



100 Argyle Design Report December 07 2021



Aerial view of site (in yellow highlighted region) - The 100 Argyle site is bound by Catherine street and the 417 Hwy to the South and the Museum of Nature and it's adjacent parkland to the North. The Ottawa Police headquarters and Elgin Street are to the East.

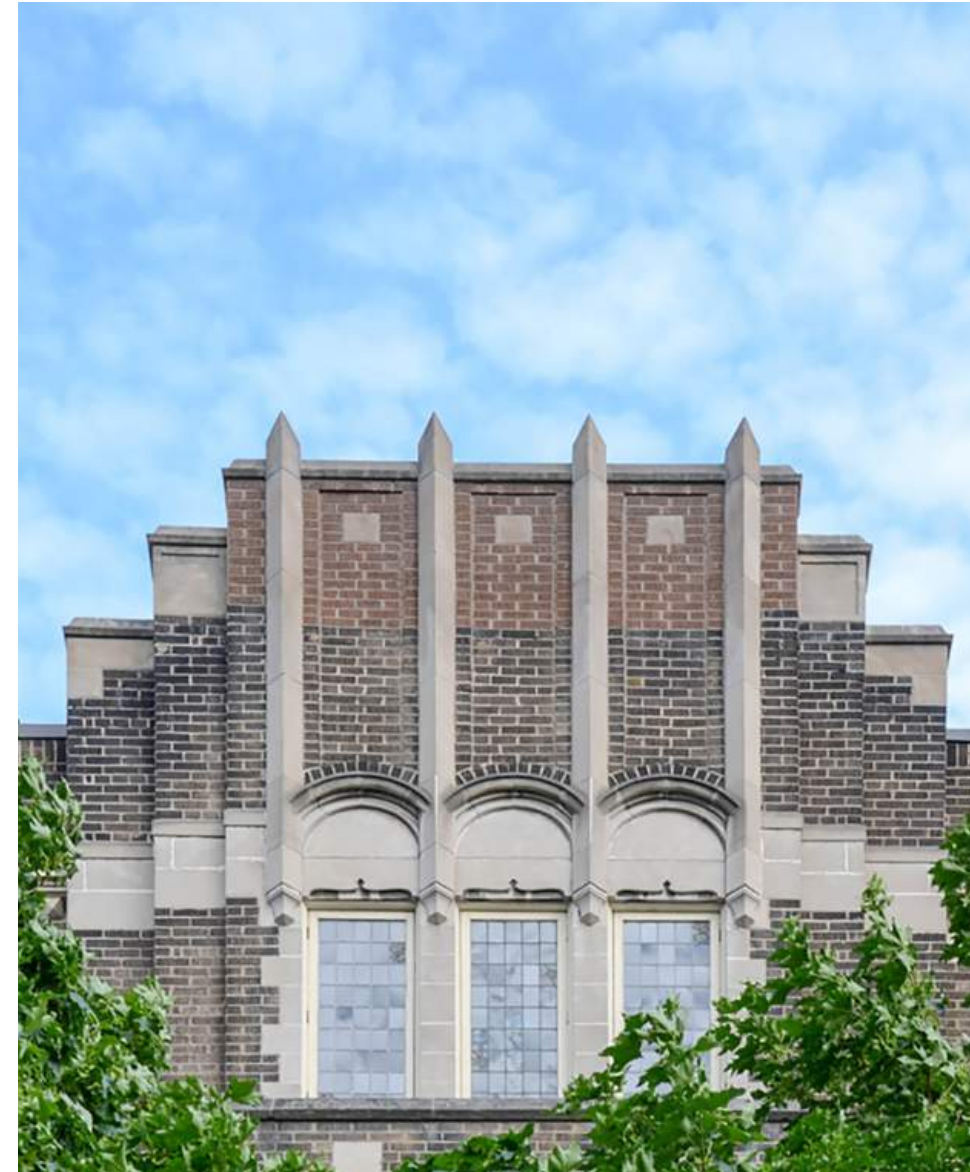
The Museum of Nature (Victoria Memorial Museum) - Erected in 1911 The architectural style is sometimes described as Scottish baronial. Architect David Ewart was sent to Britain to study the architecture of Hampton Court and Windsor Castle, which greatly influenced his design of this building.

A major renovation of all parts of the building, including the exhibits, began in 2004 and was completed in 2010, including a glass “lantern” taking the place of the original tower that was removed in 1915.



The Museum of Nature located directly North of the 100 Argyle site offers the project with excellent amenities and views. The renovated museum also represents an exquisite example of the blending of heritage and contemporary building design elements.

150 Argyle - Erected in 1929, it was designed in the Art Deco Stripped Classicism style of architect Cecil Burgess and builder Stewart Christie.



The 150 Argyle building is a strong local precedent for its materiality and craftsmanship.

Taken alone, tradition stagnates and modernity vaporizes. Taken together, modernity breathes life into tradition, and tradition responds by providing depth and gravity.” Octavio Paz., Nobel Lecture Dec 8, 1990

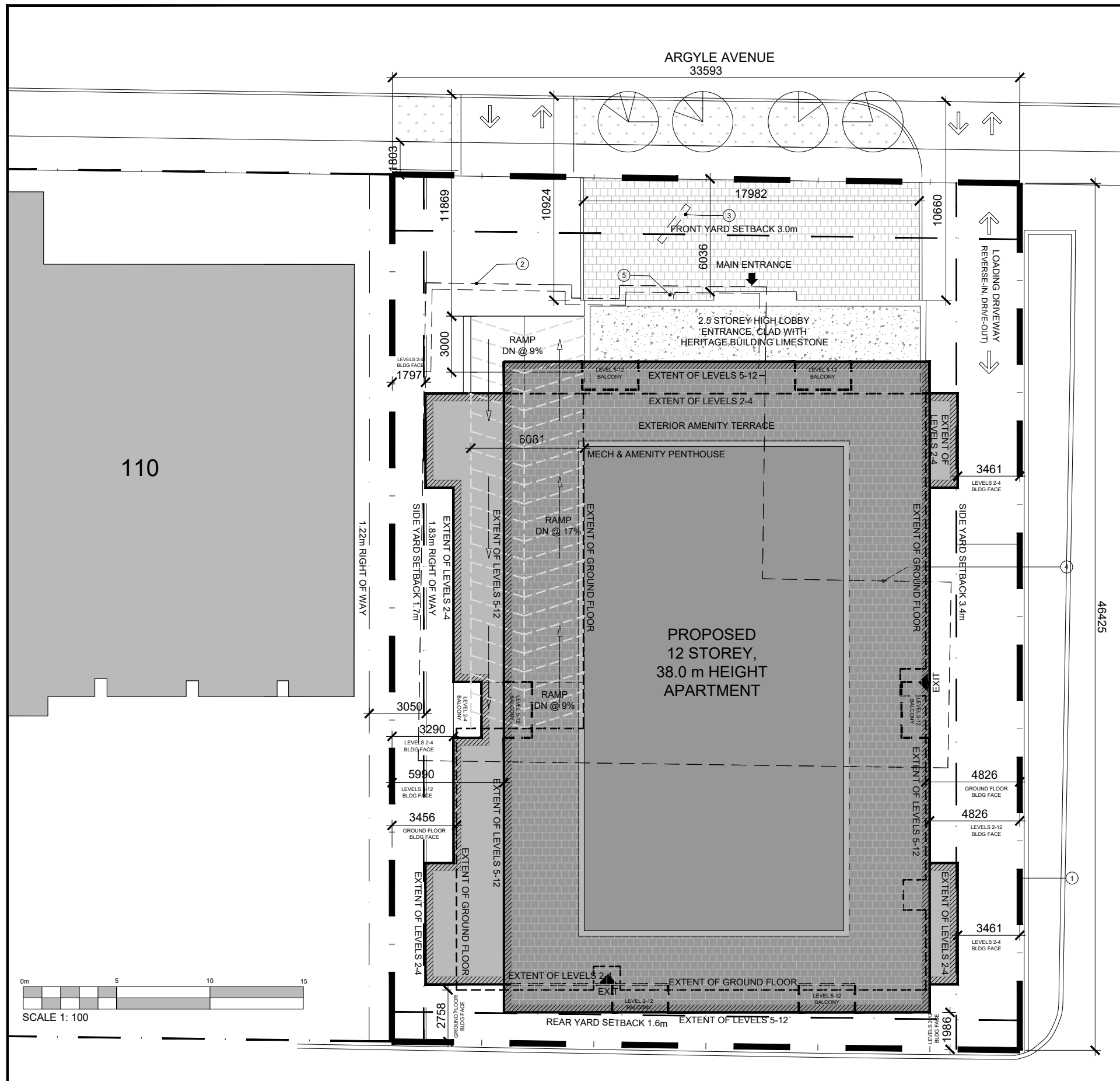


Similar to the above precedent project, the intent is to combine heritage elements from the existing building at 100 Argyle with the new building.

site plan



Figure Ground Analysis - reveals how over time the scale of buildings in the Museum of Nature precinct and in particular the Metcalfe street corridor have shifted from 2 to 3 storey detached family structures to larger multi-unit residential and institutional scale buildings.



IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
 ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
 THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
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THE PROPERTY BOUNDARY INFORMATION ON THIS SITE PLAN WAS DERIVED FROM THE SURVEY CONDUCTED BY ANNIS, O'SULLIVAN & VOLLEBEKK LTD DATED JULY 24, 2016.

SITE PLAN SYMBOLS

- PAVED SURFACE
- BALCONY / TERRACE
- ROOF BELOW
- TWO WAY VEHICLE CIRCULATION
- PRIMARY RESIDENTIAL ENTRANCE
- PROPERTY LINE
- BUILDING SETBACKS

PROJECT INFORMATION
 For 100 Argyle Avenue
 ZONING: GM5(6) FZ.0 H(18.5)
 SITE AREA: 1,554.6 sq. m. (16,734.3 sq. ft.)

| Performance Standards | Required | Provided |
|---|---|--|
| Building Height | 38.0 m max. | 38.0 m |
| Front Yard Setback | 3.0 m min. | 3.04 m |
| Interior Side Yard Setback (East) | 3.45 m min. | 3.40 m |
| Interior Side Yard Setback (West) | 1.70 m min. | 1.79 m |
| Rear Yard Setback | 1.6 m min. | 1.64 m |
| Landscape Area Width (Abutting a Street) | 3.64 m min. | 2.56 m |
| Landscape Area Width (Other Instances) | 0 m min. | 0 m |
| Amenity Space | 6 sq. m. x 123 units = 738 sq. m. | Ground Floor (Interior): 275 sq. m. Private Balconies: 267.5 sq. m. Rearhouse (Exterior): 264 sq. m. Total = 771.5 sq. m. |
| Minimum Vehicular Parking Spaces | 50 Residential (0.5 per unit after 12 less 10%) 11 Visitor (0.1 per unit after 12) | 50 11 61 Total |
| Minimum Accessible Vehicular Parking Spaces (Traffic and Parking By-law No. 2017-301 C) | 1 | 4 |
| Drive Aisle Width - Parking Lot | 6.7 m | N/A |
| Minimum Loading Spaces | 0 | 0 |
| Minimum Bicycle Parking Spaces | 62 Residential (0.5 per unit) | 70 (Interior) |
| Storage Lockers | 0 | 73 |

- DRAWING NOTES**
- PROPERTY LINE
 - OUTLINE OF EXISTING BUILDING (HERITAGE FACADE TO BE REINSTATED EAST)
 - EXISTING SIGN (TO BE REMOVED)
 - REAR PORTION OF EXISTING BUILDING TO BE REMOVED
 - SIAMSE CONNECTION

