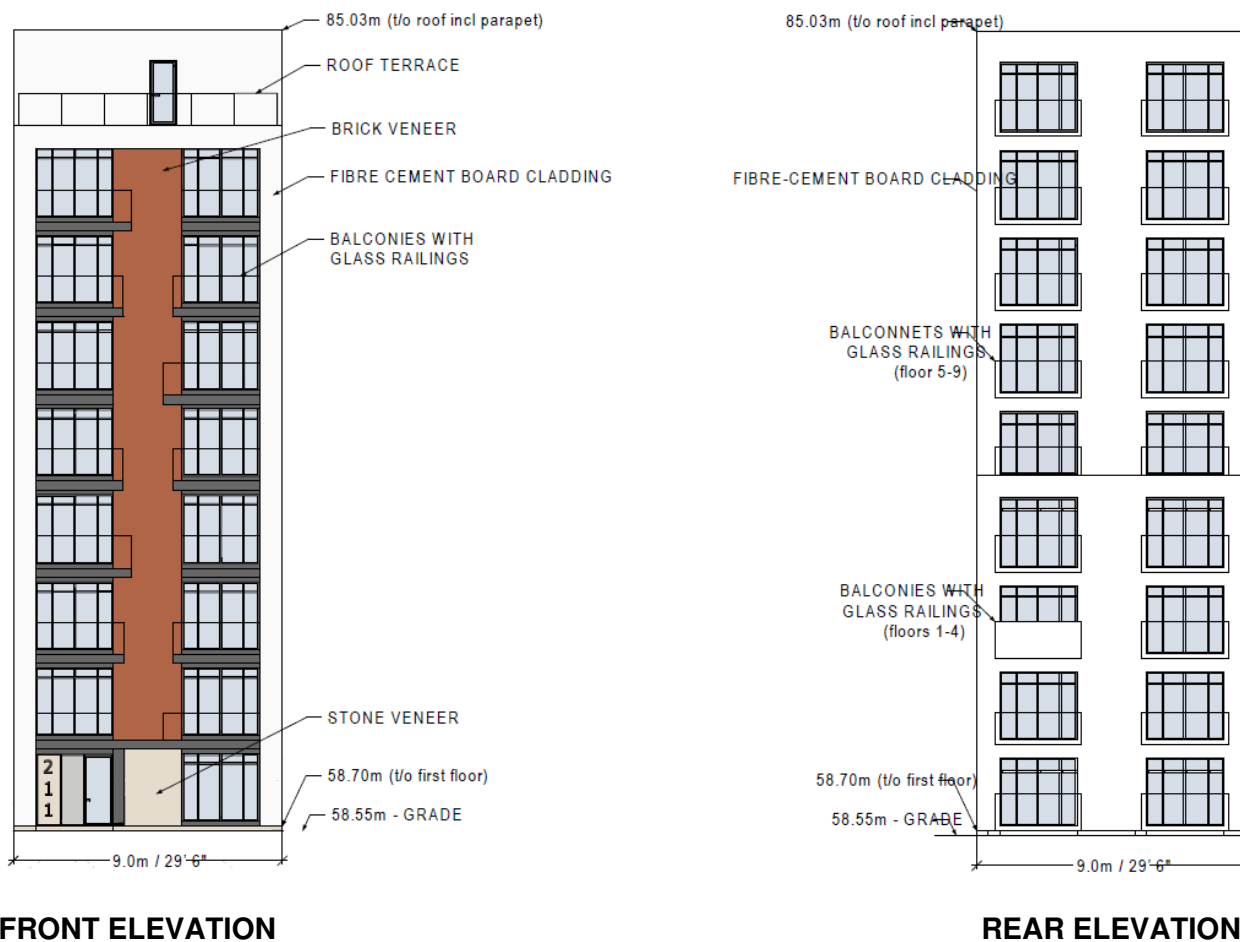


211 Clarence St Design Brief - Expansion

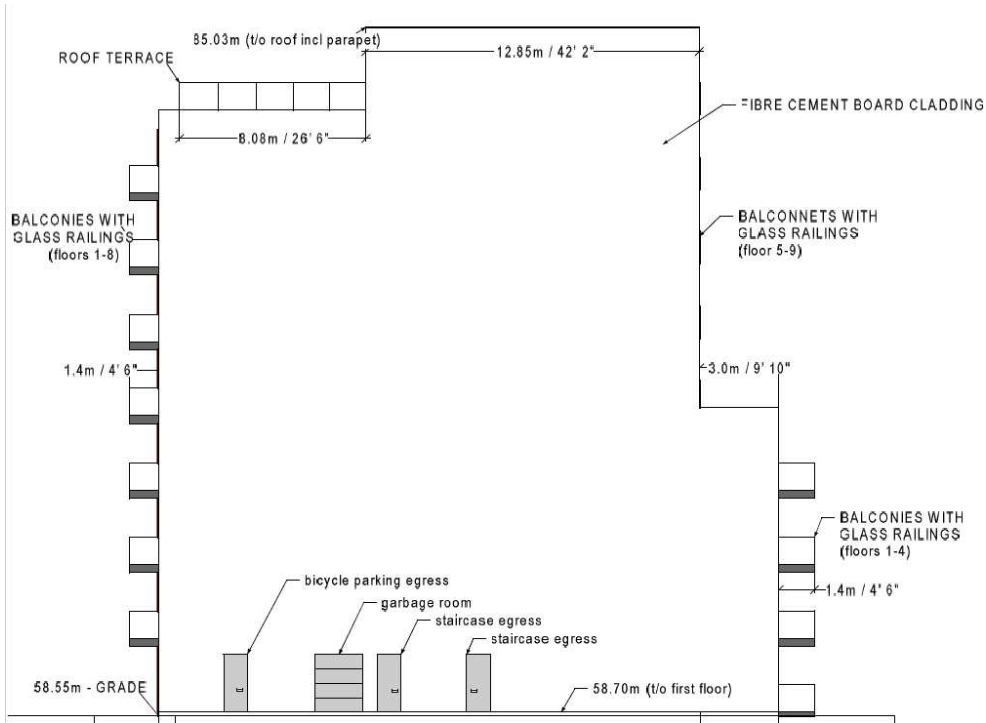
Geoff Hodgins Architect - 2023-05-29

5.1 Massing and Scale

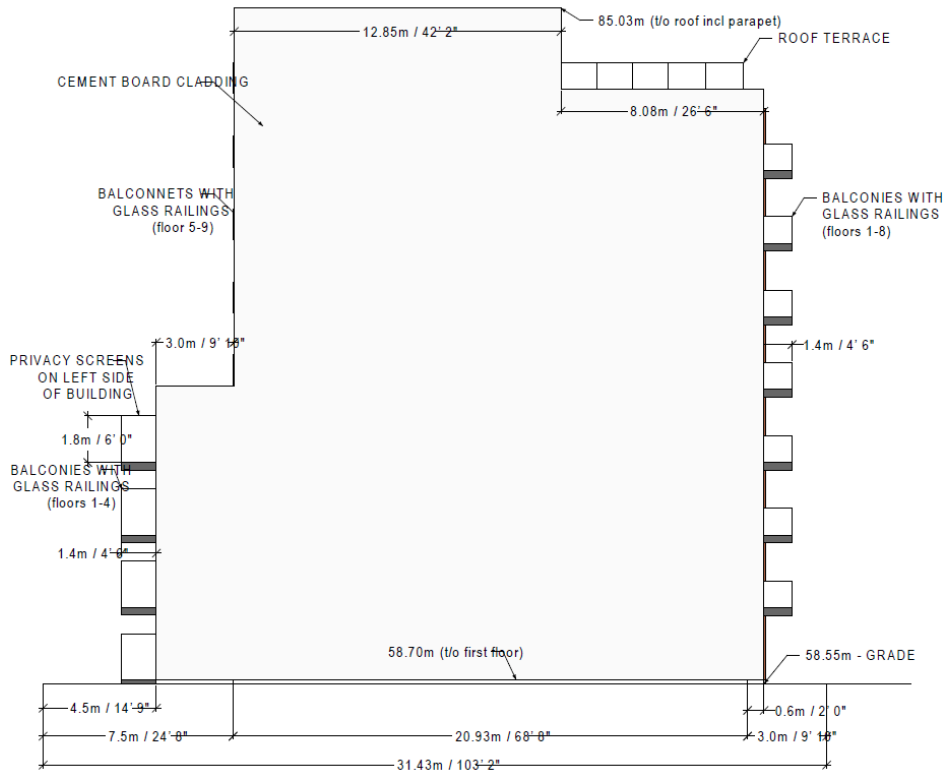
The proposed development is an appropriate scale for the Subject Property. The proposed development effectively increases housing stock on a vacant lot in a well-located area with access to transit, commercial amenities, employment opportunities, and vibrant public spaces. The nine-storey height of the proposed development is consistent with the mid-rise buildings on abutting properties. A stepback to the rear of the building is provided. This stepback provides a more gradual transition between the proposed development and the low-rise buildings to the north of the Subject Property. The stepback will reduce shadowing impacts on rear neighbours and will ensure that privacy is maintained on abutting lots.



