

KENT STREET & JAMES STREET OTTAWA ONTARIO

NEUF architect(e)s for Katasa
Project 12399
Date 01.09.2023

DESIGN BRIEF



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DESIGN STRATEGIES

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DESIGN STRATEGIES

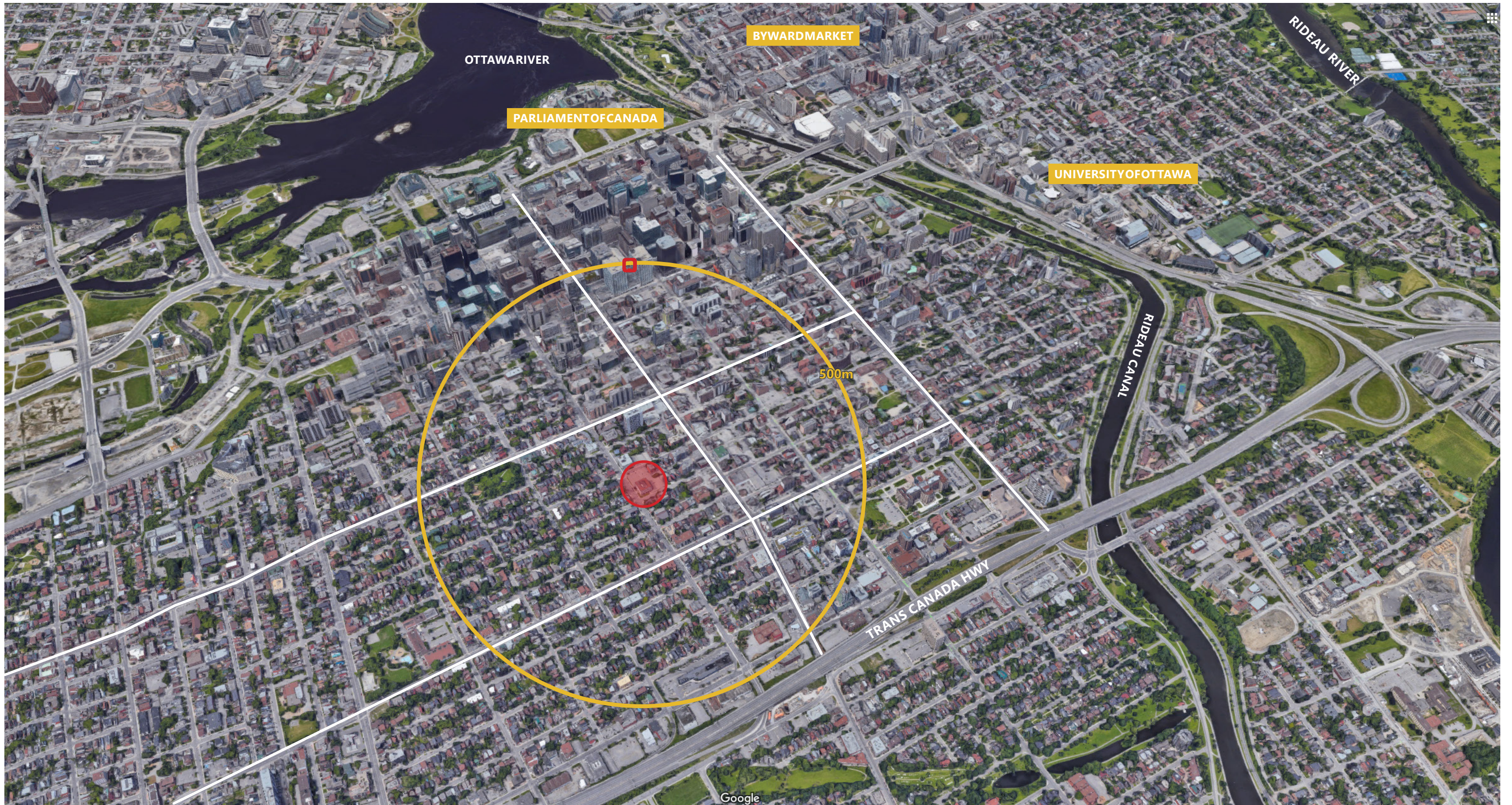
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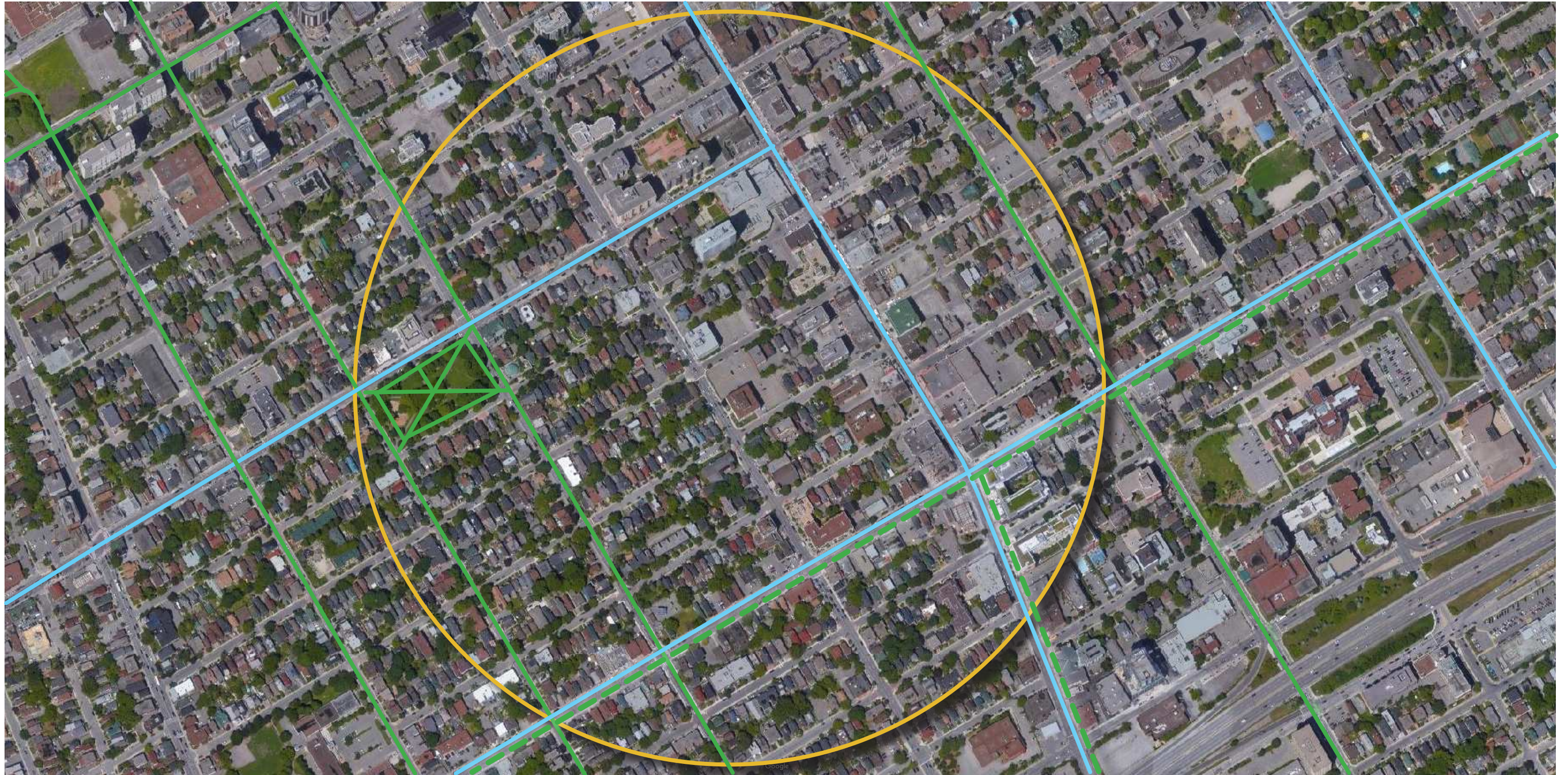
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SITE ANALYSIS

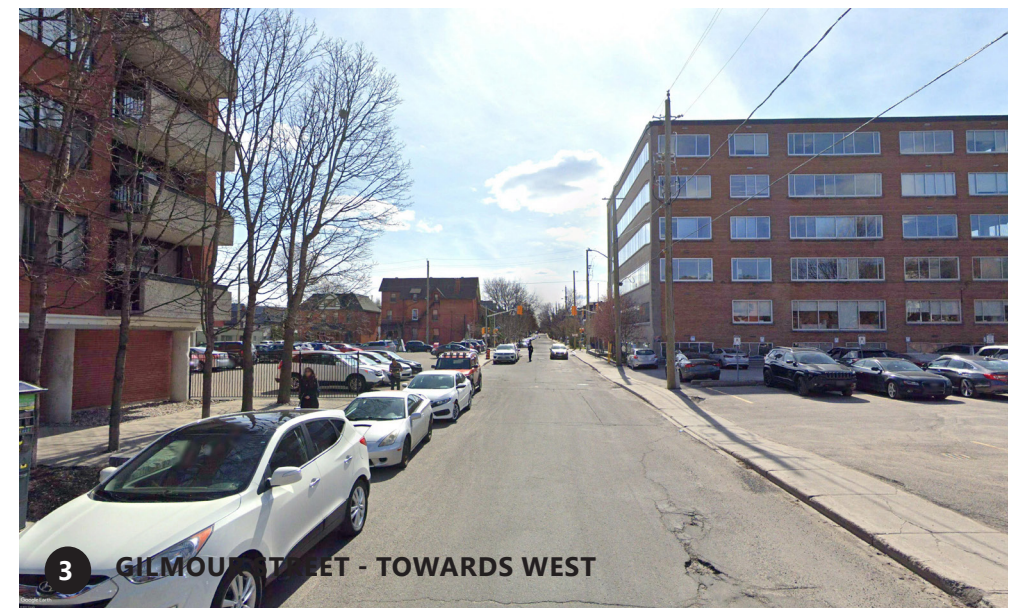
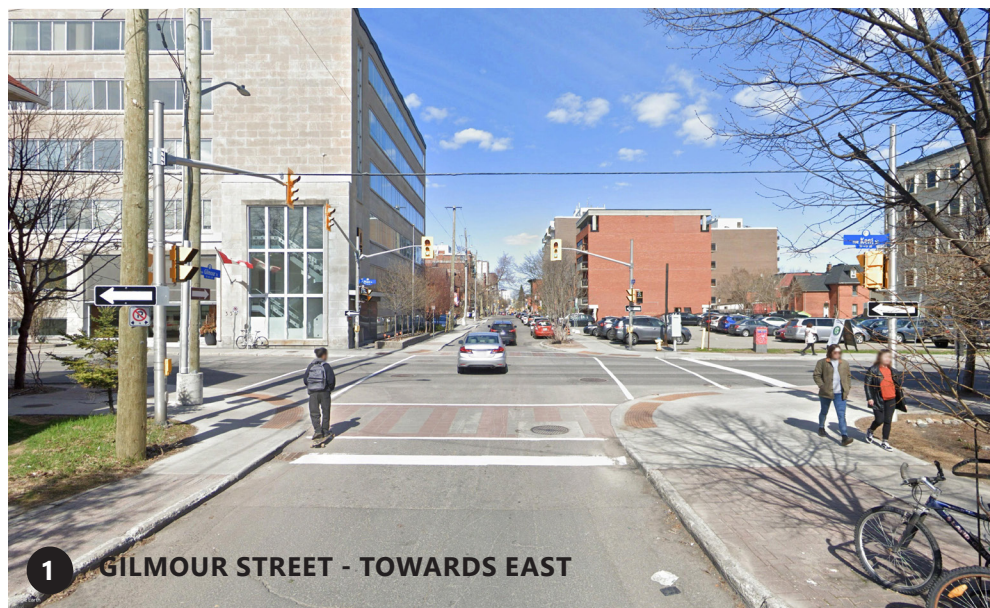
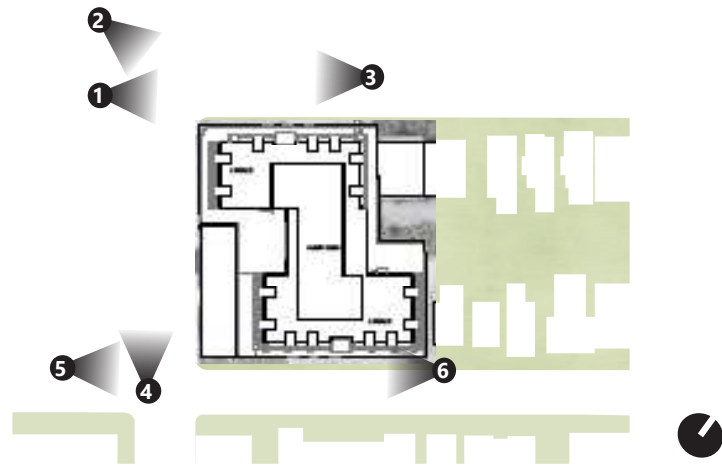


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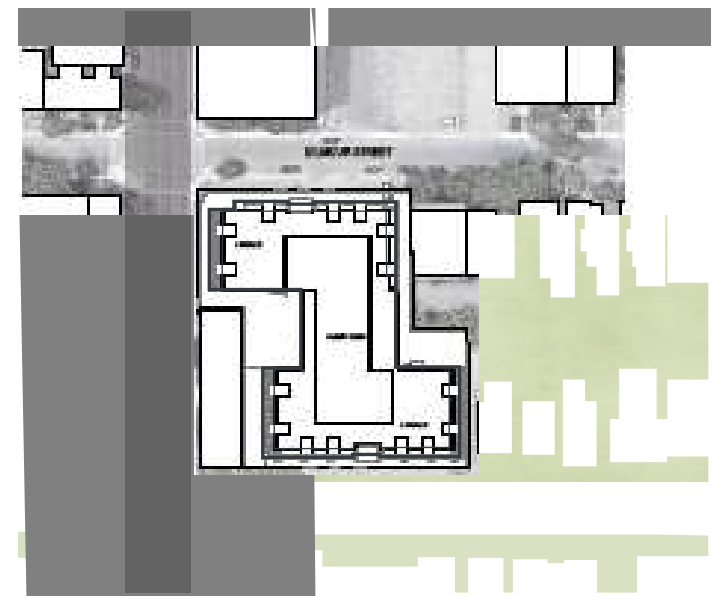
AERIAL VIEW





**URBAN
INTEGRATION
STUDY**



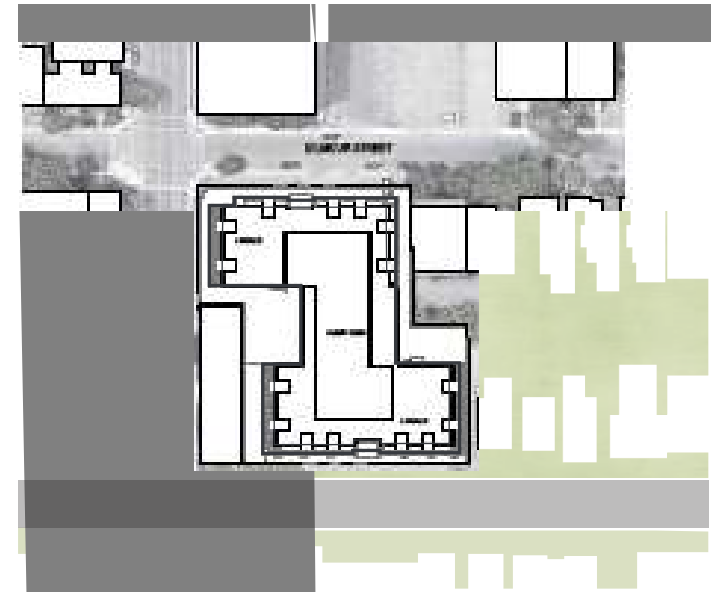




KENT ST.

