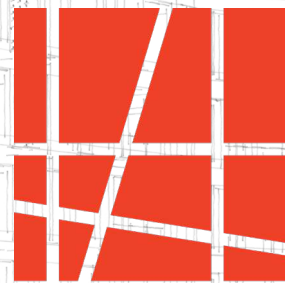


# 50 THE DRIVEWAY

DESIGN PRESENTATION - SITE PLAN CONTROL RESUBMISSION #1

JANUARY 13<sup>TH</sup> 2023

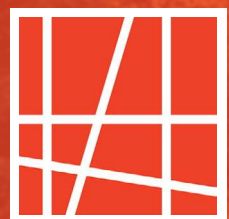


**HOBIN**  
ARCHITECTURE



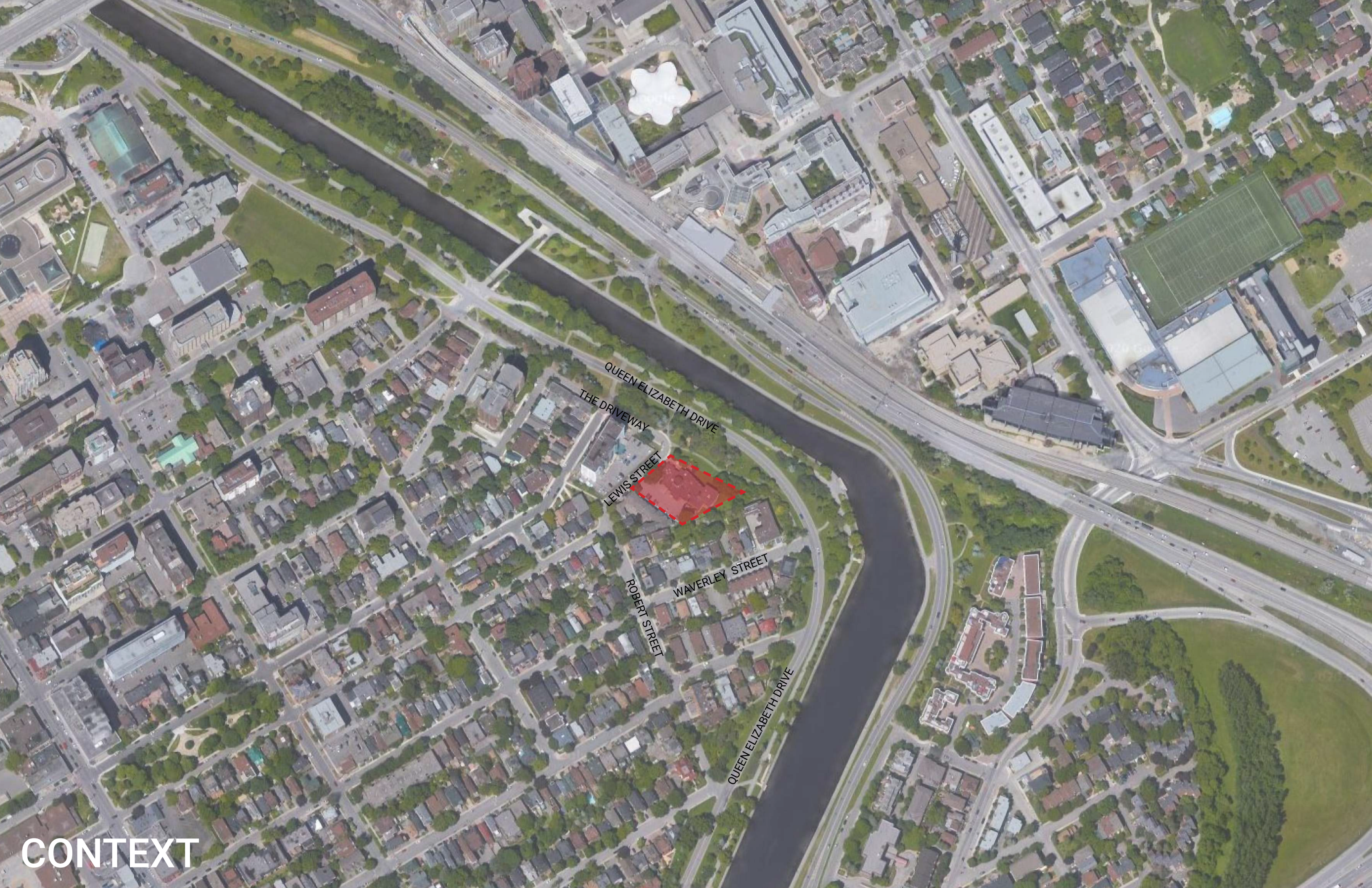
# TABLE OF CONTENTS

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

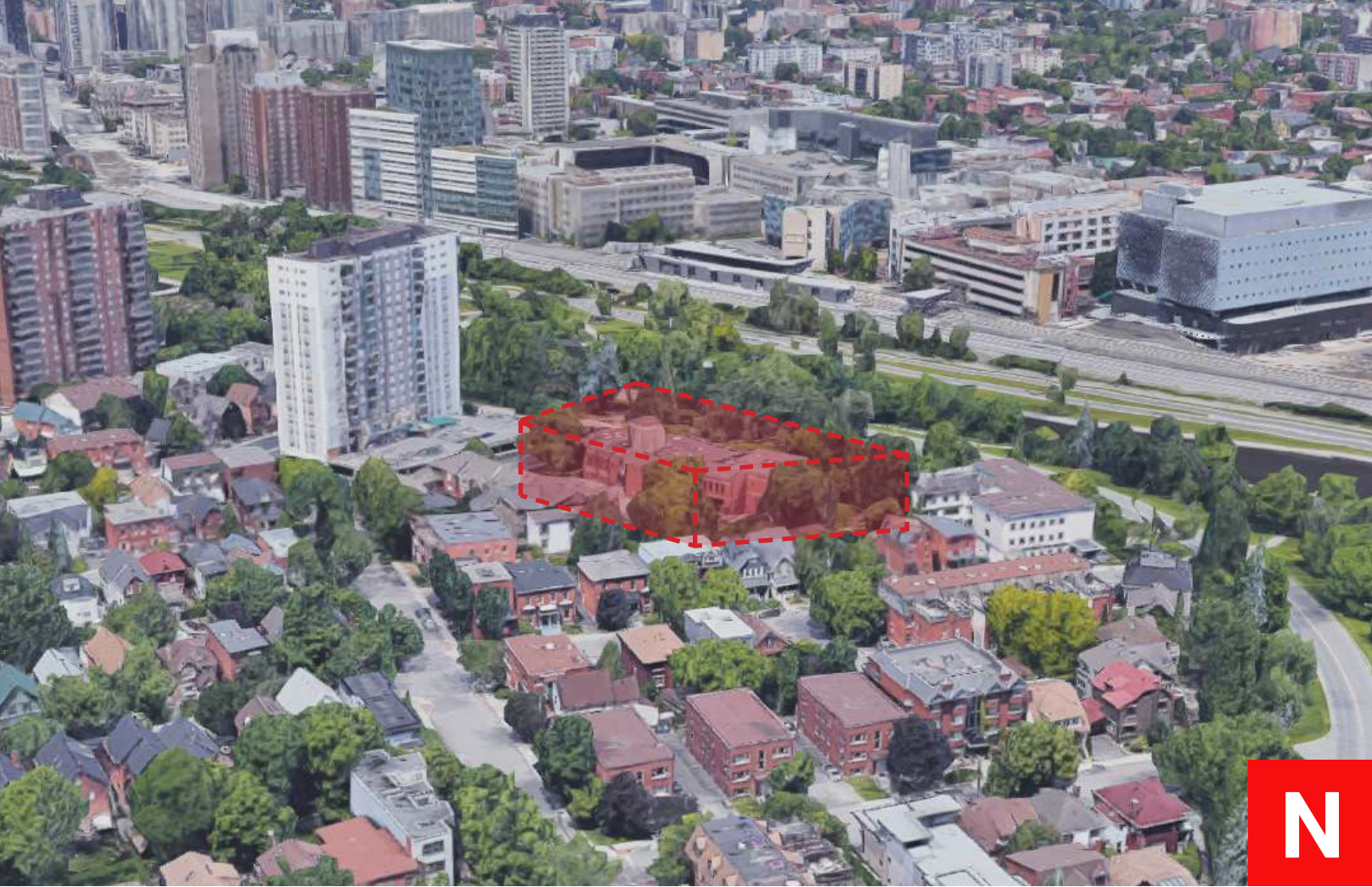


- CONTEXT & APPROACH -





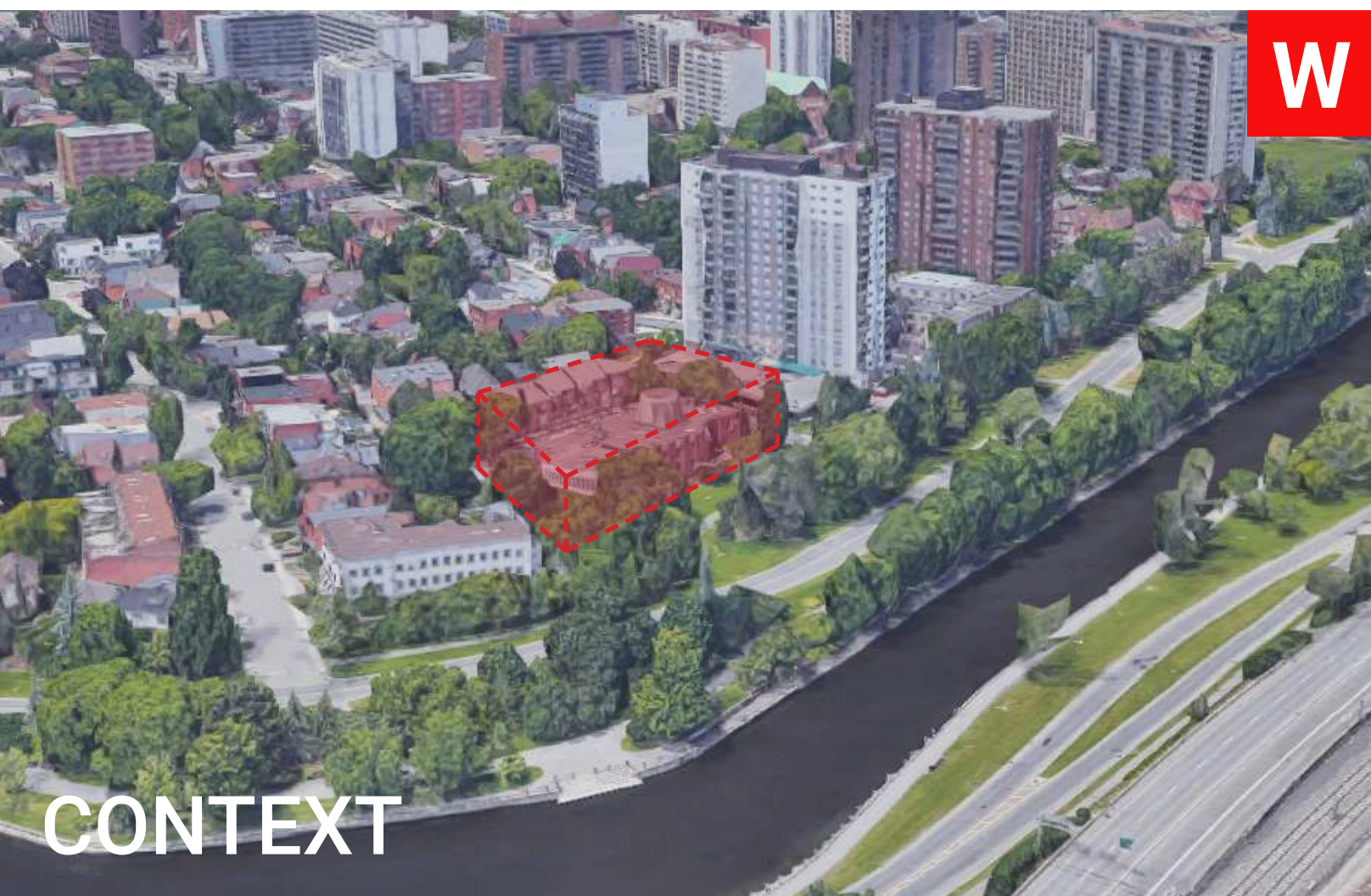
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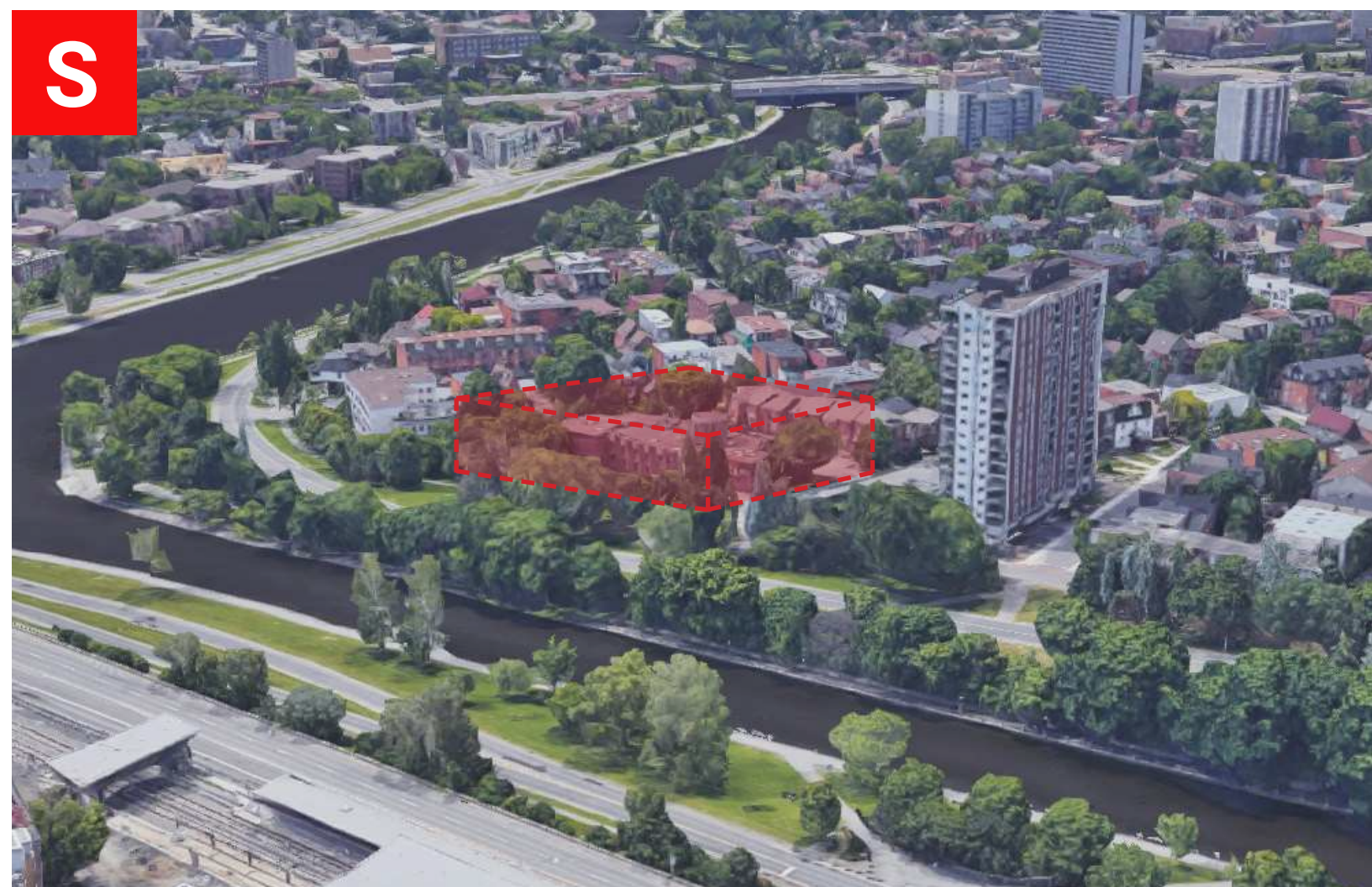
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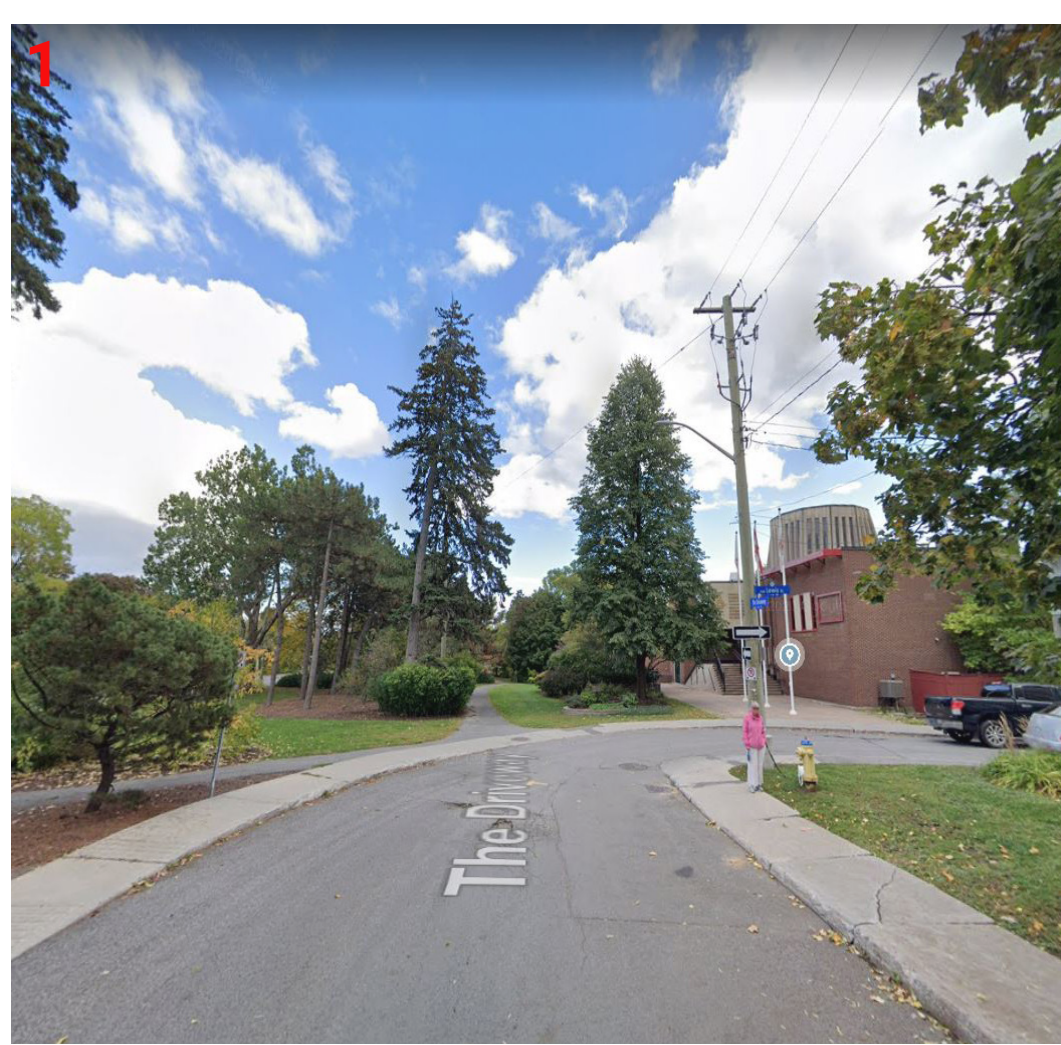
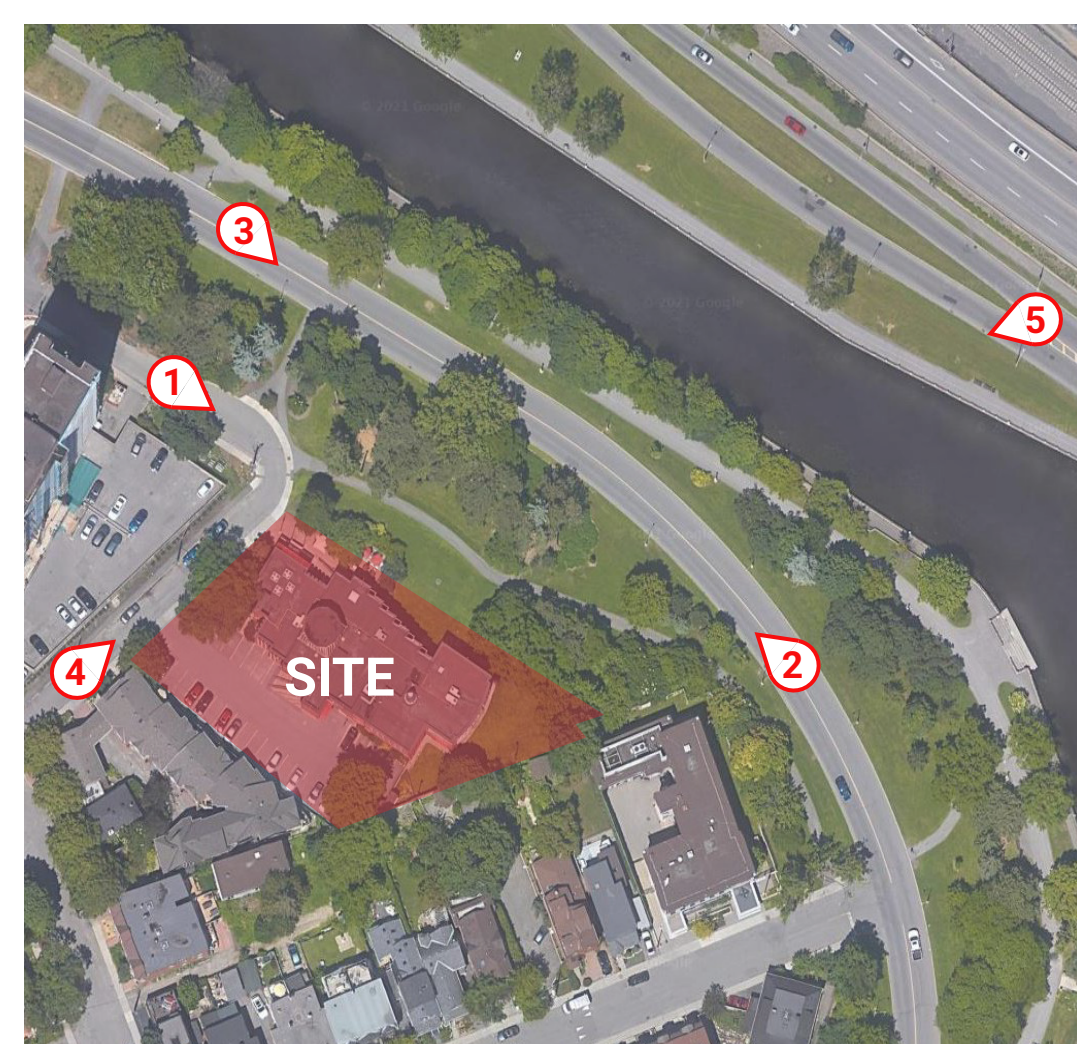


