

254 ARGYLE

DESIGN BRIEF

AUGUST 2024

CSV ARCHITECTS

sustainable design · conception écologique

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THE DESIGN PROPOSAL

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APPENDIX: SHADOW STUDY

1. MASSING AND SCALE

1.1 BUILDING MASSING

The proposed building at 254 Argyle Avenue is zoned R5B[854] H(19).

A deconsecrated Church, l'Eglise Christ-Roi, a brick structure with a flat roof built in the 1930s occupies the site. Refer to the heritage impact assessment prepared by Barry Padolsky Associates Inc. Urban Design and Heritage Consultant and by Commonwealth Historic Resource Management

The site at 254 Argyle Avenue is 20m wide by 46m deep and bounded as follows:

- on the north by the public sidewalk and Argyle Avenue,
- on the east by 252 Argyle Avenue, a brick three-storey building, originally a family home and the Church Rectory, with a front lawn and a rear parking lot covered in asphalt.
- on the south by 203 Catherine Street, an aluminium and glass twenty-three-storey apartment building completed recently.
- on the west by 258 Argyle Avenue, a stone-faced seven-storey apartment building completed in the 1990s, with a rear parking lot covered in asphalt.

The Client, Azure Urban, seeks to provide apartments for rent with amenities that support occupants, including bicycle parking, a gym, a roof terrace, and basement car parking. A publicly accessible café / wine bar is proposed at the front of the deconsecrated Church, followed by a residents' lounge with access to passenger elevators serving the apartment floors. Behind the form of the Church, in a brick extension of the volume, are to be four housing units all accessed from the ground floor.

The design proposes that the Church is re-sited closer to the street, increasing its visibility and contribution to historic context in contrast to its current siting, which is largely concealed between its close neighbouring buildings, particularly 258 Argyle Avenue. The proposed new apartment floors 2-9 are housed above in a rectangular "woven basket." In this case, the horizontal rails act as the "warp" or passive element, while the "weft" or active element is the vertical warm colour tone aluminium sheet. The overall effect gives the overall simple rectangular form a lightness and joyfulness, float over the brick base of the Church, heightened by a continuous horizontal window that separates the two forms and brings clerestory lighting to the interior. The proposed apartments are set back and faced with the warm toned aluminium basket weave, form a muted colour backdrop to the silver coloured spire.

Windows form intermittent vertical segments within the overall basket weave. Internally, the living room windows to the majority of the units face north and south with open outlooks. Windows facing the east and west sides are mostly bedroom and bathroom windows. Where there are studio units with east facing windows, these are set further back in the eventuality of a mirror development.

The base comprises predominantly the rebuilt deconsecrated Church. A new brick volume to the rear continues at the same height, giving the Church greater substance in its new setting surrounded by larger buildings to the north, south and west.

Access to basement parking is via an open-air driveway into an enclosed ramp descending along the west side of the Church, thus the full eastern side of the rebuilt Church wall will be visible.

Setbacks from the property boundaries are proposed on all four sides, as follows:

- on the north, 1.5m to the Church front door, 5.4m to the main face of the Church, and 9.4m to the face of the proposed apartments above the Church.
- on the east, 1.5m to the Church and to the proposed base behind the Church; 1.5m to the proposed apartments above with 2.5m to the largely glazed central portion.
- on the south, between 5.7m-5.5m at the tower level 2-9, and between 4m-3.7m at the brick podium.
- on the west, 1.5m to the proposed base and above; and 6.3m to the Church.

A roof terrace provides external amenity space to the residents, surrounded by the continuation of the basket weave in perforated aluminium, providing safety protection and enhancing visual lightness to the top of the overall form seen against the sky.

To build the proposal, the site will be excavated to the property boundaries, requiring the temporary removal of the deconsecrated Church. The proposal reinstates the Church at the front of the property, where it is more visible when approaching from east or west along Argyle Avenue.



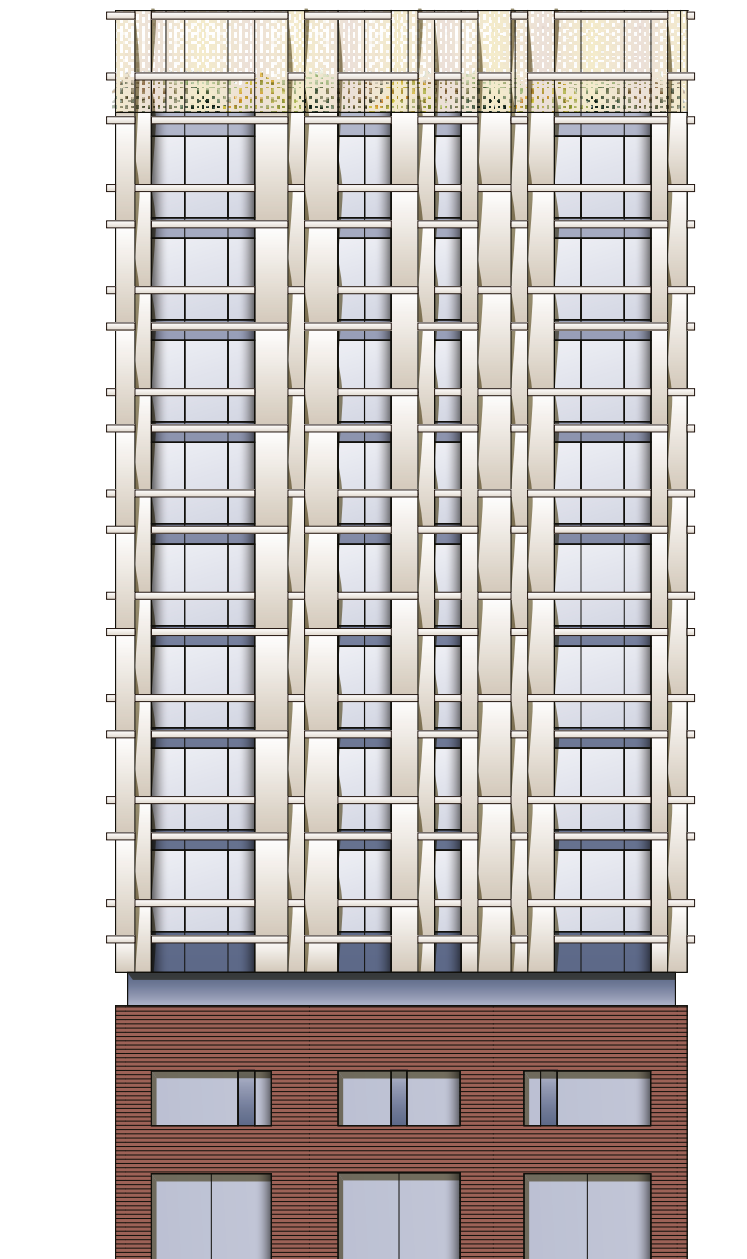
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

1.2 VIEWS



Perspective 1. Bird's eye from the Northeast



Perspective 2. Bird's eye from the Southwest



Perspective 3. Street view from the west side of Argyle Ave



Perspective 4. Street view from the East side of Argyle Ave

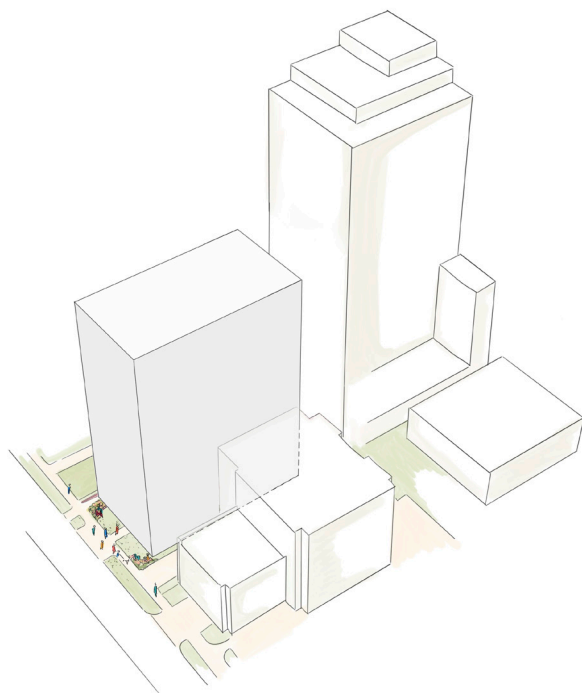
1.3 BUILDING TRANSITION

- A brick base, defined predominantly by the rebuilt deconsecrated Church brought forward to the street, relates to the scale and material of the historic neighbourhood, in form, material and character. The new portion of the brick base continues the height and material of the Church as a rear extension, boosting the substance of the Church in its new context surrounded by larger buildings to the north, south and west of the site, as well as down the street to the east. The Church front doors will once more welcome the public to access the café or wine bar in the front, while also serving as the front door to the residents.
- Above the base, eight floors of proposed apartments are housed in a simple rectangular volume, making a transition from the seven-story apartment building at 258 Argyle Avenue adjacent, to the twelve-storey apartment building across the street to the east, and to the twenty-three-storey apartment building to the south.
- The materiality of the proposed apartments is a “woven basket” comprising aluminium rails (the horizontal “warp”) and aluminium sheet (the vertical, active “weft”). The resulting texture softens the form, giving a simple material more interplay with light and shadow; a familiar hand craft giving singularity and contributing to the neighbourhood.
- A grass lawn and low planting contribute to the symmetrical landscape setting of the Church and provide some visual continuity with the lawn of the former Rectory to the east.

