

December 1, 2024

City of Ottawa
Planning Infrastructure and Economic Development
110 Laurier Avenue West, 4th Floor
Ottawa, Ontario, K1P 1J1

Attention: Jack Smith, Planner II

Reference: 1296-1300 Carling Avenue
Response to Major Zoning By-Law Amendment Application Formal Review
Our File No.: 3697

Please find below our responses to the consolidated comments from the third review of the above noted application, dated October 28, 2025.

Key Recommendations

1. The Panel acknowledges the ambition of the project to contribute to the evolving character of Carling Avenue and appreciates the proponent's thoughtful approach to materiality and public realm.

Response: Noted.

2. The Panel strongly encourages early collaboration with adjacent landowners on both sides to ensure an equitable and coordinated approach to redevelopment.

Response: Noted. We will consider this when developing the project for a site plan application; at this stage, the project rezoning is addressing the subject lands only and has considered the development potential of the lands to the east.

3. The Panel recommends early engagement, potentially through limiting distance agreements or block planning exercises, to ensure livable conditions for both existing and future residents and to optimize development potential across the precinct.

Response: Noted. We will consider this when developing the project for a site plan application; at this stage, the project rezoning is addressing the subject lands only and has considered the development potential of the lands to the east.

4. The Panel suggests considering a simpler one-tower strategy to improve setbacks, reduce shadowing on internal amenity spaces and simplify core layouts.

Response: Noted. We will consider this when developing the project for a site plan application.

5. The Panel supports the materials and architectural expression and encourages bolder and more expressive building tops for a stronger skyline presence.

Response: Noted. We will consider this when developing the project for a site plan application.

Site Design & Public Realm

1. The Panel recognizes the intent to create an animated and pedestrian-oriented streetscape but notes that the current site layout appears heavily dominated by vehicular movement, particularly at the roundabout and service areas.

- i Consolidating access points and service functions, along with increased soft landscaping, is recommended to create a more welcoming and human-scaled entry sequence.

Response: Roundabout dictated by truck turning radius, but access and courtyard spaces will be reviewed for site plan application. It is important to note that part of the approach is to develop the interior space as a courtyard that accommodates the necessary truck movement (moving vans, garbage, deliveries) off-street, reducing the impact of potential challenges on Carling.

2. The Panel highlights challenges with ground floor design and encourages stronger linkages to the rear outdoor amenity spaces and careful consideration of how service areas, garbage, and pick-up zones interface with the pedestrian environment.

- i The Panel suggests long blank walls along the east side of the building be articulated through glazing or other façade interventions to improve visual interest and human scale.

Response: As noted, access and pedestrian use of site will be reviewed for site plan application; design feedback has been considered and, for purposes of rezoning, a refined approach to rear yard amenity space has been developed.

3. The Panel encourages the applicant to consider how the building relates to adjacent properties and recommends coordinating with the neighbors to achieve a more cohesive block plan. A block plan which is accepted by both neighbours.

Response: Noted. Tower and podium relation to street and neighbours will be reviewed for site plan application. Note that tower separation guidelines and massing for development potential of lands to the east have been considered.

4. The Panel recommends enhancing the courtyard and internal circulation with soft landscaping and thoughtful pedestrian pathways, to improve livability.

Response: Review of pedestrian circulation on site will be done for site plan application but intent is to create a courtyard-like space with pavers and flexible uses to create less of a sense of vehicle dominance while providing the necessary access requirements for a functional building.

Sustainability

1. The Panel supports the integration of sustainability strategies that extend beyond building performance to encompass the broader site, landscape, and amenity areas.

Response: Noted.

2. The Panel encourages consideration of measures that improve human comfort and environmental performance, including shading, heat island mitigation, and green roof or podium landscaping.

Response: Noted; inclusion of more shading opportunities will be considered for site plan application; note that the third floor amenity space is to be considered green roof and terrace space that will be more fully developed for the future Site Plan Application.

3. The Panel emphasizes the importance of studying wind conditions at grade, particularly given the narrow site and tower configuration, to mitigate adverse wind impacts, creating comfortable and usable exterior spaces.

Response: Noted. A wind study was conducted and will be considered for any changes to building form for site plan application.

4. The Panel recommends the applicant develop a comprehensive sustainability approach, including opportunities for energy efficiency, stormwater management, and heat island mitigation at the neighborhood scale.

Response: Additional sustainability opportunities will be examined during review for site plan application including stormwater management, heat island mitigation and high performance envelope characteristics.

Built Form & Architecture

1. The Panel appreciates the attention to materiality and the quality of finishes, noting that these contribute positively to the pedestrian experience and public realm.
 - i. The Panel suggest exploring the opportunity for a six-story podium to better relate to the width of Carling Avenue and to reinforce the street edge.

Response: Noted. It is felt that a two story podium at Carling provides a more intimate human scale for Carling and is consistent with the built form at the Rhythm Apartments (across the street) with a (tall) single storey podium at the street line. We feel that the two storey podium creates a welcoming base that is appropriately scaled.