Building Statistics

| Construction Area | Gross Floor Area (City of Ottawa Zoning By-law Definition) |
|-------------------------------------|--|
| Parking Levels | 0 sq. m. / 0 sq. ft. |
| Ground Level | 0 sq. m. / 0 sq. ft. |
| 2nd Level | 934.6 sq. m. / 8,983 sq. ft. |
| 3rd - 4th Level (2 x 747.4 sq. m.) | 1,494.8 sq. m. / 16,090 sq. ft. |
| 5th - 12th Level (8 x 666.4 sq. m.) | 5,331.2 sq. m. / 57,296 sq. ft. |
| Penthouse Level | 0 sq. m. / 0 sq. ft. |
| Total (above grade) | 7,762.6 sq. m. / 82,371 sq. ft. |

REVISIONS

| No. | DESCRIPTION | DATE |
|-----|----------------------------|------------|
| 1 | ISSUED FOR INTERNAL REVIEW | Nov.02.21 |
| 1 | ISSUED FOR INTERNAL REVIEW | July.22.21 |
| 1 | SPC SUBMISSION | July.21.21 |

Unit Statistics

| | |
|-----------------|------------|
| 1 Bedroom | 52 |
| 1 Bedroom + Den | 34 |
| 2 Bedroom | 11 |
| Studio | 26 |
| Total | 123 |

ARCHITECT SEAL: [Signature]

NORTH ARROW: [North Arrow]

CLIENT: COLONNADE BRIDGEPORT
 Property Investment & Management

ARCHITECT: rla/architecture
 56 Beech Street, Ottawa, Ontario K1S 3J4
 1.613.724.9932 1.613.724.1209 www.rodericklahay.ca

PROJECT TITLE: 100 ARGYLE AVENUE

OTTAWA ONTARIO

SHEET TITLE: SITE PLAN

CIVIL ENGINEER

LEGAL DESCRIPTION
 TOPOGRAPHICAL PLAN OF
 LOT 3 & PART OF LOT 4
 REGISTERED PLAN NO.30
 CITY OF OTTAWA
 Prepared by Annis, O'Sullivan, Vollebakk Ltd.

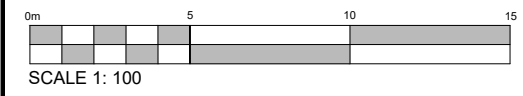
LANDSCAPE ARCHITECT

PROJECT DEVELOPER
Colonnade BridgePort
 Tel.: (613) 225-8118
 E-Mail: bmartell@colonnadebridgeport.ca

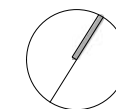
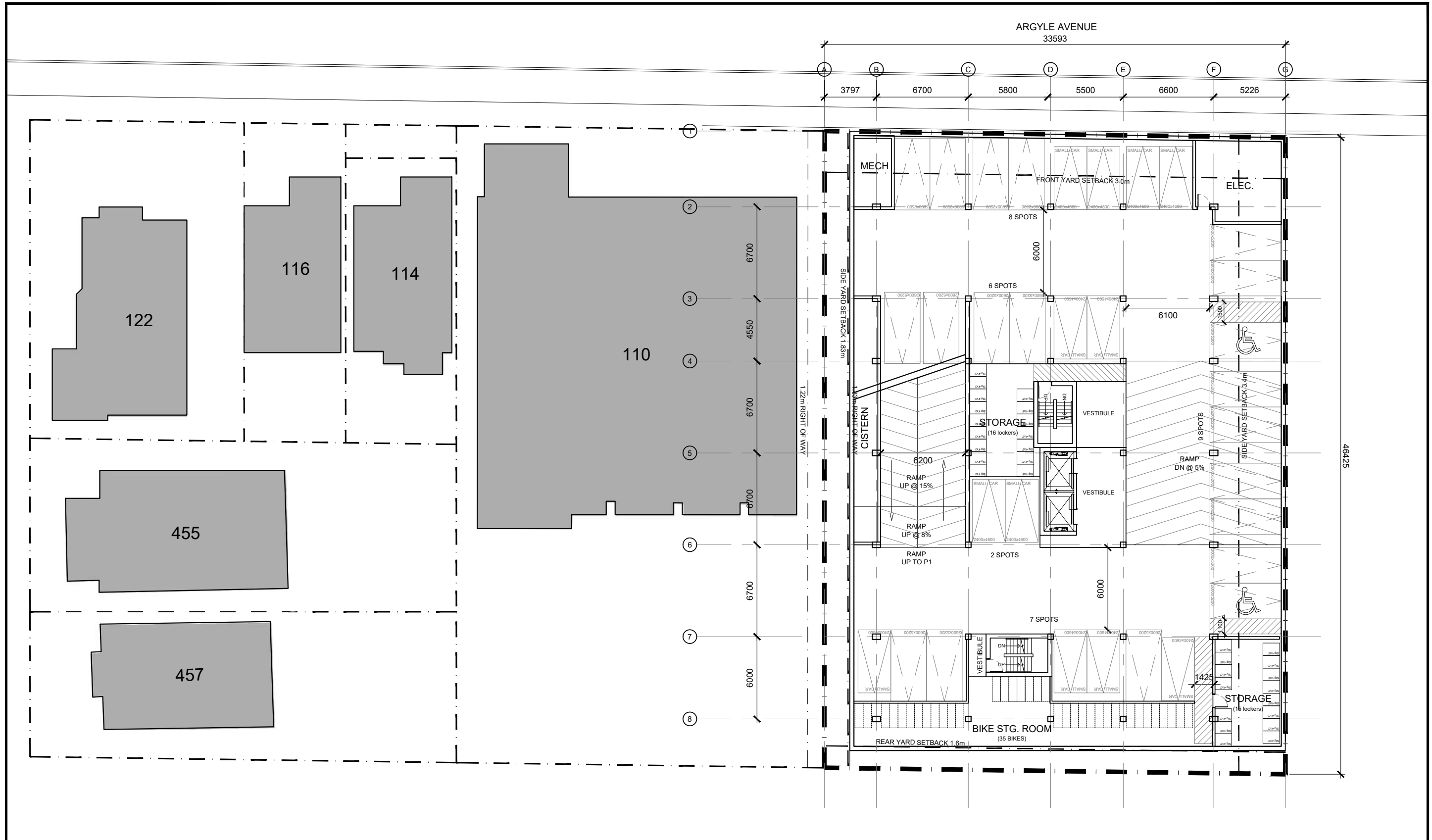
SURVEYOR
Annis, O'Sullivan, Vollebakk Ltd.
 14 Concourse Gate, Suite 500
 Nepean, ON Canada, K2E 7S6
 Tel.: (613) 727-0850

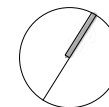
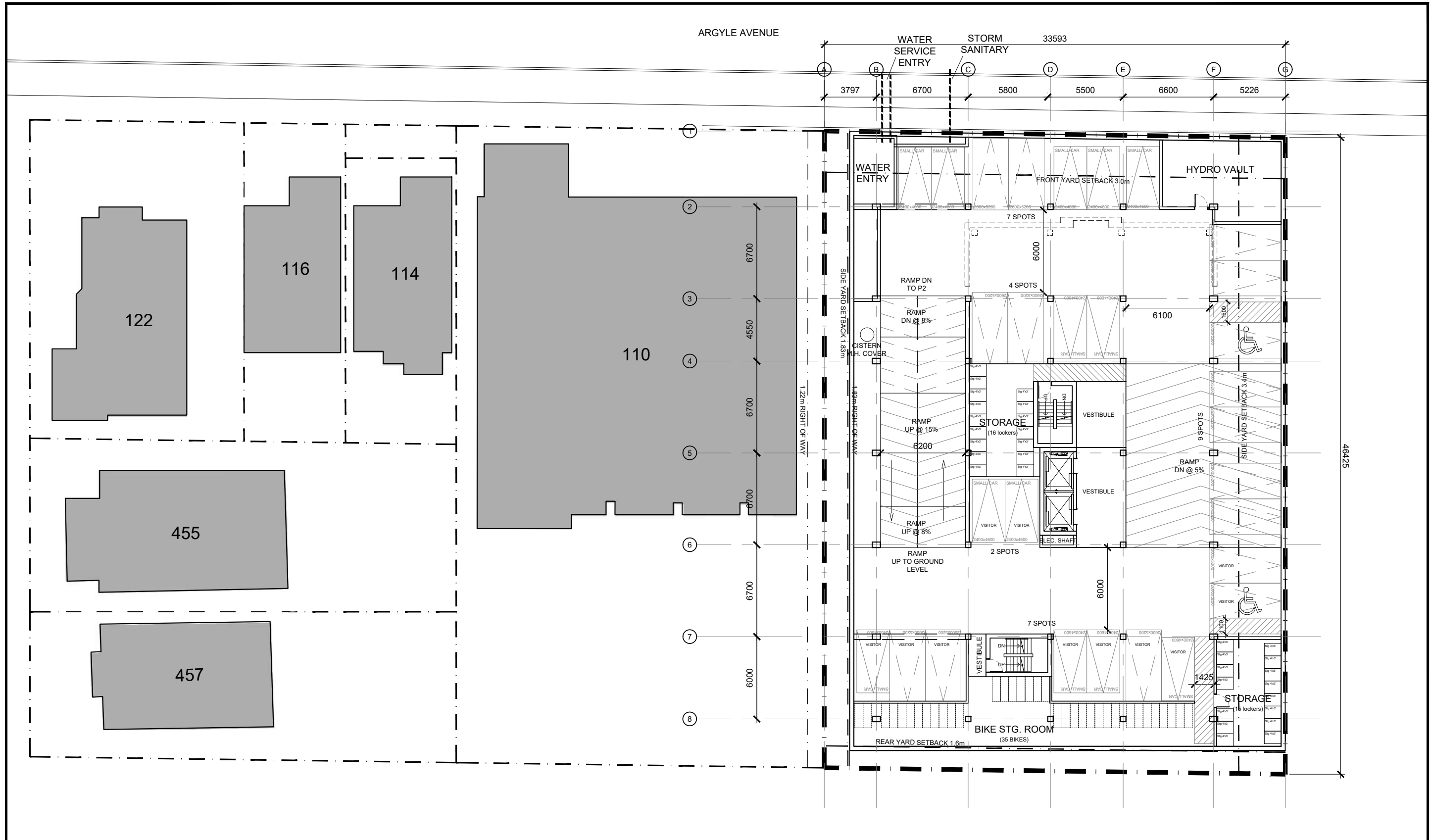
URBAN PLANNER
FoTenn Consultants Inc.
 223 McLeod Street
 Ottawa, ON Canada, K2P 0Z8
 Tel.: (613) 730-5709
 Fax: (613) 730-1136
 E-Mail: alain@fotenn.com,
 tremblay@fotenn.com

