



**SITE PLAN CONTROL APPROVAL APPLICATION
DELEGATED AUTHORITY REPORT
MANAGER, DEVELOPMENT REVIEW, SOUTH**

Site Location: 1012 and 1024 McGarry Terrace

File No.: D07-12-17-0176

Date of Application: December 22, 2017

This SITE PLAN CONTROL application submitted by Fotenn Consultants Inc., on behalf of 1024 McGarry Terrace Inc., is APPROVED as shown on the following plan(s):

1. **General Site Plan**, Dwg No. A100, prepared by NEUF ARCHITECT(E)S, Project No. 11379, dated 2018 07 26, revision 1/C dated 2018 09 07.
2. **Site Plan**, Dwg No. A101, prepared by NEUF ARCHITECT(E)S, Project No. 11379, dated 2018 07 26, revision 1/C dated 2018 09 07.
3. **Floor Plan – P2 Level Parking**, Dwg No. A200a, prepared by NEUF ARCHITECT(E)S, Project No. 11379, dated 2018 07 26, revision 1.17 dated 2018 07 26.
4. **General Elevation – North Façade**, Dwg No. A400, prepared by NEUF ARCHITECT(E)S, Project No. 11379, dated 2018 07 26, revision 1.17 dated 2018 07 26.
5. **General Elevation – West Façade**, Dwg No. A401, prepared by NEUF ARCHITECT(E)S, Project No. 11379, dated 2018 07 26, revision 1.17 dated 2018 07 26.
6. **General Elevation – South Façade**, Dwg No. A402, prepared by NEUF ARCHITECT(E)S, Project No. 11379, dated 2018 07 26, revision 1.17 dated 2018 07 26.
7. **General Elevation – East Façade**, Dwg No. A403, prepared by NEUF ARCHITECT(E)S, Project No. 11379, dated 2018 07 26, revision 1.17 dated 2018 07 26.

8. **Landscape Plan**, Dwg L1, prepared by Gino J. Aiello Landscape Architect, Project No. 17585, dated November 2017, revision 1.8 dated NOVEMBER 23, 2018.
9. **Existing Conditions Plan**, Dwg No. EX-1, Sheet 1 of 4, prepared by DSEL Engineering Ltd, Project No. 17-938, dated 18.01.24, Rev 1.5, dated 18.11.27.
10. **Grading Plan**, Dwg No. GP-1, Sheet 2 of 4, prepared by DSEL Engineering Ltd, Project No. 17-938, dated 18.01.24, Rev 1.5, dated 18.11.27.
11. **Site Servicing Plan**, Dwg No. SSP-1, Sheet 3 of 4, prepared by DSEL Engineering Ltd, Project No. 17-938, dated 18.01.24, Rev 1.5, dated 18.11.27.
12. **Erosion Control Plan**, Dwg No. EC-1, Sheet 4 of 4, prepared by DSEL Engineering Ltd, Project No. 17-938, dated 18.01.24, Rev 1.5, dated 18.11.27.
13. **Stormwater Management Plan**, Dwg No. SWM-1, prepared by DSEL Engineering Ltd, Project No. 17-938, dated July 2018, Rev 1.3, dated 18.11.01.

And as detailed in the following report(s):

1. **Site Servicing Report and Stormwater Management Report – Lepine, 1012-1024 McGarry Terrace**, prepared by DSEL Engineering Ltd, Project No. 17-938, dated January 24, 2018, Rev 3, dated November, 2018.
2. **Geotechnical Investigation – Proposed Multi Storey Building, Block 2&3 – McGarry Terrace, Ottawa, ON**, Report No – PG4219-1, prepared by Paterson Group, Revision 2, dated July 10, 2018.
3. **Transportation Impact Study**, Ref 476361-01000, Prepared by Parsons, dated December 20, 2017.
4. **Transportation Impact Assessment Adendum #1**, Ref 476088-01000, Prepared by Parsons, dated 18 April 2018.
5. **Pedestrian Level Wind Study**, Report GWE17-178-CFDPLW, prepared by Gradient Wind Engineering Inc., dated December 5, 2017.
6. **Pedestrian Level Wind Study Wind Mitigation for Outdoor Amenity Areas**, File # 17-178-PLW, prepared by Gradient Wind Engineering Inc., dated October 15, 2018.
7. **Environmental Noise Control Study**, Report PG4219-2, Prepared by Paterson Group Inc., dated December 21, 2017.

