

CITY OF TORONTO DESIGN REVIEW PANEL

MINUTES: MEETING 4 – June 19, 2024

The Design Review Panel met virtually on Wednesday, June 19, 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 May 15, 2024, by email.

MEETING 4 INDEX

- i. 522 University Avenue (2nd Review)
- ii. ReNew Sheppard East Study (2nd Review)

522 UNIVERSITY AVENUE

CITY OF TORONTO - DESIGN REVIEW PANEL

DESIGN REVIEW PANEL MINUTES

DESIGN REVIEW	Second Review
APPLICATION	ZBA and SPA
DEVELOPER	Industrial Alliance Insurance and Financial Services Inc., 522 University Avenue Holding Inc.



PRESENTATIONS:

CITY STAFF	Nasim Adab, Urban Design; Susan McAlpine, Community Planning; Erin Smith, Heritage Planning
------------	---

DESIGN TEAM	Nicola Casciato, WZMH Architects; Sharon Hong, ERA Architects Inc.
-------------	---

VOTE	Support: unanimous
------	--------------------

REVIEW PARTICIPANTS:

CHAIR	Michael Leckman
PANELISTS	Gordon Stratford, Jessica Hutcheon, Paul Kulig, Anna Madeira, Juhee Oh, Heather Rolleston, Eladia Smoke
CONFLICTS	Not in Attendance: Margaret Briegmann

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. The conservation strategy in relation to the significance of the existing heritage building on University Avenue as a civic corridor
2. The conservation strategy for the existing heritage building in relation to embodied carbon/sustainability and other sustainability strategies in general
3. Public realm, ground floor plane, street edge and sidewalk conditions
4. Treatment, activation and accessibility of the plaza and its relationship with the proposed uses
5. Materiality and treatment of the south-end of the existing building
6. Design relationship of the new tower with the existing heritage building, its attributes and character and in the context of University Avenue

Summary of Project's Key Points

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

- Many are familiar with the period of architecture where the Modern movement and buildings like this were not fully appreciated. It was not always apparent what about them was not working. The Panel opined that the approachability, access, liveability, and efforts to humanize, which are made vibrant in the plaza spaces, may be key to the success of the building. Notwithstanding the other critical project aspects such as the elegance and lightness of the tower above, the relationship of the old to the new, and this stitching together. The Panel sincerely appreciated the ambitious proposal and the gestures made to address comments from the first review, which was done so well.
- Plaza, Lobbies, and Outdoor Space
 - The success of the outdoor space is key as it is the first encounter visitors will have. Over the last 40 years, one thing that has been greatly learned is that the public edges of buildings at grade need to be active.
 - Positive feedback was heard from the Panel about the reengineering of the stairs and ramp.
 - Uncertainty was also heard regarding the actual experience currently shown for the landscape design and plaza design.
 - Further study was advised to represent the relationship of people inside and outside the lobbies, so that there is an anticipation that the edges will be active and therefore, more inviting than they have been.
 - In consideration of a central community space, further study was advised to convey how both the lobbies as well as the plaza can reciprocally help each other thrive.
 - The Architectural Detailing of Quiet Simplicity
 - The quiet simplicity of a project such as this invites inspection of the details, and closer consideration of them was recommended. Panelists advised that further attention be given to every single joint, soffit, panel, and transition as these details will be heightened in the proposal.
 - Moreover, the relationship between the soffit of the tower and the top of the background building cannot be a missed opportunity where one intersects the other uncomfortably; a pure formal relationship is needed, like the rest of the building.
 - As the cliché goes, God is in the details. This will be true in the proposed, as more is discovered about the masterful work of Parkin. The Panel advised that the attention and execution of the details will be crucial to success, as this project walks in the steps of a master.
 - Sustainability and Plant-Life Communities
 - Appreciation was noted for the recognition of carbon emissions and low carbon concrete.
 - The Elm Street changes and the vibrance of the public realm on that northern edge were welcomed, but further support for contiguous plant-life communities was recommended to allow them to thrive.

