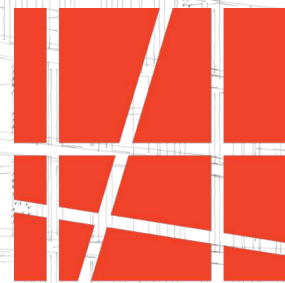


50 THE DRIVEWAY

DESIGN PRESENTATION - SITE PLAN CONTROL SUBMISSION

JUNE 14TH 2022



HOBIN
ARCHITECTURE



Canadian
Nurses
Association

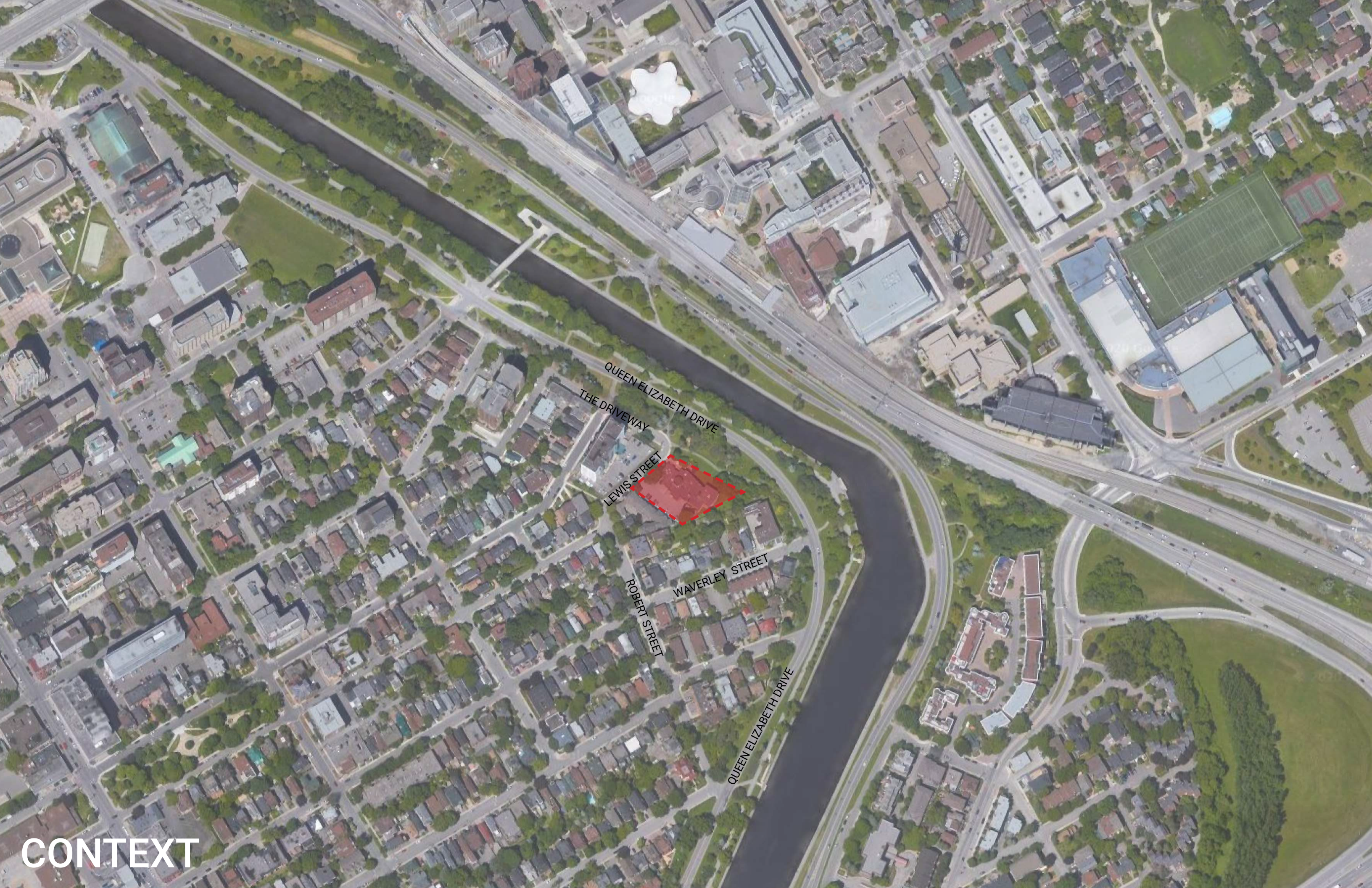
TABLE OF CONTENTS

- CONTEXT & APPROACH
- EARLY MASSING EXERCISES
- BUILDING AERIALS
- SIDE YARD CONSIDERATIONS
- DESIGN VIEWS
- KEY PLANS, SECTIONS & ELEVATIONS
- APPENDIX



- CONTEXT & APPROACH -





QUEEN ELIZABETH DRIVE

THE DRIVEWAY

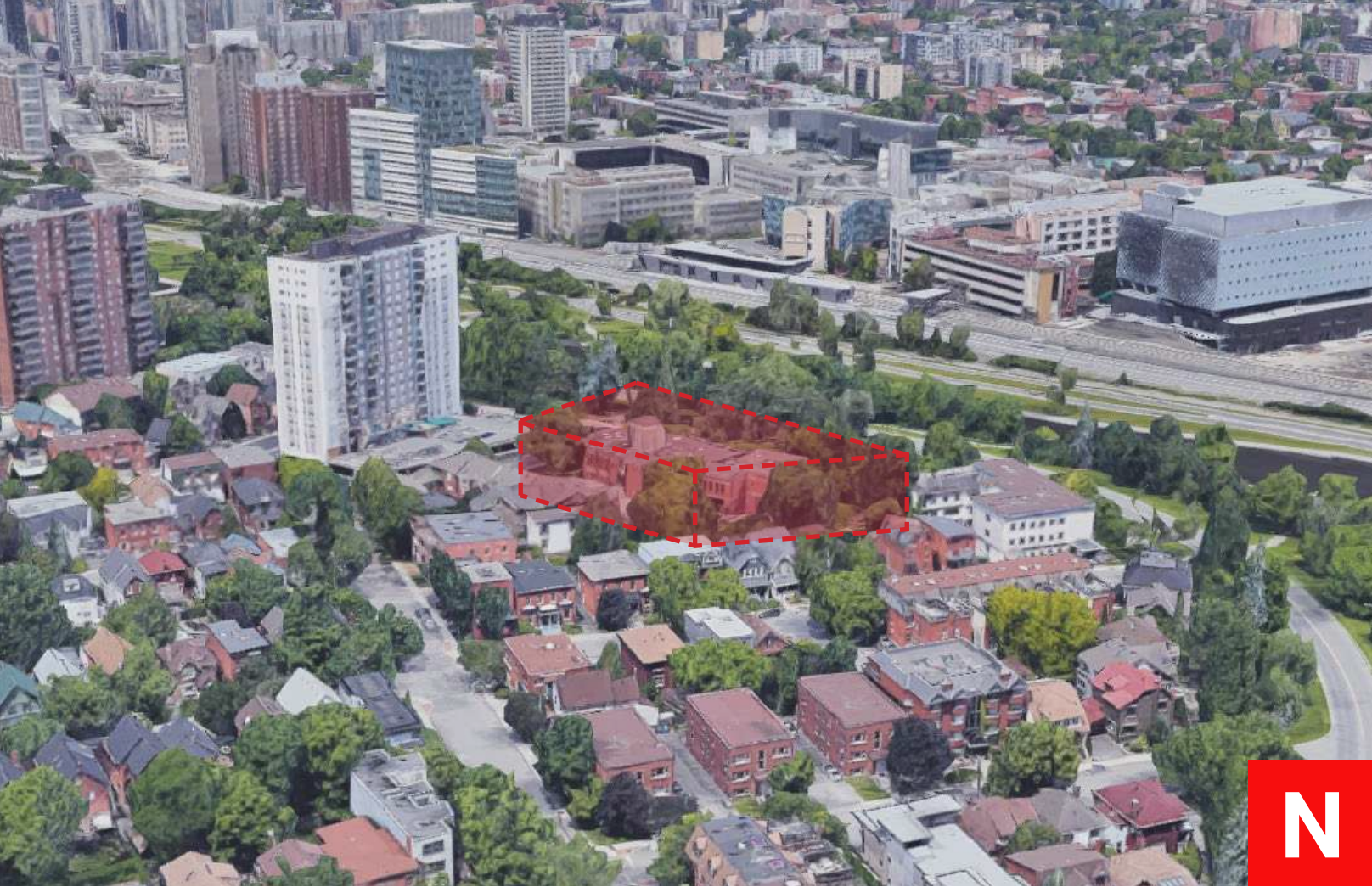
LEWIS STREET

ROBERT STREET

WAVERLEY STREET

QUEEN ELIZABETH DRIVE

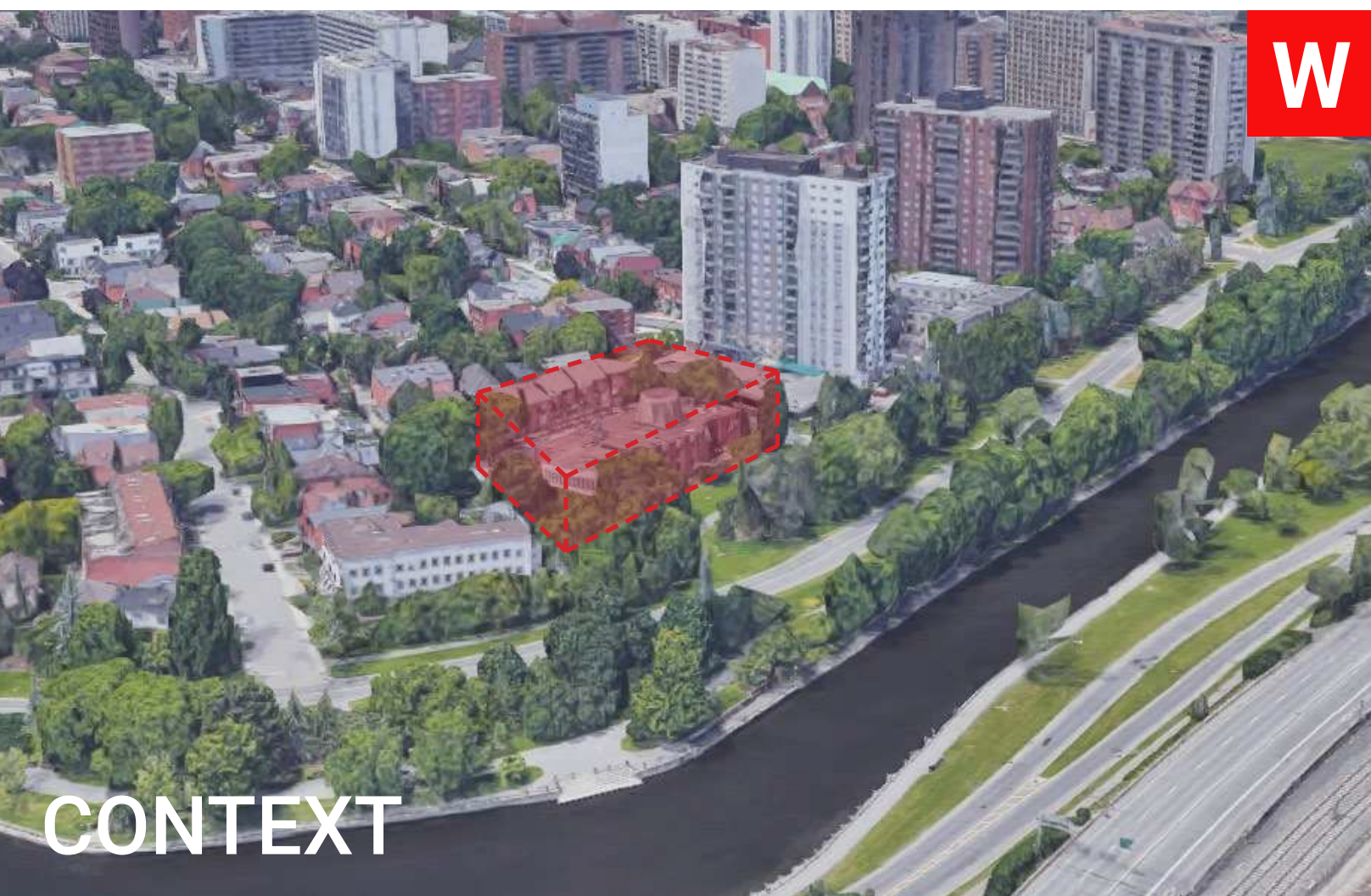
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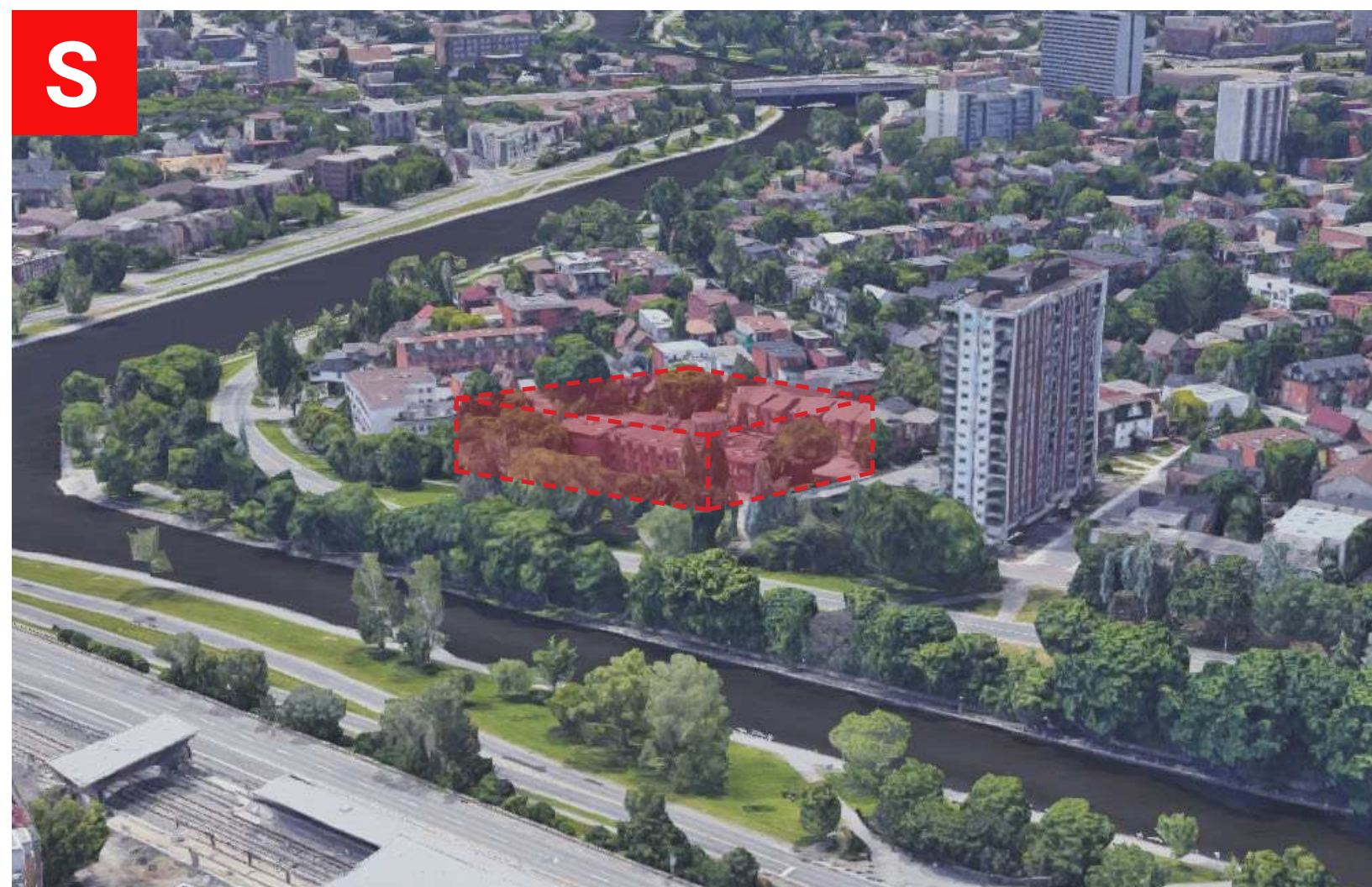
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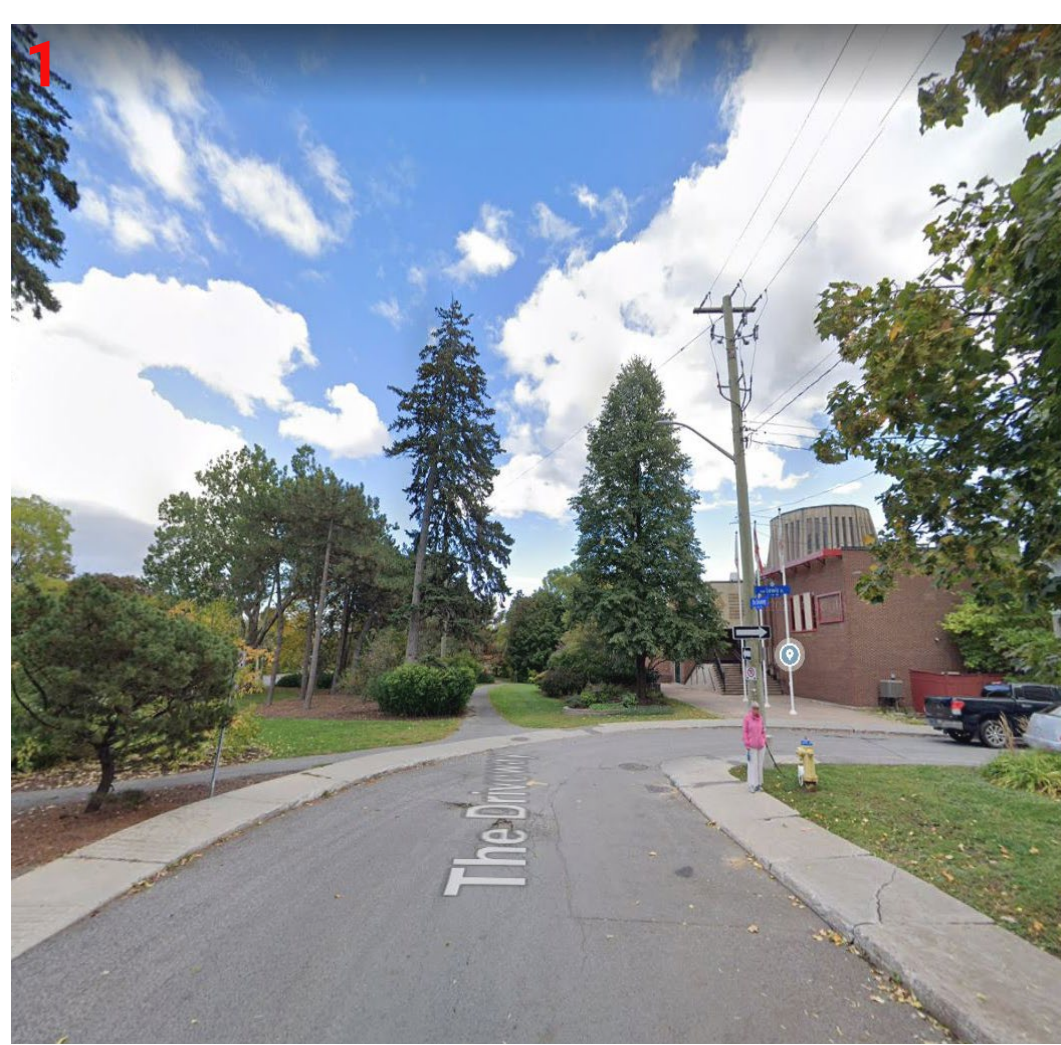
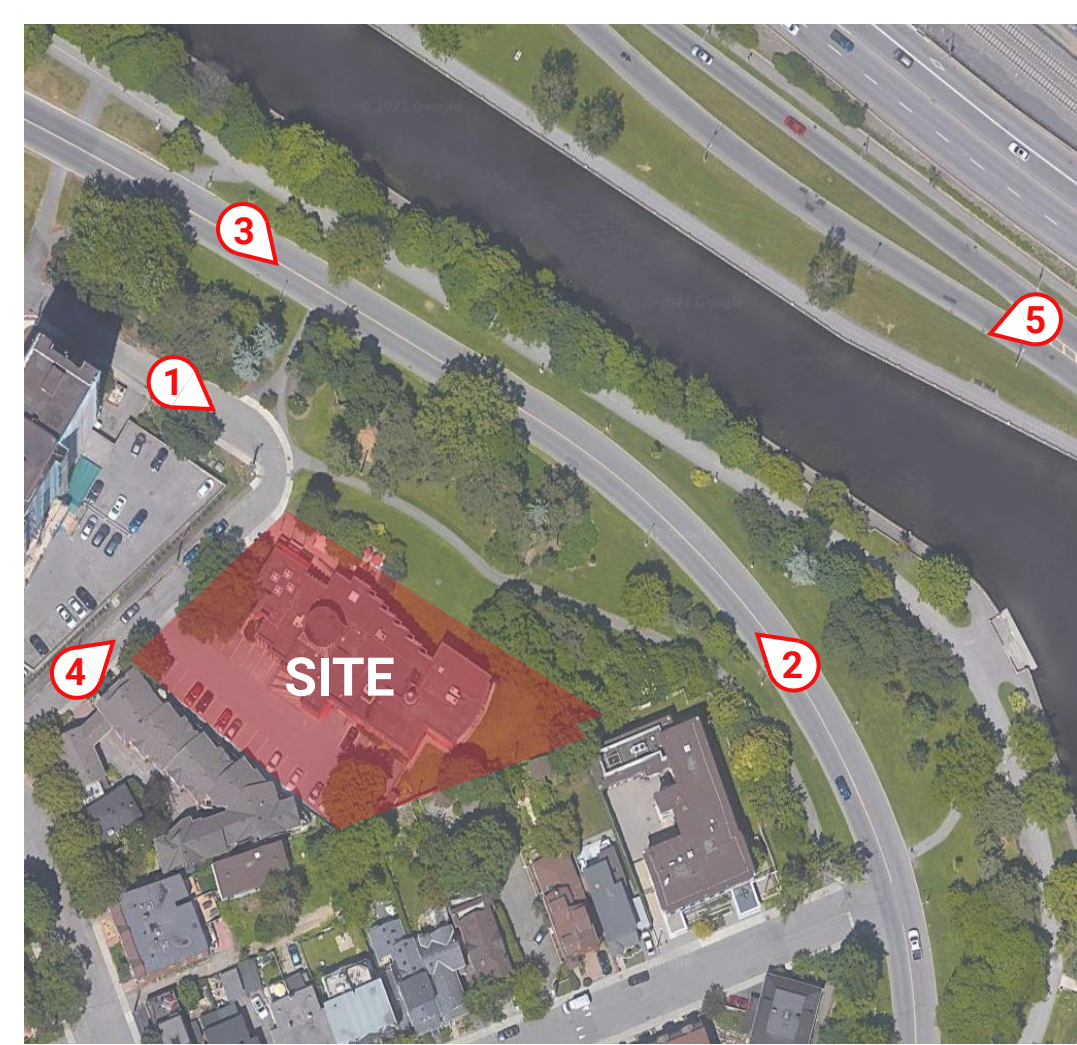


W



S

CONTEXT



HOW TO ACHIEVE A SENSIBLE DESIGN SOLUTION THAT ALLOWS THE CANADIANS NURSES ASSOCIATION TO GET PROPER RETURN ON THEIR INVESTMENT?

