



Mixed Use 2A 2B- 10 Oblats Ave, Ottawa

Hobin Architecture & Regional Group

Design Statement

Regional Development in collaboration with Hobin Architecture is looking to build two rental buildings on the proposed site. A six storey mixed use building along Main Street with store fronts on the ground floor along Main Street as well as the Grand-Allée linear urban park. This six storey building on the western edge of the site is referred to as building 2A. It will include 125 units. Units will range from one bedroom units to two bedroom units. This building will have a variety of amenity spaces. The rooftop will house a large landscaped outdoor terrace. The building layout of the upper five floors will create a sheltered courtyard that will also be used as landscaped terraces. Residents will also have access to the Grand-Allée linear park directly abutting the building. The second building, a nine storey rental building along the eastern boundary of the site is referred to as building 2B. This building will consist of 119 units, many with views to the Rideau River. The units in this building will range from one bedroom units to two bedroom units. Both buildings will sit on a common parking garage with parking shared between both buildings. An additional small at-grade parking area has been provided to serve visitors and retail spaces on the ground floor.

The site was built up by prioritizing a variety of concepts. The first main move was to create two building rather than one. Rather than following the main street rational to the letter, the permitted mass was broken into two pieces with two different identities. In traditional main street zoning, the building mass should reach four storeys before stepping back - however, in order to better relate to the surrounding context, the step back on the mass fronting Main Street was lowered to a double height space ground floor, while leaving the corner expressed with a full height edge. The building face on the sidewalk is dominating, more human scaled and pedestrian friendly while the separation of the two buildings respects the character of view plane from Main Street to the Deschâtelets Building.

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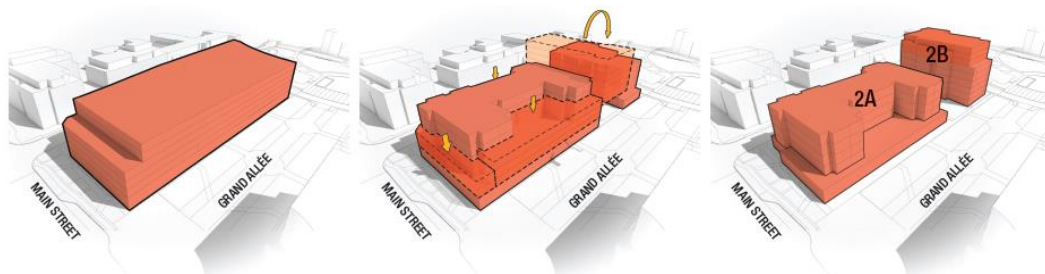
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The design of the base is intended to ground the building and the use of a natural stone piers setup a cadence along Main Street containing the main entrance to an expected grocery store as well as a variety of smaller retail shops. Large spans of glass are setback and fill the gaps between the piers further animating the streetscape to complete the overall composition of the street.



The rear building, 2B was conceived by removing a part of the permitted massing from the center and placing it atop the permitted mass. This provides a similar permitted density but allows pedestrians to move through the site more fluidly. This also prevents the lot from becoming one giant mass. Being that Oblats Avenue to the north is such a narrow right-of-way, this separation between both buildings allows any space for parking to be strategically placed to serve the retail along Main Street and the Grand-Allée. Having the parking tucked in within the site allows us to have more generous, pedestrian friendly sidewalks that will be built on private property in order to give the street a more generous width.

Furthermore, this gap between buildings allows us to remove all the service spaces such as garbage pick-up, loading, etc. from public streets. The service spaces for these buildings are accessed either through the gap and are built-in to the architecture of the building to be discreet and unnoticed. An important design consideration for both buildings was connectivity to the site and context. Having the extra height on building 2B allows this building to have better views of the Rideau River to the East. With the same intent, the upper part of building 2A, was lowered to create a courtyard. This maximizes the amount of units that have access to a variety of private and public outdoor spaces that have a connection to the colonnade of mature trees that were preserved along the Grand-Allée. Both buildings 2A and 2B were set back further than required to avoid the critical root zone of mature trees that have been on the site for decades. The preservation of these trees was deemed essential in the design of these two buildings. They anchor the site's historical importance as well as provide a rich green environment that line the outer edges of the Grand-Allée. They provide shelter for the generous sidewalks and patios in front of small retailers along the length of the Grand-Allée.



Aesthetically, these buildings are meant to both celebrate and contrast the materials on site. Both buildings incorporate natural stone that mirror that of the Deschâtelets Monastery. Building 2B, which is in the inner part of the site uses more traditional materials echoing the historical palette of the site while incorporating more contemporary design elements. This building is targeted at a more established demographic.

Building 2A however is targeted at a group that might be more involved in City life and require smaller units but more amenity space. This group incorporates a younger generation as well as those that might be well established but are wishing to maximize the benefits of an urban lifestyle. This is achieved by using more modest materials in the building itself, and celebrating the public realm by offering rich and high quality amenities. The double-height base is clad in historical sandstone to relate to the Deschâtelets building. This contrast between the light stone and darker brick above creates a strong sight line directly to the historic building down the Grande-Allee. The stone columns also help to continue the natural rhythm of the street and reflect the formal nature of the historical Deschâtelets Building.

The upper part of 2A is clad in heritage red brick which is found in many of the surrounding buildings. This building contrasts building 2B yet uses architectural elements such as vertical window patterns to relate to its historical surrounding. The design of the architecture in the details is minimalistic and is meant to blend in elegantly on the site. The intent for this upper part is to selectively use contemporary elements and seamlessly marry them with heritage elements. The intent of the upper portion was to marry contemporary and heritage elements in order to respect the heritage nature of the site all the while adding its own layer of history.