W



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 -

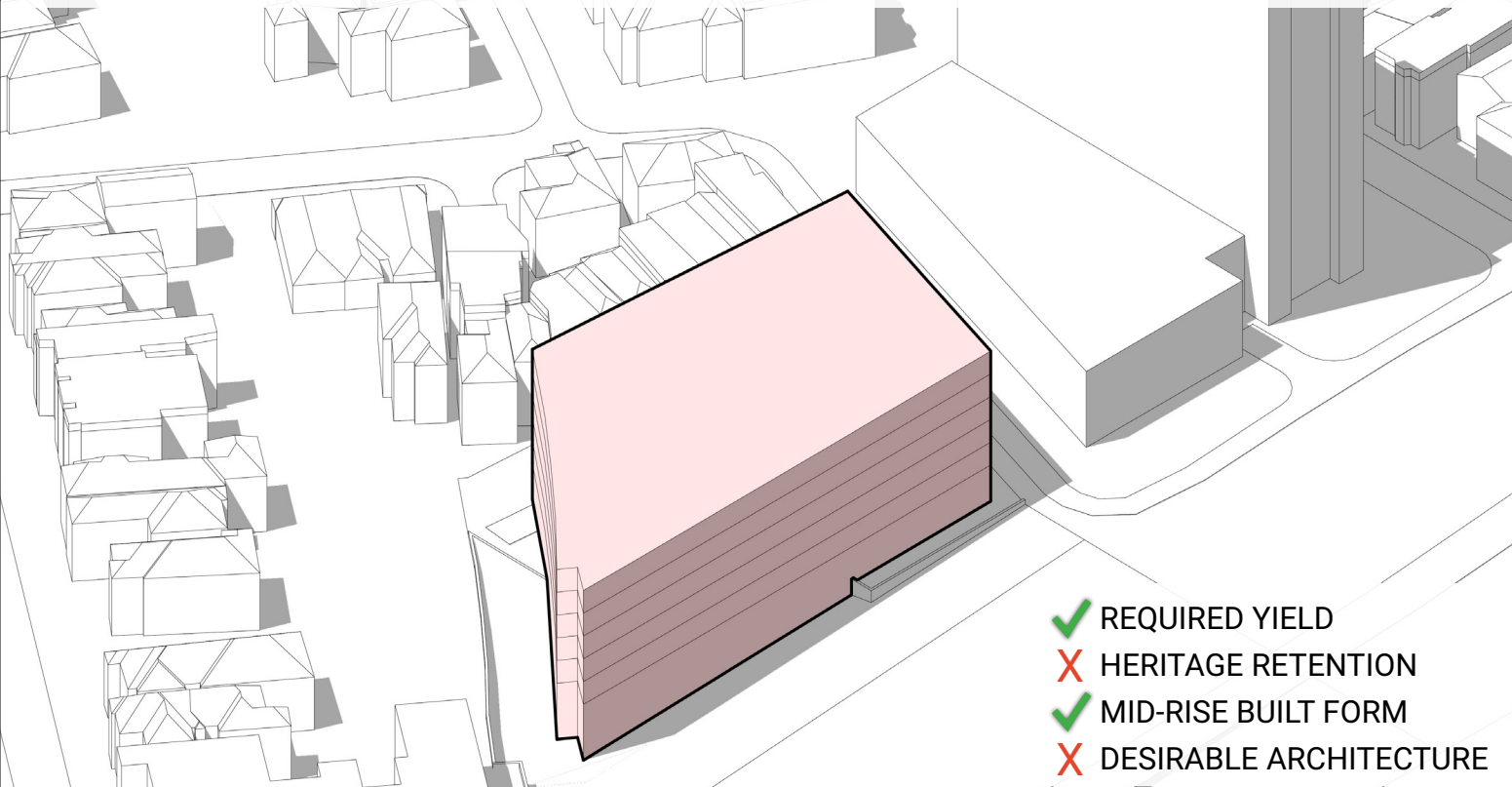




# 1 - BASELINE SITE YIELD

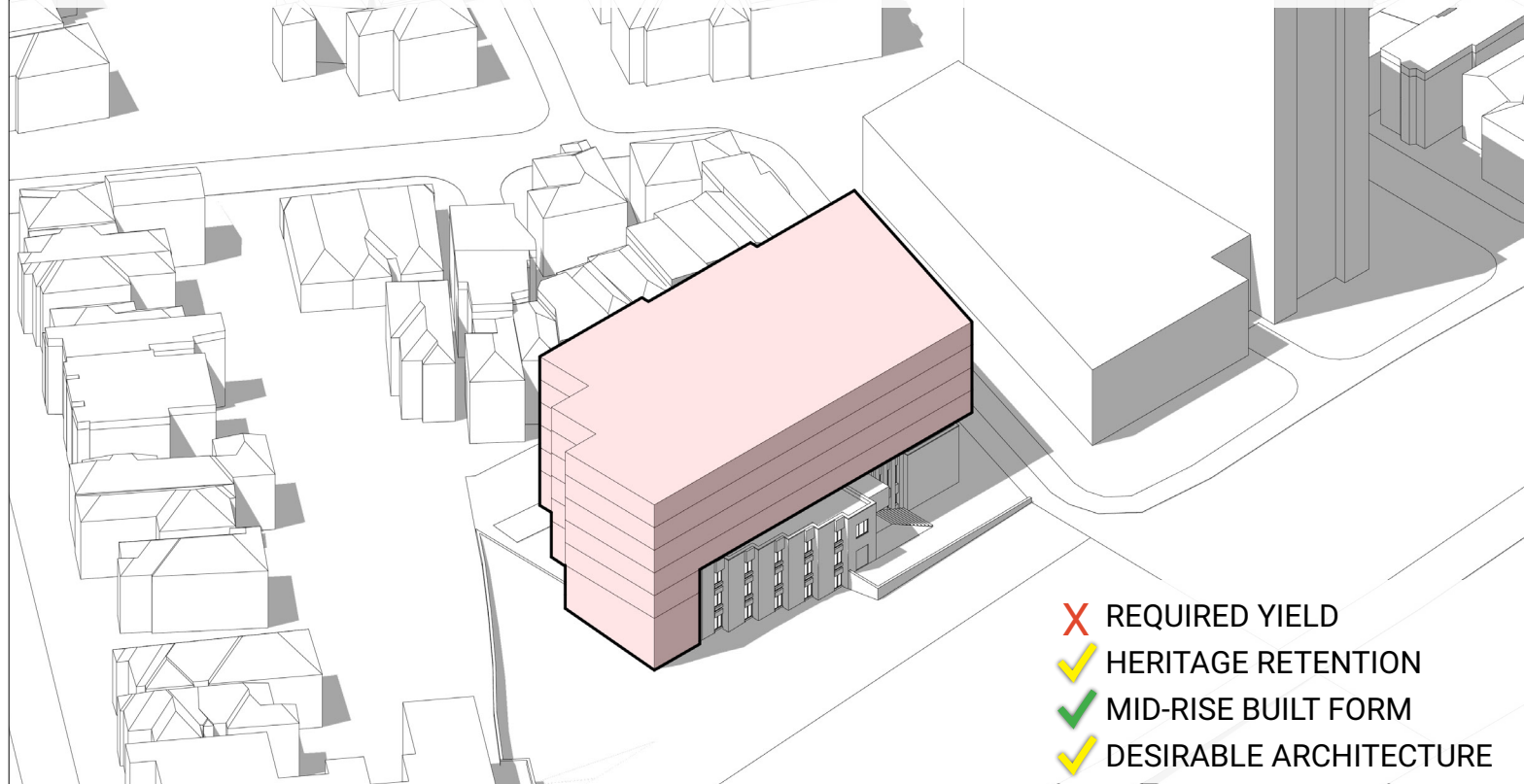
6 STOREYS - BASELINE

\*ANTICIPATED YIELD REQUIRED FOR DEVELOPMENT FEASIBILITY WITH NO BUILDING RETENTION



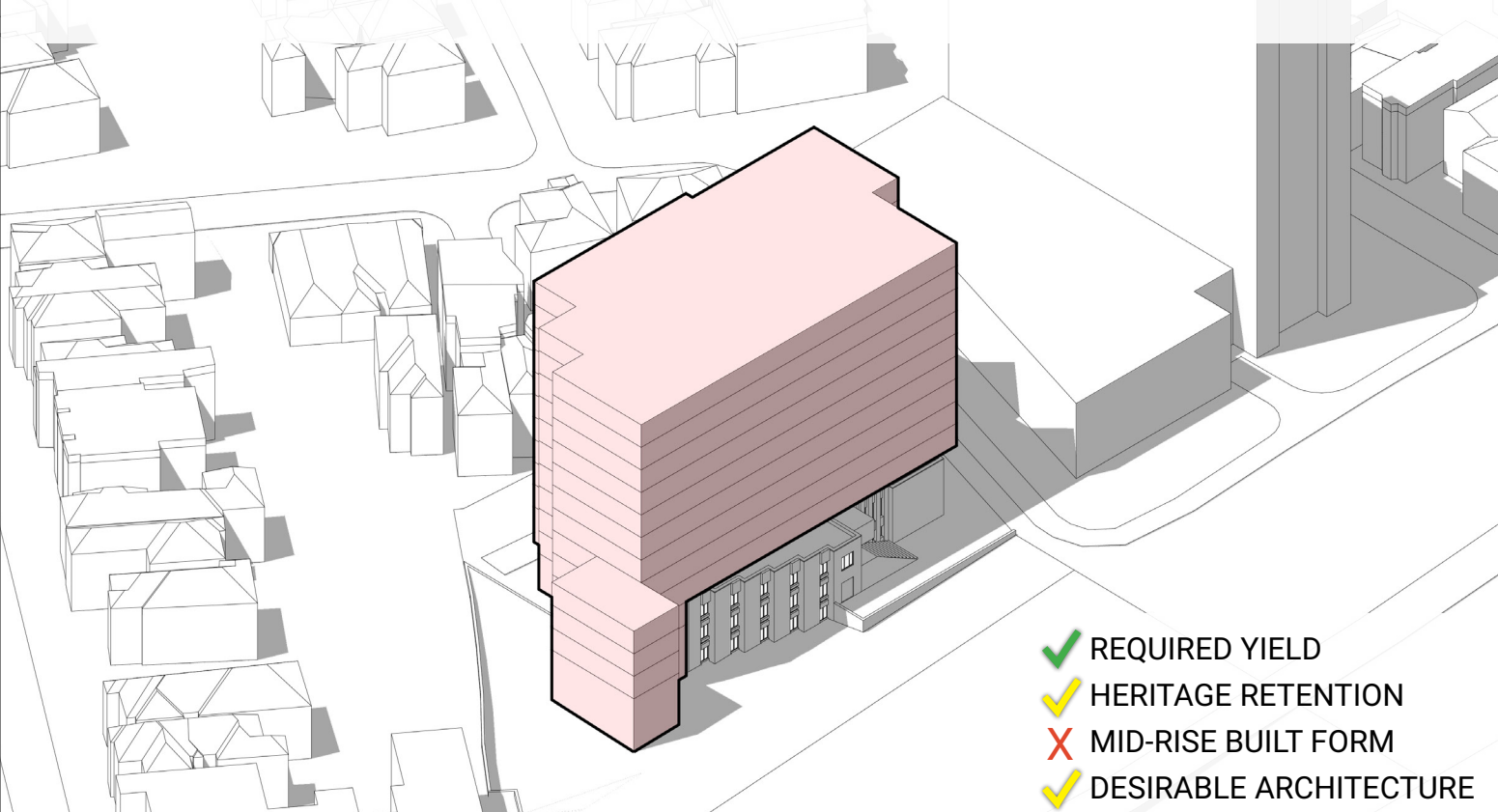
# 2 - HERITAGE CONSERVATION

6 STOREYS



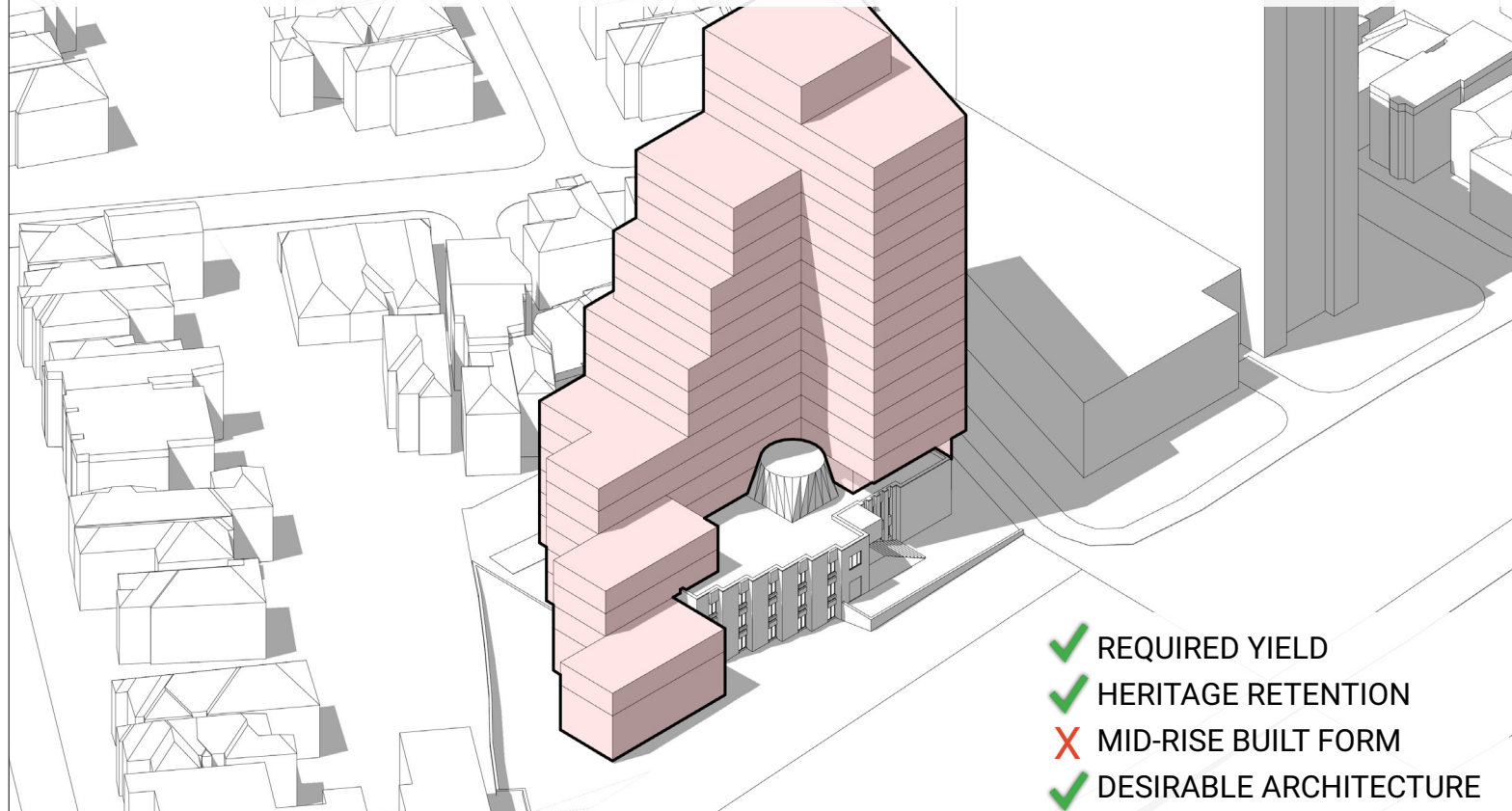
# 3 - REALLOCATION OF MASS

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 -



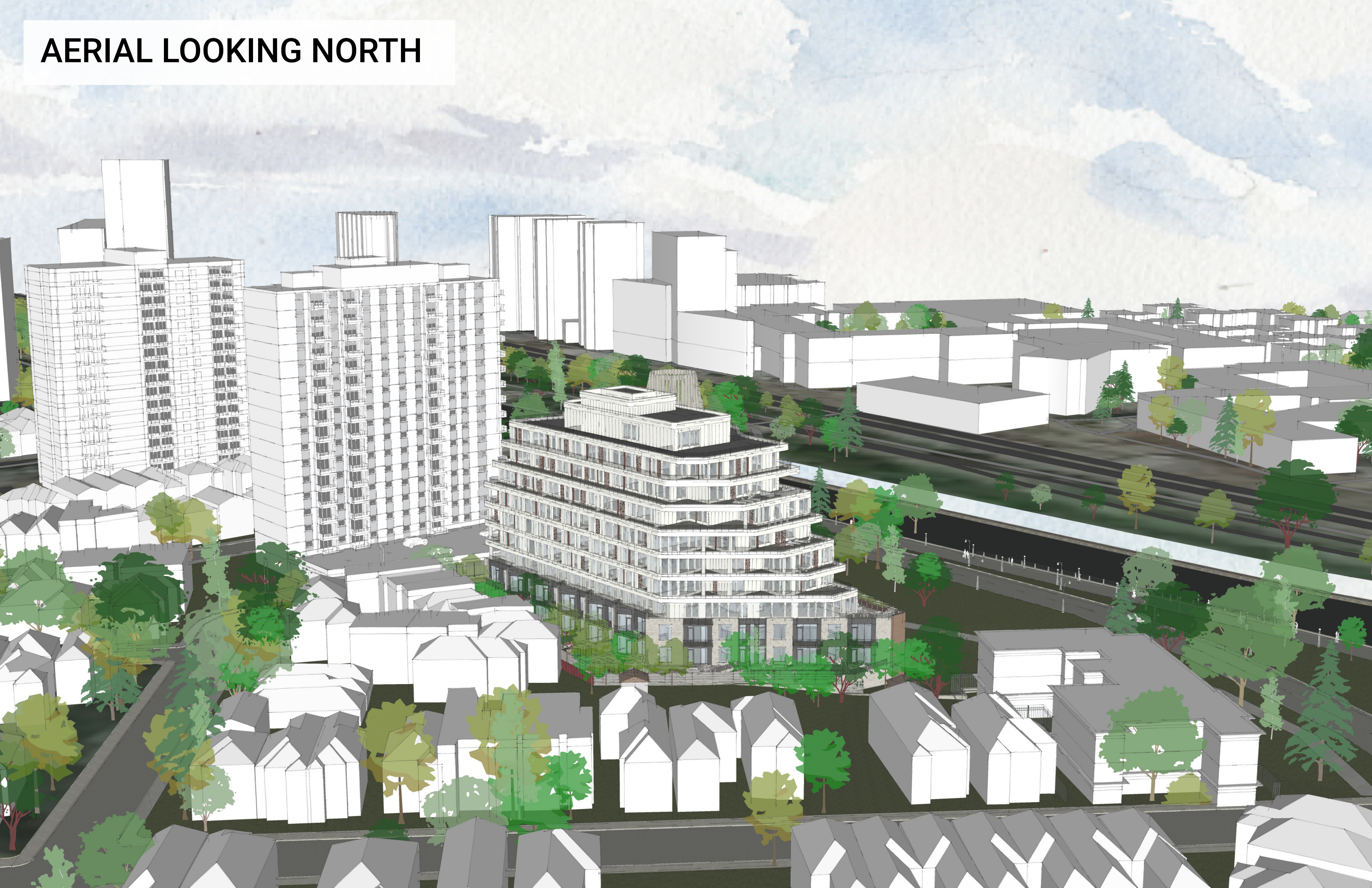
# AERIAL LOOKING WEST



# AERIAL LOOKING SOUTH



# AERIAL LOOKING NORTH



# AERIAL LOOKING NORTH-WEST



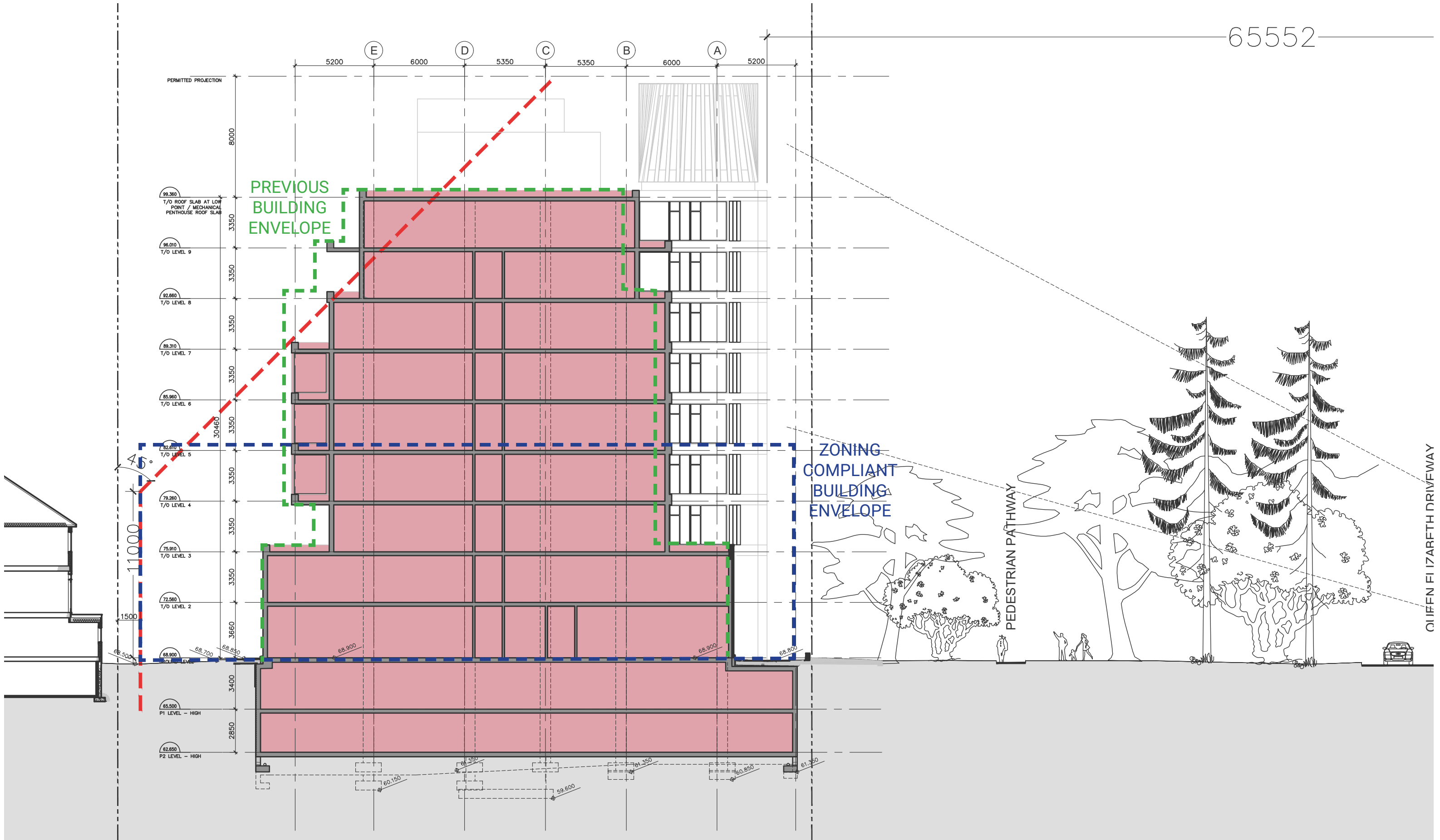
# - SIDE YARD CONSIDERATIONS -



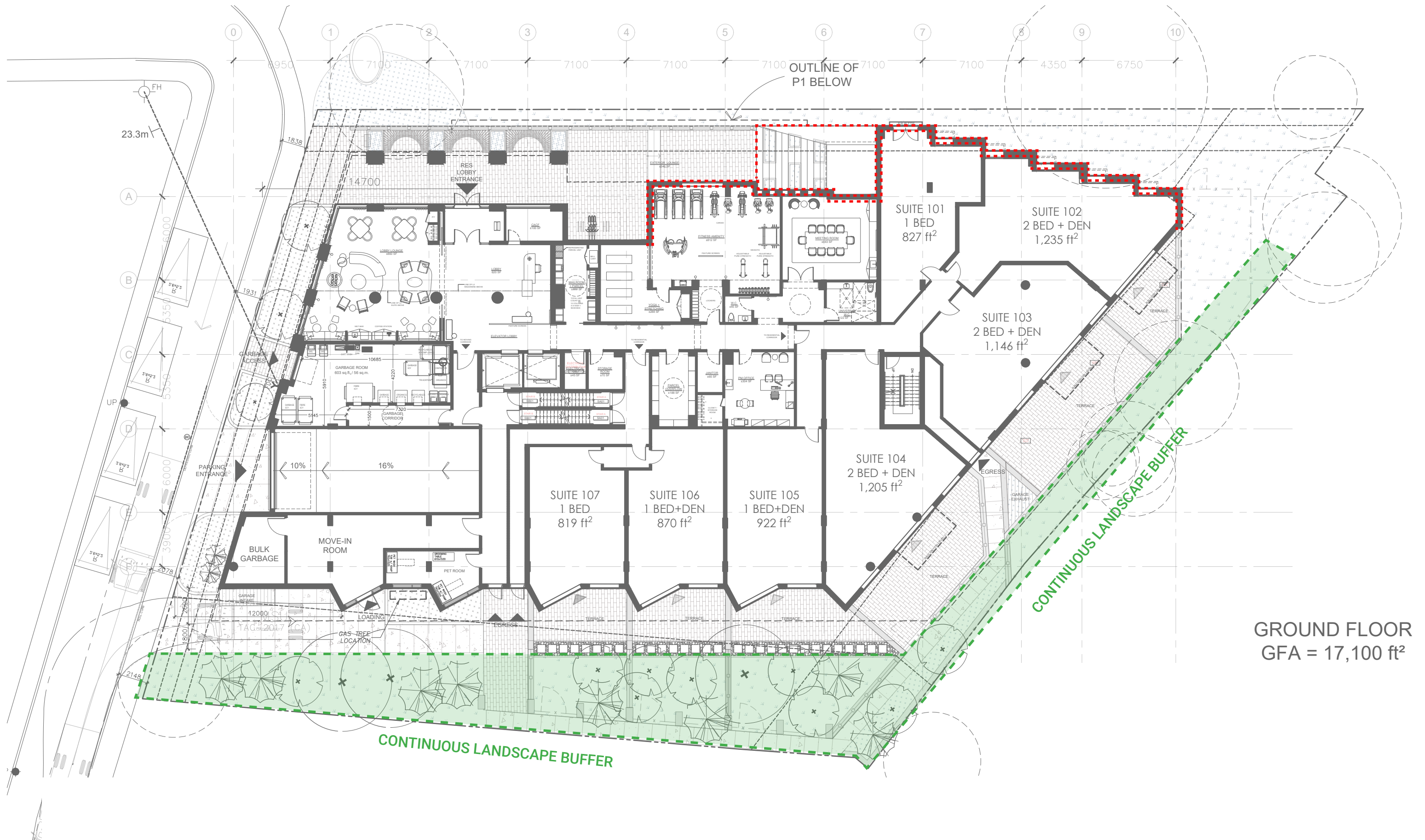


# MASSING ALTERATIONS / ANGULAR PLANE

65552



# ABUTTING TOWNHOMES / SIDE-YARD CONSIDERATIONS



GROUND FLOOR  
GFA = 17,100 ft<sup>2</sup>



LANDSCAPE BUFFER

# LANDSCAPE BUFFER





- DESIGN VIEWS -



# CANAL LOOKING NORTH-WEST



# PEDESTRIAN EXPERIENCE





# PEDESTRIAN EXPERIENCE



# PEDESTRIAN EXPERIENCE



# PEDESTRIAN EXPERIENCE



# PEDESTRIAN EXPERIENCE



# PEDESTRIAN EXPERIENCE



# PEDESTRIAN EXPERIENCE



50

# PEDESTRIAN EXPERIENCE



# PEDESTRIAN EXPERIENCE





# PEDESTRIAN EXPERIENCE



- KEY PLANS, SECTIONS & ELEVATIONS





# 50 THE DRIVEWAY

## BUILDING SUMMARY

JANUARY 13TH, 2023

2051

### 1 BUILDING AREA SUMMARY

BUILDING AREA	17,988	SQ.FT.	
NUMBER OF STOREYS ABOVE GRADE	9	STOREYS	
TOTAL GROSS AREA	123,495	SQ.FT.	(**EXCLUDES AREA BELOW GRADE)
TOTAL NET/LEASEABLE AREA			
RESIDENTIAL	100,488	SQ.FT.	
COM/RET	-	SQ.FT.	
TOTAL GFA (AS PER CITY DEF.)	95,658	SQ.FT.	

### 2 UNIT SUMMARY

TOTAL UNITS **77** QTY. RATIO %

SUITE TYPE	QTY	RATIO %	QTY	RATIO %	
SMALL SUITES (≤ 850 SQ.FT)	15	19%	1 BED	7	9%
			1 BED + DEN	8	10%
MEDIUM SUITES (850 - 1,400 SQ.FT)	34	44%	1 BED + DEN	8	10%
			2 BED	13	17%
LARGE SUITES (≥1,400 SQ.FT)	28	36%	2 BEDROOM + DEN	13	17%
			2 BEDROOM + DEN (1,400 - 1,800 SQ.FT)	16	21%
			2 BEDROOM + DEN (OVER 1,800 SQ.FT)	12	16%

AVERAGE UNIT SIZE 1,305 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 **3,126 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