Canadian
Nurses
Association

HOW TO CAPITALIZE
THE NURSES ASSET?

RETENTION OF
THE JAMES
STRUTT BUILDING

LIMIT NEGATIVE
IMPACTS & VIEWS
ALONG THE RIDEAU
CANAL (UNESCO
WORLD HERITAGE
SITE)

CITY
HERITAGE



HOW TO BEST REDEVELOP AN
UNDERUTILIZED/ UNDERDEVELOPED
URBAN SITE FOR RESIDENTIAL USE

CITY PLANNING

APPROACH

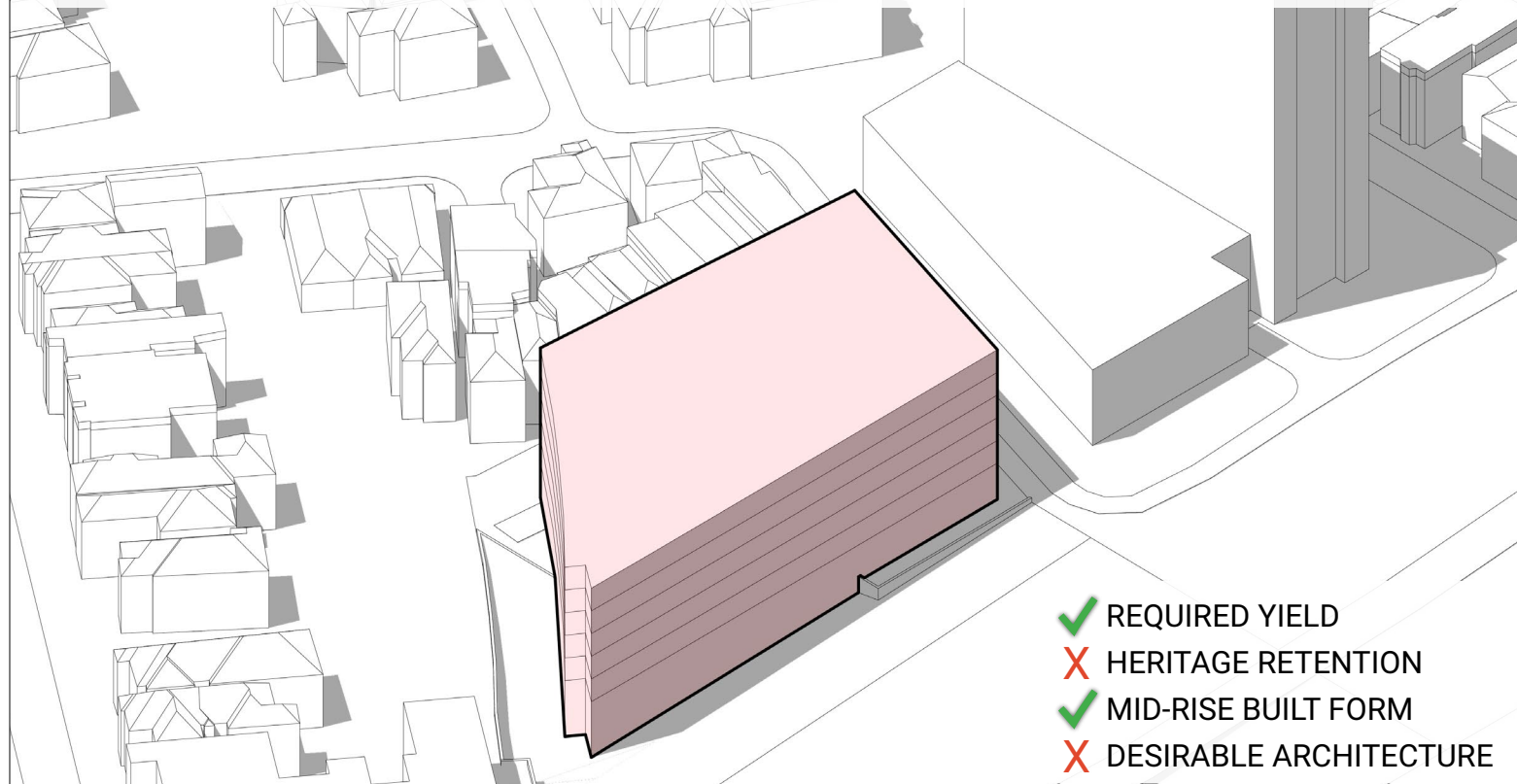
- EARLY MASSING EXERCISES -



1 - BASELINE SITE YIELD

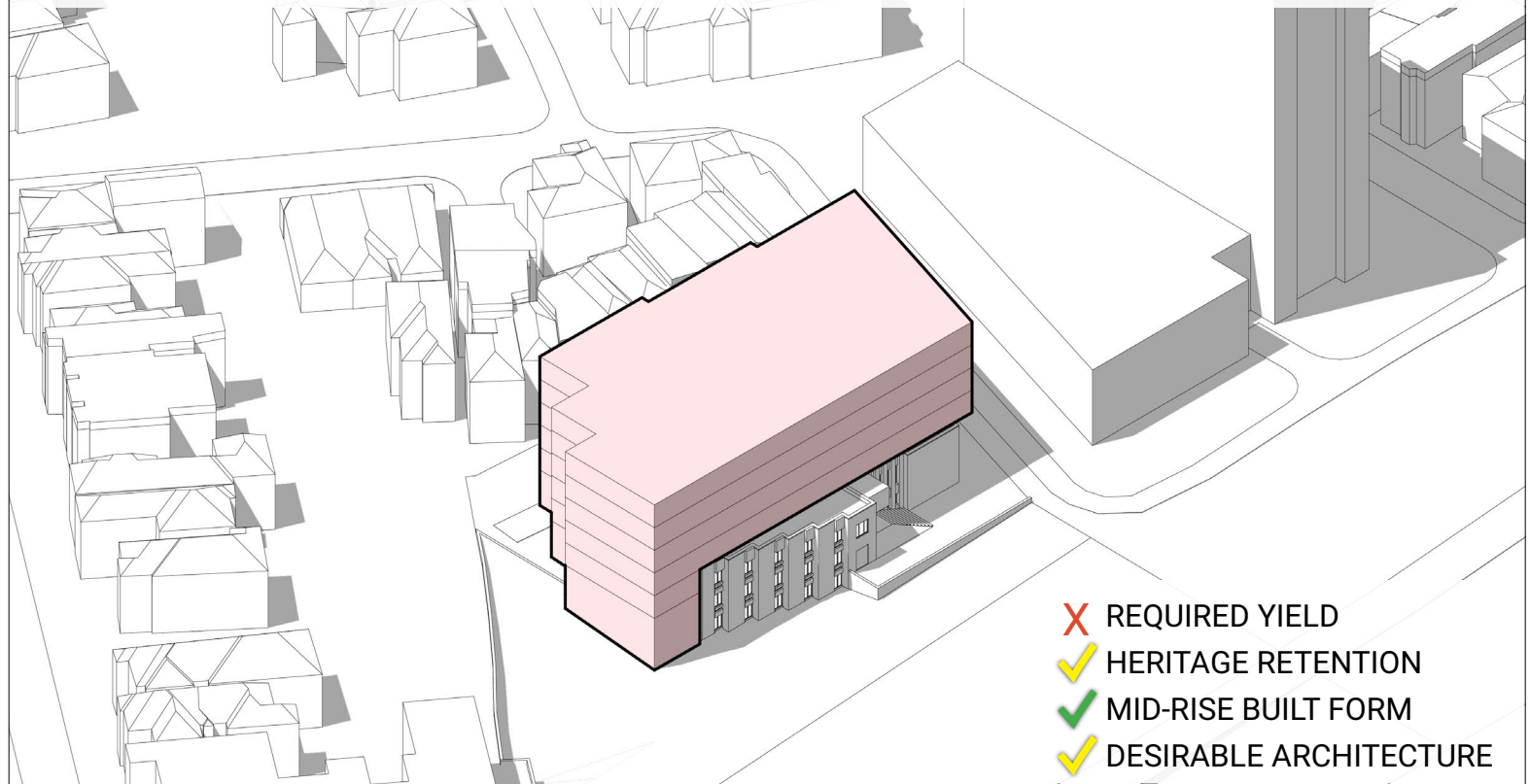
6 STOREYS - BASELINE

*ANTICIPATED YIELD REQUIRED FOR DEVELOPMENT FEASIBILITY WITH NO BUILDING RETENTION



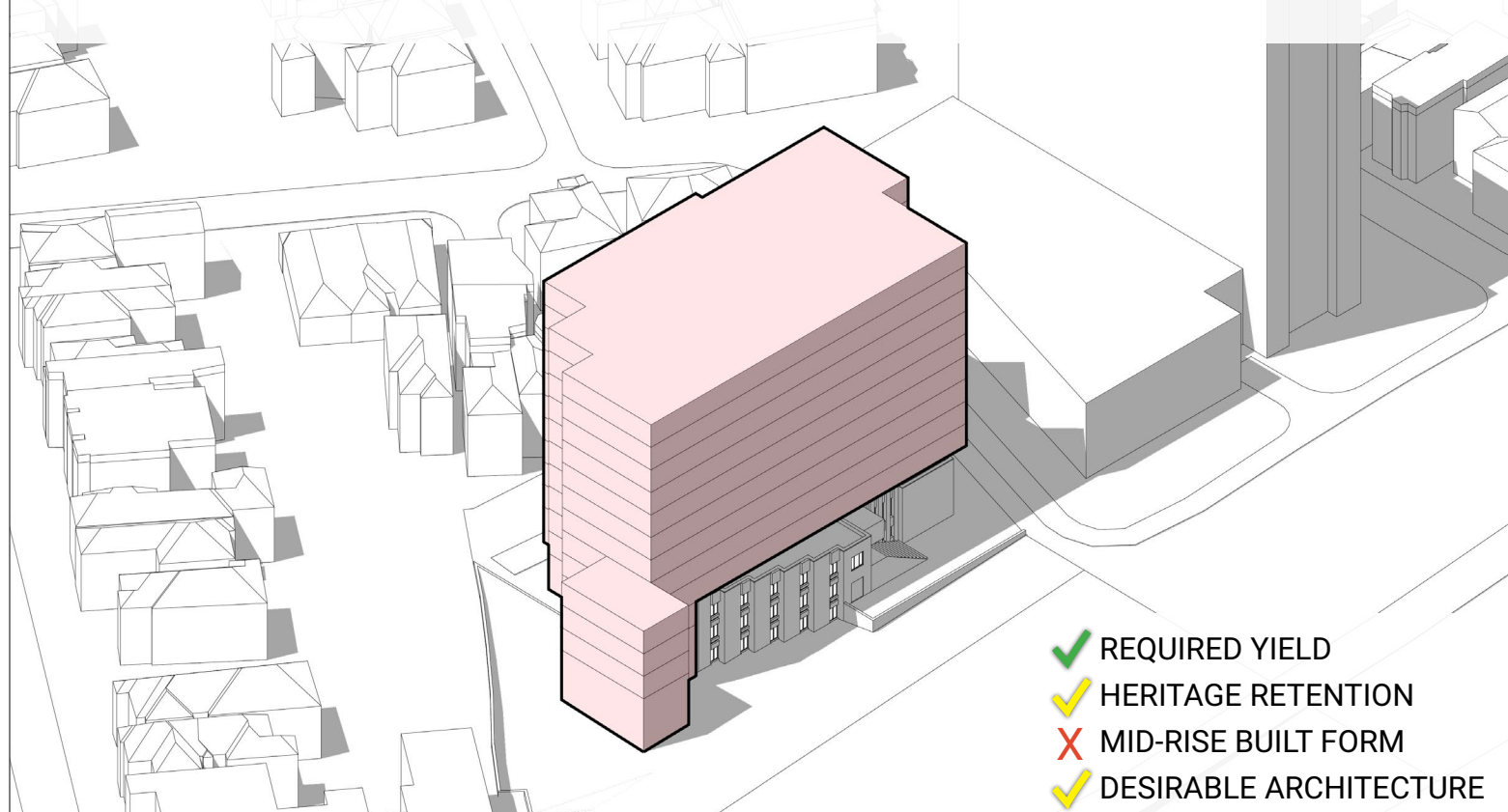
2 - HERITAGE CONSERVATION

6 STOREYS



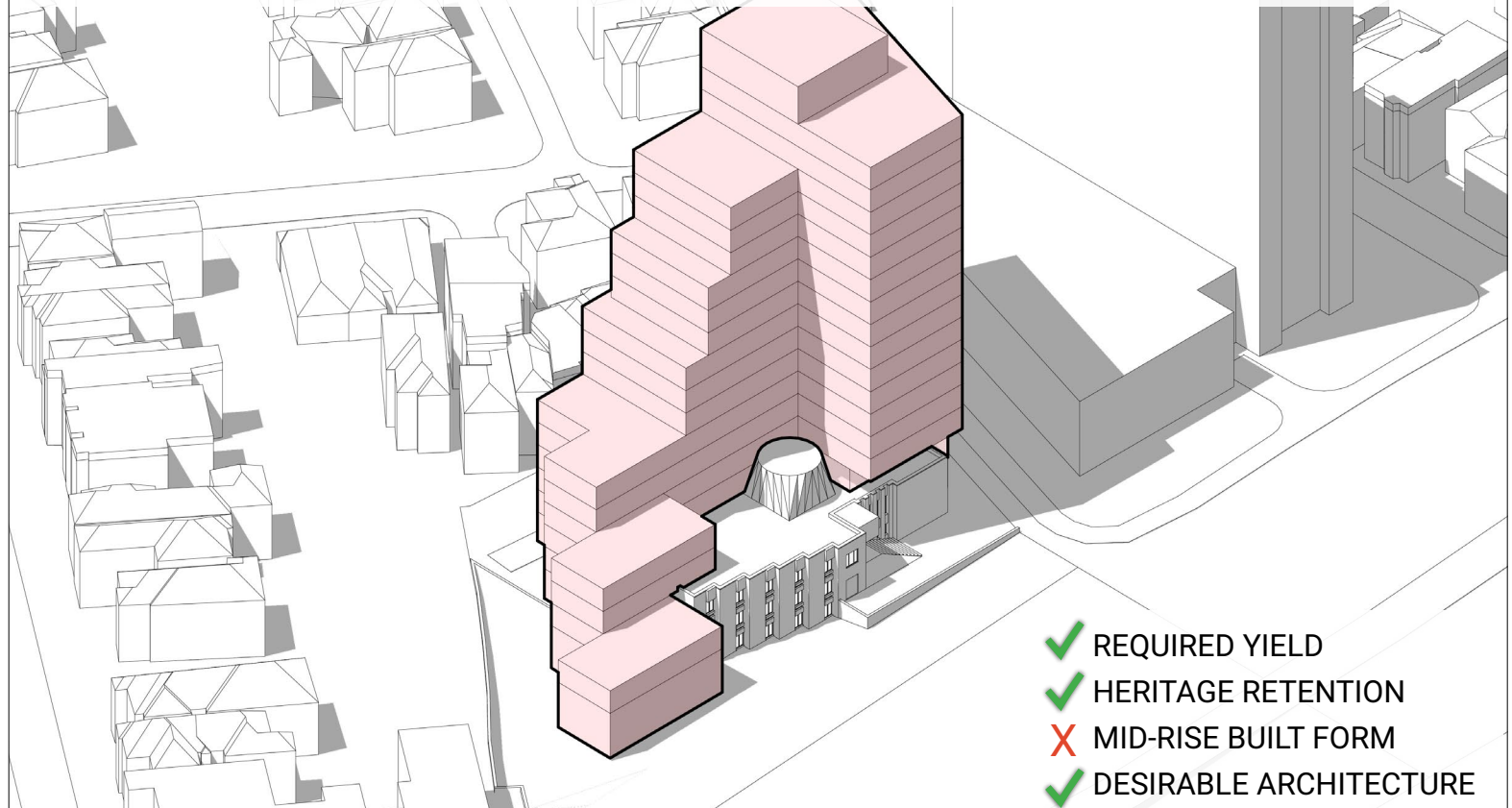
3 - REALLOCATION OF MASS

11 STOREYS



4 - BUILT FORM & HERITAGE

18 STOREYS



5 - NEW STRATEGY: HERITAGE RELOCATION

9 STOREYS + STEPPING

- ✓ REQUIRED YIELD
- ✓ HERITAGE RETENTION
- ✓ MID-RISE BUILT FORM
- ✓ DESIRABLE ARCHITECTURE



- BUILDING AERIALS -



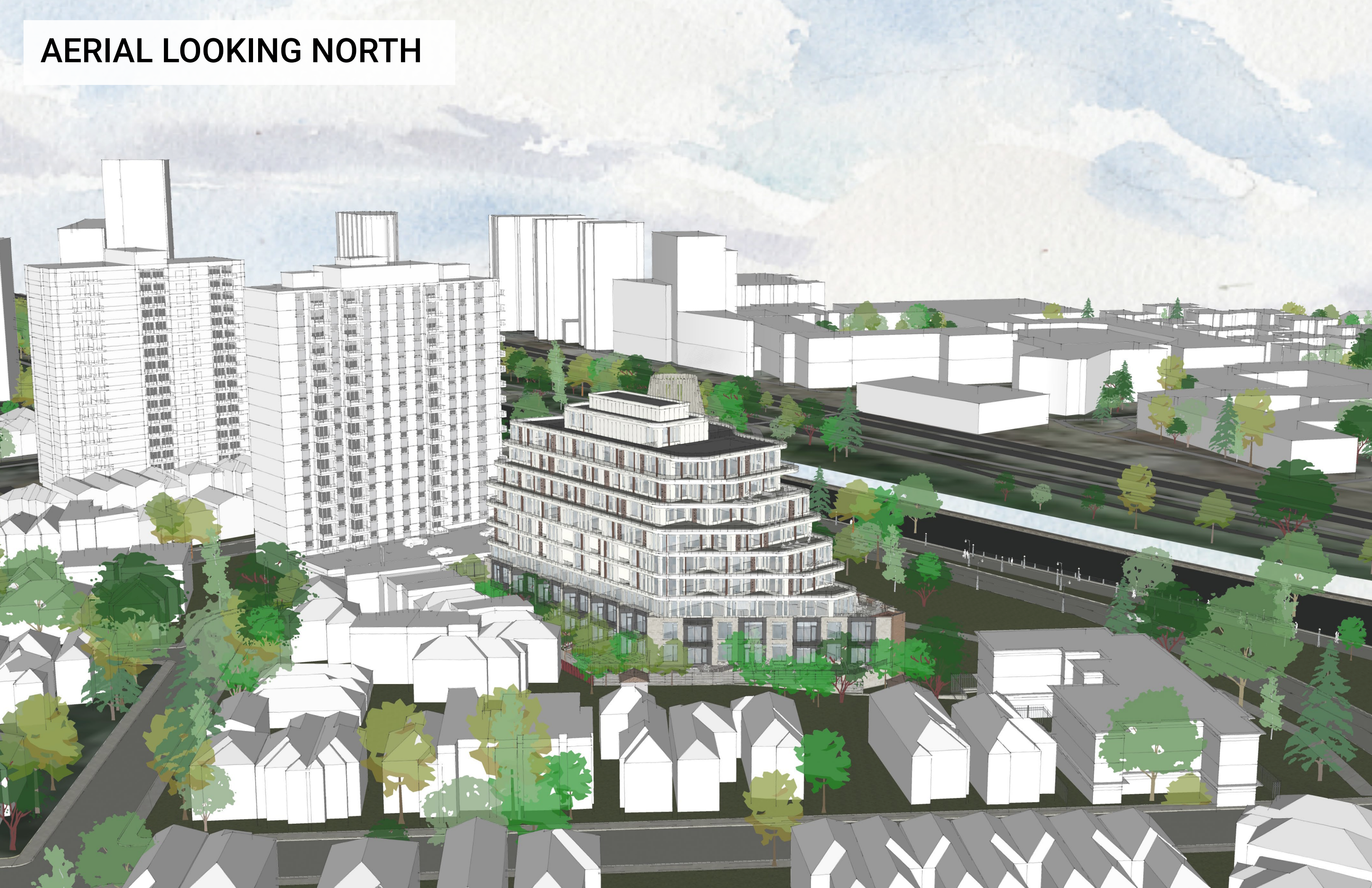
AERIAL LOOKING WEST



AERIAL VIEWING SOUTH



AERIAL LOOKING NORTH



AERIAL LOOKING NORTH-WEST

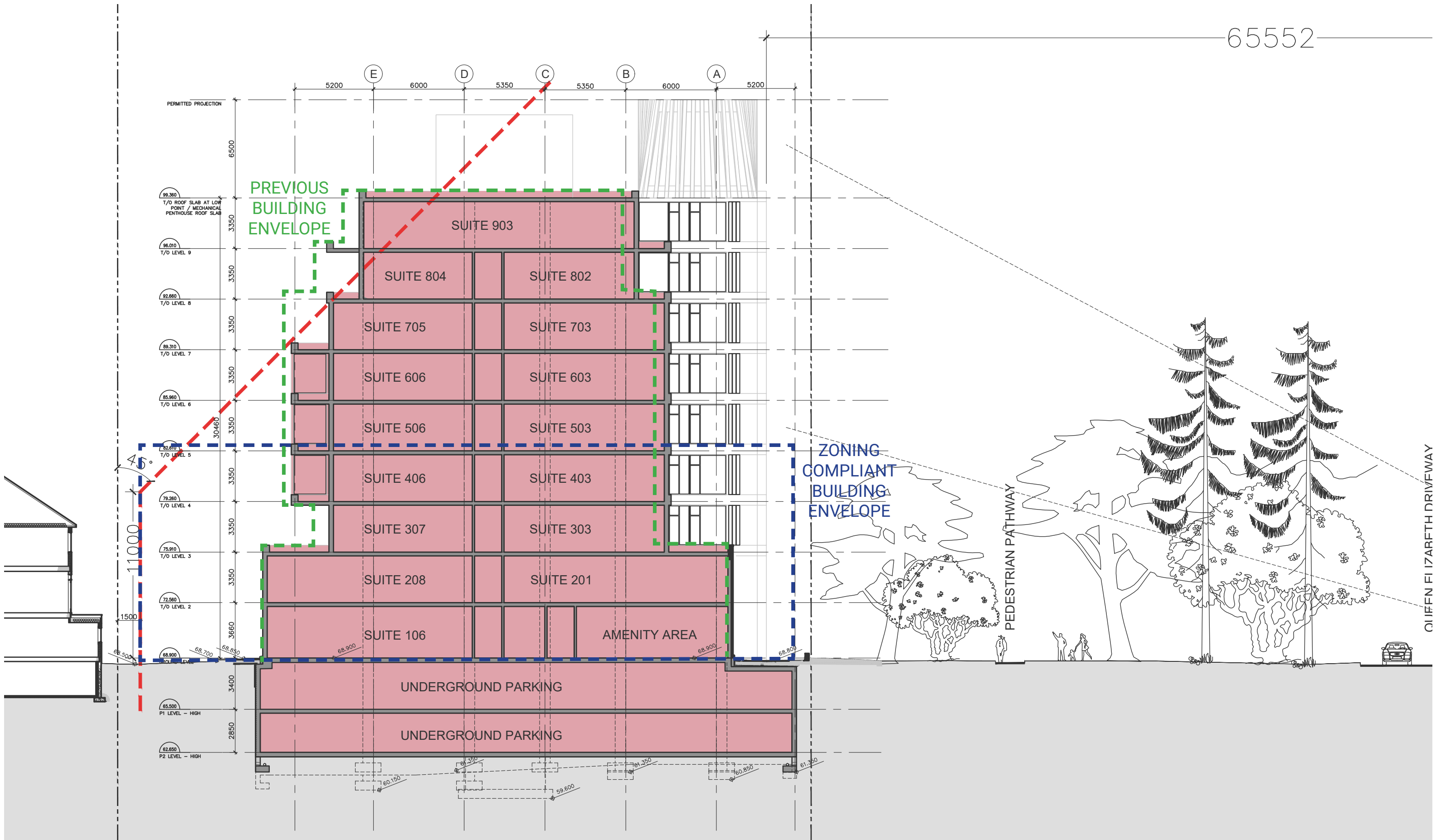


- SIDE YARD CONSIDERATIONS -

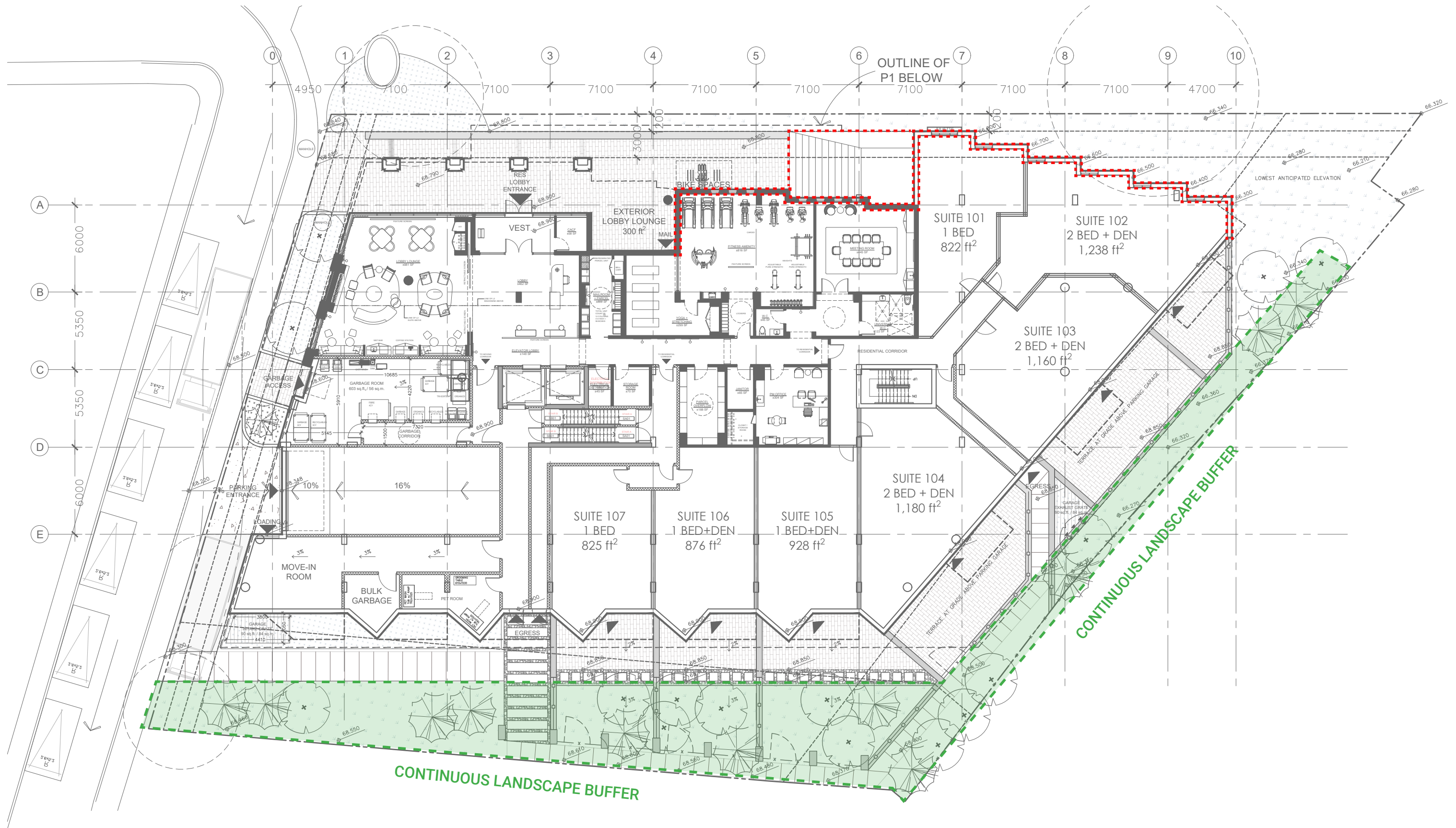


MASSING ALTERATIONS / ANGULAR PLANE

65552



ABUTTING TOWNHOMES / SIDE-YARD CONSIDERATIONS





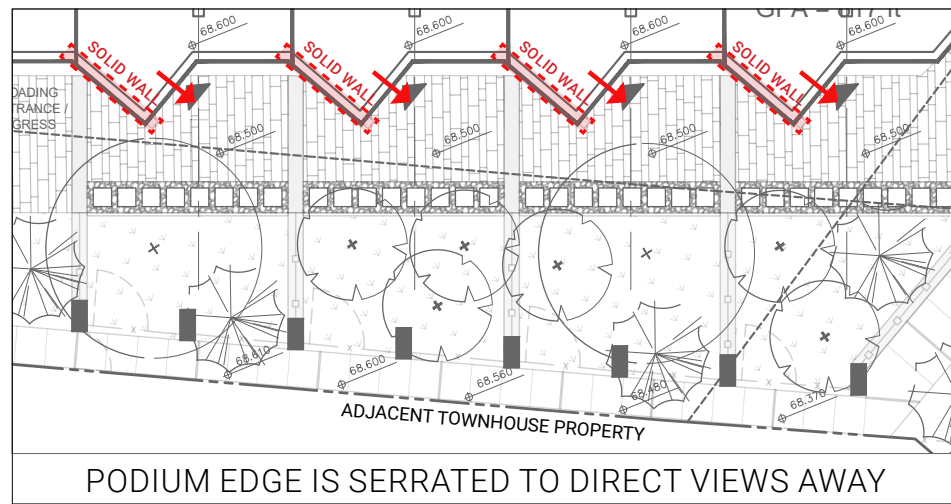
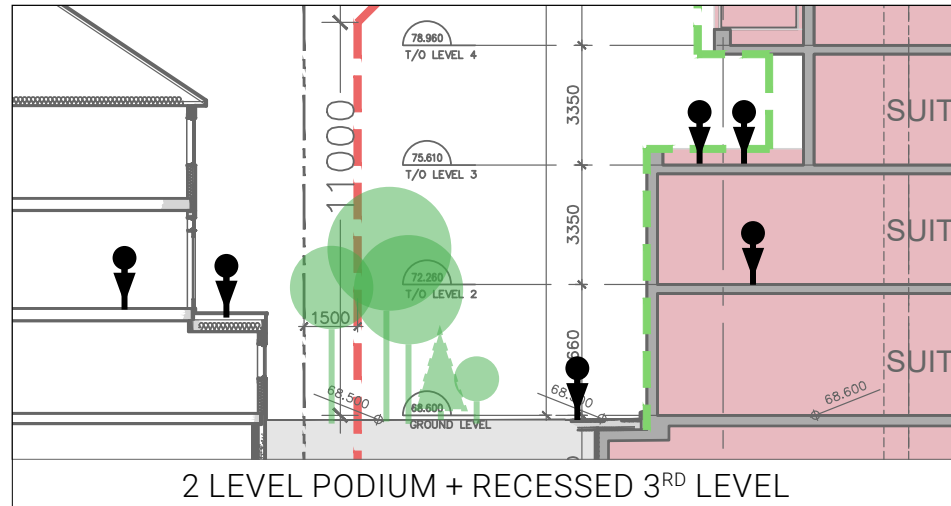
LANDSCAPE BUFFER

LANDSCAPE BUFFER



LEVELS 1, 2 & 3

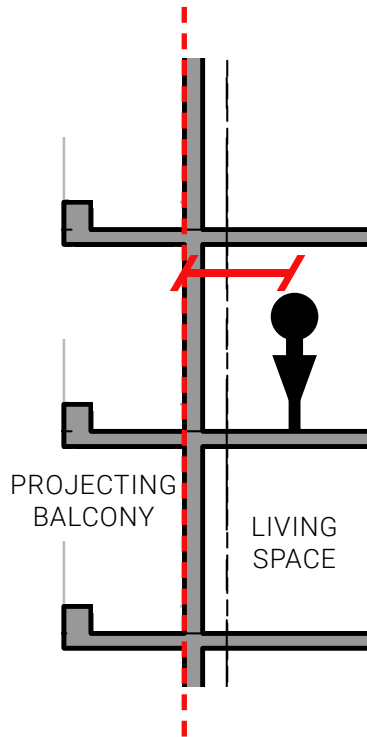
SCALED TO REFLECT THE LOW-RISE FABRIC OF ADJACENT PROPERTIES. OVERLOOK ISSUES ARE MITIGATED THROUGH AMPLE VEGETATION AND BUILDING ARTICULATION



