

URBAN DESIGN PANEL MINUTES

DATE: March 27, 2024

TIME: 3:00 pm

PLACE: Webex

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:

Aik Ablimit
Alfred Waugh
Bob Lilly
Federica Piccone
Helen Besharat (Chair)
Jon Stovell

REGRETS:

RECORDING SECRETARY: M. Sem

ITEMS REVIEWED AT THIS MEETING

1. 701 Kingsway

Chair Helen Besharat called the meeting to order at 3:00pm and noted the presence of quorum. The panel then considered applications as scheduled for presentation.

EVALUATION: Support with Recommendations (6/0)

Planners' Introduction:

Bryan Wong, Rezoning Planner, introduced the project with a brief description of the existing site context, followed by an overview of the existing policy framework as well as the anticipated urban context being considered under the Broadway Plan. Bryan concluded with a description of the site and a summary of the rezoning proposal.

Hamed Ghasemi, Development Planner then gave an overview of the neighbourhood context in relation to the proposal, followed by the expectations of the built form guidelines for this project. Hamed then gave a brief description of the proposed project before concluding with Staff questions for the Panel.

Advice from the Panel on this application is sought on the following:

1. Please comment on density, height and form of development
2. Please comment on the public realm and its interfaces with a special interest given to the design of the courtyard and the interface of the retail program with this outdoor area.
3. Please advise further placemaking strategies for the site including landscape design and architectural expression of the tower and the pavilion.

Applicant's Introductory Comments:

The applicant Bruce Ramsay, Architect, RWA noted the objectives and gave a general overview of the project. Chris Phillips, Landscape Architect then gave a presentation on the landscape strategy.

Staff and the applicant team then took questions from the panel.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project, it was moved by **JON STOVELL** and seconded by **BOB LILY** and was the decision of the Urban Design Panel:

THAT the Panel recommends **Support with recommendations** with the following recommendations:

The Chair summarized the consensus items as their design development recommendations.

Summary of Panel Consensus Comments

Panel in general support the height, density, massing, and form of development.

Panel in general support the public realm and interfaces in particular the design of the courtyard.

Panel noted consideration to improve the corner pavilion with emphasis on the waterfall elements; relocating the waterfall for the benefit of the public realm and the success of the courtyard.

Panel noted improvement to the vocabulary of the pavilion façade and coming up with a bold response including the material colour at the top of the pavilion

Panel recommended consideration to the common balcony area on every second floor.

Panel noted consideration to shading devices and improvements to the east and west façade with respect to sustainability, heat absorption and shading.

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