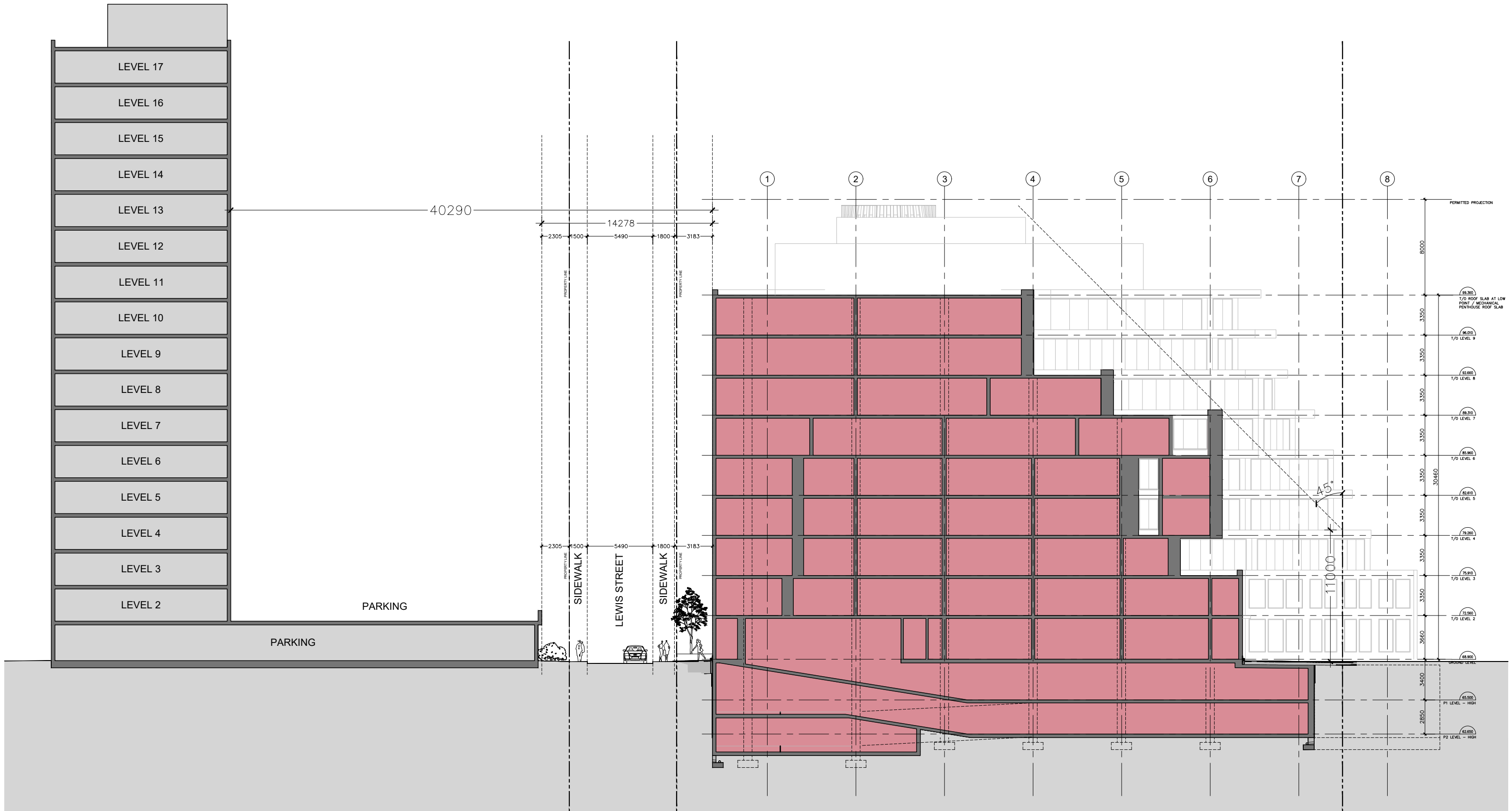
# 50 THE DRIVEWAY

PROJECT STATS

SCALE: N/A

JANUARY 13<sup>th</sup> 2023



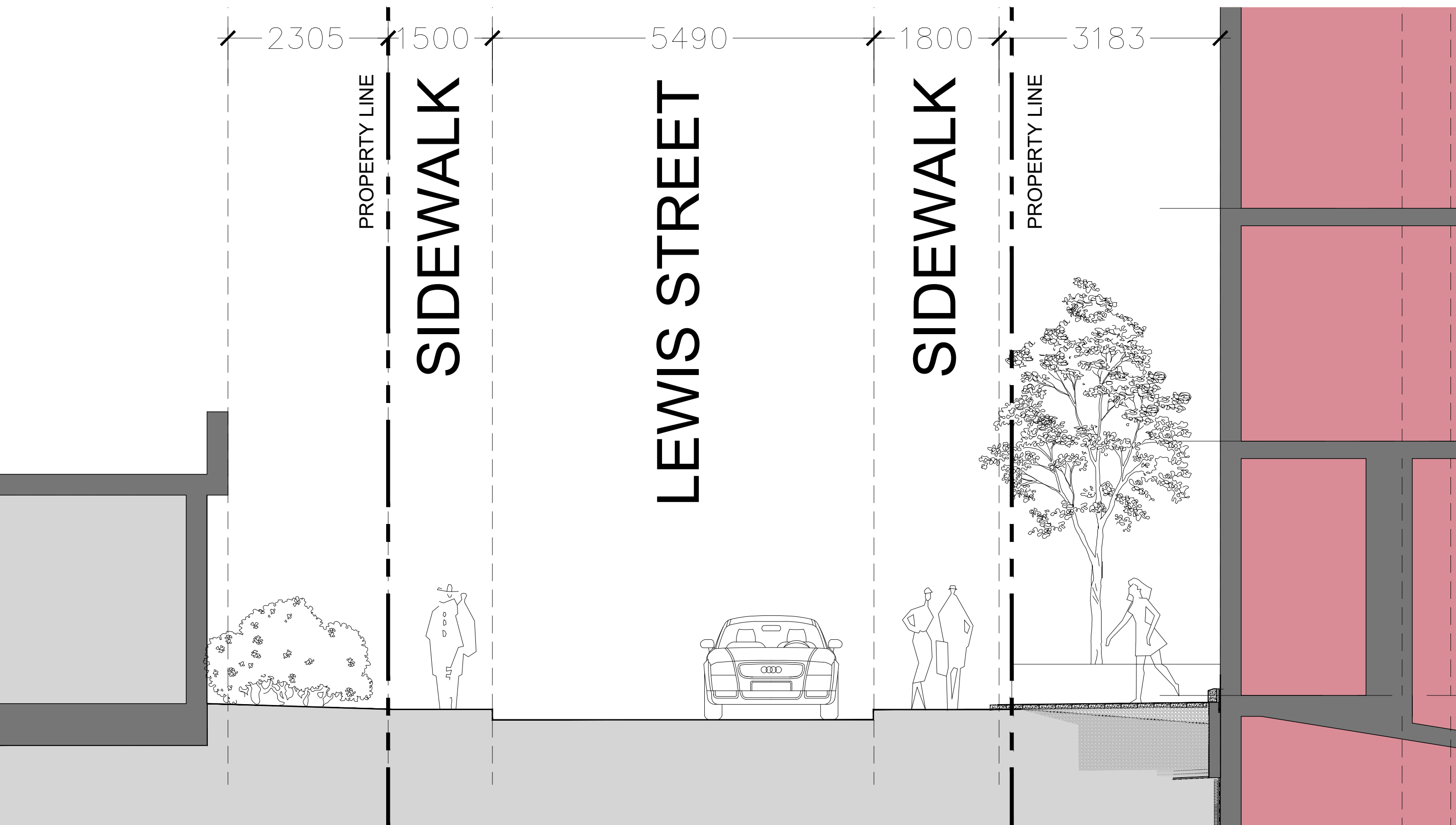


# 50 THE DRIVEWAY

## LEWIS STREET SCHEMATIC SECTION

SCALE: 1:300

JANUARY 13<sup>th</sup> 2023



2305

1500

5490

1800

3183

PROPERTY LINE

SIDEWALK

LEWIS STREET

SIDEWALK

PROPERTY LINE

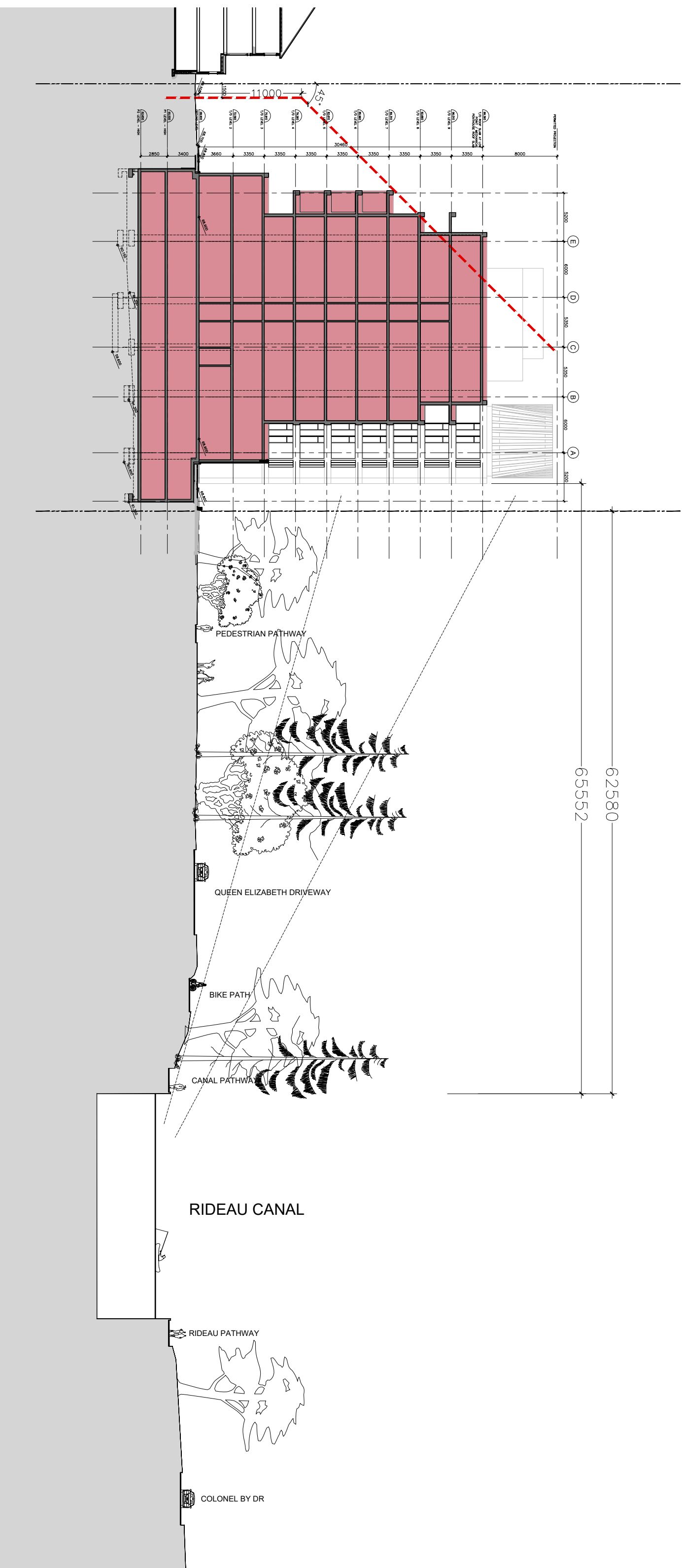


50 THE DRIVEWAY

LEWIS STREET SCHEMATIC SECTION

SCALE: 1:50

JANUARY 13<sup>th</sup> 2023

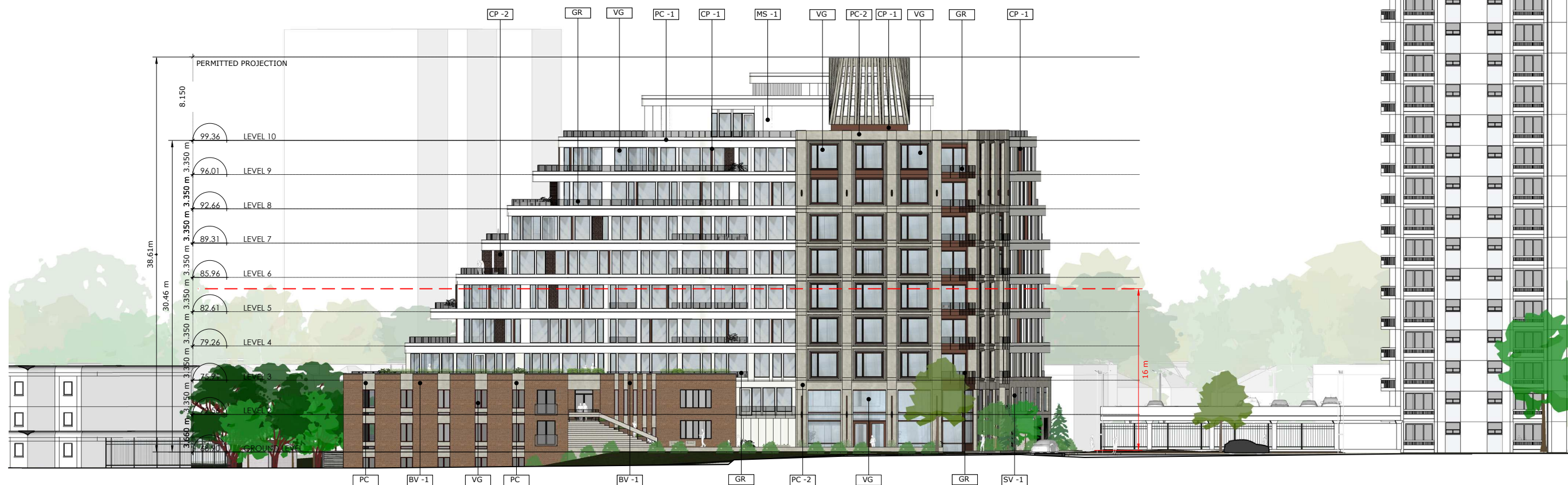


# 50 THE DRIVEWAY

SITE SCHEMATIC SECTION

SCALE: 1:400

JANUARY 13<sup>th</sup> 2023



1 NORTH ELEVATION

A3.00 Scale: 1: 200



2 WEST ELEVATION

A3.00 Scale: 1: 200

LEGEND:

HERITAGE:	
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
CP-2	COPPER PANEL 2
GR	GLASS RAILING
MS-1	METAL SIDING 1
MS-2	METAL SIDING 2
SP	SPANDREL PANEL
STC	STEEL COLUMN
SV-1	STONE VENEER 1
VG	VISION GLASS

MINIMUM GLASS ANGLE CITY SPECIFIC CODES: 1. Toronto City Code 6.1  
 2. GLASS SPECIFIED TO BE ON REFLECTIVITY CATEGORY 1.4  
 3. GLASS FIT FOR ALL BALCONY RAILINGS ONLY 4  
 4. GLASS FIT FOR ALL BALCONY RAILINGS ON ROOF TERRACE LEVELS

no.	date	revision
6	230113	re-issued for SPC
5	220919	issued for Heritage Easement
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**  
 Incorporated  
 63 Pamela Street  
 Ottawa, Ontario  
 Canada K1S 0K6  
 T: 613-238-7200  
 F: 613-235-2005  
 E: mail@hobinarc.com  
 hobinarc.com

**HOBIN**  
ARCHITECTURE

PROJECT/LOCATION:  
50 THE DRIVEWAY

DRAWING TITLE:  
ELEVATIONS

DRAWN BY: DA DATE: 230113 SCALE: 1:200

