than Blocks 1-2. This member commented that Blocks 3-4 were more casual and had an "open suburban aesthetic" while Blocks 1-2 were very dense and a least 10% overbuilt.
 - o This member questioned whether some of the massing be redeployed to Blocks 2-3 so it would be such a tight block with L-shaped buildings and could instead have a contiguous and understandable green space.

Courtyard Design

- The Panel felt the courtyard was being asked to do too many things. Many members were concerned about the courtyard as designed, particularly how it would feel to be in the space, or how the units above grade, including the corner units would feel.
- A member strongly felt that the courtyard wouldn't be a pleasant place to be in or live off, particularly for the corner units.
 - o This member suggested carving away the south facing 8 storey podium to get more sunlight into the courtyard.

- A member noted that there will be heavy use of the courtyard with a lot of activity located on it. They further pointed out that some of the activity will probably instead occur on the adjacent street and the City should be ready to develop a parking design on Wilson in anticipation of this.
- Various members pointed out that one of the issues stems from the courtyard being completely enclosed. These members wondered whether there were any opportunities to improve the view to the north for all levels of the massing.
 - o A member commented that this would help to relieve a lot of the pressure on the courtyard.

Parking, Loading & Entrances

- A member pointed out that given that there was one unified underground parking with one entrance, it would make sense to also locate the loading off this entrance.
 - o The member noted that synthesizing all these elements would mean there could be a fully pedestrianized space with a park at grade above.

Vehicular Circulation

- Various members pointed out that a lot of space had been given over for roadway for the project.
 - o The Panel advised consolidating the vehicular circulation to free up more space for people to use.

Covered Walkways & Pedestrian Realm

- A member noted that the project was located on a very open site with lots of vehicular traffic. They suggested covered walkways would assist in promoting pedestrian movement around the site and to the subway station.
 - o They noted appreciation for the expansion of these walkways on part of the site adjacent to Allen Rd.
- Various members wanted to see more programmable spaces in the public realm, such as for road hockey or more playground areas.
- A member commented that the corner of the site where the community space was located would have a very generous plaza. This member thought a generous canopy supporting all the life that could happen there would be a great addition.
 - o The member thought more could be done in general to enhance the quality of those spaces throughout the project.
- Although they understood it from a massing and density perspective, a member thought the midblock connection was not working. They advised that the terminus needed to be much stronger so the connection had a reason to exist "beyond pure pragmatics".
- A member noted that the pedestrian route seemed to accommodate a lot of things including drop-off and loading.
 - o This member felt it needed a stronger landscape identity than had currently been provided.

Staircase Adjacent to Allen Expressway

- A member strongly advised that the staircase adjacent to the Allen Expressway needed to be accessible via the inclusion of a ramp.

TTC Entrance

- Various members felt that the scale and emphasis of the TTC entrance needed to be reconsidered.

- A member commented that there was an opportunity to develop the entrance as a social place, and various members noted that lots of things should and could be gathered around the entrance.
- A member noted that the TTC entrance was currently "tucked into an unceremonious entrance" and advised redesigning it.
 - o One suggestion was to pull back the second and third floors and find space to relocate the bike parking under the canopies.
 - o A member commented that the TTC was why the buildings had been located on this site and felt the transit needed to be better celebrated.

