



Meeting Summary

The Design Review Panel met virtually on **Friday September 11th 2020** via Webex.

Panel Members Present:

Vincent Colizza, Vincent Colizza Architects, *Chair*

Robert Freedman, Freedman Urban Solutions

Ute Maya-Giambattista, Fotenn Planning + Design

Tim Smith, Urban Strategies Inc.

Jackie VanderVelde, Land Art Design Landscape Architects Inc.

Yasin Visram, Perkins + Will Canada

James Webb, Webb Planning Inc.

Staff Present:

Jason Thorne, General Manager of Planning and Economic Development

Anita Fabac, Manager of Development Planning, Heritage and Design

Shannon McKie, Senior Project Manager, Urban Team

Jennifer Allen, Planning Technician, Urban Team

Others Present

Presentation #3 Residential Development 129 & 131 Wellington Street North	Elmira Yousefi , RAW Design Dakota Wares-Tani , RAW Design Mike Crough , IBI Group Brendan Morley , Woven Quarter
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Regrets:

Colin Berman, Brook McIlroy (Panel member)

Mario Patitucci, Adesso Design Inc. (Panel member)

Declaration of Interest: N/A

Schedule:

Start Time	Address	Type of Application	Applicant/ Agent	Development Planner
4:00 p.m.	Residential Development 129 & 131 Wellington Street North	Pre-consultation	Owner: WQ (Wellington St N) GP Inc. Agent and Presentation: RAW Design	Jennifer Allen, Planning Technician 1

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.

129 & 131 Wellington Street North

Development Proposal Overview

The applicant proposes to construct two modules of back-to-back stacked townhouses with a total of 16 units between the two buildings. One flexible parking space / layby loading space is being proposed within the adjacent alleyway.

Key Questions to the Panel from Planning Staff

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

Panel Comments and Recommendations

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

- The panel supports the scale and density of the proposed buildings and are pleased with the number of units accommodated on a small site.

- The courtyard was noted as a clever feature that helps to optimize the site and maximize daylight for internal units.

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

- The panel recommends using brick as the dominant façade material to be more respectful of the context and ensure the building looks residential in nature. One panel member suggested that the building is small enough to consider using exclusively brick.
- One panel member suggested adjusting the massing, materiality and/or planting plan to follow the same plane as the adjacent heritage homes while avoiding the look of a fake Victorian home.
- The panel supports the intention to incorporate larger windows on the south façade.
- One panel member recommended using light wells to achieve sun access to the basement units.

c) Site Layout and Circulation

- The panel notes that the steps to the Wellington Street North entrance should have more separation from the basement windows (see related comment below).

d) Streetscape, The Pedestrian Realm & Landscape Strategy (Questions 1,2 and 3)

- The panel notes that the residential access along Wellington Street North is out of character with the streetscape, in particular the glass railing and number of stairs. The panel recommends using a different treatment other than glass.
- The panel also notes that the landscaping along Wellington Street North is out of character with the streetscape and removal may allow for a different approach to the stairs.

Summary

The Design Review Panel is pleased with the submitted package and is impressed with the number of units being accommodated on site. The panel recommends using brick as the dominant façade material to create a more residential look. They also recommend revising the Wellington Street North entrance to better maintain the character of the streetscape and address conflicts with the basement windows.

Meeting was adjourned at 4:50 p.m.