

Cathedral Parish Hall Charrette Feedback | February 20, 2020

TOPIC	FEEDBACK	THEMES
Queen's Road- Use	<ul style="list-style-type: none"> •Potential POPs with tables and chairs within setback of central building element •Add 2-3 storey of residential apartments or townhouses in central portion of existing building (entries at rear, to preserve institutional appearance) •Animate Queen's road with activity and visual interest •No issues with Queens Road street wall being residential. •Queens Road massing should be sufficiently large to show density and to screen from internal surface parking •Use at-grade (community use or residential) should be active, visually permeable from the street •Queen's Rd to be developed first to mitigate visual impact of construction •No issues with Queens Road street wall being residential. 	Public realm
		Use at grade
		Use at grade
		Use
		Streetwall, Distribution of density
		Use at grade
		Phasing
		Use
Queen's Road- Design	<ul style="list-style-type: none"> •Visual impact of parked cars should be diminished •Open to higher massing along Queen's Rd to conserve more open space •Enhanced craftsmanship/materials needed along Queen's Rd •Stacked towns along Queens Road. Keep built from low. •Articulation, windows, gables, bays to mimic original building •Any new addition to the Parish Hall should be modern, potentially glass and timber, and set back behind the streetwall 	Parking-visual impact
		Distribution of density
		Materials, craftsmanship
		Distribution of density
		Interpretation
		Materials, Interpretation
Queen's Road- Mitigation/Interpretation	<ul style="list-style-type: none"> •Create pathway through the building, i.e. where eastern parking entry now proposed, and display interpretive materials. Allow access to retained heritage fabric and open space to public •Massing and materials to reference original building on the site. •Massing to appear as religious/educational institutional building •Honour religious, spiritual history of the site through commemoration near main arched entry •Better show the remnant building elements on the site- not clear what is original. •Interpret original steeple/tower with a modern addition, i.e. elevator shaft, staircase 	Heritage conservation, Interpretation
		Materials, Interpretation
		Style, Interpretation
		Heritage Conservation, Commemoration
		Heritage conservation
		Interpretation, Style
Important Views	<ul style="list-style-type: none"> •Balance neighbourhood resident's needs with City's future UNESCO world heritage ambitions- i.e. maintaining intact views to the district •West from Garrison Hill by Basilica to Site •Garrison Hill west towards site •View from south, northward towards rooms, key to integrity of district's image from City •Westbound on Harvey Road, road curves and steeple of Kirk visible •Views from within houses/backyards of Garrison Hill south and west- vis a vis angular plane •Views from Gower Street United Church View from Harbour Arterial •View over the development from Harvey Road to City •Do not impede views of Anglican Cathedral rose window, Gower St Houses, BIS (not possible), Bond Street Houses, Narrows •Can impede views of TD building and other 60s-70s massing by Harbour Dr •Dynamic view from Harvey Road is a "hidden amenity" that is rarely appreciated. Opportunity to extend views •Axial views through the site from the gate at the base of the Rooms could be considered in site design •View from Rooms is important because there are few publicly accessible views of the harbour and narrows •View from Rooms must be balanced with other important views •Concentrate massing along Queen's Rd, step back massing 	Views, integrity of district
		Views, Massing, Siting, Distribution of density
		Views, Harvey Road
		Views, the Rooms
		Views, Massing, Siting

