



## Meeting Summary

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The Design Review Panel met virtually on **Thursday June 9<sup>th</sup>, 2022** via WebEx.

### Panel Members Present:

**David Clusiau**, *Chair*

**Joey Giaimo**

**Hoda Kameli**

**Jana Kelemen**

**Jennifer Sisson**

**Eldon Theodore**

### Staff Present:

**Ken Coit**, Manager Heritage and Urban Design

**Edward Winter**, Urban Designer

**Mark Michniak**, Suburban Team

**Joe Buordolone**, Urban Team

### Others Present

**Ashley Paton**, Bousfields

**Aaron Cameron**, Cadillac Fairview

**Chris B**

**Daniel deBruin**

**Darrin Cohen**, Cadillac Fairview

**David Falletta**, Bousfields

**David Moore**, WZMH

**Jee Kang**, WZMH

**Joey Coleman**, The Public Record.ca

**John**

**Mark Newman**

**Mary Jean Marcuzzi**

**Michael Peiser**, Cadillac Fairview**Queenie Wong**, Zeidler**Sebastian Greenall****Susan Creer****Tom Woodhall**, BA Group**Traynora**

<b>Presentation #1</b>	<b>Mark Michniak</b> , Suburban Team
<b>Presentation #2</b>	<b>Michael Peiser</b> , Cadillac Fairview <b>David Moore</b> , WZMH <b>David Falletta</b> , Bousfields <b>Jee Kang</b> , WZMH

**Regrets:****Dayna Edwards****Declaration of Interest:**

None

**Schedule:**

<b>Start Time</b>	<b>Address</b>	<b>Type of Application</b>	<b>Applicant/ Agent</b>	<b>Development Planner</b>
2:45 p.m.	<b>Mixed Use Development</b> 999 Upper Wentworth Street	Pre-submission	Owner: The Cadillac Fairview Corporation  Agent and Presentation: WZMH, Zeidler, Bousefields Inc., BA Group	Mark Michniak, Planner I

# Summary of Comments:

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**Note: The Design Review Panel is strictly an advisory body and makes recommendations to Planning Division staff. These comments should be reviewed in conjunction with all comments received by commenting agencies and should be discussed with Planning Division staff prior to resubmission.**

## 999 Upper Wentworth Street

### Development Proposal Overview

The applicant proposes to demolish the former Sears department store and replace with 9,290 square metres of retail space. The proposal also includes two 12-storey residential towers with about 320 dwelling units located along the northern edge of the property. A parking structure accommodating 350 stalls on two levels and amenity space on the top level is located between the retail space and residential buildings.

### Key Questions to the Panel from Planning Staff

- Is the proposal compatible with, and does it enhance the character of the existing environment and locale?
- Does the proposal organize space in a logical manner through the design, placement and construction of new buildings, streets, structures and landscaping?
- Does the proposal create high quality, safe streetscapes, parks and open spaces that encourage physical activity and active transportation?
- Does the proposal enhance the sense of community pride and identification by creating and maintaining unique places?

### Panel Comments and Recommendations

- The proposal is difficult to review without a master plan for the entire property to provide vision and guidance. This plan should establish the relationship between the site and the broader area, the relationship between existing buildings and future phases of redevelopment, building heights, and sustainability goals.
- Consider turning the site inside out by providing more finer scale retail units along the edges of the site. Especially along Upper Wentworth Street due to site constraints on the other edges. This could be achieved by breaking the site up into small parcels by introducing streets.
- From a sunk carbon perspective, the retention of the existing mall structure is positive for sustainability.

- Provide more variety and diversity in mass and form of buildings.
- The base of the residential towers should be designed to encourage activity at street level.
- Green spaces on the site should be designed as an attraction instead of filling in leftover unusable space.
- Clarify how the amenity area on the parking structure will be integrated into the site.
- Ensure that the proposal is designed to be accessible for all users.
- Consider how the needs of future residents of this site will be met.
- Eliminate surface parking as much as possible.

### Summary

- Provide a master plan for the entire site
- Ensure variety in building mass and form
- Animate the base of building and edges of the site

**Meeting was adjourned at 4:00 p.m.**