



## Meeting Summary

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The Design Review Panel met virtually on **Thursday February 9, 2023** via WebEx.

### Panel Members Present:

**David Clusiau**, *Chair*

**Dayna Edwards**

**Hoda Kameli**

**Jennifer Mallard**

### Staff Present:

**Ken Coit**, Director of Heritage and Urban Design

**Michael Vortuba**, SPM Heritage and Design

**Edward Winter**, Planner 1-Urban Design

**Devon Morton**, Planner II, Rural Team

### Others Present

<b>Presentation #1</b> <b>Zoning By-law &amp; Official</b> <b>Plan Amendment</b> 1866 Rymal Rd East	<b>Reema Masri</b> , Masri O Architect Inc
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### Regrets:

Eldon Theodore, Ted Watson, Joey Giaimo

### Declaration of Interest:

PANEL MEMBERS ONLY - NONE

## Schedule:

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Start Time	Address	Type of Application	Applicant/ Agent	Development Planner
1:30pm	<b>Mixed Use Development</b> 1866 Rymal Rd East	Zoning By-law / O.P. Amendment  Former File FC-22-020	Owner: Jawid Fakiri  Agent and Presentation: Reema Masri	Devon Morten, Planner II

# 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.**

## 1866 Rymal Rd East

### Development Proposal Overview

An 8-storey mixed-use building is proposed with 168 retirement home units, approximately 225 SM daycare space, and approximately 663 SM commercial retail space.

### Key Questions to the Panel from Planning Staff

- Is the proposal compatible with the surrounding area in terms of use, scale, form and character?
- Does the proposal organize space in a logical manner?
- Does the proposal complement surroundings through building design and placement and the provision of pedestrian amenities?

### Panel Comments and Recommendations

#### a) Overview and Response to Context (Questions ?)

There was general consensus between panel members of appropriate massing, height and density for the site – and also noting the on-going and anticipated growth in the area.

#### b) Built Form and Character (Questions ?)

A panel member commended the commitment to using high-quality material palette and adoption of a brown & accent colour scheme that was sympathetic to the surrounding town homes and adjacent school. The same member encouraged the applicant to inject some whimsy or pops of colour at the corner / facing the street to benefit the two uses: retirement home and daycare, the users / residents of which would appreciate stronger design cues and especially noting the feature columns on the corner.

Another member noted that there was no entrance facing the street/corner (symbolic it might be) and that including one would be an opportunity to engage and welcome the community into the building.

**c) Site Layout and Circulation (Questions ?)**

There was general consensus on the corner placement of the building – providing some separation and transition to the adjacent residential properties. However, there was also a shared concern for the amount of surface parking and the raised commercial floor plate relating to Rymal Rd East – and requiring stairs to enter from the north side (while the entrances on the south would be accessible). The panel agreed that the provision of light wells / windows to the basement was not a good trade-off for the loss of connection and accessibility to the sidewalk/street. The panel further suggested that relocating the basement uses to a new above ground storey would give the opportunity to create a level of underground parking and could be an appropriate trade-off for a 9<sup>th</sup> storey if a large garden space was created in the middle of the site serving both the retirement home and daycare users.

A double loaded parking aisle around the east and south sides could provide a good number of at grade parking spaces in addition to the central garden landscaped space.

**d) Streetscape, The Pedestrian Realm & Landscape Strategy (Questions ?)**

A panel member acknowledged the 2-storey base or podium was a good connection of building massing along the street, but also encouraged some additional refinement to the design of this podium to give it's own character to the street and corner.

Panel members agreed too much space was given to surface parking and especially the central area south of the proposed commercial wing could be better used as a landscaped garden space.

Panel members shared concern over the location of the daycare play-yard, currently shown facing the corner of Rymal Rd East and Dakota Blvd. – noting the noise, pollution and potential wind – exposure could make the play-yard inhospitable to children for the intended purpose. A possible revision of the ground floor may be appropriate to address these conditions (and could be part of accommodating a ramp to an underground parking level, which would use some ground floor space).

**e) Sustainability (Questions ?)**

A panel member asked if there were any sustainable design strategies implemented in the proposed development or key to the development. The applicant responded that there were no specific details available yet, but they are compelled by the building code, and best practice principles to include these elements which will be part of future design work towards subsequent municipal submissions.

**Summary**

The panel noted the strength of the proposal comes from the mixed-use nature of the building as being appropriate to the location, and the proposed uses well-suited to benefit the overall community and streetscape with a successful project.

There was a shared desire to see the commercial units become accessible from the municipal sidewalk without stairs, paired with some refinement to the architectural detailing of the 2-storey base or podium (which is appropriate in size, but could employ more flourish to be more inviting at the pedestrian level – perhaps something that will naturally evolve through design development, and which could include a secondary entrance lobby facing the street to provide additional connection to the pedestrian realm.

There was consensus that a reduction in surface parking would give the opportunity to create a central landscaped garden space tucked in the corner of the building on the south side which could become a tangible benefit for both the day care and retirement uses. It was felt by the panel that adding a 9<sup>th</sup> storey would be acceptable if underground parking were utilized to give back space at grade for landscaping.

**Meeting was adjourned at 2:30 p.m.**