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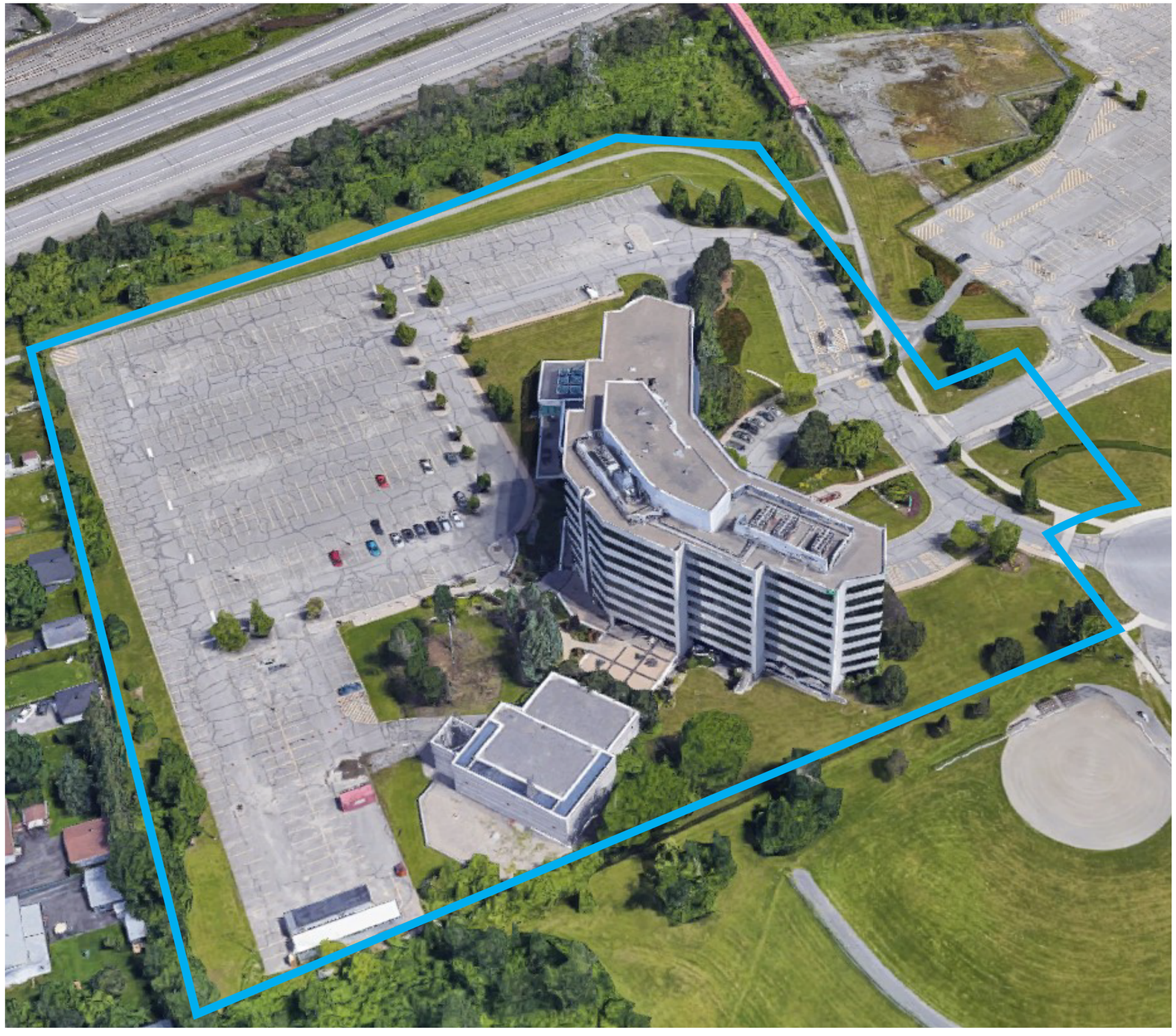
FORMAL CONSULTATION

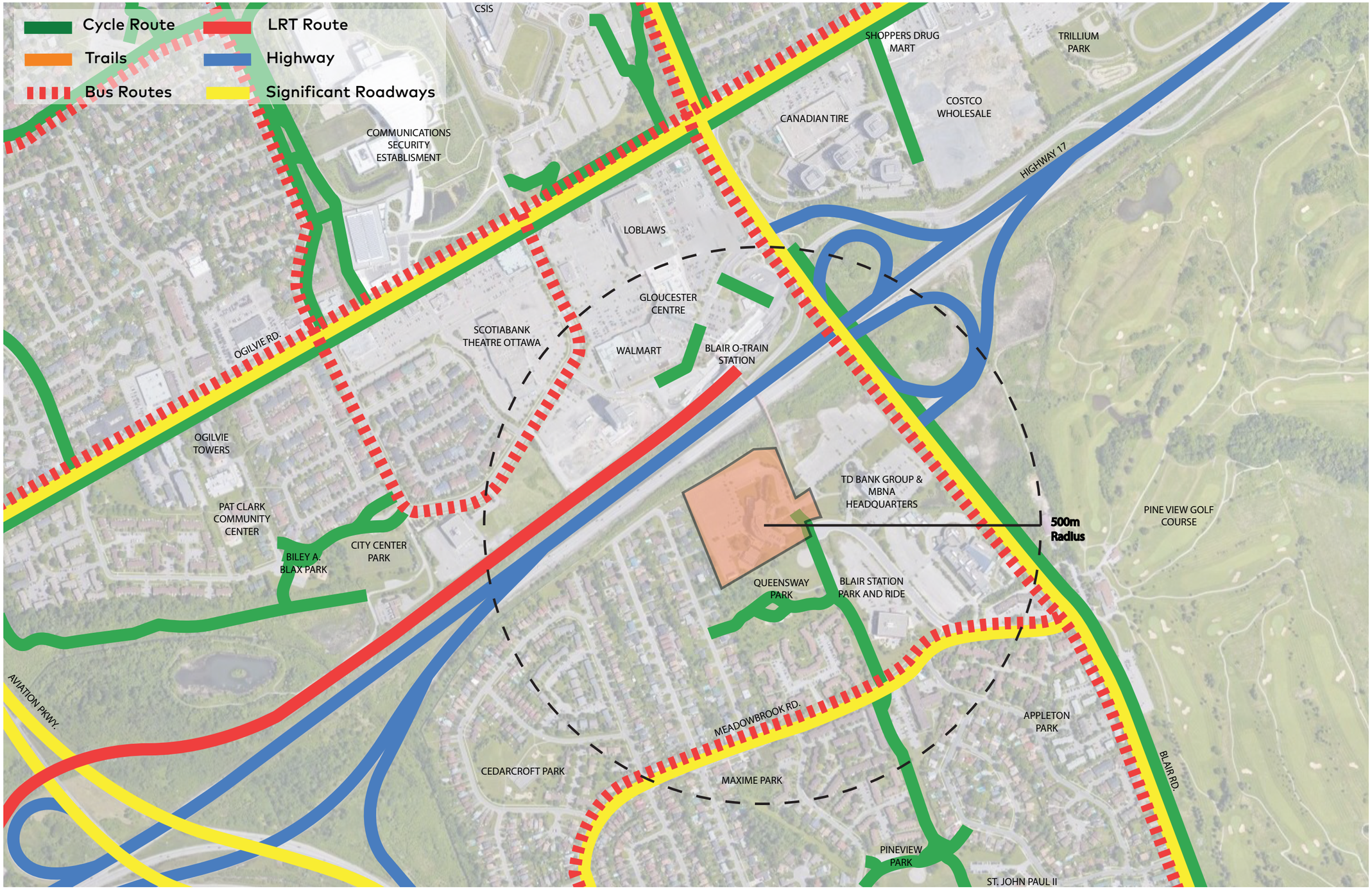
1600 JAMES NAISMITH DRIVE

Project # : 2164

June 2022



ZONING TABLE	TD1(2087) & TD2(2087)	
CITY OF OTTAWA ZONING BY-LAW No. 2014-292	REQUIRED	PROPOSED / EXISTING
MINIMUM LOT AREA	NO MINIMUM	38, 022sq.m
MINIMUM LOT WIDTH	NO MINIMUM	192.6m
MINIMUM FRONT YARD SETBACK (JAMES NAISMITH)	3m (abutting a lot in a R zone) 2m (abutting RTC) 10m (parking garage not incorp.) 3m (res. use building) 0.5m (all other cases)	Existing : 43.9m
MINIMUM INTERIOR SIDE YARD SETBACK (NORTH AND SOUTH LOT LINES)	NO MINIMUM	Existing north: 67.5m Existing south: 11.3m
MINIMUM REAR YARD SETBACK (WEST LOT LINE)	6m (abutting a lot in a R zone) 2m (abutting RTC) no min. (all other cases) 12m (more than 6 storeys)	Existing: 85.1m
MAXIMUM BUILDING HEIGHT	TD1: 20 metres TD2: 60 metres	TD2 - Existing: 28.5m
HYDRO SETBACK	6m	Existing: 63m
MAXIMUM FLOOR SPACE INDEX	N/A	
MINIMUM DENSITY 196 (2)	Lot greater than 0.125ha: 150 units/hectare or 250 if TD2 Lot 0.125ha in area or less: no min.	PHASE 2 (TD2): 92 units/ hect. PHASE 1+3: 295 units/hect.
VEHICLE PARKING REQUIREMENTS (SCHEDULE 2B, TD ZONE, TABLE 103) By-law 2016-336	21 for visitors NO MINIMUM FOR RESIDENTIAL	128 spaces + 108 temporary (4 ADA + 3 TEMP. ADA) VISITOR: 21 spaces RESIDENTIAL: 215 spaces TOTAL: 236 SPACES
PARKING AREA AND SURROUNDING LANDSCAPING	30% MIN OF 3945.11sq.m (FRONT YARD PARKING = 1183.53sq.m	57.6% = 2272.45sq.m
BICYCLE PARKING SPACES (TABLE 111A)	0.5 space/unit = 109 SPACES	88 int. spaces + 24 ext. spaces (0.5 as per City's) + 40 stacked spaces + 9 existing (ratio: 0.74) TOTAL: 161 SPACES
AMENITY AREA REQUIREMENTS (TABLE 137)	Apartment building, mid-high rise: 6sq.m per dwelling unit = 1308sq.m 50% Communal = 654sq.m	COMMUNAL : 1001 sq.m PRIVATE: 487 sq.m TOTAL = 1488 sq.m
OUTDOOR COMMUNAL SPACE	Lot greater than 1250 sq.m., 2% of total lot area to be provided as outdoor communal space - at grade = 760 sq.m.	PHASE 1: 6536 sq.m.


