

# SUPPLEMENTAL DESIGN BRIEF and STREETScape CHARACTER ANALYSIS

817 Roseview Avenue

2021-10-13

## Proposed 4 Storey Residential Building

client

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architect

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### SECTION 1

01 - application type and vision

02 - context analysis - area

03 - context analysis - street

04 - context analysis - street

### SECTION 2

05 - design rationale

06 - street appearance

07 - landscaping and setbacks

08 - massing and facade

09 - scale and materiality

10 - contributing details

11 - contributing details



**PROPERTY**

## SUPPLEMENTAL DESIGN BRIEF and STREETScape CHARACTER ANALYSIS

### SECTION 1 - APPLICATION TYPE and VISION

#### Application Submission

The submission of this Supplemental Design Brief and Streetscape Character Analysis is for a Minor Zoning By-law Amendment (ZBLA) and a Site Plan Control Submission requesting amendments to building height, side yard projections, number of parking spaces and landscape buffer. The proposal is for demolition of an existing 1 storey house and construction of a 4 storey, 20 unit residential building in its place at 817 Roseview Avenue. The lot is described as Lot 1, Registered plan 523.

#### Vision

This project will be the second multi-tenant residential use building along this block of Roseview Avenue currently comprised of 1 and 2 storey single detached homes. The property is an anchor near the intersection of Roseview and Carling Avenues where the land use zone changes from Arterial Mainstreet (AM) along Carling Avenue to Residential First Density (R1) along Roseview Avenue. The vision of the project is to better define this separation of zones while providing density and a building volume that responds to their differing characteristics.



street view from Carling Avenue



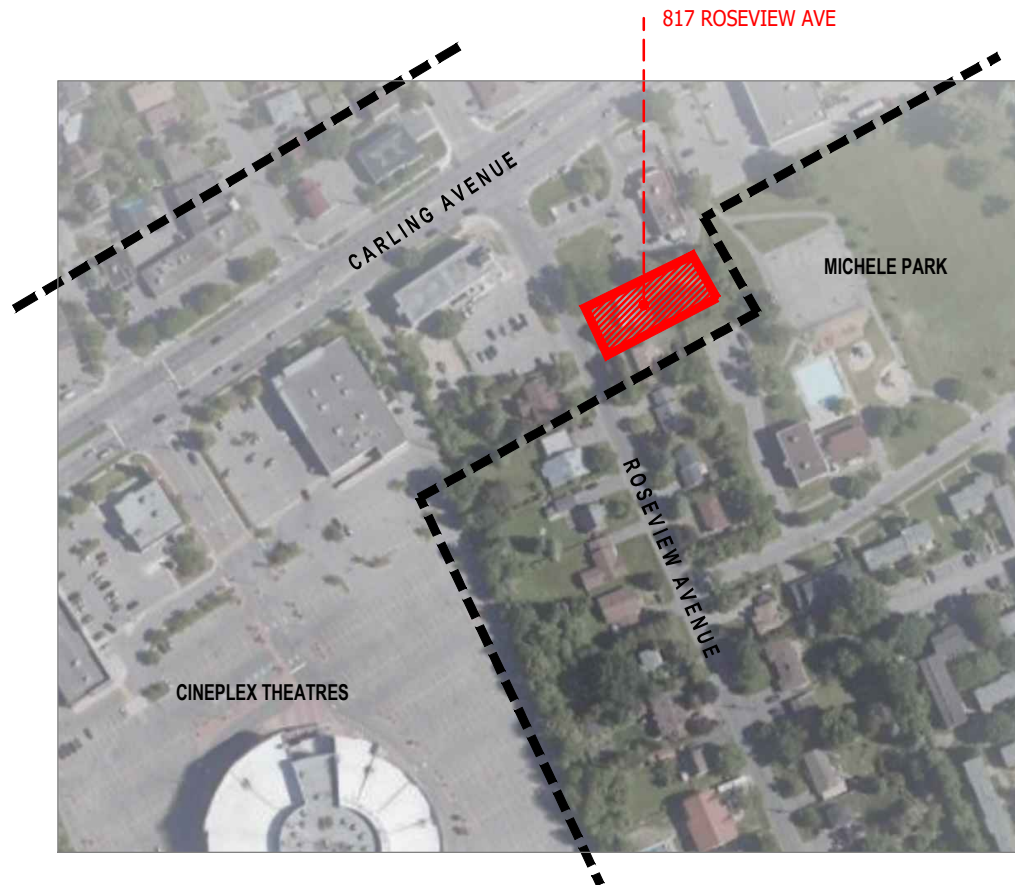
satellite view (google maps)