Built Form Articulation & Massing

- Some members felt the architectural language was confusing.
 - o Various members thought the base/podium massing needed further development.
 - A member commented that there were "disjointed elements" coming down to the ground, such as pilastered columns.
 - A member noted that it was hard to understand how all the architectural components form part of a whole and various members advised that more development to the architectural language of the buildings and materiality was required.
- Various members pointed out that there was not sufficient separation between Block 1 and Block 2 and advised refining the massing to ensure there was at minimum 25m separation distances.
- Various members questioned the relationship between Block 1 and Block 2.
- A member thought the massing with respect to the mini towers worked well with respect to light and views in the upper storeys.
- A member commented that the continuous balconies felt "relentless and heavy" and advised further refinement of this element.
 - o This member further noted that the small interruptions in the continuous balconies were quite small and noted this would likely impact the building performance due to thermal bridging.
 - o The member thought that the west bar approach to balconies had been better developed.
- Looking at the roof deck on level 8, a member recommended having a better distribution of the land and landscaped roof deck space.
 - o This member suggested relocating the hard surfaces to the perimeter of the space, and then rearranging the south-east tower to give outdoor amenity to the north and west spaces too.
 - o A member noted that there needed to be more consolidation of landscape and hardscape on the roof deck to ensure the amenity space was programmable.
 - o A member pointed out that currently there appeared to be some dead ends on the roof deck.
- A member questioned how to access the north-west roof deck terrace space.
- Various members thought the architecture of Block 2 in particular was underdeveloped.
 - o One member commented that in a lot of the other parts of the project the architecture was more developed, particularly in Block 1.
 - o A member commented that the continuous "notionally staggered" balcony architecture of Block 2 in particular needed more development.
- Various members felt that the materiality needed further consideration and currently felt very generic.

- A member felt that the materiality could afford to give more of a "spirit of warmth". This member noted that there was something hard about the existing surrounding context that the project could help mediate.
- Another member questioned what material was being explored on the podium of Block 1 with the mullions crossing brick.
- Some members felt that Block 2 in particular needed more investment and description of the materiality.
- A member commented that the general question for them was whether this massing solution was even the right approach to an architectural typology.

Daycare & Community Centre

- A member noted skepticism about the coloured fritted glass on the community centre and daycare, commenting that it felt applied and questioned how it would be coordinated.
 - A member advised that the daycare and community centre needed to have "bigger" and "more robust" signifiers.
- A member advised incorporating more significant colour on the glass and on the linear outdoor daycare space. Other suggestions for incorporating more colour included colourful play equipment and colour elastocrete.
- Another member questioned how the drop-off for the daycare would work given that the daycare was located off Wilson Heights, a wide and busy road.
- Various members suggested relocating the daycare to a more quiet part of the site.
 - One member suggested looking at the tower on the west side and the walkway area to the TTC station entrance as a good location as it would allow people going to the TTC to drop their children off.
- Looking at the programming of the community centre, some members questioned how the layout would work with some of the community activities.
 - A member questioned if there would only be meeting rooms in the community centre.
 - A member questioned how the community activities would work in a space with so many columns and such a long linear layout.
- A member noted that the whole area in front of the community centre would benefit if the street realm were more animated.
 - This member noted that 6-8m of space for the community centre to gather outside would be an improvement.
- A member suggested locating some amenities on the second or third level for better access to sunlight.
- A member noted that community spaces were important components in these buildings.
- A member advised that it was important that the community spaces had direct connections to green spaces.
- A member questioned whether there were any Indigenous programming possibilities.
- A member pointed out that as designed, there was nothing to differentiate the community spaces from retail spaces.
 - They commented that the community centre and daycare were acting as project bumpers on the exterior of the project instead of as social drivers for the project. They advised redeveloping the spaces with more specificity.

Internal Corridors & Space Planning

- Many members felt that there was too much programming being crammed onto the site.
- A member commented that while they understood why there were "long umbilical corridors" inside the base building, the tightness of the space for people living in the unit

- looking out onto the driveway, as well as the location of the firetruck back up route, moving rooms etc., were all indicative of too many things going on inside.
- A member advised that the general lobby could also have a drop-off for people in the building as well.
 - A different member suggested moving the residential lobbies to the exterior and eliminating the secondary lobbies and "long tentacle corridors" to give more space back to the community centre uses.
 - o This member pointed out that the dark spaces closer to the core can be for back of house uses.

Landscape Design

- Various members commented that the project had "wonderful" landscape ideas.
- One member wondered whether if the place the project can "really shine" would be in the sustainable landscape.
 - o This member suggested aiming to become an exemplar sustainable landscape. They noted that the site was located next to a very car dominant part of the city and wondered whether the contrast of a very dense landscape could be enjoyed and made more apparent in the project.
- A member noted appreciation for the move to make every terrace green.
- The Panel pointed out that the landscape design was much more advanced as compared to the building design.
- A member noted concern that the landscape design proposal is being opposed by Toronto Water, and therefore hasn't been accepted by Toronto Water.
 - o This member advised that the project team needed to find a way to balance the importance of landscape with the practicalities of accessing infrastructure.
- Some members noted how critical landscape was at this site and hoped that it would be able to be realized.