Cycle Route
LRT Route
Trails
Highway
Bus Routes
Significant Roadways
CSIS
SHOPPERS DRUG MART
TRILLIUM PARK
COSTCO WHOLESALE
CANADIAN TIRE
COMMUNICATIONS SECURITY ESTABLISMENT
HIGHWAY 17
LOBLAWS
GLOUCESTER CENTRE
SCOTIABANK THEATRE OTTAWA
OGILVIE RD.
WALMART
BLAIR O-TRAIN STATION
OGILVIE TOWERS
TD BANK GROUP & MBNA HEADQUARTERS
500m Radius
PINE VIEW GOLF COURSE
PAT CLARK COMMUNITY CENTER
CITY CENTER PARK
BILEY A. BLAX PARK
QUEENSWAY PARK
BLAIR STATION PARK AND RIDE
AVIATION PKWY.
MEADOWBROOK RD.
APPLETON PARK
BLAIR RD.
CEDARCROFT PARK
MAXIME PARK
PINEVIEW PARK
ST. JOHN PAUL II


4
3
2
5
1
6


1

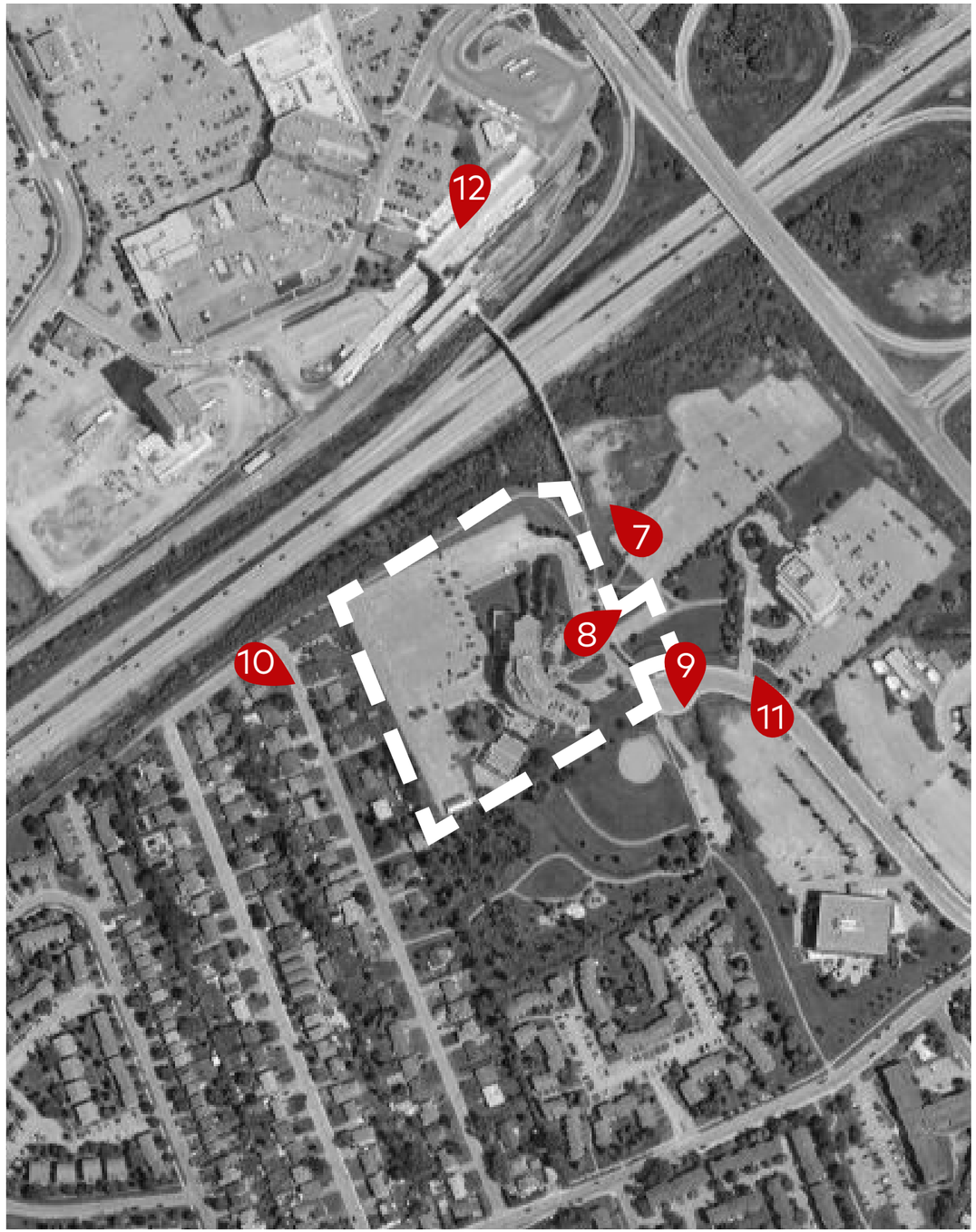

2


3


4


5


6


12
7
8
10
9
11


7

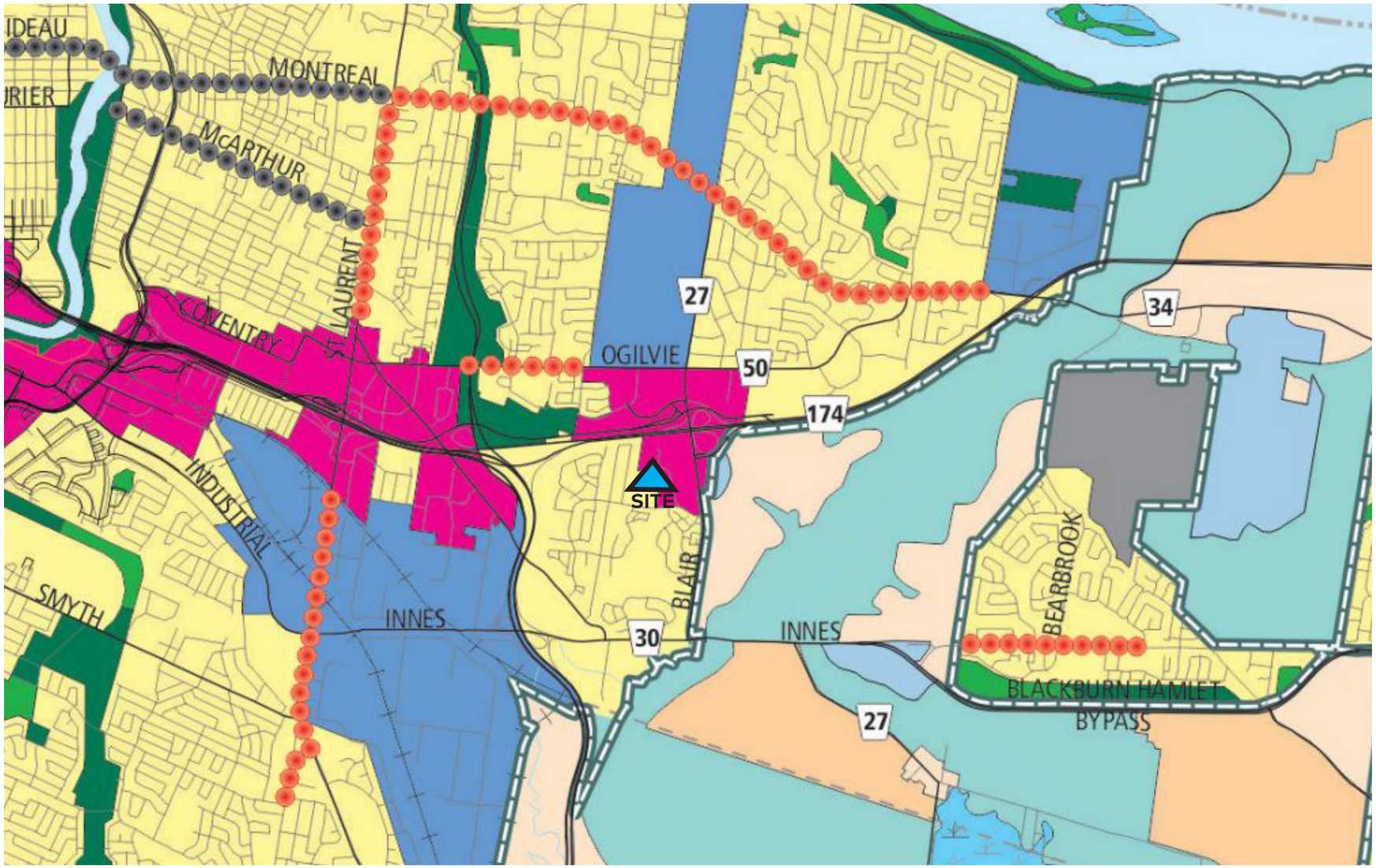

8

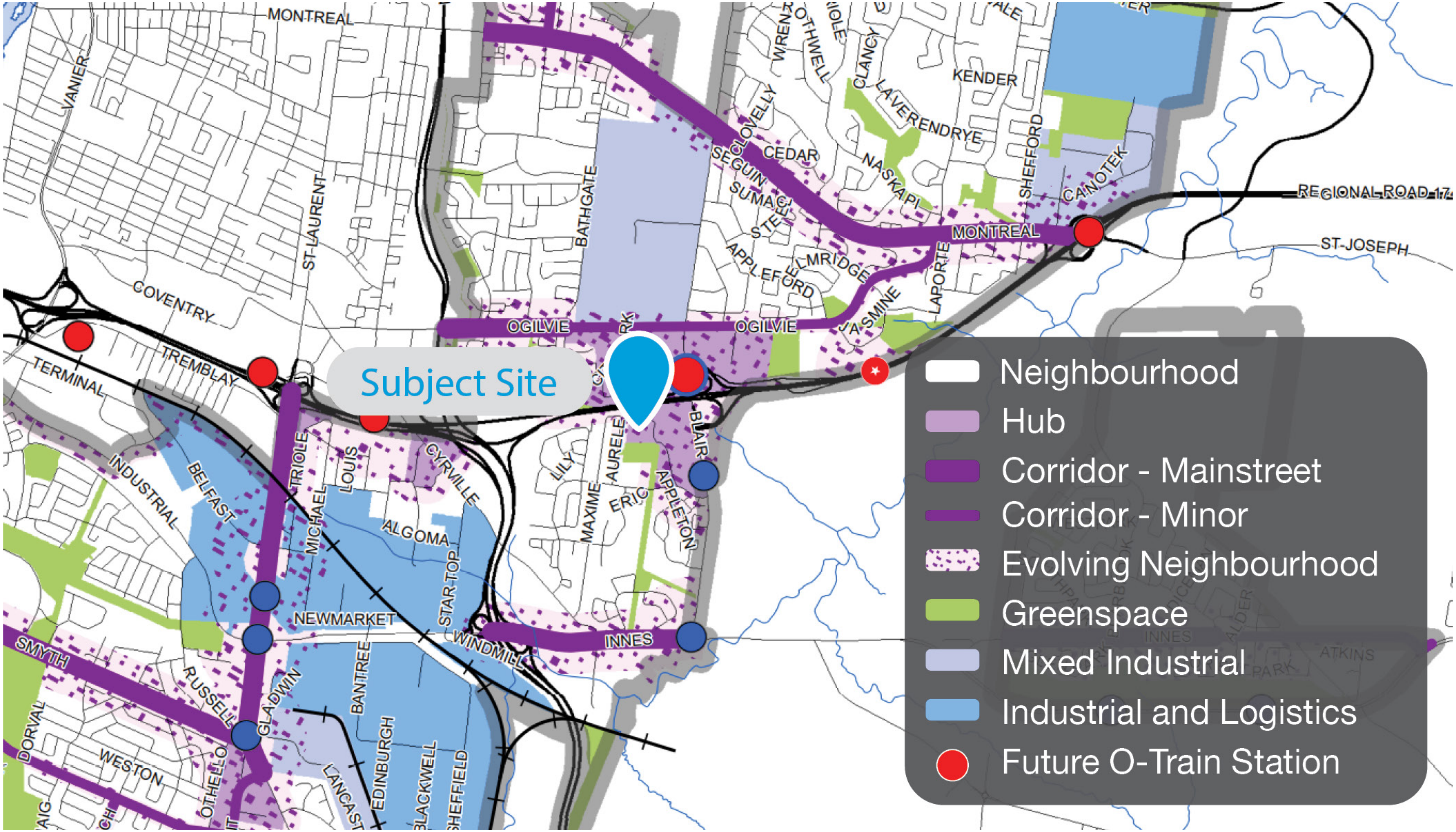

9


10
Averdale St

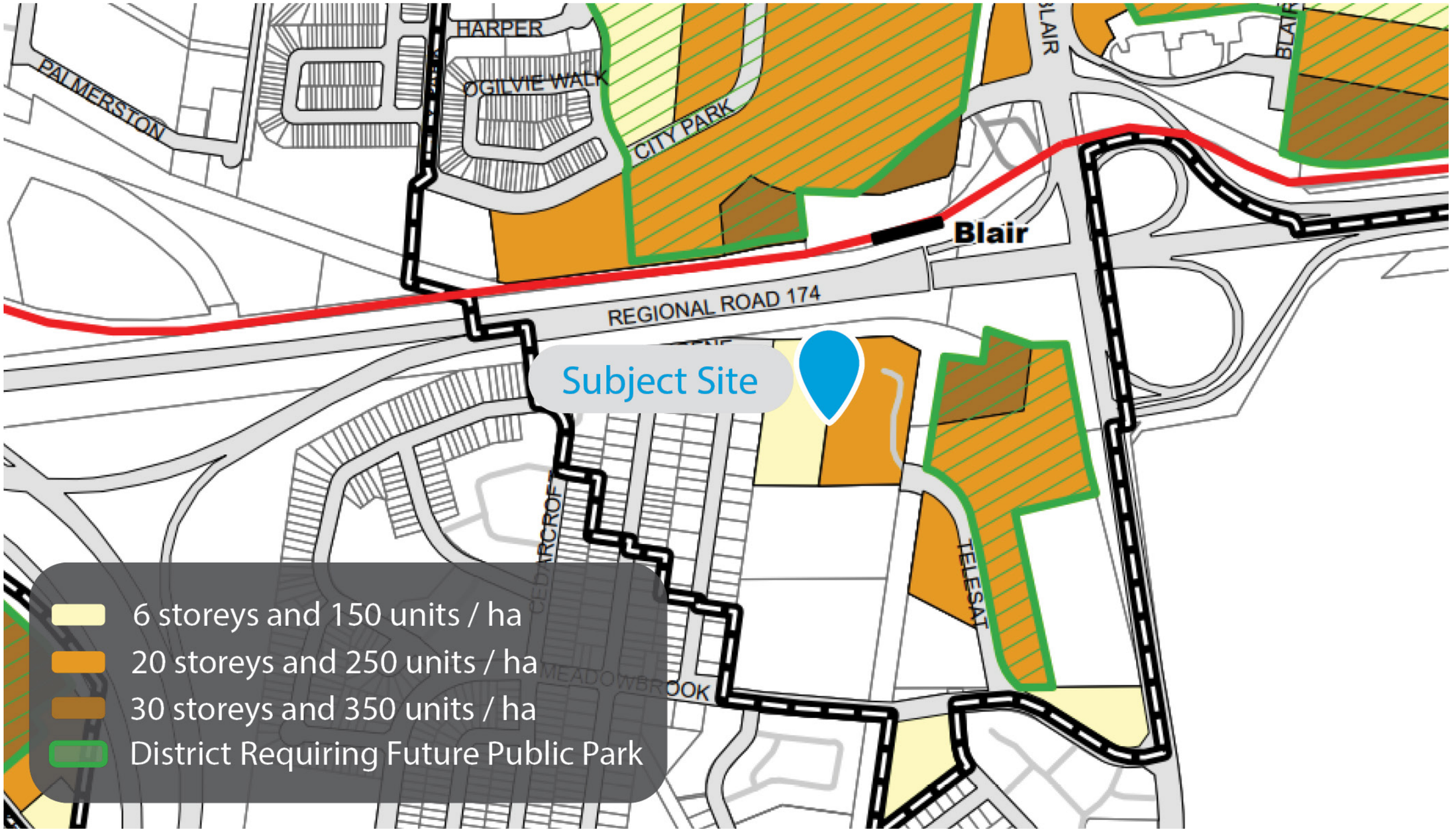

11

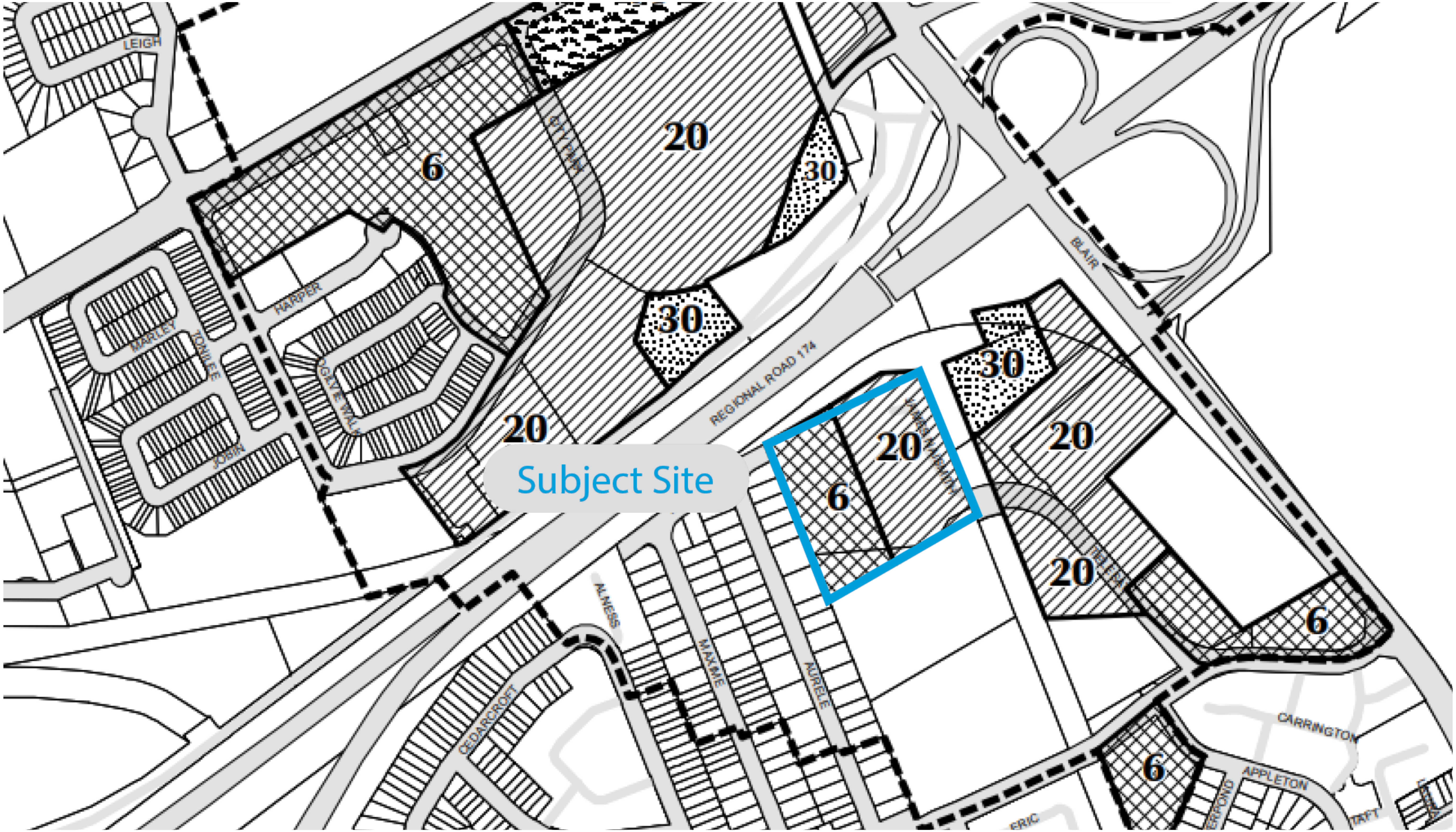

