CSV ARCHITECTS

sustainable design · conception écologique

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2022-10-12

Re: Site Plan Application – Design Brief
377 & 381 Winona Avenue

Section 1

Application Submission

This summary provides supplemental information for the Design Brief as part of a Site Plan Control application for a proposed development at 377 & 381 Winona Avenue, in Ottawa.
The proposed development is for a 6-storey mixed-use building over one basement parking level. The building will contain apartment dwellings as well as ground floor commercial space.

Legal Description:
Part 1 Plan of Lot 2 and Part of Lots 1 and 3 Registered Plan 183 City of Ottawa.

Municipal Address:
377 and 381 Winona Avenue

Purpose of the Application:
Refer to planning rationale for details.

Overall Vision Statement:
The overall plan is to develop a mixed-use building that integrates into the existing fabric of the neighbourhood by complying with the Traditional Main Street guidelines. The building will provide commercial space at grade along Winona and Picton Avenues. The building will provide high quality housing intended for young professionals and families. The development will take advantage of local amenities, the proximity to transit and the existing cycling infrastructure nearby.

Response to City Documents

Refer to planning rationale for details.

Context Plan

Refer to Planning Rationale for Contextual Analysis and Site Photographs.

Section 2 - Design Proposal

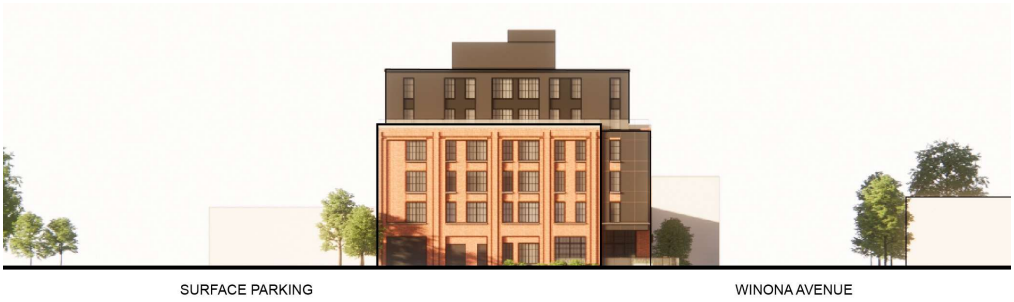
Building Massing and Scale

Building Massing

The proposed building complies with the applicable Traditional Main Street zoning for the property.

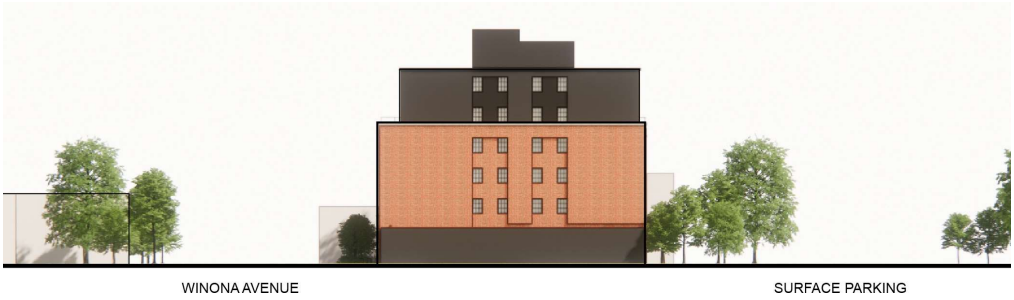
A 0m setback has been provided on the both the front and corner side yards. This in line with the Traditional Mainstreet requirements to create a defined building edge at the street and an active façade. Relief is being sought to reduce the Corner side yard requirement to 0m. This is because although the front yard is technically on Picton Avenue, Winona is the busier of the two streets and we wanted to maintain the street edge along Winona from Richmond Road.

- Commercial uses have been located at grade along the façade to support the intended character of the Traditional Mainstreet.
- Recesses have been provided at grade along the Winona façade to break up the mass of the building and create an active façade. It also creates small public spaces and relationship between the site and the pedestrian realm of the sidewalk.
- Canopies have been added above entrances to create more prominence and provide shelter.
- A large amount of glazing has been added at grade to create a strong connection between the inside of the building and the public exterior public spaces
- The building steps back 2.0m at the 5th floor to help reduce the perceived height of the building at grade. The façade material is changed at this level around the building to help reduce the overall mass.