JAMES STREET ELEVATION 1

1:750



KENT ST.

JAMES STREET ELEVATION 2

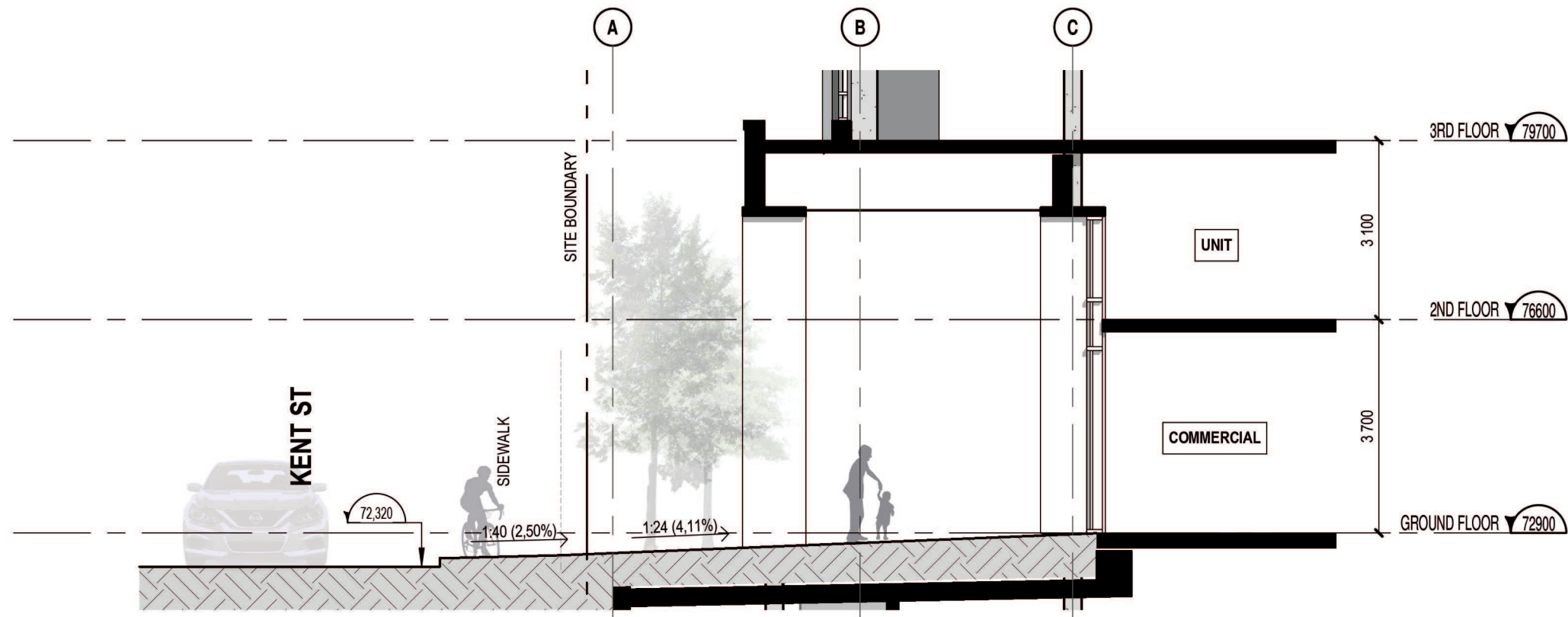
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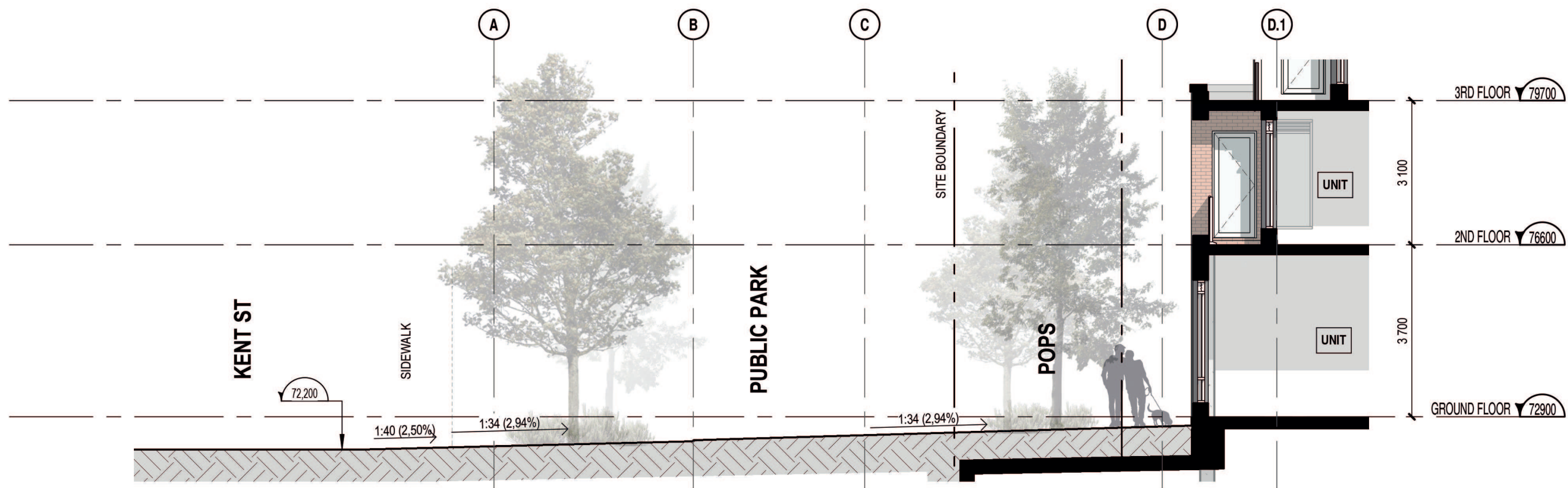






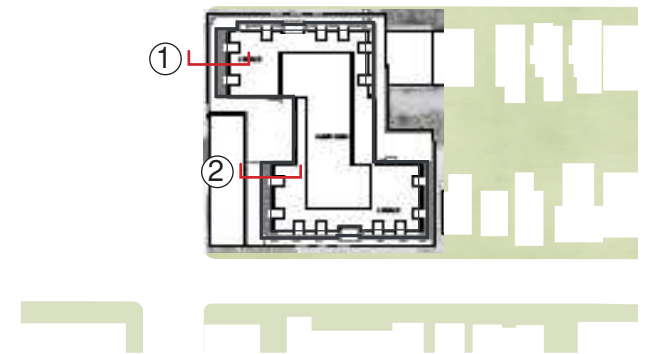
① STREET INTERFACE - KENT STREET COMMERCIAL

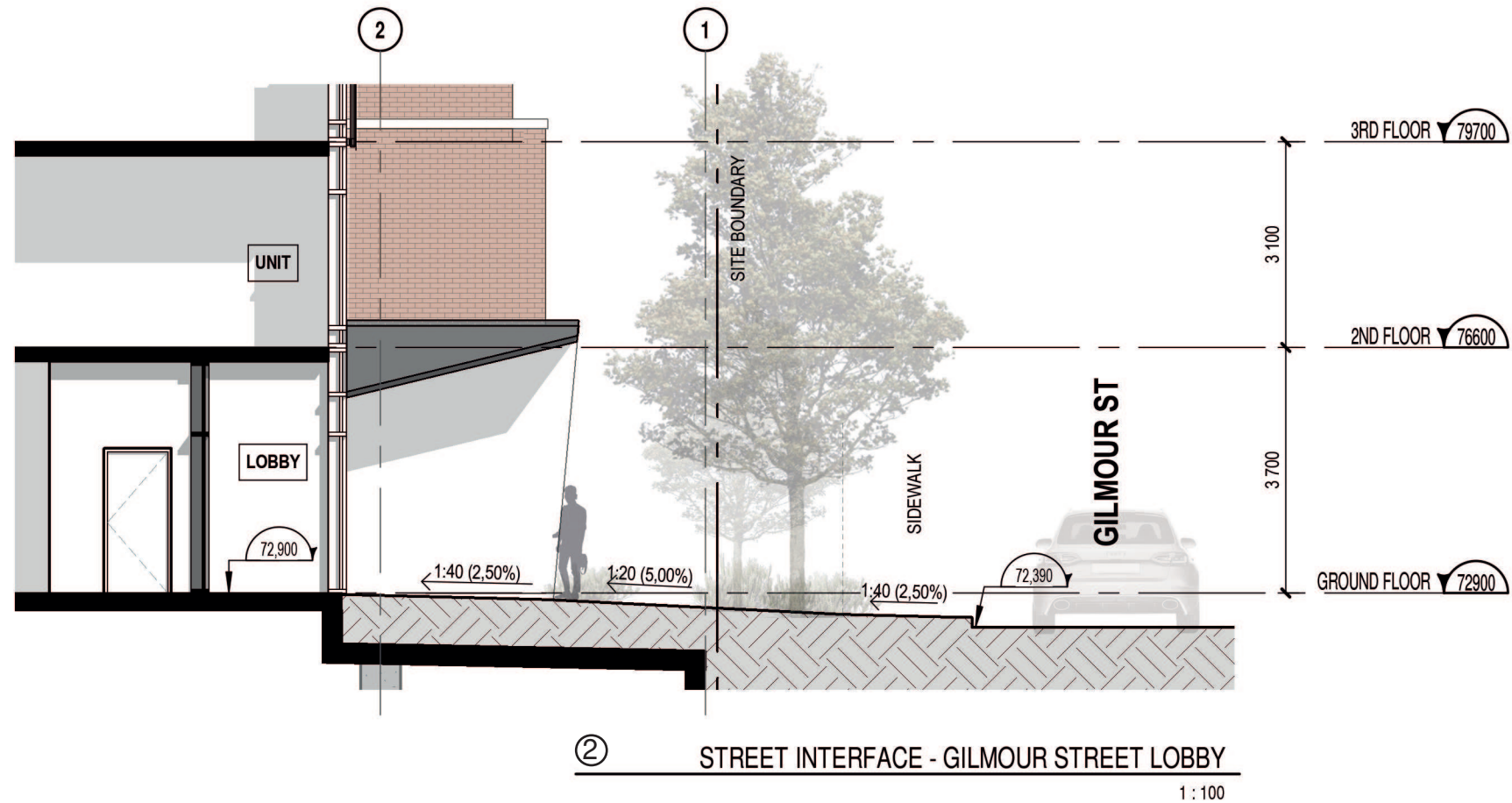
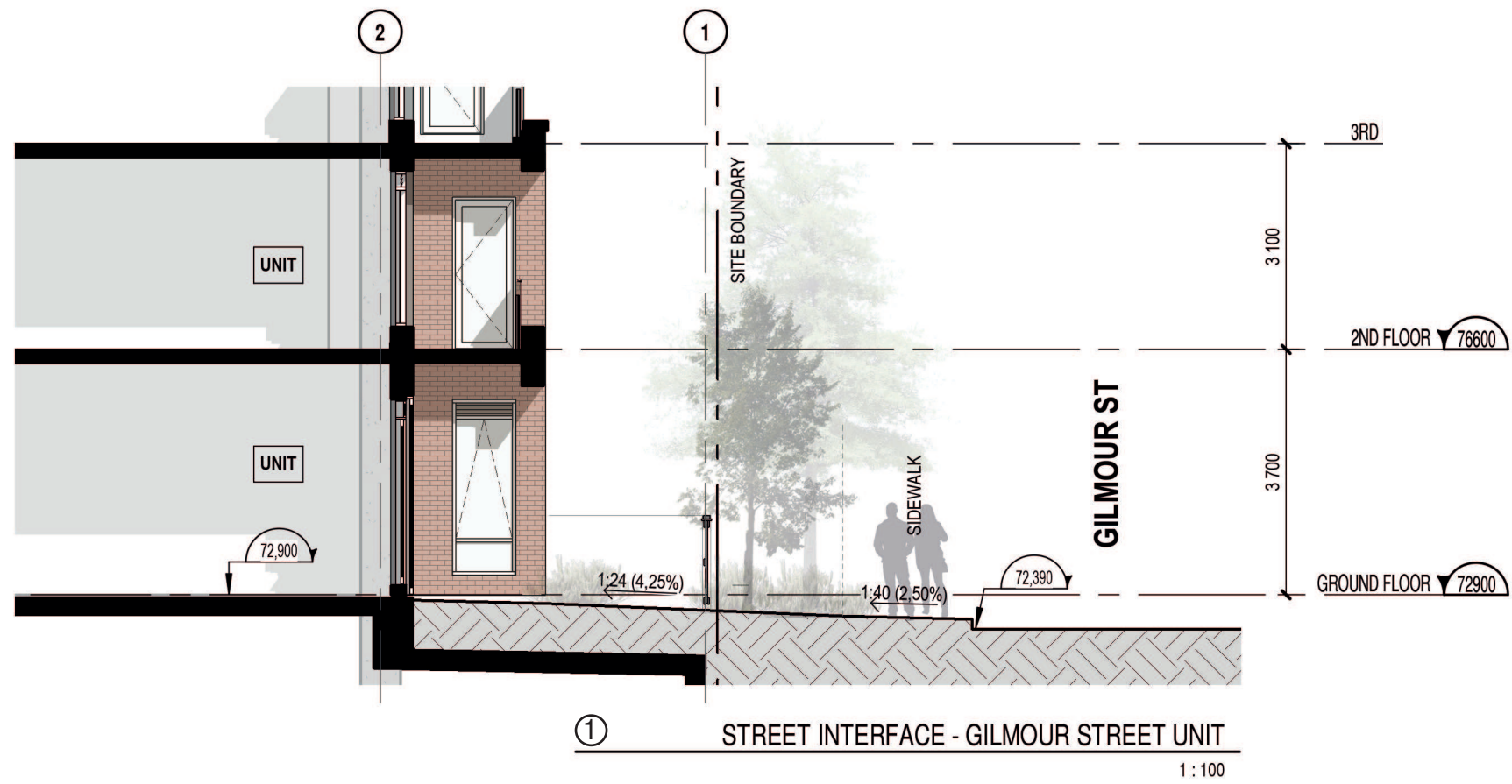
1 : 100

