

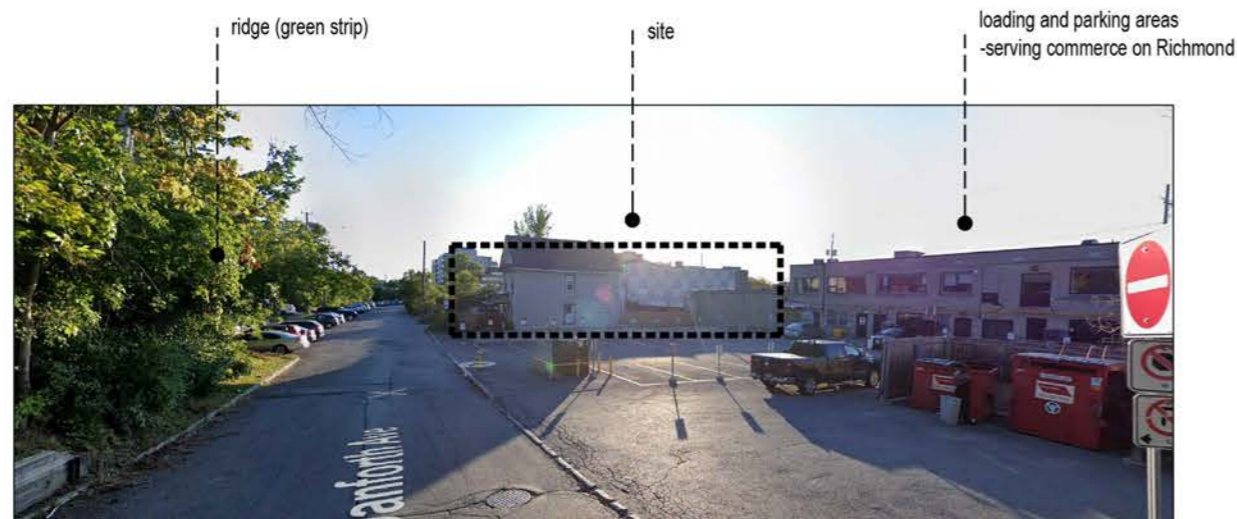
## 349 Danforth Avenue - 3 Storey Mixed Use Building Proposal - Design Brief

### Historical Context

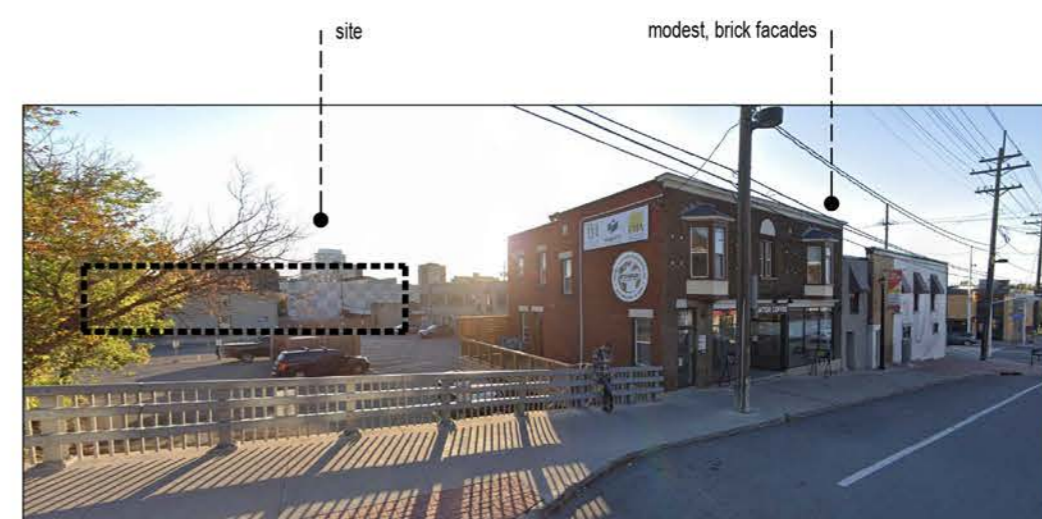
- early 19th century village suburb of Ottawa, previously named Skead's Mill after the large lumber mill in the area and as of 1900 named Westboro.
- middle class and blue collar workers from rail yards, lumber and paper mills
- the first electrical rail serviced between Ottawa and Westboro (along Byron Ave)

### Urban Context

- backs onto dense commercial strip of Richmond Street
- modest, low rise, brick buildings
- at ridge of topography change at bottom of Churchill Ave hill
- rear street, loading and parking side of block
- small, eco-friendly conscious business



rear lane of commercial strip - adjacent to green ridge



Churchill Ave - view down onto site

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Zone - TM H(24)

