CSV ARCHITECTS

sustainable design · conception écologique

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Re: Site Plan Application – Design Brief
1815 Montreal Road

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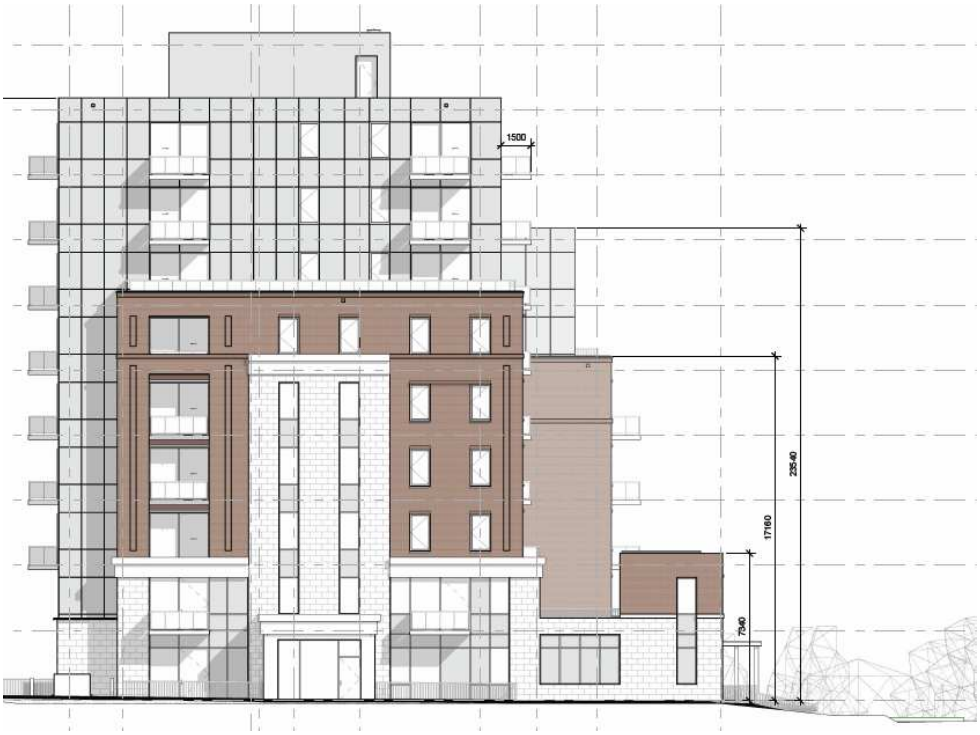
Section 2

Building Massing and Scale

Building Massing

The proposed development is a 9 storey building with a roof top mechanical room. Although the immediately adjacent sites to the north and east consist of low-rise buildings, the surrounding community contains a variety mid and high-rise buildings. The lot to the west side has been re-zoned to AM (H11). The proposed development seeks to maximize the buildable area.

The multiple differentiated masses, emulate a 'neighbourhood within a neighbourhood', giving the impression of multiple smaller buildings through different materiality and scale. The massing is compatible with the typology and character of the greater neighbourhood. The articulated facades, including inset and projecting balconies also contribute to this.



South/Front Elevation along Montreal Rd.

North/Rear Elevation

West Elevation

East Elevation

Views

Perspective South and West facades from Montreal Rd.

Perspective of South and East facades from Montreal Rd.

Perspective of east façade from adjacent property

Perspective of west façade from adjacent property.

Perspective of North façade from rear yard.

