

# 50 THE DRIVEWAY

DESIGN PRESENTATION - SITE PLAN CONTROL SUBMISSION

JUNE 14<sup>TH</sup> 2022



**HOBIN**  
ARCHITECTURE



Canadian  
Nurses  
Association

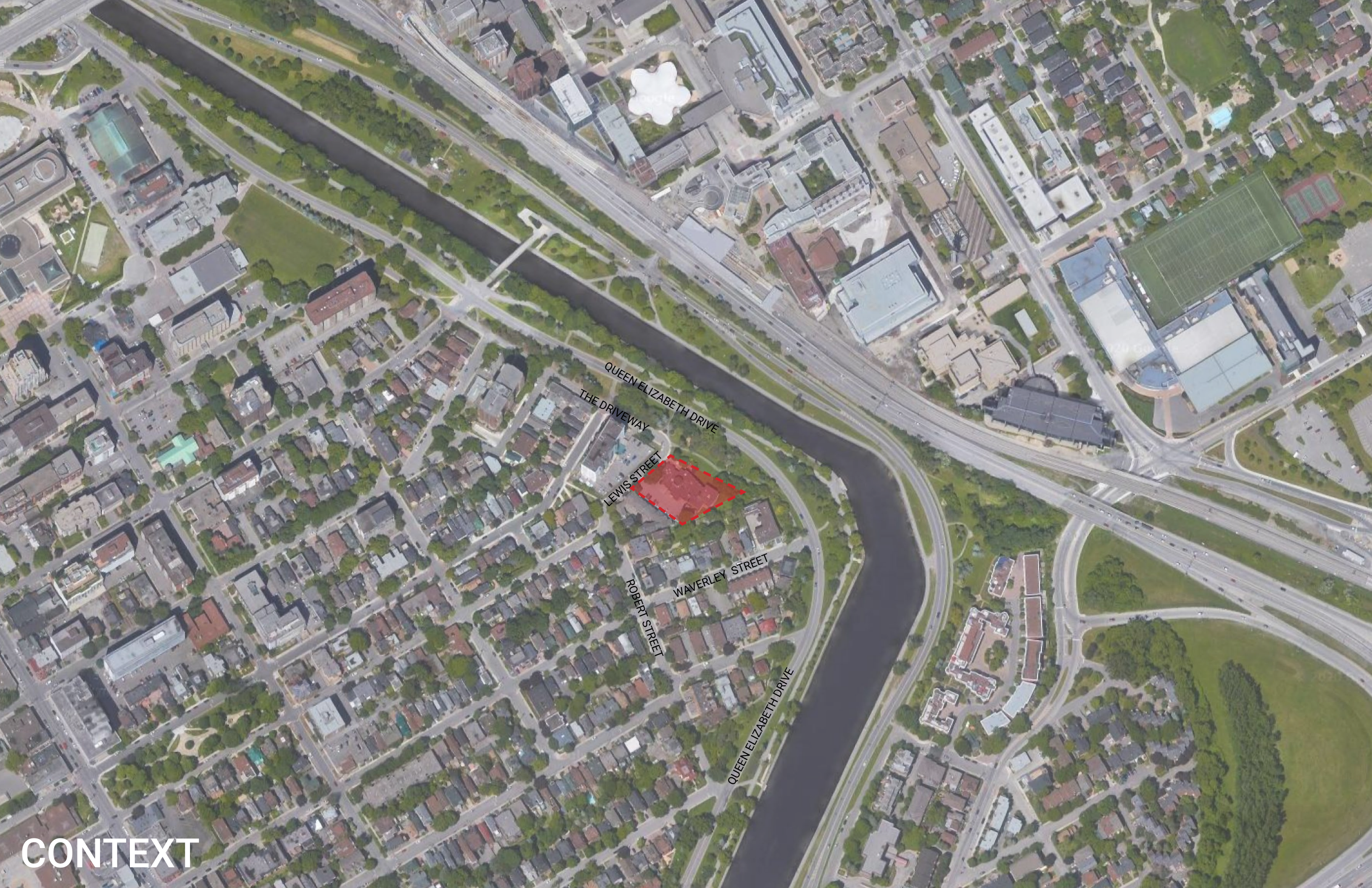
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- EARLY MASSING EXERCISES
- BUILDING AERIALS
- SIDE YARD CONSIDERATIONS
- DESIGN VIEWS
- KEY PLANS, SECTIONS & ELEVATIONS
- APPENDIX



- CONTEXT & APPROACH -





QUEEN ELIZABETH DRIVE

THE DRIVEWAY

LEWIS STREET

ROBERT STREET

WAVERLEY STREET

QUEEN ELIZABETH DRIVE

CONTEXT



N



E

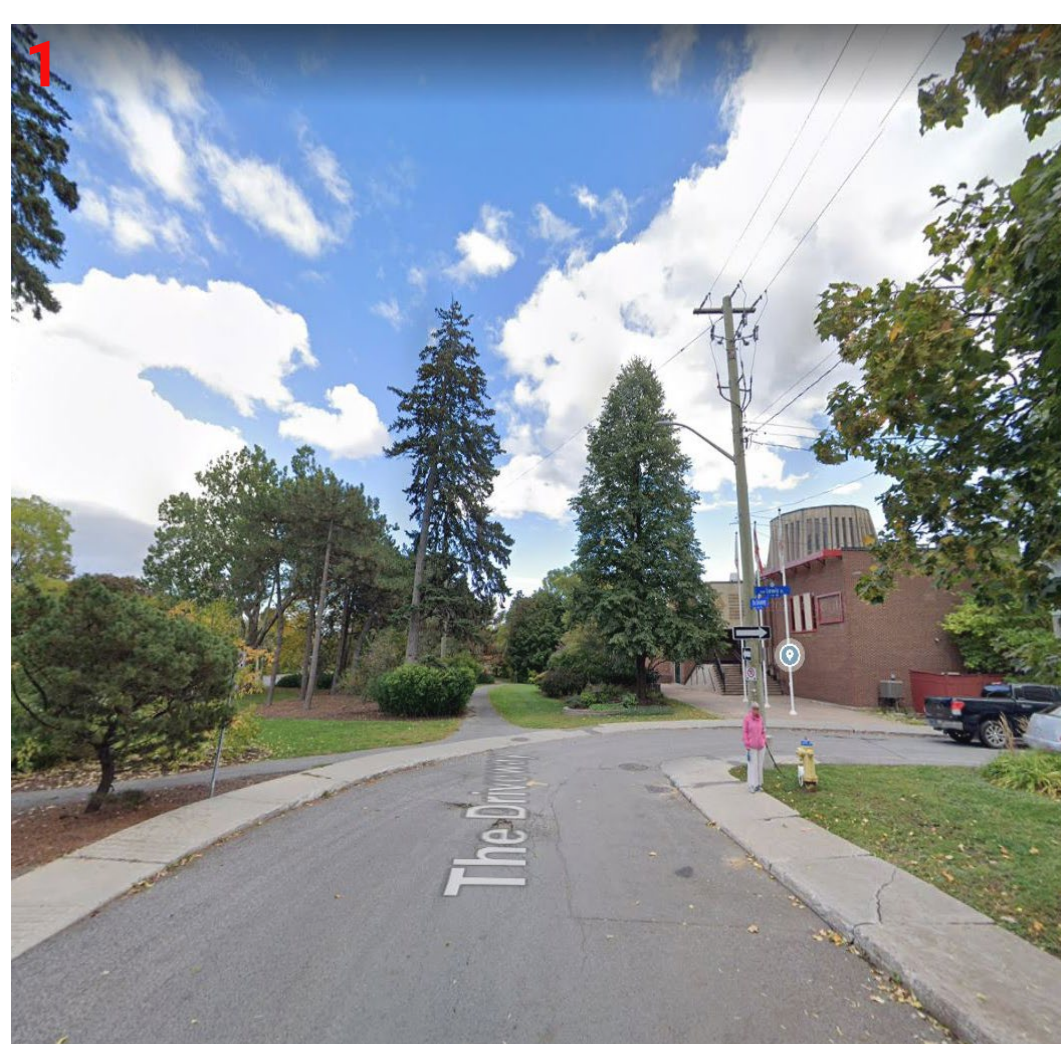
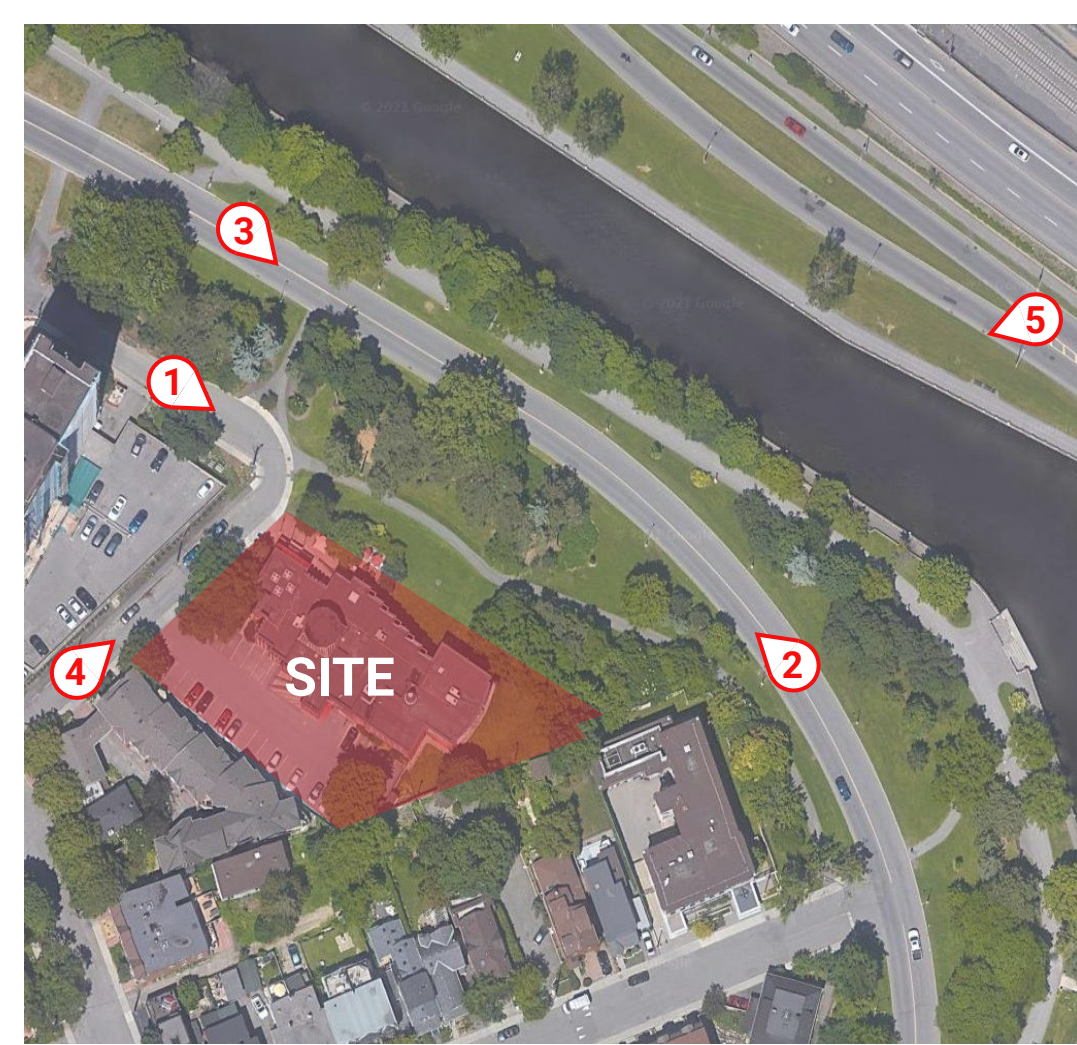


W



S

CONTEXT



# HOW TO ACHIEVE A SENSIBLE DESIGN SOLUTION THAT ALLOWS THE CANADIANS NURSES ASSOCIATION TO GET PROPER RETURN ON THEIR INVESTMENT?

Canadian  
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HOW TO CAPITALIZE  
THE NURSES ASSET?

RETENTION OF  
THE JAMES  
STRUTT BUILDING

LIMIT NEGATIVE  
IMPACTS & VIEWS  
ALONG THE RIDEAU  
CANAL (UNESCO  
WORLD HERITAGE  
SITE)

CITY  
HERITAGE



HOW TO BEST REDEVELOP AN  
UNDERUTILIZED/ UNDERDEVELOPED  
URBAN SITE FOR RESIDENTIAL USE

CITY PLANNING

APPROACH

- EARLY MASSING EXERCISES -

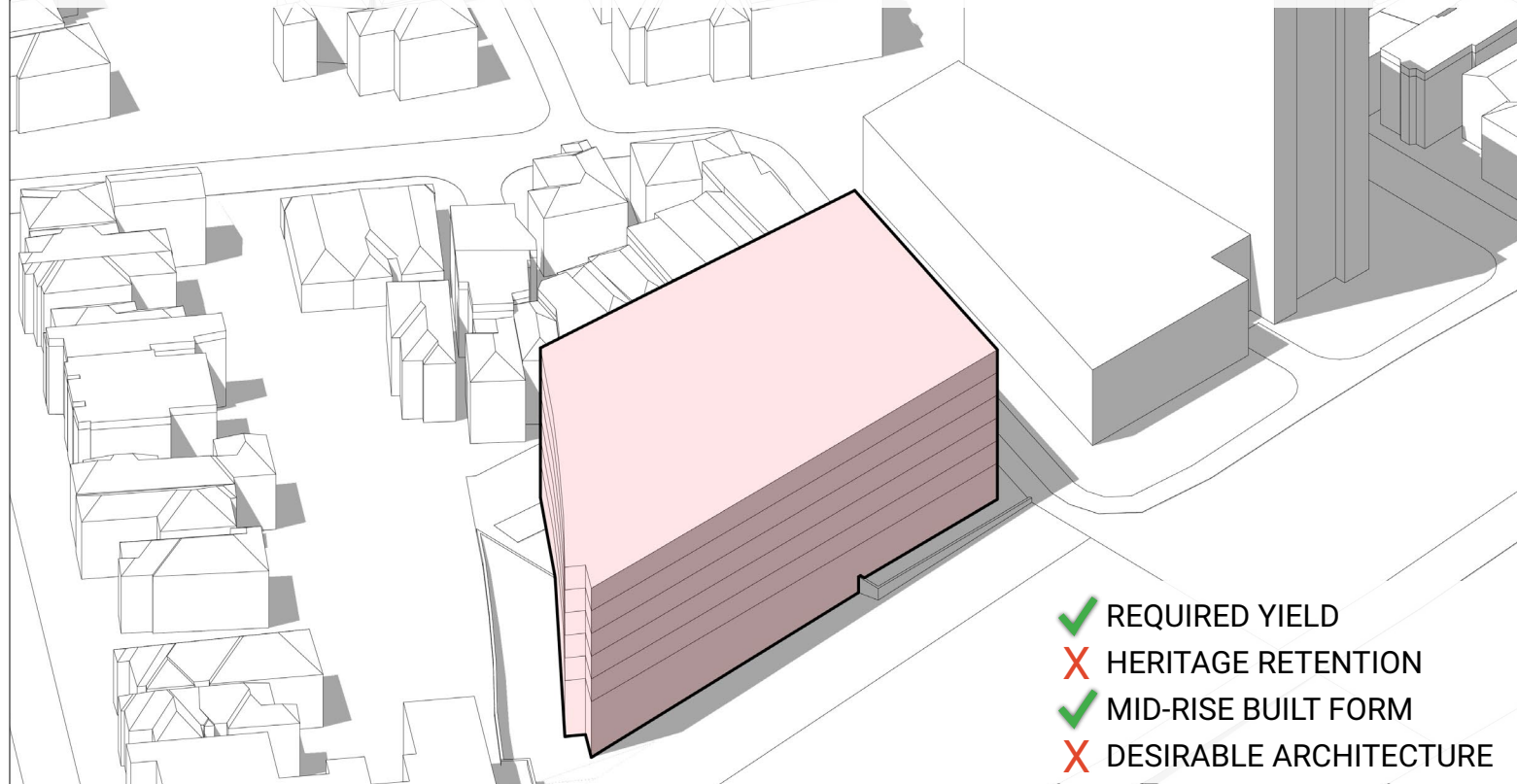




# 1 - BASELINE SITE YIELD

6 STOREYS - BASELINE

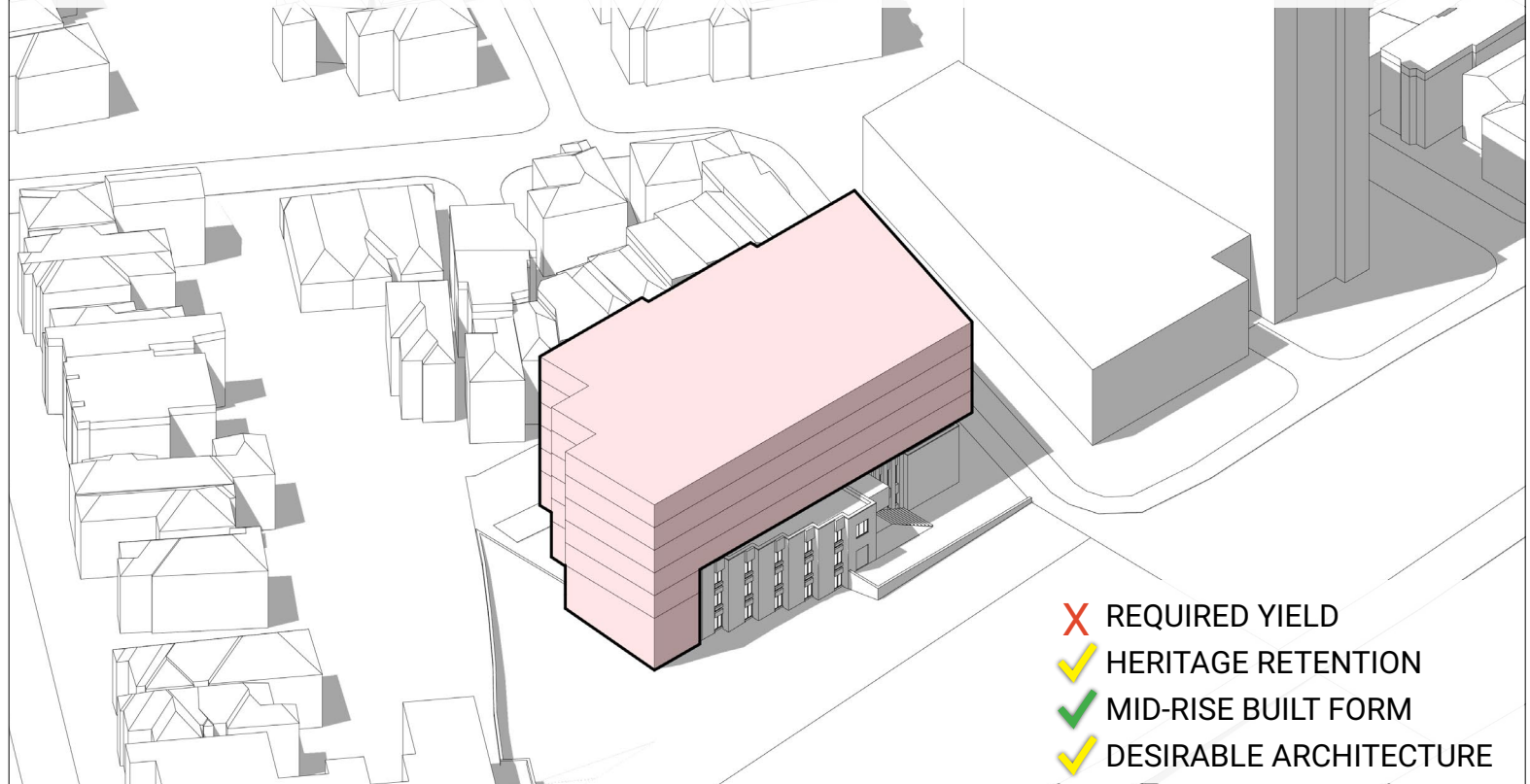
\*ANTICIPATED YIELD REQUIRED FOR DEVELOPMENT FEASIBILITY WITH NO BUILDING RETENTION



