

WINDMILL

384 ARLINGTON AVENUE - DESIGN BRIEF

OTTAWA | ONTARIO

AUGUST 18TH 2022 | 12 805

NEUF 

FOTENN
Planning + Design

windmill

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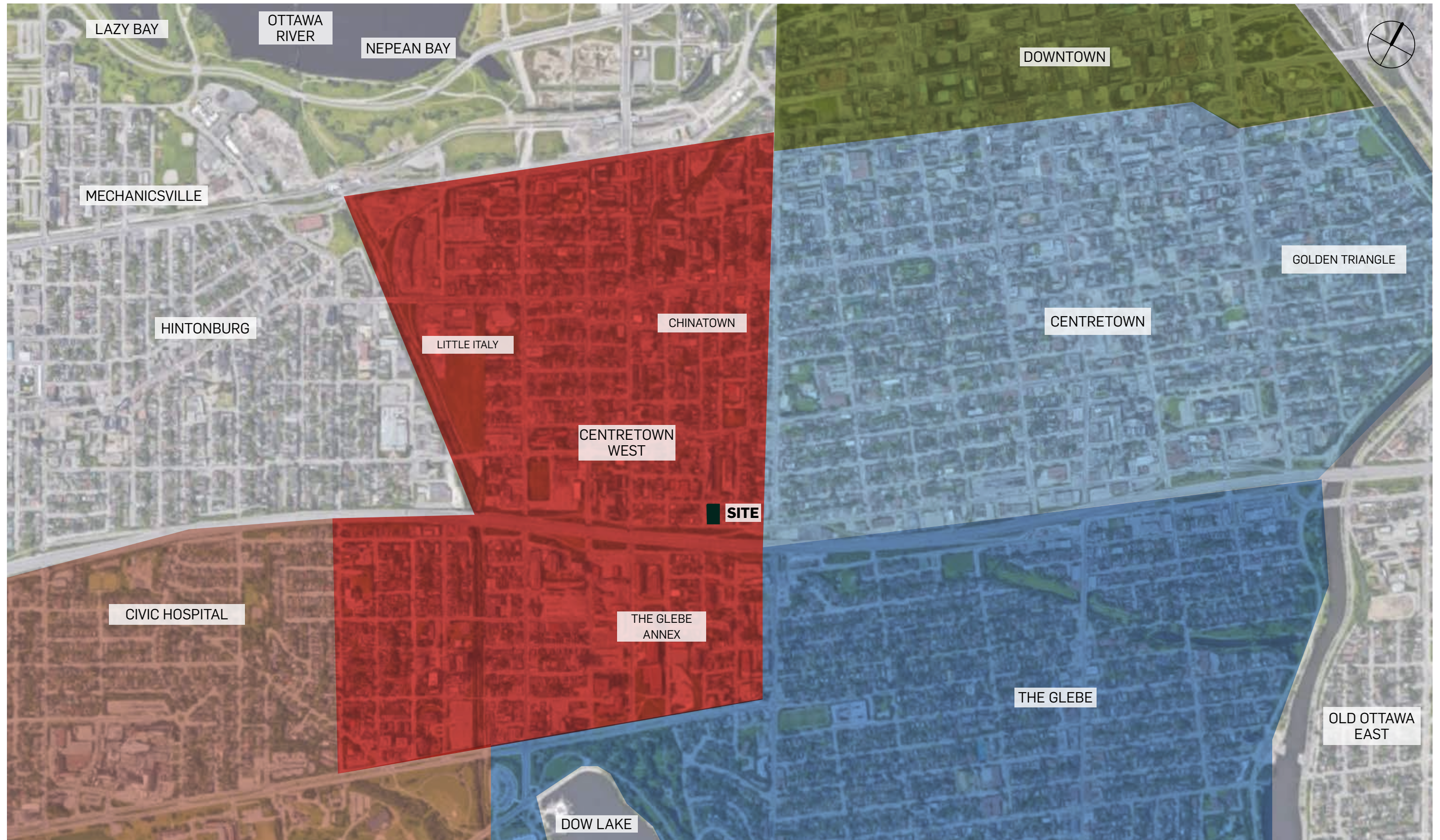
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1
SITE

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 3rd development to achieve OPL endorsement in Canada

**URBAN
EQUATION**

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

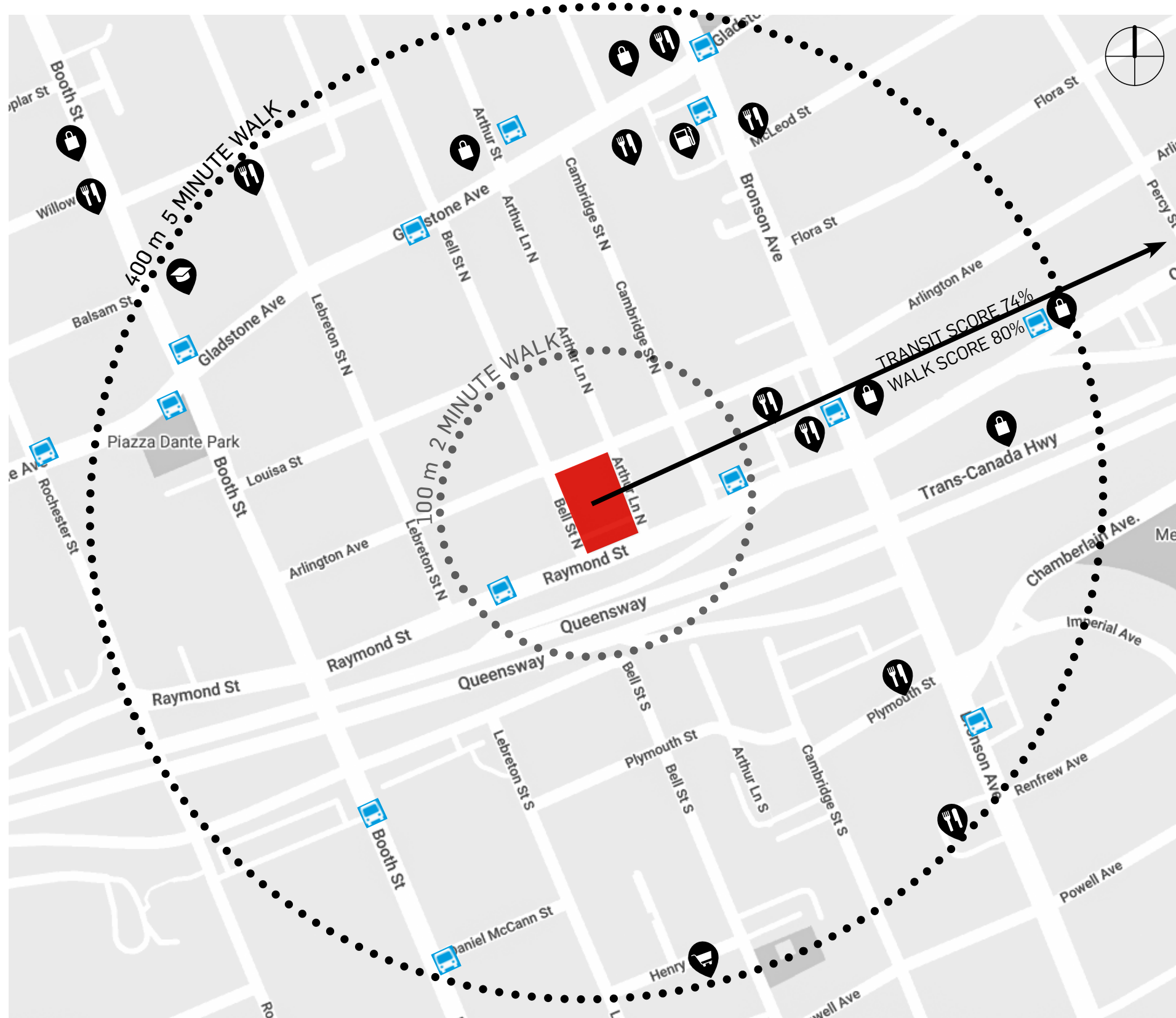
- Restoring the existing church façade
- Affordable housing through CMHC
- Rooftop gardens
- Supporting Korean Church's new construction
- Community space








