

WINDMILL

# 384 ARLINGTON AVENUE - DESIGN BRIEF

OTTAWA | ONTARIO

JUNE 1<sup>ST</sup> 2023 | 12 805

**NEUF** 

**FOTENN**  
Planning + Design

**windmill**

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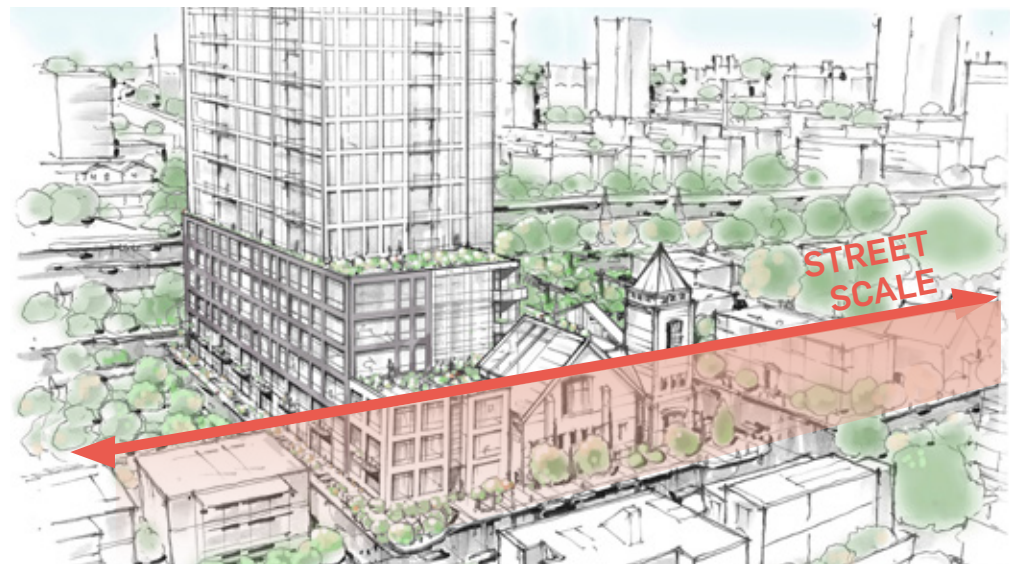
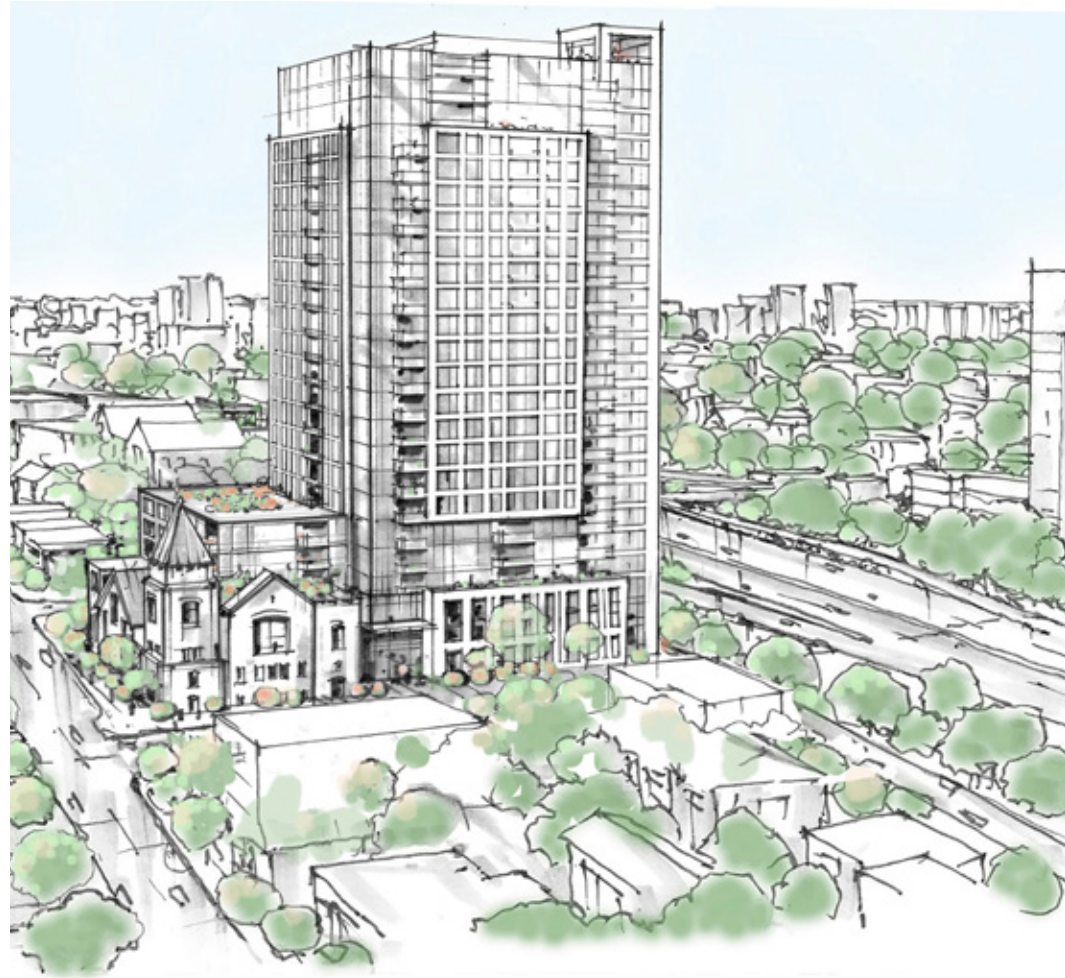
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## VISION

The contemporary design of the new building will seamlessly include the façade of the former Ottawa Korean Community church, creating a rich focal point that is thoughtfully integrated into its surrounding context. The neighborhood's sense of community, once brought by the Korean Church building, is now reinvigorated through the use of new, vibrant community spaces such as rooftop terraces and urban farms. The project follows the One Planet Living (OPL) Framework, an equitable and sustainable vision of the world focused on reducing carbon emissions and contributing to thriving communities.

The proposal strives to preserve and highlight the history and sense of community that the Korean Church building once brought to its neighborhood. The conservation of the existing façades are an important priority as it preserves the neighborhood's vibrant community and history. The two retained façades are emphasized and complemented by the diversity of architectural elements and materials which enhance the human experience.

The project is mindful of its impact on three different scales: the street scale, the neighborhood scale, and the highway scale. On the pedestrian scale, the project uses multiple setbacks and cohesive materiality to ensure that the pedestrian is provided visual interest while not being overwhelmed. The project's position near the highway causes high visibility, which has influenced the project's facade and design, causing the tower to be pushed back. The project's massing employs a stepping strategy guided by the three scales using different corresponding heights, allowing for a more blended and gradual increase in height.

The proposal aims to create a strong link between the building's interior and exterior, visually supported by the use of clear glass on the ground floor. The building includes a roof terrace which provides an accessible, open, and public outdoor area that enriches the urban experience. The urban farm provides more community outdoor space which encourages healthy lifestyles and sustainability.

## PROPOSAL FOR SITE PLAN APPROVAL

This application aims to help facilitate a new residential development of a twenty-four-story residential building situated on the corner of Arlington Avenue and Bell Street.

## FIRE TRUCK ACCESS

The building is located on the corner of three streets, allowing fire trucks to park directly in front of the main building entrance on Bell Street where the annunciator panel will be located. The project will contemplate the installation of a Siamese Fire Department Connections (FDC) along Bell Street, Arlington Avenue, or Raymond Street.

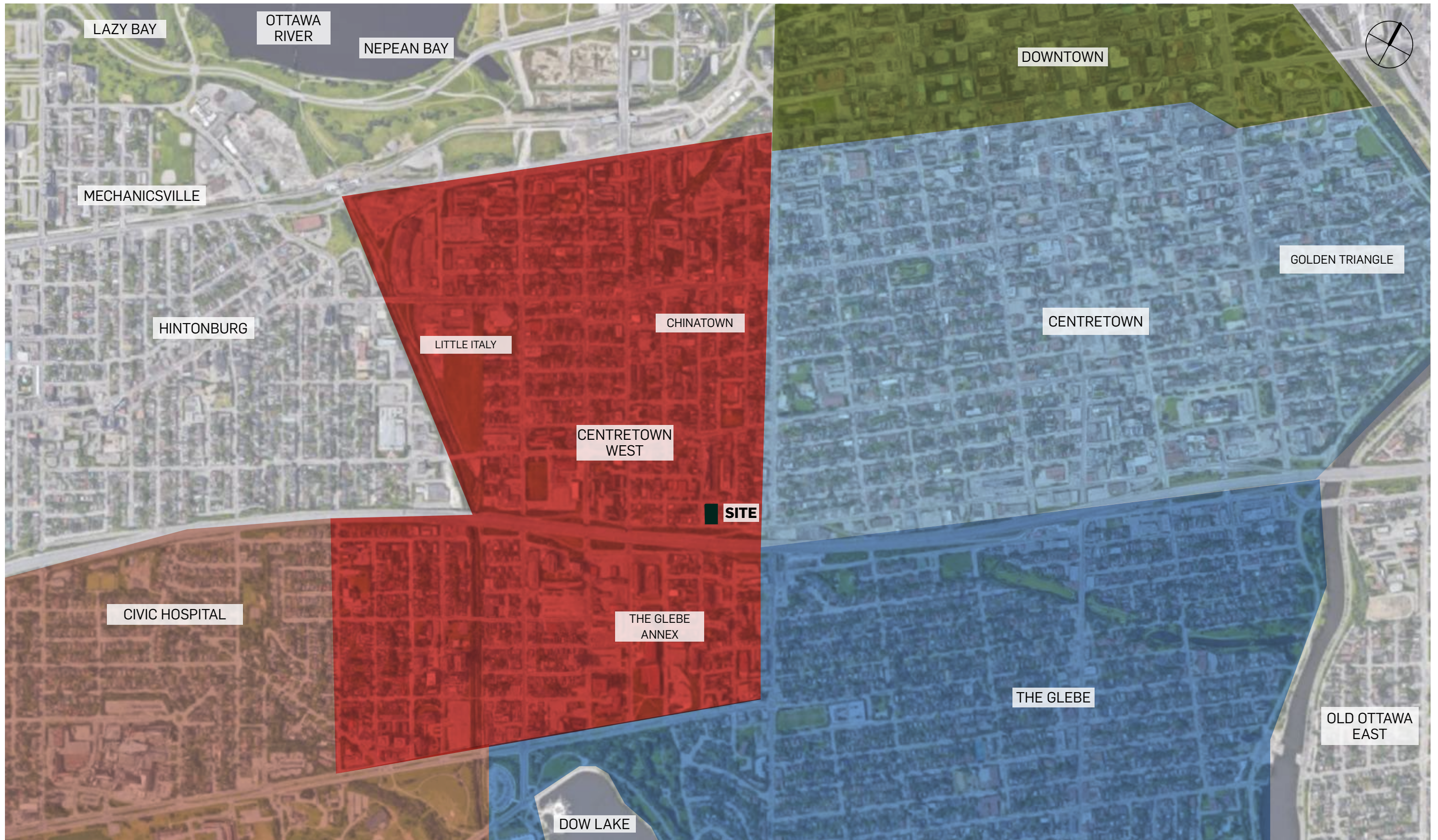
## SURROUNDING CONTEXT

There are residential properties to the north, east, and south, with an office complex to the west of the subject site. The building's mass is situated mainly on one side, integrating into the surrounding urban fabric.

**1**  
**SITE**

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# CONTEXT



# SUSTAINABILITY: GUIDING PRINCIPLES

## 10 Guiding Principles



- One Planet Living (OPL) is a vision of the world where all people lead happy and healthy lives using a fair share of the Earth's resources
- OPL is a global leadership standard with only 20 globally endorsed projects
- Korean Church would be the 3<sup>rd</sup> development to achieve OPL endorsement in Canada



## Big Moves

This project will focus on the following 3 big moves. To achieve them, we will explore the strategies listed below.

### 1. Innovative Mobility

- Low parking ratio
- Transit subsidies for residents
- E-bike/bicycle share program
- Car share program
- Minimum 1:1 bike parking to unit ratio

### 2. Zero Carbon Living

- On-site geothermal energy
- Solar generation (BIPV) on South and West facades
- Air filtration reduction
- Lower emission concrete
- Bio-based materials
- Sewage heat recovery

### 3. Flourishing Community

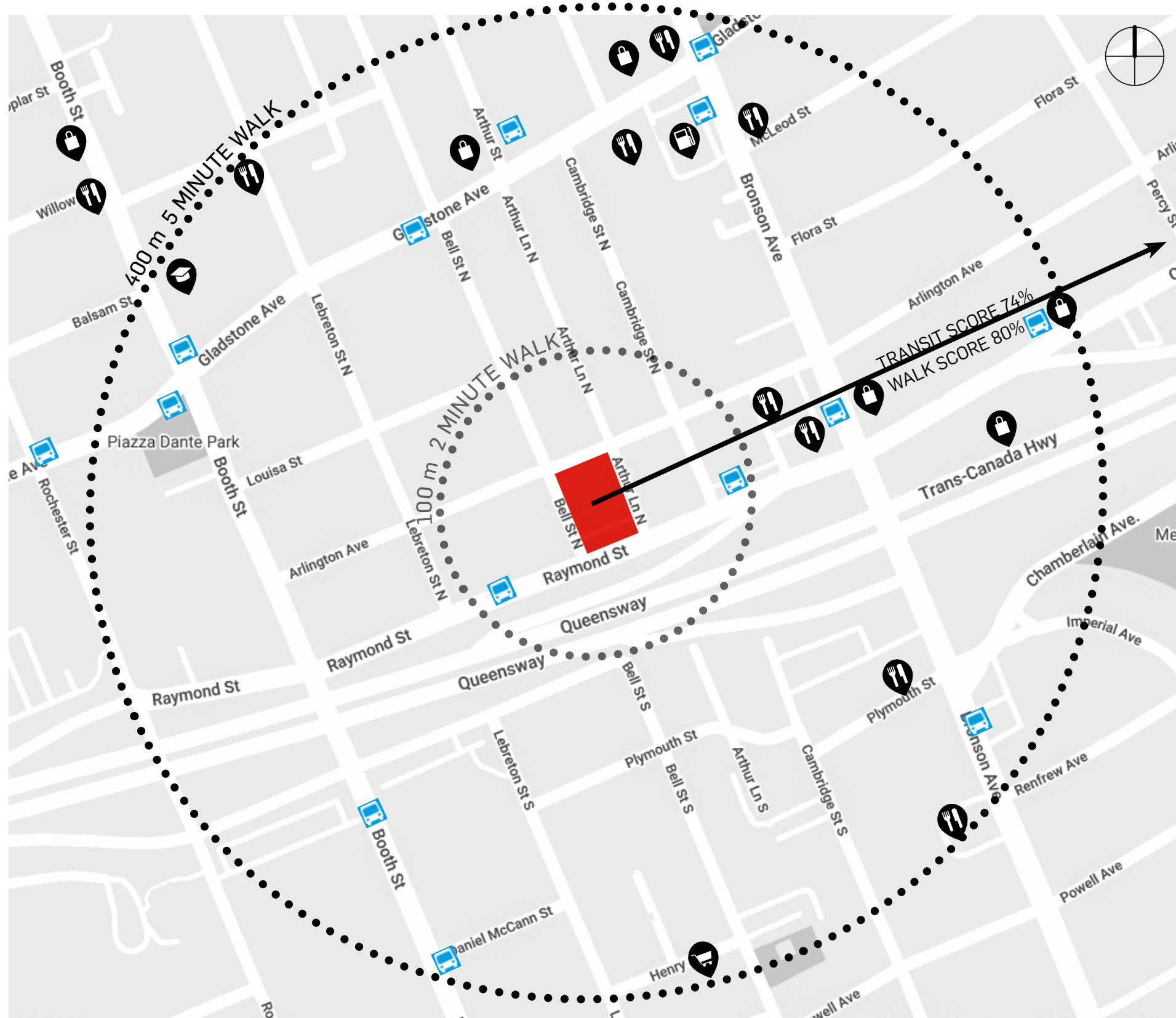
- Restoring the existing church façade
- Rooftop gardens
- Supporting Korean Church's new construction
- Community space
- Explore affordable housing options








# AERIAL VIEW

- 1 LIV Apartements
- 2 Saint Hyacinth Catholic Church
- 3 St. Anthony of Padua
- 4 St. Anthony School
- 5 Plaza Dante Park
- 6 Adult High School
- 7 Cambrigde Community Public School
- 8 MCNABB Park
- 9 MCNABB Recreation Centre
- 10 Booth Street Complex
- 11 Glebe Memorial Park
- 12 Chamberlain Park



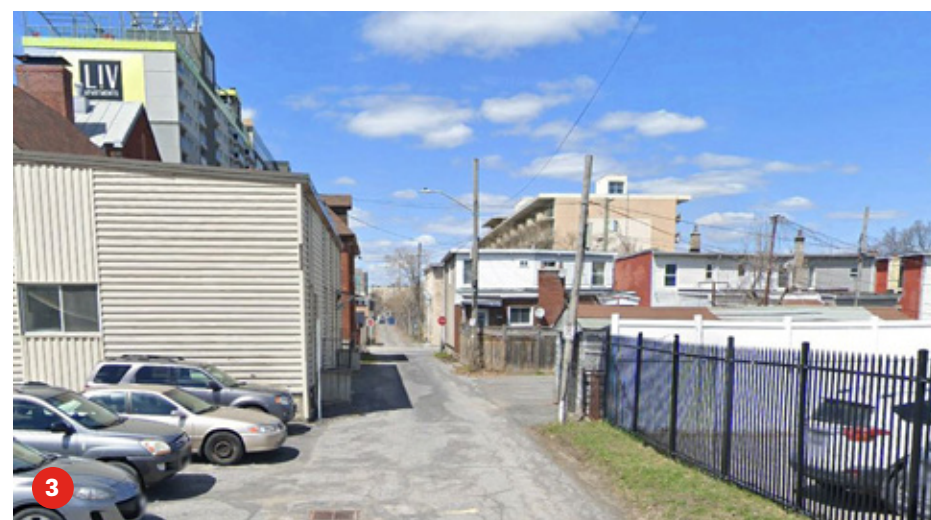
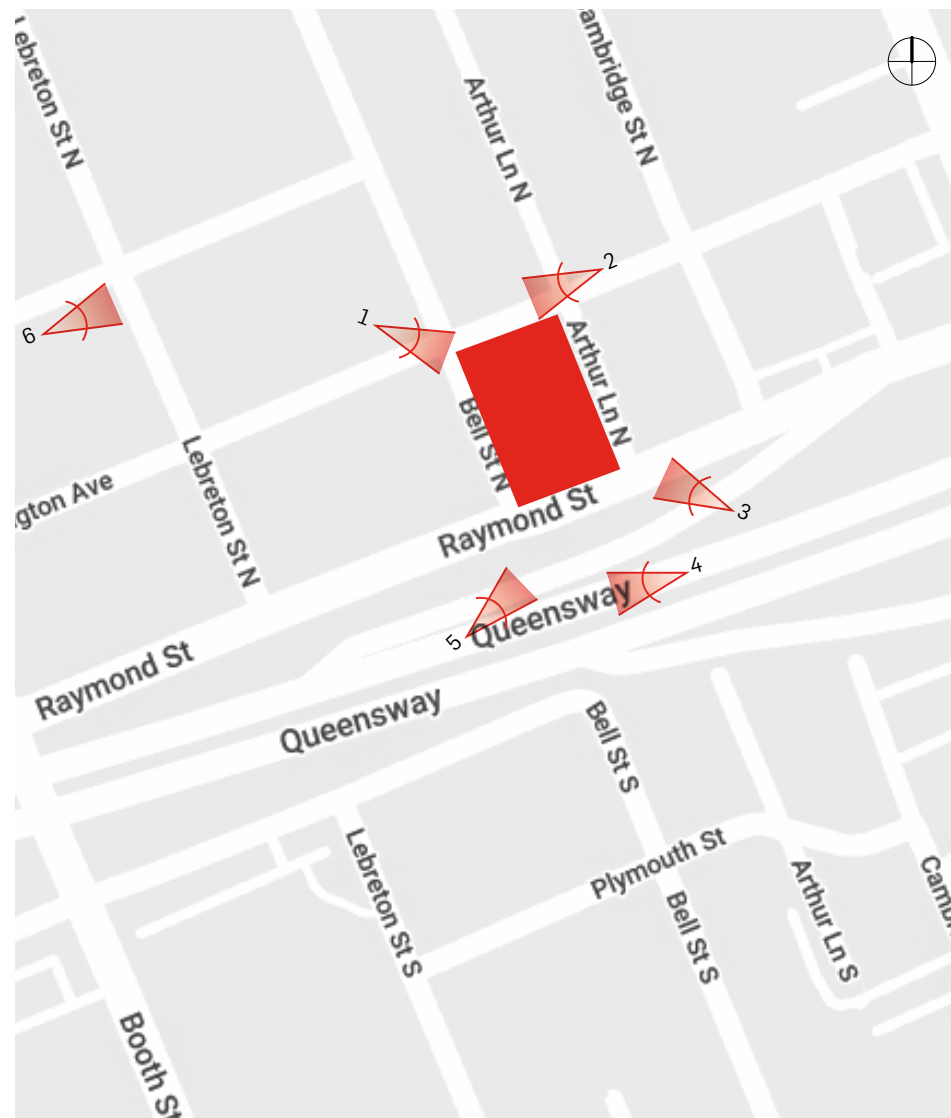
# LOCALISATION



-  TRANSIT
-  SCHOOL
-  RESTAURANT
-  HOTEL
-  SHOP
-  GAS STATION
-  GROCERY STORE



# SITE PHOTOS



# ARTHUR LANE



BIRD'S EYE VIEW - ARTHUR LANE TO RAYMOND



BIRD'S EYE VIEW - ARTHUR LANE TO ARLINGTON



STREET VIEW - ARTHUR LANE FROM ARLINGTON



STREET VIEW - ARTHUR LANE FROM RAYMOND

**2**

## **URBAN REGULATIONS**

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# PROPERTY GEOMETRY



## Parcel Geometry ✕

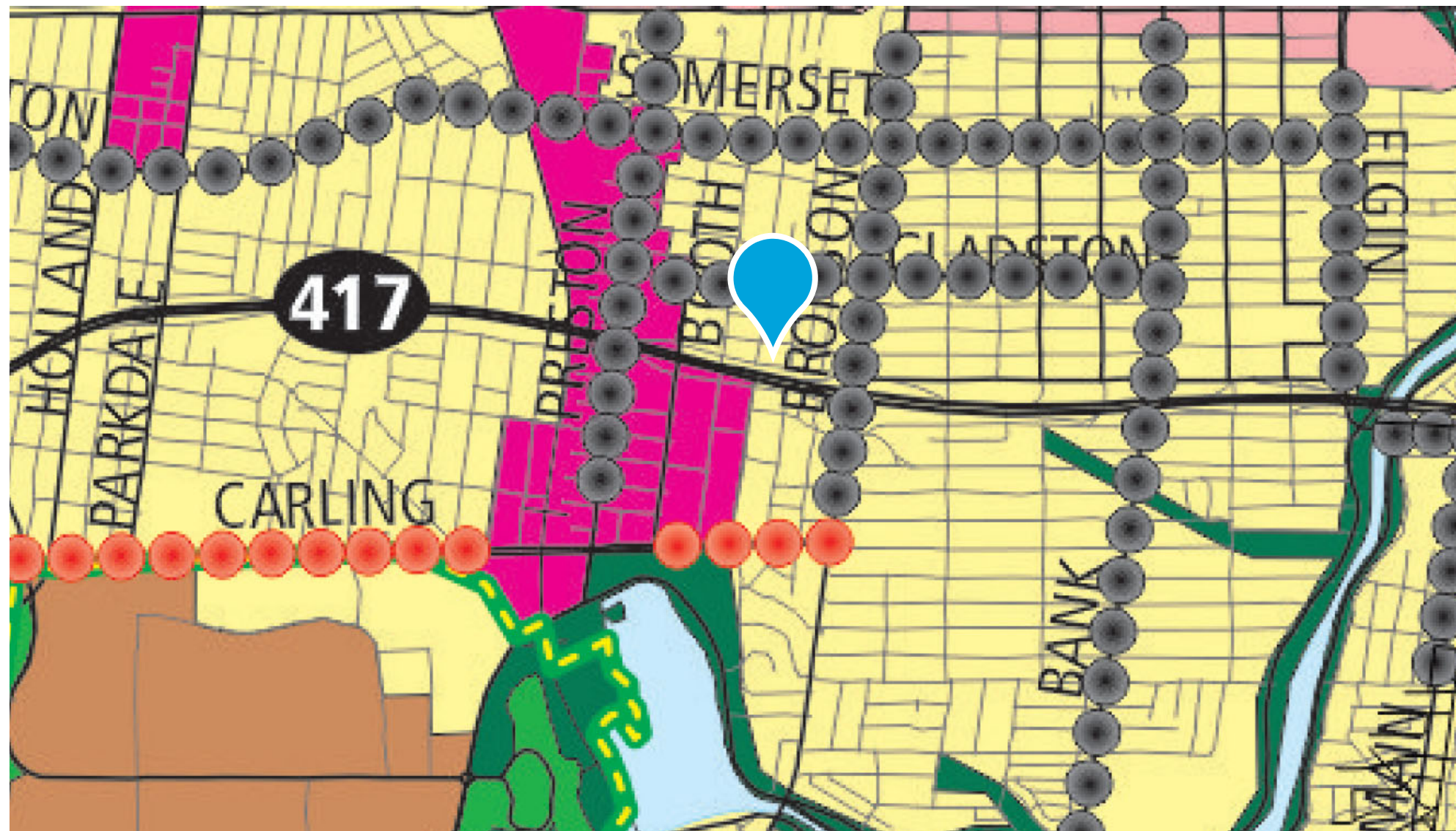
Select a property parcel on the map. The vertices will be labeled, and the dimensions and area of the parcel will be listed below. Zoom in on the map if the property parcels are not visible.