PROJECT: 2051 DRAWING NO.: A3-00

REVISION NO.:  

 HARRY J. HOBIN LICENCE 3049





1 EAST ELEVATION

A3.01 Scale: 1: 200



2 SOUTH ELEVATION

A3.01 Scale: 1: 200

LEGEND:	
HERITAGE	
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
CP-2	COPPER PANEL 2
GR	GLASS RAILING
MS-1	METAL SCREEN 1
MS-2	METAL SCREEN 2
SP	SPANDREL PANEL
STC	STEEL COLUMN
BV-1	STONE VENEER 1
VG	VISION GLASS

1. GLASS SPECIFIED TO BE LOW REFLECTIVITY ONLY T-4  
 2. GLASS FIT FOR ALL BALCONY RAILINGS ONLY T-4  
 3. GLASS FIT FOR ALL BALCONY RAILINGS ON ROOF TERRACE LEVELS

no.	date	revision
6	230113	re-issued for SPC
5	220919	issued for Heritage Easement
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**Hobin Architecture**  
 Incorporated  
 63 Pamela Street  
 Ottawa, Ontario  
 Canada K1S 5K6  
 T: 613-238-7200  
 F: 613-235-2005  
 E: mail@hobinarc.com  
 hobinarc.com



**HOBIN**  
ARCHITECTURE

PROJECT/LOCATION:  
50 THE DRIVEWAY

DRAWING TITLE:  
ELEVATIONS

DRAWN BY: DA DATE: 230113 SCALE: 1:200

PROJECT: 2051

DRAWING NO.: A3-01

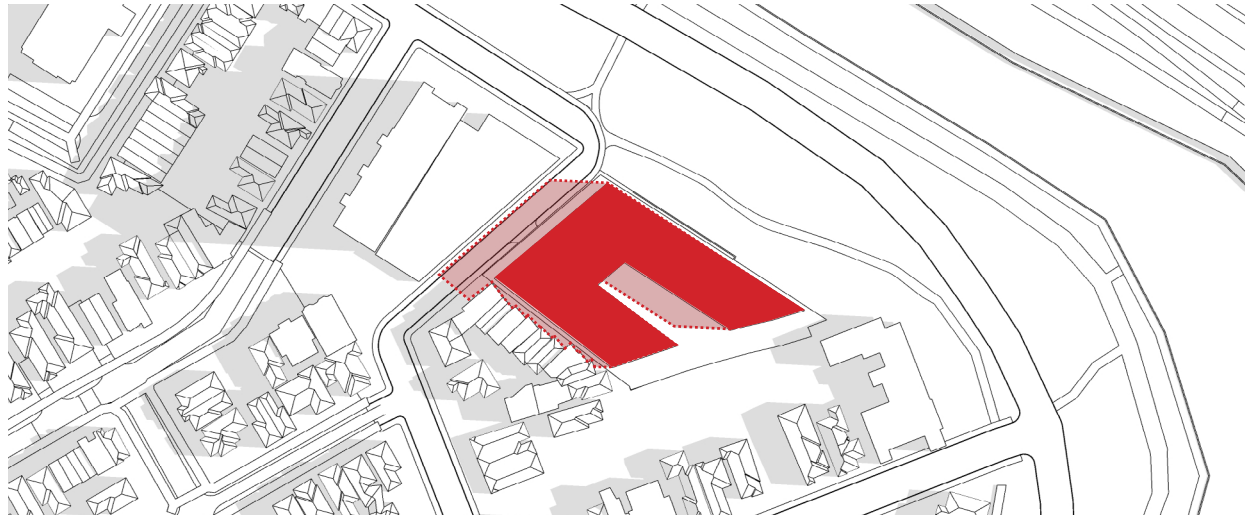
REVISION NO.:

DWG 18798

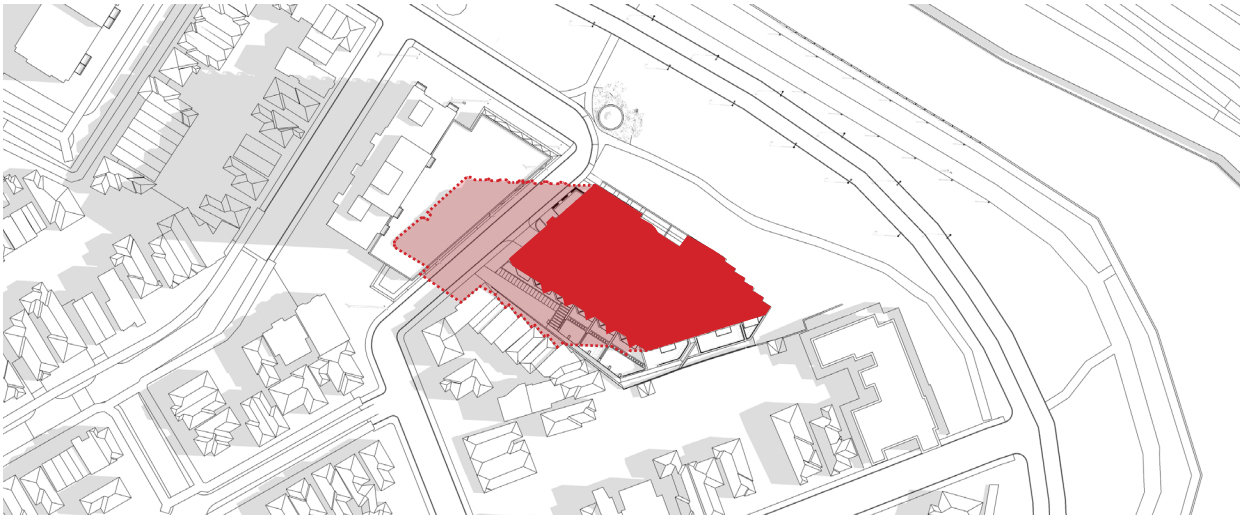
# SUN & SHADOW STUDY - KEY COMPARISONS

JUNE 21

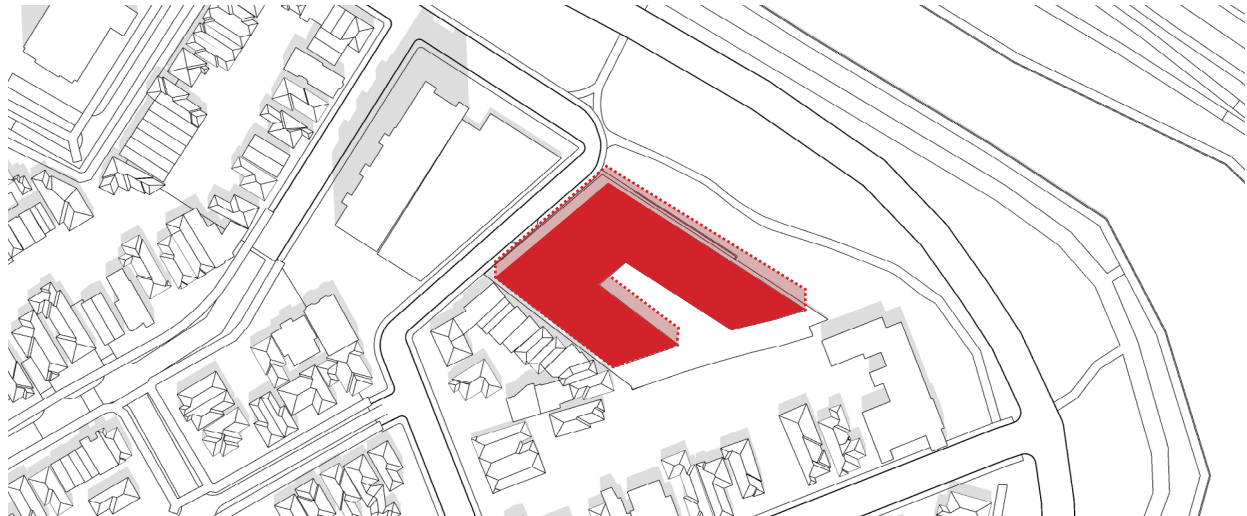
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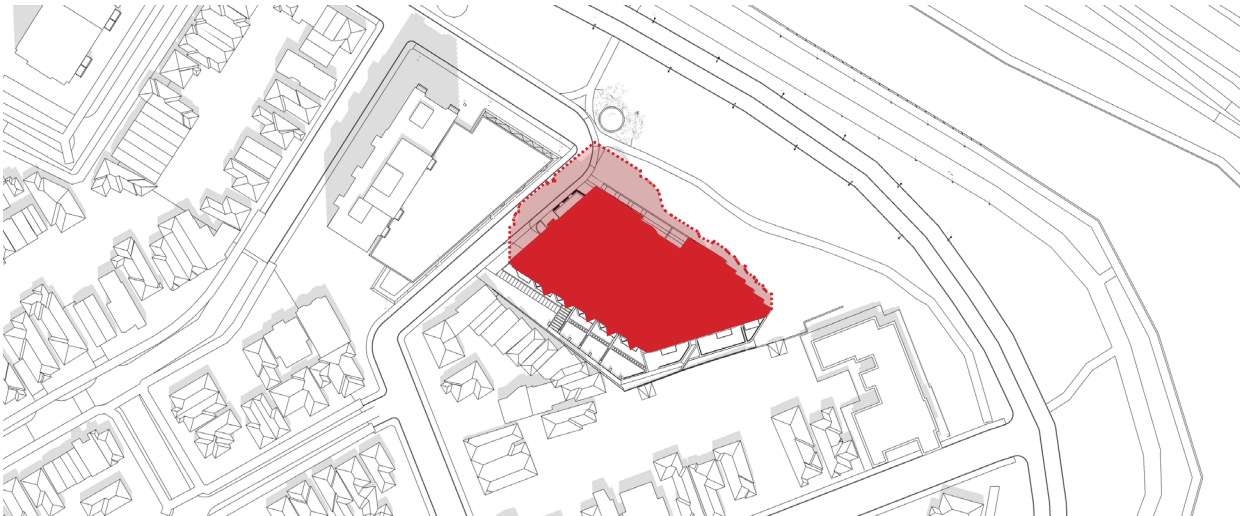
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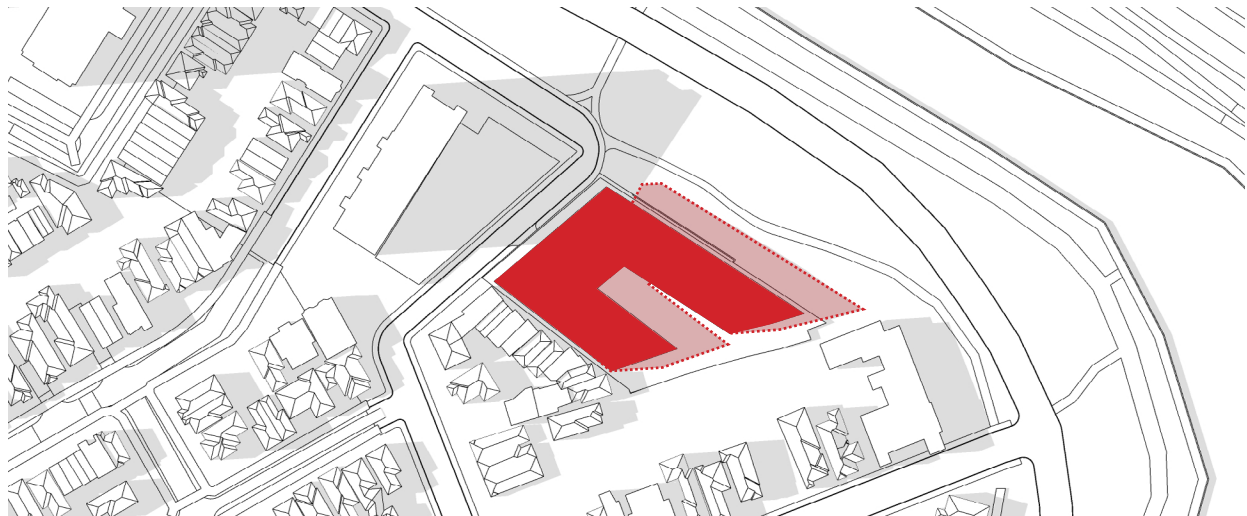
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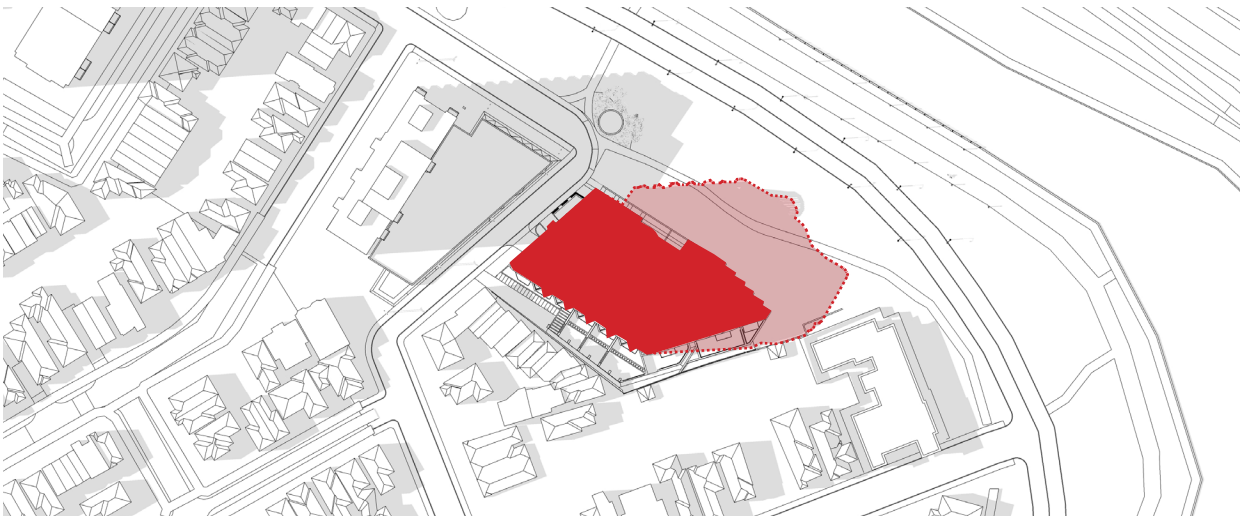
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1600