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 Cambridge Community Public School
- 8 MCNABB Park
- 9 MCNABB Recreation Centre
- 10 Booth Street Complex
- 11 Glebe Memorial Park
- 12 Chamberlain Park

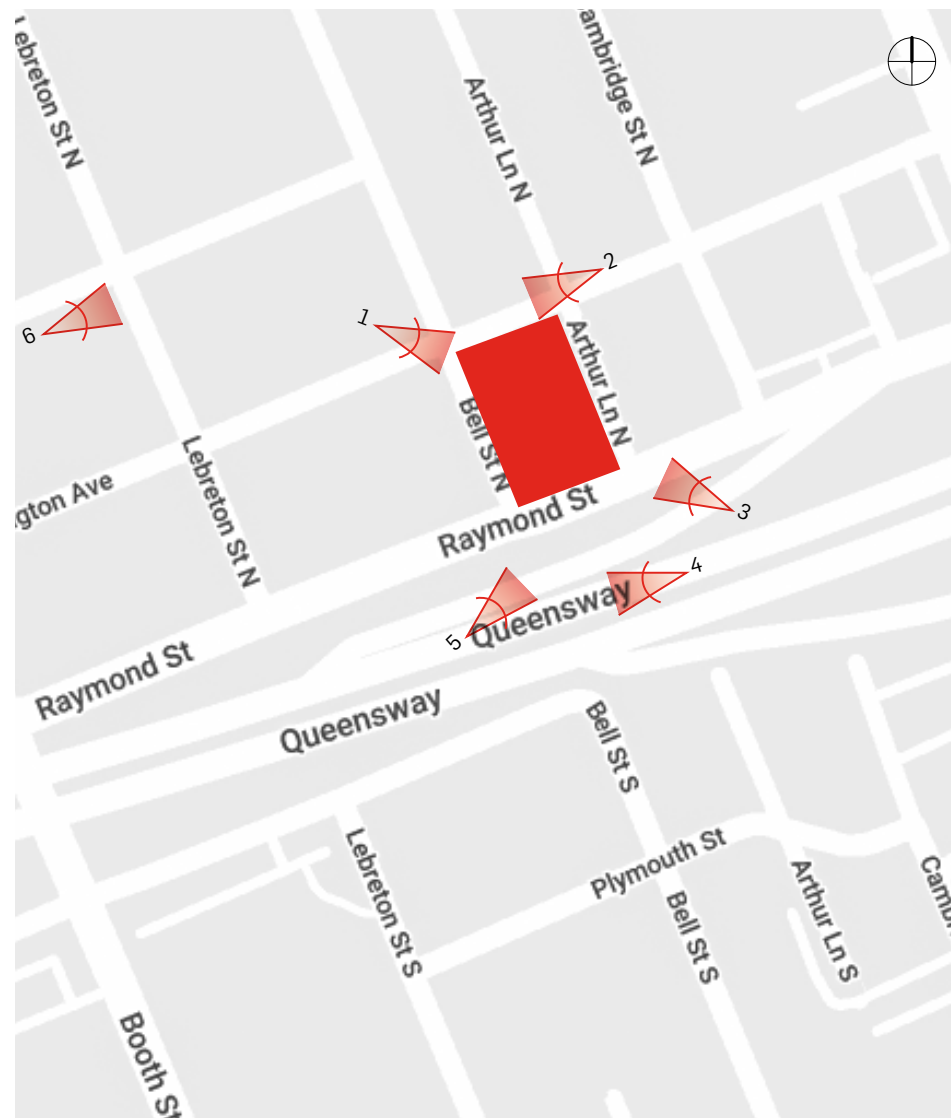


LOCALISATION



-  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

PROPERTY GEOMETRY



Parcel Geometry ✕

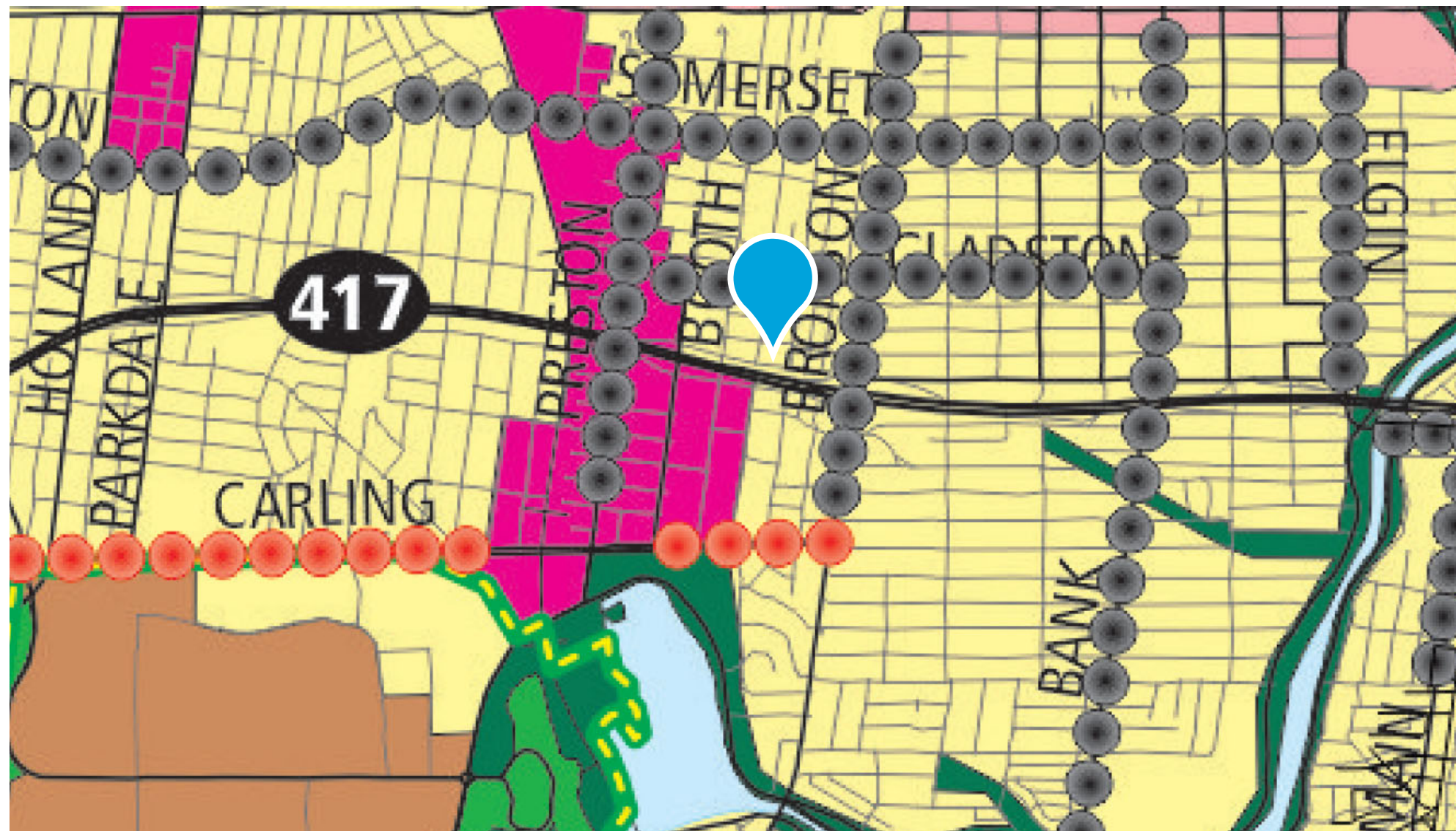
Select a property parcel on the map. The vertices will be labeled, and the dimensions and area of the parcel will be listed below. Zoom in on the map if the property parcels are not visible.