Note: Distances and Areas shown on the map and below are not based on a field survey and are not provided to be used for legal survey purposes.

- A0-A1:** 57.60 m (188.99 ft)
- A1-A2:** 37.62 m (123.41 ft)
- A2-A3:** 57.60 m (188.99 ft)
- A3-A0:** 37.99 m (124.63 ft)

**Total Perimeter:** 190.81 m (626.02 ft)

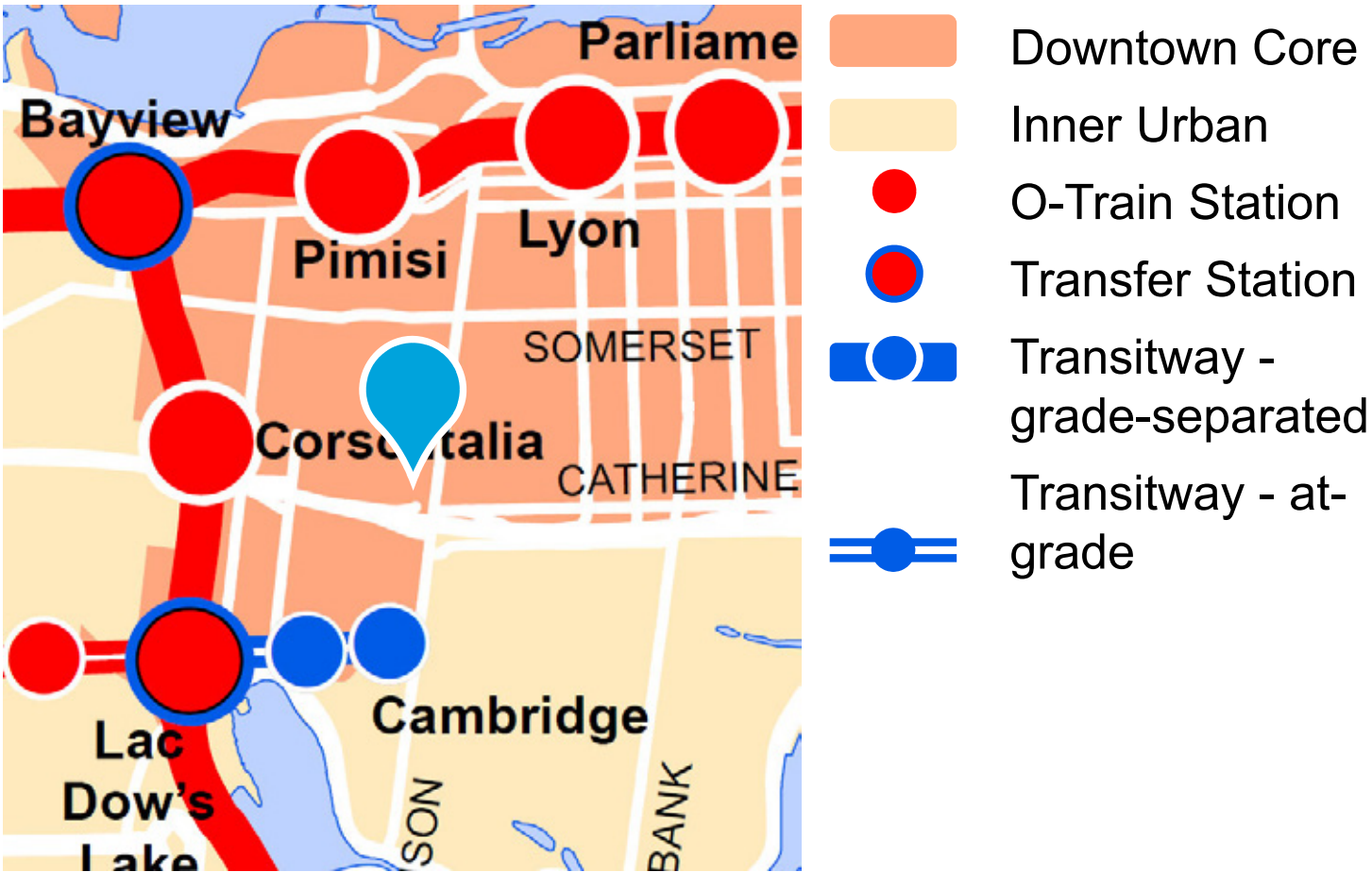
**Total Area:** 2177.25 m<sup>2</sup> (23435.69 ft<sup>2</sup>) (0.22 ha)



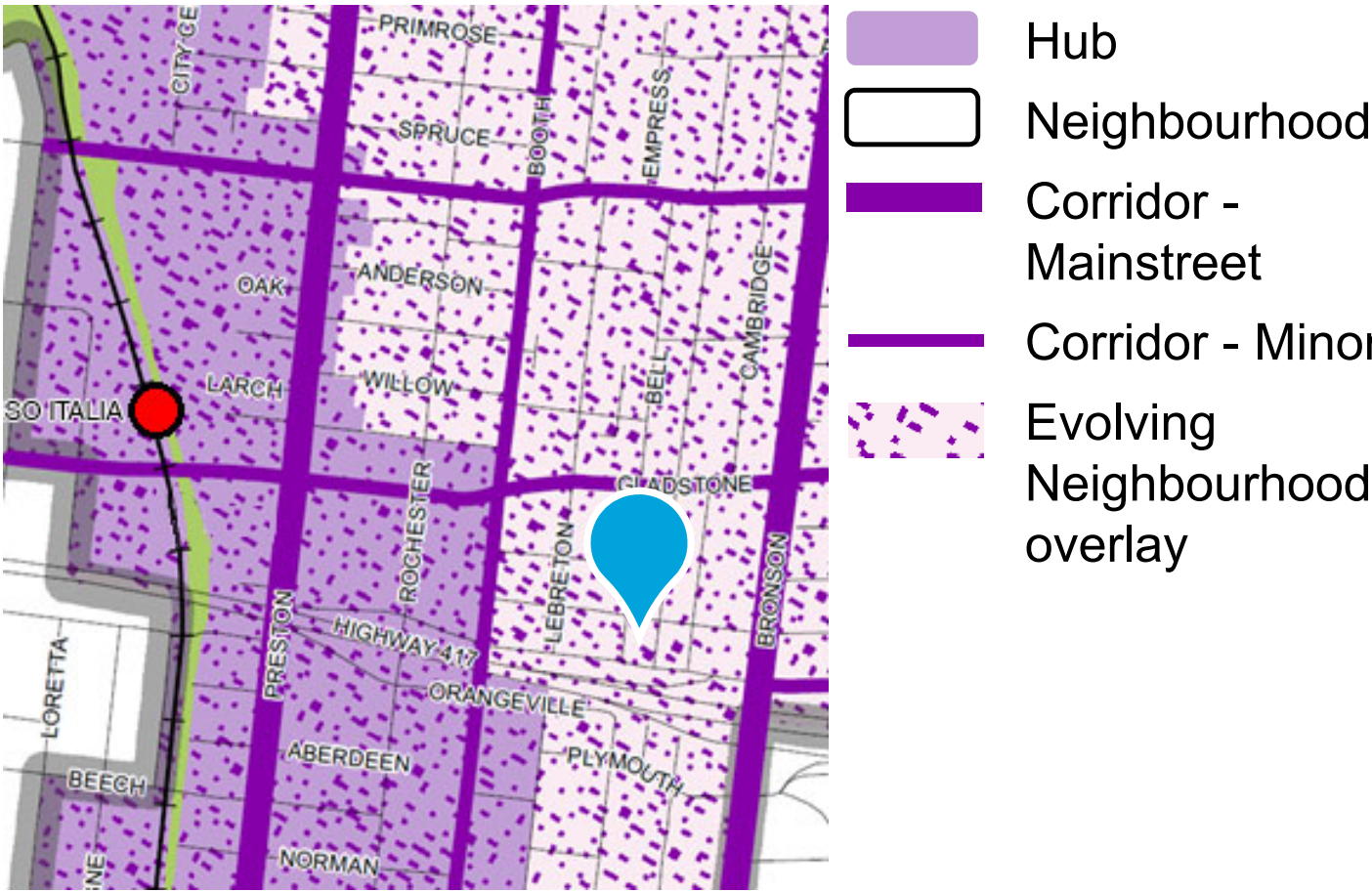
- General Urban Area
- Mixed Use Centre
- Central Area
- Major Open Space
- Agricultural Research Area
- Traditional Mainstreet
- Arterial Mainstreet

/ Schedule B - Land Use Plan

**NEW CITY OF OTTAWA OFFICIAL PLAN (2021)**

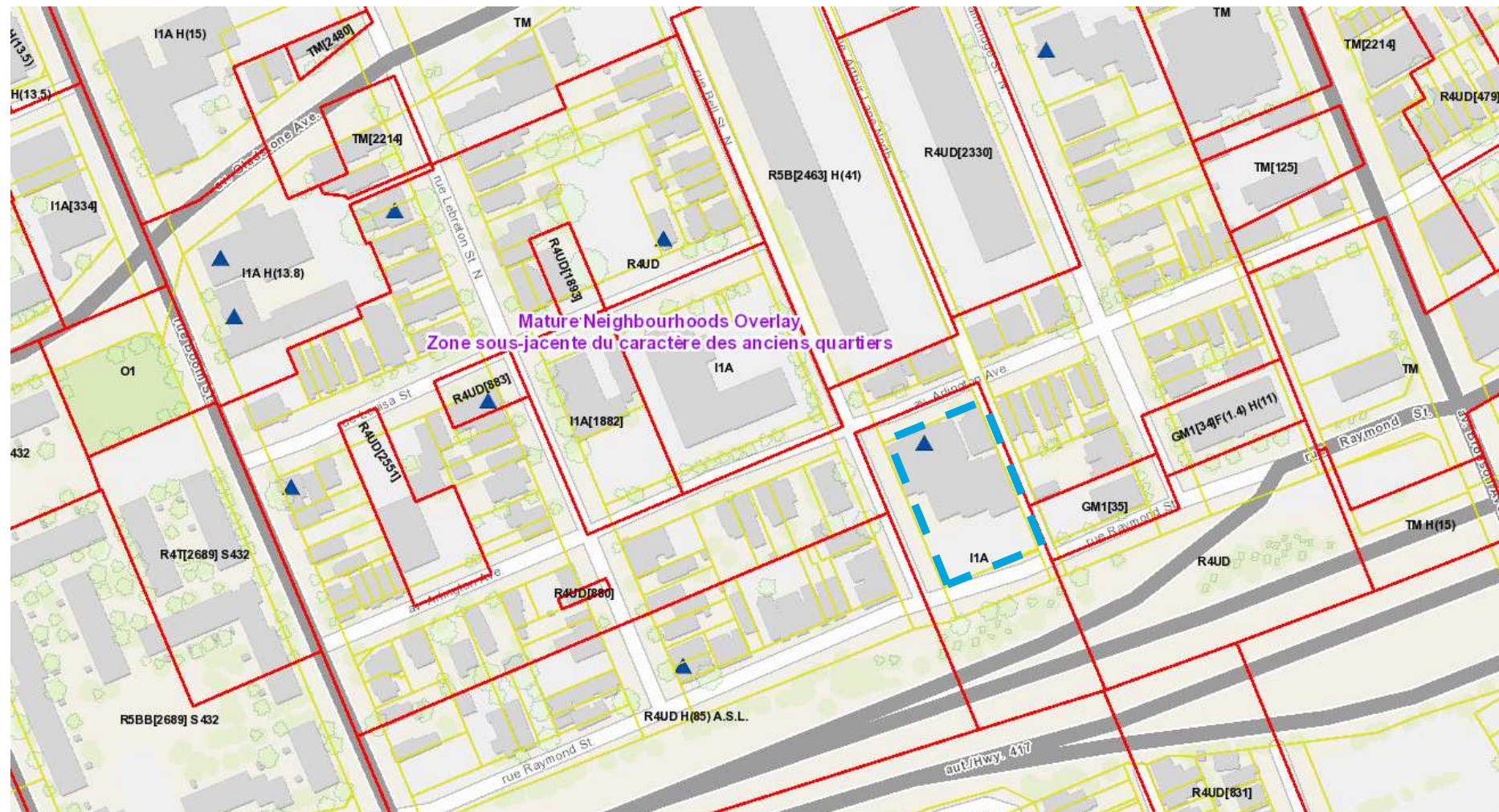


/ Located in the Downtown Core  
Transect



/ Neighbourhood designation  
/ Evolving Neighbourhood overlay

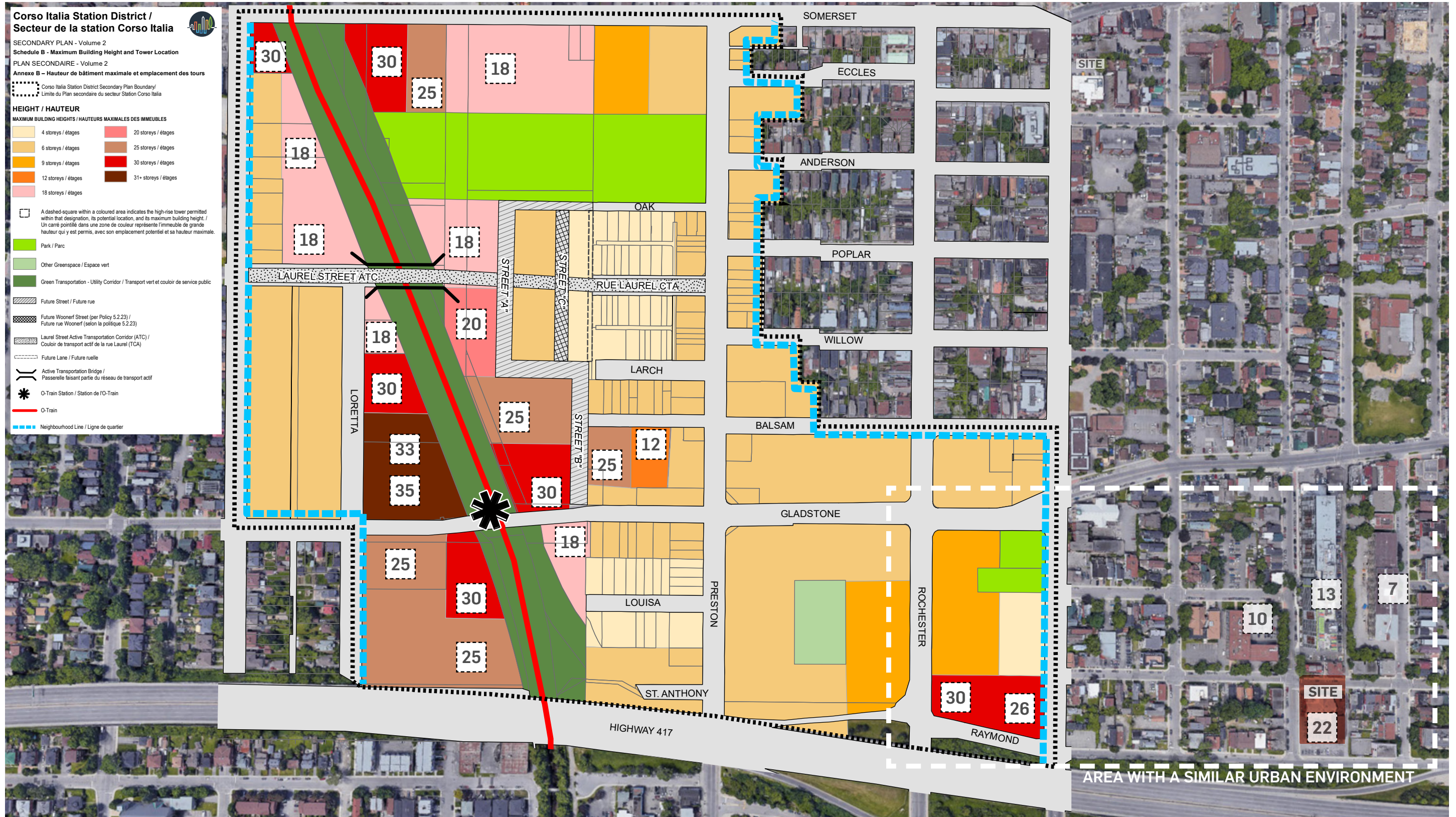
# PLANNING FRAMEWORK



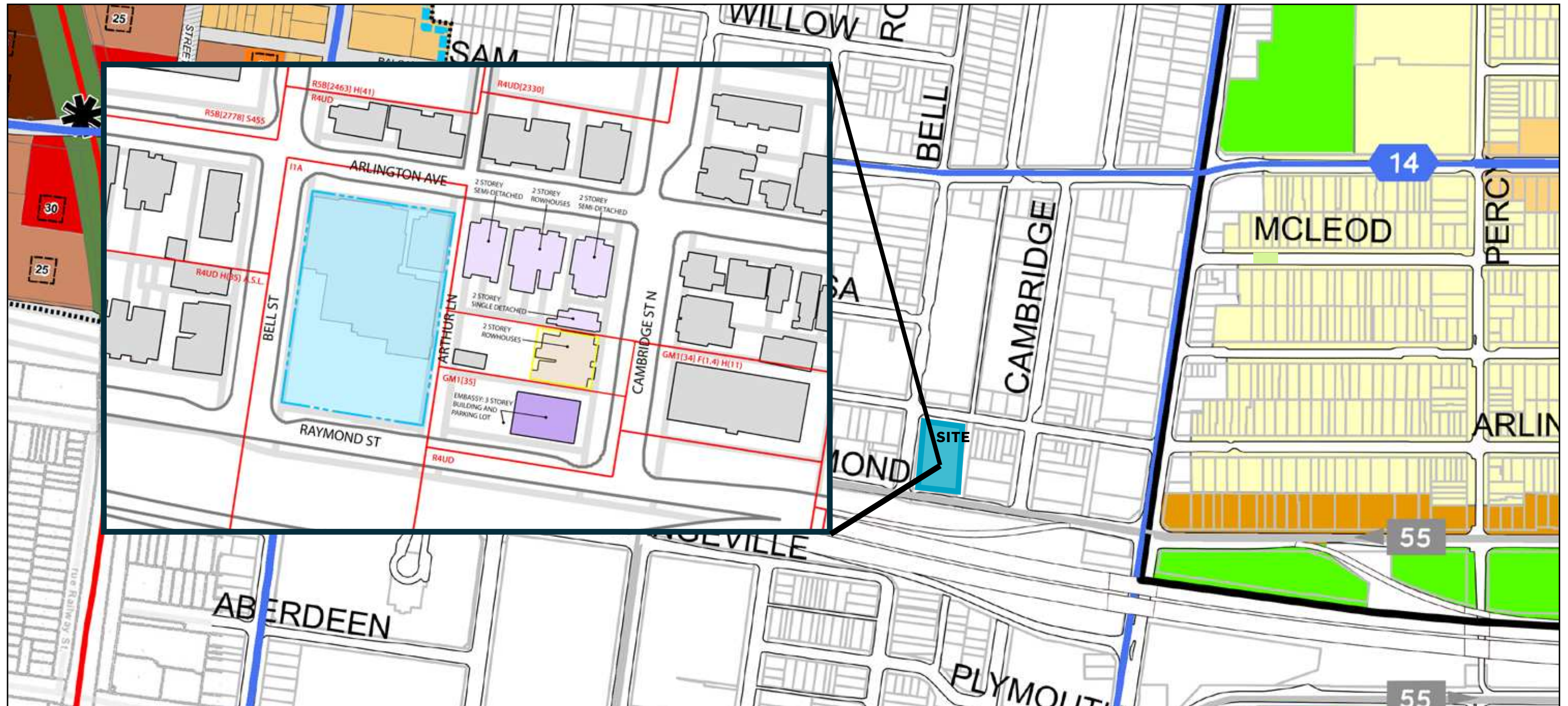
▲ Heritage register properties

- / Zoned Minor Institutional subzone A (I1A)
- / On the Heritage register, but not designated
- / Re-zone to Residential Fifth Density (R5) - seeking ZBLA

# APPROVED PROJECTS AND HEIGHTS







## Corso Italia Station District / Secteur de la station Corso Italia

SECONDARY PLAN - Volume 2

Schedule B - Maximum Building Height and Tower Location

PLAN SECONDAIRE - Volume 2

Annexe B - Hauteur de bâtiment maximale et emplacement des tours

Corso Italia Station District Secondary Plan Boundary/  
Limite du Plan secondaire du secteur Station Corso Italia



- Two storeys / étages
- Two storeys / étages
- Application for SPC for a 4-storey low rise apartment building on 370 Cambridge

### HEIGHT / HAUTEUR

#### MAXIMUM BUILDING HEIGHTS / HAUTEURS MAXIMALES DES IMMEUBLES

- 4 storeys / étages
- 6 storeys / étages
- 9 storeys / étages
- 12 storeys / étages
- 18 storeys / étages
- 20 storeys / étages
- 25 storeys / étages
- 30 storeys / étages
- 31+ storeys / étages

A dashed-square within a coloured area indicates the high-rise tower permitted within that designation, its potential location, and its maximum building height. / Un carré pointillé dans une zone de couleur représente l'immeuble de grande hauteur qui y est permis, avec son emplacement potentiel et sa hauteur maximale.