1.4 GRADING

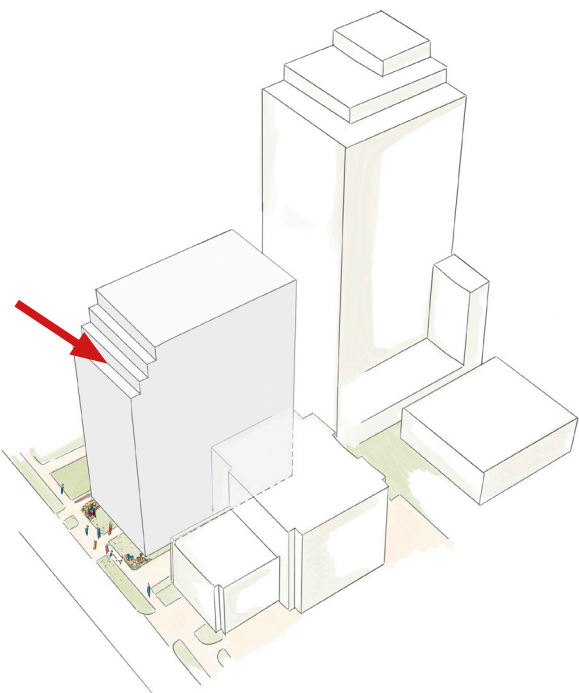
Refer to Grading Plan for detailed grading information.

1.5 ALTERNATIVE BUILDING MASSING



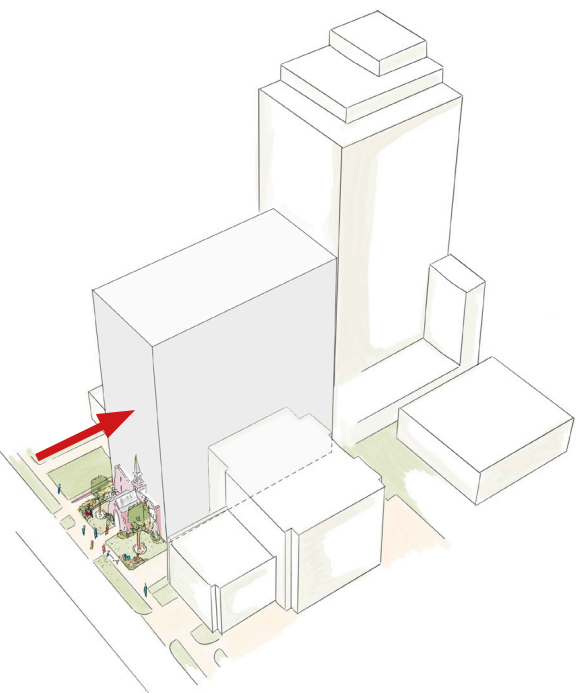
01. Maximum Developable Area

- 12 Storey
- Front setback: 3m
- Rear setback: 7.5m
- Typical floor Area: 620 m²



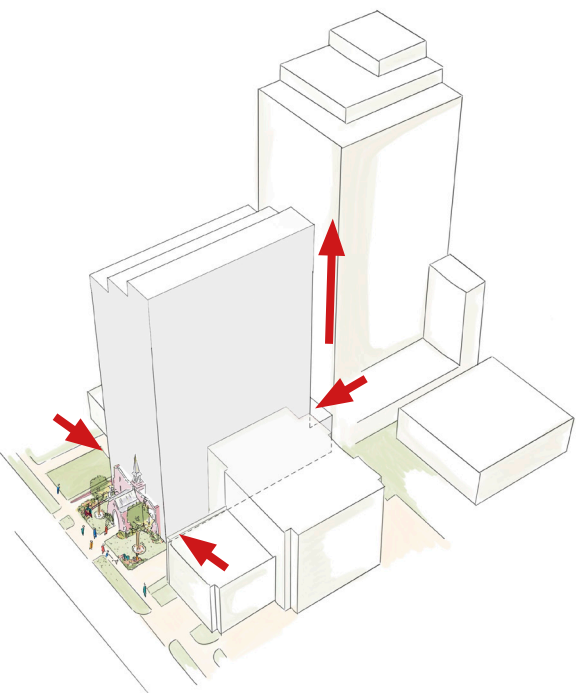
02. Setbacks at the top

- 12 Storey
- Front setback: 3m
- Rear setback: 7.5m
- Typical floor Area: 620 m²



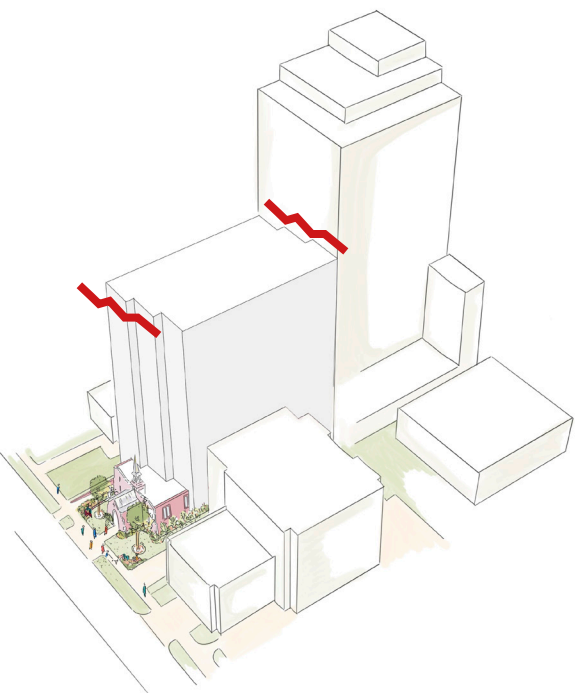
03. Pushing it back to show the church front facade

- 12 Storey
- Front setback: 3m + 6m
- Rear setback: 0m
- Typical floor Area: 647 m²



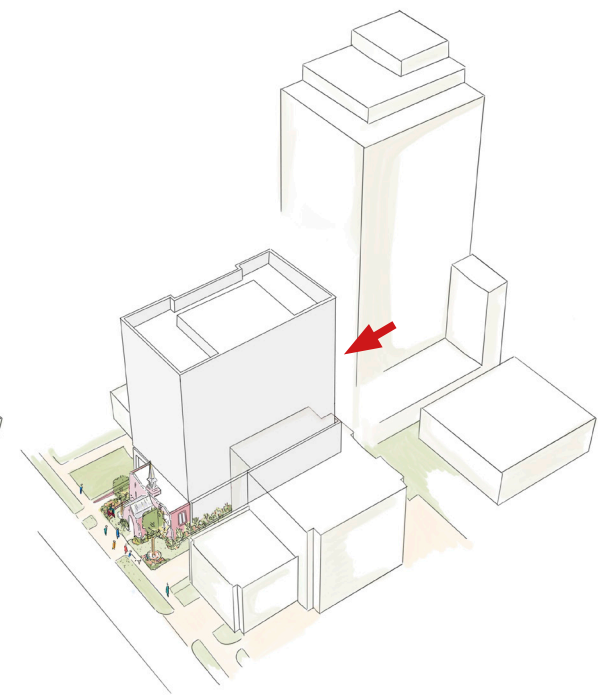
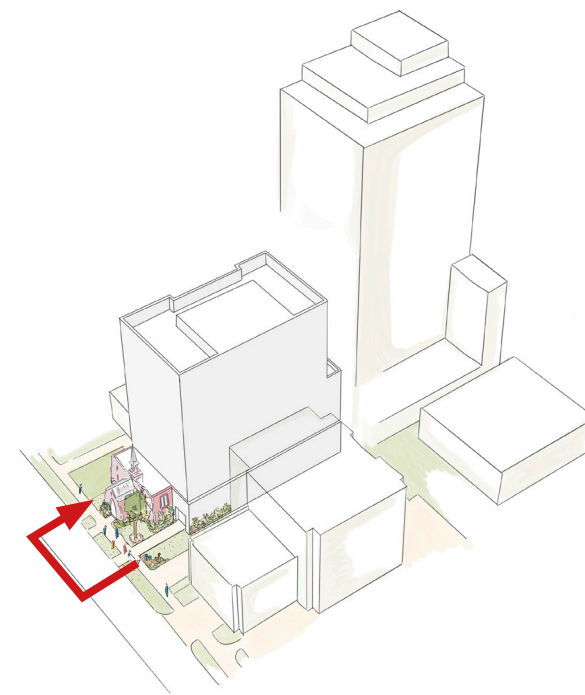
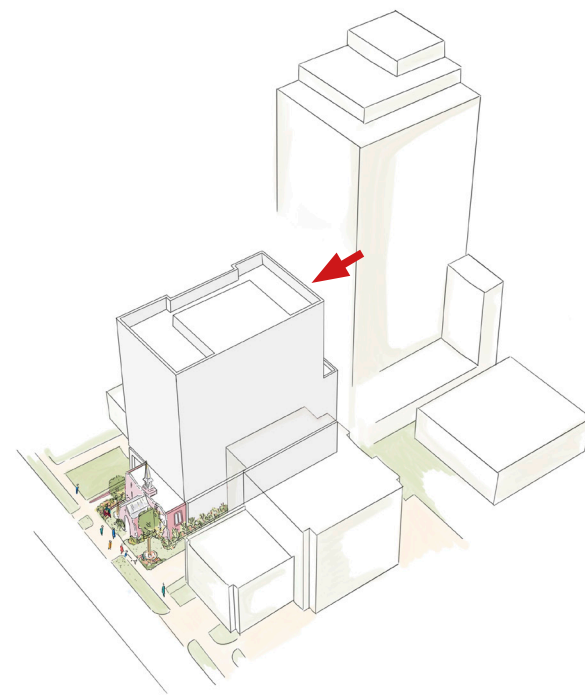
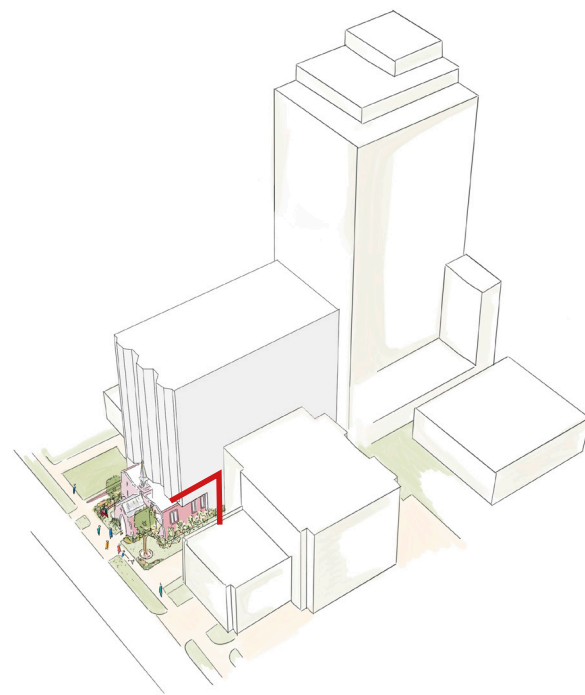
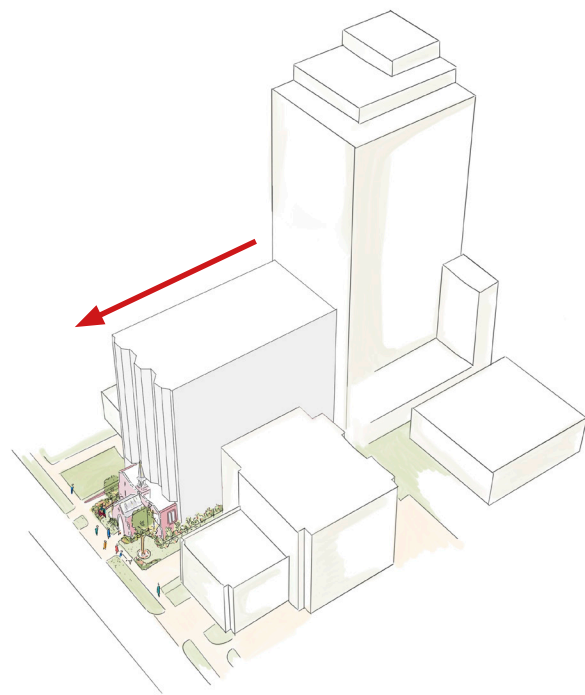
04. Reducing the foot print