And subject to the following Standard and Special Conditions:

Standard Conditions

1. The Owner shall enter into a standard site development agreement consisting of the following conditions. In the event the Owner fails to enter into such agreement within one year, this approval shall lapse.
2. Permits
The Owner shall obtain such permits as may be required from Municipal or Provincial authorities and shall file copies thereof with the General Manager, Planning, Infrastructure and Economic Development Department.
3. Barrier Curbs
The Owner acknowledges and agrees that the parking areas and entrances shall have barrier curbs and shall be constructed in accordance with the approved drawings of a design professional, such drawings to be approved by the General Manager, Planning, Infrastructure and Economic Development Department.
4. Reinstatement of City Property
The Owner shall reinstate, at its expense and to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department, any property of the City, including, but not limited to, sidewalks, curbs and boulevards, which is damaged as a result of the subject development.
5. Water Supply for Fire Fighting
The Owner shall provide adequate water supply for fire fighting for every building. Water supplies may be provided from a public water works system, automatic fire pumps, pressure tanks or gravity tanks.
6. Extend Internal Walkways
The Owner shall extend internal walkways beyond the limits of the subject lands to connect to existing or proposed public sidewalks, at the sole expense of the Owner, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.
7. Construct Sidewalks
The Owner shall design and construct sidewalk(s) within public rights-of-way or on other City owned lands to provide a pedestrian connection from or to the site as may be determined by the General Manager, Planning, Infrastructure and Economic Development Department. Such sidewalk(s) shall be constructed to City Standards.

8. Construction Fencing

The Owner acknowledges and agrees to install construction fencing, at its expense, in such a location as may be determined by the General Manager, Planning, Infrastructure and Economic Development Department.

9. Snow Storage

Any portion of the lands which is intended to be used for snow storage shall be shown on the approved Site Plan or as otherwise approved by the General Manager, Planning, Infrastructure and Economic Development Department. The grading and drainage patterns and/or servicing of the site shall not be compromised by the storage of snow. Snow storage areas shall be setback from property lines, foundations, fencing or landscaping a minimum of 1.5 metres. Snow storage areas shall not occupy driveways, aisles, required parking spaces or any portion of a road allowance.

10. Exterior Lighting

All exterior lighting proposed for the subject lands shall be installed only in the locations and in accordance with specifications shown on the approved plans referenced herein unless otherwise approved in writing by the General Manager, Planning, Infrastructure and Economic Development Department. Sharp cut-off fixtures or in exceptional circumstances only, an alternative fixture design approved by the General Manager, Planning, Infrastructure and Economic Development Department, shall be used to minimize possible lighting glare onto adjacent properties. It is noted that exterior lighting includes exterior building lighting.

Special Conditions

11. Permanent Features

No permanent features will be permitted above and below-grade within the widened right-of-way or corner triangle, including commercial signage.

12. Geotechnical Investigation

The Owner acknowledges and agrees that it shall retain the services of a geotechnical engineer, licensed in the Province of Ontario, to ensure that the recommendations of the Geotechnical Investigation – Proposed Multi Storey Building, Block 2&3 – McGarry Terrace, Ottawa, ON, “Report No – PG4219-1, Rev 01, dated December 21, 2017, prepared by Paterson Group.” (the “Report”), referenced in Schedule “E” herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Infrastructure and Economic Development Department with confirmation issued by the geotechnical engineer that the Owner has complied with all recommendations and provisions of the Report, prior to construction of the foundation and at the completion of the Works, which confirmation shall be to the satisfaction of the

General Manager, Planning, Infrastructure and Economic Development Department.

