

DESIGN BRIEF- 3055 Richmond Road

2022-10-06

Proposed 4 Storey Residential Building

client

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architect

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SECTION 1

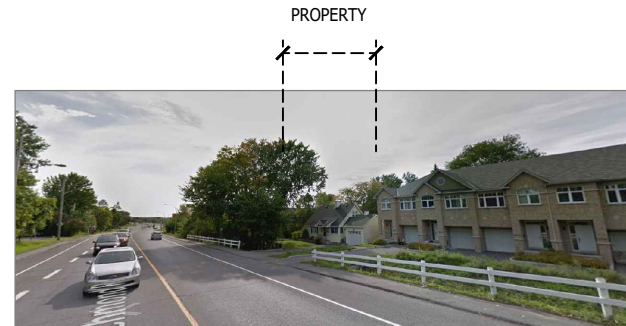
APPLICATION SUBMISSION

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- 03 - context analysis
- 04 - context analysis

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view looking west along Richmond Road

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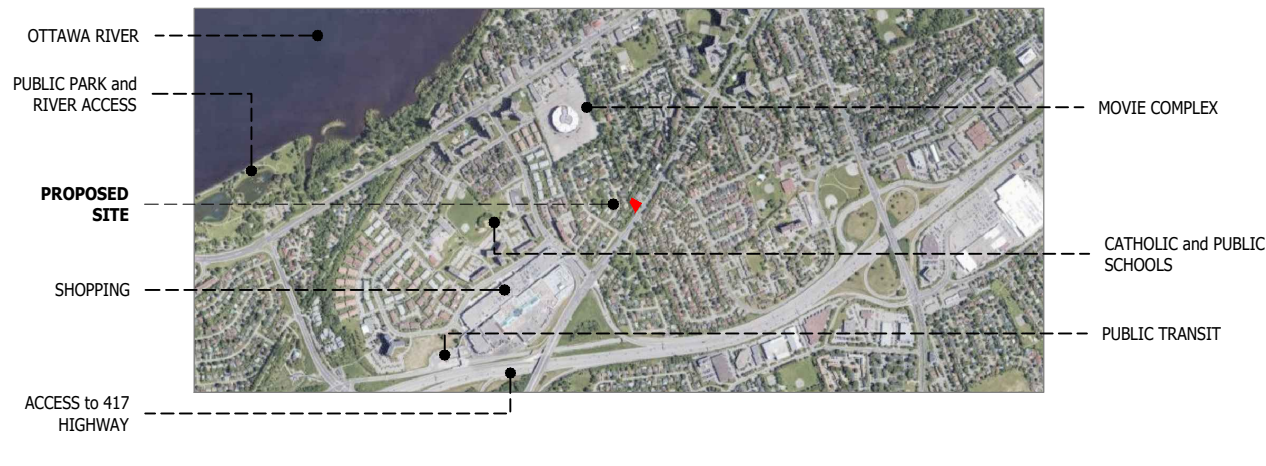
SECTION 1 - APPLICATION TYPE and VISION

APPLICATION SUBMISSION

This design brief accompanies the Planning Rationale prepared by WSP for a Major Zoning By-Law Amendment and Site Plan Control Application. The zoning by-law amendment is seeking to change the current R1 zone to an R4 zone to permit a low rise, 16 unit, 1374 sq.m, 4 storey residential building comprised of 1 and 2 bedroom units. The proposal includes the demolition of an existing 1 1/2 storey single family house on a lot described as Part 1 Plan of Lot 25 Registered Plan 523 City of Ottawa.

VISION FOR PROPERTY

The vision of this project is to lead the first of future developments along this section of Richmond Road now designated as a Mainstreet Corridor in the newly adopted City of Ottawa Official Plan (Council Adopted, November 24, 2021) which enables this portion of the street to evolve with new building forms. The site is suited for a denser form of residential living that encourages the official plan's objective toward a 15 minute neighbourhood where within a healthy and inclusive community one finds amenities and public transportation options within a 15min walk.



