

CITY OF TORONTO DESIGN REVIEW PANEL

MINUTES: MEETING 3 – May 15, 2024

The Design Review Panel met virtually on Wednesday, May 15, 2024, at 12:30 pm.

Members of the Design Review Panel

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

Ralph Giannone: Principal – Giannone Petricone Associates

Jim Gough: Independent Consultant, Transportation Engineering

Jessica Hutcheon: Principal – Janet Rosenberg & Studio

Olivia Keung: Associate – Moriyama Teshima | Architects

Paul Kulig: Principal – Perkins & Will

Joe Lobko: Partner – Joe Lobko Architect Inc.

Anna Madeira: Principal – BDP Quadrangle

Jim Melvin: Principal Emeritus/Advisor – PMA; Owner – Realm Works

Juhee Oh: Director, Climate Strategy – Choice Properties

Heather Rolleston: Principal, Design Director – BDP Quadrangle

Eladia Smoke: Principal Architect – Smoke Architecture

Sibylle von Knobloch: Principal – NAK Design Group

Design Review Panel Coordinator

Lee Ann Bobrowski: Urban Design, City Planning Division

CONFIRMATION OF MINUTES

The Panel confirmed minutes of their previous meeting, which was held on February 29, 2024, by email.

MEETING 3 INDEX

- i. Lawrence Heights Community Recreation Centre and Child Care Centre (1st Review)
- ii. PAC (IN CAMERA)
- iii. 777 Victoria Park Avenue – Housing Now (2nd Review)

LAWRENCE HEIGHTS COMMUNITY RECREATION CENTRE AND CHILD CARE CENTRE

CITY OF TORONTO - DESIGN REVIEW PANEL

DESIGN REVIEW PANEL MINUTES

DESIGN REVIEW First Review
APPLICATION City Infrastructure



PRESENTATIONS:

CITY STAFF Valeria Maurizio, Community Planning;
Michael Sakalauskas, Urban Design;
James Cho, Parks, Forestry and Recreation

DESIGN TEAM Ryan Giuricich, CS&P Architects;
Robert Oleksiak, Two Row Architect;
Fung Lee, PMA Landscape Architects Ltd.

VOTE None

REVIEW PARTICIPANTS:

CHAIR Gordon Stratford

PANELISTS Michael Leckman, Meg Graham, Ralph Giannone, Jim Gough, Jessica Hutcheon, Paul Kulig, Joe Lobko, Juhee Oh, Heather Rolleston

CONFLICTS Not in Attendance: Margaret Briegmann, Jim Melvin

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:

1. How does the proposed site organization and built form address public realm moves related to the Lawrence Allen Secondary Plan, as relates to key views and connectivity within the surrounding area?

Summary of Project's Key Points

The following Panel member discussion points were highlighted in the verbal meeting summary by the Chair:

Community centres are a vital public amenity for Toronto's neighbourhoods, and the proposed centre will be an essential addition to the Lawrence Heights community. Panel members have expressed support and optimism about the potential shown in the presented design; with the following highlighting some of the Panel's key comments regarding areas that need further development:

- Response to Context
 - The proposed design shows clear signs of thoughtful consideration of surrounding context. Anticipating future changes beyond the project boundaries is an example of this approach. Some of the Panel’s proposed next steps concerning context include:
 - The Allen pedestrian bridge should be considered in the site plan design now.
 - The Panel is looking forward to seeing further Indigenous Heritage context woven throughout the project.

- Site Plan
 - Further to the comments in Response to Context, Panel members appreciate the design creativity shown in dealing with a challenging site. Further development is encouraged in the following areas:
 - North Edge of Site
 - Reduce bus and parking space as much as possible to increase green space on site.
 - South-East Building Entry
 - This entry could be a more major access point for the community than the north entry but is hidden from view. Develop the Entry design to be more weather-protected and front onto the Community Square.
 - Community Square
 - In combination with the South-East Entry, make this space more visible along Varna Road.
 - Include bike parking.
 - West Edge of Site
 - Provide design strategy that mitigates Allen Road noise and air pollution for the Centre’s proposed Play Areas and Playground.
 - Food Security
 - Provide outdoor space for food gardens.