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)

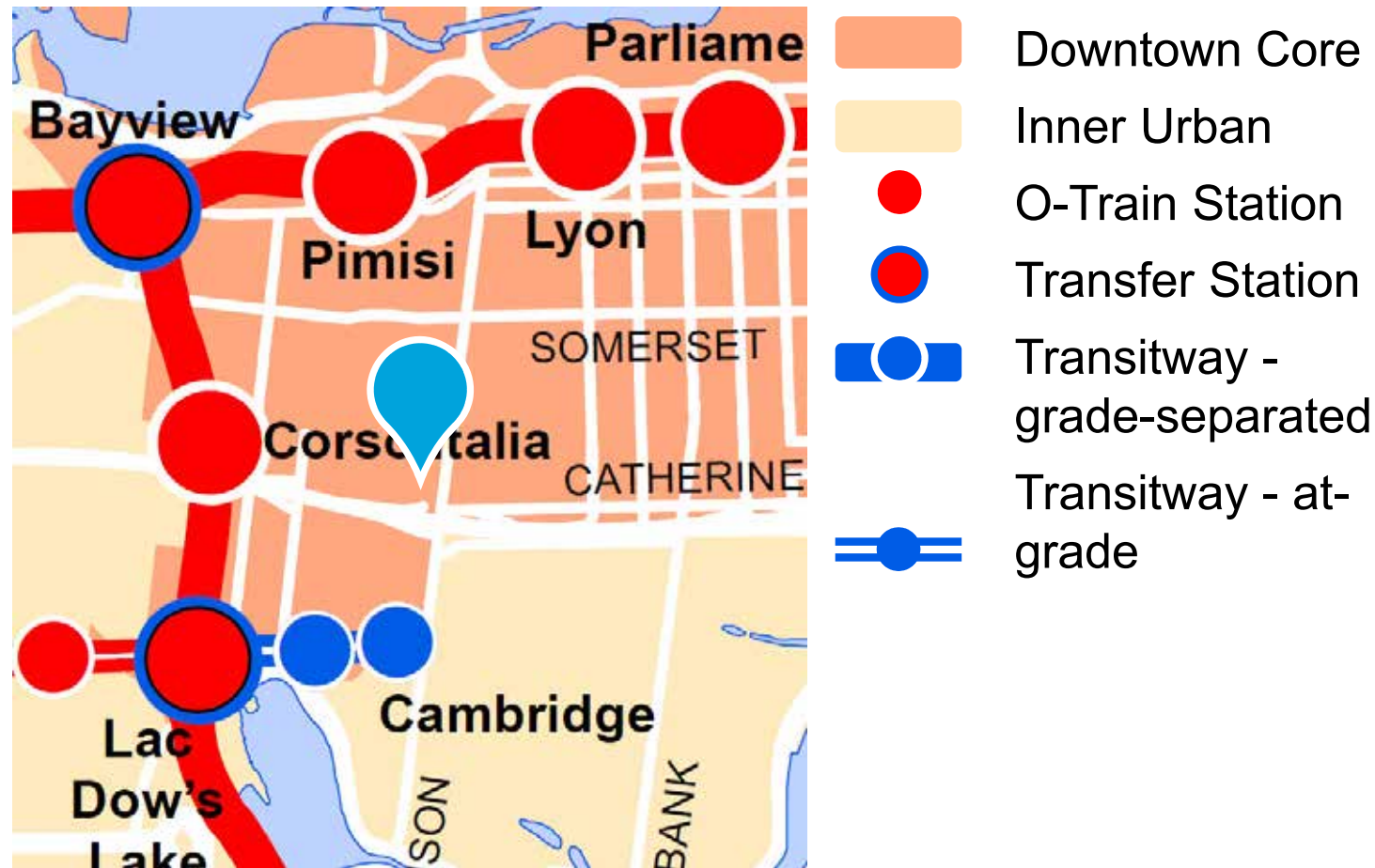
Total Area: 2177.25 m² (23435.69 ft²) (0.22 ha)



- 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)

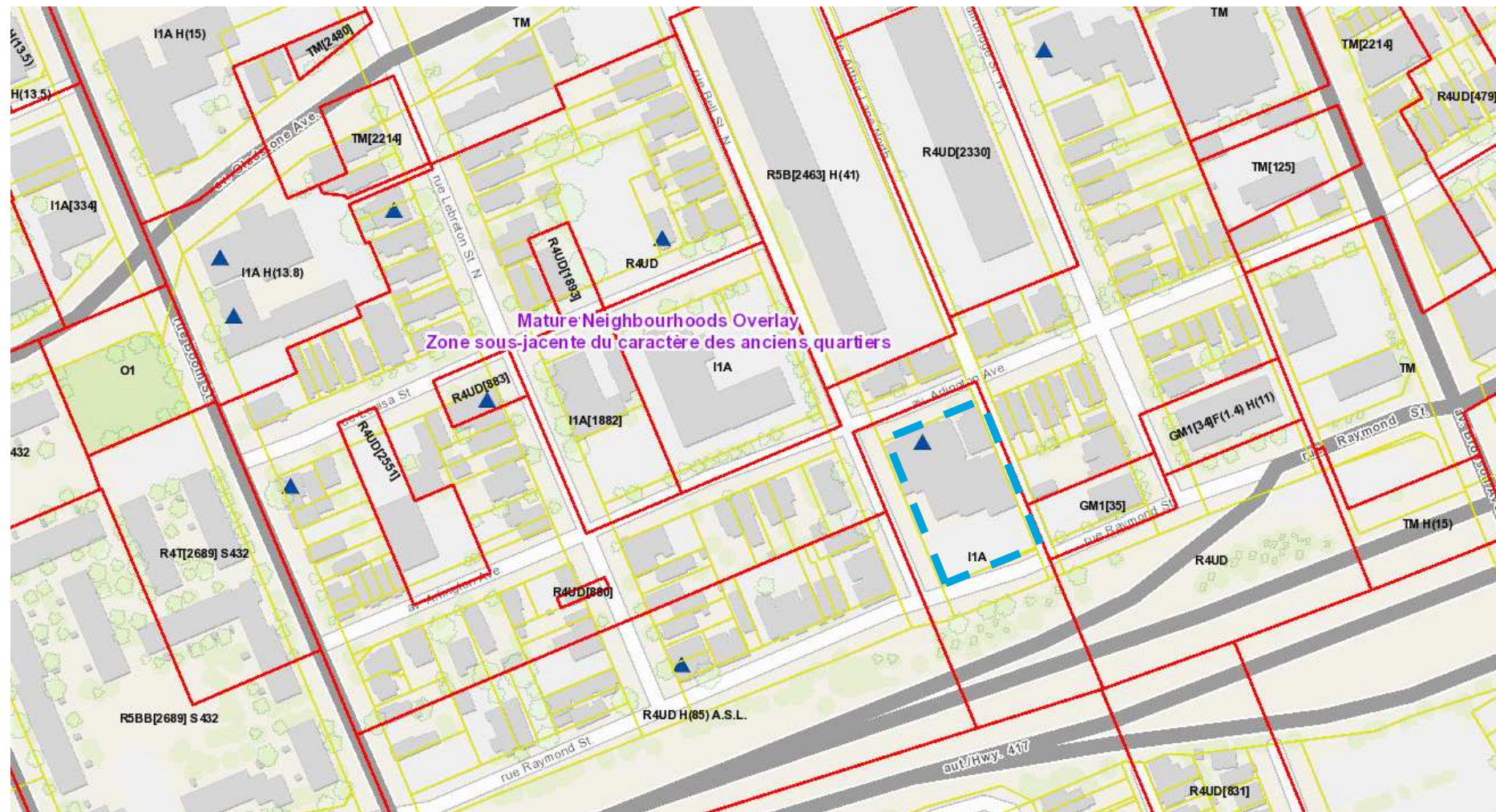


/ Located in the Downtown Core
Transect



/ 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



BUILDING MASSING



BUILDING MASSING

The proposed development is broken up into three volumes: the three (3) and four (4) storey podium that defines the Arlington Avenue frontage, the middle eight (8) storey mass that is set back from the front yard, corner side yard, and interior side yard, and the 24-storey tower that is set back against Raymond Street. Locating the tower to the south provides a considerable stepback from the street wall along Arlington Avenue. Along Raymond Street, a 0-metre setback is proposed, as there are no buildings to the south since Raymond Street is bounded by Highway 417.

Along Bell Street North, the at-grade courtyard provides a break in the massing and is also strategically located to bridge the three (3) and four (4) storey podium to the north, the eight (8) storey massing in the middle, and the 24-storey tower to the south. An entrance to the tower is also proposed along Bell Street North, south of the courtyard and facing the street. This will provide direct access to the elevator bank servicing the tower.