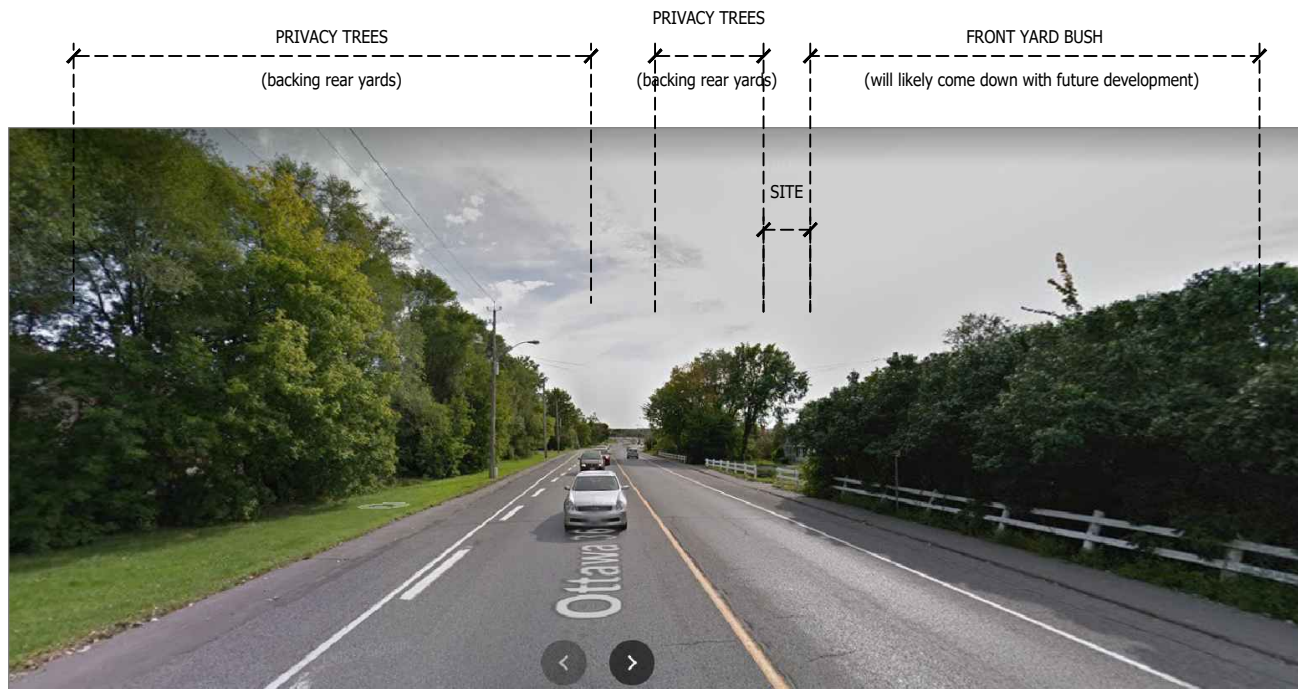
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SECTION 1 - CONTEXT ANALYSIS

The site location is uniquely positioned on the north side of the street as the first building after a stretch of privacy trees to the west backing rear yards along Richmond Road. The property also faces a treed stretch on the south side of the street where backyards are also fronting Richmond Road. These conditions surround the site with greenery and dense wooded areas which has inspired the design of the structure.

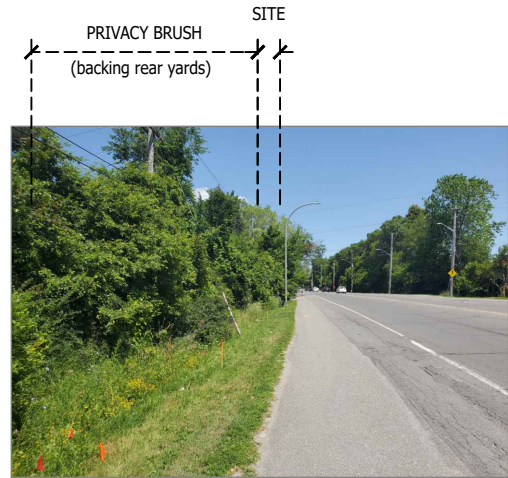


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SECTION 1 - CONTEXT ANALYSIS



view looking west along Richmond Road

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SECTION 1 - CONTEXT ANALYSIS



view looking east along Richmond Road



view looking west at property



view looking from rear yard of property (looking east)