## SUPPLEMENTAL DESIGN BRIEF and STREETScape CHARACTER ANALYSIS SECTION 1 - CONTEXT ANALYSIS - AREA CHARACTER

### SURROUNDING CONTEXT

817 Roseview Avenue borders the edge of an AM zone, an R1 zone and an L1 zone. Consequently the property is adjacent to a variety of different spaces of different characteristics including commercial buildings along Carling to the north, low rise residential to the south, a public park to the east and part south and surface parking to the west.

The property is uniquely positioned to act as a transition between all these zones while visually separating and responding to the character of each zone.



true north

## SUPPLEMENTAL DESIGN BRIEF and STREETScape CHARACTER ANALYSIS

### SECTION 1 - CONTEXT ANALYSIS - STREETScape CHARACTER

#### Street

The R1 portion of Roseview Avenue to the south does not have an underground storm water system. It manages its storm water through grassed open ditches where the street edge is defined by a narrow gravel strip without curbs or sidewalks. The street is densely tree lined with irregularly placed trees of different species and sizes and overgrowth in some areas. The west side of the street tends to have newer and renovated homes while the houses on east side of the street, appear more modest and older. Both the R1 and AM sections of Roseview Avenue provide low density single use buildings.





SUPPLEMENTAL DESIGN BRIEF and STREETSCAPE CHARACTER ANALYSIS

SECTION 1 - CONTEXT ANALYSIS - STREETSCAPE CHARACTER

- irregular sloped roof lines
- asymetric massing
- dominate fascia lines at first floor
- brick veneer as dominate material with wood/aluminum siding secondary planes
- simple, minimal window fenestration, irregular pattern, sized and placed to meet function of interior arrangement

DOMINATE FASCIA LINE



house sampling - west side of Roseview



house sampling - east side of Roseview

- simple uncovered porches
- hip, dutch and open gable roof styles
- non-directional building massing - with some horizontal patterning
- front facing garages with single and double width driveways in side yard
- dominately asymmetrical facades with off-set front entrance doors and porches

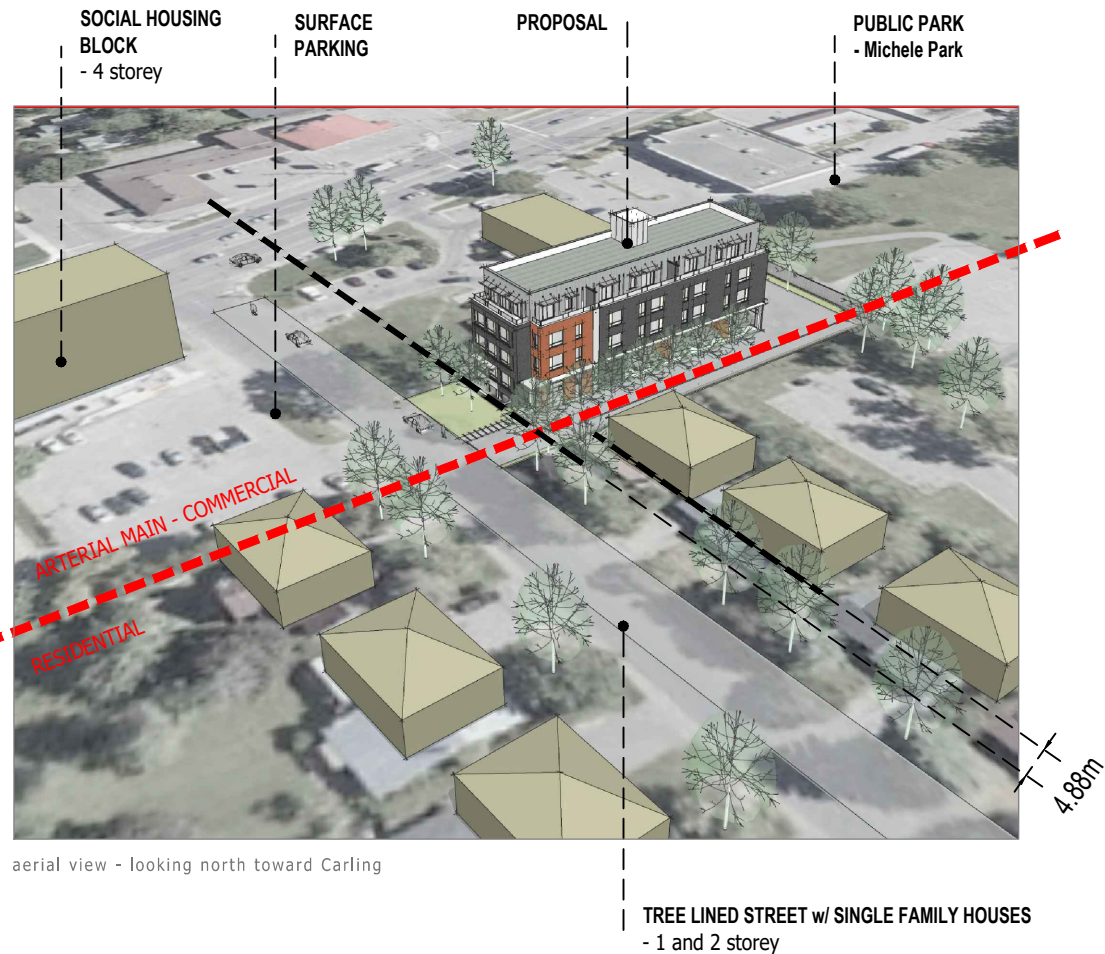
## SUPPLEMENTAL DESIGN BRIEF and STREETScape CHARACTER ANALYSIS

