

230-232 LISGAR STREET

DESIGN BRIEF

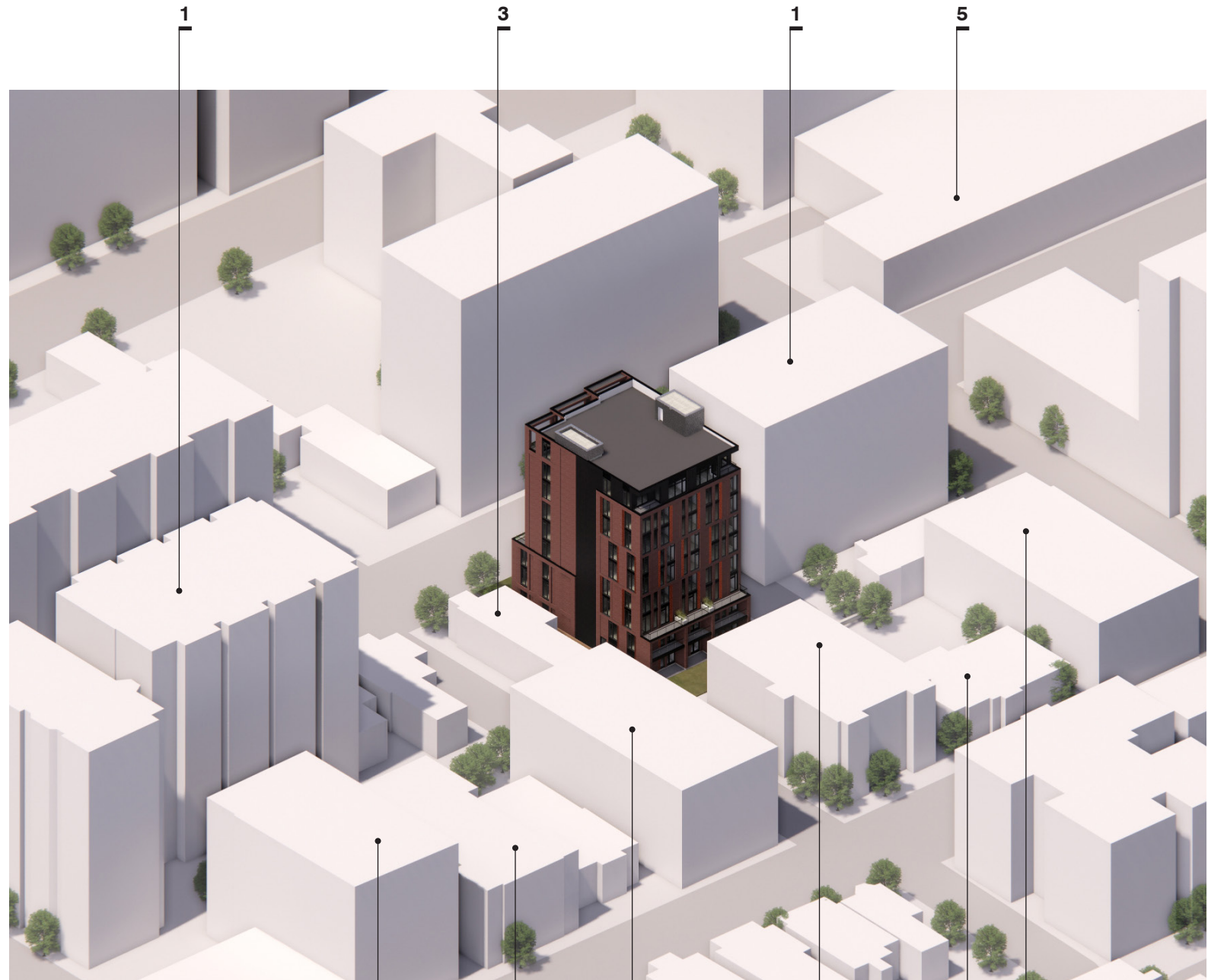
04 November 2022



View Looking East

1 2 3 3 2

1 4 1 1



View Looking North

1 3 1 5

2 3 2 3 4 3

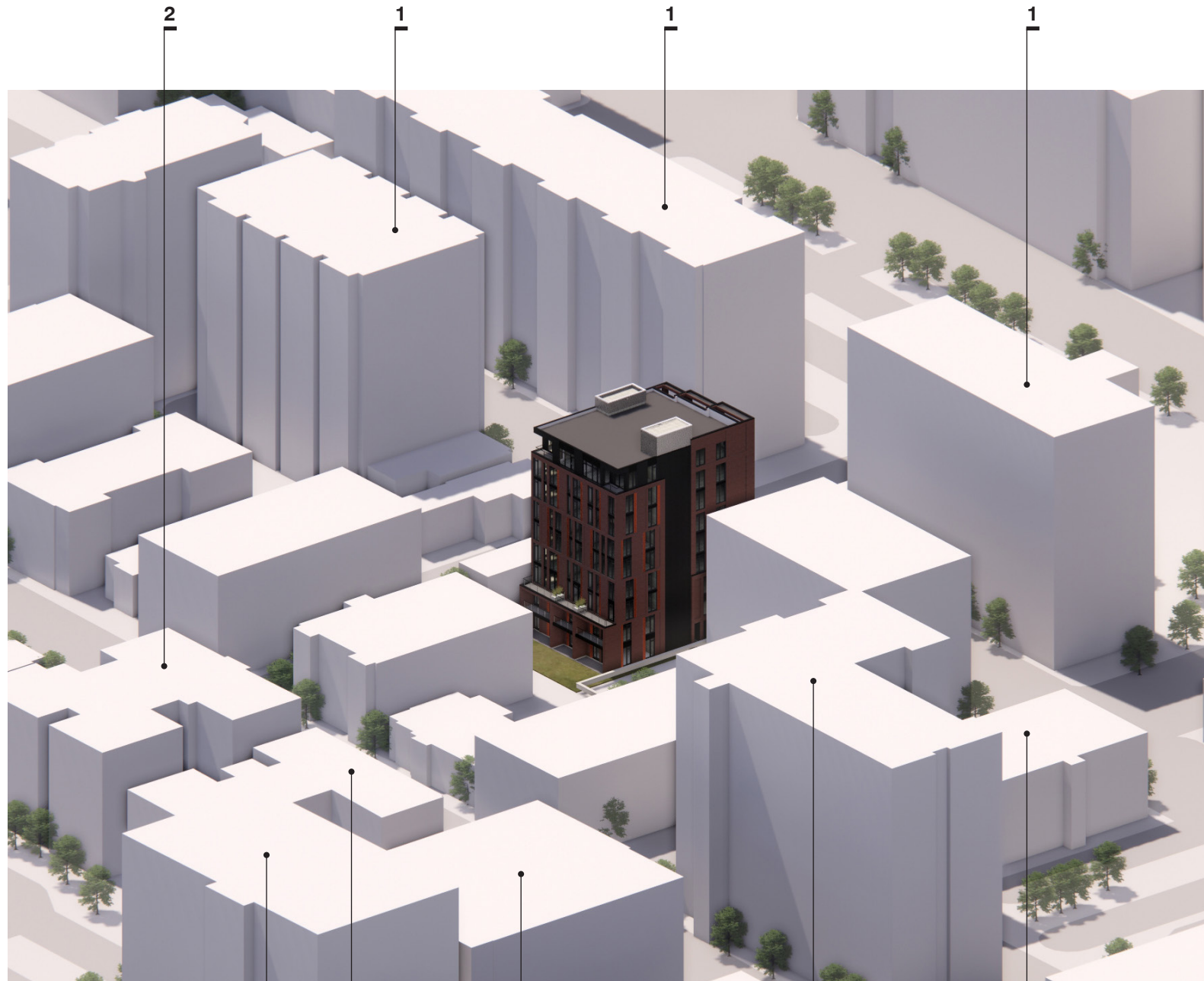
- LEGEND**
- 1 High-rise Residential Building
 - 2 Mid-rise Residential Building
 - 3 Low-rise Residential Building
 - 4 Low Density Residential
 - 5 Mixed Use / Commercial
 - 6 Institutional

230-232 LISGAR STREET BUILDING MASSING - AERIAL VIEWS

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View Looking West

1 2 1 1 1 2



View Looking South

5 1 6 1

- LEGEND**
- 1 High-rise Residential Building
 - 2 Mid-rise Residential Building
 - 3 Low-rise Residential Building
 - 4 Low Density Residential
 - 5 Mixed Use / Commercial
 - 6 Institutional

230-232 LISGAR STREET BUILDING MASSING - AERIAL VIEWS

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230-232 LISGAR STREET VIEW FROM LISGAR STREET

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230-232 LISGAR STREET VIEW FROM LISGAR STREET

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230-232 LISGAR STREET VIEW FROM LISGAR STREET

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230-232 LISGAR STREET VIEW FROM COOPER STREET / SURFACE PARKING LOT ON 297 COOPER STREET

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BUILDING TRANSITION

Since the proposed development is 9 storeys, we are mindful that it represents an increase in density in the area, and a number of measures have been used to assist with the transitioning of the building to the surrounding properties.

The building has been positioned in line with neighbouring buildings along Lisgar street to ensure a cohesive alignment of building frontages.

Measures to better integrate the proposed building include prominent architectural features and setbacks on it's front elevation at strategic intervals:

Measure 1 - Ground Floor Height

Following guidelines from the Centertown Heritage Conservation District, the height of the ground level has been deliberately elevated, to better align with the porch canopy of the 3 storey heritage house to the West. A feature architectural canopy has been added to the ground floor level to emphasize this horizontal line and break up the height of the podium level.

Measure 2 - First Setback

In order to transition the height of the building to the smaller scale residential buildings to the West, the development has introduced a significant setback at level 4. This allows for the addition of terraces and planting, and reduces the vertical impact of the building by creating a podium that aligns well with the scale of the neighbouring buildings.