Required Front Yard Setback: min. 0m | **Provided: 0.11m**

Required Interior Side Yard Setback: 0m | **Provided: 0.1m**

Required Rear Yard Setback: 0m | **Provided: 0.38m**

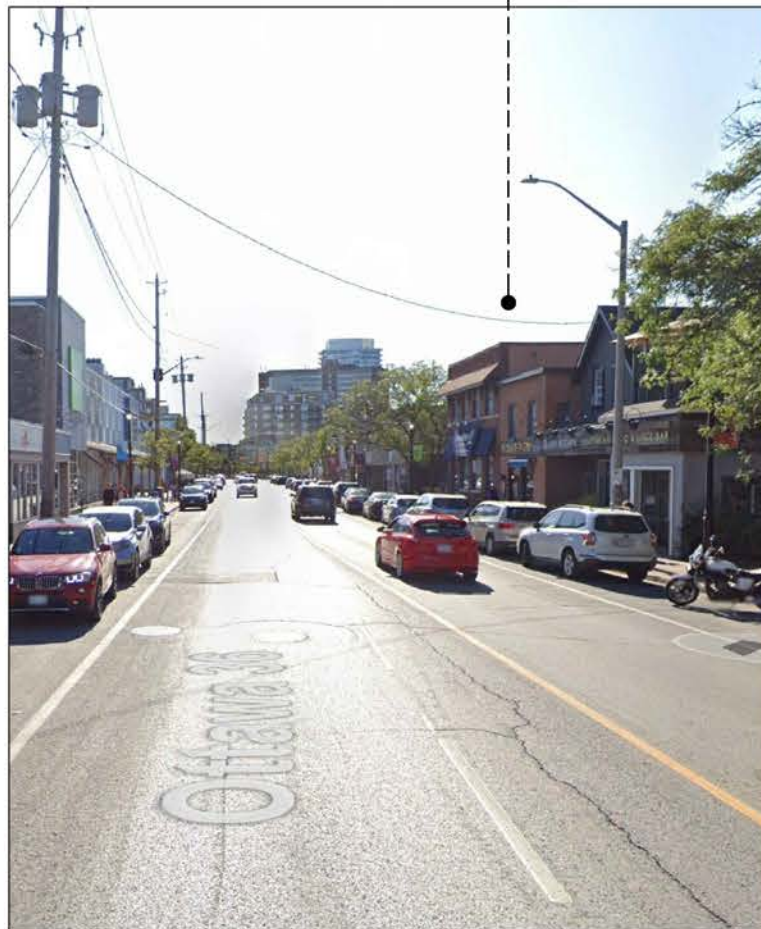
Required Building Height: max. 24m | **Provided: 11.35m**

Required Amenity Space: 78 sq.m | **Provided: 80 sq.m (roof terrace & balconies)**

Required Bicycle Parking: 7 | **Provided: 7**

Required Barrier Free Path of Travel: Entrance, Commercial Suite | **Provided: yes**