13. Waste and Recycling Collection

Residential Units

The Owner acknowledges and agrees that the City will provide waste collection and cart (and/or container) recycling collection for the residential units. The Owner shall provide an adequate storage room or space for waste containers and recycling carts (and/or containers). The Owner acknowledges and agrees that it is recommended that the containers and carts be placed on a concrete floor. The Owner shall provide an adequate constructed road access to the waste/recycling storage room or area suitable for waste/recycling vehicles as direct access to the containers and carts is required. The Owner acknowledges and agrees that any additional services (i.e. winching of containers) may result in extra charges.

14. Site Lighting Certificate

1. In addition to the requirements contained in clause 19 of Schedule “C” hereto, the Owner acknowledges and agrees, prior to the issuance of a building permit, to provide the City with a certificate from an acceptable professional engineer, licensed in the Province of Ontario, which certificate shall state that the exterior site lighting has been designed to meet the following criteria:
 - i. it must be designed using only fixtures that meet the criteria for full cut-off (sharp cut-off) classification, as recognized by the Illuminating Engineering Society of North America (IESNA or IES); and
 - ii. it must result in minimal light spillage onto adjacent properties. As a guideline, 0.5 fc is normally the maximum allowable spillage.

The Owner acknowledges and agrees that, upon completion of the lighting Works and prior to the City releasing any associated securities, the Owner shall provide certification satisfactory to the General Manager, Planning, Infrastructure and Economic Development Department, from a Professional Engineer, licensed in the Province of Ontario, that the site lighting has been constructed in accordance with the Owner’s approved design plan.

15. Stormwater Works Certification

Upon completion of all stormwater management Works, the Owner acknowledges and agrees to retain the services of a Professional Engineer, licensed in the Province of Ontario, to ensure that all measures have been implemented in conformity with the approved Plans and Reports, referenced in Schedule “E” herein. The Owner further acknowledges and agrees to provide the General Manager, Planning, Infrastructure and Economic Development Department with certificates of compliance issued by a Professional Engineer, licensed in the Province of Ontario, confirming that all recommendations and

provisions have been implemented in accordance with the approved Plans and Reports referenced in Schedule “E” herein.

16. Water Supply Redundancy on McGarry Terrace

The Owner acknowledges and agrees that, prior to occupancy, watermain connection from the site to McGarry Terrace must not be connected until the watermain extension of McGarry Terrace from Standherd Drive to Marketplace Ave is complete. This is to satisfy requirement of Kennedy-Burnett Potable Water Master Servicing Study (2014) and water supply redundancy due to occupancy limit exceeding 50 m³/day.

17. Temporary Road Closure Application

Prior to the execution of this Agreement, the Owner agrees to make an application for, and receive approval for, a Temporary Road Closure Application in order to facilitate works related to the excavation of the parking garage located under the temporary turning circle along the front property line.

18. Cash in Lieu of Parkland

Upon execution of this Agreement, the Owner shall pay cash-in-lieu of parkland in the amount of \$272,972.00 as referenced in Schedule “B” herein. The Owner shall also pay the parkland appraisal fee of \$500.00 plus H.S.T. of \$65.00, as referenced in Schedule “B” herein. Pursuant to the City’s Parkland Dedication By-law, being By-law No. 2009-95, as amended, 40% of said funds collected shall be directed to City wide funds, and 60% shall be directed to Ward 22 funds.