12

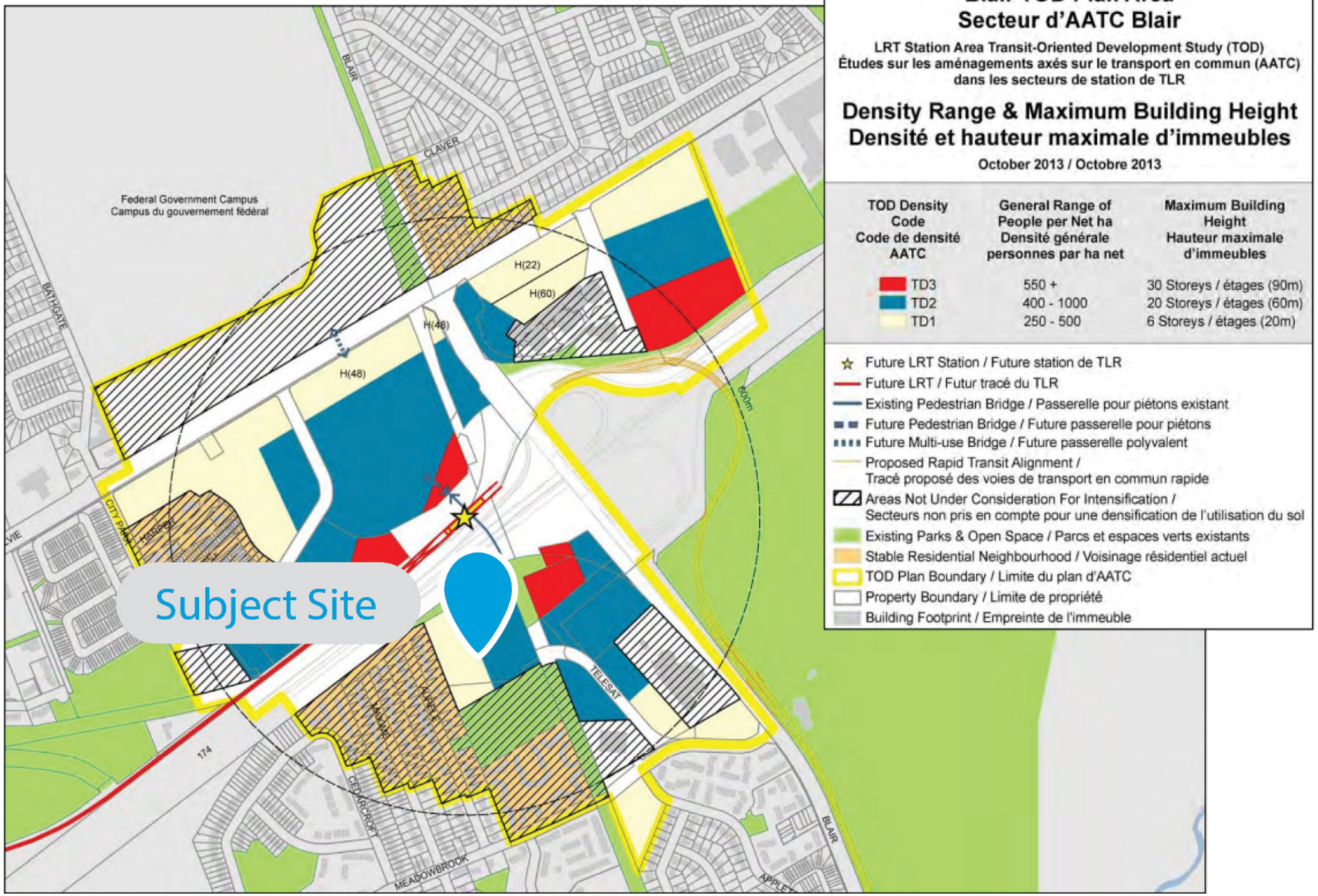

IDEAU
URIER
MONTREAL
McARTHUR
ST. LAURENT
COVENTRY
INDUSTRIAL
SMYTH
INNES
OGILVIE
BLAIR
SITE
27
50
174
34
30
INNES
BEARBROOK
BLACKBURN HAMLET
BYPASS
27
General Urban Area
Urban Expansion Study Area
Central Area
Town Centre TC
Traditional Mainstreet
Arterial Mainstreet
Mixed Use Centre
Carp River Restoration Policy Area Overlay
Developing Community (Expansion Area)
Natural Environment Area
Agricultural Resource Area
Agricultural Research Area
Macdonald-Cartier International Airport
Greenbelt Employment and Institutional Area
Urban Employment Area
Greenbelt Rural
Sand and Gravel Resource Area
Major Open Space
Urban Natural Features
Bedrock Resource Area
Significant Wetlands
Central Experimental Farm
Greenbelt Boundary
Solid Waste Disposal Site
Lands leased by the Ottawa International Airport Authority



