

3040 INNES ROAD

DESIGN BRIEF

15 March 2022



Building Massing

The project is located on a partially wooded lot on the East end of Blackburn Hamlet. The lot is bordered to the east by an institutional zone that contains a fire station and surface parking. A heavy tree line creates a natural barrier between these two sites, and the separation between the proposed low-rise apartment building and the fire station is in excess of 90 meters. To the south and east are existing low density residential buildings comprised mainly of detached or semi-detached dwelling units. To the north is an environmental protection zone.



3040 INNES ROAD VIEW OF NORTH-WEST CORNER OF PROPOSED BUILDING

| 2110 | SCALE N.T.S.

Project1 Studio Incorporated | mail@project1studio.ca | project1studio.ca



3040 INNES ROAD VIEW OF NORTH ELEVATION OF PROPOSED BUILDING

| 2110 | SCALE N.T.S.

Project1 Studio Incorporated | mail@project1studio.ca | project1studio.ca



3040 INNES ROAD VIEW OF WEST ELEVATION OF PROPOSED BUILDING

| 2110 | SCALE N.T.S.

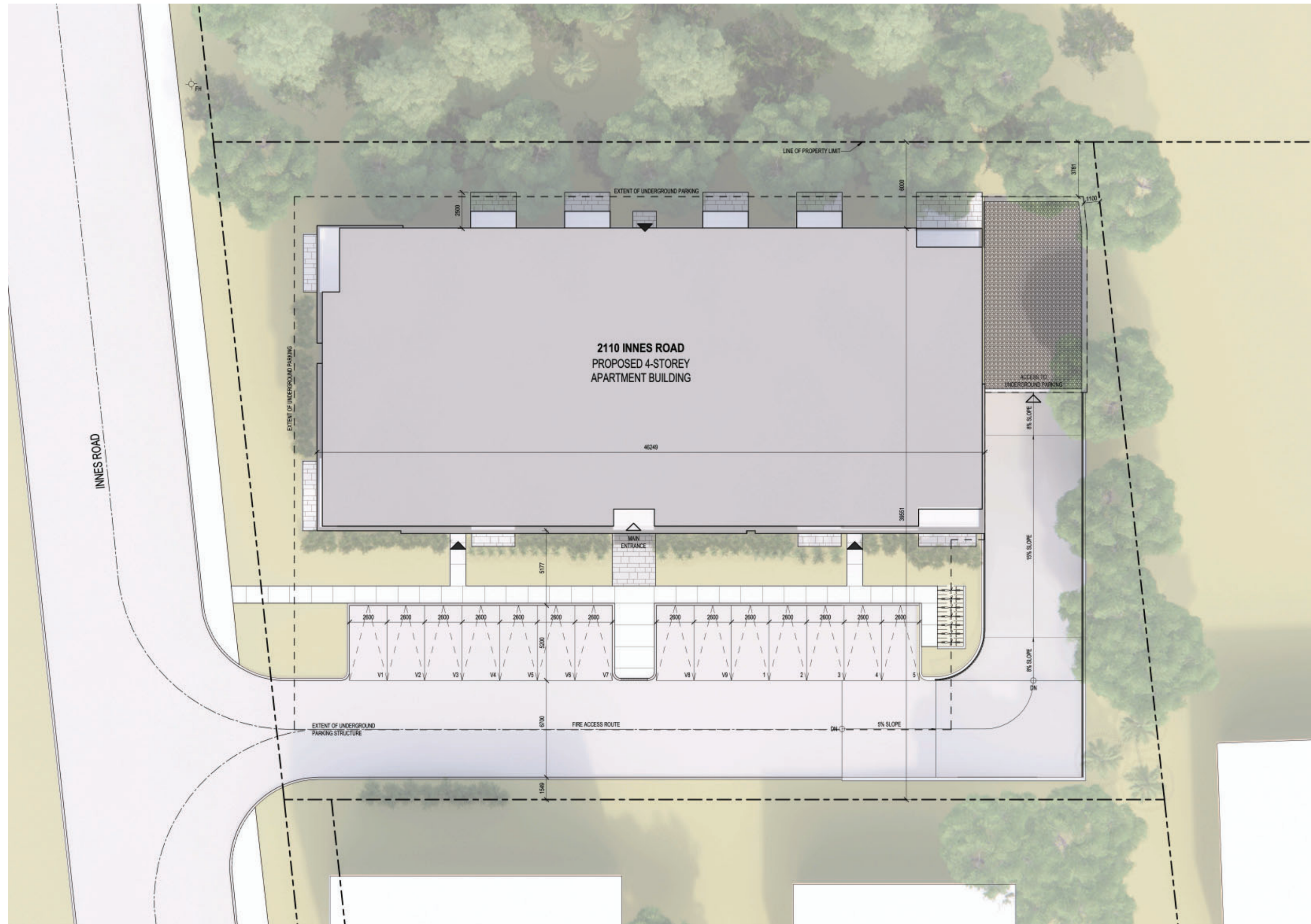
Project1 Studio Incorporated | mail@project1studio.ca | project1studio.ca



3040 INNES ROAD VIEW OF MAIN ENTRANCE

| 2110 | SCALE N.T.S.

