URBAN DESIGN PEER REVIEW PANEL MINUTES
2019-05-15

PRESENT:

UDPRP Members
Steven Cooper – Matter Architectural Studio Inc., Architect
Ryan Ollson – Cornerstone Architecture, Architect
Heather Price – GSP Group, Urban Designer

City of London Staff
Jerzy Smolarek, Urban Designer
Dan FitzGerald, Site Development Planner
Leif Maitland, Site Development Planner
Wyatt Rotteau, Urban Design Technician

REGRETS:

UDPRP Members
McMichael Ruth – Architects Tillmann Ruth Robinson, Architect
Tim O’Brien – IBI Group, Landscape Architect
Panel Review Application #1  
Time: 2:00pm  
Address: 530 Oxford Street W  
Conflict of Interest: Steven Cooper

Urban Designer Presentation by: Jerzy Smolarek  
Application presentation by Applicant/ Agent: Steven Cooper, Matter Architectural Studio Inc.

Clarification:
- The grading on site produces some constraints regarding the placement of buildings

Panel Review:
- The panelists asked for more detail on location of garbage & recycling facilities  
- Provide more landscaping in locations where it will screen the drive-thru function from the street  
- Consider rotating the buildings so the front façade faces the plaza entry  
- Simplify the varying heights of the parapets  
- Consider making the rear entrances principal entrances  
- Explore opportunities to increase glazing and architectural detail on the east/rear façade

Chair ends meeting at: 2:30pm
Panel Review Application #2
Time: 2:30pm
Address: 556 Wellington Street
Conflict of Interest: Heather Price

Urban Designer Presentation by: Jerzy Smolarek
Application presentation by Applicant/ Agent: Casey Kulchycki, Zelinka Priamo Ltd. & Russel Fleischer, Turner Fleischer

Clarification:

- None

Panel Review:

- The Panel comments the applicant for the level of detail provided on the podium levels and for providing a design that wraps around the corner of the building
- Consider reducing the amount of terracing to provide less of a ‘wedding cake’ appearance
- Shift the lower portion of the building to the east in an effort to reduce the amount of terracing on the upper levels
- The panel indicates significant concern for the lack of accesses to the parking garage, with the only access being off Wolfe Street. The Panel would like to see the Traffic Study when received by the applicant.
- Further refine the façade of the parking structure, especially the east elevation which faces the neighbouring low-density housing.
- Ensure the glazing turns the corner on the south-west corner of the building
- The vertical arch feature that runs up the middle of the front façade may project from the building too much, such that it would impose on the views from adjacent windows. Consider integrating this feature more into the façade of the building.

Chair ends meeting at: 3:00pm
Panel Review Application #3
Time: 3:15pm
Address: 1076 Gainsborough Road
Conflict of Interest: Steven Cooper

Urban Designer Presentation by: Jerzy Smolarek
Application presentation by Applicant/ Agent: Michelle Doornbosch, Beco Developments

Clarification:

• The materials presented to the Panel are different from the materials given to the Panel members before the meeting.

Panel Review:

• The Panel commends the applicant on the building location and scale
• The building location is sited an appropriate distance from the adjacent residential properties and the applicant’s illustrated zone of sensitivity.
• The Panel is supportive of parking being shared between the residential and commercial uses in the building.
• Seek opportunities to provide on-site amenity space for residents
  o Consider reducing either surface parking spaces or the hardscaped forecourt to allow for more landscaped amenity space.
• Discourage pedestrians from accessing the maintenance corridor on the east side of the building by providing planting beds on the north and south side of this access.
• Consolidate the barrier-free parking spaces so they are adjacent to each other.
• Explore opportunities to provide space for commercial uses to have outdoor patios.
• Consider reducing the use of panelling on the front façade by converting it to stone.
• Better define the entrance located on the west elevation and ensure they are well delineated from maintenance access doors.
• Provide further clarification on the hardscape materials, whether it is intended to be concrete, paving stone, etc.

Chair ends meeting at: 3:50pm
Panel Review Application #4  
**Time:** 3:45pm  
**Address:** 1680 Richmond Street  
**Conflict of Interest:** None

**Urban Designer Presentation by:** Jerzy Smolarek  
**Application presentation by Applicant/Agent:** Sean McGaffey, WMD & Harim Labuschagne, Quadrangle

**Clarification:**
- None

**Panel Review:**
- The Panel commends the applicant for infilling the existing surface parking lots and providing a mixed-use development.
- Further soften the transition between Building C and the adjacent low-rise residential uses.
- The Panel comments the applicant for including sustainable technologies in their design such as vegetative roof spaces, and encourages them to continue to use these technologies as their proposal further develops.
- Ensure there is consideration given to how cyclists will traverse the site.
- Maximize the opportunity for a large tree canopy, especially over civic spaces to reduce heat island effect, microclimate, etc.
- Give consideration for a potential transit hub located on or off the site and how people will traverse between points on the site to this location.
- Provide more details on the intended function and design of the proposed internal streets.
- Consider the kind of spaces created when buildings are adjacent to the existing mall. Ensure the facades of the proposed and existing buildings are complimentary to each other.
- Refine the relationship and connection between Block C and the library across the street.
- Block B needs to better relate to the low rise buildings across the street – consider how this building will integrate into the neighbourhood.
- Consider the creation of a hierarchy of place types and edge types depending on location and use.
- Better define the function of certain pedestrian passages and consider using these as an organizing element.
- Use step-backs on the apartment towers to better reinforce human-scale.
- Seek opportunities to limit the amount of accesses into the site.
The Panel was interested in whether lease obligations of existing tenants will dictate what programming, functions or structures may be located in public spaces.

**Chair ends meeting at:** 4:30pm

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