



Meeting Summary

The Design Review Panel met virtually on **Thursday November 11, 2021** via Webex.

Panel Members Present:

David Clusiau, *Chair*

Ted Watson

Hoda Kameli

Joey Giaimo

Jana Kelemen

Jennifer Mallard

Jennifer Sisson

Eldon Theodore

Staff Present:

Daniel Barnett, Planner II, Urban Team

Joe Buordolone, Planning Technician, Urban Team

Others Present

Presentation #2 Residential Development 651 Queenston Road	Franz Kloibhofer , A.J. Clarke and Associates Ryan Ferrari , A.J. Clarke and Associates
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Regrets:

Dayna Edwards (Panel member)

Declaration of Interest: N/A

Schedule:

Start Time	Address	Type of Application	Applicant/ Agent	Development Planner
2:45 p.m.	Residential Development 651 Queenston Road	Official Plan Amendment and Zoning By-law Amendment	Owner: LJM Development Inc. Agent and Presentation: Franz Kloibhofer, A.J. Clarke and Associates	Daniel Barnett, 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.

651 Queenston Road

Development Proposal Overview

The proposal is for a 13 storey (43.35m) tall residential development containing 272 dwelling units, with mechanical penthouse and indoor and outdoor amenity area on the 13th floor. A total of 716 sq. m. of common amenity space will be provided. A total of 244 parking spaces will be provided in 3 levels of underground parking and at grade parking located to the rear of the building of the 244 parking space the 22 at grade spaces will be for visitor parking. A total of 174 bicycle parking spaces will be provided. Access for the parking will be from Nash Road North.

Key Questions to the Panel from Planning Staff

1. Does the proposal represent compatible integration with the surrounding area in terms of use, scale, form and character? (B.2.4.1.4 d))
2. Is the proposal massed to respect existing and planned street proportions? (B.3.3.3.3)
3. Does the proposal create public spaces that are human-scale, comfortable and public visible with ample building openings and glazing? (B.3.3.2.4 g))

Panel Comments and Recommendations

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

- Overall, the Panel is comfortable with the proposed additional height as it is located across the street from lands envisioned in the Secondary Plan as having a similar proposed building height and is located at a planned LRT station.
- The Panel while comfortable with additional height encouraged greater focus on the massing of the proposed building to reduce the perceived scale of the building, more human scale and pedestrian friendly development, and ensure compatibility of the proposed development.
- The Panel noted that the proposed development would be both transformational for the area and also precedent setting.

b) Built Form and Character (Questions 1 & 2)

- The Panel encouraged greater focus be made to the massing of the proposed building to respect Angular Plane, encouraged more significant setbacks be provided.
- The Panel expressed concern with the proposed corner element and encouraged improvements to the corner element to better integrate it with the rest of the development and for it be less imposing.
- The Panel expressed concern with respect to the westerly side elevation and recommended improvements to the side wall to avoid large expanses of blank wall.

c) Site Layout and Circulation (Question 1 & 3)

- The Panel encouraged that ramp to the underground parking garage be integrated into the building.
- The Panel encouraged that visitor parking be relocated below grade to provide more at grade landscaping.
- The Panel expressed concern that the bicycle parking located near the main entrance appears to be hidden.

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

- The Panel expressed concern with the liveability of ground floor street oriented dwelling units and recommend more active uses be provided.
- The Panel encouraged the provision of at grade commercial uses be established along Queenston Road.
- The Panel encouraged that the more landscaping be provided at grade.
- That Panel expressed concern that the proposed massing of the development does not adequately reflect existing or proposed streetscape proportions and would not make a comfortable Pedestrian Realm.

Summary

The Panel thanked the applicant and design team for the presentation. The proposal represents an exciting opportunity for transitional change for a site located at a future LRT station. Greater attention needs to be applied to the massing of the building, including the proposed corner element of the building. Encouraged to increase the amount of landscaping being provided at grade potentially be relocating visitor parking below grade. Recommended that at grade street facing dwellings be revised to more active uses such as commercial particularly with respect to Queenston Road.

Meeting was adjourned at 3:45 p.m.