1600



**AS OF RIGHT**

**PROPOSED 9 STOREY BUILDING**

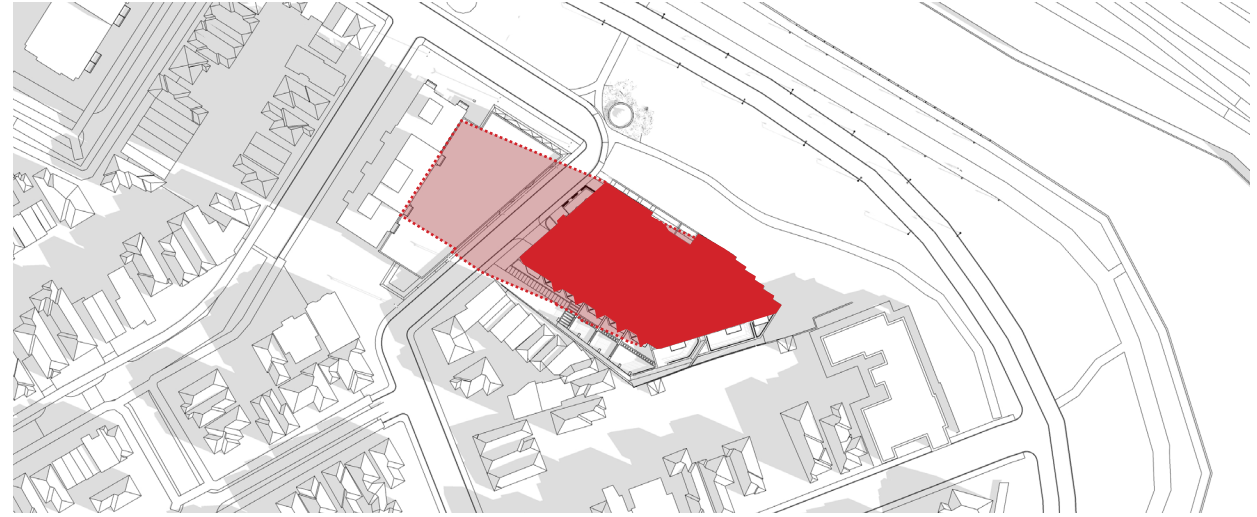
# SUN & SHADOW STUDY - KEY COMPARISONS

SEPTEMBER/MARCH 21

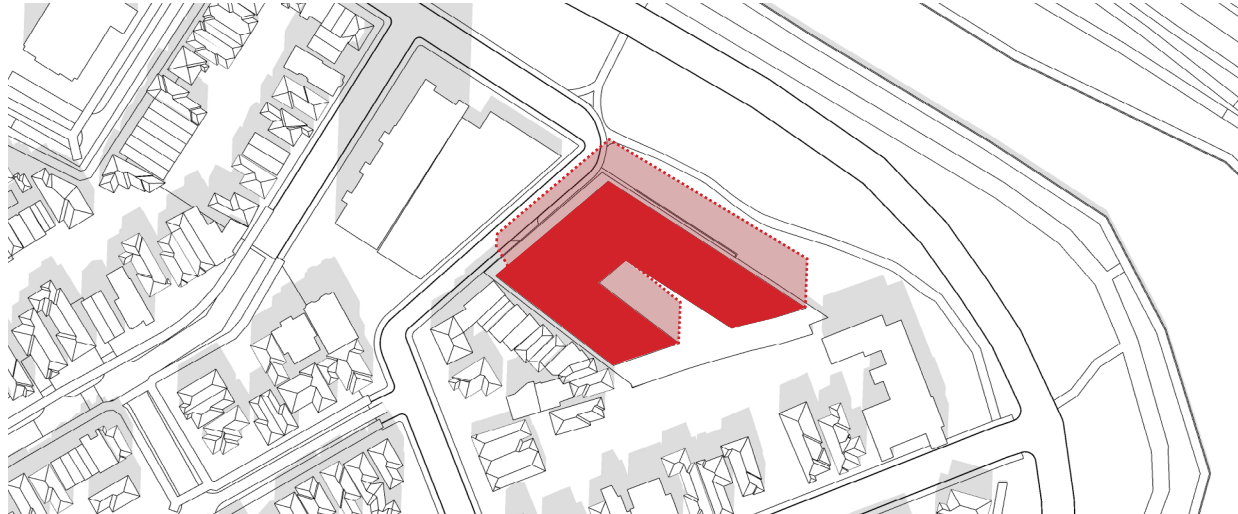
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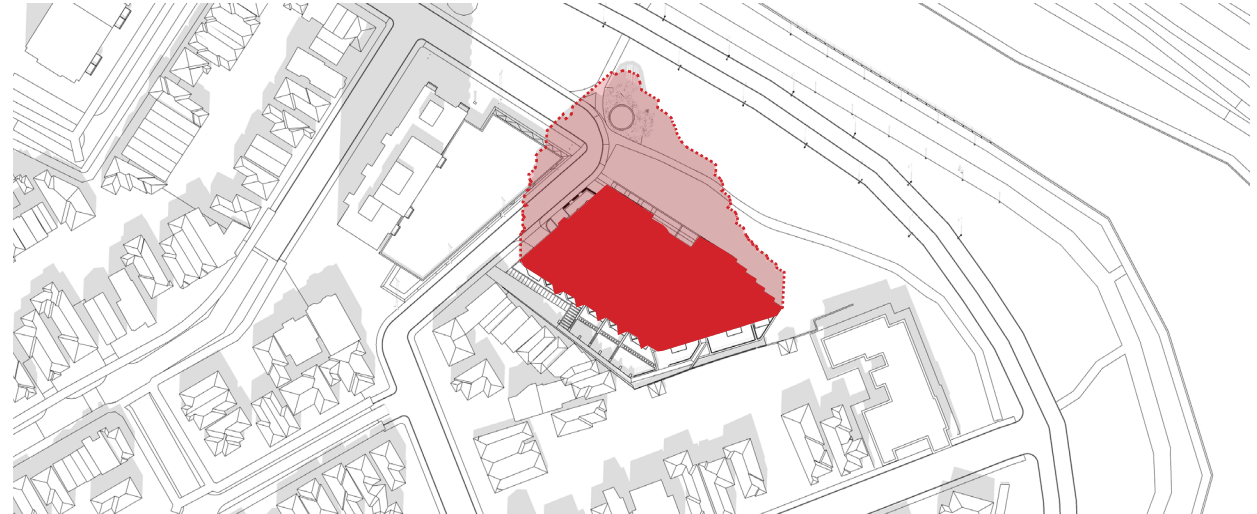
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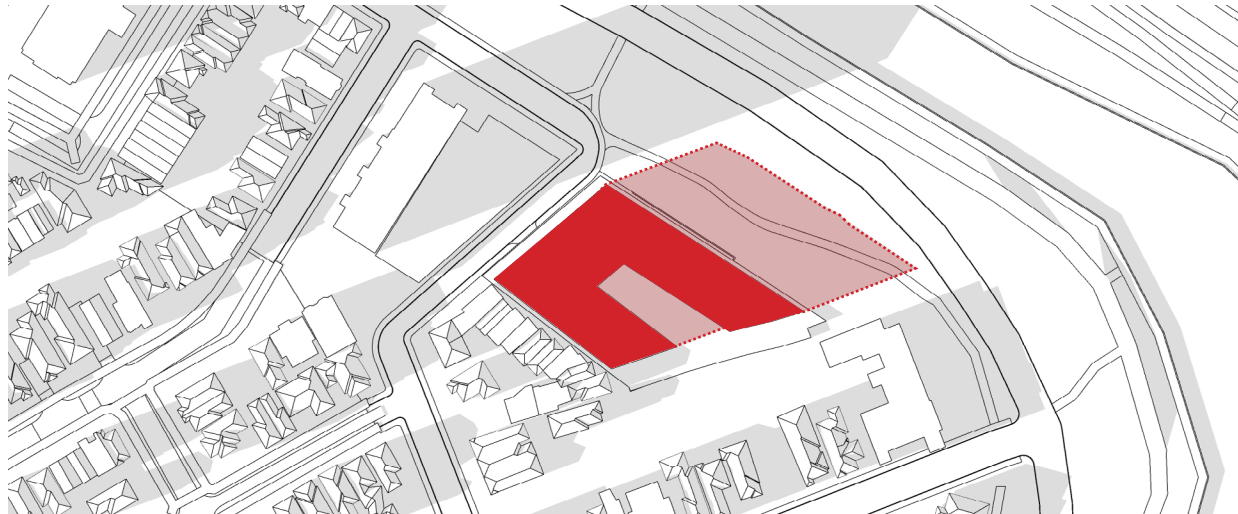
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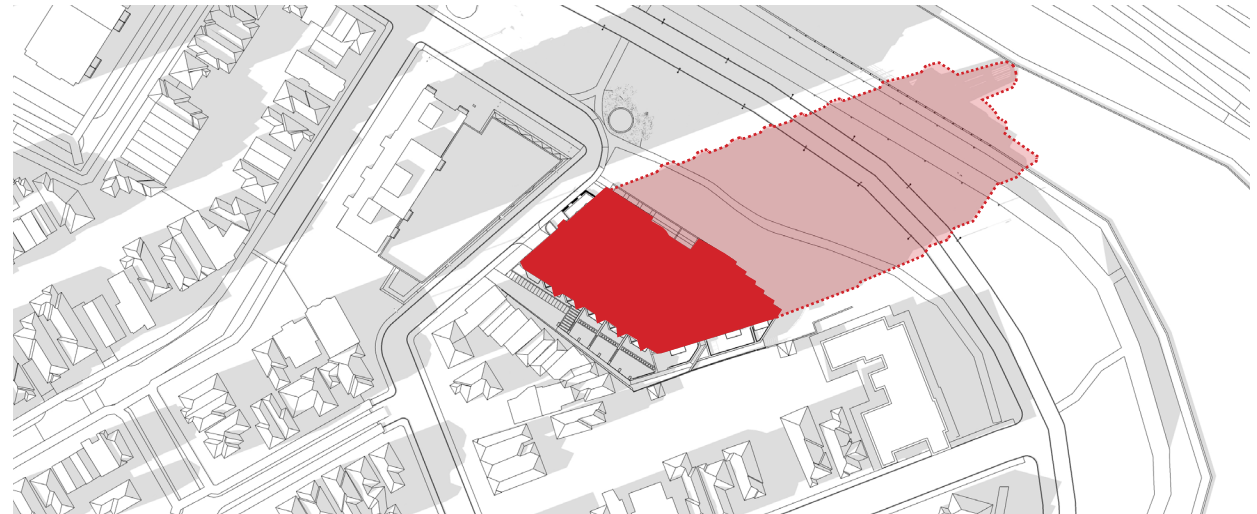
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1600



