193 Norice St. - 23058

URBAN DESIGN BRIEF IN SUPPORT OF
SITE PLAN APPLICATION

August 20th, 2024

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PROJECT INFORMATION

Application Submission

This Design Brief has been prepared by Rossmann Architecture Inc. for KARNAK DEVELOPMENT (the owner) in support of the application for Site Plan Control for the development of the property located at 193 Norice St, Nepean, ON (K2G 2Y5), near the intersection of Woodroffe Ave. and Norice St. in the south of the City. This property will be referred herein as the 'Subject Site'.

The Subject Site is within the R2D zone, allowing a building height of up to 8.5m.

The proposed development (Figure 1.) consists of one (1) low-rise apartment building of four (4) storeys. The building totals thirty-five (35) rental dwellings ranging from two (2) bedroom to four (4) bedroom units of which some are accessible units. Additionally 24 parking spaces have been provided on under ground parking level. There are 20 bicycle parking spaces located at the rear of lot.

This location, encouraged by the zoning, provides a valuable opportunity to improve the urban landscape of Crestview while adhering to the approved land use.

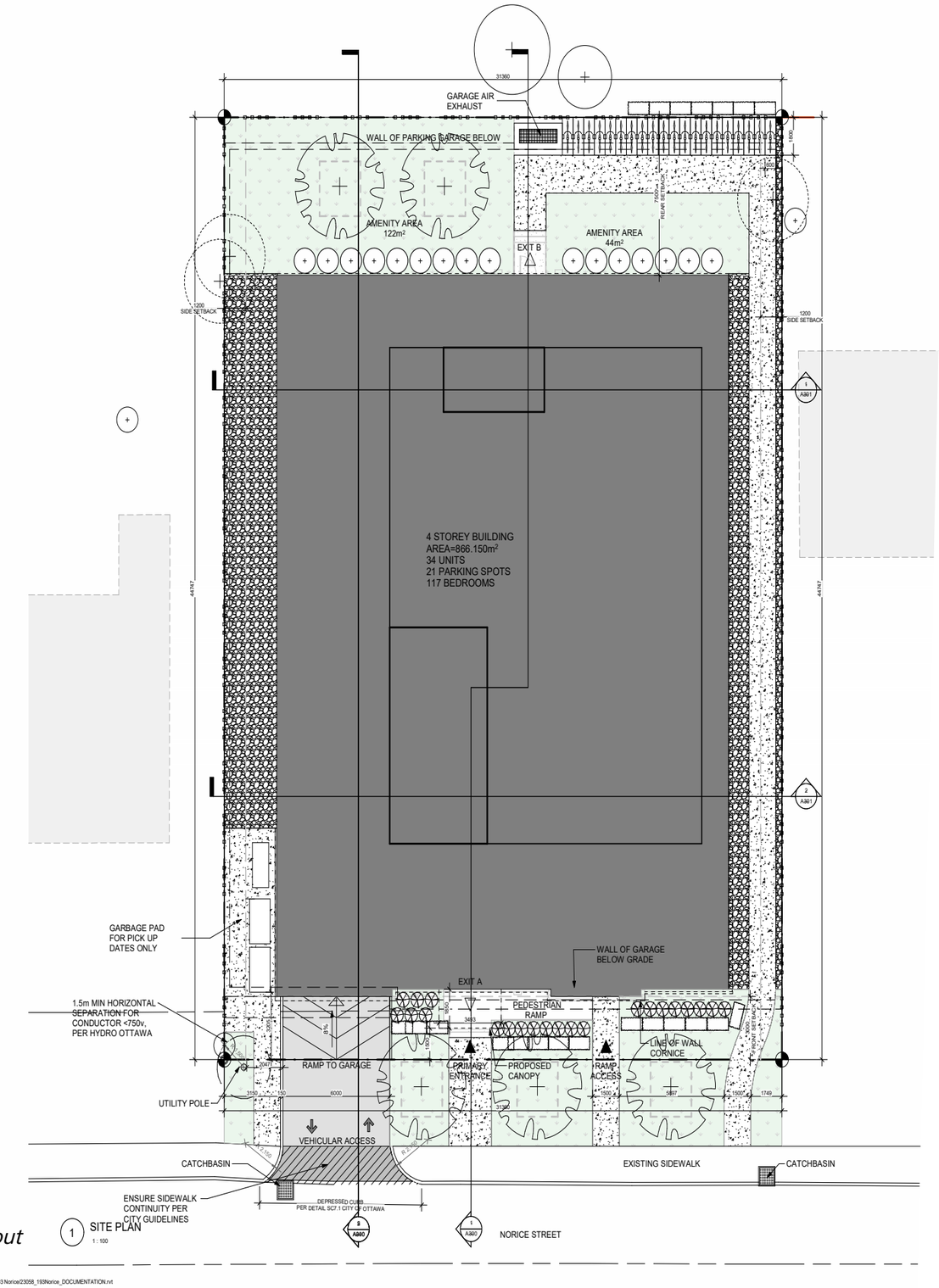
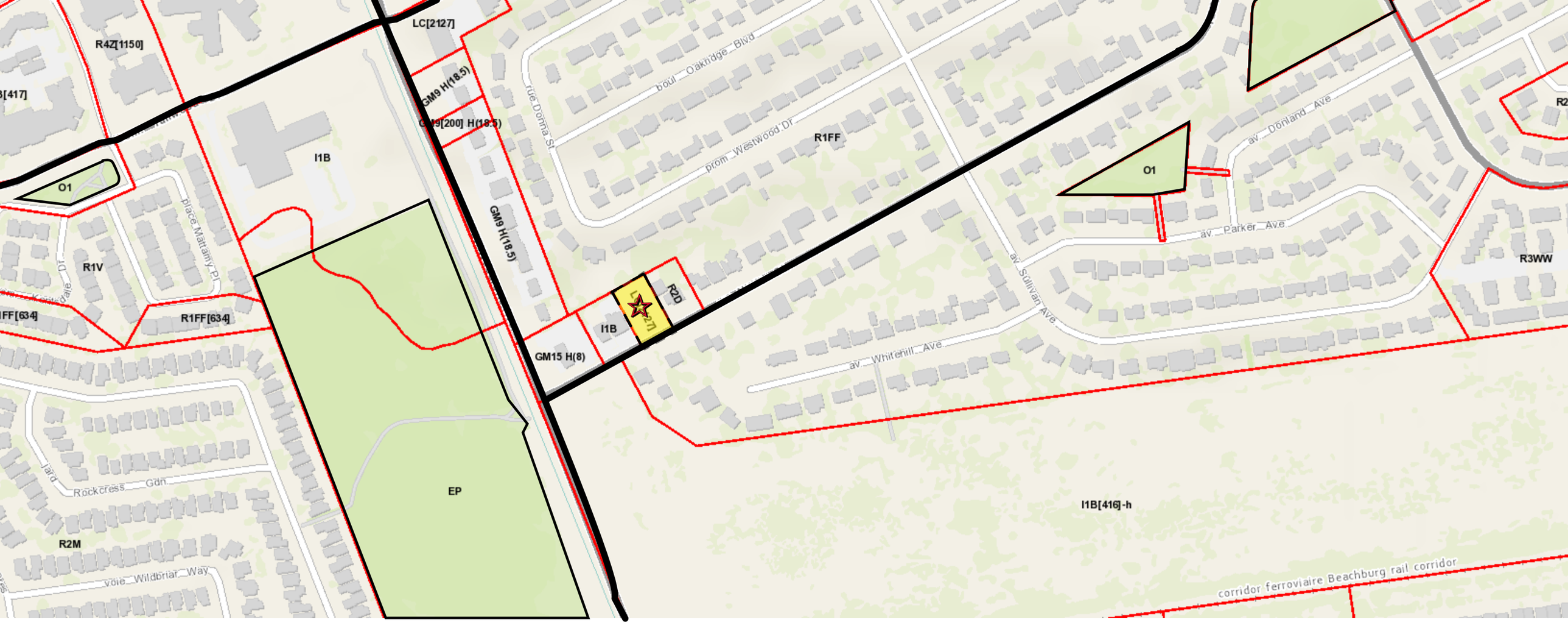