Private terraces are proposed for the units facing Arthur Lane and Raymond Street. These units will have access to a private entrance and patio, which will be sheltered by a 2.16-metre overhang of the building. 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. For example, all development is set back from the property line by 1.5 metres on Bell Street North, 3.5 metres on Arlington Avenue, and 2 metres on Arthur Lane. Further stepbacks push the density away from the ground level, with the eight (8) storey mass set back 6.5 metres from Arlington Avenue and 5 metres from Arthur Lane; the 24-storey tower set back 38 metres from Arlington Avenue.

BUILDING MASSING



ALTERNATIVE BUILDING MASSING - DESIGN EVOLUTION

FIRST PROPOSAL
2021-11-03



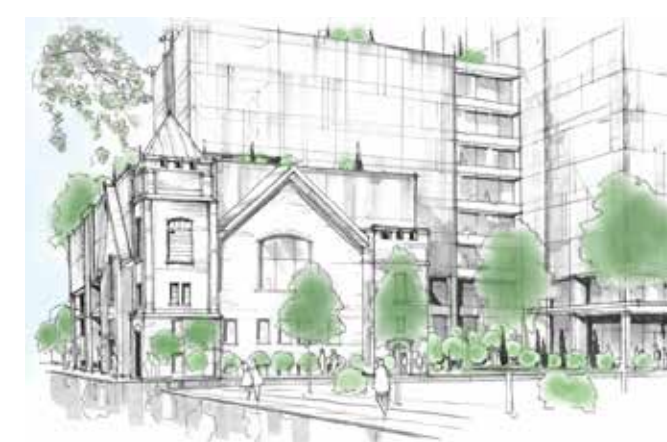
- DEVELOPMENT OF 12 STORIES;
- BUILDING HEIGHT ON ARLINGTON ST IS HIGHER THAN THE SURROUNDING NEIGHBORHOOD;
- DENSITY ON ARLINGTON STREET AND ARTHUR LANE;
- DEMOLITION OF THE ENTIRE CHURCH.

PRE-CONSULTATION MEETING 1
2021-12-22



- ADDED DENSITY OVER THE CHURCH;
- HIGHER DENSITY ON ARTHUR LANE AND ARLINGTON STREET;
- MAIN ENTRANCE ON ARLINGTON STREET;
- PRIVATE COURTYARDS ON BELL STREET.

PRE-CONSULTATION MEETING 2
2022-03-16



- REDUCED DENSITY OVER THE CHURCH;
- CREATED A PODIUM EFFECT ON ARLINGTON STREET;
- (TO MATCH WITH THE NEIGHBORHOOD SCALE);
- HIGHER DENSITY ON THE HIGHWAY SIDE;
- MEDIUM DENSITY (8TH FLOORS) ON ARTHUR LINE;
- MAIN ENTRANCE/PORTE COCHERE ON BELL STREET;
- BIGGER PUBLIC COURTYARD ON BELL STREET.

ACTUAL DESIGN
2022-05-16



- SHOWCASES THE EXISTING CHURCH BY KEEPING THE PROPORTIONS OF THE ORIGINAL BUILDING;
- IMPROVED THE INTERFACE BETWEEN ARTHUR LANE AND THE APARTMENTS ON THE GROUND FLOOR WITH PRIVATE COURTYARDS;
- INCREASED DENSITY ON THE HIGHWAY SIDE;
- INCLUDES MULTIPLE GREEN ROOFTOP TERRACES AND URBAN FARMING FOR THE RESIDENTS.

3

CONCEPT & INSPIRATION

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.

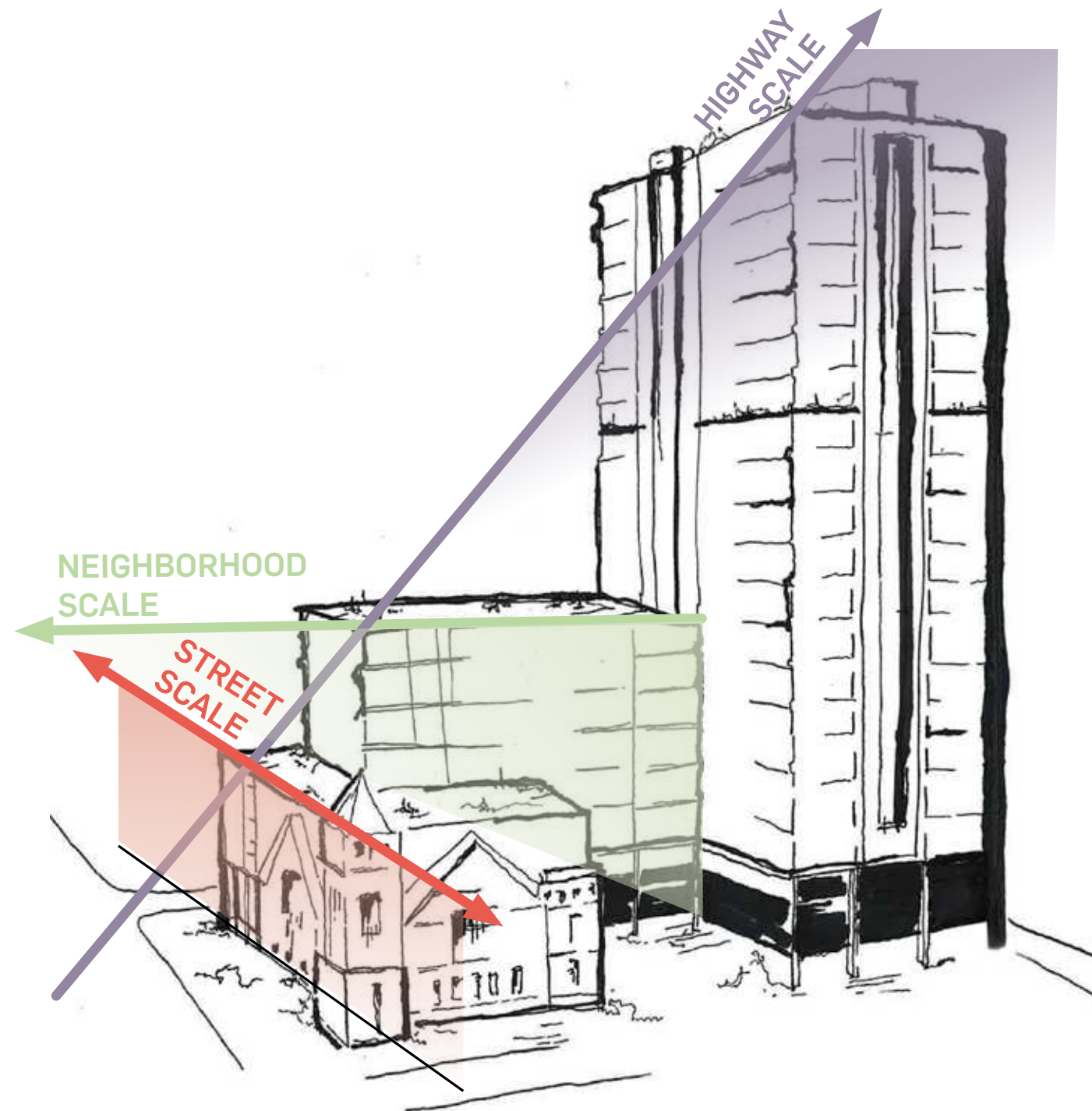
The three (3) and four (4) storey podium is reflective of the surrounding residential neighbourhood, which has a mix of two (2) to four (4) storey residential dwellings, a twelve (12) storey apartment building, and a three (3) storey building with a gym and amenities, where an eight (8) and ten (10) storey mid-rise building is proposed as part of a zoning by-law amendment and site plan control application.

The building heights gradually increase moving east and then south. The shortest part of the proposed development is the existing church, of which two façades will be retained, which will have a three (3) storey podium at the northwest corner and a four (4) storey podium to the east. The eight (8) storey middle eventually increases to the 24-storey tower, which is placed as close as possible to the highway.