### SECTION 2 - DESIGN RATIONALE - 3D VIEWS

#### PROPOSAL RATIONALE

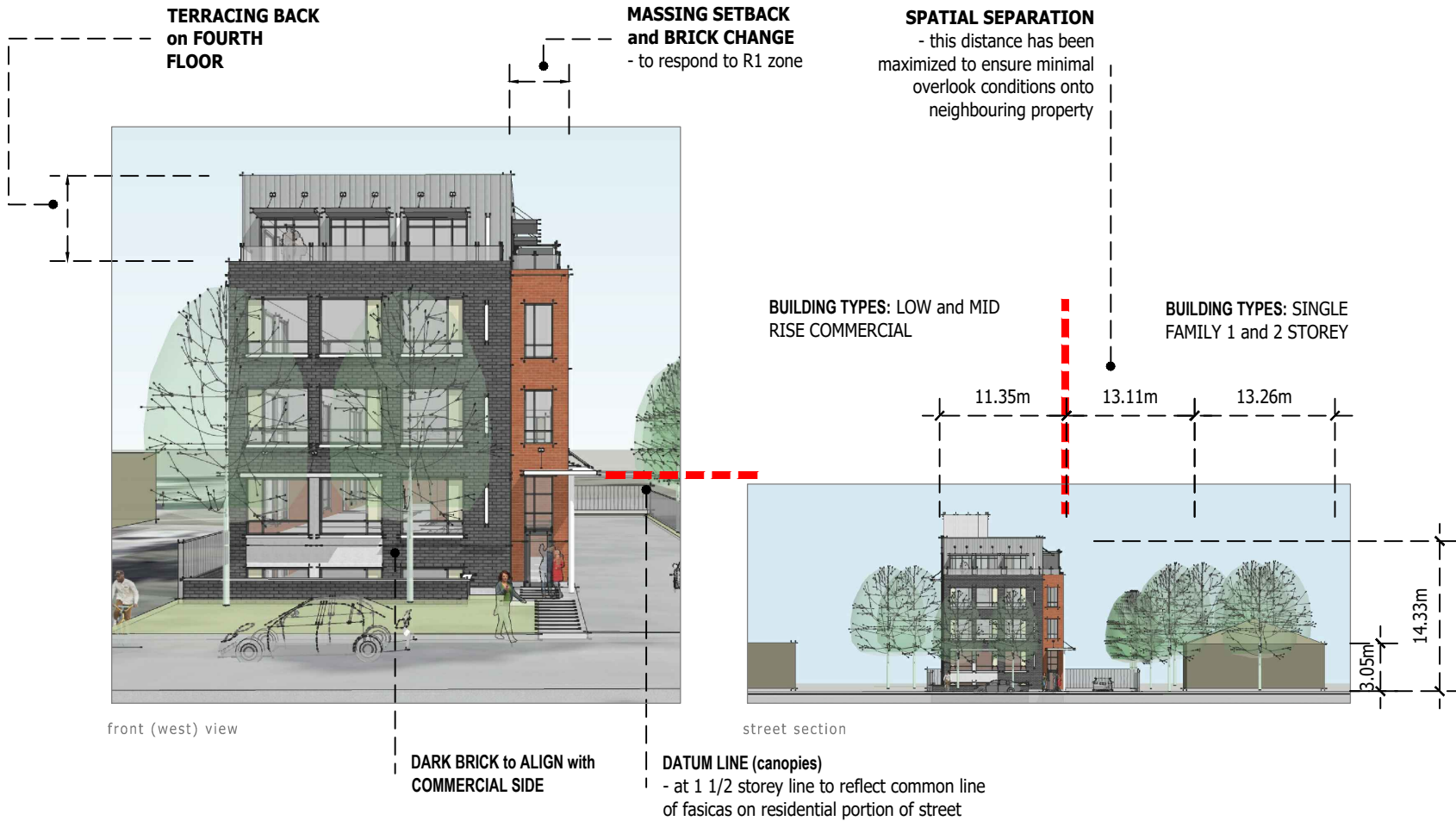
The proposed 4-storey, 20 unit residential building plans to be a visible transition between the commercial uses along Carling and the private residential houses further down the street. It makes efforts to speak to both sides in that the volume aligns itself with the larger scale properties and buildings on the commercial side while employing materials, massing and detailing to address the residential portion of the street.