SCHEDULE B3. OUTER URBAN TRANSECT AREA, DESIGNATED HUB


HARPER
PALMERSTON
OGILVIE WALK
CITY PARK
BLAIR
Blair
REGIONAL ROAD 174
Subject Site
TELESAT
MEADOWBROOK
6 storeys and 150 units / ha
20 storeys and 250 units / ha
30 storeys and 350 units / ha
District Requiring Future Public Park


Subject Site
20
6
30
20
30
20
6
20
30
20
20
6
6
LEIGH
HARPER
MARLEY
JOBIN
REGIONAL ROAD 174
BLAIR
ALNESS
CEDARCROFT
AURELE
CARRINGTON
APPLETON
ERIC
TAFT



Blair TOD Plan Area
Secteur d'AATC Blair

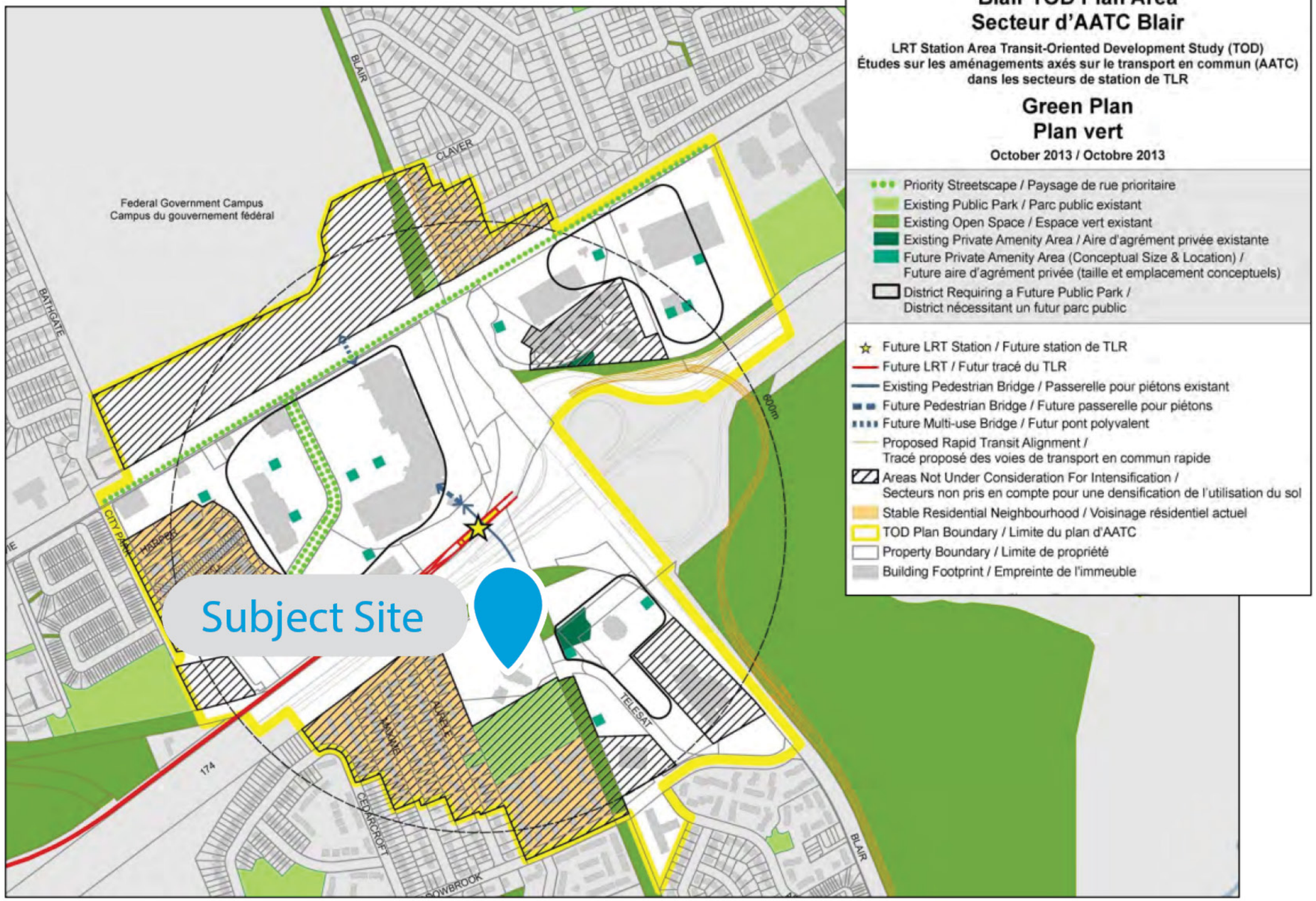
LRT Station Area Transit-Oriented Development Study (TOD)
Études sur les aménagements axés sur le transport en commun (AATC) dans les secteurs de station de TLR

Density Range & Maximum Building Height
Densité et hauteur maximale d'immeubles

October 2013 / Octobre 2013

TOD Density Code Code de densité AATC	General Range of People per Net ha Densité générale personnes par ha net	Maximum Building Height Hauteur maximale d'immeubles
TD3	550 +	30 Storeys / étages (90m)
TD2	400 - 1000	20 Storeys / étages (60m)
TD1	250 - 500	6 Storeys / étages (20m)

- Future LRT Station / Future station de TLR
- Future LRT / Futur tracé du TLR
- Existing Pedestrian Bridge / Passerelle pour piétons existant
- Future Pedestrian Bridge / Future passerelle pour piétons
- Future Multi-use Bridge / Future passerelle polyvalent
- Proposed Rapid Transit Alignment / Tracé proposé des voies de transport en commun rapide
- Areas Not Under Consideration For Intensification / Secteurs non pris en compte pour une densification de l'utilisation du sol
- Existing Parks & Open Space / Parcs et espaces verts existants
- Stable Residential Neighbourhood / Voisinage résidentiel actuel
- TOD Plan Boundary / Limite du plan d'AATC
- Property Boundary / Limite de propriété
- Building Footprint / Empreinte de l'immeuble



Blair TOD Plan Area
Secteur d'AATC Blair

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Études sur les aménagements axés sur le transport en commun (AATC) dans les secteurs de station de TLR

Green Plan
Plan vert

October 2013 / Octobre 2013

- Priority Streetscape / Paysage de rue prioritaire
- Existing Public Park / Parc public existant
- Existing Open Space / Espace vert existant
- Existing Private Amenity Area / Aire d'agrément privée existante
- Future Private Amenity Area (Conceptual Size & Location) / Future aire d'agrément privée (taille et emplacement conceptuels)
- District Requiring a Future Public Park / District nécessitant un futur parc public

- Future LRT Station / Future station de TLR
- Future LRT / Futur tracé du TLR
- Existing Pedestrian Bridge / Passerelle pour piétons existant
- Future Pedestrian Bridge / Future passerelle pour piétons
- Future Multi-use Bridge / Futur pont polyvalent
- Proposed Rapid Transit Alignment / Tracé proposé des voies de transport en commun rapide
- Areas Not Under Consideration For Intensification / Secteurs non pris en compte pour une densification de l'utilisation du sol
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- TOD Plan Boundary / Limite du plan d'AATC
- Property Boundary / Limite de propriété
- Building Footprint / Empreinte de l'immeuble

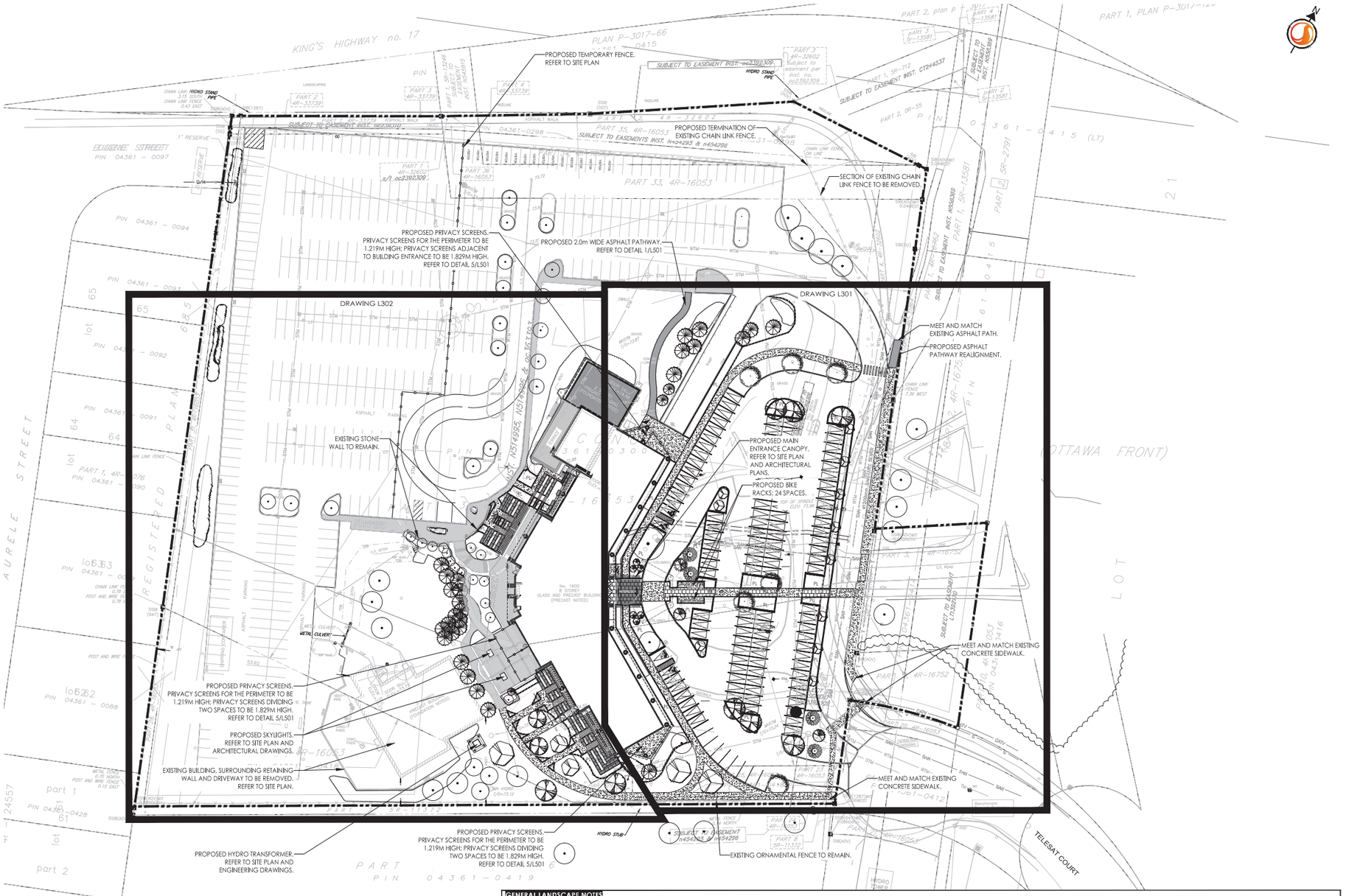
RAPID TRANSIT

- Light Rail Transit (LRT) - Grade Separated Crossings
- Light Rail Transit (LRT) - At-Grade Crossings
- Bus Rapid Transit (BRT) - Grade Separated Crossings
- Bus Rapid Transit (BRT) - At-Grade Crossings