LEVELS 4, 5 & 6

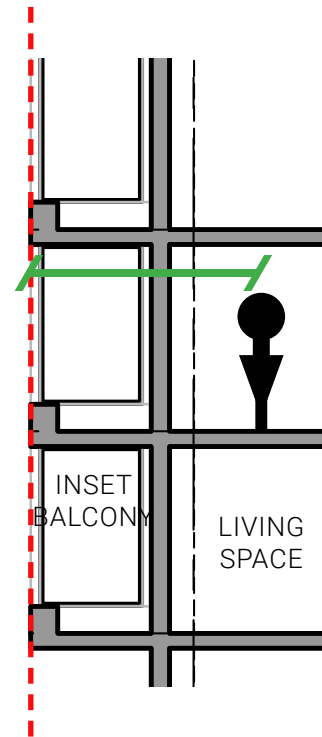
CONTAIN NO PROJECTING BALCONIES OR TERRACES; INSET BALCONIES PROVIDE AN EXTRA LAYER OF SEPARATION AS THEY EFFECTIVELY PUSH BACK THE EXTERIOR ENVELOPE AND LIVING SPACES BECOME FURTHER REMOVED FROM THE BUILDING FACE

PROJECTING BALCONY



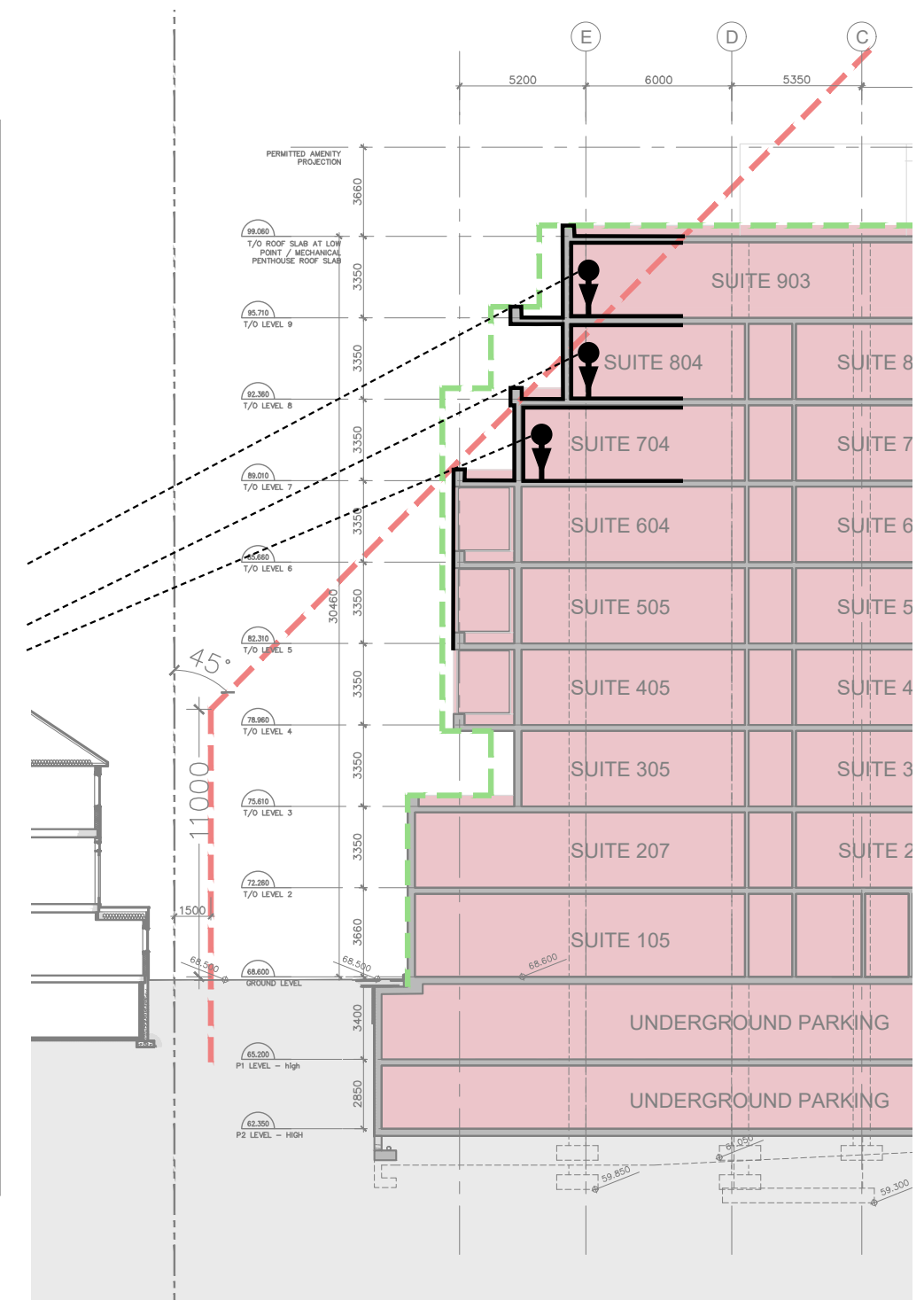
VS

INSET BALCONY



LEVELS 7, 8 & 9

COMPRISED OF MUCH LARGER UNITS AS THE BUILDING STEPS BACK. THESE UNITS BENEFIT FROM TERRACES THAT STEP AWAY FROM THE PROPERTY LINE AND ELIMINATE OVERLOOK FROM WITHIN THE UNIT



MITIGATION OF OVERLOOK

- DESIGN VIEWS -



CANAL LOOKING NORTH-WEST



PEDESTRIAN EXPERIENCE



PEDESTRIAN EXPERIENCE



PEDESTRIAN EXPERIENCE



PEDESTRIAN EXPERIENCE



PEDESTRIAN EXPERIENCE



PEDESTRIAN EXPERIENCE



PEDESTRIAN EXPERIENCE



PEDESTRIAN EXPERIENCE



- KEY PLANS, SECTIONS & ELEVATIONS





50 THE DRIVEWAY

BUILDING SUMMARY

JUNE 14TH, 2022

2051

1 BUILDING AREA SUMMARY

BUILDING AREA	17,988	SQ.FT.	
NUMBER OF STOREYS ABOVE GRADE	9	STOREYS	
TOTAL GROSS AREA	123,711	SQ.FT.	(**EXCLUDES AREA BELOW GRADE)
TOTAL NET/LEASEABLE AREA			
RESIDENTIAL	100,570	SQ.FT.	
COM/RET	-	SQ.FT.	
TOTAL GFA (AS PER CITY DEF.)	96,088	SQ.FT.	

2 UNIT SUMMARY

TOTAL UNITS **77** QTY. RATIO %

SUITE TYPE	QTY	DESCRIPTION	QTY	RATIO %	CUMULATIVE %
SMALL SUITES (≤ 850 SQ.FT)	13	1 BED	6	8%	17%
		1 BED + DEN	7	9%	
MEDIUM SUITES (850 - 1,400 SQ.FT)	37	1 BED + DEN	10	13%	48%
		2 BED	10	13%	
LARGE SUITES (≥1,400 SQ.FT)	27	2 BEDROOM + DEN	17	22%	
		2 BEDROOM + DEN (1,400 - 1,800 SQ.FT)	15	19%	35%
		2 BEDROOM + DEN (OVER 1,800 SQ.FT)	12	16%	

AVERAGE UNIT SIZE 1,306 SQ.FT.