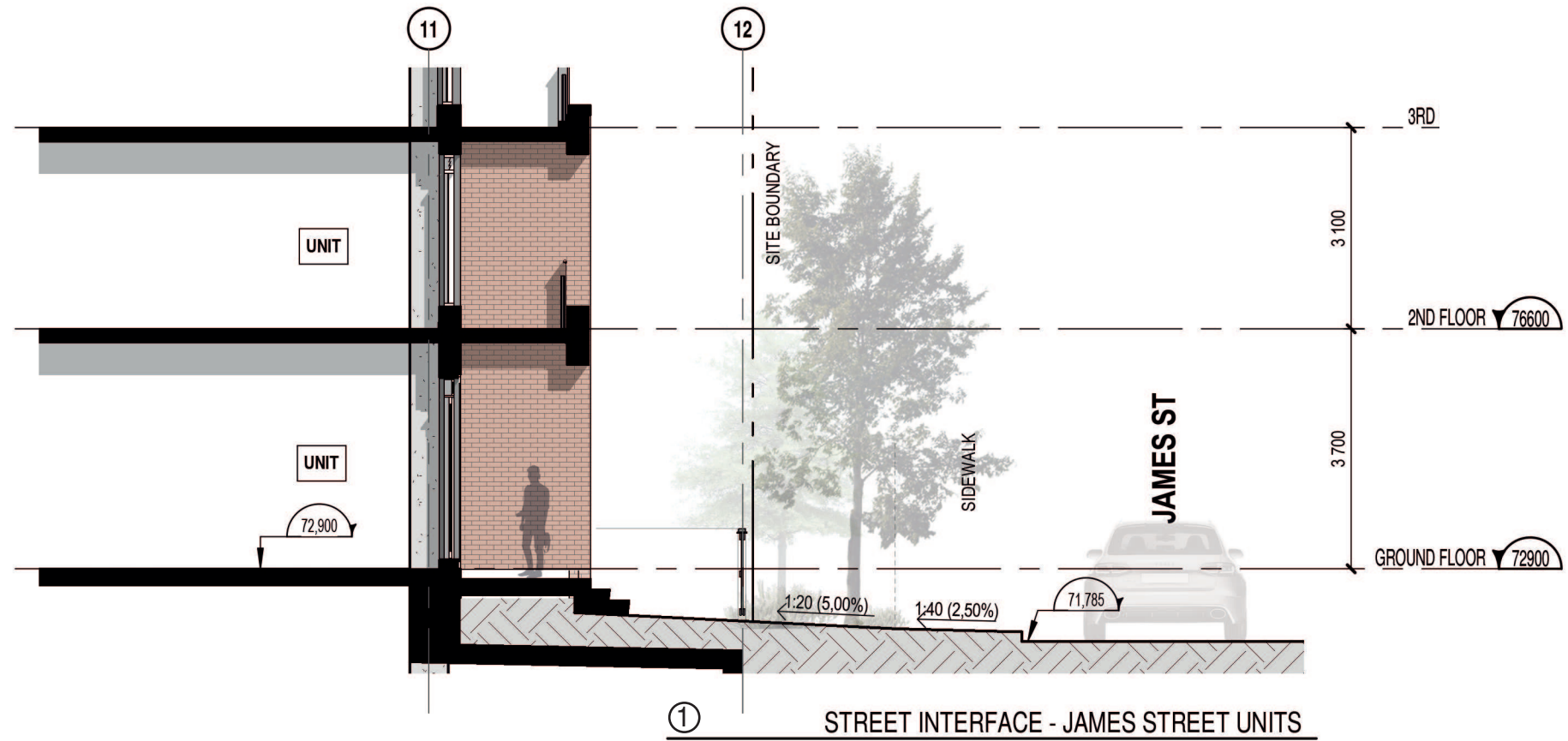


② STREET INTERFACE - KENT STREET PARK

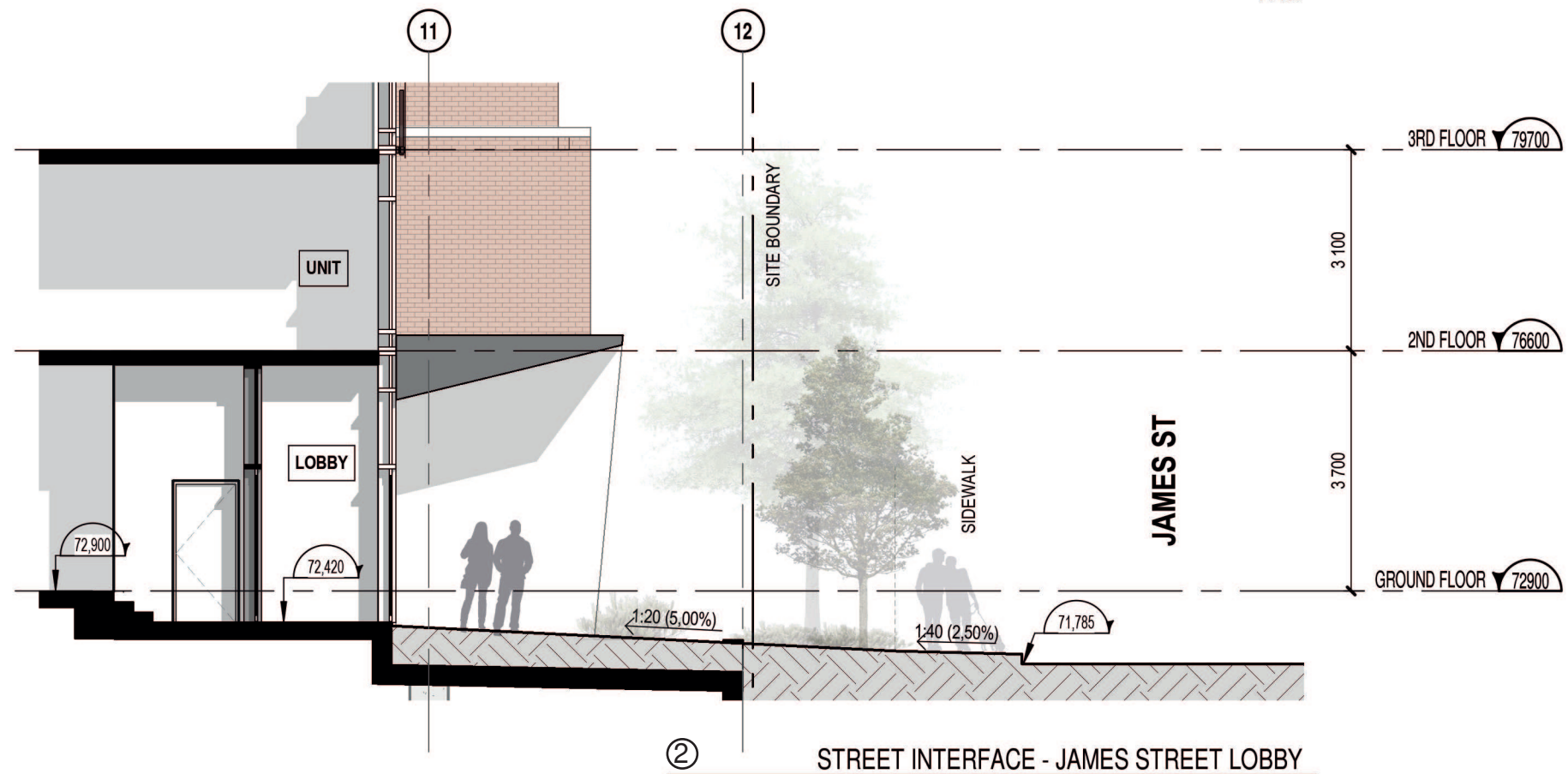
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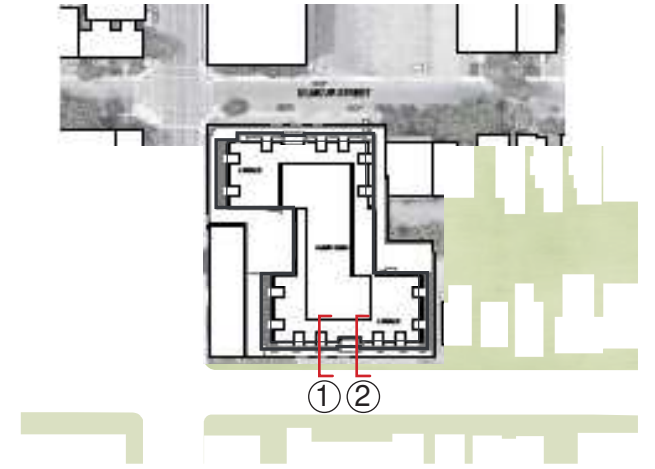




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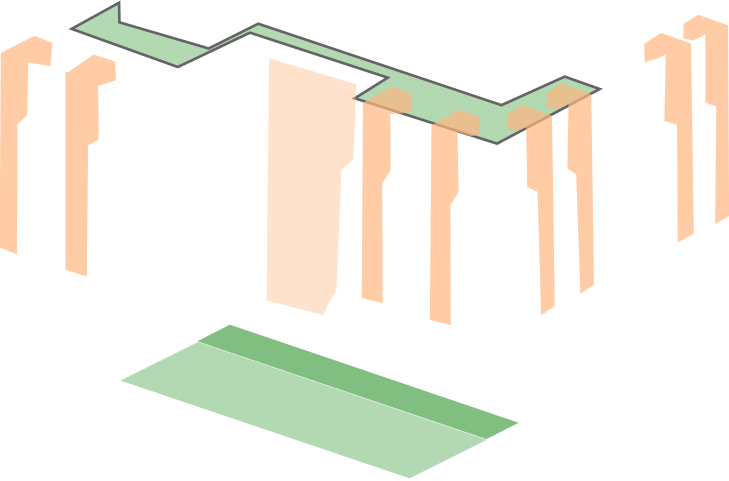
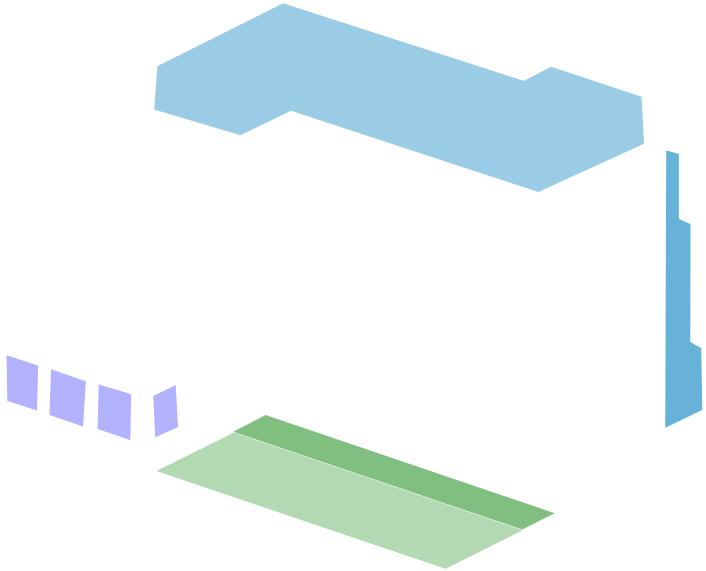
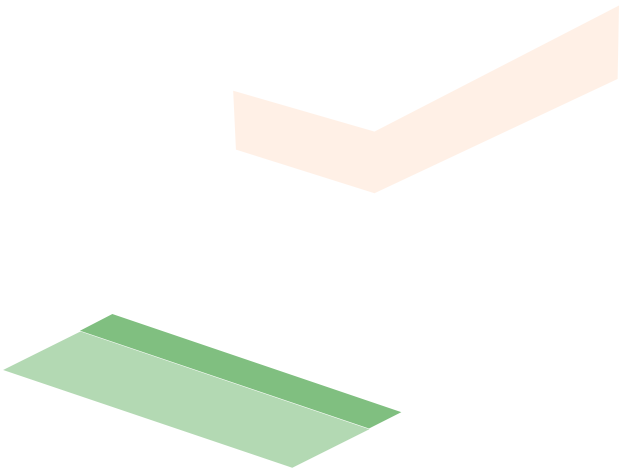
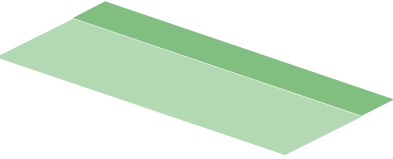
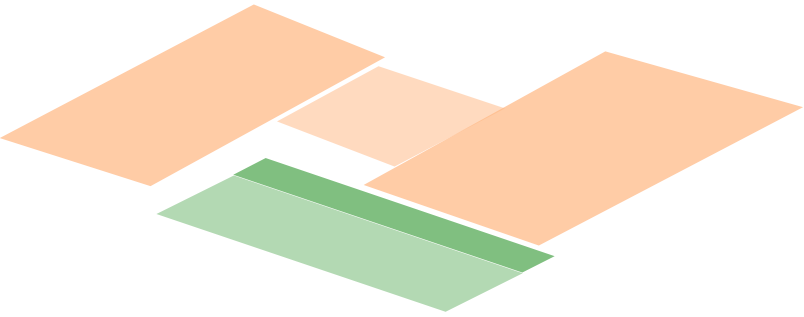


1 : 100



DESIGN STRATEGIES

1. MASSING





DESIGN STRATEGIES

2. PARK AND P.O.P.S.

KENT SQUARE

- ▶ THE DESIGN IS PROPOSING 385m² PARK AREA (10% OF THE SITE)
- ▶ IN ORDER TO CREATE AN URBAN PUBLIC SPACE A POPS AREA IS PROPOSED ALONG THE PARK AREA, EMERGING KENT STREET CORRIDOR.
- ▶ THE CONCEPT WILL OFFER AN OPEN PUBLIC SPACE, COUPLED WITH A COVERED SPACES THAT CAN BE USED AS A MEETING PLACE ALL YEAR ROUND, ALLOWING FOR VARIOUS POP UP COMMUNITY SPACES REGARDLESS OF THE SEASON. THIS SPACE IS IN INTERACTION WITH THE PARK AND POPS AND WITH THE COMMERCIAL AREA AND THE BUILDING.
- ▶ THE SPACE WILL BE ACCESSIBLE FROM ALL THREE STREET FRONTS.