Sustainability

- A member pointed out that while the package was very strong in terms of landscape and developing a sustainable landscape design response, the buildings were not sustainable at all, which was contradictory.
 - o This member noted that while the City was aiming to be at the forefront of sustainability there was nothing in the project to show any substantial efforts had been made to advance this goal in the project.
- Some members advised looking more at the design of the elevations from a sustainability standpoint. One member suggested looking at the principles of designing more efficient buildings and letting that guide the design.
 - o Some specific suggestions including decreasing the amount of glazing on the elevations and designing thermally broken balconies.
 - o A member suggested refining the massing, particularly the jogs in the envelope in the courtyard elevation and north façade to further help the project sustainability as well as constructability costs.
- A member pointed out that as of the DRP review the proposal was only meeting the minimum TGS targets.
- A member suggested consolidating the green roofs currently shown on level 2 and relocate them to a place where they will receive daylight.

Shadow & Access to Daylight

- Many members pointed out that it would be very difficult to get natural light into the courtyard.

- A member questioned why there had been no study to say how the buildings could be shaped to create spaces that are sustainable and have good access to natural light as well as natural ventilation.
- A member noted that there was no real sense that the design of the buildings was considering shading and access to daylight.

CROSTOWN: BLOCK 8 & ARCHITECTURAL CONTROL GUIDELINES

DESIGN REVIEW PANEL

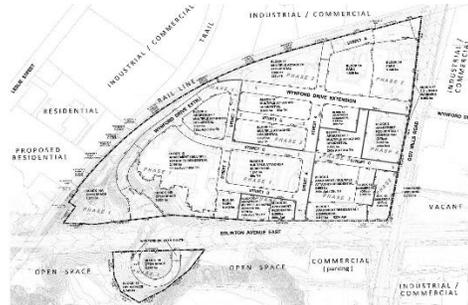
DESIGN REVIEW PANEL MINUTES

DESIGN REVIEW First Review

PRESENTATIONS:

CITY STAFF Sarah Ovens, Community Planning; Marina Haufschild, Urban Design

DESIGN TEAM The MBTW Group, VA3 Design, MAI



VOTE Non-support – unanimous

Introduction

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

- Design response to context and scale – interface with varied character areas and character streets, priority pedestrian locations and frontage on local park
- Block and unit identity and variation – language and materiality of built form and landscape design
- Sustainability measures for the townhouse blocks that can be explored in the ACG and can be delivered for Block 8

Chair's Summary of Key Points

The design for Block 8 and its guidelines is an important phase in a new neighbourhood with very high ambitions. It is remarkable and appropriate that, in 2022, this new development makes use of a building type that has successfully shown adaptability in Toronto since 1880, using front gardens, rear gardens, laneways, and concealed garages. History has shown that this type has successfully evolved through many different definitions of family, home, and urban living. This is a good start.

Panel members strongly feel that there are aspects of this project that are essential for success, in particular ensuring that this building type fulfills its potential through its details: the interior planning that supports eyes on the street; the front porches that encourage lingering; front gardens that make a successful transition from public to semi-public space but also accommodate crucial necessities such as screened areas for large recycling containers and strollers; laneways that include greenery, with vehicle movement design that reduces long radius curbs to conserve valuable space and slow traffic speeds. We know that this building type has worked successfully for 140 years in the City of Toronto, but there have also been significant lessons learned; Panel members have indicated that they these evolutionary changes must be integrated into this proposal for it to be successful.

