

## **3430 CARLING AVENUE**

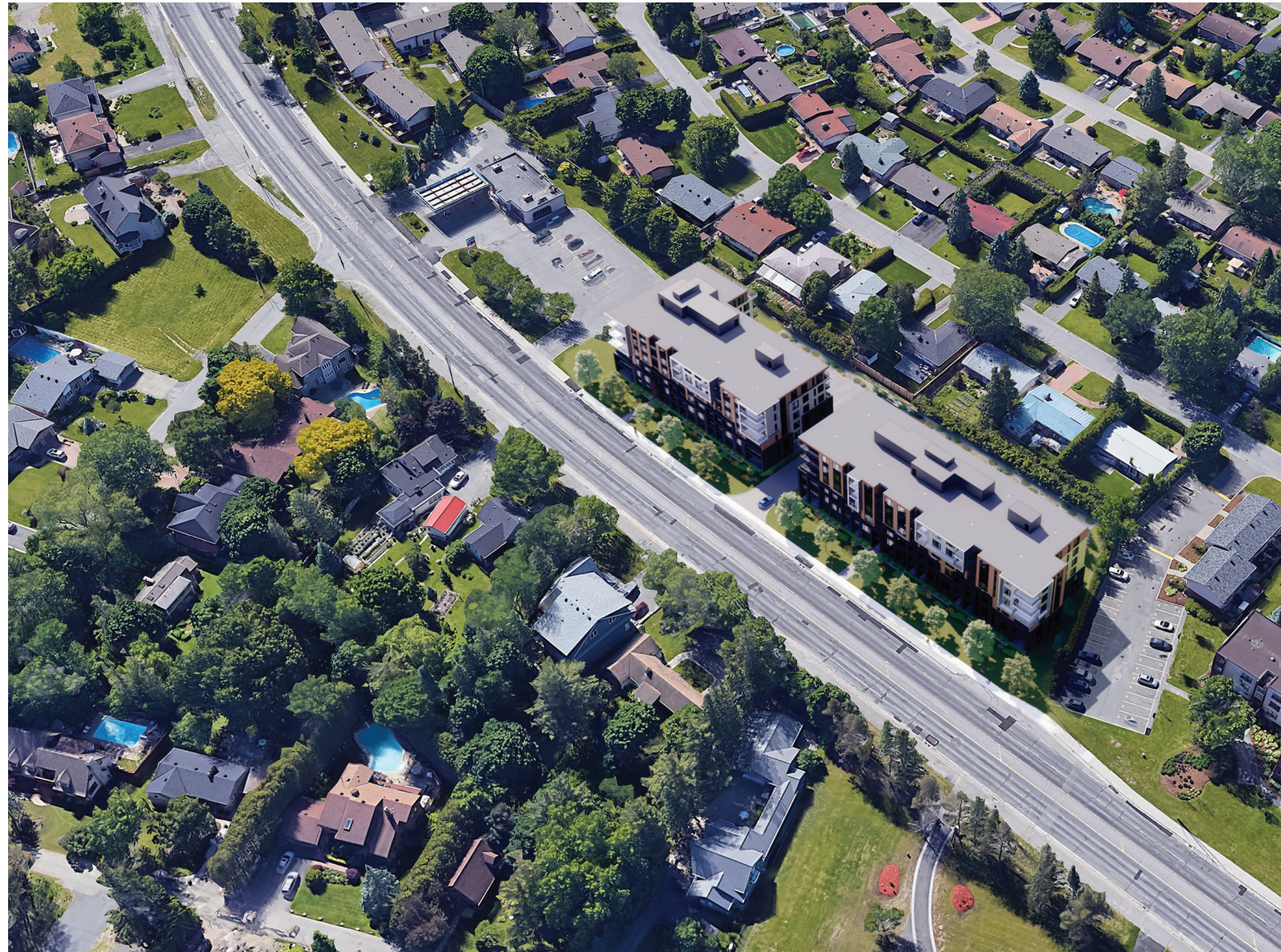
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### **DESIGN BRIEF**

06 December 2022







View Looking North-West



View Looking South-East

**3430 CARLING AVENUE BUILDING MASSING / AERIAL VIEWS**

| 2211 | SCALE N.T.S.

Project1 Studio Incorporated | mail@project1studio.ca | project1studio.ca





**3430 CARLING AVENUE** VIEWS ALONG CARLING AVENUE LOOKING EAST

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**3430 CARLING AVENUE** VIEWS ALONG CARLING AVENUE LOOKING WEST

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View on Elterwater Looking North-East



View Along South Property Line of Proposed Development



**TRANSITION MEASURES**

**1 Separation**

Increased setback from South Property Line

**2 Recessed Balconies**

Use of only recessed balconies on South Elevation to increase separation from balconies to south property line, reducing privacy and overlook concerns.