Project1 Studio Incorporated | mail@project1studio.ca | project1studio.ca



Building Transition

While the proposed building is only 4 storeys, there are a number of measures in place to assist with the transition of the building to the surrounding properties.

The positioning of the building on the site is the primary approach to building transition. The building has been pushed as far to the east as possible, allowing for the greatest possible separation to the low density housing to the west. By placing the building in this location we also insure a minimal impact of shadowing on adjacent properties. To this effect, we do not expect this development to result in the loss of daylight for any of the surrounding housing.

While the drive aisle is near the west property line, the project does include the construction of a 1.8m tall board fence to ensure privacy for the properties that back onto the site. Along the south property line, tree planting is being shown in addition to the board fence that will run the entire width of the rear yard.

The architectural expression of the building as also been designed to soften the height of the building. The light-coloured masonry extends only to the third floor, with the upper floor clad in wood siding. This design approach draws the eye downward, reducing the visual impact of the building and allowing it to better relate to the surrounding context.

CLADDING LEGEND

- 1. Aluminum Composite Panels
- 2. Wood Siding
- 3. Aluminum and Glass Guards
- 4. Rough Finished Masonry
- 5. Smooth Finished Masonry



3040 INNES ROAD PROPOSED CLADDING MATERIALS

| 2110 | SCALE N.T.S.

Project1 Studio Incorporated | mail@project1studio.ca | project1studio.ca



WEST ELEVATION



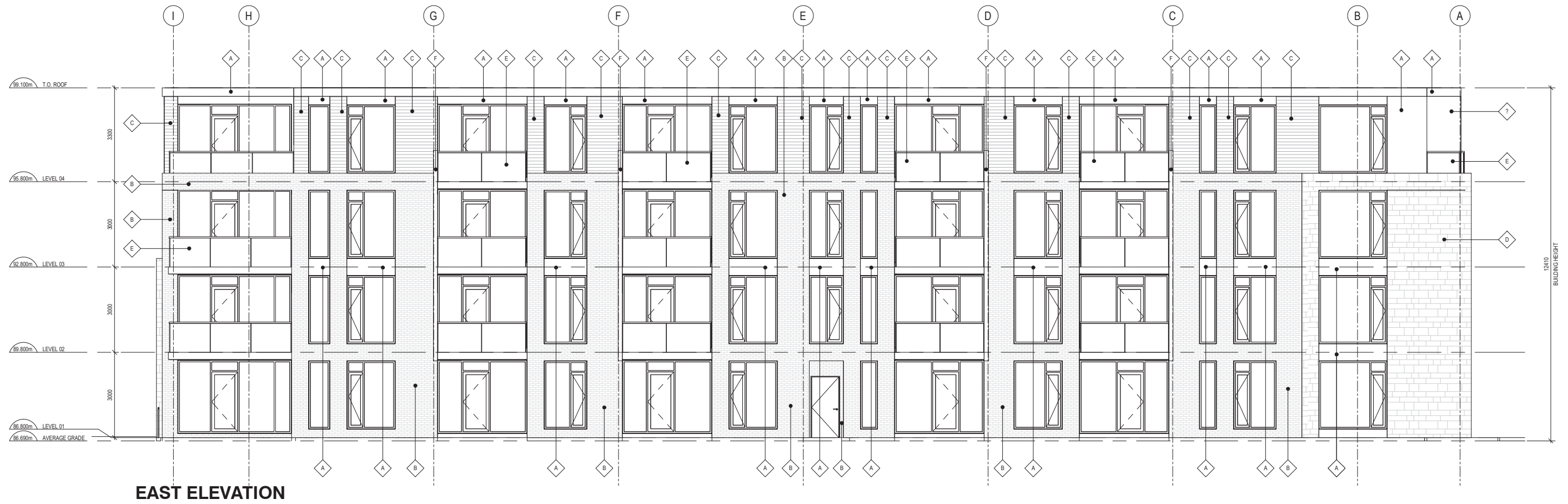
NORTH ELEVATION

3040 INNES ROAD PROPOSED BUILDING ELEVATIONS

| 2110 | SCALE N.T.S.

Project1 Studio Incorporated | mail@project1studio.ca | project1studio.ca





EAST ELEVATION



SOUTH ELEVATION

**Sustainability**

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

- The majority of the parking is underground. By limiting the amount of 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.