- Park / Parc
- Other Greenspace / Espace vert
- Green Transportation - Utility Corridor / Transport vert et couloir de service public
- Future Street / Future rue

- Future Woonerf Street (per Policy 5.2.23) / Future rue Woonerf (selon la politique 5.2.23)
- Laurel Street Active Transportation Corridor (ATC) / Couloir de transport actif de la rue Laurel (TCA)
- Future Lane / Future ruelle
- Active Transportation Bridge / Passerelle faisant partie du réseau de transport actif
- O-Train Station / Station de l'O-Train

- Neighbourhood Line / Ligne de quartier
- SITE
- BUS ROUTES
- ZONING

# BUILDING MASSING



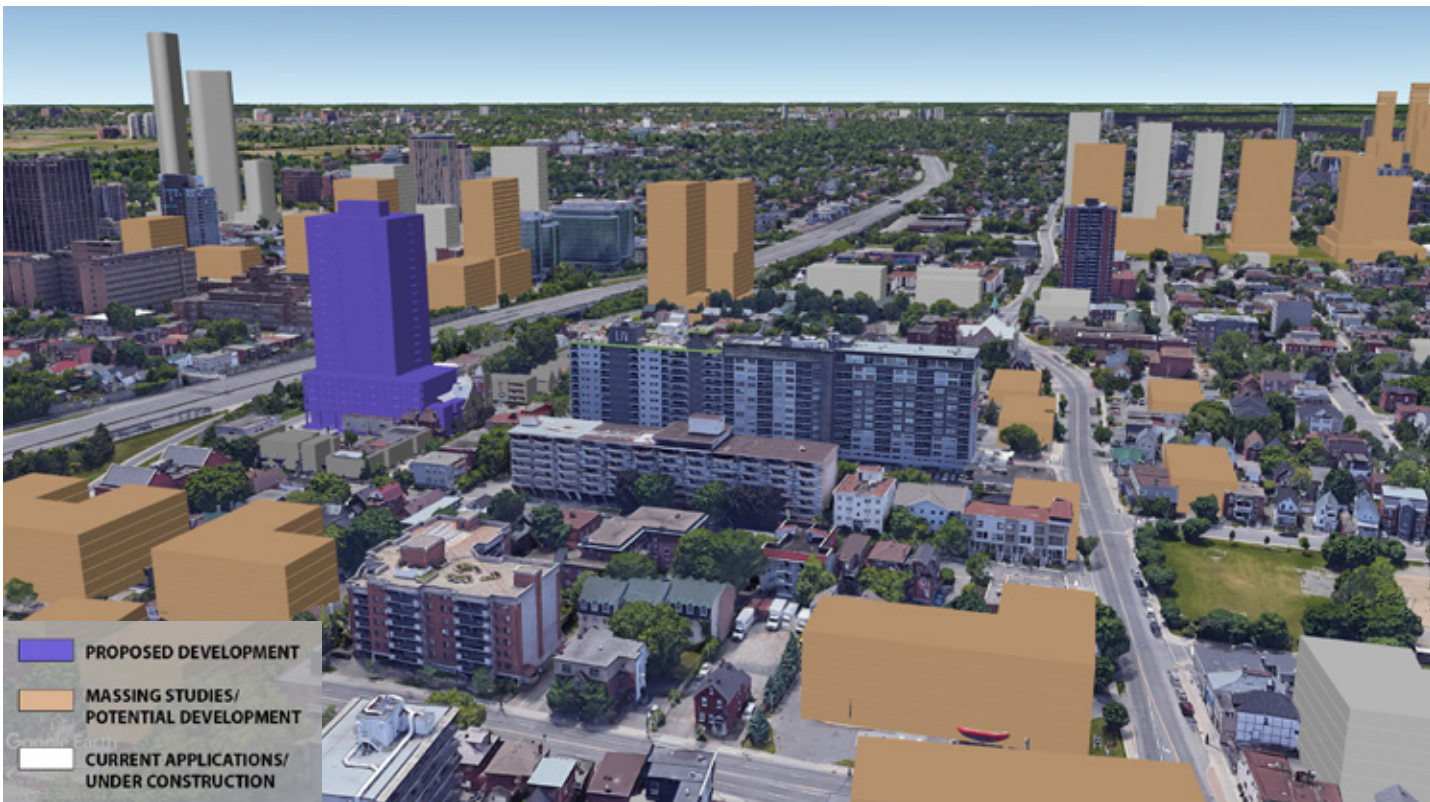
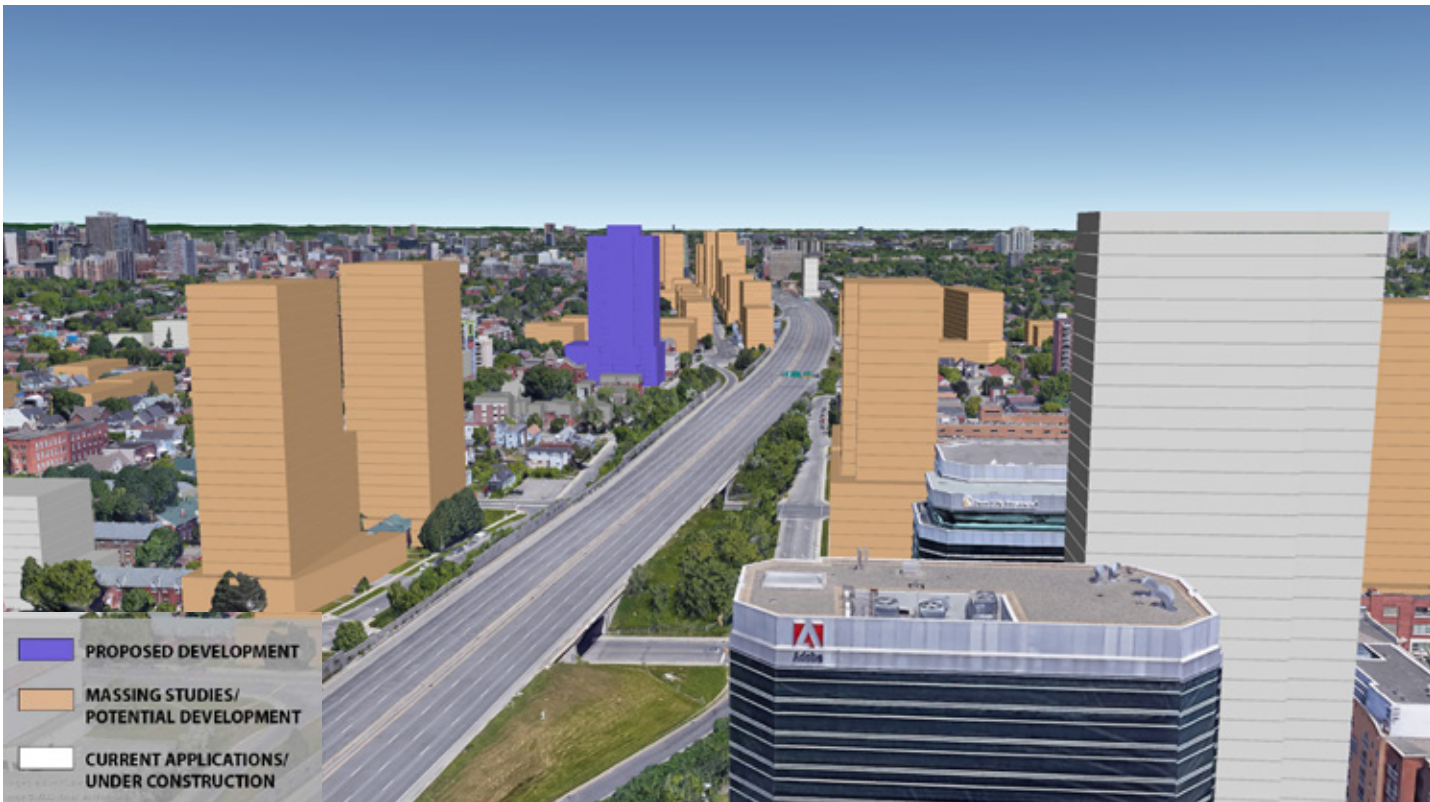
## BUILDING MASSING

The proposed development is broken up into three volumes: the three (3) storey podium that defines the Arlington Avenue frontage, the middle, six (6) storey mass that is set back from the church, and the 24-storey tower that is set back from Arthur Street. Locating the tower to the south provides a considerable stepback from Arlington Avenue. Along Raymond Street, a 0-metre setback from the podium is proposed, as there are no buildings to the south and it is bounded by Highway 417.

Private terraces are proposed for the ground floor units facing Arthur Lane and Raymond Street. These units will have access to a private patio and entrance, up to 4.8 metres from the property lane. This will soften the transition from the laneway to the development while also animating and creating a sense of place in the laneway.

The articulation and massing of the proposed development avoids overwhelming the pedestrian experience at ground level. At street level, the development is set back from the property line by 3.2 metres on Bell Street North, 2.5 metres on Arlington Avenue, and 4.8 metres on Arthur Lane. Increased stepbacks for the upper levels push the density further away from Arlington Avenue, with the six (6) storey mass set back 9.2 metres from Arlington Avenue and the 24-storey tower set back more than 22 metres from Arlington Avenue. The tower is pushed back 10 metres from the center of Arthur Lane and 12.8 from the center of Bell Street.

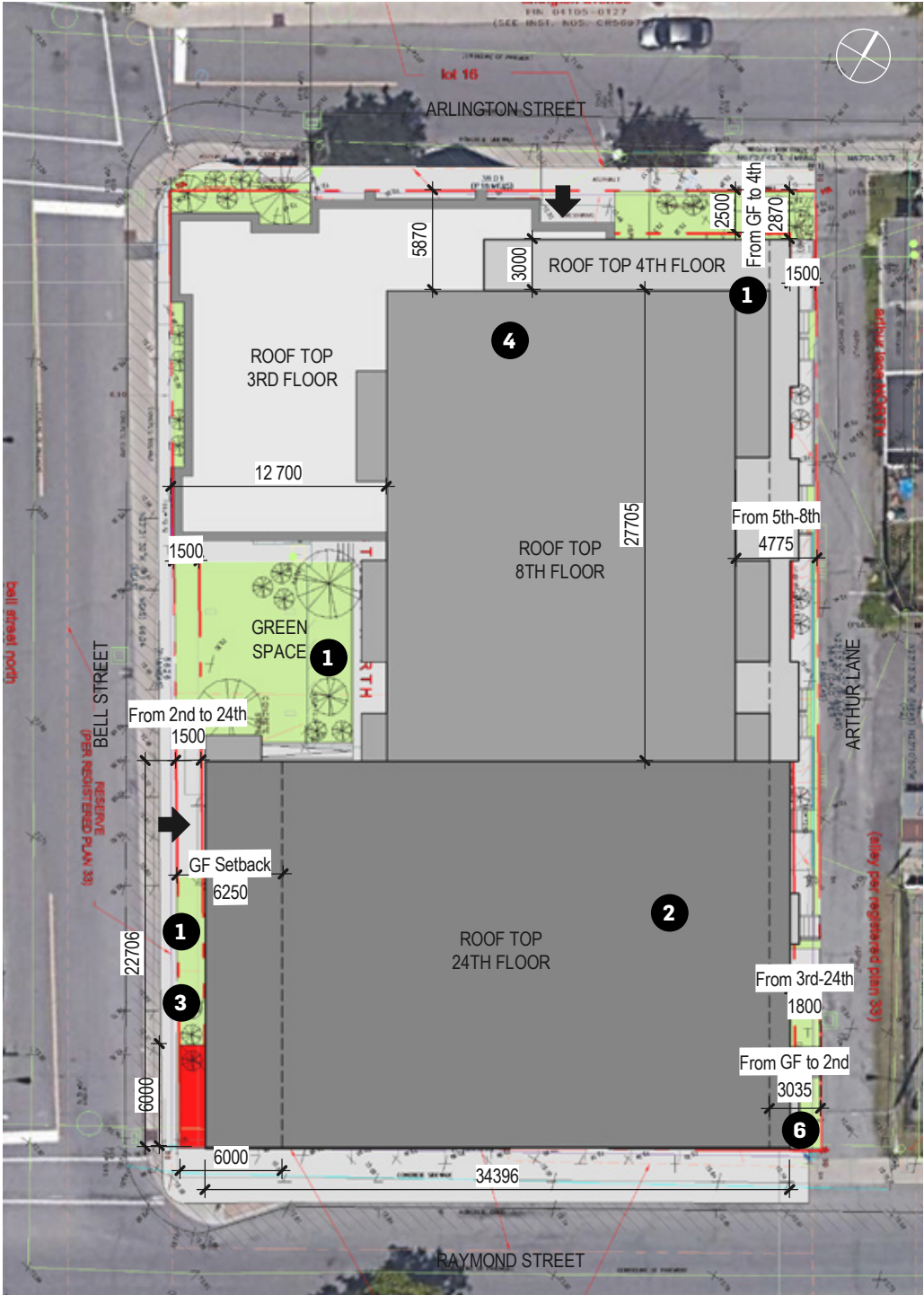
# BUILDING MASSING



# DESIGN EVOLUTION - COMPARISONS

## ZBLA SUBMITTED

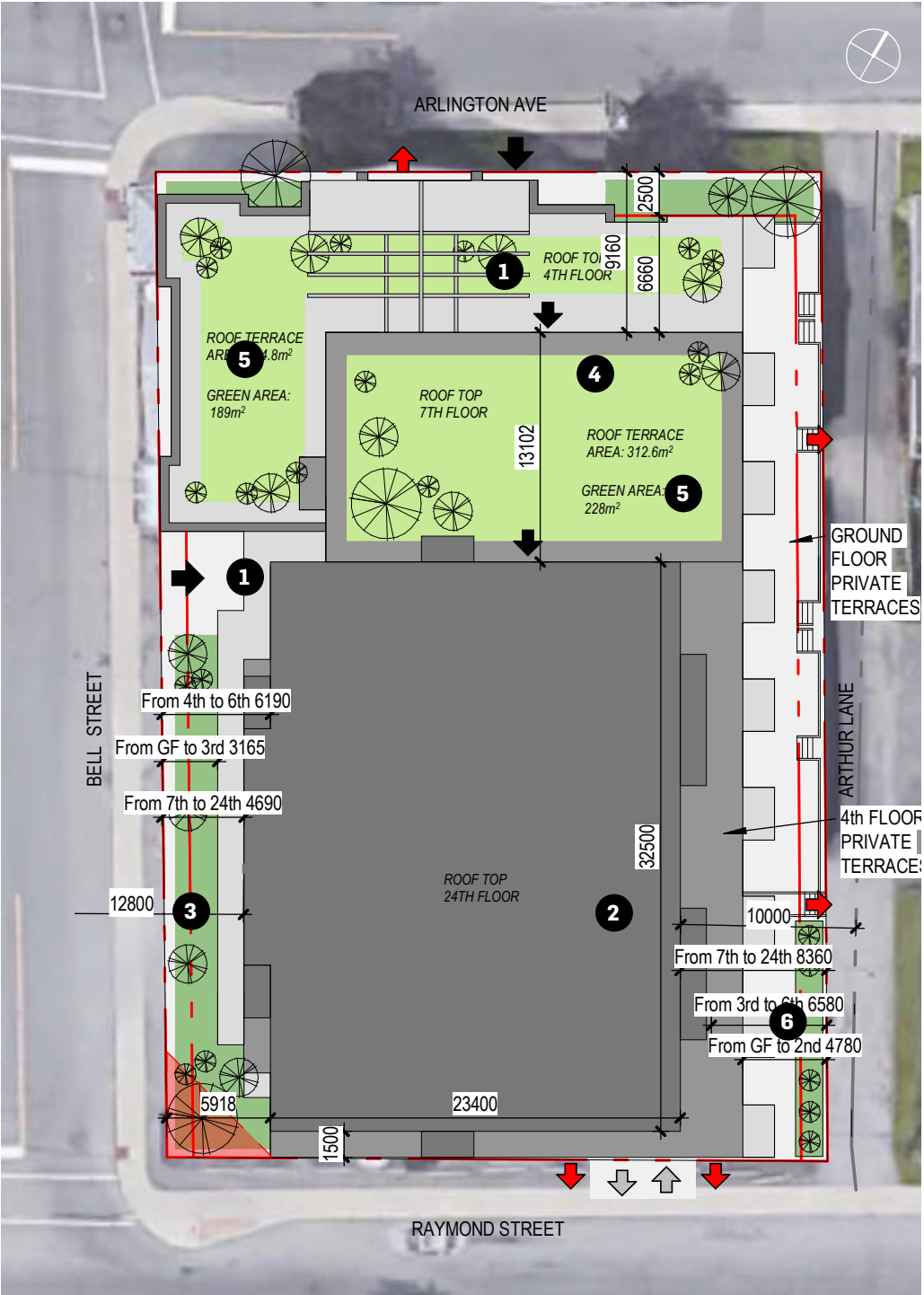
AUGUST 18TH 2022



1:400

## RESUBMISSION DESIGN

MAY 23RD 2023



1:400

- 1** SCULPTING THE PODIUMS AND TOWER TO HAVE A BETTER TRANSITION WITH THE SURROUNDINGS.
- 2** 90 DEGREES TOWER ROTATION PROVIDING +10M TOWER SETBACK FROM ARTHUR LANE AND BELL STREET.
- 3** REARRANGEMENT OF THE GREEN SPACES ON BELL STREET TO CREATE A LINEAR GREEN SPACE.
- 4** PODIUM HEIGHT IS REDUCED AND PUSHED BACK FROM ARLINGTON AVE.
- 5** IMPROVING THE GREEN TERRACES ON THE ROOF.
- 6** CREATING BIGGER GREEN TERRACES ON ARTHUR LANE.

2 - Urban regulations

# COMPARISONS

STREET VIEWS (ARLINGTON-BELL)

## ZBLA SUBMITTED

AUGUST 18TH 2022



## RESUBMISSION DESIGN

MAY 23RD 2023



- 1 SCULPTING THE PODIUMS AND TOWER TO HAVE A BETTER TRANSITION WITH THE SURROUNDINGS.
- 2 90 DEGREES TOWER ROTATION PROVIDING +10M TOWER SETBACK FROM ARTHUR LANE AND BELL STREET.
- 3 REARRANGEMENT OF THE GREEN SPACES ON BELL STREET TO CREATE A LINEAR GREEN SPACE.
- 4 PODIUM HEIGHT IS REDUCED AND PUSHED BACK FROM ARLINGTON AVE.
- 5 IMPROVING THE GREEN TERRACES ON THE ROOF.
- 6 CREATING BIGGER GREEN TERRACES ON ARTHUR LANE.

**3**

## **INSPIRATION & CONCEPT**

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384 ARLINGTON

DENSITY & INTERGRATION

Investigating mixed-use redevelopments with a focus on:

- The preservation and revitalization of existing church façades
- Dynamic communities
- Cultural spaces

INSPIRATIONS



ALEXANDER'S CHURCH  
BOSTON



300 BLOOR WEST TOWER  
TORONTO



ST. LUKE'S UNITED CHURCH  
TORONTO



BLUE DIAMOND ON THE HILL CONDOS  
FOREST HILL, TORONTO



CONOLLY HIGH-RISE PROJECT  
HAMILTON, ONTARIO

# BUILDING TRANSITION

## BUILDING TRANSITION

The site area, approximately 2,177 square metres (0.22 hectares) is large enough to ensure that appropriate transition to the adjacent low-rise residential dwellings is provided. Transition is provided with a mix of setbacks, stepbacks, and gradual height increases.

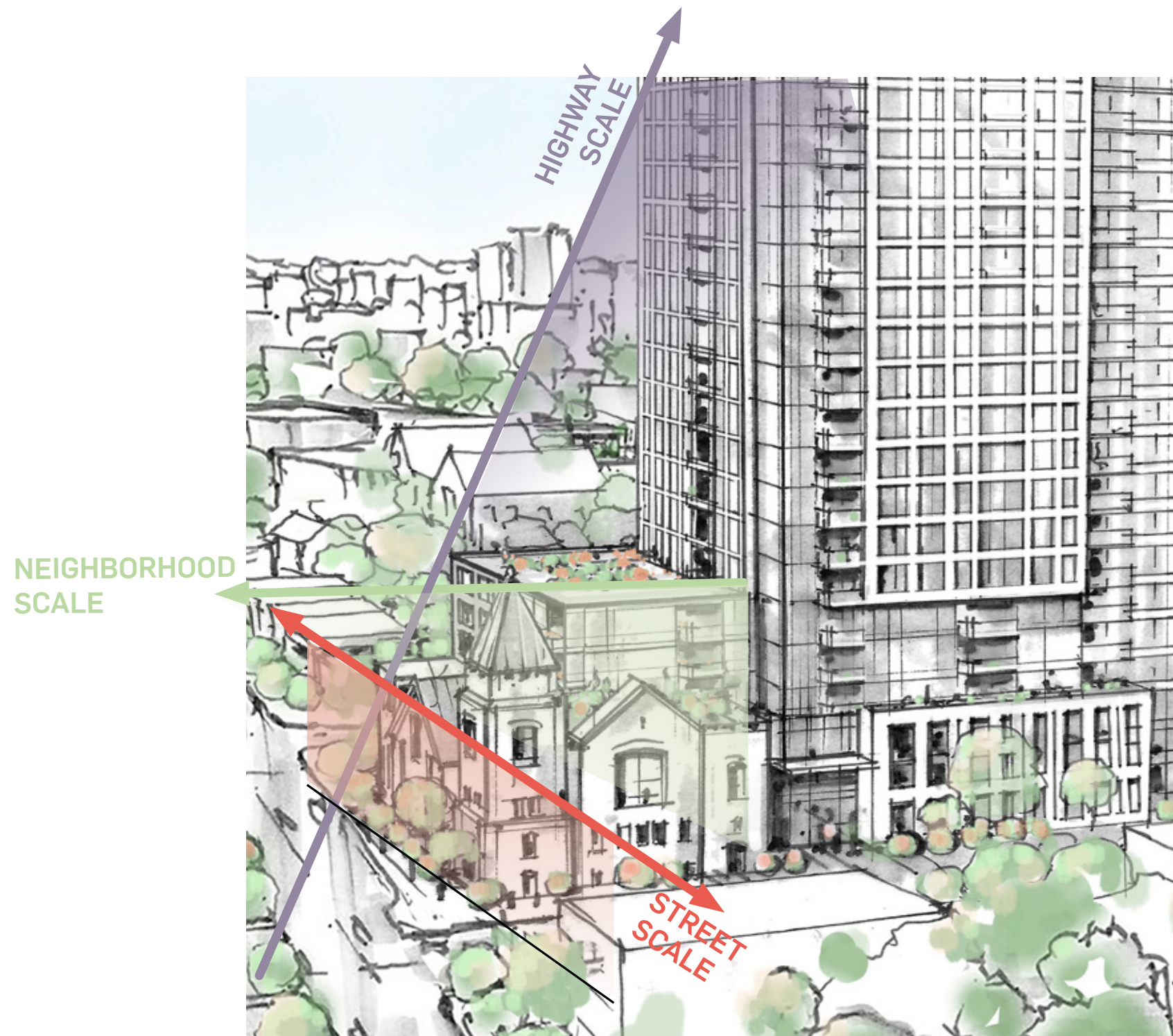
The three (3) and six (6) storey podiums reflect the heights of the surrounding residential neighbourhood, which has a mix of two (2) to four (4) storey residential dwellings, a twelve (12) storey apartment building, and a three (3) storey building with a gym and amenities.