🕒 Proposed public space area: 385m² (10% of site)







VARIOUS MATERIALS



SOCIAL ENCOUNTERS



SHALLOW BASIN & STEPS



DYNAMIC URBAN FURNITURE



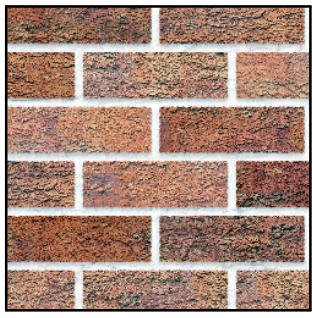
RHYTHM AND DIVERSITY



PLAYFUL

DESIGN STRATEGIES

3. MATERIALITY



BRICKWORK



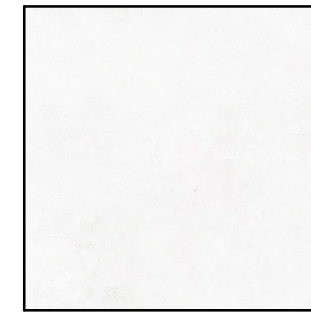
OFF-WHITE ALUMINUM FINISH



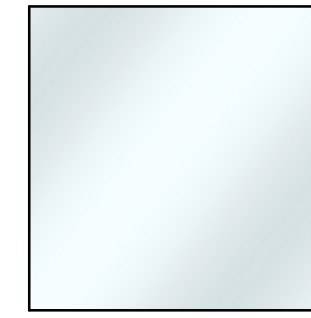
NEUTRAL CLEAR ANODIZED ALUMINUM FINISH



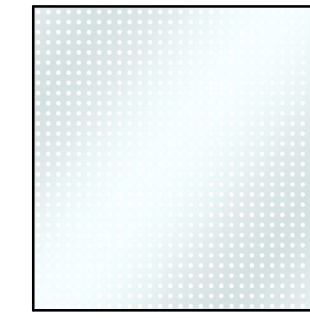
CHARCOAL ALUMINUM FINISH



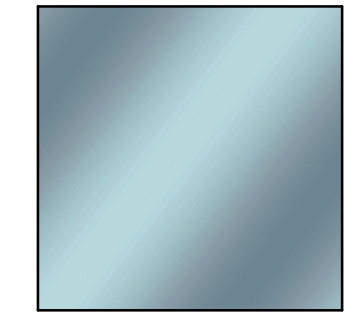
OFF-WHITE CONCRETE



CLEAR GLAZING



PATTERNED GLAZING



SPANDREL GLAZING



RECESSED CURTAIN WALL FROM GROUND FLOOR TO TOP LEVEL TO BREAK UP MASSING AND EMPHASIZE ENTRANCE LOCATION

OFF-WHITE PRECAST CONCRETE FRAME TO MARK THE MAIN RESIDENTIAL ENTRANCES AND REFLECT THE DETAILING OF THE OTHER FEATURE PRECAST FRAMES ON THE BUILDING

TYPICAL LOUVER-INTEGRATED PUNCH WINDOW

BRICK PODIUM MATERIALITY TO HARMONIZE WITH THE DISTRICT URBAN FABRIC

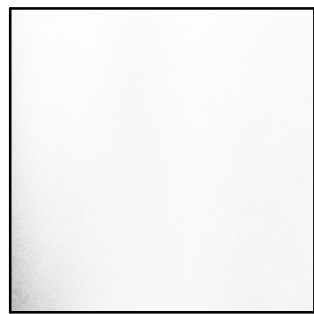
RECESSED ENTRANCE TO CREATE TRANSITION SPACE BETWEEN STREET AND LOBBY

BARRIER-FREE ACCESS TO ALL MAIN ENTRANCES

NOTE: PRIVACY FENCES REMOVED FOR CLARITY



BRICKWORK



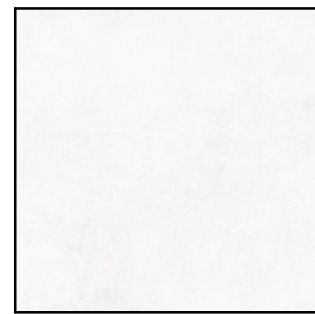
OFF-WHITE ALUMINUM FINISH



NEUTRAL CLEAR ANODIZED ALUMINUM FINISH



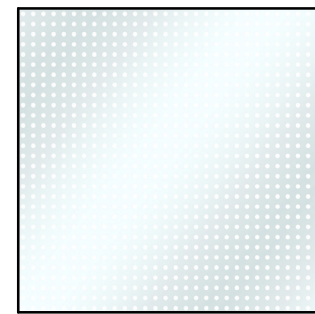
CHARCOAL ALUMINUM FINISH



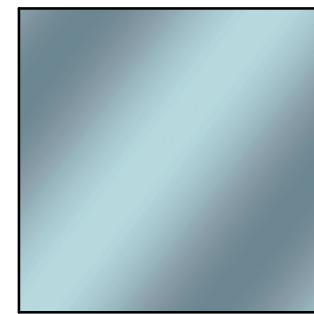
OFF-WHITE CONCRETE



CLEAR GLAZING



PATTERNED GLAZING



SPANDREL GLAZING



- ← OFF-WHITE PRECAST MOLDING TO DELINEATE THE BASE AND MIDDLE BUILDING PORTIONS
- ← CONTEMPORARY BRICK TOWNHOUSE TYPOLOGY TO HARMONIZE WITH NEIGHBOURING PROPERTIES
- ← PRIVATE OUTDOOR SPACES EMBEDDED IN TOWNHOUSE VOLUMES TO MAINTAIN A CONTINUOUS ARCHITECTURAL TREATMENT
- ← ALUMINUM & PATTERNED GLASS RAILINGS
- ← RECESSED BRICKWORK DETAILING TO ARTICULATE TOWNHOUSE MAIN FAÇADES AND ADD INTEREST FOR PEDESTRIANS
- ← TYPICAL LOUVER-INTEGRATED PUNCH WINDOW
- ← STEPS TO EMPHASIZE TRANSITION TO PRIVATE REALM
- ← LANDSCAPED PLANTERS TO CREATE A SENSE OF PRIVACY IN FRONT OF PRIVATE ENTRANCES
- ← PAVERS AND LANDSCAPING TREATMENT TO BE CONFIRMED
- ← NOTE: PRIVACY FENCES REMOVED FOR CLARITY



BRICKWORK



OFF-WHITE ALUMINUM FINISH



NEUTRAL CLEAR ANODIZED ALUMINUM FINISH



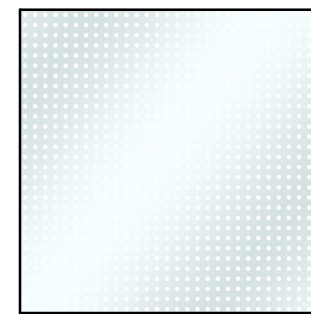
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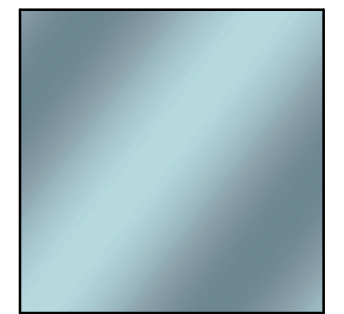
OFF-WHITE CONCRETE



CLEAR GLAZING



PATTERNED GLAZING



SPANDREL GLAZING



TYPICAL LOUVER-INTEGRATED PUNCH WINDOW

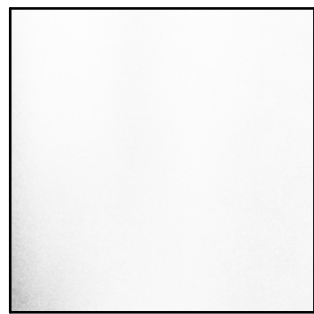
OFF-WHITE PRECAST FRAME TO EMPHASIZE VERTICAL LINES AND CREATE A CLASSICAL ARCHITECTURAL RYTHM

PRIVATE OUTDOOR SPACES EMBEDDED IN MASSING TO MAINTAIN A CONTINUOUS ARCHITECTURAL TREATMENT

ALUMINUM & PATTERNED GLASS RAILINGS (WITH RESPECT TO BSDG)



BRICKWORK



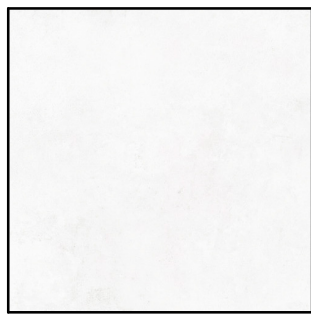
OFF-WHITE ALUMINUM FINISH



NEUTRAL CLEAR ANODIZED ALUMINUM FINISH



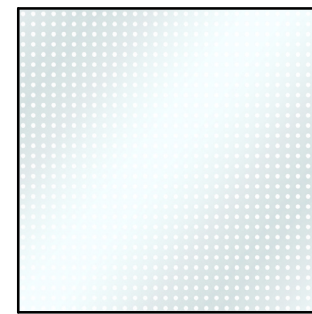
CHARCOAL ALUMINUM FINISH



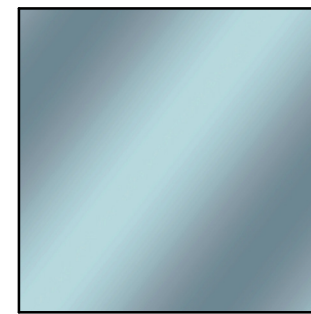
OFF-WHITE CONCRETE



CLEAR GLAZING



PATTERNED GLAZING



SPANDREL GLAZING



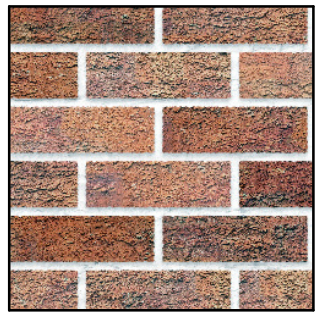
← CURTAIN WALL INSERTS TO CREATE A CLEAR BREAK BETWEEN BRICK MASSING AND CENTRAL FAÇADE

← ALUMINUM & GLASS RAILING (WITH RESPECT TO BSDG)

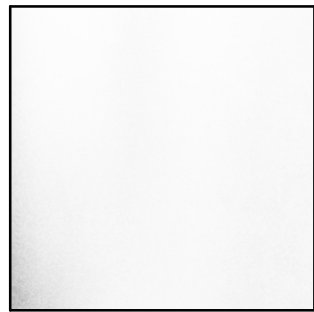
← TYPICAL LOUVER-INTEGRATED PUNCH WINDOW

← OFF-WHITE PRECAST PANELS WITH VERTICAL PANELLING COMPOSITION

← CHARCOAL ALUMINUM FINISH INSIDE LOGGIAS TO CREATE CONTRAST WITH VERTICAL WHITE PRECAST ELEMENTS



BRICKWORK



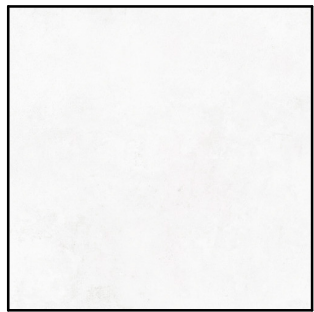
OFF-WHITE ALUMINUM FINISH



NEUTRAL CLEAR ANODIZED ALUMINUM FINISH



CHARCOAL ALUMINUM FINISH



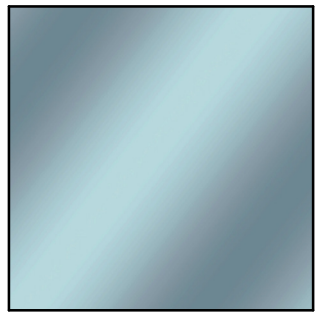
OFF-WHITE CONCRETE



CLEAR GLAZING



PATTERNED GLAZING



SPANDREL GLAZING



DISCRETE CURTAIN WALL TREATMENT FOR COMMON AREAS PENTHOUSE

OFF-WHITE PRECAST FRAMES AT TOP RESIDENTIAL LEVEL TO CREATE A DISTINCTIVE ARCHITECTURAL SIGNATURE

OFF-WHITE ALUMINUM FINISH FOR RECESSED TOP FLOORS TO HARMONIZE WITH SKY TONES

ALUMINUM & PATTERNED GLASS RAILINGS (WITH RESPECT TO BSDG)

TYPICAL LOUVER-INTEGRATED PUNCH WINDOW

OFF-WHITE PRECAST MOLDING TO DELINEATE THE MIDDLE AND TOP BUILDING PORTIONS



BRICKWORK



OFF-WHITE ALUMINUM FINISH



NEUTRAL CLEAR ANODIZED ALUMINUM FINISH



CHARCOAL ALUMINUM FINISH



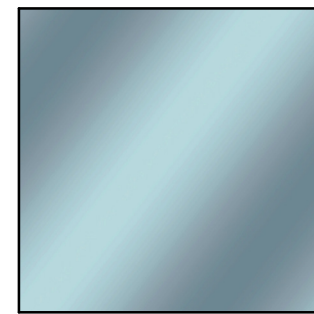
OFF-WHITE CONCRETE



CLEAR GLAZING

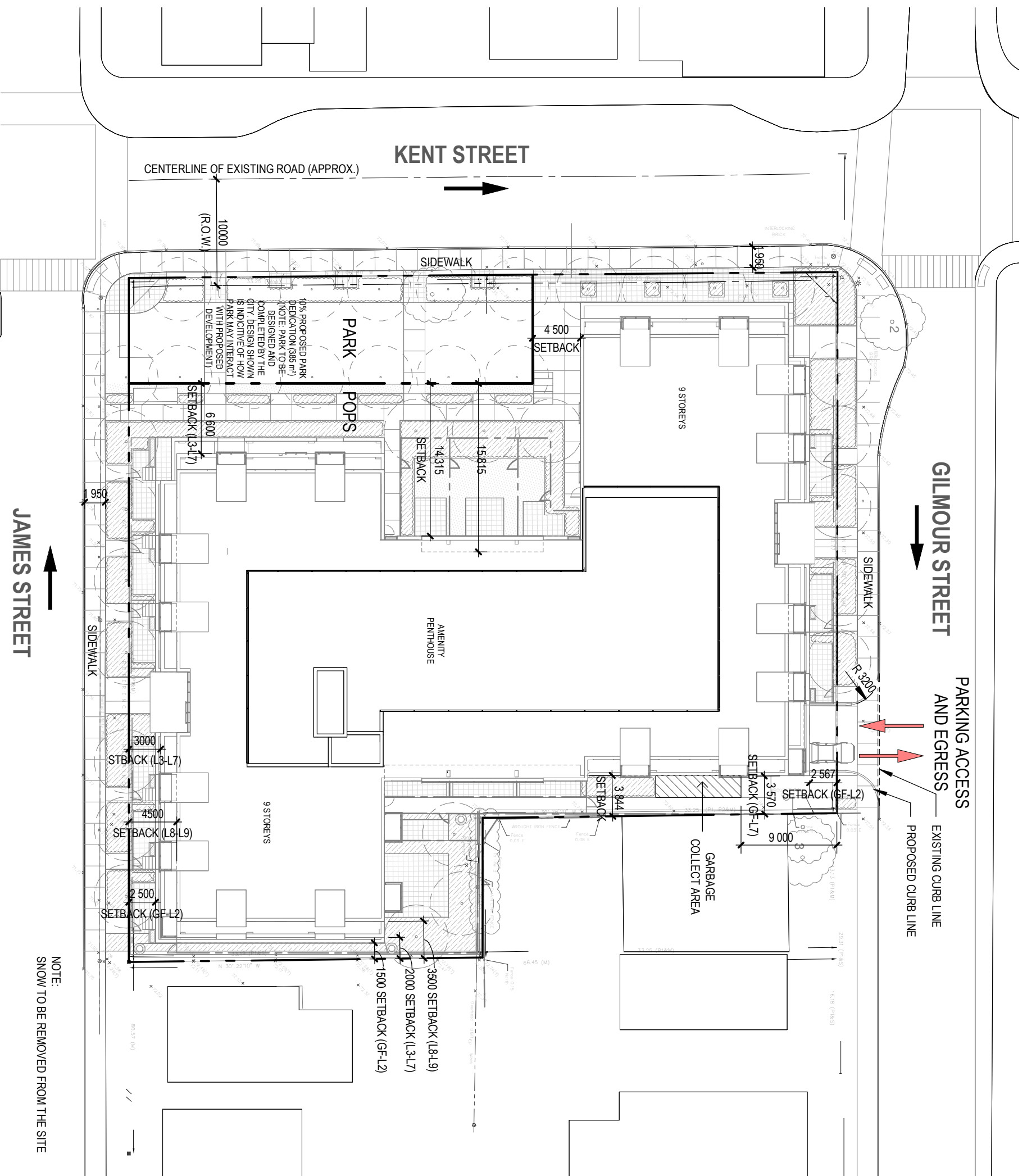


PATTERNED GLAZING



SPANDREL GLAZING

DRAWINGS



NOTE:
SNOW TO BE REMOVED FROM THE SITE



JAMES STREET

KENT STREET

GILMOUR STREET

PARKING ACCESS AND EGRESS

EXISTING CURB LINE
PROPOSED CURB LINE

PARK POPS

AMENITY PENTHOUSE

GARBAGE COLLECT AREA

9 STOREYS

9 STOREYS

CENTERLINE OF EXISTING ROAD (APPROX.)

