

2 Robinson & 320 Lees Avenue

Ottawa ON

D07-12-21-0202

2023/01/27

- This document is prepared as a complement to the SPA documents previously deposited. The purpose of this document is to illustrate the architectural intent behind the expression of the building.

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CONCEPT AND PRECEDENTS

MASSING : BUILDING CONCEPT

Based on the original concept developed by rla/ architecture, the massing and volumes of the buildings are maintained. The simplicity of the volumes are retained, although some of the balconies are eliminated in favor of a more textured and detailed expression in the precast elements addressing both the high rise scale of the towers and the more human scale developed at the base of the building.



VIEW LOOKING EAST



VIEW LOOKING NORTH WEST



VIEW LOOKING NORTH



VIEW LOOKING SOUTH EAST

INSPIRATIONS : PODIUM



Variety in height and materials



Framed perspectives



Expressed entrances.



Window treatment



Animation at street level

At street level , the buildings should be designed at a human scale. Openings at grade and the façade details should be textured and colored to reflect the pedestrian nature of the environment . Streetscapes should offer variety and interest throughout, encouraging the interaction between Interior spaces and the public realm.

INSPIRATIONS : TOWERS



Textures and relief in the surface treatment



Pattern development on the tower



Facade treatment



Detail in the panels



Setbacks from the podium and the tower.

The site allows the buildings to be Viewed at different scales:

- From the Highway, as a gateway to the city, the detail on the façade will act as a beacon visible from a distance.
- At the pedestrian level, given the porosity of the site , the podiums must interact with the landscape on the site and in connectivity with the neighborhood.