The building heights gradually increase as they move away from the church. Two of the church façades will be retained and incorporated into the three (3) storey podium at the northwest corner. The six (6) storey podium creates a transition into to the twenty-four (24) storey tower, which is positioned close to the highway.

The three (3) storey mass is set back 3.2 metres from Bell Street, 2.5 metres from Arlington Avenue, 4.8 metres from Arthur Lane, and 0 metres from Raymond Street

The six (6) storey mass is set back 6.2 metres from Bell Street, 9.2 metres from Arlington Avenue, 6.6 metres from Arthur Lane, and 0 metres Raymond Street.

The tower is set back 4.7 metres from Bell Street, 22.3 metres from Arlington Avenue, 8.4 metres from Arthur Lane, and 1.5 metres from Raymond Street.





# VIEW FROM ARLINGTON AND ARTHUR LANE



# VIEW FROM ARLINGTON

## HEIGHT TRANSITION

The multiple stepbacks are visible in this drawing, showing how the proposed development gradually increases in height as it moves south, closer to the highway, and how the massing is refined with a range of stepbacks.



## VIEW FROM ARLINGTON - BELL CORNER



### LINEAR GREENSPACE

A landscaped linear green space is proposed at-grade. The ground floor will be transparent, with generous glazing, so that the common space, lobby, and activities room look out into the linear green space.

**4**

**PLANS & SECTIONS**

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# SITE PLAN

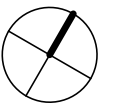
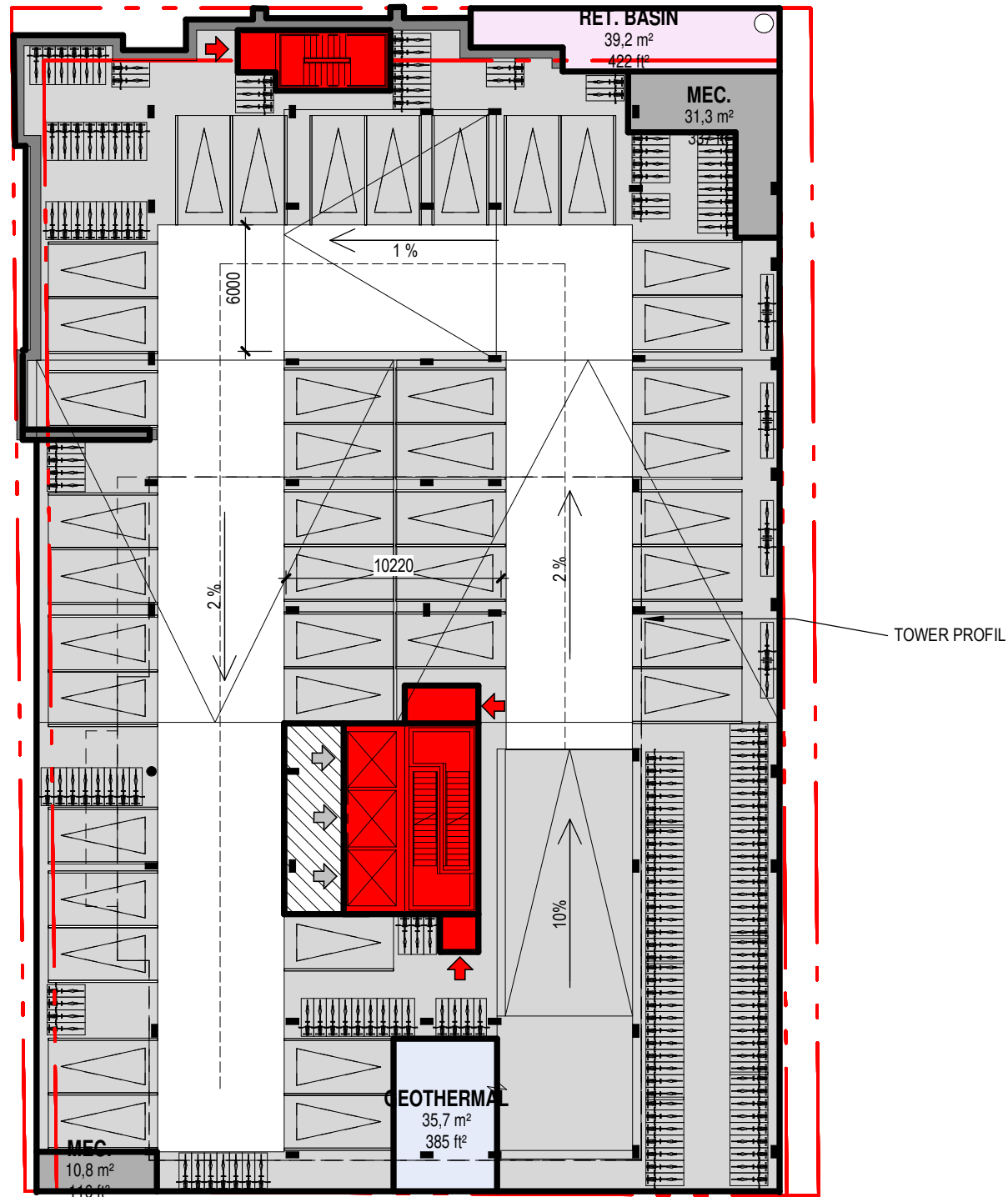


