

3030 St. Joseph Avenue | Formal Review | Minor Zoning Amendment | Orleans Heights Development (Torgan Group); Fotenn Planning + Design; rla Architecture.

General Comments

- The Panel sees the proposal as an interesting piece of architecture that fills the unusually configured site. There are however some serious concerns with respect to the proposed density. The Panel does not believe there is sufficient rationale for height beyond the six to eight storey range, and would therefore expect a revision to the proposal to show a lowered height.

Massing, Height and Architectural Expression

- When considering the top floor amenity, and the St. Joseph Boulevard elevation, the Panel sees this as a 14-storey building. It is the opinion of the Panel that the proposal represents overbuilding of the site, and recommends that eight stories is the maximum height in order for the building to fit its context at the edge of a low-density residential neighbourhood.
- The Panel suggests that the tower portion of the building fronts St. Joseph Boulevard, with a lower podium located along Duford Drive, thereby shifting density away from the residential side of the lot. The current distribution of massing results in an imposition to the established residential area to the south.
- The Panel suggests that the corner element of the building could be redesigned to be more slender.

Amenity, Landscape and Streetscape

- The Panel advises the applicant further explore the podium expression, and consider increasing the podium height to two-storeys in order to reflect the built form along St. Joseph Boulevard.
- The Panel suggests moving the lobby to the far west of the building along St. Joseph Boulevard as to avoid breaking up the retail space.
- Given the substantial change in grade, special attention must be paid to the interaction between the sidewalks and the building, particularly where wrapping around the corner.
- In order for the retail spaces to be successful, the Panel emphasizes the need to coordinate lights, sidewalks, crossings, and other related streetscape elements.
- The Panel suggests that the introduction of a podium along Duford creates an opportunity to create a beautiful landscaped rooftop amenity terrace, taking advantage of the slope and triangular lot shape.
- The Panel has concerns that utilitarian functionality of the building is not clearly articulated on the plans and strongly suggests these issues are resolved.
- The Panel advises that hydro utility issues are carefully considered and solved early, given the condition of the soil in the area, and the slope of the site.