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HOBIN
ARCHITECTURE

327 Richmond Road | Design Brief

In response to the comments received following our design presentations to the councillor, public open house, informal UDRP and city of ottawa planning staff, we are excited to present a revised building footprint and massing which offers improvements of the overall building mass, courtyard concept and the main street sidewalk experience. The revised design includes a total project GFA of 178,949 sq.ft. This includes aprox 19,000 sq.ft of retail within the ground floor podium and a total NET residential area of 135,765 sq.ft. including 154 residential units on levels 2-9. This includes a range of unit types including studio, 1 bedroom, 1 bedroom +den, 2 bedroom, and 2 bedroom +den. A roof top amenity level is designed to include a total of 5,865 sq.ft of rooftop terrace and 2,385 sq.ft of interior amenity space. This proposal includes 2 levels of underground parking designed to accommodate 126 vehicular parking spaces and 92 bike parking spaces.

The newly revised design for a 9 storey mixed-used residential building offers an H-shape configuration that contrast the previous U-shape with a revised courtyard fronting Richmond road as well as a revised front wall alignment that takes advantage of its south facing orientation with an irregular stepped wall frontage along Richmond road that aims to enhance and improve the pedestrian experience along main street. The H-shape building footprint retains the previous stepped building profile along Churchill, Richmond and Winona above the 3rd and 7th floor. The building profile along the rear yard on Winona Avenue is also retained with its stepped 45 degree plane articulation to achieve a suitable transition down to the lower scale neighbourhood north of the property.

The site access for loading and garbage is accessible using a rear laneway access from Winona Ave. The rear laneway also enhances the private connection for pedestrians through from Winona and Churchill. Bikes, Move-in/out, garbage and loading services are organized from this rear laneway access to minimize impact on the main street.

The exterior elevations are designed with high quality materials such as brick masonry, aluminum siding, architectural metal panels and large modern windows. Contrating colours and textures help to articulate and breakdown the overall building mass.

Sustainable Design Statement of intent: The architect and client group continue to work closely with a team of consultant to assess any viable green/sustainable initiatives to help enhance the overall quality and marketability of the project.

Thank-you and we look forward to your feedback.

Yours truly,

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