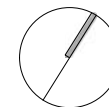
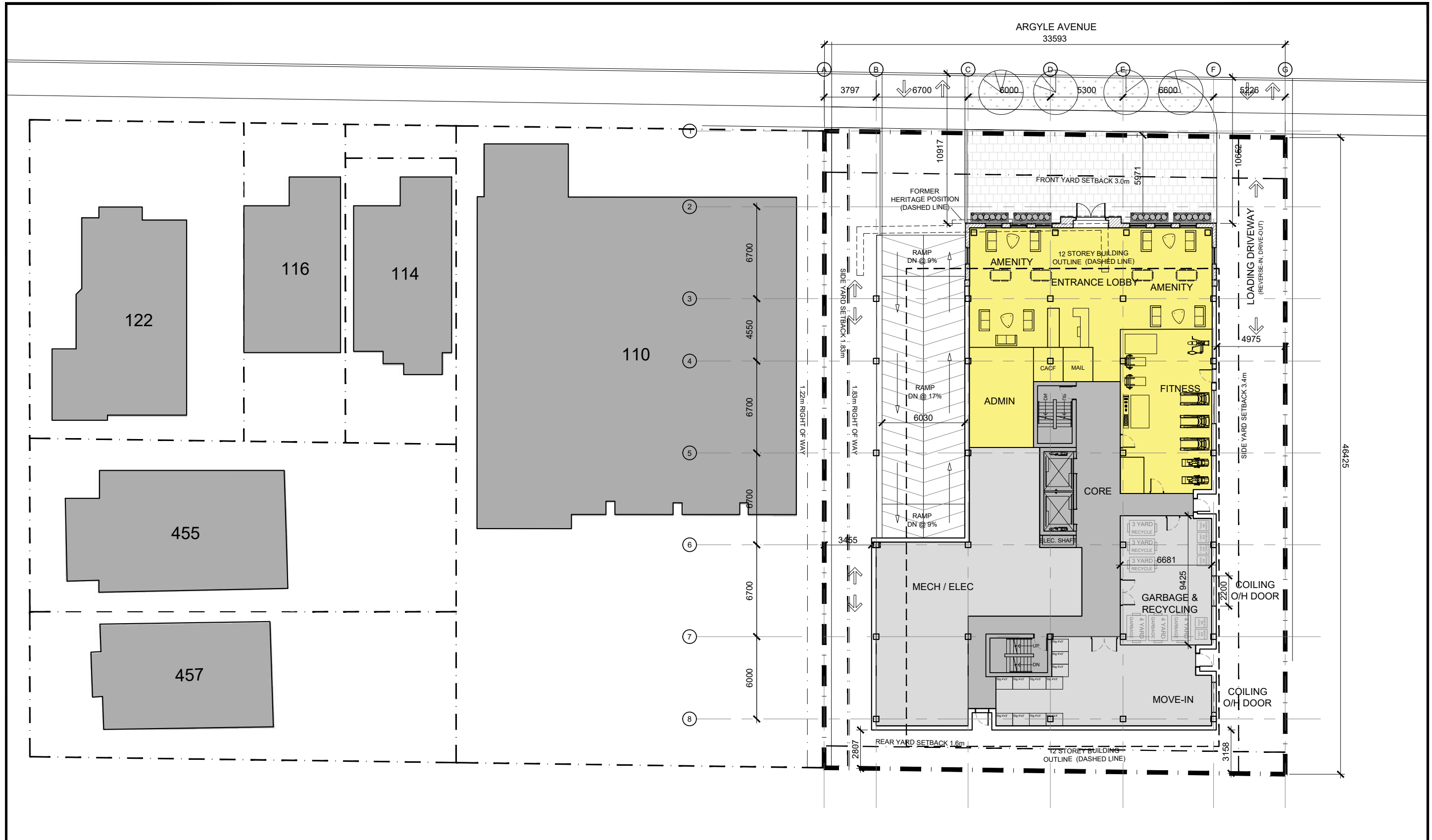
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| DRAWN: RLA | CHECKED: RLA |
| SCALE: AS SHOWN | SHEET No. A100 |
| PROJECT No. 1720 | |

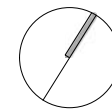
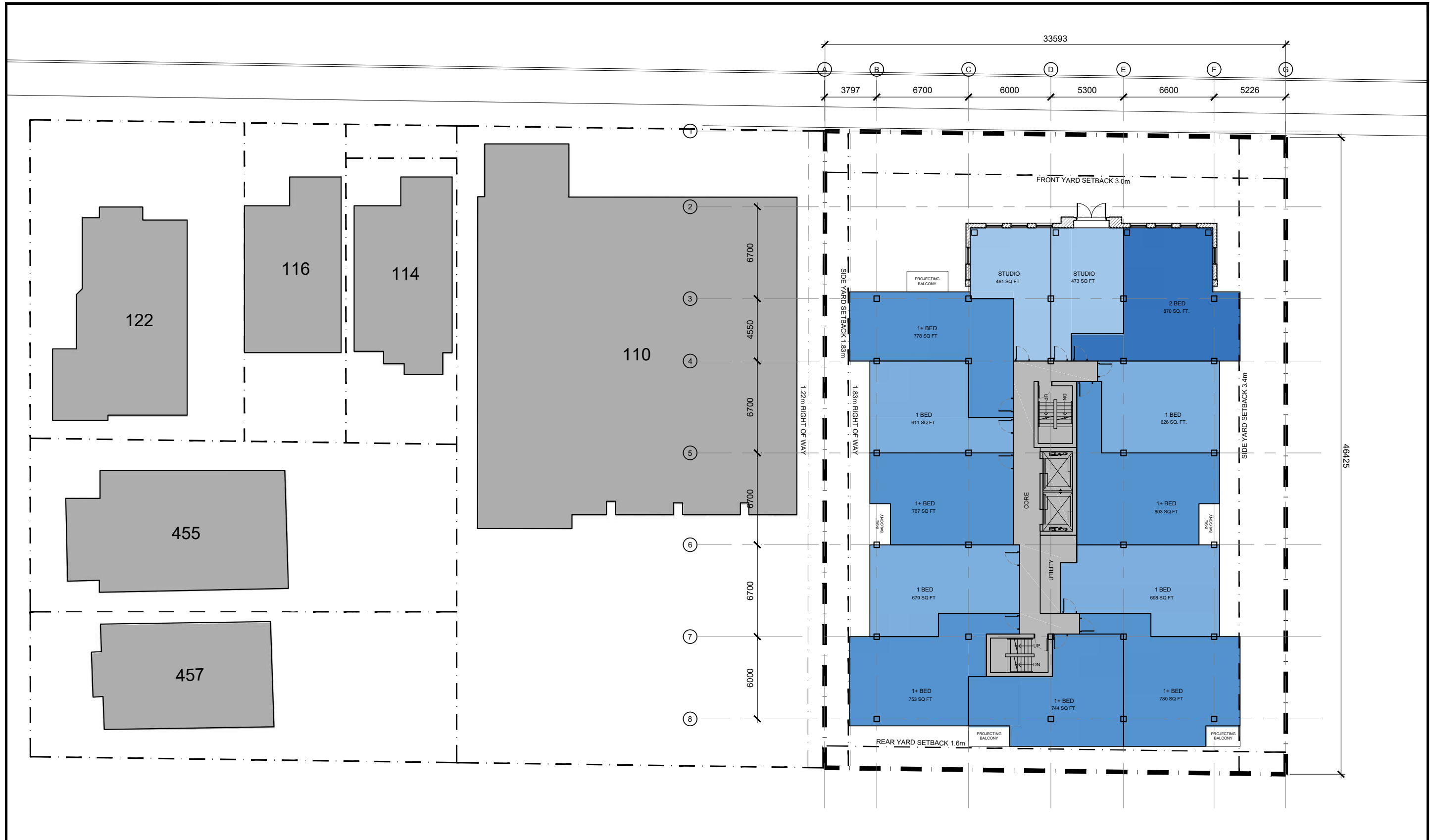


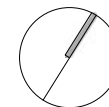
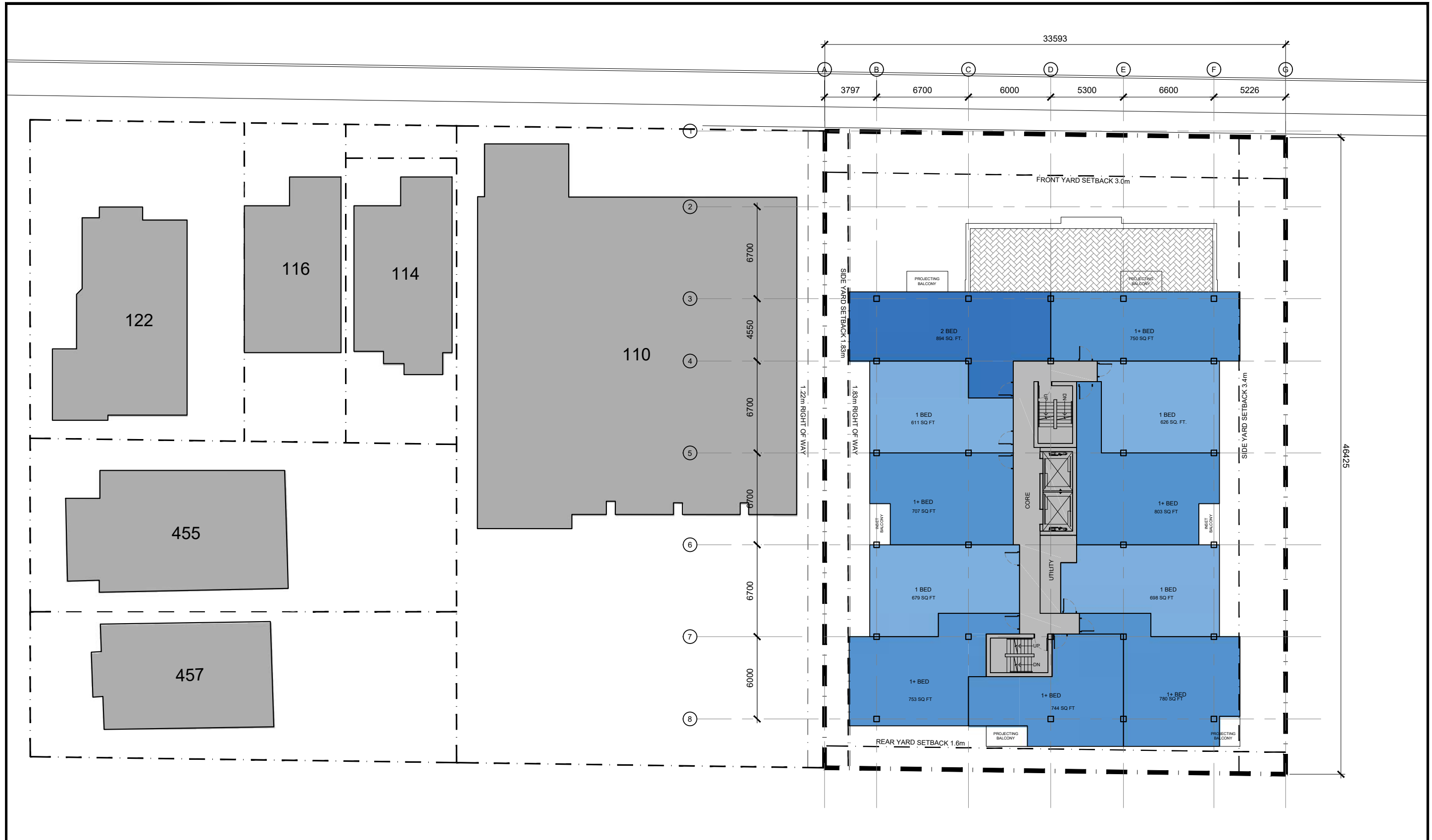
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 PLOT DATE: Tuesday, November 16, 2021
 D07-12-21-130

