Algonquin College
Athletics and Recreation Centre
1385 Woodroffe Ave, Ottawa, Ontario, Canada

UDRP Design Brief – "Formal Review" (Rev.01)

Dated: September 24th, 2019

Issued to:
Urban Design Review Panel

CITY OF OTTAWA

Prepared by:
HOK Architects Corporation

Project No. 19.32300.00

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1.0 Project Background

1.1 Description & Purpose of the Project

The proposed development is located at Algonquin College (1385 Woodroffe Ave, Nepean, ON).

The legal description is:

PART OF LOTS 34 & 35
CONCESSION 1 (RIDEAU FRONT)
PIN: 046910289
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA

This 2-storey building + basement proposed development consists of a number of athletics and recreational programs including: fitness spaces, 400m indoor running track, climbing & bouldering walls, a bowling alley, multi-purpose studios, 3 gymnasiums (one single gym for general recreational sports, and one double gym for competitive varsity level games and special events), gendered and gender-neutral locker / change rooms, a licensed lounge, and an office administration area.

1.2 Vision & Goals

Vision:
"Generations committed to an active and healthy lifestyle"

This vision is founded on four guiding principles:

1. *Spark a Movement: Inspire action and participation.*
2. *Own Your Health: Instill lifelong healthy habits.*
3. *Anticipate Success: Support future growth and innovation.*
4. *Make Design Matter: Build quality, create "WOW".*

Goals:
The following lists some of the various Planning and Vision Principles defined by Algonquin College that form the basis of this architectural project.

- Create an experience that captivates students, that breaks through perceptual barriers to provide a welcoming, safe, inclusive, reassuring and inviting place for students of all backgrounds, cultures, and abilities.
- Build school spirit, identity, and community through social collisions for chance encounters, shared experiences, and friendship.
- Inspire students of all abilities to participate and have fun, including students who do not identify with sports, athletics, or varsity competition.
- Provide access to students while welcoming College employees and alumni as paying users.
- Create spaces that support a more inclusive program that encourages greater student participation.
- Design for adaptability to emerging trends and technologies.
- Create a distinctive building that captures the imagination.
- Project a grand sense of place with open, airy transparent spaces to create visual energy while respecting modesty preferences.
- Exceed barrier free standards, and be a sustainability exemplar.

1.3 Context

City of Ottawa Official Plan

The property is designated as a Mixed Used Centre in accordance with Schedule B of the City of Ottawa Official Plan. It is also located within the Baseline and Woodroffe Secondary Plan.

The purpose of the Mixed Used Centre designation is to *"ensure that these large scale, high traffic generating institutions locate only on large parcels of land, with direct access to an arterial road and near rapid transit stations; impose regulations which ensure that the size and intensity of these uses is compatible with adjacent uses; and permit minor institutional uses and provide for a range of ancillary service uses*."

The Mixed-Use Centre area also encourages increased density to occur over time which provides opportunities for walking, cycling, and transit.

Zoning By-Law 2008-250

The subject property is zoned I2A. The I2A subzone is a post-secondary educational facilities subzone.

Baseline & Woodroffe Secondary Plan

Algonquin College is located at Woodroffe Avenue and Baseline Road. The goal of this Secondary Plan is a vibrant, urban focal point for business, commerce and academia, where a majority of people travel by walking, cycling and use of public transit.

Section 2.2 provides requirements to:

- Create a sense of identity and continuity through streetscaping, massing and urban design.
- Strengthen and improve the visual character of the centre.
- Provide opportunities for a healthy living style through the provision of recreational pathways, improved public and private pedestrian amenities, well planted greenways and complementary uses which encourage walking.
- To create a compact, pedestrian-oriented heart for the wider area which fosters community and human interaction.
- To improve pedestrian and cycling access and linkages between neighbouring communities, across roads, and among uses within the Secondary Plan area.
- To expand the current network of recreational pathways and improve connections to the City cycling network.
- To develop a land use pattern and transportation system that supports pedestrians, cyclists, transit, and vehicular traffic.
- To use all appropriate aspects of traffic demand management, such as mixed land uses, reduced parking requirements and parking caps, revision of parking pricing, and subsidizing transit passes, as a tool to minimize the number of people coming to the Secondary Plan Area by private vehicles.

The proposed ARC building is situated on North Service Road that is fed from Navaho Drive, and to the east of Building E 'Student Commons', and the south of Algonquin College Residence. The immediate east and south of the proposed development site, including the site footprint itself is primarily surface parking lot.

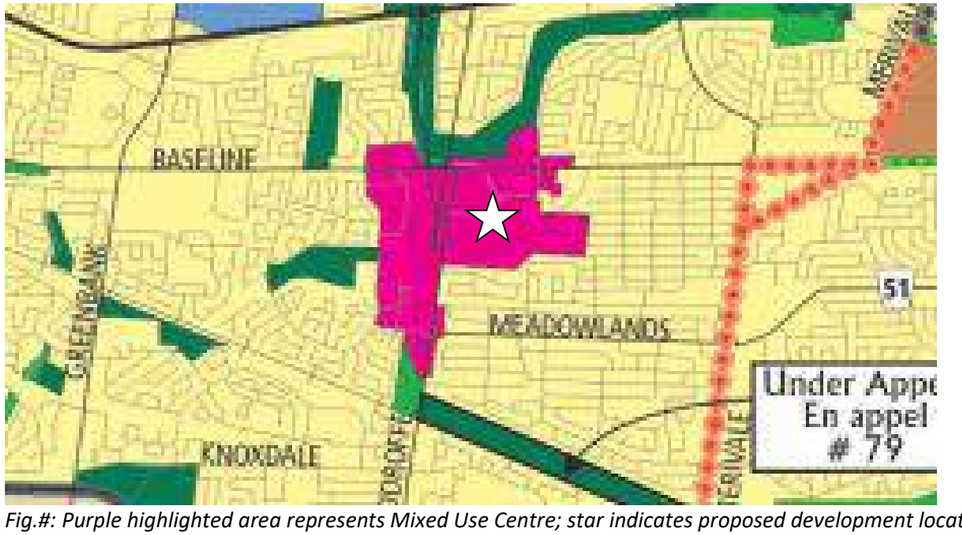
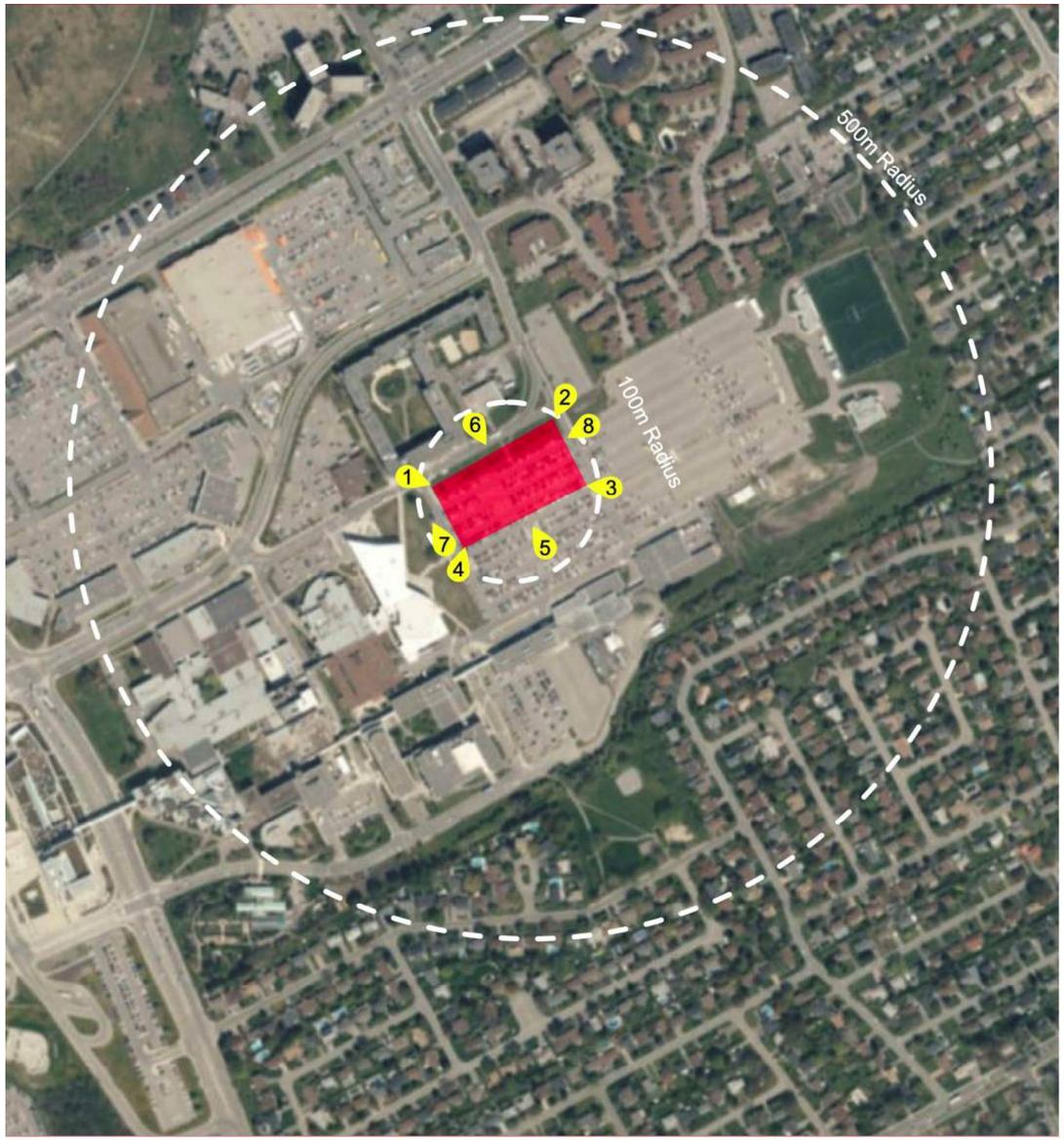