- ✓ REQUIRED YIELD
- ✗ HERITAGE RETENTION
- ✓ MID-RISE BUILT FORM
- ✗ DESIRABLE ARCHITECTURE

# 2 - HERITAGE CONSERVATION

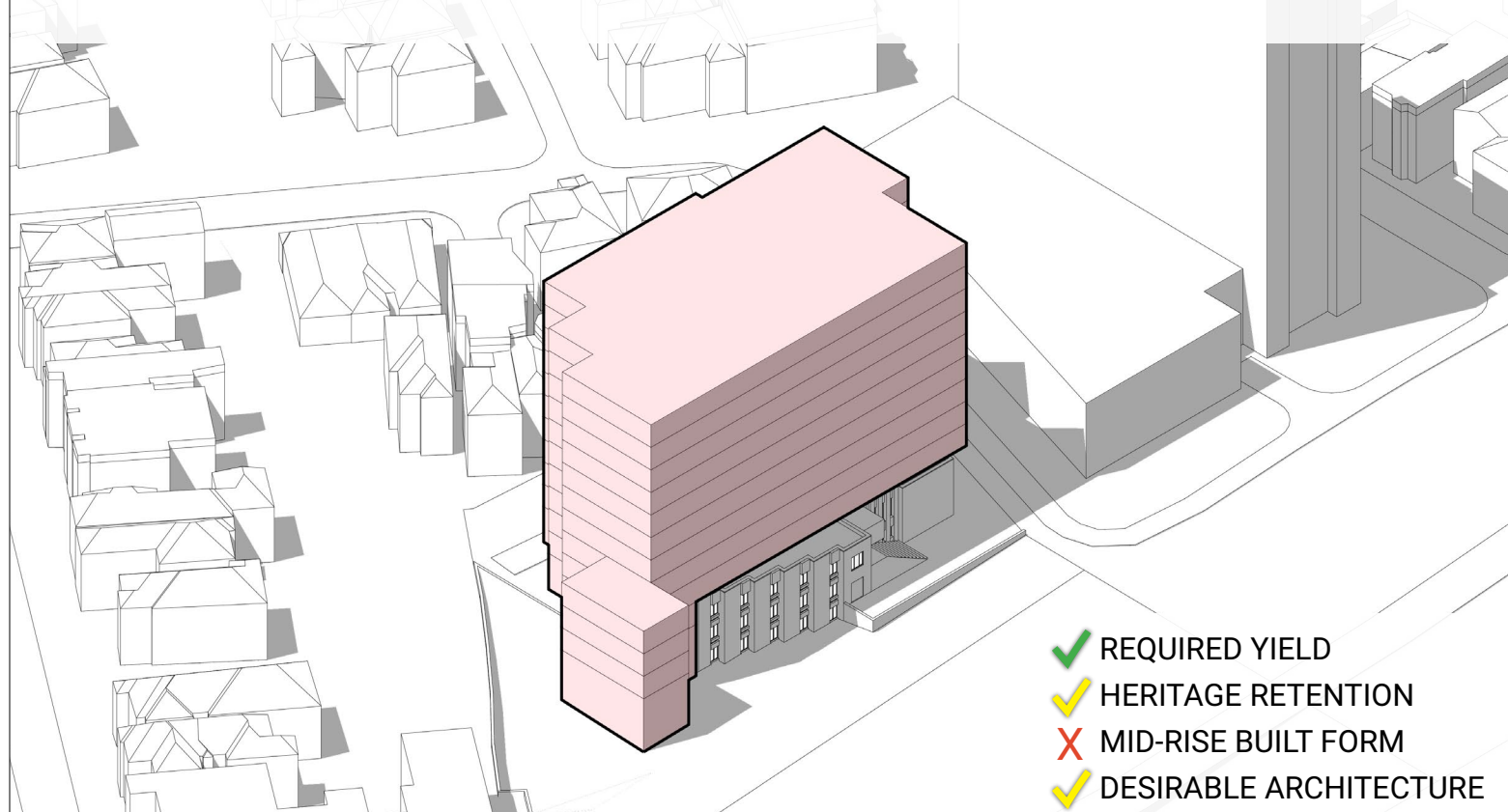
6 STOREYS



- ✗ REQUIRED YIELD
- ✓ HERITAGE RETENTION
- ✓ MID-RISE BUILT FORM
- ✓ DESIRABLE ARCHITECTURE

# 3 - REALLOCATION OF MASS

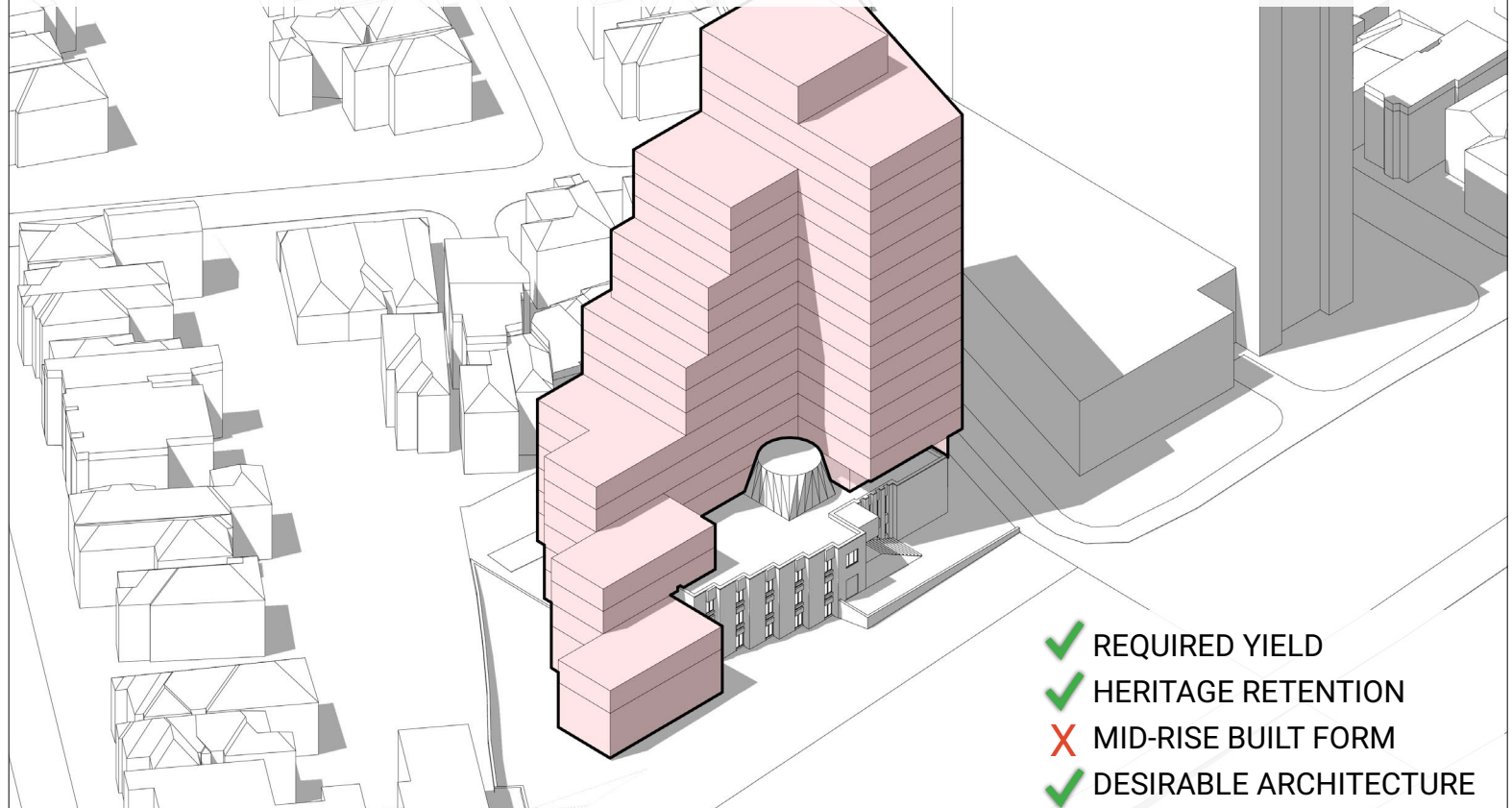
11 STOREYS



- ✓ REQUIRED YIELD
- ✓ HERITAGE RETENTION
- ✗ MID-RISE BUILT FORM
- ✓ DESIRABLE ARCHITECTURE

# 4 - BUILT FORM & HERITAGE

18 STOREYS



- ✓ REQUIRED YIELD
- ✓ HERITAGE RETENTION
- ✗ MID-RISE BUILT FORM
- ✓ DESIRABLE ARCHITECTURE

# 5 - NEW STRATEGY: HERITAGE RELOCATION

9 STOREYS + STEPPING

- ✓ REQUIRED YIELD
- ✓ HERITAGE RETENTION
- ✓ MID-RISE BUILT FORM
- ✓ DESIRABLE ARCHITECTURE



- BUILDING AERIALS -



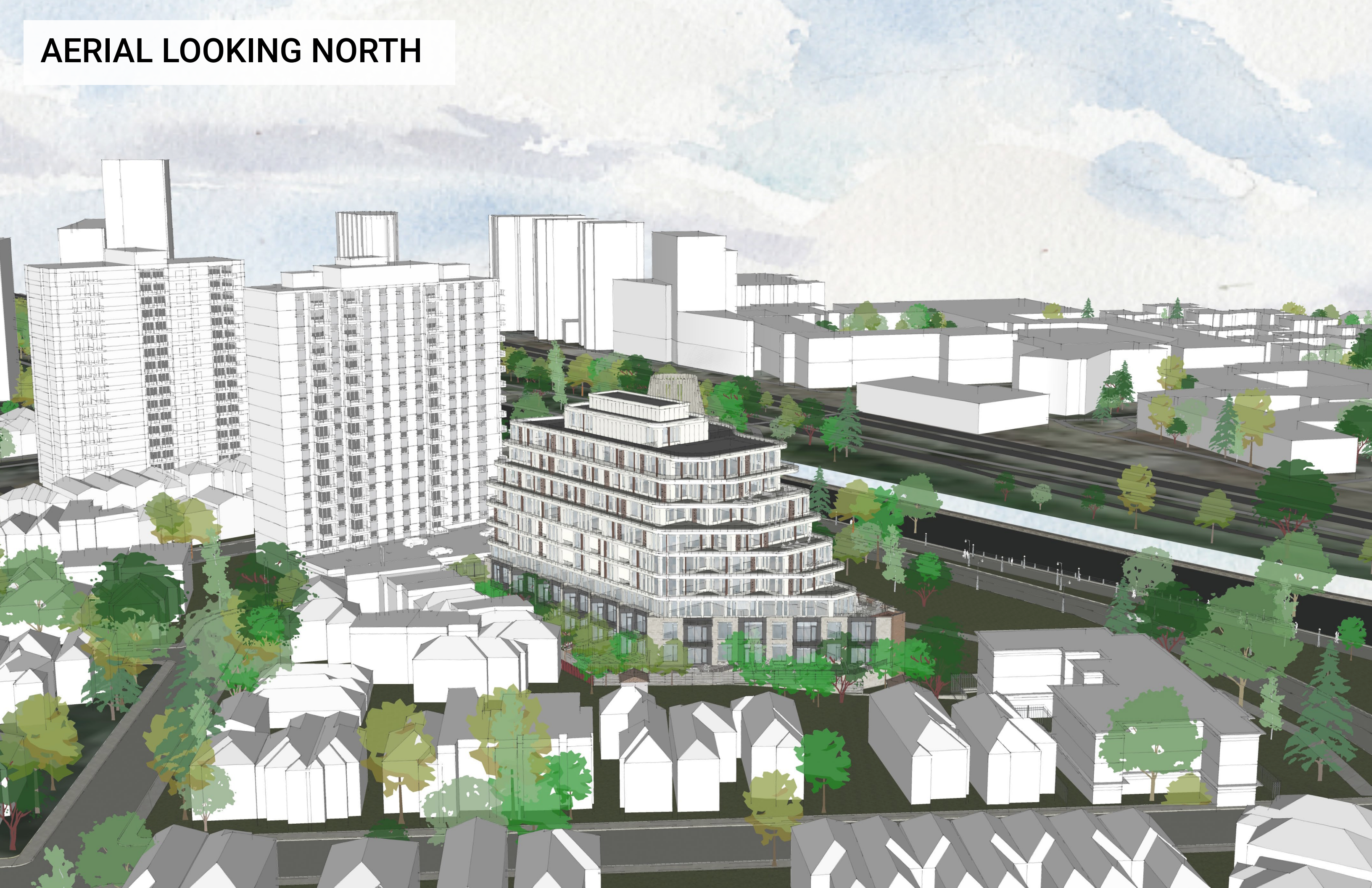
# AERIAL LOOKING WEST



# AERIAL LOOKING SOUTH



# AERIAL VIEWING NORTH



# AERIAL LOOKING NORTH-WEST



# - SIDE YARD CONSIDERATIONS -











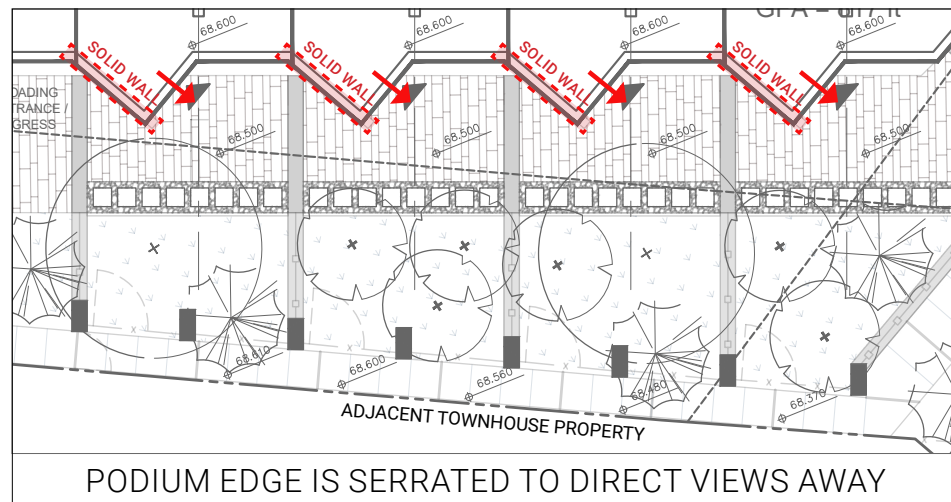
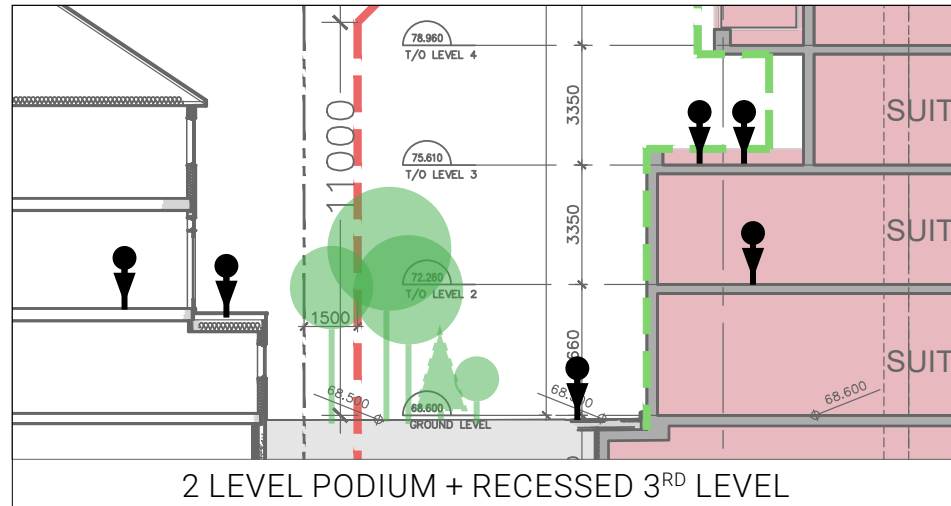
LANDSCAPE BUFFER

# LANDSCAPE BUFFER



## LEVELS 1, 2 & 3

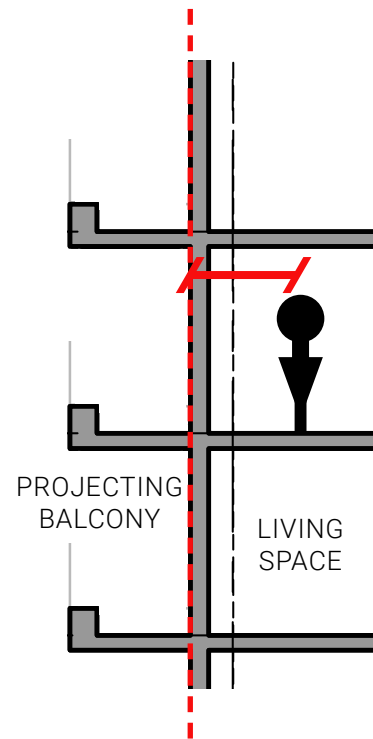
SCALED TO REFLECT THE LOW-RISE FABRIC OF ADJACENT PROPERTIES. OVERLOOK ISSUES ARE MITIGATED THROUGH AMPLE VEGETATION AND BUILDING ARTICULATION



## LEVELS 4, 5 & 6

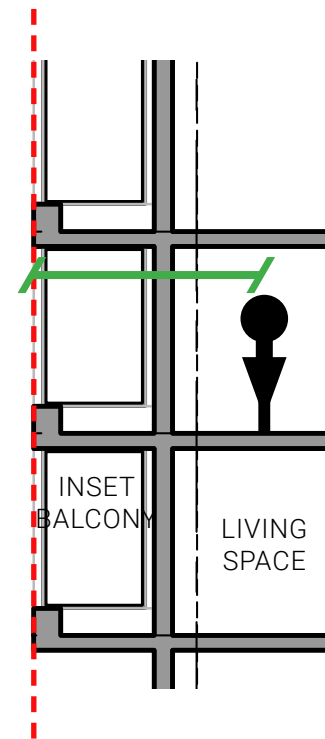
CONTAIN NO PROJECTING BALCONIES OR TERRACES; INSET BALCONIES PROVIDE AN EXTRA LAYER OF SEPARATION AS THEY EFFECTIVELY PUSH BACK THE EXTERIOR ENVELOPE AND LIVING SPACES BECOME FURTHER REMOVED FROM THE BUILDING FACE