Figure 1. 193 Norice St- Proposed Site Layout



- CECCE School board
- OCDSB School Board
- OCBS School Board
- Licensed Child Care Centre
- Main RoadV
- Site
- Current/Future Parks
- Subject Site

Bus Stop

Current/Future Parks

Existing Buildings

Subject Site

Main Roads

Secondary Roads

Pedestrian/Cyclist Access Routes

Railway

Subject Site

Vehicular Access

Primary Pedestrian Access

C - VIEW OF EXISTING LOT

D - VIEW FROM NORTH OF NORICE

B - VIEW OF EXISTING LOT

A - VIEW FROM SOUTH OF NORICE

SUBJECT SITE BUS NODE POINT OF INTEREST

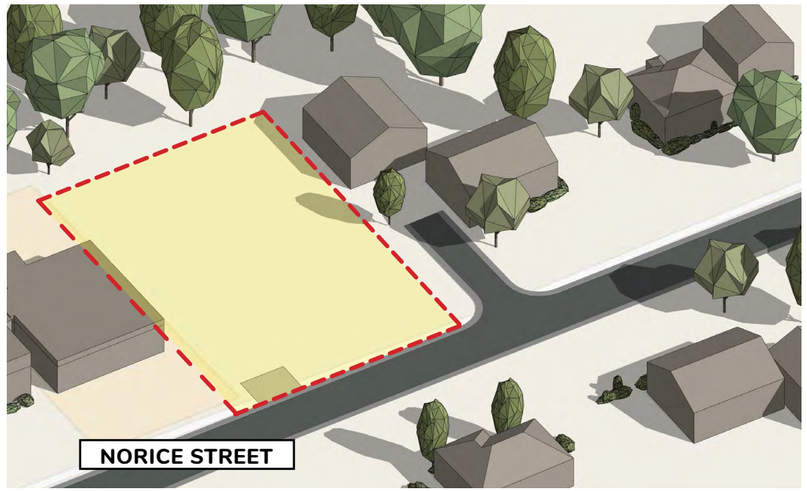


Figure 1.

EXISTING SITE DIAGRAM

Property line

Figure 2.

BUILDING FOOTPRINT DIAGRAM

Base form of proposed building.

Figure 3.

BUILDING VOLUME DIAGRAM

Volumetric illustration of proposed building.

Figure 4. NORICE STREET

FACADE ARTICULATION DIAGRAM

Schematic volume of the proposed building on the site.

Figure 5.

SURFACE COATING DIAGRAM

Heavy and light surface materials.

Lighter Material

Midtone Material

Heavier Material

1 - AERIAL VIEW *NORTH WEST ALONG NORICE STREET*

2 - AERIAL VIEW NORTH ALONG WOODRUFFE AVENUE

3 - AERIAL VIEW SOUTH EAST ALONG WOODRUFFE AVENUE

4 - AERIAL VIEW SOUTH WEST ALONG MEADOWLANDS DRIVE

BUILDING DESIGN (in accordance with Official Plan Section 5.2.1)

The proposed development is a residentially used building that consists of 4-storeys with an area of 868.5 m^2. The building totals thirty-five (35) rental dwellings ranging from two (2) bedroom to four (4) bedroom units some of which are accesible units. There are 6 accessible units in total; 2 on ground and second floor and 1 on third and fourth floor.

