

1950 Scott Street | *Formal Review* | Zoning Amendment to construct a 20 storey residential building | NEUF Architect(e)s; EBC Inc.; Fotenn Planning + Design

Summary

- The Panel acknowledges that this proposal has come along way, and that comments from the Panel are now at the granular level, with some suggestions to simplify the massing, and better articulate the podium. The Panel is appreciative of the composition of the cluster of proposed buildings within the immediate vicinity, and finds the elevation drawings indicating future build-out of the streetscape to be very helpful.

Podium

- The Panel finds there is a lack of connection between upper portion of the building and the ground plane. Find opportunities to carry some elements from the podium up the building, and increase the width of the podium relative to the tower, to add depth between the podium and the tower above.
- The Panel suggests one consistent podium along Scott Street, which wraps around Clifton, ending at the vertical break in the building. Beyond this strong vertical break (p.24), a lower three storey podium could continue along Clifton, in order to relate the building to the low-rise residential neighbourhood to the south.
- The Panel recommends that the podium should have a unique expression to distinguish itself from the rest of the building. For example, avoid copying the balconies from above, on the podium level – ensure a different language that clearly distinguishes the podium from tower.

Architectural Expression

- The Panel recognizes the challenge of achieving good proportions, given the relatively low height of the building, and the comparatively large floorplate.
- The Panel recommends a simpler expression of the tower, where volumes are more clearly differentiated, particularly by introducing a step back above the podium (indicated on p.14 & 15).
- The Panel suggests eliminating the checkerboard pattern. Instead, consider introducing a strong masonry piece in the middle portion of the building. Simple, vertical expression on all four sides of the building will improve proportions, and

the articulation of the corner. A specific suggestion from the Panel to consider is the introduction of a vertical red line – with two separate treatments - one to the east and another to the west.

- The Panel finds the expression of the top of the building to be somewhat bulky. Explore ways of lightening the top.
- The Panel is quite appreciative of the simple vertical solids shown on the sketch on p.15.
- The southwest elevation shown on p. 26 exemplifies that architecturally there is competition between the vertical and horizontal elements. Simplify these expressions, and consider that the seams on the white cladding panels could be problematic.

Street Level and Landscape

- To ensure the successful tie-in of this building, the Panel recommends ensuring that there are street trees that populate along Clifton. This will result in the continuation of the pattern of lawns and trees along this established low-rise residential street.
- The Panel advises careful coordination of all elements of the streetscape, including bus stops, sidewalks, street trees, etc. The public realm along Scott Street will need to read as one continuous streetscape treatment. Continuity for the entire block is essential for its success.
- The Panel is supportive of the proposed garden, and finds that it will be an interesting and enjoyable space.

Floor Plan

- One suggestion from a Panel member is to relocate the stairwell door from the west wall to the south wall, in order to convert a portion of hallway space to usable floor space within apartment units - thereby increasing the size of several units within the building.