THE PROJECT

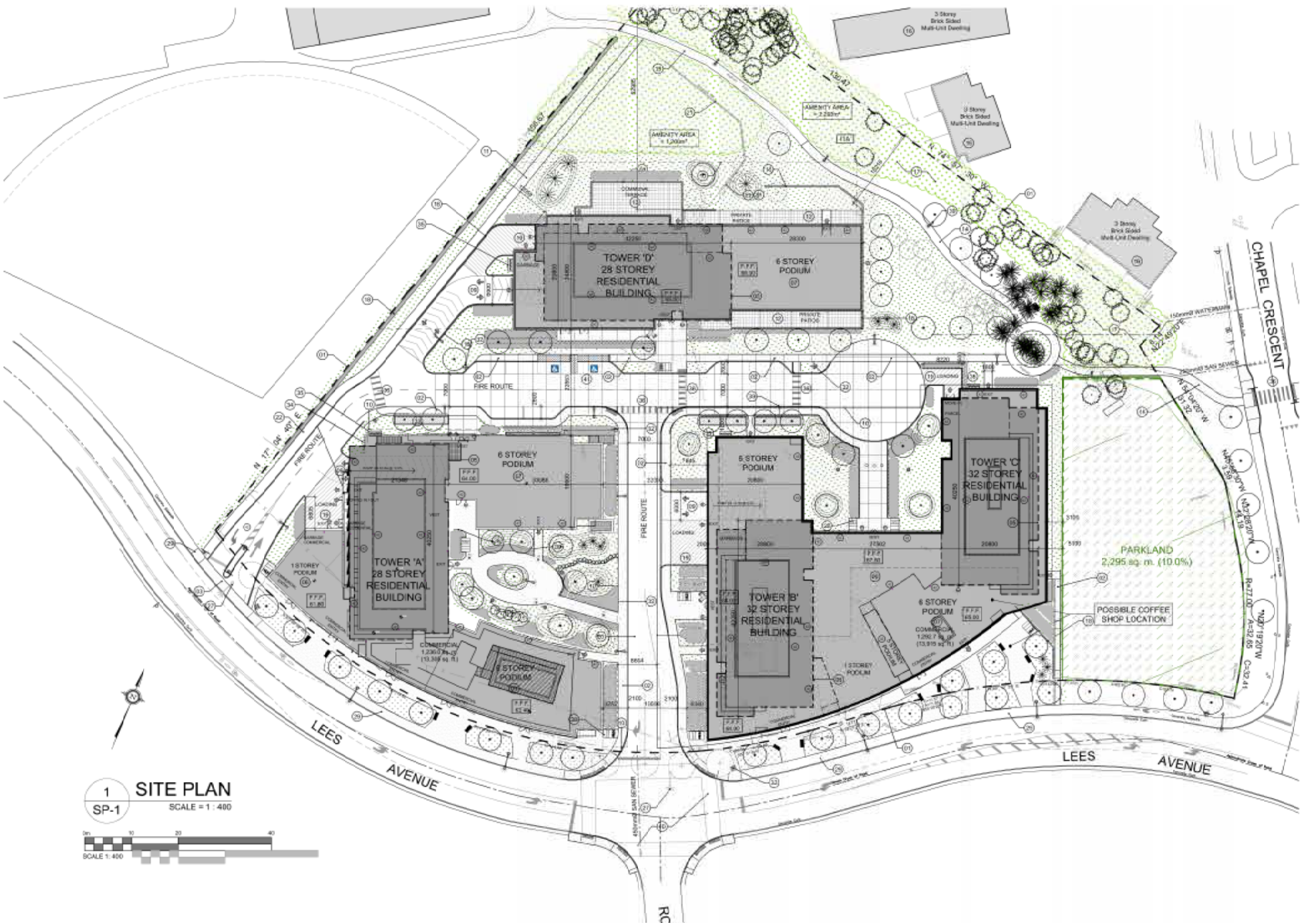
PROJECT : SITE PLAN

The site plan links together the 3 phases through a network of streets and paths, lending to the site a porosity at grade that connects the project to the community at large.

