









In general, the panel found the architectural expression to be successful.

The panel appreciated the commitment to carbon embodiment, social housing and community building.

The panel agreed the approach to the corner is effective and appropriate.

The inclusion of outdoor amenities is strong.

The panel noted the landscape design was strong, powerful and contextual. There is a good retention of existing trees along Main Street.

There were mixed opinions regarding the success on façade continuity.

There were mixed opinions regarding the amount of activation at grade.

One panel member noted the two storey podium is more subdued than the upper levels, and to consider influencing the lower building with the spirit of the upper building.

Consider introducing patios to liven the ground plane.

A panel member noted the façade is a bit homogenous, however the colors are successful.

A panel member noted the micro units on the façade create a repetition, consider some variety.

A panel member recommended design development to consider further variety of the façade articulation, with potential to further articulation façade breaks at the saw tooth.

Additional comments included consider overhangs at the second floor balconies to further enhance use.

Consider providing event-planning amenities within the theatre space.

Some panelists noted the proposed development provided a much smaller theatre space; consider further community consultation regarding theatre scale a study on theatre layout, size and related infrastructure that can support larger events.

Consider additional outdoor spaces and greening the lane paired with a water source.

**Applicant's Response:** The applicant team thanked the panel for their comments.