

47 BEECHWOOD AVENUE

DESIGN BRIEF

08 June 2023



View Looking North

BUILDING MASSING

The project is situated on a prominent parcel facing Beechwood Avenue, a significant thoroughfare in the area, designated as a Traditional Mainstreet. To the North, it is bordered by the New Edinburgh neighborhood, characterized by a variety of low-density residential buildings, including a mix of detached and semi-detached houses, as well as low to mid-rise apartment buildings.

To the south, the project is adjacent to the Vanier North community, predominantly featuring single-family homes and small apartment buildings. Across the street, there is a major grocery store that serves as a central hub for the neighborhood.

The project site is adjacent to the Chartwell New Edinburgh Square to the West, a mixed-use development that combines commercial and residential spaces. On the eastern side of the project, there are additional commercial properties that also face Beechwood Avenue.

Situated within the 'MacKay sector' of the Beechwood community, the project holds significance in an area known for its historical value. Notably, it will be visible from the St. Patrick Street Bridge, as well as from passersby approaching from the east, potentially serving as a focal point for the area.

LEGEND

- 1 Low-density Residential
- 2 Medium-density Residential
- 3 Commercial
- 4 Low-rise residential building
- 5 Mid-rise residential building
- 6 High-rise residential building
- 7 Mixed-use development



View Looking West



View Looking South

47 BEECHWOOD AVENUE BUILDING MASSING - AERIAL VIEWS

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47 BEECHWOOD AVENUE VIEW FROM CORNER OF BEECHWOOD AND SPRINGFIELD

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47 BEECHWOOD AVENUE VIEW FROM CORNER OF BEECHWOOD AND DOUGLAS

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47 BEECHWOOD AVENUE VIEW OF BEECHWOOD ELEVATION

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47 BEECHWOOD AVENUE VIEW OF REAR OF BUILDING

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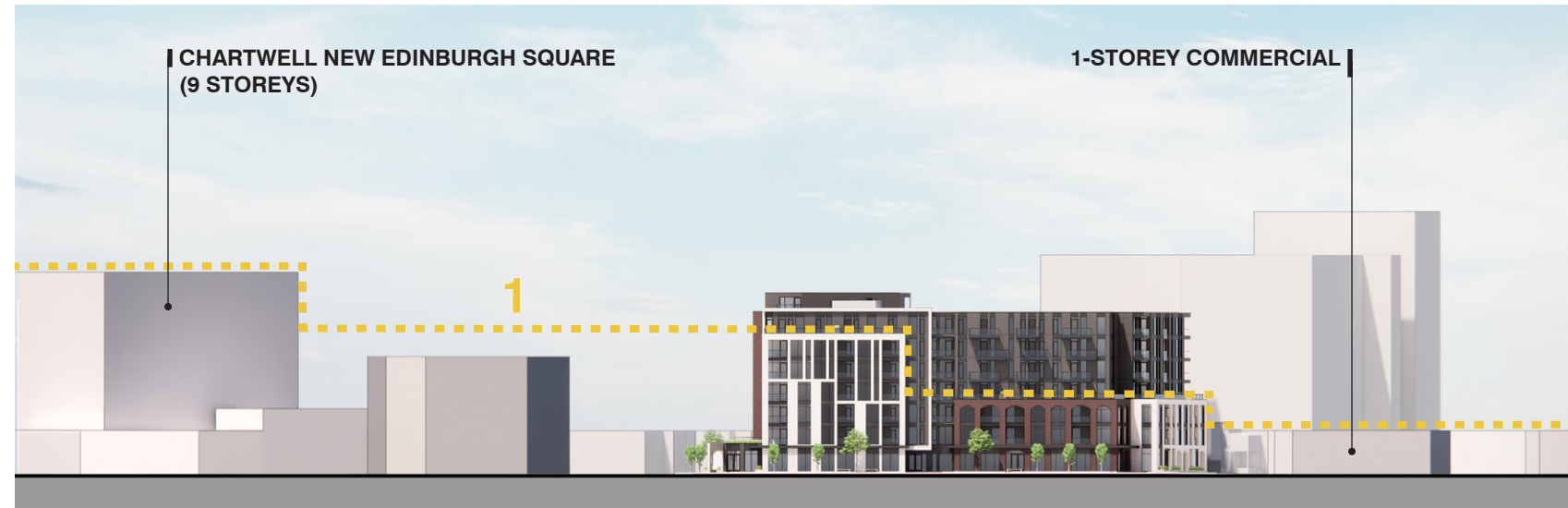
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47 BEECHWOOD AVENUE VIEW OF SPRINGFIELD ELEVATION

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BEECHWOOD ELEVATION



DOUGLAS ELEVATION



EXCERPT FROM BEECHWOOD COMMUNITY DESIGN PLAN



VIGNETTES OF PROPOSED DEVELOPMENT1

BUILDING TRANSITION

Since the proposed development is 8 storeys including a penthouse level, we are mindful that it represents an increase in density in the area, and a number of measures have been used to assist with the transitioning of the building to the surrounding properties.

Measure 1 - Beechwood Frontage

Our project is located on a bustling Traditional Main street, with taller buildings to the west and smaller commercial buildings to the east. To transition between these 2 building types, we have designed the building to look like a collection of smaller structures, rather than one monolithic building. The use of a taller 6-storey white stone block on the south-west corner and a 3-storey podium on the east side, which setbacks 2m at level 4, helps to create a gradual transition from the taller buildings to the west and the smaller commercial buildings to the east.