**3 Cladding**

Use of a different cladding material on upper level to reduce visual impact of the building and make it feel more like a 5 storey building

**4 Step-Back**

The portion of the building that does turn towards the south property line steps back on the top floor to increase privacy and reduce overlook.

**5 Landscape Buffer**

Increased landscape buffer from edge of drive aisle to South property line.





**MASSING REVISIONS**

The revised design for the project represents a significant shift in the approach to the design of this unique and challenging site.

**Building Height**

The development has seen a significant reduction in building height. The original proposal was for a 9-Storey building and the revised proposal is for a 6-Storey structure.

**Architectural Articulation**

Along with the change in building height there has also been a shift in thinking on the articulation of the building. The podium has been adjusted to better reflect the reduced height of the project, however instead of being at a uniform height the podium alternates between 2 and 3 stories to create variation along the frontage of the building at the pedestrian level.

Instead of projecting balconies the upper levels of the building also feature recessed balconies, creating more relief in this elevation. The upper levels are then accentuated by protecting frame elements that complement the staggered heights of the podium and create interest on the higher levels of the building.

The building takes context into consideration, so at the pedestrian levels where the building is experienced at a slower speed there is more nuanced and intricate articulation. The upper levels of the building, which will be observed more typically from a vehicle, the design is far more expressive to reflect the speed in which it will be experienced.



**North Elevation of Revised Proposal**



**North Elevation of Original Submission**



**KEYNOTE LEGEND**

- 1 Soft Landscaping and Planting Beds
- 2 Recessed Double Height Entrance
- 3 At Grade Patios
- 4 New Street Trees
- 5 Variation in Podium Height
- 6 Variation in Balcony Types
- 7 Architectural Accents on Upper Levels
- 8 Variation in Cladding Materials



Current ROW

ROW Protection Limit

**3430 CARLING AVENUE** STREETSCAPE SECTION

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**Notes on Public Realm**

While 'public realm' typically implies the area between the building and the street frontage, for this project we are equally mindful of the transition to the existing residential neighborhood to the south as well. This being the case, we are treating the rear yard as a type of public realm because this area needs to offer a respectful response to the existing housing to the south while also accommodating the majority of the visitor and vehicle traffic to the project. The rear of the building has received equal design attention to the street side with the objective of fostering an environment that is welcoming to residents and their guests, while also offering transition to the houses to the south that mitigates overlook and privacy concerns and of serves as a respectful and appropriate backdrop.

**KEYNOTE LEGEND**

- 1 Street Facing Main Entrance
- 2 At Grade Resident Patio
- 3 Raised Planter
- 4 Planting Bed
- 5 Street Trees
- 6 Central Drive Aisle
- 7 3m Landscape Buffer
- 8 Ramp to Underground Parking
- 9 Landscaping and Signage
- 10 Accent Landscaping and Sign
- 11 Rear Yard Soft Landscaping

**3430 CARLING AVENUE RELATIONSHIP TO PUBLIC REALM**

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**Frame Elements**

Expressive frame elements in white cladding to define the upper levels of the building and respond to the higher rate of speed that the upper levels of the building will be experienced at.



**Masonry Podium**

Expressive masonry podium with deep reveals and horizontal banding to ground the building and better relate to the ground plane and public realm

**CLADDING LEGEND**

- 1 Charcoal Brick Masonry
- 2 Wood Finish Panels
- 3 White Fibre Cement Panels
- 4 Grey Fibre Cement Panels
- 5 Charcoal Fibre Cement Panels
- 6 Aluminum & Glass Guard System





### SUSTAINABILITY

The project is not targeting any specific goals with respect to sustainability. That said the project will include a number of design features that will offer significant energy efficiency.

- The majority of the parking is underground. By limiting the amount of surface parking we are ensuring a greater amount of soft landscaping which will reduce the surface run-off created by this development. In addition, the flat roof will provide an opportunity for storm water storage, and a cistern is included in the design to ensure a storm water flow-rate that will not overwhelm existing infrastructure.
- The project will include outboard insulation on the exterior walls, which creates a more cohesive thermal barrier and reduces thermal bridges through the exterior walls.
- The project will be using only durable cladding materials, all of which installed using a 'rain screen' design, ensuring that these cladding materials will perform well over the long term and will not require replacement.
- The project will be using high efficiency appliances. All lighting will use LED luminaires which combined will result in a significant reduction in the electrical demand for the building.
- The installation of electric car charging stations is being explored.
- The roofing membrane will have a light colour, increasing reflectivity and reducing heat island effects.
- The project will be retaining as many trees as possible on the South property line, and the proposed development includes significant landscaping and tree planting.