Panel addressed the guidelines as well, with the following with the following comments:

- Why are there so many guidelines? Shouldn't we be looking for some editing and some simplification?
- Guidelines should:
 - o Encourage/require use of better materials rather than many materials of a lower quality.
 - o Consider the usability of the roofs.
 - o Balance the elevation of variety with more strength and individual materials.
 - o Encourage greatly refining the pallet of unit types.
 - o Recognize that landscape is crucial to neighbourhood success

There are many examples of this building type in the City of Toronto now where architects, owners and developers have adapted the front zone of every townhouse to recognize essential needs: recycling bins, strollers, as well as the right scale for the social space that is the porch. This scheme would benefit enormously if those lessons learned could be adapted here. And finally, Panel members suggested that the proponent team take note of Block 12 as an important precedent for the level of refinement that could be well suited here.

Panel Commentary

The Panel thanked the design team for their presentation and many members noted that this block and the related guidelines were in such an important part of the city, and it was important to get it right. Various members advised that this site required an exception design solution and the Panel encouraged the team members who have put so much effort into the materials presented to the Panel to develop the guidelines document and block 8 design response to ensure they were proposing an exemplar project.

Moving forward, the Panel advised more consideration and development of the overarching sustainable response, block 8 townhouse design and the public realm/streetscape. Various members suggested looking more at relevant precedents, including the history of the townhouse building type as well as the townhouse proposals on the nearby Crosstown Block 12, to better understand the successes of the typology as they develop their proposal.

Guideline Document

- Some members questioned why there were so many different townhouse guidelines with the addition of this architectural control guidelines document.
- A member noted that the guidelines show a lot of precedents, including some really good precedents regarding how the buildings meet the street.
 - o This member advised looking more at the precedents, commenting that the townhouses with stoops are the least successful, while those that engage the landscape are the most successful.
 - o Another member pointed out that some precedents show greater density than what was being proposed on block 8, including 4-5 storey buildings, setbacks, rooftop terraces and more "social texture" on the site.
- A member noted that townhouses are a common building typology in Toronto and more research should be done to capture the "tremendous knowledge" of this building type.
- Some members advised that there needed to be a landscape section in the guidelines.
- Looking at page 7 of the guidelines outline, a member felt the page was missing a landscape element as there was nothing that really related to landscape.
 - o This member further commented that they didn't recall the Design Review Panel ever reviewing a streetscape master plan for the area.
 - Various members commented that there were improvements that could be made to the streetscape.

- A member commented that they would prefer the guidelines had no minimum dimension on laneways but did have absolute sizes for porches.

Crosstown Context

- Various members noted that this area was a really special place in Toronto.
- Looking at the aerial image of the Celestica lands, a member commented that this block was a very important portion of the crosstown project.
 - o They noted it made up a large portion of the master plan and the fabric of the three townhouse blocks would have a bit impact on the success of the overall project. They also noted that these townhouses would be a way for many to get into the housing market.
 - o The member advised that there was a lot of pressure to get these blocks right.
- One member felt that the proposal for block 8 was currently "missing the mark".
 - o This member pointed out that the project was located in "one of the most transit friendly locations in the City of Toronto" and felt that the design solution was currently too suburban.
 - o The member further questioned who the intended buyers of these townhouses were.

Crosstown Block 12

- A Panelist commented that in the history of the DRP there are certain projects that come forward that have the opportunity to "change everything".
 - o This member felt that the initial master plan for this area showed a lot of promise to it. They noted that it had presented a unique moment where landscape and significant heritage could come forward to create a complete community.
 - o The member further suggested looking at Crosstown Block 12 as an example of a project that furthered the work of the master plan.
 - o Looking at Block 12, this member commented that one version of the townhouses shown were very simple, modernist, had few materials, were elegant, urbane, and set a precedent; they had a cadence to them.
 - The member advised further looking at Block 12 as the townhouses in Block 8 are redeveloped. They commented that Block 12 had set a strong precedent and it would be a shame as well as a disservice if that level of quality was not continued in Block 8.

Streetscape

- A member noted that there should be unit pavers on the public streets. They additionally commented that if they were going to be walkable streets, there should be raised pedestrian crossings.
 - o The member felt that having pedestrians step down into the street as opposed to having cars slow down was an antiquated idea.
- A member noted that information on kill strips for snow removal, as well as information on where the snow removal goes etc. need to be in the guidelines.
- A member questioned who would pay for electric vehicle hookups on the street and the electricity.
- Even if there are separate guidelines for the streetscape and street trees, a member advised that these elements should be reinforced in the architectural control guidelines as well.
- Another member commented that bike lanes should be carefully designed to ensure they are delivering safe and active transit connections across the site, including by addressing how they terminate at intersections
- A member suggested looking more at having double sidewalks and other standards.

