

URBAN DESIGN PANEL

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Some felt the palette was too dark and the building looked heavy, although most thought the building deserves the extra density of 1.77 FSR it is asking for. The base density in the IC-3-zoned area is 3 FSR.

1838 Renfrew

The only unanimous vote — this one in support — went to **Cornerstone Architecture**'s revised application for a four-storey mixed-use building at Renfrew and Third.

The project, with 48 condos and commercial uses at grade, was back for a second review after the panel in May said its courtyard was fussy and created privacy issues for some bedrooms facing it.

Architect **Scott Kennedy** said he redesigned the courtyard circulation and tucked its walkways along the sides.

"A big improvement over the convoluted mess before," Hruda said.

Panel members said they still felt the building's entry could

have greater emphasis and the colours could be improved. [nru](#)



Model of project at 1838 Renfrew.

NRU PHOTO

THE GALLERY OUTSIDE

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"We started this because everyone kept telling us that we were a world-class city," recalled Mowatt, "and yet in a world class city, art plays a significant role and we really did not have any major public art in the city."

Mowatt was joined on the City Conversations panel by **Lena Soots**, program manager of CityStudio, which organized last year's Keys to the Streets project, where pianos were put in parks and other areas for public use.

Soots said the program became such a hit with local residents that the initial complement of four pianos expanded to 10 pianos this summer.

"What happened after was unexpected to all of us," recalled Soots. "We were flooded with phone calls and e-mails – and with people saying: 'Thank you, this is amazing. I've met my neighbors, we've had spontaneous jams, can we have more?' People loved the pianos."

Soots said there has been little vandalism of the pianos –

evidence, she added, of how the community has embraced the program, where impromptu keyboard performances range from the simple to complex.

"I hear a lot of renditions of *Chopsticks*. But also concerts that you would not believe, that you would buy tickets for," said Soots.

"We are bringing joy to the streets and we hope you all join us."

Meanwhile, city council this week will vote on a series of staff recommendations to strengthen its public art program, including establishing a fund reserve for "signature projects" to allow the city to commission art of international significance from local, national and international artists. Developers who make a payment in lieu to this fund would receive a 20 per cent discount.

Staff also recommend removing an administration fee for developers providing public art and allowing developers to pool funds "to commission more significant artwork either on development lands or public lands." [nru](#)