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	<ul style="list-style-type: none"> •Massing and roofs can frame and block views •Cathedral Street/Garrison Hill is an important corridor from the harbour to the Basilica Cathedral; opportunity to improve view up Garrison Hill •Axial views/potential pedestrian connection through the Site from between the houses on Garrison Hill and Howard House could be considered in site design. •Cathedral Street/Garrison Hill is an important corridor from the harbour to the Basilica Cathedral; opportunity to improve view up Garrison Hill 	<p>Views, Massing, Articulation</p> <p>Views, Garrison Hill</p>
<p>Architectural Expression</p>	<ul style="list-style-type: none"> •Expression should draw from district examples of high quality masonry and fine features •Remaining Synod Hall heritage textures and details should be retained and reused appropriately. Either better integration with proposed building or another application that retains authenticity and integrity •Articulation, windows, gables, bays to reference district buildings •Terrace massing to provide gentler interface to interior open space (references the bi/tripartite nature of district architecture) •Modest street walls at Queens Road and Harvey Road •Phase 2 (New Building 1) can be stepped to reference St. John's residential fabric and articulated in 2 joining blocks to provide views •Break up large façade with details •Push massing south (towards the Kirk) as scale of building and height matches that of the Kirk more so than Garrison Hill •Reference the cultural heritage landscape aspect of the site and reflect this in design 	<p>Materials, style, craftsmanship</p> <p>Heritage conservation, interpretation</p> <p>Materials, style, interpretation</p> <p>Massing, articulation</p> <p>Massing, siting, distribution of density</p> <p>Massing, siting, articulation</p> <p>Articulation</p> <p>Massing, siting, distribution of density</p> <p>Site design, style, cultural heritage landscape</p>
<p>Circulation/Green Space</p>	<ul style="list-style-type: none"> •Open space just as important as building to be maintained •Site historically used by children: school children, church yard, children working in net factory. This should be honoured. •Routes from Kirk daycare could be added to open space setting •Publicly used, but not public space, need to make access more apparent and welcomed •Make Harvey Rd to Queen's Rd more accessible through the public access of an escalator •A pathway between Queen's Rd and Harvey Rd should be added at the south extents of the site •Pathway to be integrated with Kirk circulation and potential 2-way entry as gateway •Keep as many mature trees as possible, including on shared property line with Kirk •Improve Garrison Hill side of the property as mitigation for loss of open space •If no zoning change, then open space will be walled in by tall development at Queens Road •'Viewing node' public space to be established at the north end of walkway along Harvey •Reduce surface parking. Preferably bury parking to increase open space •Pedestrian or shared terrain (cars, bikes, pedestrian) laneway between buildings on the site •Pedestrian connection between Harvey Rd and Queens Rd might be redundant adjacent to Garrison Hill •Garrison Hill residents access the site for its open space amenities for heating oil delivery 	<p>Character</p> <p>Interpretation, landscape design</p> <p>Access, the Kirk</p> <p>Access, landscape design, mature trees</p> <p>Access, visibility</p> <p>Access, pedestrian circulation</p> <p>Access, pedestrian circulation</p> <p>Access, the Kirk</p> <p>Mature trees</p> <p>Landscape design, buffering, Garrison Hill</p> <p>Access, visibility</p> <p>Access, visibility, Harvey Road</p> <p>Parking</p> <p>Parking, shared circulation</p> <p>Access, pedestrian circulation</p> <p>Access, Garrison Hill</p> <p>Access, Garrison Hill, utility easement</p>

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Circulation/Green Space	•Open space and treed area used by Kirk Parish Hall Day Care	Access, the Kirk
	•Physically and visually connecting Harvey Road and Queen's Road through property	Access, visibility, pedestrian circulation
	•Install decks along Harvey Road to highlight moments of visual interest and as a linear park	Visibility, Views, Harvey Road
	•Open space is not derelict, it has an existing culture	Naturalized landscape
	•Pedestrian connection downhill can connect to The Rooms' Harvey Road Gate	Pedestrian circulation
	•Pedestrian connection downhill can act as a buffer to Garrison Hill residences	Pedestrian circulation, buffering, Garrison Hill
	•Pedestrian connection downhill may be better suited on the Kirk side of the property since Garrison Hill sidewalk is very close	Pedestrian Circulation, the Kirk
	•Open space feels full in the summer time and is a necessary buffer between any development and Garrison Hill residences	Buffering, Garrison Hill
	•Push driveway/access west side of development away from Church Hill/Bond St/Queens Road Intersection	Access, Vehicular circulation
	•Consider sharing the Kirk's driveway	Access, vehicular circulation
	•Align entries to pedestrian circulation	Access, pedestrian circulation
	•Open space surrounding church-scale buildings a key character of the district	Buffering, District character
	•Access to open space is de rigeur and would be appreciated post development	Access, maintaining public use
	•Open Space should not feel like the bottom of a canyon	Buffering, siting, massing
	•Existing users commonly from Garrison Hill, Long's Hill, Day Care, and Kirk congregation	Access, the Kirk, Garrison Hill, Long's Hill
•Open space currently difficult to access	Access, visibility	