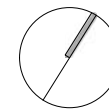


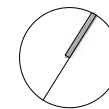
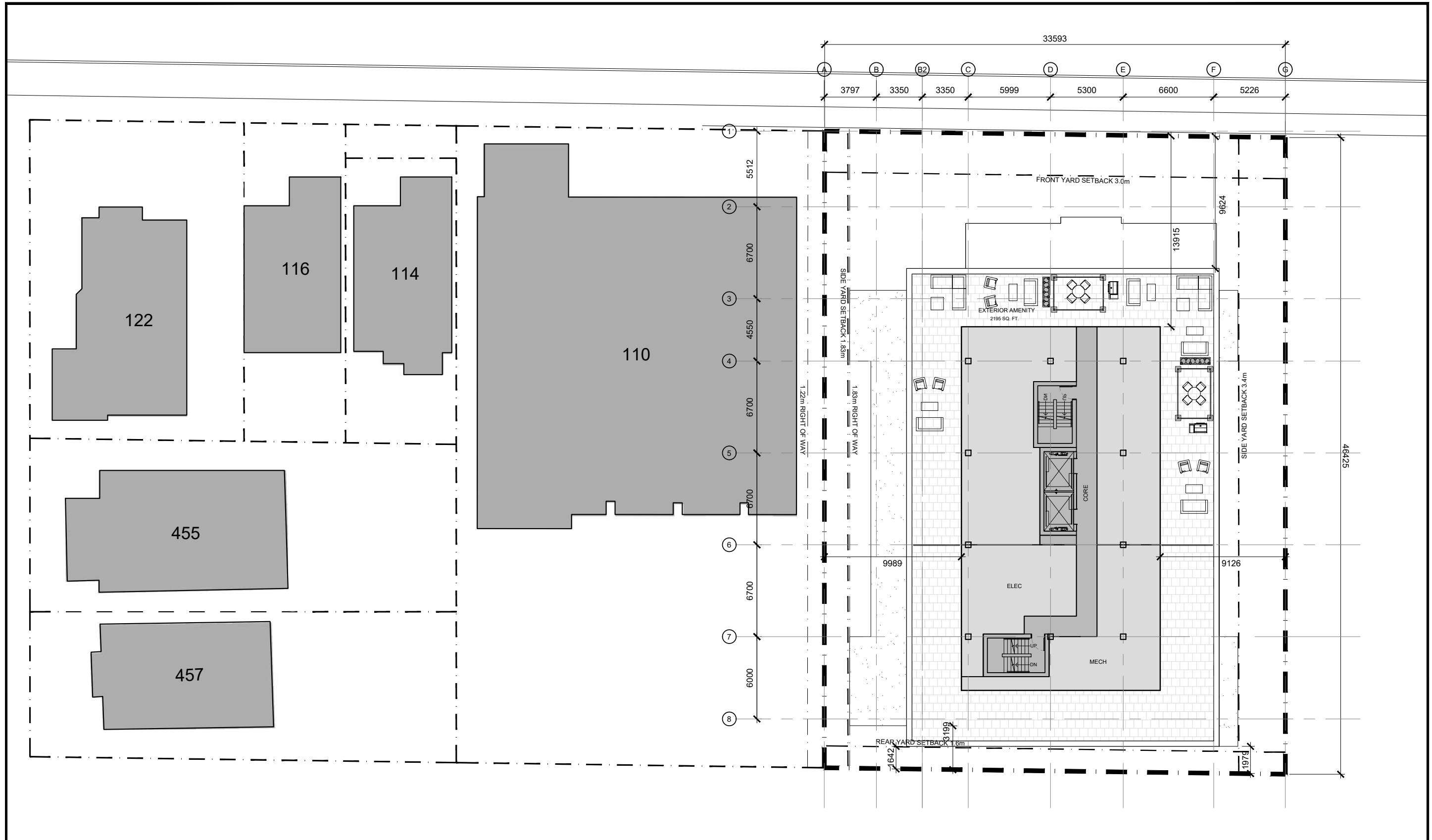


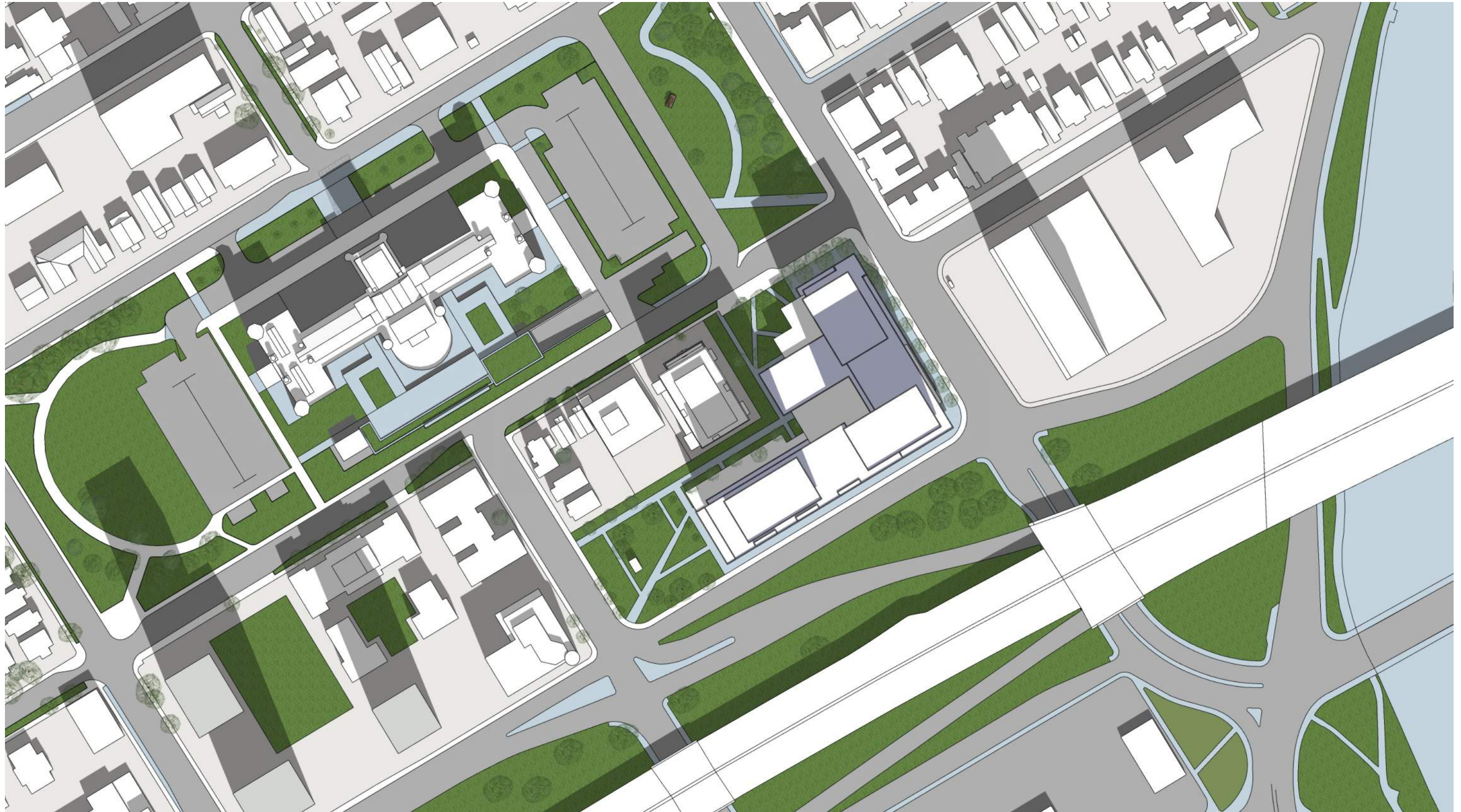








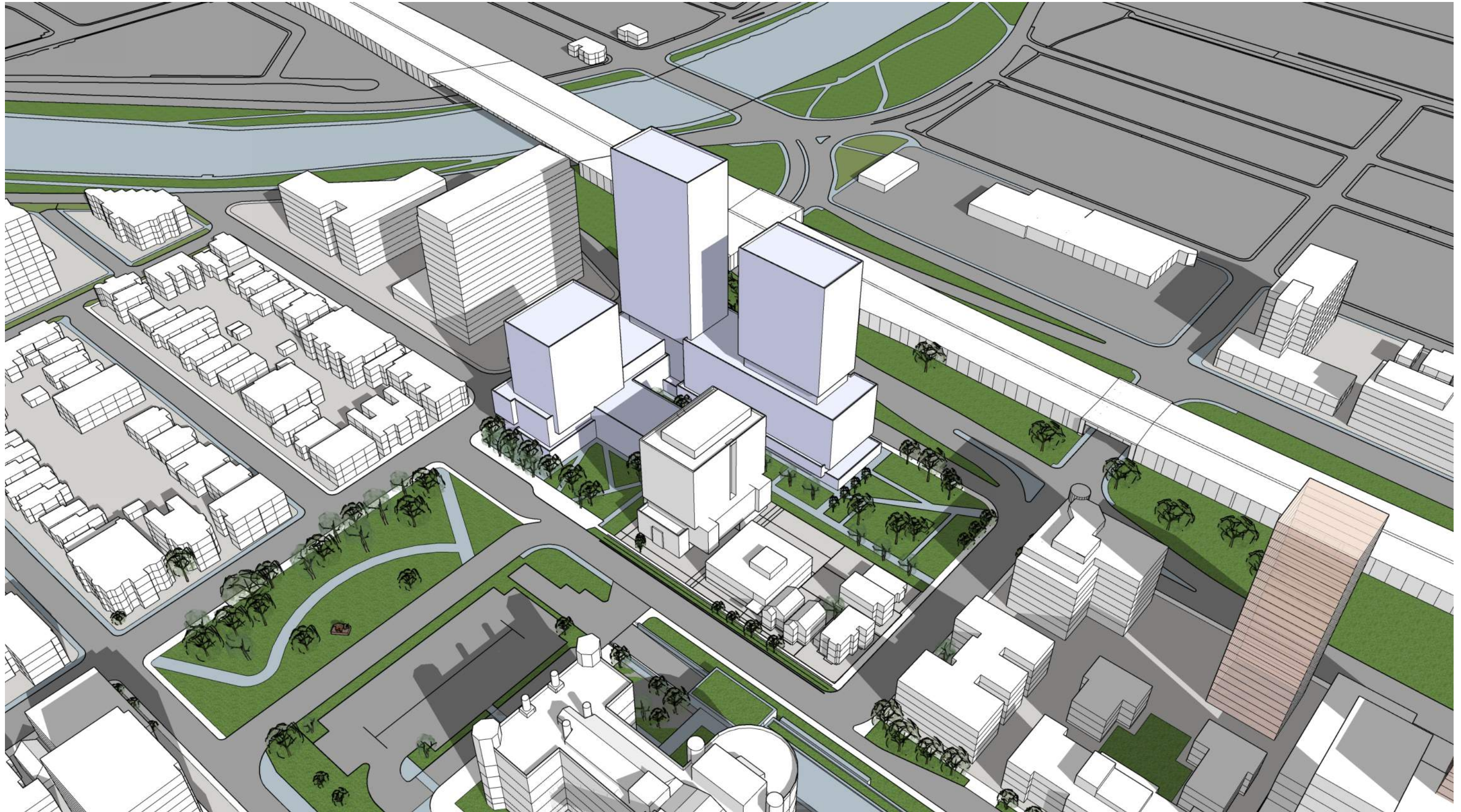




The Massing Model demonstrates the compatibility of the newly developed proposed 12-storey project with the Museum of Nature, and the projected context study of Argyle, Elgin and Catherine streets (shown in blue). The transition in height and scale from Catherine Street (30 storeys) to the 12-storey proposed 100 Argyle is commensurate with both the goal of the Secondary Plan and the CDP which seeks to have a mediating scale of buildings encircling the Museum of Nature and the park area around it.