# PLANS

## P2

**PARKING - CARS**  
 LEVEL P-1 : 38 STALLS  
 LEVEL P-2 : 41 STALLS  
 TOTAL: 79 STALLS

**BIKE RACKS**  
 LEVEL GF : 16 STALLS  
 LEVEL P-1 : 108 STALLS  
 LEVEL P-2 : 170 STALLS  
 TOTAL: 294 STALLS

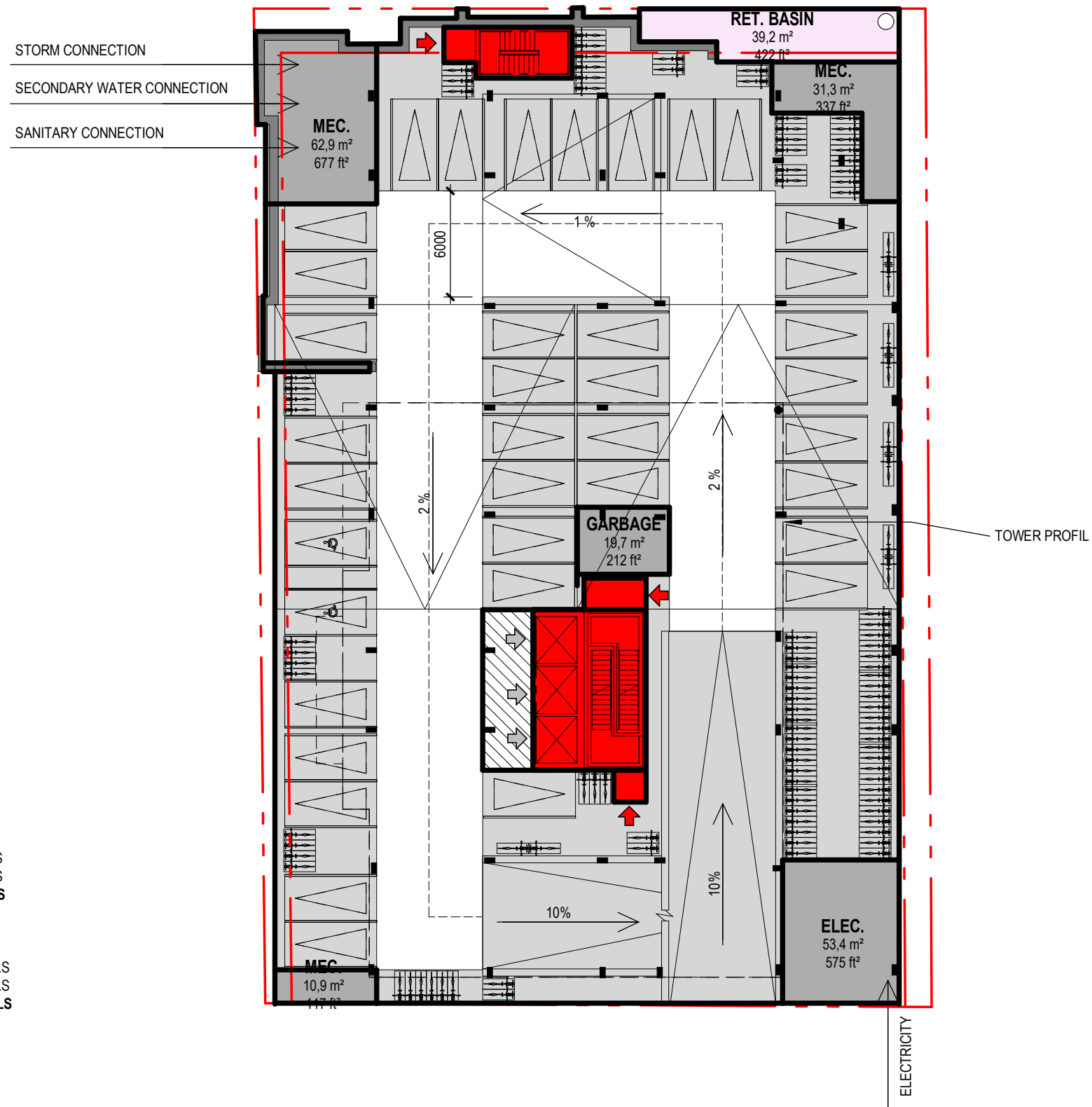


**BASEMENT P2**

**SCALE 1-300**

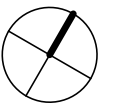
# PLANS

## P1



**PARKING - CARS**  
 LEVEL P-1 : 38 STALLS  
 LEVEL P-2 : 41 STALLS  
 TOTAL: 79 STALLS

**BIKE RACKS**  
 LEVEL GF : 16 STALLS  
 LEVEL P-1 : 108 STALLS  
 LEVEL P-2 : 170 STALLS  
 TOTAL: 294 STALLS

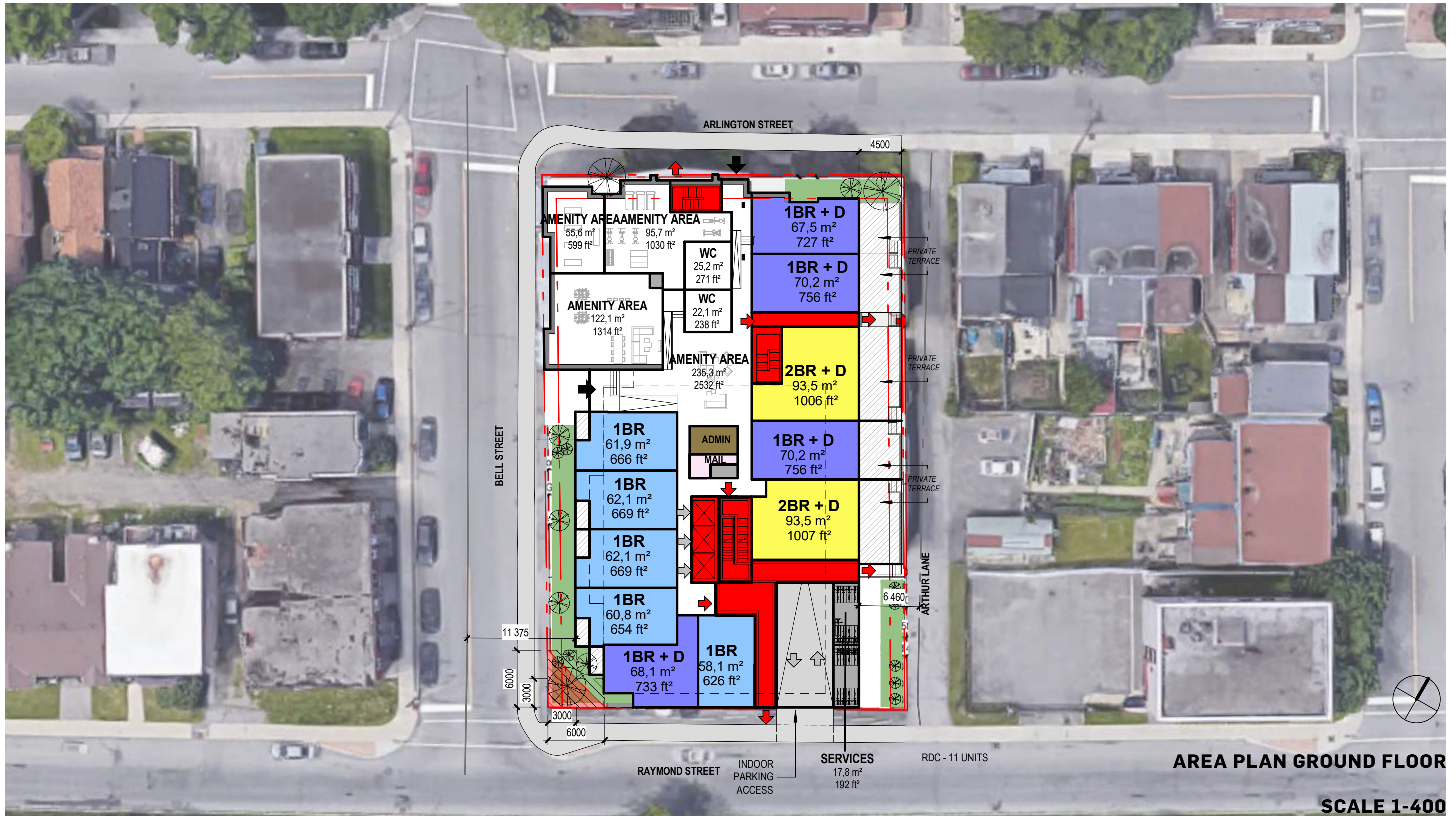


**BASEMENT P1**

**SCALE 1-300**

# PLANS

## GROUND FLOOR PLAN





# GROUND FLOOR PLAN

## ARTHUR LANE



### INSPIRATIONS



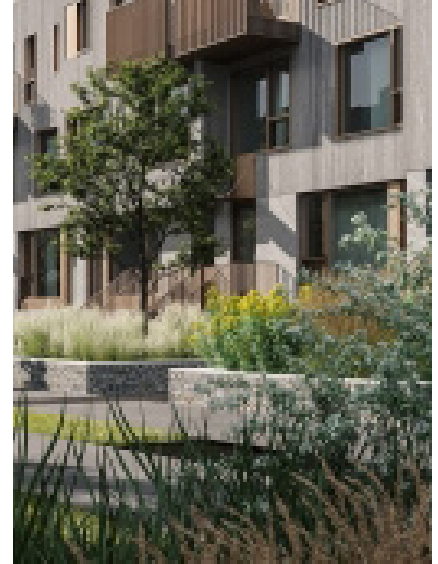
GROUND FLOOR APPARTMENT



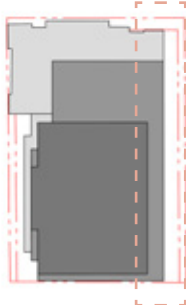
NEW HAMBURG TERRACES  
LAN ARCHITECTURE



CPO AMSTELWIJCK, BLAUW ARCHITECT  
AMSTERDAM

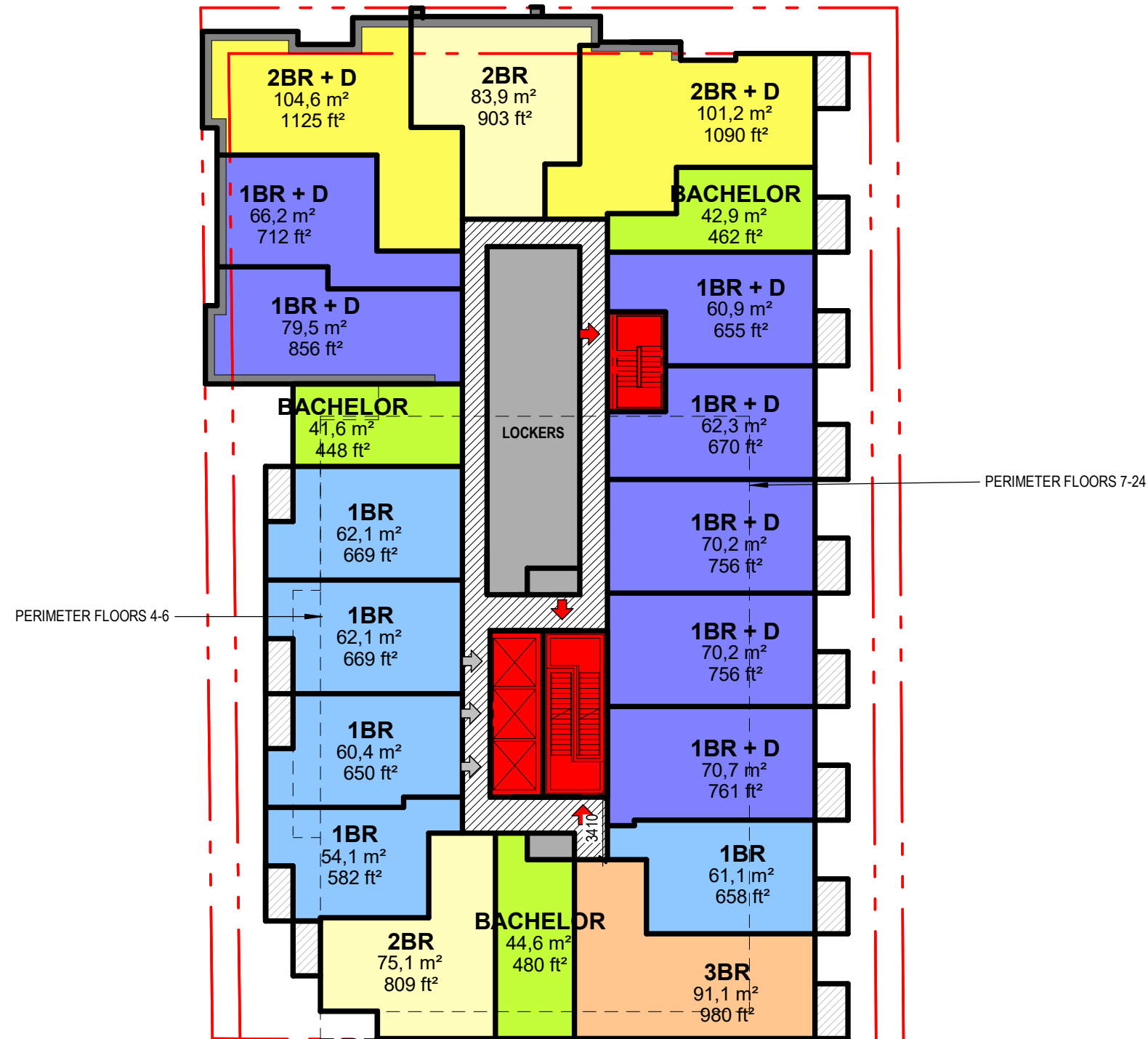


MAISON DE VILLE TAK VILLAGE  
ROSEMONT - ANGUS



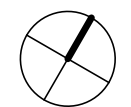
# PLANS

## FLOOR PLAN LEVEL 2



PERIMETER FLOORS 7-24

PERIMETER FLOORS 4-6



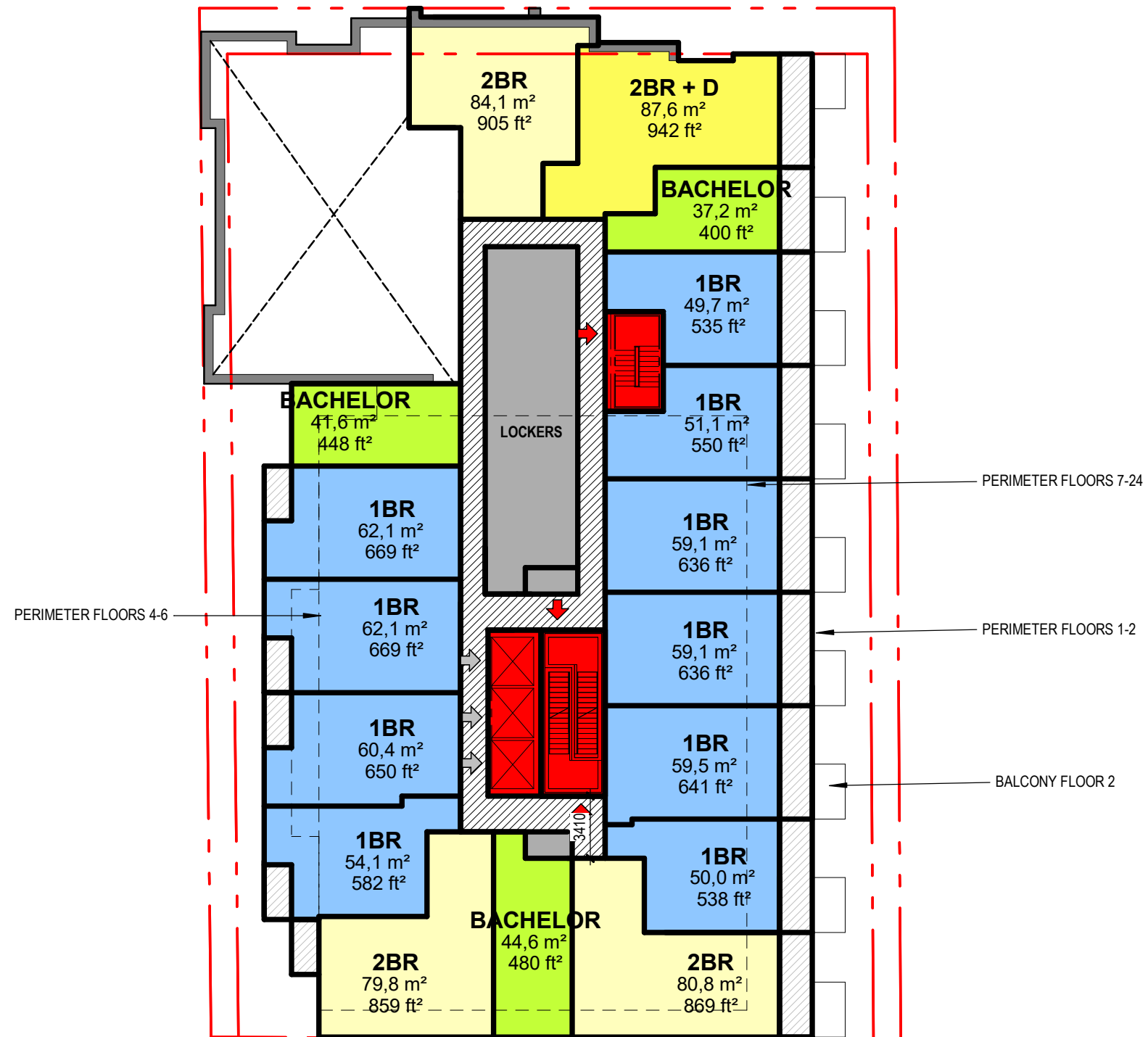
AREA PLAN LEVEL 2

LEVEL 2 - 20 UNITS

SCALE 1-300

# PLANS

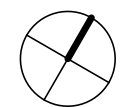
## FLOOR PLAN LEVEL 3



AREA PLAN LEVEL 3

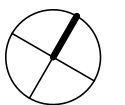
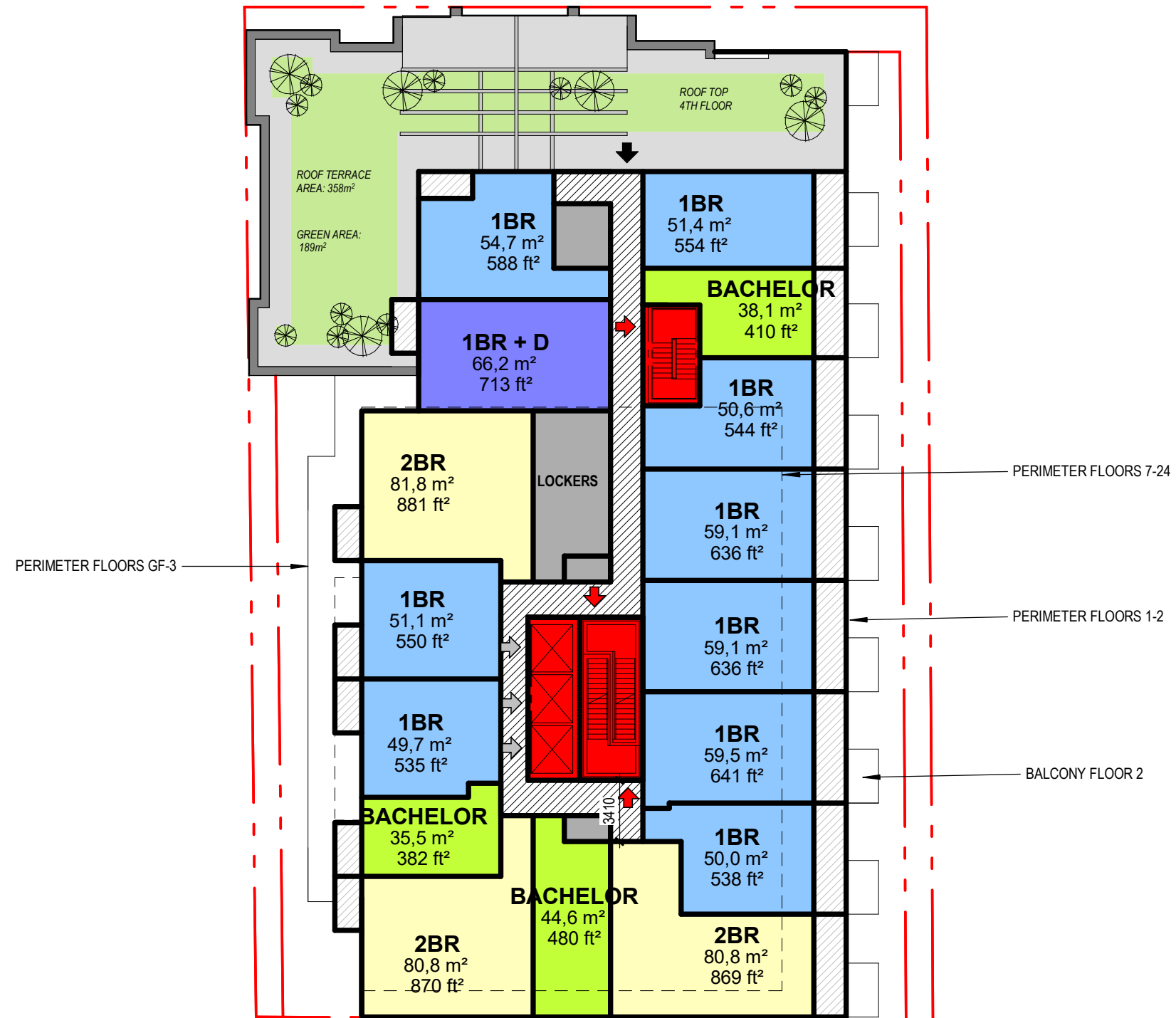
LEVEL 3 - 17 UNITS

SCALE 1-300



# PLANS

## FLOOR PLAN LEVEL 4



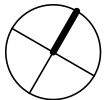
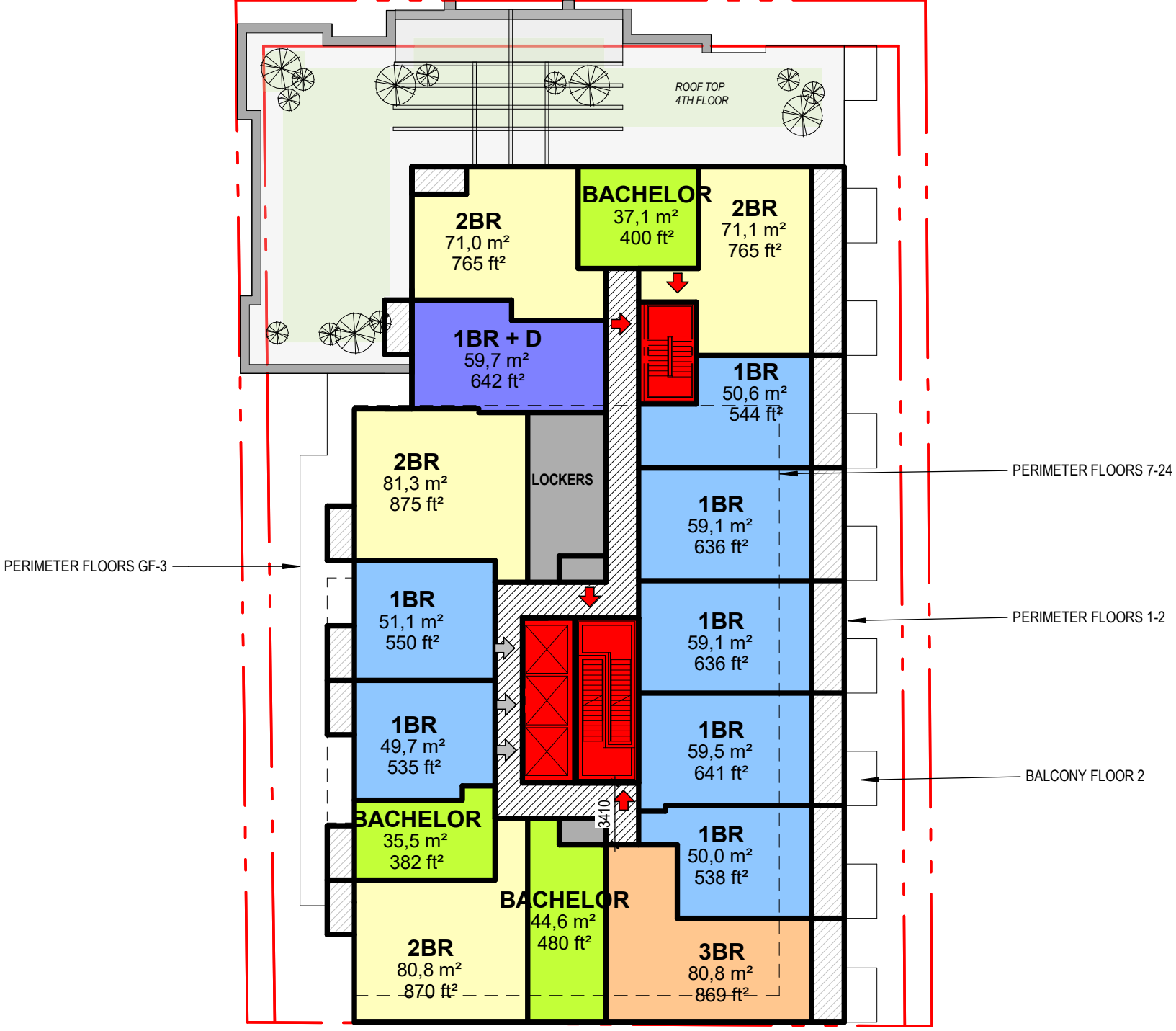
AREA PLAN LEVEL 4

LEVEL 4 - 16 UNITS / FLOOR

SCALE 1-300

# PLANS

## TYP FLOOR PLAN LEVELS 5-6



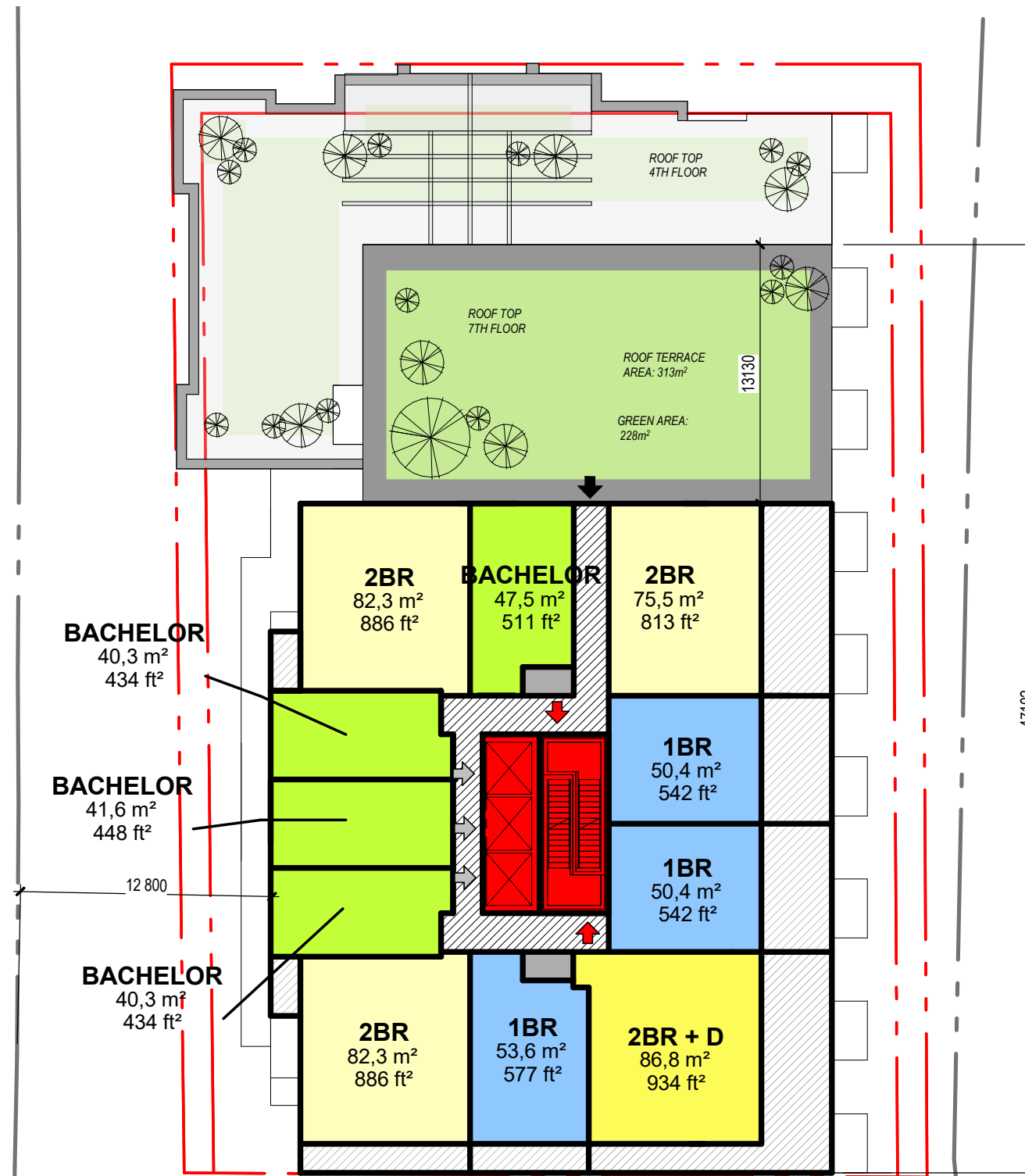
### AREA PLAN LEVELS 5-6

LEVELS 5-6 - 16 UNITS / FLOOR

SCALE 1-300

# PLANS

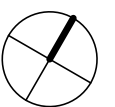
## FLOOR PLAN LEVEL 7



FLOOR AREA: 781m²  
FLOOR AREA WITH BALCONIES: 946m²

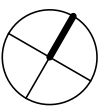
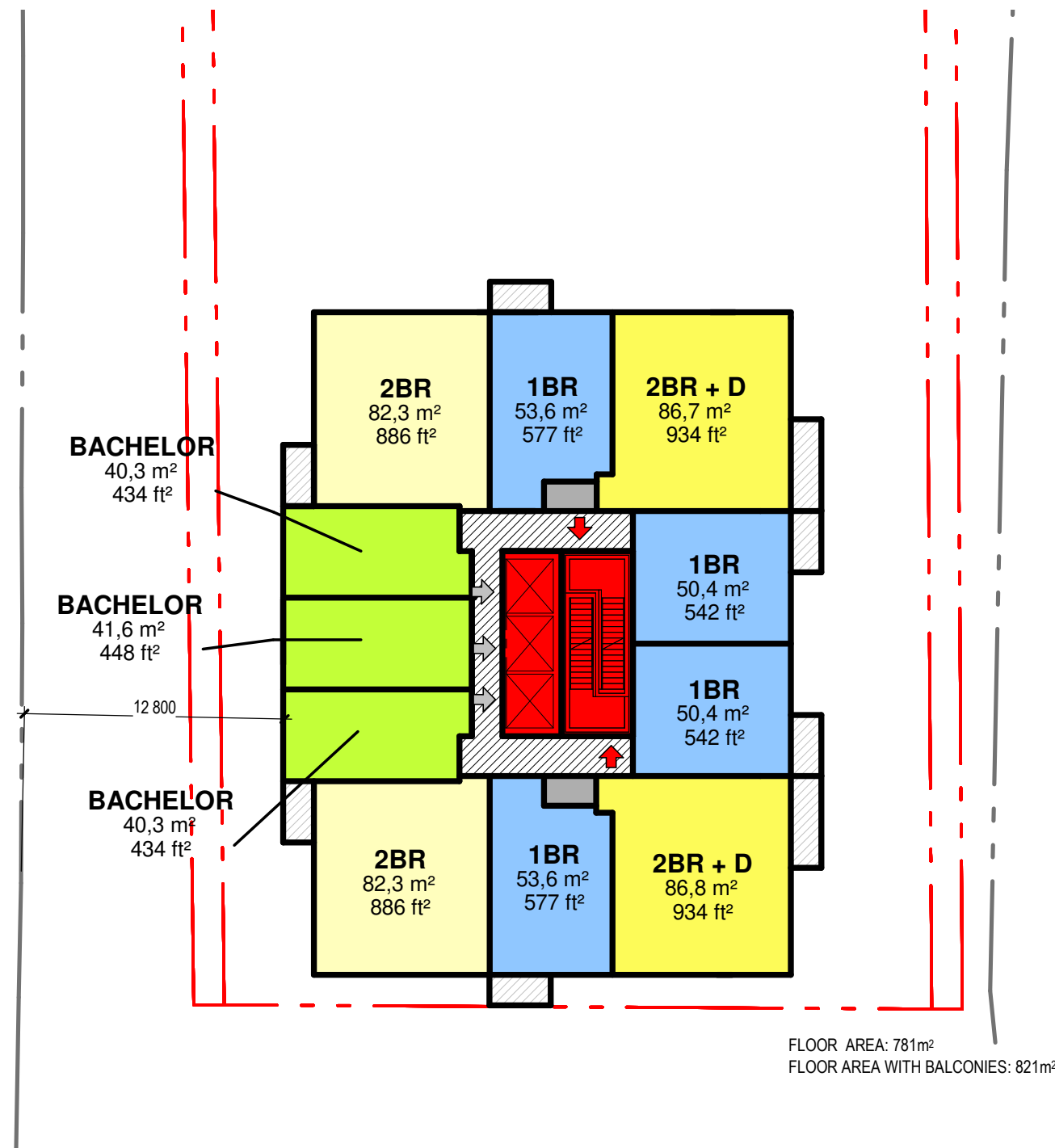
AREA PLAN TOWER

SCALE 1-300



# PLANS

## TYP FLOOR PLAN TOWER

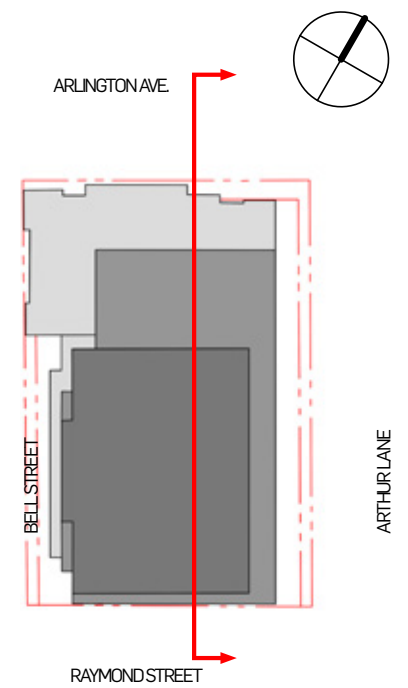
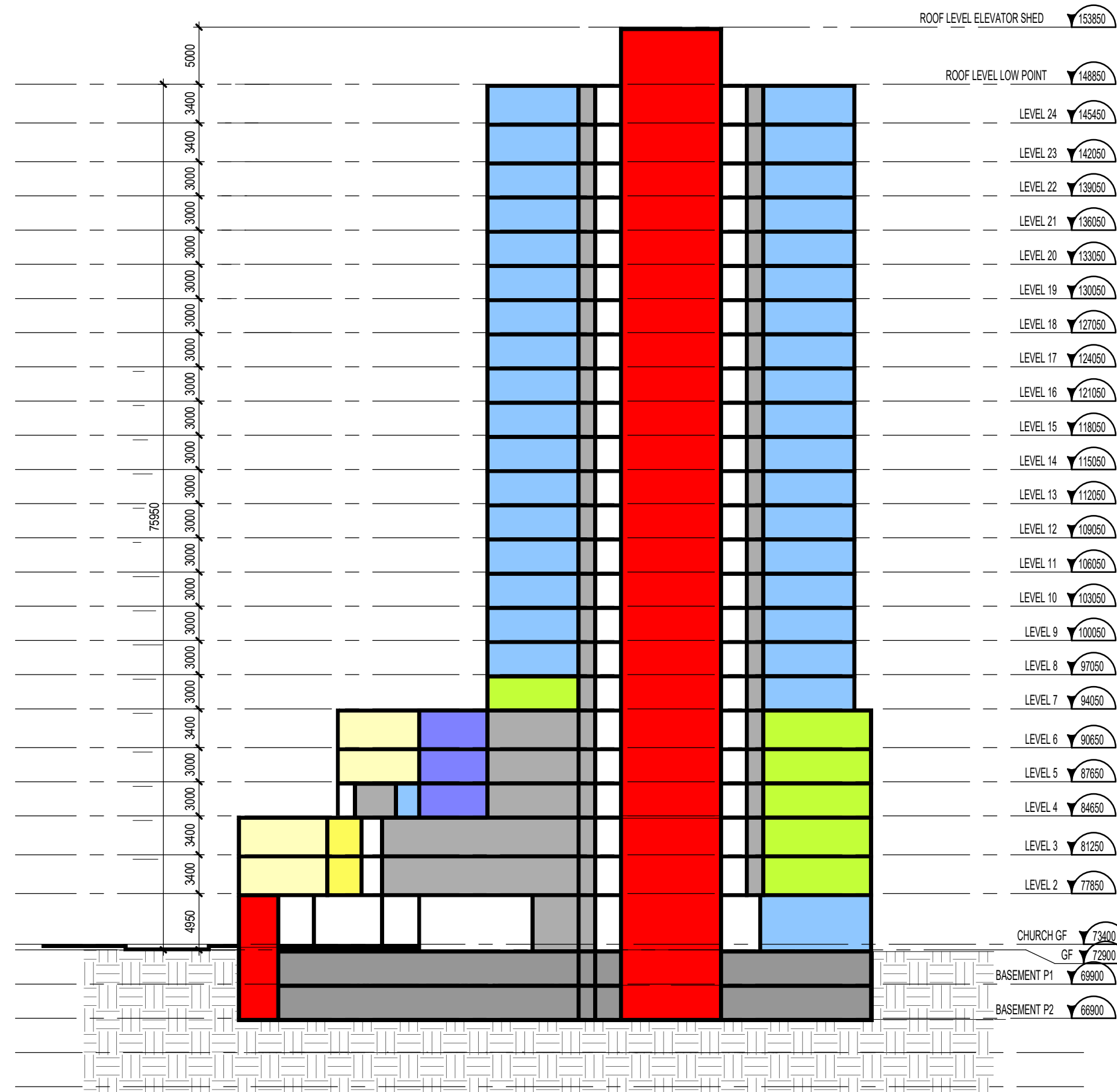


### AREA PLAN TOWER

SCALE 1-300

# SECTIONS

## ARLINGTON - RAYMOND

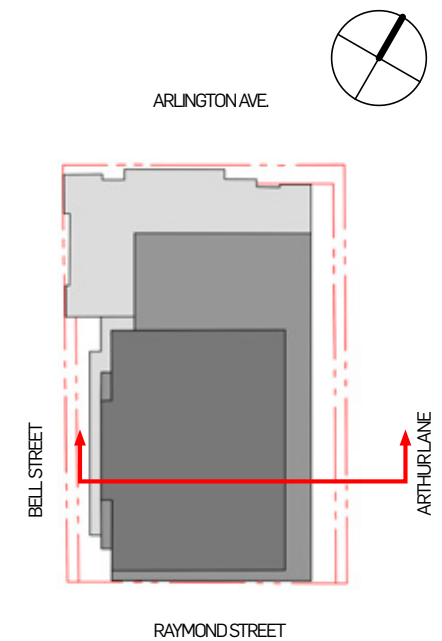
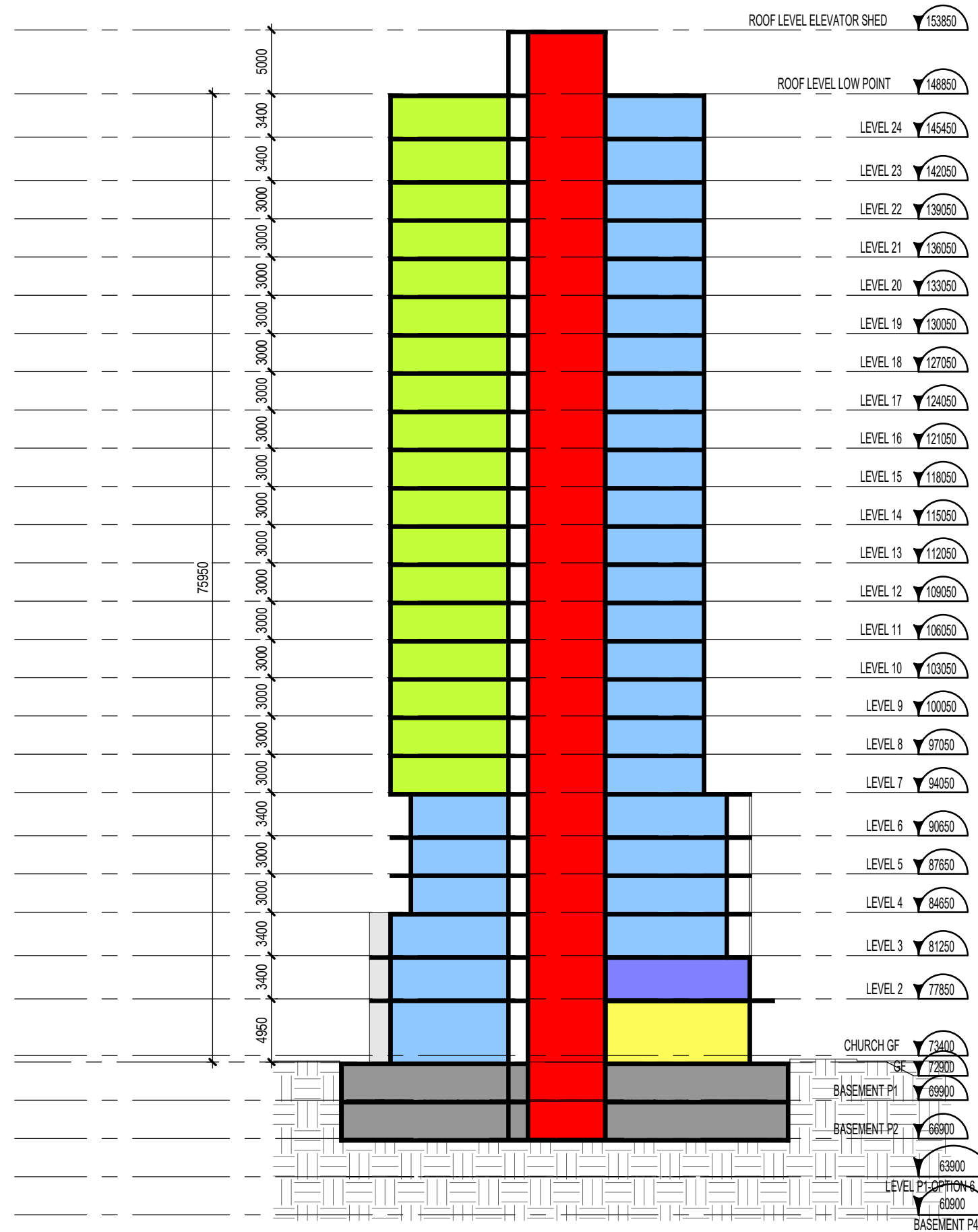