**RICHMOND STREET COMMERCE**  
- low rise, independent, eco-friendly

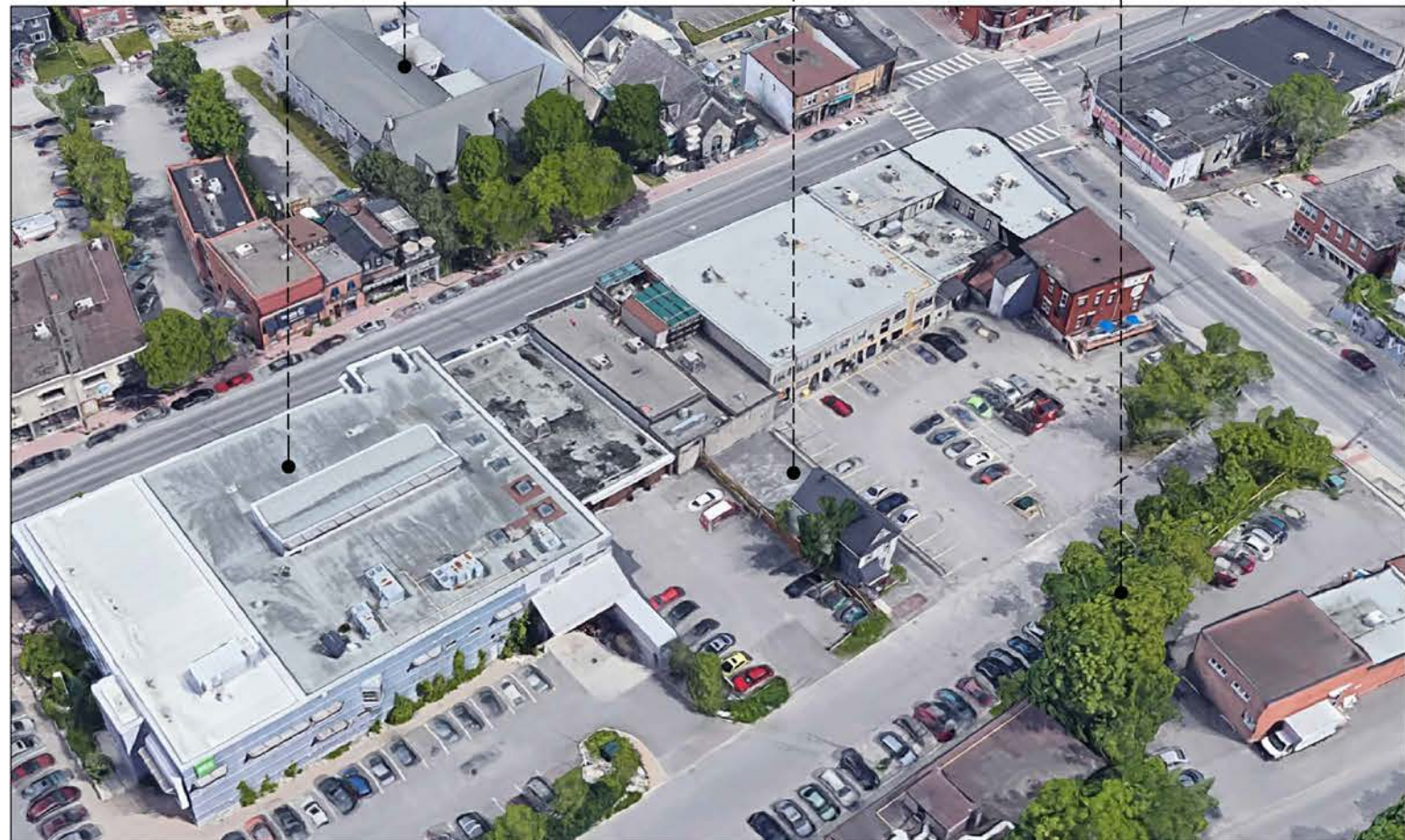


**MOUNTAIN EQUIPMENT CO-OP**  
- 3 storey, recycled materials

**ALL SAINTS**  
- anglican church

**SITE LOCATION**

**RIDGE**  
- overgrown, natural green space



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## Building in Site Context

- urban lane development onto back of commerce block, sustainable land use
- insertion into loading/parking areas, no sidewalk, up against ridge of greenery
- hidden (undiscovered) street