Measure 3 - Second Setback

The building also introduces a setback at level 9, creating a nuanced top of the building. This setback also allows for planting and private terraces. The design of the brick L-shaped frames creates visual interest, while adding depth and filtering light to the top of the building.

Measure 4 - Vertical Segmenting

The building has been segmented using vertical bands that are slightly stepped back from one another. This breaks up the width of the built form into smaller sections, better relating to the scale of the typical homes in Centertown.

ALTERNATIVE BUILDING MASS

The initial design of the building had a higher podium level and an inset ground level. The original concept was to produce a 'floating effect' by creating an overhang over the entry level.

Following multidisciplinary discussions including heritage consultants, and after considering comments from the city, the design team made some changes to the building mass to better accommodate the architectural context of the project.

The first adjustment was to lower the height of the podium to 3 stories to better align with the scale of the neighbouring 3 story houses to the west of the project.

The second change was to raise the height of the ground floor. After accurately modelling the existing house at 234 Lisgar, we saw that this change better aligns the project's entrance canopy to the typical porch canopy in the neighbourhood.

Finally, the building's pedestrian level was enhanced with semi-public elements in keeping with the Heritage Conservation District Guidelines. This includes a public bike rack, outdoor covered bench, increased planting, and the addition of a feature entrance canopy.



Original Design



Current Design

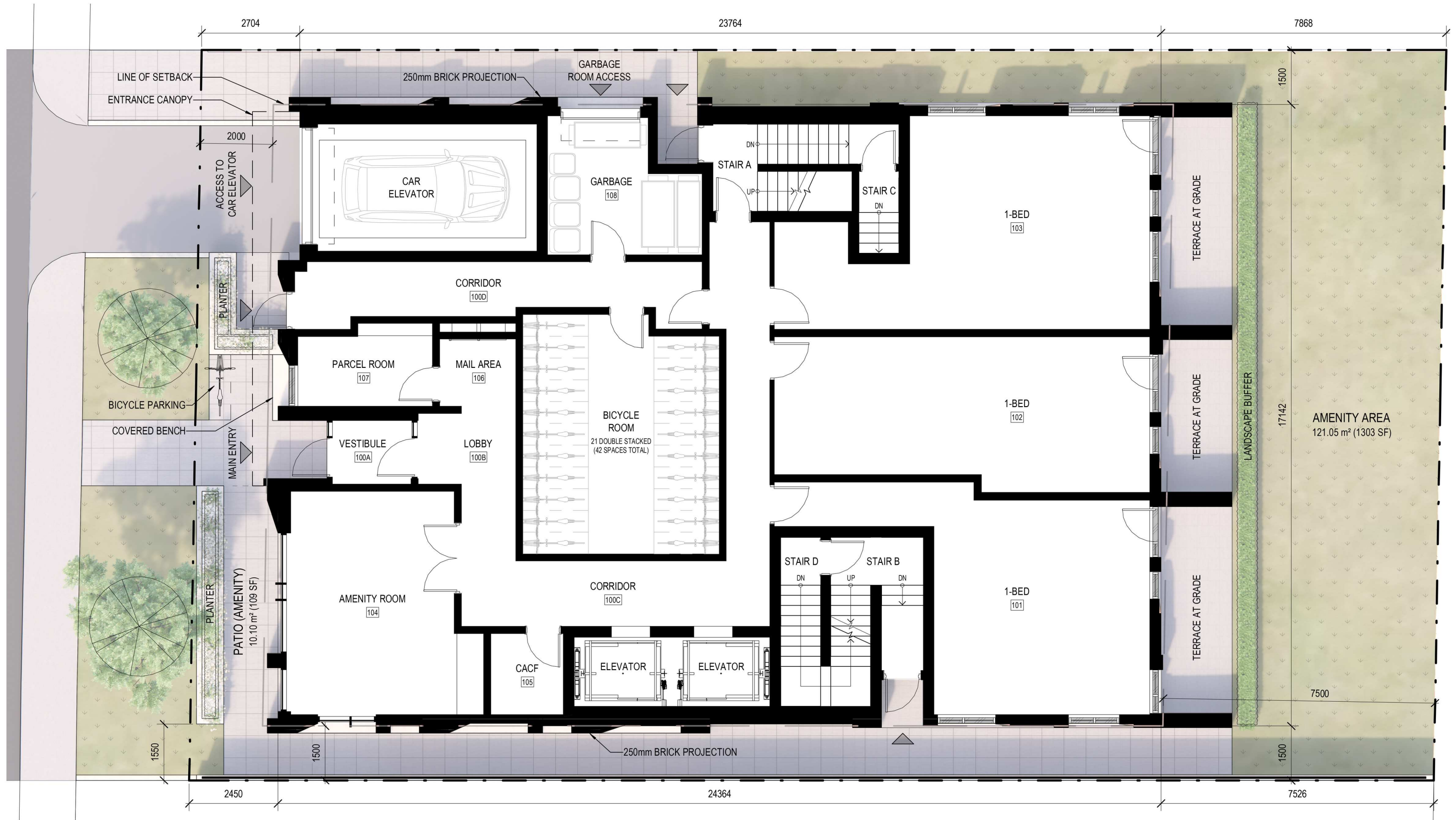


- LEGEND**
- 1 Level 4 setback with terracing and planters
 - 2 Accent copper coloured perforated panels
 - 3 Feature canopy with copper accent soffit & fin wall
 - 4 At-grade amenity room
 - 5 Covered bench at entrance
 - 6 Public bicycle parking space
 - 7 Planter with address sign
 - 8 60mm caliper tree (12'-16')