Fig.#: Purple highlighted area represents Mixed Use Centre; star indicates proposed development location.

1.4 Site Analysis

Subject Site

EXISTING SITE PHOTOS



TRANSIT-ORIENTED DEVELOPMENT

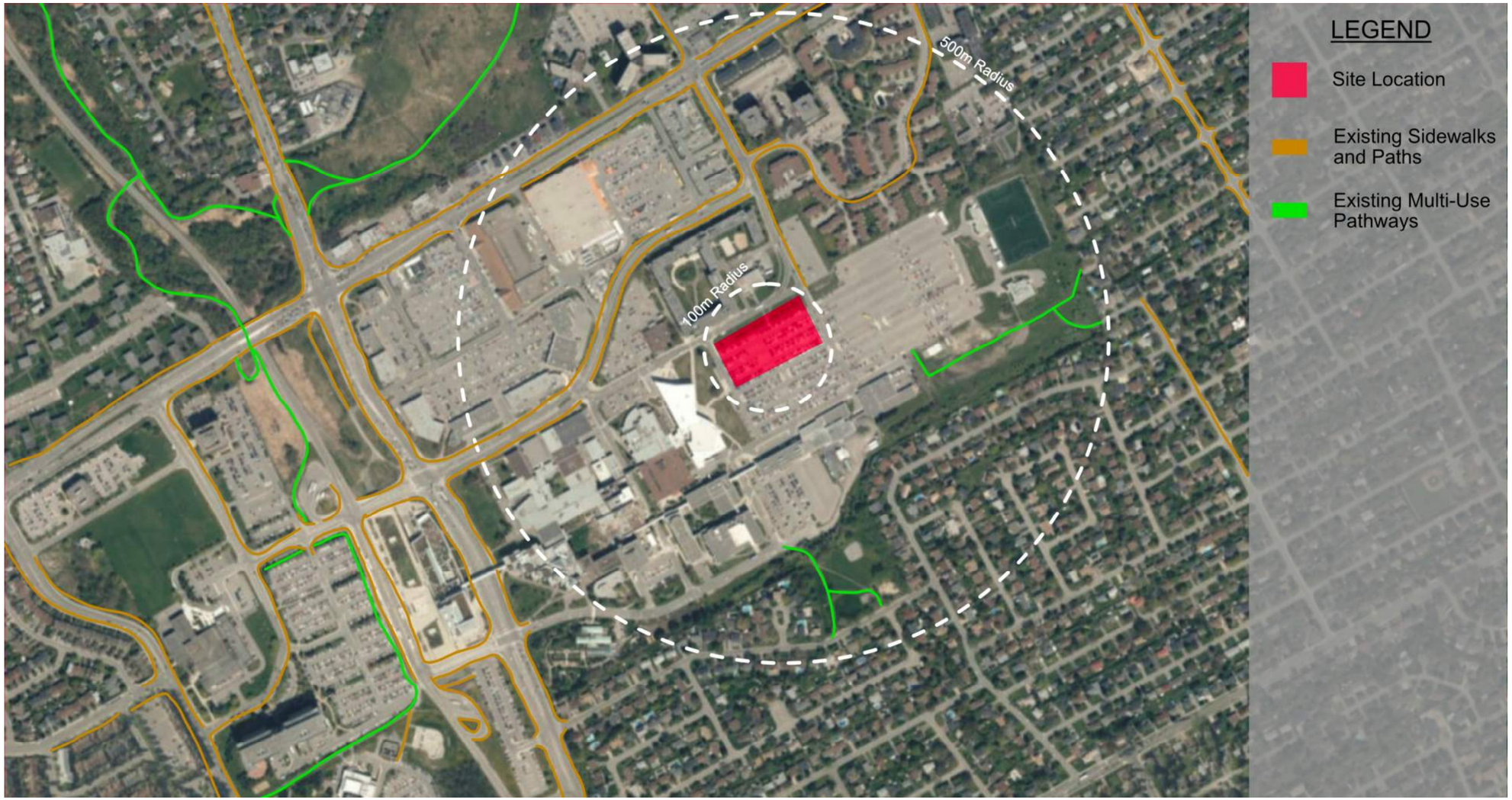
The road network has been designed to carry buses, private cars, bicycles and pedestrians. In keeping with the Official Plan, walking, cycling, and transit shall have first priority as part of a balanced transportation system that accommodates all users and minimises environmental social and financial impacts.

The proposed building is located close to the front lot line for direct and safe pedestrian access, supported by barrier-free access to all major entrances. Massing is articulated at all floor levels to provide visual interest to pedestrians. Clear windows and doors are proposed for the pedestrian level to provide ease of entrance, visual interest, and increased security. Ground floors will be designed to be appealing to pedestrians with patio spaces, public benches, and a variety of hardscape and softscape landscaping. A single row of parking is provided along the south side of the building only. Loading areas are located at the north, screened from view with architectural metal panel visual screens to hide shipping / receiving activities. The building does not have a ‘back’ of house elevation so all facades are treated with equal sensitivity to the pedestrian experience.