SCALE 1-400



# SECTIONS

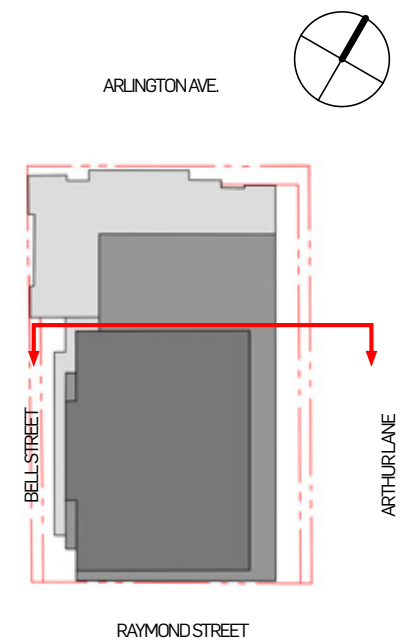
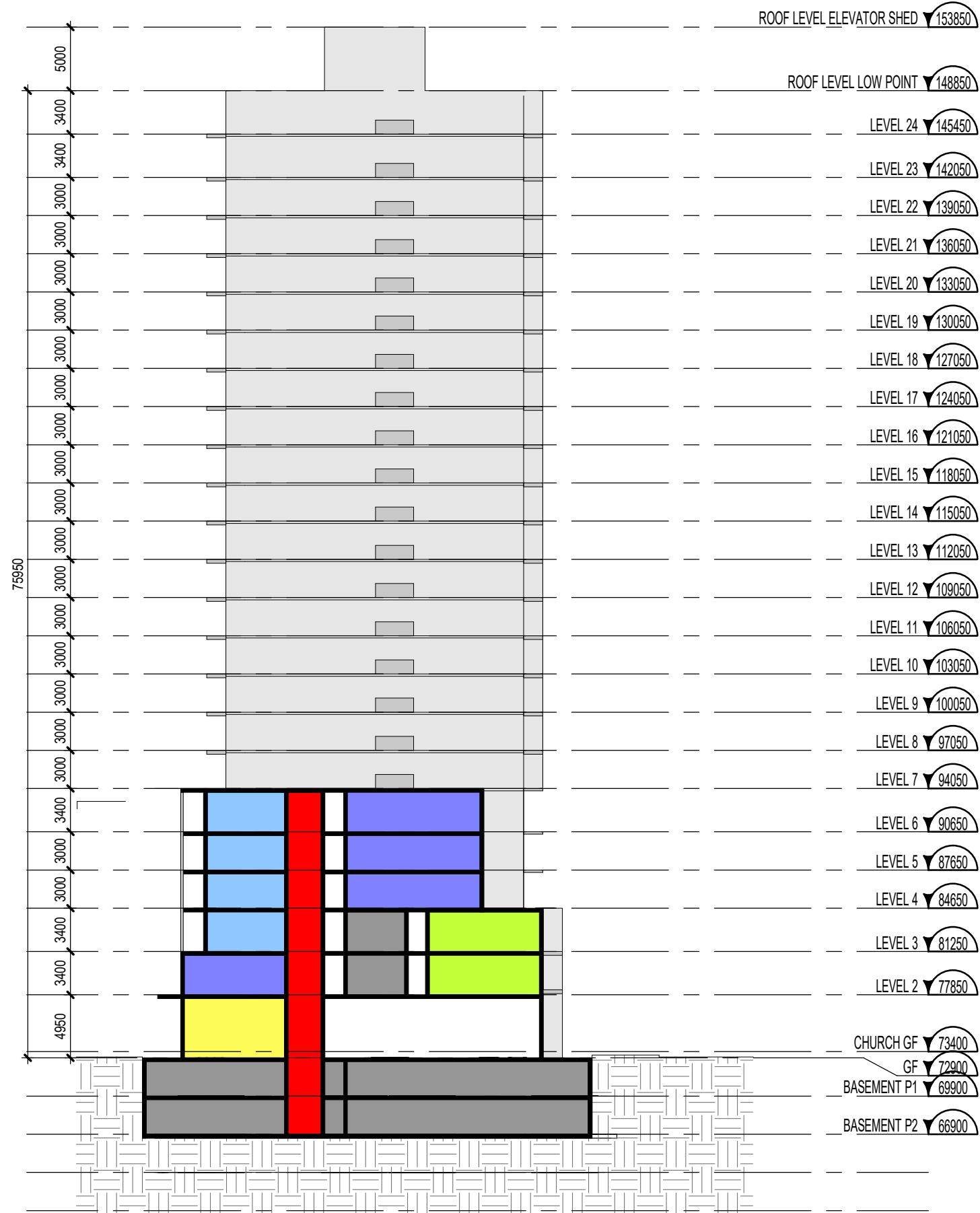
## BELL - ARTHUR



SCALE 1-400

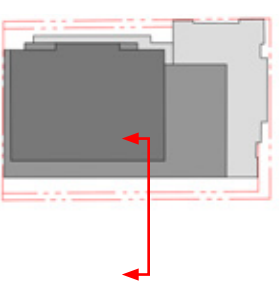
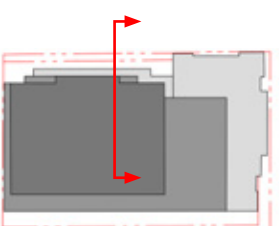
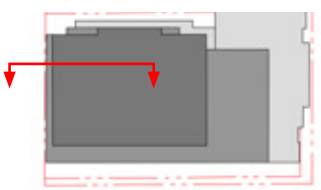
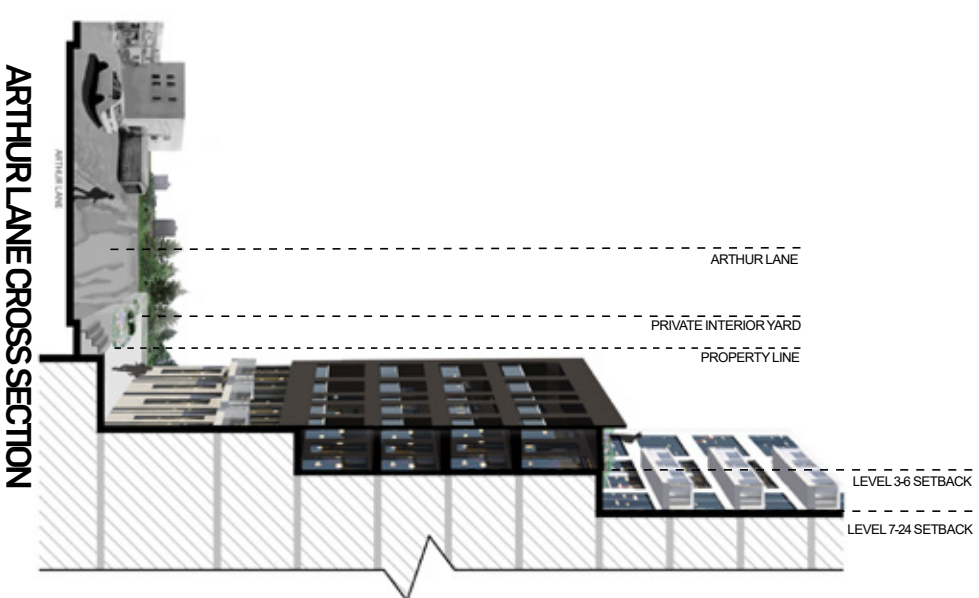
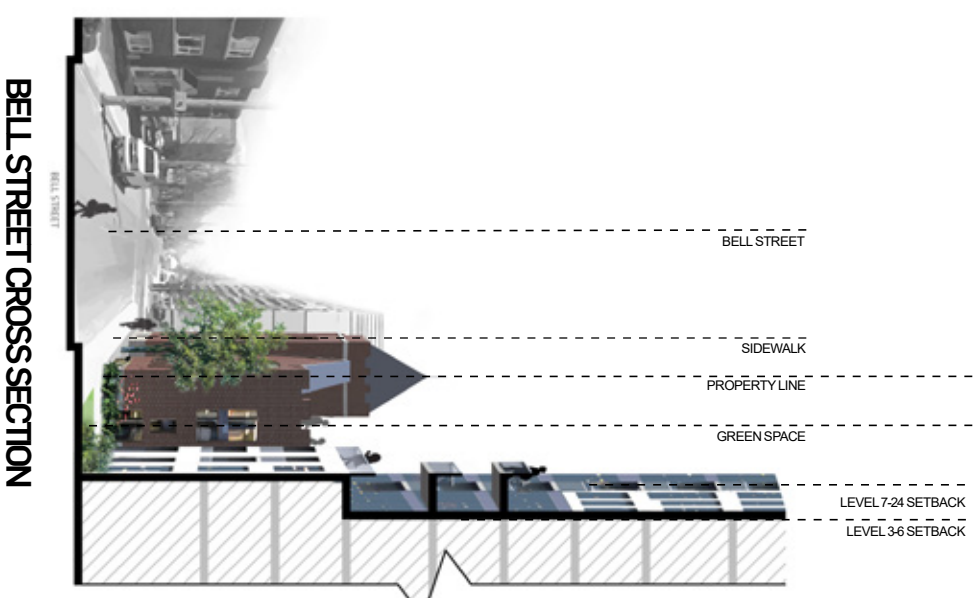
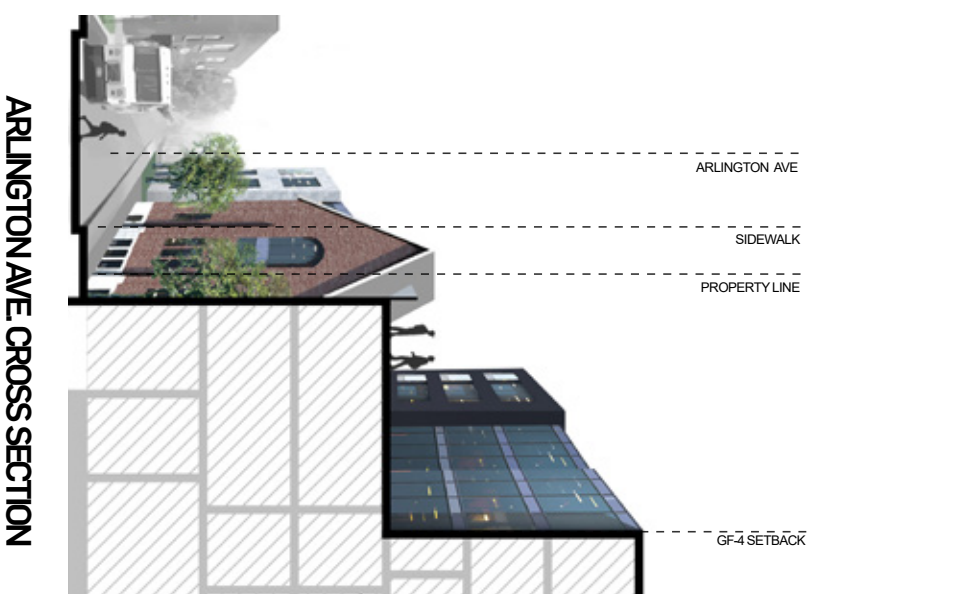
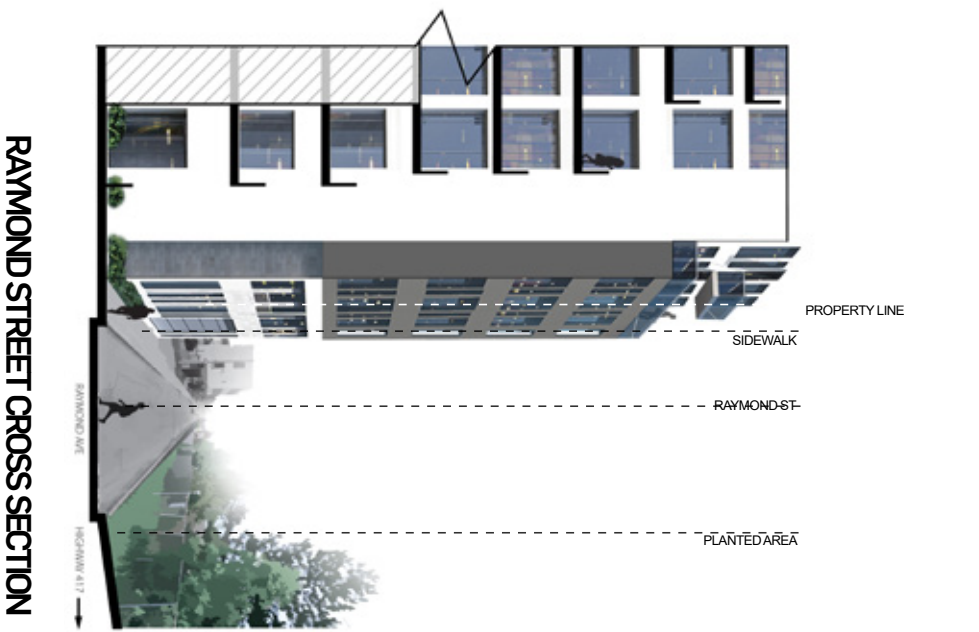
# SECTIONS

## BELL - ARTHUR



SCALE 1-400

# STREET CROSS SECTIONS



**5**

**STATISTICS**

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## PROJECT # 12 805 - ARLINGTON & BELL AVENUE - 2023-05-16

BUILDING		ESTIMATED GFA				ESTIMATED OTTAWA GFA			
FLOORS	MULTIPLE	S / TYPICAL FLOOR		TOTAL FLOORS		S / TYPICAL FLOOR		TOTAL FLOORS	
		M <sup>2</sup>	PI <sup>2</sup>	M <sup>2</sup>	PI <sup>2</sup>	M <sup>2</sup>	PI <sup>2</sup>	M <sup>2</sup>	PI <sup>2</sup>
FLOORS 8 <sup>TH</sup> - 24 <sup>TH</sup>	17	780.8	8,405	13,273.6	142,877	621.4	6,689	10,564.2	113,714
FLOOR 7 <sup>TH</sup>	1	780.8	8,405	780.8	8,405	605.3	6,516	605.3	6,516
FLOORS 5 <sup>TH</sup> - 6 <sup>TH</sup>	2	1,139.2	12,262	2,278.4	24,525	875.0	9,419	1,750.1	18,838
FLOOR 4 <sup>TH</sup>	1	1,139.2	12,262	1,139.2	12,262	849.1	9,140	849.1	9,140
FLOOR 3 <sup>RD</sup>	1	1,311.2	14,114	1,311.2	14,114	951.1	10,238	951.1	10,238
FLOOR 2 <sup>ND</sup>	1	1,653.2	17,795	1,653.2	17,795	1,269.2	13,661	1,269.2	13,661
GROUND FLOOR	1	1,653.7	17,800	1,653.7	17,800	714.4	7,690	714.4	7,690
<b>TOTAL</b>	<b>24</b>			<b>22,090.1</b>	<b>237,778</b>			<b>16,703.5</b>	<b>179,796</b>
<b>ESTIMATED UNITS</b>	<b>294</b>								

INDOOR PARKING	ESTIMATED AREA		NUMBER OF STALS EST.
	M <sup>2</sup>	PI <sup>2</sup>	
FLOOR P1	1,979.9	21,312	38
FLOOR P2	1,979.9	21,312	41
<b>TOTAL</b>	<b>3,959.8</b>	<b>42,623</b>	<b>79</b>

BUILDING		UNITS TYPES						
FLOORS	MULTIPLE	BACH	1 CH	1 CH DEN	2 CH	2 CH DEN	3 CH	TOTAL
FLOORS 8 <sup>TH</sup> - 24 <sup>TH</sup>	17	51	68	0	34	34	0	187
FLOOR 7 <sup>TH</sup>	1	4	3	0	3	1	0	11
FLOORS 5 <sup>TH</sup> - 6 <sup>TH</sup>	2	6	14	2	6	2	2	32
FLOOR 4 <sup>TH</sup>	1	3	9	1	3	0	0	16
FLOOR 3 <sup>RD</sup>	1	3	10	0	3	1	0	17
FLOOR 2 <sup>ND</sup>	1	3	5	7	2	2	1	20
GROUND FLOOR	1	0	5	4	0	2	0	11
<b>TOTAL</b>	<b>24</b>	<b>70</b>	<b>114</b>	<b>14</b>	<b>51</b>	<b>42</b>	<b>3</b>	<b>294</b>

UNIT MIX	24%	44%	32%	1%	100%

# STATISTICS

AMENITIES AREA		M <sup>2</sup>
REQUIRED	6 M <sup>2</sup> / UNITS	1,764
	50% IN COMMUNAL AREA	882

PRIVATE AMENITY AREA					
FLOORS	MULTIPLE	S / TYPICAL FLOOR BALCONIES		TOTAL FLOORS	
		M <sup>2</sup>	PI <sup>2</sup>	M <sup>2</sup>	PI <sup>2</sup>
FLOORS 8 <sup>TH</sup> - 24 <sup>TH</sup>	17	40.5	436	688.5	7,411
FLOOR 7 <sup>TH</sup>	1	165.0	1,776	165	1,776
FLOOR 5 <sup>TH</sup> - 6 <sup>TH</sup>	2	116.3	1,252	232.6	2,504
FLOOR 4 <sup>TH</sup>	1	116.3	1,252	116.3	1,252
FLOOR 3 <sup>RD</sup>	1	119.2	1,283	119.2	1,283
FLOOR 2 <sup>ND</sup>	1	71.1	765	71.1	765
GROUND FLOOR	1	187.7	2,020	187.7	2,020
<b>TOTAL</b>	<b>24</b>			<b>1,580.4</b>	<b>17,011</b>

COMMUNAL AMENITY AREA			
FLOORS	MULTIPLE		
		M <sup>2</sup>	PI <sup>2</sup>
TERRACE 7TH	1	312.6	3,365
TERRACE 4TH	1	354.8	3,819
GROUND FLOOR GREEN SPACE	1	153.1	1,648
<b>TOTAL</b>		<b>820.5</b>	<b>8,832</b>
GROUND FLOOR INDOOR AMENITIES	1	508.6	5,475
<b>TOTAL</b>		<b>1,329</b>	<b>14,306</b>

	M <sup>2</sup>	PI <sup>2</sup>
<b>TOTAL AMENITIES AREA</b>	<b>2,910</b>	<b>31,318</b>

## CITY OF OTTAWA - GROSS FLOOR AREA

Gross floor area means the total area of each floor whether located above, at or below grade, measured from the interiors of outside walls and including floor area occupied by interior walls and floor area created by bay windows, but excluding;

- a. floor area occupied by shared mechanical, service and electrical equipment that serve the building (By-law 2008-326)
- b. common hallways, corridors; stairwells, elevator shafts and other voids, steps and landings; (By-law 2008-326) (By-law 2017-302)
- c. bicycle parking; motor vehicle parking or loading facilities;
- d. common laundry, storage and washroom facilities that serve the building or tenants;
- e. common storage areas that are accessory to the principal use of the building; (By-law 2008-326)
- f. common amenity area and play areas accessory to a principal use on the lot; and (By-law 2008-326)
- g. living quarters for a caretaker of the building. (surface de plancher hors oeuvre brute)

CITY OF OTTAWA - PRELIMINARY GROSS FLOOR AREA		
	m <sup>2</sup>	p.c
ESTIMATED PLOT AREA	2,187.0	23,541
TOTAL BUILDING AREA	16,703.5	179,796
ESTIMATED RATIO	7.6	

## CITY OF OTTAWA - LANDSCAPED AREA

Landscaped area means that part of a lot located outdoors that is used for the placement of any or a combination of the following elements: (By-law 2014-94) (By-law 2020-289)

- a. soft landscaping consisting principally of organic materials and vegetative in-ground plantings such as trees, shrubs, hedges, ornamental flowers and grasses, and may also include some accessory ground cover, such as riverwash stone, mulch or similar pervious material located in and around plantings, and in the case of any residential or non-residential lots developed with uses other than outdoor recreational uses, excludes non-organic surfaces including artificial grass; and "softly-landscaped area" has the corresponding meaning; (By-law 2020-289)
- b. hard landscaping consisting of non-vegetative materials such as brick, pavers, rock, stone, concrete, tile and wood, excluding driveways, and any area used for parking, and including such features as a walkway, patio, deck or in-ground pool; and (By-law 2020-289)
- c. architectural elements consisting of decorative fencing, walls, sculptures, gazebos, trellises, planters, benches and other similar features. (espace paysagé) (By-law 2020-289)

CITY OF OTTAWA - PRELIMINARY LANDSCAPED AREA		
	m <sup>2</sup>	p.c
ESTIMATED PLOT AREA	2,187.0	23,541
ESTIMATED HARD LANDSCAPING	380.2	4,092
ESTIMATED SOFT LANDSCAPING	153.1	1,648
ESTIMATED TOTAL LANDSCAPING	533.3	5,740
ESTIMATED RATIO	24%	

## CITY OF OTTAWA - LOT COVERAGE

Lot coverage means that part of a lot covered by building but does not include:

- a. an eaves or eaves trough or any other feature that is located at or above the ceiling of the first storey; or
- b. any projection permitted under Section 65. (surface construite)

CITY OF OTTAWA - PRELIMINARY LOT COVERAGE		
	m <sup>2</sup>	p.c
ESTIMATED PLOT AREA	2,187.0	23,541
ESTIMATED BUILDING AREA	1,653.7	17,800
ESTIMATED RATIO	76%	