PROJECTING BALCONY



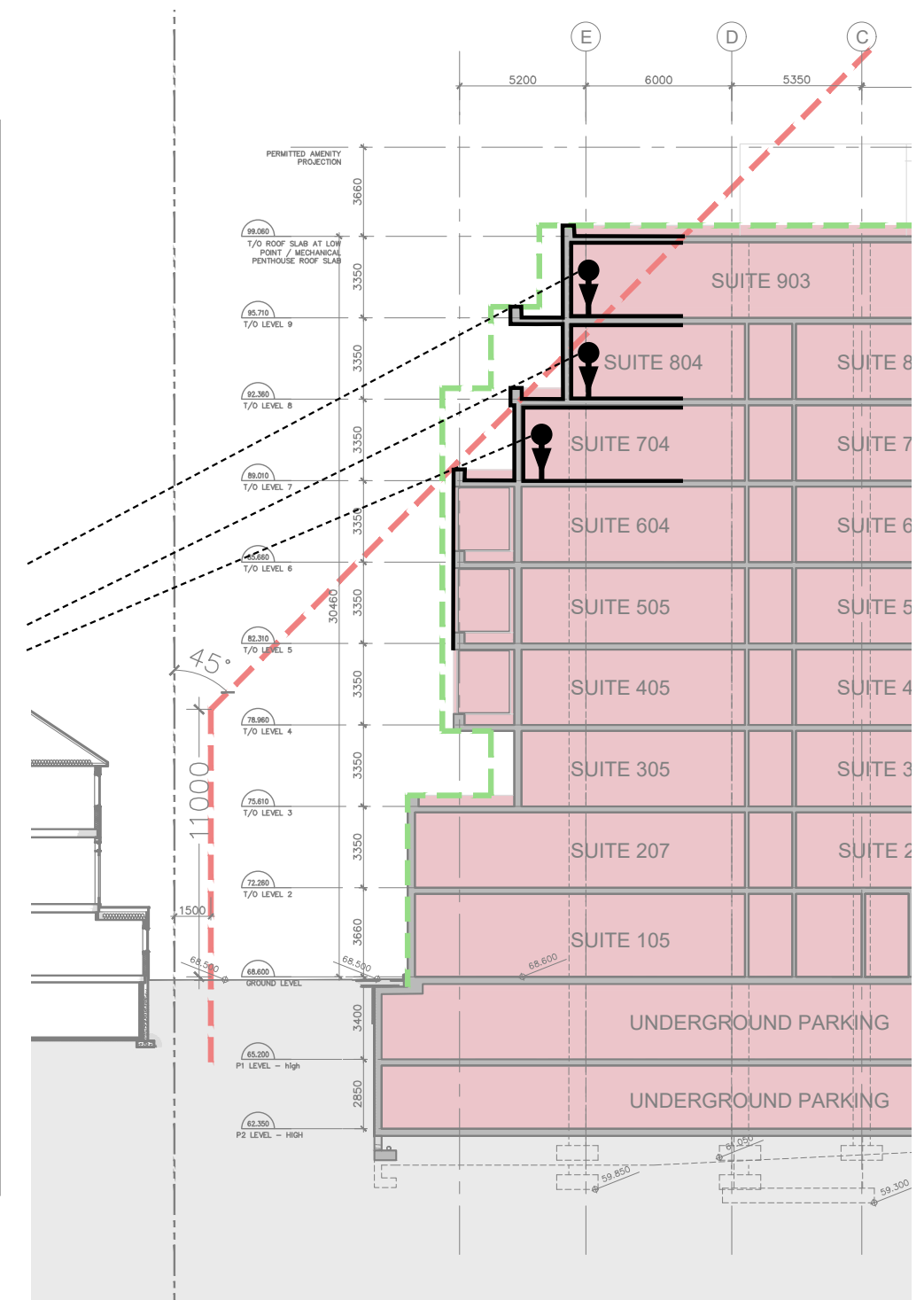
VS

INSET BALCONY



## LEVELS 7, 8 & 9

COMPRISED OF MUCH LARGER UNITS AS THE BUILDING STEPS BACK. THESE UNITS BENEFIT FROM TERRACES THAT STEP AWAY FROM THE PROPERTY LINE AND ELIMINATE OVERLOOK FROM WITHIN THE UNIT



- DESIGN VIEWS -



# CANAL LOOKING NORTH-WEST



# PEDESTRIAN EXPERIENCE





# PEDESTRIAN EXPERIENCE



# PEDESTRIAN EXPERIENCE



# PEDESTRIAN EXPERIENCE



# PEDESTRIAN EXPERIENCE



# PEDESTRIAN EXPERIENCE



# PEDESTRIAN EXPERIENCE



# PEDESTRIAN EXPERIENCE



# - KEY PLANS, SECTIONS & ELEVATIONS







# 50 THE DRIVEWAY

## BUILDING SUMMARY

JUNE 14TH, 2022

2051

### 1 BUILDING AREA SUMMARY

BUILDING AREA	17,988	SQ.FT.	
NUMBER OF STOREYS ABOVE GRADE	9	STOREYS	
TOTAL GROSS AREA	123,711	SQ.FT.	(**EXCLUDES AREA BELOW GRADE)
TOTAL NET/LEASEABLE AREA			
RESIDENTIAL	100,570	SQ.FT.	
COM/RET	-	SQ.FT.	
TOTAL GFA (AS PER CITY DEF.)	96,088	SQ.FT.	

### 2 UNIT SUMMARY

TOTAL UNITS **77** QTY. RATIO %

SUITE TYPE	QTY	DESCRIPTION	QTY	RATIO %	CUMULATIVE %
SMALL SUITES (≤ 850 SQ.FT)	13	1 BED	6	8%	17%
		1 BED + DEN	7	9%	
MEDIUM SUITES (850 - 1,400 SQ.FT)	37	1 BED + DEN	10	13%	48%
		2 BED	10	13%	
LARGE SUITES (≥1,400 SQ.FT)	27	2 BEDROOM + DEN	17	22%	
		2 BEDROOM + DEN (1,400 - 1,800 SQ.FT)	15	19%	35%
		2 BEDROOM + DEN (OVER 1,800 SQ.FT)	12	16%	

AVERAGE UNIT SIZE 1,306 SQ.FT.

### 3 PARKING REQUIREMENTS (ZBL)

**RES** TOTAL PARKING REQUIRED (ZBL) 39 SPACES  
 TOTAL PARKING PROVIDED **77 SPACES**  
 PARKING RATE 1.00 /UNIT

**VIS** TOTAL VISITOR PARKING REQUIRED 8 SPACES  
 TOTAL VISITOR PROVIDED **20 SPACES**  
 PARKING RATE PROVIDED 0.26 /UNIT

### 4 TOTAL AMENITY SPACE REQUIRED (ZBL)

TOTAL AMENITY SPACE REQUIRED 4,971 SQ.FT.  
 TOTAL SHARED AMENITY SPACE REQUIRED 2,486 SQ.FT.  
 TOTAL SHARED AMENITY SPACE PROVIDED **3,760 SQ.FT.**

### 5 BICYCLE PARKING REQUIREMENTS (ZBL)

TOTAL BIKE PARKING SPACES REQUIRED 39 SPACES  
 RATE/UNIT 0.5 /UNIT  
 TOTAL BIKE PARKING SPACES PROVIDED **77 SPACES**  
 RATE/UNIT 1.00 /UNIT



# 50 THE DRIVEWAY

PROJECT STATS

SCALE: N/A

JUNE 14<sup>th</sup> 2022

RIDEAU CANAL

QUEEN ELIZABETH DRIVE

THE DRIVEWAY

LEWIS STREET

NEW POSITION OF RETAINED PORTION OF HERITAGE BUILDING

1960's BUILDING FOOTPRINT

9 STOREY BUILDING:

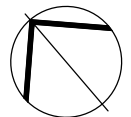
TOTAL GROSS AREA: 123,711 sq.ft.  
TOTAL NET RES AREA: 100,570 sq.ft.  
TOTAL UNITS : 77  
PARKING STALLS : 97  
BIKE STALLS : 77  
STORAGE LOCKERS : 77  
FFE : 68.9

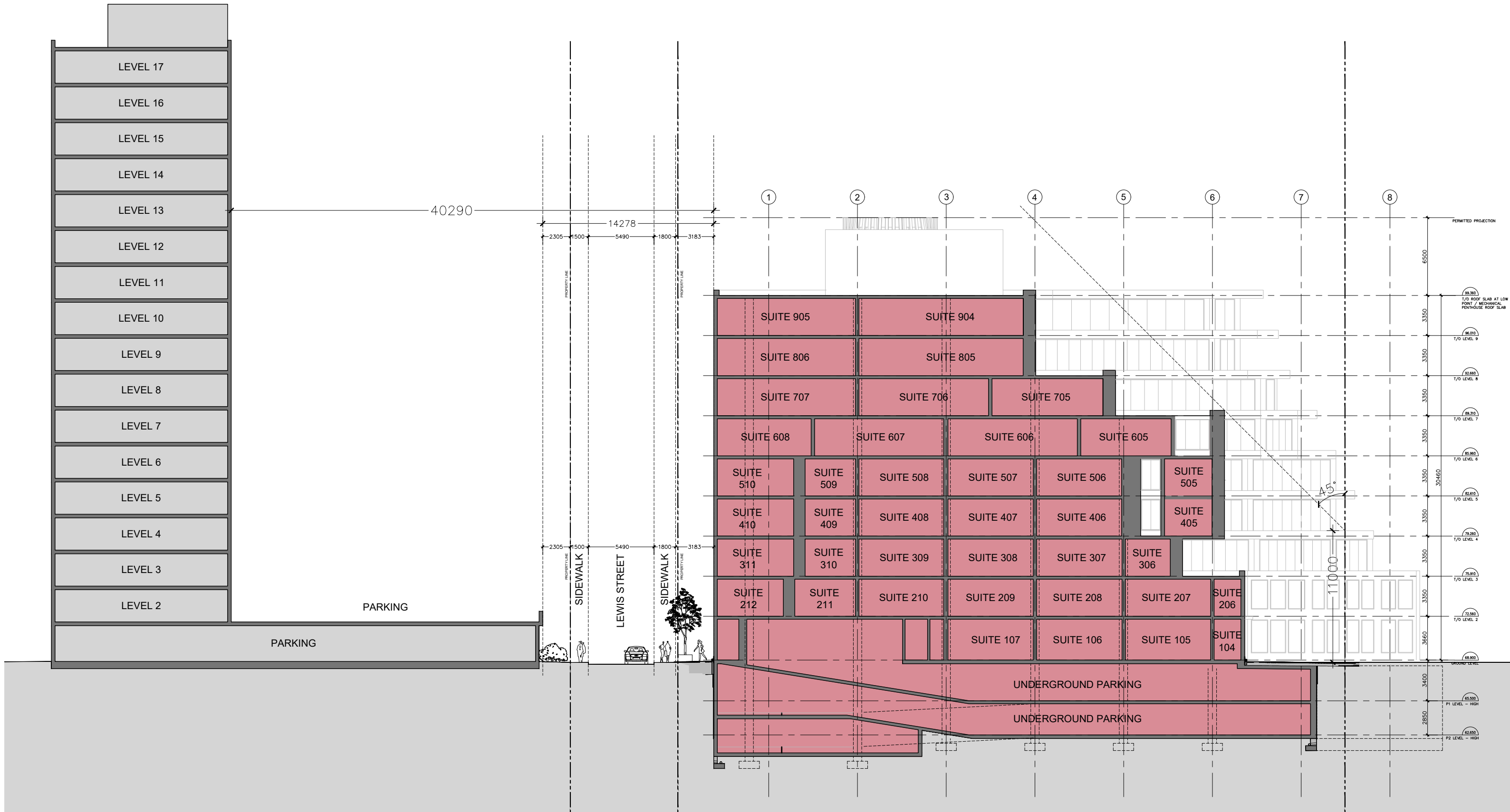
# 50 THE DRIVEWAY

SITE PLAN

SCALE: 1:500

JUNE 14<sup>th</sup> 2022



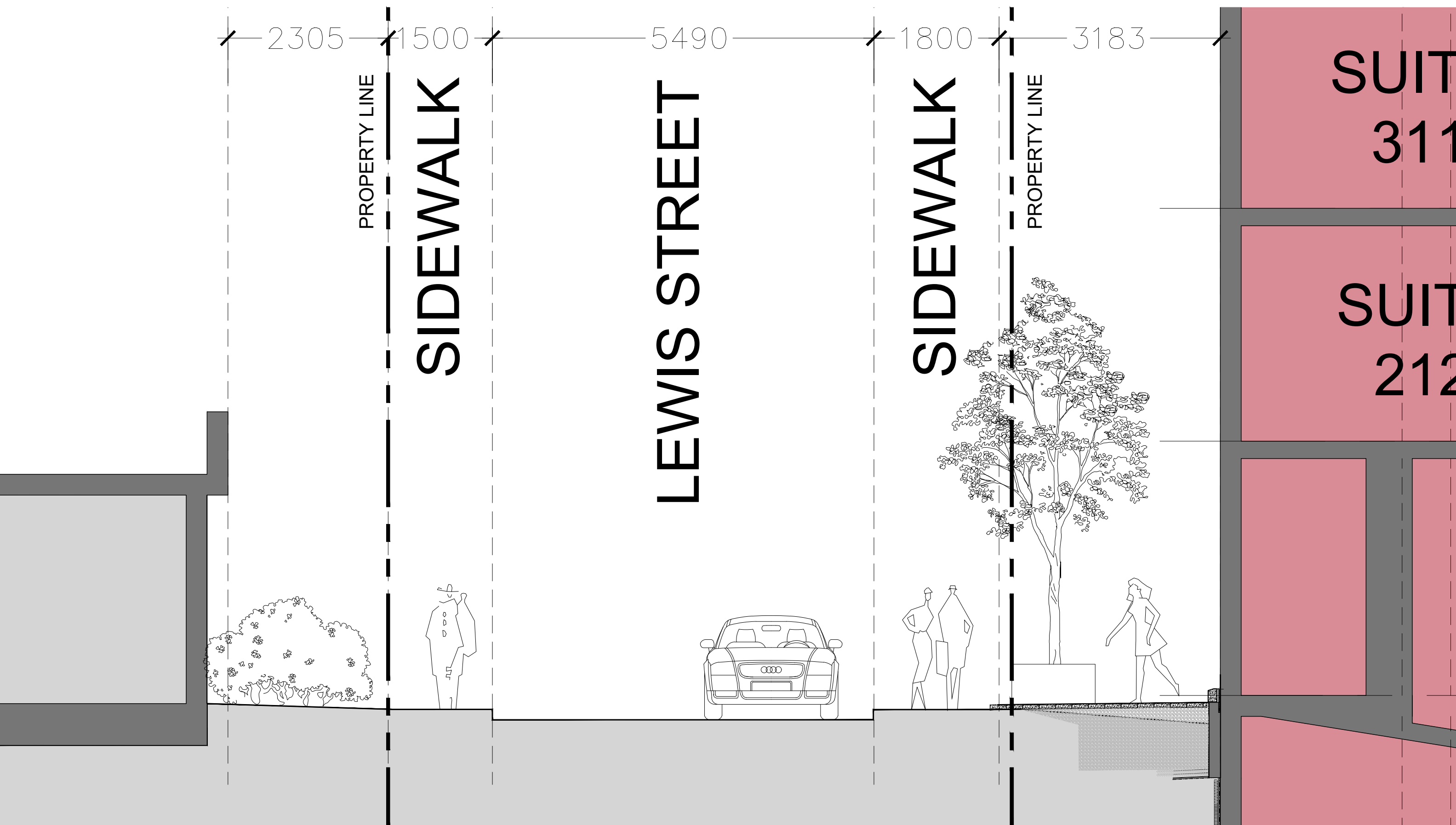


# 50 THE DRIVEWAY

## LEWIS STREET SECTION

SCALE: 1:300

JUNE 14<sup>th</sup> 2022

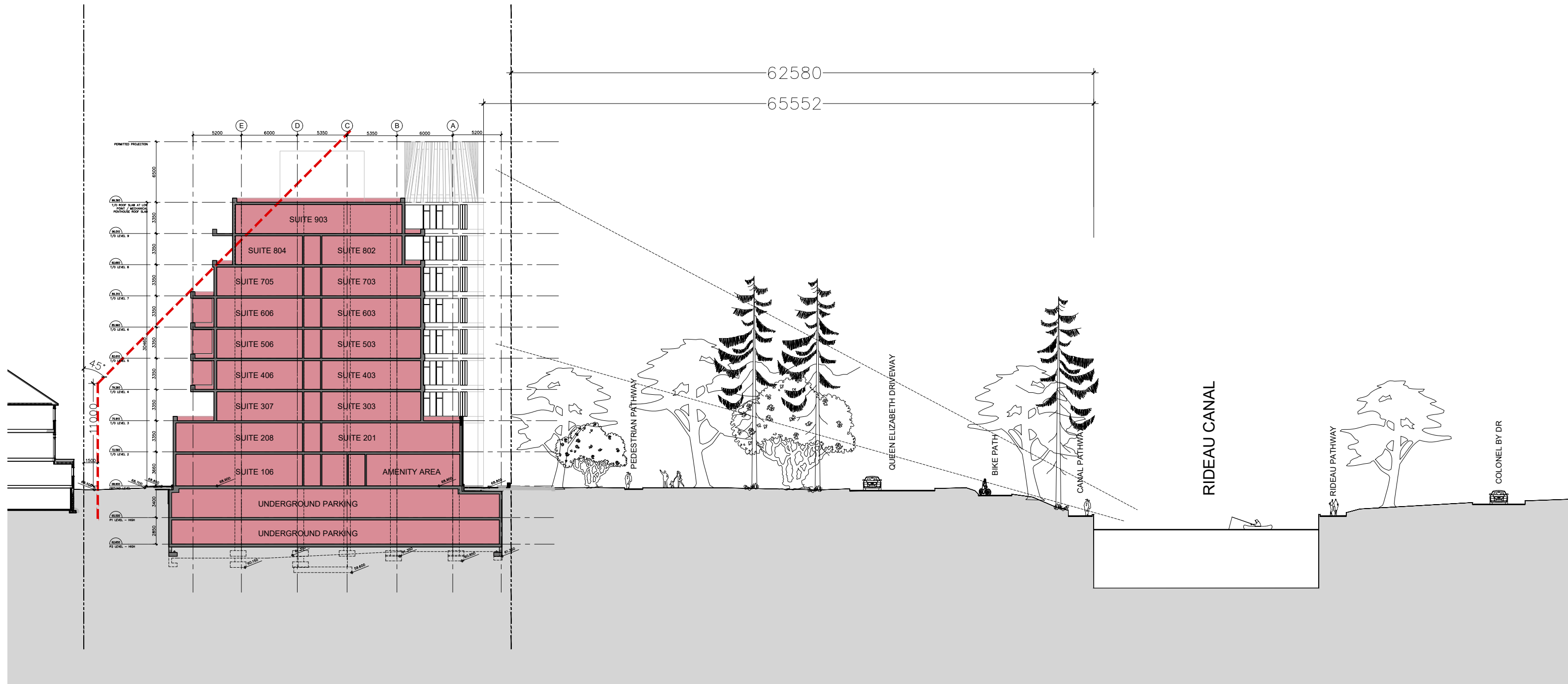


# 50 THE DRIVEWAY

## LEWIS STREET SECTION

SCALE: 1:50

JUNE 14<sup>th</sup> 2022



# 50 THE DRIVEWAY

SITE SECTION

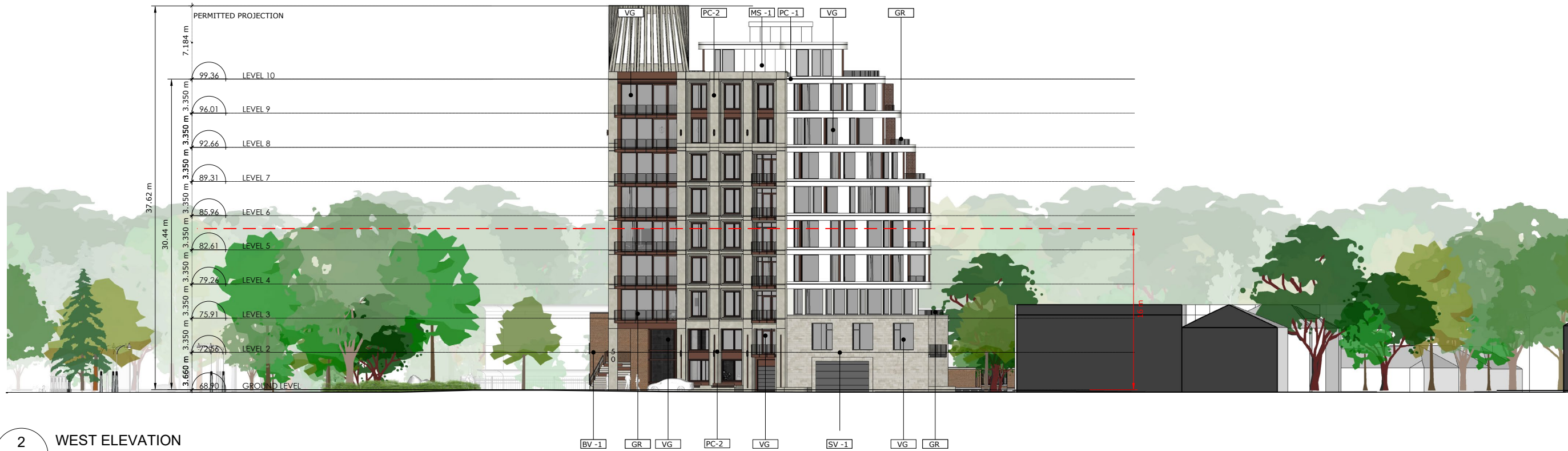
SCALE: 1:400

JUNE 14<sup>th</sup> 2022



1 NORTH ELEVATION

A3.00 Scale: 1: 200



2 WEST ELEVATION

A3.00 Scale: 1: 200

LEGEND:

MA-1	MASONRY VENEER 1
PC	PRECAST CONCRETE
VG	VISION GLASS
NEW BUILD	
PC-1	PRECAST CONCRETE 1
PC-2	PRECAST CONCRETE 2
CP-1	COPPER PANEL 1
GR	GLASS RAILING
MS-1	METAL SIDING 1
MS-2	METAL SIDING 2
SP	SPANDREL PANEL
STC	STEEL COLUMN
SV-1	STONE VENEER 1
VG	VISION GLASS

NEW CONCRETE GLASS AS PER CITY SPECIFIC GUIDELINES IN CLAUSE 2.1 THROUGH 2.4 SPECIFICALLY:  
 1. GLASS RAILING FOR BALCONY RAILINGS ON LEVEL 4  
 2. GLASS RAILING FOR ALL BALCONY RAILINGS ON LEVEL 4  
 3. GLASS RAILING FOR ALL BALCONY RAILINGS ON ROOF TERRACE LEVELS

no.	date	revision
4	220614	issued for SPC
3	220119	re-issued for rezoning
2	211206	re-issued for rezoning
1	210716	issued for rezoning

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

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ARCHITECTURE

PROJECT LOCATION:  
50 THE DRIVEWAY

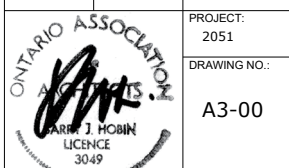
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ELEVATIONS

DRAWN BY: DA/KM DATE: 220614 SCALE: 1:200

PROJECT: 2051

DRAWING NO.: A3-00

REVISION NO.:





1 EAST ELEVATION

A3.01 Scale: 1: 200



2 SOUTH ELEVATION

A3.01 Scale: 1: 200

LEGEND:

MC-1	MASONRY VENEER 1
PC	PRECAST CONCRETE
VG	VISION GLASS
NEW BUILD	
PC-1	PRECAST CONCRETE 1
PC-2	PRECAST CONCRETE 2
CP-1	COPPER PANEL 1
GR	GLASS RAILING
MS-1	METAL SIDING 1
MS-2	METAL SIDING 2
SP	SPANDREL PANEL
STC	STEEL COLUMN
BV-1	STONE VENEER 1
VG	VISION GLASS

VISION GLASS: ALL GLASS RAILINGS OUTSIDE ON LEVEL 7. 1mm mesh mesh surface.  
 1. GLASS RAILING FOR ALL BALCONY RAILINGS ON LEVEL 4.  
 2. GLASS RAILING FOR ALL BALCONY RAILINGS ON LEVEL 4.  
 3. GLASS RAILING FOR ALL BALCONY RAILINGS ON ROOF TERRACE LEVELS.

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ARCHITECTURE

PROJECT LOCATION:  
50 THE DRIVEWAY

DRAWING TITLE:  
ELEVATIONS

DRAWN BY: DA/KM DATE: 220614 SCALE: 1:200

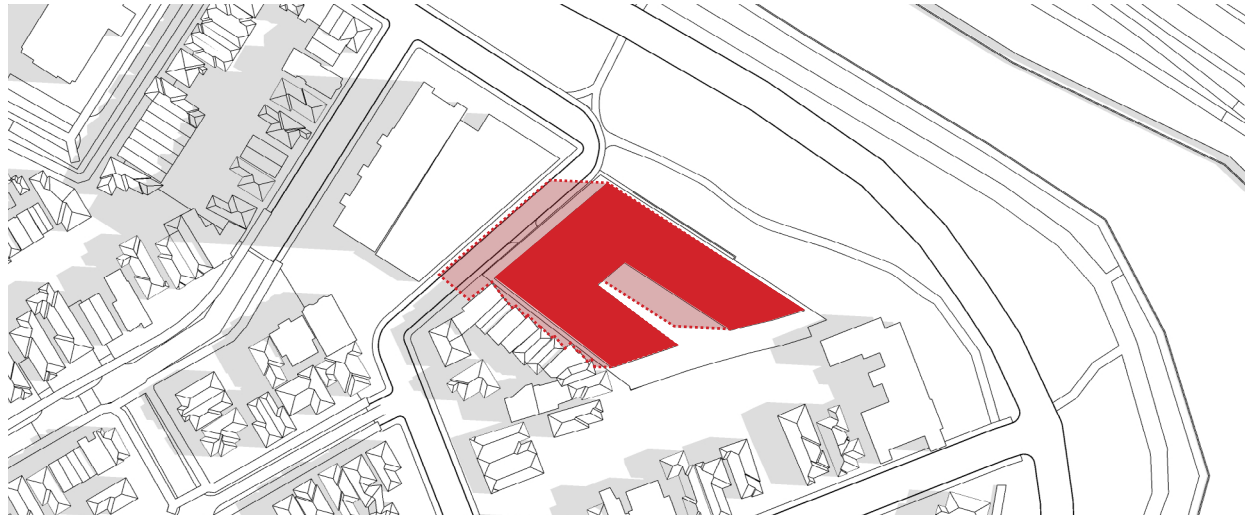


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 DRAWING NO.: A3-01  
 REVISION NO.:

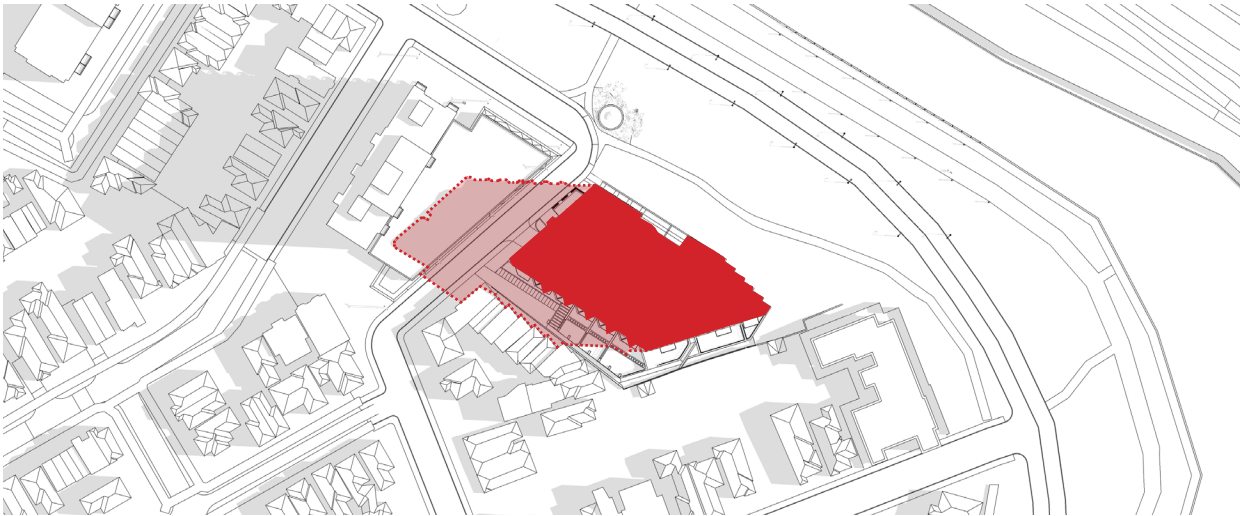
# SUN & SHADOW STUDY - KEY COMPARISONS

JUNE 21

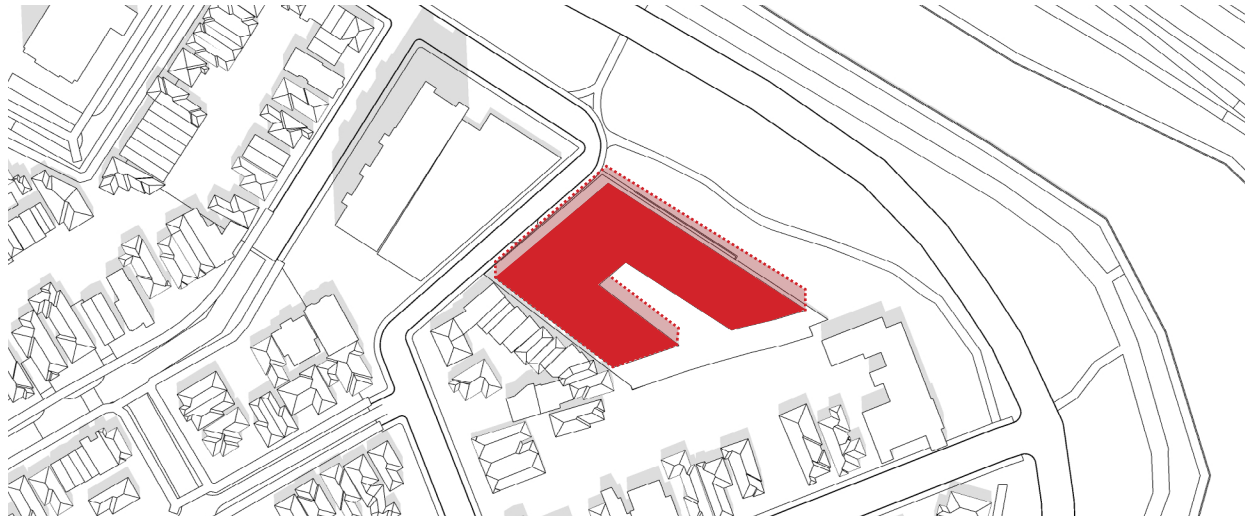
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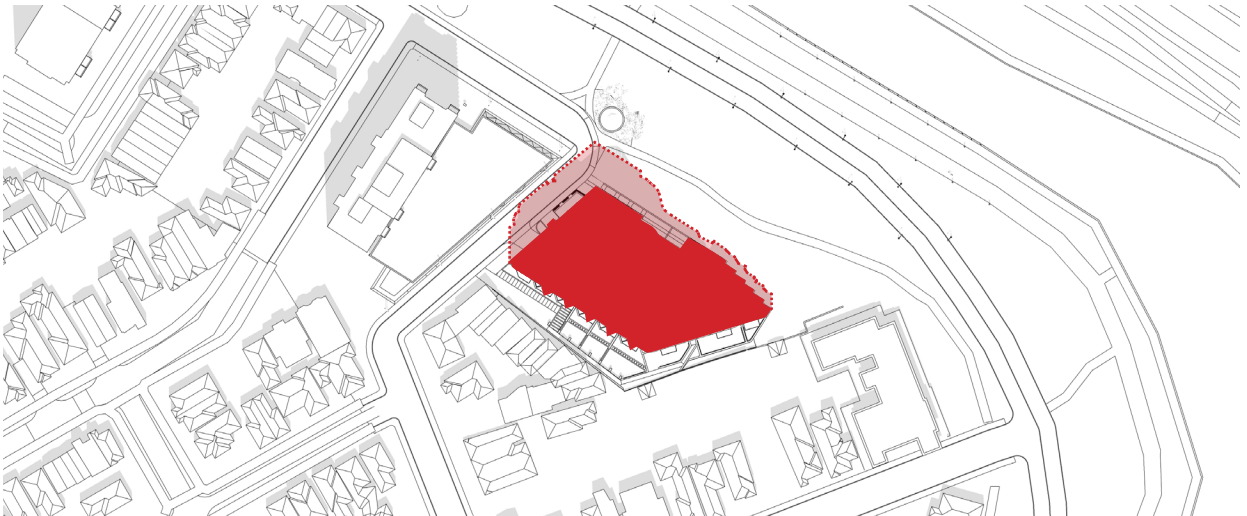
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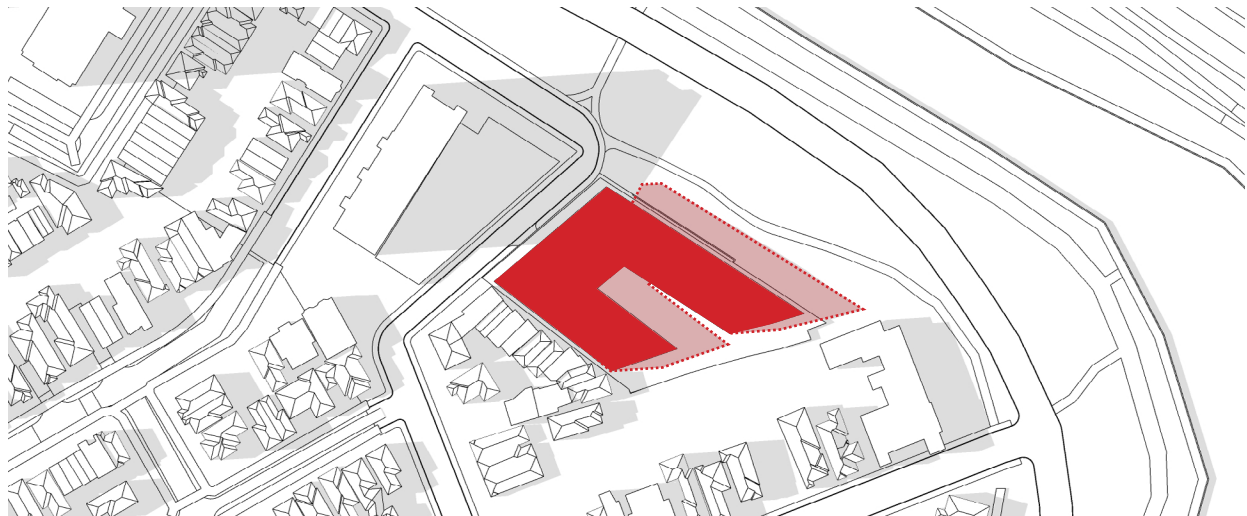
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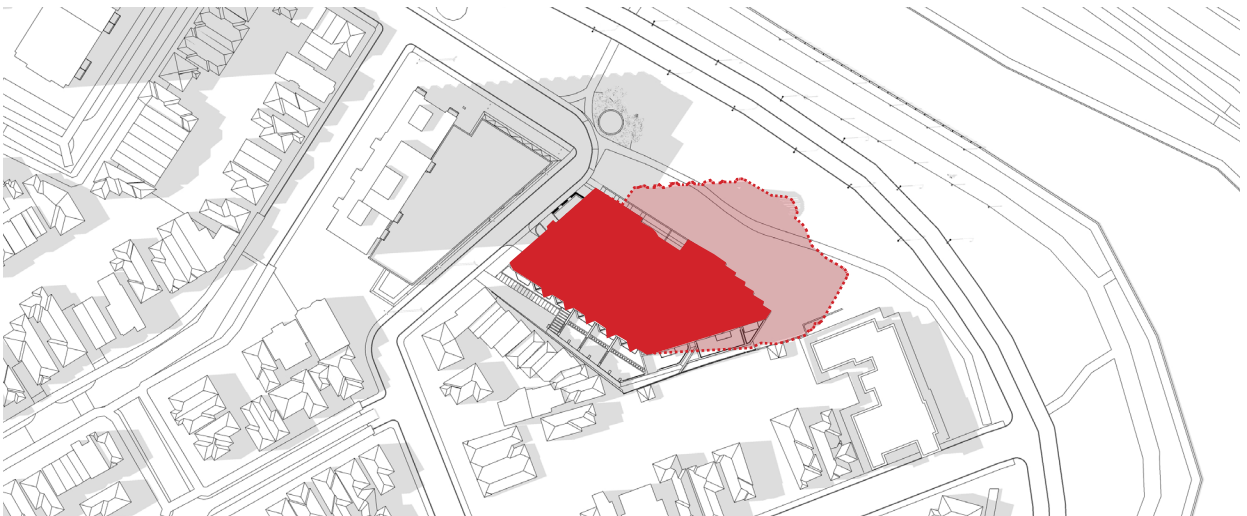
1200