230-232 LISGAR STREET STREETScape - CROSS SECTION

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230-232 LISGAR STREET PUBLIC REALM - RENDERED GROUND FLOOR PLAN / LANDSCAPE PLAN

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North Elevation



West Elevation

LEGEND

- 1 Red Brick Masonry
- 2 Black Brick Masonry
- 3 Aluminum Composite Panel (Dark Grey)
- 4 Aluminum Composite Panel (Copper)
- 5 Aluminum and Glass Guardrails



South Elevation



East Elevation

LEGEND

- 1 Red Brick Masonry
- 2 Black Brick Masonry
- 3 Aluminum Composite Panel (Dark Grey)
- 4 Aluminum Composite Panel (Copper)
- 5 Aluminum and Glass Guardrails

SUSTAINABILITY

The project is not targeting any specific goals with respect to sustainability. That said, the project will include a number of design features that will offer significant energy efficiency.

- All parking is underground. By eliminating surface parking, we are ensuring a greater amount of soft landscaping which will reduce the surface run-off created by this development. In addition, the flat roof will provide an opportunity for storm water storage, and a cistern is included in the design to ensure a storm water flow-rate that will not overwhelm existing infrastructure.
- The project will include outboard insulation on the exterior walls, which creates a more cohesive thermal barrier and reduces thermal bridges through the exterior walls.
- The project will be using only durable cladding materials, all of which installed using a 'rain screen' design, ensuring that these cladding materials will perform well over the long term and will not require replacement.
- The project will be using high efficiency appliances. All lighting will use LED luminaires which, combined, will result in a significant reduction in the electrical demand for the building.
- The installation of electric car charging stations is being explored.
- The roofing membrane will have a light colour, increasing reflectivity and reducing heat island effects.
- The proposed development includes tree planting in the front yard, with enough soil volume to ensure healthy tree growth.



View of South Elevation



View of Level 9 Terrace with Planting



View of Level 4 Terrace with Planting



HERITAGE

Seeing that the proposed development is situated in the Heritage Conservation District of Centertown, great care has been taken to respect the existing character of the neighbourhood while presenting a modern interpretation of the existing urban fabric.

Cladding Materials

The proposed development is almost entirely comprised of red brick masonry, taking inspiration from the red masonry turn of the century apartment blocks surrounding the area on Lisgar, as well as the red/brown brick single family homes commonly seen in Centertown.

Form and Volume

While the building form is vertical in nature, measures have been put in place to break up this verticality and transition the building into its surrounding context.

These measures include segmenting the facade of the building vertically through stepped volumes, aligning with the scale of the neighbouring houses to the west.

