

**141 MAIN STREET & 15 OBLATE AVENUE | Site Plan Control Application | Domicile;
NEUF Architect(e)s; FOTENN Planning and Urban Design**

General Comments

- The Panel thanks the proponent for a good submission, which has advanced since the project's pre-consultation.

Phase 1

- The Panel recommends simplifying the building's Main Street façade with clearly articulated solids and voids. There may also be one too many materials proposed for this façade. A clear datum line should be included at the fourth floor and the balconies at the sixth floor should be recessed.
- The Panel believes that the clocktower would be more appropriate for a civic rather than residential / commercial building, and that a fabric building expression would be more suitable for the south-west corner. The subtlety and simple pattern of the north-west corner should also be applied to this corner and the clock and canopy removed.
- The Panel appreciates the proponent increasing the height of the ground floor commercial along Main Street. The windows and balcony patterns on the upper levels should be clearly aligned with the storefront windows as well as the expressed structure at grade, which currently bisects some of the windows directly above. Vertical pickets on the balconies would be preferable to glass panels.

Phase 2 / Courtyard

- The Panel recommends giving Phase 2 a distinct identity from Phase 1. The massing, proportionality and materiality should be more sympathetic to the existing convent building to the east. The Oblate Avenue façade should be set back to be flush with convent and its top floors stepped back above the same height as the convent. If the entire building cannot be pushed back, step part of it back and introduce a vertical step down at the east end of the building.
- On Main Street, the ground floor elevation level matches that of the street, but on the eastern end of the building it is raised 2 ½ feet above the adjacent grade. The entire garage should be 2 ½ feet lower so that the relationship to grade is consistent across the building. This will create an improved relationship between the courtyard and Springhurst Avenue and will lower the overall height of the building. It should also serve to remove the need for a retaining wall against the convent property.
- The width of the internal courtyard has been reduced by some 6 metres due to the addition of visitor parking. The surface parking should be reduced to the benefit of a wider courtyard; this is most critical at the entrance points.

- The courtyard should be designed holistically. If any visitor parking remains, the entire space should be designed to read as a unified pedestrian area, on only part of which cars are permitted to pass through and park.
- If the eastern edge of the building next to the convent is fenced off completely, the proponent should consider incorporating small terraces associated with the adjacent units to make better use of the space.

Streetscaping

- Accepting that the proponents are working with the City to appropriately provide street trees as part of the Main Street improvements, the scheme also needs to make much more of a gesture in terms of landscaping to Oblate Avenue and Springhurst Avenue, where it currently proposes very little greening. Over the 90 metres of streetscape, there should be a line of approximately a dozen trees along each edge.
- The project needs to read cohesively. The streetscape should be designed all the way to the corners on all frontages.
- The design along Oblate Street should consider the ratio and proportions of the street once a building is built to the south. Parking, patios, and bike racks all need to be considered.
- The Panel strongly recommends removing the large air exhaust vent structures, which impact the edge of the courtyard and the Springhurst Avenue streetscape, and instead integrating them into the building itself.