- 15 Storey terraced
- 1st Floor Podium
- Front setback: 3m+ 6m
- Rear setback: 2.5m
- Typical floor Area: 603 m²



05. Giving more visibility to the church by breaking down the facade

- 12 Storey
- Front setback: 3m + between 7-10m
- Rear setback: 2.5m
- Typical floor Area: 520 m²



06. Moving church and massing 1.5m forward and reducing the height.

- 9 Storey
- Front setback: 1.5m + 6.4m
- Rear setback: 4m
- Typical floor Area: 582 m²

07. Opening up lateral elevations at the bottom to reveal the church walls.

- 9 Storey
- Front setback: 1.5m + 6.4m
- Rear setback: 4m
- Typical floor Area: 582 m²

08. Adding a rear setback from level 5.

- 9 Storey
- Front setback: 1.5m + 6.4m
- Rear setback: 4 m and 7m
- Typical lower floor Area: 570 m²
- Typical upper floor Area: 500 m²

09. Shifting the ramp and the church

- 9 Storey
- Front setback: 1.5m + 6.4m
- Rear setback: 4 m and 7m
- Typical lower floor Area: 570 m²
- Typical upper floor Area: 500 m²

10. 5.5m rear setback for the tower

- 9 Storey
- Front setback: 1.5m + 6.4m
- Rear setback: 4 m podium
5.5 m tower
- Typical floor Area: 528 m²

2. PUBLIC REALM

Refer to Drawing Sheets A100 and A201 for Site Plan and Ground Floor Plan of the building.

Located on Argyle Street, between Bank Street and O'Connor Street, the building is situated close to main pedestrian and vehicular streets in Centretown.

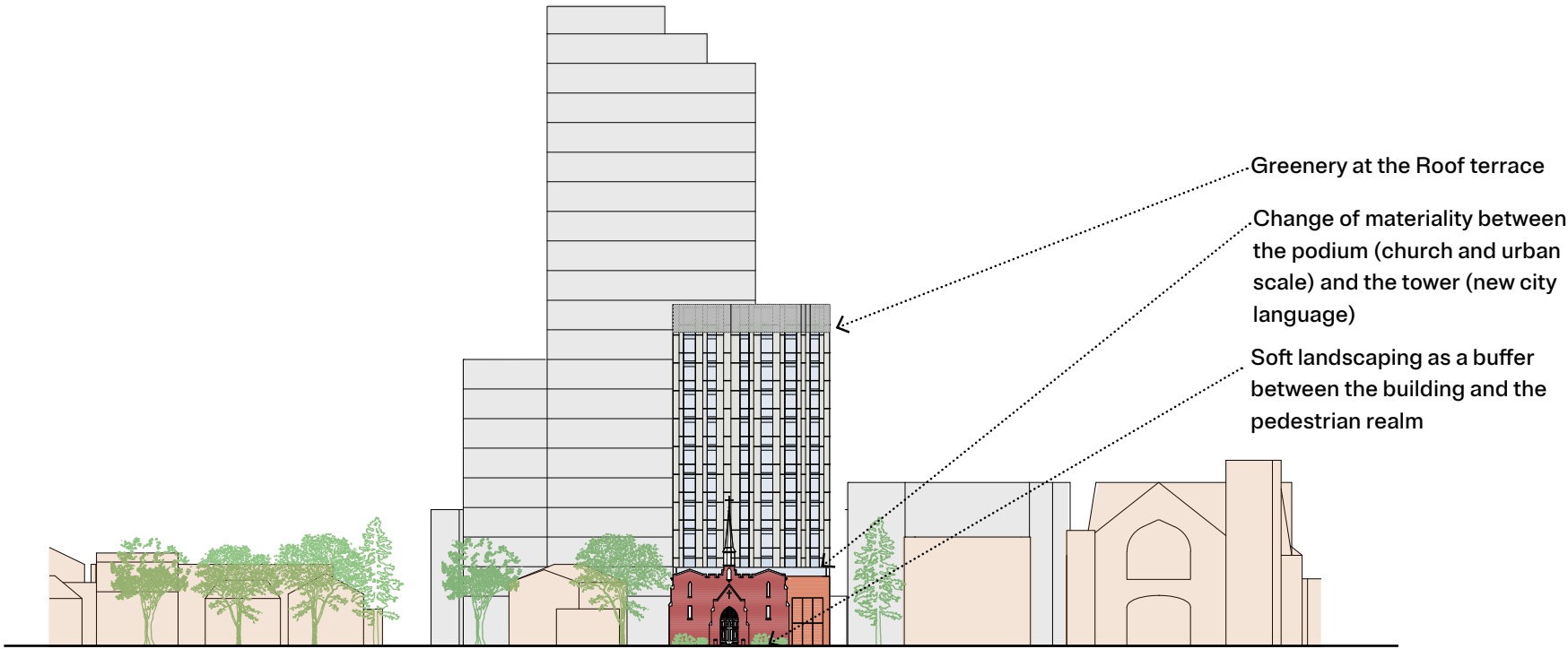
The building's primary connection to the pedestrian sidewalk is the rebuilt deconsecrated Church. The main entrance for the building is the rebuilt deconsecrated Church, which provides a connection from the street to the full building, at a smaller "human scale" than the overall building size. The building also retains the heritage charm of the façade with the existing Church window size and design.

On the north elevation, facing Argyle Street, the floor levels above the rebuilt Church step back, providing prominence to the historical design elements, and reducing the perceived height at the street level.