Transit & Cycling Network

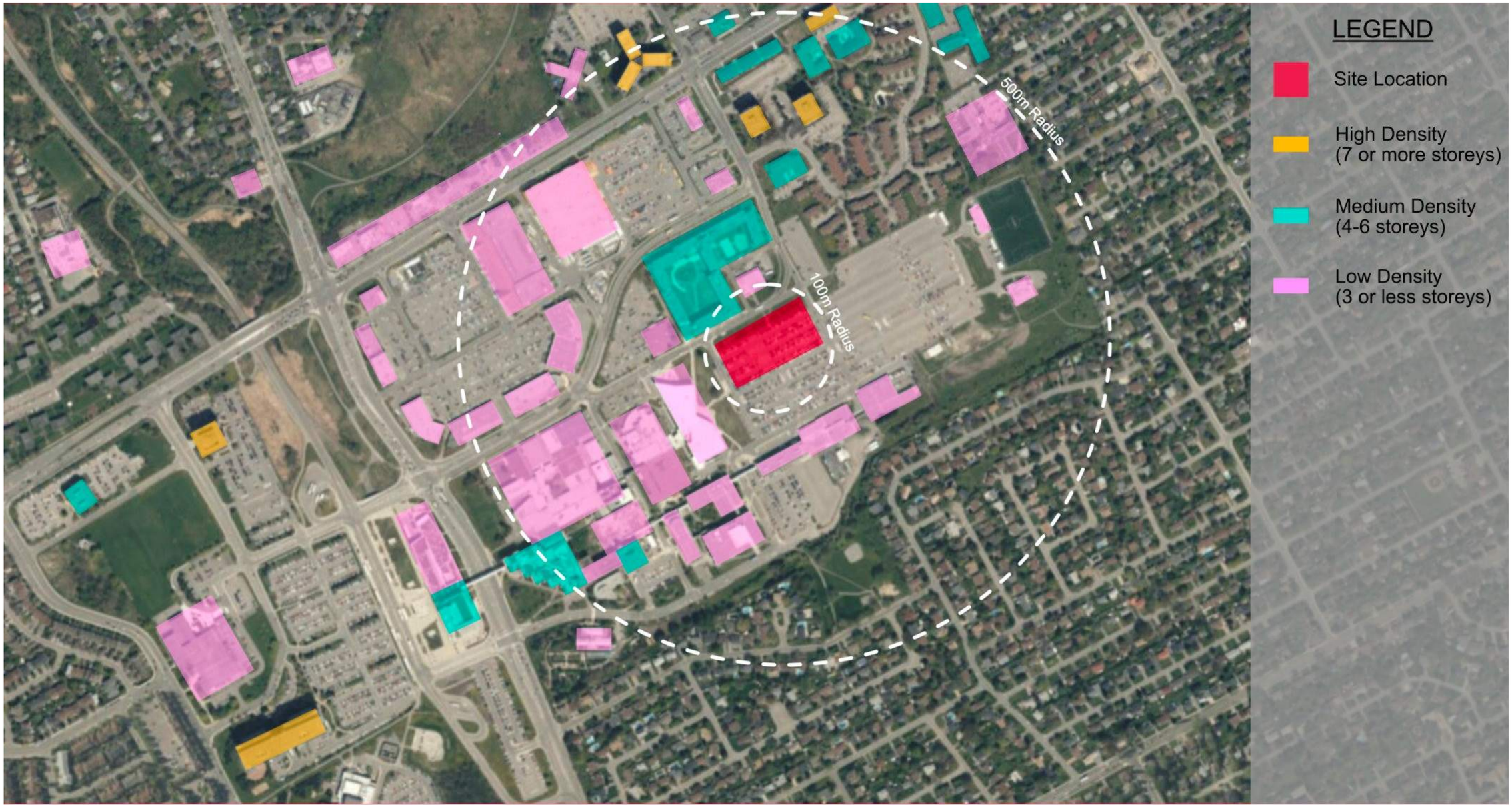
Baseline Road and Woodroffe Avenue are both considered spine routes on the City's Ultimate Cycling Network. Bicycle parking will be provided close to building entrances with approximately 100 existing bike parking spaces within a 180m radius of the proposed development. Most of these spaces are located directly adjacent at the Student Commons Building. The campus is in proximity to the City and NCC's pedestrian pathway network.

PEDESTRIAN NETWORK



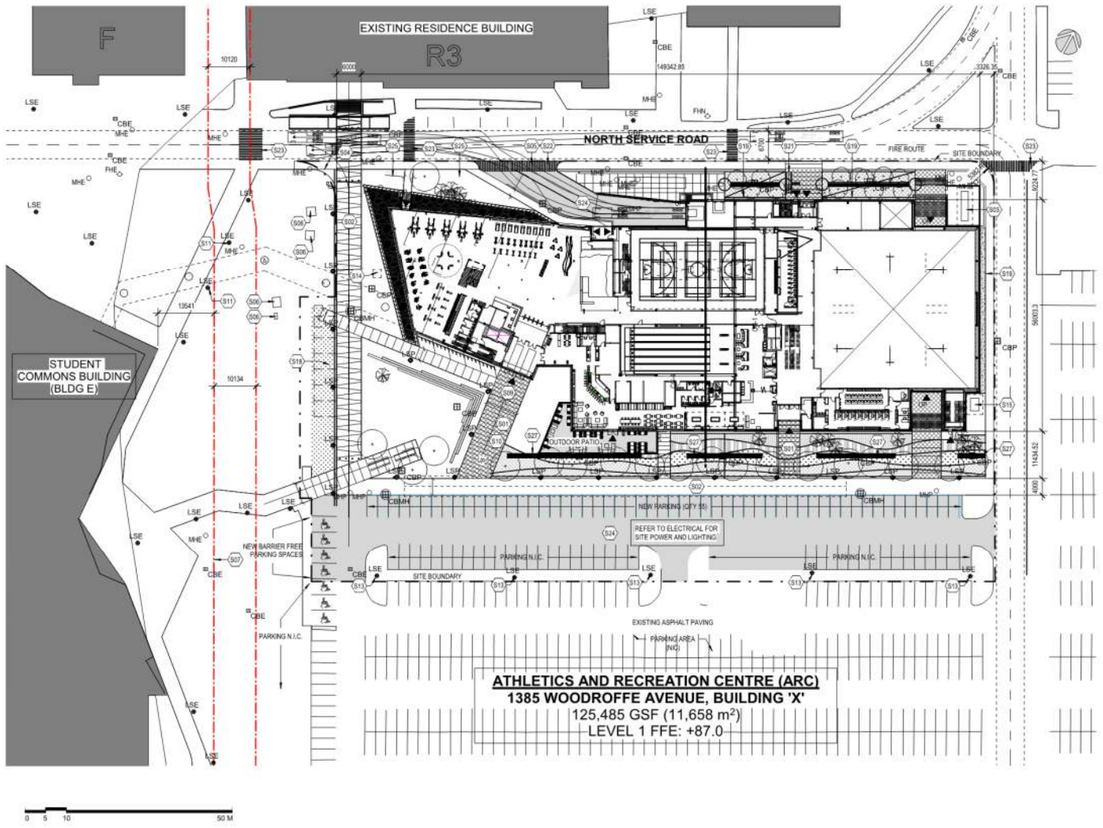
The Student Commons building is designed as a central hub for student life and campus amenities. The exterior green space between Commons and the proposed ARC building was designed to be an outdoor plaza to support student life and various activities ranging from social events and general recreation (e.g. outdoor hockey, Frisbee etc). The existing parking lot sees fairly significant pedestrian traffic to/from the Student Commons building. The proposed ARC building seeks to improve the pedestrian experience by introducing a number of upgrades: 1) providing new wide sidewalks the length of the building to support east-west pedestrian traffic, 2) replacing the existing north-south running vehicular laneway that separate the Commons Building from ARC with a new 6m wide pedestrian walkway, and 3) softening the landscape elements with vegetated areas the full length of the building.

Density Map


LEGEND
Site Location
High Density
(7 or more storeys)
Medium Density
(4-6 storeys)
Low Density
(3 or less storeys)
500m Radius
100m Radius