Panel Commentary

Overall Design Approach and Submission Package

- The proponent's presentation and efforts to consider panel comments from the first review were greatly appreciated. The team was commended for their ambitious proposal, and the selective demolition of the existing building, including the general goal of retaining as much as possible.
 - o Further appreciation was conveyed for the work of the heritage architect regarding the character-defining attributes of the Parkin building (pages 6 and 7); they are very well studied and are something not often seen.
- The opportunity for the proposal to become an exemplar along University Avenue was highlighted, relative to how to sensitively add to existing buildings. The successes of the proposal were credited to the abilities of the design team. They were thanked for cementing the relationship between the existing and new; a very elegant combination has occurred.
- The City staff team was commended for their presentation, including the images brought forward from the first review. It was well-structured, comprehensive, and deserves to be applauded as an exemplar for a complete and succinct presentation.

Streetscapes and Frontages

- Appreciation was conveyed for the improvements to the ground plane and vegetation, including the concerted efforts to make the main level more vibrant. These moves were applauded, as the existing photos demonstrate a public realm area that is pretty abandoned.
- In reference to the health and wellness precinct north of the site, more study was advised to further infuse these notions into the platform of the building and continue the stepped seating along University Avenue, which are very positive changes.
- In reference to the seating on University, a panelist queried if there was a way to accommodate space beside some of the elements for wheelchairs or mobility devices, to provide space for them out of the clearway.
- Strong appreciation was noted for the great improvements along Elm Street, including the updates to the barrier-free ramp.
 - o Further study of the space between the column and the end of the ramp was also suggested, as it is very tight for the various future uses, including strollers.
- Concern was noted for the street trees on the north side; the incorporation of plant communities at their base was encouraged to support them.
 - o The importance of contiguous plant-life communities was highlighted, for their collective success in working together.
 - o The proponent was encouraged to do everything to support the feeling of life, with respect to the perceived balance of vegetation and pavement.
- Efforts to allow more ways to navigate the plinth were supported. A panelist opined that the general intention of the plinth on the north was more of a civic porch for the building and perhaps may explain why there were not originally as many access points down to the

ground. They advised that as the city is maturing, porosity is a good idea in consideration of the increase in uses.

- The unusual relationship of the plinth to the street was noted, as the glowing pavilion protected underneath the building would invite, but the walled edge around it would push visitors away. Appreciation was conveyed for the efforts made to overcome this and humanize the gesture that the original architect gave to the city; it is really very positive.
 - o Continued study was advised to humanize the space, particularly at the north side to ensure it feels like a space to pause rather than just go through.

Northern Plaza

- Caution was noted that the northern plaza conditions underneath the building are dark and windy, particularly during the winter months. Careful consideration was advised for activities during this time, and further study of mitigation measures was recommended.
 - o Study of innovative ways to catch and reflect light from the south was suggested, particularly in consideration of the plaza's northwest and northeast frontages, as they relate to problematic winter winds in Toronto.
 - o The valuable design gestures for the space were appreciated, but realistic considerations were encouraged about how it will be used, and how visitors will feel there, especially temperature-wise.
- A panelist expressed that they were glad to see that more thought had been given to the plaza but conveyed that it was not quite working for them yet. They added that the playfully arranged cube extrusions were interesting but felt foreign in relation to the rigid grid of the Parkin building.
 - o Further study was advised as they wondered if the gestures should be kept really simple and in line with the grid, or if something out of the box such as a large reflective gold mound or a huge natural boulder could be incorporated.
- Appreciation was noted for the fun juxtaposition and desire to bring nature into the plaza space with the solid wall treatment. It was advised that this would draw the eye in and may bring some sense of artificial light into that space.
 - o It was suggested that perhaps the landscape could build from this and create a holistic space which could bring a nice life into the plaza.

Programming and Lobbies

- Caution was noted that it is very hard to distinguish the three different uses at the ground floor, in elevation.
 - o In reference to retail uses, further study was advised regarding the extents of the gold volume, the datum line of the original podium and how materiality changes may help to better express the retail at the base.
 - o In consideration of the building address of 522 University Avenue, it was noted that only a single entrance faces that frontage. In reference to the office and residential lobbies at the northern plaza, a panelist queried if the office entrance could interact with University by perhaps shifting to the corner, to address both the plaza and that street.
 - They advised that this would then leave Elm Street for the residential expression, and provide a fairly significant residential address its own place to exist.