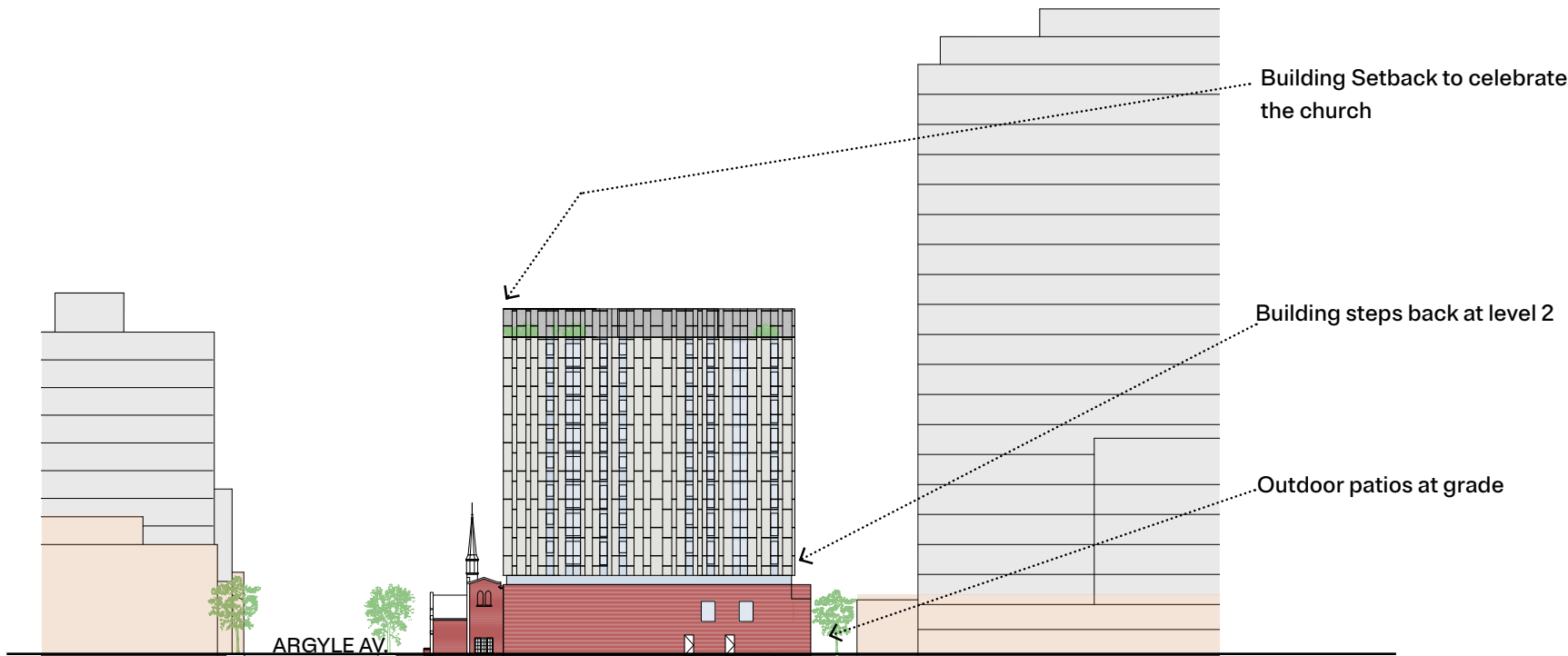
Above the rebuilt deconsecrated Church, the apartment building has a change of materials on the exterior façade.

While the focal point of the building at street level is the rebuilt exterior wall of the church, landscaping elements such as small trees, shrubs and soft landscaping will provide a physical buffer between the building and the pedestrian realm.

The rebuilt deconsecrated Church will be home to a wine bar, providing an internal location for public socializing and gathering.



Street section along Argyle Ave.



Street section along west side of the site



Street front view



Street view from the East side of Argyle Ave



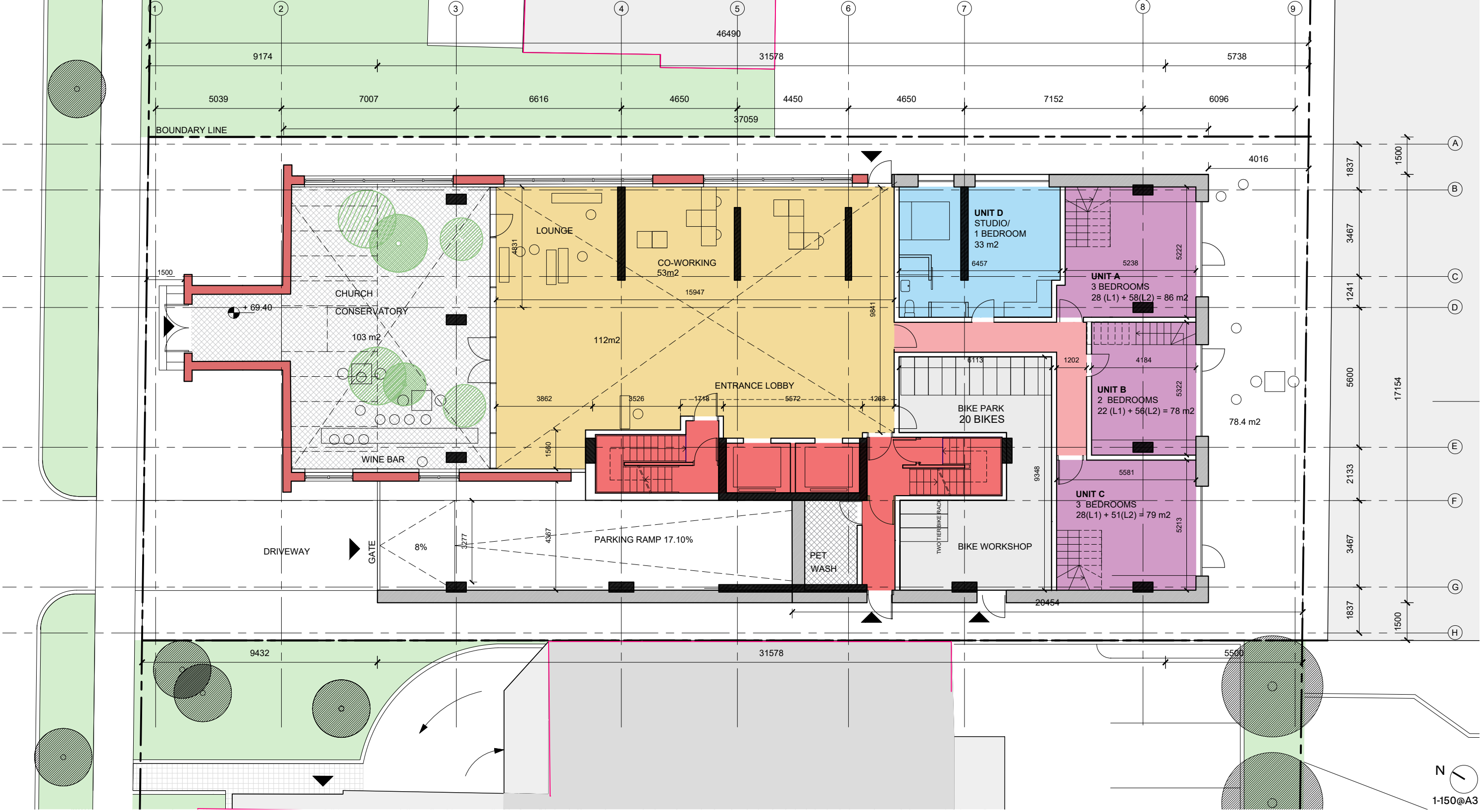
Street view from the west side of Argyle Ave

3. BUILDING DESIGN

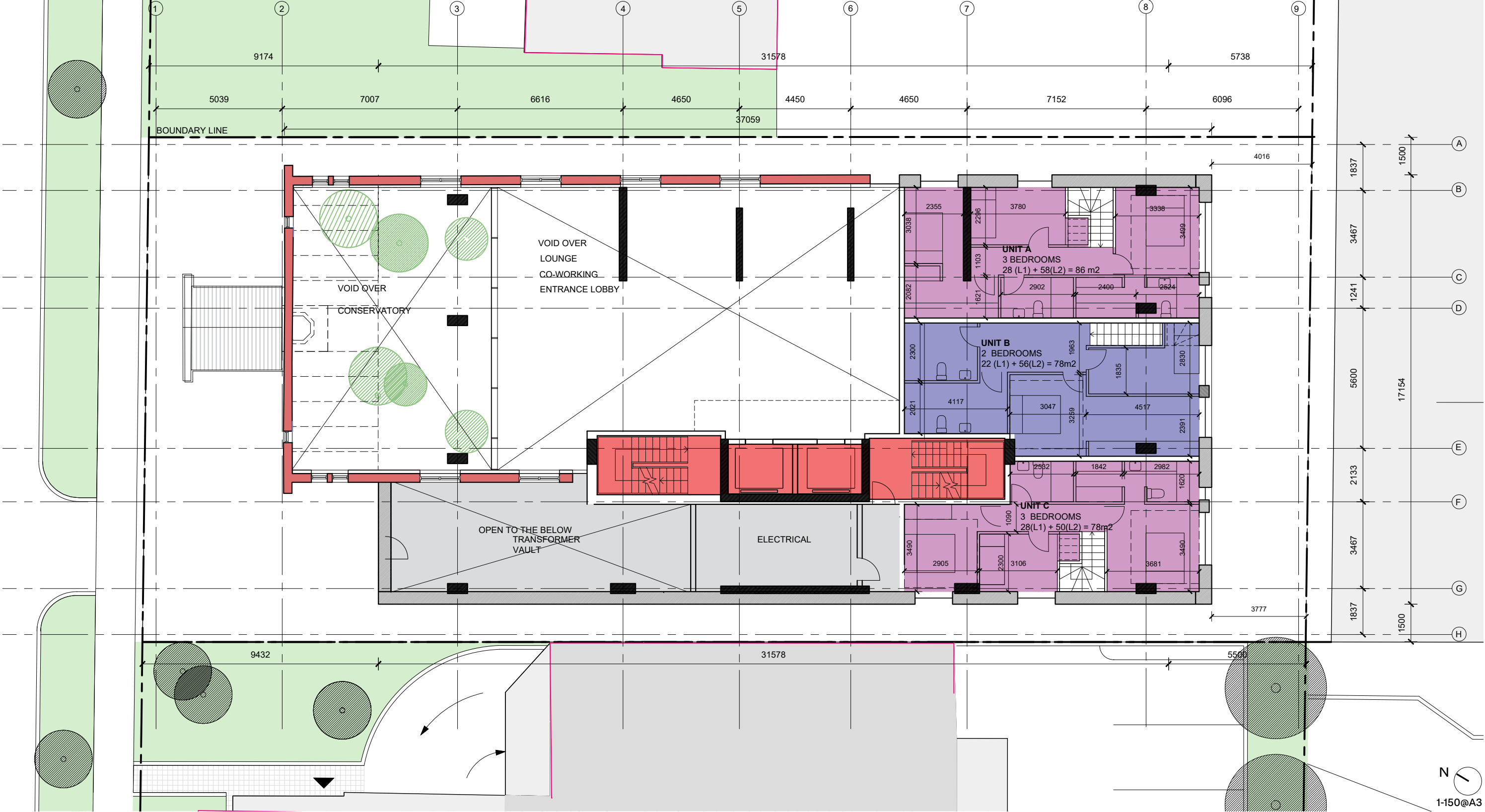
- This stretch of Argyle Avenue is characterised by a mix of two typologies; its original grain and scale of historic brick buildings, originally family dwellings and now a mix of uses; interspersed with more recent, larger apartment and office buildings of varying heights and materials and surrounded by open asphalt parking lots. Deciduous and evergreen trees line parts of the street.
- The proposal to rebuild the deconsecrated Church further forward on the property increases visibility of the Church from east and west approaches. The Church front doors will once more welcome the public to access a café or wine bar toward the street, and residents to access their lounge behind and apartments at the rear and above. A new, brick base continues the height and material of the Church as a rear extension, boosting the substance of the Church in its new context surrounded by larger buildings to the north, south and west of the site, as well as down the street to the east.
- Eight upper floors will be housed in a simple rectangular volume that transitions the scale between the seven-storey apartment building adjacent and the twenty-three-storey apartment building to the south. The proposed new apartments above step back at a greater dimension than the zoning setback requirement, providing a backdrop to the Church, its spire seen in silhouette from east and west approaches.
- The proposed upper volume is separated from the base by a continuous horizontal clerestory zone.
- The materiality of the proposed apartments is a “woven basket” comprising aluminium rails (the horizontal “warp”) and aluminium sheet (the vertical, active “weft”). The resulting texture softens the form, giving a simple industrial material more interplay with light and shadow; a familiar hand craft giving singularity and contributing to the neighbourhood. At the roof terrace, the façade continues with perforation to create a visually lighter ending or top, while providing some wind mitigation.
- Windows comprise intermittent vertical segments within the overall basket weave.
- The vertical circulation to the upper floors is located on the west boundary where several floors face the neighbouring apartment building at 258 Argyle Avenue.
- Internally, most north and south facing units enjoy open outlooks from living room windows. Windows facing east and west are mostly bedroom and bathroom windows. Windows to east-facing studio units are further setback, in case of a future mirror development.
- Rooftop amenities include an open-air roof terrace.
- At the brick podium, above the townhouses there will be a gym, with access from the lifts and main stair.
- The proposed garage door entrance to a vehicle ramp leading to basement parking is via a driveway between the Church and 258 Argyle Avenue, a seven-storey apartment building on the west boundary.
- A grass lawn and low planting contribute to the symmetrical landscape setting of the Church and provide some visual continuity with the lawn of the former Rectory to the east.