- A member advised looking at having rainwater harvesting, biodiversity and other sustainable elements in the streetscape.

Animation on the Street

- Looking at safety and eyes on the street, another member commented that the project team needed to push harder to create more animation on the street.
 - o This member pointed out that when people's homes are close to the street, the tendency is often to keep the blinds closed.
 - o The inclusion of balcony rooftops was also noted as a way to help animate the street.

Townhouse Block Layout

- A member commented that the block layout made sense from a transportation perspective.
 - o This member noted that accommodating all transit modes was great to see.
 - o However, this member further noted that the internal radii on the laneway was very large, and including a large percentage of hard surfaces that didn't all seem to need to be hard.
 - This member advised having permeable paving in the laneway. They noted that permeable paving is used a lot in the west end of Toronto.
- Many members advised that having an enclosure at the front of the townhouse units for garbage and recycling bins would be much more functional for the townhouse residents, as well as improve the streetscape if this component was designed into the buildings.

Townhouse Laneways

- Several members commented that there were many missed opportunities with the design of the laneways
- Various members pointed out that there are many examples of greening laneways and creating community spaces.
 - o Many members advised that adding "life and green" to the lane is important.
 - o Various members additionally advised having more permeable surfaces in the laneway for water and soil retention.
 - o Some members commented that the laneway is a social place and suggested looking into how to charge this social aspect.
 - o One member questioned whether it would be possible to build laneway housing.

Townhouse Outdoor Spaces & Rooftop Amenity

- Some members pointed out that there were two very distinctive floor plans on site, whereby the "long" option have backyards while the end units don't.
 - o The Panel advised that the architecture should provide opportunities to create substantial outdoor spaces for the overarching buildings and each individual unit.
- Many members suggested roof terraces should be incorporated into, at minimum, the units with no backyards.
 - o One member commented that the "vast roofs" of this typology are an interesting place for people. This member noted the townhouses across from Sunnybrook all utilize the roof space.
 - o Various members pointed out that the roof was in many ways the most generous space for residents.
 - o Some members further noted that they have seen detached garage roofs off laneways be converted into usable space as well.
 - o Other suggestions to make better use of the roof space included installing solar panels, incorporating roof gardens and/or garden boxes, and generally using them to create amenity spaces.

- Various members commented that from a sustainability perspective the roof should be energy positive.
 - That Panel strongly felt that access should be granted to the roof for residents.
 - Some members pointed out there was marketing potential in having usable roofspace as well.
- Various members pointed out that taller buildings in the area will also be looking down on the townhouse roofscape.
- Looking at the green spaces in the rear of the townhouse units, members advised that the guidelines should state that planting trees in the rear garden is a necessity.
 - A member noted that trees help with environmental and sustainability considerations.
 - A member suggested a tree species list for these trees should be included in the guideline document as well.
 - This member additionally pointed out that once the townhouses are built it will be very difficult to get a root ball in the backyards.

Sustainability

- Various members pointed that TGS Tier 2 was the lowest tier. One member commented that it was "unacceptable" not to aim for higher performing building envelopes or energy systems etc. The Panel strongly advised that there needed to be much more sustainable vision and design.
 - A member noted that TGS had recently advanced to V4 with even higher sustainability standards.
- The Panel noted that the project and site was a massive development in Toronto, and there were so many things that could be integrated into the project or the development as a whole.
 - Some suggestions included water collection and solar panels on the roofs at minimum.
- Various members pointed out that an opportunity with the lower density townhouse typology is to create very sustainable, high performing buildings. These members strongly encouraged the project team to "just go for it".
 - A member further commented that net zero/passive house was doable as well, and felt there would be a market for net zero townhouses.
- Various members noted that the broader Crosstown development was going to be "covered" in PV and geothermal; that net zero was the "new normal".

