



## Meeting Summary

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The Design Review Panel met virtually on **Wednesday July 15<sup>th</sup>, 2020** via Webex.

### Panel Members Present:

**Colin Berman**, Brook McIlroy, *Chair*

**Vincent Colizza**, Vincent Colizza Architects

**Ute Maya-Giambattista**, Fotenn Planning + Design

**Mario Patitucci**, Adesso Design Inc.

**Tim Smith**, Urban Strategies Inc.

**Jackie VanderVelde**, Land Art Design Landscape Architects Inc.

### Staff Present:

**Jason Thorne**, General Manager of Planning and Economic Development

**Steve Robichaud**, Director of Planning and Chief Planner

**Shannon McKie**, Senior Project Manager, Urban Team

**Victoria Cox**, Urban Designer, Urban Team

**Sean Stewart**, Planner II, Urban Team

### Applicant and Design Team Present:

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| <b>Presentation #2</b><br><b>Mixed Use Development</b><br>14-18 Augusta Street | <b>Rick Lintack</b> , Lintack Architects Inc. |
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### Regrets:

**Robert Freedman**, Freedman Urban Solutions (Panel Member)

**Yasin Visram**, Perkins + Will Canada (Panel Member)

### Declaration of Interest:

**James Webb**, Webb Planning Inc. (Representing the owner as planner on the file)

## Schedule:

| Start Time | Address  | Type of Application | Applicant/ Agent                             | Development Planner         |
|------------|--|---------------------|--|-----------------------------|
| 3:05 p.m.  | <b>Mixed Use Development</b><br>14-18 Augusta Street | Pre-consultation    | Owner: Steve Kulakowsky<br>Agent: James Webb | Sean Stewart,<br>Planner II |

## 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.**

### 1. 14-18 Augusta Street

#### Development Proposal Overview

The applicant proposes to construct a 6 storey mixed use building with 40 residential units, commercial at grade and 13 parking spaces. The subject property is located on the south side of Augusta Street, midway between James Street South and Hughson Street South. The property is currently used as a surface parking lot.

#### Key Questions to the Panel from Planning Staff

1. Does the proposal demonstrate sensitivity toward community identity through an understanding of the character of a place, context and setting?
2. Does the proposal complement the existing massing patterns, rhythm, character, colour and surrounding context?
3. Does the proposal use materials that are consistent and compatible with the surrounding context?

#### Panel Comments and Recommendations

##### a) Overview and Response to Context (Question 1, 2 and 3)

- The panel was supportive of the proposed building height in the context of the neighbourhood and pleased to see a surface parking lot being redeveloped.

**b) Built Form and Character (Questions 1, 2 and 3)**

- The panel notes that the design team is attempting to merge different eras with a faux Edwardian commercial façade on a contemporary residential building. The panel suggests a contemporary interpretation of an Edwardian building with more contemporary touches, materials and details as this would be more authentic. This approach would result in the Juliet balconies seeming less out of place.
- The vestibule should be brought out to the façade edge so that the street wall is only broken by the ramp entrance.
- The rear balconies are quite deep, the panel suggests that balconies be staggered to allow more daylight to penetrate the rear units.
- The panel suggests using natural materials, such as stone, where feasible. One panel member suggested adding more windows and / or a mural to the east elevation.

**c) Site Layout and Circulation**

- The panel recommends re-examining the parking layout to provide additional bicycle parking spaces.

**d) Streetscape, The Pedestrian Realm & Landscape Strategy (Question 1)**

- The panel recommends that street trees be included along the frontage where possible.
- The panel appreciates the ground floor patio space.

**e) Sustainability**

- The panel encourages the incorporation of solar panels or a green roof if possible.

**Summary**

The Design Review Panel is pleased to see the subject property re-developed into a mixed use development. The proposed building height provides an appropriate transition between the neighbouring multiple dwelling and adjacent pub. The design of the front façade should more closely align with the rear portion of the building. The panel encourages the use of contemporary elements in the exterior design.

**Meeting was adjourned at 3:50 p.m.**