The massing of the front and rear elevations illustrate the narrow width of this restrictive infill site.



WEST ELEVATION



EAST ELEVATION

The massing of the side elevations illustrate the street-side rooftop terrace setback above the 8th storey and rear yard setback above the 4th storey.

5.2 Public Realm

The Subject Property is located within a Tier 1 Design Priority Area. Tier 1 recognizes areas that link to Ottawa's international image as the capital of Canada. The proposed development supports a pedestrian-oriented and transit-oriented public realm by providing increased residential density on an underutilized lot. The increased density on the Subject Property supports the vibrancy of the area and contributes to making the broader area a draw for both residents and tourists. The proposed development does not diminish the importance of the attractions and destinations in the surrounding area. The proposed development provides a supportive residential use that fits into the existing streetscape and character of the area. The proposed development draws design cues from the mid-rise buildings located immediately to the east and west of the Subject Property by incorporating a red brick veneer, cement board cladding, and balconies with glass railings.



STREETSCAPE

The proposed design reinforces the human scale of Clarence Street by distinguishing the ground floor façade with an alternate masonry treatment. As well, the focus on the pedestrian entrance will be a welcome relieve to the neighboring structures where the ground floor storeys are both dominated by parking.

5.3 Building Design and Compatibility

The proposed development responds to the context of the area by providing a higher density built form that is responsive to the existing streetscape. The proposed development of a mid-rise apartment will fit in to the mid-rise, residential character of Clarence Street and the surrounding area. The proposed building reflects the scale and building height of the existing residential buildings immediately abutting the Subject Property. The building design and materials draw inspiration from the materials and characteristics of abutting properties. These elements help frame the street and create a consistent streetscape. The primary entrance to the building along Clarence Street is well landscaped which softens the interface between private space and the public realm. This landscaping, in combination with the glazing on the front entrance, provides a welcoming and active street frontage for residents and members of the public.



Significant effort has been devoted to ensuring compatibility with the existing buildings of this section of street. While the width of the proposed structure is reminiscent of the remaining older structures along Clarence, the height blends with the buildings on either side of 211. As well, the façade treatment harmonizes the streetscape by integrating the red brick masonry of the western neighbour with bold white that characterises the eastern neighbour, while incorporating cantilevered balconies seen on both flanking structures. 211 Clarence pulls these contextual elements together in a contemporary composition that is also reflective of Ottawa in the early 21st century.

5.4 Sustainable Design

The continuous insulation layers of the ICF exterior wall assemblies proposed for this structure creates an insulation value that exceeds building code requirements. As well, relying on heat-pumps for primary heating and cooling eliminates the dependency on fossil fuels while delivering extremely efficient thermal performance.

5.5 Heritage

The proposed development at 211 Clarence Street speaks to heritage of this district in a number of ways. Most specifically, while maintaining the height of the existing streetscape, the narrow footprint and strong vertical lines interjects a street rhythm more reminiscent of the traditional 3 and 4 storey Victorian urban fabric. While incorporating materials from the neighbouring structures, the play between these materials in the proposed design contrasts the stark monolithic application seen in the flanking buildings.



Westward on Clarence Street, where more historic urban fabric remains, the street rhythm established by narrower building and/or façade structure, as well as the open and inviting treatment of the ground floor entrances, creates a friendly pedestrian scaled streetscape