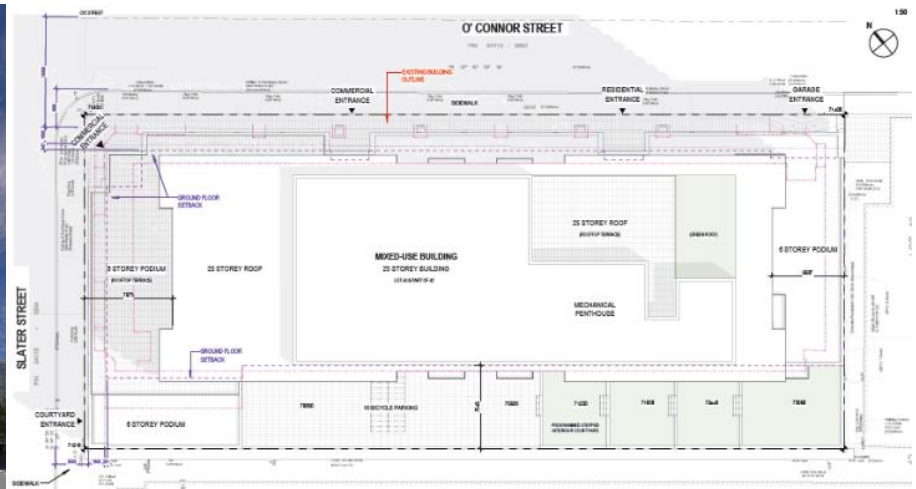


110 O'Connor Street | Informal Pre-consultation | Site Plan Control Application | Groupe Mach, Geiger Huot Architectes, Fotenn Planning + Design



Key Recommendations

- The Panel supports the transition of land use and addition of residential units in the downtown core.
- The Panel has concerns with the 7.5 metre setback creating too tight a condition with adjacent sites and strongly recommends setting the building back a minimum of 10 metres from the property line.
- The Panel has concerns with how pinched the public realm is around this site, and appreciate the improvements proposed. However, the Panel recommends finding ways to further green the public realm, while still ensuring minimal clutter in the pedestrian through-way.
- The Panel has concerns with the heavy “looming” effect of the dark tower, especially in contrast to the lighter expression of the base. Consider pursuing a lighter tower expression that compliments a more solid expression in the podium base.
- The Panel has concerns with the use of cement board on the podium, and recommends using a more solid and durable material such as stone or precast panels.
- The Panel appreciates the highly glazed corner treatment at Slater Street and O'Connor Street, but recommends further detailing and highlighting that corner expression to form a feature and beacon for the building.

- The Panel has concerns with the cantilevered overhang being too close to grade-level and negatively impacting the access to sunlight on the ground floor and within the pedestrian realm, and recommends raising the cantilever by at least one storey (3m).
- The Panel recommends minimizing the use of large balconies on the tower.

Site Design & Public Realm

- The Panel notes that the prevalence of buildings abutting property lines downtown provides little to no public open spaces, and recommends the proponent consider this development as an opportunity to demonstrate leadership and elevate the experience of Ottawa's downtown. Slater Street and O'Connor Street are core streets to the downtown, and it is important that this project elevates the experience of our city.
- The Panel appreciates some of the moves being made to enhance the public realm, however, the public realm and pedestrian through-way still seem very constrained. The Panel recommends raising the cantilevered portion of the podium by 1-storey and thus starting the overhang at an 8m height (currently proposed 5m height), thereby giving more comfort and sky views to the public realm and providing the ability to plant in the areas where planters are being proposed.
- The Panel appreciates the additional public realm setback being provided, and recommends introducing some greenspace to the building edges with carefully placed planters.
- The Panel cautions that the proposed exterior amenity at the rear of the building is located next to the garbage room and will be quite a dark and pinched space with adjacent buildings. It is unlikely the exterior amenity is going to be used as it has been rendered, and more likely will be used as a dog run. Consider rethinking how that amenity space will be used, given how dark it will be most times of day.
- The Panel appreciates the terracing of the outdoor amenity space to cover the parking ramp.
- The Panel has concerns with the overall lack of amenity space provided and recommends a more generous amenity should be provided at the top of the building.

Sustainability

- Some Panel members regret that the original heritage building is not being retained, pointing to the benefits of repurposing the building, particularly from a heritage and sustainability perspective.
- The Panel encourages more thought toward sustainability aspects, as well as lighting of the site and incorporating public art to help enhance the design excellence of the building.

Built Form & Architecture

- The Panel appreciates the effort made to relate with the neighbouring heritage property.
- The Panel recommends the proponents give more consideration to the Urban Design Guidelines for High-Rise Buildings.
- The Panel encourages the proponents to pursue stone or light precast as a podium material to foster a stronger relationship with the surrounding context.
- The Panel has strong concerns with how dark and heavy the current proposal appears. The surrounding context has a prevalence of light grey precast, stone, and glass materiality at its base with a similar or lighter glazed materiality palette above. The Panel strongly recommends considering a lighter glass materiality above a stone-clad podium for this development as well.
- The Panel has concerns with the cement board being proposed not meeting the more elevated finishes that are necessary in downtown. Consider the materiality of surrounding precedents such as the EDC building across the street and brutalist pre-cast buildings which contain intricate details and fine expression in their materiality.
- The Panel suggests that the corner expression of the proposal is particularly important to the overall success of the development. Consider a silicone glazed curtain wall with more lightness. The corner condition at Slater Street and O'Connor Street needs to become a more highly defined architectural space/feature.
- The Panel appreciates the revisions made to the massing of the building to this point. Trimming back the leg portion at Slater Street and simplifying to a bar tower has helped to clean up the massing.
- The Panel appreciates the proponents highlighting the requirement for design excellence at this site, and suggest more is needed to achieve that goal.

- The Panel has concerns with how small the proposed mechanical equipment room is. More study is required to ensure adequate allocation of space for the rooftop mechanical equipment.
- The Panel recommends further exploring how the top of the building meets the sky, and recommends ensuring that the mechanical equipment room is concealed within the rooftop treatment.
- The Panel notes that the zoning downtown is very tight, which historically was provided for daytime office uses. Considering that this proposal is for a residential building, the amount of setback provided to the rear lot line needs to be re-thought. The current 7.5m setback is too small, and a minimum of 10m setback is needed in order to have a 20m separation from future adjacent towers.
- The Panel recommends giving more consideration to the chamfered corners and openings of the brutalist building, and incorporating similar concepts in this proposal. Consider the NAC renovation as a successful precedent that keeps the overall character of the brutalist architecture while modernizing it by providing a balance between window openings and solid wall proportions.
- The Panel has concerns with the very long balconies being proposed, and recommends further study is needed on the balconies and how they integrate with the building expression.
- The Panel has concerns with the lack of articulation in the tower and the resulting 'canyon effect'.