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DEVELOPMENT SERVICES
CITY OF MARKHAM

February 13, 2020

Ronji Borooah, City Architect
City of Markham
Markham Civic Centre
101 Town Centre Boulevard
Markham, Ontario, L3R 9W3

Re. 9332-9346 Kennedy Rd. - Design Revisions

Dear Mr. Borooah,

The development project at 9332-9346 Kennedy Rd. was reviewed by the Design Review Panel on January 30, 2020. The project design has been revised incorporating much of the feedback from the panel. Below are the comments from the DRP (based on our own notes) and our responses to them.

Comment 1.

The courtyard is dominated by vehicular movement. Consider placing the garage entrance where the loading bay is currently and moving the loading bay to the location of the ramp.

Response - The location of the garage entrance has been requested by Transportation so that the garage entrance is visible from the driveway and to provide queueing space for cars on the development property. The loading bay has been moved out of the driveway to reduce potential conflict between trucks, pedestrians, and cars. Amenity space has been moved to the former location of the loading dock so that pedestrians walking through the entry-way walk past an occupied space rather than a blank overhead door. This revision will be incorporated into the forthcoming resubmission.

Comment 2.

The jog in the sidewalk at the driveway should be rationalized.

Response - The sidewalk design is by the city.

Comment 3.

Attachment 1

Should have a landscape feature in the centre of the courtyard.

Response - A central landscape feature in the courtyard will be incorporated into the forthcoming resubmission.

Comment 4.

The mechanical penthouse needs to be designed and not neglected.

Response - The mechanical penthouse has been revised to be clad in the same bronze-finished metal panel as the upper floors of the building.

Comment 5.

Consider adding a pedestrian path at the north-west corner of the building to connect to the adjacent neighbourhood and park.

Response - This pedestrian access path will be incorporated into the forthcoming resubmission.

Comment 6.

There was a lengthy discussion about the retail unit. It was largely agreed that a retail use in the project will likely not succeed. Comments ranged from making the retail space more prominent to give a business located there a fighting chance to eliminating the retail space altogether.

Response - The development schedule precludes us from revising the OPA to eliminate the retail space. The retail space has been moved to the south side of the driveway to be better integrated with the building. A retail program has not yet been developed but the intention is that the retail space service the residents of the building.

Comment 7.

Make the pedestrian entrance on Kennedy (at the south end of the building) more generous.

Response - The entrance at Kennedy has been lowered to be flush with grade with the stairs and ramp moved to the interior. This eliminates the need for exterior stairs and ramps and creates a much more generous open space in front of the entrance.

This revision is not yet represented in the exterior views and will be incorporated into the forthcoming resubmission.

Comment 8.

Consider a flow-through lobby.

Attachment 1

Response - The lobby will be redesigned so that it runs through the building connecting the courtyard to the street. This revision will be incorporated into the forthcoming resubmission.

Comment 9.

Soften the west edge of the property. Consider removing the fence.

Response - The landscaping along the west property line will be naturalized. The interface with the neighbours to the west will be designed in a landscape plan to address the needs and wishes of the neighbours for privacy. This will be incorporated into the forthcoming resubmission.

Comment 10.

Resolve the unused sliver of grass at the north-east corner.

Response - The retail and amenity spaces have been moved and the ground floor of the block north of the driveway will be townhouses. The landscape space on the north side of the building will be entrance walks and patios for the townhouses.

Comment 11.

Add more contrast to the facade treatments. All three facade treatments are similar and have strong vertical lines. Consider differentiating the middle zone more from the base and the top.

Response - The upper facade treatment remains bronze-finished metal but has been lightened in colour and broken down in scale with finer-scale details. The base of the building has been revised to add more pre-cast concrete with brick as a feature. The middle facade treatment is now a blend of the base and the top, a combination of bronze-metal and precast concrete. In this way, the three facade treatments are all related but are each significantly different from each other with an obvious gradation in scale from the heavy base, to the medium middle, to the very light top.

Comment 12.

Strengthen the verticality of the corner tower.

Response - The heavy horizontal bands in the corner tower have been removed and the vertical lines have been emphasized.

Comment 13.

Consider a warmer-white for the precast.

Response - The tone of the white precast has been made warmer.

Comment 14.

Attachment 1

Bronze paint (on the aluminum panels) may not read as bronze but just as brown.

Response - A lighter tone for the painted aluminum has been selected to emphasize the shine of the metallic finish.

Material selection is currently under development and a sample board will be submitted separately.

Yours very truly,

A handwritten signature in black ink, appearing to read 'Martin Baron', with a stylized flourish at the end.

Martin Baron BES BArch LEED-AP MRAIC OAA
Partner

Baron Nelson Architects Inc.

Cc.

Biju Karumanchery, Director of Planning and Urban Design, City of Markham
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