- Built Form
 - Panel members are supportive of the “outcropping and tree house” built form composition. The following are some of the recommendations for further design development:
 - “Outcropping”:
 - In keeping with the analogy of a rocky formation this built form needs to be sculpted further (to address some of the Site Plan changes noted above) and take on a more tactile/textured surface.
 - “Tree House”:
 - Articulate this built form from the “Outcropping” to create a visual reveal between the two.
 - Based on the appearance in the renderings, continue to develop the rhythmic “tree trunk and branches” pattern to more visibly articulate the envelope.

Panel Commentary

Site Context and Adjacencies

- The team was commended for the drawing packing including the slide regarding the Master Plan and reconnection to the surrounding context. Appreciation was noted for the visualizations of the thinking that has gone into the context plan; a panelist expressed that it is thrilling.
- Further study was advised regarding the relationship of this project to the west. A panelist expressed that it was great to hear that there might a bridge over the Allen, and that it may be on an angle to integrate as well as speak to some of the Indigenous ideas of the proposal.
 - o They recommended anticipating this and generating views from the bridge, or floating in the Allen for now, as studying what the building lantern looks like from the other side of the Allen is important.
- The proponent was encouraged to work with the design team undertaking the Draft Plan of Subdivision for Varna Road to ensure that the frontage is coordinated, and the public space is carved out as needed.
- In terms of locating the building, a panelist advised that it is in a great spot along the linear park and the future east-west connection. They advised that it is responding well to the Lawrence Allen Master Plan.

Circulation

- In reference to Varna Road, a panelist highlighted that it is huge, at 27 metres or more, and with two lanes in each direction. They suggested slowing traffic to make it a safer street, and putting the pickup and drop-off as well as buses out there.
 - o As much as possible, they encouraged for the asphalt and parking dedicated in the plan to be given back as green space, open space, landscape, and play.
 - o They encouraged pushing out onto Varna Road and coordinating logistics where possible, to optimize the site plan and project ambitions.
- In reference to the south pedestrian cycling connection, a panelist advised that it must work successfully on its own, given that the future condition to the south is not yet certain. They cautioned that it currently feels like a back alley and expressed concern mainly for the safety and visibility of the connection, which happens at the backside of the building.
 - o The panelist noted that they would love to see the same sensitivity and thinking that has been applied to the interior circulation spaces, where it fans out and creates gathering spaces on top of circulation, applied to the exterior spaces as well.
- Concern was noted for the minimal bicycle parking indicated in the drawings. The proponent was encouraged to plan this element, along with the rest of the pieces, so that it is not an afterthought.
 - o A panelist advised that a great deal more than 10 bike parking spaces will be needed, and recommended that they be an intended feature to ensure visitors do not lock them to trees.

- A panelist noted that it was good to see a strong pedestrian focus in the proposal, especially in consideration of the school proximity.
 - o They advised that the design and the orientation reinforce the primacy of walking, and hopefully will minimize those driving to the site.
 - o They added that the development of the frontage road will help support sustainable transportation via cycling and transit as well.
- A panelist expressed that they found it difficult to understand how pedestrians were moving through the exterior and adjacent properties. The proponent was encouraged to look at how the interfaces work and function over time, as well as over different conditions.
 - o They advised that they would love to see the linear park, and potentially the portion of the site to the north, open up in conjunction with the project.
- A panelist cautioned that there is a disconnect between the proposal's internal circulation of the yellow spine, and the external circulation. They advised that the north-south yellow spine connects to the main entrance and the drop-off but does not really get to anywhere on the south. They added that the east-west is very much the backend but connects to the main community plaza and runs parallel to the exterior pathway.
 - o The panelist queried if there was a way to better align the circulation inside and outside. They suggested thinking of the yellow as exterior, to perhaps funnel more people to the key destinations and through the key public spaces in a way that is mutually supportive.