10000 (R.O.W.)

SIDEWALK

SIDEWALK

SIDEWALK

SETBACK (L3-L7)

SETBACK (L8-L9)

SETBACK (GF-L2)

3500 SETBACK (L8-L9)
2000 SETBACK (L3-L7)
1500 SETBACK (GF-L2)

SETBACK (GF-L2)

SETBACK (GF-L7)

SETBACK

4500 SETBACK

14315 SETBACK

15815

6600 SETBACK (L3-L7)

1950

1950

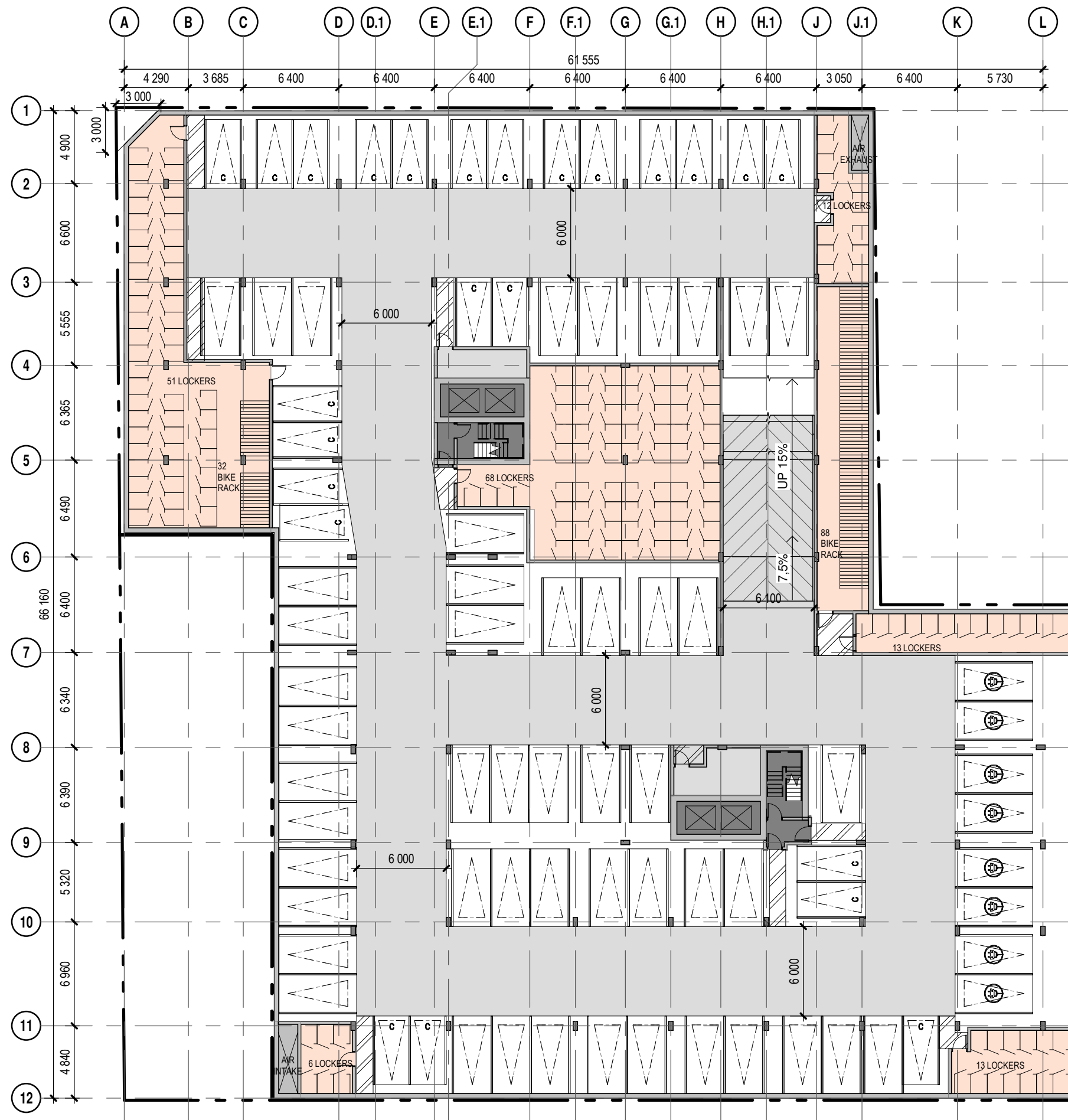
R 3200

2567

3570

9000

3844 SETBACK



- STUDIO
- 1 BEDROOM
- 1 BEDROOM+DEN
- 2 BEDROOMS
- 3 BEDROOMS
- TOWNHOUSE
- AMENITIES
- COMMERCIAL
- SERVICES
- CIRCULATION
- VERTICAL CIRCULATION

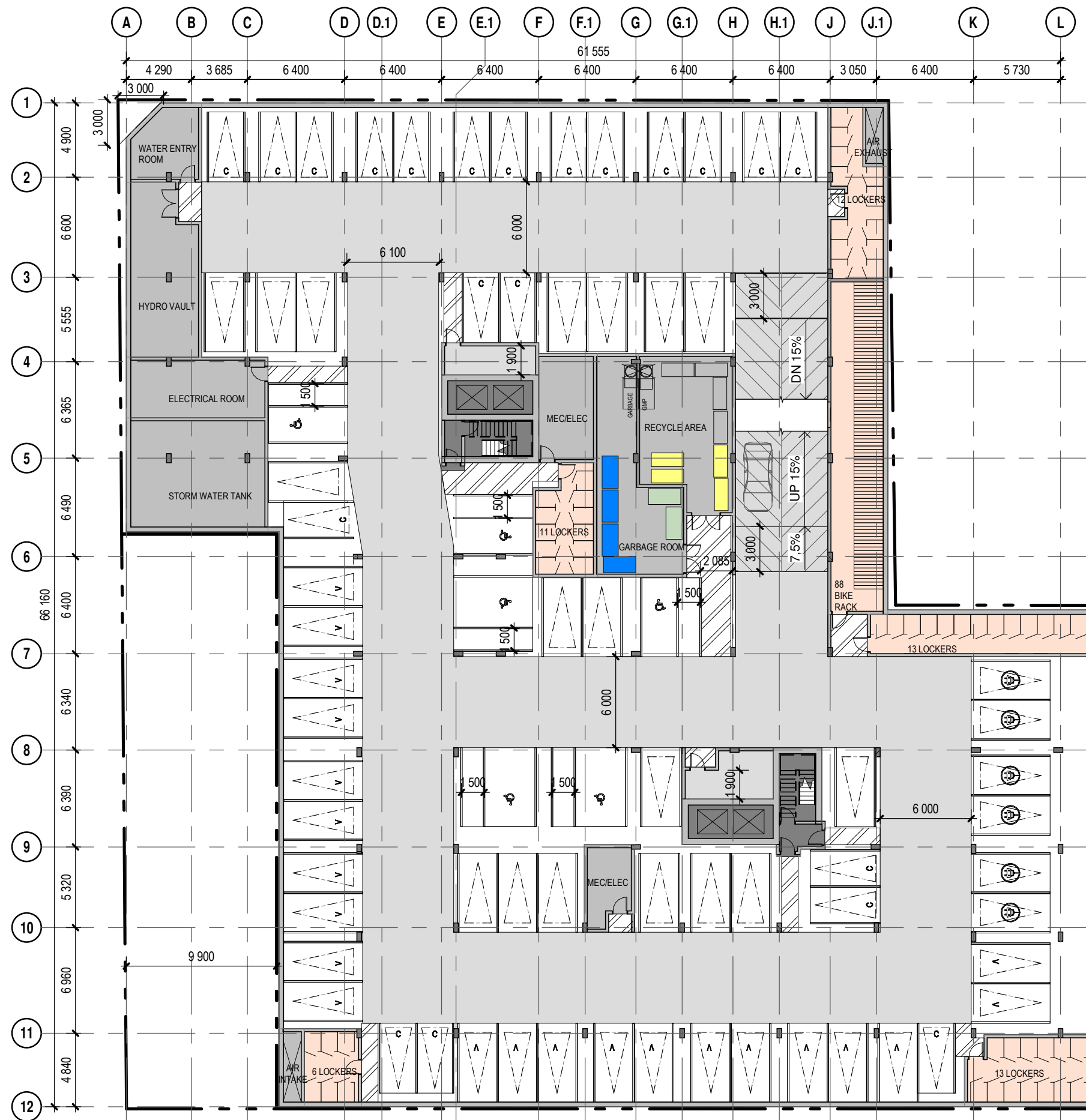
	GF	B 1	B 2	TOTAL
PARKING	-	73	81	154
LOCKER	-	55	163	218
BIKE RACK	27	88	120	235

REQUIRED PARKING : 131
 REQUIRED BIKE RACK : 109

BASEMENT LEVEL 1 = 73 PARKING SPACES
 Accessible Parking_TYPE A = 3
 Accessible Parking_TYPE B = 3
 Compact Parking = 21
 Electric Parking = 6
 Typical Parking = 18
 Visitor Parking = 22

BASEMENT LEVEL 2 = 81 PARKING SPACES
 Compact Parking = 24
 Tandem Parking = 8
 Typical Parking = 49

Grand total: 154



- STUDIO
- 1 BEDROOM
- 1 BEDROOM+DEN
- 2 BEDROOMS
- 3 BEDROOMS
- TOWNHOUSE
- AMENITIES
- COMMERCIAL
- SERVICES
- CIRCULATION
- VERTICAL CIRCULATION

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- 1 BEDROOM
- 1 BEDROOM+DEN
- 2 BEDROOMS
- 3 BEDROOMS
- TOWNHOUSE
- AMENITIES
- COMMERCIAL
- SERVICES
- CIRCULATION
- VERTICAL CIRCULATION

RESIDENTIAL UNITS	
GROUND FLOOR	
STUDIO	2
1 BEDROOM	5
1 BEDROOM + DEN	3
2 BEDROOM	0
3 BEDROOM	0
TOWNHOUSE	9
TOTAL	19



- STUDIO
- 1 BEDROOM
- 1 BEDROOM+DEN
- 2 BEDROOMS
- 3 BEDROOMS
- TOWNHOUSE
- AMENITIES
- COMMERCIAL
- SERVICES
- CIRCULATION
- VERTICAL CIRCULATION