We've also incorporated commercial patio spaces at ground level, which create visual breaks in the building mass and enhance the pedestrian experience, while fostering a harmonious relationship with the surrounding context.

Measure 2 - Douglas Elevation

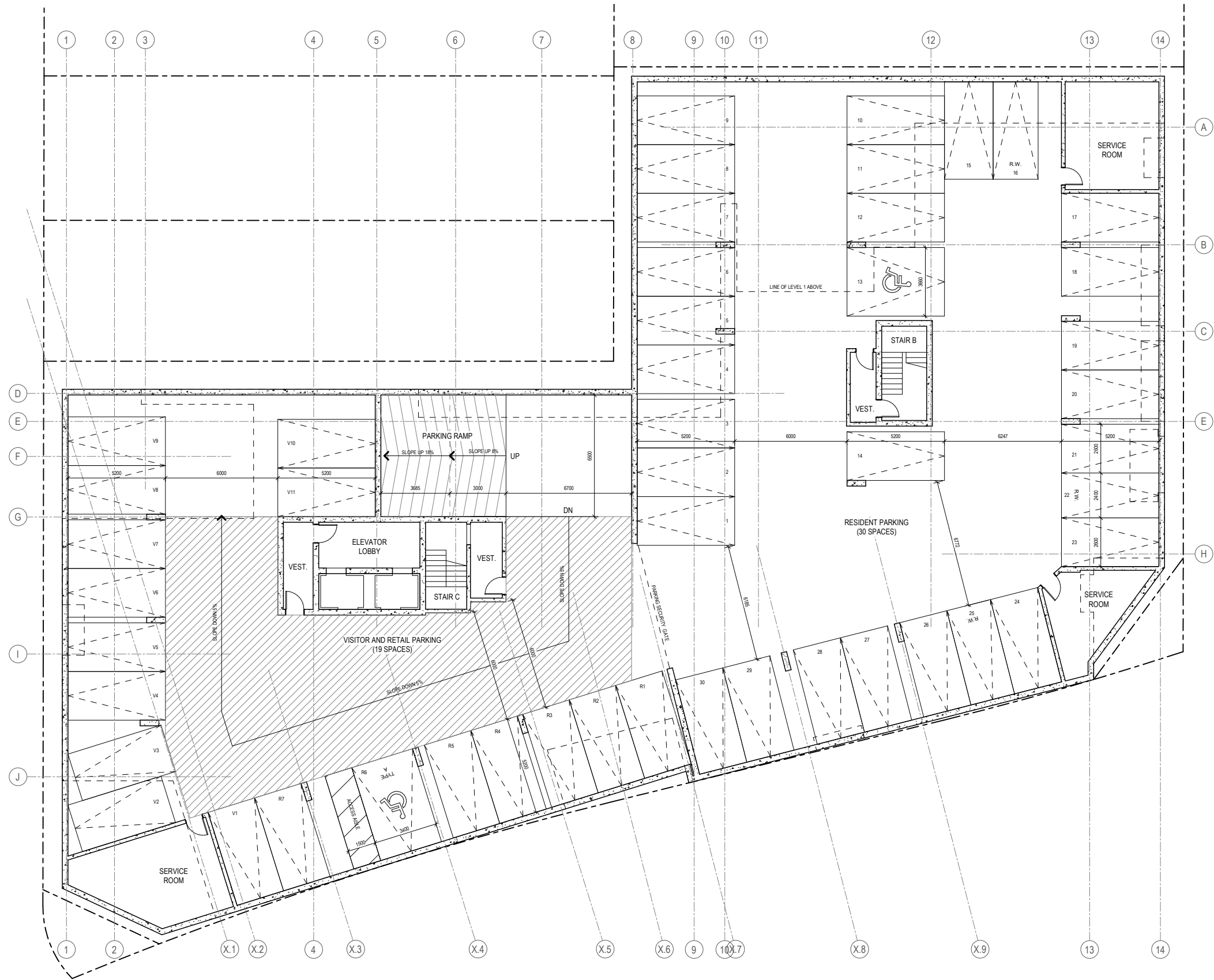
The building is setback 3m from the property line to the north. While the project does not respect the angular plane requirements for building height, a detailed shadow analysis was completed and the amount of shadow cast is comparable to an as-of-right building that could be constructed on the parcel at 12 Douglas.

The windows on the north side of the building are secondary windows, limiting overlook on the neighbouring residential properties, and eliminating any need for fire rated windows.

Measure 3 - Materiality

Finally, we have carefully considered the use of materials to ensure that our building is supportive of the surrounding context. The white stone block on the southwest corner references the more modern materials of the buildings to the west such as 411 MacKay, creating a sense of continuity along the street. On the east side, we have used a classic material, red brick masonry. This material is commonly seen on many single-family homes and commercial buildings in the area, and its use creates a sense of familiarity and comfort.