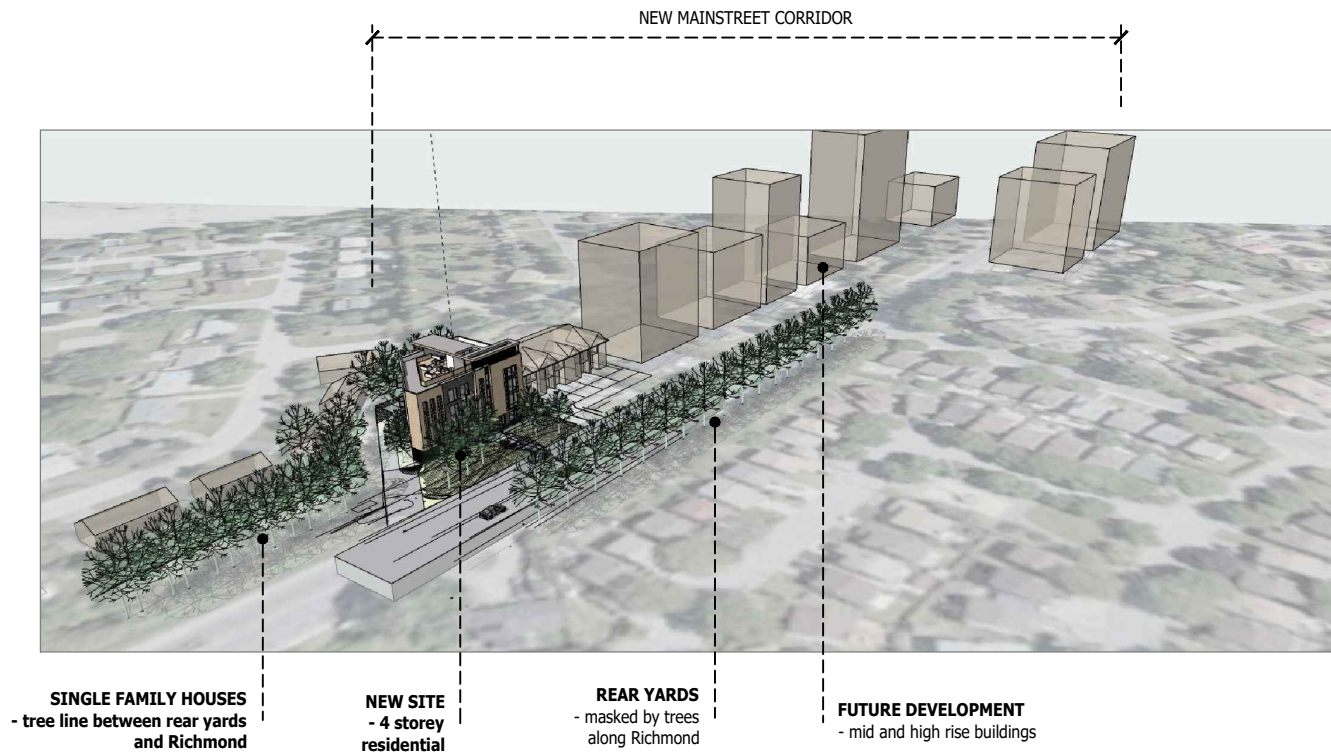
view looking from rear yard of property (looking south to Richmond Road)

DESIGN BRIEF - 3055 Richmond Road - Proposed 4 Storey Residential Building

SECTION 2 - DESIGN PROPOSAL

MASSING and SCALE - FUTURE STREET CONTEXT

The new mainstreet corridor is planned to be developed in the future with a mix of mid and high-rise buildings. Our property is unique in that it is the leading property along this section where it transits from low rise single-family housing blocks on the west side of the property to the higher buildings at the east. Properties to the west of the site and across the street to the south are all rear yards masked from the road by trees and essentially, permitting the future development of larger buildings only on the north side of the street along this section of the road.