The eight (8) storey mass is set back 12.7 metres from Bell Street, 5.9 metres from Arlington Street, and 5 metres from Arthur Lane. There is a 0-metre setback from Raymond Street.

The tower is set back 1.5 metres from Bell Street, 33.5 metres from Arlington Street, 5 metres from Arthur Lane, and 2.4 metres from Raymond Street.

An angular plane is used to ensure that the pedestrian experience on Arlington Avenue is not negatively affected by the presence of the mid and high-rise towers.





VISION

While of contemporary design, the new building will seamlessly include the façade of the former Ottawa Korean Community church to create 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 the rooftop urban farm and the central courtyard. The project is focused on the ideas of One Planet Living (OPL), an equitable and sustainable vision of the world focused on reducing carbon emissions and providing a thriving community. 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 is a reminder of 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 not overwhelmed and has visual interest. Additionally, the project's position near the highway causes high visibility, which emphasizes and influences the project's facade and design. 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 central courtyard which is an accessible, open, and public outdoor area that enriches the urban experience. The urban farm provides another accessible outdoor area that encourages local food, sustainability, and community.

PROPOSAL FOR SITE PLAN APPROVAL

This application is 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 in consequence.

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 and also allowing for an open central courtyard. This courtyard allows for improved lighting and exterior space access for the residential units.

DENSITY & INTERGRATION

Investigated mixed-use redevelopments with a focus on:

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



300 BLOOR WEST TOWER
TORONTO

INSPIRATION



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



GREEN RESIDENTIAL ALLEY
SHEPPARD GARDEN CONDOS - ONTARIO

GREEN SPACES & AMENITIES

- Rooftop terraces
- Green alley
- Central Courtyard

INSPIRATIONS



CENTRAL COURTYARD
BLUE DIAMOND - TORONTO



ROOFTOP AGRICULTURE
TORONTO METROPOLITAN UNIVERSITY



ROOFTOP AMENITIES
300 BLOOR WEST TOWER - TORONTO



CENTRAL COURTYARD
260 HIGH PARK - TORONTO

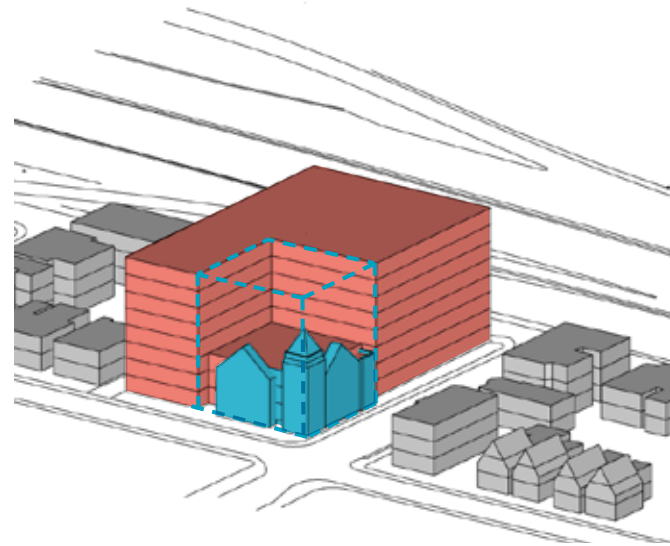


GREEN ROOFTOP
THE LOGAN - TORONTO

4

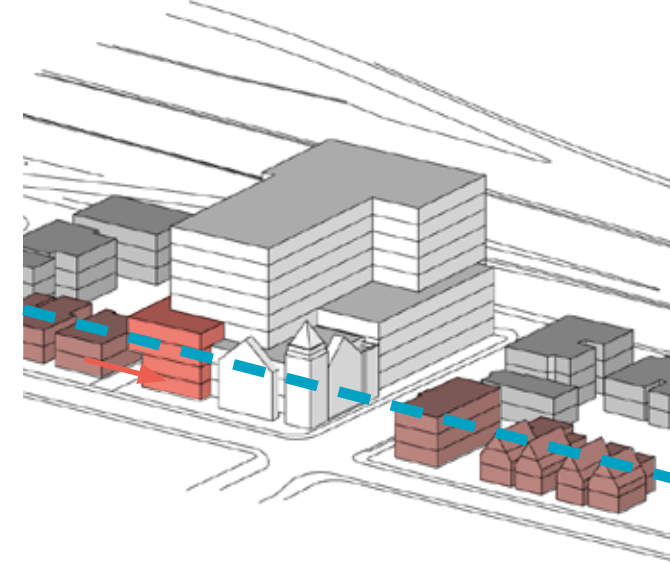
CONCEPT

1 ENHANCE THE CHURCH



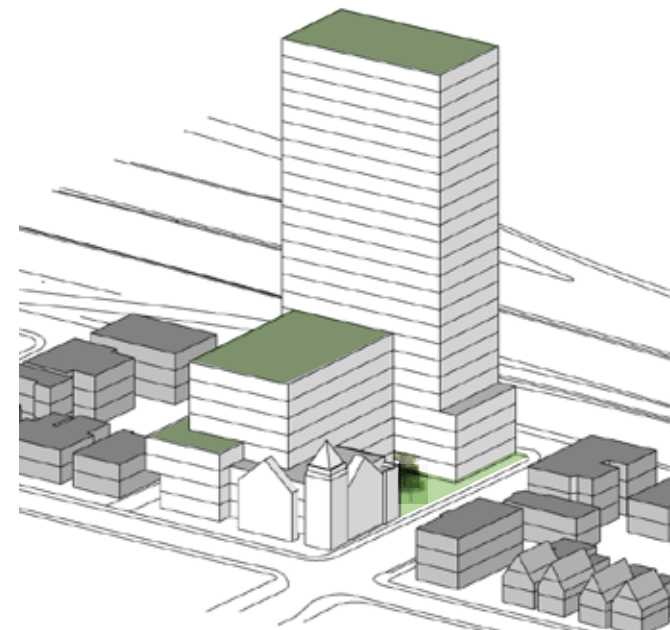
- MINIMISE BUILD AREA ABOVE THE CHURCH.
- SITE AREA 2 177 M²
- 9 FLOORS.
- KEEP EXISTING CHURCH FACADE.

2 URBAN INTEGRATION



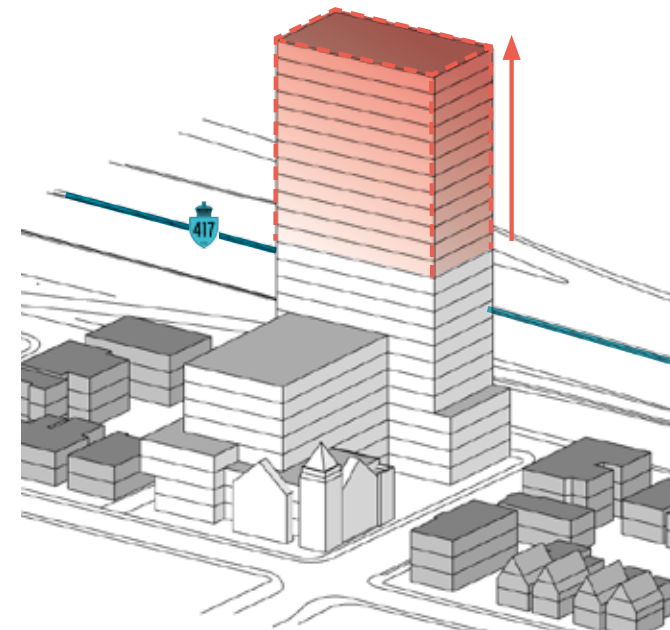
- CREATE A PODIUM ON ARLINGTON STREET.
- CREATE A BUFFER SPACE ON THE LANE.
- IDENTIFY AND BUILD UPON STREET HEIGHT DATUM LINE.

3 GREEN ROOFS



- PUSH THE VOLUME AWAY FROM THE LANE .
- CREATE GREEN TERRACES AND A PARK SPACE.

4 DENSITY



- PUSH DENSITY CLOSER TO THE HIGHWAY.
- POTENTIAL AREA 20 000 M²

RELATIONSHIP TO THE PUBLIC REALM - VIEW FROM ARLINGTON - BELL CORNER



RELATIONSHIP TO THE PUBLIC REALM - VIEW FROM ARLINGTON AND ARTHUR LANE



RELATIONSHIP TO THE PUBLIC REALM - 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.