Townhouse Articulation & Massing

- Various members suggested looking at the unity of blocks with respect to the massing and form of the different blocks.
 - Some members suggested that instead of having each townhouse unit vary in terms of materiality and massing, develop each block more uniformly in terms materiality and then play with the larger blocks to begin to differentiate them from each other.
 - Adding to this, other members commented that it was okay if the blocks are designed as buildings with different pieces in them.
 - Another member commented that one of the biggest challenges of this typology was balancing elevational variety to ensure any differences are not too jarring, but then on the other hand there isn't too much sameness.
 - Many members advised simplifying the massing.
- Some members advised that the design of the townhouse units needed further consideration. One member noted that "one size doesn't fit all" and other members suggested thinking more about the "ultimate livability" of the residences.

- Various members recommended thinking more about how people use spaces, particularly in other townhouse precedents.
- A member commented that the way townhouses meet the ground and the corner conditions where the laneways emerge are the most important places in this typology.
- Another member noted that where the inner garage meets the flank wall of the house is another tough condition because that blank wall is open to the street.
 - This member felt that the laneways should go around the buildings so that cars are not "aimed at" the blank walls.
- Various members noted that there appeared to be very nominal changes in the façade depth. These members advised that this required more study and some members suggested that more articulation between the "in and out" of the façade would be more successful.
 - Some members felt that the areas where the corners were beginning to be carved was more successful than the layering that was happening on the façade.
 - A member felt that the difference in façade depths was currently reading like a building up of material planes, and suggested carving the façade would be more successful.
- Looking at the roof design, some members questioned the monopitch with flat parapets. The Panel thought that much more could be done with the roofs in terms of amenity spaces, solar panels etc.
 - One member pointed out that the townhouses and the garages currently have different architectural expressions, most notably with the different roofs. This member advised further cohesion between these elements.
- Some members questioned the decision to have above grade detached garages.
- Many members pointed out that a significant portion of the Crosstown development was being carved out for a relatively lower density typology.
 - Various members felt that not enough design or innovation had been done to take advantage of the grade related nature of this typology.

Description of Architectural Style

- One member noted that for a guidelines document it was very important that the architectural styles and types were described accurately, including when describing the townhouses proposed for Block 8.
- Another member noted that townhouses were an "antique" housing typology with many historical precedents in Toronto. This member advised further research into the history of this typology to better understand what is successful vs. not successful.
 - This member noted that this could help the townhouse design for block 8.

Townhouse Porches

- The Panel advised much more consideration of how the townhouses meet the street, namely with respect to a porch or stairs.
 - Various members pointed out that the buildings with the stoops were the least successful, while those that engage the landscape were the most successful.
- Some members noted that one of the challenges of the townhouse typology was that some elements aren't scalable. The "tiny canopies" were noted as a major example of this.
 - Many members advised that this level of detail should be looked at in the guidelines document.
- The Panel strongly advised expanding the porch area to make it more usable.
 - Many members noted that this would in term help define a street that is safe to occupy due to more animation from the porches.
- Several members noted that garbage was a major element that also needed further consideration.

- Various members pointed out that residents would be unlikely to drag their garbage bins around the townhouses via the laneway every week for garbage pick up.
 - If the City wasn't picking up garbage in the lane, the Panel strongly advised that an integrated space needed to be designed, such as under the porch, at the front of the units for garbage bin storage.
- Other members further advised that in addition to garbage bins, people will need space to store strollers and "all manner of things" that all should be accounted for in the design and guidelines.

Townhouse Materiality

- The Panel felt that there were too many different materials and the materiality needed to be pared down and have more logic to how it was being organized.
 - Some members questioned the floating colours and noted that in general "less is more". A few members suggested using bricks and another high quality material, but to only pick two materials for the palette.
 - Other members commented that they didn't feel the individual materials were necessarily a problem, it was more that the execution needed further development.
- Various members pointed out that the most successful townhouses often have very similar units, and then over the course of time people begin to modify their particular homes by changing out the windows, blinds, updating the porches etc. and the character develops more organically.