- Caution was noted that there is a risk that the porch and plinth may become highly policed as well as sterile. Alternatively, the opportunity for a central community space was highlighted, which would serve to connect the various uses for the office, residential and the passers-by.
 - A panelist advised that things are on the right track regarding the mezzanine and the programming of it as an event space or something non-standard. They recommended tying that back down to the porch, perhaps programmatically through a hospitality use that operates morning, afternoon and into the evening.
 - They added that curation is needed, and suggested perhaps finding a landlord that can manage the right mix of various uses throughout the day, similar to the Queen Richmond Centre.
 - The centre serves as a recent example of a successful semi-public space that acts as a lobby, has a day-to-day function as a coffee shop and place of intersection, but also supports larger special events on occasion.

- The importance of getting the mood right across the various points of the day was highlighted as critical, in reference to questions about the mail room and opportunities to pull things down to reveal the architecture to make connections across the office and residential lobbies, even if they are just visual.
 - Further study was recommended on the façade's tree mural, to ensure that it supports the mix of uses from a lighting perspective as well.
 - It was advised that it is critical to get into this final level of resolution, and these considerations are perhaps directed towards the landlord or developer.

Southern Plaza

- Appreciation was noted for the way in which the small southern plaza has been broken up with two runs of stairs. It was advised that the changes work well to create an interesting semi-elevated space, that is sort of separated from the active street as well as the retail, but still really engaging with the public art.
 - A panelist noted that it was unfortunate that the space is inaccessible which is not ideal but acknowledged the challenges of such an extreme grade change.

Architectural Detailing and Façade Articulation

- In reference to the south end of the building, appreciation was noted for the change from the previous design iteration to carry the form and materiality of the existing building through the corner and back around to the gold element; it is very successful.
 - The importance of its fine detailing was flagged, as success will rest in the execution.
 - Appreciation was echoed for the façade design; a lot of noise has been removed and the simplicity has been further explored as well as detailed in this package.

- Further study of the façade's proposed limestone joints was recommended, in pursuit of a closer match to the original configuration and erring on the side of more simplicity.
 - The likely difference in material thicknesses was acknowledged, but further consideration of the proposed joints was advised; much work has been done to have that element maintain the original beauty, the detailing should reflect this as well.
 - It was advised that the change in material will likely be enough to provide the very subtle distinction between old and new.

- Continued study was advised regarding the soffit and seaming, as well as the termination of the new limestone façade folding in.
- In reference to the gold backdrop element that currently meets the ground near the retail unit, the opportunity to express the original podium was suggested for consideration instead.
 - o A panelist agreed that the gold element sliding down to the ground is quite beautiful when zoomed out, but advised that it might speak better to the pedestrian and urban edge at grade on University if the podium sliding out is expressed similar to the original configuration.
 - o Further study of materiality, glazing, and carrying the original podium line through to make the retail unit whole, was recommended.
- Continued study was advised regarding questions about the negative corner and whether that bit of façade is inset or not, as well as how it lines up with the floor-to-floor heights beyond in the gold-coloured volume.
- In reference to slide 23 and materiality, a panelist observed that where the new tower sits on the gold element is shown quite delicately. They noted that the white block gently hovers over the gold block where they meet, and questioned how this would be executed in a way that satisfies that very clear design intent.
- In reference to the materiality of the new tower, appreciation was noted for the deep, metal boxes which are quite beautiful, but the reality and execution of them was questioned.
 - o Caution was noted that white is a tough colour in metal, which does not clean easily, and ways to alleviate this were queried.
 - o Further study of their depth was advised, as it relates to window washing and the cleaning equipment needed for the condominium.

Roof Terrace

- Appreciation was noted for the changes to improve the wind conditions of the roof terrace. The importance of its liveability was highlighted, as a large collective space for future residents of the 500+ proposed units.
 - o The same consideration for sun impact was advised, as it will be very harsh on the terrace.

Sustainability

- Appreciation was noted for the great measures that the project is proposing with respect to embodied carbon, including the preservation of the existing building, limited underground parking and the continued study of the structural system.
- Continued exploration of low carbon concrete opportunities was strongly encouraged, to incorporate them into the procurement schedule and build upon the great start there.
- As evident in the package, the project is meeting Tier 1 of TGS Version 4, and low carbon heating systems are being explored. Continued focus on measures that will lower operational carbon emissions was encouraged; it is critical that they are done early in the process.

