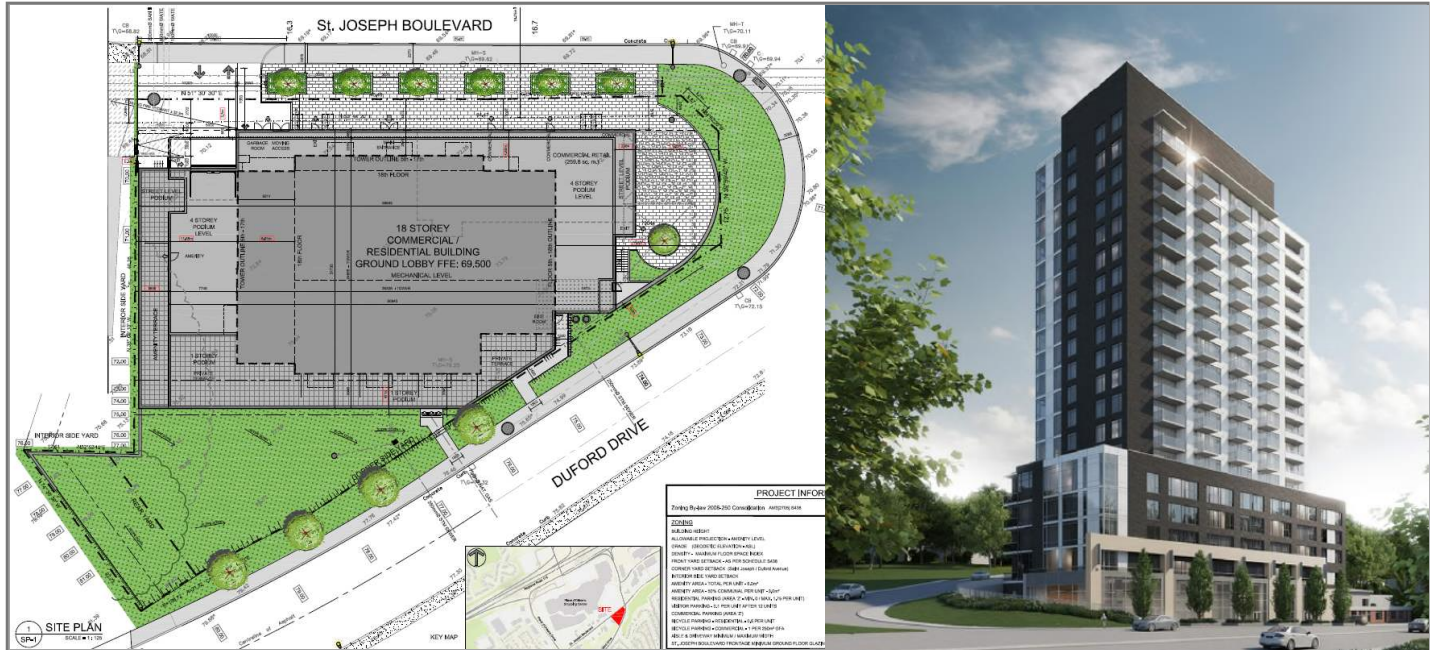


3030 St-Joseph Boulevard | Formal Review | Official Plan Amendment, Zoning By-law Amendment & Site Plan Control Application | Mastercraft Starwood, RLA Architecture, Fotenn Planning + Design



Key Recommendations

- The Panel appreciates the refinements to the proposal since it last attended the UDRP in 2019.
- The Panel recommends further refining the integration of the development with the public realm, with particular regard to the interactions at the ground level along St-Joseph Boulevard and the 1st level along Duford Drive.
 - Consider encroachment agreements to further develop the public realm spaces and enable greater animation of the corner as a community amenity space and gateway element.
 - Consider embellishing that corner space for community use and to help anchor the building within a stronger public realm; further improving the relationship of the building to the streets surrounding it.
- The Panel recommends refining and simplifying the podium expression by applying a brick materiality rather than spandrels at the north-east and south-west corners of the podium.
 - The Panel suggests considering more of a feature architectural element along the eastern edge of the building, potentially referencing the flatiron approach of past renditions.

- The Panel suggests simplifying and selecting a singular cladding material for the backdrop of the proposed eastern plaza space.
- The Panel suggests wrapping the canopy and stone colonnade around the eastern portion of the podium at the corner to give it more depth as a ground level feature.
- The Panel recommends adjusting some aspects of the material palette.
 - The Panel suggests a warmer tone of brick, such as a red brick, at the podium level to further differentiate the massing of the podium from that of the tower portion.
- The Panel recommends further exploring options for articulating the top element of the tower which screens the mechanical penthouse.
 - Consider screening the mechanical penthouse at the top of the tower with a lighter material or architectural element rather than a dark solid brick wall.
- The Panel recommends further establishing a sustainability strategy for the site, with particular regard to how the site will manage stormwater run-off, retention, and drainage.

Site Design & Public Realm

- The Panel strongly recommends opening up the corner plaza element beyond the property line to provide a robust corner POPS/public realm at the intersection of St-Joseph Boulevard and Duford Drive, as previously contemplated in the 2019 UDRP submission.
 - Consider including street trees and hardscaping beyond the property line along St-Joseph Boulevard and at the corner intersection.
- The Panel has concerns with the currently proposed curved retaining wall closing the plaza space off from the public.
 - Consider opening up the corner plaza element by either extending the retaining wall along Duford Drive straight out to the intersection or by minimizing the location of the retaining wall / seating, which is related to the potential restaurant, creating publicly accessible space beyond.
- The Panel recommends further developing the greenspace on the south side of the building along Duford Drive into a publicly accessed POPS with street trees, seating, and plantings.
 - Consider continuing the street tree planting from St-Joseph Boulevard around the corner and up the hill into the neighbourhood along Duford Drive.

- The Panel recommends pursuing the opportunity for public art in the corner plaza, and establishing the corner as a community gateway.
- The Panel has concerns with the potential for hydro lines to interfere with the long-term viability of the street trees along St-Joseph Boulevard.
 - Consider working with the City to bury the servicing and hydro lines.
- The Panel recommends treating the hardscaping in the public realm with pavers, including the driveway, rather than asphalt.

Sustainability

- The Panel recommends further developing the landscape, particularly with regard to water runoff, stormwater retention and drainage.
- The Panel recommends further greening the site, particularly along the south side of the building.
 - Consider stepping the site from the south of the building down to St-Joseph Boulevard, with a more naturalized landscape of trees and bioswales, to further manage stormwater on-site and contribute to the resiliency and sustainability of the neighbourhood.
- The Panel recommends providing less parking in favour of more space for sustainable and active transportation modes.

Built Form & Architecture

- The Panel recommends refining the eastern elevation of the podium, as it is a particularly important view.
 - The Panel suggests the earlier design, which took more of a flatiron approach to the corner element, was more successful at capitalizing on the unique shape of the property parcel and creating a gateway element into the neighbourhood.
 - Consider the importance of that eastern corner view along the streetscape and as a gateway to the neighbourhood up the hill.
- The Panel has concerns with the window-wall element and how it wraps around the corners, both at the north-east corner and the south-west corner of the podium.
 - Consider using the podium brick material in place of the spandrels at both corner locations.
 - Consider bringing the canopy and stone colonnade from the north façade around the eastern portion of the podium at the corner.

- The Panel recommends pursuing a more contextual material for the podium than the black brick.
 - Consider red brick, or a warmer tone than black brick, at this site.
- The Panel has concerns with the stark blank walls surrounding the garage entrance area.
 - Consider adding some architectural detailing to the lower 1- or 2-storeys of the building.