1600



1600



**AS OF RIGHT**

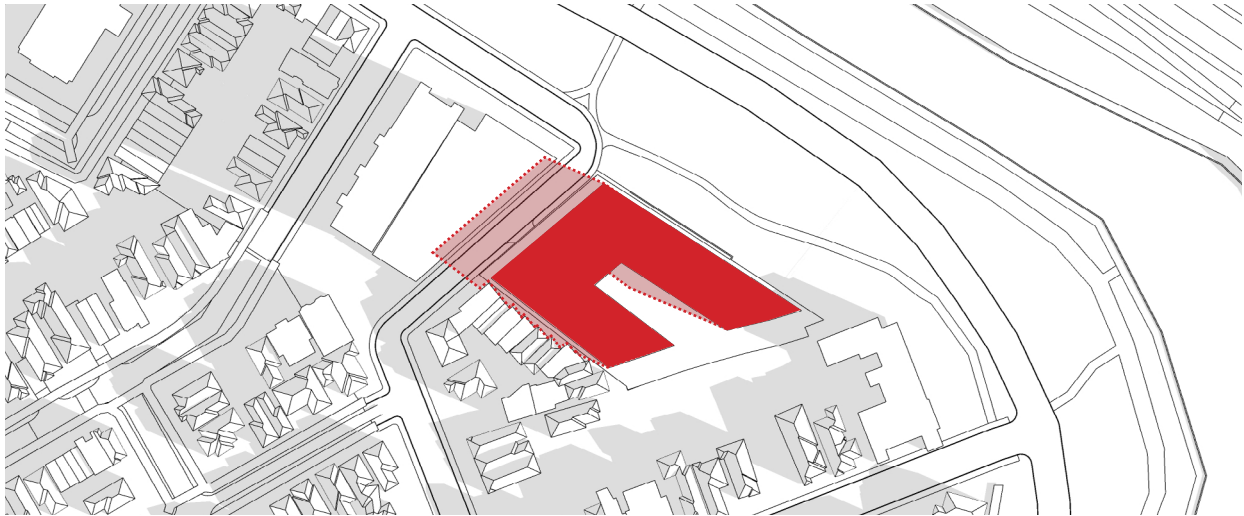
**PROPOSED 9 STOREY BUILDING**



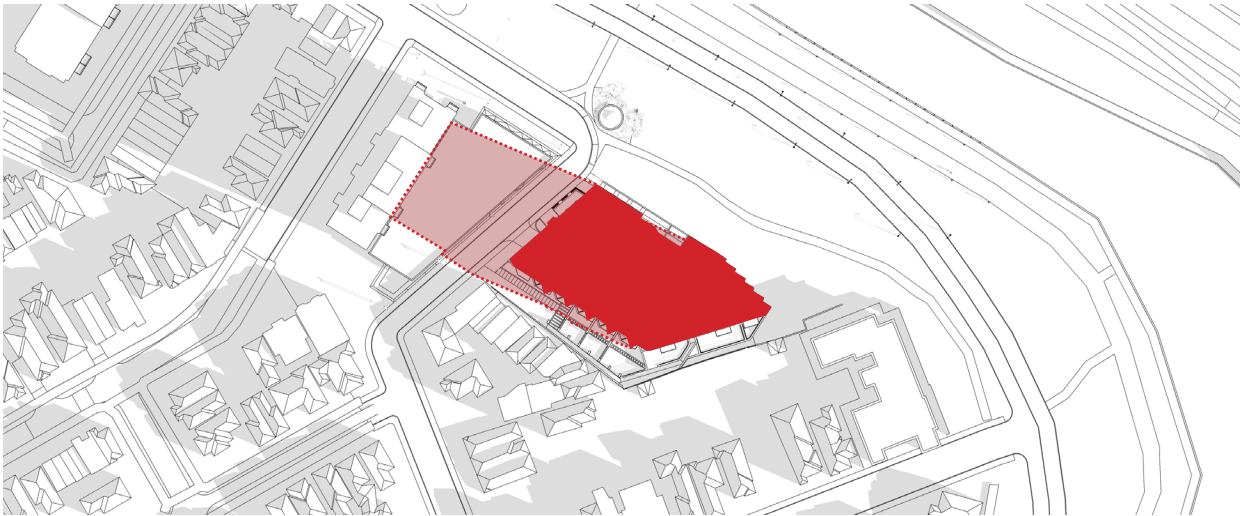
# SUN & SHADOW STUDY - KEY COMPARISONS

SEPTEMBER/MARCH 21

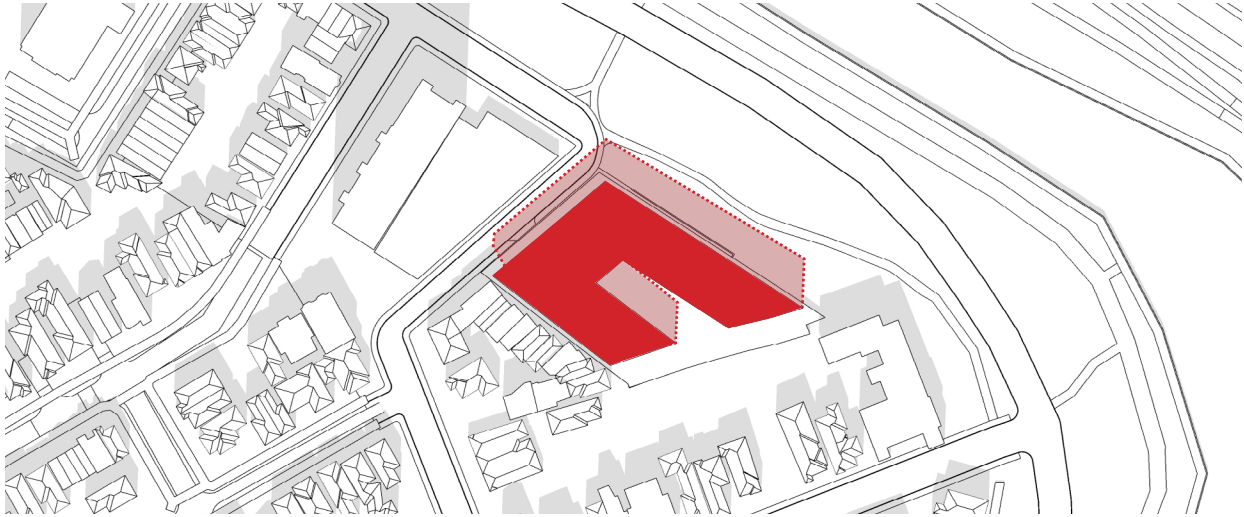
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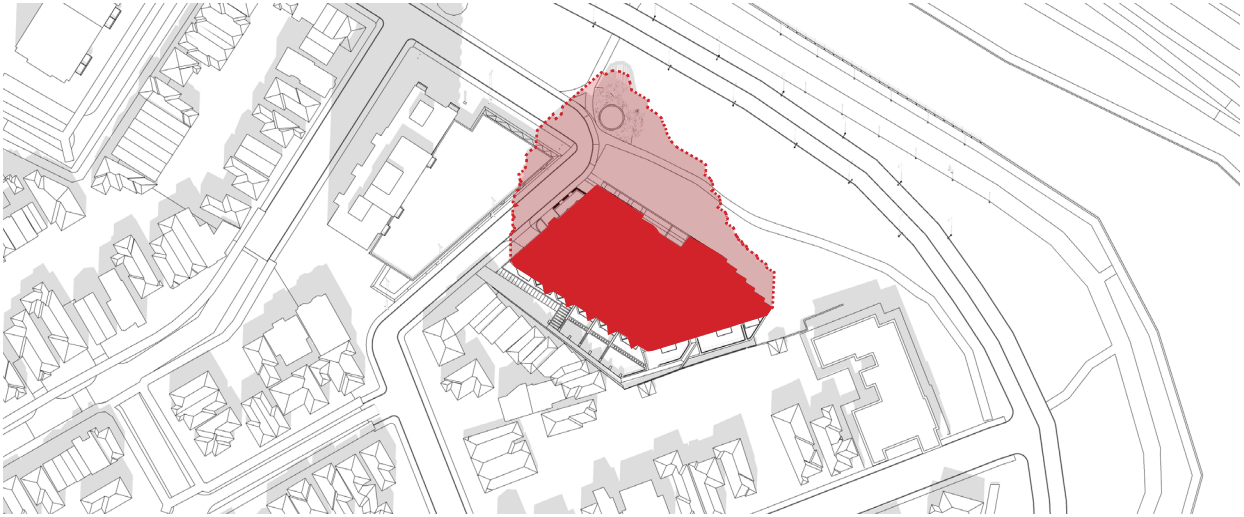
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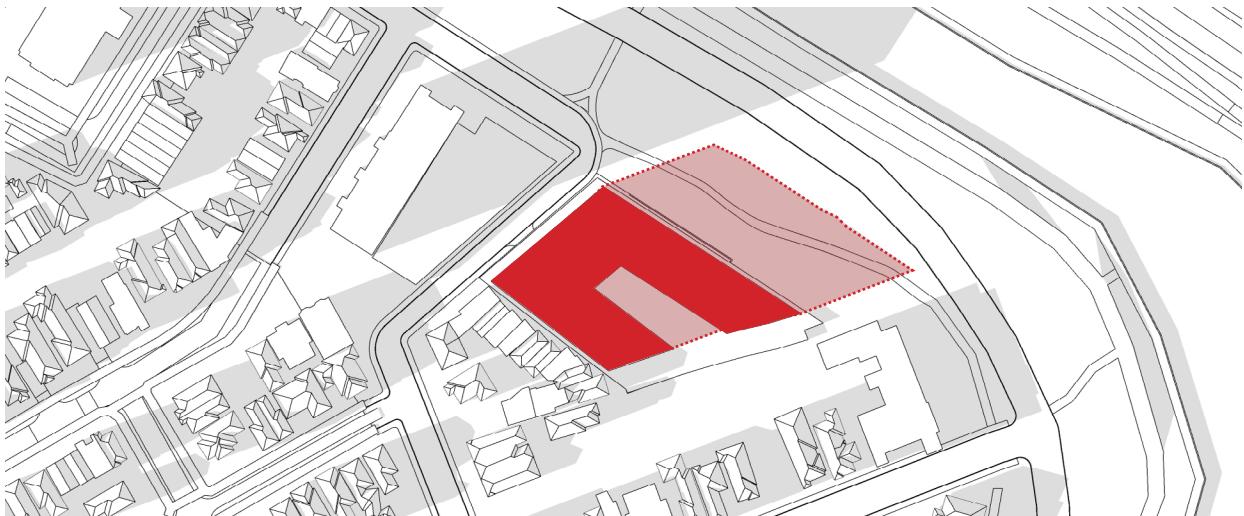
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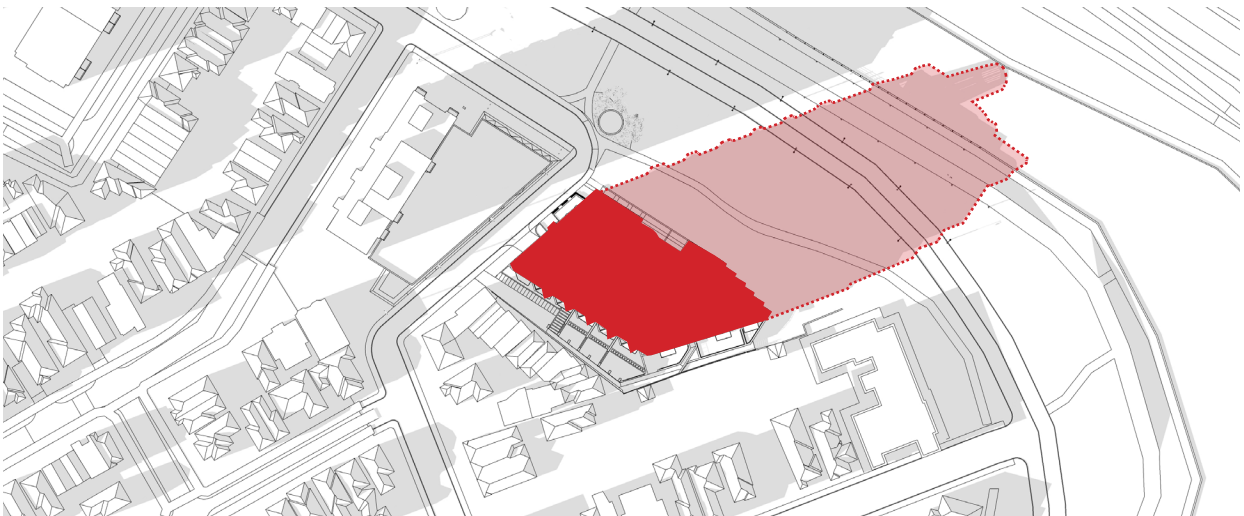
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1600



1600



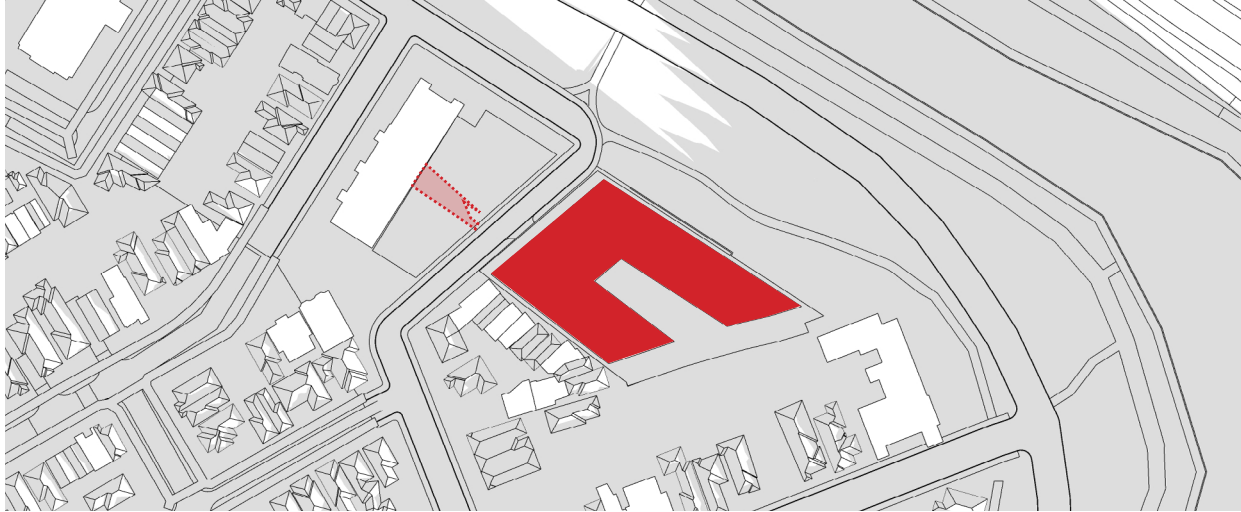
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**PROPOSED 9 STOREY BUILDING**

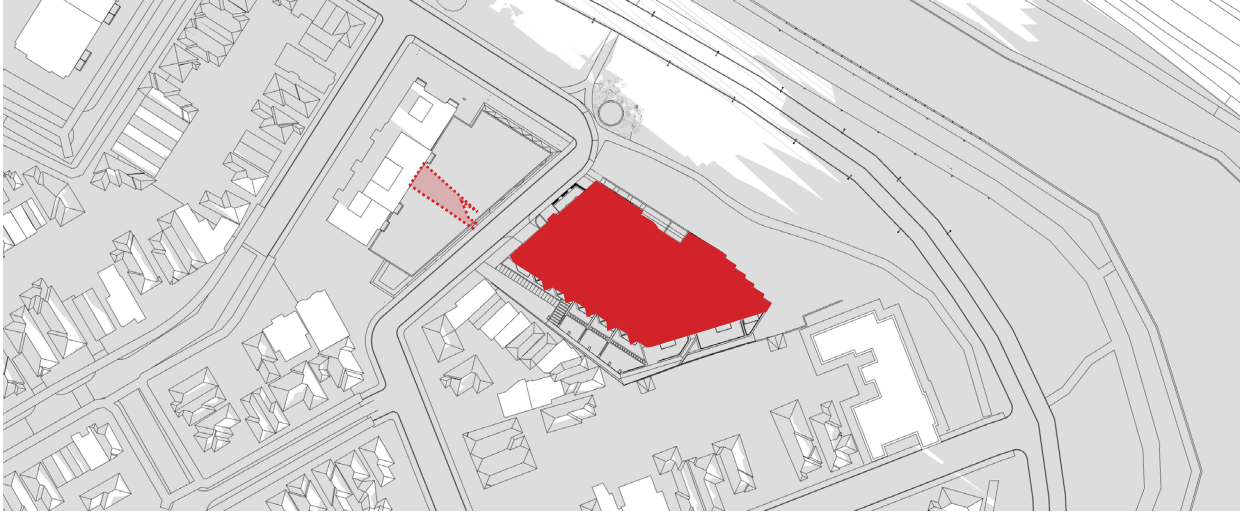
# SUN & SHADOW STUDY - KEY COMPARISONS

DECEMBER 21

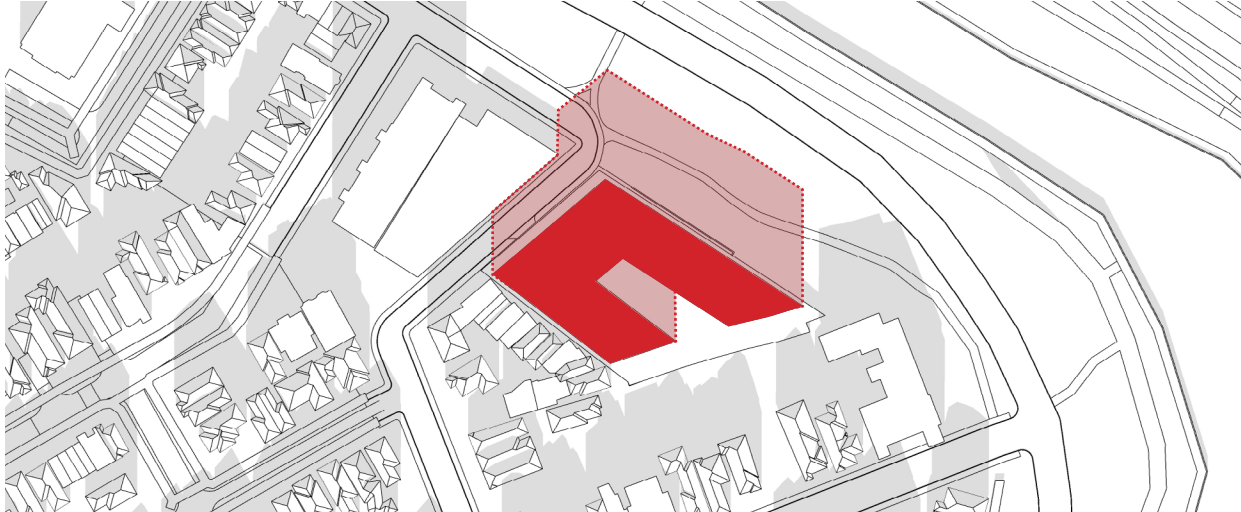
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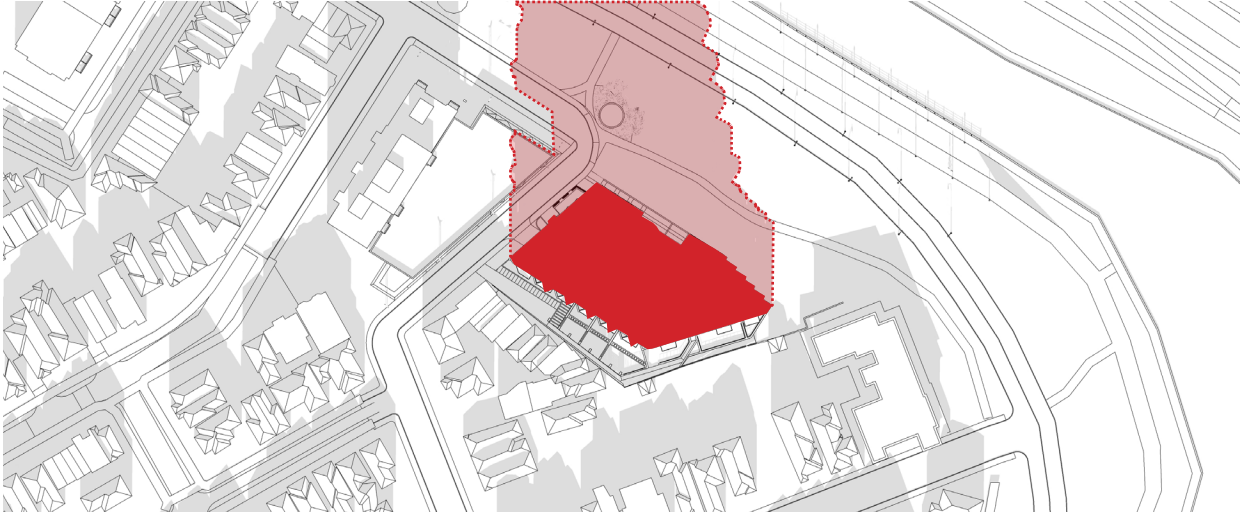
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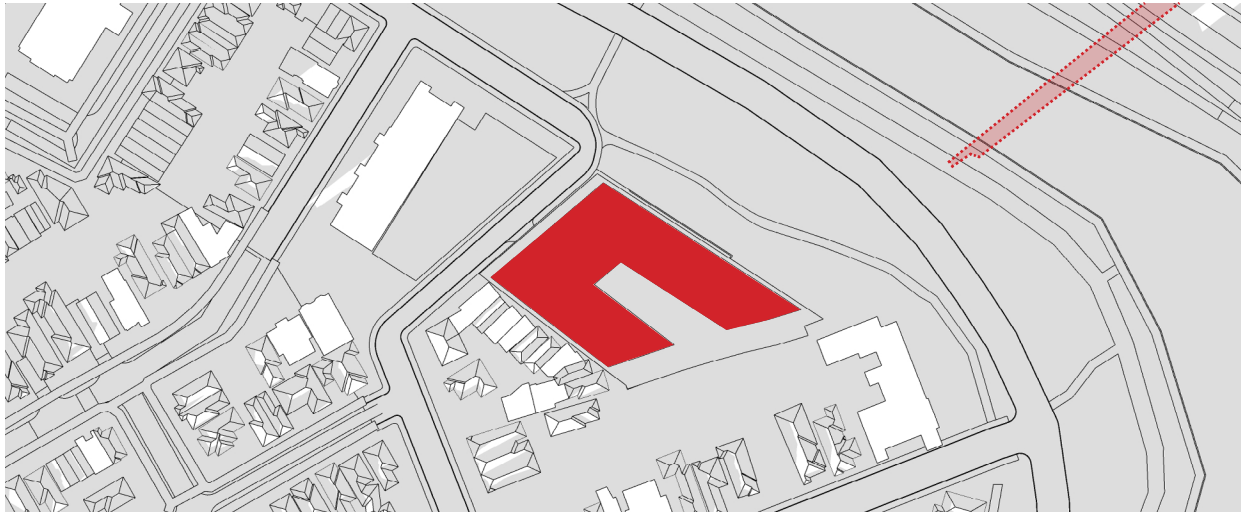
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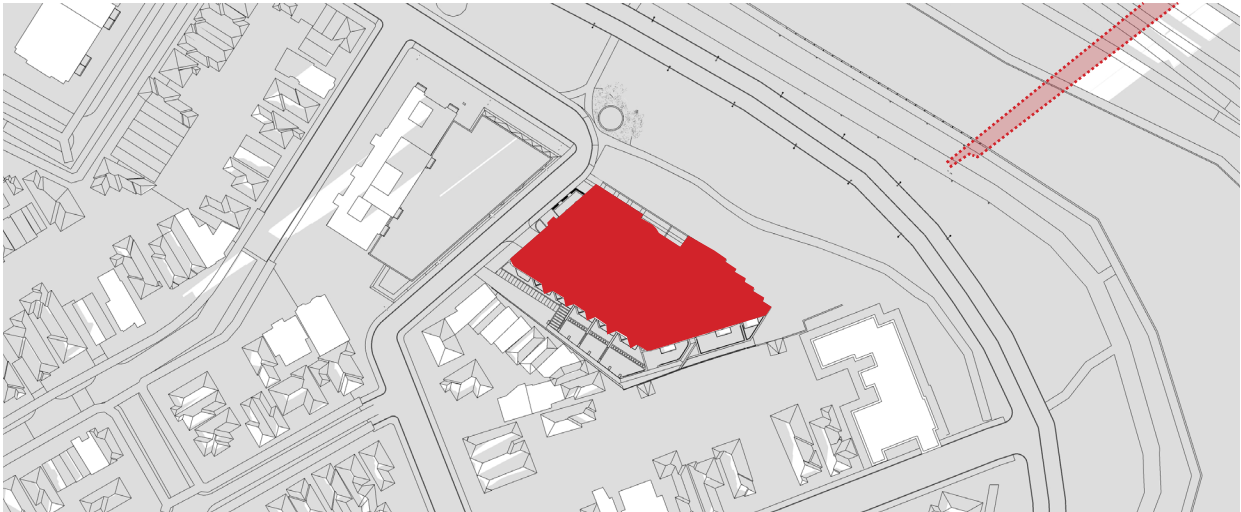
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1600