TRANSIT PRIORITY

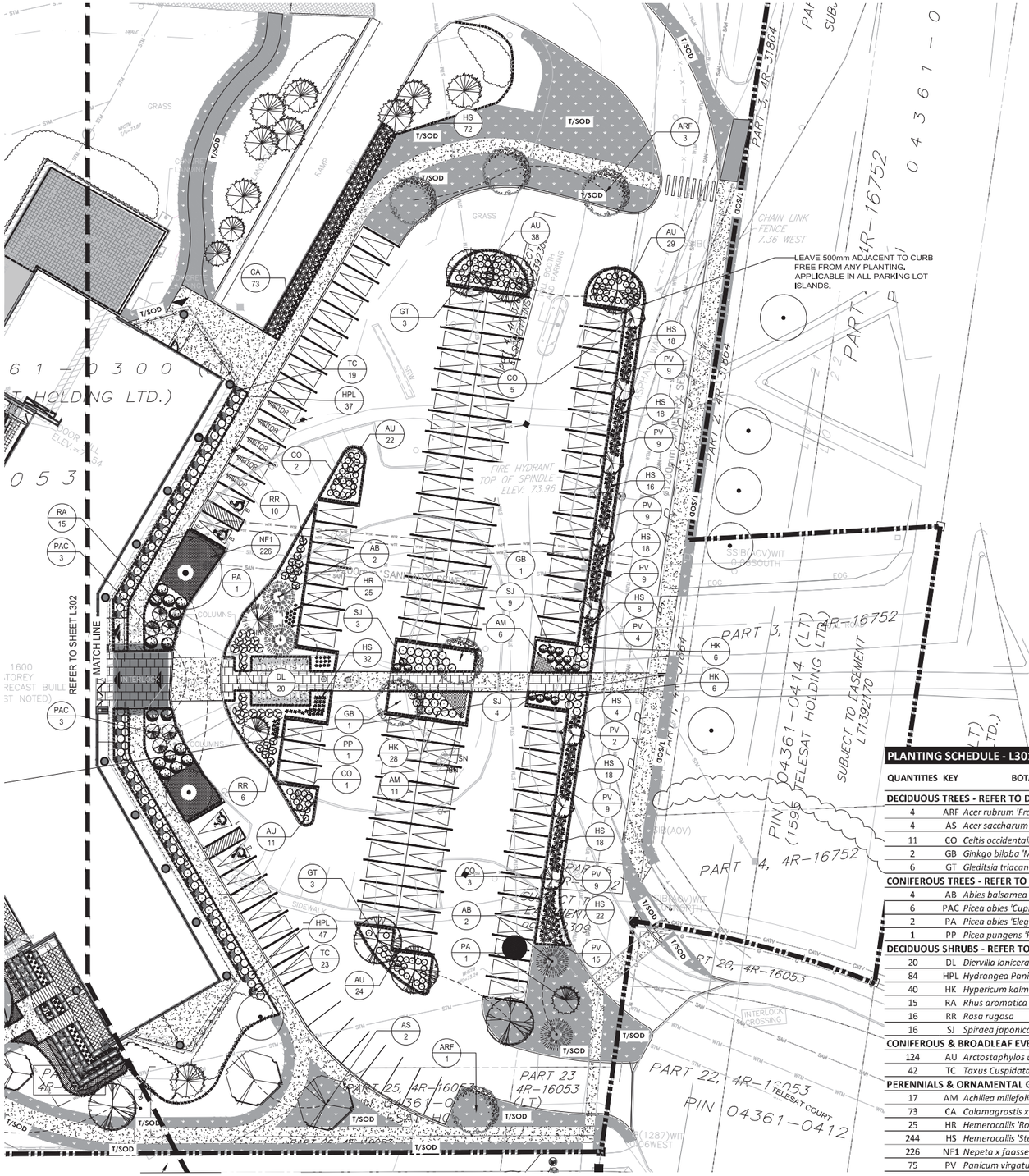
- Transit Priority Corridor (Continuous Lanes)
- Transit Priority Corridor (Isolated Measures)

- Park and Ride
- Transit Station - rail
- Transit Station - bus
- Conceptual Future Transit Corridor
- Inter-regional Stations
- Potential Rail Yard
- Gatineau Rapibus



GENERAL LANDSCAPE NOTES

1. REFER TO TREE CONSERVATION REPORT FOR INFORMATION RELATED TO TREE REMOVAL / TREE PROTECTION DIRECTIONS. EXISTING VEGETATED AREAS ON ADJACENT PROPERTIES SHALL REMAIN AND BE PROTECTED BEFORE, DURING, AND AFTER CONSTRUCTION.
2. REFER TO ENGINEERING DRAWINGS FOR PROPOSED GRADING AND SITE SERVICING.
3. EXISTING VEGETATED AREAS ON ADJACENT PROPERTIES SHALL REMAIN AND BE PROTECTED BEFORE, DURING, AND AFTER CONSTRUCTION.
4. SOD SHALL BE KENTUCKY BLUEGRASS SOD INSTALLED OVER 150MM OF TOPSOIL. SOD SHALL BE INSTALLED WHERE INDICATED ON THE LANDSCAPE PLANS AND AS PER OPSS 804.
5. SEED SHALL BE A LOW MAINTENANCE LAWN MIXTURE #7104 BY DSC SEEDS OR APPROVED EQUIVALENT. SEEDING SHALL BE INSTALLED MECHANICALLY WITH MULCH OVER 150MM OF TOPSOIL. SEED SHALL BE INSTALLED AS PER OPSS 804.
6. CONTRACTOR TO LOCATE AND STAKE ALL UTILITIES PRIOR TO ANY WORK ON THE SITE AND TO OBTAIN CLEARANCE FROM ALL APPLICABLE UTILITIES. DO NOT PLANT DIRECTLY ABOVE UNDERGROUND UTILITIES. REPORT CONFLICTS AND ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR DIRECTION.
7. NO TREES SHALL BE PLANTED ON PROPERTY / LOT LINES OR WITHIN DRAINAGE EASEMENTS.
8. NO TREES SHALL BE PLANTED UNDER OVERHEAD WIRES.
9. MAINTAIN A MINIMUM DISTANCE OF 1500mm FROM ALL UNDERGROUND UTILITIES.
10. MAINTAIN A MINIMUM DISTANCE OF 4500mm FROM ALL BUILDINGS.
11. MAINTAIN A MINIMUM DISTANCE OF 4000mm FROM ALL HYDRO TRANSFORMERS.
12. MAINTAIN A MINIMUM OF 1000mm FROM SIDEWALKS, PATHWAYS, AND DRIVEWAYS.
13. THE LANDSCAPE ARCHITECT MAY ADJUST THE LOCATION OF PLANTING PRIOR TO PLANTING TO MINIMIZE CONFLICTS WITH UTILITIES, DRIVEWAYS AND INTERSECTION VISIBILITY.
14. CONTRACTOR SHALL SUPPLY ALL MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE WORK SHOWN ON THESE DRAWINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR DIRECTION.
15. DO NOT MAKE SUBSTITUTIONS OF MATERIALS, PRODUCTS OR QUANTITIES WITHOUT PRIOR WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.
16. PLANT MATERIAL QUALITY STANDARDS:
    - 16.1. ALL PLANT MATERIAL TO CONFORM TO THE CANADIAN NURSERY TRADES ASSOCIATION AND THE CANADIAN STANDARDS FOR NURSERY STOCK AS TO SPECIES, SIZE AND CONDITION.
    - 16.2. PLANT MATERIAL FOR EXPORT FROM WILD SOURCES ARE NOT ACCEPTABLE.
    - 16.3. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ACCEPTANCE OF ANY PLANT DISPLAYING POOR GROWTH HABITS APPROPRIATE TO SPECIES, DISEASE OR DAMAGE FROM POOR HANDLING DURING TRANSPORT, ON SITE STORAGE, INSTALLATION OR MAINTENANCE.
    - 16.4. ANY PLANTS THAT DO NOT CONFORM TO THESE STANDARDS WILL BE PROMPTLY REMOVED FROM THE SITE BY THE CONTRACTOR AND REPLACED WITH MATERIAL OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE PROJECT.
17. THE CONTRACTOR TO MAKE GOOD TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT ANY AREAS DAMAGED BY THE WORK.
18. PRUNING - TO SUIT SPECIES - PRUNE BRANCHES BY 1/3 TO REMOVE DAMAGED OR OBJECTIONABLE BRANCHES FOLLOWING PROPER HORTICULTURAL PRACTICE. DO NOT PRUNE LEADERS.
19. UPON THE COMPLETION OF WORK EACH DAY, REMOVE ALL DEBRIS, GARBAGE AND SURPLUS MATERIALS FROM THE SITE. KEEP THE SITE CLEAN AND USEABLE AT ALL TIMES.
20. ALL WORKMANSHIP AND MATERIALS (INCLUDING PLANTS) TO BE GUARANTEED FOR ONE FULL YEAR FOLLOWING FINAL ACCEPTANCE OF THE PROJECT BY THE LANDSCAPE ARCHITECT.
21. THE CONTRACTOR SHALL REMOVE ALL TREE STAKES AND TREE SUPPORTS PRIOR TO ASSUMPTION BY THE OWNER.
22. AT THE TIME OF INSPECTION FOR ACCEPTANCE ALL TREE PITS SHALL BE CULTIVATED, FREE OF WEEDS, LEAVES, BROKEN BRANCHES AND DEBRIS.