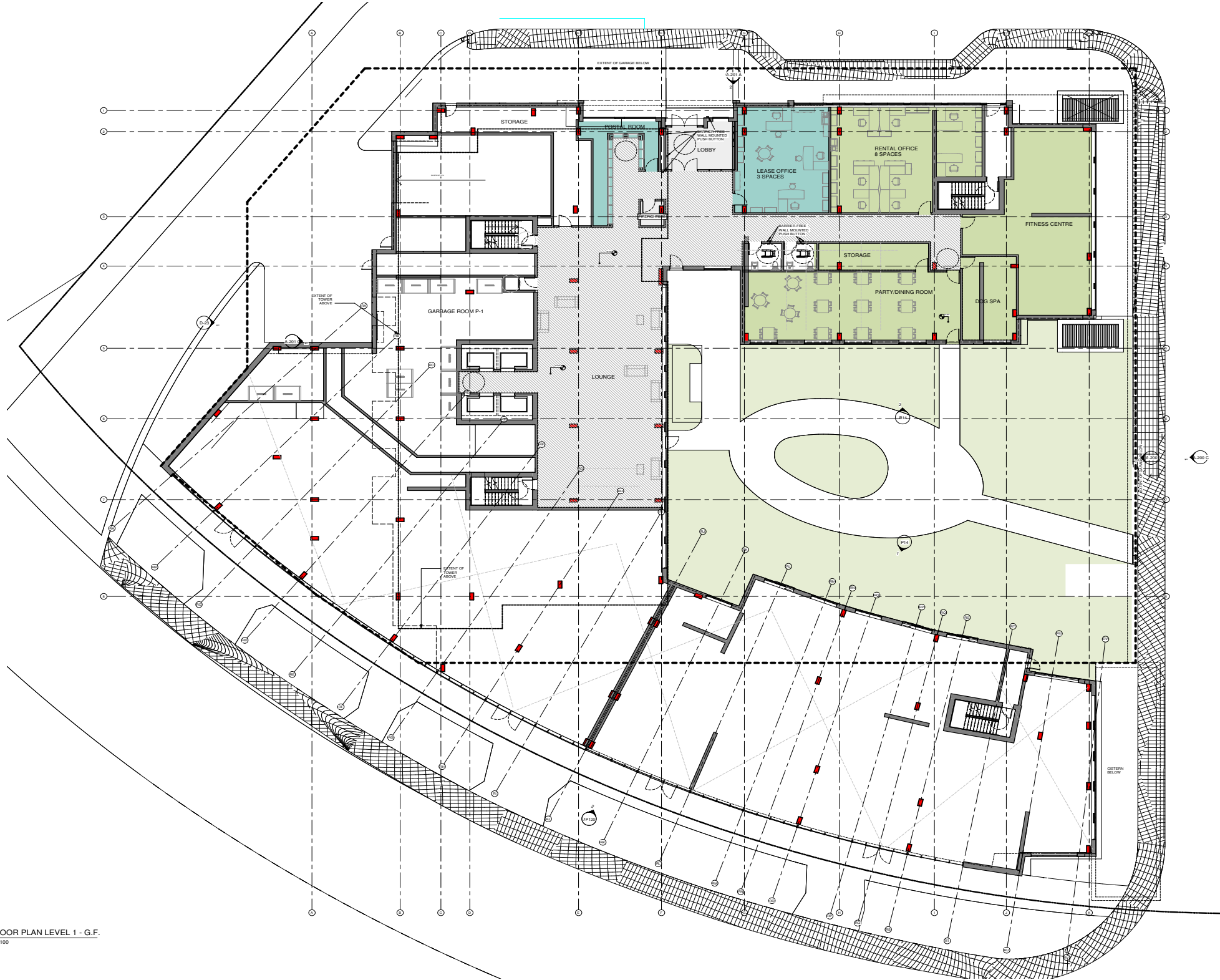
The existing road network borders the site at Lees avenue and Chapel Crescent, and Robinson meets the site , bisecting it in the North South axis.