RESIDENTIAL UNITS	
2nd FLOOR	
STUDIO	2
1 BEDROOM	15
1 BEDROOM + DEN	4
2 BEDROOM	5
3 BEDROOM	0
TOTAL	26

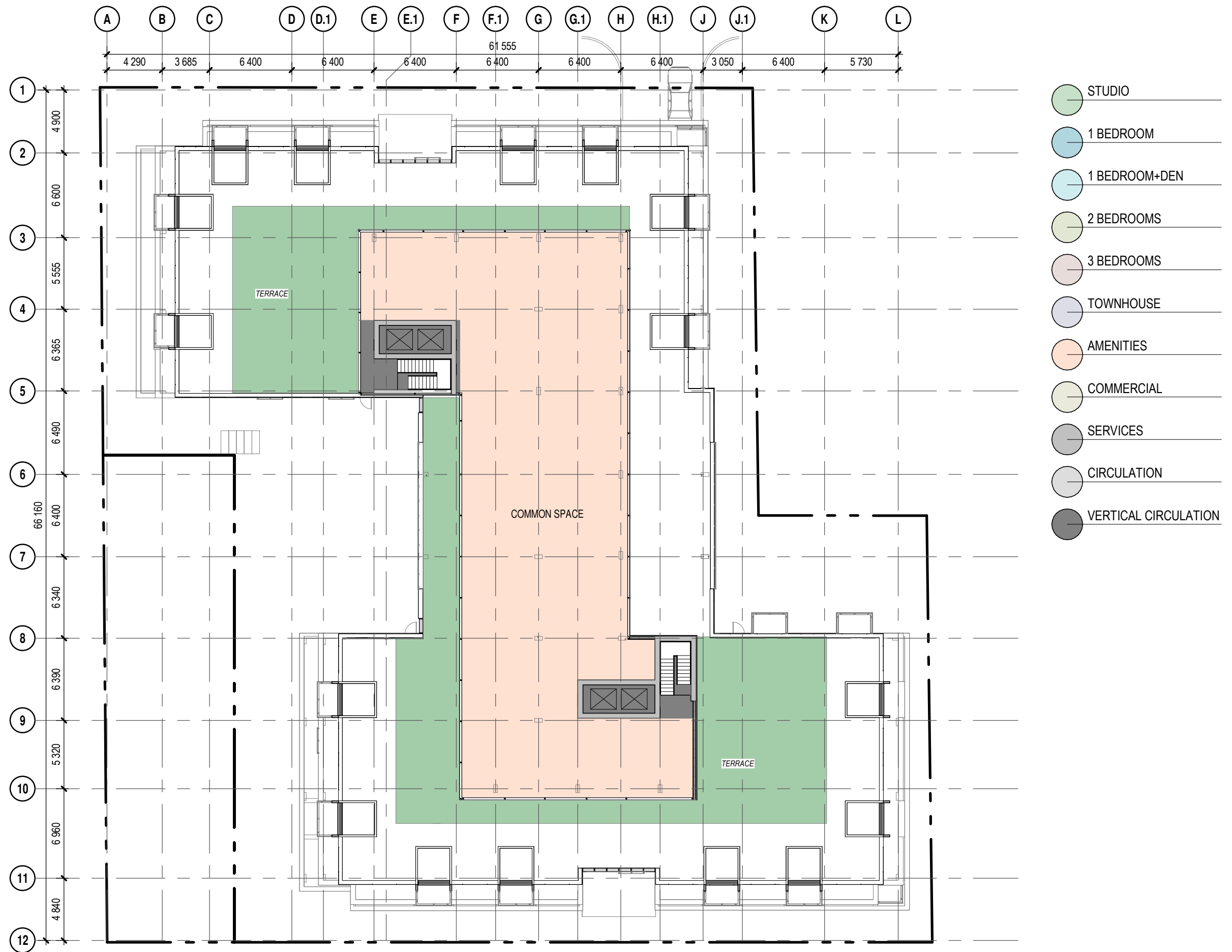


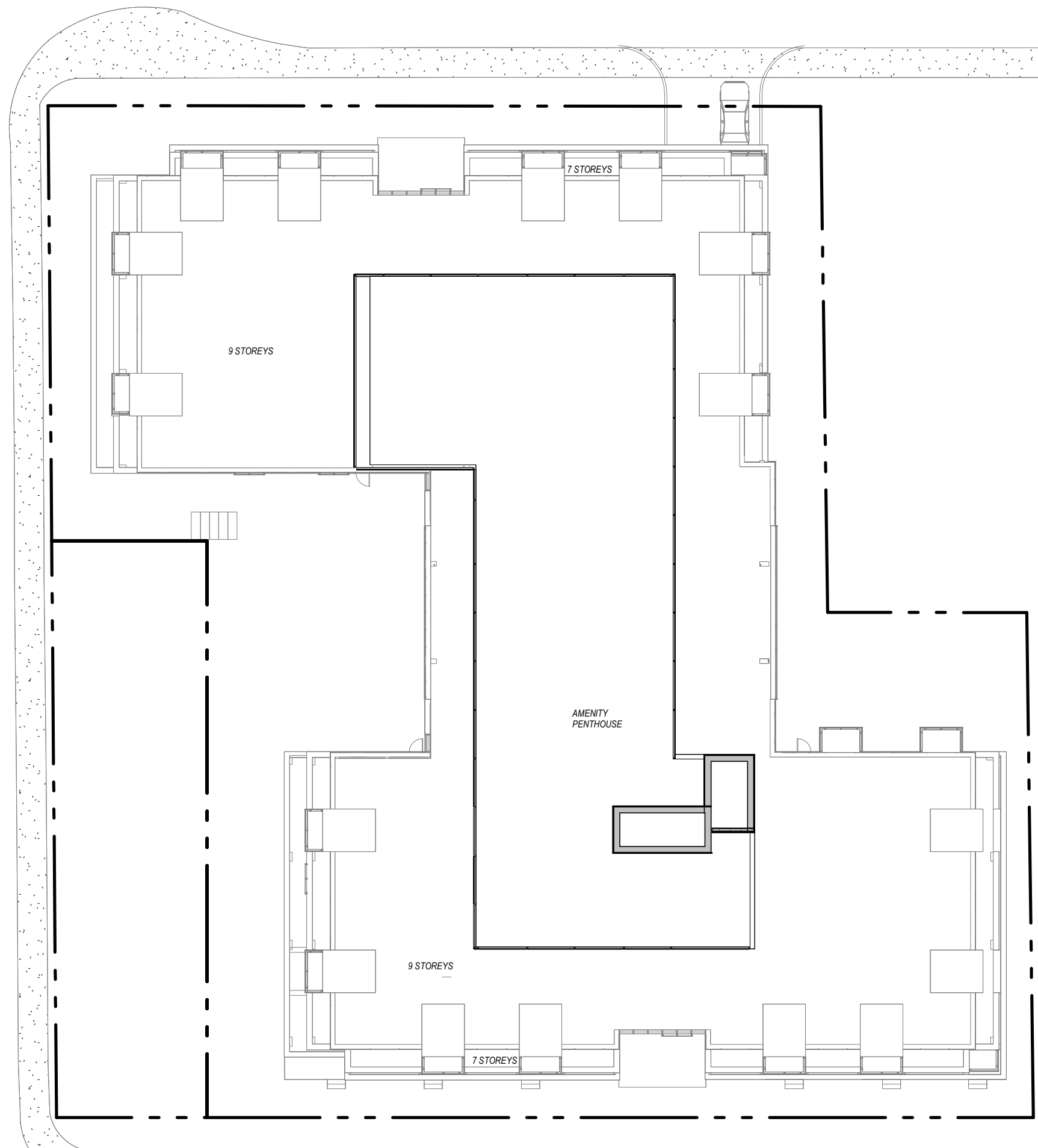


- STUDIO
- 1 BEDROOM
- 1 BEDROOM+DEN
- 2 BEDROOMS
- 3 BEDROOMS
- TOWNHOUSE
- AMENITIES
- COMMERCIAL
- SERVICES
- CIRCULATION
- VERTICAL CIRCULATION

RESIDENTIAL UNITS	
3rd to 7th FLOOR	
STUDIO	2
1 BEDROOM	14
1 BEDROOM + DEN	4
2 BEDROOM	7
3 BEDROOM	0
TOTAL	27









GILMOUR ST.

JAMES ST.



KENT ST.

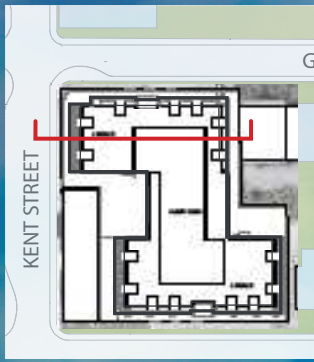


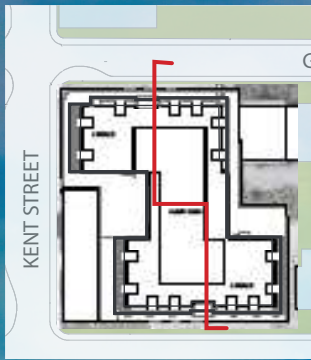
KENT ST.



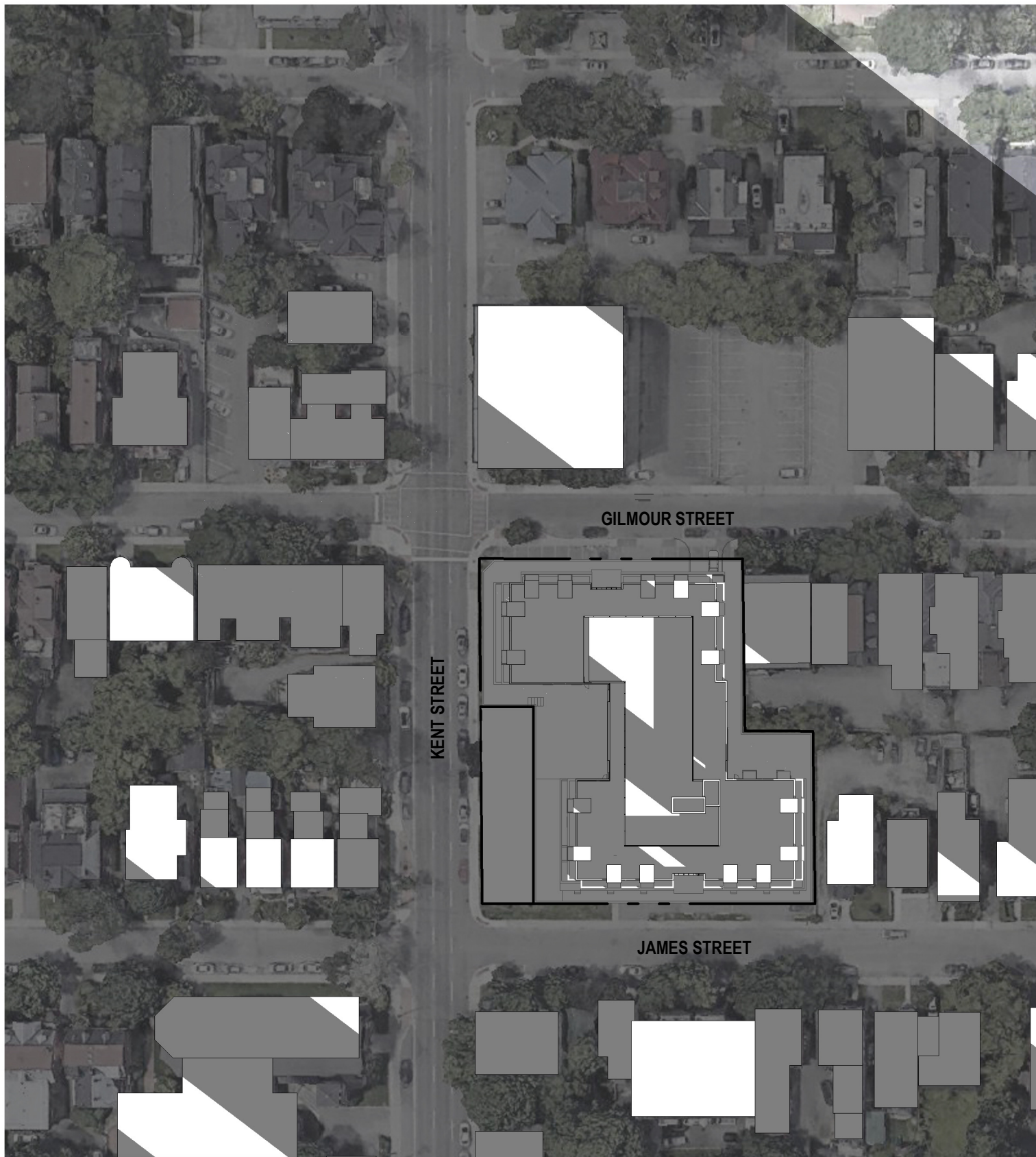
JAMES ST.

GILMOUR ST.