RENEW SHEPPARD EAST STUDY

CITY OF TORONTO - DESIGN REVIEW PANEL

DESIGN REVIEW PANEL MINUTES

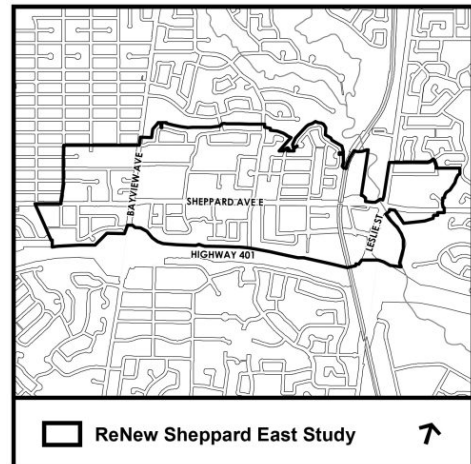
DESIGN REVIEW Second Review

APPLICATION City Study

PRESENTATIONS:

CITY STAFF Jenny Choi and Michael Romero,
Community Planning;
Sadaf Pourjavaheri and Mahshid Fadaei,
Urban Design

VOTE None



REVIEW PARTICIPANTS:

CHAIR Gordon Stratford

PANELISTS Michael Leckman, Jessica Hutcheon, Paul Kulig, Juhee Oh, Eladia Smoke

CONFLICTS Not in Attendance: Margaret Briegmann, Anna Madeira, Heather Rolleston

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. Public Realm Enhancement
 - How can we integrate and leverage sustainable and resilient features to enhance public realm?
 - How can the design of the green loop ensure connectivity between green spaces and the surrounding communities and remain flexible to accommodate changes?
2. Identity and Character
 - How can we unify and reinforce the distinct neighbourhoods and character of each node (Bayview, Bessarion and Leslie) through public realm and built form moves?
3. Built form Strategy
 - What strategies can we implement to encourage a balanced mix of building typology (low rise, mid-rise and high-rise) to enhance built form variety and reinforce character of the neighborhood, while maximizing land use efficiency?

Summary of Project's Key Points

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

The Panel appreciated the considerable effort made by the City team to move this initiative forward, especially given how important it is to the future of both the challenging study area and Toronto at large. At the same time Panel members have expressed concern about the work that is still needed to arrive at a clear and compelling vision. The following highlights some of the Panel’s key comments regarding areas that need further development:

- Submission Content
 - Panel members found it difficult to get a clear sense of the vision due to missing information.
 - Highlight the study area’s “treasure” attributes and other valuable information not yet revealed to provide clearer insight into the proposed vision.

- Response to Context
 - Thoughtful and thorough response to context (heritage, existing and future) is an essential necessity for the success of Renew Sheppard East. Some of the Panel’s comments related to meeting this challenge include:
 - The proposed vision statement is too generic. Develop the vision statement to capture the real essence of the study area.
 - Distill the proposed guiding principles down and follow them.
 - Do not let current standards define the vision statement...look beyond.
 - Deep dive into the unique identities of each community within study area. This area is not a “one-size-fits-all” context.
 - Bring forward Indigenous heritage, use Indigenous land use tools, and include a heritage education component.

- Site Planning
 - Transitioning from post-war neighbourhoods to a sustaining urban community is a challenge. The following are some of the Panel member comments related to moving the study forward.
 - Include a “spongy” / stormwater management overlay, especially given the anticipated density increase vs. remaining open/green space.
 - Ensure that computer models of development reflect reality, including how developers really combine parcels of land.
 - Consider precedent conditions in Toronto relative to development form vs. 36m wide ROW.
 - Increase focus on supporting quality of air and water throughout habitat zones.

- Landscape
 - Panel members appreciated the concept of a green loop as an alternative to Sheppard Avenue and request a broader landscape strategy for the entire study area. A sampling of comments includes:
 - Providing more information about the green loop.
 - Increasing green space connectivity and biodiversity throughout.
 - Expanding the green loop strategy to include an interconnected network of micro loops that take advantage of existing context.
 - Creating green connections throughout the study area that weave together both public-spaces and POPS.