There is a ramp and stairs leading to the main entrance located on the south elevation. The under ground parking entrance is also located at the south elevation for convenient entry/exit to Norice St. The rear exit is located on the north elevation that leads into 2 outdoor amenity areas and the bysicle parking spaces. The west amenity area is 54 m^2 and the east amenity area is 94 m^2, in addition to an interior amenity area of 60m^2 .

Materiality

The blend of light brick and dark fiber cement panels in architectural design creates a visually captivating contrast, enhancing texture and depth. This pairing offers a play of warm and cool tones, enriching the facade's appearance. The varied textures add complexity while influencing scale and proportion. Both materials ensure durability and sustainability, with fiber cement providing eco-friendly advantages. Integrating glass windows into the design further enhances the interplay of materials, introducing transparency and light to the structure while connecting interior spaces with the surrounding environment. Contextually adaptable, this mix integrates seamlessly into diverse environments, adding aesthetic appeal and functional versatility to the project.

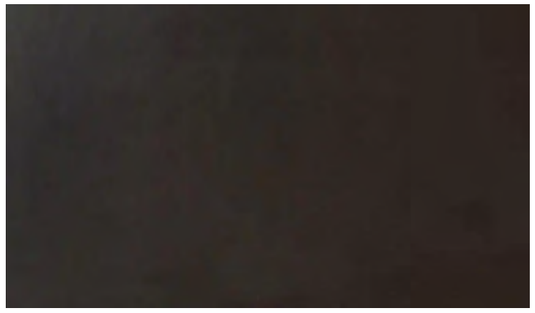