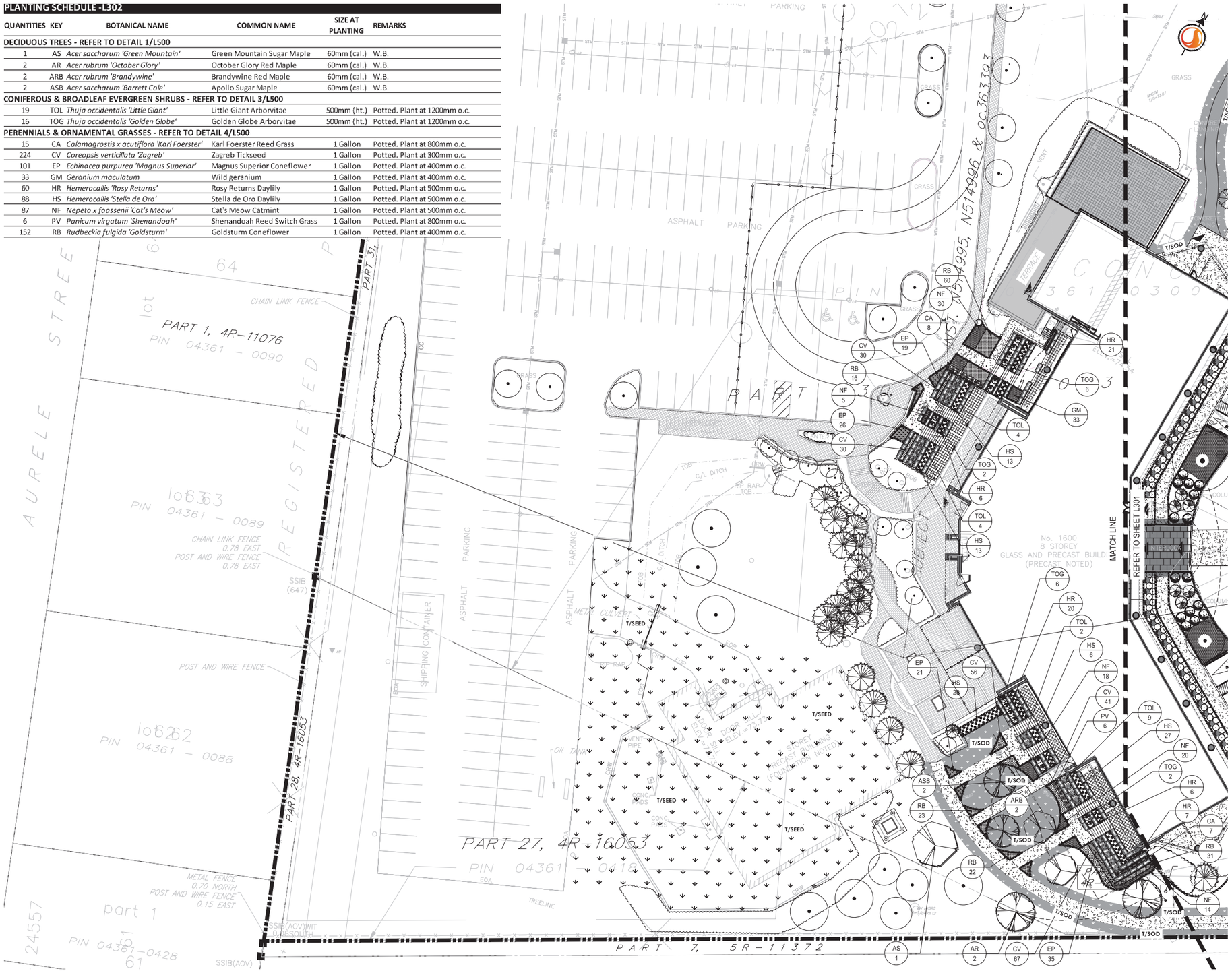


PLANTING SCHEDULE - L301

QUANTITIES	KEY	BOTANICAL NAME	COMMON NAME	SIZE AT PLANTING	REMARKS
DECIDUOUS TREES - REFER TO DETAIL 1/L500					
4	ARF	*Acer rubrum 'Franksred'*	Red Sunset® Red Maple	60mm (cal.)	W.B.
4	AS	*Acer saccharum 'Green Mountain'*	Green Mountain Sugar Maple	60mm (cal.)	W.B.
11	CO	*Celtis occidentalis 'Prairie Sentinel'*	Prairie Sentinel Hackberry	60mm (cal.)	W.B.
2	GB	*Ginkgo biloba 'Magyar'*	Magyar Ginkgo	60mm (cal.)	W.B.
6	GT	*Gleditsia triacanthos 'draves'*	Street Keeper Honeylocust	60mm (cal.)	W.B.
CONIFEROUS TREES - REFER TO DETAIL 2/L500					
4	AB	*Abies balsamea 'Tyler Blue'*	Tyler Blue Balsam Fir	2000mm (ht.)	W.B.
6	PAC	*Picea abies 'Cupressina'*	Columnar Norway Spruce	2250mm (ht.)	W.B.
2	PA	*Picea abies 'Elegantissima'*	Elegantissima Norway Spruce	2000mm (ht.)	W.B.
1	PP	*Picea pungens 'Fastigiata'*	Upright Colorado Spruce	2000mm (ht.)	W.B.
DECIDUOUS SHRUBS - REFER TO DETAIL 3/L500					
20	DL	*Diervilla lonicera*	Bush Honeysuckle	500mm (ht.)	Potted. Plant at 1000mm o.c.
84	HPL	*Hydrangea Paniculata Jane 'Little Lime'*	Little Lime Hydrangea	400mm (ht.)	Potted. Plant at 1000mm o.c.
40	HK	*Hypericum kalmianum*	Kalm's St. John's Wort	400mm (ht.)	Potted. Plant at 1000mm o.c.
15	RA	*Rhus aromatica 'Gro-Low'*	Gro-Low Fragrant Sumac	400mm (ht.)	Potted. Plant at 1500mm o.c.
16	RR	*Rosa rugosa*	Rugosa Rose	400mm (ht.)	Potted. Plant at 1000mm o.c.
16	SJ	*Spiraea japonica 'Goldmound'*	Goldmound Spirea	400mm (ht.)	Potted. Plant at 1000mm o.c.
CONIFEROUS & BROADLEAF EVERGREEN SHRUBS - REFER TO DETAIL 3/L500					
124	AU	*Arctostaphylos uva-ursi 'Massachusetts'*	Massachusetts Bearberry	1 Gallon	Potted. Plant at 750mm o.c.
42	TC	*Taxus Cuspidata 'Nova'*	Nova Japanese Yew	600mm (ht.)	Potted. Plant at 800mm o.c.
PERENNIALS & ORNAMENTAL GRASSES - REFER TO DETAIL 4/L500					
17	AM	*Achillea millefolium 'Red Velvet'*	Red Velvet Yarrow	1 Gallon	Potted. Plant at 750mm o.c.
73	CA	*Calamagrostis x acutiflora 'Karl Foerster'*	Karl Foerster Reed Grass	1 Gallon	Potted. Plant at 800mm o.c.
25	HR	*Hemerocallis 'Rosy Returns'*	Rosy Returns Daylily	1 Gallon	Potted. Plant at 500mm o.c.
244	HS	*Hemerocallis 'Stella de Oro'*	Stella de Oro Daylily	1 Gallon	Potted. Plant at 500mm o.c.
226	NF1	*Nepeta x faassenii 'Cat's Meow'*	Cat's Meow Catmint	Plug	Potted. Plant at 500mm o.c.
75	PV	*Panicum virgatum 'Shenandoah'*	Shenandoah Reed Switch Grass	1 Gallon	Potted. Plant at 800mm o.c.

PLANTING SCHEDULE -L302

QUANTITIES	KEY	BOTANICAL NAME	COMMON NAME	SIZE AT PLANTING	REMARKS
DECIDUOUS TREES - REFER TO DETAIL 1/L500					
1	AS	*Acer saccharum 'Green Mountain'*	Green Mountain Sugar Maple	60mm (cal.)	W.B.
2	AR	*Acer rubrum 'October Glory'*	October Glory Red Maple	60mm (cal.)	W.B.
2	ARB	*Acer rubrum 'Brandywine'*	Brandywine Red Maple	60mm (cal.)	W.B.
2	ASB	*Acer saccharum 'Barrett Cole'*	Apollo Sugar Maple	60mm (cal.)	W.B.
CONIFEROUS & BROADLEAF EVERGREEN SHRUBS - REFER TO DETAIL 3/L500					
19	TOL	*Thuja occidentalis 'Little Giant'*	Little Giant Arborvitae	500mm (ht.)	Potted. Plant at 1200mm o.c.
16	TOG	*Thuja occidentalis 'Golden Globe'*	Golden Globe Arborvitae	500mm (ht.)	Potted. Plant at 1200mm o.c.
PERENNIALS & ORNAMENTAL GRASSES - REFER TO DETAIL 4/L500					
15	CA	*Calamagrostis x acutiflora 'Karl Foerster'*	Karl Foerster Reed Grass	1 Gallon	Potted. Plant at 800mm o.c.
224	CV	*Coreopsis verticillata 'Zagreb'*	Zagreb Tickseed	1 Gallon	Potted. Plant at 300mm o.c.
101	EP	*Echinacea purpurea 'Magnus Superior'*	Magnus Superior Coneflower	1 Gallon	Potted. Plant at 400mm o.c.
33	GM	*Geranium maculatum*	Wild geranium	1 Gallon	Potted. Plant at 400mm o.c.
60	HR	*Hemerocallis 'Rosy Returns'*	Rosy Returns Daylily	1 Gallon	Potted. Plant at 500mm o.c.
88	HS	*Hemerocallis 'Stella de Oro'*	Stella de Oro Daylily	1 Gallon	Potted. Plant at 500mm o.c.
87	NF	*Nepeta x faassenii 'Cat's Meow'*	Cat's Meow Catmint	1 Gallon	Potted. Plant at 500mm o.c.
6	PV	*Panicum virgatum 'Shenandoah'*	Shenandoah Reed Switch Grass	1 Gallon	Potted. Plant at 800mm o.c.
152	RB	*Rudbeckia fulgida 'Goldsturm'*	Goldsturm Coneflower	1 Gallon	Potted. Plant at 400mm o.c.



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1600 James Naismith Dr. - 8 Storey Residential Building Conversion

2164

June 2022

SITE PLAN - PHASE 1

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1600 James Naismith Dr. - 8 Storey Residential Building Conversion