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SECTION 2 - DESIGN PROPOSAL

BUILDING DESIGN - VISION

With a dense tree line surrounding 3 sides of the property, the building is intended to be tucked away and blended into the tree canopy on all sides. The building volume is comprised of a brick base with a build out of wood volumes '*layering and overgrowing*' the brick facade reminiscent of bark growing in varied thickness on a tree trunk. Broken by vertical slots of windows and reveals of the brick sections, the wood wraps and breaks over the building in a manner that maintains a lightness and delicate volume semi-concealed by the trees.

Where the brick reveals itself, it is comprised of irregular fenestration and balcony positions monotone in colour and providing further patterning, like that of the forest.



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SECTION 2 - DESIGN PROPOSAL

BUILDING DESIGN - MODELLING

CANOPY
- over portion of terrace and
access from stair and elevator



view of roof terrace amenity space

TERRACE
- accessible for common
amenity space

BALCONIES
- irregular in position and size
- not one stacked above
another

**BELOW BUILDING
PARKING**
- within the berm of the
sloped grade



SLOPED DRIVE
- down to rear and
under building parking

DESIGN BRIEF - 3055 Richmond Road - Proposed 4 Storey Residential Building
SECTION 2 - DESIGN PROPOSAL

BUILDING DESIGN - MODELLING

CANOPY
- over part of
amenity space



WINDOW TRIM
- proud detail



CANOPY
GLASS GUARDS
- on balconies



**LANDSCAPE
WALL**



WOOD LATTICE
- for privacy and texture

DESIGN BRIEF - 3055 Richmond Road - Proposed 4 Storey Residential Building

SECTION 2 - DESIGN PROPOSAL

BUILDING DESIGN - ELEVATIONS



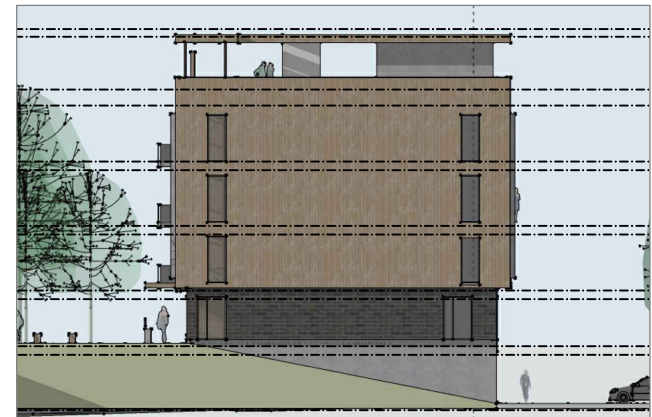
south elevation



west elevation



north elevation

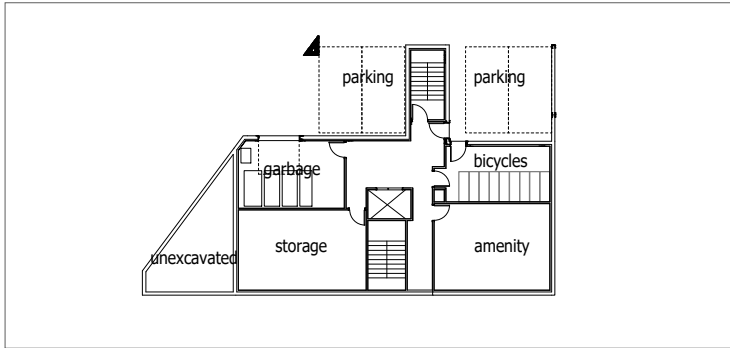


east elevation

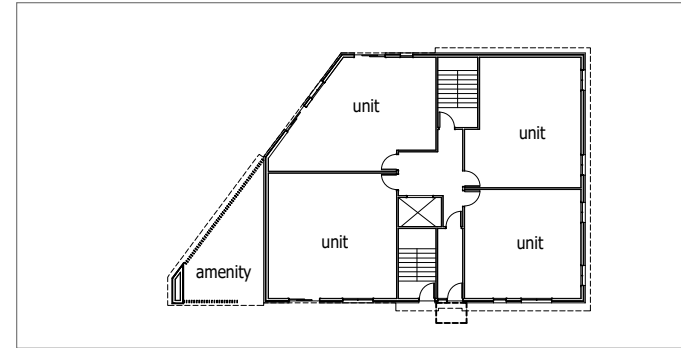
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SECTION 2 - DESIGN PROPOSAL