Figure 7.
BLACK
FIBER CEMENT PANELS

Figure 8.
Seashell
BRICK VENEER

Figure 8.
NIGHT GRAY
FIBER CEMENT SIDING

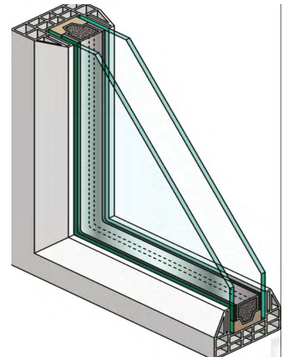


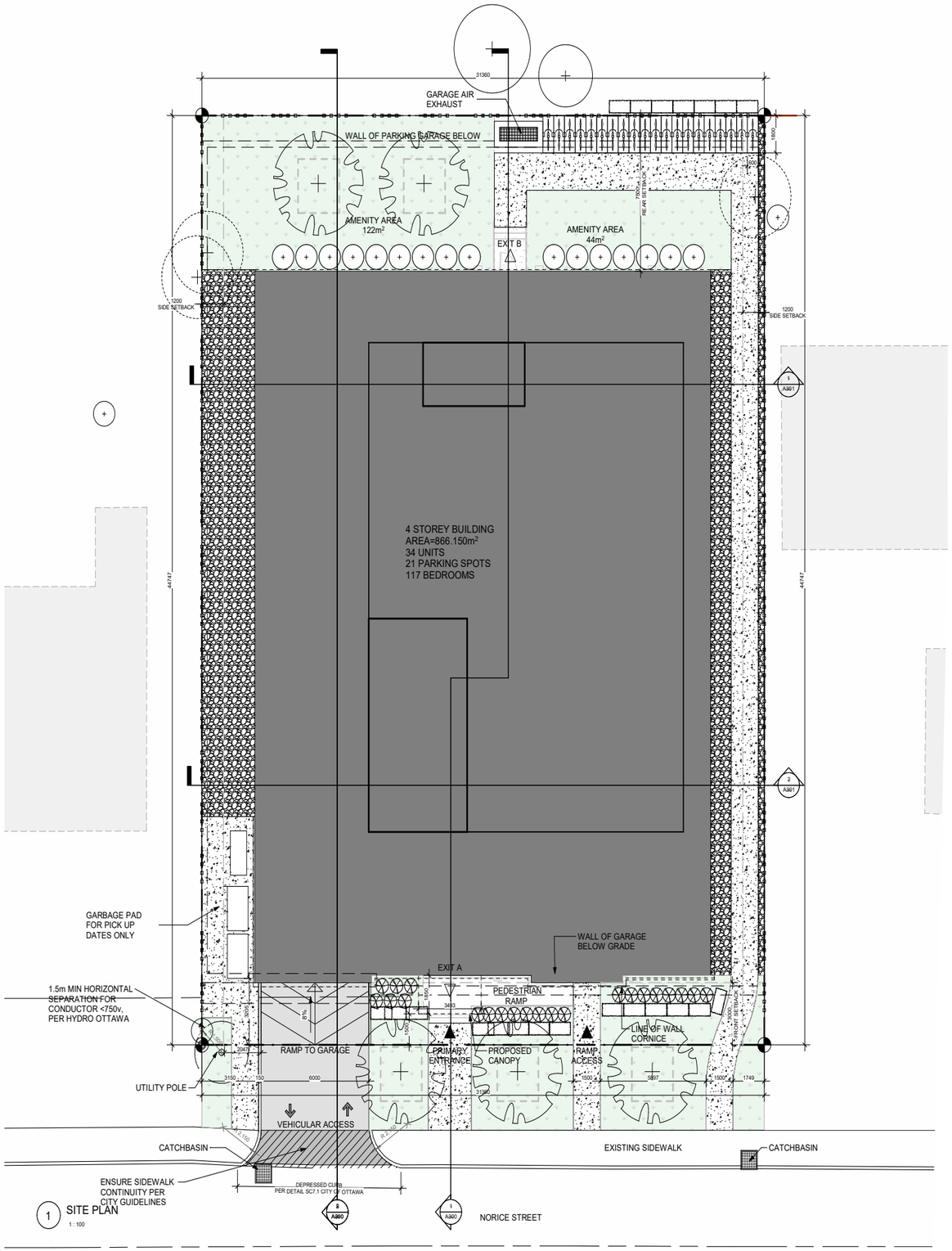
Figure 9.
Double Pane
Glass Windows

1 - STREET VIEW, ALONG NORICE STREET

2 - STREET VIEW, ALONG NORICE STREET

3 - STREET VIEW FROM WOODROFFE AVENUE

4 - STREET VIEW TOWARDS WOODROFFE AVENUE



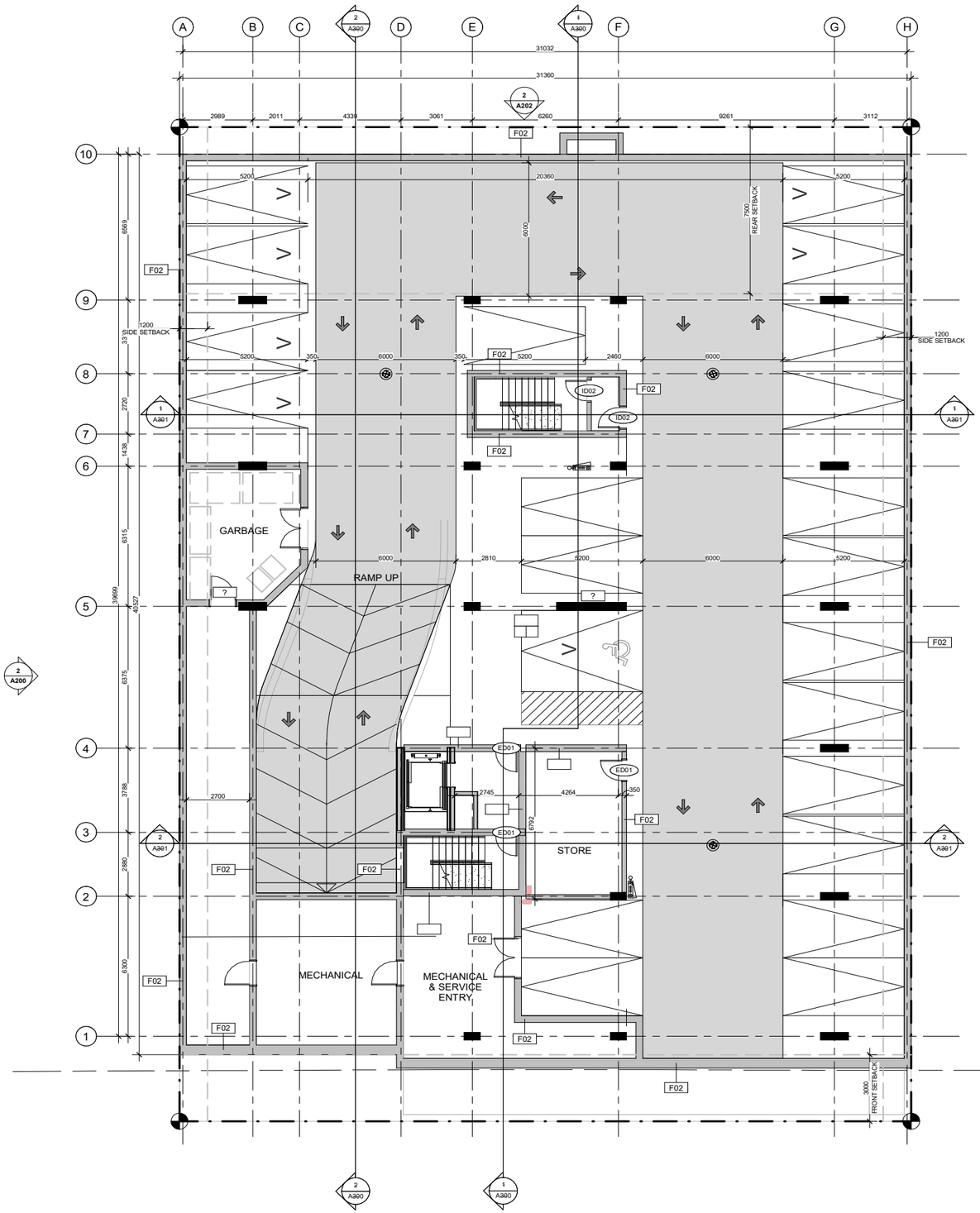