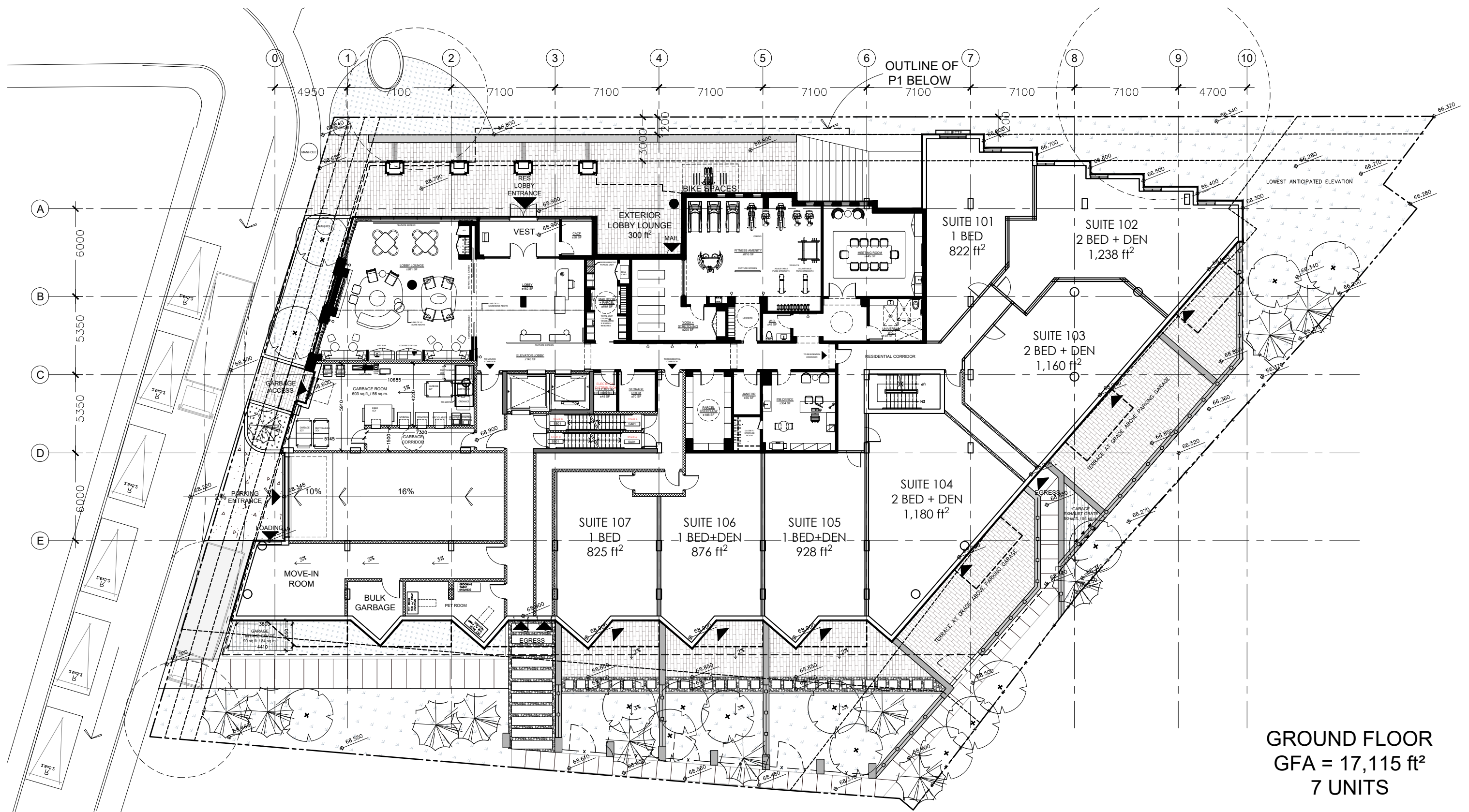


**AS OF RIGHT**

**PROPOSED 9 STOREY BUILDING**

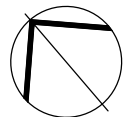
- APPENDIX -





GROUND FLOOR  
 GFA = 17,115 ft<sup>2</sup>  
 7 UNITS

TOTAL PROJECT AREA  
 GFA = 123,859 ft<sup>2</sup>



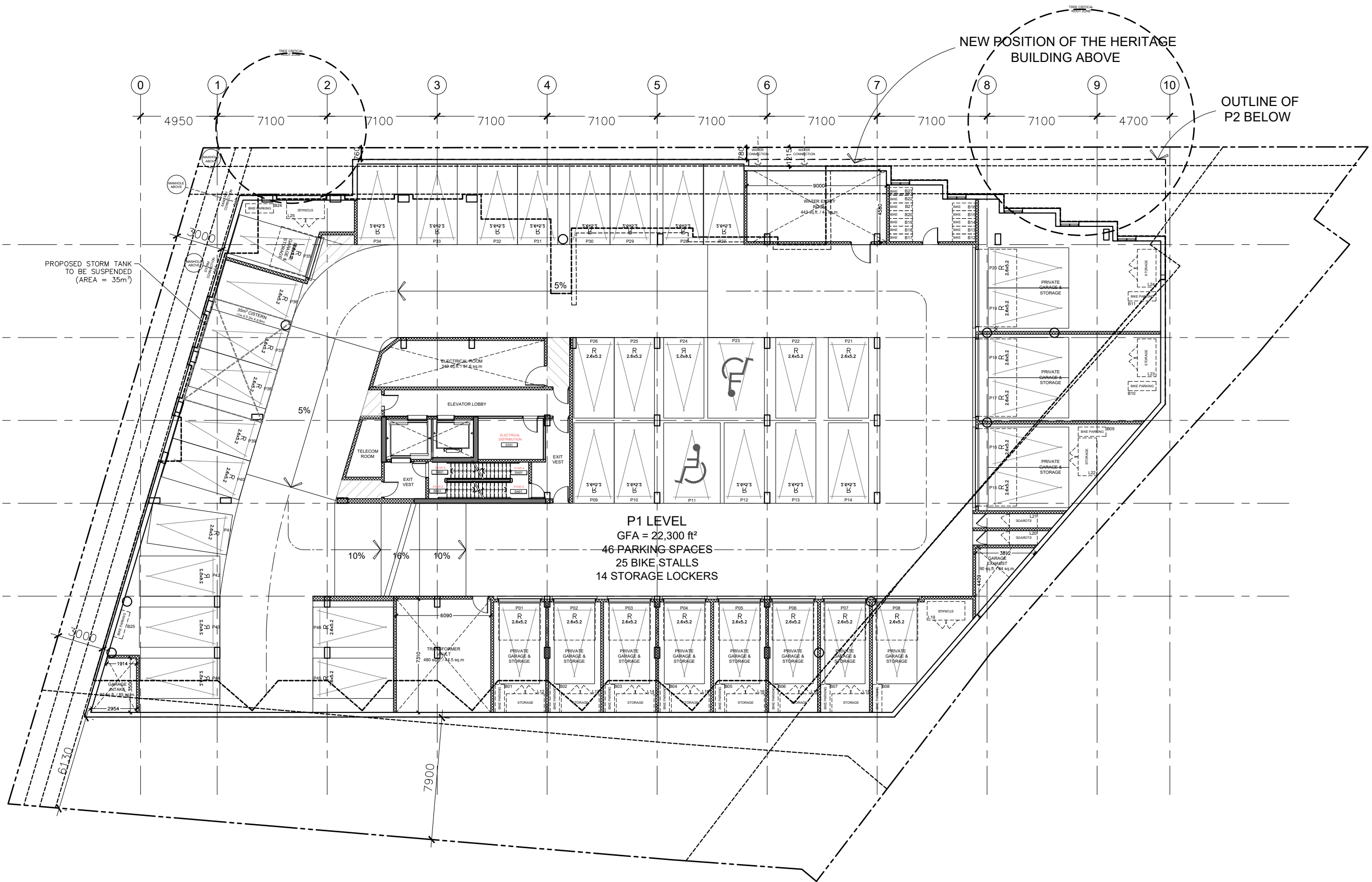
GROUND LEVEL

SCALE: 1:250

JUNE 14<sup>th</sup> 2022



# 50 THE DRIVEWAY

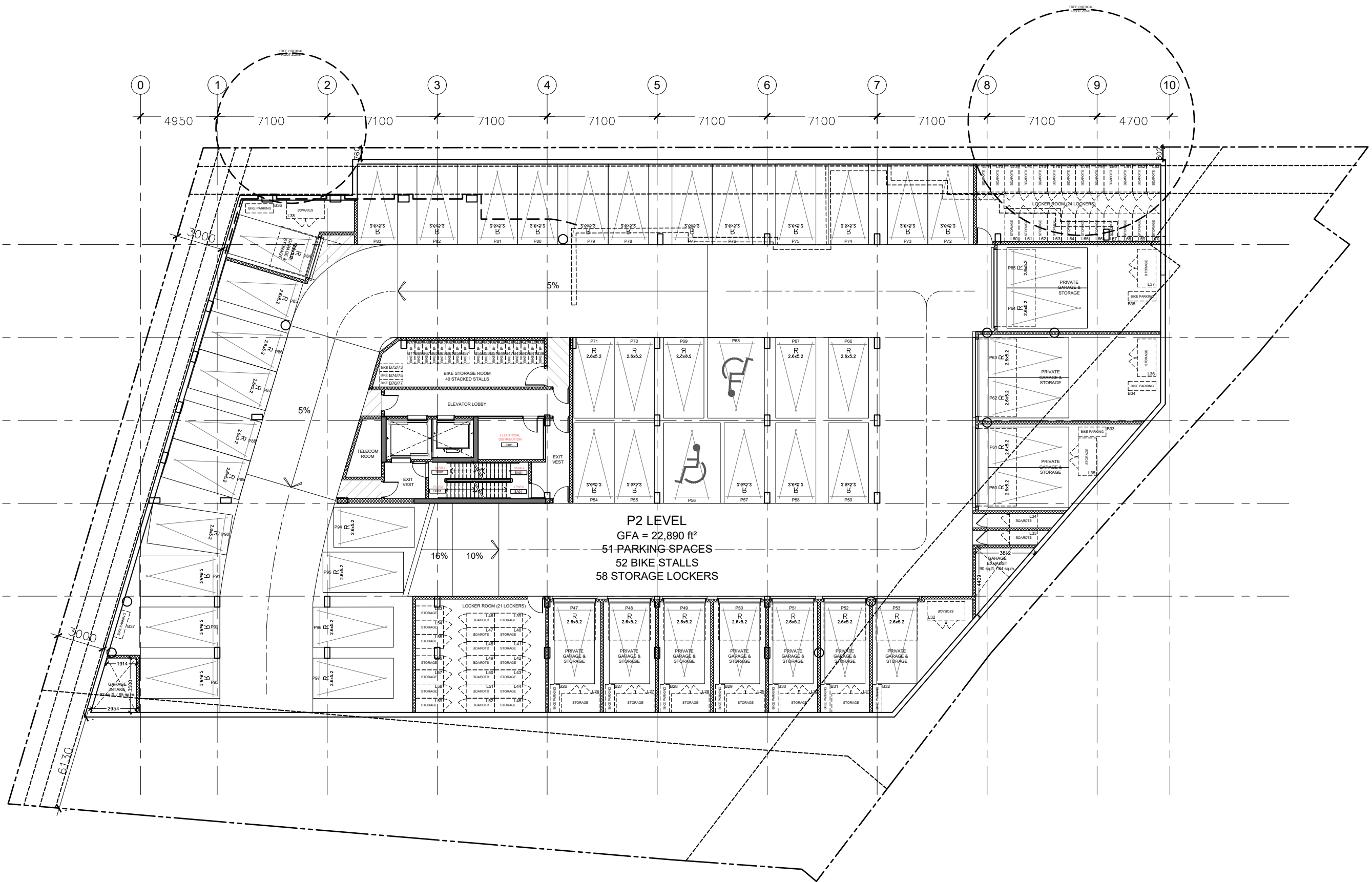


# 50 THE DRIVEWAY

**PARKING LEVEL 1**

SCALE: 1:250

JUNE 14<sup>th</sup> 2022



**P2 LEVEL**  
 GFA = 22,890 ft<sup>2</sup>  
 51 PARKING SPACES  
 52 BIKE STALLS  
 58 STORAGE LOCKERS

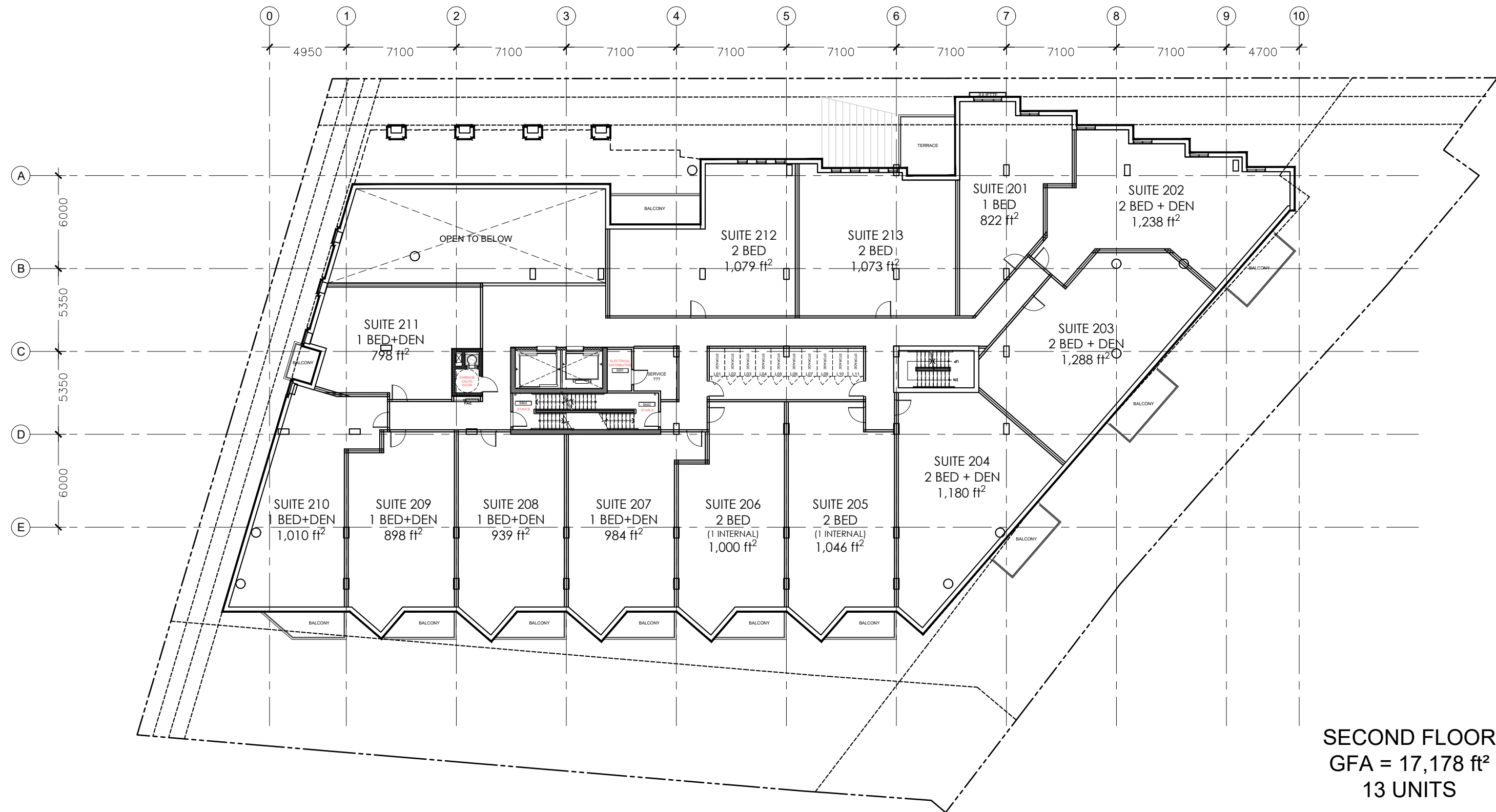


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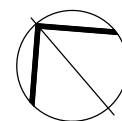
**PARKING LEVEL 2**

