

1531 Stittsville Main Street | *Formal Review* | Zoning Amendment and Site Plan to construct a four-storey mixed use building and one townhouse block | Project 1; Huntington Properties.



Summary

- The Panel is appreciative of the applicant’s response to the previous Panel recommendations with respect to massing. Particularly positive aspects of the revisions include the removal of the stone from the townhouse block, the introduction of a tripartite division on the condo structure, and the grounding of the brick material.
- The Panel understands that this is the first development of its kind within the Stittsville village context, and therefore the contemporary approach has a considerable impact. The Panel is supportive of the general architectural approach, however suggests relaxing the contemporary elements of the building in order to make it feel at home within its surroundings. Nuancing the vernacular response would help to avoid the perception of this being the right building in the wrong place. The comments on the current proposal relate to the fine details, materiality, and vernacular aspects of the design.

Massing

- The Panel suggests further refinement of the Stittsville Main elevation in order to break up the massing by distinguishing the three volumes, and further grounding

the building in order to better contextualize the structure within the existing streetscape character:

- Pull back canopies at ends of building as the depths weigh down the building;
- Strengthen the expression of the notches between the three volumes:
 - Replace balconies with Juliette balconies to emphasize the breaks;
- Bring the vertical piers down to the ground;
- Introduce more solidity at the corners of the building to close off the building with more sensitivity:
 - perhaps treat corners like a pilaster, bringing the element down to the street;
- Break up the horizontal element of the top canopy to strengthen the verticality of the expression:
 - Perhaps eliminate the canopy in the middle section of the building;
 - Also break up the retail canopy at grade.

Materials and Architectural Details

- It is the opinion of the Panel that the middle volume of the building should be brick instead of fiber cement, and in a different colour from the other volumes. This way the scale and the use of the brick will resonate better overall. One option suggested by the Panel is to differentiate the volumes with solid brick, then variegated brick, then solid brick again.
- The Panel suggests using traditional red brick as the primary cladding material, and avoid the use of fiber cement. Also introduce brick across the top level of the building. This approach will connect the building better to its surroundings, and to the heritage of Stittsville Main Street.
- In an effort to further connect the building to the surrounding vernacular architecture, explore using punched windows on the protruding planes, and add sills to the ground floor windows. The scale of the windows on nearby buildings can provide a cue to the heritage context.

- Also explore opportunities for flower pots, or other elements that soften the building and make the storefronts feel more quaint and unique.
- The Panel suggests considering small elements such as the canopy treatment of individual units, and applying the void to solid proportions found on nearby buildings of heritage value, as ways of echoing and relating this new building to the existing streetscape, and providing a more sensitive response to the context.