2.0 Design Proposal

2.1 Site Plan



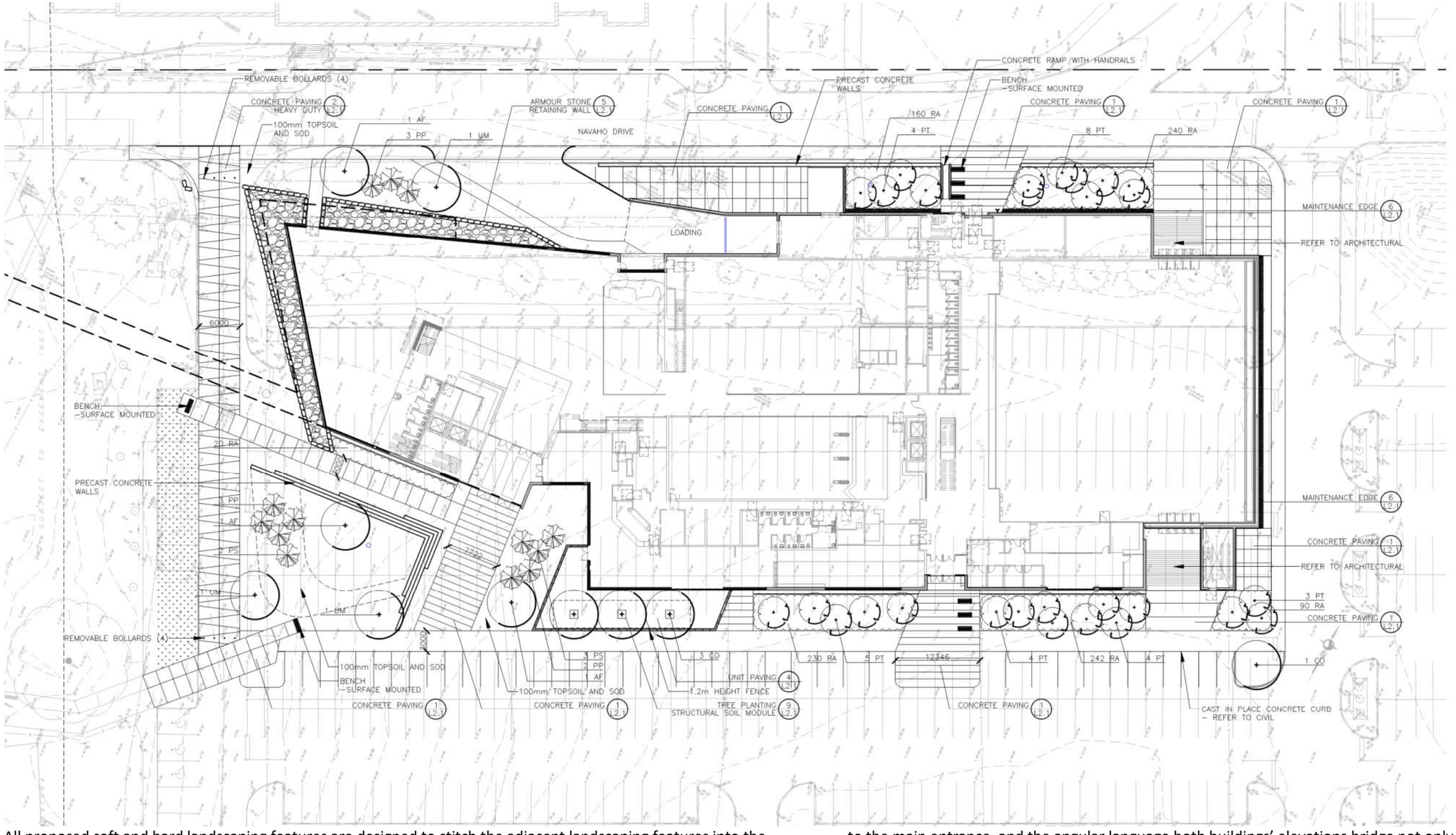
Proposed Development Summary

Gross Site Area	16,272 m² (175,150 SF)
Building Footprint	7,058 m² (75,972 SF)
Gross Floor Area	11,658 m² (125,485 SF)

Zoning Information

Part 7 – Major Institutional Zones (Sections 171 – 172)	**Required**	**Provided**
Minimum Lot Width	No Min.	Yes
Minimum Lot Area	No Min.	Yes
Minimum Front Yard Setback (m)	7.5	Yes
Minimum Rear Yard Setback (m)	7.5	Yes
Minimum Interior Side Yard Setback (m)	7.5	Yes
Minimum Corner Side Yard Setback (m)	7.5	Yes
Maximum Height (m), (Within 12m of R1, R2, R3 zone)	No Max.	Yes
Minimum width of landscaped area along all lot lines (m)	3	Yes

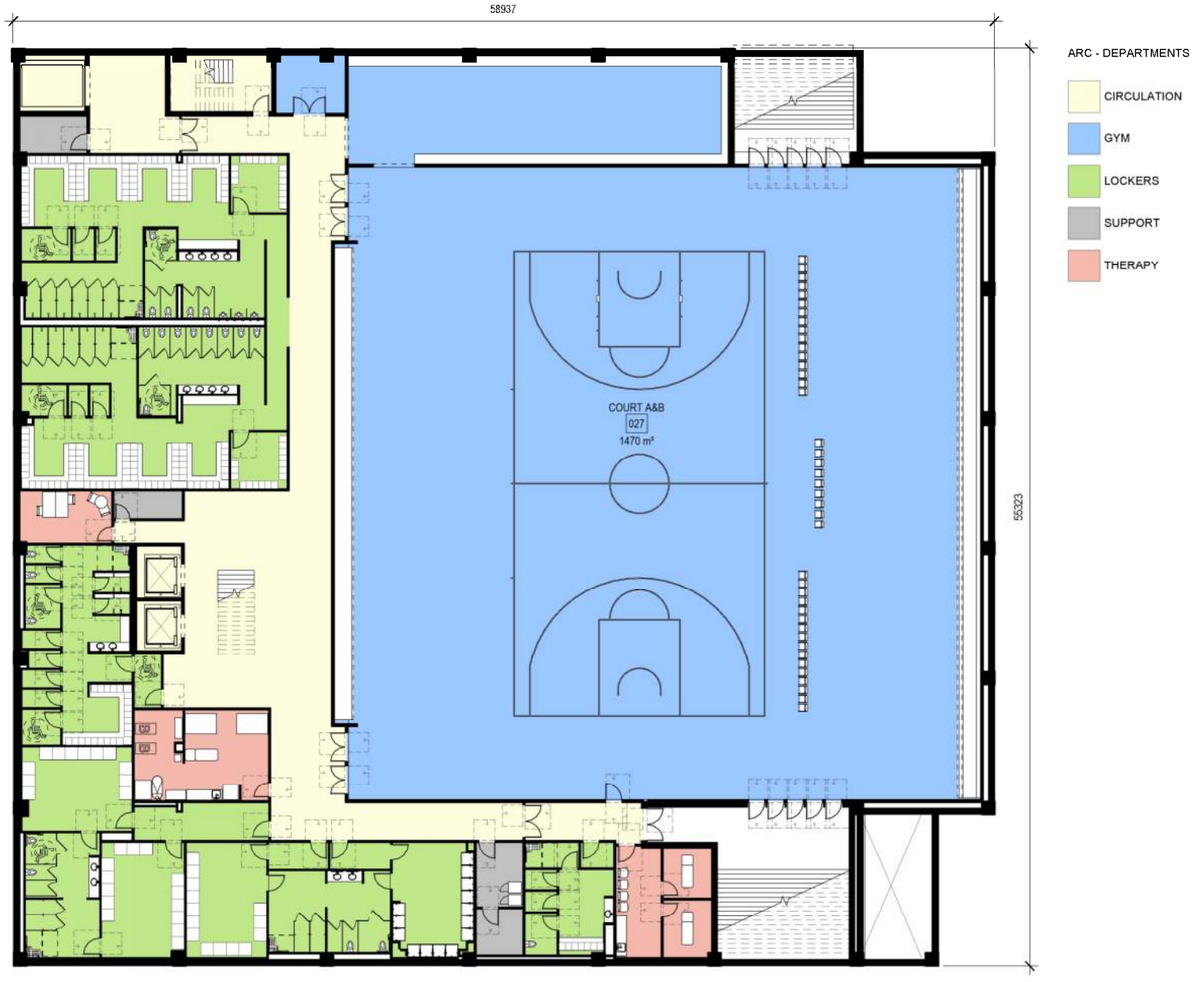
LANDSCAPE PLAN



All proposed soft and hard landscaping features are designed to stitch the adjacent landscaping features into the ARC site while striving to enhance the pedestrian experience. Sidewalk axes are carried over from Building Commons to the main entrance, and the angular language both buildings' elevations bridge not only the architecture but landscape design as well. At the north edge of the site, existing sidewalks are improved.