19. Traffic Impact Assessment

The Owner(s) has undertaken a Traffic Impact Assessment (including Addendum #1 dated 18 April 2018) for this site, prepared by Parsons, dated 20 December 2017, to determine the infrastructure and programs needed to mitigate the impact of the proposed development on the local transportation network and establish the site design features needed to support system-wide transportation objectives. The Owner shall ensure, that the recommendations of the Traffic Impact Assessment are fully implemented, to the satisfaction of the General Manager, Planning and Planning, Infrastructure and Economic Development Department.

20. Private Approach Detail

The Owner acknowledges and agrees that all private approaches serving the proposed development shall be designed and constructed, at the sole expense of the Owner, in accordance with the City’s “Curb Return Entrances Curb Return at a Private Entrance” Plan, Drawing No. SC7.1, dated March 2007 and revised March 2013, and the Owner shall comply with the City’s Private Approach By-law, being No. 2003-447, as amended, or as approved through the Site Plan control process.

21. Installation of Signs on Private Property

The Owner acknowledges and agrees it shall obtain approval from the Chief Building Official, Building Code Services prior to installation of any signs on the subject lands. The Owner further acknowledges and agrees that any such signs shall be installed in a location to the satisfaction of the Chief Building Official, Building Code Services and the General Manager, Planning, Infrastructure and Economic Development Department, and in accordance with the City's Permanent Signs on Private Property By-law No. 2005-439, as amended.

22. Maintenance and Liability Agreement

The Owner acknowledges and agrees it shall be required to enter into a Maintenance and Liability Agreement for the portion of cul-de-sac placed on private property along McGarry Terrace in accordance with City Specifications, and the Maintenance and Liability Agreement shall be registered on title, at the Owner's expense, immediately after the registration of this Agreement. The Owner shall assume all maintenance and replacement responsibilities in perpetuity.

23. Noise Impact Study

The Owner(s) shall implement the noise control attenuation measures recommended in the approved noise study.

- (a) All units shall to be equipped with Central Air Conditioning.
- (b) All units shall be fitted with a forced air heating system and ducting, and shall be sized to accommodate central air conditioning;
- (c) further to subsection (b) above, the location and installation of any outdoor air conditioning device(s) shall comply with the noise criteria of the Ministry of the Environment and Climate Change's Publication NPC-216 entitled Environmental Noise Guidelines for Installation of Residential Air Conditioning Devices, dated September 1994, as amended, in order to minimize the noise impacts both on and off the immediate vicinity of the subject lands.
- (d) Prior to issuance of building permit, a review of building components (windows, walls, doors) is required and must be designed to achieve indoor sound level criteria.
- (e) All units shall have the following Notices-on-Title respecting noise as follows:

East, South, and West Elevations (all units): Warning Clauses C and E
North Elevation: Warning Clauses D and E

Warning Clause C: "This dwelling unit has been designed with the provision for adding central air conditioning at the occupant's discretion. Installation of central air conditioning by the occupant in low and medium density developments will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment."

Warning Clause D: "This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment."

Warning Clause E: "The transferee covenants with the transferor, and the lessee covenants with the lessor, that the above clause's, verbatim, shall be included in all subsequent agreements of purchase and sale, lease agreements, and Transfers/Deeds conveying the lands described herein, which covenant shall run with the said lands and is for the benefit of the owner of the adjacent road."