SCALE: 1:250

JUNE 14<sup>th</sup> 2022



SECOND FLOOR  
GFA = 17,178 ft<sup>2</sup>  
13 UNITS

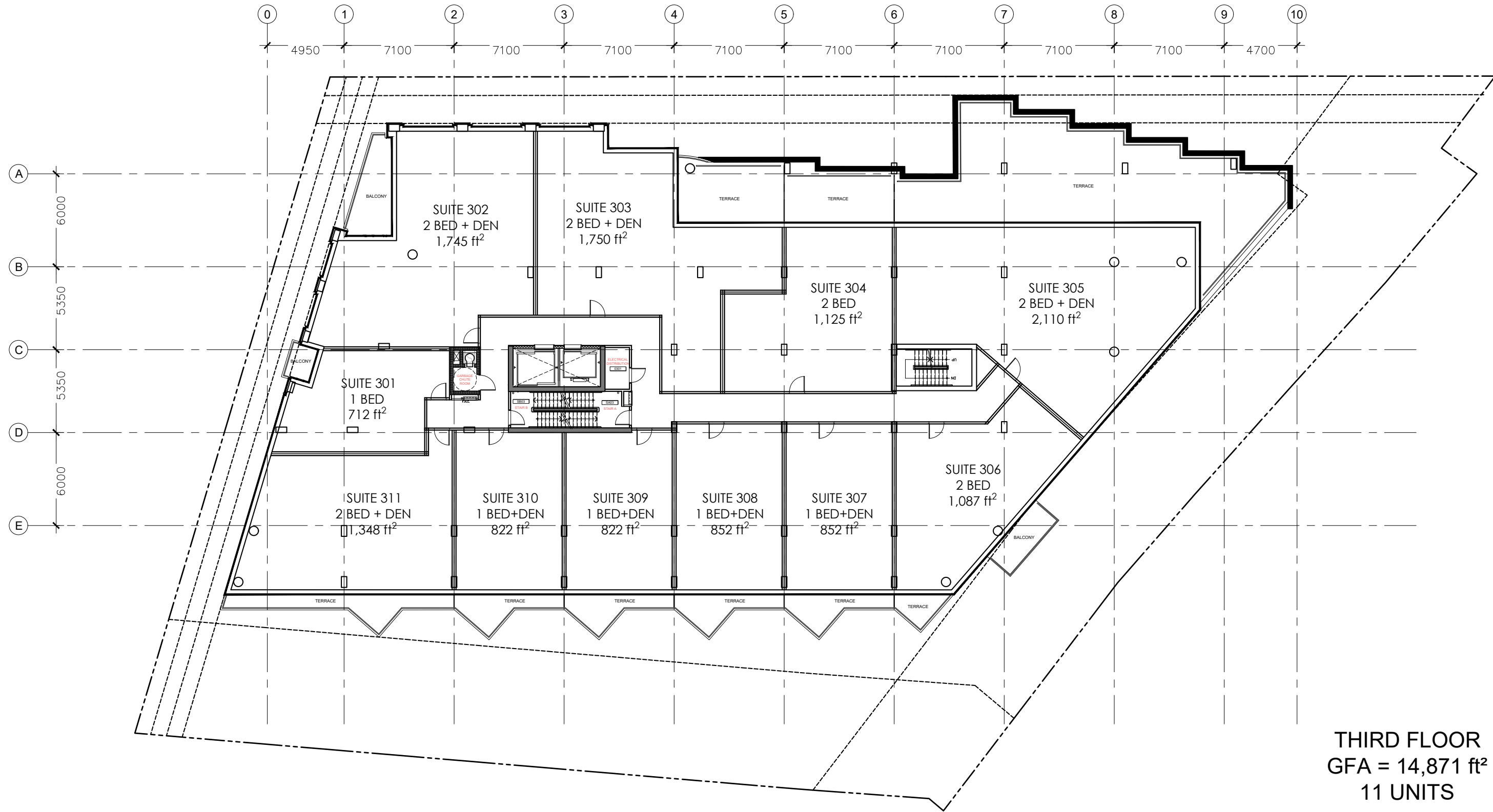


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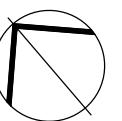
LEVEL 2