2164

June 2022

SITE PLAN - PHASE 1-3


1600

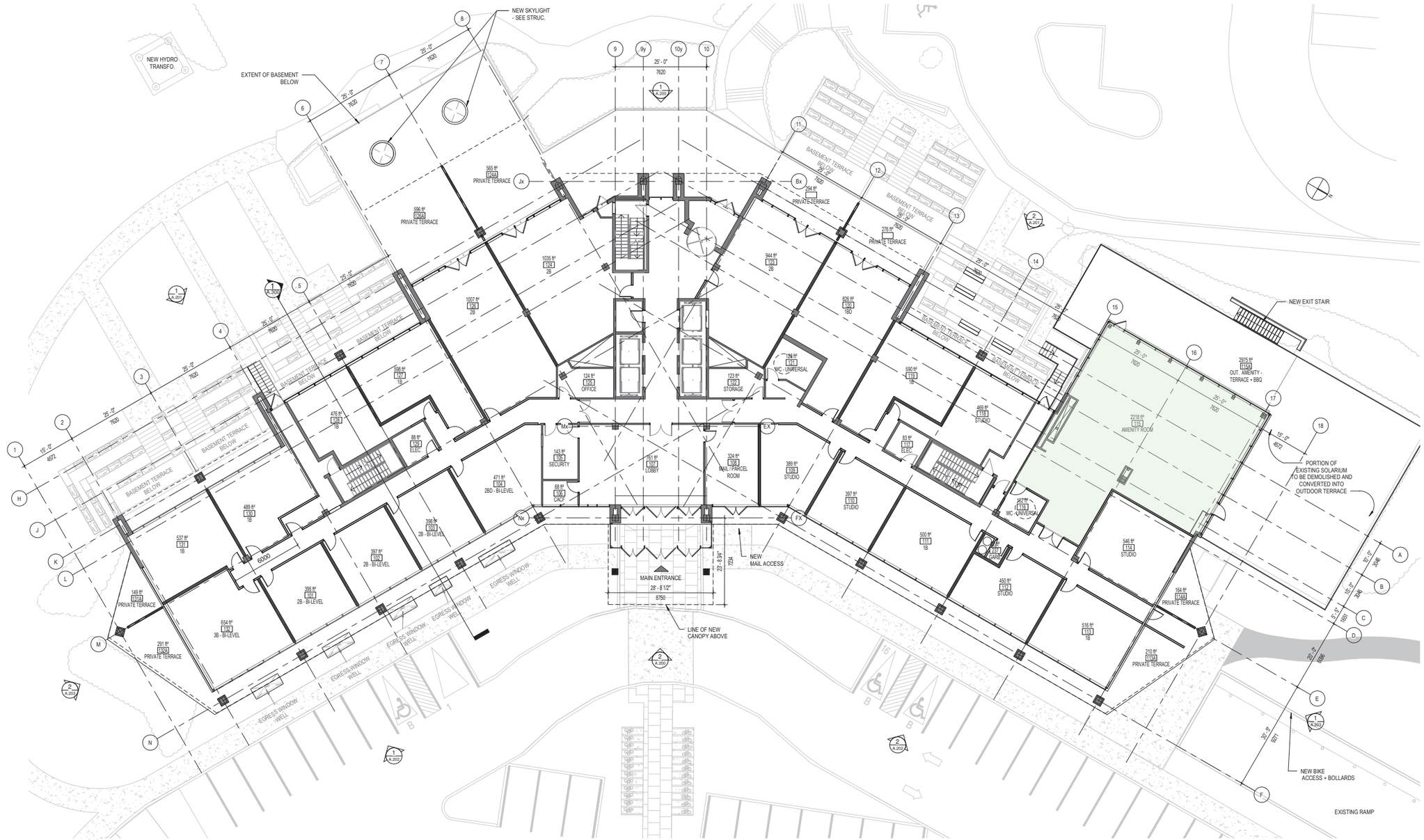

B31
B33
B34


B31
B32
B33
B34

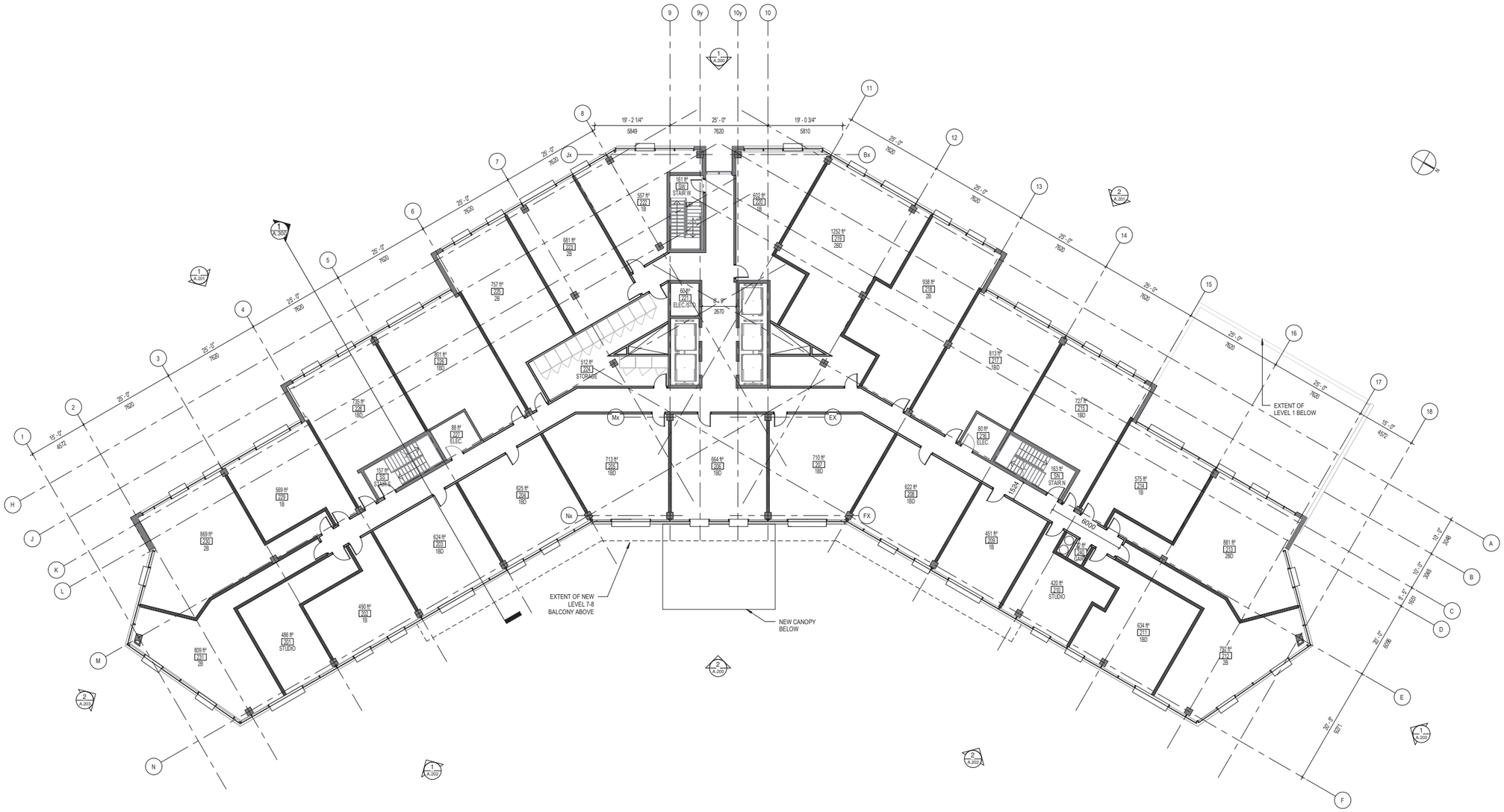
Amenity

Basement Floor Plan

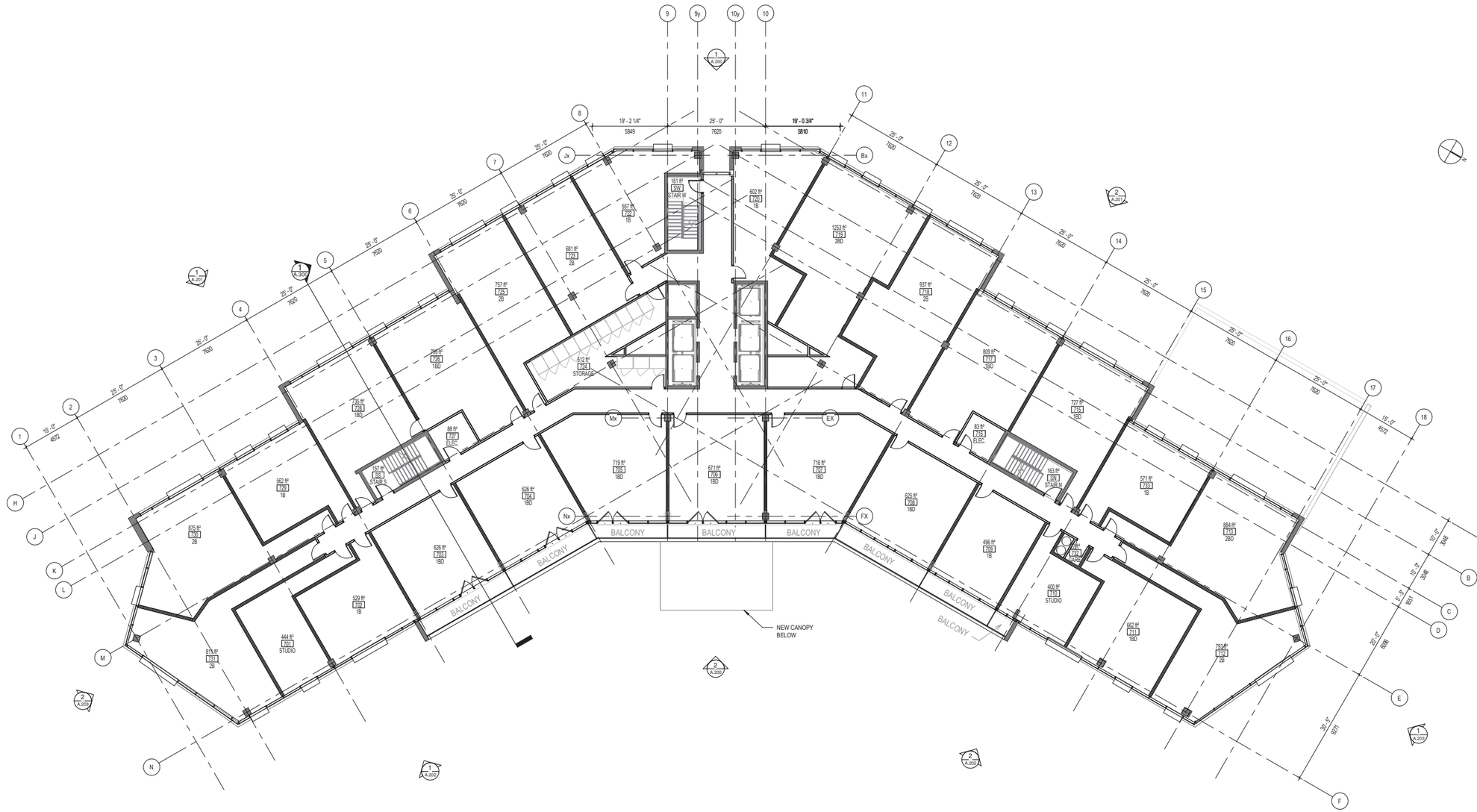
Amenity



Ground Floor Plan



Level 2-6 Floor Plan



Level 7-8 Floor Plan

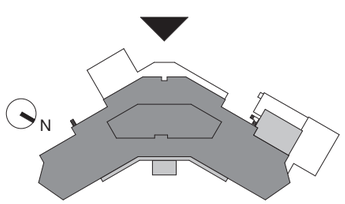
Panel
Colour: Charcoal

Panel
Colour: Light Grey

Panel
Colour: Copper

Panel and slats
Colour: Black and copper

Panel and Slats
Colour: Wood finish



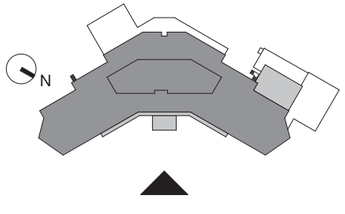
Panel
Colour: Charcoal

Panel
Colour: Light Grey

Panel
Colour: Copper

Panel and slats
Colour: Black and copper

Panel and Slats
Colour: Wood finish



Panel
Colour: Charcoal

Panel
Colour: Light Grey

Panel
Colour: Copper

Panel and slats
Colour: Black and copper

Panel and Slats
Colour: Wood finish

figurr architects collective

1600 James Naismith Dr. - 8 Storey Residential Building Conversion
2164
June 2022 SOUTH ELEVATION

Panel
Colour: Charcoal

Panel
Colour: Light Grey

Panel
Colour: Copper

Panel and slats
Colour: Black and copper

Panel and Slats
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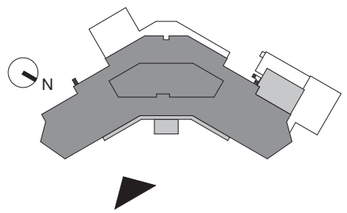