Building Transition

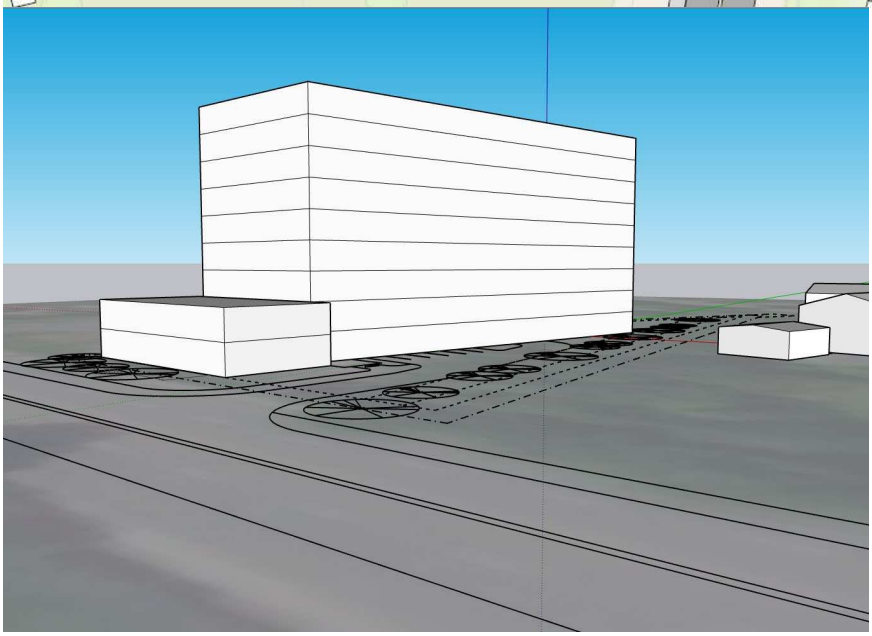
- Transition is achieved through stepping down in built form, mass and heights towards the low-rise residential neighborhoods to the north-east and north-west, and considers ground-oriented unit typologies towards the east where the property abuts the low-rise residential neighborhood.
- The bulk of height and greatest density is located further away from the low-rise residential neighborhood and along the Arterial Road, where the context changes to taller heights along Montreal Road.
- The building podium gradually steps back to create a comfortable pedestrian realm along Montreal Rd.
- The "town home-like" units at the base of the podium creates a comfortable pedestrian realm within the site and frames a gradual transition in heights and mass.
- The color and texture of the cladding also contributes to the gradual transition; for example, the upper floor cladding is lighter and smoother than the lower floors, carrying less visual weight.
- The penthouse is set back from the edge to decrease overall height perception.
- Along the streetscape, the glazed entry, patio spaces, landscaping and at grade uses connect and animate the pedestrian realm.
- Articulated façades to create visual interest and break up mass of building.
- The driveway location increases separation and privacy to adjacent neighbours.

Grading

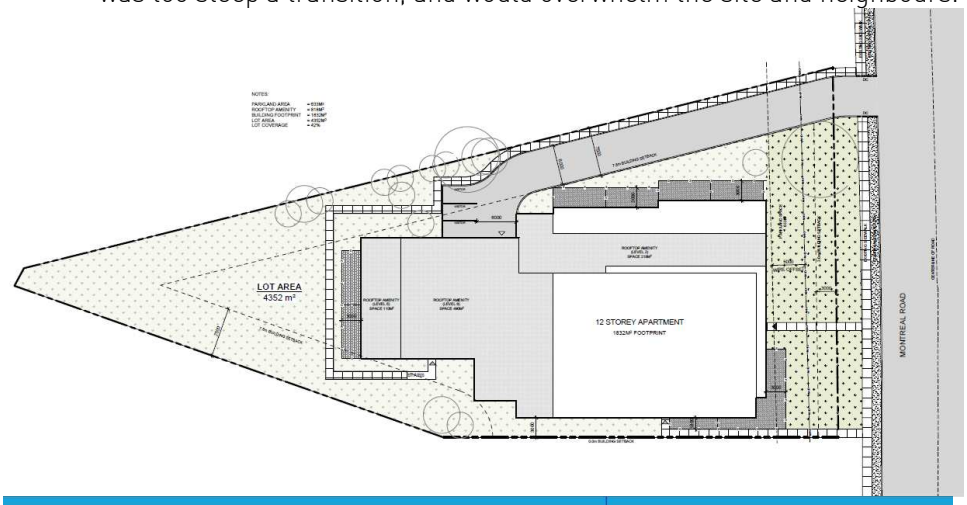
The site has a significant slope down from the south lot line at Montreal Road towards the north end of the lot, near Rothwell Drive. Refer to grading plan for detailed grading information.

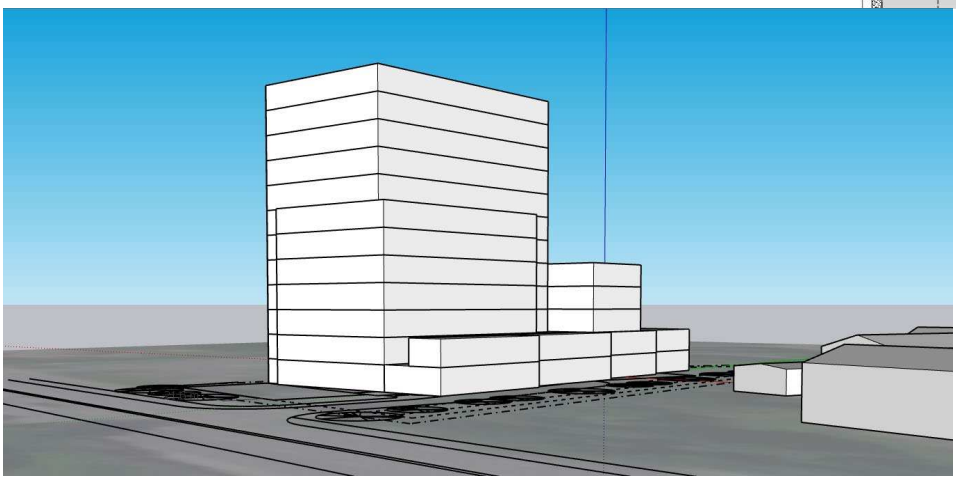
Alternative Building Massing

1) Early Site Plan that looked at a 9 storey building, with a step down to townhouses along Montreal Rd. The main entry was oriented to the side lot. This plan would require both hydro wire and ROW relocation/revision. The massing was overpowering the site and surroundings and didn't connect with the public realm. There wasn't a strong transition between the site and its neighbours.