3 PARKING REQUIREMENTS (ZBL)

RES TOTAL PARKING REQUIRED (ZBL) 39 SPACES
TOTAL PARKING PROVIDED **77 SPACES**
PARKING RATE 1.00 /UNIT

VIS TOTAL VISITOR PARKING REQUIRED 8 SPACES
TOTAL VISITOR PROVIDED **20 SPACES**
PARKING RATE PROVIDED 0.26 /UNIT

4 TOTAL AMENITY SPACE REQUIRED (ZBL)

TOTAL AMENITY SPACE REQUIRED 4,971 SQ.FT.
TOTAL SHARED AMENITY SPACE REQUIRED 2,486 SQ.FT.
TOTAL SHARED AMENITY SPACE PROVIDED **3,760 SQ.FT.**

5 BICYCLE PARKING REQUIREMENTS (ZBL)

TOTAL BIKE PARKING SPACES REQUIRED 39 SPACES
RATE/UNIT 0.5 /UNIT
TOTAL BIKE PARKING SPACES PROVIDED **77 SPACES**
RATE/UNIT 1.00 /UNIT



50 THE DRIVEWAY

PROJECT STATS

SCALE: N/A

JUNE 14th 2022

RIDEAU CANAL

QUEEN ELIZABETH DRIVE

THE DRIVEWAY

LEWIS STREET

9 STOREY BUILDING:
 TOTAL GROSS AREA: 123,711 sq.ft.
 TOTAL NET RES AREA: 100,570 sq.ft.
 TOTAL UNITS : 77
 PARKING STALLS : 97
 BIKE STALLS : 77
 STORAGE LOCKERS : 77
 FFE : 68.9

NEW POSITION OF RETAINED PORTION OF HERITAGE BUILDING

1960's BUILDING FOOTPRINT

PROPOSED LANTERN POSITION

LEVEL 3 TERRACE

LEVEL 4 TERRACE

LEVEL 5 TERRACE

LEVEL 6 TERRACE

LEVEL 7 TERRACE

LEVEL 8 TERRACE

LEVEL 9 TERRACE

LEVEL 9 ROOF



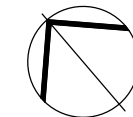
HOBIN

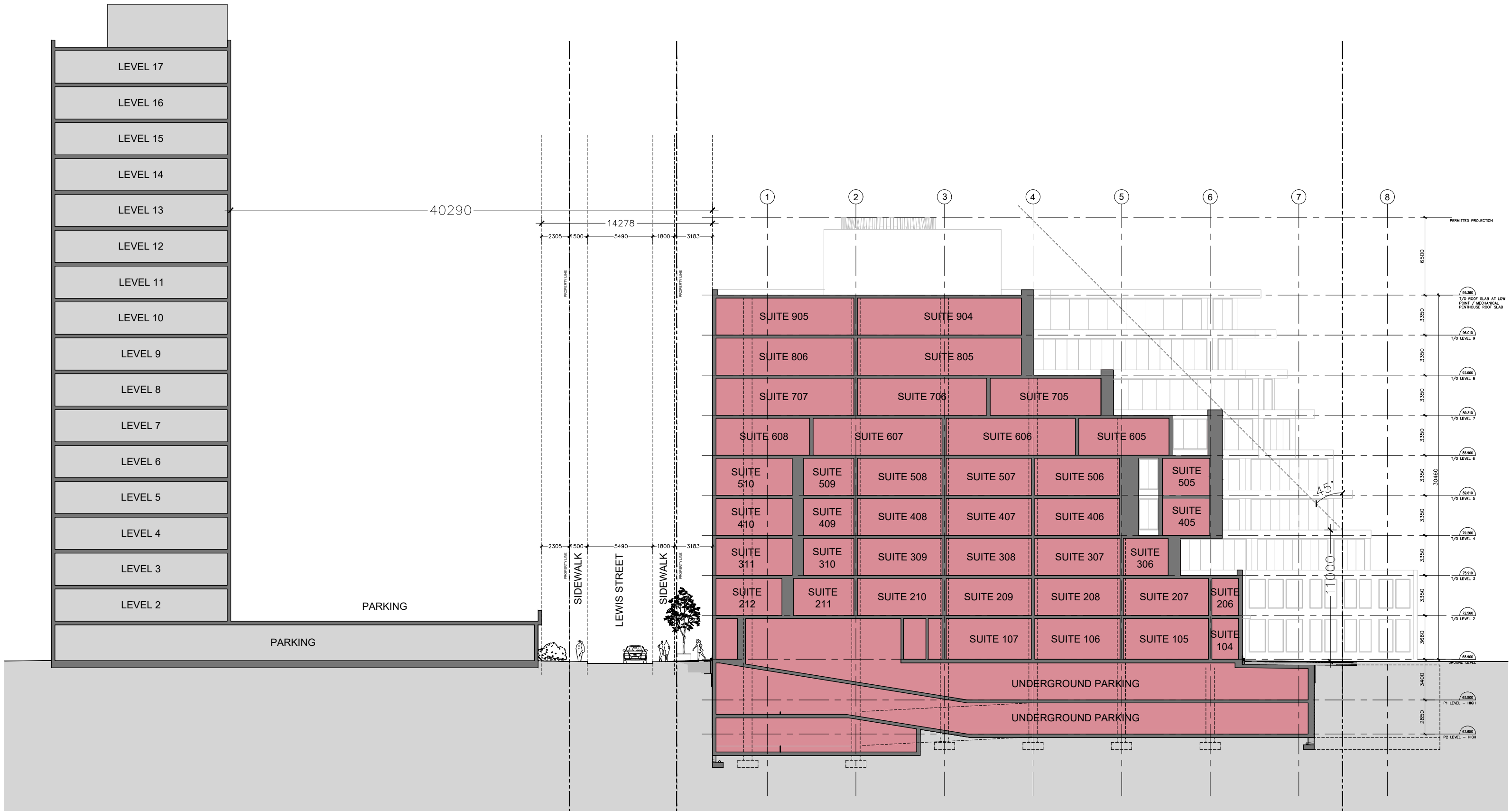
50 THE DRIVEWAY

SITE PLAN

SCALE: 1:500

JUNE 14th 2022



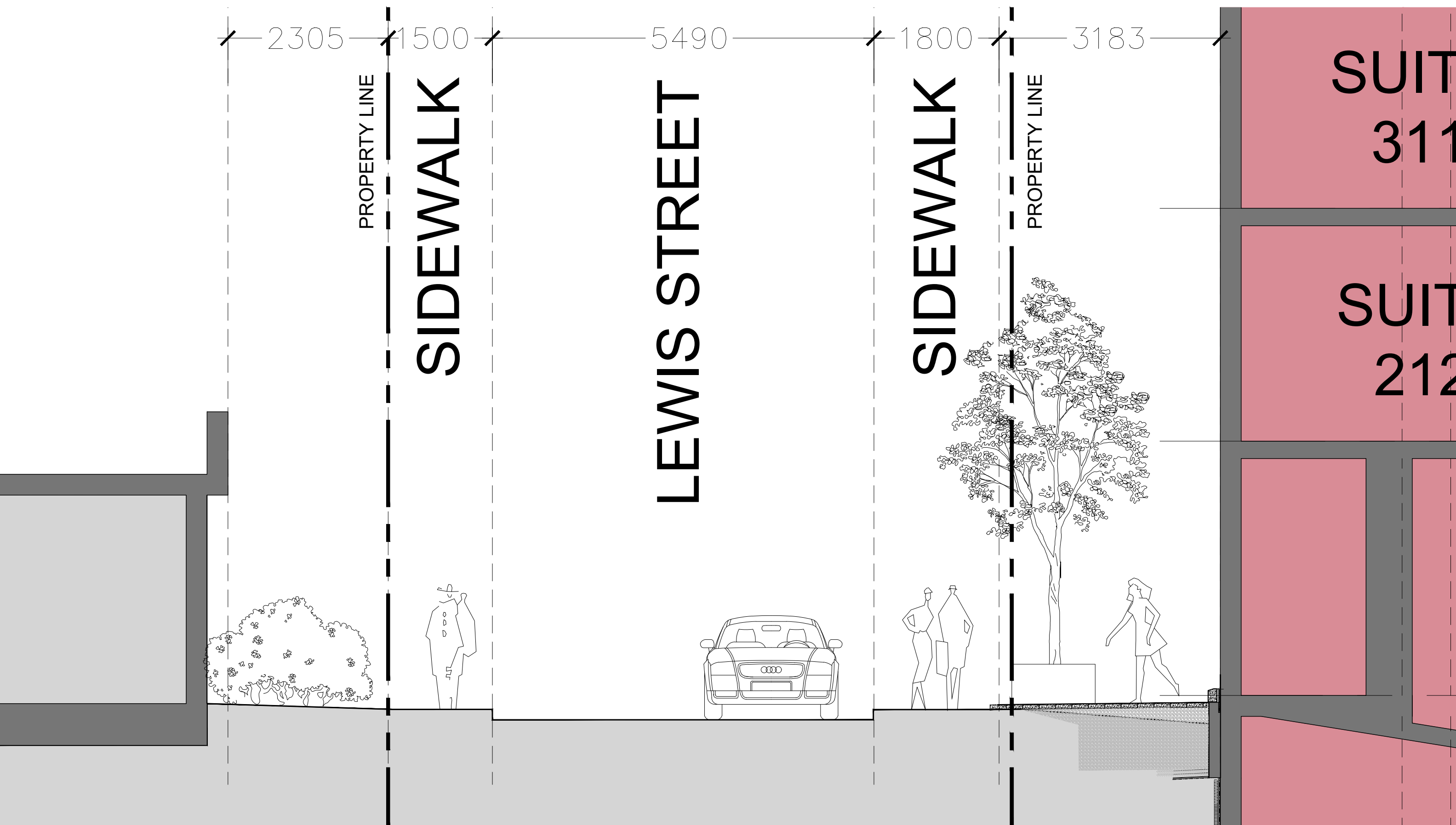


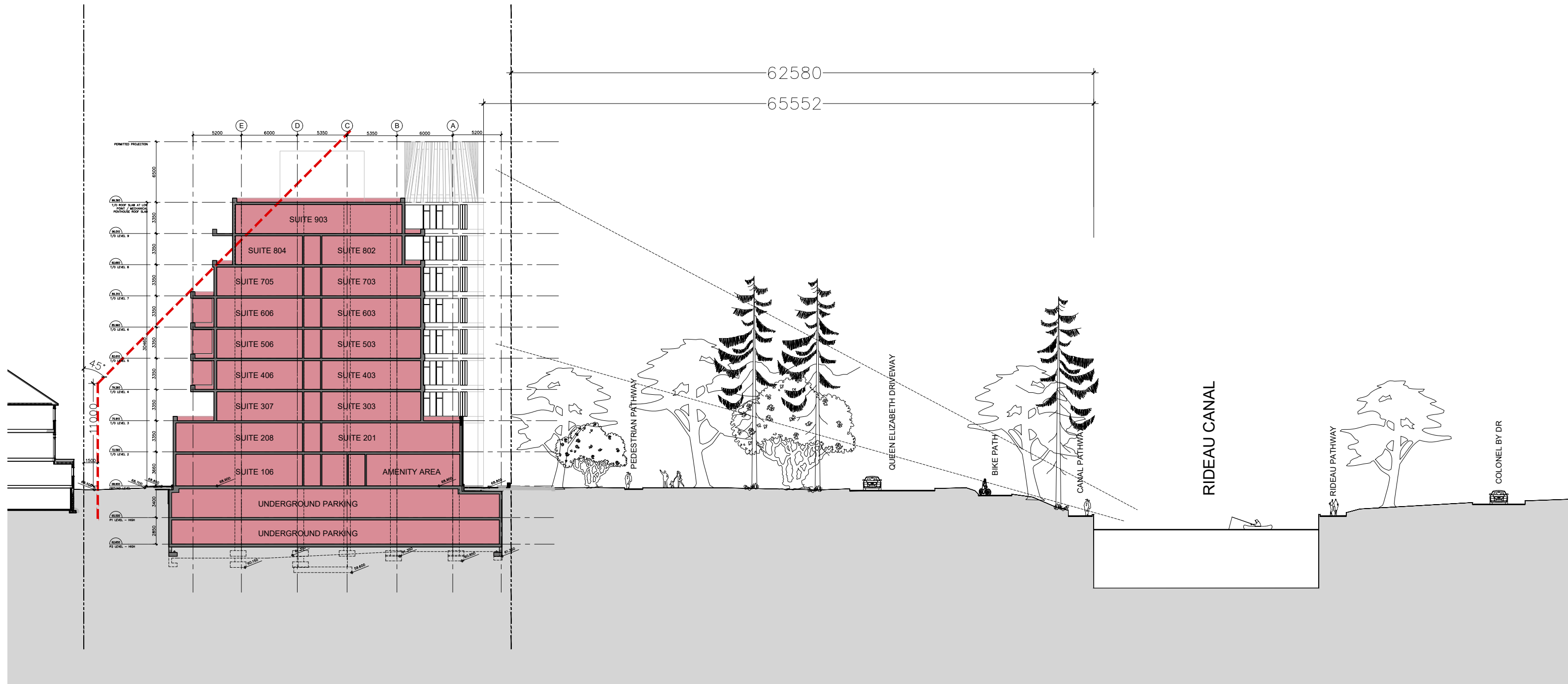
50 THE DRIVEWAY

LEWIS STREET SECTION

SCALE: 1:300

JUNE 14th 2022





50 THE DRIVEWAY

SITE SECTION

SCALE: 1:400

JUNE 14th 2022



1 NORTH ELEVATION

A3.00 Scale: 1: 200



2 WEST ELEVATION

A3.00 Scale: 1: 200

LEGEND:

MS-1	MASONRY VENEER 1
PC	PRECAST CONCRETE
VG	VISION GLASS
NEW BUILD	
PC-1	PRECAST CONCRETE 1
PC-2	PRECAST CONCRETE 2
CP-1	COPPER PANEL 1
GR	GLASS RAILING
MS-1	METAL SIDING 1
MS-2	METAL SIDING 2
SP	SPANDREL PANEL
STC	STEEL COLUMN
BV-1	STONE VENEER 1
VG	VISION GLASS

VISION GLASS: AS PER SPC USE GUIDELINES IN CLAUSE 2.1 THROUGH 2.4 SPECIFY
 1. GLASS SPECIFIED FOR USE ON RESIDENTIAL ON LEVEL 1-4
 2. GLASS FIT FOR ALL BALCONY RAILINGS ON LEVEL 4
 3. GLASS FIT FOR ALL BALCONY RAILINGS ON ROOF TERRACE LEVELS

no.	date	revision
4	220614	issued for SPC
3	220119	re-issued for rezoning
2	211206	re-issued for rezoning
1	210716	issued for rezoning

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

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 E: mail@hobinarc.com
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HOBIN
 ARCHITECTURE

PROJECT LOCATION:
 50 THE DRIVEWAY

DRAWING TITLE:
 ELEVATIONS

DRAWN BY: DA/KM DATE: 220614 SCALE: 1:200

PROJECT: 2051

DRAWING NO.: A3-00

REVISION NO.:



ONTARIO ASSOCIATION OF ARCHITECTS
 HARRY J. HOBIN
 LICENCE 3049



1 EAST ELEVATION

A3.01 Scale: 1: 200



2 SOUTH ELEVATION

A3.01 Scale: 1: 200

LEGEND:

MC-1	MASONRY VENEER 1
PC	PRECAST CONCRETE
VG	VISION GLASS
NEW BUILD	
PC-1	PRECAST CONCRETE 1
PC-2	PRECAST CONCRETE 2
CP-1	COPPER PANEL 1
GR	GLASS RAILING
MS-1	METAL SIDING 1
MS-2	METAL SIDING 2
SP	SPANDREL PANEL
STC	STEEL COLUMN
BV-1	STONE VENEER 1
VG	VISION GLASS

VISION GLASS: ALL GLASS RAILINGS OUTSIDE ON LEVEL 7. 1mm mesh mesh surface.
 1. GLASS RAILING FOR ALL BALCONY RAILINGS ON LEVEL 4.
 2. GLASS RAILING FOR ALL BALCONY RAILINGS ON LEVEL 4.
 3. GLASS RAILING FOR ALL BALCONY RAILINGS ON ROOF TERRACE LEVELS.

no.	date	revision
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HOBIN ARCHITECTURE

PROJECT LOCATION:
 50 THE DRIVEWAY

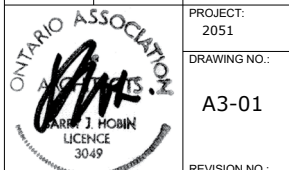
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 ELEVATIONS

DRAWN BY: DA/KM DATE: 220614 SCALE: 1:200

PROJECT: 2051

DRAWING NO.: A3-01

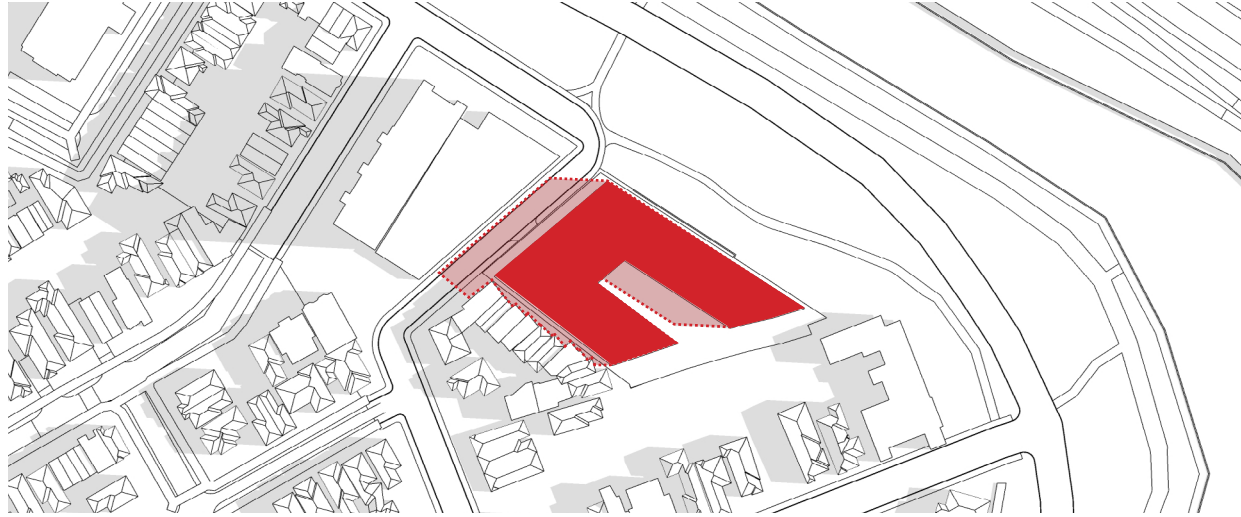
REVISION NO.:



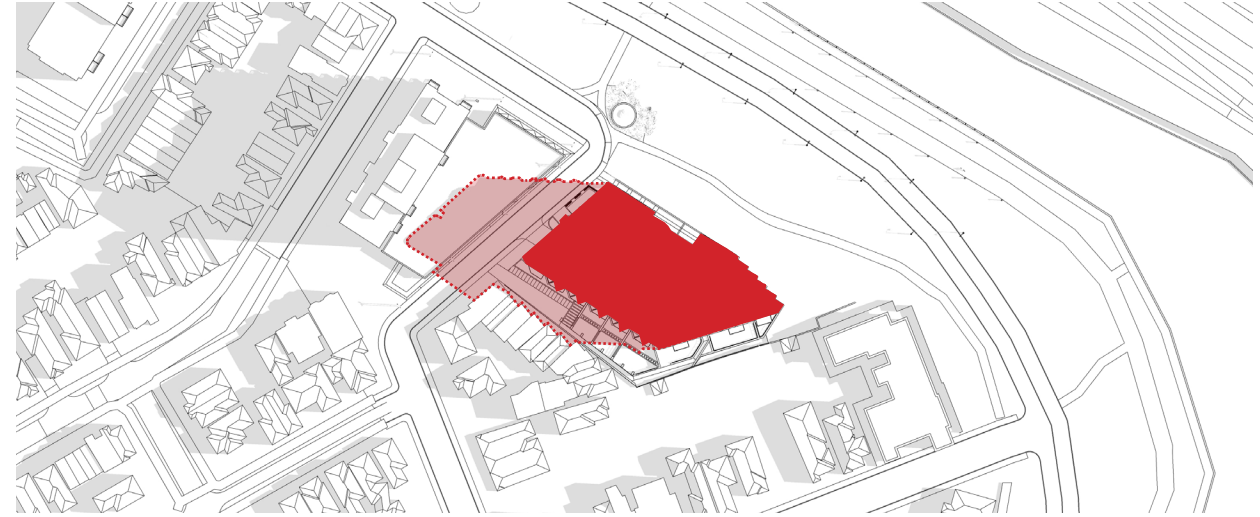
SUN & SHADOW STUDY - KEY COMPARISONS

JUNE 21

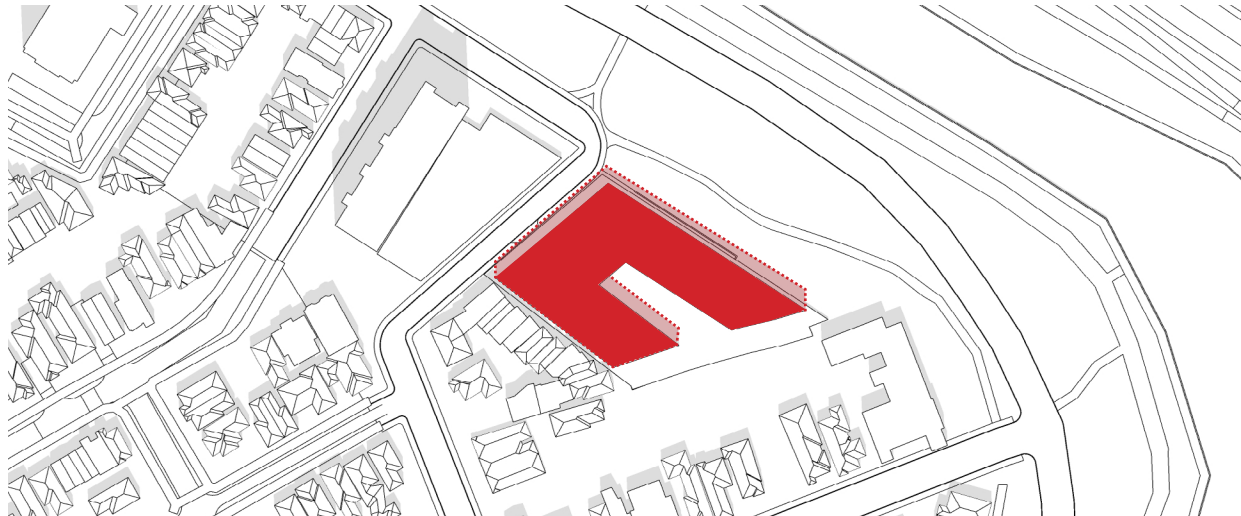
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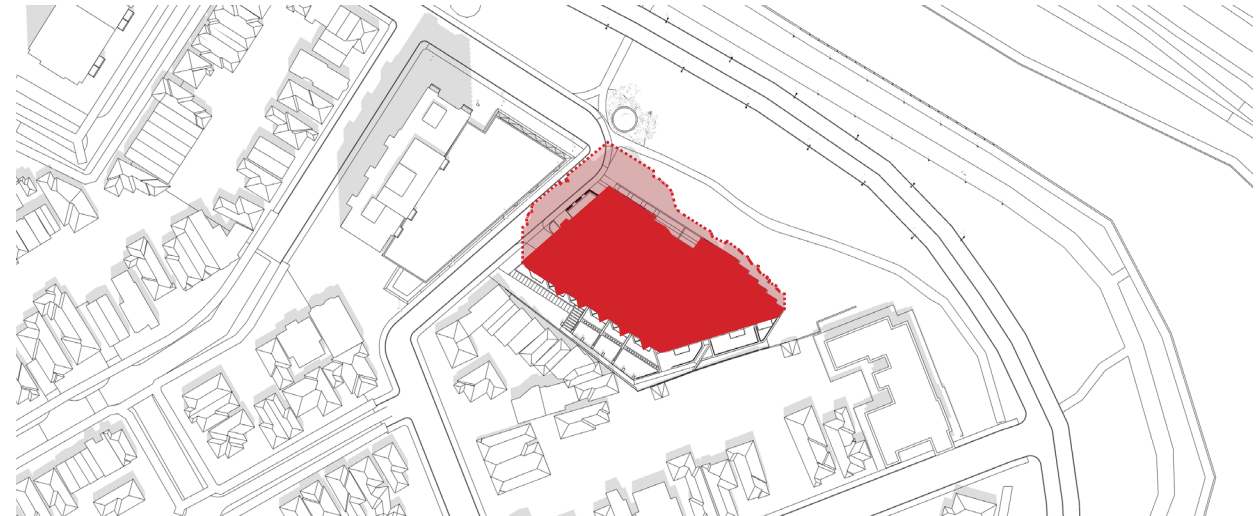
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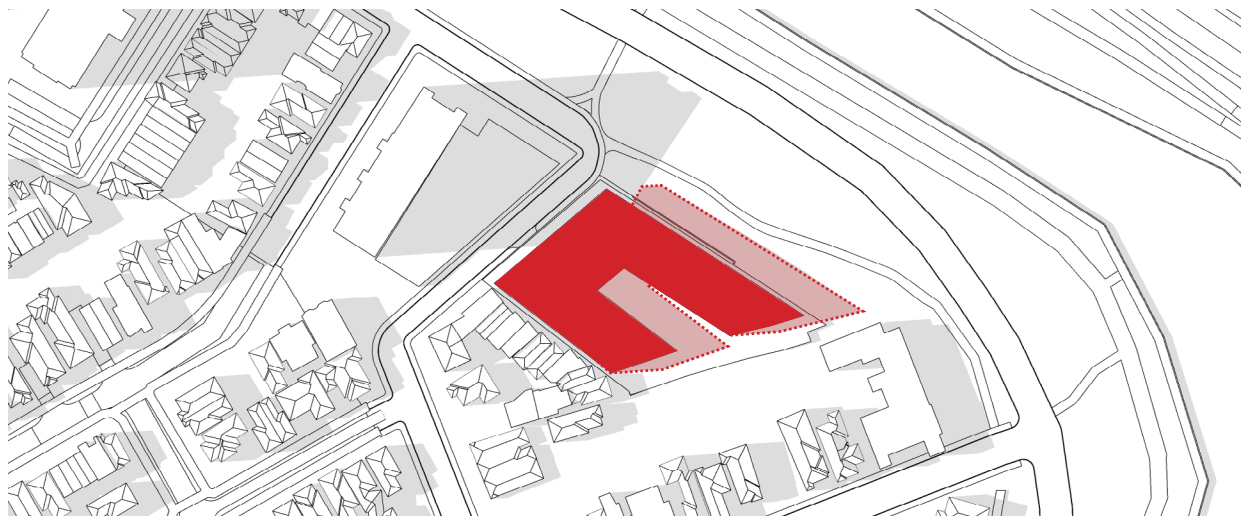
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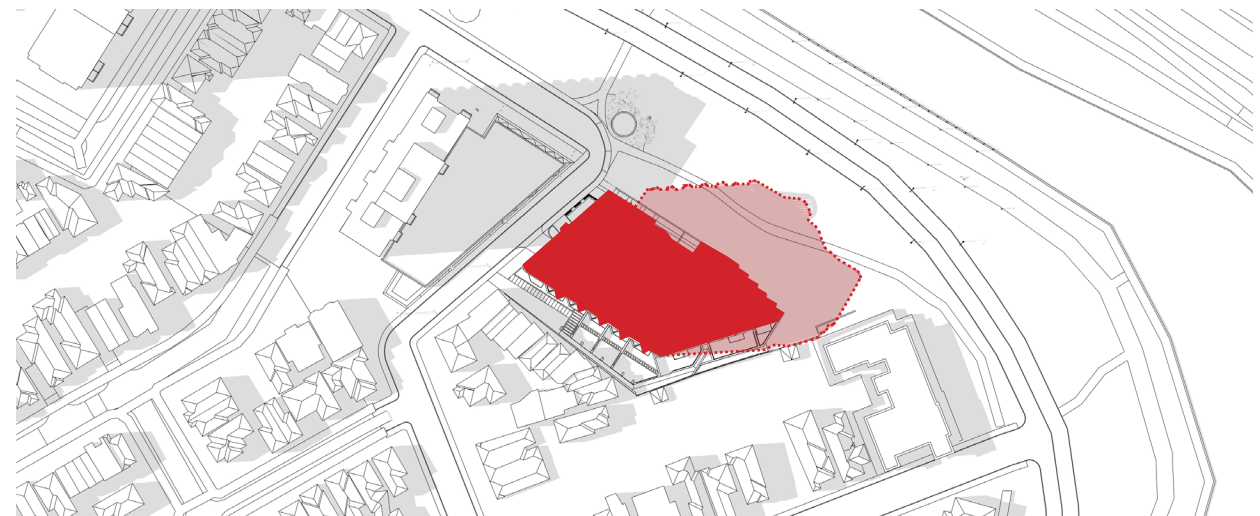
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1600



1600



AS OF RIGHT

PROPOSED 9 STOREY BUILDING

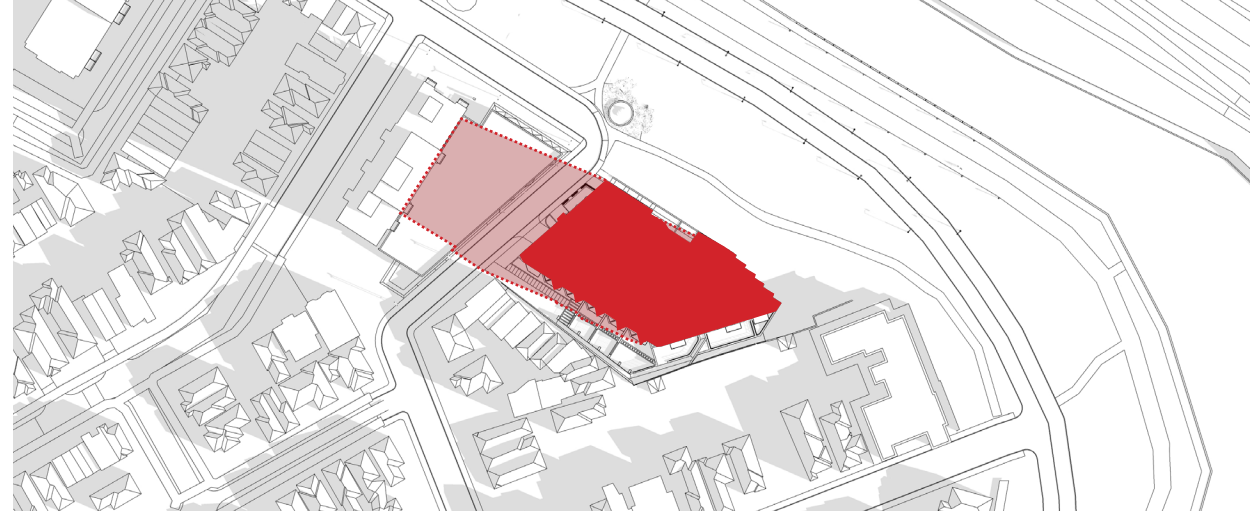
SUN & SHADOW STUDY - KEY COMPARISONS

SEPTEMBER/MARCH 21

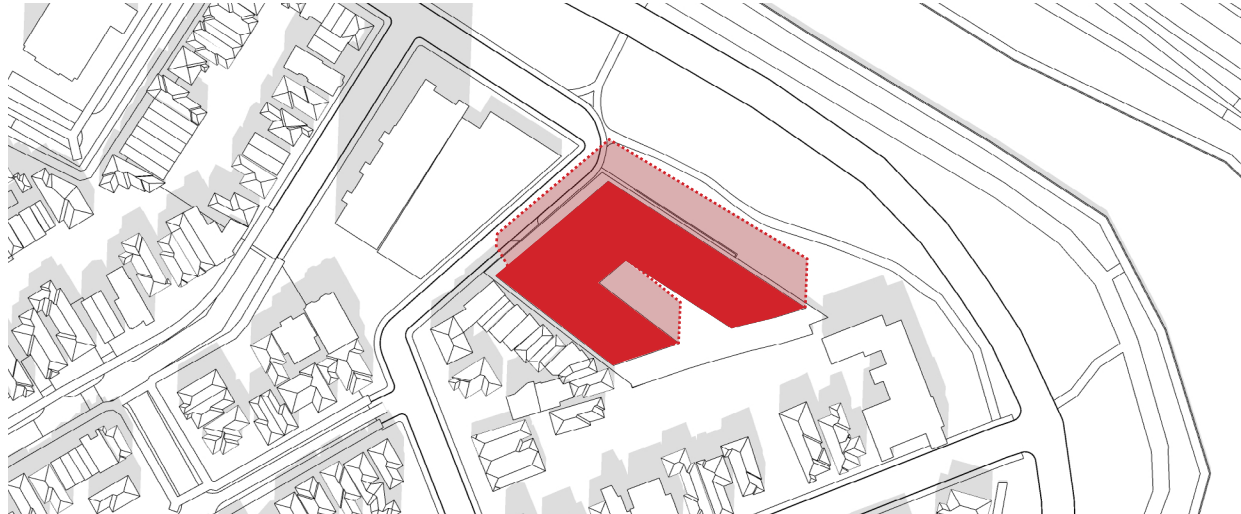
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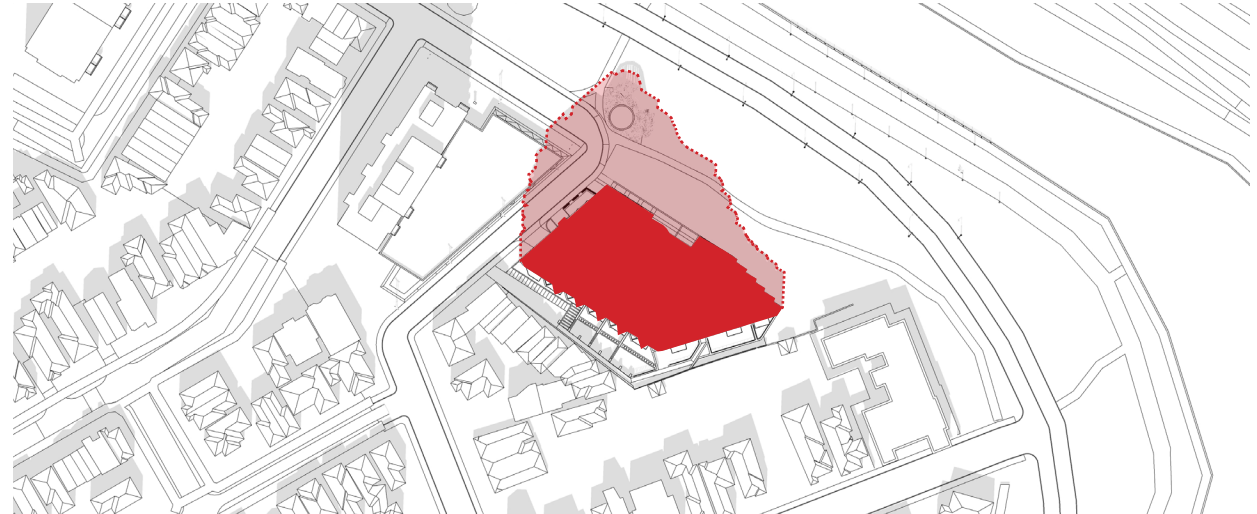
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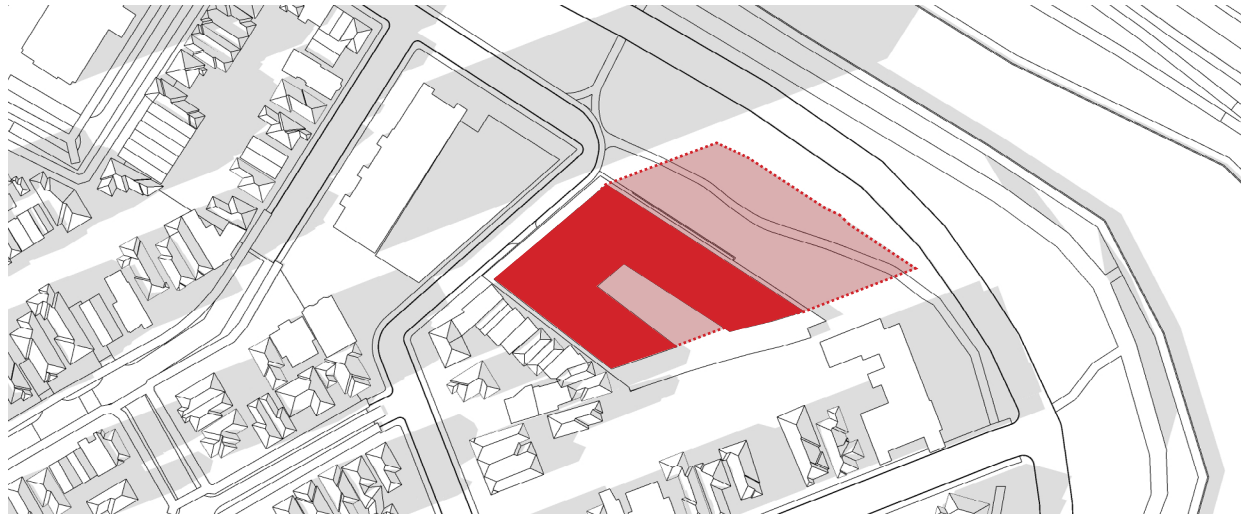
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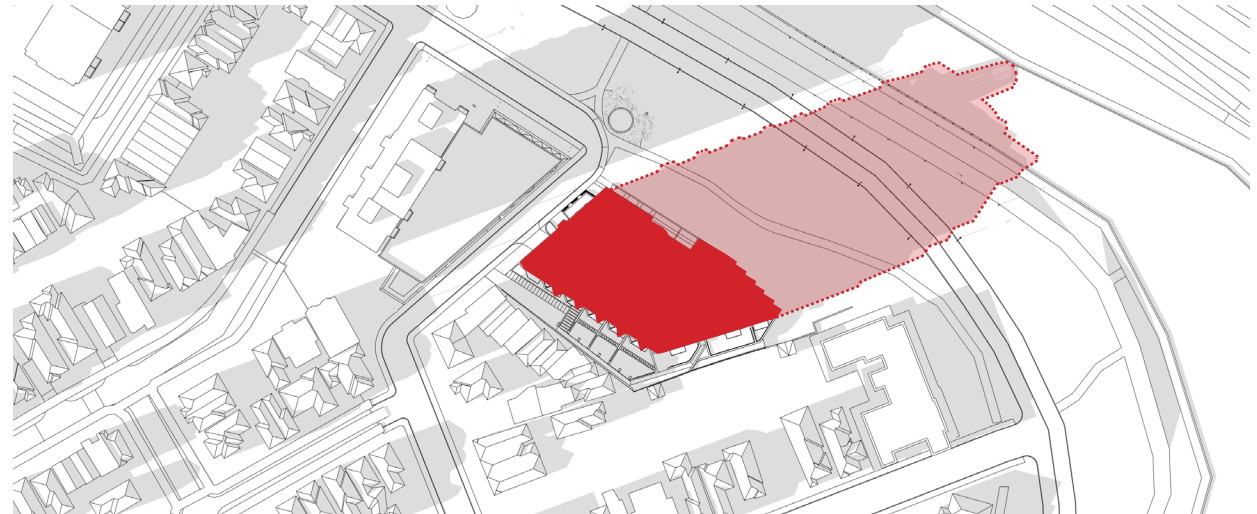
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1600