2.2 Floor Plans

Lower Level Floor Plan

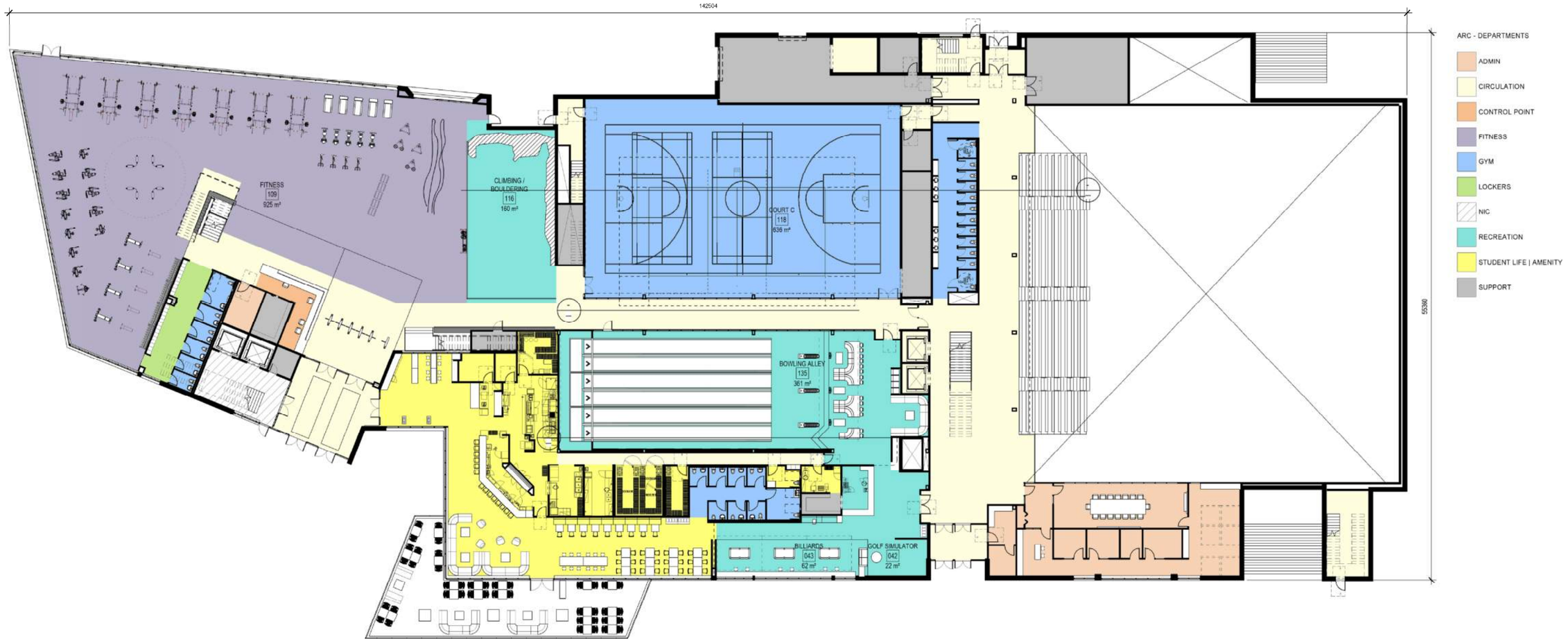


LOWER LEVEL @ 3.35m (11') BELOW LEVEL 1

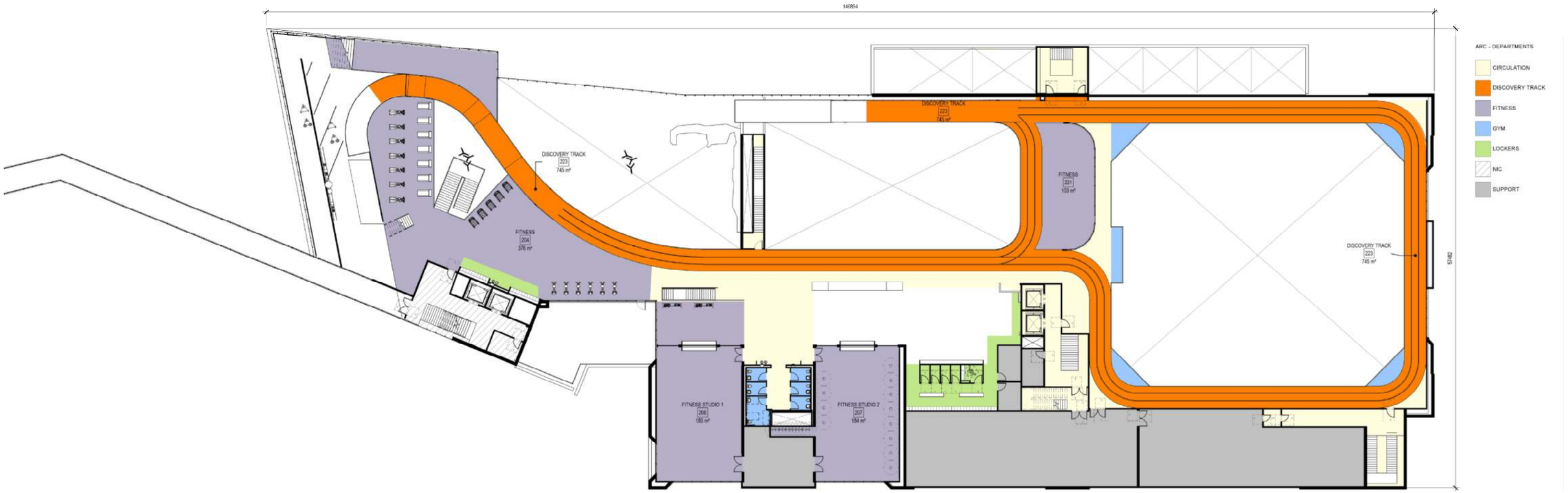
LOWER LEVEL LOCKER COUNT: 494

170 MEN
170 WOMEN
126 GENERAL PUBLIC
22 GENDER NEUTRAL
6 OFFICIAL'S

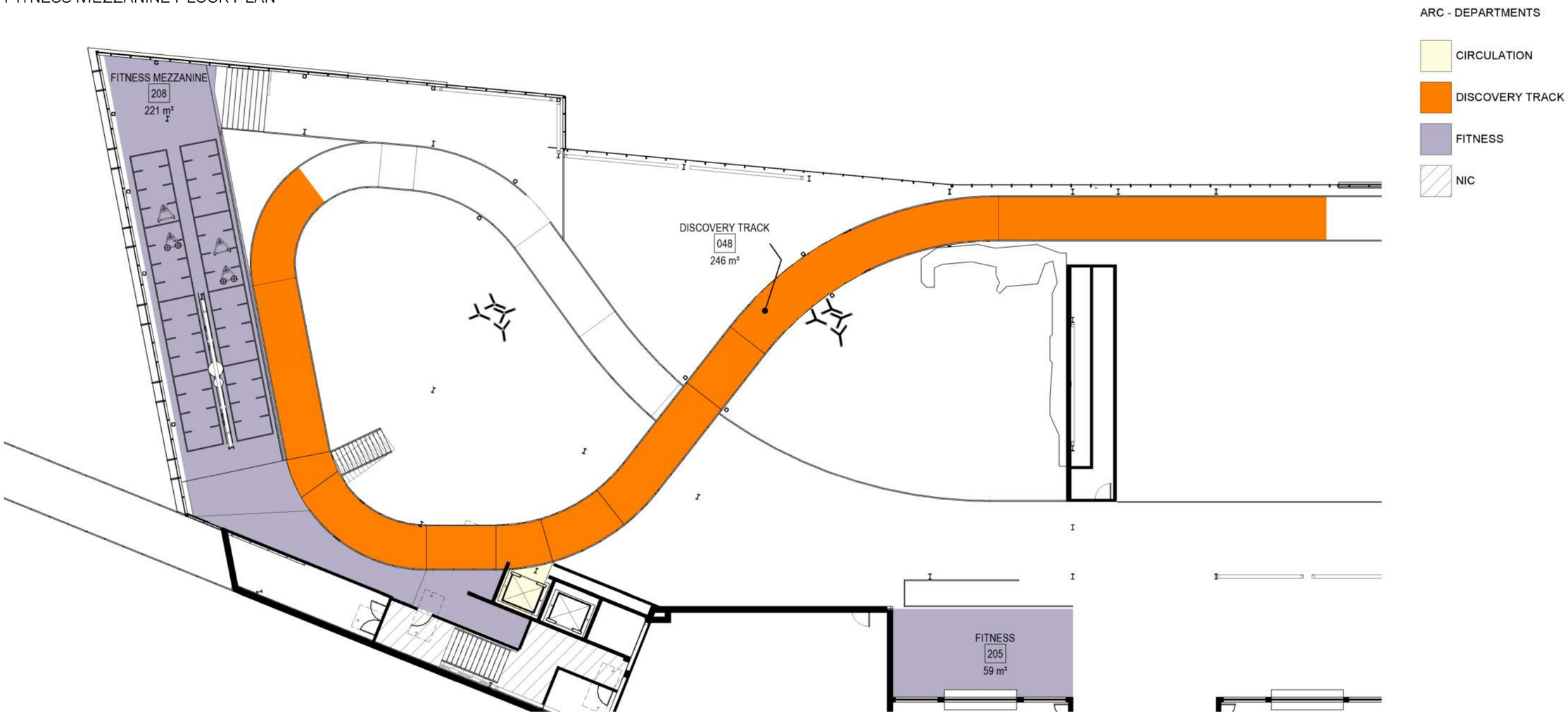
LEVEL 1 FLOOR PLAN



Level 2 Floor Plan

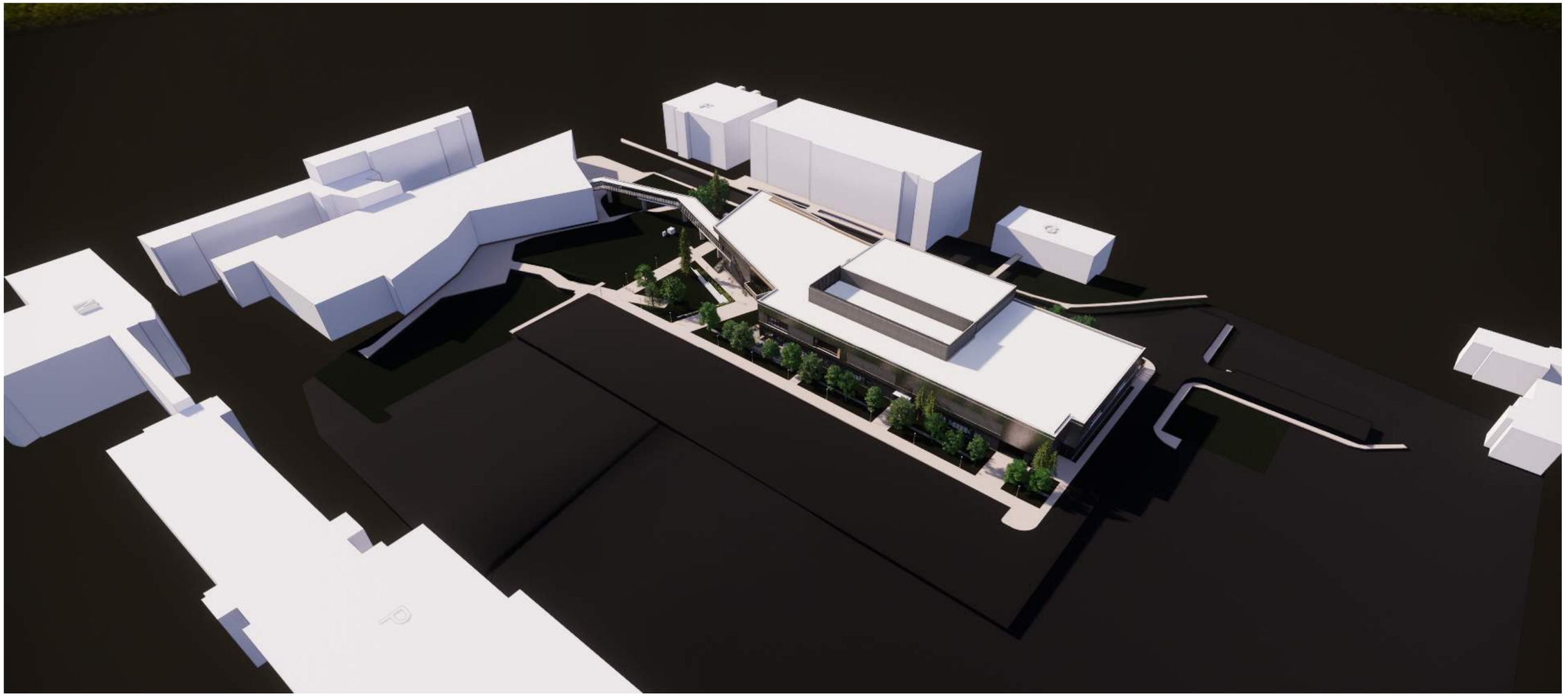


FITNESS MEZZANINE FLOOR PLAN



Fitness Mezzanine

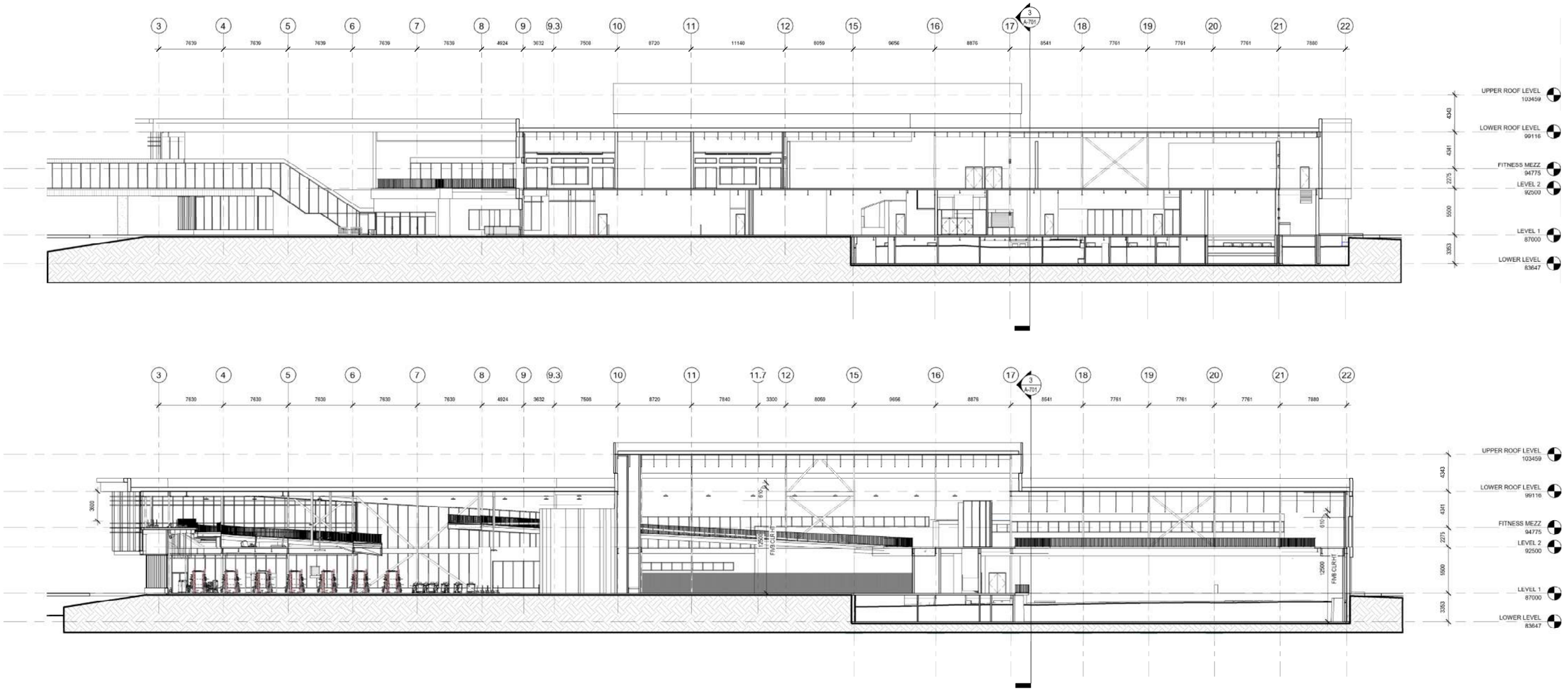
2.3 MASSING



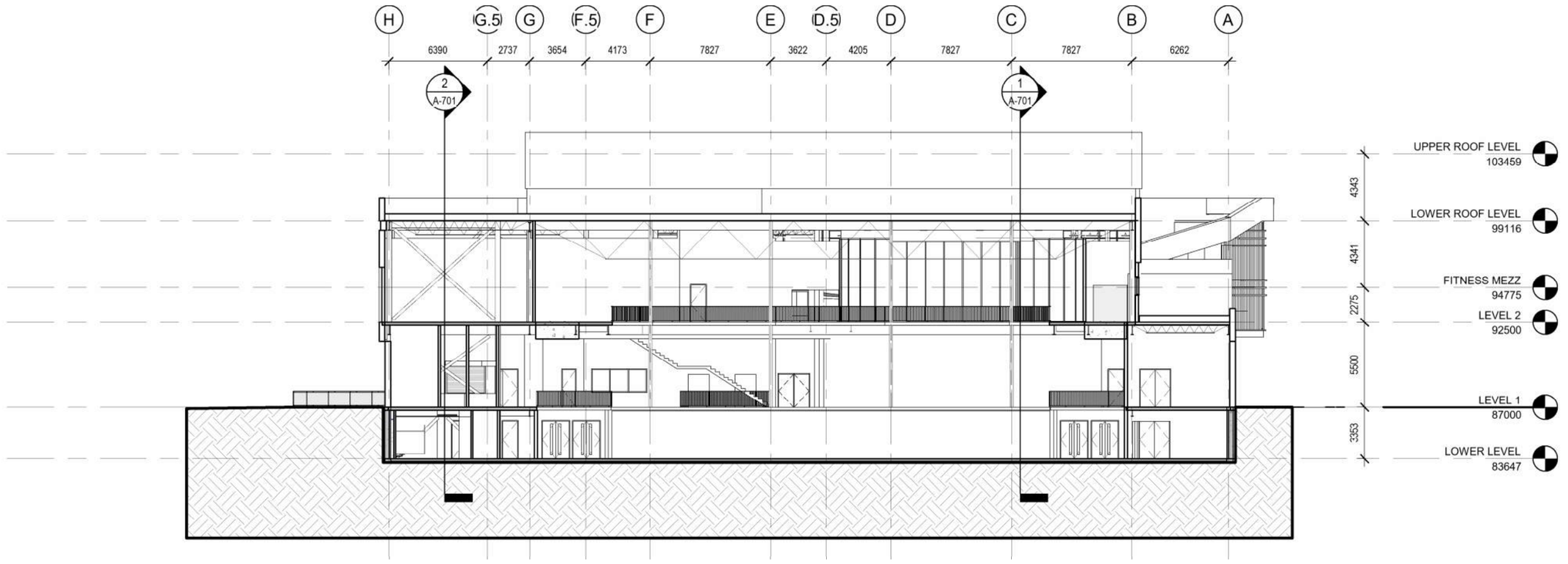
The ARC building massing and scale relates closely to the Student Commons Building which represents the central campus hub / focal point of this region of campus. The ARC building