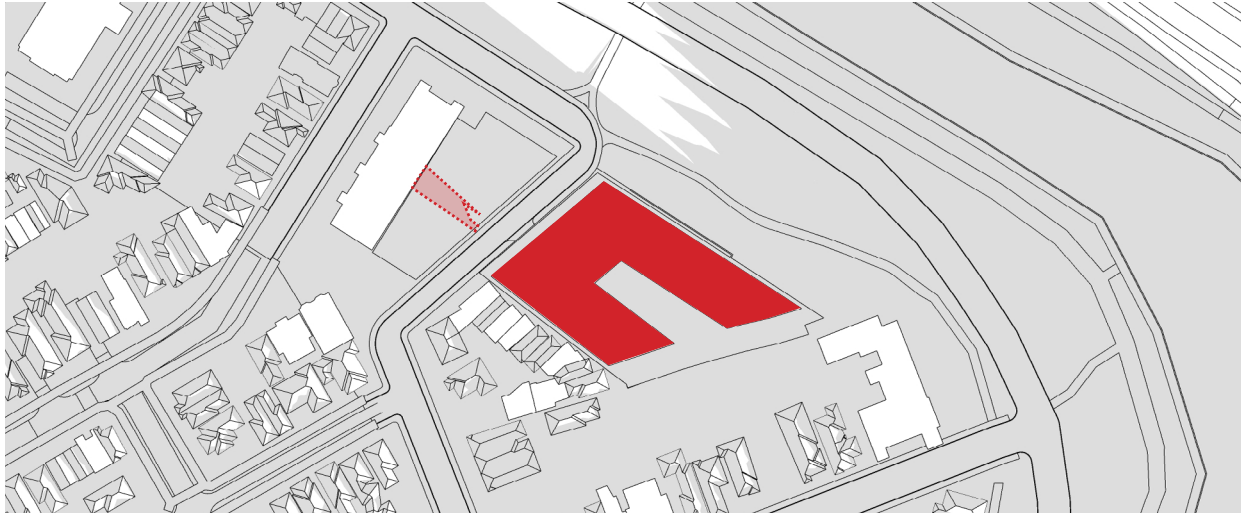
**AS OF RIGHT**

**PROPOSED 9 STOREY BUILDING**

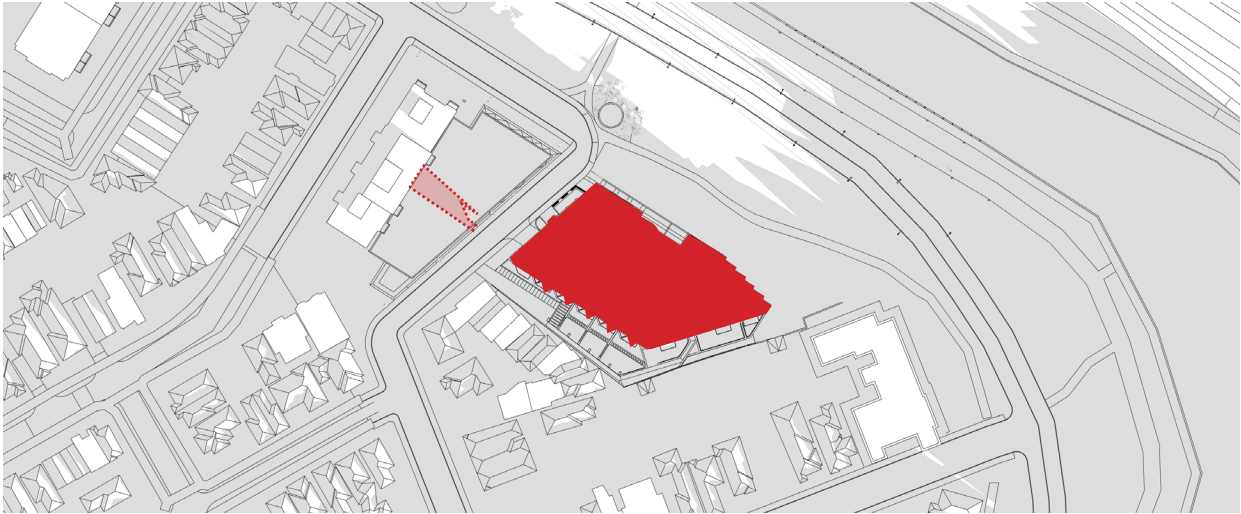
# SUN & SHADOW STUDY - KEY COMPARISONS

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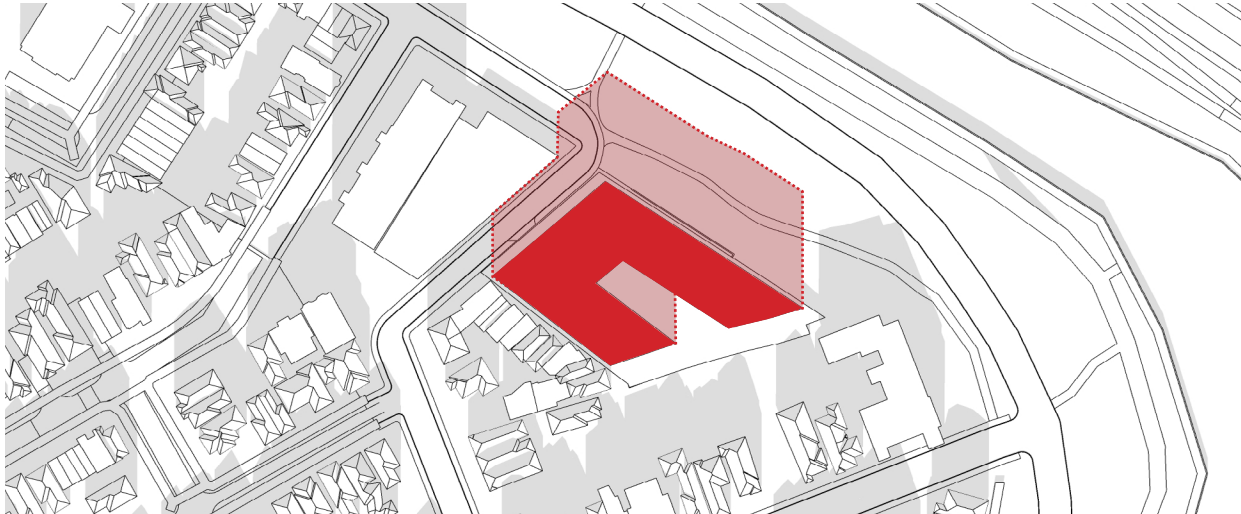
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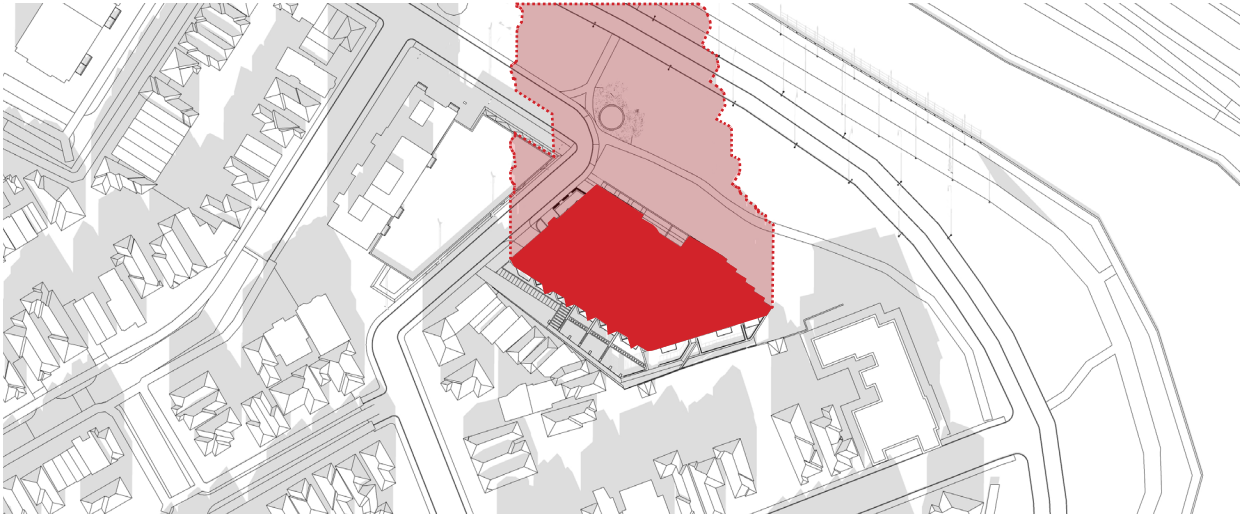
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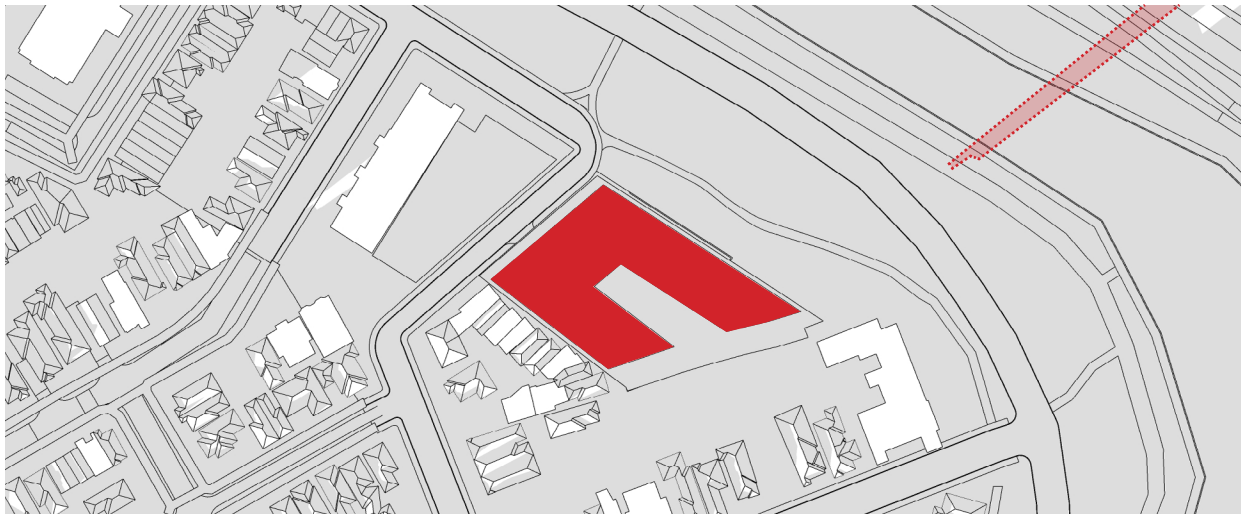
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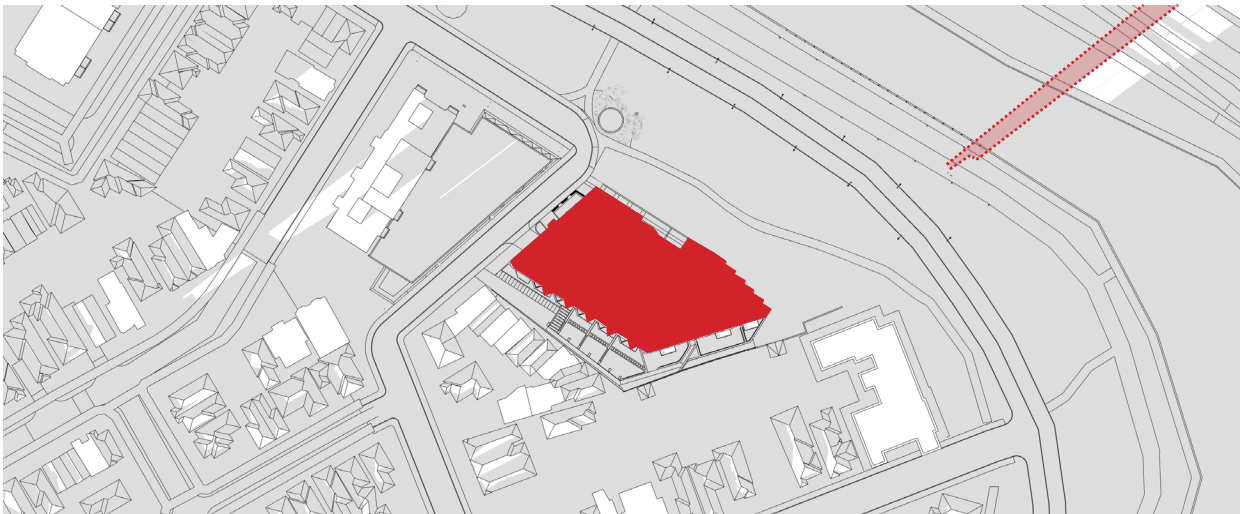
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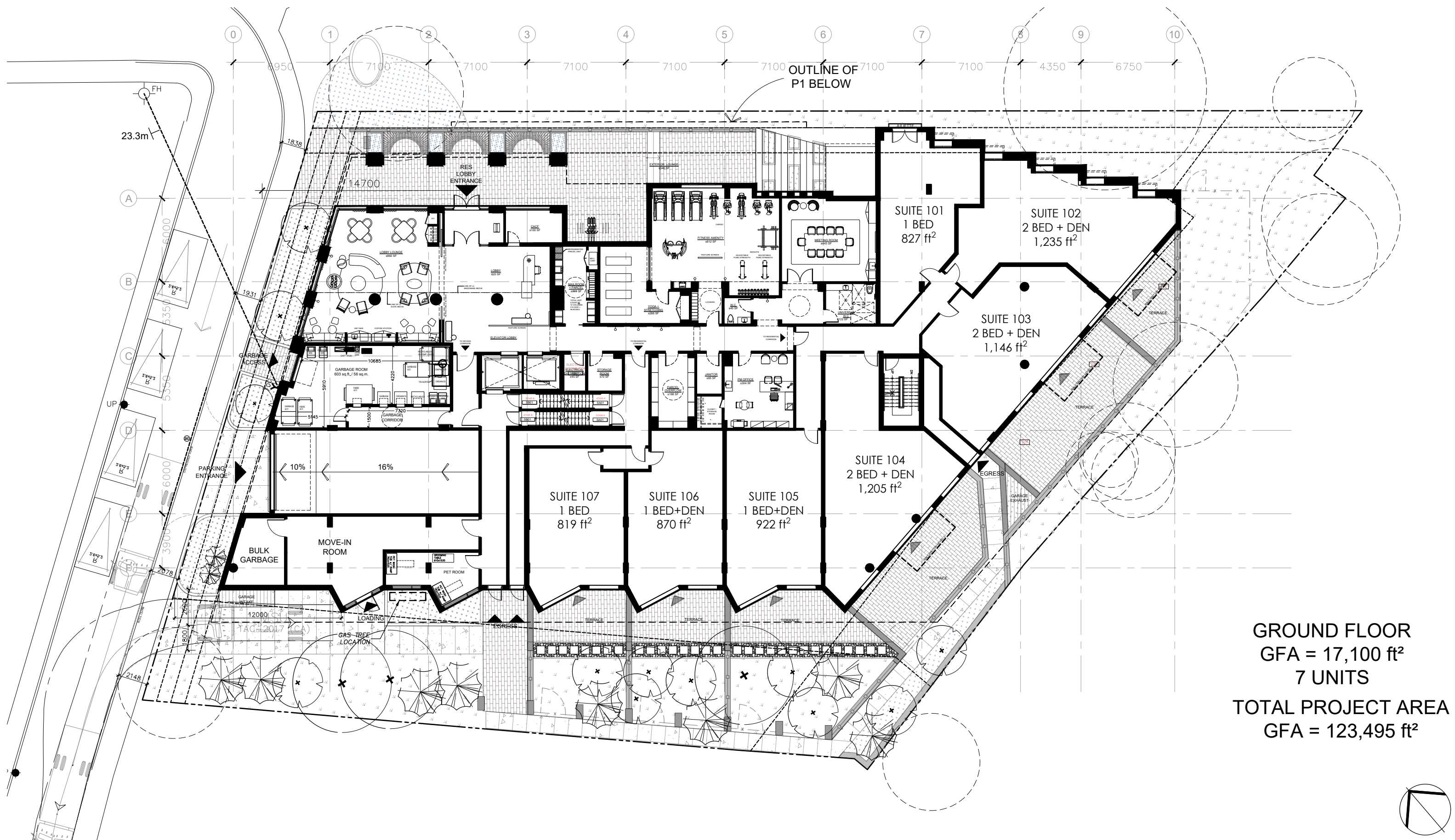


**AS OF RIGHT**

**PROPOSED 9 STOREY BUILDING**

- APPENDIX -





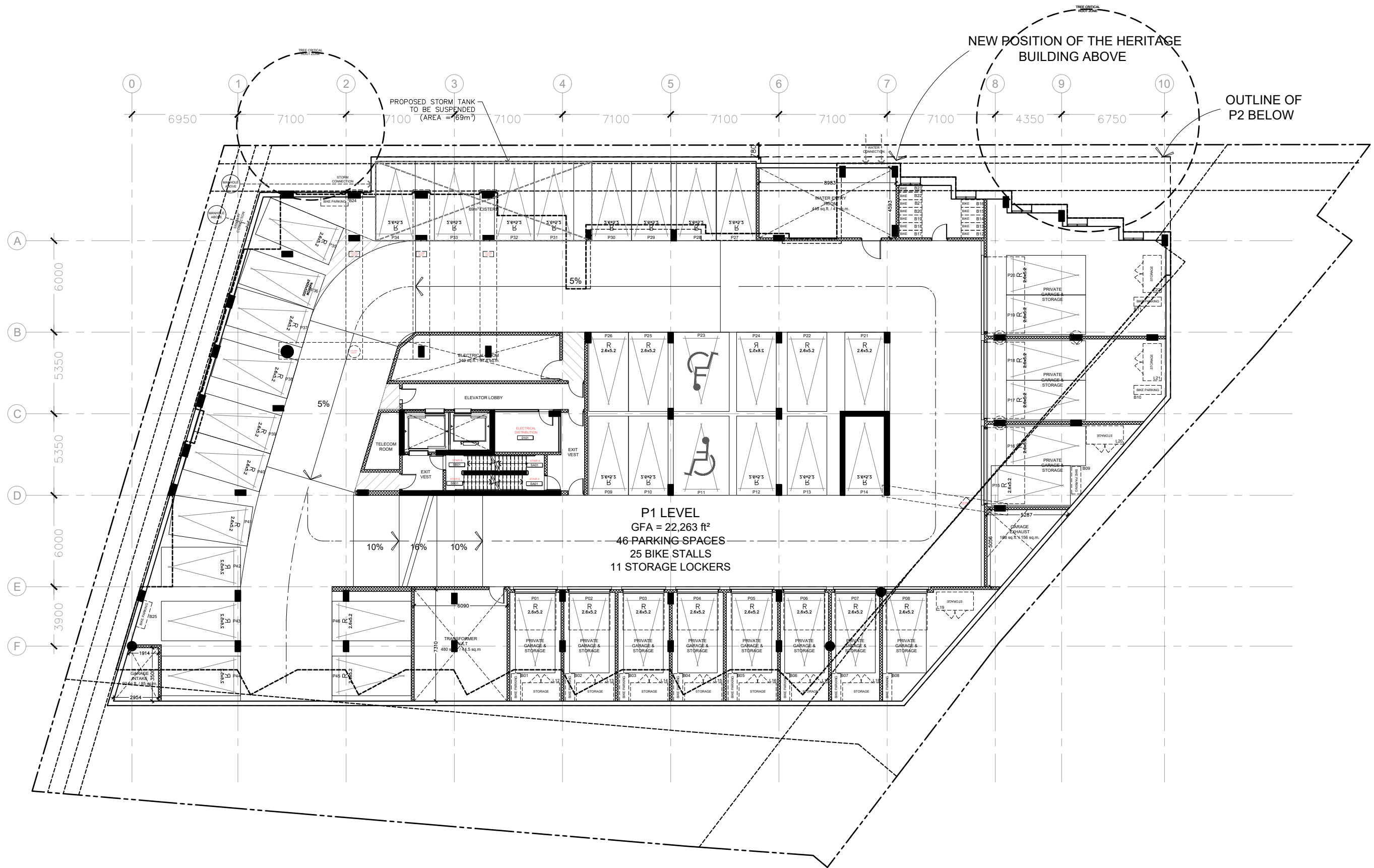
GROUND FLOOR  
 GFA = 17,100 ft<sup>2</sup>  
 7 UNITS  
 TOTAL PROJECT AREA  
 GFA = 123,495 ft<sup>2</sup>