1600



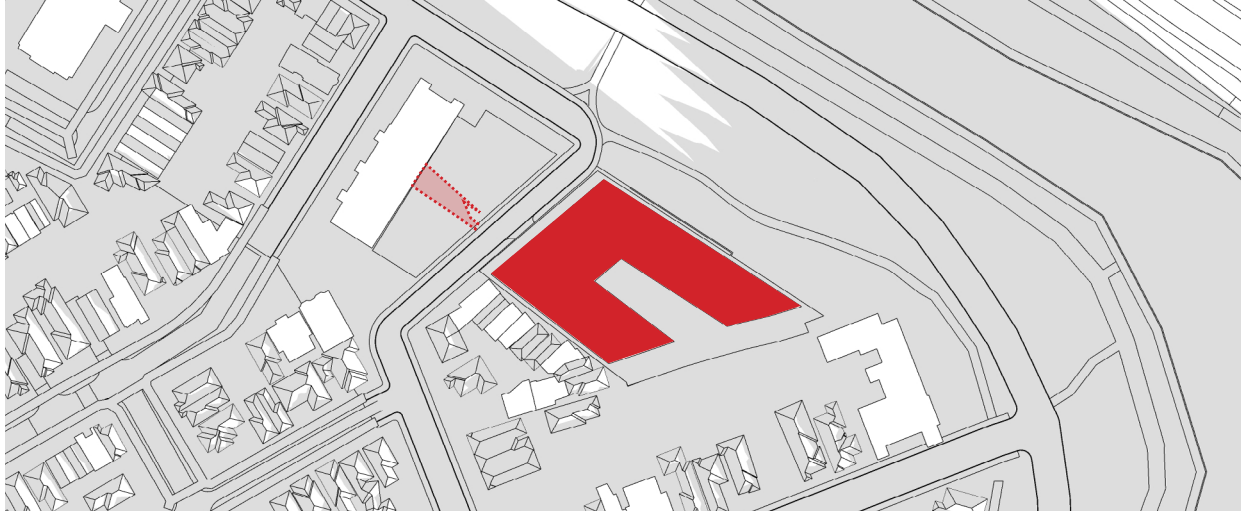
AS OF RIGHT

PROPOSED 9 STOREY BUILDING

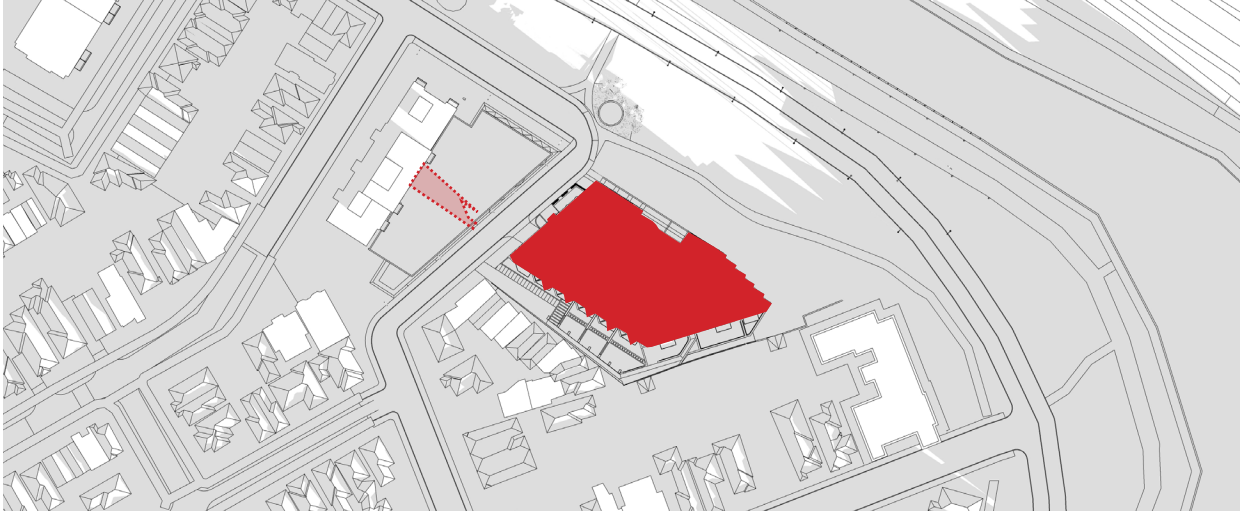
SUN & SHADOW STUDY - KEY COMPARISONS

DECEMBER 21

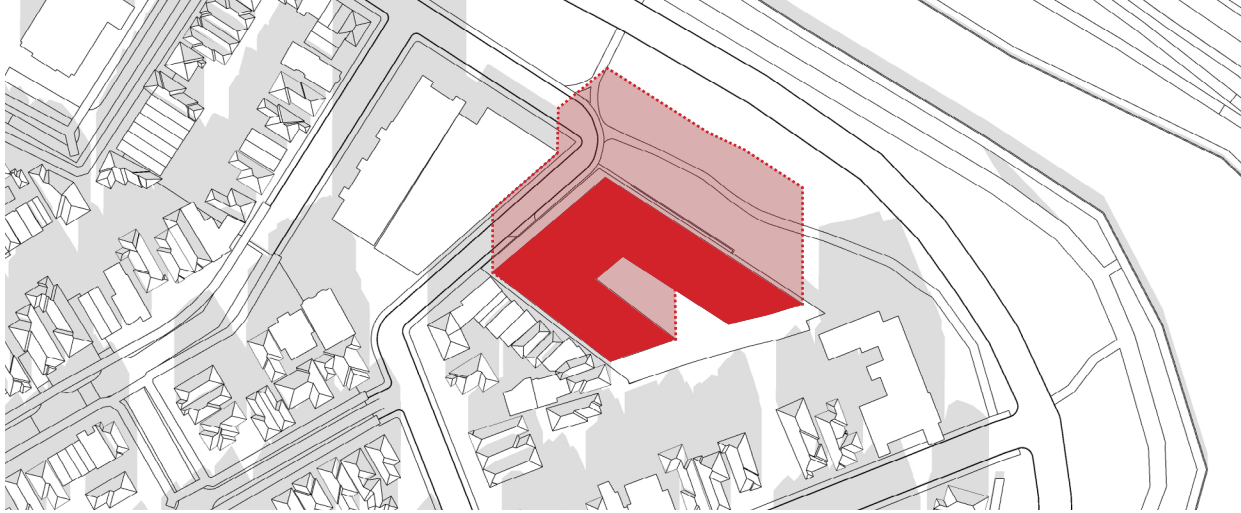
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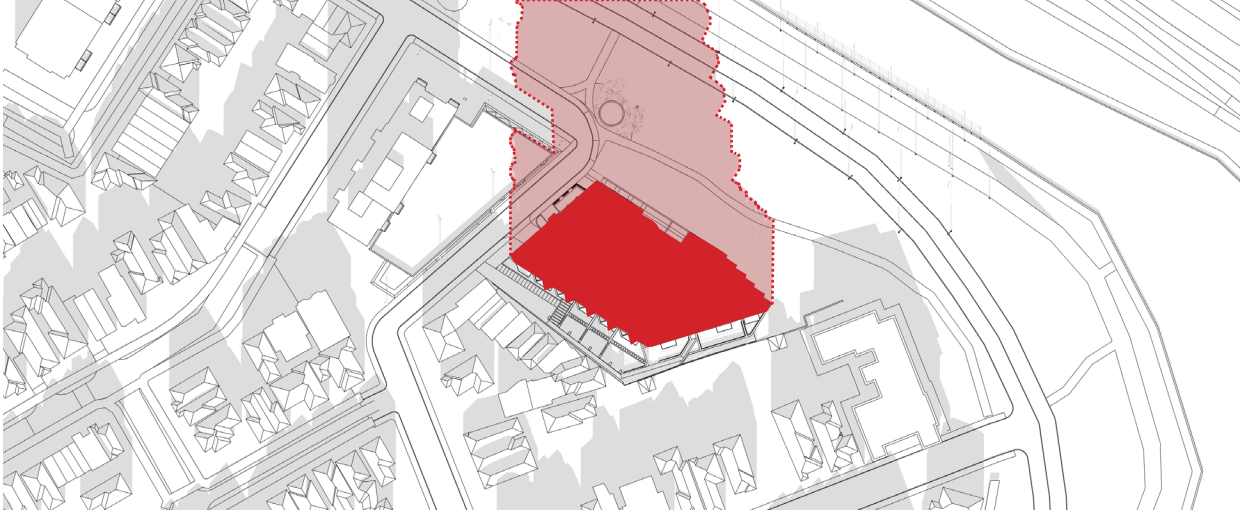
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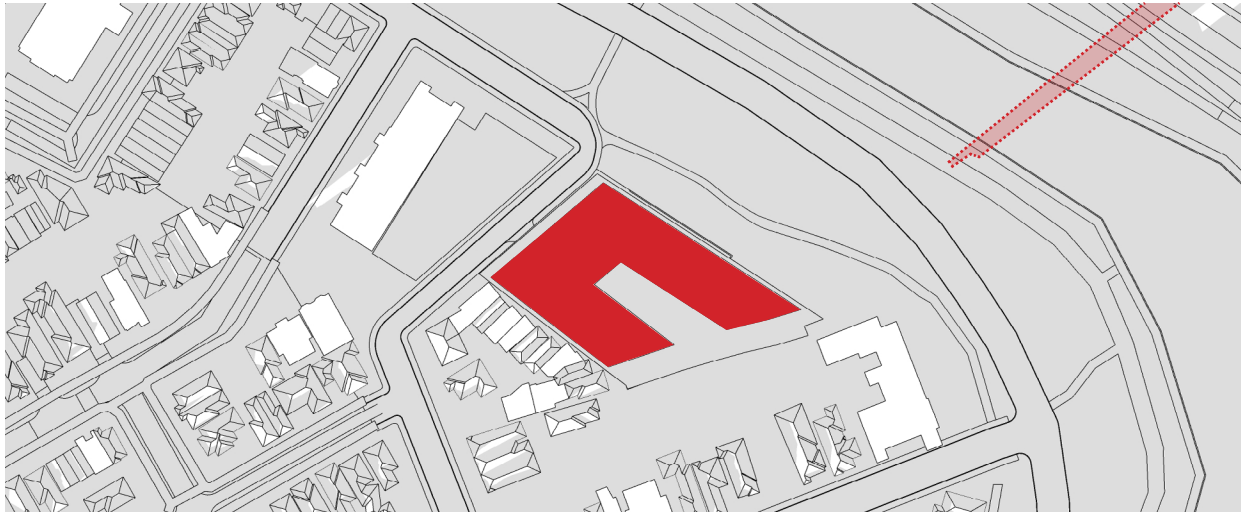
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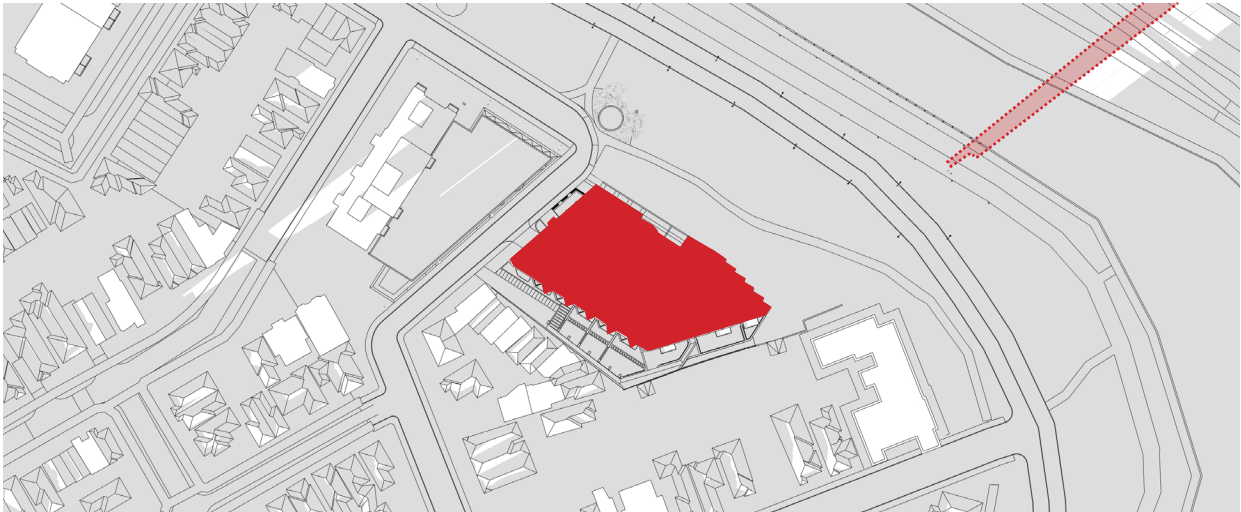
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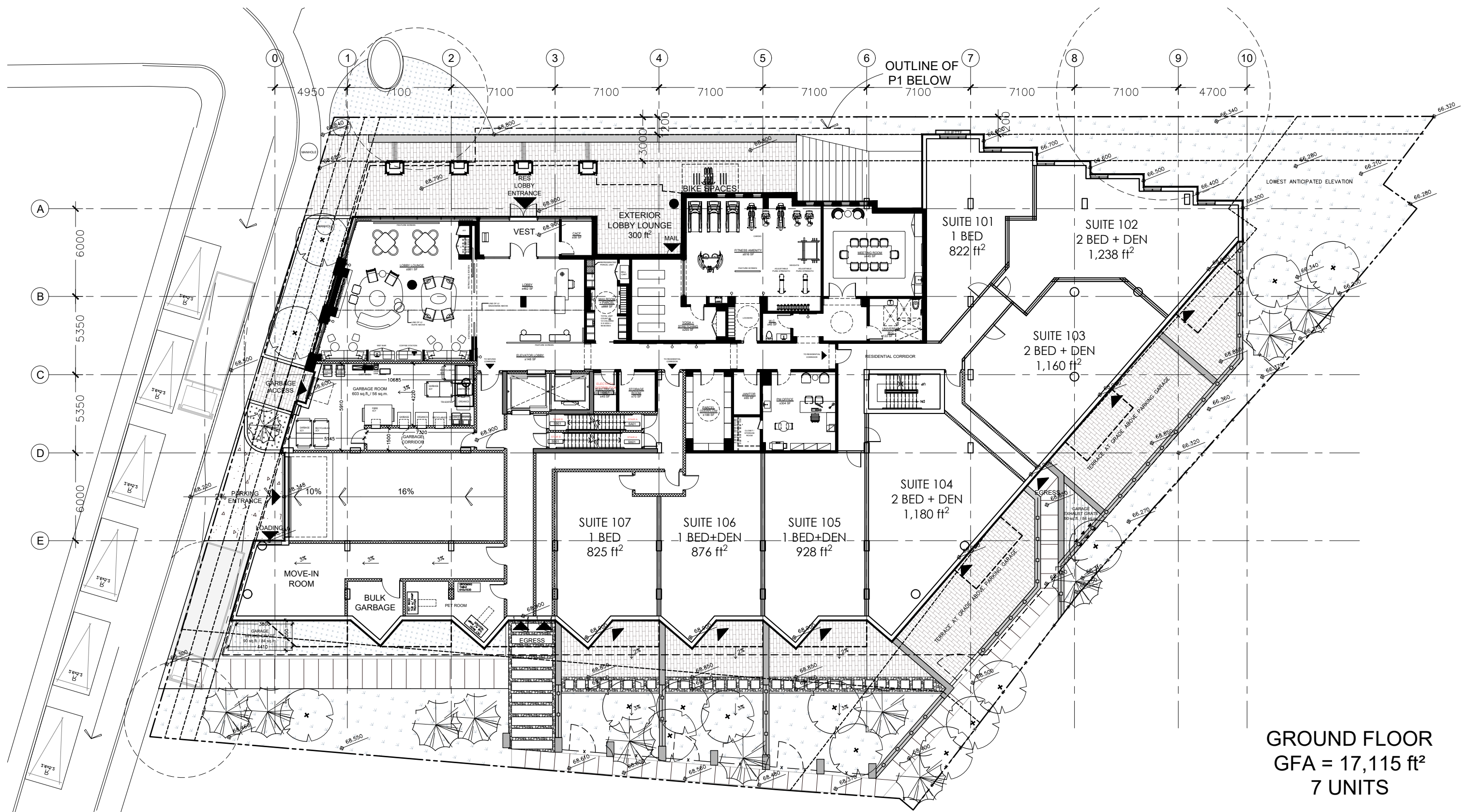