Further to this a series of pathways allow the pedestrian to move through the site with ease and safety in both the East /West direction from the Sandy Hill arena to Chapel Crescent.

The orientation of the towers reflects their location and their visibility from the highway, allowing the project to act as the gateway to the neighborhood.



PROJECT : GROUND FLOOR PLAN TOWER A



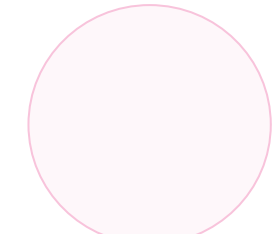
The courtyard at the center of building A is framed by the amenity spaces located on the ground floor.
A direct connection is provided from the entrance lobby and elevator core, while the garden opens up to the East to allow access to Robinson with connection in al directions.

1 FLOOR PLAN LEVEL 1 - G.F.
A-106 1 : 100

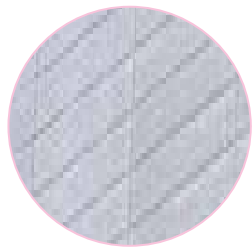
PROJECT : Textured façade of the towers



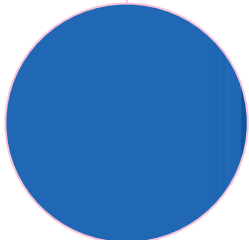
PROJECT : Elevations and materials



GLASS RAILINGS



LIGHT GRAY PRECAST WITH
LIGHT SANDBLASTING