RELATIONSHIP TO THE PUBLIC REALM - VIEW FROM ARLINGTON - BELL CORNER



LANDSCAPED OPEN SPACE

A landscaped open space is proposed at-grade. Indoor amenity space will frame the landscaped open space, surrounding it on the north, east, and south sides; Bell Street North will frame the western edge.

The ground floor will be transparent, with generous glazing, so that the common space, lobby, and activities room all look out into the landscaped open space.

5

RENDERINGS & ELEVATIONS

BIRD VIEW FROM ARLINGTON - BELL CORNER



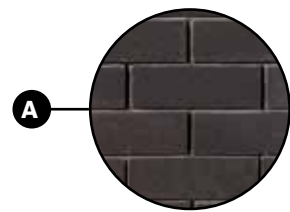
BIRD VIEW FROM ARLINGTON



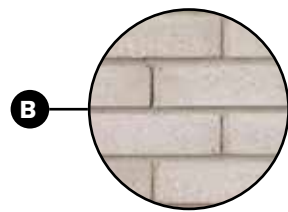
BIRD'S EYE VIEW FROM LITTLE ITALY



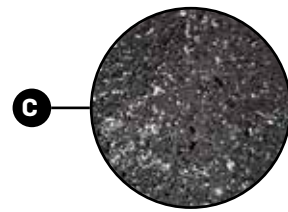
BUILDING DESIGN - PRELIMINARY EAST ELEVATION



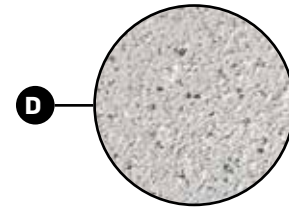
A Brick
Black



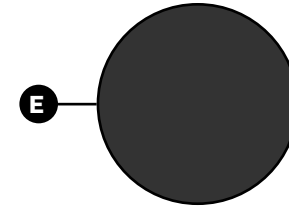
B Brick
Light grey



C Precast
Concrete
Panels
Dark Grey



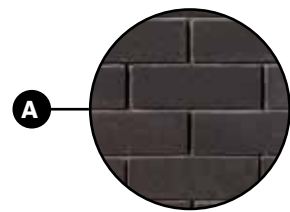
D Precast
Concrete
Panels
Light Grey



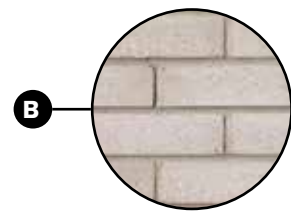
E Metallic Panels
Dark Grey



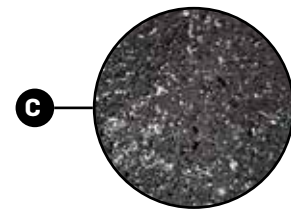
BUILDING DESIGN - PRELIMINARY WEST ELEVATION



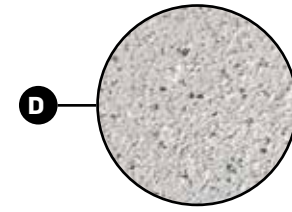
A Brick
Black



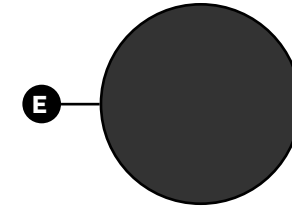
B Brick
Light grey



C Precast
Concrete
Panels
Dark Grey



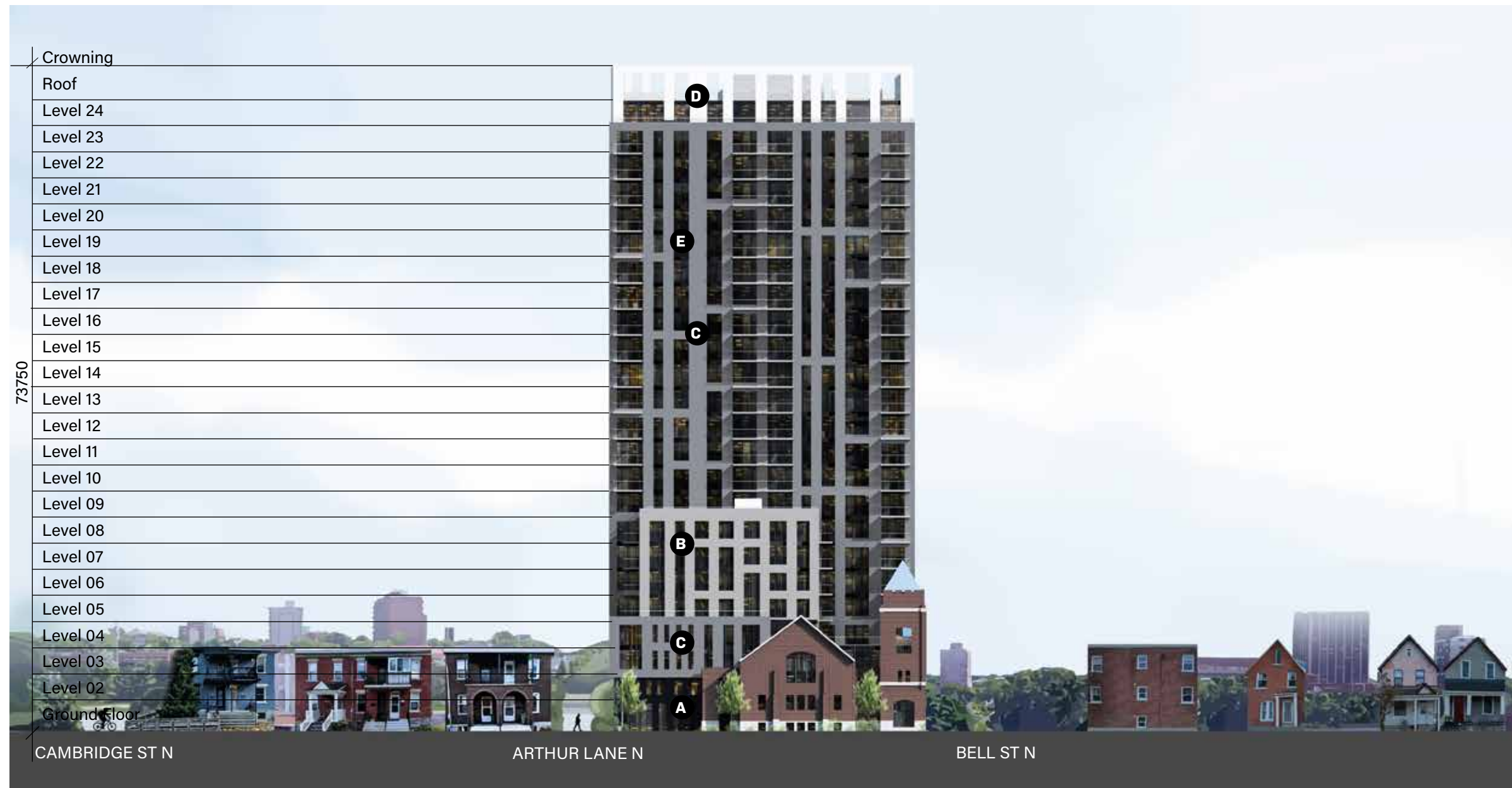
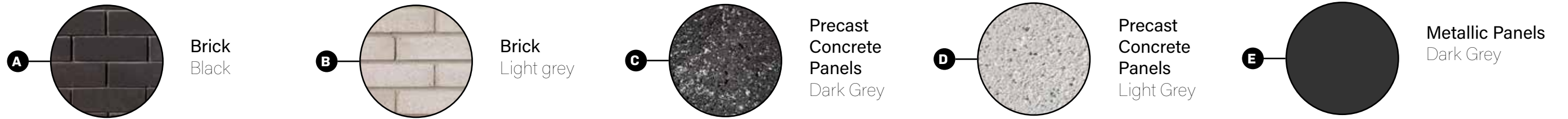
D Precast
Concrete
Panels
Light Grey