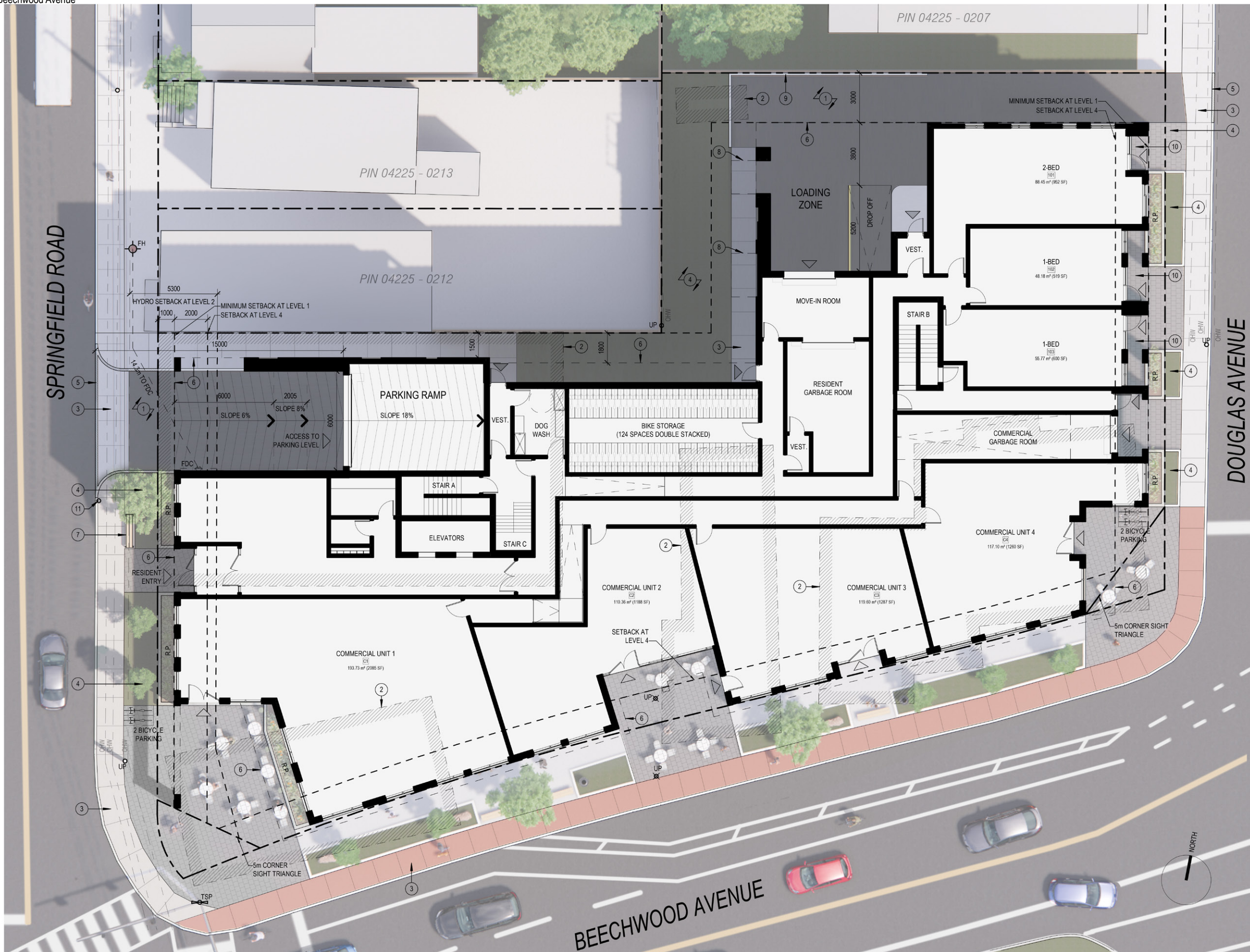
The contrast between the white stone block and red brick podium is a common combination of colors seen on the avenue as described in the Beechwood Community Design Plan. This combination of materials creates a unique and dynamic building that fits well with the surrounding context.