SCALE: 1:250

JUNE 14<sup>th</sup> 2022



THIRD FLOOR  
 GFA = 14,871 ft<sup>2</sup>  
 11 UNITS



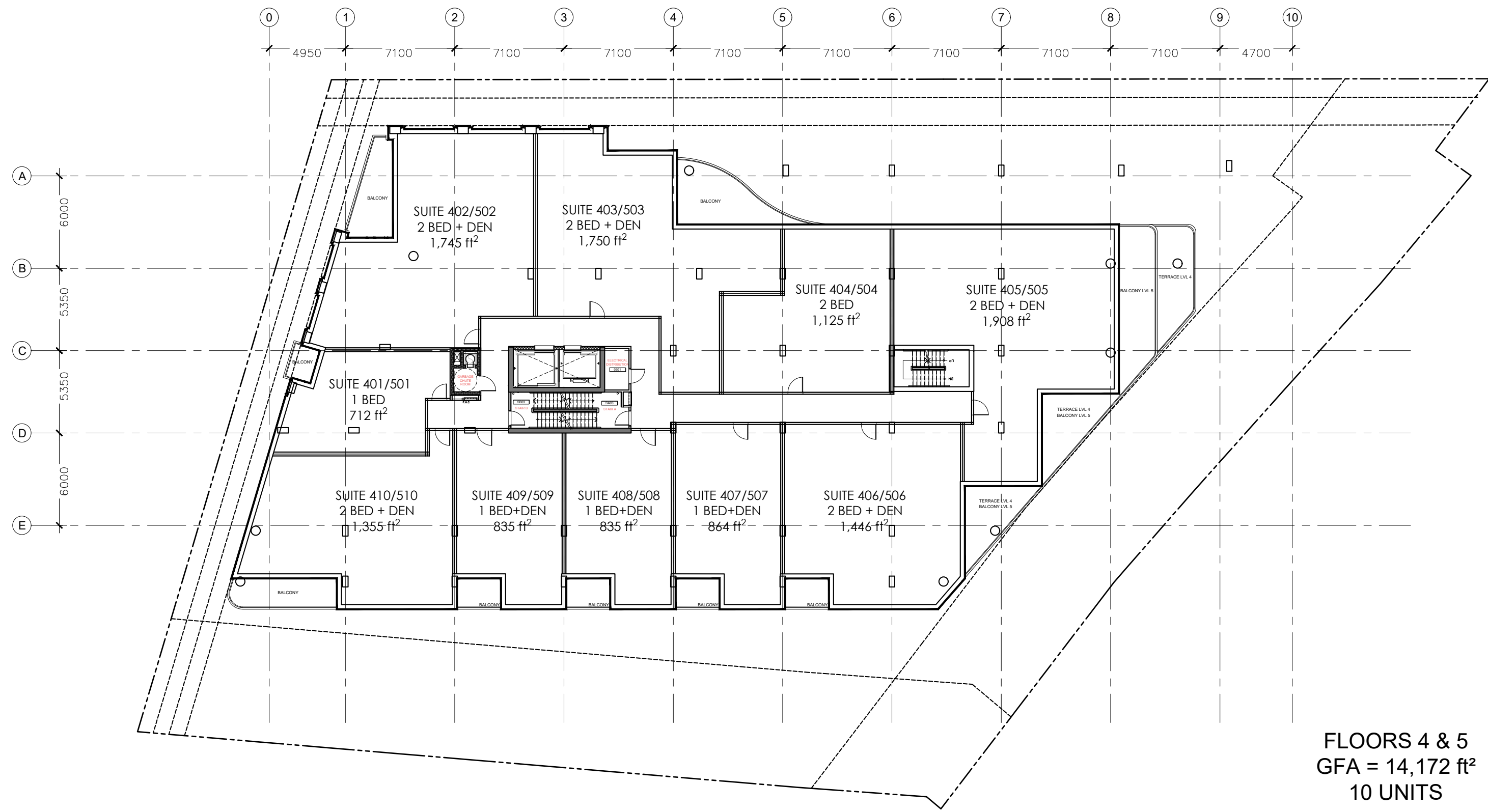
# 50 THE DRIVEWAY

LEVEL 3

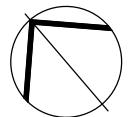
SCALE: 1:250

JUNE 14<sup>th</sup> 2022





FLOORS 4 & 5  
 GFA = 14,172 ft<sup>2</sup>  
 10 UNITS

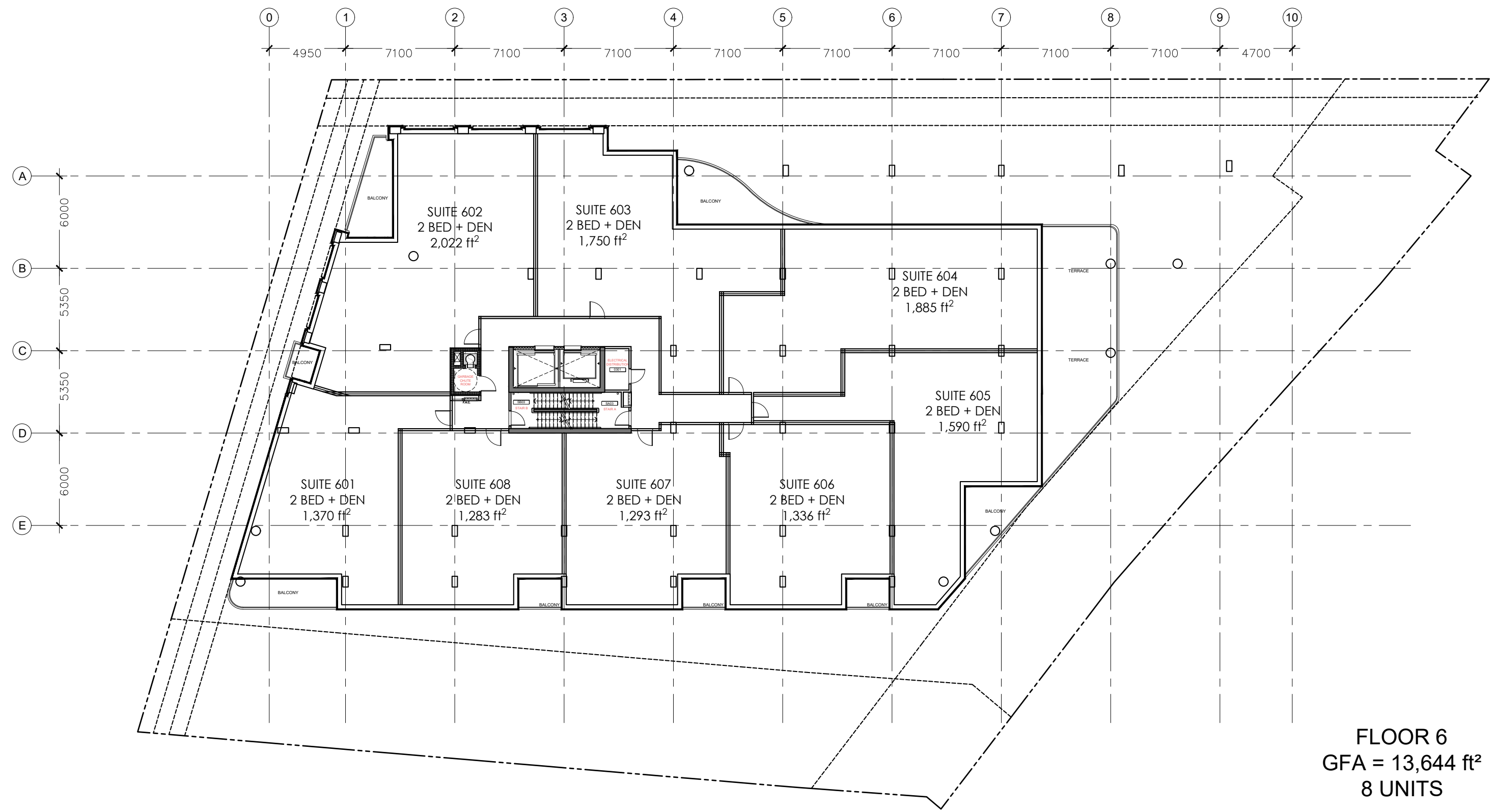


# 50 THE DRIVEWAY

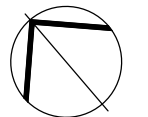
LEVELS 4 & 5

SCALE: 1:250

JUNE 14<sup>th</sup> 2022

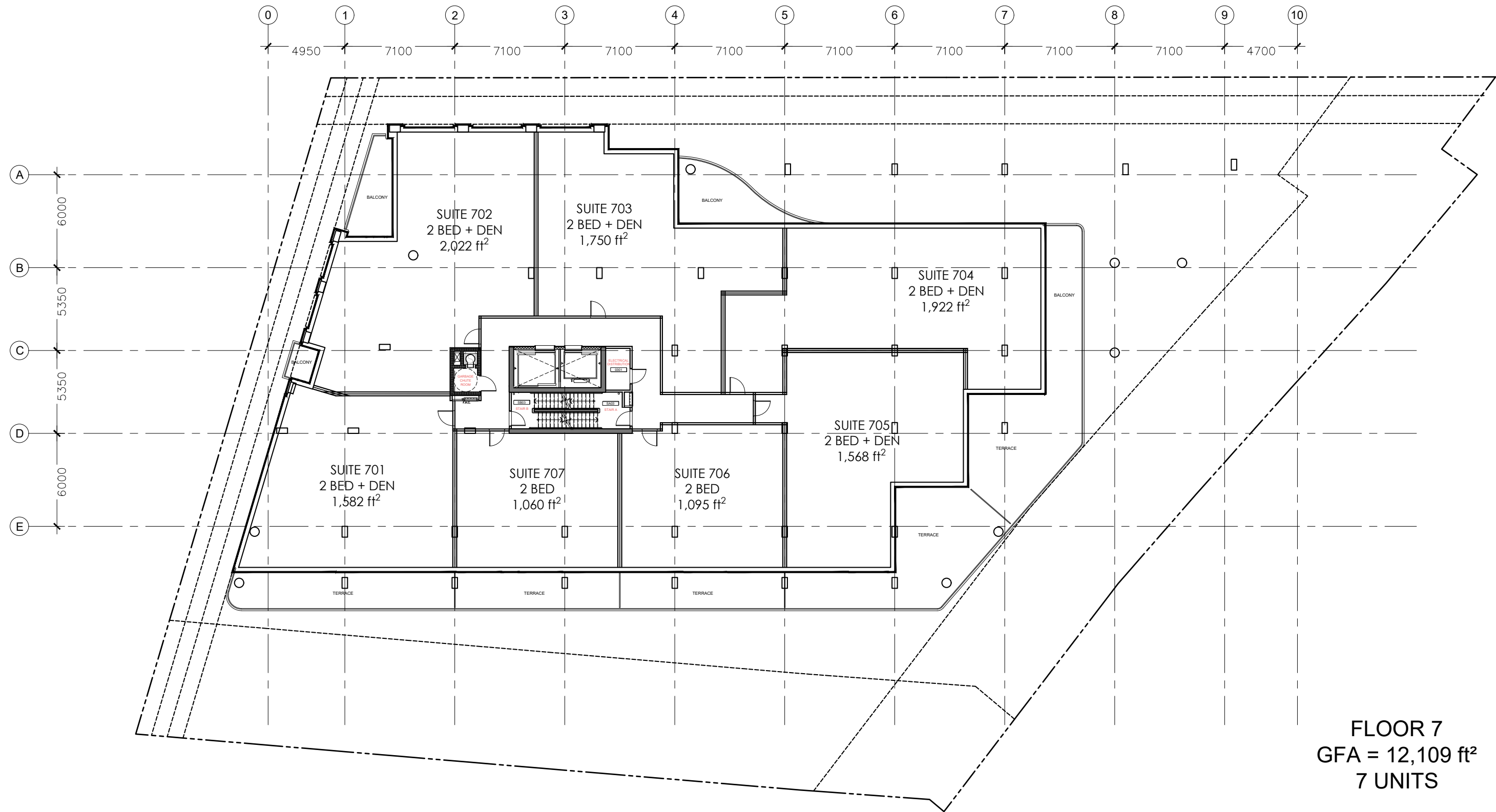


**FLOOR 6**  
**GFA = 13,644 ft<sup>2</sup>**  
**8 UNITS**

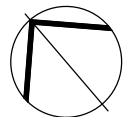


# 50 THE DRIVEWAY

**LEVEL 6**  
 SCALE: 1:250  
 JUNE 14<sup>th</sup> 2022

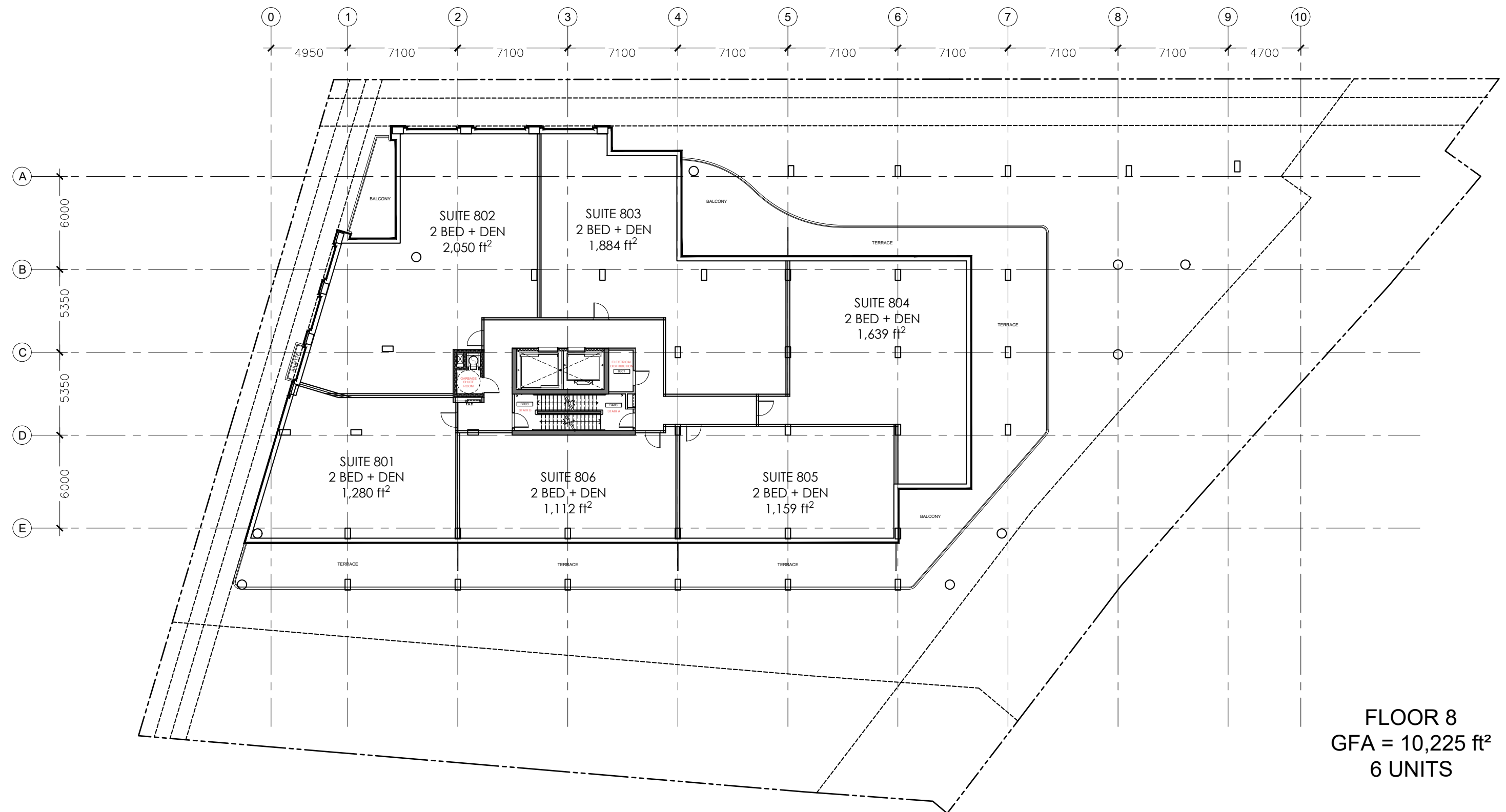


**FLOOR 7**  
**GFA = 12,109 ft<sup>2</sup>**  
**7 UNITS**

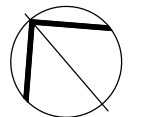


# 50 THE DRIVEWAY

**LEVEL 7**  
 SCALE: 1:250  
 JUNE 14<sup>th</sup> 2022



FLOOR 8  
 GFA = 10,225 ft<sup>2</sup>  
 6 UNITS

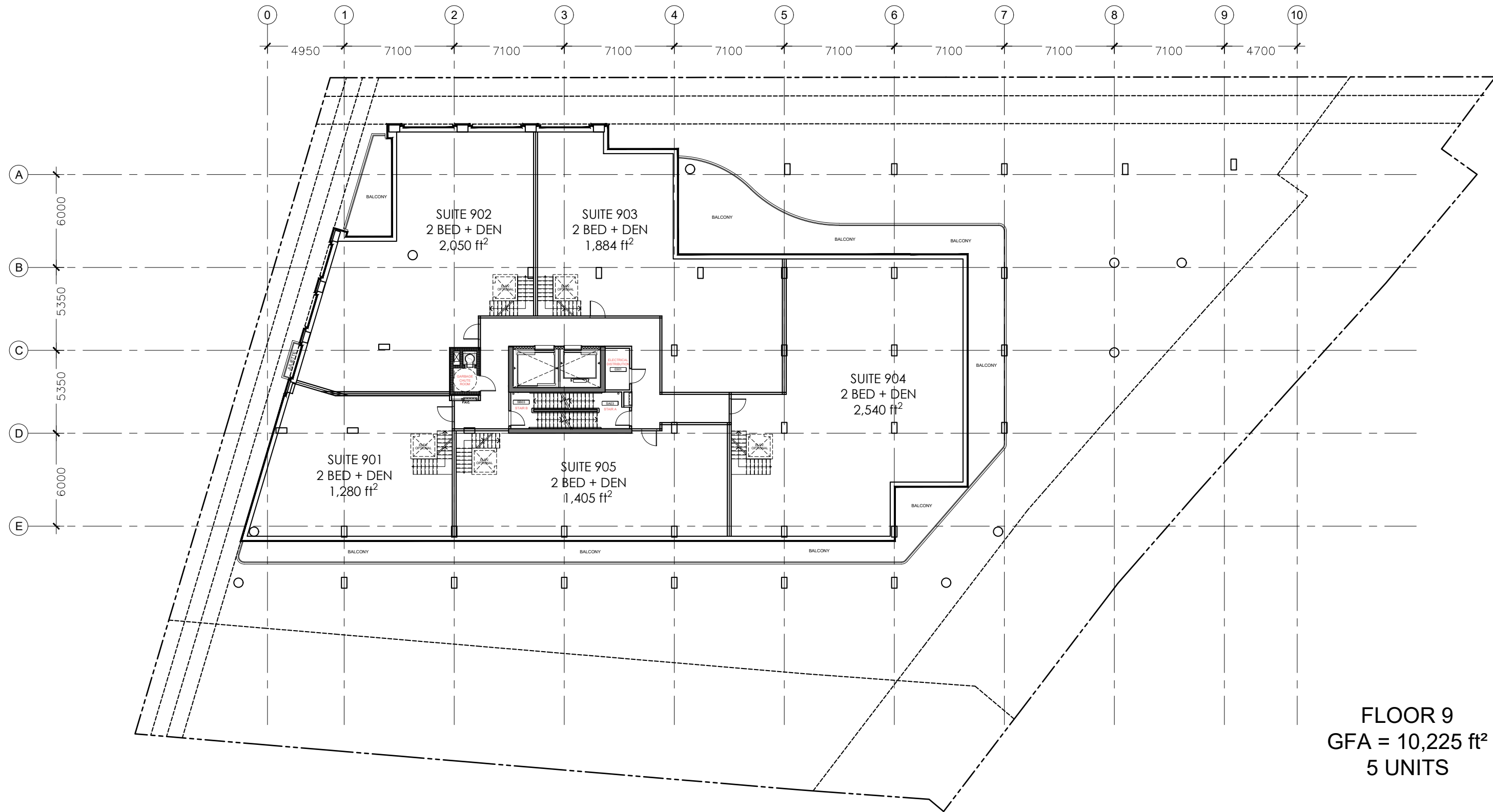


# 50 THE DRIVEWAY

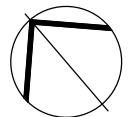
LEVEL 8

SCALE: 1:250

JUNE 14<sup>th</sup> 2022

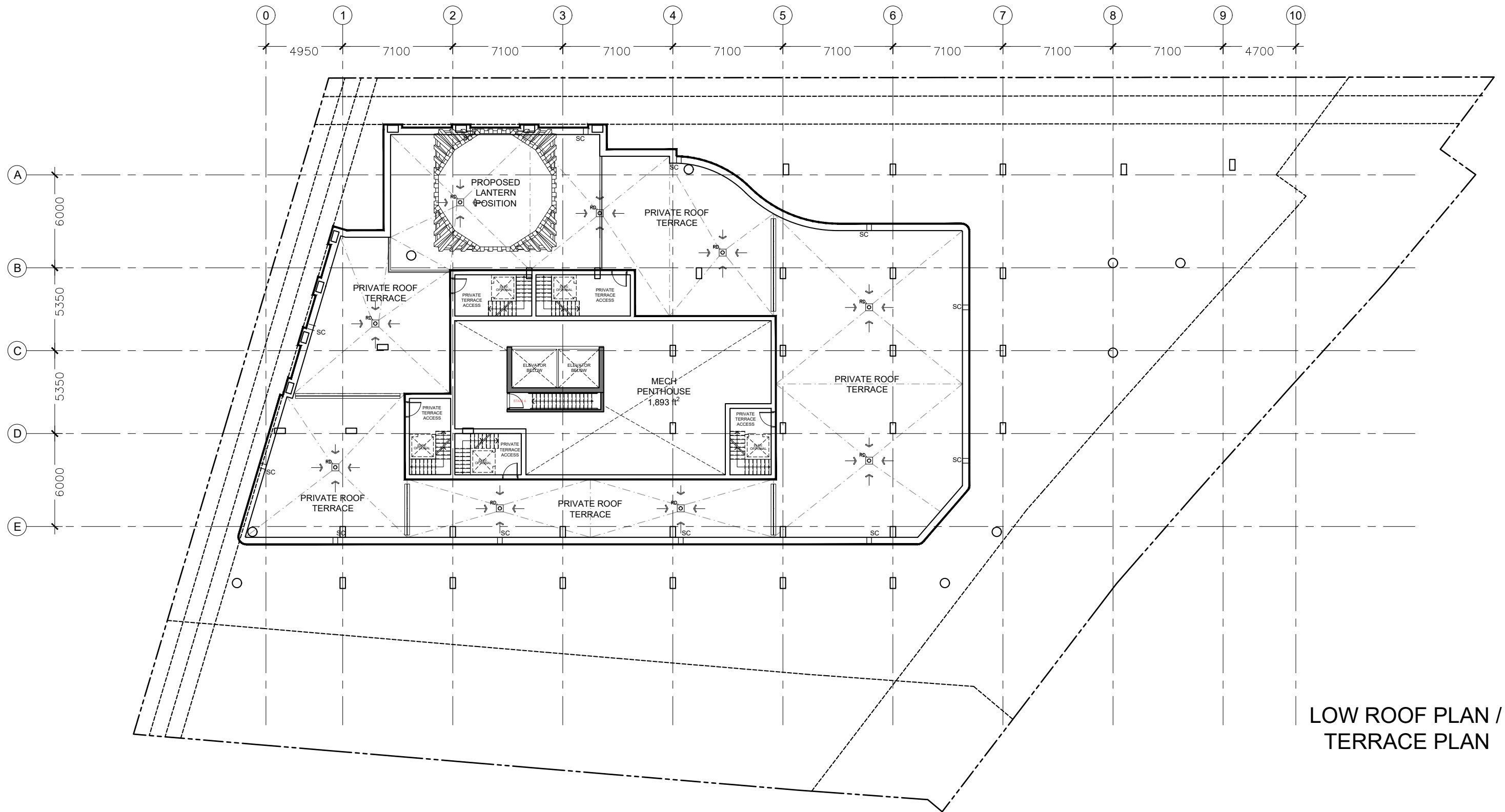


FLOOR 9  
 GFA = 10,225 ft<sup>2</sup>  
 5 UNITS

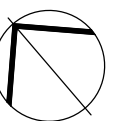


# 50 THE DRIVEWAY

**LEVEL 9**  
 SCALE: 1:250  
 JUNE 14<sup>th</sup> 2022



LOW ROOF PLAN /  
TERRACE PLAN

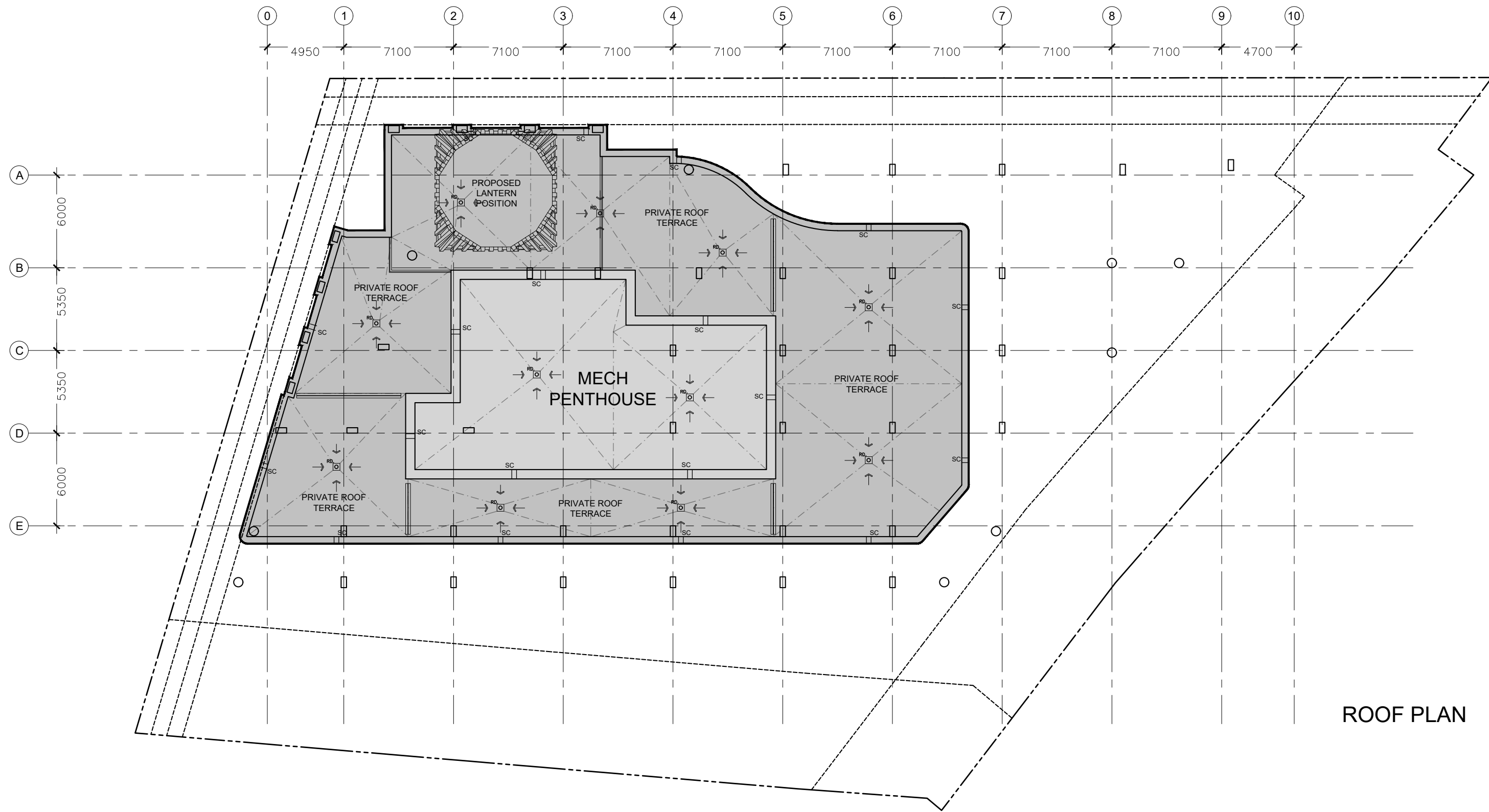


# 50 THE DRIVEWAY

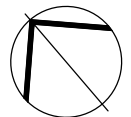
LOW ROOF LEVEL (TERRACES)

SCALE: 1:250

JUNE 14<sup>th</sup> 2022



ROOF PLAN



# 50 THE DRIVEWAY

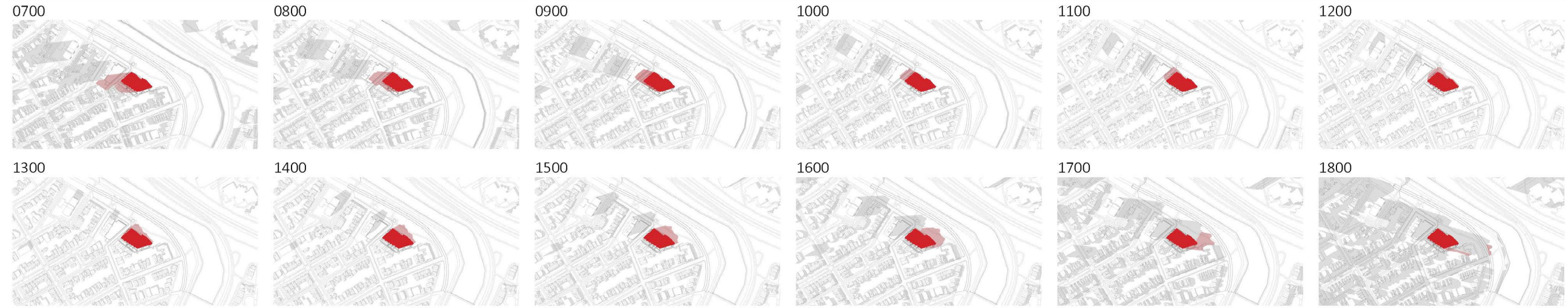
ROOF LEVEL

SCALE: 1:250

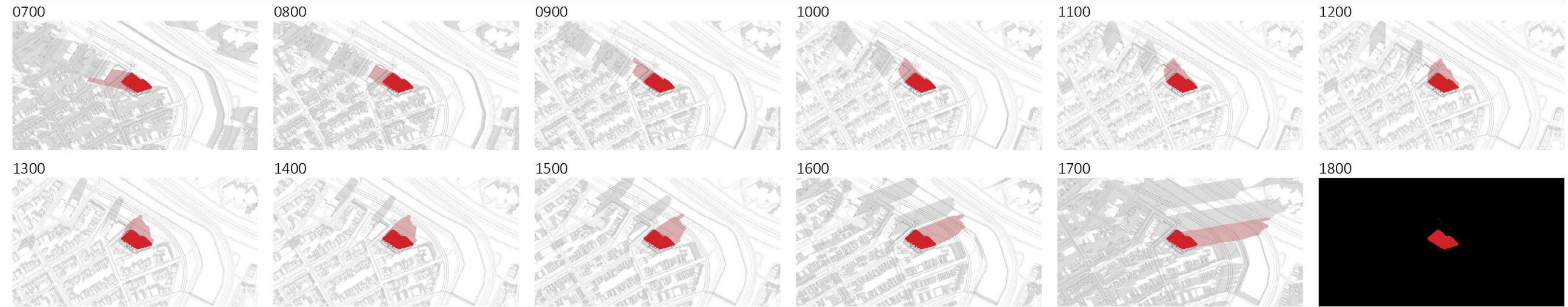
JUNE 14<sup>th</sup> 2022

# SUN & SHADOW STUDY - PROPOSED 9 STOREY BUILDING

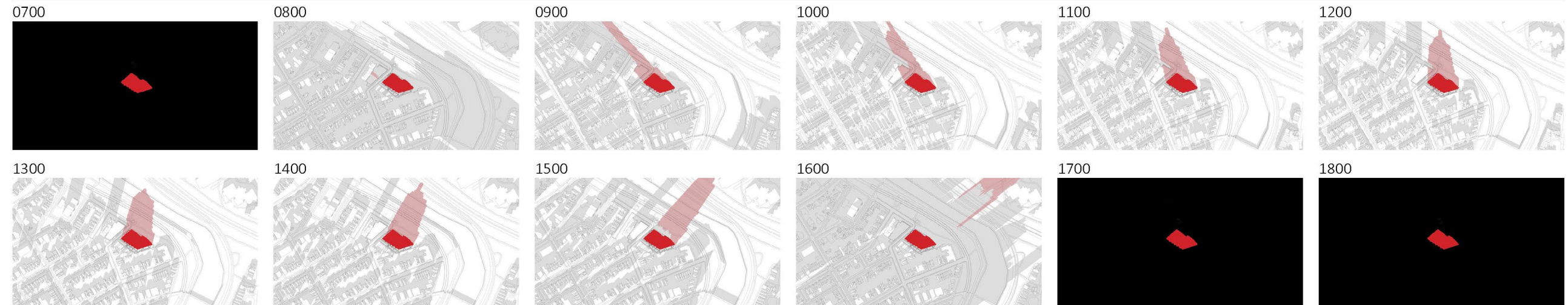
## JUNE 21



## SEPTEMBER / MARCH 21



## DECEMBER 21



no.	date	revision
4	220614	issued for SPC
3	220119	re-issued for rezoning
2	211206	re-issued for rezoning
1	210716	issued for rezoning

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

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**HOBIN**  
ARCHITECTURE

PROJECT/LOCATION: 50 THE DRIVEWAY		
DRAWING TITLE: SUN/SHADOW STUDY		
DRAWN BY: DA/KM	DATE: 220614	SCALE: N/A
		PROJECT: 2051
		DRAWING NO.: A-001
REVISION NO.:		



THANK YOU!