AS OF RIGHT

PROPOSED 9 STOREY BUILDING

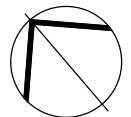
- APPENDIX -





GROUND FLOOR
 GFA = 17,115 ft²
 7 UNITS

TOTAL PROJECT AREA
 GFA = 123,859 ft²



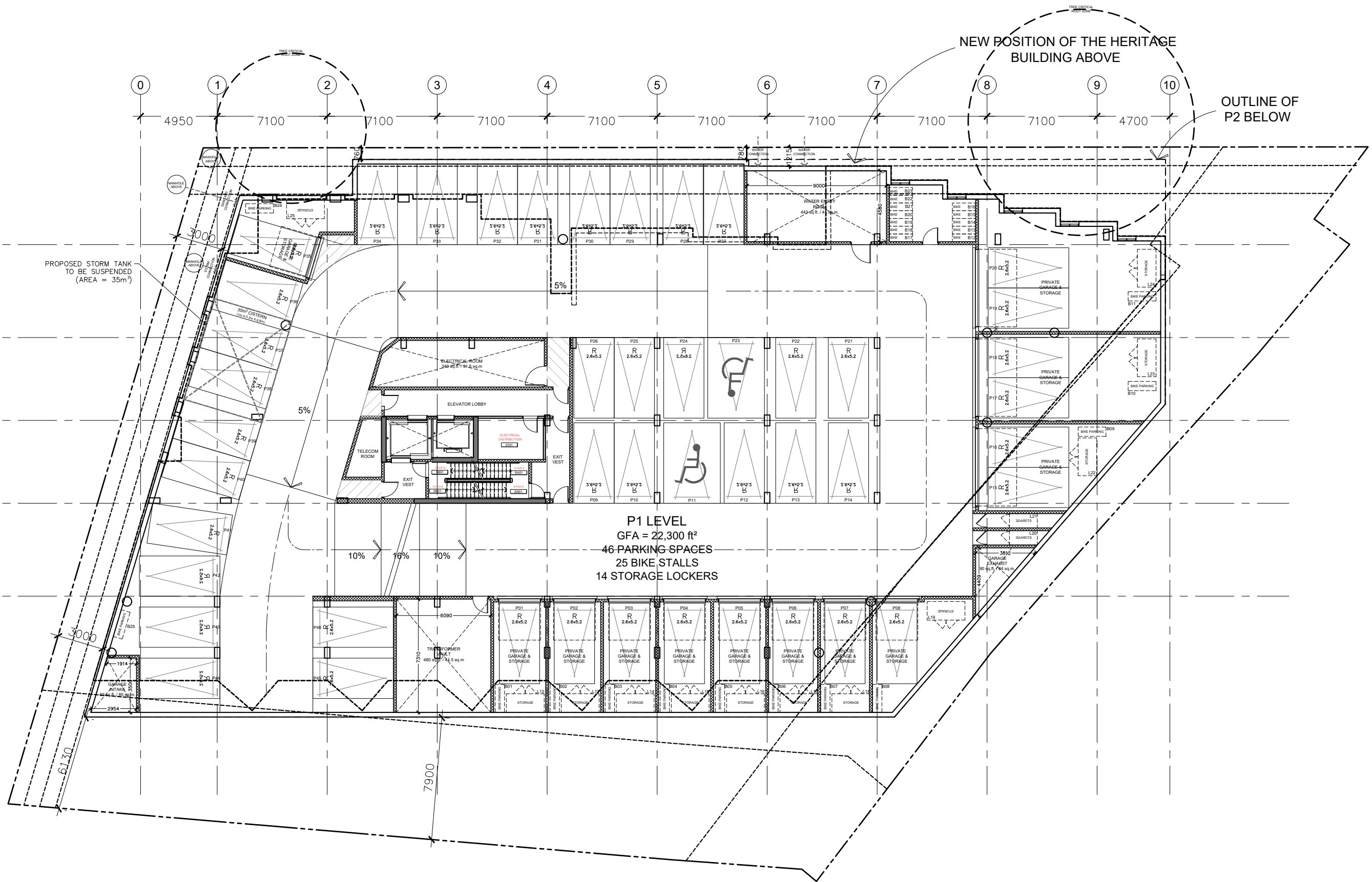
GROUND LEVEL

SCALE: 1:250

JUNE 14th 2022



50 THE DRIVEWAY



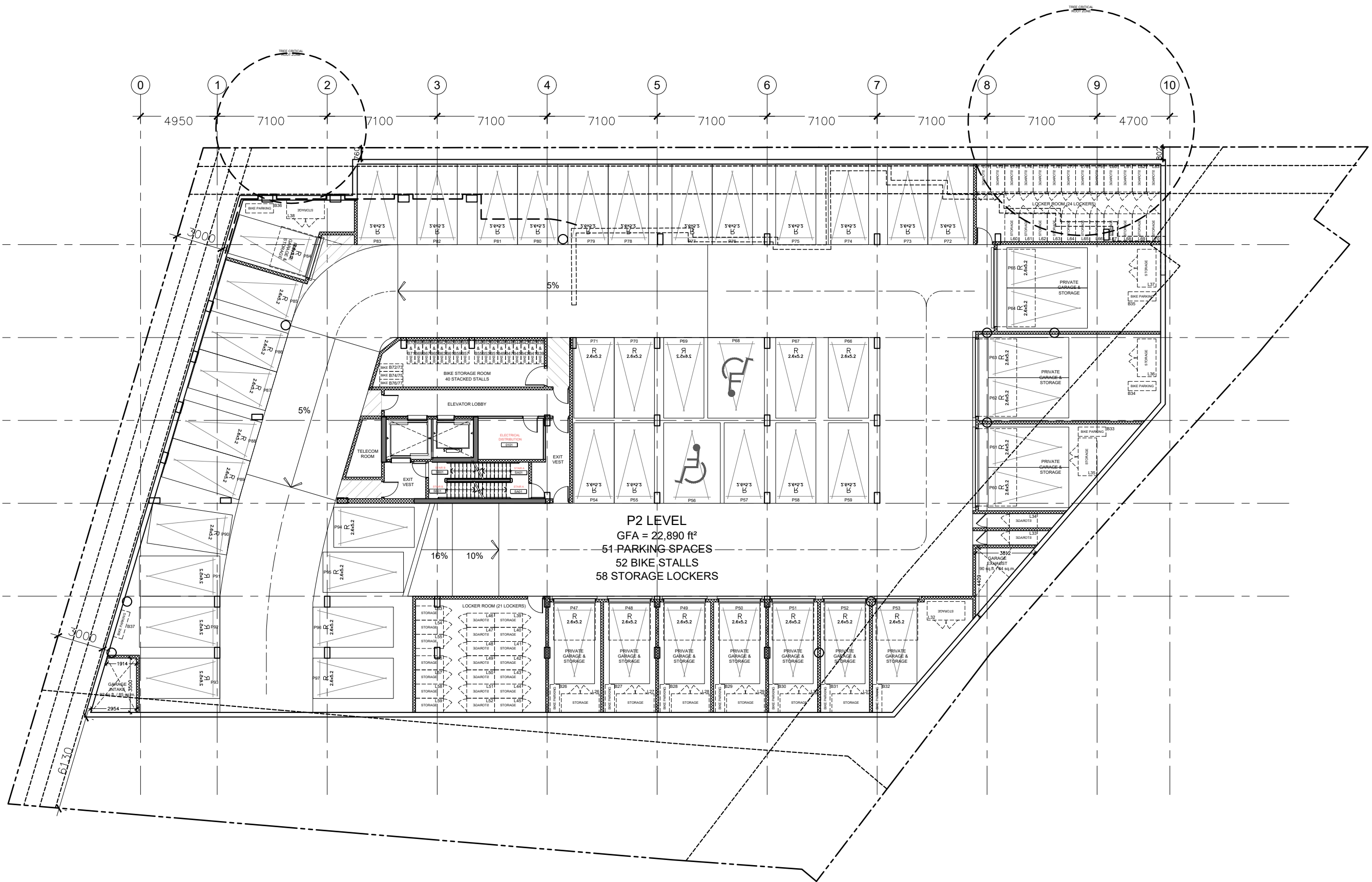
50 THE DRIVEWAY

PARKING LEVEL 1

SCALE: 1:250

JUNE 14th 2022





P2 LEVEL
 GFA = 22,890 ft²
 51 PARKING SPACES
 52 BIKE STALLS
 58 STORAGE LOCKERS

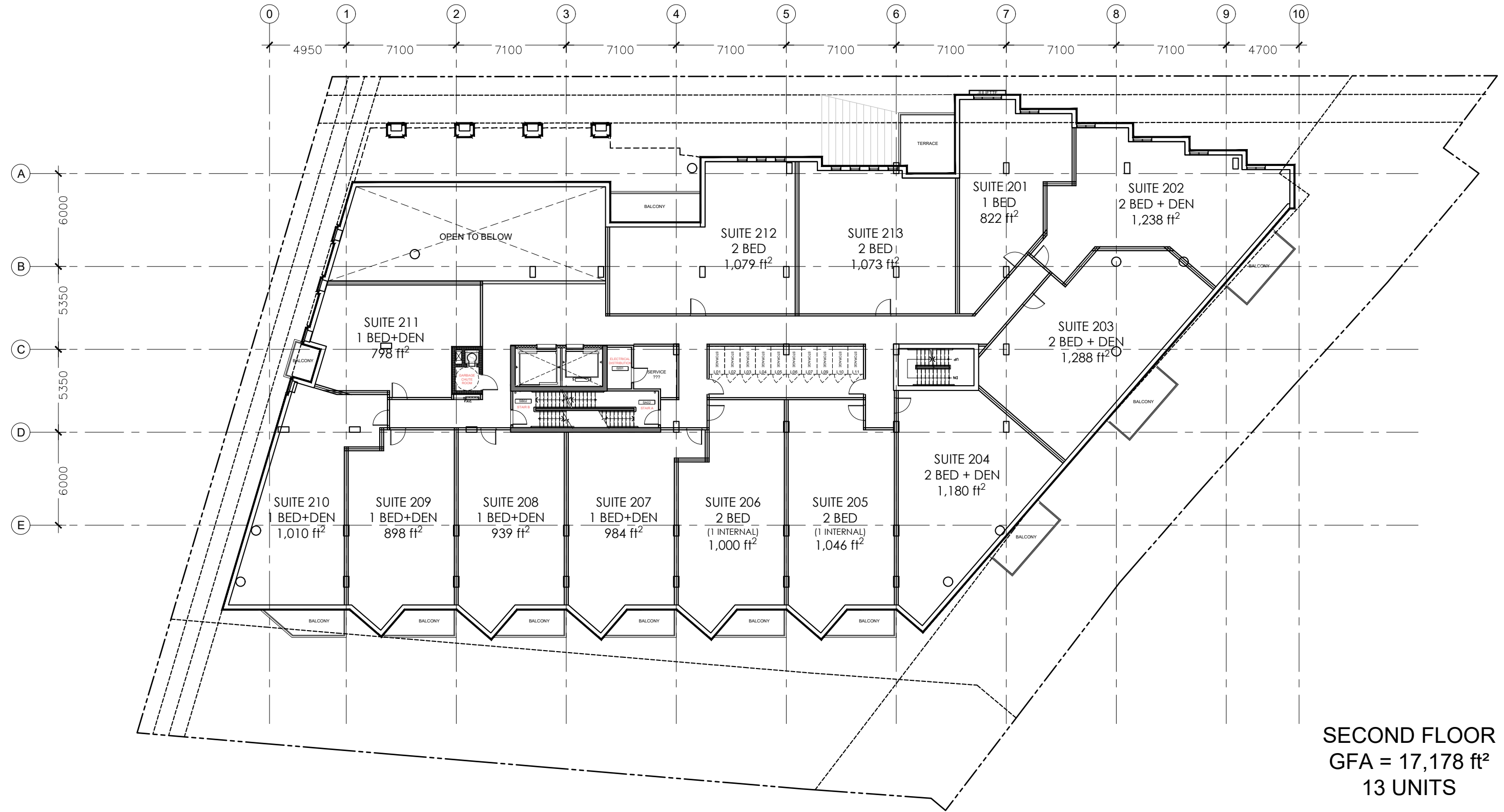


50 THE DRIVEWAY

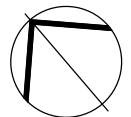
PARKING LEVEL 2

SCALE: 1:250

JUNE 14th 2022

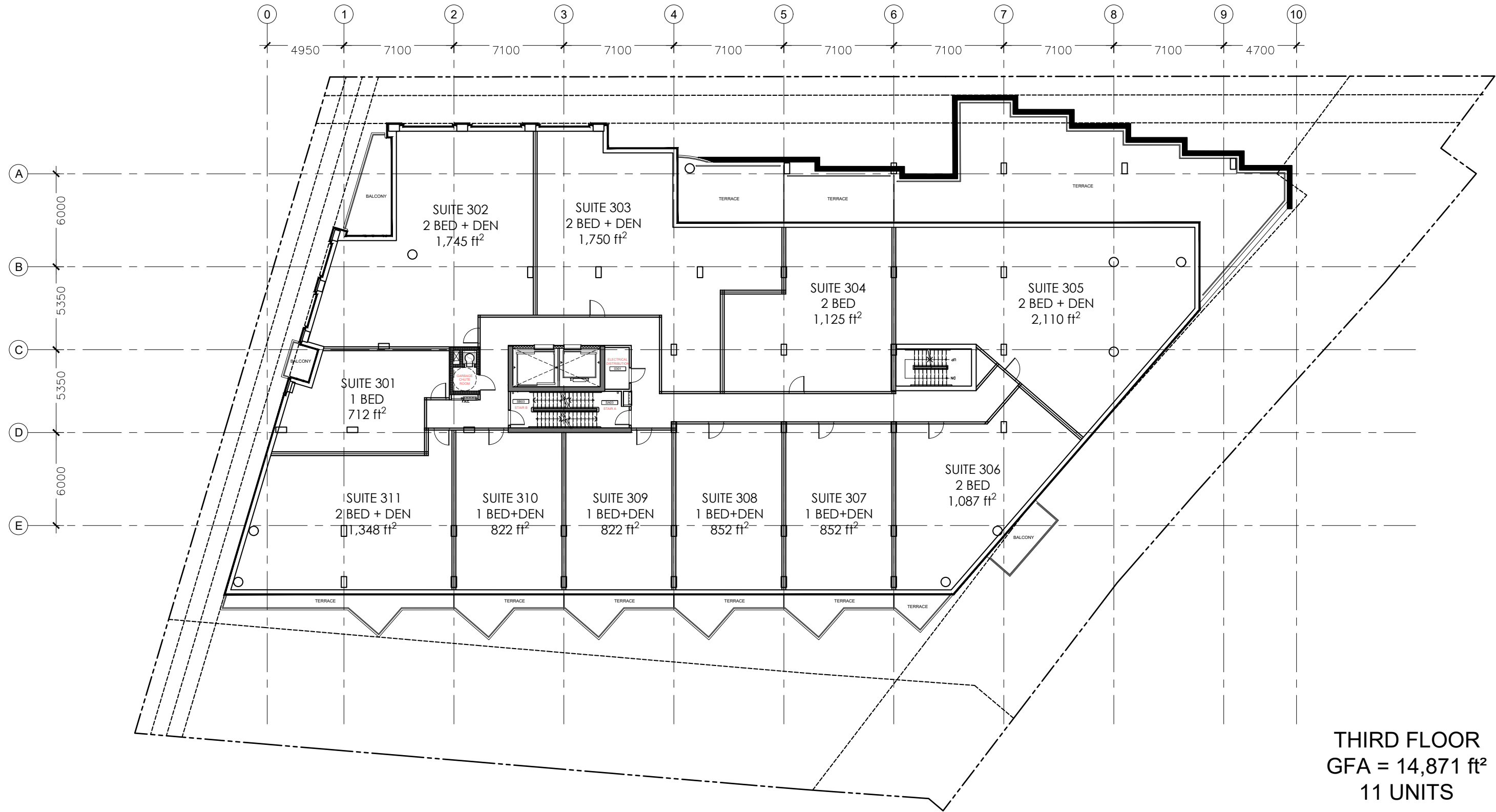


SECOND FLOOR
 GFA = 17,178 ft²
 13 UNITS

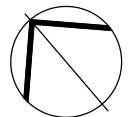


50 THE DRIVEWAY

LEVEL 2
 SCALE: 1:250
 JUNE 14th 2022

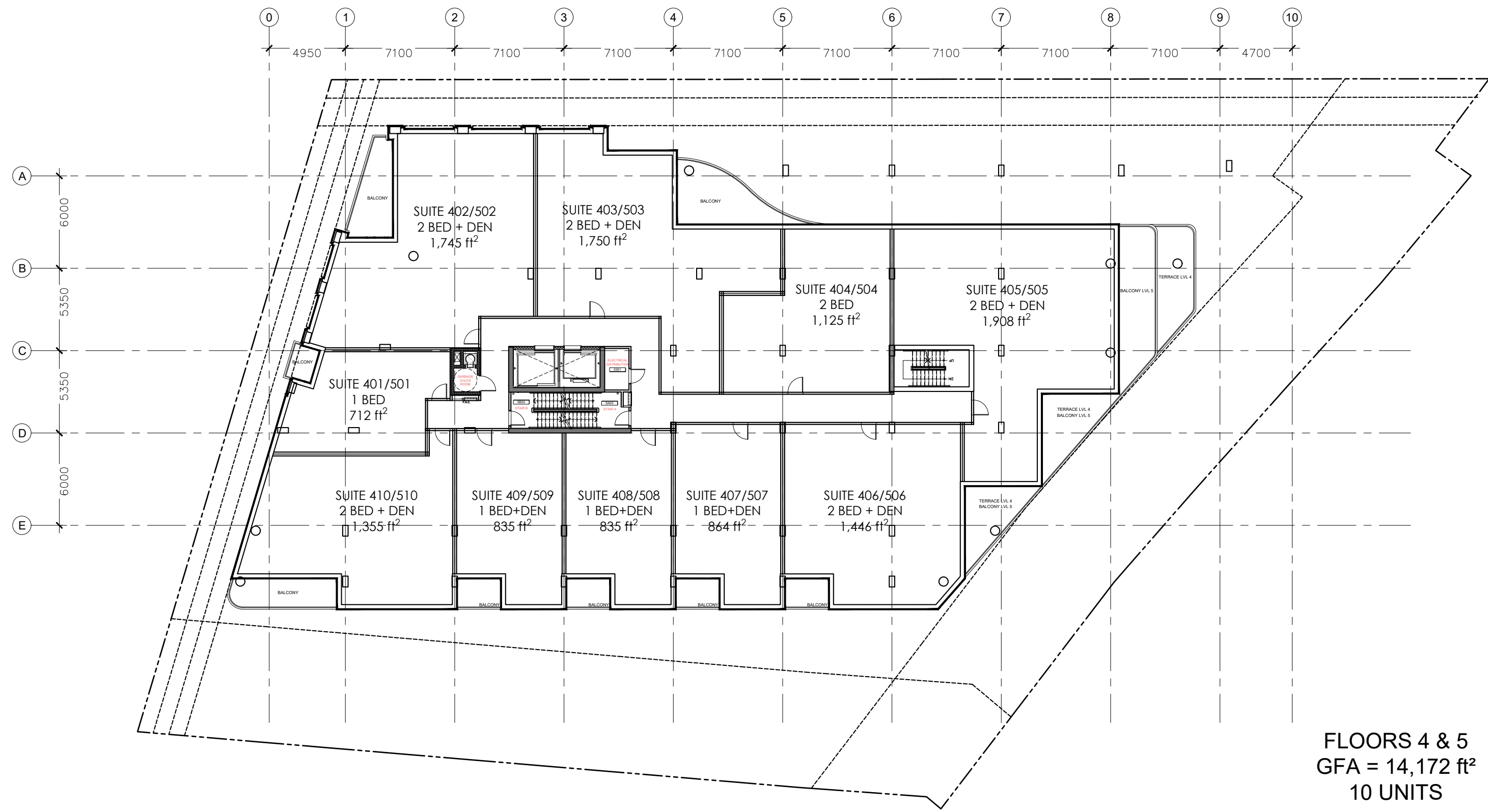


THIRD FLOOR
 GFA = 14,871 ft²
 11 UNITS

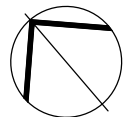


50 THE DRIVEWAY

LEVEL 3
 SCALE: 1:250
 JUNE 14th 2022



FLOORS 4 & 5
 GFA = 14,172 ft²
 10 UNITS

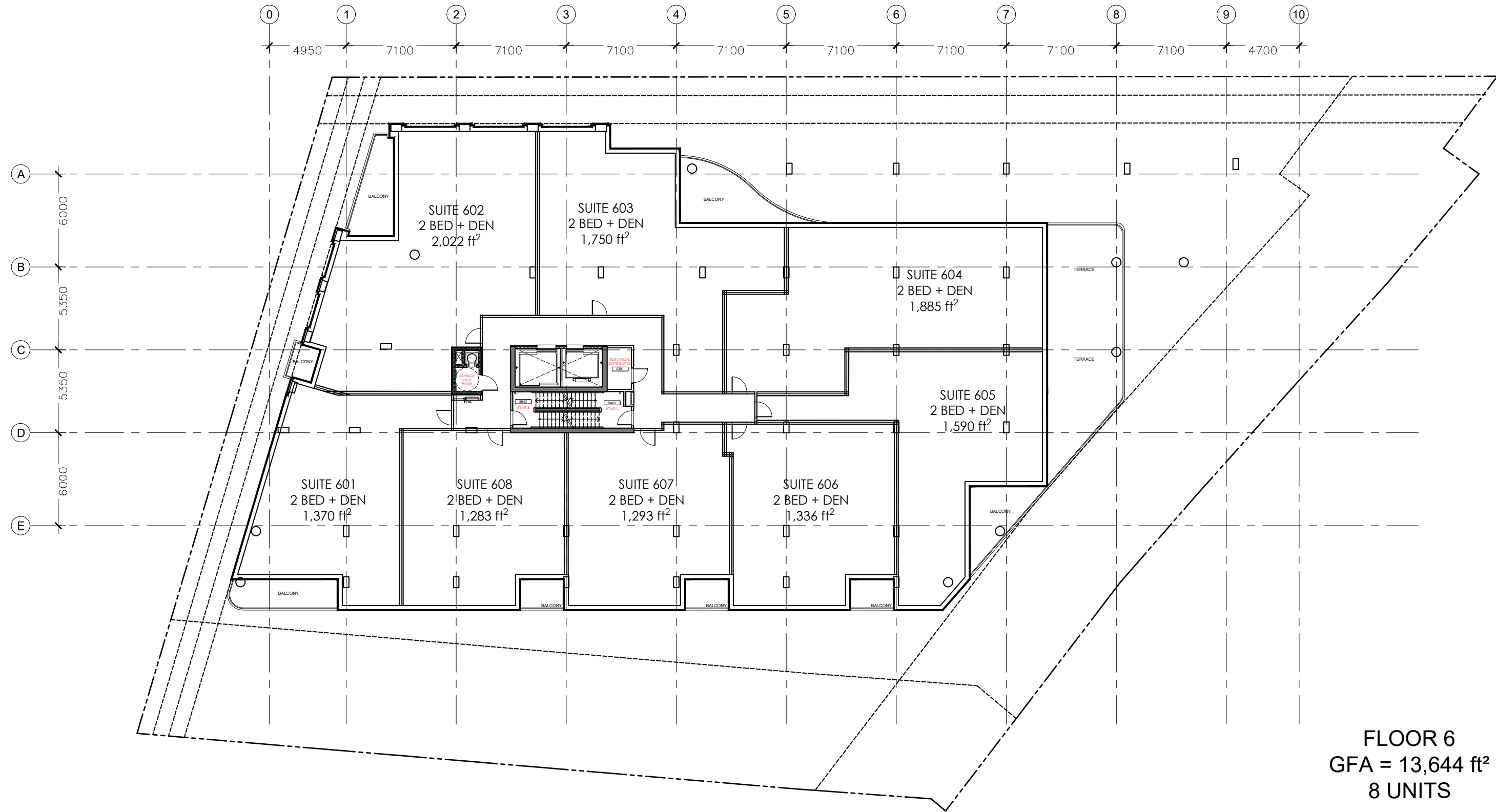


50 THE DRIVEWAY

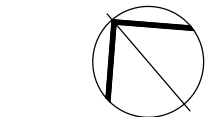
LEVELS 4 & 5

SCALE: 1:250

JUNE 14th 2022



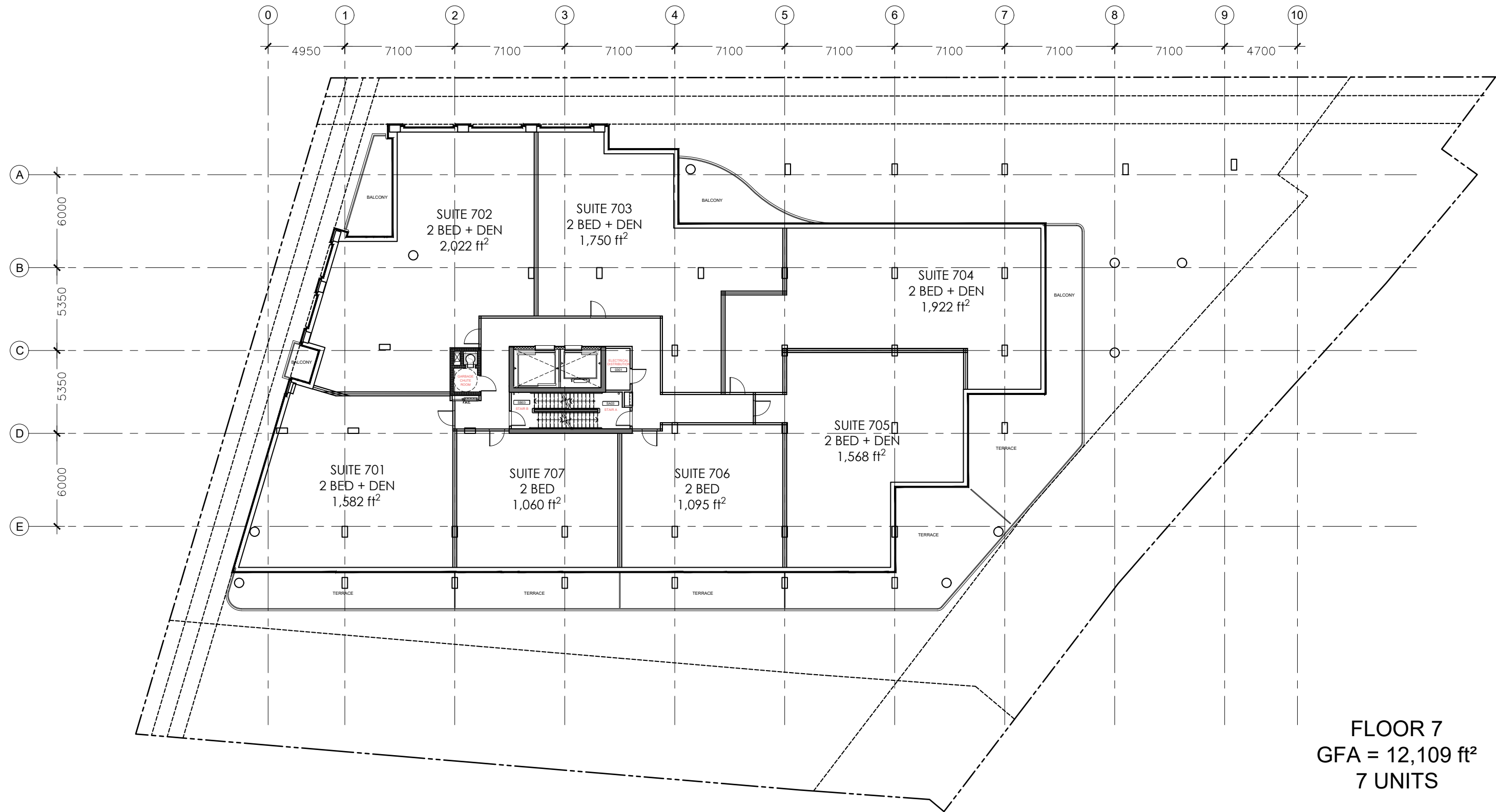
50 THE DRIVEWAY



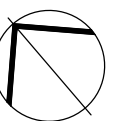
LEVEL 6

SCALE: 1:250

JUNE 14th 2022



FLOOR 7
GFA = 12,109 ft²
7 UNITS

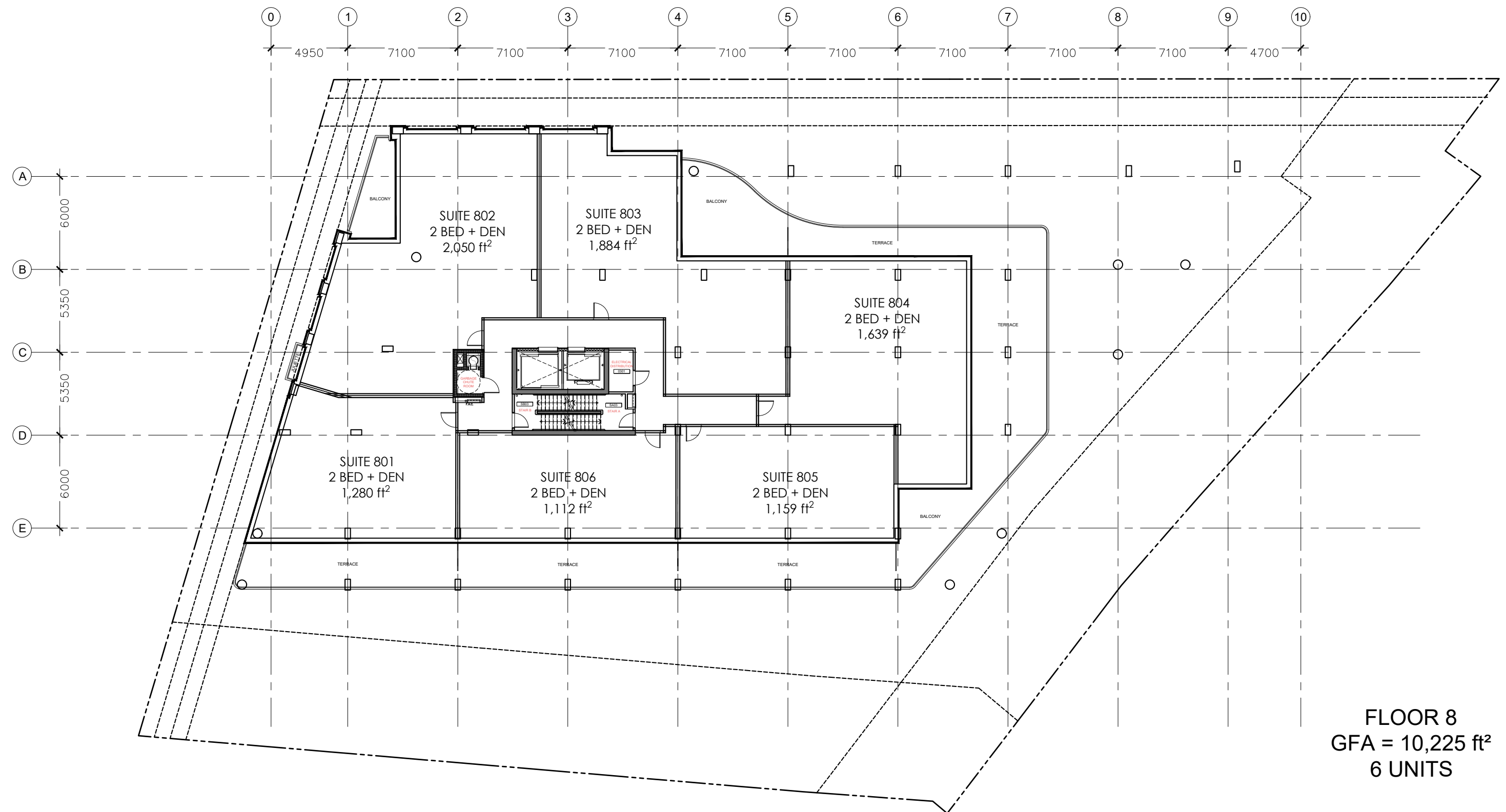