47 BEECHWOOD AVENUE FLOOR PLAN - PARKING LEVEL

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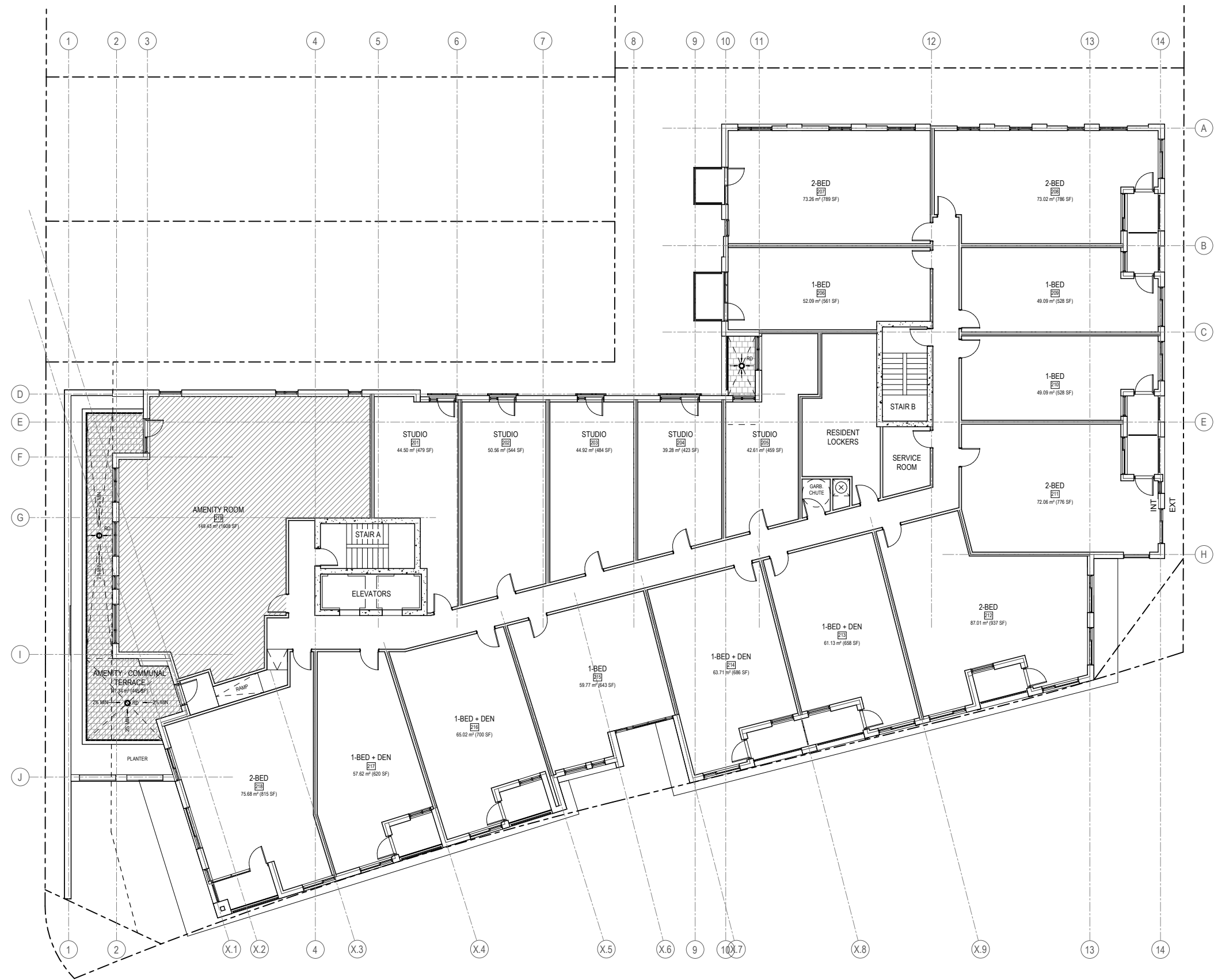
- SITE PLAN NOTES**
- ① ASPHALT
 - ② EXISTING STRUCTURE TO BE DEMOLISHED
 - ③ CONCRETE SIDEWALK
 - ④ SOFT LANDSCAPING
 - ⑤ DEPRESSED CURB
 - ⑥ LINE OF CANOPY/BUILDING ABOVE
 - ⑦ BENCH
 - ⑧ BALCONY ABOVE
 - ⑨ CONCRETE CURB. SEE CIVIL
 - ⑩ RAISED TERRACE. SEE CIVIL

47 BEECHWOOD AVENUE FLOOR PLAN - GROUND FLOOR / RENDERED SITE PLAN

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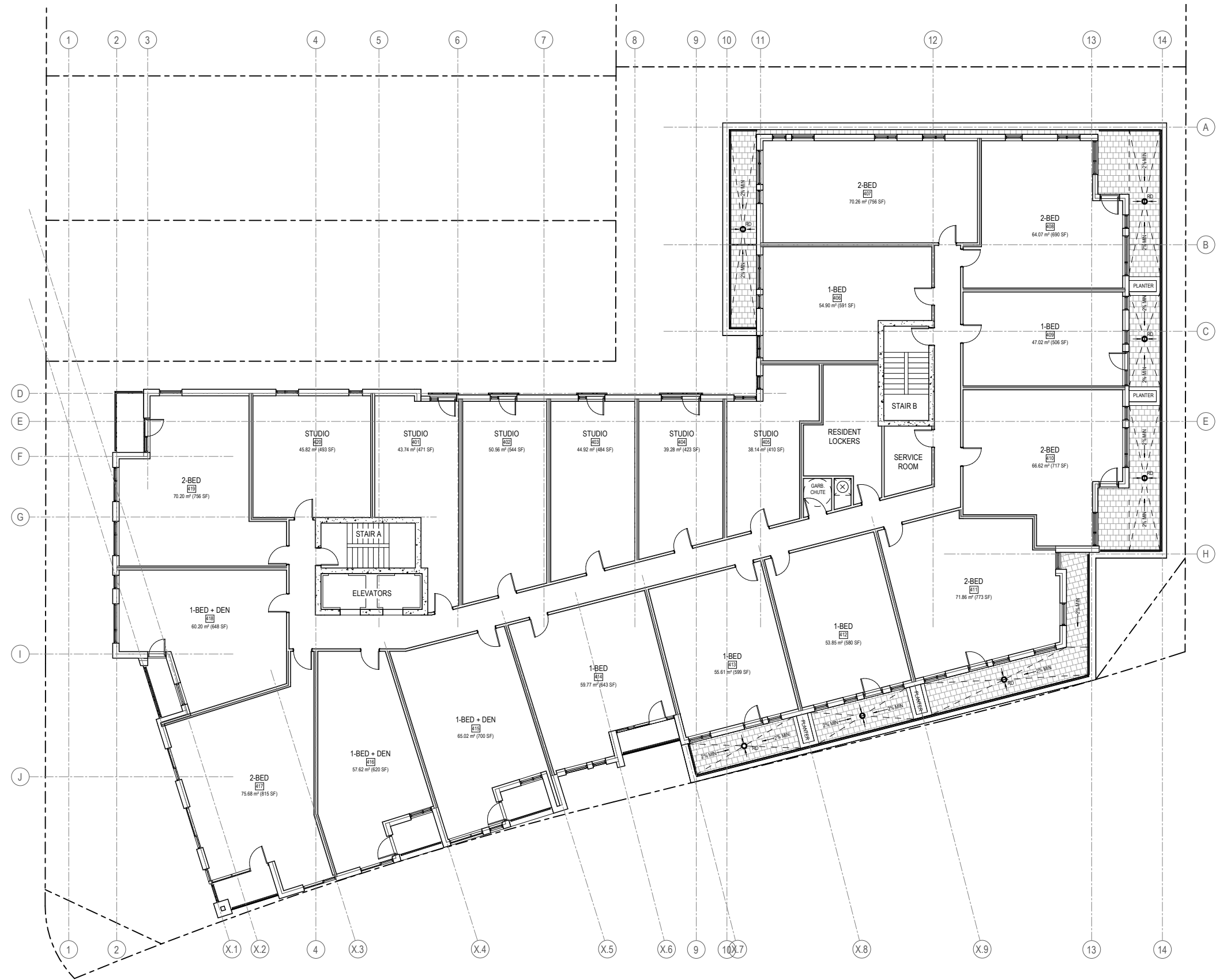