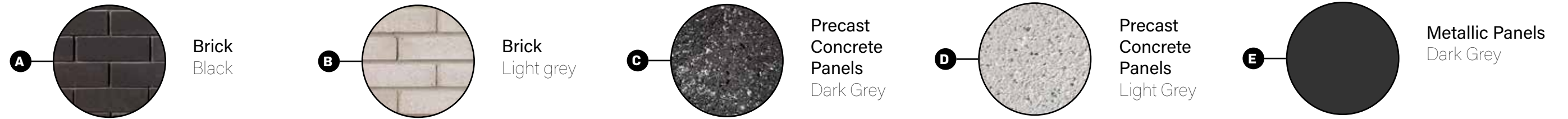
E Metallic Panels
Dark Grey



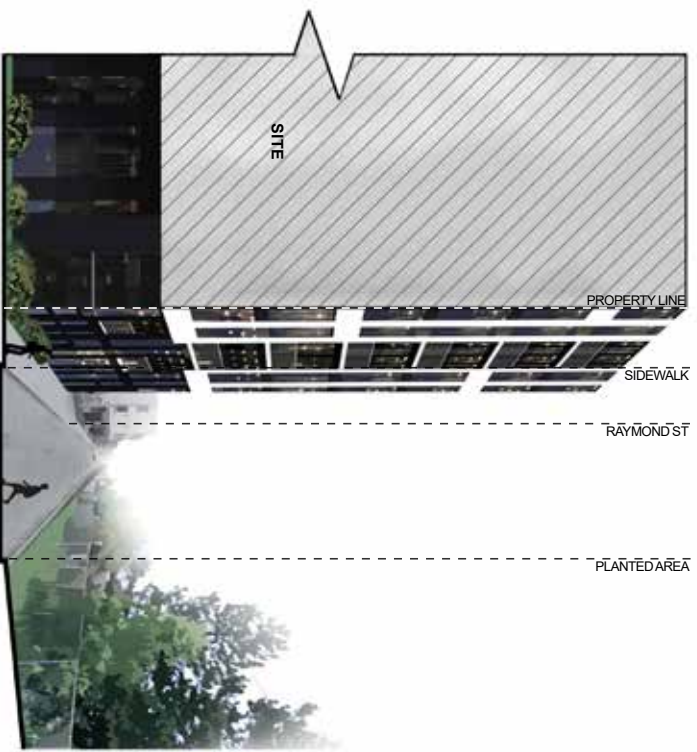
BUILDING DESIGN - PRELIMINARY NORTH ELEVATION



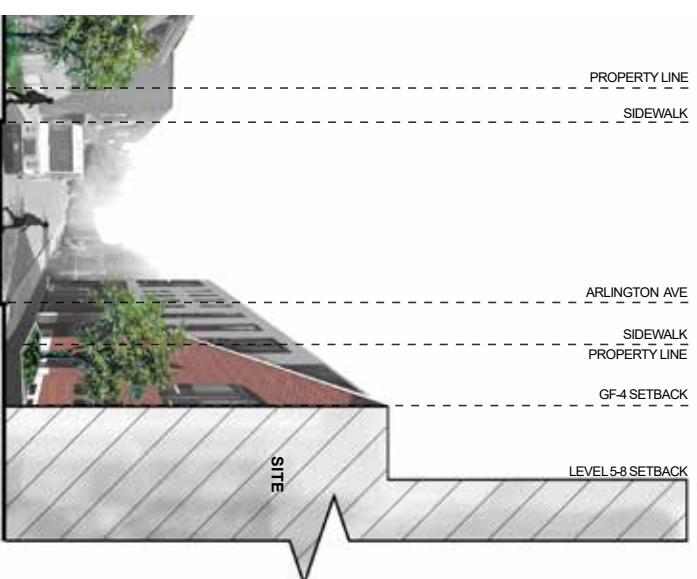
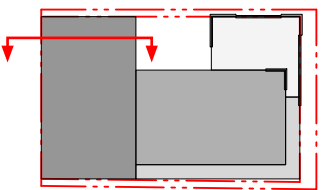
BUILDING DESIGN - PRELIMINARY SOUTH ELEVATION



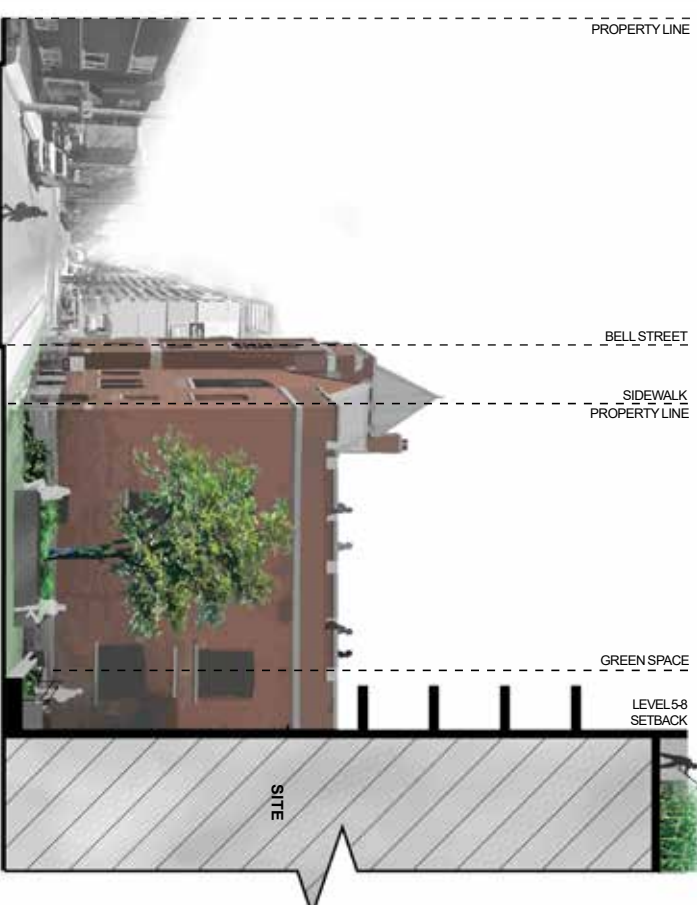
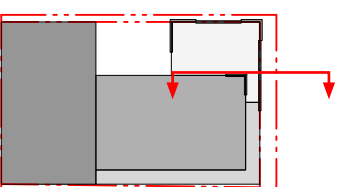
STREET CROSS SECTIONS



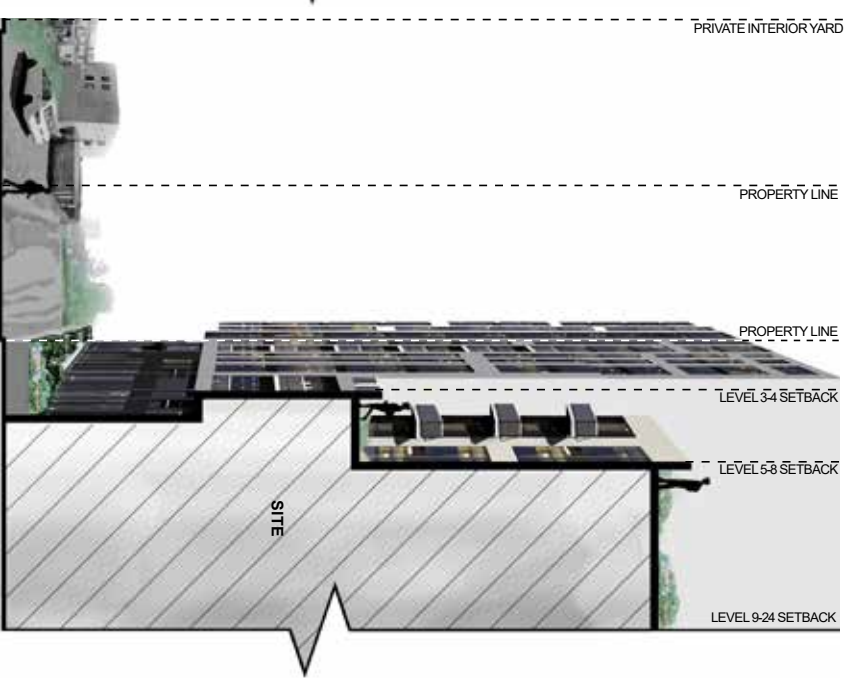
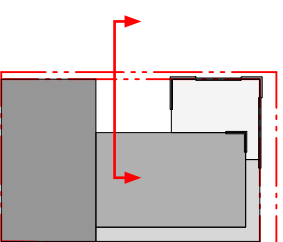
RAYMOND STREET CROSS SECTION