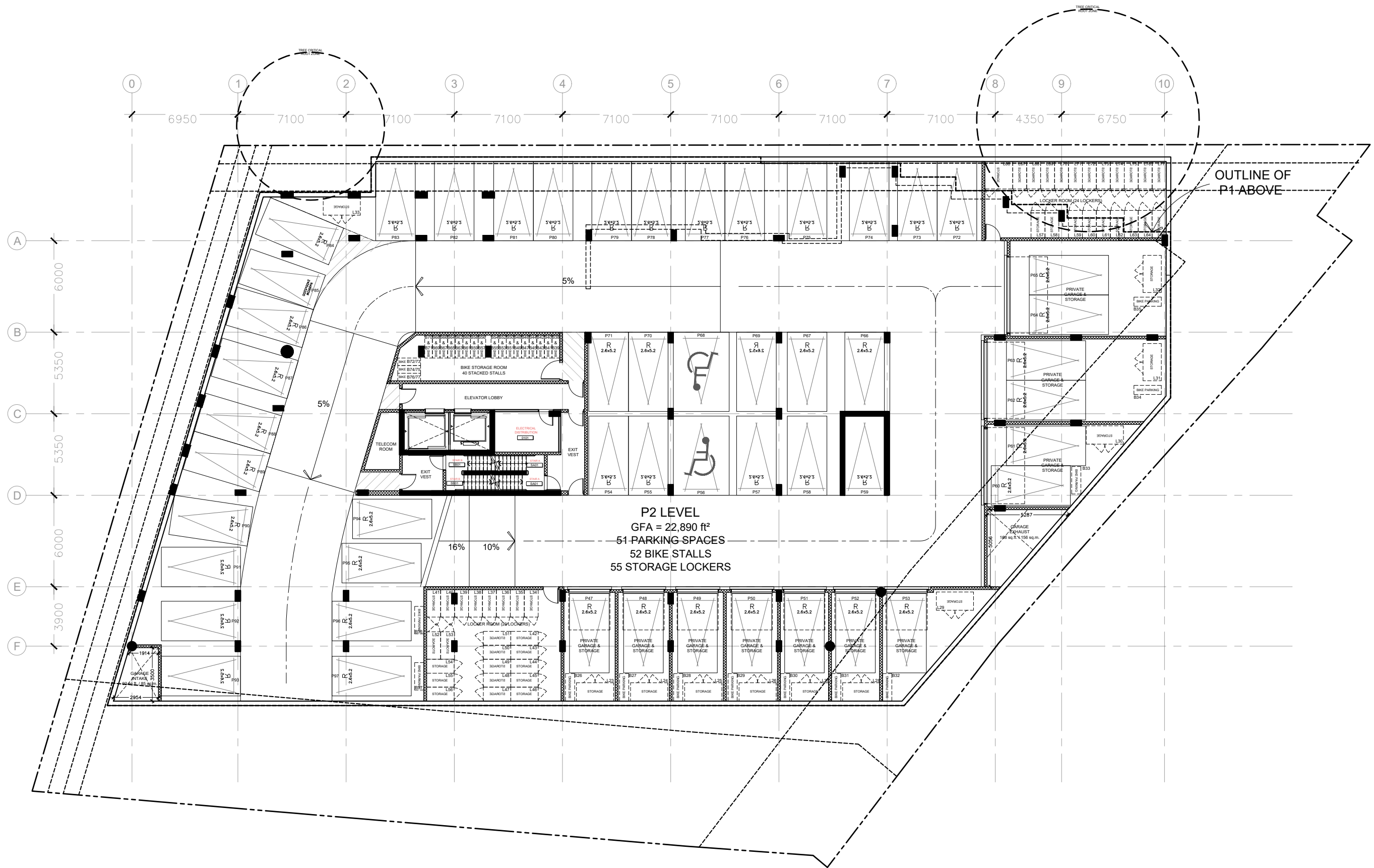


# 50 THE DRIVEWAY

GROUND LEVEL  
 SCALE: 1:250

JANUARY 13<sup>th</sup> 2023





**P2 LEVEL**  
 GFA = 22,890 ft<sup>2</sup>  
 51 PARKING SPACES  
 52 BIKE STALLS  
 55 STORAGE LOCKERS

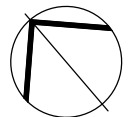


# 50 THE DRIVEWAY

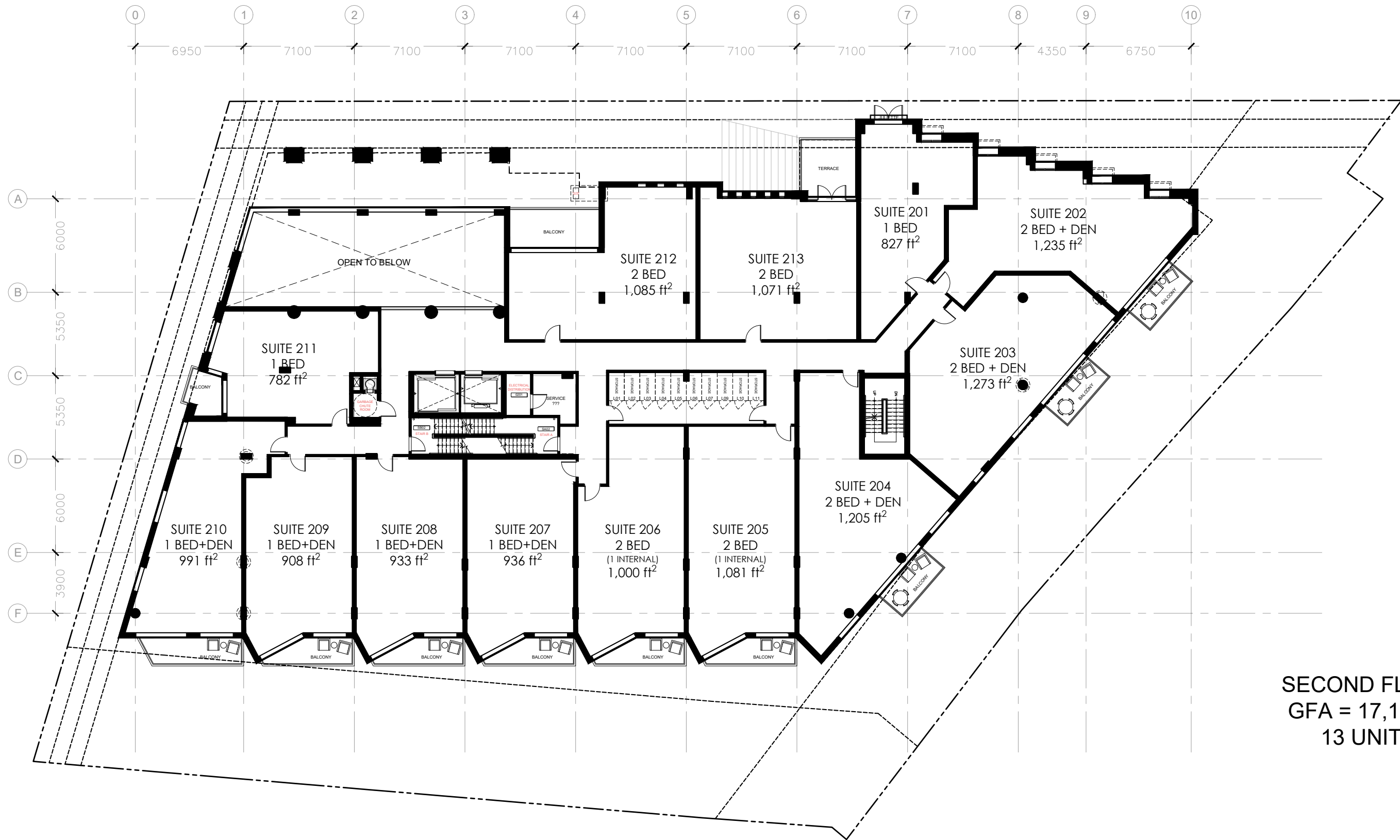
**PARKING LEVEL 2**

SCALE: 1:250

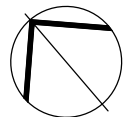
JANUARY 13<sup>th</sup> 2023







SECOND FLOOR  
 GFA = 17,138 ft<sup>2</sup>  
 13 UNITS

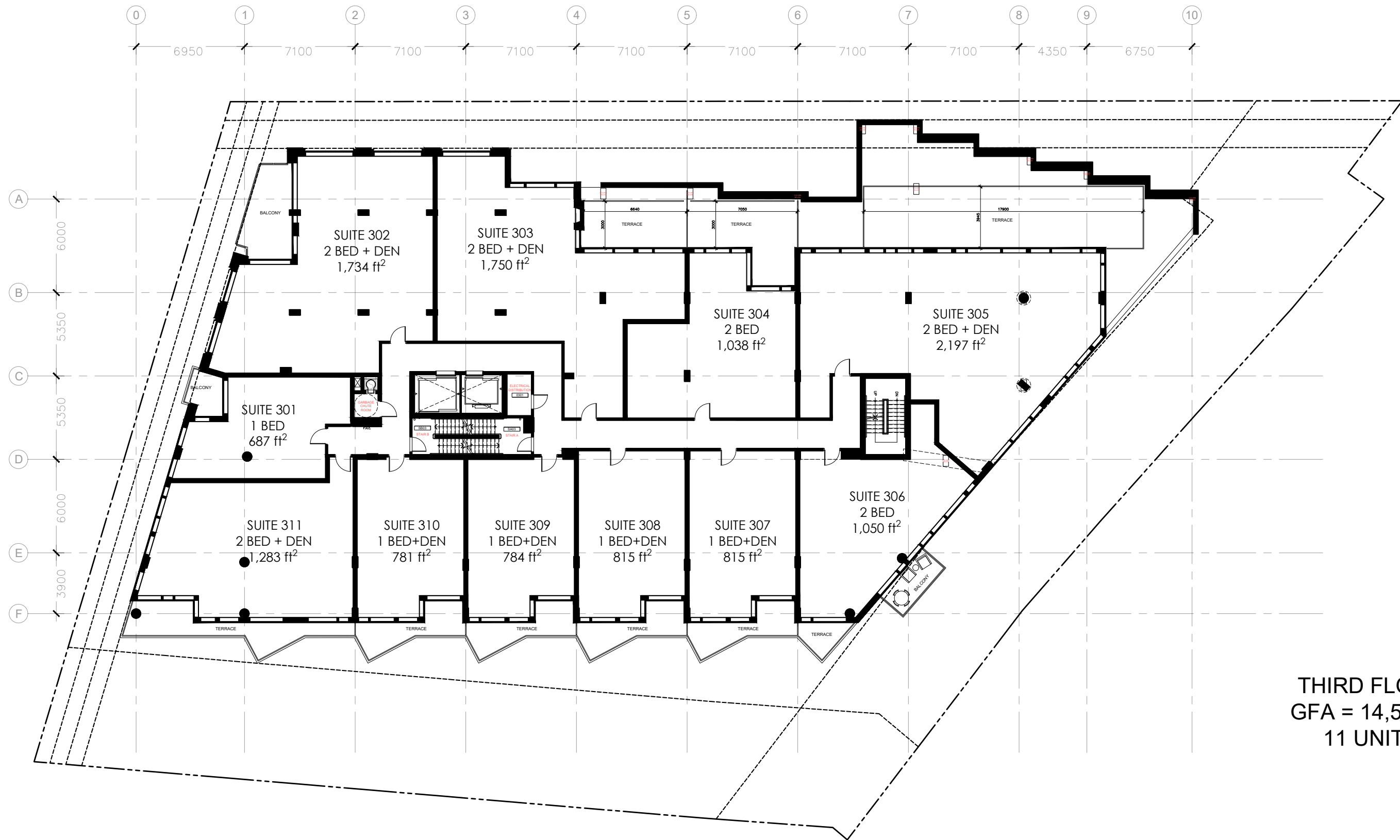


# 50 THE DRIVEWAY

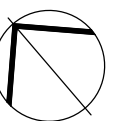
LEVEL 2

SCALE: 1:250

JANUARY 13<sup>th</sup> 2023



THIRD FLOOR  
 GFA = 14,535 ft<sup>2</sup>  
 11 UNITS

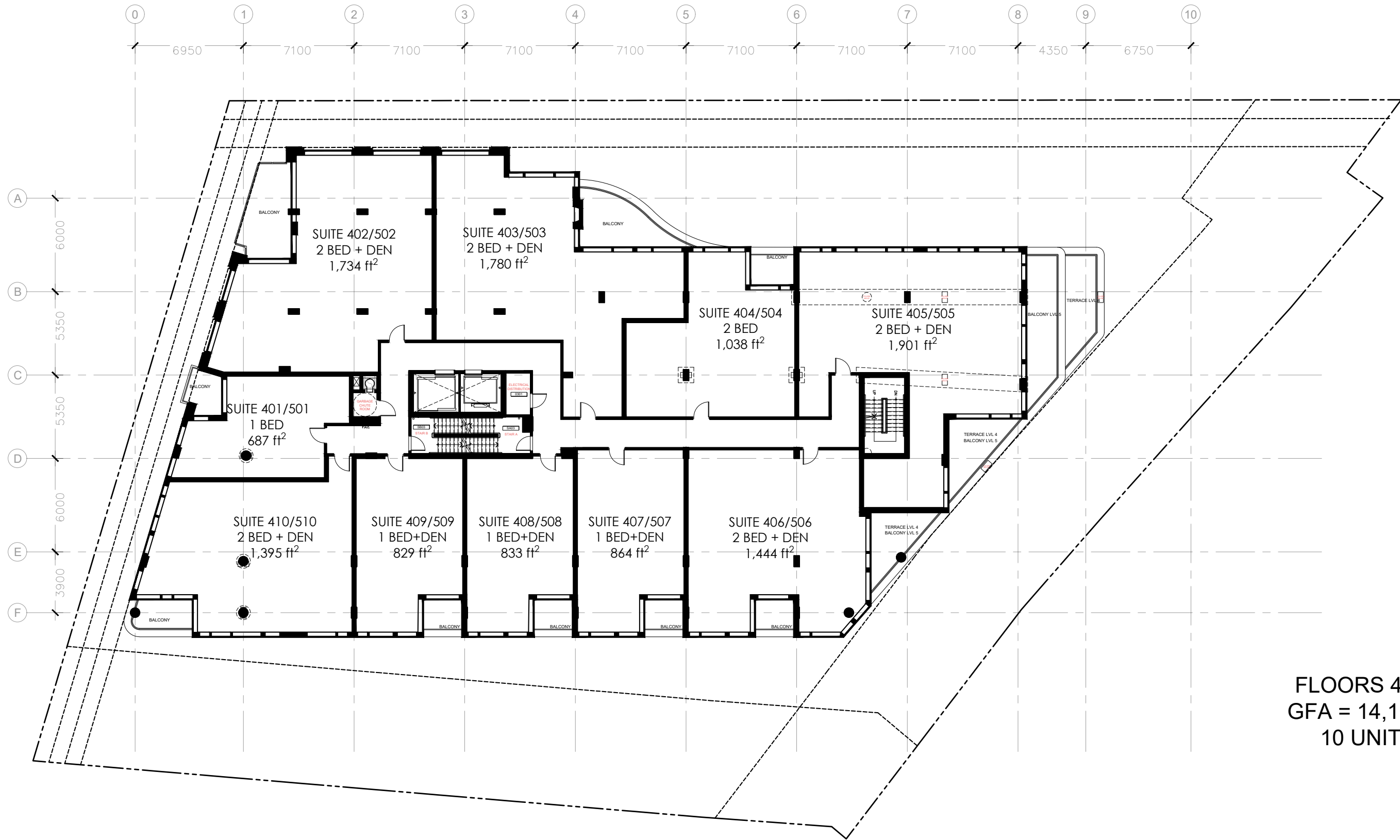


# 50 THE DRIVEWAY

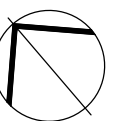
LEVEL 3

SCALE: 1:250

JANUARY 13<sup>th</sup> 2023



FLOORS 4 & 5  
 GFA = 14,107 ft<sup>2</sup>  
 10 UNITS

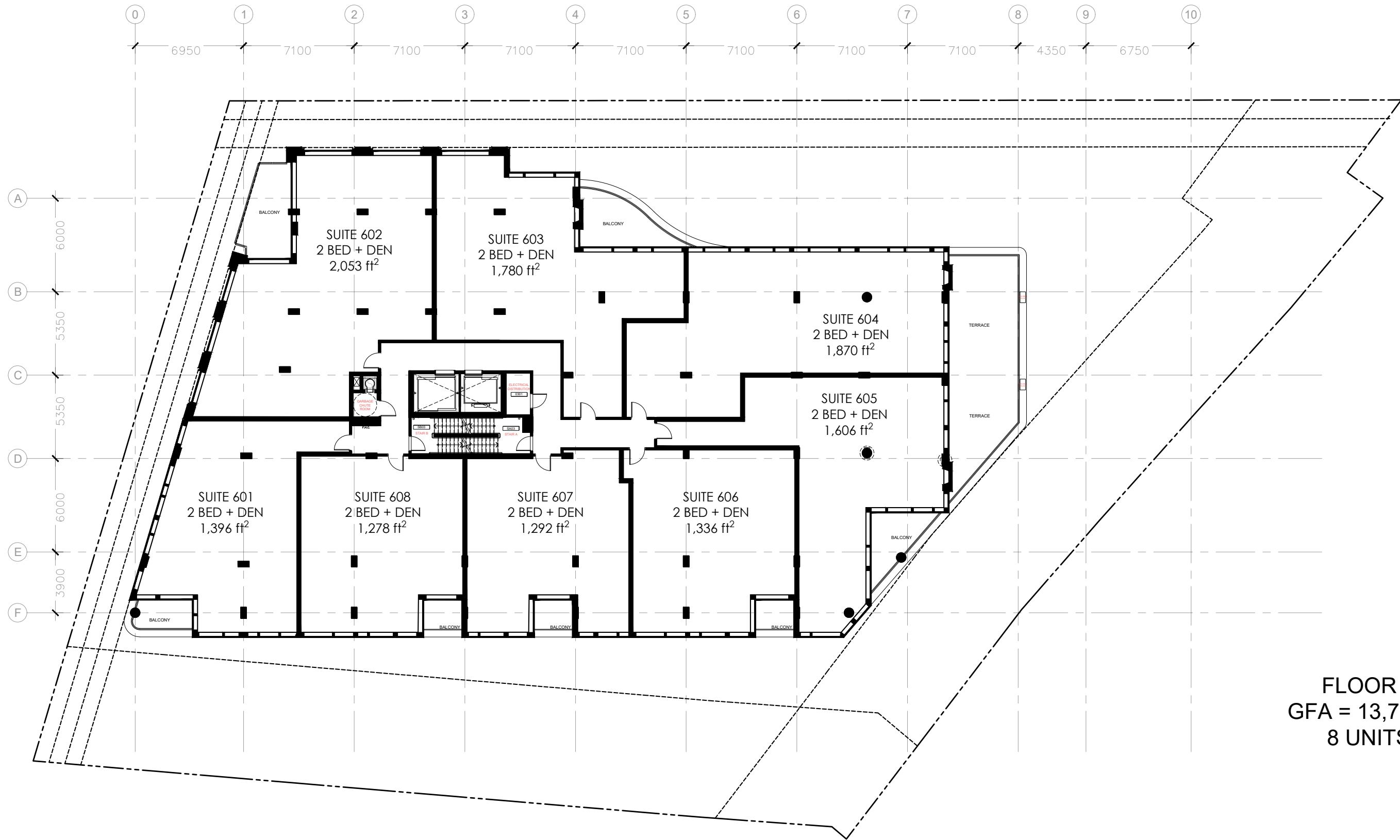


# 50 THE DRIVEWAY

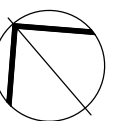
LEVELS 4 & 5

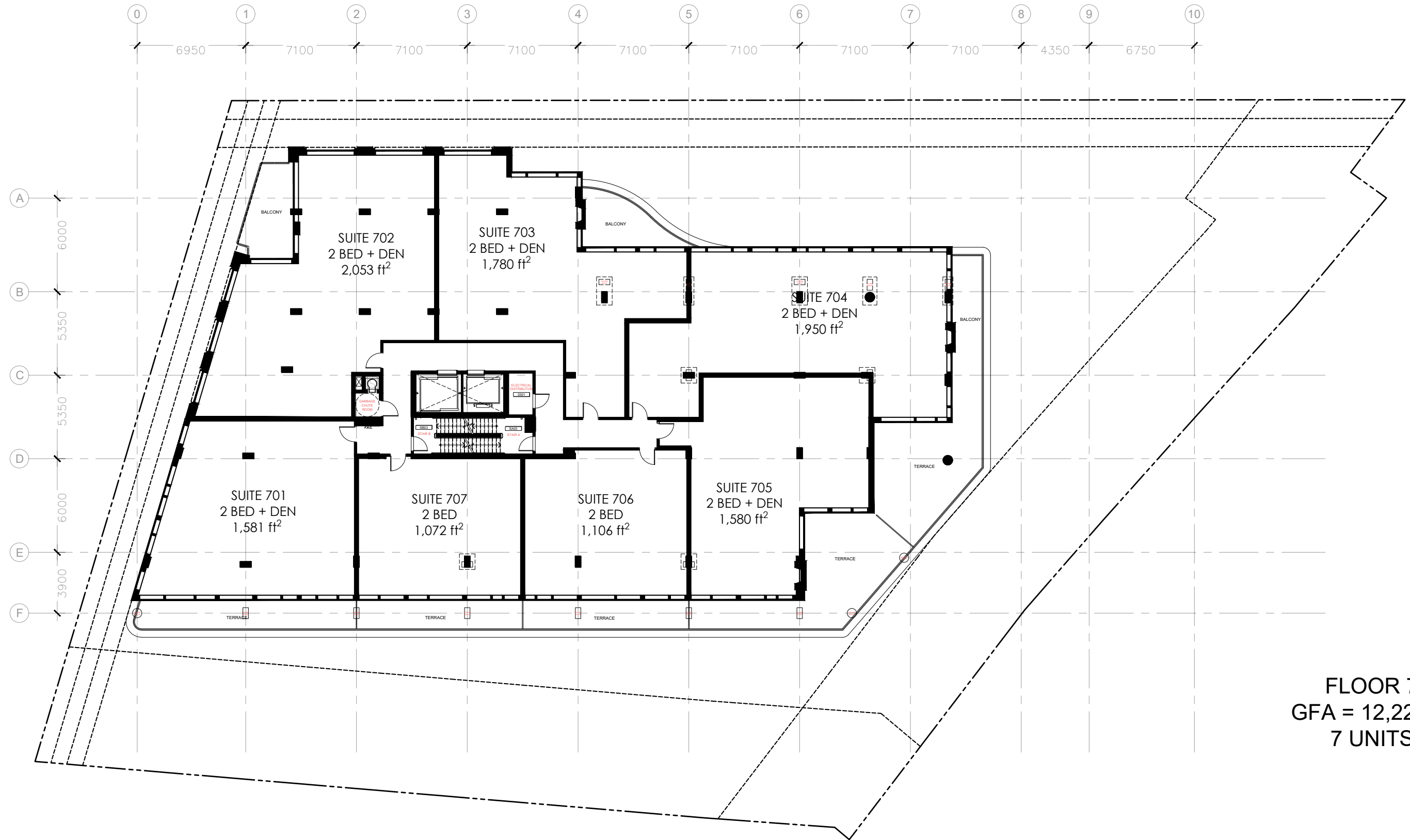
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JANUARY 13<sup>th</sup> 2023