**ADDITIONAL
DOCUMENTS**



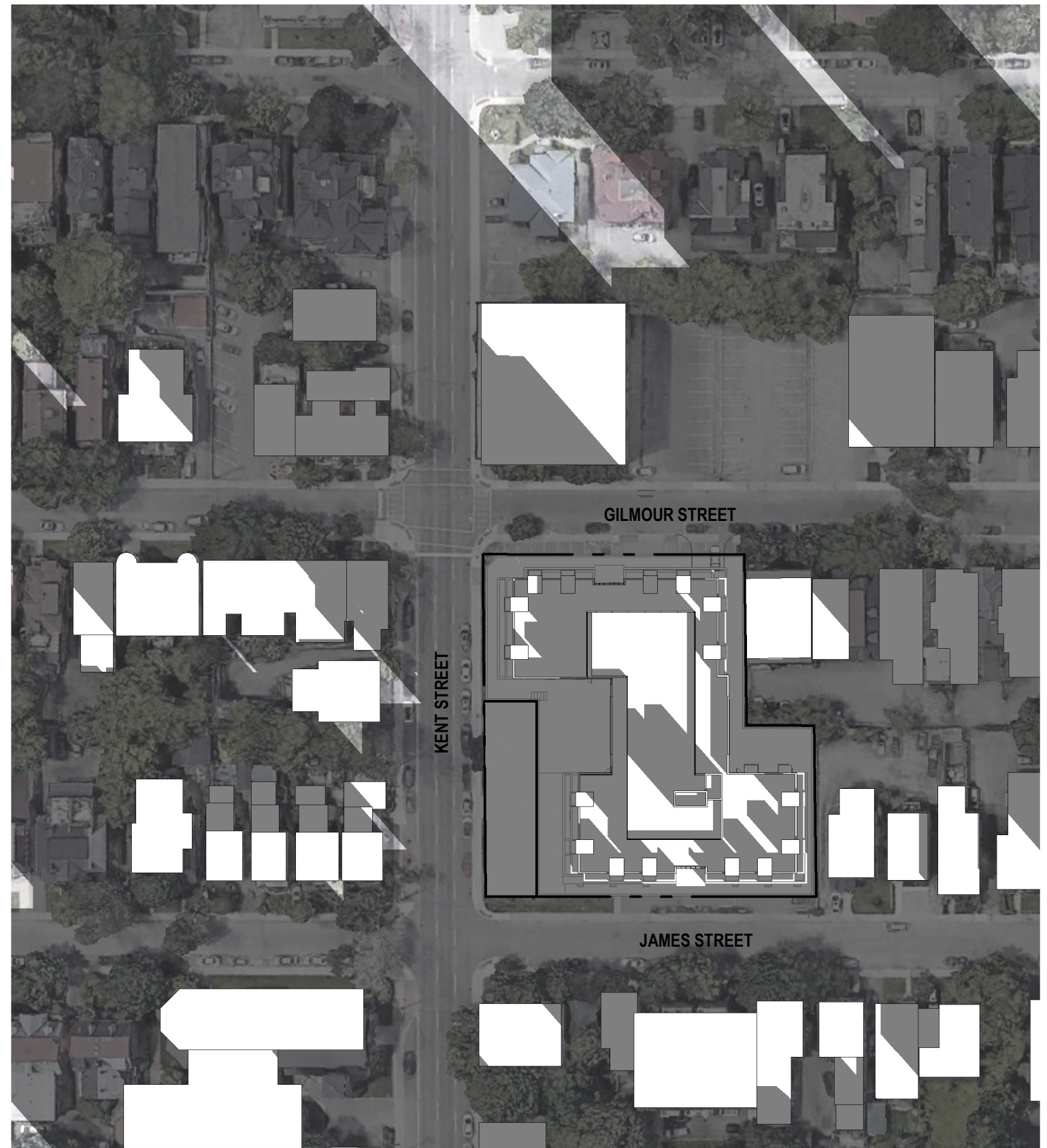
GILMOUR STREET

KENT STREET

JAMES STREET

SOLSTICE WINTER 9H

1 : 1000



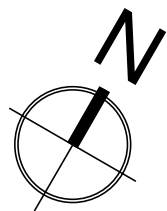
GILMOUR STREET

KENT STREET

JAMES STREET

SOLSTICE WINTER 10H

1 : 1000





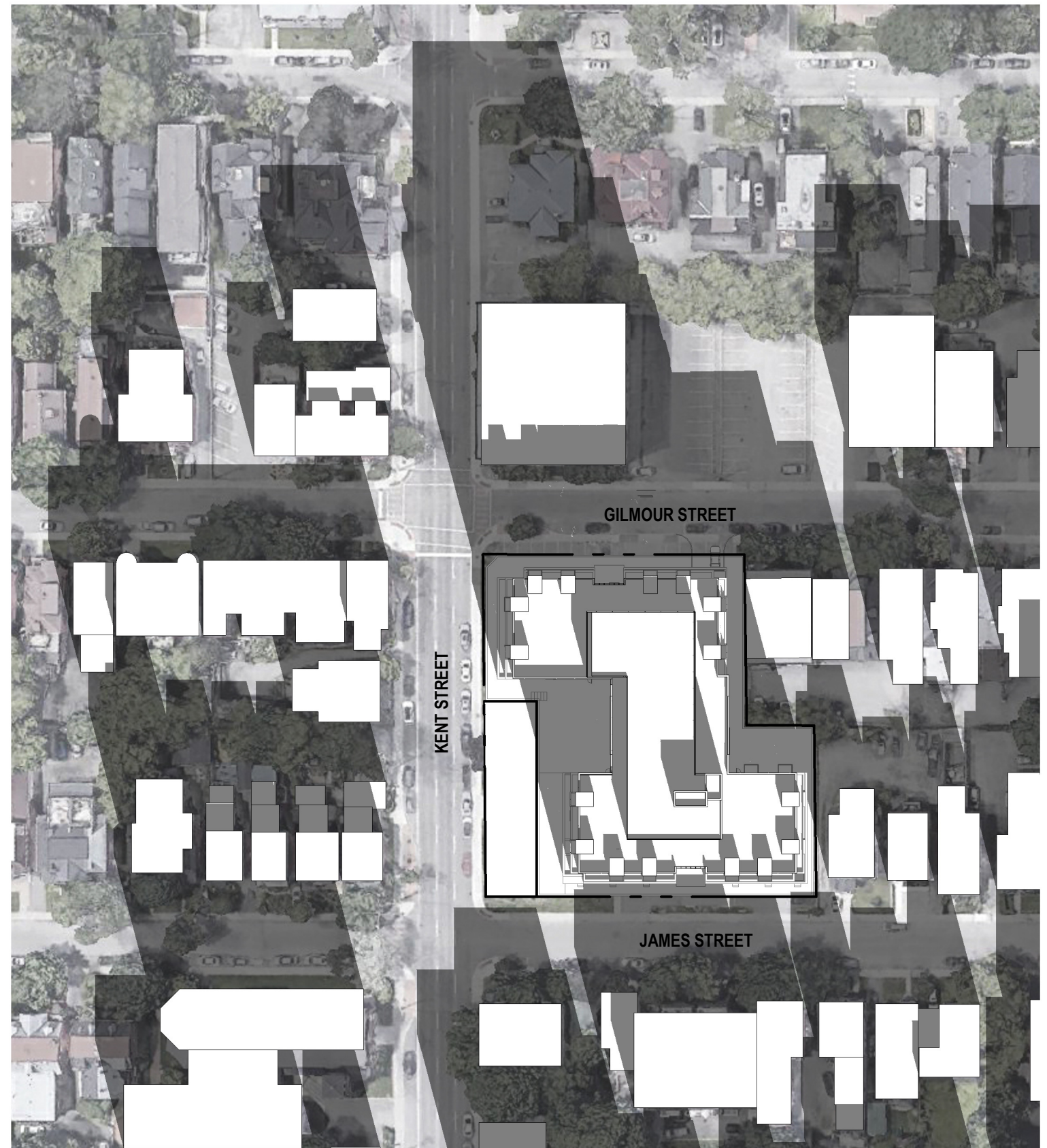
GILMOUR STREET

KENT STREET

JAMES STREET

SOLSTICE WINTER 11H

1 : 1000



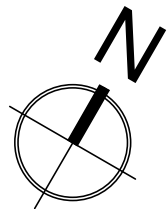
GILMOUR STREET

KENT STREET

JAMES STREET

SOLSTICE WINTER 12H

1 : 1000





GILMOUR STREET

KENT STREET

JAMES STREET

SOLSTICE WINTER 13H

1:1000



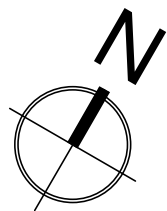
GILMOUR STREET

KENT STREET

JAMES STREET

SOLSTICE WINTER 14H

1:1000





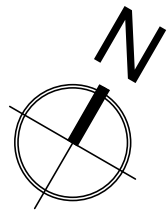
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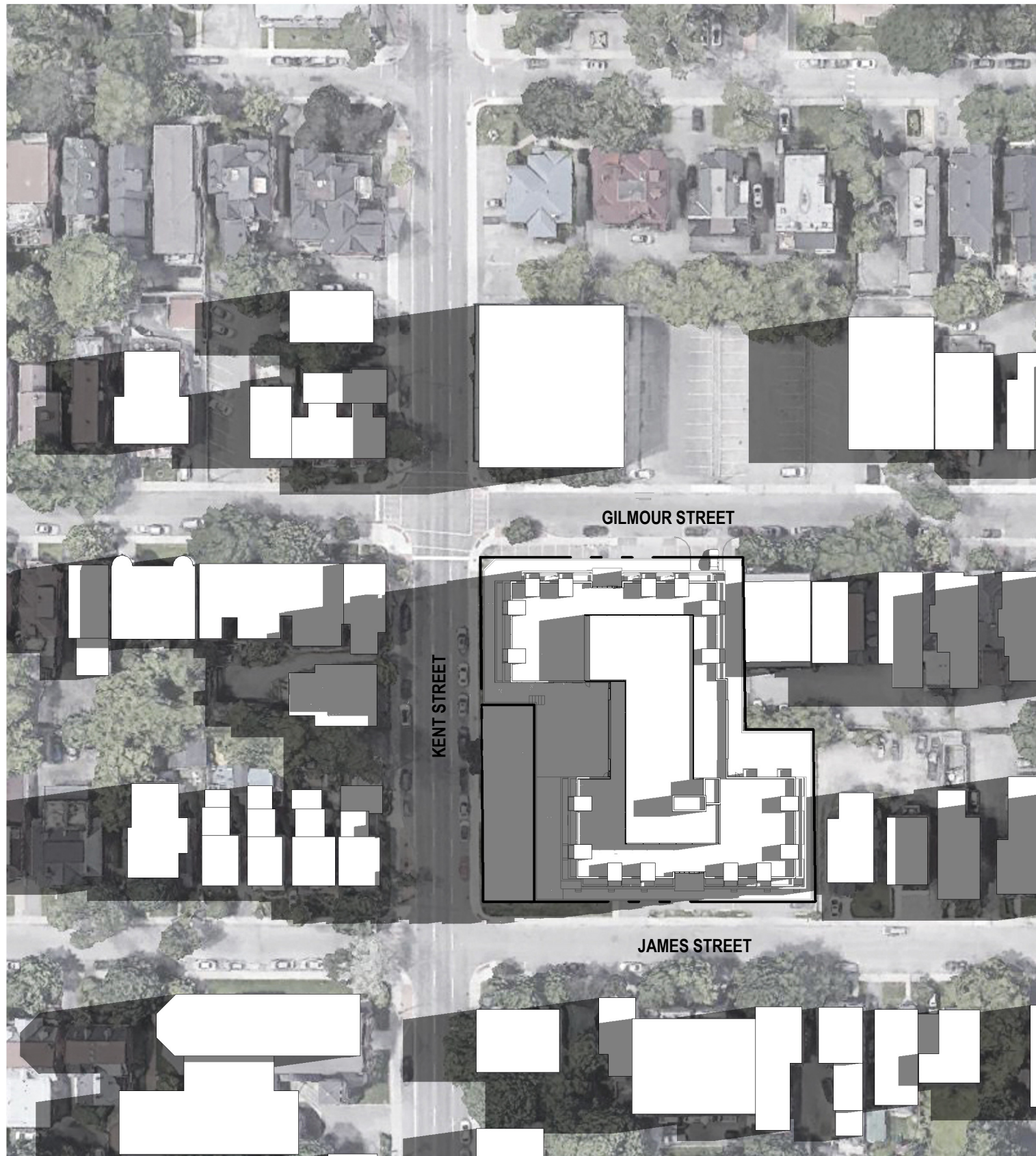
KENT STREET

JAMES STREET

SOLSTICE WINTER 15H

1:1000





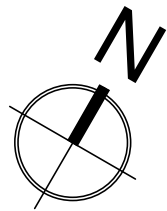
SOLSTICE SUMMER 8H

1:1000



SOLSTICE SUMMER 9H

1:1000





GILMOUR STREET

KENT STREET

JAMES STREET

SOLSTICE SUMMER 10H

1 : 1000



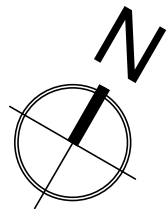
GILMOUR STREET

KENT STREET

JAMES STREET

SOLSTICE SUMMER 11H

1 : 1000





GILMOUR STREET

KENT STREET

JAMES STREET

SOLSTICE SUMMER 12H

1:1000



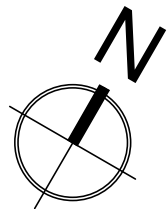
GILMOUR STREET

KENT STREET

JAMES STREET

SOLSTICE SUMMER 13H

1:1000





GILMOUR STREET

KENT STREET

JAMES STREET

SOLSTICE SUMMER 14H

1:1000



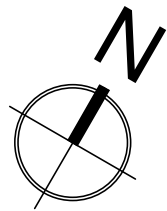
GILMOUR STREET

KENT STREET

JAMES STREET

SOLSTICE SUMMER 15H

1:1000





GILMOUR STREET

KENT STREET

JAMES STREET

SOLSTICE SUMMER 16H

1:1000



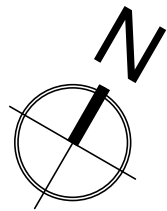
GILMOUR STREET

KENT STREET

JAMES STREET

SOLSTICE SUMMER 17H

1:1000





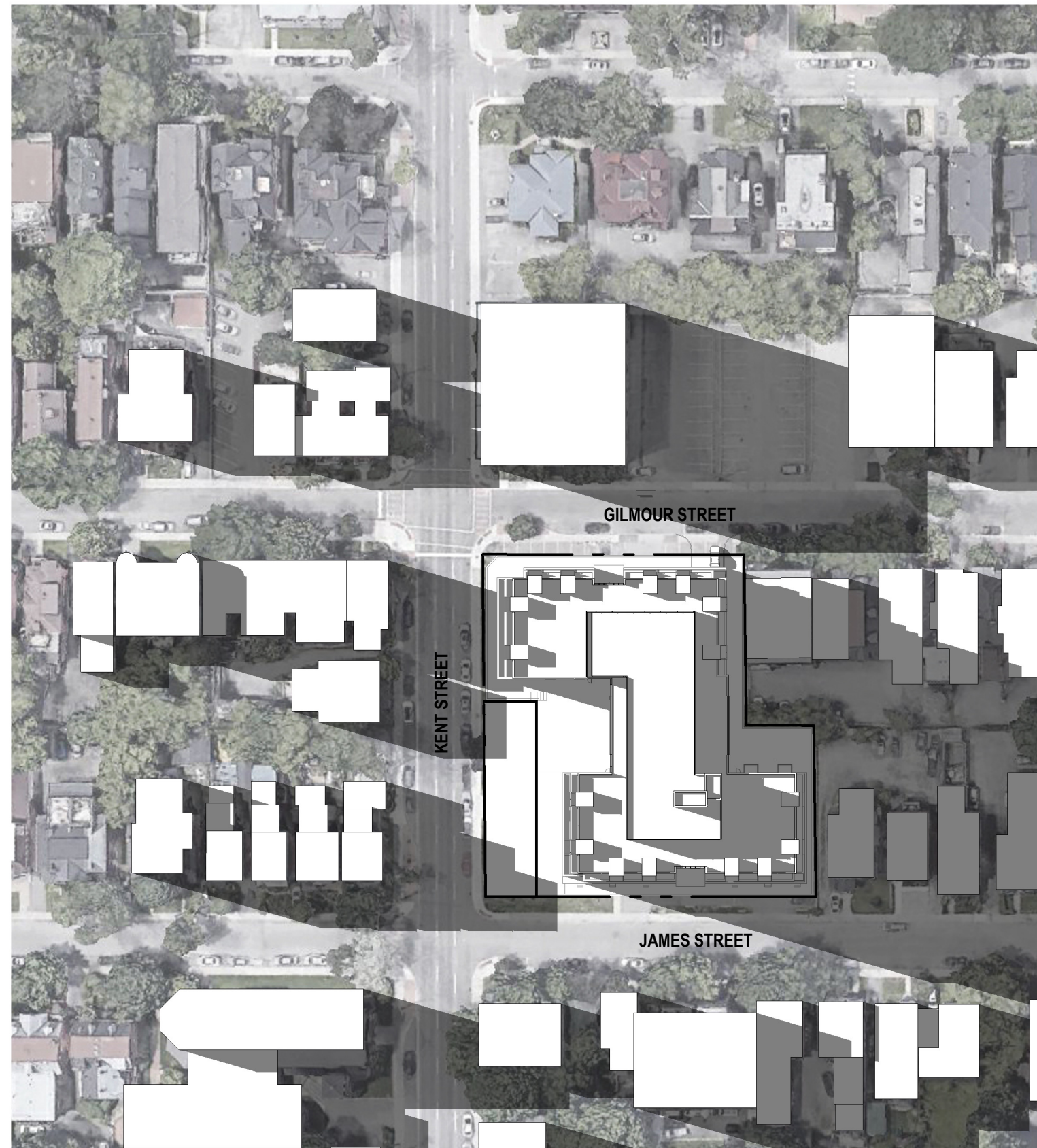
GILMOUR STREET

KENT STREET

JAMES STREET

SOLSTICE SUMMER 18H

1 : 1000



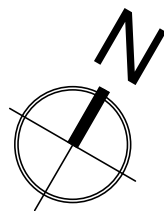
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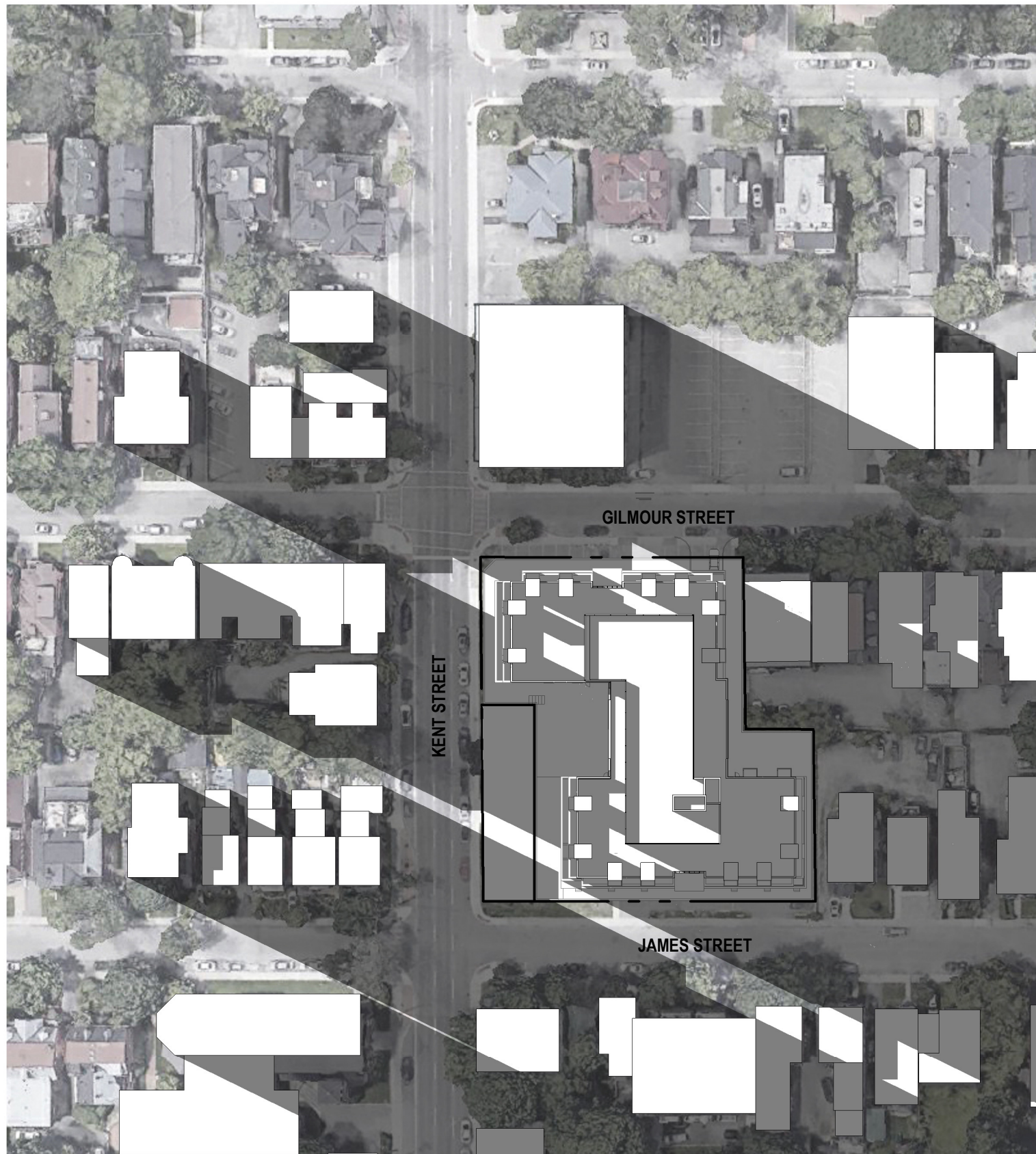
KENT STREET