47 BEECHWOOD AVENUE FLOOR PLAN - LEVEL 2-3

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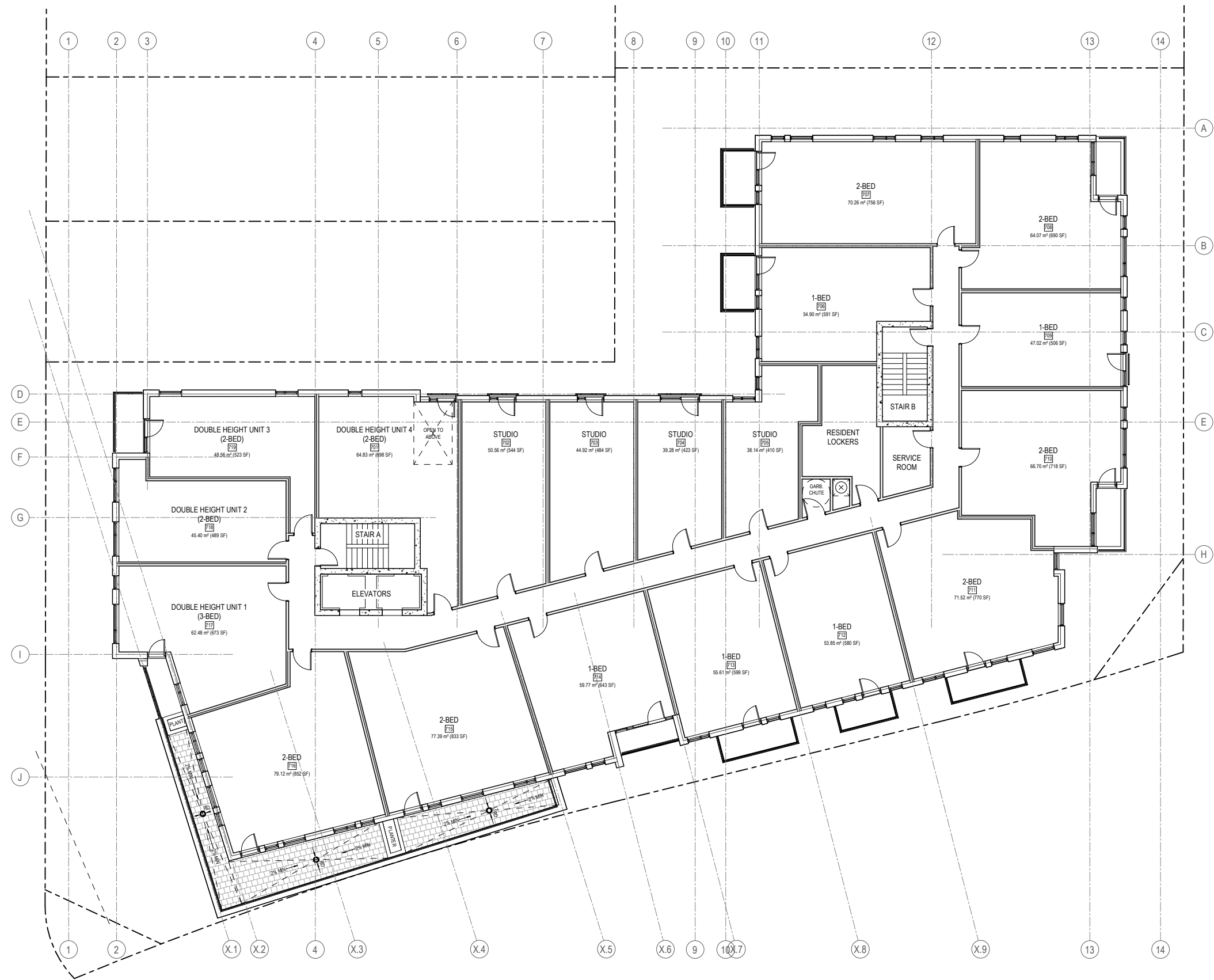
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47 BEECHWOOD AVENUE FLOOR PLAN - LEVEL 4-6