COLOR ALUMINUM FLAT
PANELS



MEDIUM GRAY PRECAST

PROJECT : Entrance to building C



PROJECT : Vue looking North from Lees ave toward the entrance of building A



PROJECT : Vue of entrance to building



PROJECT : Vue from Robinson toward entrance of building B



PROJECT : Elevations Tower A - South and West elevations



BUILDING A - SOUTH ELEVATION - LEES AVENUE.
1 : 500



BUILDING A - WEST ELEVATION.
1 : 500

PROJECT : Elevations Tower A- North and East elevations



BUILDING A - NORTH ELEVATION.
1 : 500



BUILDING A - EAST ELEVATION
1 : 500

PROJECT : Elevations Tower B+C - South and West elevations

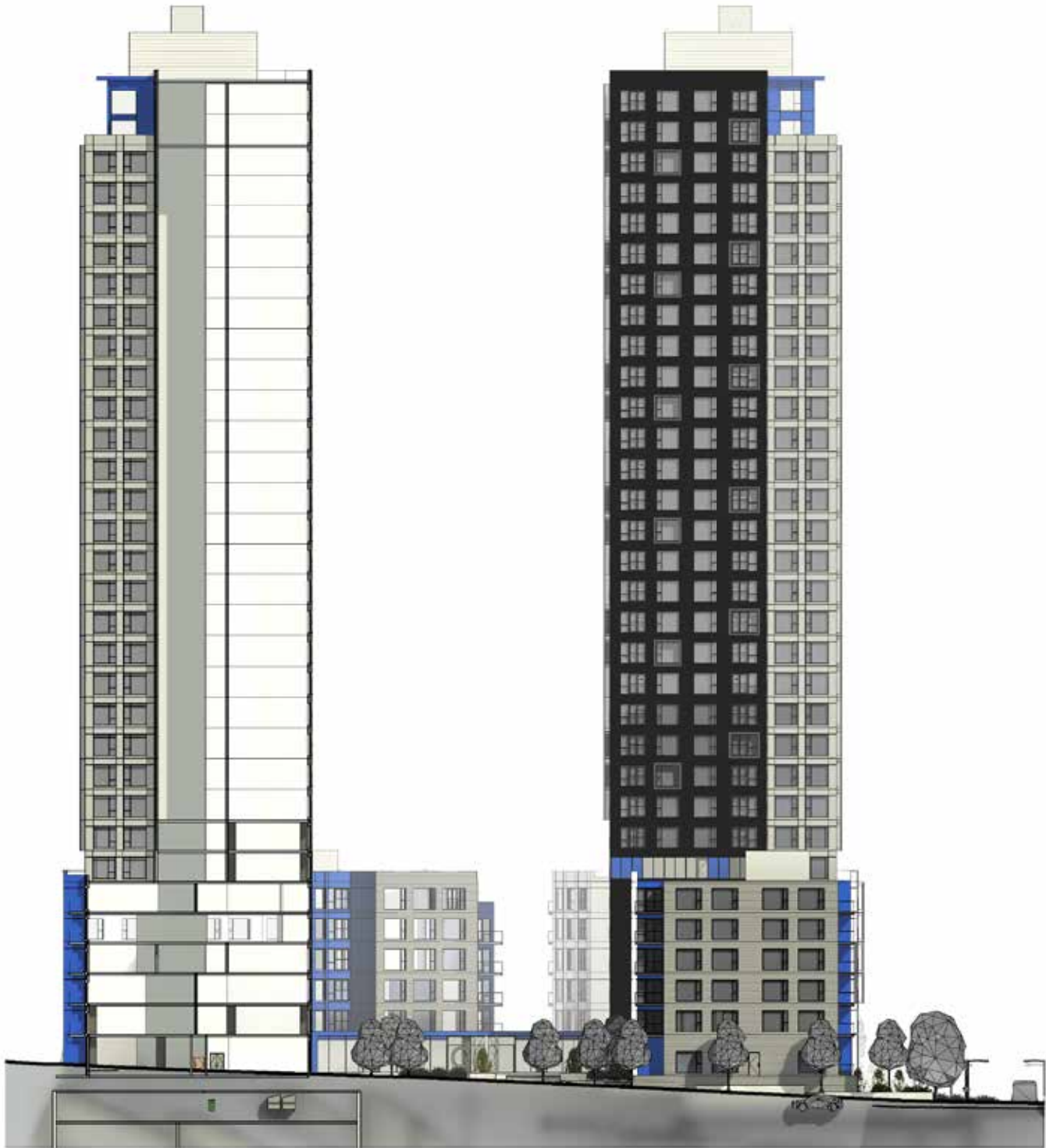


BUILDING B + C - SOUTH ELEVATION - LEES AVENUE.
1 : 500



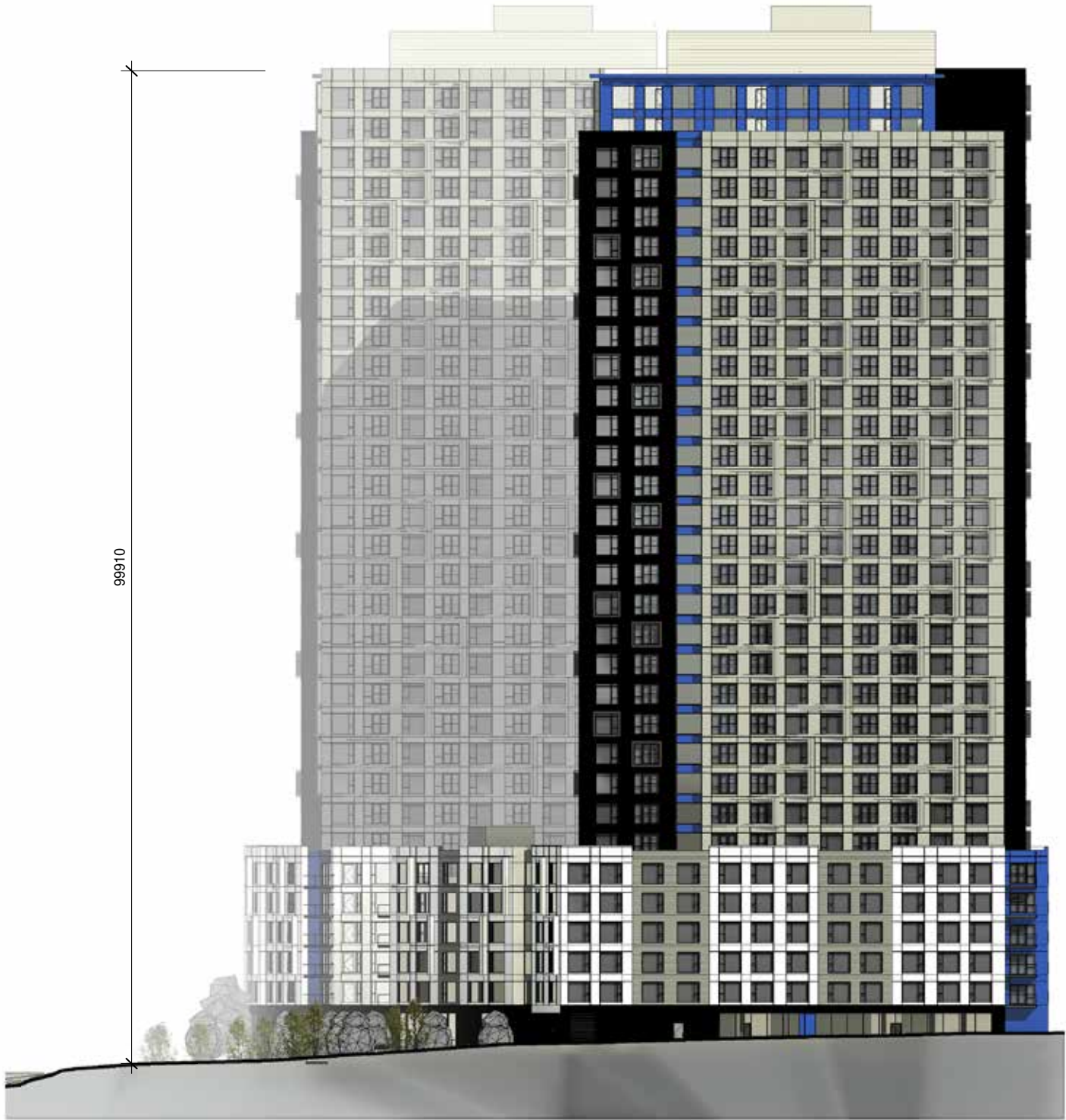
BUILDING B+C - WEST ELEVATION.
1 : 500

PROJECT : Elevations Tower B+C- North and East elevations



BUILDING B + C - NORTH ELEVATION.

1 : 500



BUILDING B + C - EAST ELEVATION - PUBLIC PARK.

