

DESIGN BRIEF, 910 MARCH ROAD, KANATA, ONTARIO

March & Maxwell is located in Ontario adjacent to the southeast and southwest quadrants of the Kanata North Urban Expansion Area (KNUEA).

The total area of the site is 27,156 m² and it is bordered by March Road. This main street is classified as a major urban artery by KNUEA, a Mainstreet Corridor by the new City of Ottawa Official Plan and it is considered to be the primary north-south corridor leading to the project site.

Considering its irregular shape, the measurements of the site are approximately 217 meters from north to south and 168 meters from east to west. The proposed development is surrounded by a variety of different uses, including existing residences and future retail uses. It is also surrounded on three sides by tributaries to Shirley's Brook. Additional context is provided in the Planning Rationale.

The creek corridors will be rehabilitated, and a buffer will surround the tributary to mitigate the impacts of the development and conserve the unique character of the natural environment. The vision of the project is one that respects its environment and provides added value to the proposed development and to the surrounding communities.

The project will include 390 rental housing units as well as three commercial spaces totalling 521m² which will add diversity to the uses along March Road. The apartment complex will have two direct pedestrian entrances; a primary entrance from the south on March Road and a secondary entrance from the landscaped courtyard. Commercial spaces, common areas and the entrance of the main lobby are oriented towards the Mainstreet. Vehicular access to the underground parking will be through a ground level driveway integrated into the building facade, all of which will be setback from March Road.

The project offers a modern architectural style that expresses the natural character of the site through the choices of materials and colors. The facades will evoke nature through natural and mineral tones and materiality such as wood effect, natural stone and light grey concrete. The proposed layout offers generous public, semi-public and private spaces overlooking a landscaped garden. A sense of community will result from this central courtyard. The terraced layout of the buildings creates a smooth transition towards the

existing two-storey lots of residential townhouses further north. These step-backs will ensure that natural light enters the landscaped courtyard as well as all of the suites. The recessed form of the building will also provide quality semi-private outdoor spaces overlooking the surrounding views.

The south elevation of the proposed building along March Road respects the maximum distance of 3 metres from the property line. The main access is marked by awnings and a distinctive treatment of the volumes on March Road. The architectural treatment of the south elevation includes a podium defined by a two-storey pergola. Architectural panels in prefabricated concrete present alternating patterns of natural stone and wood planks. These are separated by the more neutral components of the façade, highlighting the massing expressed in the facades.

On the north façade, the building is set back further than the minimum required setback from the property lines, thus ensuring the protection of the tributaries of Shirley's Brook. In order to provide access to the residences' terraces, some retaining walls are integrated into the landscaping to allow for appropriate grading transitions on the sloping site. The integration of a series of stepped terraces between the building wall and the property lines integrate the project's facades with the natural environment of the site and create wonderful views of the neighbouring flora and fauna.

The main pedestrian entrance is located along March Road and has large bay windows in the lobby that allows visibility through the building, generating a connection between the street and the landscaped courtyard. ^{Photo 07} The main lobby leads to the interior landscaped courtyard which connects to the secondary lobby of Building A. The top floors of the building offer spacious private terraces.

The proposed height of the building along March Road is seven stories above grade. The upper floors of the building are set back from the ground floor commercial spaces fronting on the Mainstreet in order to improve visual connection to the existing single storey commercial to the south. Resident parking is located in the two underground levels. Visitor and commercial parking areas are located away from March Road at grade and in the underground levels.





The building respects the 32 meter height limit and transitions to the ground-oriented character of the neighbouring commercial and residential (refer to sections A and B on page 15-16).

The project combines the benefits of a series of suite types of different sizes and price with the many amenities offered on site. Future residents will enjoy a large landscaped garden ^{Photo 04}, an indoor pool, a gym, and recreational areas such as a rooftop pool terrace. Visitors to the complex will also appreciate the spacious lobby ^{Photo 08} and reception area located at the building's entrance. The first floor and P1 suites offer private terraces and large windows overlooking the pedestrian promenade which will ensure that residents have direct views of the surrounding greenspace ^{Photo 02}. The retail and service spaces are located on March Road and are distinguished by the pergola supported by a series of columns forming a covered promenade along the retail space. These spaces will provide welcome services to residents, visitors and neighbors in the heart of the urban community.

Multiple access points will lead to the central courtyard. This large landscaped garden ^{Photo 04} with its common terrace will provide space for a variety of outdoor activities for the residents of the complex.

In the future, March Road will include sidewalks and cycle tracks to promote active transportation. The site will have good access to local and city-wide pathway networks. 199 bicycle parking spaces will be provided on site.

At ground level and near the pathways leading to the project, commercial and visitor parking surrounds the traffic roundabout near the heart of the

landscaped courtyard, minimizing the visibility of the parking from the street. The minimum front yard setback of the site is more than 3 m from the road, therefore fire access is located from the interior courtyard to respect the 15m minimum requirement from the lobby which is centrally located for building B. This also facilitates access for deliveries, removals and visits (etc.) specific to the operation of a 391 unit project. The roundabout has the minimum dimensions required by fire department regulations,, the turning radius is compliant as well as the vehicular access is within 15 meters from the lobby. Particular attention will be paid to protect the privacy of the few terraces and the interior garden courtyard that are adjacent to parking spots. ^{Photo 05} (See page 12-14 for reference projects).

Regarding parking spaces, 487 spaces will be provided underground and 27 above ground, for a total of 568 spaces on the site. While the municipal law for the building requiring 390 spaces for residents, 79 spaces for visitors and 18 spaces for commercial tenants.

Harmonious and user-friendly, this project exceeds local environmental requirements. Our approach focuses on creating high quality residential units with generous green space ^{Photo 01} in a unique urban configuration. The development of the mixed-use complex, including residential and commercial uses, is geared towards respecting the local flora and fauna. This approach will contribute to 15-minute neighbourhoods by promoting the conditions for a pleasant and healthy living environment for residents, visitors and business owners in the area. The integrated design of the new apartments ensures that this building will retain its value for many decades to come.