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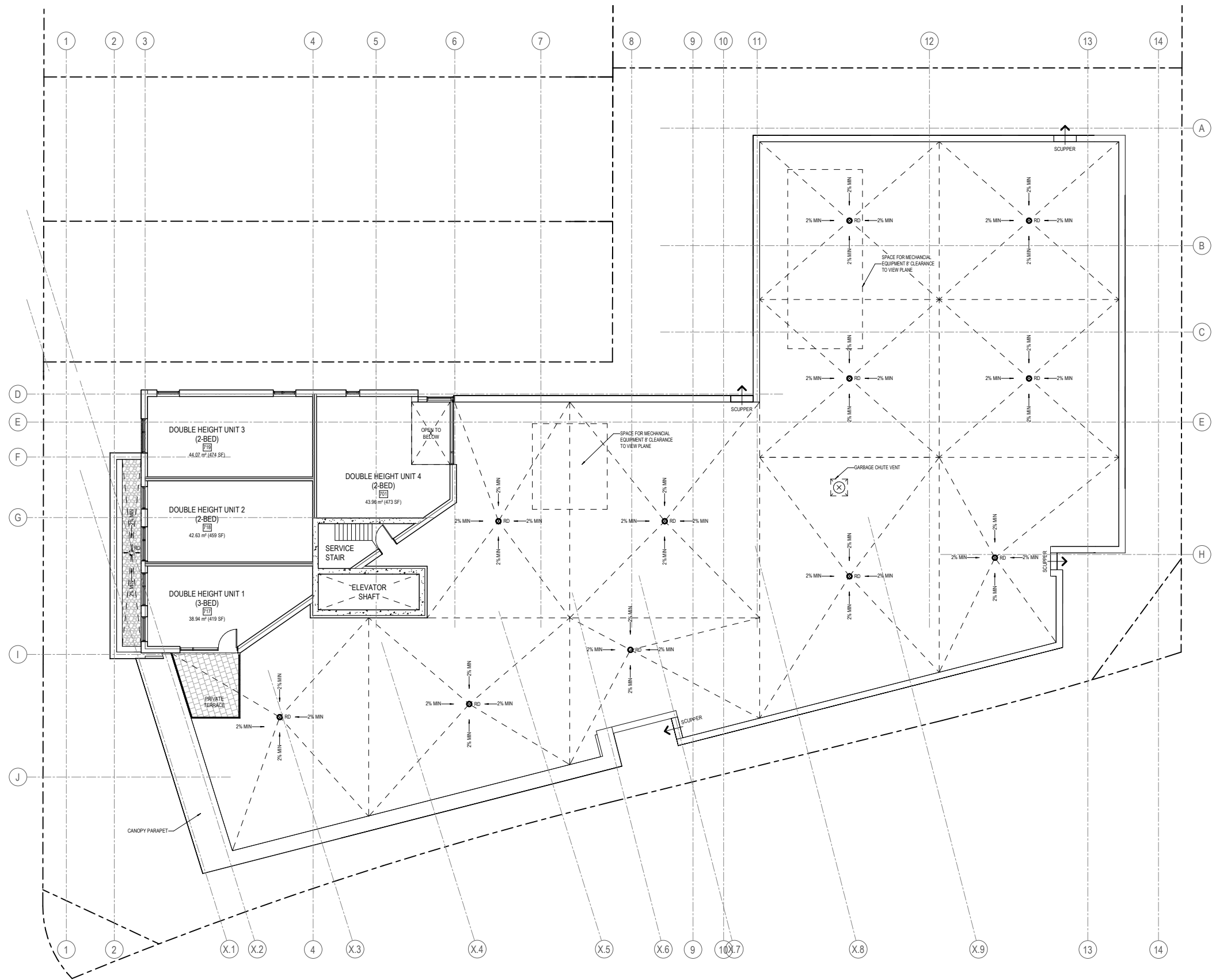
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47 BEECHWOOD AVENUE FLOOR PLAN - LEVEL 7

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47 BEECHWOOD AVENUE FLOOR PLAN - PENTHOUSE/ROOF PLAN

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LEGEND

- 1 Architectural Stone Masonry
- 2 Brick Masonry (Dark Red)
- 3 Brick Masonry (Black)

- 4 Aluminum Composite Panel (Dark Grey)
- 5 Aluminum Composite Panel (Anodized)

47 BEECHWOOD AVENUE BUILDING DESIGN - WEST ELEVATION

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LEGEND

- 1 Architectural Stone Masonry
- 2 Brick Masonry (Dark Red)
- 3 Brick Masonry (Black)

- 4 Aluminum Composite Panel (Dark Grey)
- 5 Aluminum Composite Panel (Anodized)



LEGEND

- 1 Architectural Stone Masonry
- 2 Brick Masonry (Dark Red)
- 3 Brick Masonry (Black)

- 4 Aluminum Composite Panel (Dark Grey)
- 5 Aluminum Composite Panel (Anodized)



LEGEND

- 1 Architectural Stone Masonry
- 2 Brick Masonry (Dark Red)
- 3 Brick Masonry (Black)

- 4 Aluminum Composite Panel (Dark Grey)
- 5 Aluminum Composite Panel (Anodized)

47 BEECHWOOD AVENUE BUILDING DESIGN - NORTH ELEVATION

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SUSTAINABILITY

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

- All parking is underground. By eliminating 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.



CLOSEUP OF SOUTH ELEVATION



VIEW OF PATIO ON CORNER OF BEECHWOOD & SPRINGFIELD



VIEW OF CENTER BREAK IN MASSING



HERITAGE

We understand the importance of preserving the historical context of a site while also creating a new structure that meets the needs of its users. We've consulted with the Beechwood Community Design Plan, and our design for this project carefully considers the historic details, materials, site, and setting of the property and neighbouring area.

Materiality

Materiality is a key aspect of our design approach. We have chosen classic materials such as white architectural stone and red brick masonry to fit into the surrounding context. These materials have been used in the area for generations, and we believe they will continue to stand the test of time. By using these materials, we can produce a building that not only respects the existing context but also adds to it.

