

3 Selkirk Street | Informal Pre-Consultation Review | Site Plan Control Application | Riverain Developments Inc., main + main, NAK design strategies, RLA Architecture, J.L. Richards & Associates |

Panel Members in Attendance: David Leinster | James Parakh | Heather Rolleston | Colin Berman | Alex Taranu | Nigel Tai | Philip Evans |



Key Recommendations

- The Panel is pleased to see the final phase of this project advancing and appreciates the continued evolution of the overall development. The shift of the tower is supported and is seen as reinforcing the prominence of North River Road, which is recognized as an important river-facing street within the city.
- The Panel emphasizes the importance of carefully considering the public spaces along North River Road and how the building responds to them.
 - The panel notes that despite the widened pedestrian realm, the driveway and loading access remain a significant concern, as they are not consistent with the intended civic character of this corridor. Animation and ground-floor programming are therefore critical to achieving a successful pedestrian experience.
- The Panel identifies the triangular space as a key opportunity within the project. The Panel notes its potential to function as a highly animated public amenity and does not support it being fenced off. Integration of the mural within this space is encouraged, as it contributes positively to the public realm.

- The Panel raises concerns regarding the podium, noting that its legibility can be strengthened. The existing three-storey datum should be reconsidered, as the current approach relies heavily on projections while the tower generally extends down to street level.
- The Panel recommends setting the tower back from the street to improve microclimatic conditions and to establish a clearer podium–tower relationship. Further consideration should also be given to how the tower meets the sky, with some simplification and refinement to better differentiate this building within the overall composition.

Site Design & Public Realm

- The Panel emphasizes the importance of North River Road as a prominent river-facing street and noted that the site requires a strong and cohesive public realm response appropriate to its visibility and civic role.
 - The widened pedestrian zone along North River Road is supported and is seen as a positive improvement to the pedestrian experience.
 - The Panel raises concerns regarding vehicular access and servicing along North River Road and identifies the driveway and loading access as incongruent with the vision for this corridor.
 - The Panel notes that the procession along North River Road is currently awkward due to the presence of garbage and loading functions and suggests that vehicular access be better internalized within the site.
- The Panel emphasizes the need for stronger animation and programming at grade and notes the absence of doors and active uses along North River Road, calling for improved activity and entrances.
 - The Panel encourages a more civic or commercial expression for ground-floor spaces through increased transparency, setbacks, and architectural cues that support public use.
 - The corner of Selkirk and North River Road is identified as a key pedestrian condition. Large planters currently pinch the sidewalk, and the Panel encourages refinement to create a more open, generous, and welcoming corner.

- The Panel notes that the triangular space is consistently identified as a key public realm opportunity, with the potential to create an animated outdoor “living room” and emphasizes that the space should not be fenced.
 - The Panel suggests that this area could function as a social hub with community-oriented programming, while further exploration is encouraged.
- The Panel encourages a more resolved public realm strategy that prioritizes pedestrian comfort, reduces the visual and functional impact of servicing, activates key spaces, and reinforces the site’s role within the river corridor.
- The Panel emphasizes the importance of trees, greening, and shade to support comfort and livability and raises concerns regarding wind conditions and stressing the importance of early and thoughtful cycle-track integration.

Sustainability

- The Panel emphasizes the importance of integrating sustainability as a fundamental component of the project rather than as an add-on. Sustainability strategies should be embedded early in the design process and directly support long-term livability.
- The Panel encourages expanded use of greening, including trees, climbing vines, and landscape-based shading, to improve comfort, reducing heat, and enhance the overall quality of the public realm. Attention to shade, wind, and water management is noted as critical to the success of outdoor spaces.
- The Panel emphasizes the importance of on-site sustainability measures and notes that wind conditions, particularly along private road edges, require further consideration. The Panel also encourages cycle-track integration to be resolved early to support sustainable transportation and safe, legible movement through the site.

Built Form & Architecture

- The Panel generally supports the overall massing strategy and acknowledges the project’s sensitivity to its gateway condition, river context, and transition to the surrounding neighbourhood fabric. The shifting of the tower and the effort to break down larger masses into more legible components are supported.

- The Panel notes that the tower shift improves internal views and the relationship to North River Road, but raises concerns regarding wind impacts, particularly at the southeast corner, and the potential for a canyon effect.

The Panel emphasizes that the podium should be more pronounced, and that Selkirk Street is an important frontage that should be more clearly defined and lined with active uses.

- The Panel expresses concern that the podium is not clearly legible as a distinct base. The podium currently reads as co-planar, with balcony projections with the tower setback extending down to grade.
- The Panel strongly encourages reinforcing the established three-storey datum from earlier phases and continuing it consistently around the site to strengthen coherence and legibility.
- The Panel recommend stepping the tower back above the podium, particularly along North River Road. A clearer setback strengthens the podium expression, improves microclimatic conditions, and reduces the perceived flatness of the elevation.
- The Panel encourages further refinement of how the building meets the sky. While the stepped-back mechanical penthouse is supported, the façade termination feels abrupt.
 - Opportunities such as higher parapets or extended vertical elements should be explored to achieve a more elegant and less utilitarian skyline condition.
- The Panel also encourages subtle differentiation of this tower, including a more distinctive top, given its height and prominence along the river, while maintaining consistency with the overall architectural language.
 - Refinement of balcony expression potentially through relief or inset conditions is encouraged to soften the coarseness of projecting balconies and enhance the building's civic presence.