## Building Specifics

Proposed Building Area: 265 sq.m

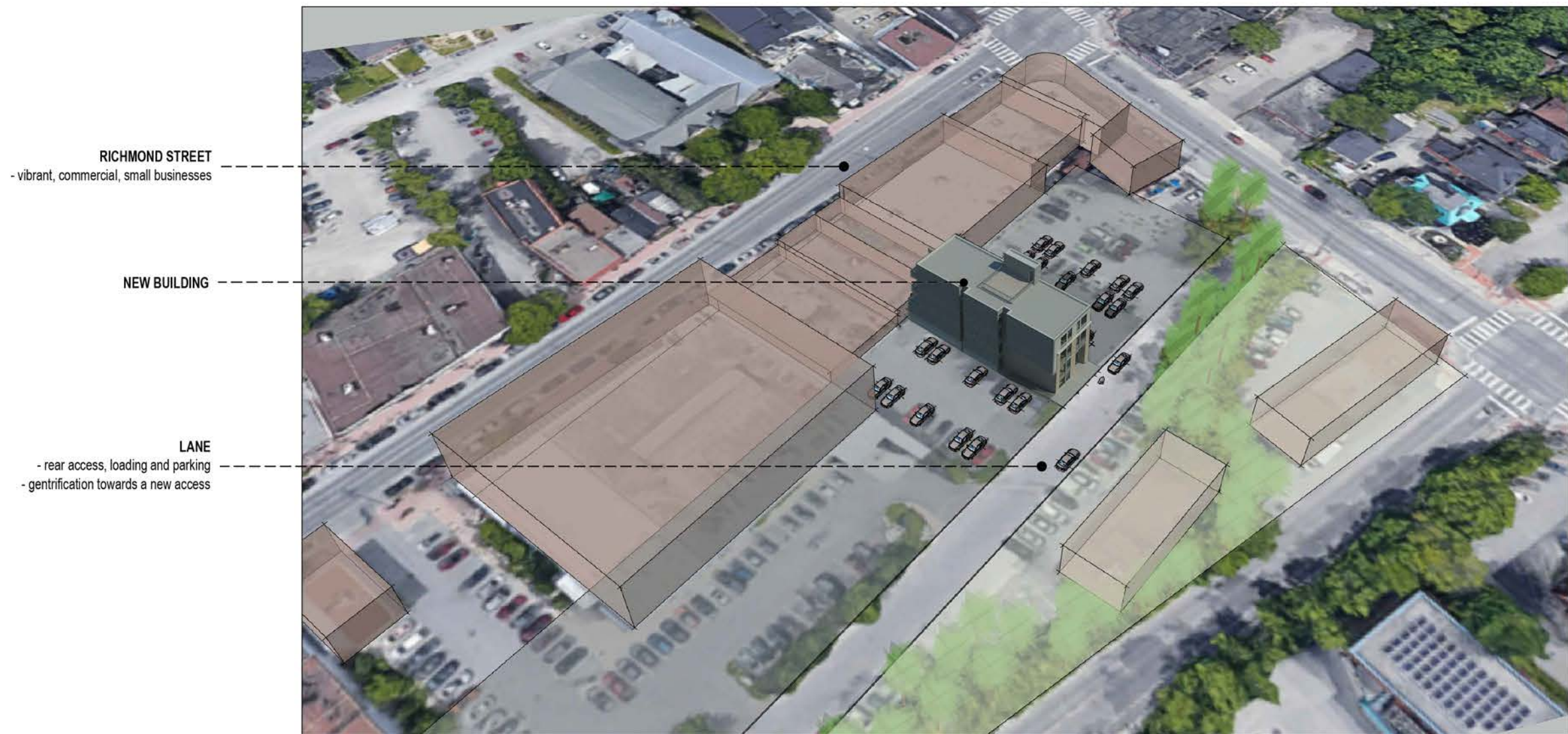
Proposed Dwelling Units: 13

Proposed Commercial Space: 141 sq.m

Total Floor Area: 1020 sq.m

Application of OBC: Part 9

Occupancy Type: C and D



## 349 Danforth Avenue - 3 Storey Mixed Use Building Proposal - Design Brief

### Massing and Architectural Language

- vertical separation between ground plane (parking, loading) and people space (looking, over, superior)
- hovering, wood (non-combustible) upper volume - speaking to view of treed, ridge and eco-friendly modesty
- solid metal, durable supporting base up against parking and loading use areas



approach from Churchill

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**AMENITY SPACE**  
- open to tenants, bbq, seating  
- 39 sq.m

**CLADDING**  
- noncombustible corrugated metal



south-west bird's eye view

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**UPPER FLOORS**  
- with views over existing single storey  
commerce buildings