Massing

Another important aspect of our design is the massing of the building. Rather than creating one monolithic mass, we have approached the project as a collection of structures. By breaking down the massing, and articulating the facade, we can create more opportunities for light and air to enter the building. We've also paid close attention to detailing, incorporating arches and covered entryways at key locations in the project such as commercial entrances. These arches are a reference to more traditional building forms like those found in the neighboring New Edinburgh Square.

Public Realm

In addition to the building itself, we are also improving the public realm through space making at grade. We have taken reference from the existing spaces between buildings on the site and the special quality they have (such as narrow patios between buildings and reappropriated parking lot areas) as well as other successful public patios in the vicinity (the patios at 2 Beechwood ave, and the Clocktower Brewpub). By creating new public spaces, we can enhance the quality of life for users and the community. These spaces will be designed to be welcoming and inviting, and we hope they will become a destination for both residents and visitors alike.

In summary, our design for this project carefully considers the historic context of the site and surrounding area. We have chosen classic materials, broken down the massing of the building, and created new public spaces that will enhance the quality of life for the community. We believe that our approach will create a building that not only respects the existing context but also adds to it in a



SEP 21 - 8:00 AM



SEP 21 - 10:00 AM

LEGEND

- Proposed Massing/Shadow
- As of Right Massing
- As of Right Shadow
- New Net Shadow
- Traditional Mainstreet
- 1. Communal Amenity Areas (School yard)
- 2. Communal Amenity Areas (Terrace)



47 BEECHWOOD AVENUE SHADOW ANALYSIS - SEP 21 - 8:00 AM / 10:00 AM

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SEP 21 - 12:00 PM



SEP 21 - 2:00 PM

LEGEND

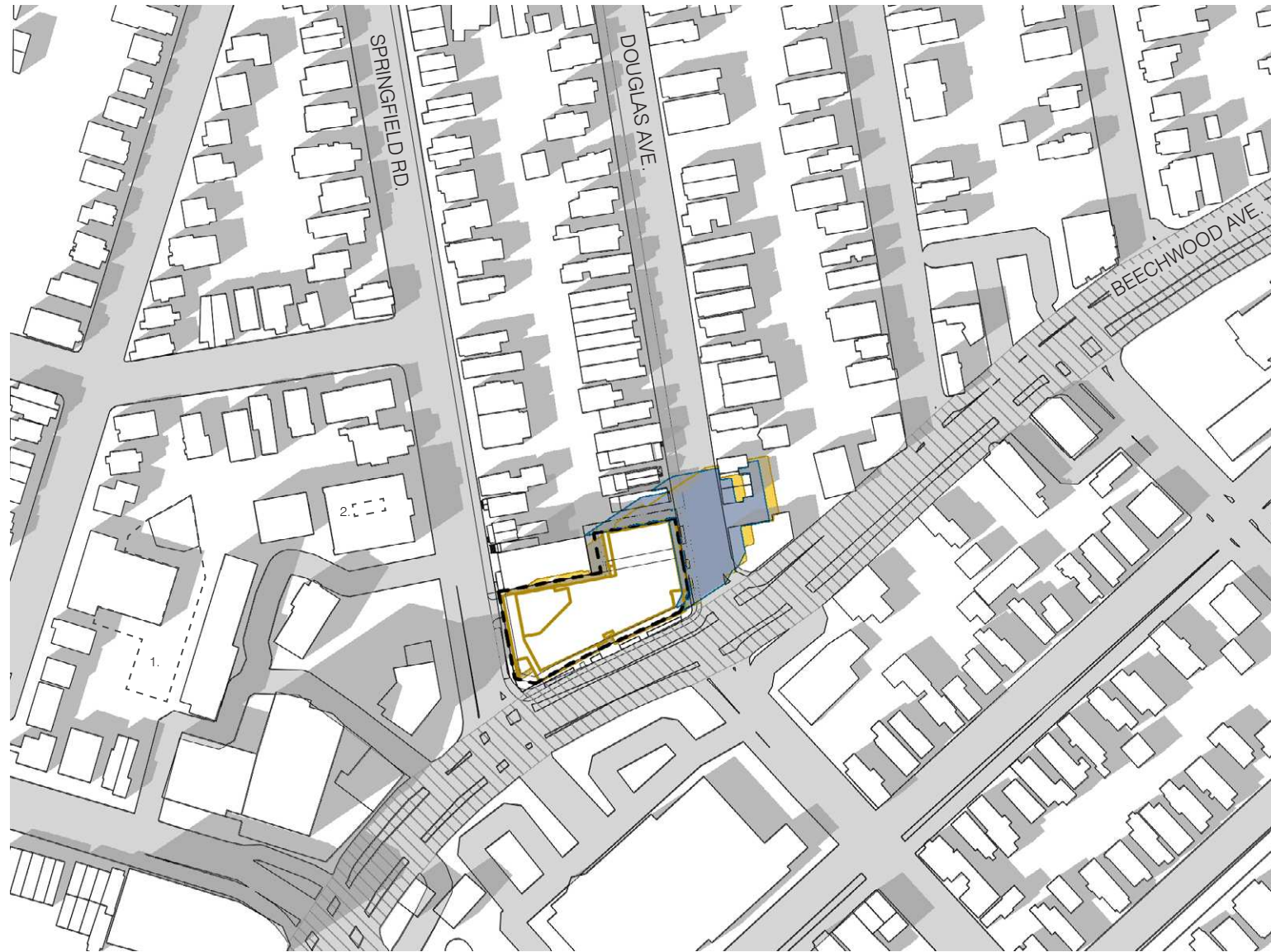
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47 BEECHWOOD AVENUE SHADOW ANALYSIS - SEP 21 - 12:00 PM / 2:00 PM