24. Certification Letter for Noise Control Measures

- a) The Owner acknowledges and agrees that upon completion of the development and prior to occupancy and/or final building inspection, it shall retain a Professional Engineer, licensed in the Province of Ontario with expertise in the subject of acoustics related to land use planning, to visit the lands, inspect the installed noise control measures and satisfy himself that the installed recommended interior noise control measures comply with the measures in the Noise Impact Assessment Study referenced in Schedule "E" hereto, as approved by the City and/or the approval agencies and authorities (The Ministry of the Environment and Climate Change) or noise thresholds identified in the City's Environmental Noise Control Guidelines. The Professional Engineer shall prepare a letter to the City's Development Inspection Program Manager (the "Certification Letter") stating that he certifies acoustical compliance with all requirements of the applicable conditions in this Agreement, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.
- b) The Certification Letter shall be unconditional and shall address all requirements as well as all relevant information relating to the development, including project name, lot numbers, building identification, drawing numbers, noise study report number, dates of relevant documents and in particular reference to the documents used for the building permits and site grading applications. The Certification Letter(s) shall bear the certification stamp of a Professional Engineer, licensed in the Province of Ontario, and shall be signed by said Professional Engineer, and shall be based on the following matters:
 - i. Actual site visits, inspection, testing and actual sound level readings at the receptors;
 - ii. Previously approved Detailed Noise Control Studies, Site Plan and relevant approved Certification Letters (C of A) or Noise thresholds of the City's Environmental Noise Control Guidelines; and
 - iii. Non-conditional final approval for release for occupancy.

- c) All of the information required in subsections (a) and (b) above shall be submitted to the General Manager, Planning, Infrastructure and Economic Development Department, and shall be to his satisfaction.



Feb 21, 2019

Date

Don Herweyer
Manager, Development Review, South
Planning, Infrastructure and Economic
Development Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-17-0176

SITE LOCATION

1024 McGarry Terrace, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject property is located in the community of Barrhaven, within the South Nepean Town Centre, on the east side of McGarry Terrace, south of the Strandherd Drive intersection. The surrounding area is predominantly made up of large format commercial/retail and restaurant uses, a range of dwelling types, and institutional uses that primarily serve members of the local community.

A vacant mixed-use centre lot, on which the City has received an application to construct a Dymon Storage, is located to the north, with a residential community further north across Strandherd Drive. A retirement home is located east of the property, as well as a high school beyond it. To the south of the property are located vacant lands which would allow for the construction of high rise buildings up to 16 storeys. An application is currently being reviewed by staff for the construction of a mixed-use high-rise building at that location. Further south are lands on which a 9 storey retirement complex is currently being constructed, as well as residential lands containing 4-storey residential buildings. The Strandherd Retail District is located to the west of the subject property, which also includes a bus rapid transit station.

The proposal is for an 18-storey, 232 unit high-rise apartment building. The proposed development includes a 5-storey podium element abutting McGarry Terrace. The tower portion is centrally located on the site, sitting atop a 1-storey base. Parking is provided in a 2-level underground garage containing 254 parking spaces, 22 of which will be reserved for visitors. A total of 120 bike parking spaces are also provided both on the ground floor and within the parking garage. The building includes indoor and outdoor amenity areas, some of which are located on the roof of the parking garage.

A road easement extends into the site in order to allow for u-turn movements at the end of McGarry Terrace, a street which is identified to eventually be extended to Marketplace Avenue in the CDP, in the future. The parking garage will extend under the temporary turning circle. The temporary turning circle is partly located on private property and is allowed through an easement. The applicants will need to temporarily remove the temporary turning circle in order to allow for the excavation of the underground parking lot, after which the temporary turning circle will be put

back into place. As a condition of approval (Condition 17), the applicant will need to submit a Road Closure application in order to manage local circulation during excavation.

While the extension of McGarry Terrace south towards Marketplace Avenue is not dependant on this particular development, the applicant has agreed to supply a plan demonstrating potential treatment of the front area of the property, following the future road connection. This plan can be found under Document 2 of this report, but does not make part of the approved plans.

An Official Plan Amendment (D01-01-17-0027) and a Zoning Bylaw Amendment (D02-02-17-0130) were approved by Council in July 2018 in order to allow the proposed 18-storey height, as well as to allow for greater lot coverage on the property.

As part of the development application on the lands located directly south of this property at 1117 Longfields Drive and 1034 McGarry Terrace (D07-12-18-0014), the proponents have agreed to extend a watermain from its terminus at McGarry Terrace, south to Marketplace Avenue. The City requires that service areas with a basic day demand greater than 50 m³/day be connected with a minimum of two water services. For this reason, Condition 16 prohibits the proposed tower at 1012 and 1024 McGarry Terrace to connect into the water service until such time that the watermain extension from McGarry Terrace to Marketplace Avenue is complete.

