



Meeting Summary

The Design Review Panel met virtually on **Thursday June 13th, 2024**, via WebEx.

Panel Members Present:

- David Clusiau, *Chair*
- Ted Watson
- Jennifer Sisson
- Joey Giaimo

Staff Present:

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

- Edward Winter, Planner 1-Urban Design
- Mark Kehler, Program Lead, Site Planning
- Emily Bent, Cultural Heritage Planner

Others Present

Presentation #2	Michael Spaziani, SRM Architectcs	
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Regrets:

Eldon Theodore, Jennifer Mallard, Dayna Edwards

Declaration of Interest:

PANEL MEMBERS ONLY - NONE

Schedule:

Start Time	Address	Type of Application	Applicant/ Agent	City Staff Planner
1:30 pm	Mixed Use Development 58 York Boulevard	Site Plan	Owner: Belmont Equity (58 York) Hamilton Inc. Agent and Presentation: GSP Group	Mark Kehler

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.

58 York Boulevard

Development Proposal Overview

Proposed is a 28-storey mixed use building with 344 dwelling units, 120 sqm of commercial space and 122 parking spaces.

Key Questions to the Panel from Planning Staff

- How well does the ground floor plan respond to the streetscape and vitality of the corner location?
- How well do the 2nd, 3rd and 4th floors support an active and vibrant streetscape with proposed parking wrapping the building with potential conversion of parking spaces to residential units especially noting the sloping floorplates do not generally lend themselves to conversions?
- How well do the exterior amenity spaces and landscaping along the street provide residents with practical and enjoyable options for recreational uses?
- How successful is the design of the podium in responding to the goal of compatibility with the designated Heritage building at 56 York Blvd.?

Panel Comments and Recommendations

a) Overview and Response to Context

- The panel appreciated the challenges of designing in context with both the very large components of the Mall, Arena, Farmer's Market/Library, and the smaller individual blocks and properties adjacent.
- The panel appreciated the set back at street-level – which provided for ample sidewalk life and activities in an area that is anticipated to become a vibrant and busy entertainment district.

b) Built Form and Character

- The panel appreciated the massing design of the podium component but felt the proportions of the tower in relation to the podium made the building feel heavy. The panel thought there was opportunity to use architectural detailing on the elevation to help improve the squat appearance of the tower.
- The panel felt there is an opportunity to bring brick masonry elements into the podium to strengthen the connection to the adjacent context.

c) Site Layout and Circulation

- The panel thought there was a lost opportunity for retail at the corner of the proposed building and saw the value in planning for the anticipated future demand/uses as a public retail space rather than the closed private amenity space.
- The panel felt there was an opportunity to design multiple smaller retail units based around the SW corner of the building (facing the intersection of York Blvd. and Park Street North) which could be used as amenity co-working office space as is proposed elsewhere on the ground floor, but then be converted to retail units for public use when the market/demand is realized.

d) Streetscape, The Pedestrian Realm & Landscape Strategy

- The panel appreciated the overhang on the podium and how it framed the corner space while giving ample room for pedestrian activity.
- The panel felt there was still an opportunity for more urban landscaping to be included including planters, benches, etc.
- The panel appreciated the glazing detail at street level which played-off the Farmer's Market/ Library and gave good transparency into the building.

Summary

The panel thanked the applicant for a very-detailed presentation including massing studies and the progression of podium and tower layouts including a larger block study.

The panel felt it was important to plan for the future success of the area with the layout of the ground floor in contrast to limiting to what is currently viable. The panel sees a great potential for the area if proposed development such as this include for the future active retail uses opening up the ground floor unit connection to the streetscape.

The panel felt there was an opportunity to include brick masonry in parts of the podium that would build connection to the community and adjacent heritage buildings.

Meeting was adjourned at 2:30 p.m.