is similar in building height, and also draws some of the angular language into its own, while stitching that with adjacent rectilinear architypes. The building parti is defined as two stacked masses, a brick bottom, and a steel top. Proportionally, it uses a 1/3 bottom to 2/3 top relationship which lends to supporting a pedestrian feel from the street / sidewalk. Mechanical rooms are internalized and rooftop units are screened behind matching metal paneling that is set back from the south façade, and merged into the high gym central pop-up. Fenestration is generally conservative at south, and east elevations, with exception to the fitness areas at the west and northwest where natural light is desired. This articulation of the elevation provides visual interest and connection to the neighbouring context. A 30% window-to-wall ratio is the design target for meeting LEED Gold targets.

2.4 Building Sections

East-West Longitudinal Sections

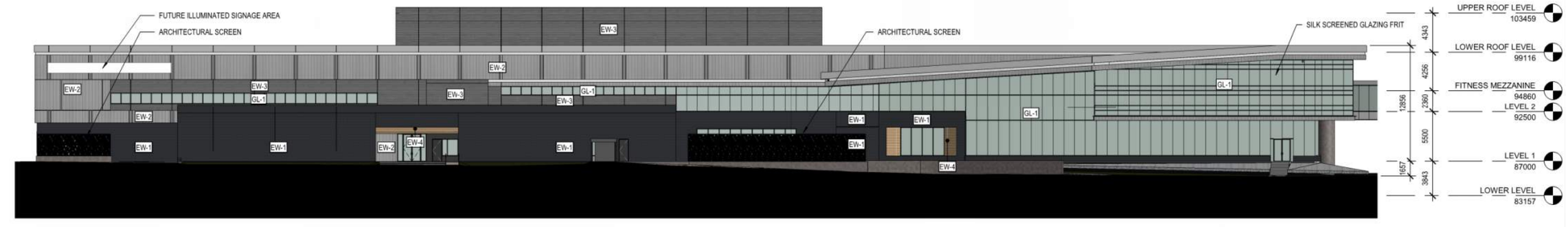


North-South Cross Sections

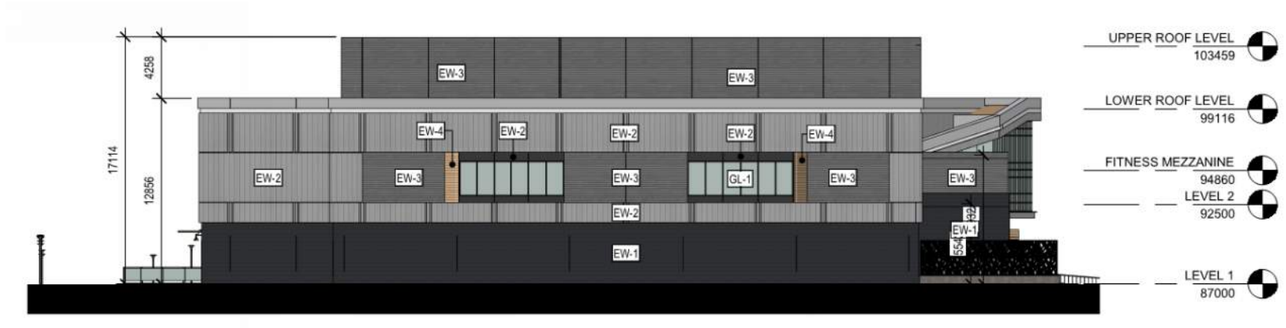


2.5 Building Elevations

North Elevation



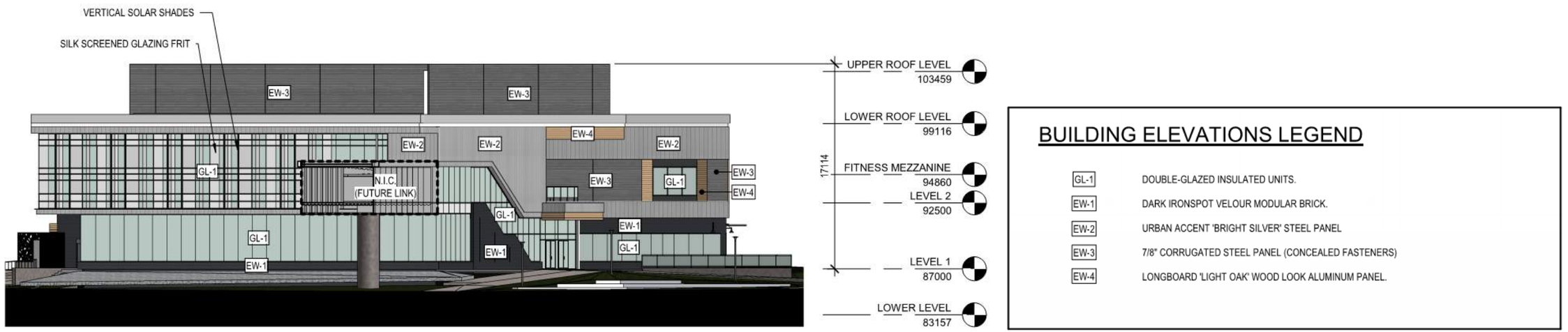
East Elevation



BUILDING ELEVATIONS LEGEND

GL-1	DOUBLE-GLAZED INSULATED UNITS.
EW-1	DARK IRONSPOT VELOUR MODULAR BRICK.
EW-2	URBAN ACCENT 'BRIGHT SILVER' STEEL PANEL
EW-3	7/8" CORRUGATED STEEL PANEL (CONCEALED FASTENERS)
EW-4	LONGBOARD 'LIGHT OAK' WOOD LOOK ALUMINUM PANEL.