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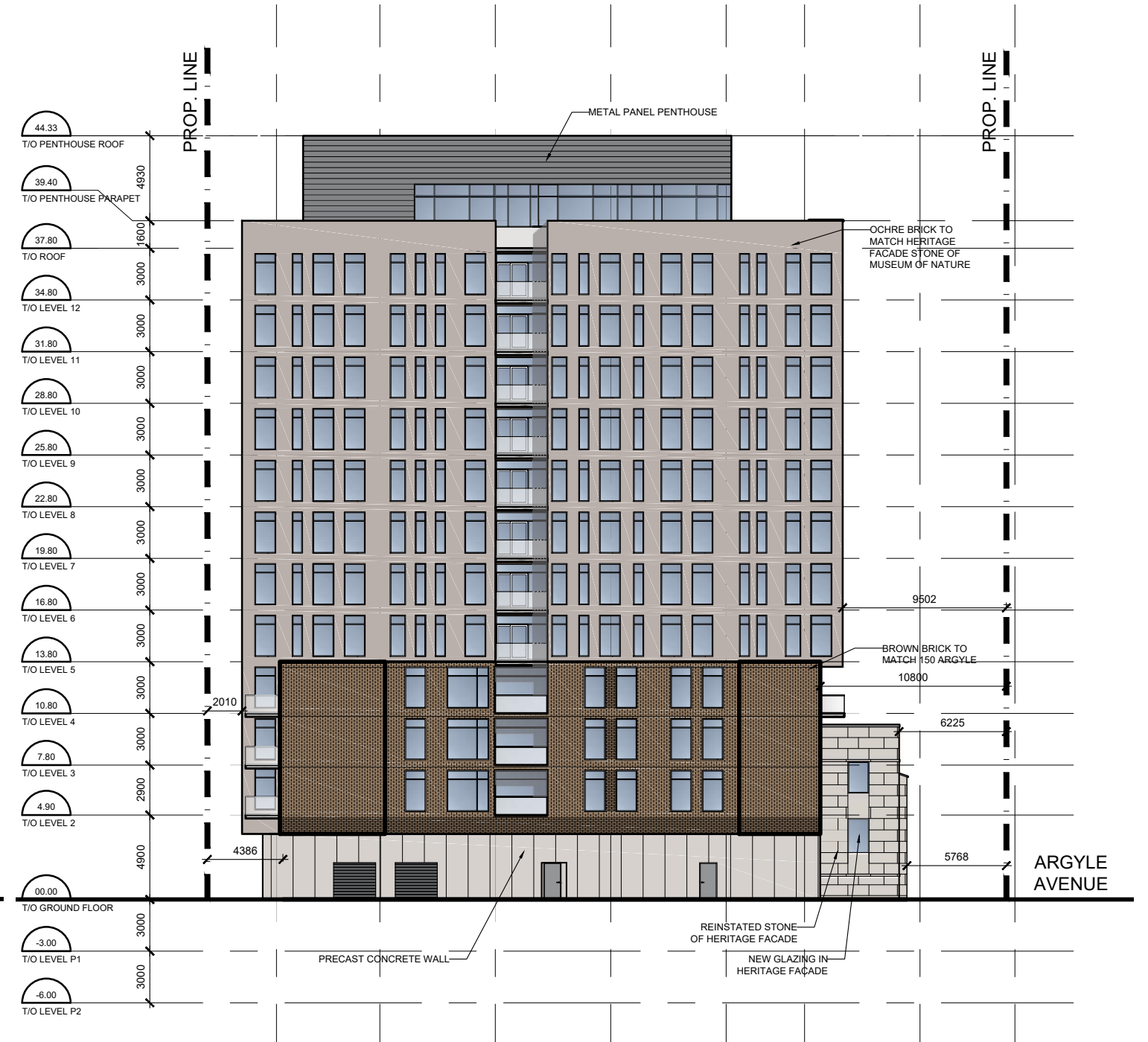


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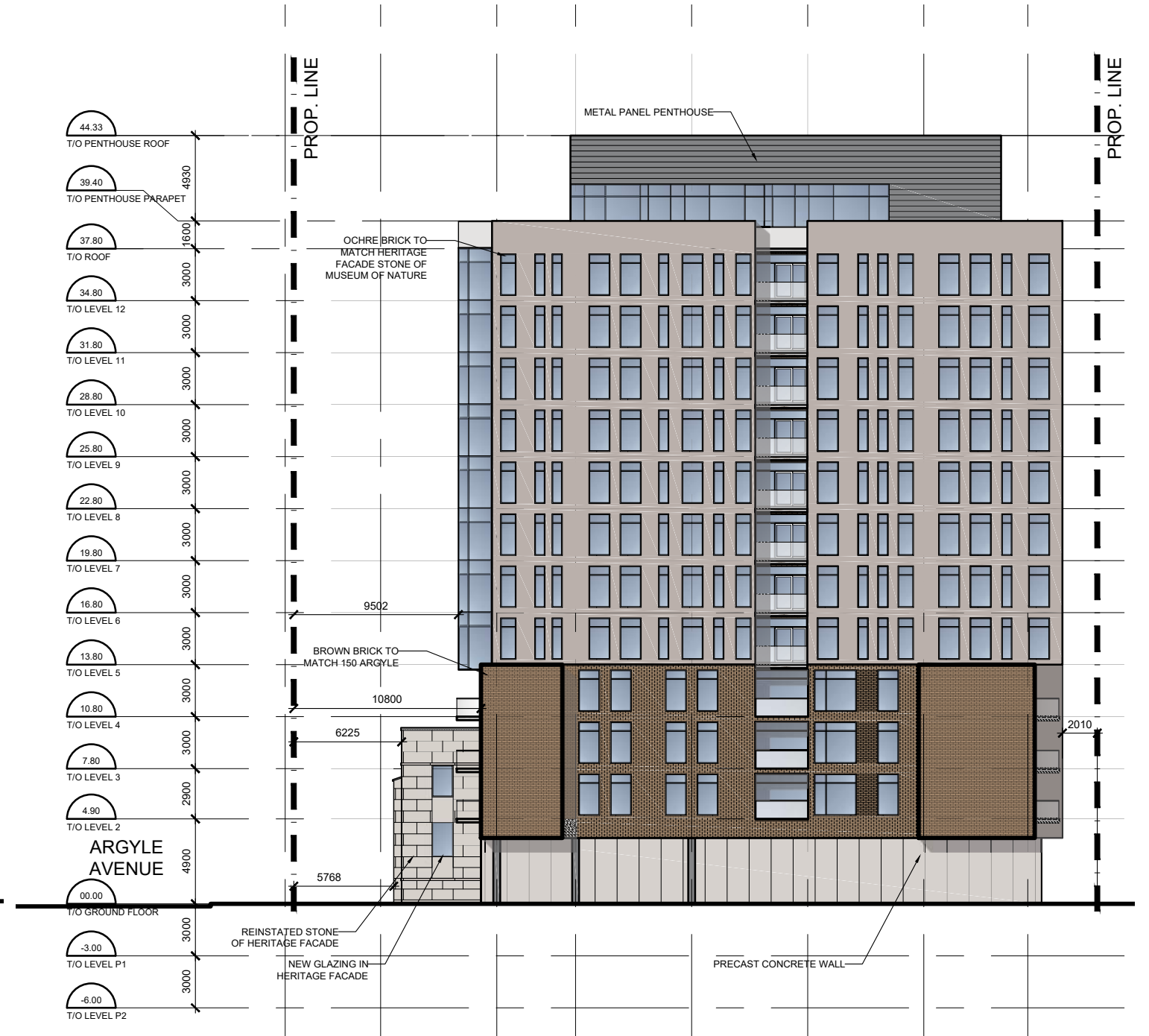


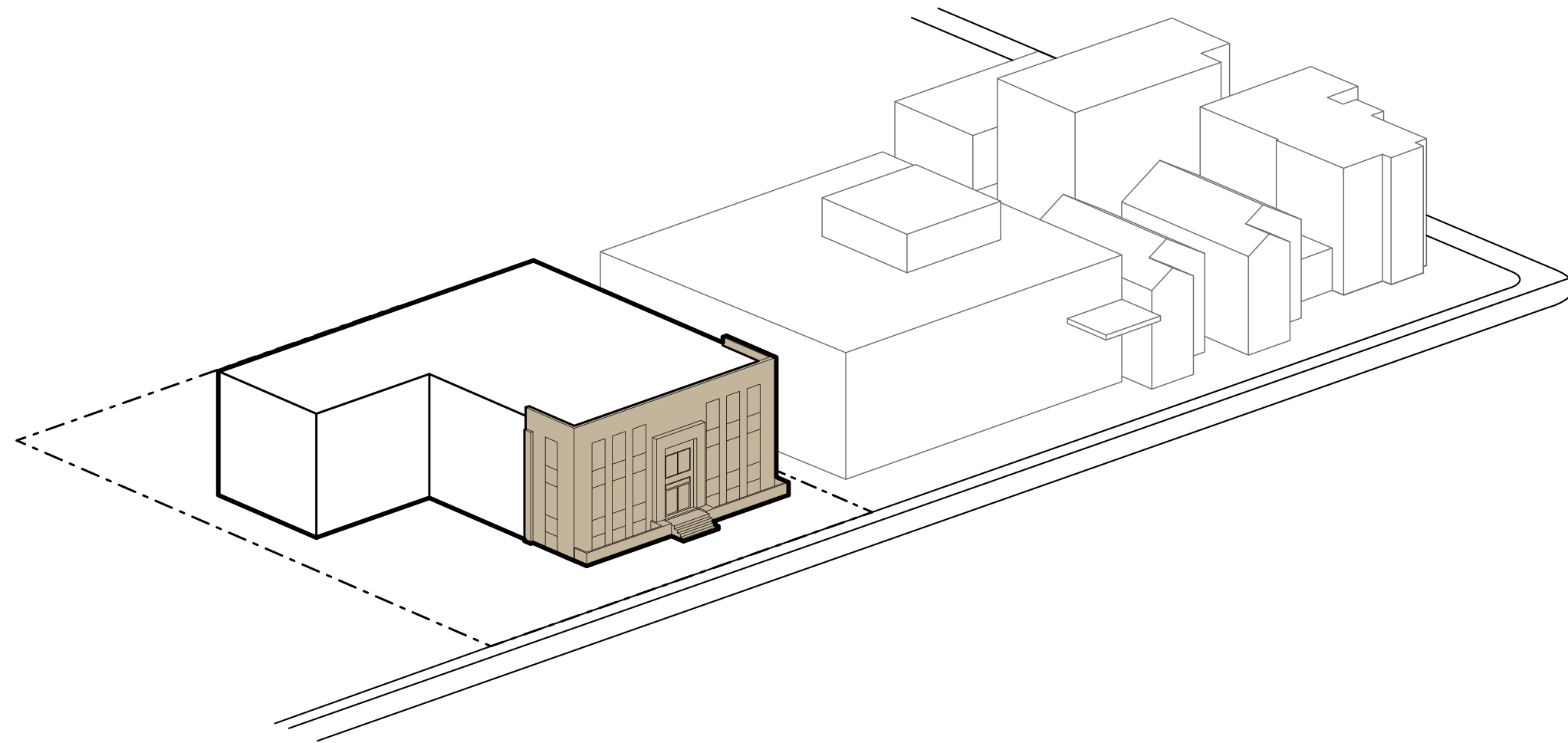
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elevations - North (left), East (right)

