



Meeting Summary

The Design Review Panel met virtually on **Thursday May 9th, 2024**, via WebEx.

Panel Members Present:

David Clusiau, *Chair*

Dayna Edwards
Jennifer Sisson

Jennifer Mallard

Joey Giaimo
Eldon Theodore

Staff Present:

Jana Kelemen, Manager of Heritage and Urban Design
Michael Vortuba, SPM Heritage and Design

Edward Winter, Planner 1-Urban Design
Amna Amir, Planner II
Emily Bent, Cultural Heritage Planner

Others Present

Presentation #2	Katelyn Gillis , Landwise Rick Lintack , Lintack Architects Julie Ritchie , Lintack Architects	
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Regrets:

Ted Watson

Declaration of Interest:

PANEL MEMBERS ONLY - NONE

Schedule:

Start Time	Address	Type of Application	Applicant/ Agent	City Staff Planner
2:15 pm	Mixed Use Development 676 King Street West & 4 Breadalbane Street	Site Plan	Owner: King Dundurn Inc. Agent and Presentation: Landwise	Amna Amir

Summary of Comments:

Note: The Design Review Panel is strictly an advisory body and makes recommendations to Planning Division staff. These comments should be reviewed in conjunction with all comments received by commenting agencies and should be discussed with Planning Division staff prior to resubmission.

676 King Street West & 4 Breadalbane Street

Development Proposal Overview

The proposed is an 8-storey residential building (29.9 / 26.3 meters in height) with 72 units. A total of 26 vehicular parking spaces are proposed, of which 22 are to be located within one level of underground parking and 4 to be located at-grade. Access to the underground parking structure is proposed from Breadalbane Street.

Key Questions to the Panel from Planning Staff

1. How well does the proposal represent compatible integration with the surrounding area in terms of use, scale, form and character noting the different uses to the south of King St W and north of the subject site?
2. In terms of the Relationship with existing Residential to the North:
 - a. How can the angular plane be employed to soften the proposed massing?
 - b. Would translucent balcony panels be appropriate given the proximity of neighbours to the north?
3. How well does the proposed site layout work to support the pedestrian realm and fit within the character of the neighbourhood?
4. How well do the choices made in regard to the masonry cladding for the building base help to retain the visual prominence of existing architectural heritage?
5. How well does the proposal provide for a mix of unit sizes to accommodate a range of household sizes and income levels?

Panel Comments and Recommendations

a) Overview and Response to Context

Overall, the panel felt the proposal had several positive qualities that responded to the immediate context: the not unreasonable 8-storey height, the decision to align the site layout back from the street which retains a wider landscaped view of the nearby cathedral, extending the “lush” grounds outward from the cathedral property.

The panel did note that this site layout decision did complicate the relationship to the adjacent properties to the north which has a zoning permission for 8 storeys in place. The panel noted that the properties directly north of the subject site were not small and generally had some separation from the proposed development with a public lane condition.

b) Built Form and Character

The panel did originally question the height relationship to the north of the proposed development and saw opportunity to improve the transition in height, but the panel also understood the zoning permissions and the reason for pushing the building away from King Street West.

The panel did feel that the massing could be simplified, with fewer architectural materials and omitting the buttresses which were felt to be an unnecessary element. Additionally, the corners and end elevations were felt to be an area that needed refinements to round-out an otherwise successful and responsible design proposal.

c) Site Layout and Circulation

The panel was supportive of the space given for landscaping along King Street and the panel encouraged the development of the landscape and sidewalk areas to have even more supports for the pedestrian realm.

The panel did have some concerns with the rear paved parking area due to lack of vision / security, and there was a desire to have better access to bike parking.

d) Streetscape, The Pedestrian Realm & Landscape Strategy

The panel appreciated a detailed landscape plan with a good number/variety of planting species. Panel members encouraged additional pedestrian supports such as benches and planters being mixed-in with the street trees to fully incorporate the “lush garden” approach from the adjacent cathedral lands.

The panel offered the suggestion of including a ground level café or flexible retail space to serve the community on the north side of King Street and take advantage of the high-quality streetscape proposed.

Summary

- Overall, the panel was quite receptive of the proposed development noting it was reasonable in height, followed the zoning permissions, and aimed to respect the view and landscaping strategy of the adjacent cathedral.
- The panel suggested a few areas that could be refined in development that would benefit both the project and the community:
 - Upgrades to the landscaping to accompany the generous space along King Street West to really make it a special and pleasant pedestrian walking space with benches and planters,
 - Look to simplify the massing and number of materials used, coordinating the how materials wrap the corners, and simplifying the end elevations,
 - Simplifying the structural elements, and looking to address concerns at grade in the rear of the site.

Meeting was adjourned at 3:15 p.m.