

A subcommittee of the Urban Design Review Panel was held Monday, July 27th 2015 to review the revised proposal. The meeting was held at the Page+Steele Architects office, 95 St. Clair Avenue W, Toronto.

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

General Comments

- The subcommittee generally agrees that this will be a handsome building, but expressed concern that the new proposal may be too tailored to the Ontario Municipal Board's direction. The redesign of the cap of the building achieves a landmark top, but its integration into the rest of the building needs to be strengthened.

Integration of the Roof

- The redesigned rooftop has achieved a landmark top to the building, but has resulted in the top three floors appearing somewhat detached from the remainder of the scheme. The base and the top are both strong elements, but read as two separate objects. The Subcommittee strongly recommends exploring ways of drawing elements from base, up into the mansard roof to have it read more as a singular volume.
- Stronger vertical elements should be pronounced in the plinth and drawn up into the roof to soften the cornice line and better integrate the two elements (see attached sketches). In some places, the vertical elements would end at the ninth floor, and in others, would extend past the cornice line to the tenth floor.
- The NBC Building in Chicago was used as an example of strong verticality that extends up beyond the building step back.
- Illuminating the buttresses could be used to highlight the vertical elements and emphasize the effect of verticality at night. Renderings of the building at night should be produced.
- The east facade of the building should also receive additional attention, as the view from Wellington will be a particularly important one. The mass of the top three floors sits particularly heavily on the base from this viewpoint.
- The corners of the building may also be good areas to draw elements of the body of the building into the mansard roof.

Corner Element

- The Subcommittee questioned whether a strong tower feature at the corner is necessary. Designing a residential building as a landmark can be difficult, so this approach is understandable, however New York City apartment buildings often achieve their landmark status through a robust presence, rather than through a civic contribution such as a tower. A simple rounded corner without a spire and a greater gesture to the mainstreet facade may be sufficient to achieve a landmark building.
- The top of the corner tower also seems over-articulated with the spire. The Subcommittee recommends simplifying the spire and removing the dormer windows on the corner.

Mechanical Penthouse

- The mechanical penthouse will likely not be visible from the street in the immediate area, but it will affect longer views. The clarity and effect of the articulated parapet will be lost if the space beyond it is not open to the sky.
- The Subcommittee recommends exploring a double mansard to screen the mechanical penthouse. An angled copper roof similar to the mansard roof, with louvers located below may be appropriate, but its effect on the terraces would also have to be considered.

Ground Floor

- The Subcommittee recommends investigating an alternative location for the indoor amenity currently facing Wellington. It should be located on the second floor of the building, ideally facing the neighbourhood.
- The Subcommittee had no issues with a higher ground floor (around 4.5m), which would be appropriate for the building.

Next Steps

1. The design team should continue to refine their design through the study of the following:
 - An exploration of the Subcommittee's design recommendations, focusing on the integration of the top three floors into building;
 - A detailed study of the vertical element of the southwest corner;
 - Modifications to the base and ground floor;
 - Recommendations for the design of the adjacent open space and its relationship with the building;
 - The view of the roof and the exposed façade below from the east on Wellington;
 - The visual impacts of the mechanical penthouse and possible screening techniques.
 - The lighting of the building and especially the top 3 floors. Night time renderings would be needed.
2. A follow-up meeting will be scheduled between the project architect and the Subcommittee Members to review the progression of the design and the additional studies listed above. City staff and other participants will join via video conference call. A tentative date of August 17th, 1pm is being considered.