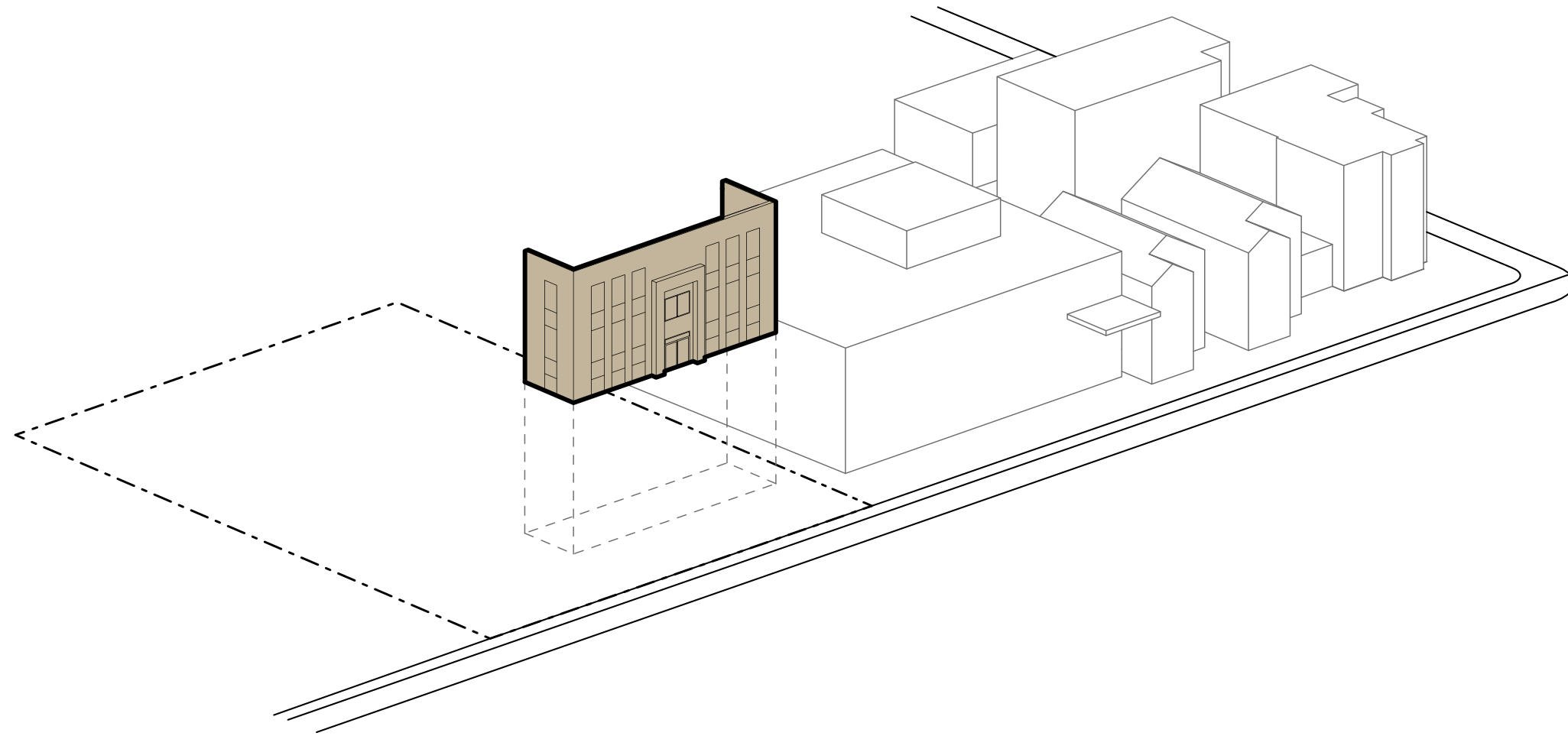


elevations - South (left), West (right)

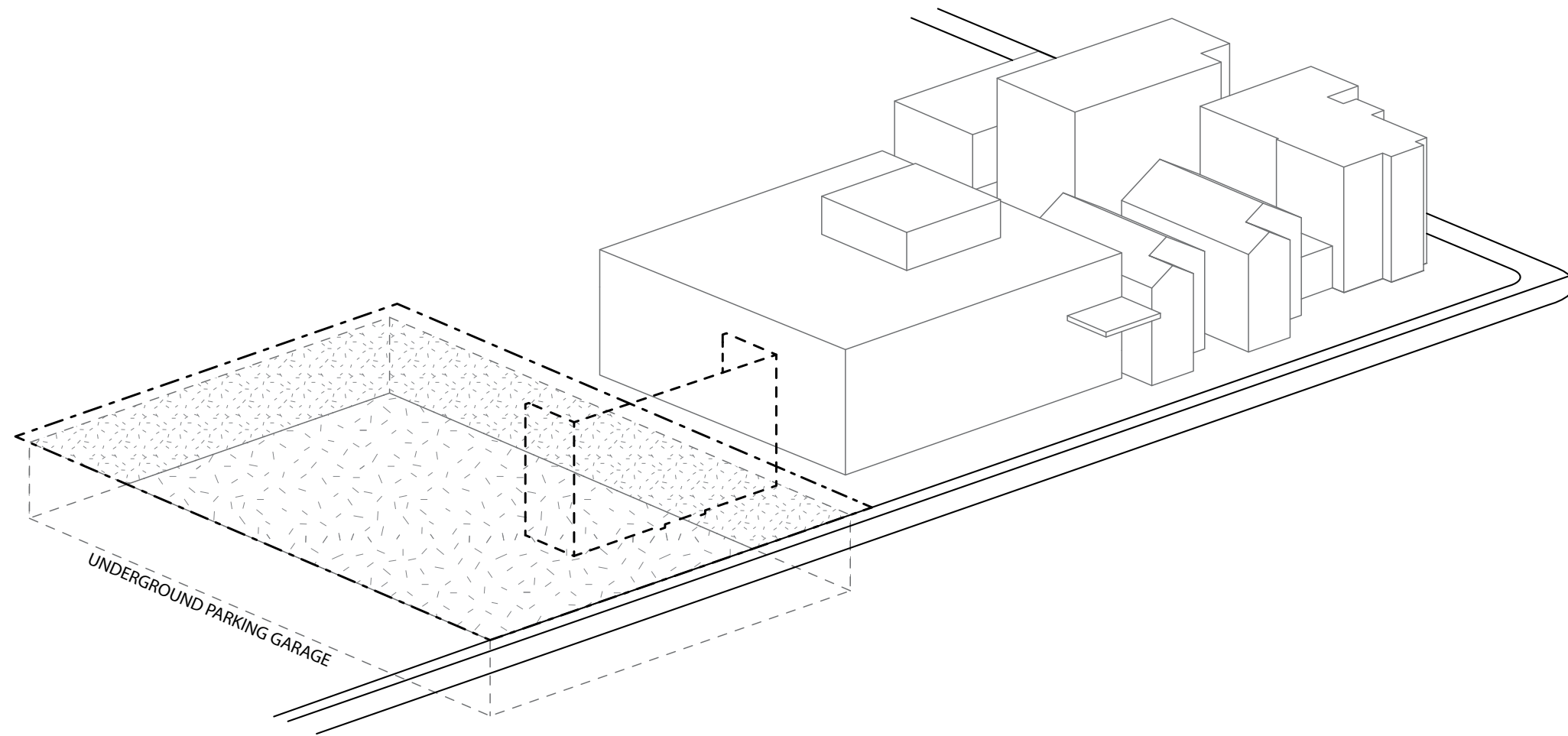




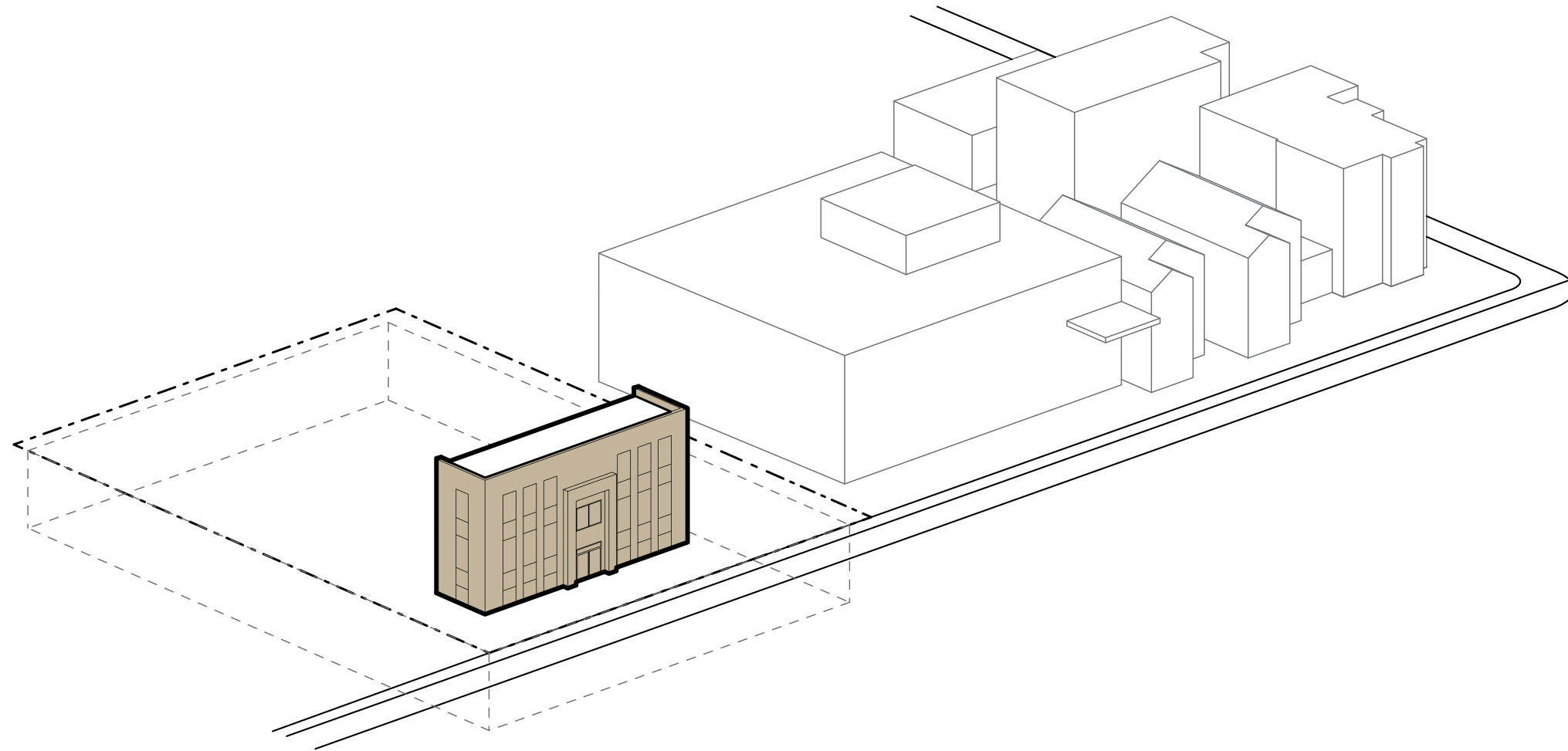
The stone clad North facade and the 3 metre returns of the existing building have been carefully studied by the heritage consultant. The plan is to retain and reincorporate these Ashlar Limestone elements into the new 12 storey building.



