

289 Carling Avenue | *Formal Review* | Site Plan to permit a six-storey mixed use office and apartment building. | KWC; John Howard Society of Ottawa; City of Ottawa; PBC Development & Construction; Fotenn Planning & Design; James B. Lennox & Associates Inc. Landscape Architects.



Summary

- The Panel appreciates the improvements to the project, and thanks the applicant for responding so positively to the previous round of comments. Overall, this is a handsome building that is precedent setting. The revised design, with an improved corner treatment and a well-designed podium, represents a nice fabric building with a good relationship to the neighbourhood. Subtle changes to the expression of the tower can further improve the project.
- One member of the Panel expressed concerns with the parking layout and the functionality of the access ramps. A suggestion was to locate the access ramp off Carling Avenue to avoid complications associated with grade changes.

Main Entrance and Ground Floor

- The Panel appreciates the elimination of the overhang of the previous scheme, as it resulted in a dark entrance to the building.
- The revised entrance is elegant, particularly where the glass wraps the corner and extends up the base of the building.
- The Panel recommends adding a warm element to the entrance, such as a wood soffit.
- The Panel suggests that occupying the entire frontage along Carling Avenue with JHS office and service area would be desirable.

Architectural Expression

- The Panel appreciates the use of brick on the podium.
- The Panel suggests there are opportunities to further unify the tower expression with the base of the building, as there is a slightly different language between the two elements.
 - The colour of the mullions in the base can be repeated on the tower to visually connect the base and tower.
 - Consider replacing the aluminum window system on the upper floors with a simple punched window expression to match the base.
 - Use a metal panel or cement board product for the upper building so that there is a consistent colour palette for the entire building. This will avoid issues of fading over time.
- The Panel recommends that the single floor expression on the tower, as seen on the previous design, is nicer than the coupling of floors on this revised proposal. Consider removing the 'crosses' seen from west, and instead look at implementing the expression from the south façade, as the window size and styles work better.

- The Panel believes that the elegance of this design will depend on subtle design moves and attention to detail.
 - Align the windows on the west and south elevation.
 - Ensure a sharp execution of the reveal in the brick on the second floor.