overlooking roofs of Richmond street

**WINDOWS**  
- high to provide privacy from facing windows

**CLADDING**  
- corrugated metal cladding

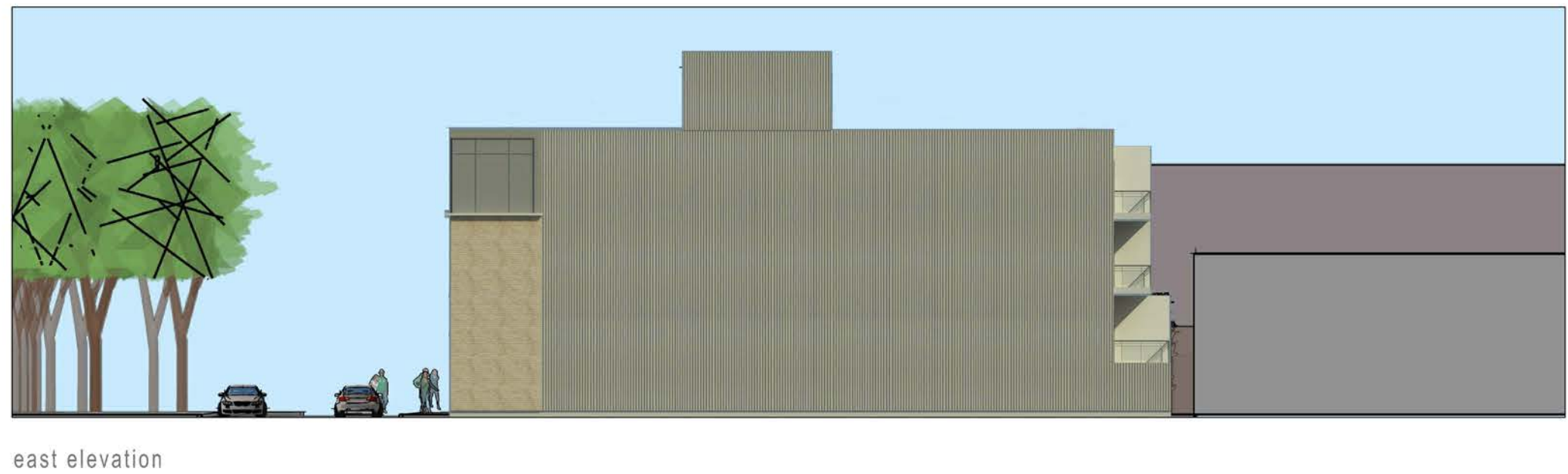
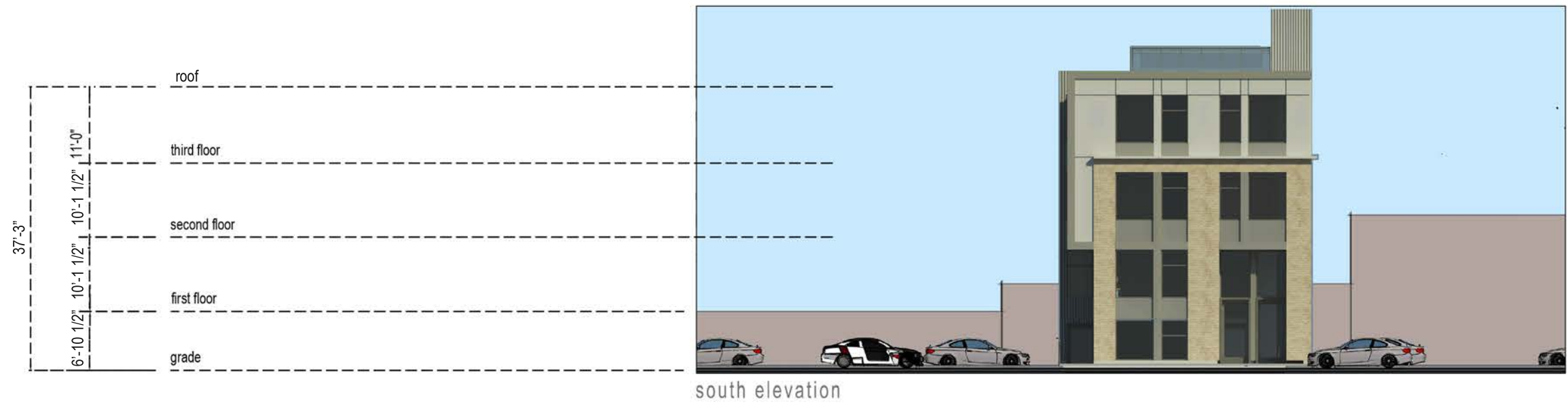
**CLADDING**  
- brick cladding