Refer to Drawing Sheets A100 for Site Plan, A201, A202, A203 and A204 Floor Plans, and A300, A301 and A302 for elevations and A400 for the section for detailing graphics.

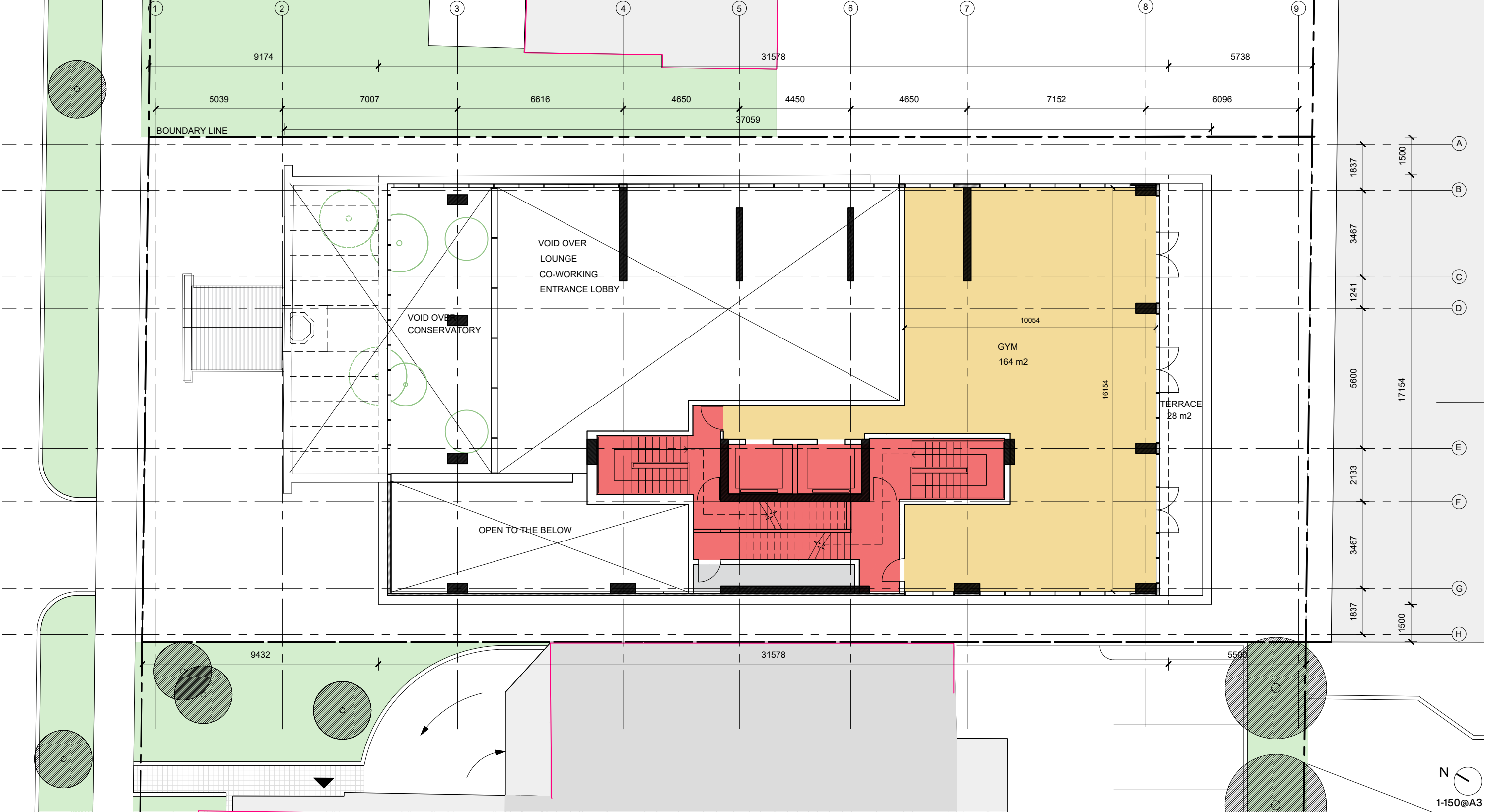
PLANS - GROUND FLOOR