Section 37 of Planning Act allows the City to ask for benefits to construct, fund or improve facilities when a development requires a Zoning By-law amendment to increase density on a property. Section 37 funds are collected when a proposed development is of at least 7,000 square metres and the requested density represents a minimum 25 per cent increase from the permitted as-of-right zoning. In this case the increase in density is of 12 per cent from the permitted as-of-right zoning prior to the rezoning. The development did not meet the threshold, and Section 37 funds were not imposed at the rezoning stage.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The property is designated Mixed Use Centre and Town Centre area on Schedule B of the Official Plan.
- The property is designated High Rise Mixed-use on Schedule 1 of the South Nepean Town Centre – Area 7 Secondary Plan. The Official Plan Amendment (D01-01-17-0027) had the effect of redesignating this property as such, while also allowing heights up to 18 storeys and a greater lot coverage.

- The property is contained within the South Nepean Town Centre Community Design Plan. The site plan and elevations demonstrate consistency with the Community Design Plan, Section 5.2 Urban Design Guidelines.
- The property was rezoned from MC[1441] H(20) to MC[1441] H(62) (D02-02-17-0130) in order to allow greater heights, up to 62 metres.
- Being within 550 metres (walking distance) of the Strandherd Rapid Transit Station, the proposed development is subject to the Transit Oriented Development Guidelines. The compact nature of the development will contribute to increased transit ridership (Guideline 1) and the building locations along the front of the street will encourage ease of walking to public transit (Guideline 7). The height, design quality and features incorporated into the proposal will create a highly visible landmark that can be easily identified and located by residents walking and cycling towards Strandherd Station (Guideline 12). The underground parking lot is not visible from the road (Guideline 35).
- The Urban Design Guidelines for High-Rise Housing apply to residential buildings of 10 storeys or more. These are used to promote and achieve appropriate high-rise development. The proposal is consistent with these guidelines in its various design and architectural choices, such as stepbacks, transitions, main entrance, tower orientation, tower separation and landscaping.
- The site layout, connections, landscaping and design are consistent with applicable policies and represent good planning.

URBAN DESIGN REVIEW PANEL

The Site Plan Control application was subject to the Urban Design Review Panel process. A formal review meeting was held on May 3, 2017.

The panel's recommendations from the formal review meeting are included under Document 3 of this report.

The Panel was successful in aiding in the implementation of the following:

- Adding rows of trees on both sides of McGarry Terrace in order to make it more pedestrian friendly.
- The podium element was modified to have a greater expression, complemented by a cornice.
- Changes to some of the initial material choices were made, which will help create a more desirable condition facing the existing retirement home at the rear façade.

- The addition of rooftop terrace cutouts at the top two floors helped enhance the tower profile and reduce the mass. These features will help to animate the skyline and create a distinct architectural profile.

CONSULTATION DETAILS

Councillor Carole Anne Meehan has concurred with the proposed conditions of approval.

Public Comments

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. A public meeting was also held on March 6, 2018 in the community, at the Chapman Mills Community Building.

Public Comments and Responses

Comment: The proposed building is too tall and will be out of place in suburbia.

Staff Response: City policies direct higher density developments such as this one to areas close to transit, commercial activities and services. Increased heights and densities within the Town Centres help support these uses, services and infrastructure.

The applicant has worked closely with City staff to provide a high quality of urban design, while minimizing impacts, such as wind and sun shadowing, on neighbouring properties.

As of July 2018, Council has approved Official Plan and Zoning Bylaw Amendments which permits a building up to 18 storeys (62 metres).

Comment: There will not be enough parking for all of the residents.