PROPOSED SITEPLAN

193 NORICE ST.

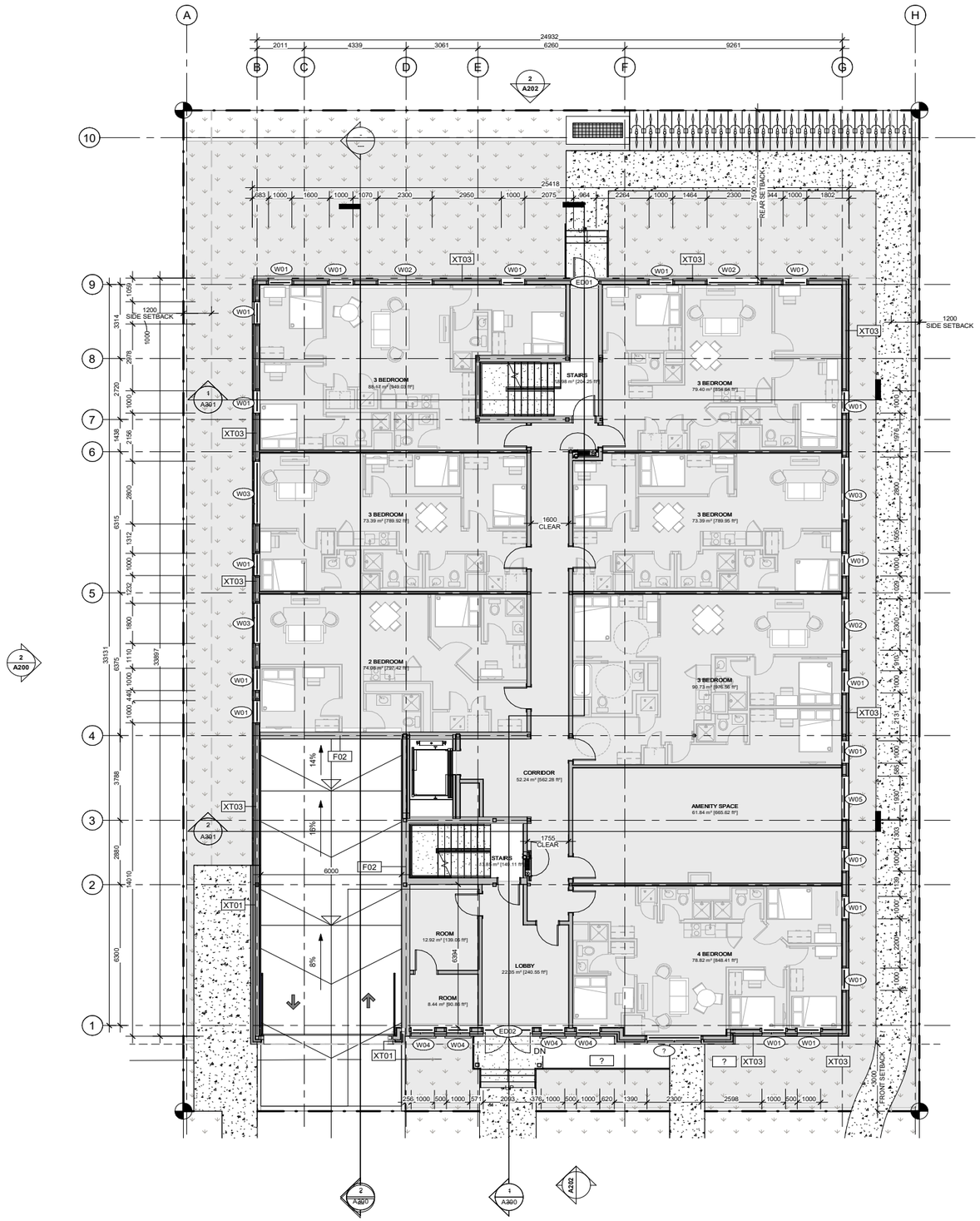
KARNAK DEVELOPMENTS

24 January 2024

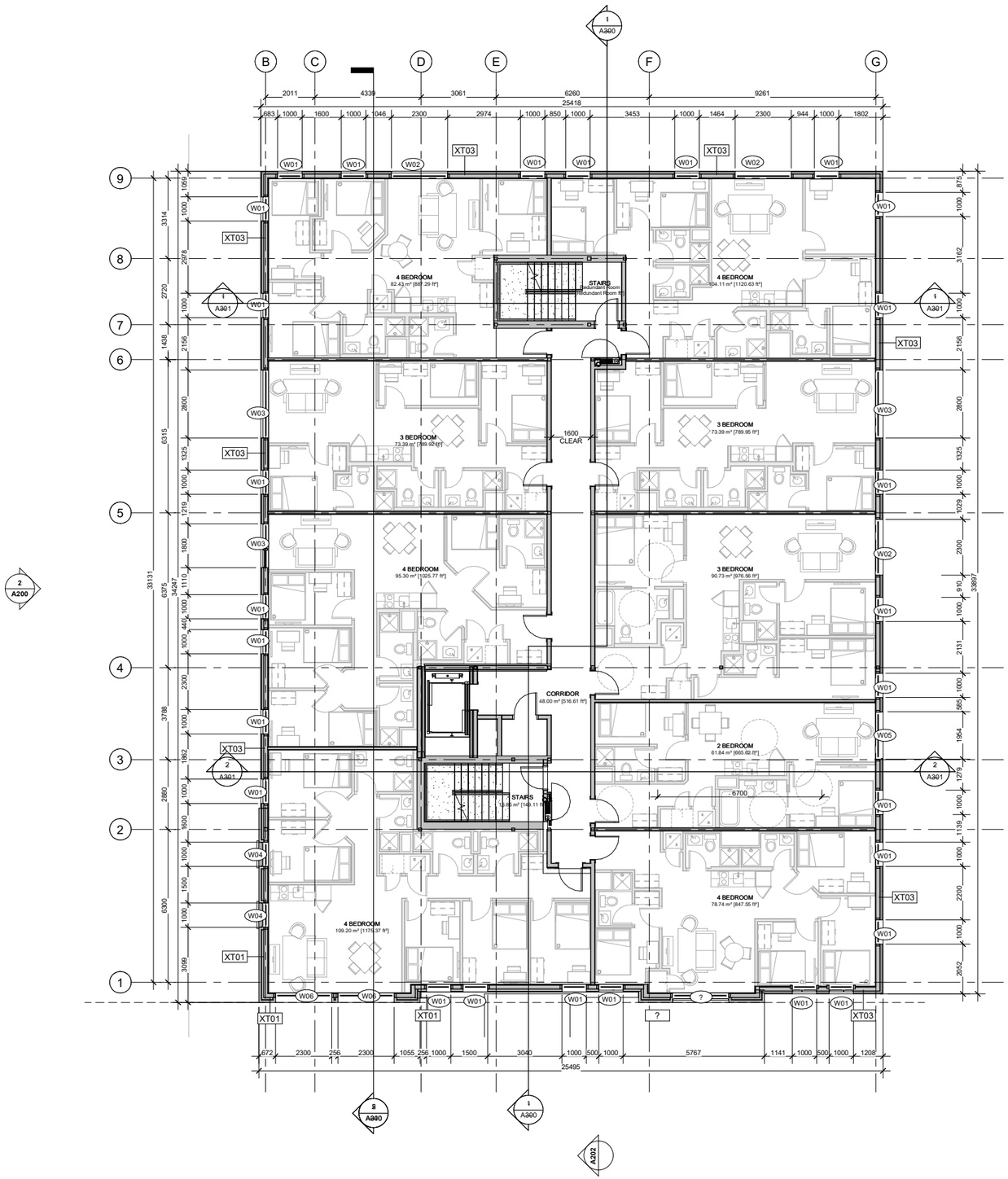
ROSSMANN ARCHITECTURE



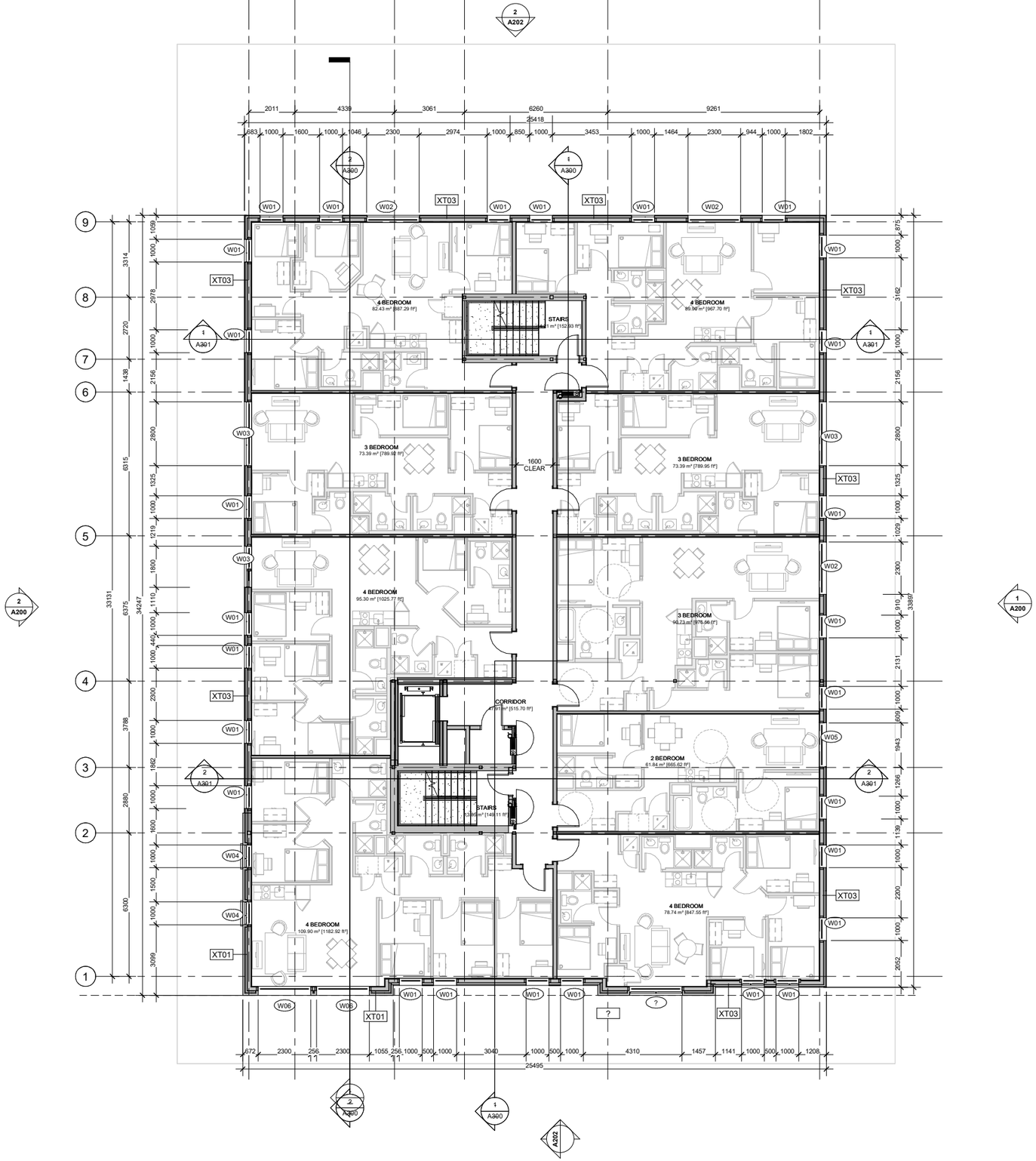
1 PARKING LEVEL - P1
1 : 100



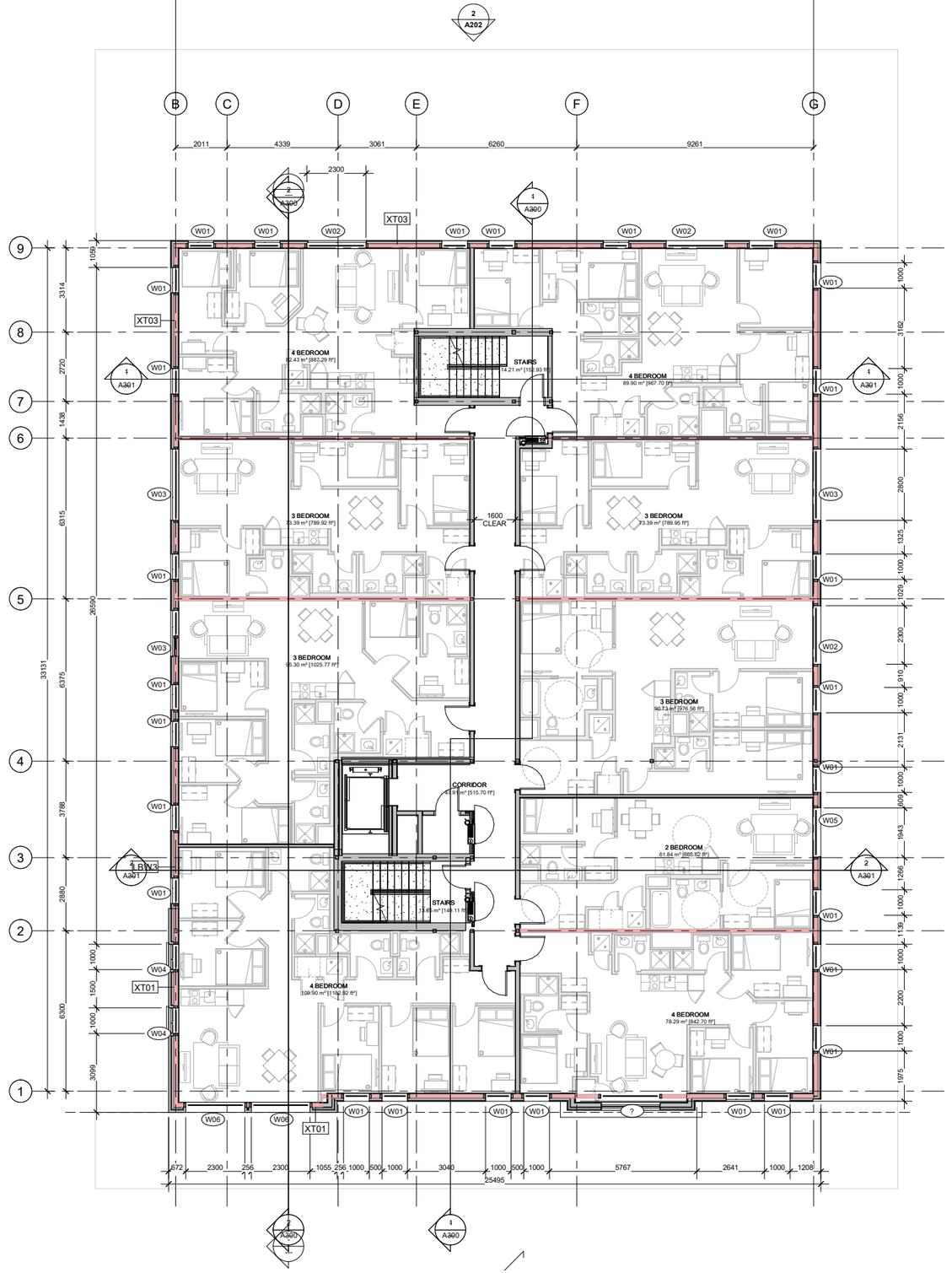
1 LEVEL 1
1 : 100



1 LEVEL 2
1 : 100



1 LEVEL 3
1 : 100



1 LEVEL 4
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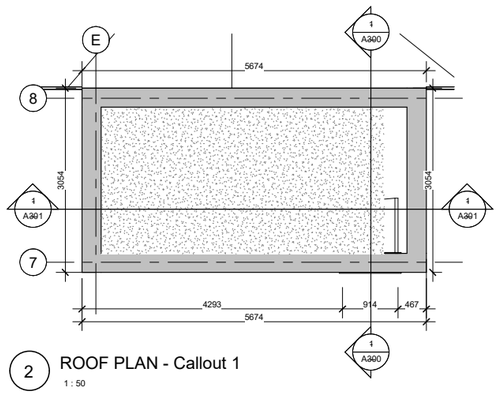