Panel Commentary

Overall Vision and Guiding Principles

- The challenges of the study were discussed with respect to urbanizing and shifting the post-war suburban area, which has decades of investment focused on the car. More fulsome considerations were recommended to understand what is possible, what the place is, and what the place could be.
- Further specificity was advised for the vision statement, as it needs to be rooted in the place. Concern was noted that it is rather generic and there is a risk that the study may become more of a policy exercise, to be something defensible at the OLT.
 - o Additional study to ground the work in physical realities was recommended; the work needs to find something that is less about the objective of creating a walkable street, and address walkability in the contextual reality of Sheppard's 36-metre ROW with significant vehicular traffic.
- Appreciation was noted for the great Guiding Principles for the community, on slide 16. The complexities of the site were acknowledged; it was advised that everything may not be achievable, and a panelist wondered if there were too many.
 - o It was suggested that perhaps only three bullet points from the principles should be prioritized on the site and non-negotiable for the vision, given that so many things are colliding here.

Sustainability and Resilience

- The Four Layers of Existence was highlighted as a powerful assessment tool for land use planning and a resource for larger development initiatives. Assessment of the study's potential impacts on these layers was advised, which include:
 - o under soil and underwater creatures, as well as the health of water and soil;
 - o land-based creatures including humans;
 - o air-based creatures including birds as well as movement of climatic phenomena and atmospheric water; and
 - o connection to the celestial realm and how the intervention may connect to the wider understanding of the cosmos.
- In reference to the public realm and resiliency for the community, a stormwater management study for the area was recommended to help inform what needs to be included in the public realm.
 - o The constraints of TGS to tackle on-site stormwater management were acknowledged, given that individual development sites may not have enough open areas to provide appropriate measures.
 - o In consideration of the incredible density that will be added, which will reduce the existing permeable sites, study of the stormwater movements and needs of the area was advised to ensure the network of open space has capacity to deal with it, rather than expecting sites to tackle it individually.

Ravine Context and Greenspace Connections

- Continued study of the existing conditions, topography, as well as peripheral ravine trails was advised to incorporate them as much as possible, and to then be very strategic with the introduction of new things. Caution was noted that much of the green loop plan depends on property acquisitions, even when just strategically connecting things.

- Further consideration for the City's capacity to make these acquisitions was advised; the team was encouraged to find ways to be strategic about where the efforts of the green loop are invested and utilize the existing network if possible.
- In reference to the aerial view of the study boundary and fulfilment of the green loop, the north and east edges of the site were highlighted. It was advised that there is a very rich landscape there with well-established tree canopies that are not really being engaged.
 - The intensity of the landscape and the existing green canopy was identified as a real asset to the community. The team was encouraged to retain this as much as possible and emphasize the quality, character, and richness of the existing greenspace.
- In consideration of connectivity beyond the study boundary, the great trail near Yonge and Empress was highlighted, which moves towards Sheppard East Park at the southwest boundary of the study area.
 - It was advised that a lot of people make use of this trail to get away from the density of North York; perhaps a connection could be made to the green loop.
 - Further study of greater connectivity was suggested to serve and provide for beyond the study boundaries.

Green Loop and Habitat Connectivity

- Appreciation was conveyed for the green loop; it will provide much needed relief for the community as a place to walk and get way from the highly congested Sheppard bus, subway, and car traffic. Continued study was also advised as it is not yet clear if the green loop will provide a continuous connection for cars as well.
 - It was noted that the intended users from the community need to be prioritized for the loop to be successful as a green corridor, to ensure it does not become another congested area utilized by drivers to avoid the Bayview-Sheppard node.
- To support the interconnection of the Four Levels of Existence, and sustainability endeavors, it was advised that physical connectivity between habitat zones should be created. In reference to Elkhorn Drive, a panelist queried if there are ways to recognize developers that may be able to form long, linear connections to leverage the richness of the ravine habitat and knit those together.
 - Considerations for air quality and heat island effect were noted to mitigate negative impacts through regenerative habitat that connect underground, aboveground, and in tree canopy.
- Targeted efforts to physically connect the green areas were recommended; a panelist queried if developers could be positively assessed if they make biodiversity tools available to future residents and tenants.
 - It was suggested that perhaps developers could take on some of the educational component to then transfer to future residents with respect to the removal of invasive species on their properties. It was added that native plants that may be in danger could then be accessed by a seed bank for planting.

