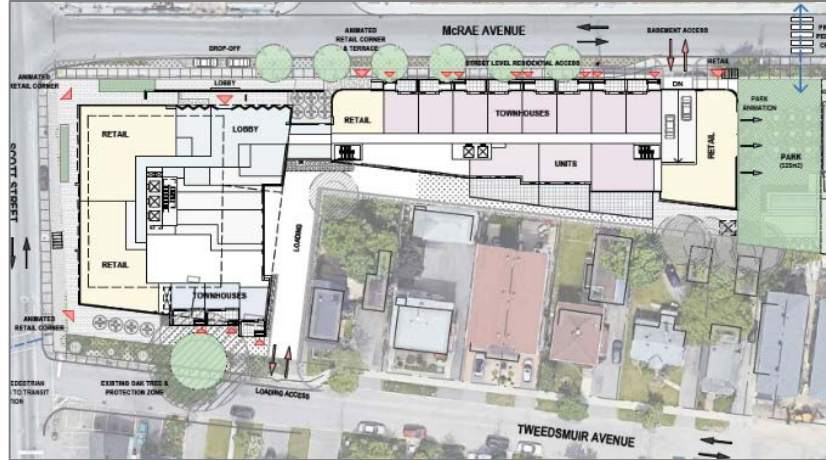


320 MCRAE STREET and 315 TWEEDSMUIR AVENUE | Formal Review | Zoning By-law Amendment and Site Plan Control Application | GWL Realty Advisors Inc.; NEUF Architect(e)s; James B. Lennox & Assoc.; FOTENN Planning & Design



Summary

- The Panel appreciates the changes to the design from the previous comments; however, the Panel still has some lingering concerns with respect to the bulkiness of the tower with respect to the floor plate and materiality.
- The Panel strongly recommends that the applicant work closely with the City to preserve the existing trees and introduce new street trees along the McRae Ave and Scott Street frontages.

Built Form

With respect to overall mass of the tower:

- The proposed floor plate is still in excess of what the City's High-Rise Design Guidelines require and the Panel requests that the applicant explore ways of slimming down the bulkiness of the tower expression.
- The building could benefit from increased setbacks, especially along the Scott Street façade. Introducing greater setbacks will also improve some microclimate issues.
- Greater vertical articulation could be achieved by opening up the space above the top floor balconies to the sky, so that the silhouette of the building begins to be sculpted at the top.
- There is a suggestion to further articulate the façade of the tower to reduce its perceived bulkiness.

- One option to create a more slender tower appearance would be to remove all of the solid vertical elements from the corners. Another option would be to introduce balconies at the corners to lighten the appearance of the tower.

With respect to the residential units facing McRae:

- Provide a public realm connection at ground level between the tower and the townhouses, preferably one that provides for vehicular movement, but at the very least a pedestrian connection midblock. The corridor connection at grade could be relocated to the second storey to allow a passageway all the way from Tweedsmuir to McRae. This would provide flexibility to everybody – both drivers and pedestrians.
- For the four-storey built form, there is an opportunity to treat this more as a series of individual townhouses. This could be achieved by increasing the vertical expression between the units and slightly stepping back the upper floors, so that the perceived façade at street level is more reflective of a pedestrian friendly scale of two or three storeys with a fourth-floor terrace.

Materiality

- Further study of the materiality of the tower is needed to help to break down the mass.
- The corners of the tower could be lightened by creating a larger scale, more predominant window pattern and avoiding smaller windows, which make the tower appear larger.
- For the residential units facing McRae, the Panel recommends that a brick material is more appropriate to reflect the residential use.

Public Realm

- The Panel recommends that the relationship between the private realm (ground floor terraces) and the public realm on McRae Ave be further studied. A clear separation needs to be provided between the sidewalk and the terraces.
- The Panel recommends that the ground level of the townhouses should be no more than six steps (1.5 meters) above the street.
- As McRae Ave is a residential street, it should be lined with street trees.
- The Panel strongly encourages the applicant to work with the City to maintain the existing trees and introduce street trees along the Scott Street frontage.
- Further study of the ground floor retail along each frontage should be undertaken to determine feasibility.
- The Panel recommends the building be set back from the proposed park.