50 THE DRIVEWAY

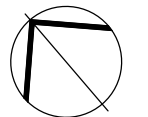
LEVEL 7

SCALE: 1:250

JUNE 14th 2022



FLOOR 8
 GFA = 10,225 ft²
 6 UNITS

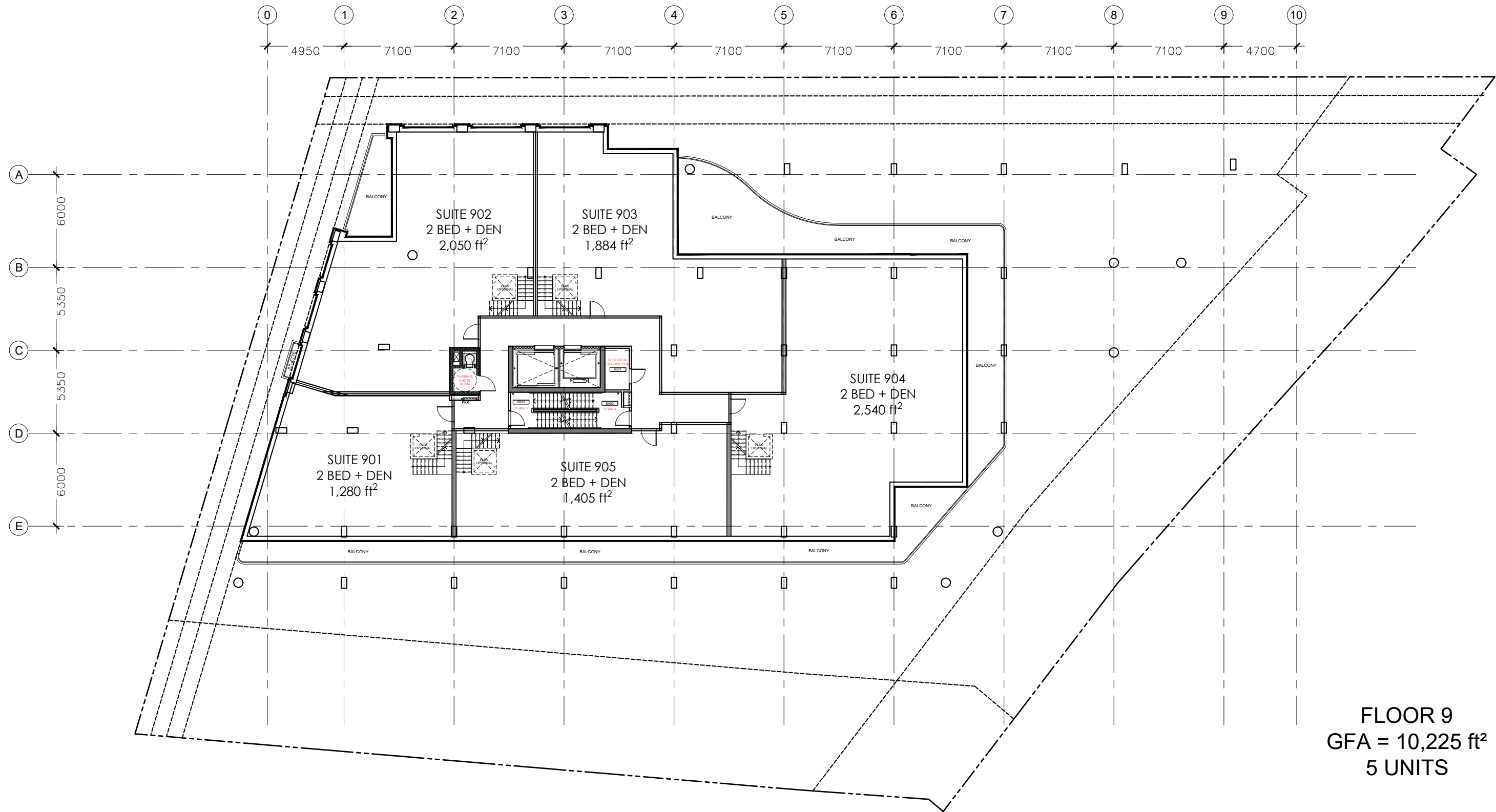


50 THE DRIVEWAY

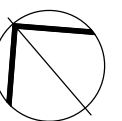
LEVEL 8

SCALE: 1:250

JUNE 14th 2022



FLOOR 9
 GFA = 10,225 ft²
 5 UNITS

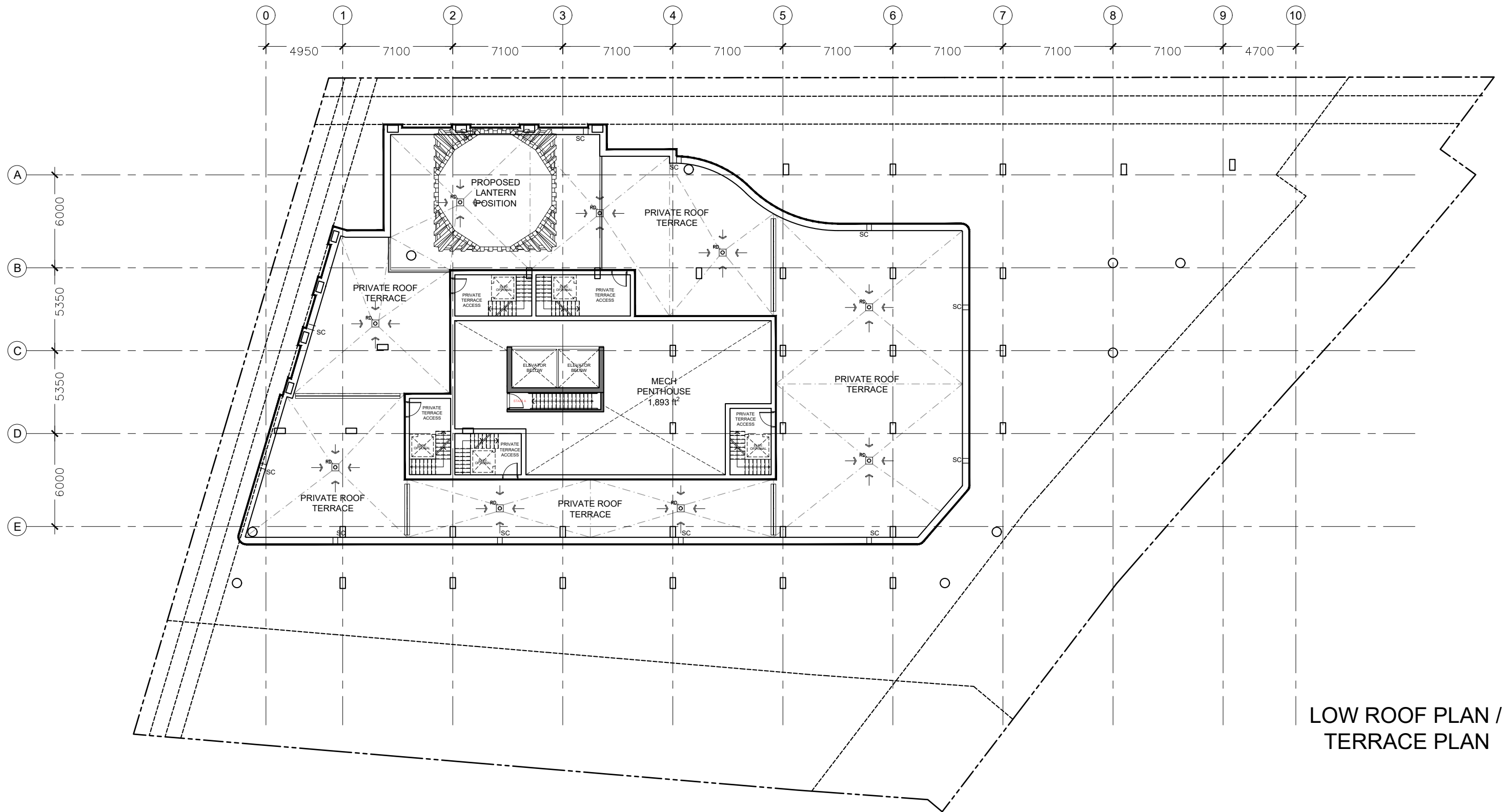


50 THE DRIVEWAY

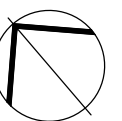
LEVEL 9

SCALE: 1:250

JUNE 14th 2022



LOW ROOF PLAN /
TERRACE PLAN



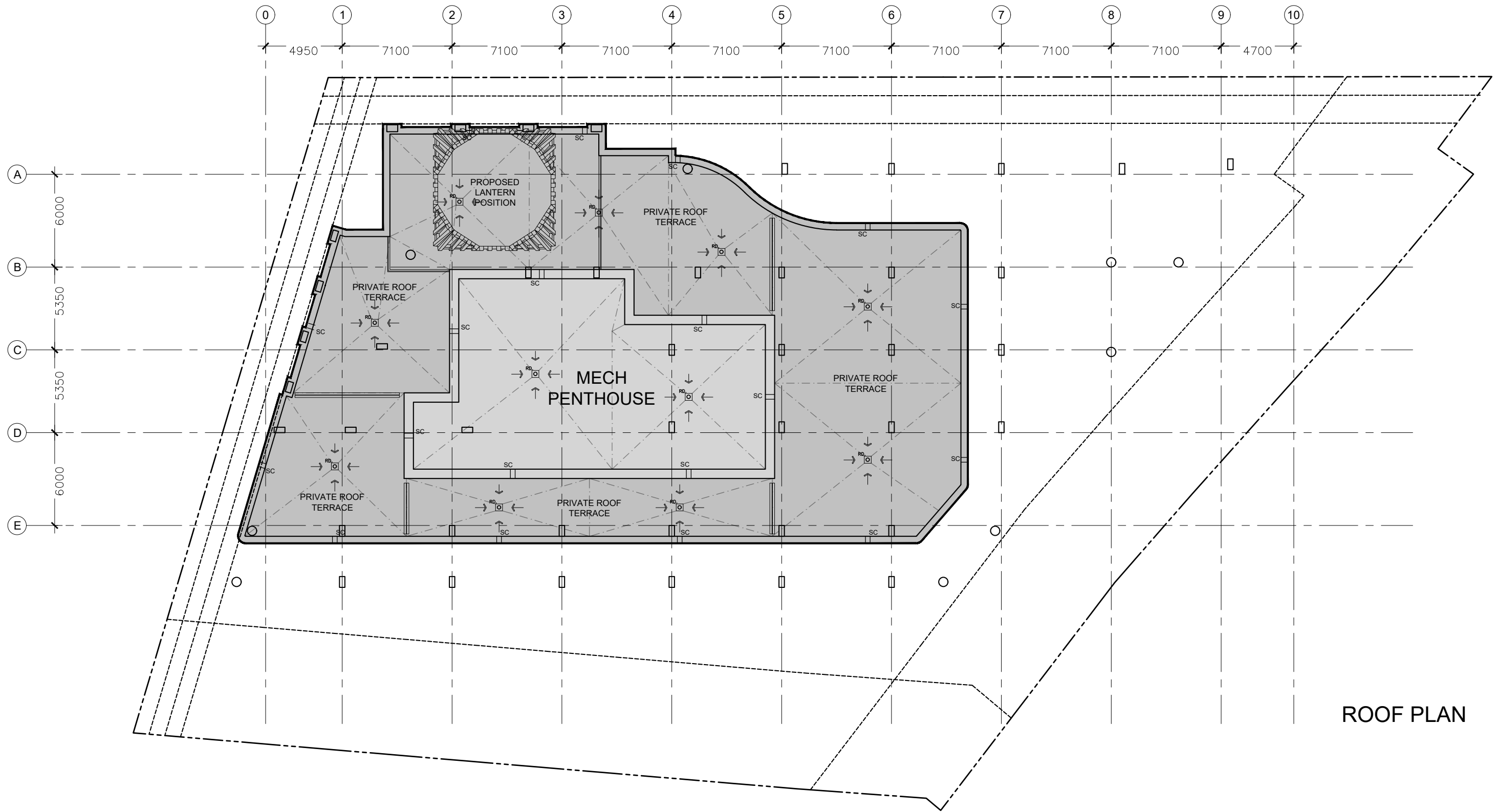
HOBIN

50 THE DRIVEWAY

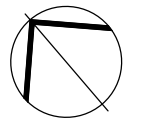
LOW ROOF LEVEL (TERRACES)

SCALE: 1:250

JUNE 14th 2022



ROOF PLAN



50 THE DRIVEWAY

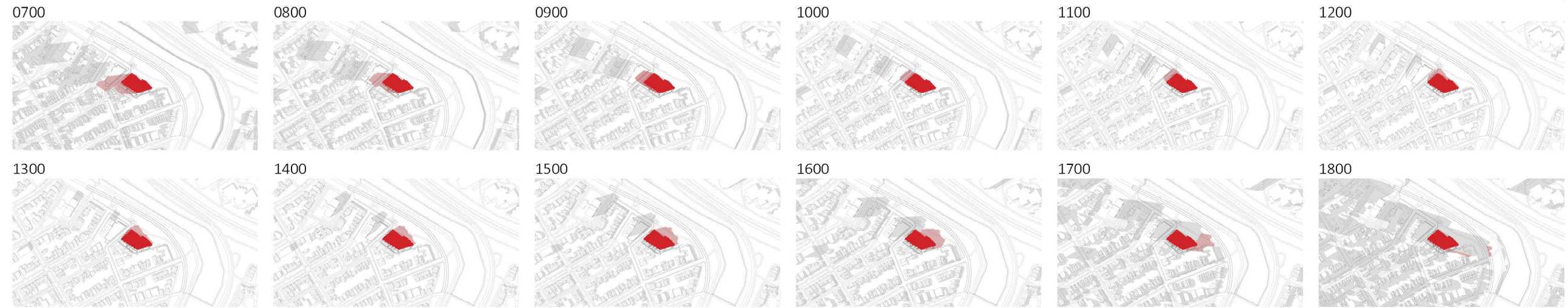
ROOF LEVEL

SCALE: 1:250

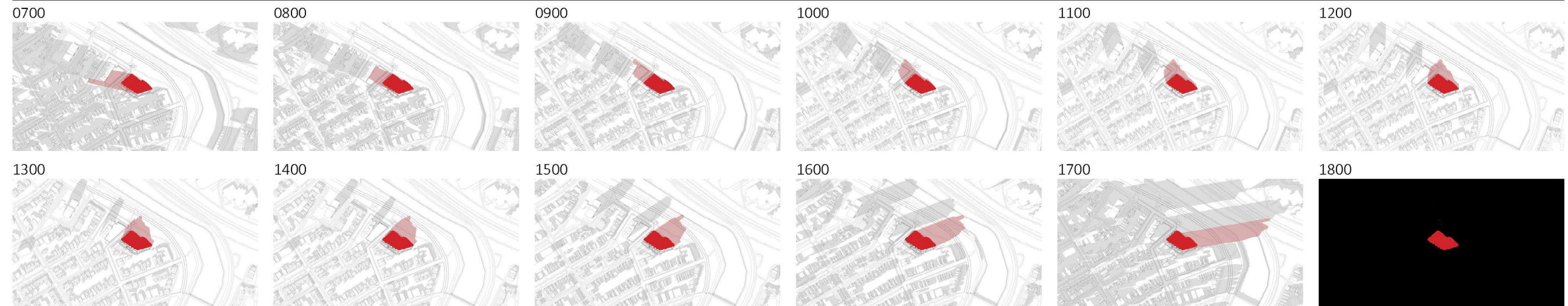
JUNE 14th 2022

SUN & SHADOW STUDY - PROPOSED 9 STOREY BUILDING

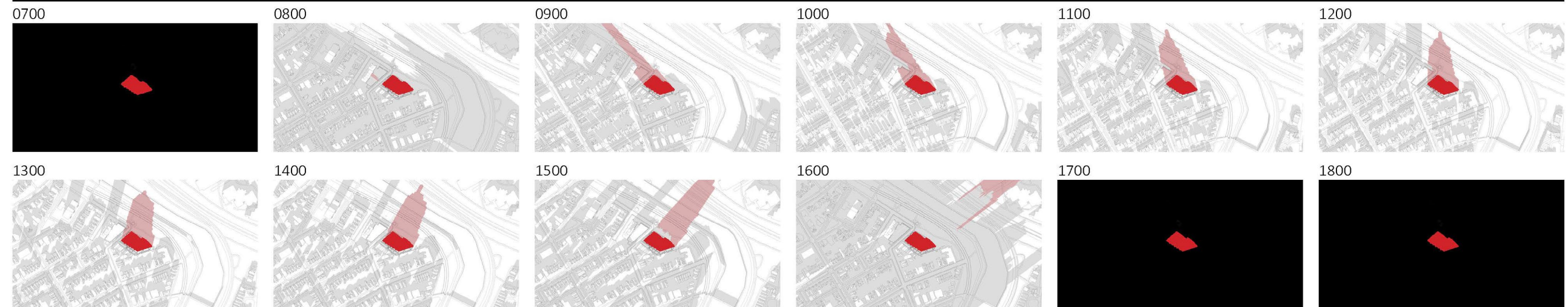
JUNE 21



SEPTEMBER / MARCH 21



DECEMBER 21



no.	date	revision
4	220614	issued for SPC
3	220119	re-issued for rezoning
2	211206	re-issued for rezoning
1	210716	issued for rezoning

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

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HOBIN
ARCHITECTURE

PROJECT/LOCATION: 50 THE DRIVEWAY		
DRAWING TITLE: SUN/SHADOW STUDY		
DRAWN BY: DA/KM	DATE: 220614	SCALE: N/A
		PROJECT: 2051
		DRAWING NO.: A-001
REVISION NO.:		

THANK YOU!