The building is positioned with a front yard setback of 4.88m less than the single detached houses to the south. While commonly this is not an acceptable approach in other conditions, in this context, it's suitable for providing a visual separation between the busy vehicular activity of the AM zone and the quiet private areas of the R1 residential properties.



SUPPLEMENTAL DESIGN BRIEF and STREETScape CHARACTER ANALYSIS

SECTION 2 - STREET APPEARANCE - 3D VIEWS



SUPPLEMENTAL DESIGN BRIEF and STREETSCAPE CHARACTER ANALYSIS

SECTION 2 - LANDSCAPING and SETBACKS - 3D VIEWS

**FRONT YARD SETBACK DIFFERENCE**

4.88m

**EXISTING NEIGHBOURING TREES**  
- to be retained

**FRONT YARD LANDSCAPE**  
- 6.71m from road to sunken terrace to permit tree planting on city property

**MASKING VEGETATION**  
- proposed small root base so as not to interfere with existing easement

**AVERAGE ROW of TREES**  
- on or close to city property



site plan



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SECTION 2 - MASSING and FACADE TREATMENT - 3D VIEWS

**THE 'commercial' FACE**  
- composite board and brick with  
inset detailing to reduce scale



side (north) view

**OVERHANG DETAIL**  
- at fourth floor material change



rear (east / park) view

**MATERIAL BREAK**  
- at side exit door

SUPPLEMENTAL DESIGN BRIEF and STREETSCAPE CHARACTER ANALYSIS

SECTION 2 - SCALE and MATERIALITY - 3D VIEWS

**MATERIAL BLOCKING**  
- use of different brick and composite materials to reduce scale



side (south) view

**LANDSCAPE WALL**  
- at sunken terrace

**MASKING of TREES**  
- between new building and neighbouring single family house



perspective: entrance and south side

**PRIVATE REAR YARD**  
- south neighbour

**PUBLIC PARK**

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SECTION 2 - CONTRIBUTING DETAILS - 3D VIEWS



detailing aspects

**INSET DETAILING**

- to provide patterning and scale

**GUARDS**

- 18" parapet with 18" glass to permit viewing from seated position

**CANOPIES**

- to limit heat gain on south and west elevations  
- supported on steel cables

**BRICK**

- colour to align with dominate brick colour found on street

**SLIGHT WINDOW TINT**

- on vertical panels of glass to provide patterning on facade

**PRE-CAST CONC SILLS**

- to enforce residential scale

**CANOPIES AT DATUM LINE**

SUPPLEMENTAL DESIGN BRIEF and STREETScape CHARACTER ANALYSIS

SECTION 2 - CONTRIBUTING DETAILS - 3D VIEWS



**BRICK REVEALS**

**DATUM LINE**  
- overhang at 1 1/2 storey

**EIFS (EXTERIOR INSULATING FINISHING SYSTEM)**  
- detailing to break volume and reduce scale of front facade

**SUSPENDED OVERHANG**  
- to define separation of materials and reduce visual scale of facade