2) Subsequent site plan that looked at a 12 storey building, with more gradual steps down along the R1 zones. The entrance is located at the front façade to connect with the pedestrian realm. The height transitions towards the residential neighbours was created through terracing/ stepping down towards them. The highest portion of the building, the tower, is located at the southeast corner adjacent to Montreal road and the neighboring AM zone. Although located at the farthest point from the residential zones, the tower was too steep a transition, and would overwhelm the site and neighbours.





Public Realm

Streetscape

The design of the site and building have taken into consideration the City of Ottawa Design Manuals, including the "Guidelines for Development Along Arterial Main Streets". The following elements have been incorporated into the design, to not only conform with the design but also to help create a strong street presence for the building and a relationship between the building and public realm.

- The proposed building occupies most of the lot frontage.
- The garage entrance and ramp have been located at the east side of the building, this avoiding the more prominent façade facing Montreal Rd.

- Work has been done to articulate the façade to give a defined character, visual interest, and human scale to the building.
- Architectural details add character and identity.
- Front door is clearly visible and accessible for pedestrians.
- Windows have been incorporated at pedestrian level to create a connection between the occupants and outdoor space and animate the façade.

Relationship to Public Realm

The proposed development creates a strong development between private spaces and the public realm.

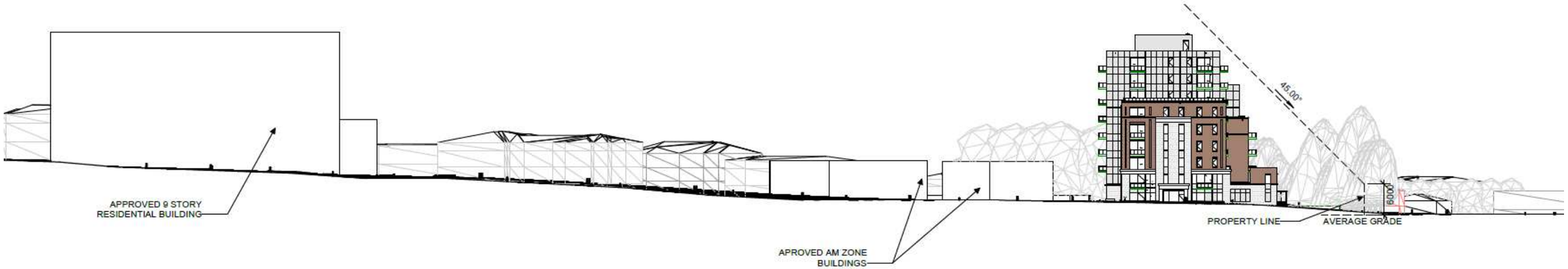
- The glazed front door of the building directly faces the street.
- Soft and hardscaping and site furnishings, incorporated into the front of the building. Pathways lead around existing trees.
- Secondary Entrances have been placed on side walls to keep the Main Entrance the focal point.
- The building is situated as close to the side walk as permitted by hydro and Montreal rd. ROW to maintain a visual and proximal location with the public.
- There is an opportunity for public art such as a relief mural or sculpture garden.