Surface Parking

- A panelist struggled with the staff surface parking. They opined that there is a lot of asphalt, and it is an enormous, paved area for just one action, which is really unfortunate.
 - o They suggested that it should just be for accessible spaces and a great drop-off. They expressed that the whole bus turnaround is such an odd, old-school reality, and it could be much tighter if the staff parking was removed, with open space then also added along the linear park.
- Additional panelists supported minimizing the amount of territory dedicated to parking and improving the condition.
 - o The opportunity to buffer the north edge of it and the portion adjacent to the linear park was highlighted. The introduction of bioswales and stormwater collection was suggested; if the parking is a necessity, ensure it is as green as possible.

Open Space and Landscaped Edges

- Appreciation was noted for the amount of space given to the exterior childcare area as well as the adjacent public play spaces, and how that will work with the linear park to link the north-south connection. A panelist advised that this will make for a wonderful community amenity.
- A panelist expressed that they thought the play area was for senior citizens and was excited for that programming, before clarification on the space was given during the questions.
- Further definition and resolution of the landscape at the edges was recommended.

- In reference to the linear park, further study was advised regarding the adjacent sound barrier wall and how it may impact the character of the space.
- A panelist understood how tight the site is, but wished for a softer, greener, and more pedestrian edge along Varna as well as the south side.
 - o Given the amount of programming needed, they acknowledged the challenge of doing so along Varna. The panelist suggested that the combination of more greenery and modifications to the base architecture together would create a softer, more inviting, and more welcoming edge.

Community Square

- Appreciation was noted for the blankness of the community plaza. A panelist thought that not having any kind of pre-programmed elements or limitations on the space will make it very flexible and an important blank canvas for the community to make their own.
- A panelist agreed that the nakedness and tabula rasa of the community space is really important. They questioned why it needed to touch the pool glazing, and advised that it does not really have an edge on that side that is relating to it.
 - o They lamented the storage room at the corner, and wished that it did not exist so that visitors could come from the sidewalk and be covered all the way around to the entrance on the southeast corner.
- A panelist agreed that the community square needs to be open and accessible but expressed that it is underdeveloped. More effort and work in its definition and character was advised, as well as how it relates to the southeast entrance.
 - o They appreciated the view into the pool and gym but suggested that perhaps more trees could be included around the perimeter.
 - o They advised that the big opening may not be needed for example, as there are no vehicles going in there.
- The importance of large-growing shade trees, soil cells, and water capture were highlighted and recommended for the community square.
- Further enhancement of the view terminus was encouraged as the development of the community square and the ceremonial space progresses.
- Appreciation was noted for the community plaza, but a panelist expressed that they were struggling with it as an idea, in relation to the kind of programming nearby. They cautioned that it lacks the centrality of location relative to the main entrance and activity centres.
 - o They advised that its surroundings are very much the secondary entrance with adjacencies including a passive view to the pool, the back of the storage wall and the back of an exit stair.
 - o The panelist expressed that it would be great if the primary entrance and the daycare, including the cycle of people coming and going, could be wrapped or combined with the community plaza in a way that starts to consolidate those activities and builds at least 2/3rds around it.
- A panelist advised that the community square would benefit from having a more active frontage. They recommended that the southeast entrance be a bit more public-fronting, visible, and more engaged with the plaza.