POPS and Green Loop Implementation

- The role of POPS was discussed as well as how they can be used as a tool for the study, in pursuit of implementing and connecting the green loop idea. Study of different POPS

typologies was suggested to be used more strategically relative to their function, to help realize the public realm vision.

- It was added that each type of POPS could have a particular function or role.
- Typologies of “mid-block connection POPS” and “identity POPS” located in special areas were suggested.
- Additionally, “expansion POPS” composed of relatively narrow strips of land were suggested, to help widen the feeling of the ROW and allow for additional greening such as a second row of trees, softscape, or infiltration.

Sheppard Promenade Anchor

- The study was encouraged to aspire to match the intensity of development with a public realm intervention at its scale, not just with the wonderful ravine wilderness network but also along Sheppard Avenue itself.
 - In the context of a very uncertain future for street retail, it was advised that the treescape on streets becomes even more important in terms of providing an environment where pedestrians, strollers, and bicyclists feel their needs are acknowledged through shade and sidewalk space.
 - Further study was suggested to prioritize the north side of the street to provide a linear park, serving as a place to rely on for shade and community.
 - It was added that the anticipation of sidewalk uses, wider sidewalks and perhaps more than double rows of trees may help to address the harsh sun resulting from climate change as well as potentially reduce the use of personal vehicles.

Built Form and Development Modelling

- On the subject of the actual diagramming, it was cautioned that the 3D models do not express an intent to recognize that Sheppard has a very inhospitable pedestrian environment, if the intent is to fulfill the streetscape diagrams in the report.
 - In reference to the Bayview and Sheppard intersection, it was suggested that perhaps there is a way to express the intent to address the inhospitable environment, first by the continuous street wall and then by intense tree planting.
 - It was further cautioned that the significant gaps on the north side of Sheppard within the 3D modelling do not identify this very loudly; further work is needed to persuade.
- In reference to questions about existing, proposed, and imagined developments, concern was noted that key anchor sites were omitted from the diagrams. It was advised that without those pieces represented, shaded, or implied, the ultimate goal is not as clear as it could be with respect to demonstrating the values set out in the study’s vision and guidelines.
- Testing of the built-form modelling was advised through a more realistic approach to assembly. Caution was noted that a lot of the mid-rise areas that are in the existing neighbourhoods show uniform, 60-80-metre frontage assemblies per the guidelines, when in reality, these perfect assemblies are unlikely.
 - Further consideration of varied forms was advised to prepare for bungalows next to mid-rises, next to possible tall buildings resulting from OLT challenges; what policies are necessary to protect for all these possible eventualities.

- Continued precedent study was advised of built versions located elsewhere in the city that are similar to proposed conditions, to then develop a unique set of tools as well as public realm responses rooted in the study area's existing conditions.
 - o Dufferin and Lawrence, as well as Weston, south of Steeles were recommended for study with respect to the relationship between built form and ROW width.
 - o Study of dimensions, measurements, and topography were encouraged, wherever possible.

Identity and Character

- In reference to the Staff's question about identity creation, it was cautioned that this is tricky because identity is something that generally evolves over time. Study and analytical mapping were suggested, of the existing identity zones and features that have been recognized by the existing community.
 - o It was noted that overlaying this with the development scenarios presented, along with analysis of what makes them distinct, may start to inform moves to evolve the identity in the area.
 - o A deeper look into the cultural history of the place and how that can result in built form changes was suggested.

Retail

- More fulsome considerations were recommended to imagine retail and micro retail more rooted in the place. Appreciation was noted for the precedents shown, but it was cautioned that Yorkville and Ossington examples may not translate into a new building where the realities of construction cost, leasing rates, and Type G loading requirements are present.
 - o Examples of 80s condos along Yonge in North York were flagged for study with respect to their hyper-small micro-retail spaces; consider how to physically create these conditions to replicate them.