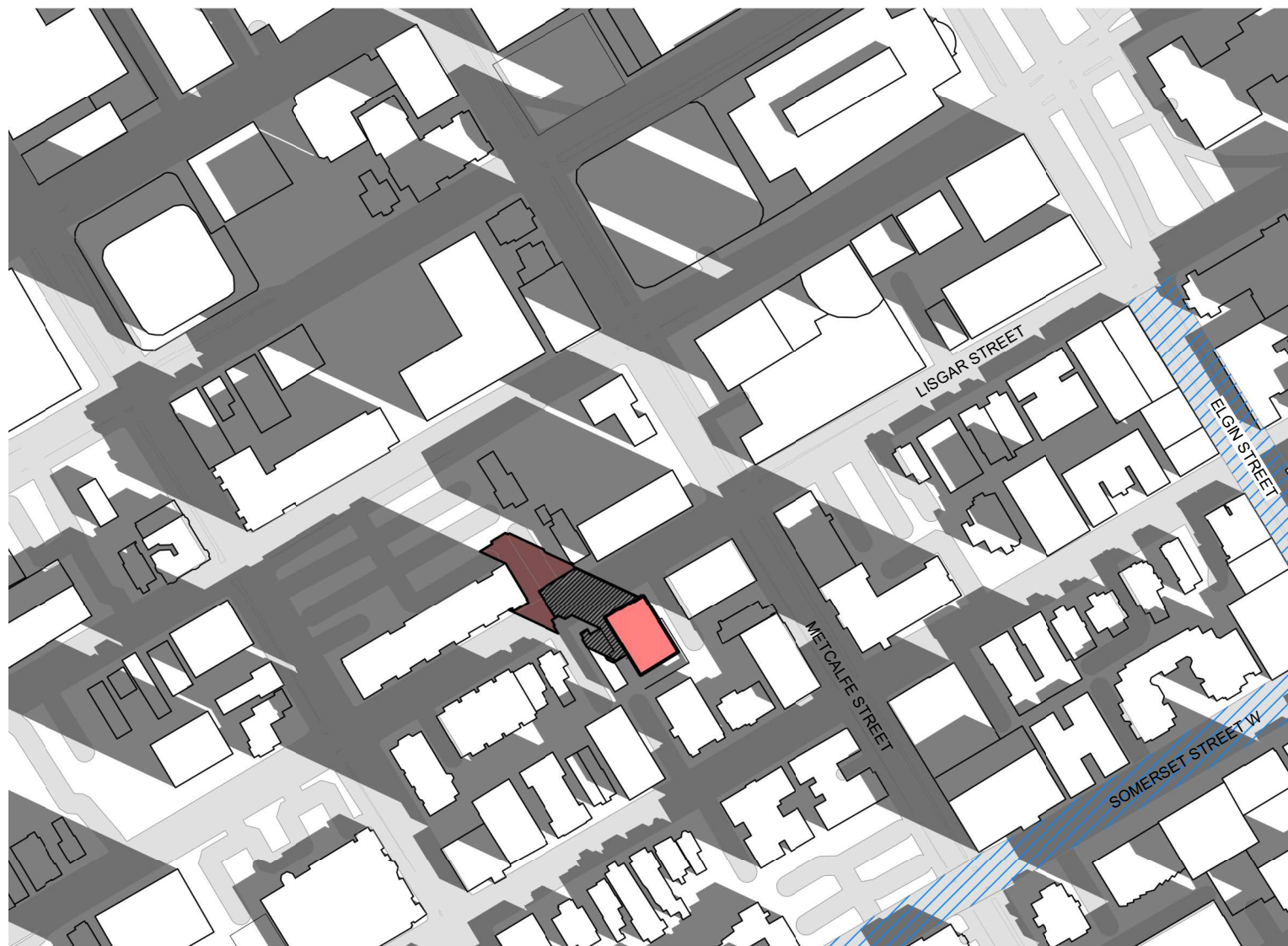
Stepbacks at levels 4 and 9 also respect specific datum lines of the surrounding context, while the top of the building is nuanced through its brick arches, giving visual interest to the project.

The ground floor height has also been deliberately raised up, and a feature entrance canopy added to better correspond to the typical canopy height seen in the neighbourhood homes.

Craftsmanship

The care and dedication to craft is unmistakable in a number of the older buildings on Lisgar and throughout Centertown. We are in a different time and we expect buildings to be built on a much different schedule, but we are able to take care in the details that we propose to make reference to this craft.

With this in mind, we are showing articulated masonry walls on the front facade, with copper coloured accents on certain brick returns. These accents are perforated to reflect certain wood carvings on the existing properties being demolished and acknowledge the craft of their time.



SEP 21 - 8:00 AM



SEP 21 - 10:00 AM

- LEGEND**
- Proposed Massing
 - As of Right Shadow
 - New Net Shadow
 - Traditional Mainstreet





SEP 21 - 12:00 PM



SEP 21 - 2:00 PM

- LEGEND**
- Proposed Massing
 - As of Right Shadow
 - New Net Shadow
 - Traditional Mainstreet



230-232 LISGAR STREET SHADOW ANALYSIS - SEP 21 - 12:00 PM / 2:00 PM

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SEP 21 - 4:00 PM



SEP 21 - 6:00 PM

- LEGEND**
- Proposed Massing
 - As of Right Shadow
 - New Net Shadow
 - Traditional Mainstreet