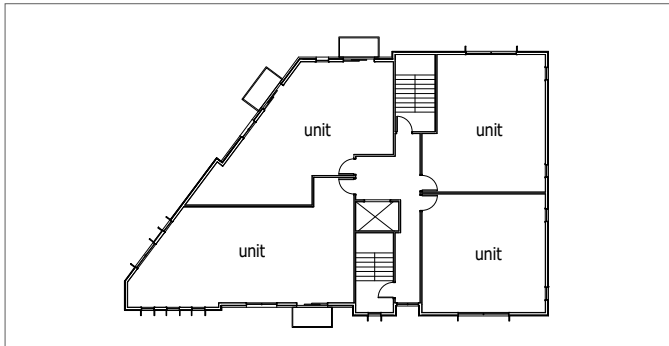
BUILDING DESIGN - PLANS



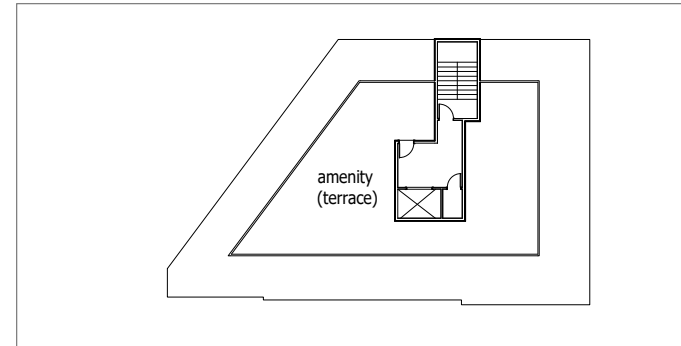
basement plan



first floor plan



second, third and fourth floor plan (balcony positions vary)