**RAMP**  
- 1:12 slope, utility access to garbage and bicycle room

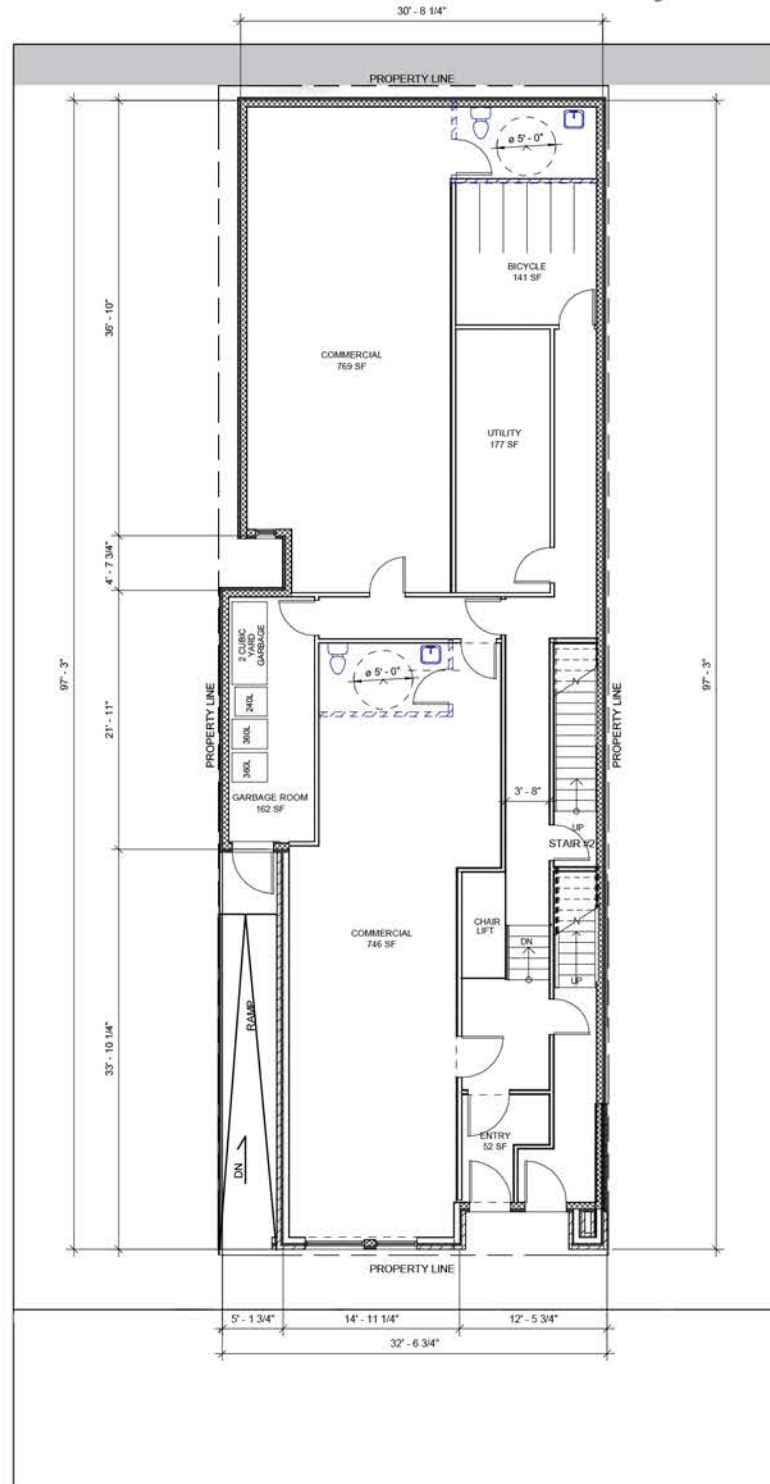


south-west view

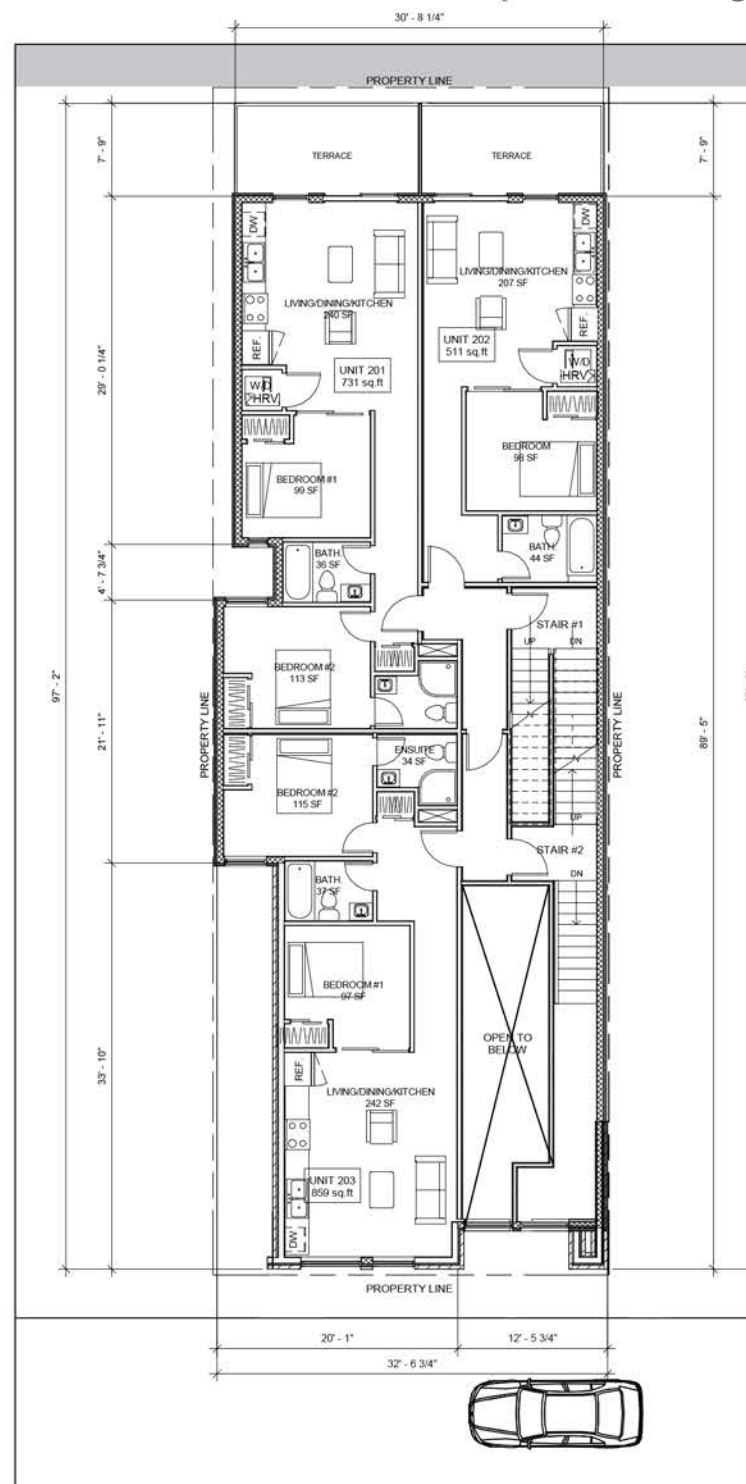
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# 349 Danforth Avenue - 3 Storey Residential with Commercial Proposal - Design Brief