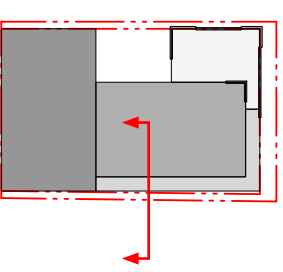
ARLINGTON AVE CROSS SECTION



BELL STREET CROSS SECTION



ARTHUR LANE CROSS SECTION



SCALE 1:300

6

HERITAGE

HERITAGE

HERITAGE REGISTER PROPERTY MAP

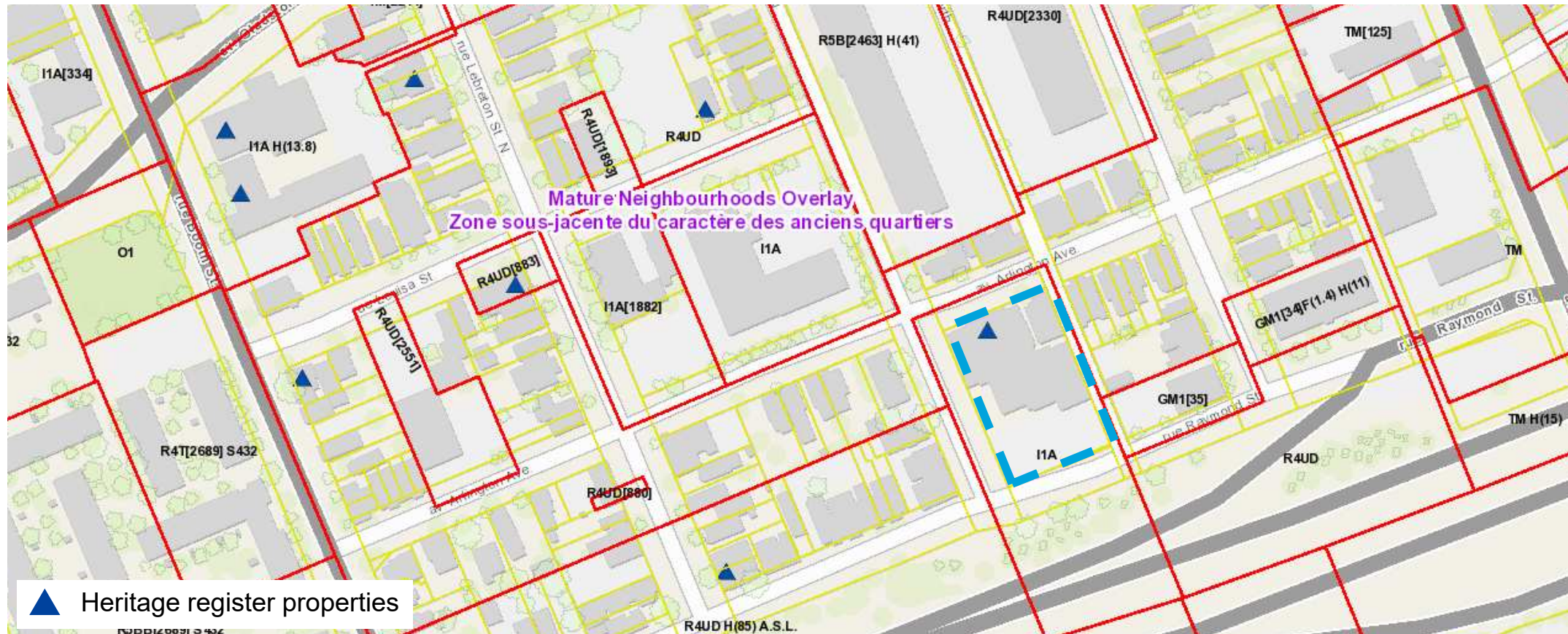
The Ottawa Korean Community Church is listed on the City of Ottawa Heritage Register, but is not designated under the Ontario Heritage Act.

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.

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.



▲ Heritage register properties

INSPIRATIONS



ALEXANDER'S CHURCH
BOSTON



300 BLOOR WEST TOWER
TORONTO



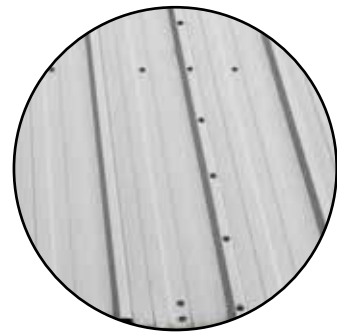
ST. LUKE'S UNITED CHURCH
TORONTO



BLUE DIAMOND ON THE HILL CONDOS
FOREST HILL, TORONTO



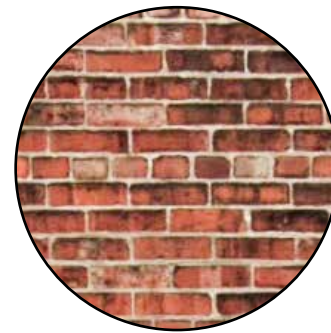
CONOLLY HIGH-RISE PROJECT
HAMILTON, ONTARIO



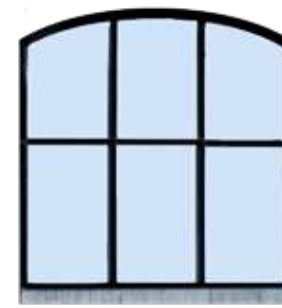
LIGHT GREY ROOFING



GREY STONE



DARK RED BRICK



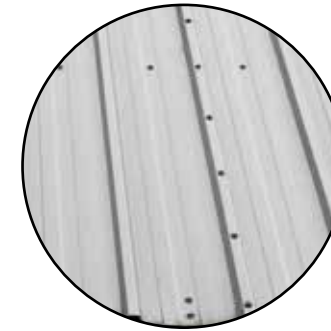
BLACK FRAMED WINDOWS

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

HERITAGE



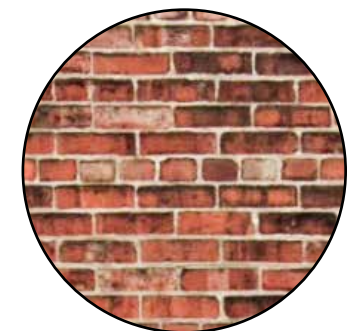
CHURCH MATERIALS



LIGHT GREY ROOFING



GREY STONE

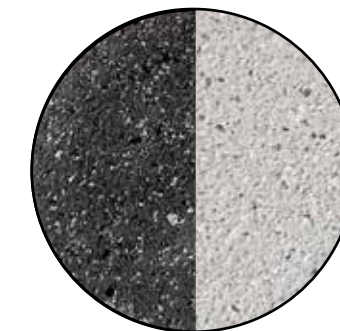


DARK RED BRICK

PROJECT MATERIALS



LIGHT GREY BRICK



DARK AND LIGHT GREY
PRECAST CONCRETE



BLACK BRICK

In contrast to the church, the project will have neutral materiality which allows for visual interest and highlights the church as an important focus point. The neutral materiality centers around tones of grey and black and evokes a modern feel without drawing too much attention from the heritage building. Additionally, the church's windows are framed with black mullions, which reflects the project's own use of black mullions, and creates aesthetic continuity.

NEUF

MONTRÉAL
630, boul. René-Lévesque O.
32e étage, Montréal, QC H3B 1S6
T 514 847 1117 F 514 847 2287

OTTAWA
47 Clarence Street
Suite 406, Ottawa, ON K1N 9K1
T 613 234 2274 F 613 234 7453

TORONTO
8 Market Street, Suite 600,
Toronto (ON) M5E 1M6
T 416 864 8550 F 514 847 2287

NEUFarchitectes.com

