

1166 Bank Street | Formal Review | Zoning By-law Amendment & Site Plan Control Application | Architects DCA Inc., James B. Lennox & Associates Inc.



Key Recommendations

- The Panel recommends further refinement of the public realm design along Bank Street and Grove Avenue. Considering that the sidewalks along Bank Street are narrow, there is potential for the retail to be more engaged with the street.
 - Consider removing the softscaped green area along Bank Street at the north end and replacing it with a hardscaped condition, with pavers between the building and the sidewalk edge. This would allow the retail to be more connected with the street, keeping the public realm along Bank Street very clean and simple.
 - Along Grove Avenue, consider the possibility of a café or restaurant space at the corner area, and explore planting trees along Grove Avenue—likely in the public realm—using soil cells and a slightly raised bed to create a strong treed connection back into the neighbourhood.
- The Panel appreciates the progressive approach of mass timbre construction and understands the limited cladding options available for this type of building.
- The Panel appreciates the earlier studies that were included in the presentation that help to describe the thought process informing the design.

- The Panel has concerns with the varied colours and materiality of the building and recommends pursuing a single material and colour for each of the buildings main two volumes.
 - Consider that Bank Street has a noble quality to the stone and brick façade treatments, and the streetscape character is typically a single tone of a noble material.
 - Consider a two-tone scheme, with a brick base for the lower 4-storeys and a single colour of ventilated ceramic tile on the upper 2-storey volume.
- The Panel recommends stepping back the north elevation of the building for the upper 2-storeys to allow for increased glazing above the blank wall.
 - Consider a temporary mural or cultural piece for the blank wall in the interim.
- The Panel recommends pursuing blade signage rather than the proposed signage bands to reduce the likelihood of poorly aged signage.
- The Panel recommends exploring options for inset and/or Juliette balconies. There are many good examples of balconies above mainstreets, and access to the outdoors from one's unit is preferable.
- The Panel recommends exploring options to reorganize the parking garage ramp and allow for more amenity space on the west side of the building.
- Consider tucking the parking ramp under building and within the building envelope. Otherwise, consider moving the parking ramp further west and allowing for a pathway/amenity area along the back of the building.

Site Design & Public Realm

- The Panel has concerns with some unusual property lines on the site.
 - Consider coordinating with the City on the landscaped wedge at the north end of the property. Visibility to the commercial units is important.
- The Panel recommends reorganizing the bicycle storage/amenity/lobby area to maximize the size of the amenity space.
 - Consider moving the parking ramp closer to the property line and freeing up additional space for landscaping/amenity/bicycle access along the back of the building.
- The Panel recommends separating the waste storage for commercial tenants and residents into two separate rooms.
- The Panel recommends pursuing more of a hardscaped area with seating and street tree planting for the corner condition, rather than a softscape area.

- The Panel recommends redesigning the stairwell at the north end of the building to enter/exit at the rear (northwest) corner of the building, ultimately giving the street-frontage back to the commercial use and providing more flexibility.

Sustainability

- The Panel strongly supports the pursuit of a mass timbre structure for the building. More mass timbre projects are needed in Ottawa.
- The Panel recommends ensuring that the cladding materials can function successfully with the mass timbre structure proposed while complimenting its Bank Street context.

Built Form & Architecture

- The Panel recommends giving more consideration to how the parti-wall at the north elevation may be obstructed in the future.
 - Consider picking up on the architectural expression from the front of the building.
 - Consider ways to have temporary features in that space in the interim. Explore the potential for artistic murals or another cultural pieces. The north elevation will be quite prominent until the adjacent property is developed.
- The Panel appreciates that the building design uses the 4-storey datum from the corner building across the street on Grove Avenue to inform its scale and step-back.
- The Panel recommends bolstering the streetscape character of Bank Street by introducing red brick as the dominant material in the lower 4-storey portion.
- The Panel recommends pursuing only one tone of the ventilated ceramic tile.
 - Consider a red brick base for the building—potentially with the limestone accents—and a singular tone and materiality, possibly ventilated ceramic tile, for the upper portion of the building. This will help the building read as two main volumes and tie the development to the adjacent red brick corner building.
- The Panel appreciates the volumetric design and massing that is being pursued, as shown on the bottom of p.13 of the presentation.
- The Panel recommends taking more cues from the adjacent buildings' architecture and materiality, which have solid singular architectural expressions and massing. Bank Street in this area has a calm architectural aesthetic and historical mainstreet character should be reinforced.

- The Panel appreciates the use of Belden brick and in combination with a terracotta or ceramic tile it will result in a handsome material and colour palette for the building.
- The Panel recommends exploring further ways to incorporate Juliette balconies for units.
 - Consider giving residents access to the outdoors from their units. Despite the noise coming from Bank Street, people will enjoy the hustle and bustle and ability to open up their units to the street and animate the streetscape.
 - Consider a combination of Juliette balconies and inset balconies for units, would be worthwhile to pursue.
 - Consider extending the balconies at the 5th floor as much as possible to create larger terrace spaces.
- The Panel recommends pursuing one material and colour for the base of the building that wraps around on all four sides of the building base, and then a second material and colour for the upper 2-storey portion.
- The Panel recommends stepping back the 5th and 6th floors from the north property line 1.2m or more to allow for some windows on those upper storeys.