BUILDING DESIGN

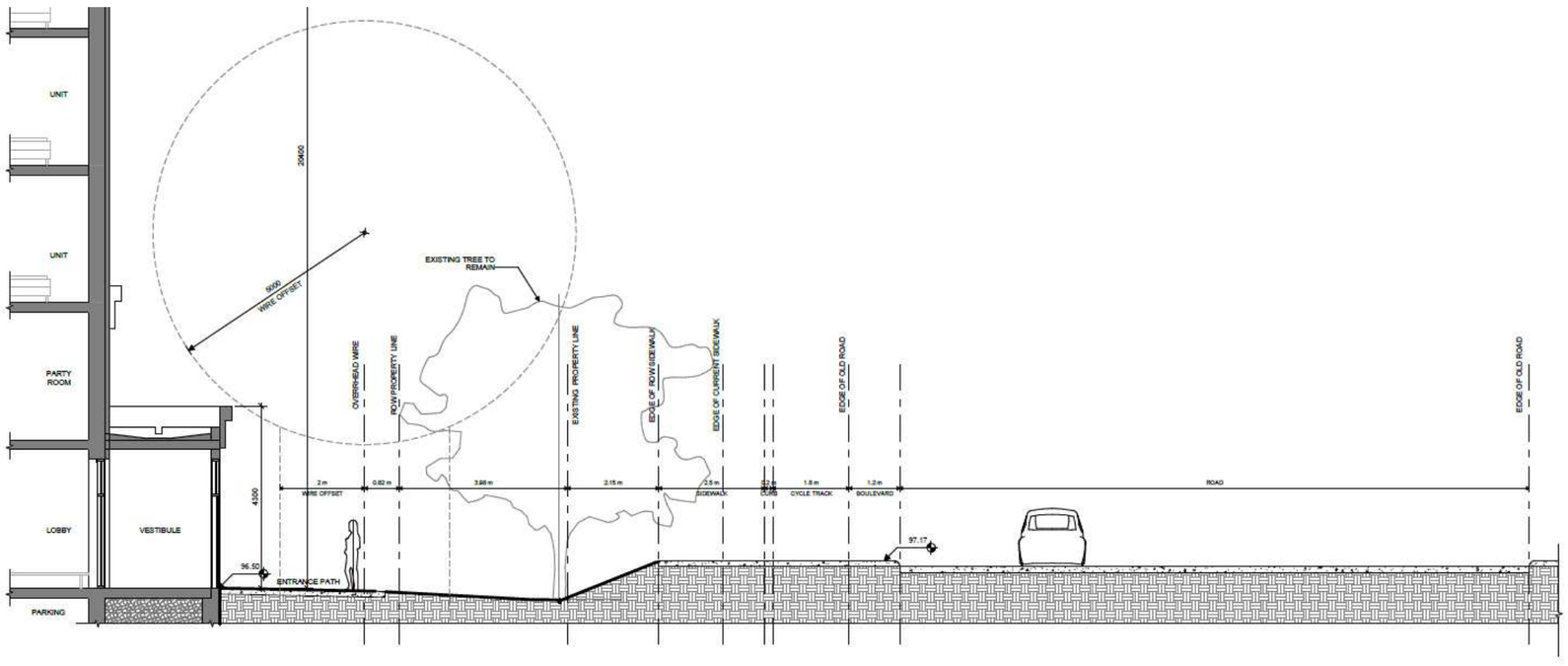
A range of factors arising out of the location, planning requirements, grading, and functional requirements of the building has led to a design which has the following attributes:

- Ground floor residential units, including 'town home like' units, are located around the base of the building. These ground floor units have access to private outdoor landscaped spaces which will include paved patios, buffered from the street.
- Main Entrance is located prominently off Montreal Rd.
- Access to an underground parking garage is provided from a ramp with access from Montreal Rd.
- Building facades have been strategically articulated with different materials to break up the mass of the building and help give a human scale.
- The penthouse has been stepped back from the edge of the building and a different material used to clad the walls to help reduce the perceived height.
- Building maximizes the frontage to help create a defined street edge.

Refer to drawings: A.100 Site Plan, A.200 Floor Plans, A.201 Floor Plans and A.300 Elevations for detailed graphics.



East West Streetscape along Montreal Road illustrating the massing and scale in context. Ref. 1/A300



North South section at Montreal Road illustrating the relationship to the pedestrian realm. Ref. 2/A300

SUSTAINABLE DESIGN

Following are some of the sustainable measures provided in this design:

- Energy efficiency overall will be a minimum 20% better than NECB/NBC.
- An exterior building form that limits windows to approximately 25% of the envelope area will reduce seasonal envelope heat losses and gains by approximately 1/3 compared to buildings that use glazed window wall systems.
- Compact unit design and shared amenity space will reduce overall building area per person with associated reduction in embodied carbon and operating costs
- Optimized site and landscape design limits vehicular asphalt surfaces to the minimum.
- Light colours on the roof will help reduce heat island
- Convenient interior bike parking will provide residents with an alternative to car use.
- High level of air tightness and additional insulation where possible.
- LED lighting and low flow plumbing fixtures
- 10% of the units will be Affordable Units (rents equal to or below the established threshold for the subject market)
- Minimum 15% of the units are considered accessible in accordance with the CSA standard B651-18
- There are multiple unit types, for a variety of family types and sizes aimed at diversity and inclusion.
- Most of the units have balconies, or direct access to exterior amenity space providing ample light and air, opportunity for time outdoors and extended living space. The second floor has a semi-enclosed outdoor space, that also acts as buffer between units.
- Interior and exterior amenity spaces offer opportunities to connect with residents and the neighborhood thus increasing quality of life and safety, and sense of community.