

73-83 STE-CÉCILE STREET

DESIGN BRIEF

16 December 2022



View Looking North-West



View Looking South-East



73-83 STE-CÉCILE STREET VIEW FROM STE-CÉCILE STREET LOOKING NORTH

| 2221 | SCALE: N.T.S

Project1 Studio Incorporated | mail@project1studio.ca | project1studio.ca



73-83 STE-CÉCILE STREET VIEW FROM STE-CÉCILE STREET LOOKING EAST

| 2221 | SCALE: N.T.S

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73-83 STE-CÉCILE STREET VIEW FROM REAR YARD LOOKING SOUTH

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73-83 STE-CÉCILE STREET VIEW FROM REAR YARD LOOKING WEST

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View of Integration with Public Realm



Section Showing Integration with Public Realm

TRANSITION MEASURES

1 Window Wells

Fully landscaped window wells with integrated planters. Window wells have been designed to avoid the need for guards.

2 Direct Access to Street

Individual entrances to grade which animate the ground plane and provide a scale that is reflective of the existing urban fabric.

3 Recessed Facade

The building incorporates recessed balconies that create deep reveals in the facade. The masonry elements are also in different planes adding to the architectural articulation.

4 Material Variation

Two tones of masonry are used to enhance the vertical rhythm of the building.

5 Privacy Screening

Balconies feature vertical louvers to create privacy for the residents and to reduce overlook concerns to the neighboring properties.



Current Design

MASSING REVISIONS

The project has seen an evolution from the initial design to the current version of this development. Specific revisions include:

Building Height

The previous design was for a four-storey building. The building has been reduced to three stories.

Parking

The previous design at four-storeys had a higher unit count and required more parking. To accommodate this a sunken parking area was provided along with a ramp that passed through the building. The revised proposal changes the parking configuration to 3 surface parking spaces behind the building which is access from a drive aisle along the east side of the property. This removed the ramp and overhead door along the St. Cecile frontage.

Articulation

The articulation of the building has been simplified to be a more clear expression of solid volumes in contrast to voids. Masonry volumes are more uniform and consistent in their expression and the recesses have a consistent spacing across the elevation.



Original Design



CLADDING LEGEND

- 1 Aluminum Panel (Dark Grey)
- 2 Aluminum Panel (Grey Wood Plank Finish)
- 3 Aluminum Louvres (Grey Woodgrain Finish)
- 4 Light Grey Brick Masonry
- 5 Grey Brick Masonry
- 6 Aluminum and Glass Guard System

73-83 STE-CÉCILE STREET PROPOSED EXTERIOR DESIGN AND CLADDING MATERIALS

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**SUSTAINABILITY**

The project is not targeting any specific goals with respect to sustainability. That said the project will include a number of design features that will offer significant energy efficiency.

- The project will include outboard insulation on the exterior walls, which creates a more cohesive thermal barrier and reduces thermal bridges through the exterior walls.
- The project will be using only durable cladding materials, all of which installed using a 'rain screen' design, ensuring that these cladding materials will perform well over the long term and will not require replacement.
- The project will be using high efficiency appliances. All lighting will use LED luminaires which combined will result in a significant reduction in the electrical demand for the building.
- The installation of electric car charging stations is being explored.
- The roofing membrane will have a light colour, increasing reflectivity and reducing heat island effects.
- The project will be retaining as many trees as possible, and the proposed development includes significant landscaping.