



Toronto Community Housing Design Review Panel
Minutes of Meeting
April 13, 2017

The Design Review Panel met on Thursday April 13, in Ground Floor
Amenity Room, 246 Sackville St, at 1:00pm

Present:	Regrets:
Alan Waterhouse, University of Toronto Anne McIlroy, Brook McIlroy (Chair)* Andre D'Elia, Superkul Ken Greenberg, Greenberg Consulting** David Leinster, The Planning Partnership Sybil Wa, Diamond Schmitt Architects Leslie Gash, TCHC	Roland Rom Colthoff, RAW Design Gunta Mackars, Stantec Antoine Belaieff, Metrolinx (Vice Chair) Shirley Blumberg, KPMB Architects Paul Bailey, York University David Anselmi, Canada Lands Company
City of Toronto Staff:	Recording Secretary:
Ren Chen, Tom Reese	Shawni Lo
*was absent for the first item **was absent for the second item	

Project Reviews

The following projects were reviewed by the TCHC Design Review Panel on April 13, 2017:

- **Regent Park Block 16S (2nd review)**
- **Regent Park Dixon Hall Centre (2nd Review)**

1.0 Project Review – Regent Park Block 16S Market Condominium

1.1 Project Information

Project type: Site Plan Approval

Design Review: Second review

Design Team: Core Architects, Brook Mcllroy

Presenters: Jed Kilbourn (TCHC),
Remo Agostino (Daniels),
Babak Eslahjou (Core Architects) & Colin Berman
(Brook Mcllroy)

Conflict of Interest: Anne Mcllroy

Vote: Redesign – 0

Refine – 0

Fully Support – unanimous



1.2 Introduction

Staff from TCHC and Daniels Corporation introduced the project. They provided background context for Block 16 and an overview of the social development opportunities in Regent Park. The design team presented Block 16S market building and the surrounding public realm. The concept of the Living Lane was discussed as the laneway was redesigned with refined façade treatment and opportunities to animate the space. Following the presentation, City staff posed a few questions for the Panel's consideration in regard to the proposed design and condition of the Living Lane and the plaza at the corner of Dundas St and Sumach St.

1.3 Panel Commentary

The Panel commended the design team for responding to the Panel's previous comments and providing additional site context. Some Panel members had questions about the programming in the proposed live-work units and retail space. Daniels Corporation will work with suitable retailers to help activate the plaza at the corner of Dundas St and Sumach St. The Living Lane will be animated by a bicycle repair shop and TCHC's Operations office.

Building Block

The Panel emphasized the location of this building as a focal point in the community. Immediately west across Sumach St is the Aquatic Centre and Community Park. One Panel member suggested traffic calming device on Sumach St. The design team is encouraged to consider the design of Block 16S within the fabric of other development blocks in Regent Park.

Building Massing & Articulation

The Panel was generally satisfied with the building treatment at pedestrian level. One Panel member commended the boldness of the architecture with added contrast and punctuation. However, some Panel members

questioned the scale of the proposed colonnade along Dundas St. The design team is encouraged to consider canopy for retail space at the southwest corner, which can help to domesticate the grand scale of the colonnade.

Living Lane

The Panel appreciated the concept of the Living Lane as a shared public realm between market and TCHC rental blocks. All four buildings in Blocks 16 and 17 have direct access to the Living Lane, which can be the key to social integration. One Panel member encouraged the developer and designers to consider similar shared spaces in the remainder of Regent Park. Some members questioned the treatment of the TCHC block along the north side of the Living Lane. Some suggestions included introducing activities to animate the laneway and pushing back the exhaust at the northeast corner to make the Living Lane more evident from Sumach St.

Public Realm

One Panel member commented on the absence of street trees along Sumach St. The design team was encouraged to relocate trees on Sumach St and create a promenade as envisioned in the Public Realm Plan. In response to City staff's question in regard to the condition of the plaza at the southwest corner, the Panel is generally satisfied with the treatment at this corner to mitigate the wind tunnel effect.

1.4 Chair's Summary

The Panel commended the design team for their comprehensive presentation. Members were pleased with the refined building massing and redesign of the Living Lane. The Panel was fully supportive of the current design and made the following key suggestions

- Explore opportunity to add street trees on Sumach St

- Consider pedestrian treatment around the colonnade along Dundas St
- Consider the site context around the Living Lane by animating both sides of the laneway
- Shared spaces similar to the Living Lane can be replicated in Regent Park

2.0 Project Review – Regent Park Dixon Hall Centre

2.1 Project Information

Project type: Site Plan Approval

Design Review: Second review

Design Team: LGA Architectural Partners, Vertechs Design Landscape Architects

Presenters: Brock James (LGA Architectural Partners) & Viive Kittask (Vertechs Design Landscape Architects)

Conflict of Interest: None

Vote: Redesign – 0

Refine – 4

Fully Support – 1



2.2 Introduction

The design team presented the Block 28 Dixon Hall Centre and the surrounding site context. A number of revisions including the building façade and interior space for programming were made since the first DRP review. The design team also provided an overview of the sustainability targets achieved in the revised scheme. City staff posed a few questions in regard to the relationship and permeability from Dixon Hall Centre to the private laneway and surrounding public space.

2.3 Panel Commentary

The Panel recognized the constraints associated with the small site area and was generally satisfied with the design. Some Panel members sought clarification on the connection from the public realm to building entrances. Immediately south of Dixon Hall Centre is the Regent Park Athletic Grounds in Block 31.

Building Block Connection

Dixon Hall Centre is bounded by Wyatt Ave to the north, Nicholas Ave to the east, a private walkway to the west, and a private laneway to the south. The Panel encouraged the design team to pay close attention to connection points from the streets to the building. One Panel member suggested the tree at the terminus of the crosswalk from Tubman Ave across Wyatt Avenue be reevaluated in order to provide a clear pathway for pedestrians.

Building Elevation

The Panel commended the use of colours and geometry. The proposed glazing achieves an optical and theatrical effect that makes the building stand out. One Panel member suggested a variety of colour tones and

shades around the four facades in relation to the adjacent neighbouring uses (i.e. townhouses vs. Athletic Grounds). While the dark base at grade achieves strong composition, some members suggested other types of surfaces that may be easier to clean.

Building Articulation

The Panel appreciated the pattern created with the colours. However, some Panel members felt the proposed geometry may work better with small punctuated windows instead of large windows. The rearrangement of window openings can help to create visual connection.

Interior Space

The Panel appreciated the immense program development and planning since the first DRP review. The amount of space on the ground floor can create a usable venue for informal concerts in conjunction with the music school. Acousticians can be involved in the design of the space for multiple uses. One Panel member commented on the width of staircase and suggested a gradual rise to run ratio of steps may be easier to use.

Outdoor Space

More thoughts can be given to the outdoor amenity space in connection to the Athletic Grounds. The addition of benches around the building perimeter can help to create a space for gathering. One member suggested providing proper screening around outdoor mechanical equipment.

2.4 Chair's Summary

The Panel commended the design team for the revised scheme. The Panel was supportive of the design with minor refinements. The following key suggestions were proposed.

- The use of colours and patterns is interesting. Consider the dynamic between the proposed geometry through a combination of colours and window openings.
- Further develop the south elevation as an important view from the Athletic Grounds
- Consider the edges around the building and conceal outdoor mechanical equipment with screen