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SEP 21 - 4:00 PM



SEP 21 - 6:00 PM

LEGEND

-  Proposed Massing/Shadow
-  As of Right Massing
-  As of Right Shadow
-  New Net Shadow
-  Traditional Mainstreet
-  1. Communal Amenity Areas (School yard)
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




DEC 21 - 9:00 AM



DEC 21 - 11:00 AM

LEGEND

-  Proposed Massing/Shadow
-  As of Right Massing
-  As of Right Shadow
-  New Net Shadow
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47 BEECHWOOD AVENUE SHADOW ANALYSIS - DEC 21 - 9:00 AM / 11:00 AM

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




DEC 21 - 1:00 PM



DEC 21 - 3:00 PM

LEGEND

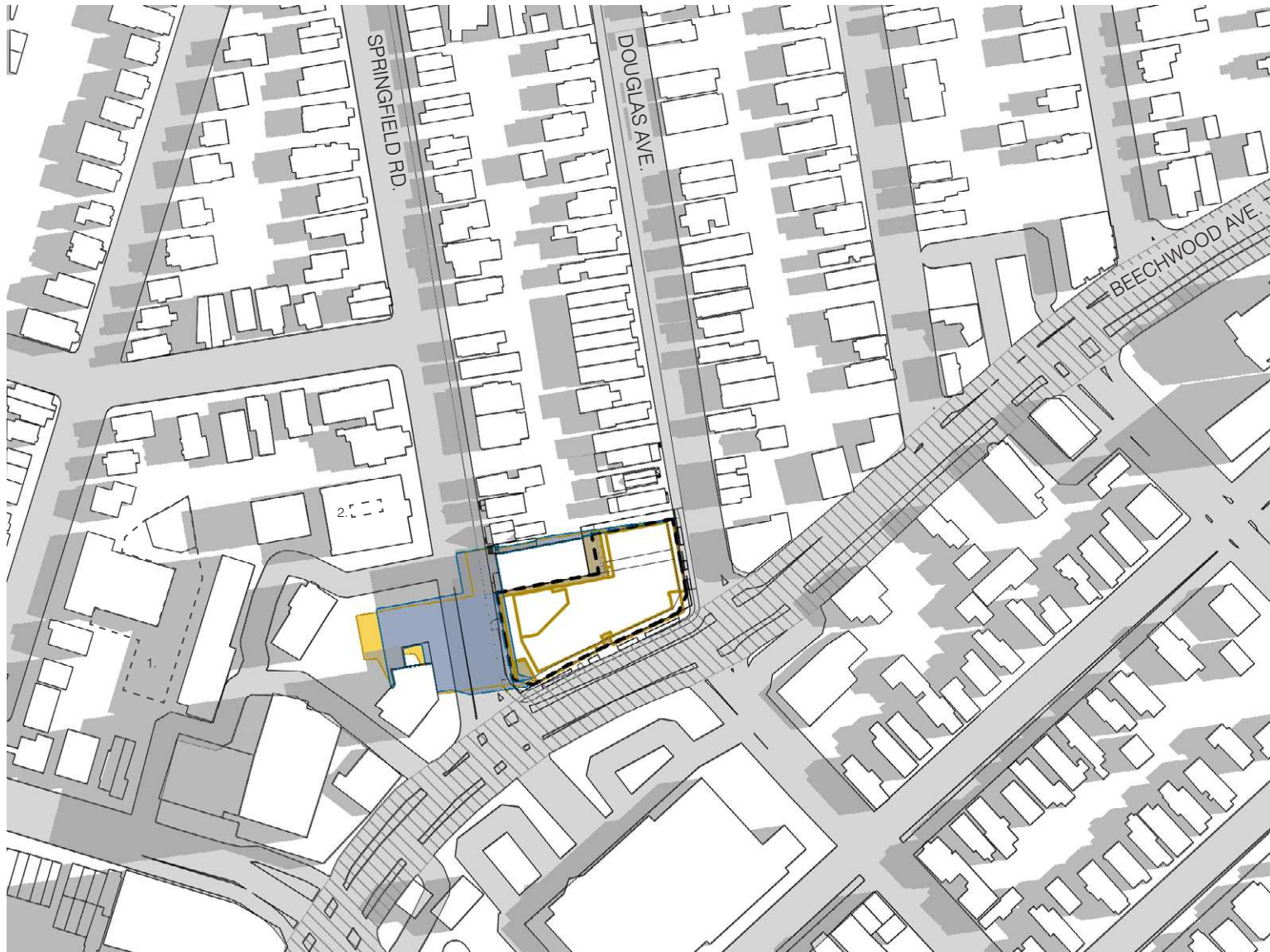
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47 BEECHWOOD AVENUE SHADOW ANALYSIS - DEC 21 - 1:00 PM / 3:00 PM

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JUN 21 - 8:00 AM



JUN 21 - 10:00 AM

- LEGEND**
- Proposed Massing/Shadow
 - As of Right Massing
 - As of Right Shadow
 - New Net Shadow
 - Traditional Mainstreet
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47 BEECHWOOD AVENUE SHADOW ANALYSIS - JUN 21 - 8:00 AM / 10:00 AM

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JUN 21 - 12:00 PM



JUN 21 - 2:00 PM

LEGEND

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47 BEECHWOOD AVENUE SHADOW ANALYSIS - JUN 21 - 12:00 PM / 2:00 PM

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




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