# URBAN DESIGN REVIEW PANEL RECOMMENDATIONS
## March 06th, 2026

**1345 Baseline Road** | Informal Pre-Consultation Review | Zoning By-law Amendment | RLA Architecture, Bertone Development Corporation, Fotenn Planning + Design|

**Panel Members in Attendance:** David Leinster | James Parakh | Emmanuelle van Rutten| Colin Berman | Philip Evans |

**Key Recommendations**

- The Panel supports the proposed intensification on the site and thoroughness of the package.
- The Panel expresses general support for the park in the proposed location within the four-tower concept but notes that shadow impacts on the park remain a key concern.
    - Further study is recommended to improve sunlight access, including exploring adjustments to tower placement, pulling towers further north, and sculpting tower forms to allow greater light penetration into the park, particularly during shoulder seasons.
- The Panel recommends further refinement of tower setbacks and relationships, particularly in relation to Baseline Road and the internal driveway.
- The Panel notes that the podium strategy requires further study to better define a coherent street wall and strengthen the relationship between the buildings and the public realm.
- The Panel expresses concern about the sameness of the four towers in both form and architectural expression. Greater differentiation between the towers is encouraged, potentially through variation in height, massing, and façade treatment. The Panel also suggests exploring a concept where the towers are paired, creating two sets of similar towers.

- The Panel emphasizes the importance of shifting the design emphasis of the site plan from vehicle circulation to a more pedestrian-focused environment.

**Site Design & Public Realm**

- The Panel appreciates the inclusion of site layout studies within the presentation, which help illustrate the evolution of the proposal and the range of options considered.
- The Panel supports the intention to introduce publicly accessible open space on the site but notes that the current park location faces significant shadow challenges. Adjustments to tower placement and form should be explored to improve sunlight access and enhance the comfort and usability of the park.
- The Panel suggests that the potential value of maintaining or strengthening the park location along the street edge as a contribution to the evolving character of the corridor.
- The Panel encourages further consideration of the role and placement of the proposed privately owned public space (POPS).
    - As currently located within the interior of the site along a private drive, the space may function primarily for residents rather than the broader community. Relocating the POPS to a more prominent or accessible location, such as the southwest corner near the transit area, could better serve its intended public purpose.
- The Panel notes that the central internal space currently reads as primarily vehicular in character and suggests exploring opportunities to create a more pedestrian-oriented plaza environment.
    - Opportunities should be explored to create stronger pedestrian connections across the site, potentially linking the park and other open spaces to form a more continuous and legible public realm network.
- The Panel supports active uses such as cafés or restaurants along the edges of the park or central open spaces to enhance vibrancy and support everyday use.
- The Panel suggests exploring temporary activation strategies for development blocks that will be built later in the phasing sequence. Interim uses could provide community benefits and activate the site while future phases are being planned.

**Sustainability**

- The Panel notes that improving sunlight access to the proposed park and open spaces is an important environmental and user-experience consideration and should be addressed through further refinement of tower placement and massing.

**Built Form & Architecture**

- The Panel expresses concerns regarding the repetition and sameness of the four towers, which currently appear to share identical footprints and architectural expression.
    - The Panel encourages further exploration of variations in tower height, massing, or architectural expression to introduce hierarchy and visual interest across the site. It is suggested that taller buildings could be located along Baseline Road, with a transition in height toward the low-rise neighbourhood.
    - The Panel encourages the design team to consider how built form sculpting and tower positioning can improve solar access to public spaces, particularly during shoulder seasons when sunlight is most valuable.
    - The Panel also encourages continued exploration of the overall site concept, including the possibility of a three-tower configuration that could provide greater open space and flexibility in organizing the site and public realm.
- The Panel notes that the podiums currently lack sufficient articulation and presence within the overall composition. Further refinement is recommended to strengthen podium expression and ensure that buildings relate appropriately to the street.
    - Podium heights and architectural treatment should be refined to establish stronger street edges and reinforce the pedestrian scale of the development.
- The Panel encourages consideration of subtle shifts in tower orientation or façade angles, particularly for towers flanking the park, which could help improve sunlight access while introducing architectural variation.