Entrances

- A panelist expressed that they struggled with the entrances and noted that the rock is right up against Varna. They appreciated why, and how the program wraps around this but suggested that it may need to be more obvious in the sense that the rock existed, and needed to be worked around.
- The southeast entrance was highlighted, especially in the short term. A panelist queried if there was a way for there to be a cleft or table of rock that comes out to create a deeper canopy which allows people to feel that there is an entrance there, rather than something behind a very small projection of a plinth overtop a stair.
 - o They advised that the entrance needs to come out more towards the east, to address the community space.
- A panelist agreed that more defined and welcoming entrances, as well as the nature of the base in general, was advisable. They expressed that the entrances need to be seen and understood better.
 - o They suggested that the scale of southeast entrance needs to be brought down, and possibly the northwestern entrance near the daycare, as well. The panelist noted that they need to be less slick, and they need to project, with more texture around them to pull visitors in.
- A panelist advised that the entrance to the southeast corner will be far more prominent and dominant than implied in the plan. They noted that the other entrances seem to have a lot more dimension to them but that pedestrians in the community may favour the Hooyo Terrace or Varna Road route to access the site at the east rather than the childcare entry side.
 - o More visibility and prominence were reiterated as that entrance feels a bit hidden, perhaps by providing some cover from Varna Road and extending a canopy.
- A panelist encouraged the proponent to consider the long view down Varna Road from the north when positioning the entrance. They acknowledged that the tower will do a lot of work, but at the moment the entrance is quite far west and sometimes visitors may also like to see the entrance.
 - o They queried if some sculpting of the base could make this a little more possible.

Design Concept and Parti

- A panelist was very excited by the design team's thrilling idea of imagining that the design was carved out of a forest; it is such a beautiful and evocative place to start.
- A panelist expressed appreciation for the playful metaphor of the rock base and treehouse on top. Additionally, they appreciated the move to pull down the rock-like podium to reveal the column-free floor with the pool, and therefore the complete underlighting of the second floor which really makes that upper volume feel like a lantern.
- In reference to the tablelands analogy, a panelist advised that more research is needed to understand where it could go and noted that the geology of the Scarborough Bluffs versus the bedrock is an interesting story to take hold of.
 - o They cautioned that as rendered, the objective is not fulfilled texturally, materially, nor in terms of the details currently represented which are not nearly engaging enough.

- They suggested contemplation around reversing the materials and inverting the texture of the tower and base.

Architectural Expression

- Appreciation was noted for the metaphor of the stone, but a panelist did not know if it was translating into the architecture. They liked the basic simplicity of the treehouse, and wondered if a rougher texture may be included as the podium feels a bit mannered as well as angle-y in comparison.
 - A rougher form of precast concrete was suggested for consideration, or something truer to the vision.
- A panelist appreciated the thinking behind the colour palette but advised that the base reads as kind of muted and featureless in the renderings. They suggested some feature of visual interest at the entrances, such as some gradation of colour or texture.
 - They added that for example, a streak of quartz in the granite could make things feel more welcoming and interesting as a community structure facing the plaza.
- A panelist wished that the rock broke in half along Varna Road, and worried about the thinness of the rock podium with the wall above. The panelist cautioned that they are so close together that it might look like a thin façade and not like a rock.
- A panelist questioned the ratio of glass to solid elements at grade. They opined that the glass as well as the overall composition of the rock both feel relentless, and possibly unfriendly, which is the opposite of the intent here.
 - In reference to comments about the ground level being too clean and featureless in a way, the panelist advised that this is a good place to start. They suggested that perhaps there is more solid, less slickness at the base, and more texture.
- A panelist enjoyed the idea of the rock and treehouse but opined that the relationship between the two elements is awkward. Individually, they are well conceived, but the panelist encouraged further study where they meet.
 - They advocated for something that makes the transition more successful, and advised that the mediating band of architecture does not have to be bigger or smaller than what has already been presented.

Interior Elements and Programming

- Multiple panelists expressed strong concern for the internal spatial planning at the southeast entrance, particularly if it becomes the most dominant entry point, given that it is a long way from the control desk. Security concerns were flagged, as the entrance leads directly into a stair which then accesses the change rooms; deep thinking about this is warranted.
- A panelist expressed that the glorious and elegant light-filled moments in the interior were very exciting. They looked forward to seeing more of this from a material, spatial and proportional perspective, but less so from a plan perspective.
- A panelist wondered if there was an opportunity to programmatically flip the daycare and pool. Rather than its current adjacency to Allen Road with its resultant noise and particulate matter, they queried if the daycare could be put on display as the primary face instead of the passive observation of the swimming pool.