North Elevation

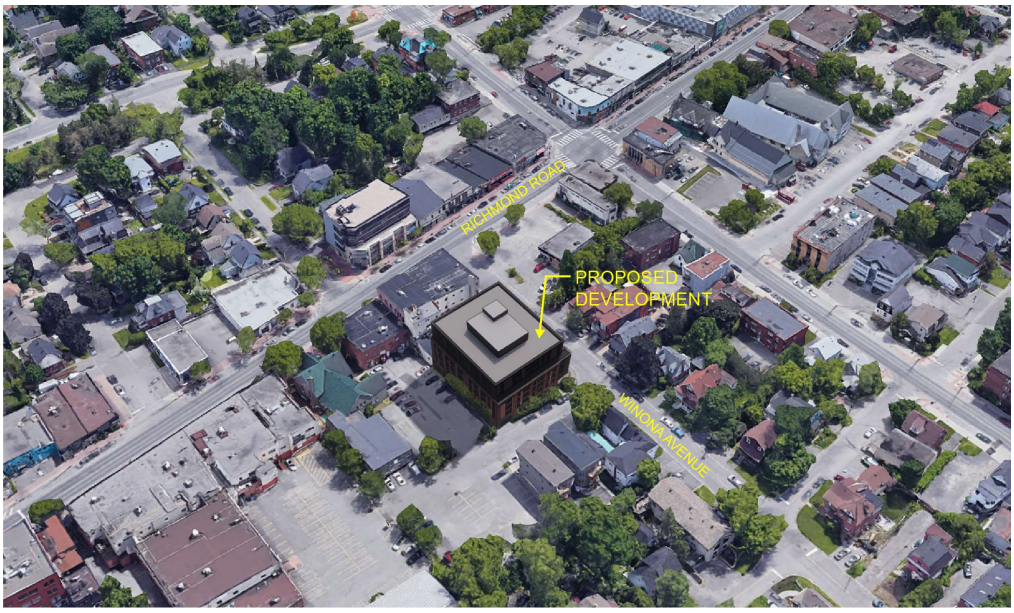
East Elevation



South Elevation

West Elevation

Views



Perspective 1. Bird's Eye view looking South.

Perspective 2. Bird's Eye view looking North

Perspective 3. View looking towards the building from Richmond Road


Perspective 4. View Looking South along Winona Avenue.

Perspective 5. View of Entrance on Winona Avenue.

Perspective 6. View of outdoor patio space at intersection of Winona and Picton Avenues.

Building Transition

- Vertical articulation of building including change in materials at corners to breakdown length of the building and fit in with scale of the residential neighbourhood.
- Step back and change in materials between 4th and 5th floors to reduce perceived heigh of building and align with neighboring buildings to the South.
- Canopies along West elevation at Ground Floor to define Ground Floor and pedestrian realm.
- Increased glazing on commercial space to increase transparency and connection to street

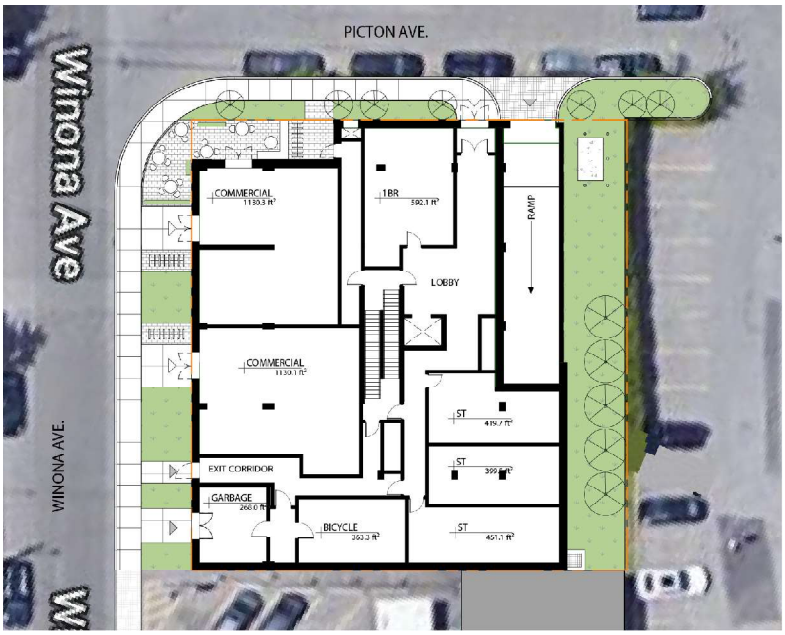
- Outdoor patios and public spaces along Winona to activate facade

Grading

Refer to grading plan for detailed grading information.