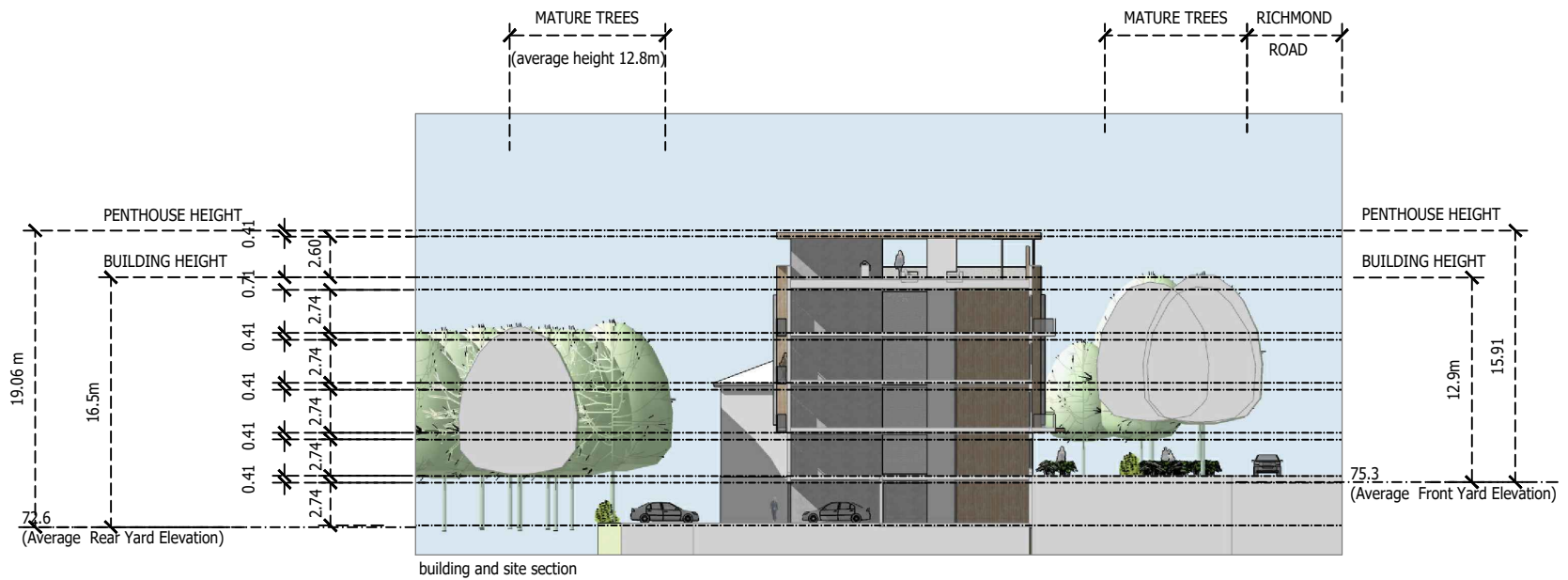
roof plan

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SECTION 2 - DESIGN PROPOSAL

PUBLIC REALM - BUILDING and SITE SECTION

The new building takes advantage of the sloped site where the basement is exposed on the rear side of the property providing access to the parking in the rear yard. Both the rear and front of the property are masked with mature trees providing privacy from the neighbours to the north and semi-privacy to Richmond Road.



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SECTION 2 - DESIGN PROPOSAL

COMMENTS and RESPONSES from PRE-CONSULTATION with CITY PLANNERS

Comment: *As this project is one of the first in the area to attempt to align with the new Official Plan it will benefit from additional illustration and analysis of the relationship with its existing and future context. It is recommended that the applicant provide illustrations which include the proposal rendered in its context with the future vision on surrounding properties ghosted in, to illustrate its compatibility with this future.*

Response: Please see on page 8 an illustration of how the new mainstreet corridor could be developed in the future with a mix of mid and high-rise buildings. Our property is unique in that it is the leading property along this section where it transits from low rise single-family housing blocks to the west side of the property to the future higher buildings at the east. Properties to the west of the site and across the street to the south are all rear yards sheltered by trees; essentially permitting the future development of larger buildings only on the north side of the street along this section of the road.

Comment: *Please illustrate how the site size with this level of density can still provide all of the site plan requirements (amenity, parking, bike storage, protected garbage storage, access, etc.).*

Response: In the floor plans included with this brief, are shown the provisions for bicycle parking on the first floor and waste management room on the basement floor with access from the rear parking. As shown in the renderings throughout, vehicle parking is provided in the rear yard and common amenity space is located on the roof.

Comment: *It is not clear where the full amount of amenity will be located? What will its usability be for the residents? How will it be accessed from the building? Will there be rooftop amenity?*

Response: Common amenity space is provided on the roof and accessible to the tenants via elevator and stair. There are private balconies off the units on the west side of the building.

Comment: *It is recommended that a project of this scale and density provide garbage storage internal to the building.*

Response: A garbage room has been provided in the basement off the surface parking area.

Comment: *There is some concern with the projecting balconies indicated on the It is recommended to use inset balconies facing street as detailed on the perspective drawing shown at the pre-consultation.*

Response: Balcony positions and architectural language has been changed. We're against providing inset balconies as these foster occupants to use them as covered storage, our balconies remain proud of the building, enclosed in glass guards, and are staggered in an irregular fashion as part of the vision and architectural language. They are intended to 'lighten' the facade.

Comment: *Appreciate that parking is hidden from the street.*

Response: Yes, this is our plan.

Comment: *New trees/keeping existing trees can help reduce the negative impacts of a change in scale.*

Response: Yes, the trees on this particular site play an important role in the design both from the transition between the single family houses to the west and across the street and also as a privacy device between the street and the rear yard.