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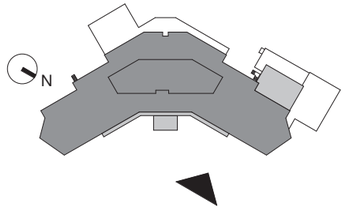

Panel
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Panel and slats
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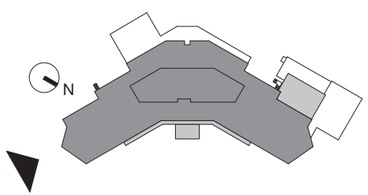

figurr architects collective

1600 James Naismith Dr. - 8 Storey Residential Building Conversion
2164
June 2022 SOUTH EAST ELEVATION

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Panel and slats
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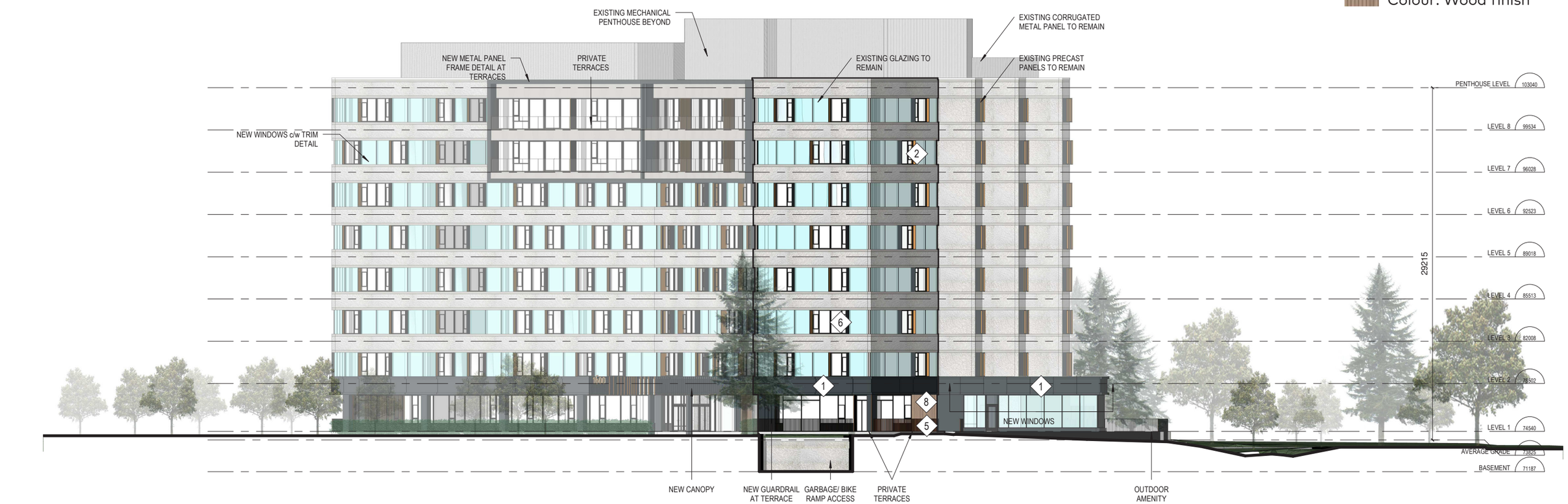
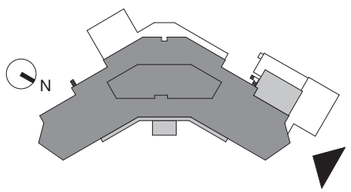
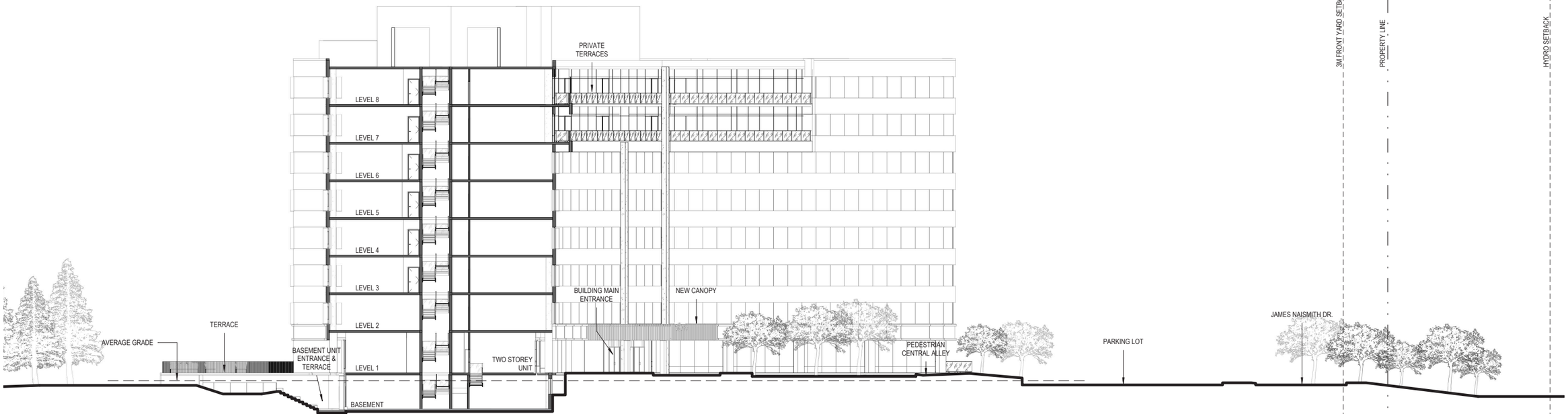
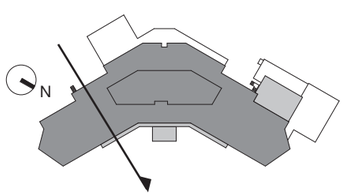
Panel and Slats
Colour: Wood finish






PRIVATE TERRACES
LEVEL 8
LEVEL 7
LEVEL 6
LEVEL 5
LEVEL 4
LEVEL 3
LEVEL 2
LEVEL 1
BASEMENT
AVERAGE GRADE
TERRACE
BASEMENT UNIT ENTRANCE & TERRACE
TWO STOREY UNIT
BUILDING MAIN ENTRANCE
NEW CANOPY
PEDESTRIAN CENTRAL ALLEY
PARKING LOT
JAMES NAISMITH DR.
3M FRONT YARD SETBACK
PROPERTY LINE
HYDRO SETBACK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Sustainability Statement

Sustainability is a priority for this project. The adaptive re-use through a building's conversion has the possibility to produce less greenhouse gasses, and the diversion of waste due to the amount of new materials and products will be significantly lower than what is required for new construction. One of the goals for this project is to keep, reuse and enhance as much as possible the elements that are already offered by the existing building and site. Other aspects that will be considered will be bird safe glazing when the existing glass is to be replaced.

Design Brief:

The property located at 1600 James Naismith Drive is situated at the southwest corner of the Blair Road and the Queensway offramp. The site includes an 8-storey suburban office building, a generator support building, and a small security guard house. The full development of this site will take place over 3 phases. Phase 1 of this redevelopment includes the conversion of the existing office building (circa 1988) into a multi-residential rental apartment building. The generator building and the guard house are planned to be demolished within the present phase. The office building is eight stories in height with a single basement level and supporting mechanical penthouse. The building is "v-shape" with two wings that intersect a central core. Once renovated, the converted residential building will include 218 apartment units distributed from the basement level to the 8th floor. Units range from 389 sq.ft. to 1407 sq.ft with unit types varying from studio to 3-bedrooms.

Another main aspect of this project was to transform the existing suburban office building aesthetic - that includes suspended precast concrete panels and highly mirrored horizontal strip curtainwall - into a new visual residential expression. Another strategy included in the proposal is the inclusion of 8 basement units with direct access to the exterior grounds. Some excavation will be required to provide additional entry and terrace space for these units (See Landscape and Civil Plans). Individual entrances will be made of a solid-colored box frames to put the emphasize on this new residential typology and the direct connection with the exterior. These volumes will be completed by large window glazing to allow as much light as possible to enter the living spaces. Private exterior terraces at grade will also be provided to basement tenants. As per the plans, new landscaping that includes sloped armoured stone retaining walls and steps have been designed to help create these private unit spaces. Amenity spaces, such as a fitness center, cinema, golf simulator, kids' playground and dog area will be provided for tenants to enjoy and are located in the basement. Some of these spaces will have access to ample sunlight due to the existing large basement glazing part of the original building design. Two interior bike rooms, accessible by a new bike ramp, will also be available for a total of 108 spaces at this level.

The existing front surface parking lot area will be reshaped and enlarged to provide a total of 128 parking spaces. This area will be fully dedicated to Phase 1 of the over all development. An additional 108 parking spaces, including 16 for visitors, are also provided to the north and west side of the building. As future phases come into development, those spaces will be, relocated to accommodate future phase site designs.
A new large pedestrian walkway (2.4m wide) is proposed to cross the front parking area starting from the main entrance building to access the eastern parts of the site. This walkway will connect a re-aligned James Naismith roadway and sidewalk which will provide direct access to future phases and to the LRT path and pedestrian bridge. Exterior bike parking spaces, mostly for visitors, will also be provided along this new landscaped path.

This conversion project will also replace the suburban office building entrance canopy for a simpler modern residential entry overhang. This new key element will include a charcoal metal reclad gesture planned for the lower floor facades of the building. The adding of this new ground floor design aesthetic creates a more human scale to the exterior design. The canopy soffit will be clad in a warm "oak wood look" siding; again, to humanize the entrance experience.

Along this main entrance building facade, bi-level units are proposed to occupy the south wing and one-storey units to the north. Private terraces will be provided at both wing ends, and a new pedestrian connection will be added to reach the north parking area. At the north-west building corner, the larger portion of the existing solarium extension (dated 2005) will be maintained and renovated to create a multi-purpose amenity room; complemented with an outdoor terrace and BBQ space. On the same facade, some generous private terraces will be provided on the existing building ground floor extensions. All the building exterior spaces, public or private, will have access to the significant existing vegetation already part of the existing landscape design. Some areas will be enhanced with new greenery and privacy screens for units. The entire site's walkways will to be optimized and will include additional lighting to allow the tenants to enjoy the site at all periods of the day.

The design new design strategy is to keep almost all the existing precast concrete panels. In some areas of the 2 lower floors the existing "mirrored" curtainwall is to be replaced by new clear glass to create a better connection with the site's surrounding landscape and entrances. Operable windows will be integrated for additional occupant's comfort. On the building upper floors (2 to 8) the project will preserve most of the existing reflective glass curtain wall with some panels being removed to allow the inclusion of new operable window interventions. These new windows will be framed with a black exterior shadow box. The inside of the shadow box will be clad in an orange copper colour and creating a visual interest to the highly reflective existing facade. This intervention on the facades is a key element to the new residential building identity. It adds a touch of warmth, human scale, and a contemporary aesthetic to the existing suburban office building style. On the east side of the building, the 7th and 8th have an existing cantilevered glazed section that will be replaced with new exterior balconies for those specific apartment units. This building extension will be enhanced by the addition of a black metal frame to support the residential look of the building's new aesthetic.