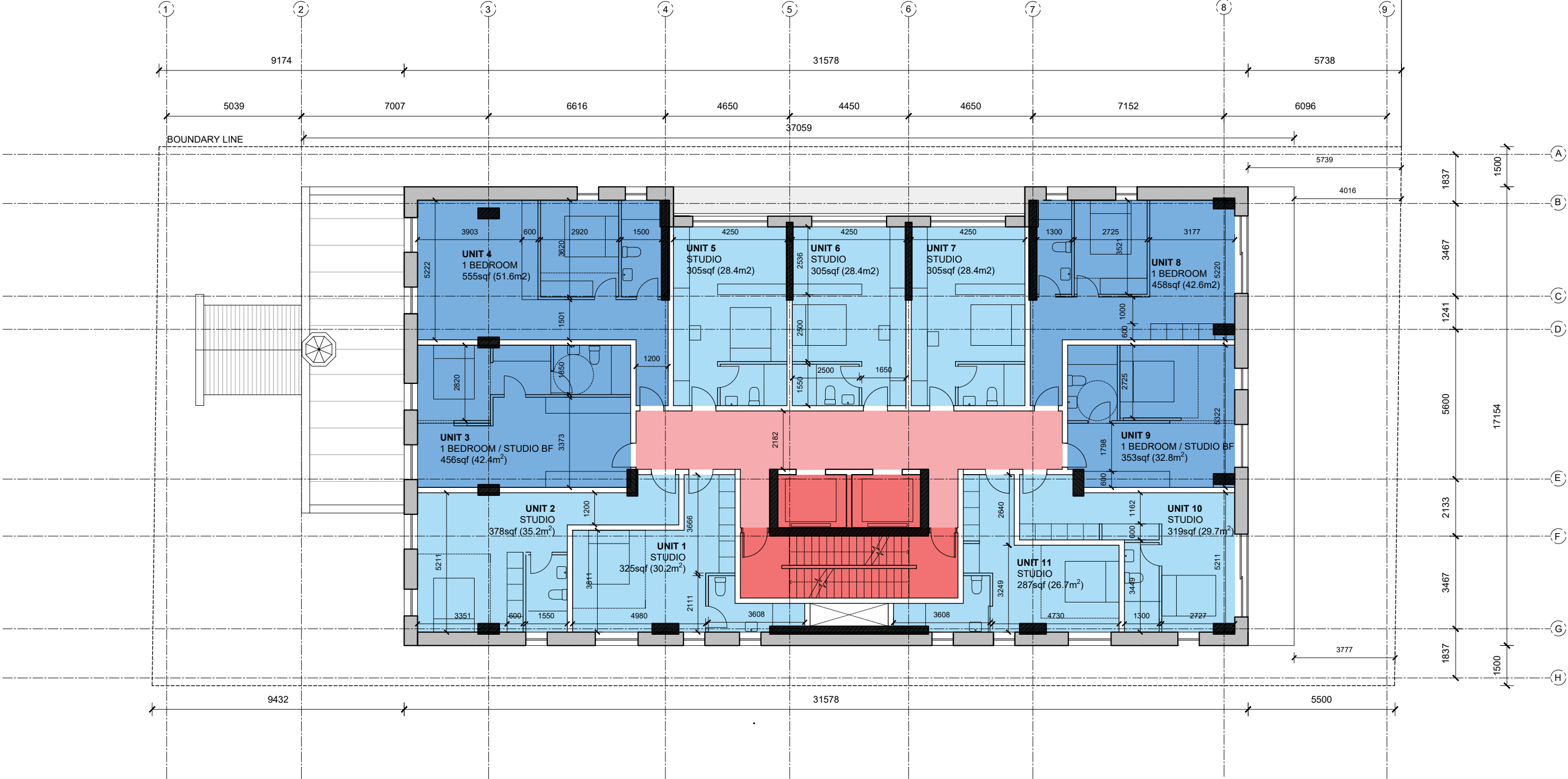
PLANS - LEVEL 01 MEZZANINE



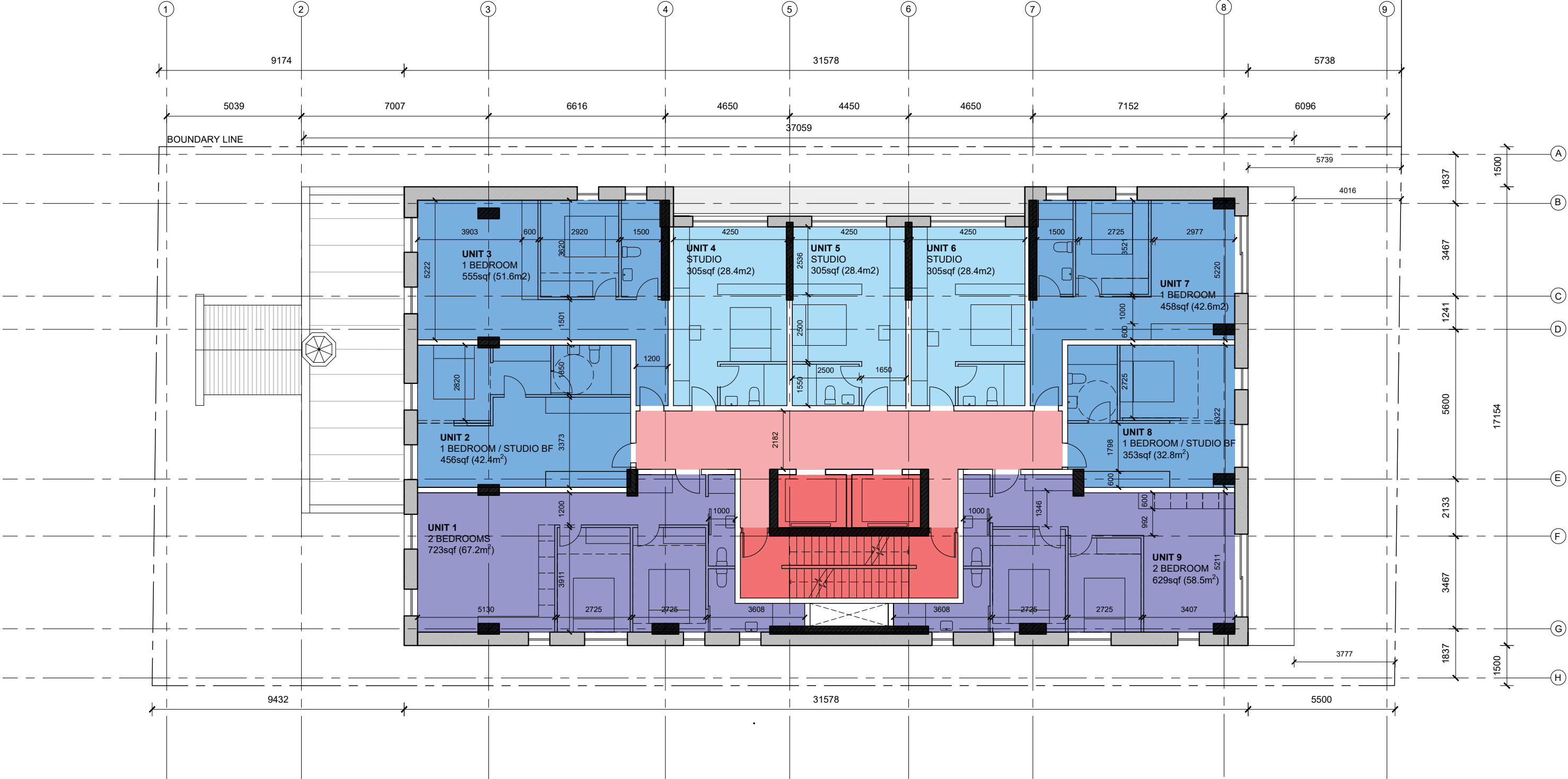
PLANS - LEVEL 01 MEZZANINE SECOND LEVEL



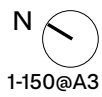
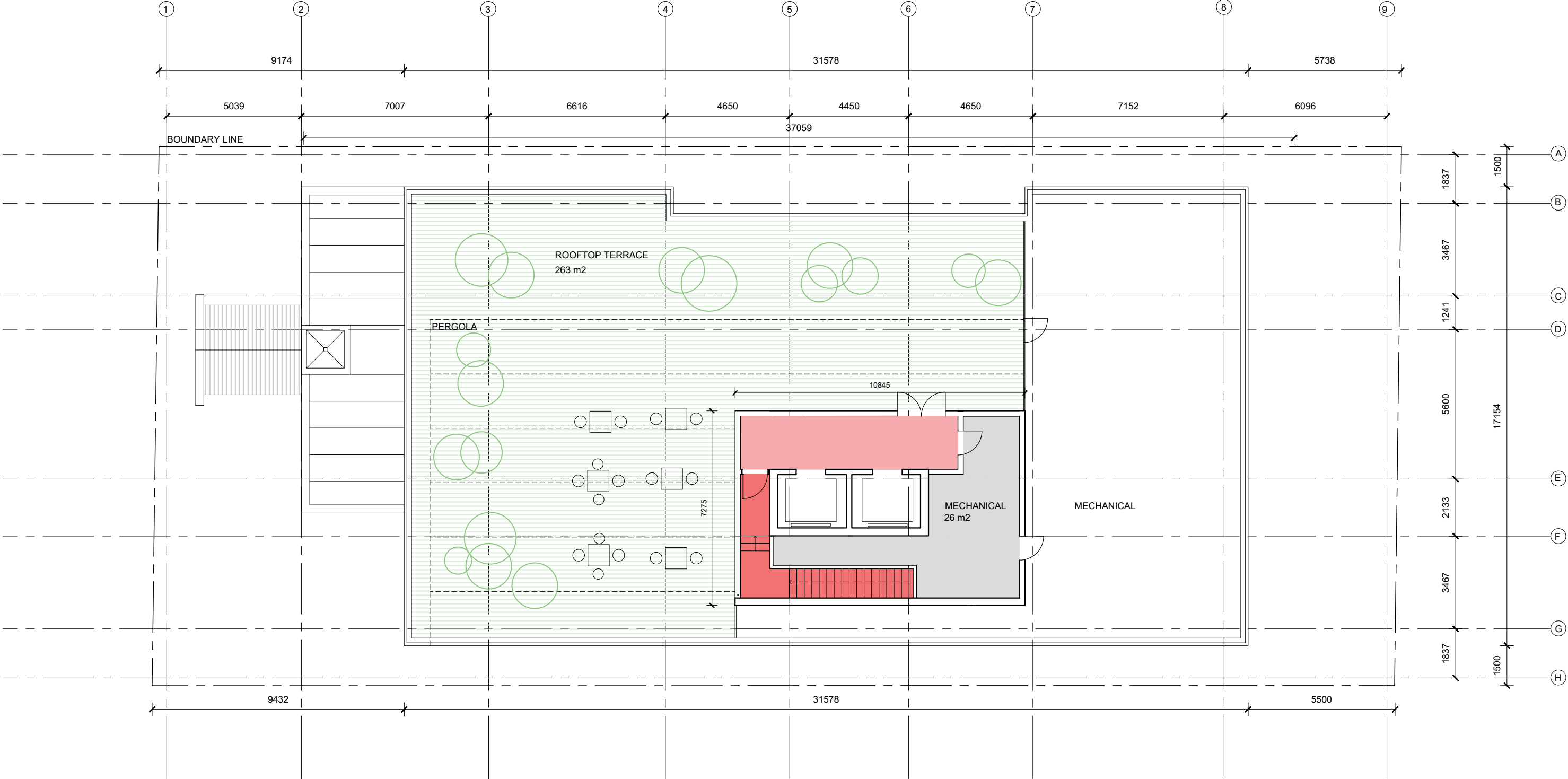
PLANS - LEVEL 02-05



