

General Comments

- Building height, staggered façades and roof form are very successful in mitigating the building's massing, creating a built form that is positive and appropriate for this important site.
- The use of brick/masonry cladding, metal roof and their respective colours are positive and appropriate.
- The use of a wood product as a feature cladding material at the entrance is a positive feature but requires further consideration given the depiction of sloping sills etc.
- More architectural design and landscape design consideration should be given to the east side of the development adjacent to Heritage Drive to indicate this as an important gateway of historic significance.
- A detailed landscape plan for the green space at the north-east corner of the site should be provided. A well landscaped and treed area integrating seating and shade would provide a positive public-realm transformation of this important intersection at Side Launch Way and Heritage Drive. Opportunities to integrate heritage interpretative elements into the design should be considered.
- Appropriate building and commercial signage should be restricted in size using channel metal signs that are face-lit. Blade signs perpendicular to the façade, overhanging the sidewalk and patio areas, are also encouraged. Blade signs should be no larger than .38 sq metres in face dimension per side and may be face-lit or rear-lit.

Comments on Site Plan and Ground Floor Plan

- Ground floor plans should include multiple entrances to the retail areas on the west side
- Opportunities for seasonal outdoor patio uses and outdoor retail are presently limited by the property boundary on the west side. An agreement with the Town is encouraged which would permit a wider zone for these uses through an easement into the public plaza area (similar to a sidewalk permit). These outdoor retail/patio uses will enjoy favourable south and west light making them a popular destination in the summer and shoulder seasons. These uses in turn will contribute to the vibrancy of the public plaza as an important public destination. Given the location of the plaza and these animated outdoor uses at an important gateway to the downtown, this site has the potential to be a high-profile, featured destination for visitors and residents.

- Accessible parking stalls should not be located adjacent to the loading zone. Recommend they be moved to the east end of the parking lot adjacent to the sidewalk accessing retail entrances.
- Parking spot in front of the parking ramp exit has the potential for conflict and should be removed.
- The sidewalk flanking the north side of the east-west wing of the building should be widened to be a minimum of 2.1 metres in width.