2. The Panel recommends reconsidering the placement and rotation of the tower.
 - i. The Panel notes that the current rotation is creating challenging side setbacks and column conditions.
 - ii. The Panel recommends aligning the podiums and towers or rotating only portions of the building to address these issues while maintaining the design intent.

Response: Noted: options to consider the rotation of the tower and respect the design guidelines, tower separation and orientation of lot/road widening and related creates some challenges that will be more fully reviewed and developed during design work to support a Site Plan Application.

3. The Panel raises concerns regarding the tower unit layouts, particularly long, narrow suites and off-centre cores. The Panel recommends exploring a single-tower strategy as a potential option to simplify the cores, improve unit layouts, and reduce impacts on internal amenity spaces.

Response: Noted. Units will be reviewed and refined to provide functional residential spaces as plans develop for site plan application.

4. The Panel recommends further exploration of the tower top expression, noting that the current gestures at mechanical penthouses are too timid.
 - i. The Panel suggests exploring more pronounced roof forms that make a stronger visual impact on the skyline.
 - ii. The Panel notes that attention to façade articulation, including glazing patterns, reveals, and venting, will maintain the clarity and quality of the design.

Response: Design materials and expression will be refined as design develops for site plan application.

We trust this information is of use to you. Should you have any further questions or comments, please do not hesitate to contact the undersigned below.

Yours truly,

Toon Dreessen

Toon Dreessen
Architect, OAA, NLAA, AANB, FRAIC, RIBA, AIA, LEED AP
President, Architects **DCA**



2025-12-19

1296-1300 Carling Avenue | Informal Review | Zoning By-law Amendment | Architects DCA, James B Lennox & Associates Inc. Landscape Architects |

Panel Members in Attendance: David Leinster | James Parakh | Heather Rolleston | Emmanuelle van Rutten | Alex Taranu | Nigel Tai | Philip Evans|



Key Recommendations

- The Panel acknowledges the ambition of the project to contribute to the evolving character of Carling Avenue and appreciates the proponent’s thoughtful approach to materiality and public realm.
- The Panel strongly encourages early collaboration with adjacent landowners on both sides to ensure an equitable and coordinated approach to redevelopment.
- The Panel recommends early engagement, potentially through limiting distance agreements or block planning exercises, to ensure livable conditions for both existing and future residents and to optimize development potential across the precinct.
- The Panel suggests considering a simpler one-tower strategy to improve setbacks, reduce shadowing on internal amenity spaces and simplify core layouts.
- The Panel supports the materials and architectural expression and encourages bolder and more expressive building tops for a stronger skyline presence.

Site Design & Public Realm

- The Panel recognizes the intent to create an animated and pedestrian-oriented streetscape but notes that the current site layout appears heavily dominated by vehicular movement, particularly at the roundabout and service areas.

- Consolidating access points and service functions, along with increased soft landscaping, is recommended to create a more welcoming and human-scaled entry sequence.
- The Panel highlights challenges with ground floor design and encourages stronger linkages to the rear outdoor amenity spaces and careful consideration of how service areas, garbage, and pick-up zones interface with the pedestrian environment.
 - The Panel suggests long blank walls along the east side of the building be articulated through glazing or other façade interventions to improve visual interest and human scale.
- The Panel encourages the applicant to consider how the building relates to adjacent properties and recommends coordinating with the neighbors to achieve a more cohesive block plan. A block plan which is accepted by both neighbours.
- The Panel recommends enhancing the courtyard and internal circulation with soft landscaping and thoughtful pedestrian pathways, to improve livability.

Sustainability

- The Panel supports the integration of sustainability strategies that extend beyond building performance to encompass the broader site, landscape, and amenity areas.
- The Panel encourages consideration of measures that improve human comfort and environmental performance, including shading, heat island mitigation, and green roof or podium landscaping.
- The Panel emphasizes the importance of studying wind conditions at grade, particularly given the narrow site and tower configuration, to mitigate adverse wind impacts, creating comfortable and usable exterior spaces.
- The Panel recommends the applicant develop a comprehensive sustainability approach, including opportunities for energy efficiency, stormwater management, and heat island mitigation at the neighborhood scale.

Built Form & Architecture

- The Panel appreciates the attention to materiality and the quality of finishes, noting that these contribute positively to the pedestrian experience and public realm.
 - The Panel suggest exploring the opportunity for a six-story podium to better relate to the width of Carling Avenue and to reinforce the street edge.
- The Panel recommends reconsidering the placement and rotation of the tower.

- The Panel notes that the current rotation is creating challenging side setbacks and column conditions.
- The Panel recommends aligning the podiums and towers or rotating only portions of the building to address these issues while maintaining the design intent.
- The Panel raises concerns regarding the tower unit layouts, particularly long, narrow suites and off-center cores. The Panel recommends exploring a single-tower strategy as a potential option to simplify the cores, improve unit layouts, and reduce impacts on internal amenity spaces.
- The Panel recommends further exploration of the tower top expression, noting that the current gestures at mechanical penthouses are too timid.
 - The Panel suggests exploring more pronounced roof forms that make a stronger visual impact on the skyline.
 - The Panel notes that attention to façade articulation, including glazing patterns, reveals, and venting, will maintain the clarity and quality of the design.