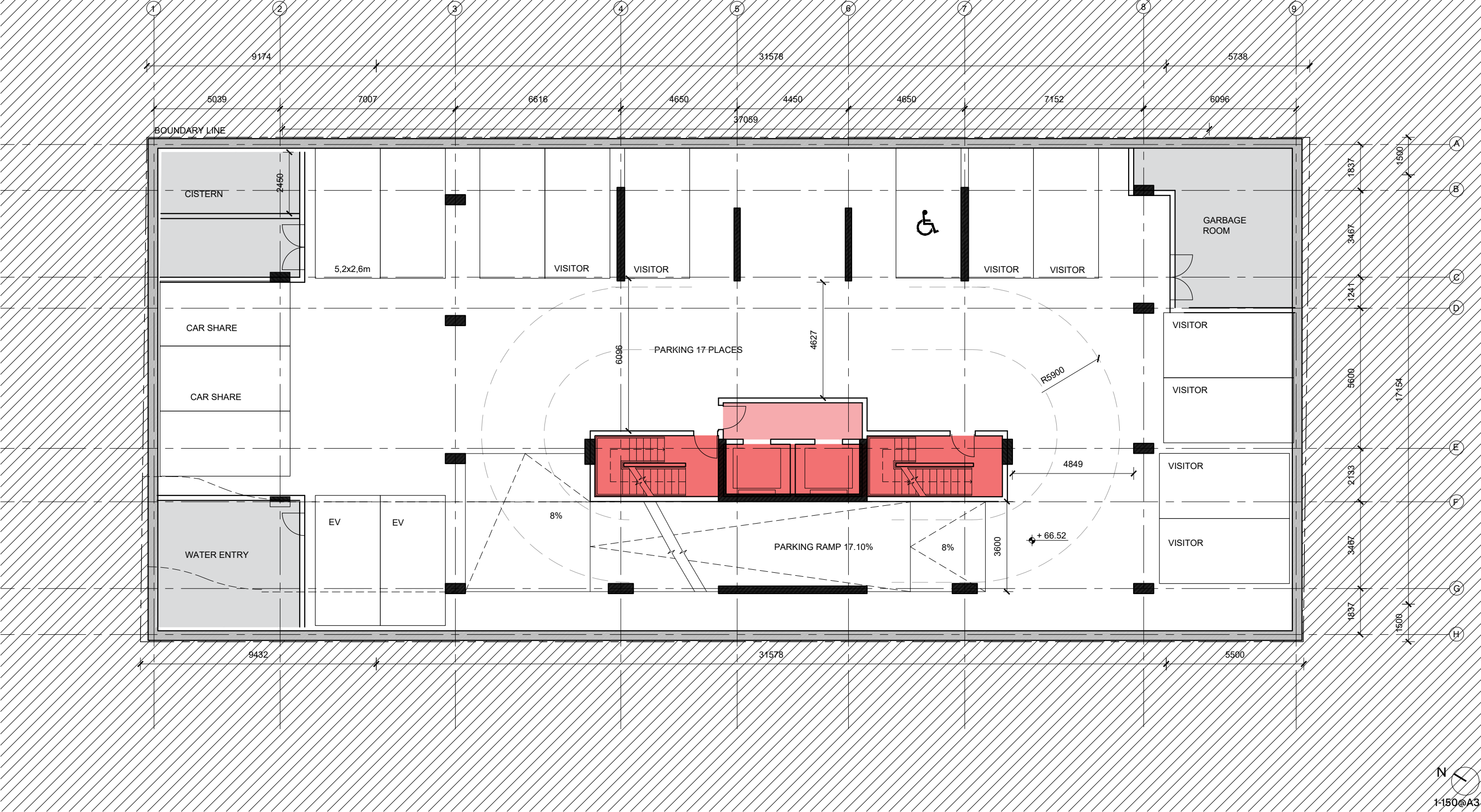
PLANS - LEVEL 06-09



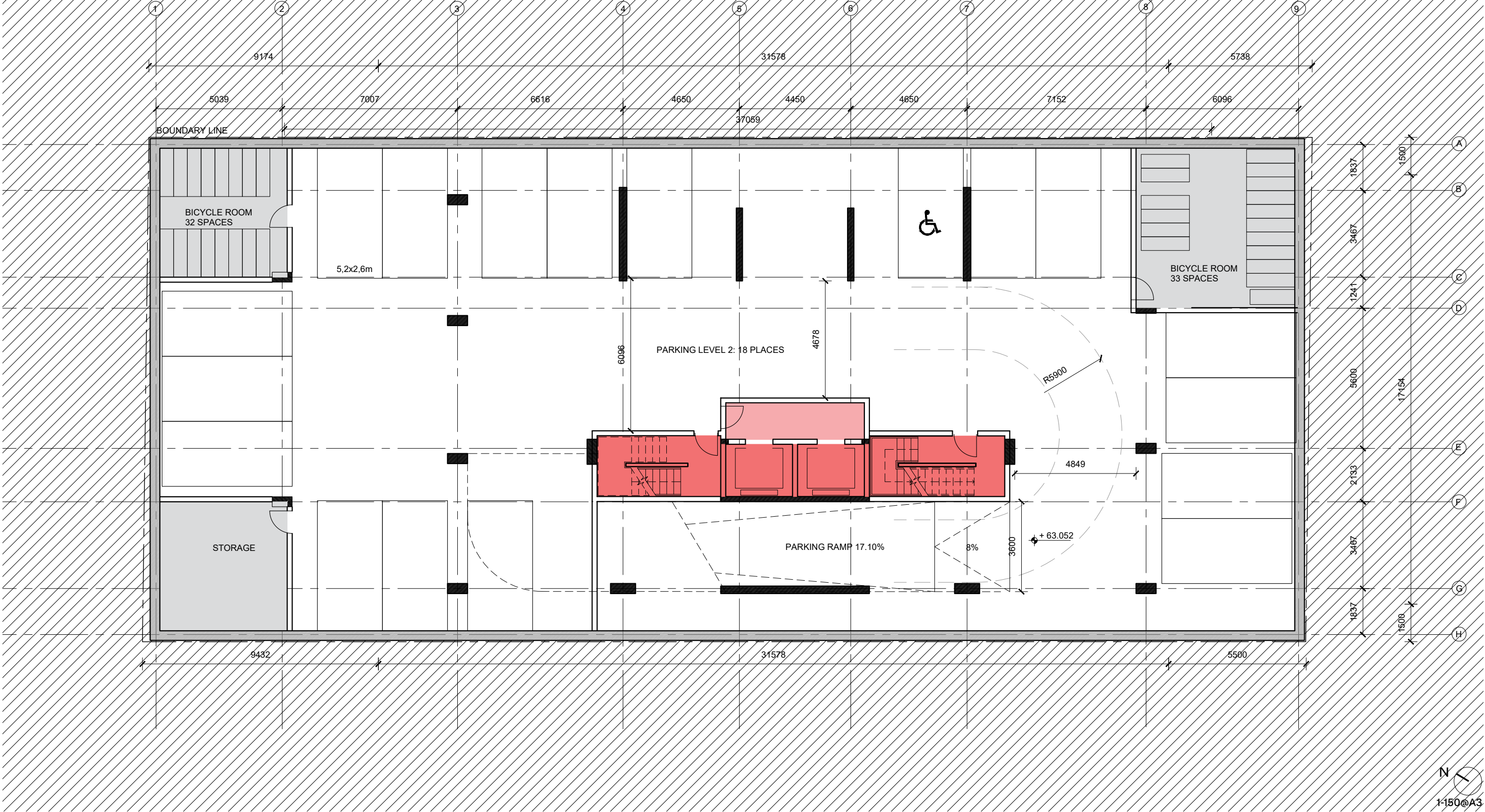
PLANS - ROOFTOP TERRACE



PLANS - BASEMENT 1



PLANS - BASEMENT 2



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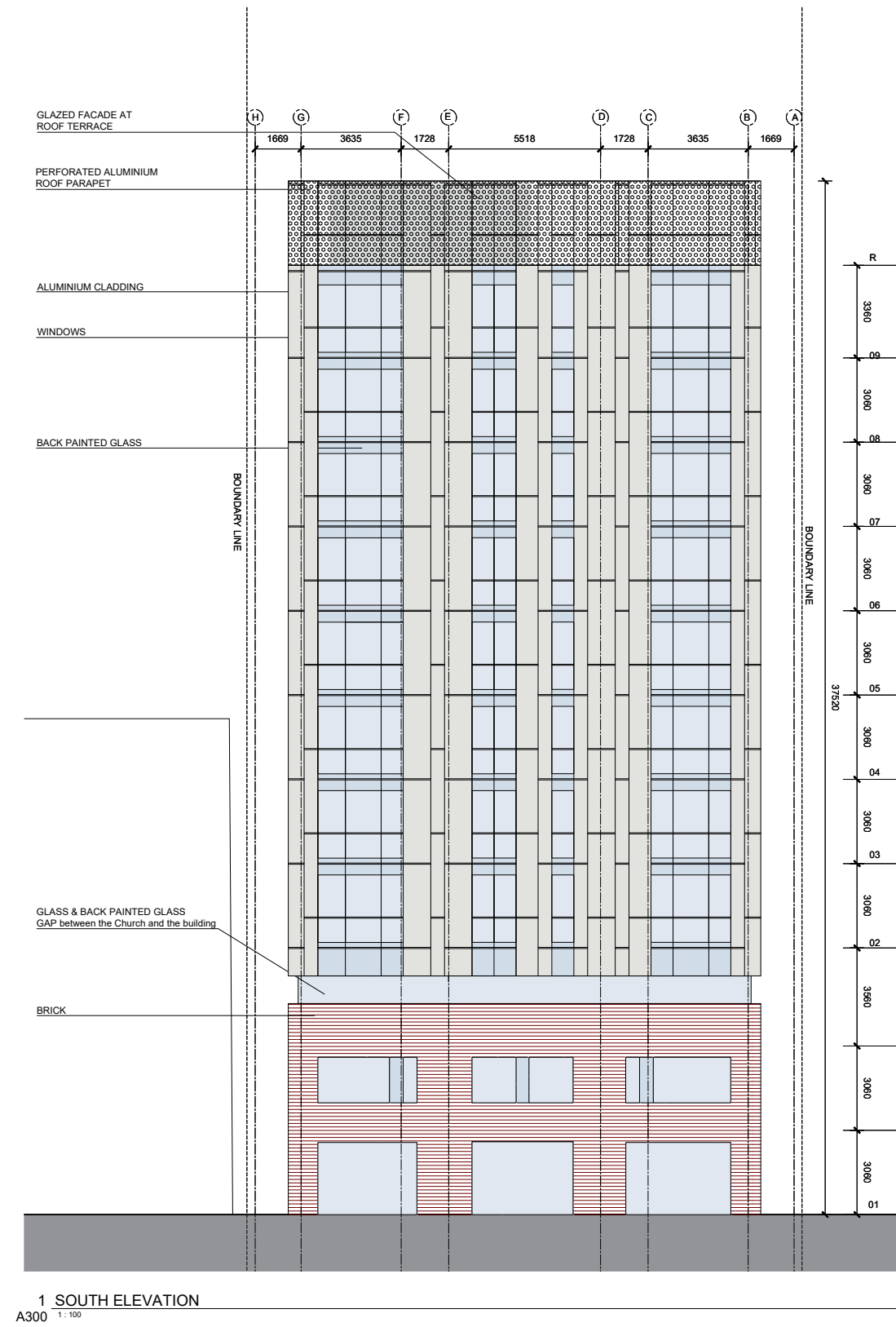
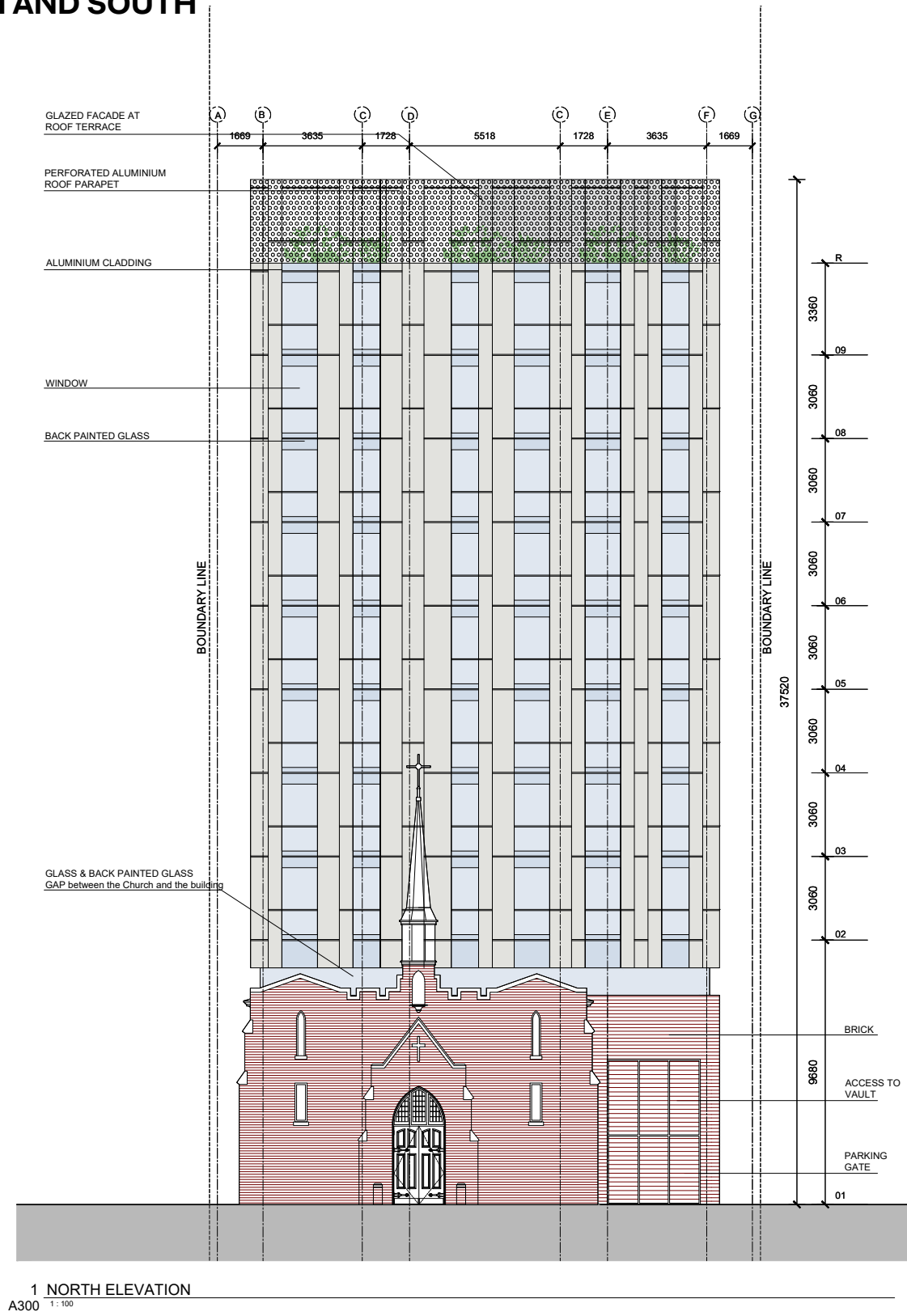


08/2024

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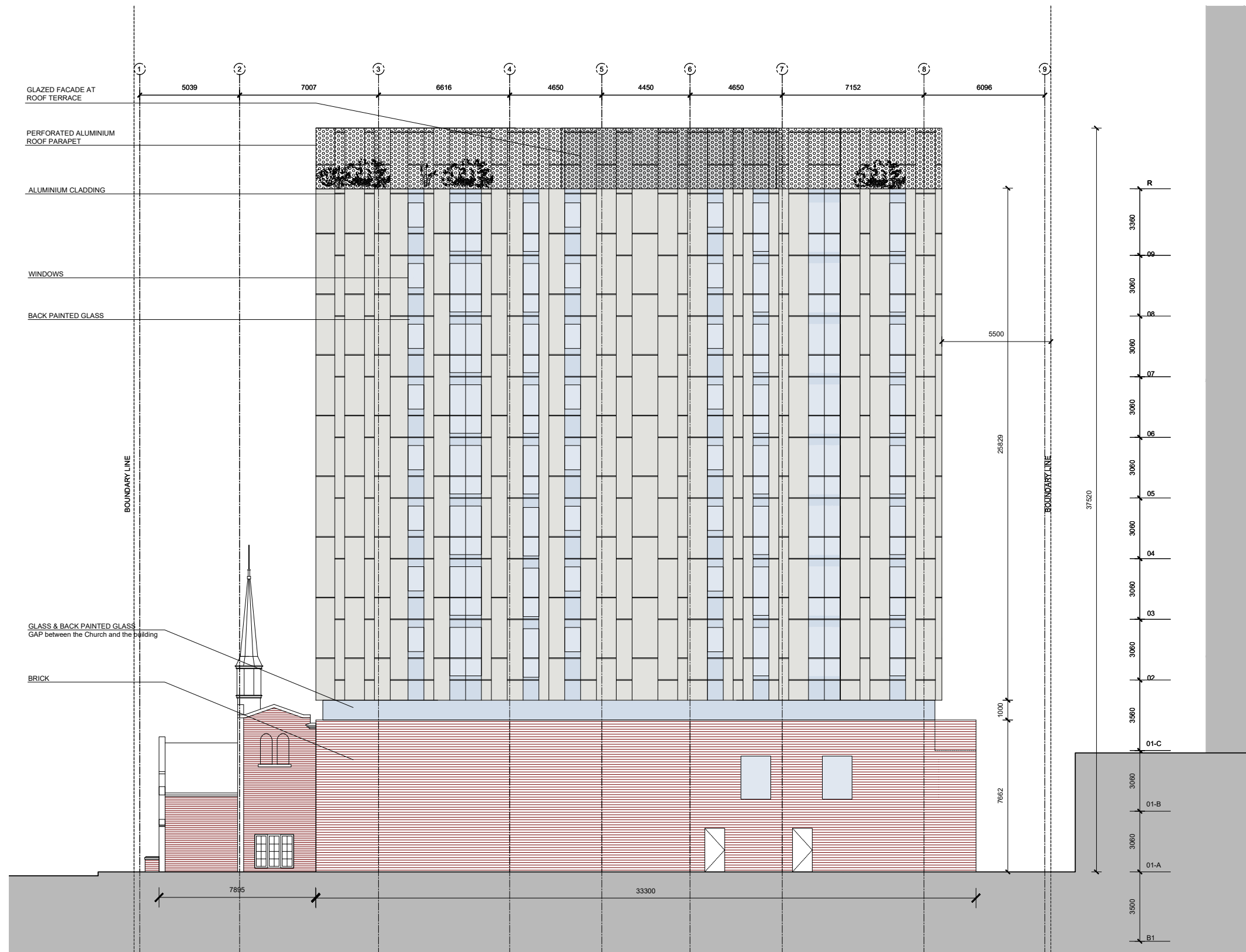
ELEVATIONS - NORTH AND SOUTH



ELEVATIONS - EAST



ELEVATIONS - WEST



4. SUSTAINABILITY

The following are some of the sustainable measures provided in this design:

- The building is targeting high level of sustainability including increased exterior insulation and high quality air membrane for reduce air leakage.
- Shared amenity space will reduce overall building area per person with associated reduction in embodied carbon and operating costs.
- Light colours on the roof surfaces will help reduce heat island.
- The location of the building close to main pedestrian streets and provision of on-site amenity space will provide residents with aspects of a walkable community.
- Convenient interior bike parking will provide residents with an alternative to car use.
- Re-use of exterior cladding elements of the deconsecrated Church reduces the materials destined for landfill.

5. HERITAGE

Refer to the heritage impact assessment prepared by Barry Padolsky Associates Inc. Urban Design and Heritage Consultant and by Commonwealth Historic Resource Management

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