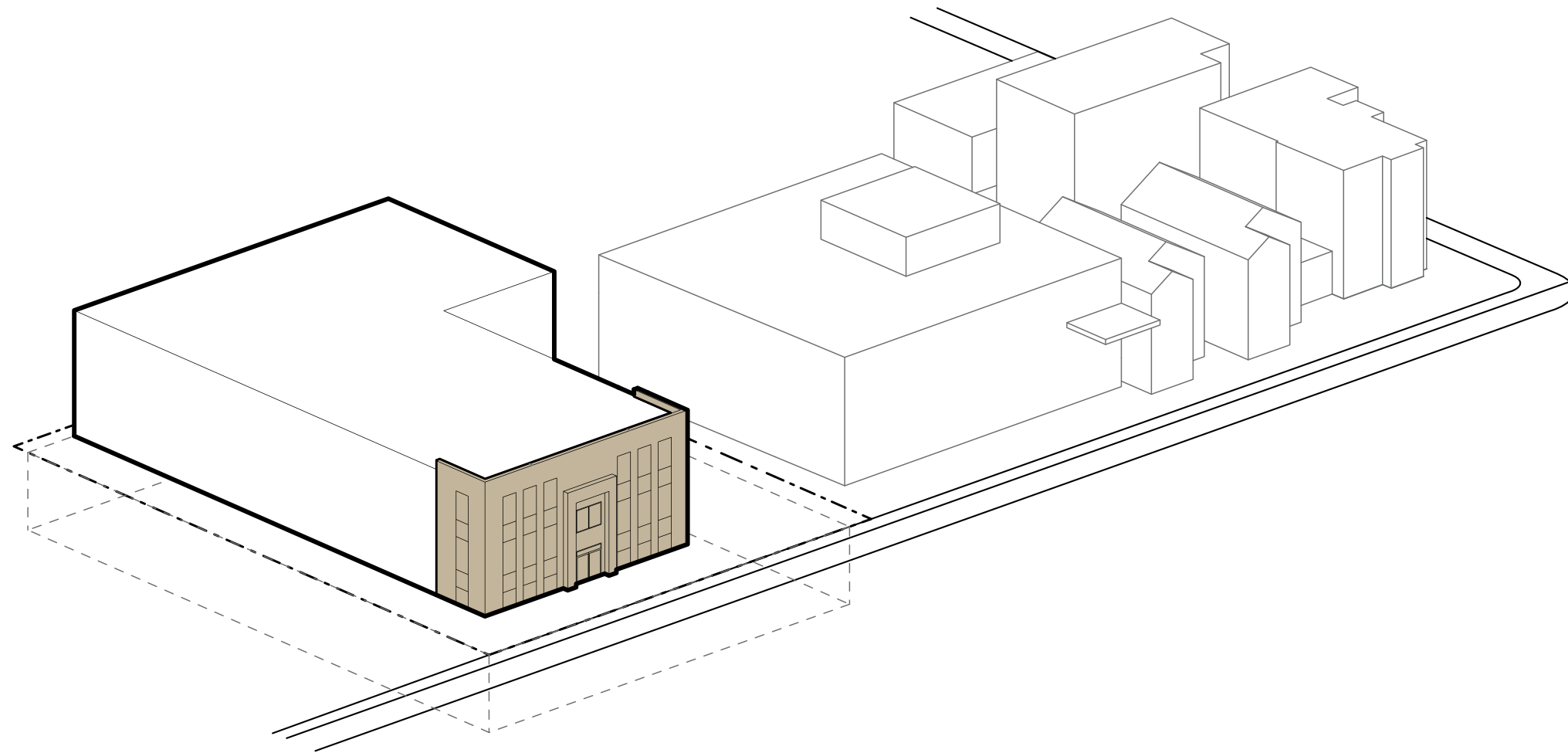
The facade is to be carefully dismantled, with each piece of stone veneer being itemized and safely stored off-site for reintegration on the new building. The removal of these materials from site will better ensure their safekeeping while site construction takes place.



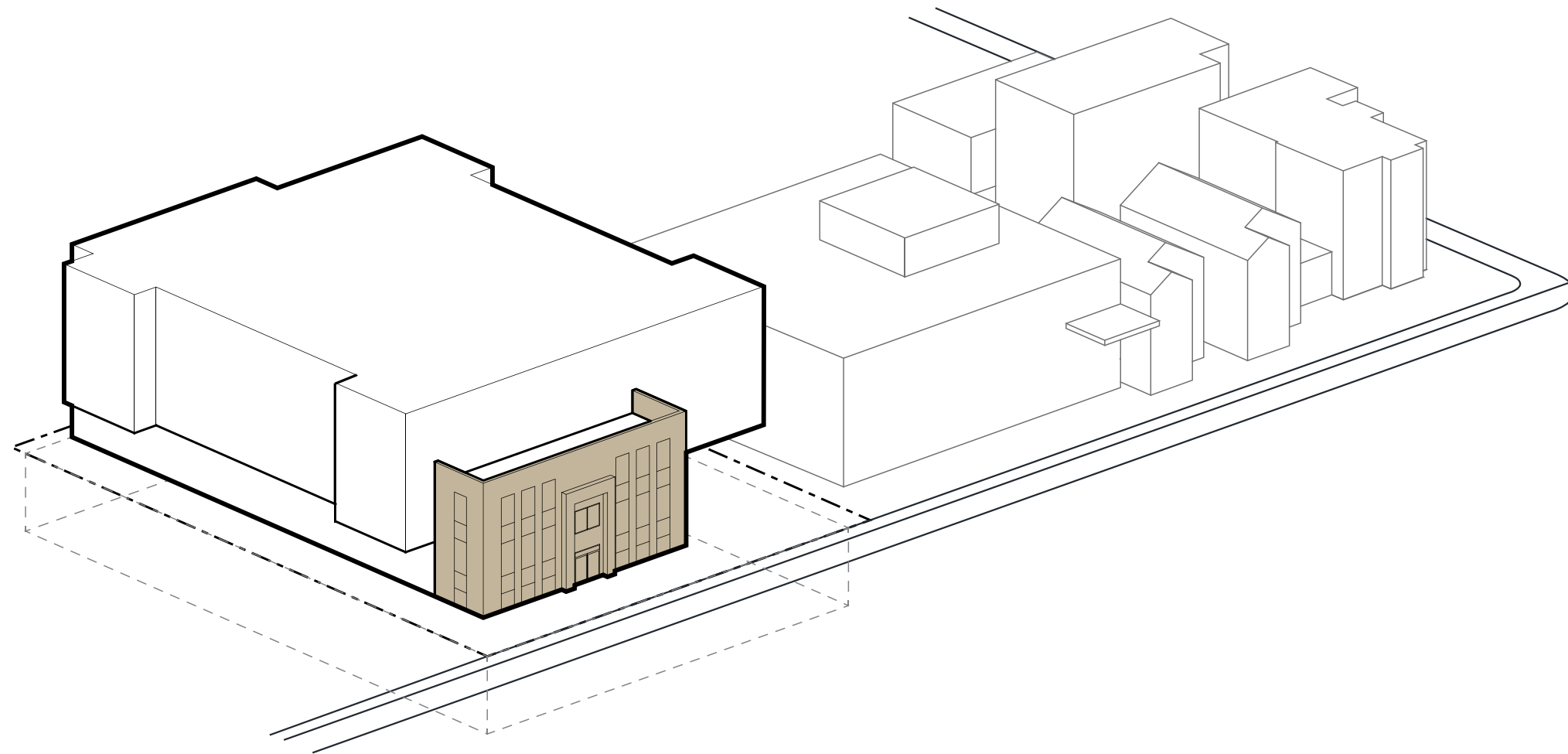
Excavation of the site and establishment of the raft slab is more tenable once the site has been cleared.



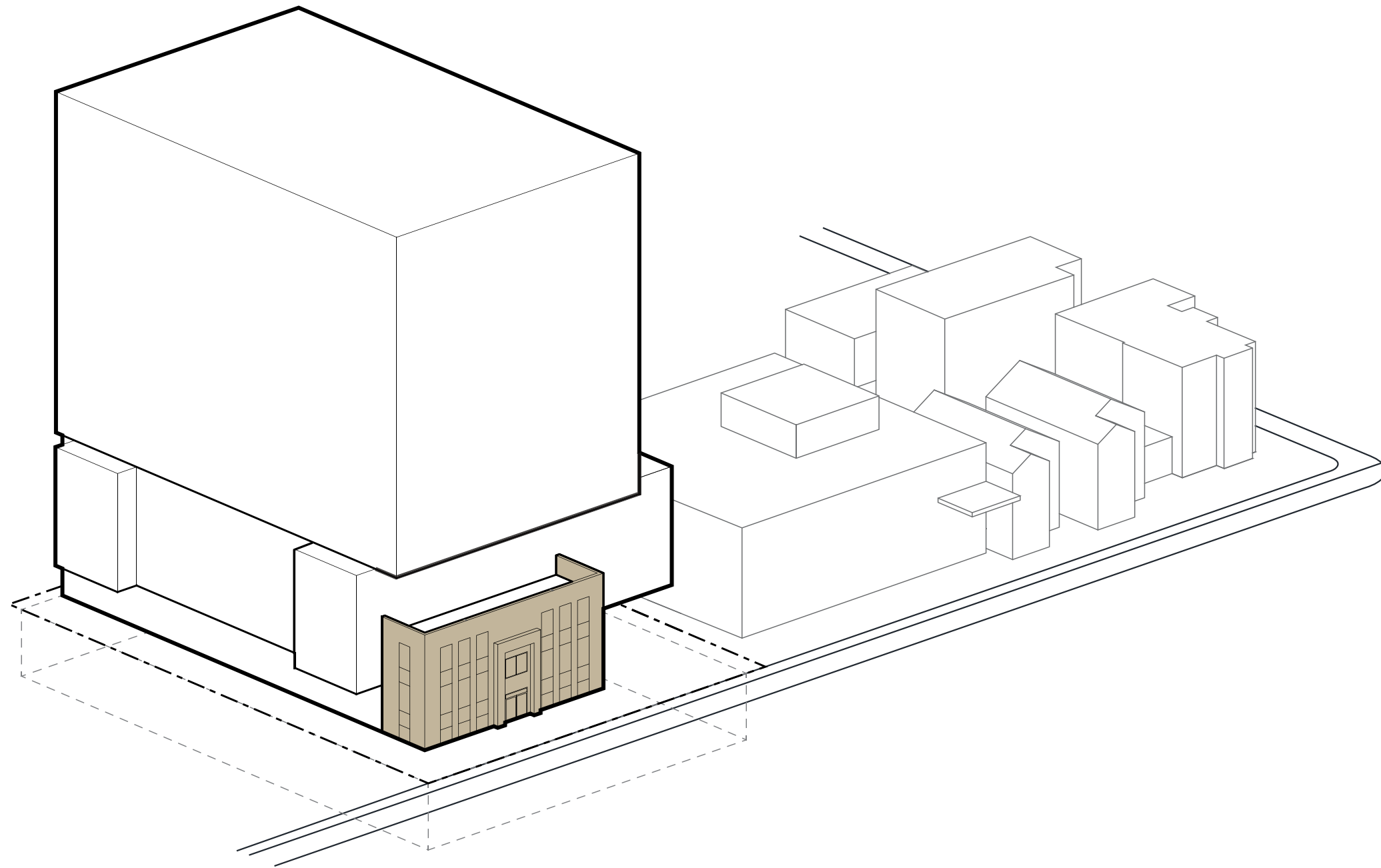
The new position of the heritage facade matches the depth of the existing building but it will be shifted slightly more to the East.



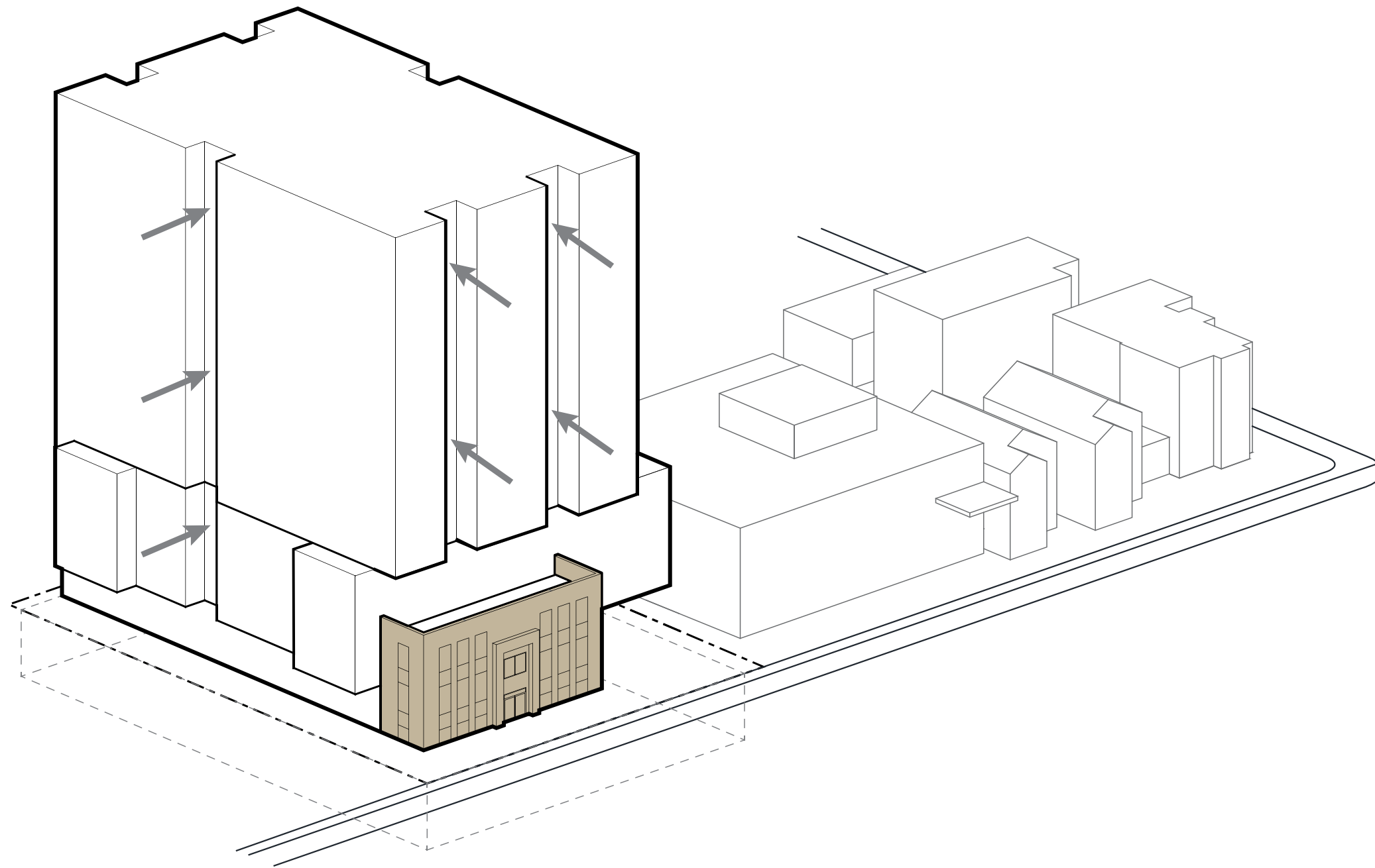
The heritage facade is repurposed as the front lobby for the new building, and the ground floor volume is extruded from that to the South and West. The subtracted area directly to the West of the heritage facade is to be used as the parking ramp.