Staff Response: The development includes over 100 parking spaces beyond the minimum requirements of the Zoning Bylaw. The development's proximity to rapid transit will help alleviate any potential issues related to parking.

Comment: The additional 228 units is too much densification and Barrhaven's infrastructure cannot handle this added density.

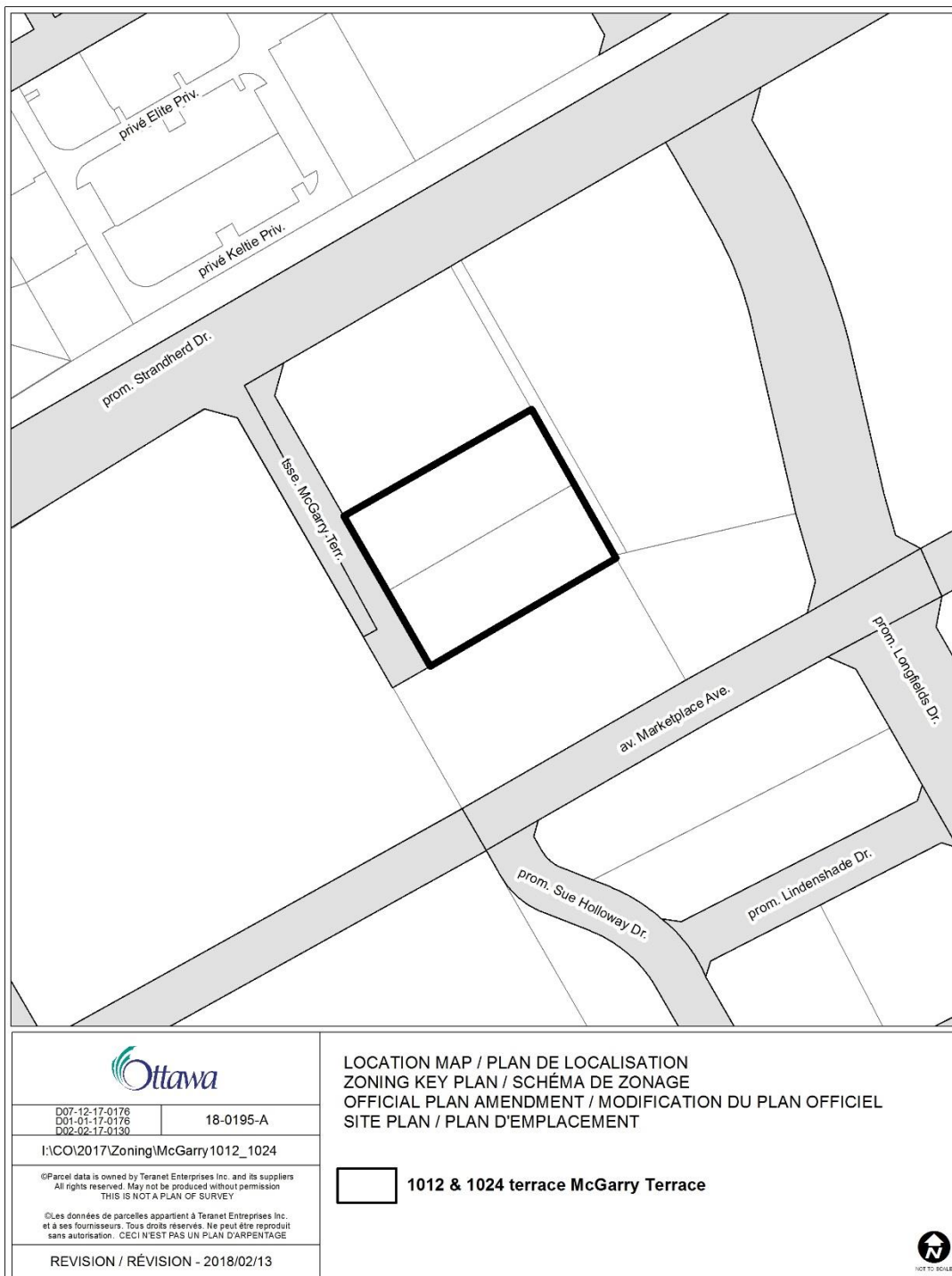
Staff Response: The application was circulated to various City staff, such as civil engineers and transportation engineers, who have reviewed the proposal within the current and planned context of Barrhaven. It was concluded that the current infrastructure can accommodate the proposed development.