- The panelist suggested that it may be better for the daycare to face the school, towards the plaza and towards Varna Road.
- Caution was noted for wood slats and basketballs; a panelist advised that they do not like each other.

Food-centred Programming

- Multiple panelists appreciated considerations for food and food security. It was advised that this will be a great addition to the community, and a great community-supportive idea.
- In reference to early mention of food-centred programming, a panelist noted that if this is a consideration, that the southern edge may be a good place to locate it given that sunlight will be plentiful. It would also then have adjacencies to the kitchen space.
- A panelist acknowledged logistical issues around usage and control, but queried if the barbecue should be relocated to the ground floor so that it can better relate to the kitchen. If it remains on the roof, the addition of small support spaces for food preparation was recommended.

Sustainability

- Appreciation was noted for the Zero Carbon initiative and commitment to sustainability. A panelist advised that the location of the programming is really great from a sustainability perspective.
 - They added that the swimming pool and gym on the north, with the façade design to limit the sun exposure, will really help to support the net-zero goals.

777 VICTORIA PARK AVENUE – HOUSING NOW

CITY OF TORONTO - DESIGN REVIEW PANEL

DESIGN REVIEW PANEL MINUTES

DESIGN REVIEW	Second Review
APPLICATION	Pre-Application Consultation (Future SPA)
DEVELOPER	City of Toronto (Housing Now)



PRESENTATIONS:

CITY STAFF	Xinqi Wang, Urban Design
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DESIGN TEAM	Dermot Sweeny, Sweeny & Co Architects; Fung Lee, PMA Landscape Architects Ltd.
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VOTE	None
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REVIEW PARTICIPANTS:

CHAIR	Michael Leckman
PANELISTS	Gordon Stratford, Ralph Giannone, Jim Gough, Jessica Hutcheon, Paul Kulig, Joe Lobko, Juhee Oh, Heather Rolleston
CONFLICTS	Not in Attendance: Margaret Briegmann Observing: Jim Melvin

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:

1. Building Massing and Design
2. At-grade use and streetscape along Victoria Park Avenue

Summary of Project's Key Points

The following Panel member discussion points were highlighted in the verbal meeting summary by the Chair:

- Built Form
 - o The 12-storey podium, together with the 34-storey tower, appears to create a street wall in scale with the buildings to the south, and the articulations in the built form should contribute to an improved microclimate, by addressing winds from the west.
 - o The massing strategies are commendable, and create a well-scaled streetscape on Victoria Park Avenue, as well as good light to the daycare centre.

- The built form has evolved in a good way. The precedents indicate a positive direction for the material exploration; the palette has promise.
- Unity and diversity are evident in the proposal. The Panel opined that the expression is headed in a good direction, with the exception of the tower in most opinions, as well as the bridge in some opinions.
 - The architectural inflections on the narrow portion of the tower are distracting, and do not support the evolving design vocabulary of unity in diversity.
- Site Plan
 - The project displays a good sensitivity to the planning conditions in this vehicle-intensive site. The site plan is reasonable and effective.
 - The built form and social conditions against the bus terminus appears to create an environment of inhospitable noise and pollution throughout the day for residents; a stronger architectural and landscape intervention seems necessary to mitigate this condition.
 - Further study was advised for the location of the dog run, in consideration of adjacencies and programming uses.
- Parking
 - The Panel strongly recommended refinements to the perpendicular parking to move them and ensure that cars are not backing into the driveway.
- TTC Fencing
 - Caution was noted that the tall TTC fencing requirements will have a huge impact on this project, the site, and the quality of life, but the nature of the fence is not evident in the submission.
 - These requirements will be a major character-defining element. Further study by the talented design team was advised to have it be part of the building rather than something superimposed and foreign to the rest of the project.
- Market and Affordable Housing
 - The team was thanked for the provocative project, including the development of an architectural type that unifies market housing and affordable housing in a good way, while embracing the possibilities of sustainability.
- Sustainability
 - Careful study of the window-to-wall ratio was strongly recommended.