**6**

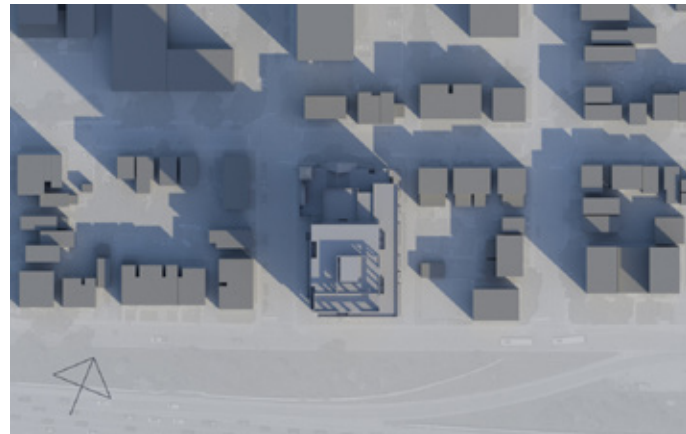
**SUN STUDIES**

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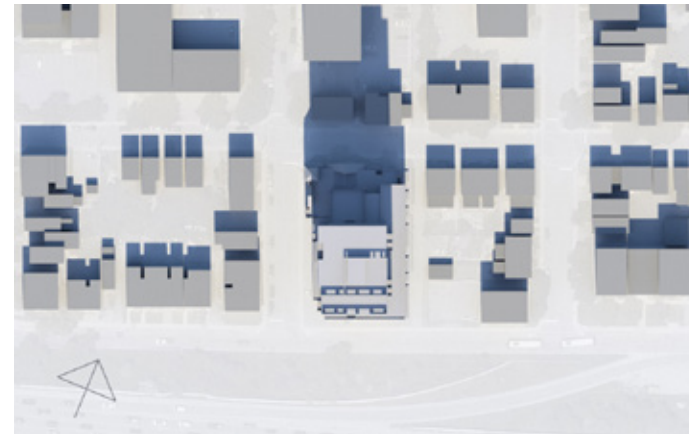


# SUN STUDIES

## MARCH 21ST AND SEPTEMBER 21ST(EQUINOXES)



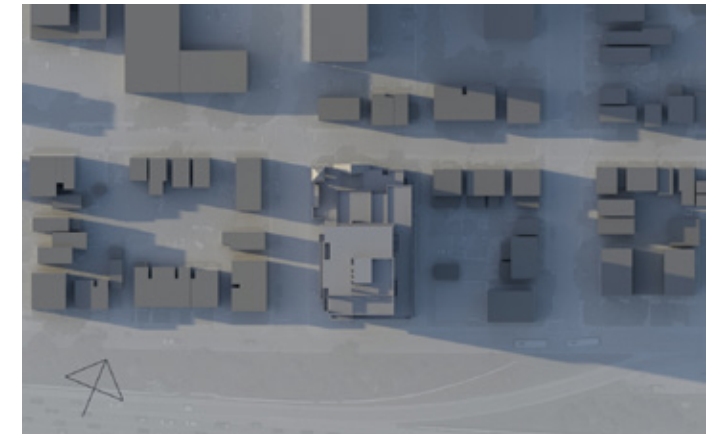
9:00



12:00

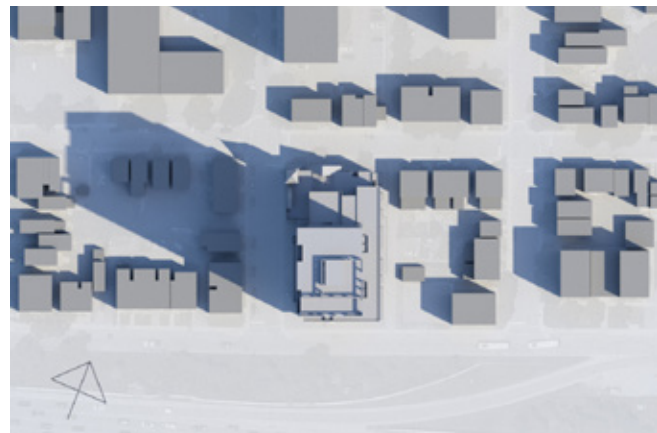


15:00

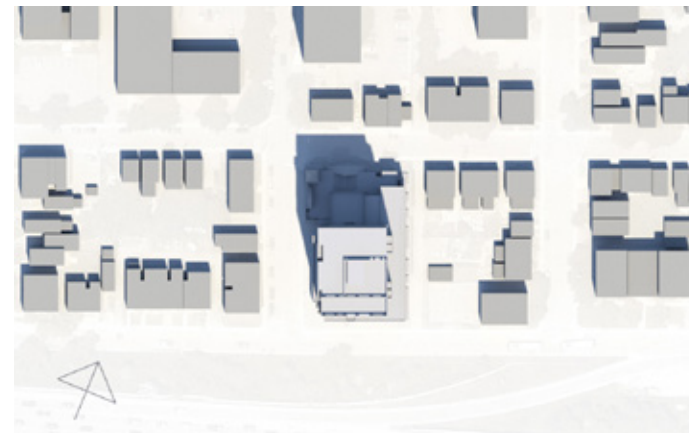


18:00

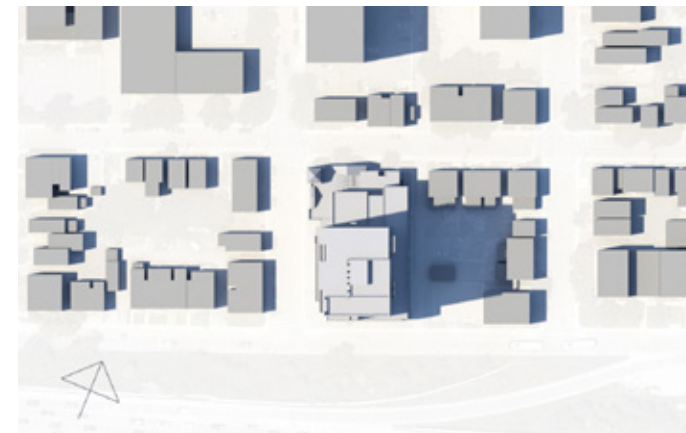
## JUNE 21ST(SUMMER SOLSTICE)



9:00



12:00

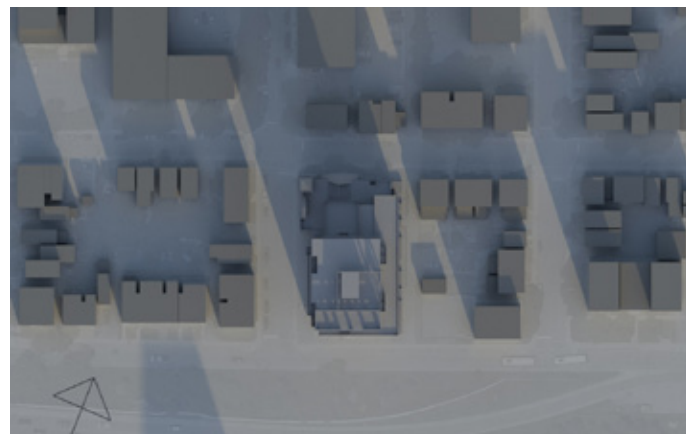


15:00

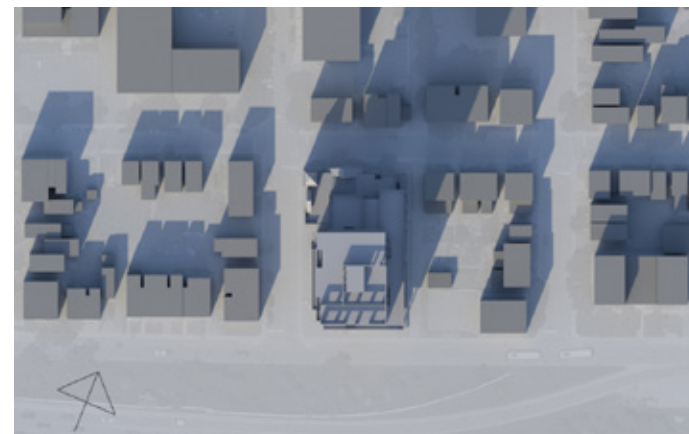


18:00

## DECEMBER 21ST (WINTER SOLSTICE)



9:00



12:00



15:00



18:00

**7**

**RENDERINGS & ELEVATIONS**

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# ARLINGTON - BELL



# ARLINGTON - ARTHUR



# CORSO ITALIA LRT



# PEDESTRIAN LEVEL VIEW FROM BELL STREET



# PEDESTRIAN LEVEL VIEW FROM ARLINGTON AVENUE



# PEDESTRIAN LEVEL VIEW FROM ARLINGTON AVENUE

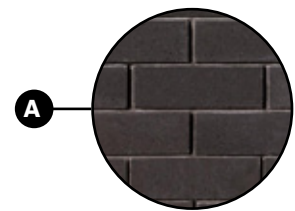




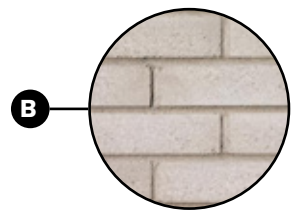
# PEDESTRIAN LEVEL VIEW FROM ARTHUR LANE



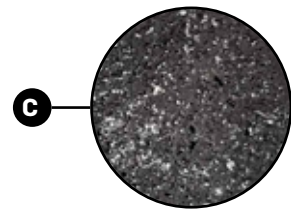
# BUILDING DESIGN - PRELIMINARY WEST&SOUTH ELEVATIONS



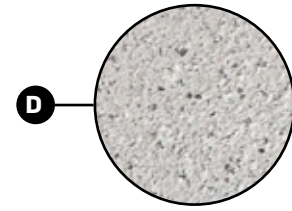
Brick  
Black



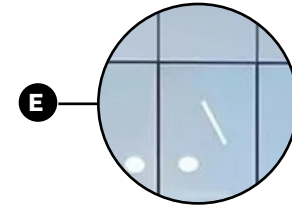
Brick  
Light grey



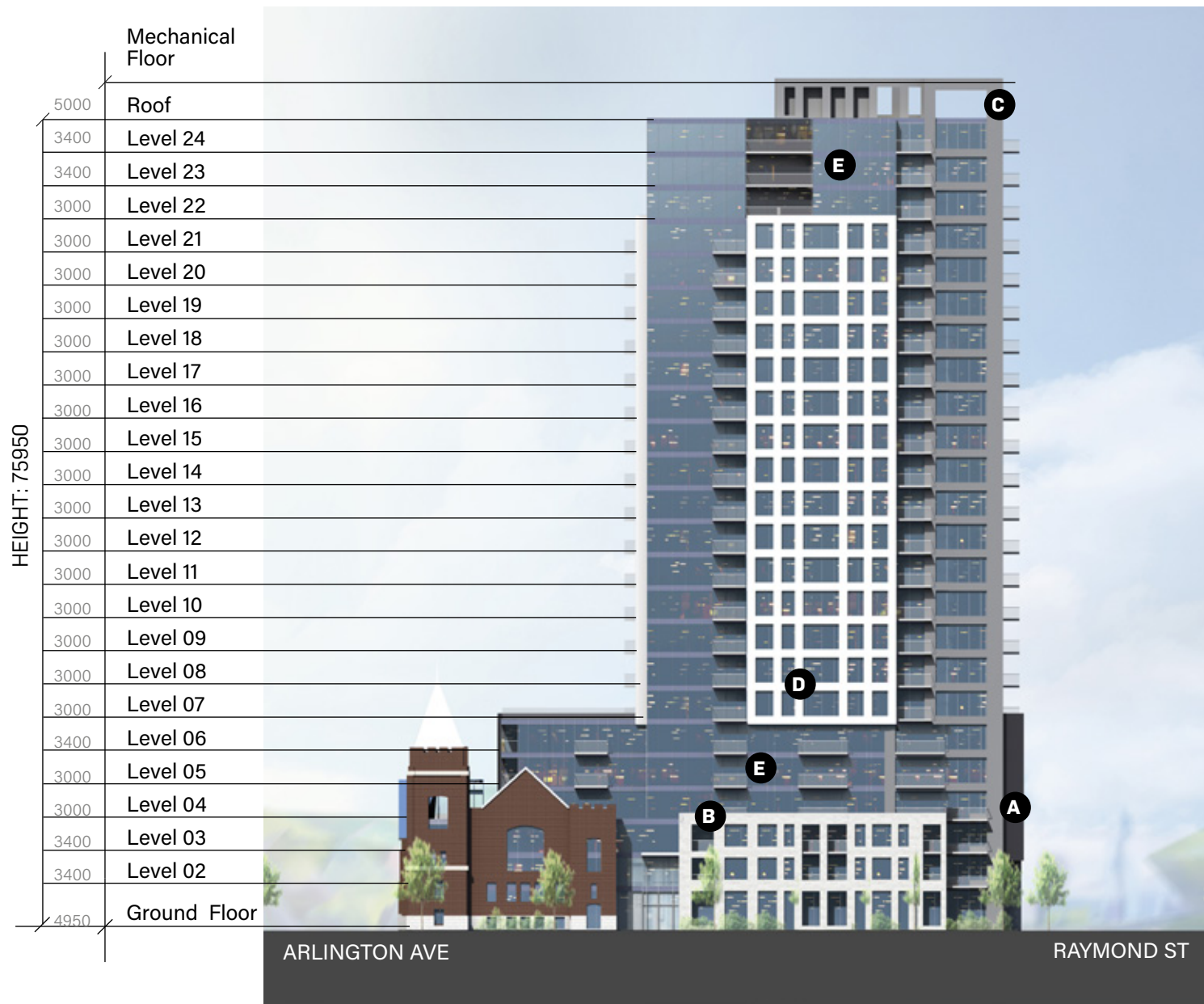
Precast  
Concrete  
Panels  
Dark Grey



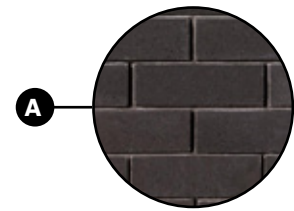
Precast  
Concrete  
Panels  
Light Grey



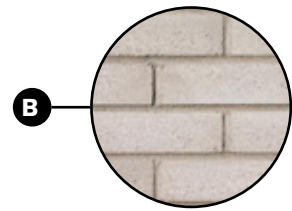
Curtain Wall



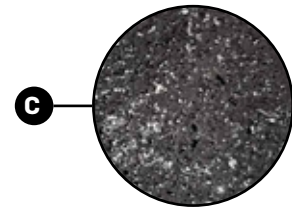
# BUILDING DESIGN - PRELIMINARY EAST & NORTH ELEVATIONS



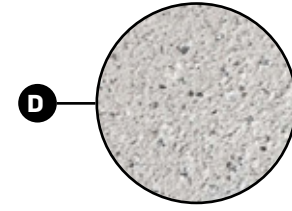
**A** Brick  
Black



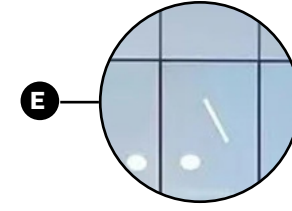
**B** Brick  
Light grey



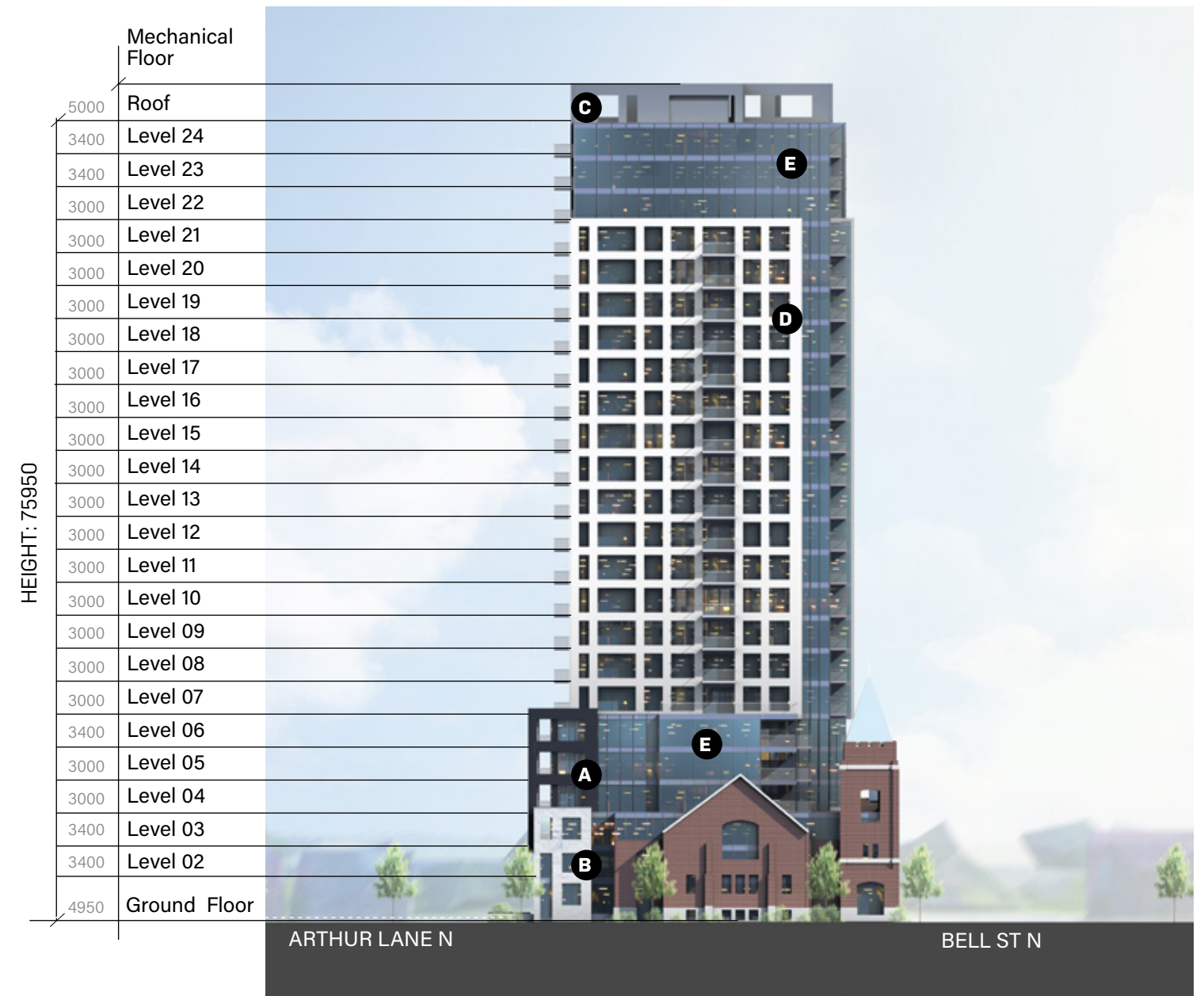
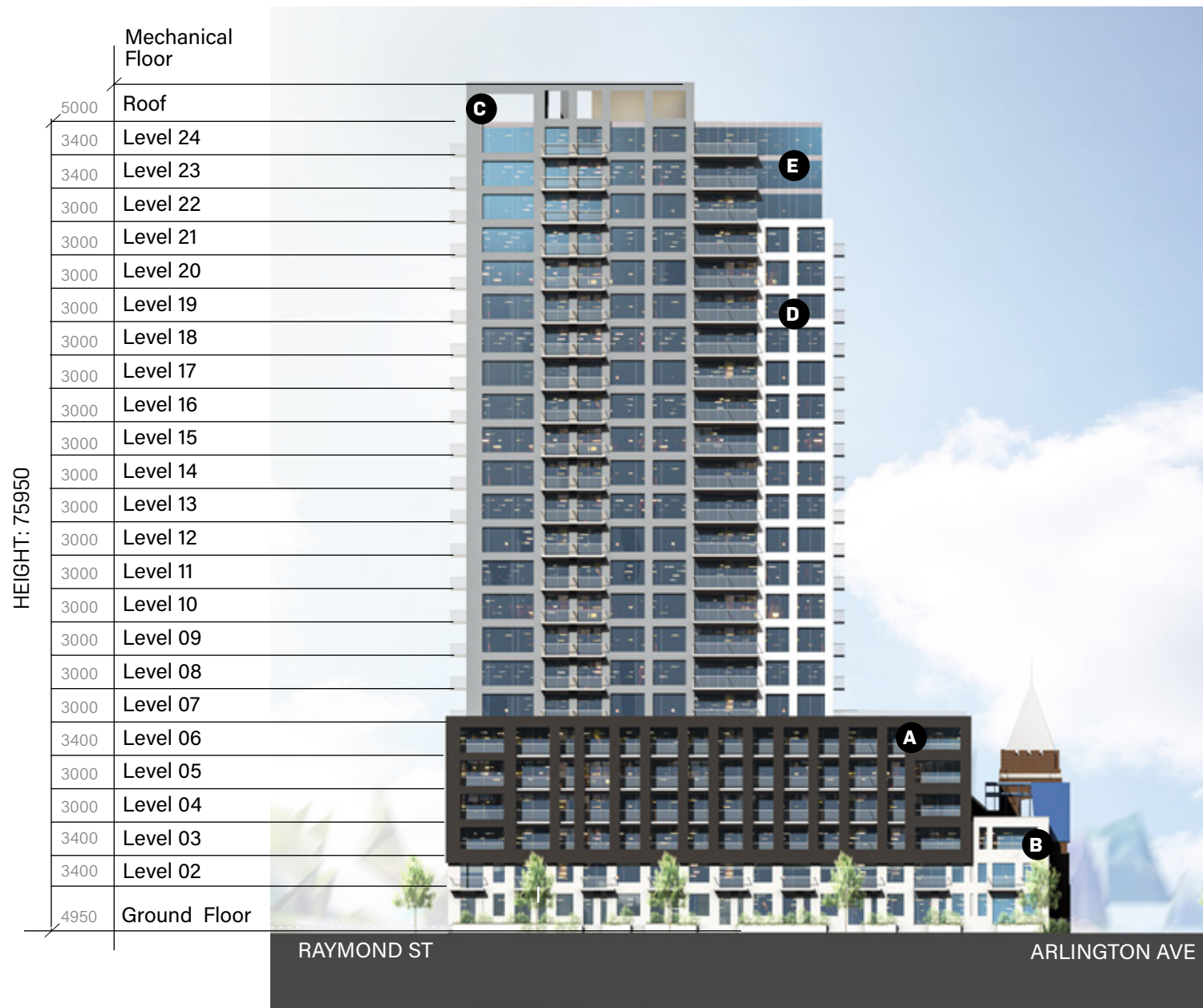
**C** Precast  
Concrete  
Panels  
Dark Grey



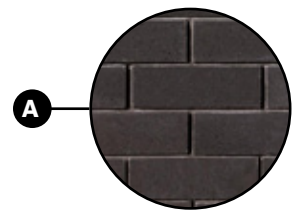
**D** Precast  
Concrete  
Panels  
Light Grey



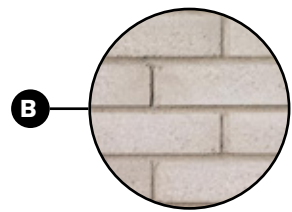
**E** Curtain Wall



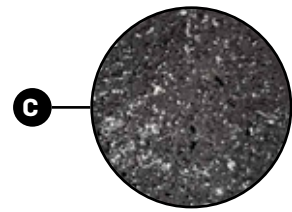
# BUILDING DESIGN - PRELIMINARY WEST&SOUTH ELEVATIONS