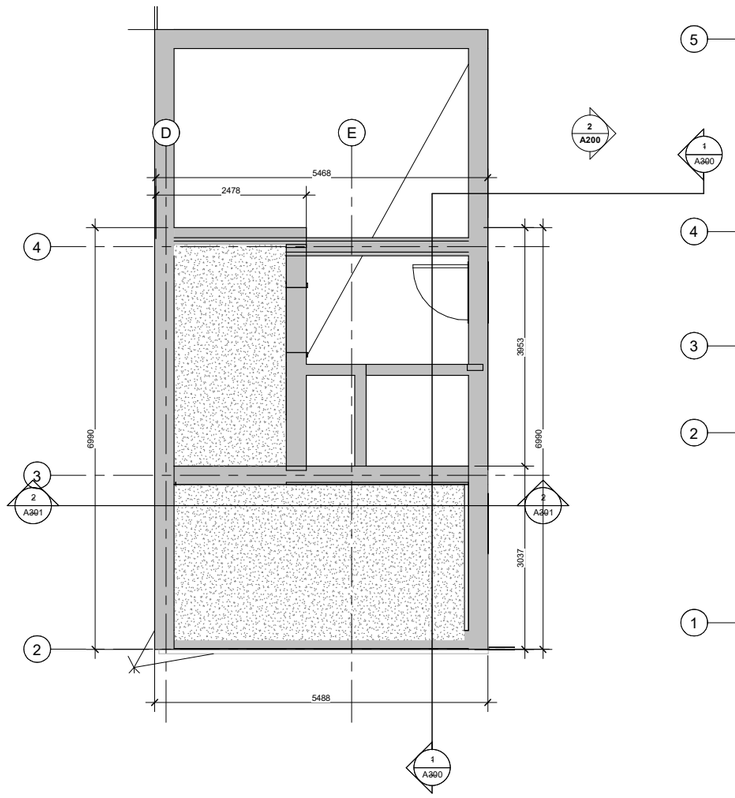
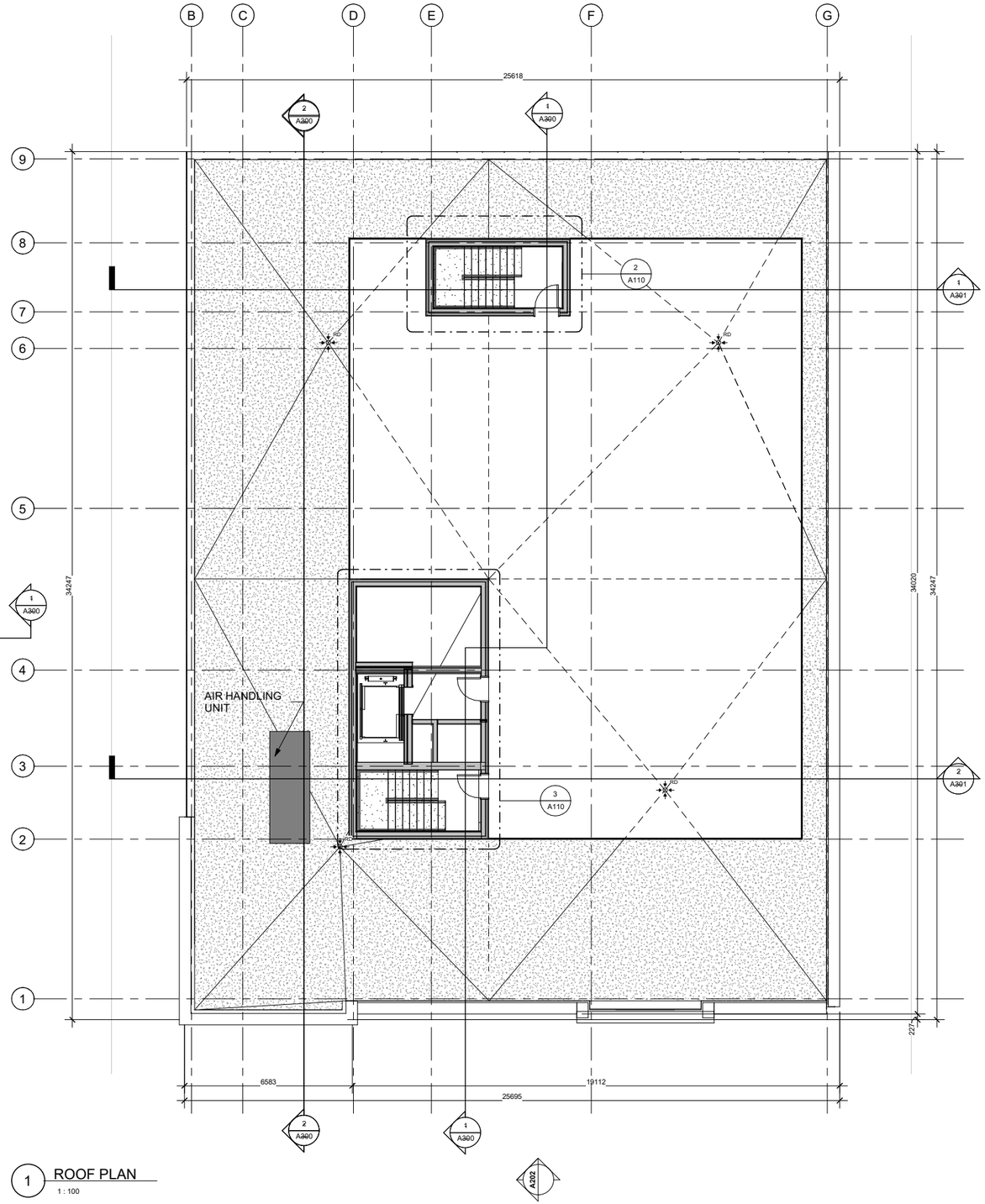


2 ROOF PLAN - Callout 1
1 : 50



3 ROOF PLAN - Callout 2
1 : 50



1 ROOF PLAN
1 : 100

2 WEST ELEVATION
1 : 100

1 EAST ELEVATION
1 : 100

1 SOUTH ELEVATION
1 : 100

2 NORTH ELEVATION
1 : 100

BUILDING MASSING- ELEVATION

193 NORICE ST.

KARNAK DEVELOPMENTS

20 August 2024

ROSSMANN ARCHITECTURE