1 : 500

PROJECT : Elevations Tower D - South and West elevations



BUILDING D - SOUTH ELEVATION.
1 : 500

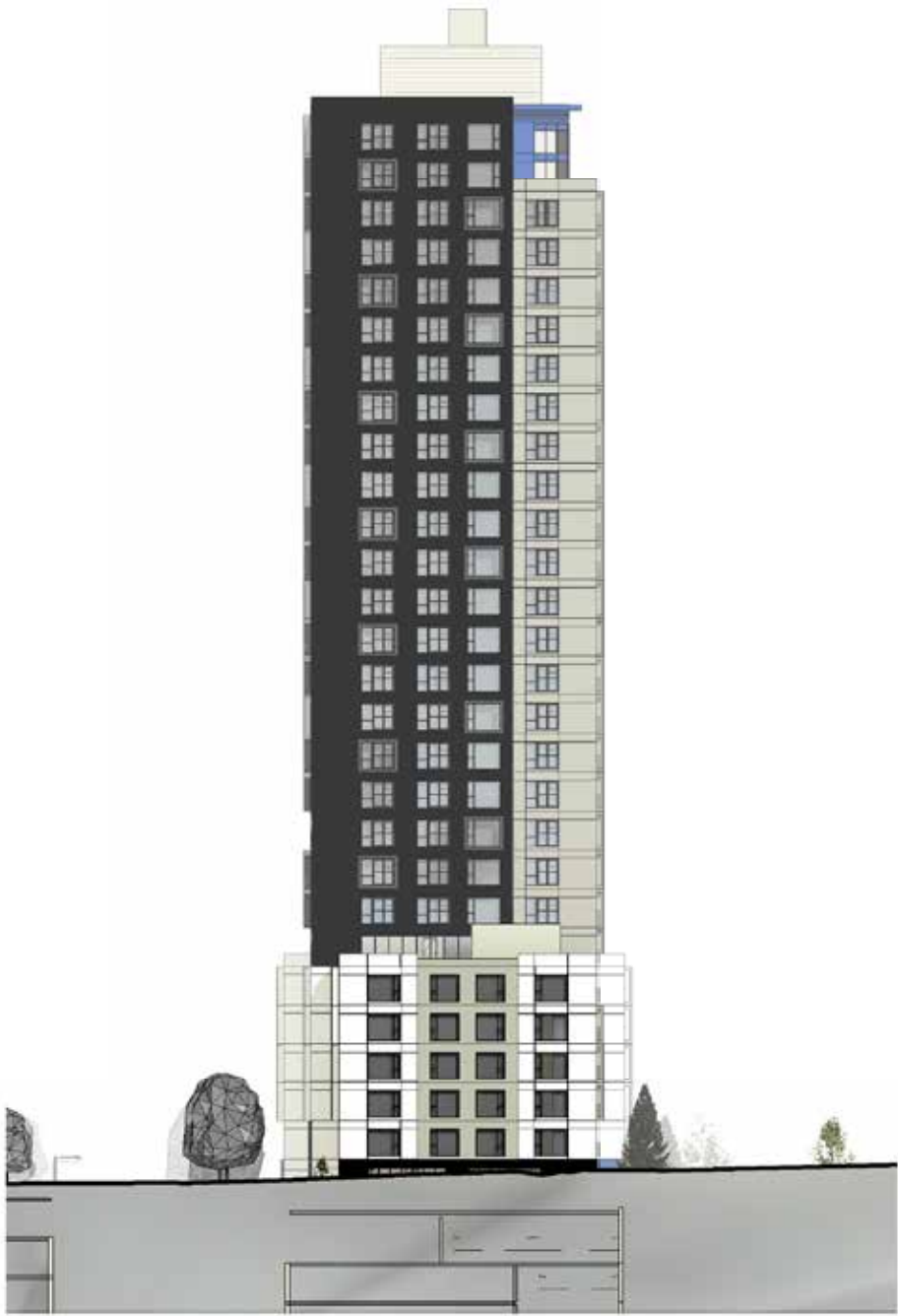


BUILDING D - WEST ELEVATION.
1 : 500

PROJECT : Elevations Tower D- North and East elevations



BUILDING D - NORTH ELEVATION.
1 : 500



BUILDING D - EAST ELEVATION.
1 : 500

PROJECT : Vue of amenity spaces





PROJECT : Composite Elevations



SOUTH ELEVATION.
1 : 1000



WEST ELEVATION
1 : 1000



NORTH ELEVATION
1 : 1000



EAST ELEVATION
1 : 1000

PROJECT : Massing at Lees Ave.