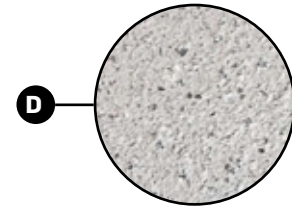
Brick  
Black



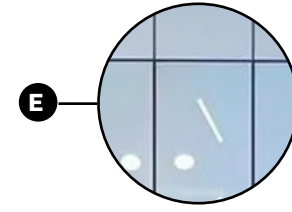
Brick  
Light grey



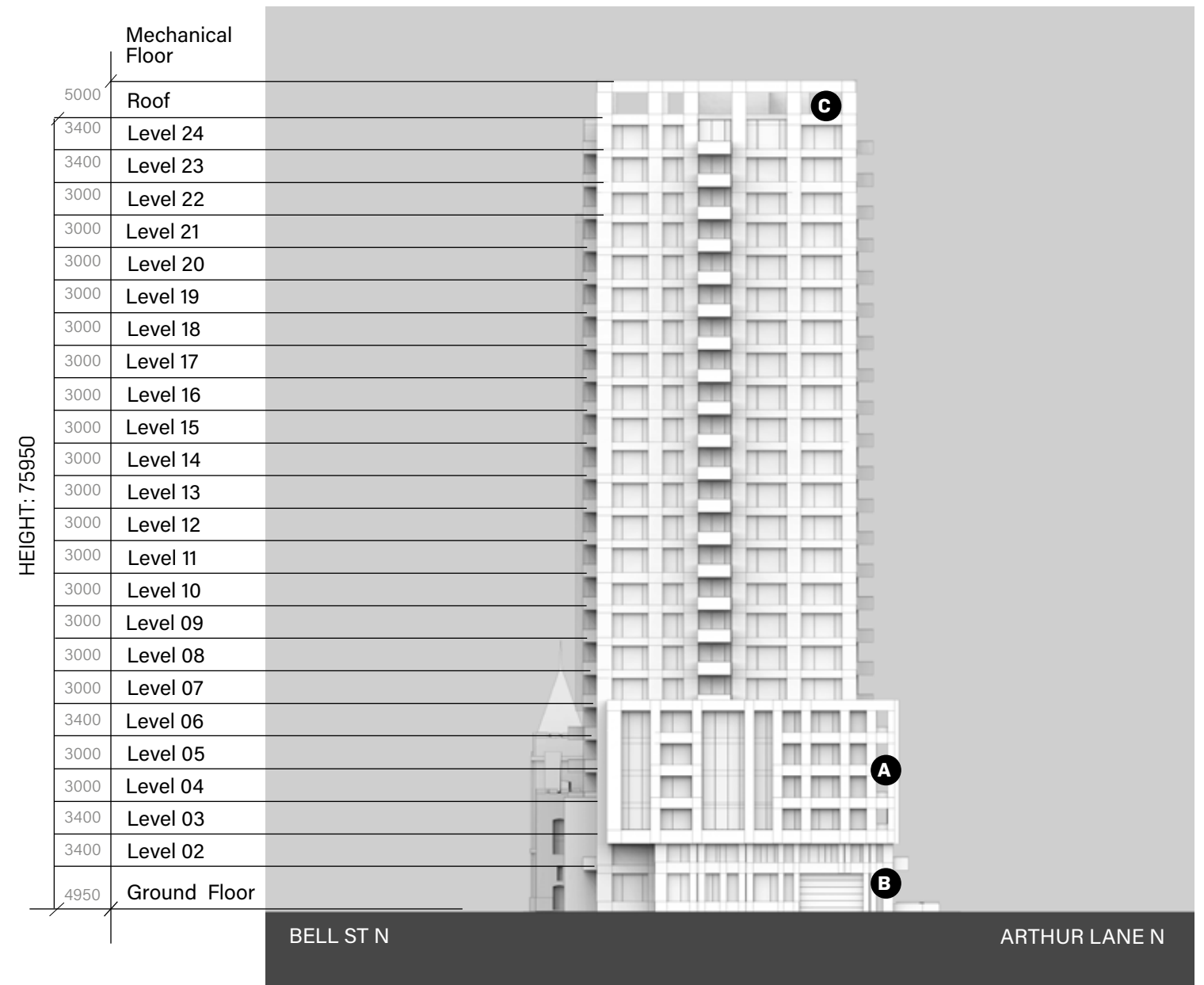
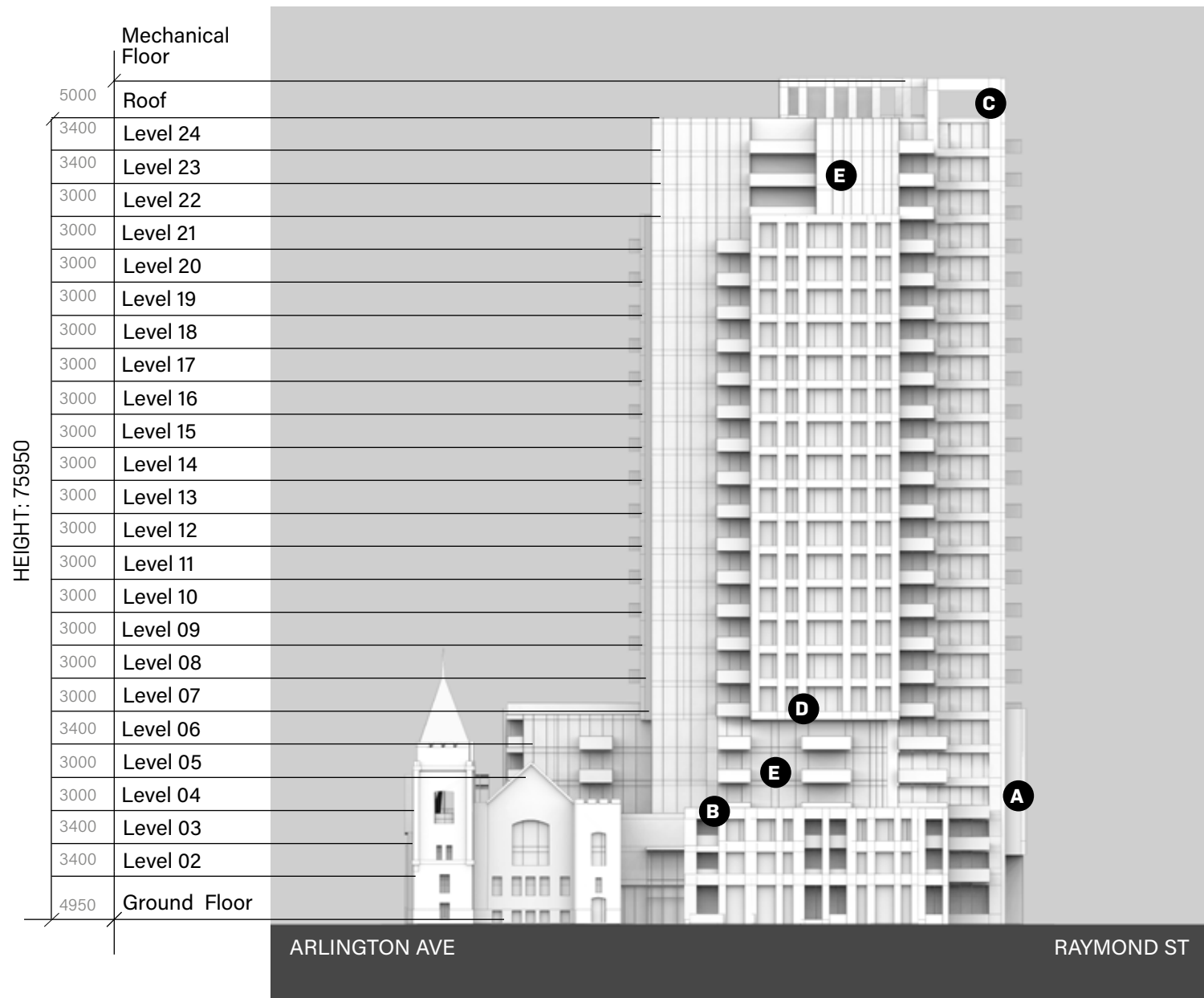
Precast  
Concrete  
Panels  
Dark Grey



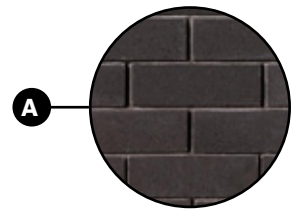
Precast  
Concrete  
Panels  
Light Grey



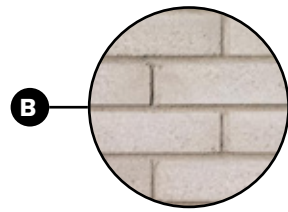
Curtain Wall



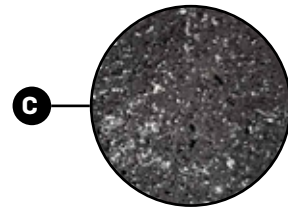
# BUILDING DESIGN - PRELIMINARY EAST & NORTH ELEVATIONS



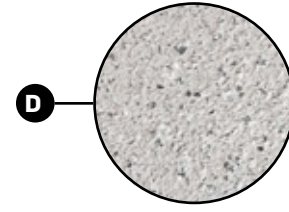
Brick  
Black



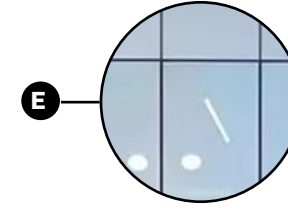
Brick  
Light grey



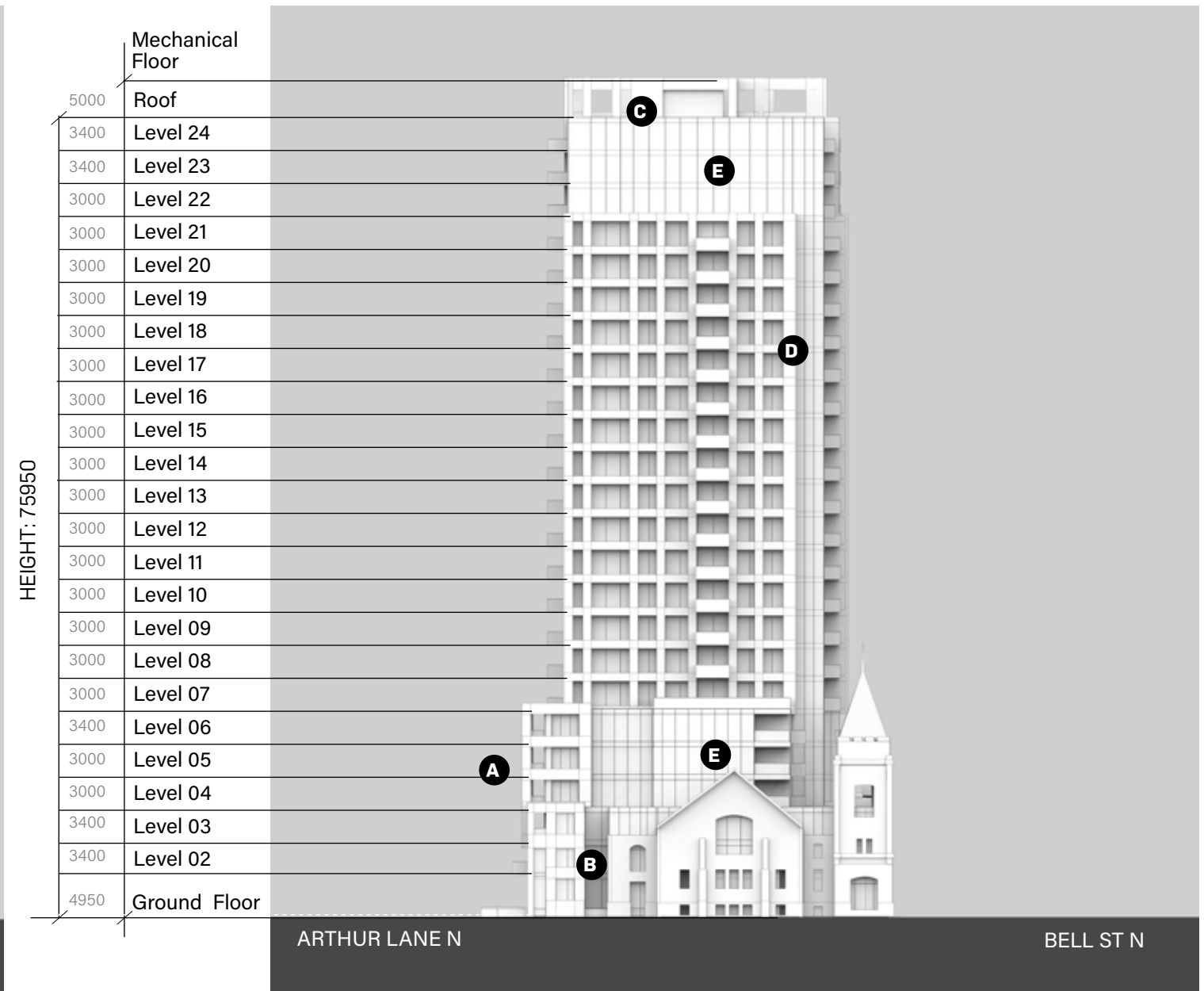
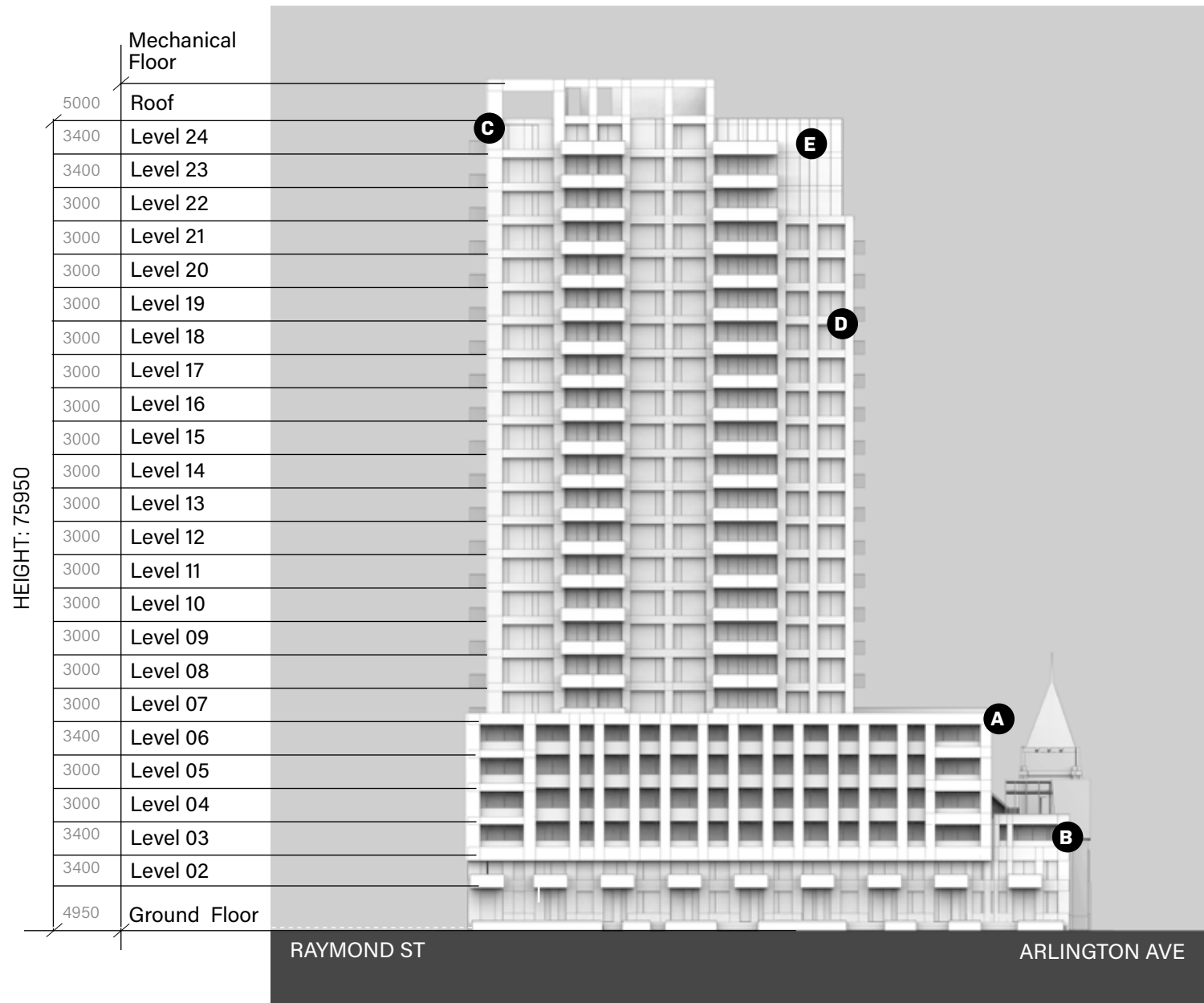
Precast  
Concrete  
Panels  
Dark Grey



Precast  
Concrete  
Panels  
Light Grey



Curtain Wall



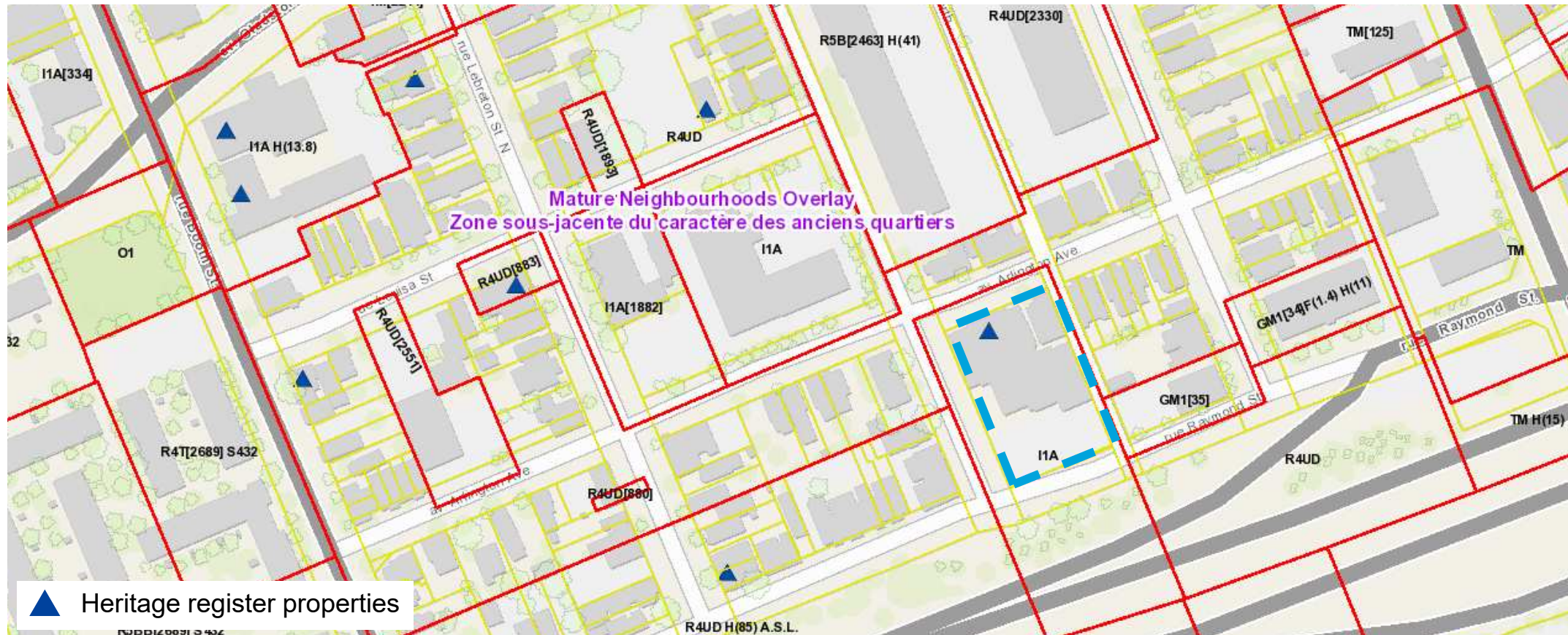
**8**

**HERITAGE**

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# HERITAGE

## HERITAGE REGISTER PROPERTY MAP



The Ottawa Korean Community Church is listed on the City of Ottawa Heritage Register, but is not designated under the Ontario Heritage Act.

The proposed development has reviewed municipal policies and consulted with City Heritage staff to guide the integration of the two retained façades of the church.

- The project aims to conserve the integrity of the church's character, attributes, and cultural contributions to the community through the two retained façades.

- The base of the high-rise building features a design that respects the architectural scale, proportion, rhythm, and character of the retained façades of the church.

## INSPIRATIONS



ALEXANDER'S CHURCH  
BOSTON



300 BLOOR WEST TOWER  
TORONTO



ST. LUKE'S UNITED CHURCH  
TORONTO

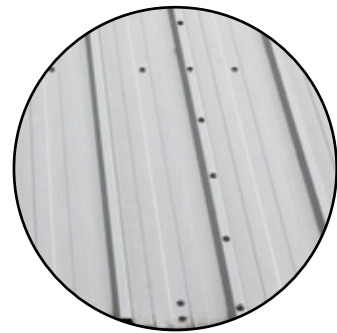


BLUE DIAMOND ON THE HILL CONDOS  
FOREST HILL, TORONTO



CONOLLY HIGH-RISE PROJECT  
HAMILTON, ONTARIO

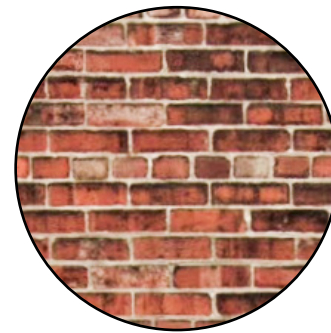
The new residential construction ensures the retained façades will continue to be the character-defining element on-site. The design of the tower includes setbacks, architectural details, and neutral materials to encourage this.



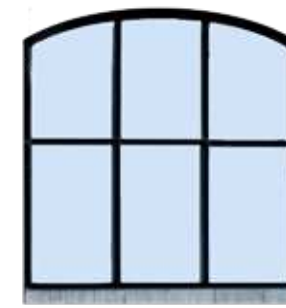
LIGHT GREY ROOFING



GREY STONE



DARK RED BRICK



BLACK FRAMED WINDOWS

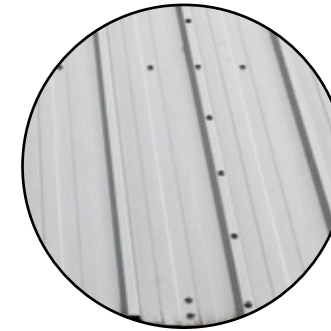
A primary goal of the project is to maintain the aesthetics of the façade to accentuate the Korean Church's historical materials. The church's façade is mainly composed of red brick, an important traditional material seen prominently throughout the neighborhood.



# HERITAGE



## CHURCH MATERIALS



LIGHT GREY ROOFING



GREY STONE

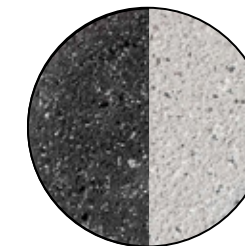


DARK RED BRICK

## PROJECT MATERIALS



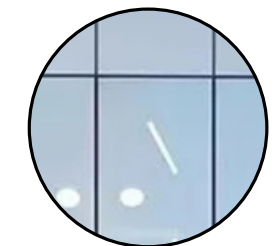
LIGHT GREY BRICK



DARK AND LIGHT GREY  
PRECAST CONCRETE



BLACK BRICK



CURTAIN WALL

The project will have neutral materiality providing visual interest and highlighting the church as an important focal point. centred around tones of grey and black, the materiality evokes a modern feel without drawing too much attention from the heritage building. Additionally, the project will utilise black mullions to frame the windows which reflects and complements the black mullions used for the church windows, creating aesthetic continuity.

**9**

**ANNEX**

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# PRELIMINARY LANDSCAPE PLAN

1:400



URBAN AGRICULTURE



MAIN ENTRANCE



LINEAR GREEN SPACE



LARGE COMMON TERRACE



GREEN LANEWAY



PRIVATE TERRACES

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