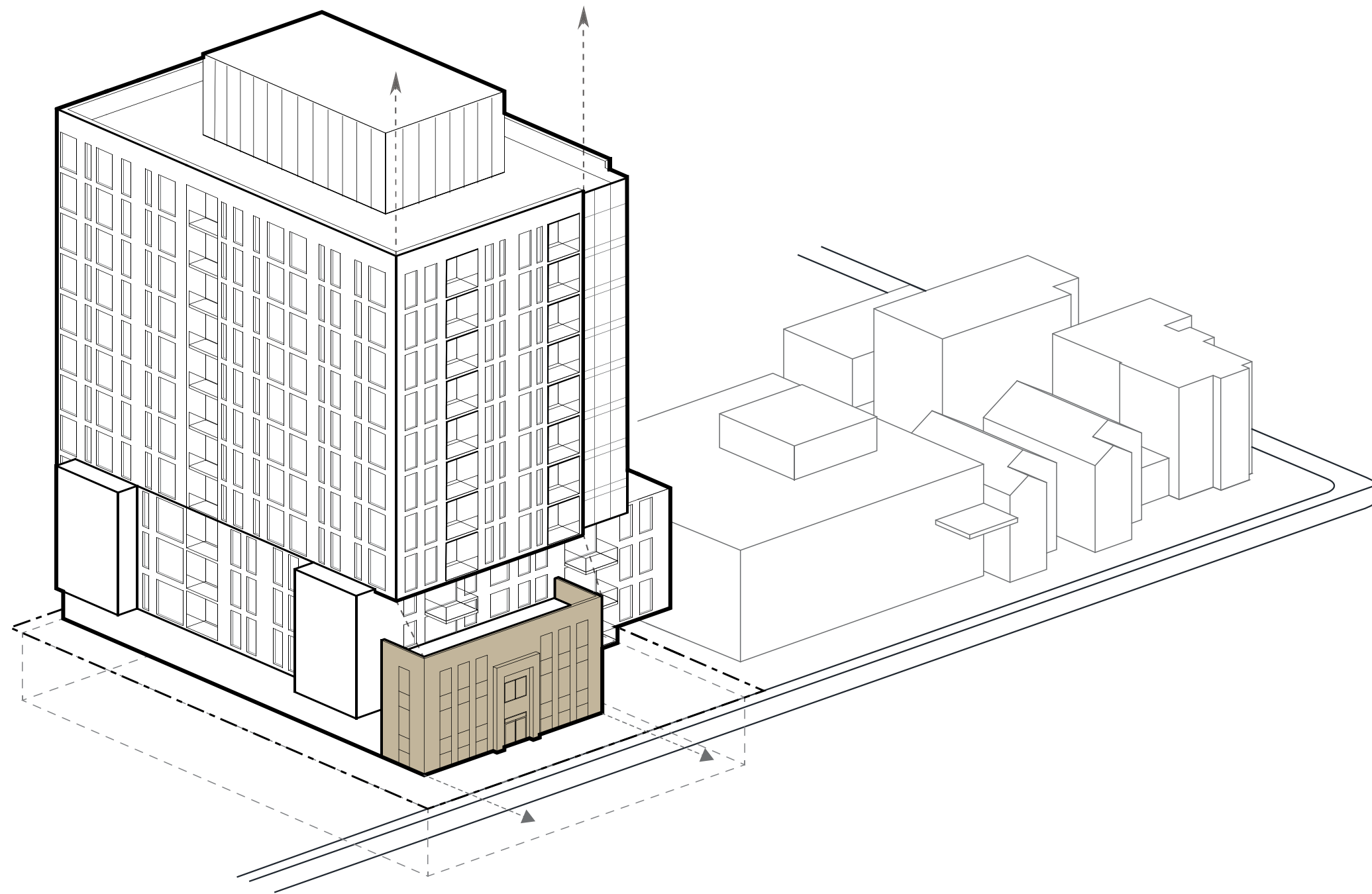
The podium is a 3 storey high, H-shaped volume that is lifted up a storey to permit free-flowing movement on the ground plain. It stretches the width of the site, with North and South oriented units located on its ends, and inset units pulled away from the interior side yard lot lines to give these East and West facing units a more private courtyard feel.



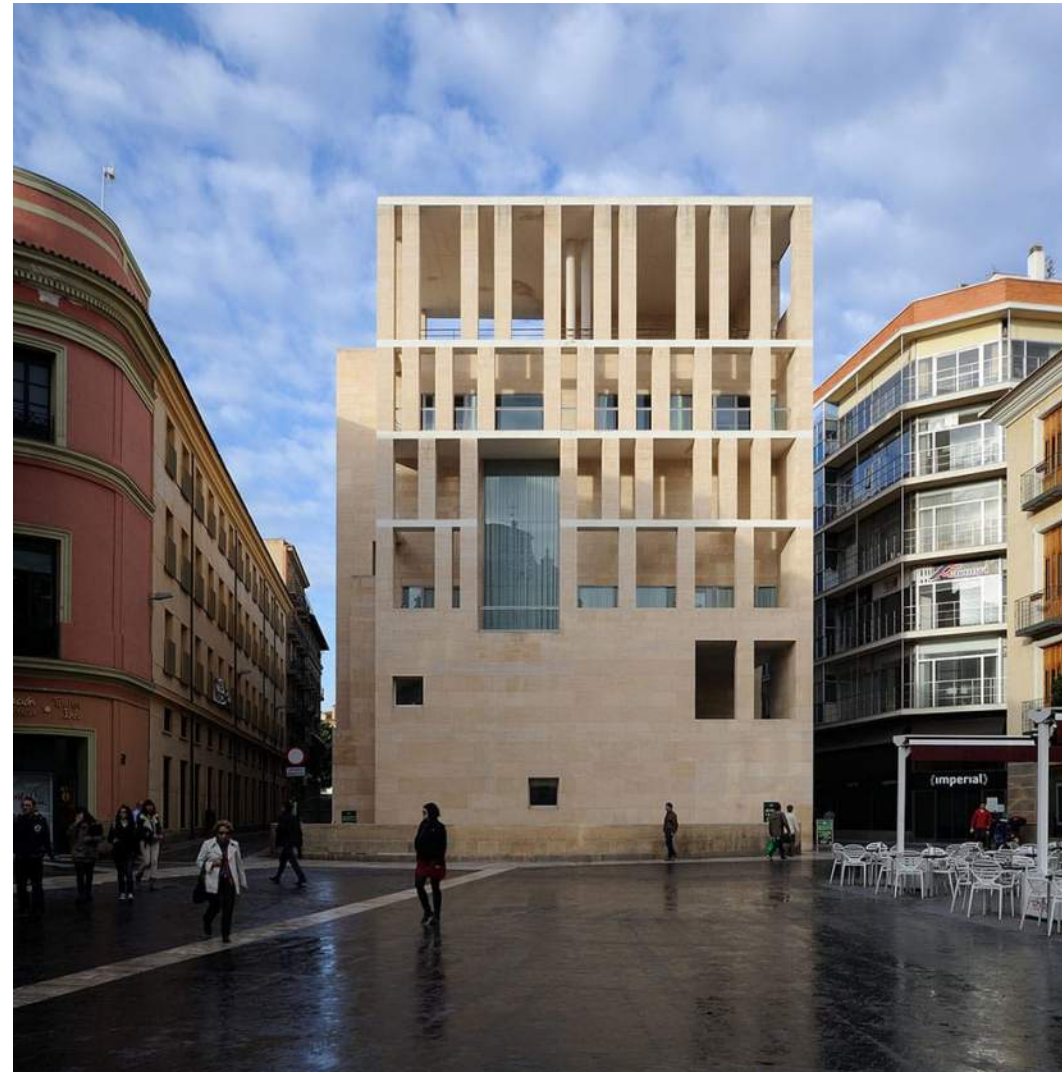
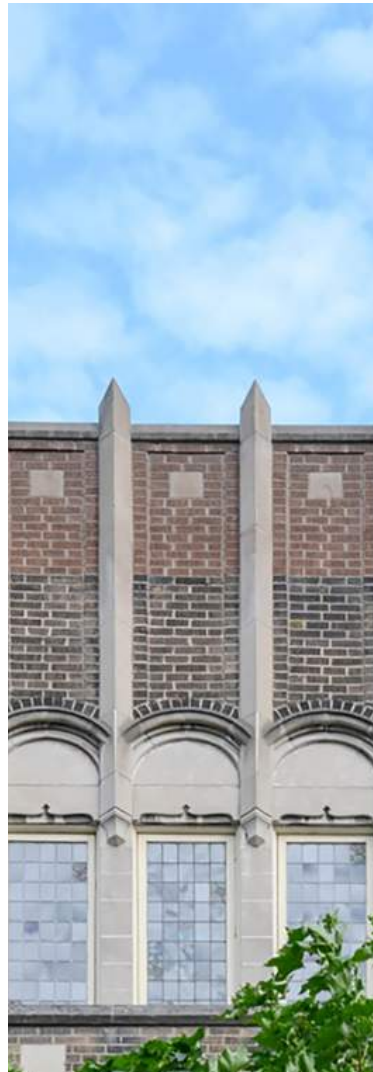
The upper 'box' volume (Levels 5-12) is set atop of the podium and is pulled in at both the East West sides to increase setbacks. It projects slightly forward of the podium like a loosely laid building block.



Further articulation of the box is made by cutting vertical slots for balcony spaces. The balconies are inset to maintain the tight outer shell of the upper box.



The masonry clad portion of the North elevation of the floating box correlates to the width of the heritage façade below. Establishing this alignment between the heritage façade and the volume above draws a connection between the two distinct forms which is also reinforced by the use of a brick on the upper volume that is colour matched to the sandstone cladding of the heritage façade.



While the 150 Argyle building (far left) informs the 100 Argyle project in materiality and colour palette, the more modern precedents of The Murcia Town Hall (centre) and the Caixa Forum (right) bring the subject of placemaking and playfulness to heritage contexts.

daytime rendering - from the North



night rendering - from Argyle St