Panel Commentary

Site Circulation and Parking

- A panelist advised that from a transportation perspective, the proposal works for access, generally.
- In reference to the driveway direction, a panelist advised that one-way operation should be able to work, which will keep things nice and simple.
- Numerous panelists advised against the perpendicular parking spaces in front of the building near Victoria Park, to ensure a great public realm and to open up the entrance at

the daycare. Concern was noted that the parking condition is treacherous and creates dangerous moments.

- One panelist advised that there is enough lay-by parking in the 6 proposed spots, although perhaps perpendicular spaces could be accommodated off the rear.
 - Another panelist agreed that the spots would be better accommodated further back in terms of minimizing vehicular conflicts and maximizing pedestrian space in front of the development.
- Caution was noted that there did not seem to be any bicycle parking in front of the proposal. In consideration of the type of development, a panelist noted that it would be advisable to include some there for short-term bike parking.
- They recommended having designated bike spaces designed into the frontage so that it does not happen haphazardly.

Site Planning and Retail

- In reference to the Apartment Neighbourhood character, a panelist suggested deferring to, and doubling down on some of its positive elements to provide more of a deeper setback and green landscaped piece.
- They queried if there are ways to shift some of the daycare so that part of the affordable housing mass sits over the service driveway, while also tucking the driveway in underneath almost to a zero-lot-line condition. They advised that in exchange, a deeper setback and perhaps a buffer for the daycare could be provided.
 - In reference to the private open space at the north end, the panelist wondered if perhaps there could be a flip to provide retail at the extreme edge entering the station. They noted that this would start to get open space, and along with other uses along the frontage including the daycare, provide a continuous green feature that has a bit more substance.
- A panelist strongly advocated for public uses facing the Victoria Park station, rather than private amenity space which they opined would be a shame and would result in an odd condition. They strongly recommended commercial uses or something that allows commercial space to exist and evolve over time.
- They advised that the station will need something at the corner, perhaps a coffee shop, bakery or 24-hour retail, but if it is not put in it will never happen.
- A panelist thought that the proposal was making an accommodation for a retail space just north of the residential lobby of the tower. They wondered if there was any flexibility to enlarge the retail space, without reducing the adjacent amenity area.

Dog Runs and At-Grade Uses

- Safety issues were flagged for the dog run at the northeast corner, particularly at night and in consideration of TTC fencing requirements along the northern and eastern boundary. As a result, a panelist questioned the location, and suggested potentially expanding the amenity area and bringing the dog run out to the street to ensure it is more public, with good lighting.
- They suggested a rethink of the landscape character of the plaza west of the amenity terrace to include a hangout spot for people, and with more street presence.

- Further study was advised with respect to the planning of uses between the dog run and the adjacent bus platform. Concern was noted that dog runs are very stinky and that it is not a happy location in consideration of transit riders waiting for buses.
 - o A panelist appreciated other suggestions made about activating the edge rather than having a fence and making the project feel like an island, but acknowledged liability issues.
- In reference to the dog run area at the southeast corner between the bus drive lane and the rear service driveway, a panelist advised that it feels like leftover space. They cautioned that it may not attract people to walk their dog or hang out when there is a ravine across the street.
 - o They suggested that it would function better as stormwater capture.
 - o They advised that the last thing that would be wanted is an unused, fenced condition.

Landscape Approach

- In reference to the landscape concept and parks nearby, a panelist appreciated the sense of a lush landscape on a very contained site. They advised that the west edge would be the side to further this and queried where hard surface could be cut back to provide more greenery.
 - o They wondered what would happen if more attention was paid in creating thicker, more luxurious greenery and then taking it up into the terraces above, as hinted at in the landscape presentation.
 - o They advised that this would provide a buffer to the busy Victoria Park Avenue and ensure that the amenity terraces provide a sense of almost being in one of the parks while actually being in quite a densely-populated site.
- A panelist advised that the community centre entrance seemed very hardscaped and only has one bench. The grading issues were acknowledged, but further attention was advised moving forward to provide more of a celebration at that corner.
- A panelist was interested in what kind of screening would be proposed along the service driveway and the back amenity area. They highlighted the opportunity to bring it around to the other sides to buffer adjacent uses, similar to what has been proposed at the daycare playground.
- In reference to the open space near the transit station entrance that is acting as a transit plaza, a panelist suggested increasing the amount of seating as it may be a natural place where people will congregate. They highlighted the importance of retail frontages.