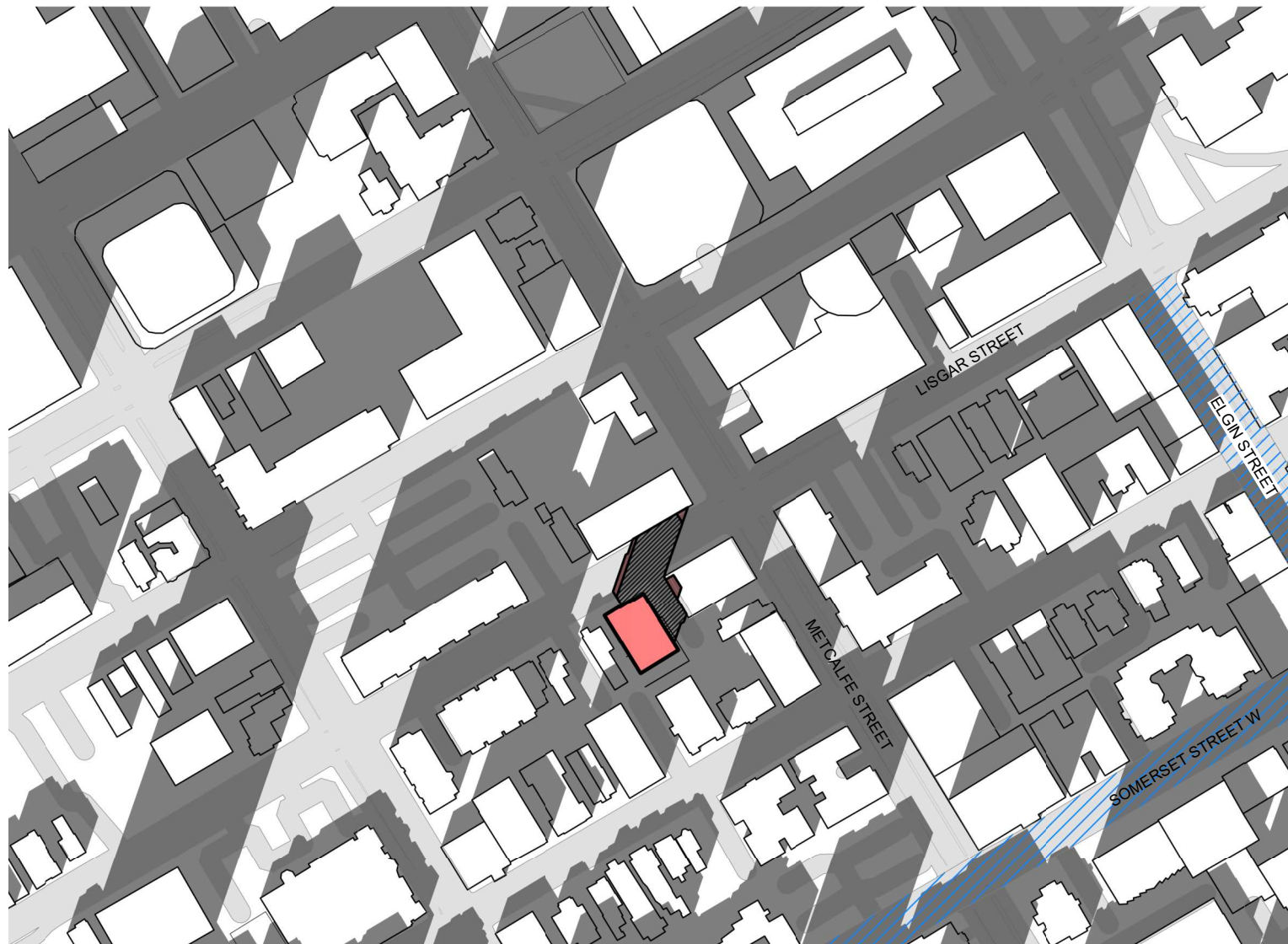
DEC 21 - 9:00 AM



DEC 21 - 11:00 AM

- LEGEND**
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 - New Net Shadow
 - Traditional Mainstreet





DEC 21 - 1:00 PM



DEC 21 - 3:00 PM

- LEGEND**
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 - New Net Shadow
 - Traditional Mainstreet