WEST ELEVATION



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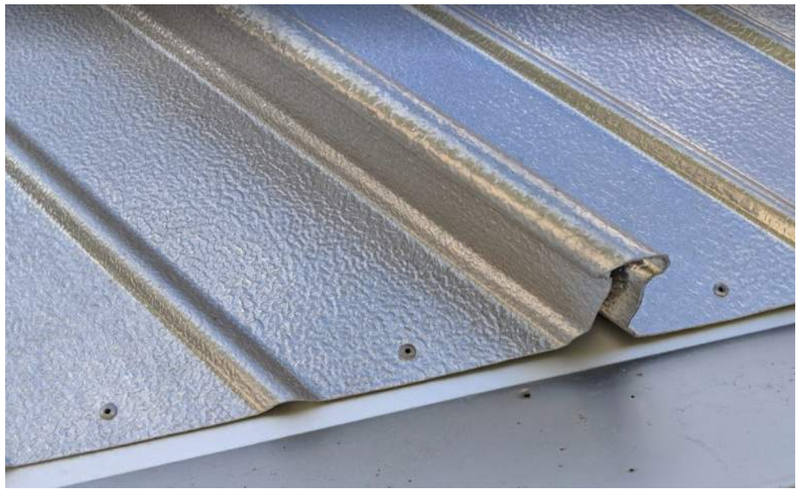
EW-4	LONGBOARD 'LIGHT OAK' WOOD LOOK ALUMINUM PANEL.

SOUTH ELEVATION

2.6 Materials & Precedents

Material Precedents on Campus

Student Commons' use of Ironspot Brick and Bright Silver Steel Paneling



Wood Soffit and masonry / EIFS at Student Residence

Vertical Solar Shades at ACCE Building

PROPOSED MATERIALS

EW-1: Manganese Ironspot Velour, Modular Brick

EW-2: Urban Accent Bright Silver, with 2” and 4” reveals

EW-3: 7/8” Corrugated Steel Panels
Colour: Grey / Silver

EW-4: “Longboard”, wood-look Aluminum soffit and window accent

GL-1: Vertical silicone joint, horizontal black mullions

Silk-screened glazing frit for glare / heat gain reduction (40%, 50%, and 70% transmittance)

Vertical Solar Shades (black)

“Solana” prefinished aluminum Architectural Visual Screen

2.7 PERSPECTIVES

VIEW TO MAIN ENTRANCE

SOUTHWEST CORNER FROM MAIN ENTRANCE RAMP TO OUTDOOR PATIO

Southwest Corner from Patio to Main Entrance Beyond

SOUTH ELEVATION LOOKING WEST

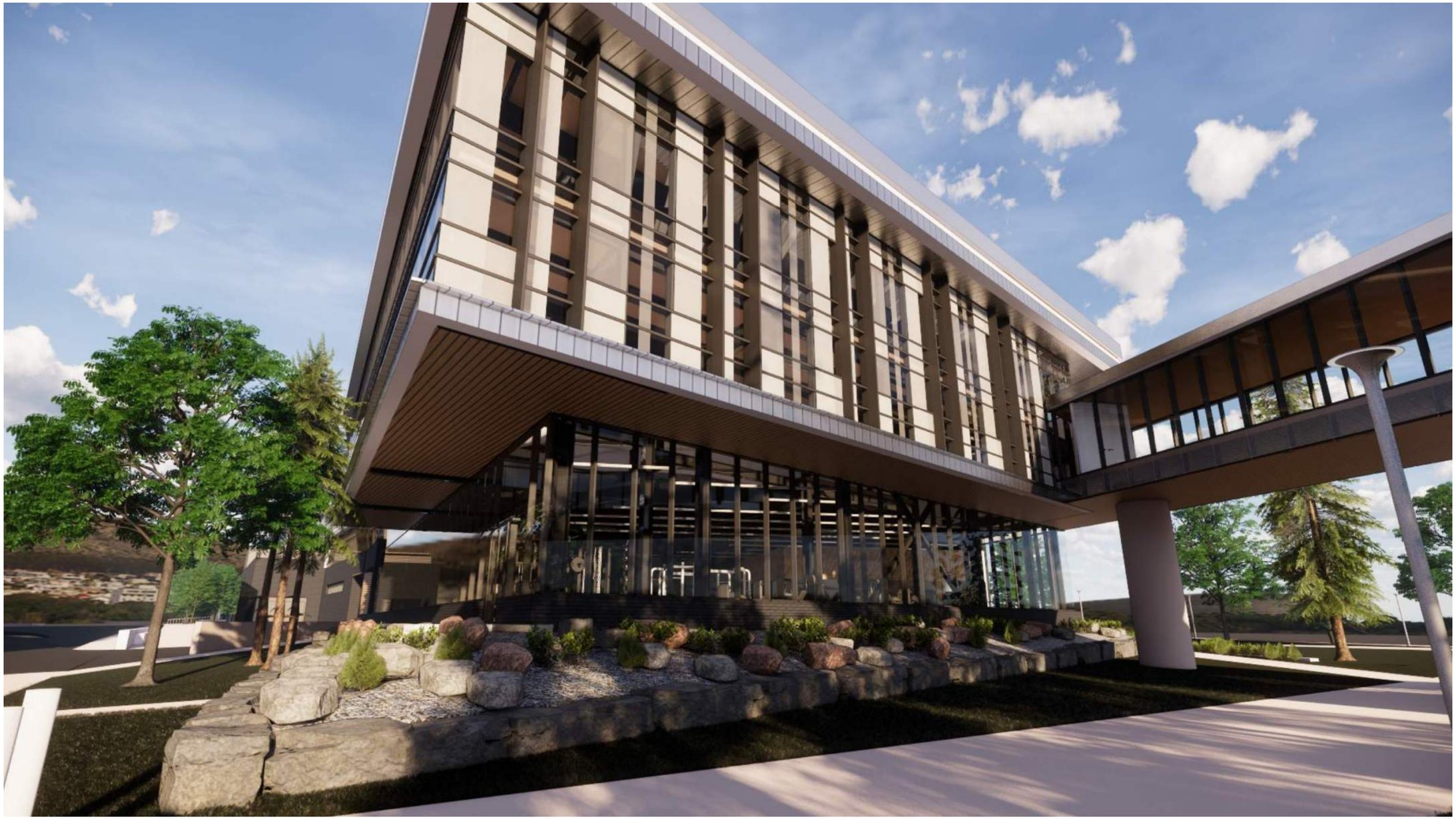
SOUTHEAST CORNER

NORTHEAST CORNER

North 'Event Entrance' (Secondary Entrance)

NORTHWEST CORNER FROM STUDENT RESIDENCE ENTRANCE

WEST ELEVATION



New Pedestrian Walkway Looking South

Pedestrian Approach from Student Commons to Main Entrance

2.8 SUSTAINABILITY

This project is targeting a LEED Gold certification. Sustainable development objectives will be addressed throughout the evolution of the project. Design targets will be in accordance with LEED Gold, ASHRAE 90.1, and C2000 standards including:

- R-40 roof, R28 walls.
- 30% Window-to-wall ratio with high performance curtain wall systems.
- High-albedo reflective white top coat roofing.
- Proximity to sustainable sites features such as rapid transit and bike parking.
- Energy efficiency and conservation,
- Greenhouse gas emissions reduction,
- Water management and conservation,
- Pollution prevention,
- Product selection and resource conservation,
- Indoor environmental quality (thermal, air, and lighting quality),
- Site conservation (protection and preservation of valued natural site features),
- Environmentally friendly maintenance procedures and products.
- A solid waste management program must be implemented for all construction phases.

2.0 LANDSCAPE CONCEPT

Refer to the landscape plan submitted as part of this application.

The main pedestrian walkway is an existing division line that separates the Commons parcel from the ARC parcel. The division is physical in that the existing road separates the two adjacent greenspaces but the road is also a dividing line that brings two drainage areas together. The proposed concrete pedestrian walkway will merge the two land parcels together. The paving pattern is symbolic of a common stitching pattern used to literally join two pieces of fabric together.

The introduction of sloped paving / surface under the building overhang serves a very functional role. It provides an offset to keep people away from the building and provide a low / no maintenance condition. Reusing the site's existing *ArmorStone* is a positive upcycling of material and respects a noble material that has been on the site.

The introduction of limestone is a commonly used construction material and found in the natural environment of the Ottawa area. This maintenance edge could be seen as a modern, constructed interpretation of a natural occurrence. Naturally occurring limestone outcrops will have small, low, drought tolerant, hardy, plants growing on them. One such native plant is the wild strawberry and is a significant plant to many aboriginal communities.

3.0 Civil Concept

Refer to the Storm water Management Report submitted as part of this application.

4.0 Summary

Through consultations with the City of Ottawa's planners, the application for Site Plan Control Approval for the proposed development has been fully reviewed from a land use planning perspective.

The proposal is in conformity with the City of Ottawa Official Plan and City of Ottawa Zoning By-law.

Submitted by:

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