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## Design Brief

### **26 Storey Apartment Building 770-774 Bronston Avenue & 557 Cambridge Street Ottawa, ON**

The project development proposal is part of a large land assembly of 3 properties that is anchored at the intersection of Bronson & Carling; two major arterial main streets and transportation corridors.

The project has been developed as a two-phase project. Phase 1 consists of the main properties along Bronson to the Carling intersection and includes over 80 student residential apartment units from levels 2-9 and an additional 150 residential rental units for levels 10-26. The ground floor of this phase includes two distinct entry lobbies, and over 8000SF of amenity spaces that include a theatre room, study rooms, music rooms, 2 lounges, and work out gym. The ground floor also has a small coffee shop with direct public access from Carling Ave. Additional amenity is located on a level 7 terrace and roof top terrace on the roof of the tower. This Phase consists of over 334,000 SF of gross development. The ground floor is provided with significant glazing and two formal entries for the two programs of this building phase. The building wall at ground is set back to meet all setbacks but the pedestrian feel is further enhanced with the careful use of hard landscaping concrete pavers, planters, and entry steps. Significant transparency is provided to ensure an open ground floor experience.

The Phase 1 building massing was developed to provide a series of setbacks and overhangs that highlight the building's simple massing parti. The biggest move in the overall design of this proposal – with the amalgamated land assembly – was to locate the tower height to the intersection as much as possible and even increase the setbacks for the neighbourhoods to the south and west. The ground floor of Phase 1 is transparent and inviting and part of a more pedestrian 4 storey podium. The 5<sup>th</sup> floor is then setback to begin establishing the start of the mid-rise and tower portions of the project. The importance of the intersection is highlighted by the push and pulls of the 3 main components of the building with a larger 5<sup>th</sup> floor setback to further enhance the red brick podium and then with a slight tower cantilever starting at level 10.

Phase 2 of this project consists of 100 units on a tiered 9 storey residential apartment building fronting on to Cambridge street to the west. Both phases of the entire development sit on a shared 2 level underground parking garage that has 174 parking spaces, including 25 for visitors.

Both buildings have a modern architectural expression. Phase 1 uses 2 brick colours as its main façade cladding for the first 9 floors. The brick expresses a simple grid that is then highlighted by a series of orange and charcoal coloured infill panels. As this is part of the Phase 1 building is for student apartments, no balconies have been provided. Levels 10-26 which consists of the market apartment rental apartments, are clad in a series of grey, charcoal and orange panels, and punched aluminum window system. Balconies are provided for these units.

Phase 2 of the project also consists of a red brick podium and a light-coloured brick and panel cladding for levels 4-9. The building is pushed back, and additional setback is provided from Cambridge to enhance the step ups from the existing neighbourhood. This building continues the grid pattern but is then highlighted by balconies. As the site slopes down significantly from Bronson towards Cambridge, the exposed p1 parking garage wall is then clad in a series of charcoal metal panels which helps to frame the Phase 2 level 1 southern terrace. Phase 2 ground floor units are also provided with direct outdoor access. The main entrance is highlighted by a simple extruded canopy that formal entry stairs from the Cambridge sidewalk.

Careful detail to both phases through material junctions, grid expression and cladding type was developed to provide a clear understanding of the building façade parti.

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