JUN 21 - 8:00 AM



JUN 21 - 10:00 AM

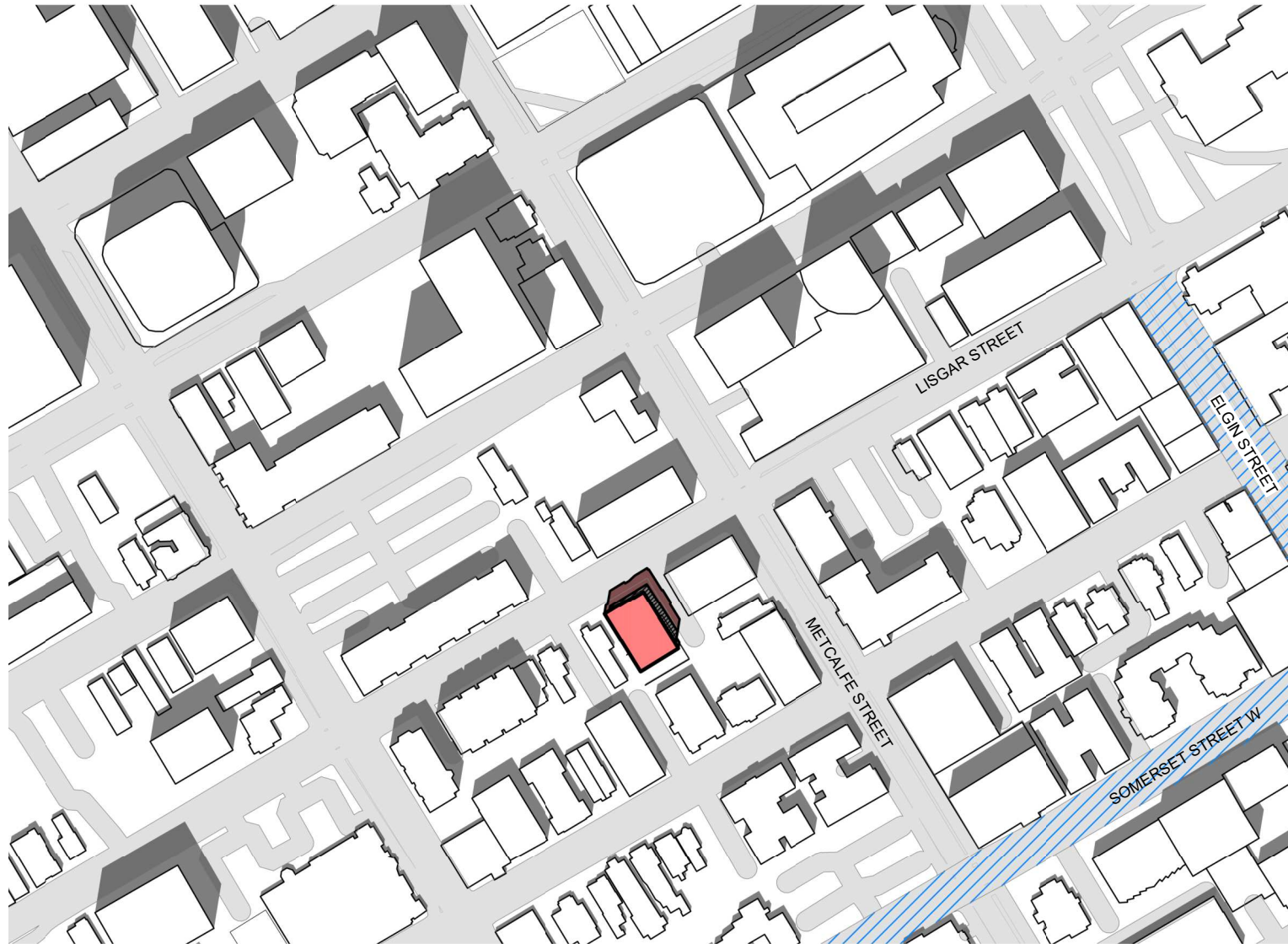
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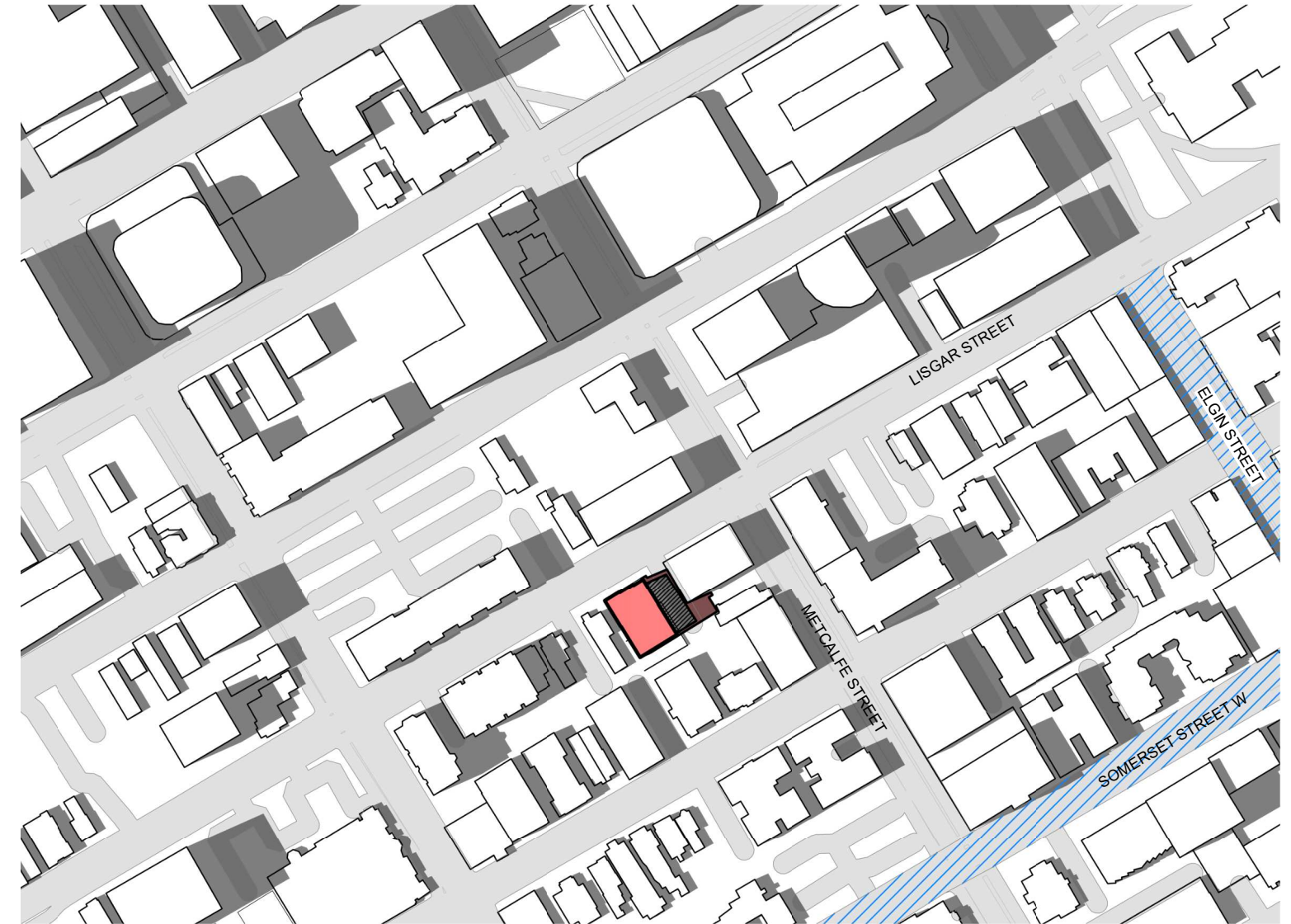
230-232 LISGAR STREET SHADOW ANALYSIS - JUN 21 - 8:00 AM / 10:00 AM