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date established for the processing of an application that has Manager Delegated Authority due to complexities of the application related to engineering and urban design.

Contact: Jean-Charles Renaud Tel: 613-580-2424, ext. 27629, fax 613-580-2576 or e-mail: Jean-Charles.Renaud@ottawa.ca

Document 1 – Location Map



[illegible]

Document 3 – Urban Design Review Panel Recommendations

Urban Design Review Panel Recommendations | May 3rd, 2018

1012 & 1024 McGarry Terrace | Formal Review | Official Plan Amendment, Zoning Amendment and Site Plan Control Application | Lepine Corporation; NEUF Architect(e)s

General Comments

- The Panel believes the project has improved since the previous presentation and is moving in the right direction, particularly with respect to the proposed massing. The Panel is of the opinion that there are opportunities to improve the project by refining the design of the podium, tweaking the expression of the tower, and enhancing the proposed landscape and outdoor amenity space, particularly on the rooftops.
- The Panel suggests re imagining McGarry Terrace as a 'complete street' where on-street parking is integrated into the street design, as well as street trees, and appropriate lighting. The Panel also suggests drafting a plan that anticipates the conversion of the cul-de-sac, once the street pushes through. Generally, the Panel reiterates the importance of ensuring that the street is pedestrian friendly.

Podium Expression

- The Panel suggests slightly projecting the podium toward the street, to differentiate the podium from the tower. Consider using masonry to strengthen the expression of the podium, and ensure that the podium takes on a residential character.
- The Panel recommends adding volume to the podium, particularly at each end. Rather than a blank wall at the rear façade, articulate the podium to create a more desirable condition facing the existing retirement home.
- The Panel suggests considering an arrival forecourt / plaza scheme at the proposed drop-off, to replace the semi-circle, as the future condition when the cul-de-sac is replaced with a thru street. An arrival forecourt / plaza would work better with the podium design and improve the functionality of the drop off as a shared vehicular and pedestrian area. As a reference refer to City Place in Toronto.
 - With respect to the site plan agreement, the Panel suggests the redesign of the drop-off is secured to the evolution of the site, given the future road extension and reconfiguration.

Tower Articulation

- Considering the height of the proposed building and its context, in a relatively low-rise suburban setting, the Panel believes the building requires a distinct architectural profile on the skyline.
 - Work to break up or reduce the apparent mass of the building. Consider cutting out the corners of the upper (four) floors, and stepping back these floors in order to sculpt the top of the tower and improve the tower's impact on the skyline. A further consideration is to break down the volume into two pieces, rather than one long singular mass.
 - In order to rationalize the mechanical penthouse, the Panel suggests centering it so that it fits into the symmetry of the façade treatment. Line the mechanical penthouse with the central vertical element of the building. This may require shifting the elevator shaft.
- The Panel recommends exploring an alternative colour palette for the tower. A darker colour palette, for example, will help distinguish the building from the storage facility proposed next door.

Landscape and Amenity

- The Panel feels strongly that there are too many blank rooftops. Maximize the rooftop amenity spaces, including some green roofs with limited accessibility. In addition to providing relief for residents, these spaces create the conditions for other habitat; significantly enhance views of the building, as well as those from the units; and provide sustainability measures such as reducing water consumption.
- It is the opinion of the Panel that stronger planting strips are required within the setbacks. This is particularly important at the rear of the property adjacent to the retirement home, to provide more screening.