JAMES STREET

SOLSTICE SUMMER 19H

1 : 1000





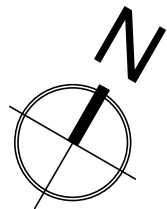
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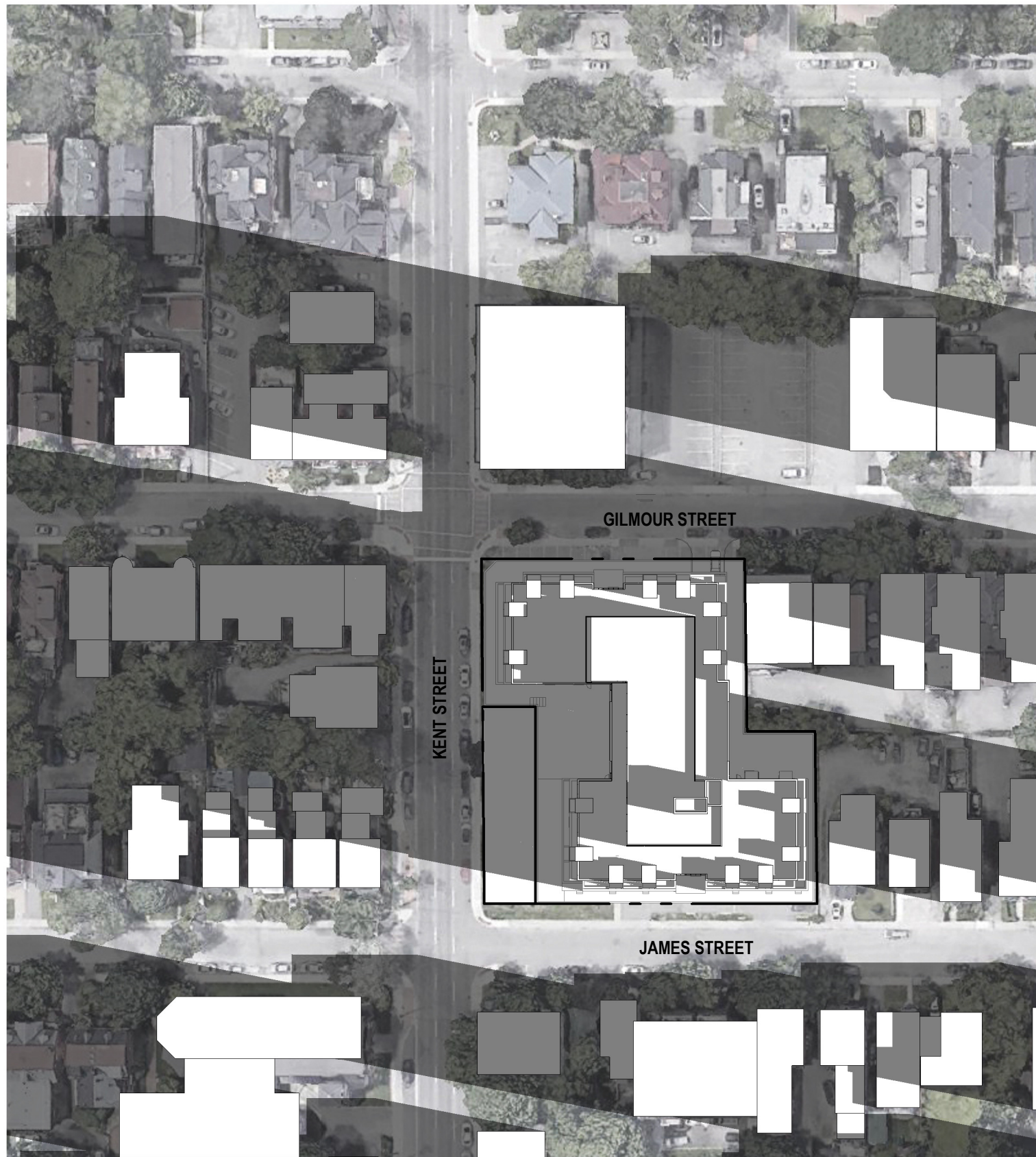
KENT STREET

JAMES STREET

SOLSTICE SUMMER 20H

1:1000





GILMOUR STREET

KENT STREET

JAMES STREET

EQUINOX AUTOMNE 8H

1 : 1000



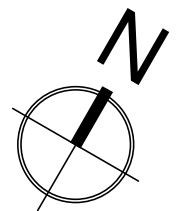
GILMOUR STREET

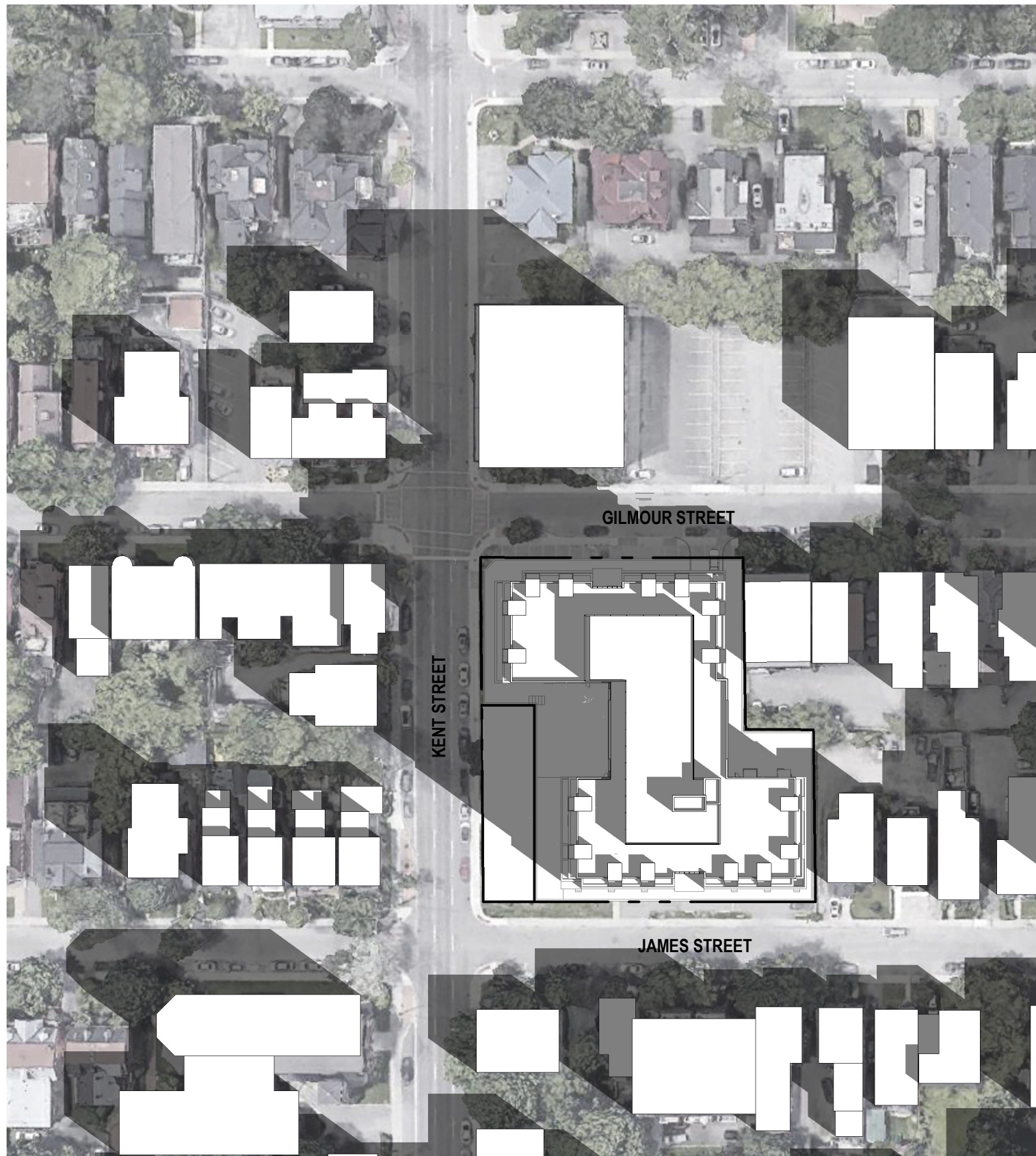
KENT STREET

JAMES STREET

EQUINOX AUTOMNE 9H

1 : 1000





GILMOUR STREET

KENT STREET

JAMES STREET

EQUINOX AUTOMNE 10H

1 : 1000



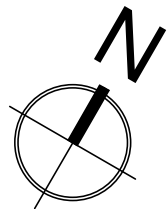
GILMOUR STREET

KENT STREET

JAMES STREET

EQUINOX AUTOMNE 11H

1 : 1000





GILMOUR STREET

KENT STREET

JAMES STREET

EQUINOX AUTOMNE 12H

1 : 1000



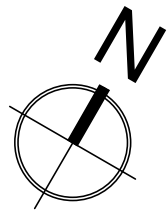
GILMOUR STREET

KENT STREET

JAMES STREET

EQUINOX AUTOMNE 13H

1 : 1000





GILMOUR STREET

KENT STREET

JAMES STREET

EQUINOX AUTOMNE 14H

1 : 1000



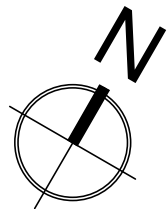
GILMOUR STREET

KENT STREET

JAMES STREET

EQUINOX AUTOMNE 15H

1 : 1000





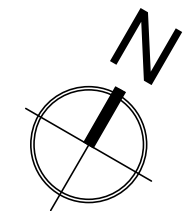
EQUINOX AUTOMNE 16H

1:1000



EQUINOX AUTOMNE 17H

1:1000





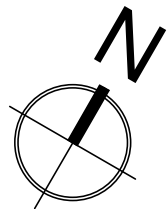
GILMOUR STREET

KENT STREET

JAMES STREET

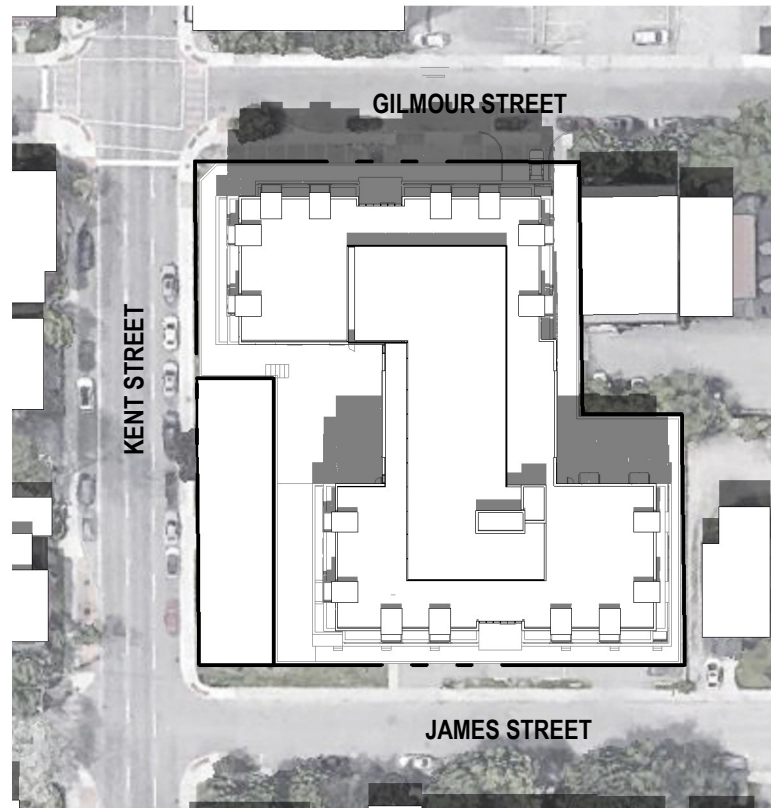
EQUINOX AUTOMNE 18H

1 : 1000





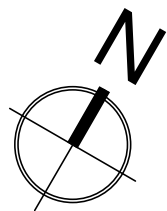
21 JUNE-SUN RISE
1:1000



21 JUNE-SOLAR NOON
1:1000



21 JUNE-SUN SET
1:1000





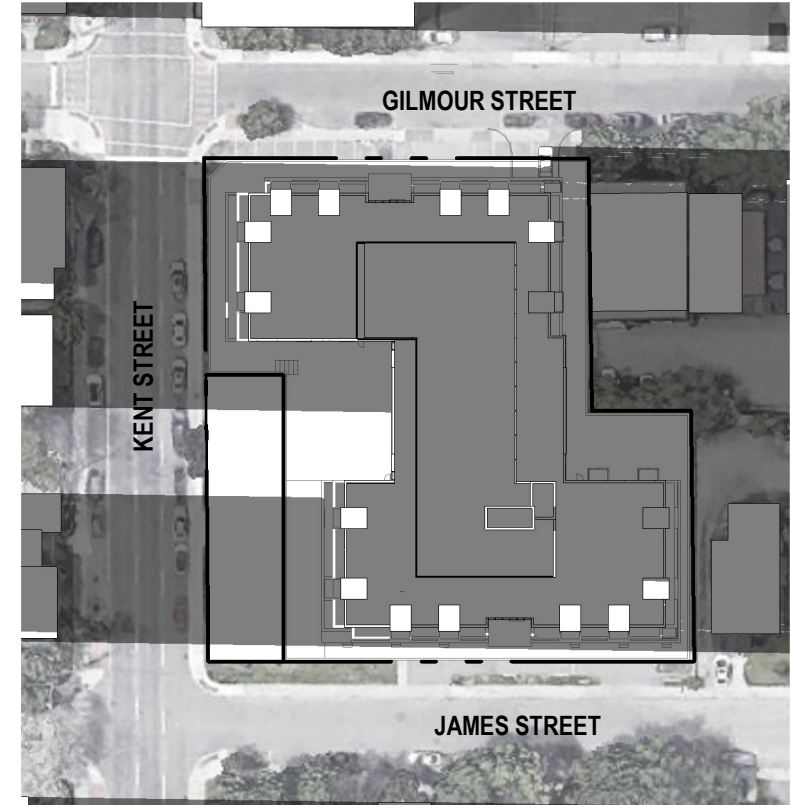
21 SEPTEMBER-SUN RISE

1 : 1000



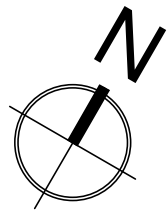
21 SEPTEMBER-SOLAR NOON

1 : 1000



21 SEPTEMBER-SUN SET

1 : 1000





21 DECEMBER-SUN RISE

1:1000



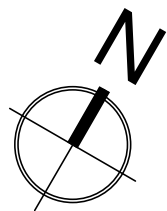
21 DECEMBER-SOLAR NOON

1:1000



21 DECEMBER-SUN SET

1:1000





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