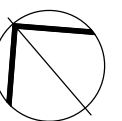


FLOOR 6  
 GFA = 13,712 ft<sup>2</sup>  
 8 UNITS





**FLOOR 7**  
 GFA = 12,220 ft<sup>2</sup>  
 7 UNITS

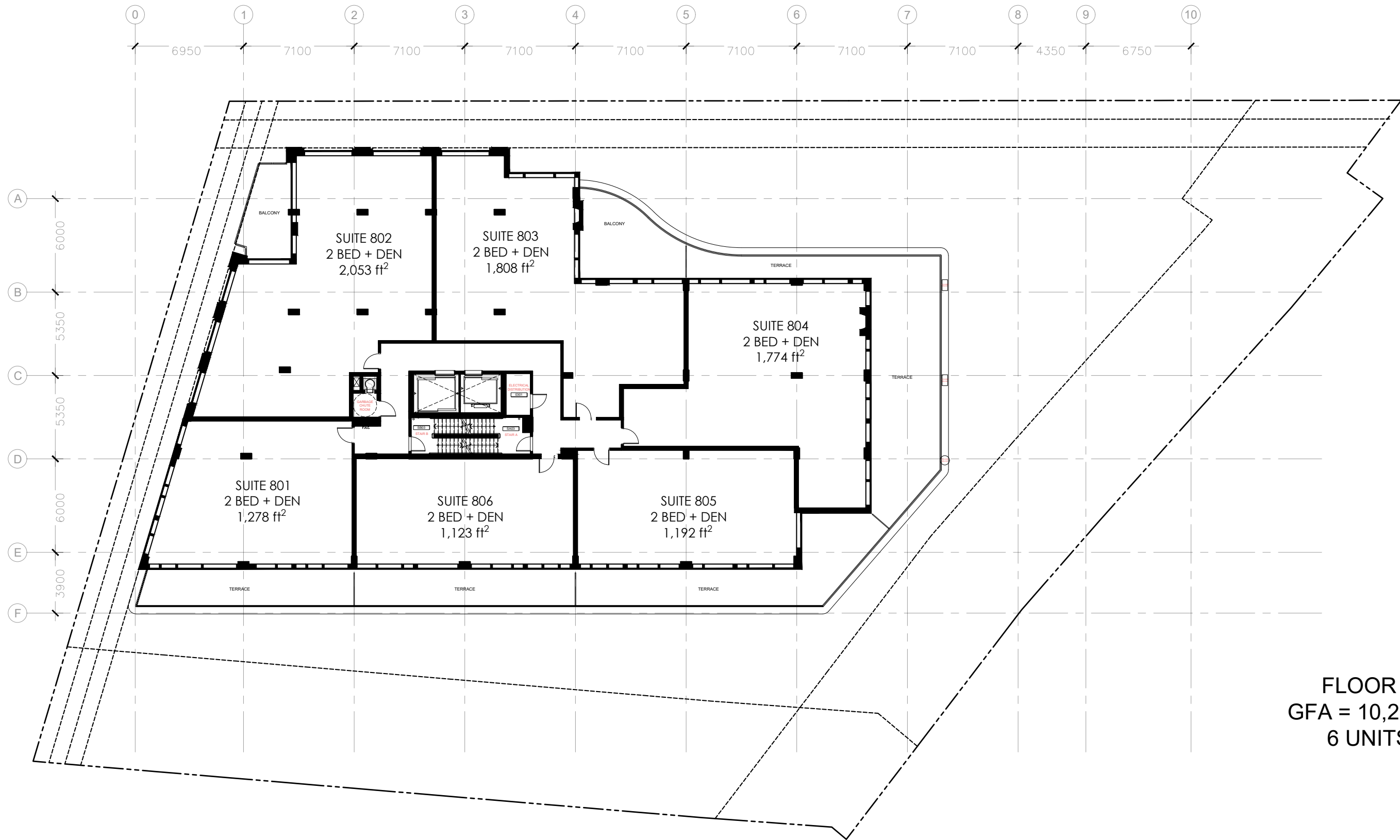


# 50 THE DRIVEWAY

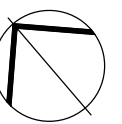
**LEVEL 7**

SCALE: 1:250

JANUARY 13<sup>th</sup> 2023



FLOOR 8  
 GFA = 10,288 ft<sup>2</sup>  
 6 UNITS

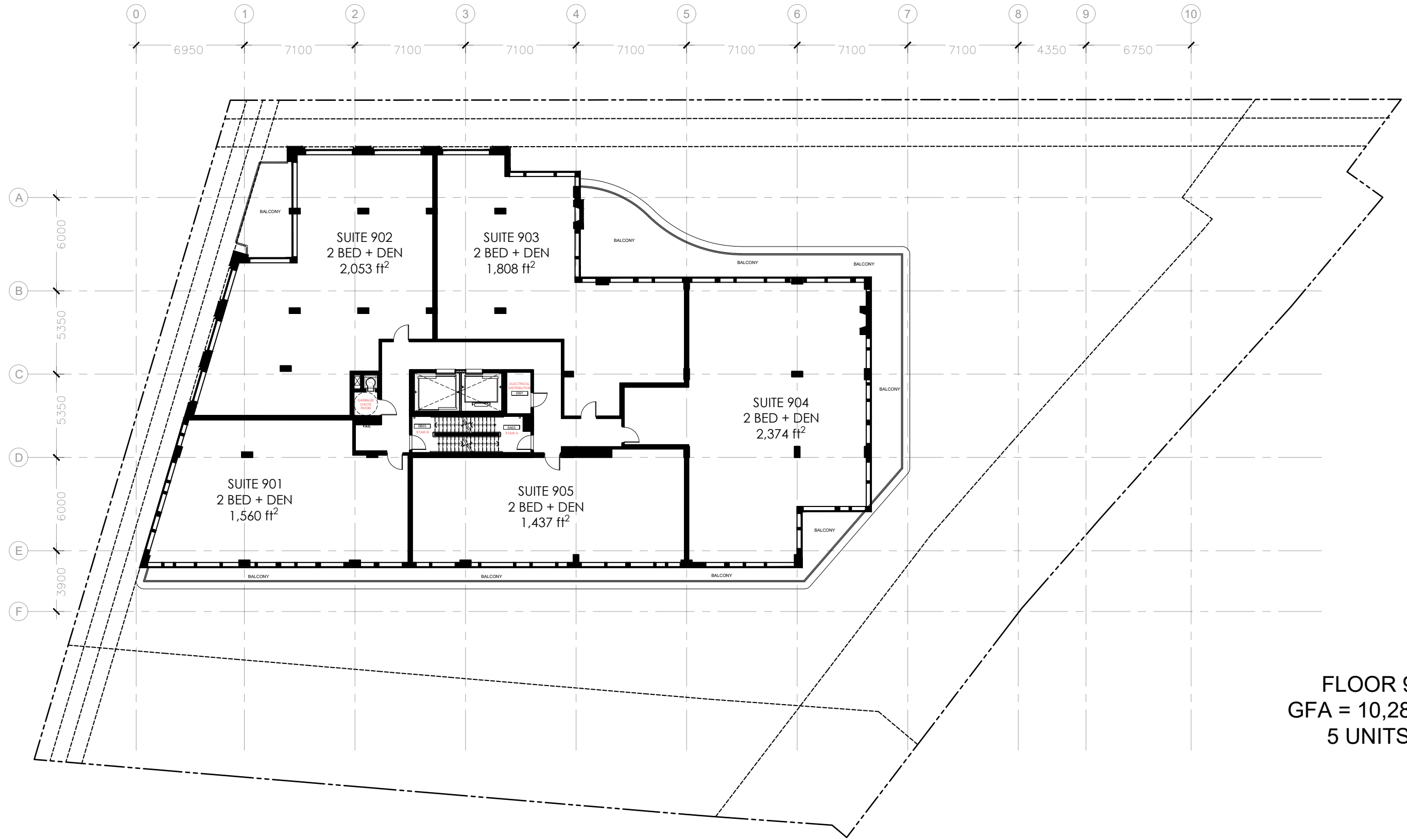


# 50 THE DRIVEWAY

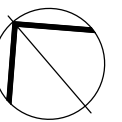
LEVEL 8

SCALE: 1:250

JANUARY 13<sup>th</sup> 2023



FLOOR 9  
 GFA = 10,288 ft<sup>2</sup>  
 5 UNITS

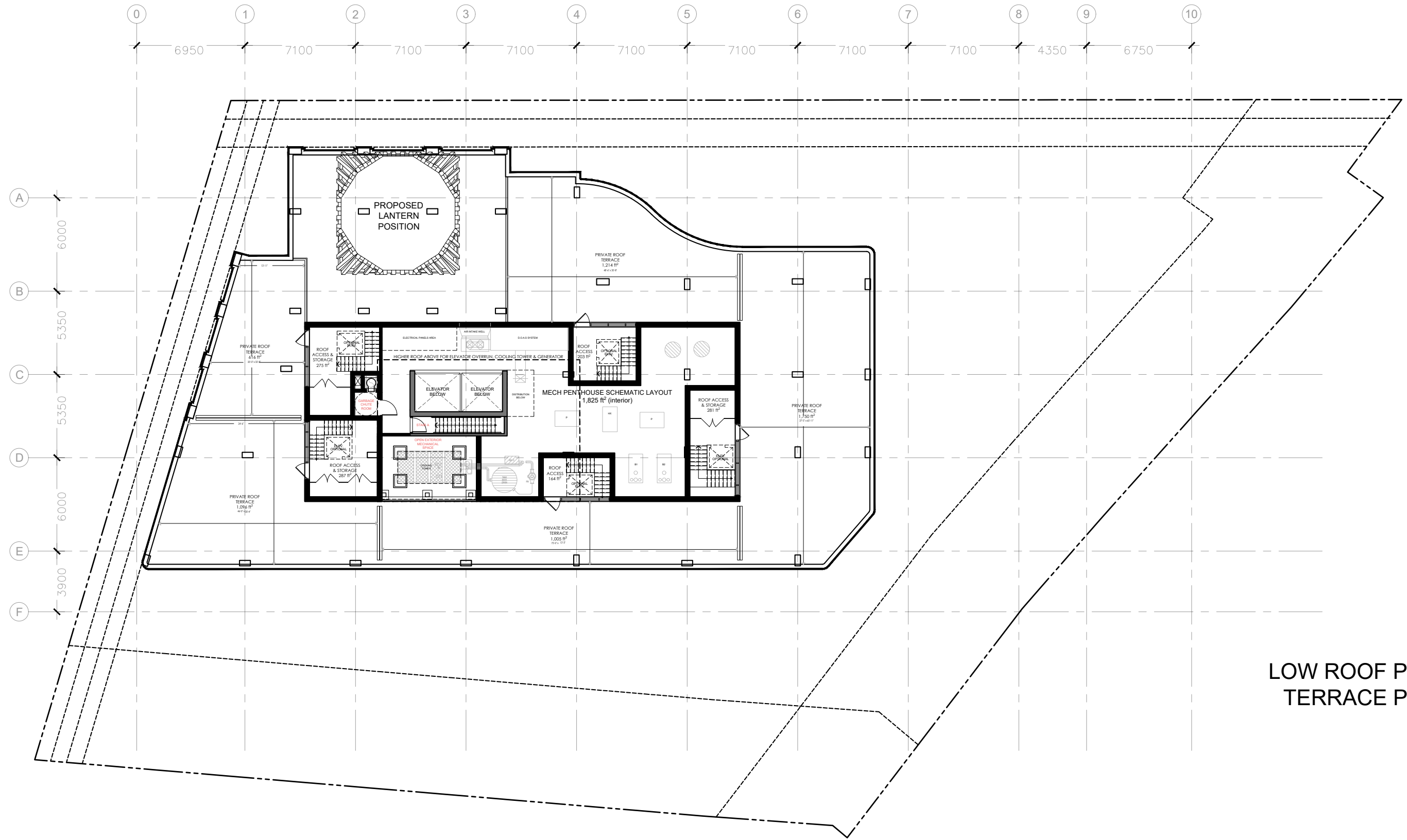


# 50 THE DRIVEWAY

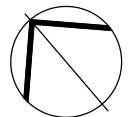
LEVEL 9

SCALE: 1:250

JANUARY 13<sup>th</sup> 2023



LOW ROOF PLAN /  
TERRACE PLAN



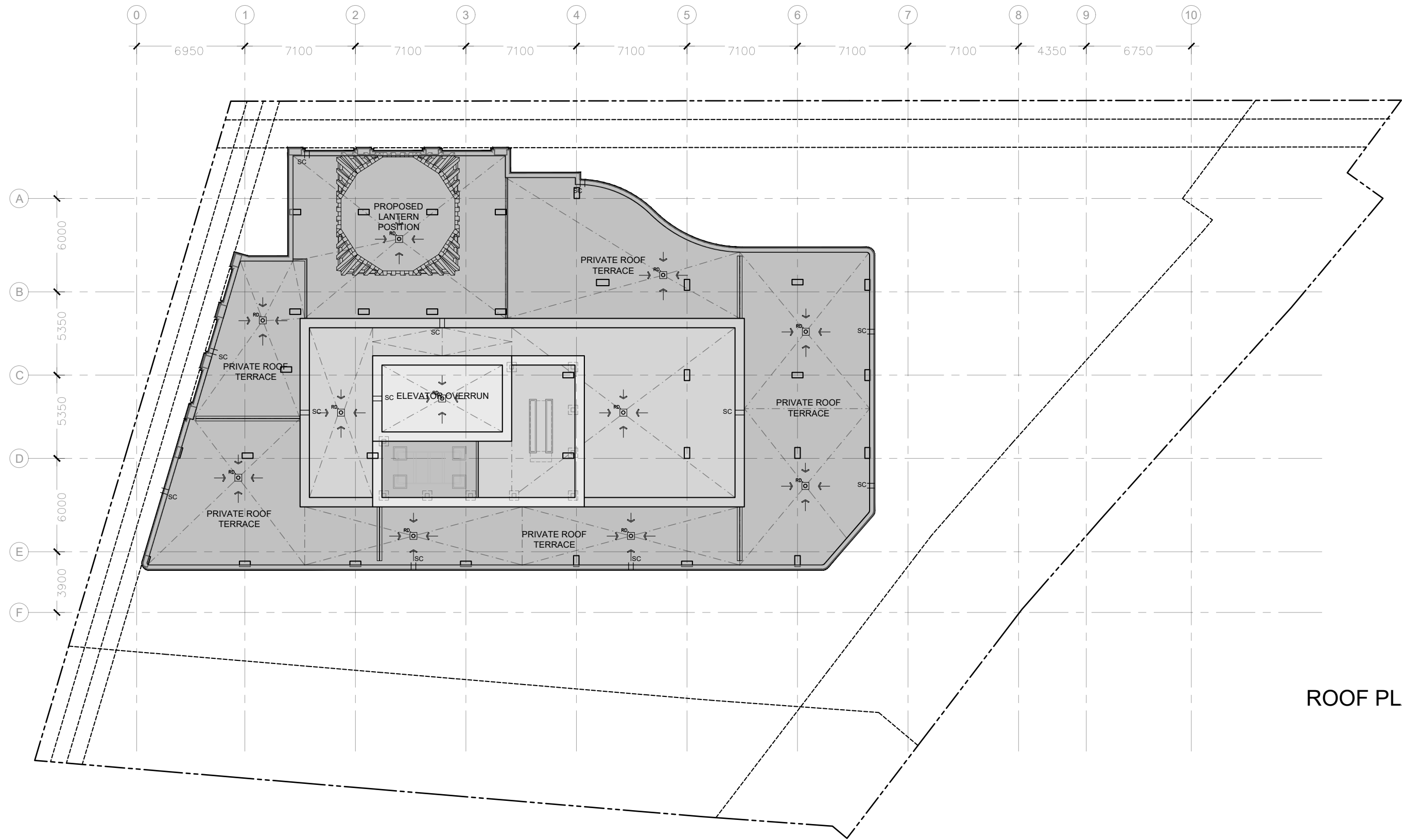
# 50 THE DRIVEWAY

LOW ROOF LEVEL (TERRACES)

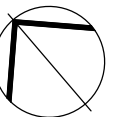
SCALE: 1:250

JANUARY 13<sup>th</sup> 2023





ROOF PLAN



HOBIN

# 50 THE DRIVEWAY

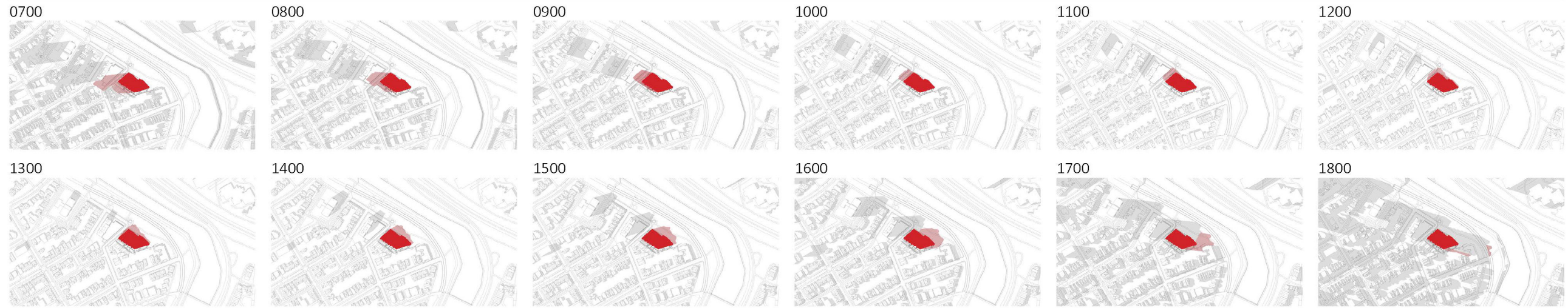
ROOF LEVEL

SCALE: 1:250

JANUARY 13<sup>th</sup> 2023

# SUN & SHADOW STUDY - PROPOSED 9 STOREY BUILDING

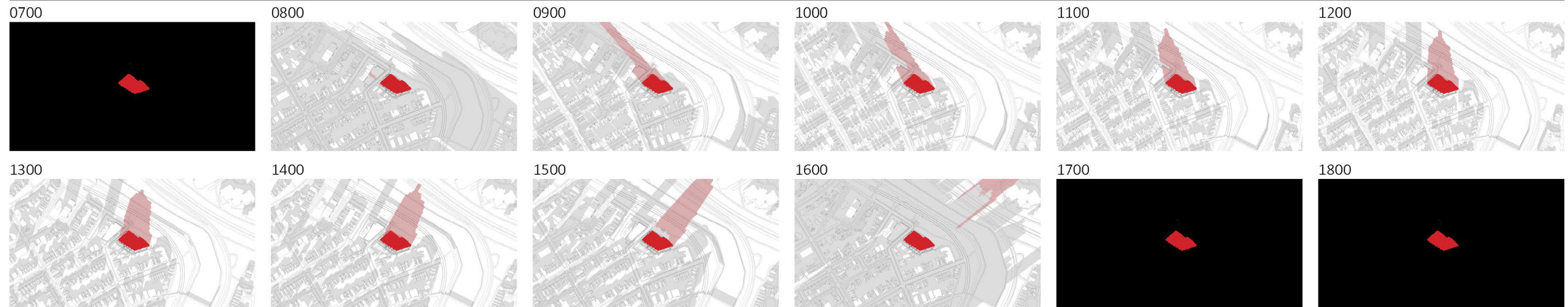
## JUNE 21



## SEPTEMBER /MARCH 21



## DECEMBER 21



6	230113	re-issued for SPC
5	220919	issued for Heritage Easement
4	220614	issued for SPC
3	220119	re-issued for rezoning
2	211206	re-issued for rezoning
1	210716	issued for rezoning

no. date revision

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**  
Incorporated  
63 Penella Street  
Ottawa, Ontario  
Canada K1S 5K6  
T: 613-238-7200  
F: 613-235-2005  
E: mail@hobinarc.com  
hobinarc.com

**HOBIN**  
ARCHITECTURE

PROJECT/LOCATION:  
50 THE DRIVEWAY

DRAWING TITLE:  
SUN/SHADOW STUDY

DRAWN BY: DA DATE: 230113 SCALE: N/A

PROJECT: 2051 DRAWING NO.: A-001

REVISION NO.:  
 DWG 18798

THANK YOU!

