



MAZIN 301 PALLADIUM DRIVE Commercial Development

Revision to Site Plan—Design Brief

31 January 2022

PREPARED FOR: City of Ottawa
PREPARED BY: KWC ARCHITECTS INC



Table of Contents

table of contents

1.0 PREAMBLE

2.0 DESIGN BRIEF

Section 1

- 2.1 Application
- 2.2 Context Plan
- 2.3 Surrounding Area—Photographs

Section 2

- 2.4 Building Massing
- 2.5 Views
- 2.6 Grading
- 2.7 Relationship to Public Realm
- 2.8 Sustainability

3.0 SUPPORTING STUDIES AND DRAWINGS

Planning Rationale
Transportation Impact Assessment—Screening Form
Geotechnical Report
Geotechnical Report—Amendment #1
Phase 1 Environmental Site Assessment
Tree Conservation Report Letter
Site Lighting Certification Letter
Site Servicing and Storm Water Management / ESC Design Brief

Large Format Plans also included in this Submission:

- Site Survey Plan
- Architectural Drawings
- Civil Drawings
- Erosion and Sediment Control Plan
- Landscape Drawings
- Site Lighting Plan

Preamble

1.0 Preamble

KWC Architects Inc. (KWC) have been retained by the Mazin Properties for the design of a new commercial development to accommodate predominately medical related services. The site is located on Palladium Drive just west of Terry Fox Drive in an area characterized by mixed business and commercial buildings in the vicinity of the Senators hockey arena.

As lead architects KWC are supported by sub-consultant and specialist teams including: Cleland Jardine Engineering (Structural); Morrison Hershfield (Civil); GJA Inc. (Landscape); Goodkey Weedmark and Associates (Mechanical & Electrical).

A separate Planning Rationale document is provided under separate cover.

Design Brief

Section 1

2.1 Application

Revision to Site Plan Agreement for 301 Palladium Drive.

Legal Description: Part of Lot 1, Concession 2, Geographic Township of March, now City of Ottawa, as in PIN 04059-040 and 04059-0041.

Refer to separate *Planning Rationale* for additional information.

2.2 Context Plan

The aerial view below locates the proposed development within the local context.



2.3 Surrounding Area—Photographs



View southwest from private road



View east from Palladium Drive



Westerly view along Palladium Drive from Terry Fox Drive



View of site across Palladium Drive



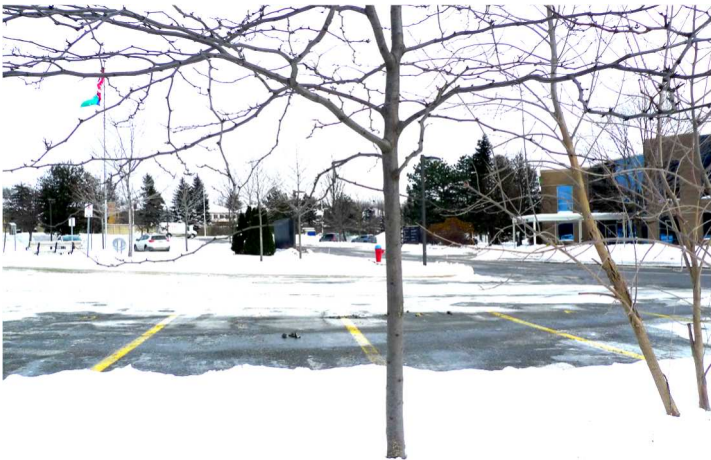
View of site across Palladium Drive



View across Palladium Drive



Adjacent 4-storey office building



View towards Terry Fox Drive at adjacent 4-storey office building



Adjacent existing commercial development



Southerly view from adjacent 4-storey office building parking lot



Northerly view towards Fairfield Inn & Suites

Design Brief

Section 2

2.4 Building Massing

The proposed development is a modestly scaled single storey building set within a commercial sector of the city situated along the south-western edge of the project site.

Adjacent buildings are of a larger scale including a 4-storey office building immediately to the north and a 2-storey office and light manufacturing building on the south side of the private roadway.

Please refer to the illustrations below of the proposed massing within the surrounding context.



Street view from the North-Eastern Edge of the site on Palladium Dr.



Southern edge of site from neighbouring property across from private access road.



Street view from the Western approach on Palladium Drive.

2.5 Views

Views of the proposed development are shown below. Primary facade treatment of glazing and masonry with recessed entries populate the East facade, with this treatment bleeding into the North and South elevations. Fenestration along the North and South facades support interaction between outdoor amenity spaces intending to help animate the Palladium Drive streetscape with active seating areas.



View of East facade along the south entry to the site.



View of the East facade from the Northern edge of the site along Palladium Drive



View of the North-West elevations of the building facing Palladium Drive.

2.6 Grading

Grading is not a significant issue with this site.

2.7 Relationship to Public Realm

Architectural responses > this is a modest project which seeks to optimize its location and relationship to the public realm with simple and effective means.

The contemporary design language of the proposed commercial block on 301 Palladium Drive speaks to the Hi-Tech nature of the surrounding context.

The building expression is developed using a simple palette of materials including brick, glass, and vertically striated fibre-cement board panels to provide tailored responses to the differing site orientations and overall visual interest, resulting in a contemporary rectilinear façade treatment with major divisions in building materials based on the internal building layout. The building plan proposes 4 tenant spaces – one larger space along with three smaller equal sized units.

The primary façade is located on the north-easterly side of the building where the entrances are oriented adjacent to the parking area of the site, which is accessed from a private roadway between Terry Fox Drive and Palladium Drive. This façade is characterized by openness and transparency and canopy roof providing a sheltered walkway connecting the entrances. Glazing dominates this facade's ground-level interaction with the site and a canopy extends off the building with a support structure matching the glazed pattern below.

Brief setbacks in the facade are defined by warm-toned horizontal wood paneling to contrast and highlight unit entries from the rest of the building. Dark grey masonry seamlessly floats above the glazing, further illustrating the advanced aesthetic. The design language of the East facade bleeds onto both the North and South elevations highlighting outdoor amenity spaces along the building exterior. A vertical striped panel system wraps the remaining building integrating glazed openings. The South-West corner houses building mechanical space; the exterior of the building highlights this with a steel grate, with age, meant for vertical vegetative growth along the facade.

Outdoor seating areas are located at the ends of building to provide opportunities for exterior waiting and gathering for the anticipated medical and café type tenants envisioned for the project. These are planned to be equipped with contemporary box framed pergolas to provide additional shading during the temperate seasons. The outdoor seating area along the Palladium Drive frontage is envisaged to help animate the streetscape with bright sun umbrellas.

Landscape features > the soft landscape areas of the property are maximized as much as possible within the context of parking space requirements and treated with a mix of turf and planted areas. Street trees along Palladium Drive are protected and enhanced to provide visual screening to the parking areas.

Bicycle racks are provided at both ends of the entrance side of the building and outdoor seating areas are structured with low walls and dense planting beds. The south-westerly side of building is treated with a mix of planted and turf areas to enhance the established pastoral streetscape paradigm of the part of the city.

2.7 Sustainability

A number of sustainability measures are incorporated into the building design in response to available opportunities, market demands, and approvals requirements. These include:

- Building envelope with enhanced thermal performance and continuous insulation.
- Building envelope design to optimize fenestration ratios in response to orientation.
- High reflectance roofing materials.
- Stormwater management – on site retention and controlled rate of release (storage tank and rooftop flow control).
- Site plantings to enhance passive cooling.

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