basement

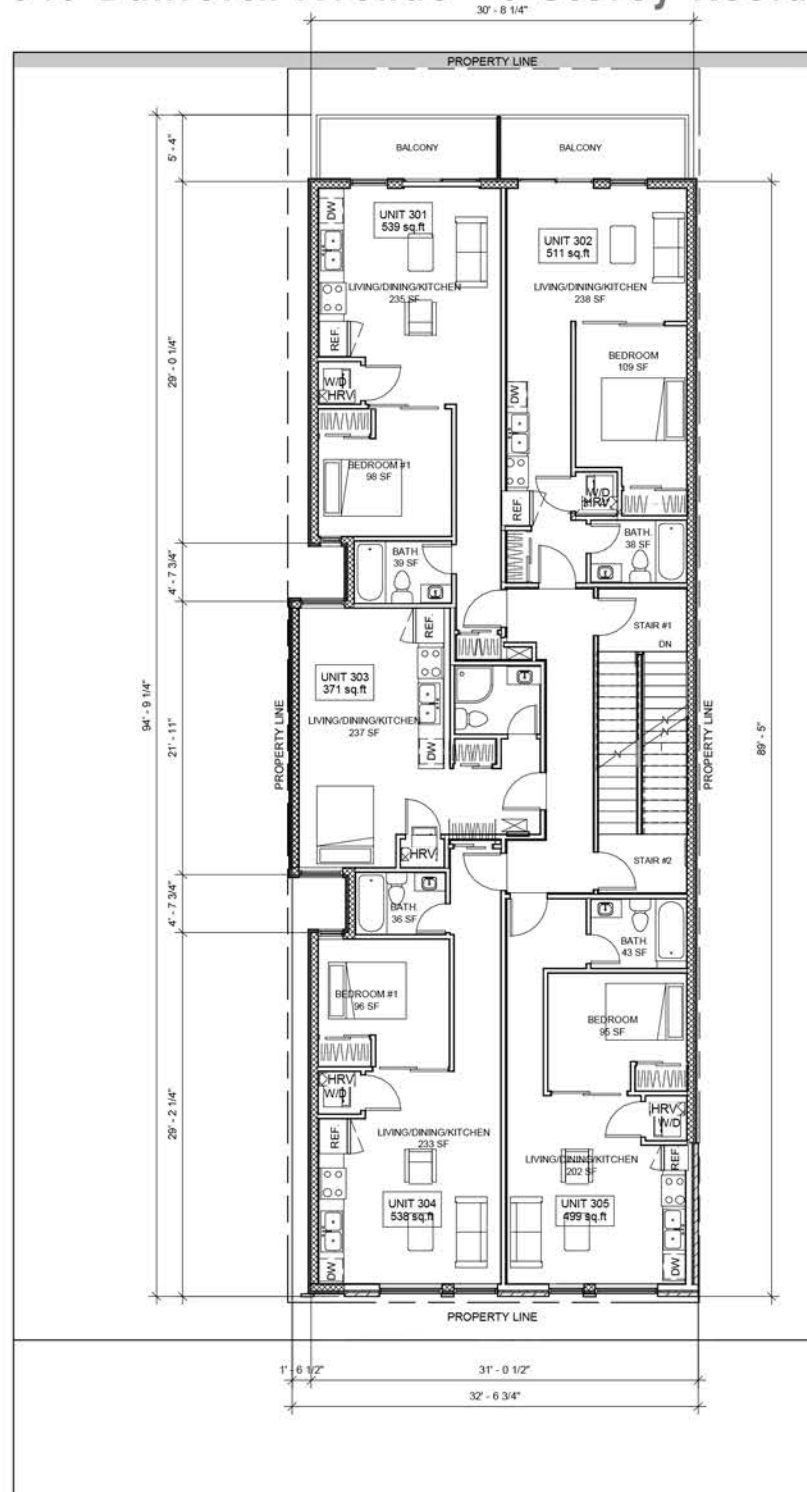


first floor

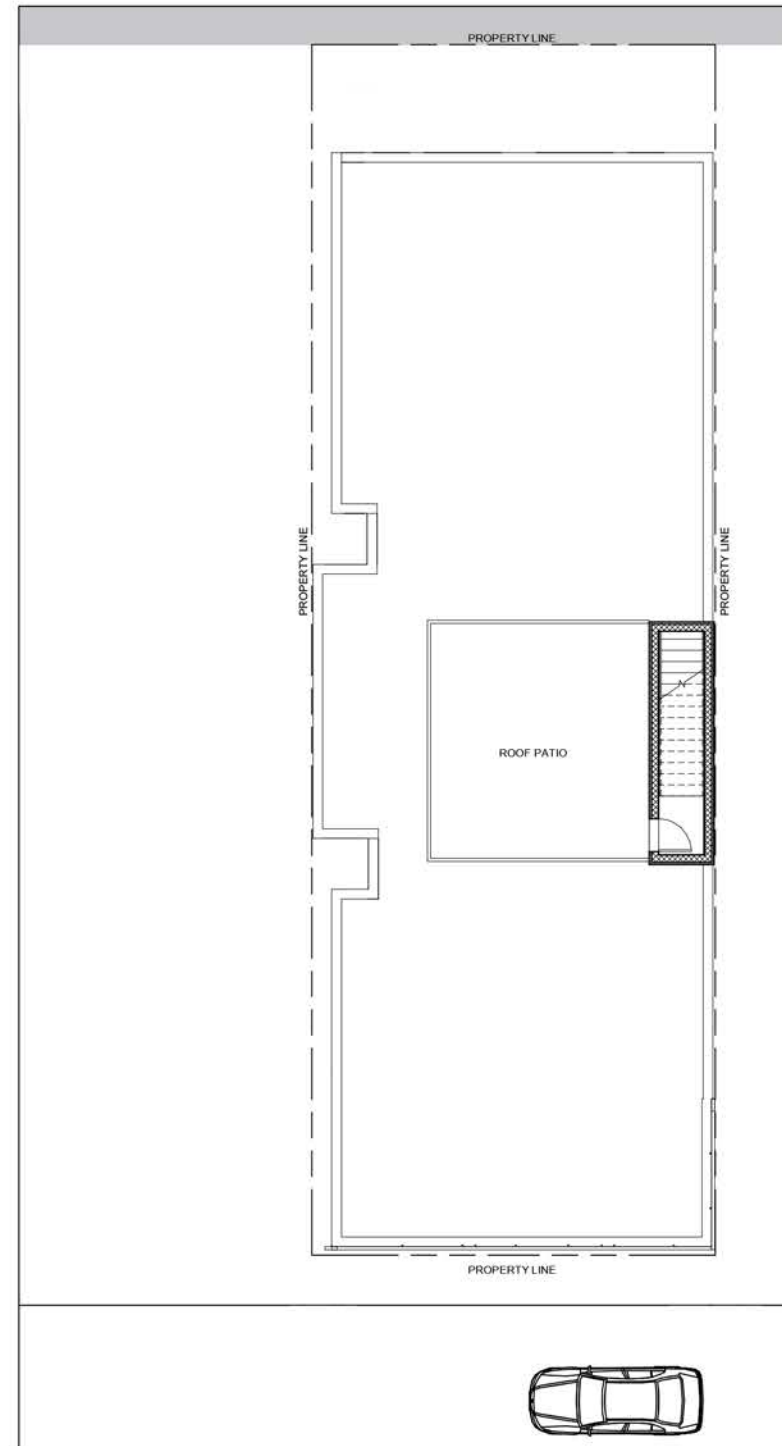




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second and third floor



roof plan