Alternative Building Massing

Previous site layout and Ground Floor Plan



Previous site layout and Ground Floor Plan

Previous Elevation Study.

Previous Entrance study.

Public Realm

Streetscape

- Canopy at Entrances of Building to emphasize Ground Floor and relationship to pedestrian realm.
- Increased glazing on commercial space to increase transparency and connection to street.
- Outdoor patios and unit pavers at grade to create a wider public space along sidewalk.
- Recesses along Winona to create large public spaces
- Building steps back at 5th floor to reduce perceived height at street level
- Change in materiality at upper floors (5 and 6) to reduce perceived height
- Trees, shrubs and soft landscaping to act as a buffer between building and pedestrian realm

Relationship to Public Realm

Refer to drawing sheets A100 and A201 for Site Plana and Ground Floor Plan.

The proposed development creates a strong relationship to the public realm including the adjacent sidewalks and neighbouring property. Located just off the Richmond Road, which is the main street in the neighbourhood, the building acts as a transition from the busy commercial street to the residential neighbourhood to the South.

In line with the Traditional Mainstreet zoning requirements the building has been placed at the property line, this creates a strong connection between the building and the adjacent exterior spaces. Large amounts of glazing have been used at the Ground

Floor to further increase this connection. Commercial and amenity spaces have been located at the Ground Floor to create an active façade. Ground Floor residential units have been placed away from Winona Avenue for privacy and to complement the uses of the neighbouring sites. Service entrances for the Garbage Room and Parking Garage entrance have been located discreetly to avoid "dead zones" in the more active areas of the site.

Niches have been carved out of the Ground Floor to create visual interest along the façade. These increase the amount of public space and provide protection at the entrances. They create the rhythm of an arcade that translates up the building.

An outdoor patio adjacent to one of the commercial spaces has been located at the corner of the property. This helps activate the corner and animate the site.

A generous landscape buffer along Winona and Picton Avenues will soften the impact of the building on the street as well as providing shade to building and pedestrians and helps with the transition in character to the adjacent residential neighbourhood.

BUILDING DESIGN

A range of factors arising out of the location, planning requirements, grading, and functional requirements of the building has led to a design which has the following attributes:

- The buildings steps back 2.0m between the Fourth and Fifth floors to reduce the visual height of the building from the sidewalk.
- Ground floor commercial space is located along Winona Avenue, with direct level access from the sidewalk.
- Ground floor residential units are provided behind the commercial space at the rear of the building and one on Picton Avenue. These have been strategically located away from the busier street and parts of the site.
- The main entrance with a stair and elevator lobby for the apartment building is located prominently along Winona.
- Ground floor commercial spaces create an active façade with a strong connection to the adjacent exterior spaces.
- Service Entrances have been located away from the active parts of the site.
- Communal rooftop amenity space has been provided.

Refer to drawings A100 Site Plan, A200, A201, A202, A203 and A204 Floor Plans, and A301 and A302 Elevations for detailed graphics.

SUSTAINABLE DESIGN

Following are some of the sustainable measures provided in this design:

- An exterior building form that limits windows to approximately 25% of the envelope area will reduce seasonal envelope heat losses and gains by approximately 1/3 compared to buildings that use glazed window wall systems.

- The building is targeting high level of sustainability including increased exterior insulation and high quality air membrane for reduce air leakage
- A compact building form will reduce envelope heat losses
- Small compact unit design and shared amenity space will reduce overall building area per person with associated reduction in embodied carbon and operating costs
- Optimized site and landscape design limits vehicular asphalt surfaces to the minimum. Paved surfaces are used in low-load locations and at pedestrian areas.
- Light colours on the roof surfaces will help reduce heat island
- The location of the building on a traditional main street and provision of on-site amenity space will provide residents with aspects of a walkable community.
- Convenient interior bike parking will provide residents with an alternative to car use.