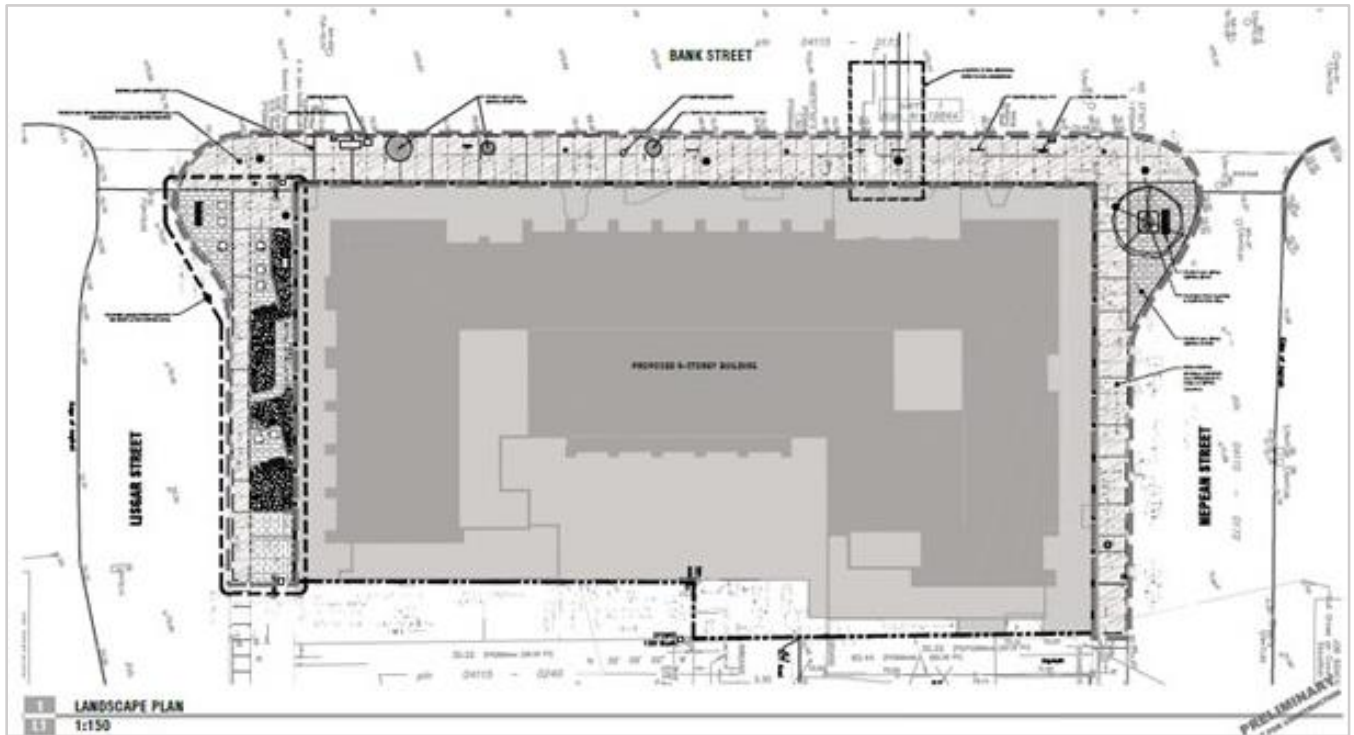


- 1) **178 NEPEAN ST., 219-223 BANK ST.** | Formal Review | Site Plan Control & Zoning By-law Amendment Application | Smart Living Properties, Fotenn Consultants Inc., Woodman Architect & Associates Ltd., Commonwealth Historic Resource Management



Key Recommendations

- The Panel supports the treatment of the heritage façades and appreciates the emphasis on the restoration of heritage buildings. The massing and setbacks proposed are appreciated.
- The pedestrian experience and public realm enthusiasm is appreciated. The Panel supports increasing the public realm, but more exploration of street trees on Bank Street or other solutions to enhancing the Bank Street public realm is needed.
- The Panel recommends a more neutral and lighter palette for the addition. The superstructure appears heavy and is imposing on the prominence of the heritage buildings.
- The Panel appreciates the ratio of glazing to solid façade treatment as a sustainability measure.
- The Panel has some concerns regarding the overlook and amenity areas and their functionality. Consider adding amenity space to rooftop.
- The Panel recommends the applicants return to the UDRP for a further review.

Site Design & Public Realm

- The Panel appreciates the retention of the “Wallacks” art store as a community anchor.
- The Panel recommends increasing the size of the public realm on the side streets, and considering another solution to enhancing the public realm on Bank Street if street trees are not viable.
 - The Panel recommends increasing the size of bulb-outs for public realm.

Sustainability

- The Panel suggests the applicant consider recycling or reuse of materials as a potential sustainability measure—for example, with historic wood.
- The Panel recommends considering the integration of photovoltaics in the building design as a measure to increase the buildings sustainability efforts.

Built Form & Architecture

- The Panel recognizes the challenges associated with maintaining and retaining the existing heritage building structures and appreciates the work that has gone into the analysis and restoration of the heritage elements.

- The Panel understands the desire to achieve original heritage qualities (paint/brick) but the applicant should consider retaining qualities that exist today and consider how far back in the 'story' of the site's heritage to expose. Ultimately, the integrity of the heritage buildings should be the priority.
- The Panel recommends considering awnings and canopies as contributors to the historical character of the buildings.
- The Panel appreciates the explanation given for small suites and pre-furnished units. However, the amenity offering in such a case becomes even more important.
 - The Panel recommends reorganizing amenity spaces, as the mid-level amenity interaction with units and the open section to below on the second floor will be challenging to make work.
- The Panel recommends an exterior amenity be added to the upper roof of the addition. The Panel appreciates the façade subsets—creating a type of woven façade. However, a degree of simplification in the façade is recommended.
- The colouration of the materials on the addition appears very dark and heavy and makes the addition appear weighted above the heritage buildings.
- The Panel recommends fading away the upper portions of the building by lightening the colour palette to make the addition feel less imposing on the heritage buildings, allowing the heritage buildings to retain their prominence.
 - The Panel strongly believes the restored heritage buildings should be the focal point of this development.
 - The Panel appreciates the proportions of the building, which includes a stepped-back upper two floors.
 - The Panel recommends the applicant undertake a closer investigation and exploration of materials and colour choices to lighten and simplify the building as a complimentary yet subordinate addition to the heritage buildings.
 - The Panel suggests a smooth finished pre-cast or a limestone finish above the heritage buildings would better emphasize the heritage buildings and the existing masonry colour palette.
 - The Panel appreciates the architectural rhythm of the addition but notes the glazing could be articulated better to give the heritage buildings and windows prominence.
 - The Panel suggests considering a slightly larger size of glazing to help lighten the building addition and highlight the heritage

buildings. This proportion of window to solid could even increase on the upper two floors.