Built Form and Architectural Expression

- A panelist expressed that they loved the aesthetic approach and that the massing was exciting. They added that it looks like a set of drawers pushing out different sizes, or a set of boxes placed in a more complex and complimentary way.
- In reference to the community space and the lobby, a panelist recommended further study to make these lower boxes discrete pieces sliding out and under, rather than slamming in. They noted that details like this will make the project more sophisticated, and appreciated the exciting apron of active experiential outdoor spaces facing Victoria Park.

- In reference to the built form character, a panelist advised that there is a bit too much of a frenetic feeling, and identified the south element of the tower as an example of this. They highlighted Scrivener Court, south of Summerhill Station, as a precedent given its collection of elements and moves with the same basic approach that emphasize the base and two-storey elements which create a scalar comparison to the existing context.
 - Keeping simplicity in mind, the panelist wondered if something similar would work on this project. They suggested further study of colour, and noted that selective colour accents could be utilized for some jazz or syncopation.
- Numerous panelists agreed that the long tower element does not belong, and further work is needed at the south L-leg of the tower as it feels foreign to the other architectural language.
 - One noted that there is a sophisticated play of a grid that is creating opportunities, and wondered if the element should be revised to be a stumpy L-shaped singular reading.
 - Another noted that it could quieten down a whole bunch.
- Numerous panelists expressed appreciation for the precedent imagery shown.
 - One noted that there is a singularity and clarity to the grid on them, and eliminating one of the elements from the current composition will help achieve the clarity of form evident in the precedents, in reference to the architectural expression.
- One panelist advised that there is a lot of promise in the palette of materials under review and in the development of form within a limited range of language. They advised that there is still sufficient diversity of form and variety that gives it a great character, in what is a fairly long building from north to south.
- A panelist expressed that it would have been great to see some drawing elevations in the packages and noted that the project seems to be quite bookended. They advised that there are nice proportions which are very difficult to get and are mostly evident from the perspective on page 17-19.
- Floor plans would have been appreciated; a panelist noted that they would have liked to have seen the facing conditions, and better understand how the main, primary faces of those suites are being handled.
- A panelist expressed that the very shallow floor plate on the affordable piece is attractive. They noted that it is consistent with what is in the neighbourhood and advised that the 60s buildings are fantastic for their wide, shallow units, with 3 or 4 bedrooms that all have windows.

Bridge Element

- A panelist suggested that instead of being stuck between two volumes, that perhaps the bridge element could interlock into the tower to create a more interlocking detail, similar to the one at the north end that is at a different scale.
- A panelist noted that they liked the linking bridge and the all-in-one development where the difference between market and affordable housing is not seen; it is all one indistinguishable project.

- Another panelist also appreciated the continuity of expression, in reference to the affordable and market housing, even though there is a real variety of form. Alternatively, they expressed that they had mixed feelings about the bridge and wondered whether it should have a more distinct architectural language or program.
 - o They queried what would happen if the bridge was not there at all and opined that it is not a critical element. The panelist advised that it may cause some challenges, and there may be benefit in breaking up the very long north-south form.

Sustainability

- Caution was noted that the current proposed glass-to-wall ratio seems a bit high at 60-40. The proponent was encouraged to look at opportunities to lower this to help with building performance.
- The reduction of embodied carbon by limiting the underground work was highlighted as a great first step. Further study was encouraged to find opportunities beyond this, and with the materials that will be procured for the development.