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JUN 21 - 12:00 PM



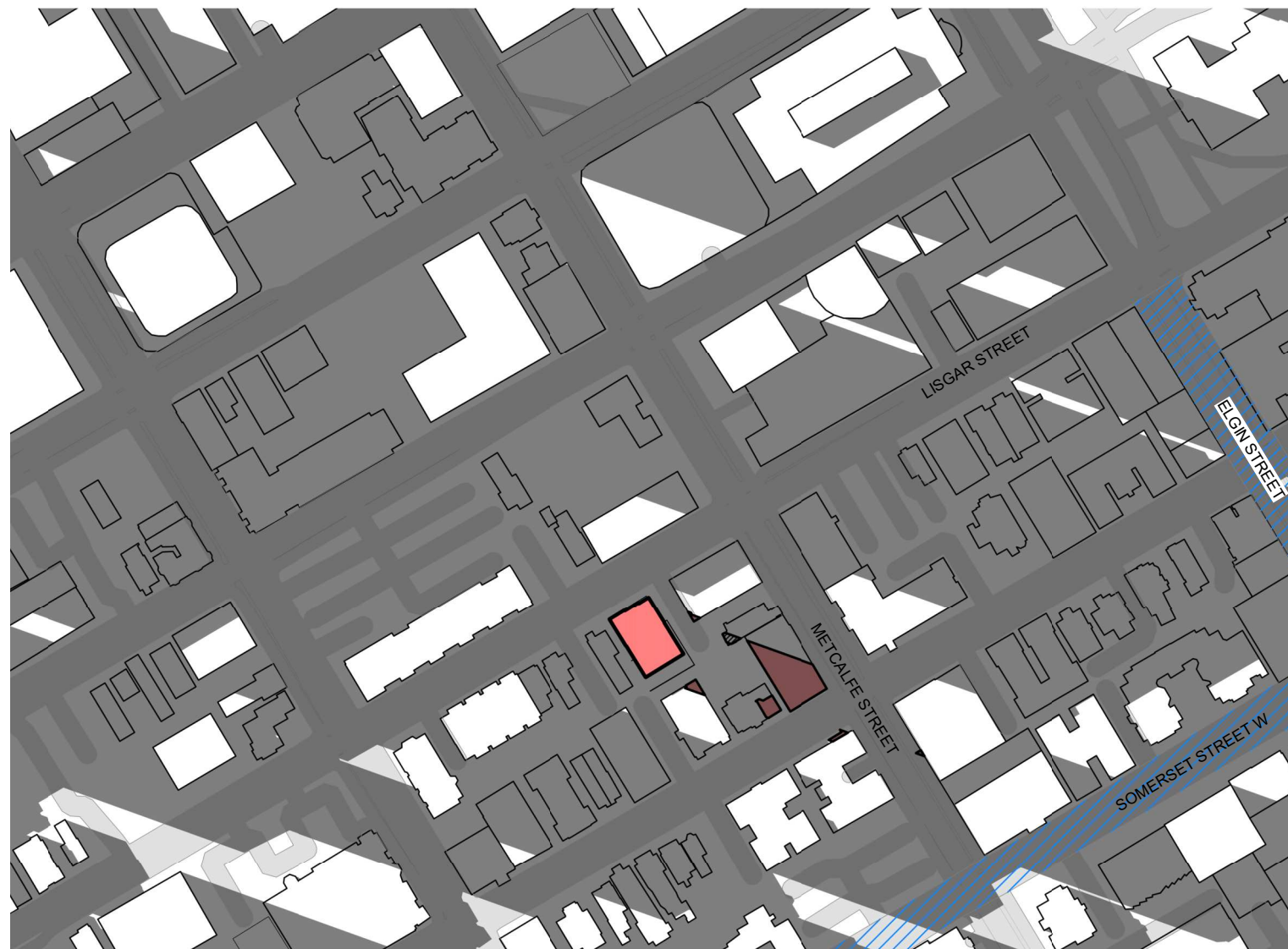
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JUN 21 - 4:00 PM



JUN 21 - 6:00 PM

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JUN 21 - 8:00 PM

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230-232 LISGAR STREET SHADOW ANALYSIS - JUN 21 - 8:00 PM

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