

A video conference call between City staff, Subcommittee Panel Members, and the proponent was held Monday, August 17th, 2015 to review the revised proposal.

1445 & 1451 WELLINGTON STREET WEST | Mizrahi Developments; Page+Steele / IBI Group Architects; FOTENN Planning and Urban Design

Attendance at Meeting

James Parakh	Panel Member
Mark Sterling	Panel Member
Henry Burstyn	Page+Steele / IBI Group
Sol Wassermuhl	Page+Steele / IBI Group
Ted Fobert	FOTENN
Jonny Cracower	Mizrahi Developments
Don Herweyer	City of Ottawa
Matthew Ippersiel	City of Ottawa
Doug James	City of Ottawa
Randolph Wang	City of Ottawa

General Comments

- The Subcommittee thanks the proponents for their efforts in responding to the previous set of recommendations and their exploration of multiple options. The cornices and verticality in particular have been greatly improved in the building design.

Integration of the Roof

- The pilasters are a positive addition to the scheme, however, the design team should continue to explore options to better integrate the roof with the lower parts of the building. To continue to weaken the ninth floor datum, the Subcommittee recommends protruding the pilasters higher above the cornice line.
- The proponent will also need to ensure that the returns of the pilasters have substantial depth to avoid looking flimsy.

Corner Element

- The Subcommittee discussed the possibility of disengaging the cornice line along the tower element from the rest of the building. Ways in which this may be achieved include raising the cornice line slightly higher than the rest of the building or heightening the glazing in this location.

Mechanical Penthouse

- Consider adding additional rhythm to the mechanical penthouse through reveals or slight projections to encourage the eye to keep moving up. The modulation should pick up on the verticality of the lower part of the building.

Ground Floor

- The Subcommittee recommends examining the details of the condominium entrance and garage aperture. How the treatment of the inner walls in the recessed area will be handled will be important.

Balconies

- The Subcommittee recommends re-examining the balconies of the building. There should be a relatively consistent approach between the east, west and south facades.
- Consider eliminating the pairing of the balconies on the south facade and spacing them apart to reinforce the verticality of the building.
- Explore the possibility of recessing the balconies on the east facade. Possibly pulling the wall outward and the balconies inward may avoid a loss in gross floor area.
- Similarly, the projected balconies on the north facade should be better integrated, though it is less important for this facade to take an approach consistent with the other three facades. Integrating vertical pilasters may be an option.

- Consider bringing the glass line out on the west facade, so that the balconies appear similar to those on the south facade. City staff may have to investigate the limiting distance from the park.
- The Subcommittee recommends pickets rather than glass balconies to increase the transparency through to the projecting pilasters.

Next Steps

- The Subcommittee confirmed that another subcommittee meeting will not be required. When the City Staff receives revised plans, they will forward them to the subcommittee members for their review and comments.