

47 BEECHWOOD AVENUE

DESIGN BRIEF

29 June 2023



View Looking North

BUILDING MASSING

The project is situated on a prominent parcel facing Beechwood Avenue, a significant thoroughfare in the area, designated as a Traditional Mainstreet. To the North, it is bordered by the New Edinburgh neighborhood, characterized by a variety of low-density residential buildings, including a mix of detached and semi-detached houses, as well as low to mid-rise apartment buildings.

To the south, the project is adjacent to the Vanier North community, predominantly featuring single-family homes and small apartment buildings. Across the street, there is a major grocery store that serves as a central hub for the neighborhood.

The project site is adjacent to the Chartwell New Edinburgh Square to the West, a mixed-use development that combines commercial and residential spaces. On the eastern side of the project, there are additional commercial properties that also face Beechwood Avenue.

Situated within the 'MacKay sector' of the Beechwood community, the project holds significance in an area known for its historical value. Notably, it will be visible from the St. Patrick Street Bridge, as well as from passersby approaching from the east, potentially serving as a focal point for the area.

LEGEND

- 1 Low-density Residential
- 2 Medium-density Residential
- 3 Commercial
- 4 Low-rise residential building
- 5 Mid-rise residential building
- 6 High-rise residential building
- 7 Mixed-use development



View Looking West



View Looking South

47 BEECHWOOD AVENUE BUILDING MASSING - AERIAL VIEWS

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47 BEECHWOOD AVENUE VIEW FROM CORNER OF BEECHWOOD AND SPRINGFIELD

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47 BEECHWOOD AVENUE VIEW FROM CORNER OF BEECHWOOD AND DOUGLAS

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47 BEECHWOOD AVENUE VIEW OF BEECHWOOD ELEVATION

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47 BEECHWOOD AVENUE VIEW OF REAR OF BUILDING

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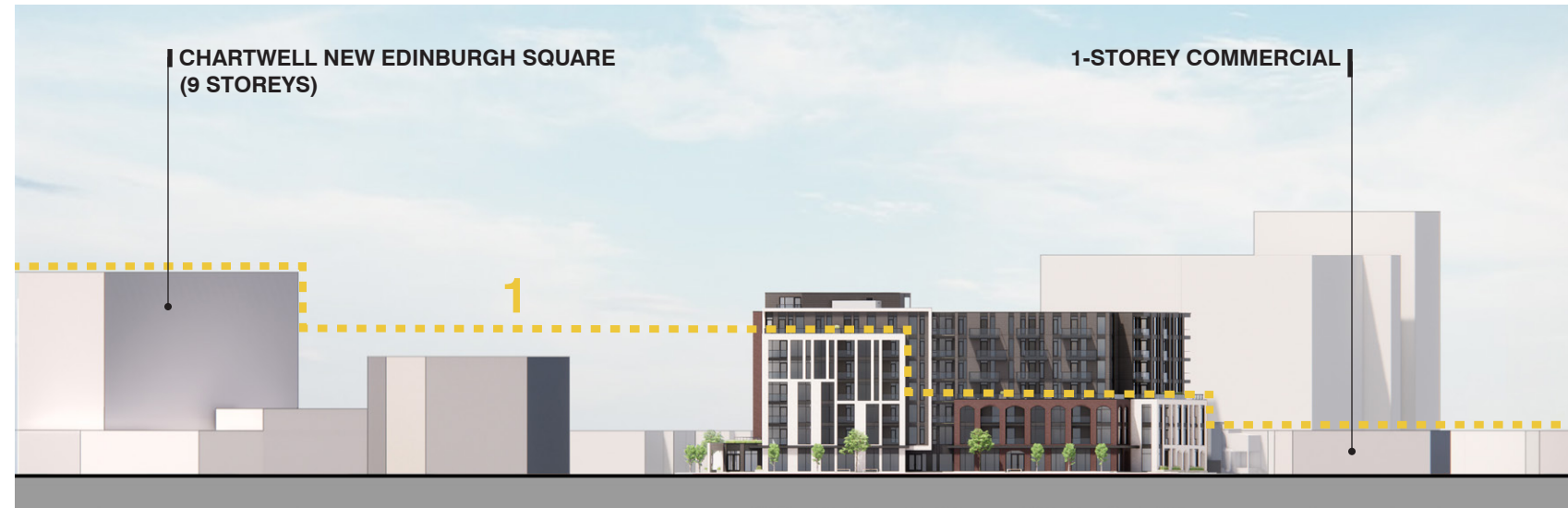
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47 BEECHWOOD AVENUE VIEW OF SPRINGFIELD ELEVATION

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BEECHWOOD ELEVATION



DOUGLAS ELEVATION



EXCERPT FROM BEECHWOOD COMMUNITY DESIGN PLAN



VIGNETTES OF PROPOSED DEVELOPMENT1

BUILDING TRANSITION

Since the proposed development is 8 storeys including a penthouse level, we are mindful that it represents an increase in density in the area, and a number of measures have been used to assist with the transitioning of the building to the surrounding properties.

Measure 1 - Beechwood Frontage

Our project is located on a bustling Traditional Main street, with taller buildings to the west and smaller commercial buildings to the east. To transition between these 2 building types, we have designed the building to look like a collection of smaller structures, rather than one monolithic building. The use of a taller 6-storey white stone block on the south-west corner and a 3-storey podium on the east side, which setbacks 2m at level 4, helps to create a gradual transition from the taller buildings to the west and the smaller commercial buildings to the east.

We've also incorporated commercial patio spaces at ground level, which create visual breaks in the building mass and enhance the pedestrian experience, while fostering a harmonious relationship with the surrounding context.

Measure 2 - Douglas Elevation

The building is setback 3m from the property line to the north. While the project does not respect the angular plane requirements for building height, a detailed shadow analysis was completed and the amount of shadow cast is comparable to an as-of-right building that could be constructed on the parcel at 12 Douglas.

The windows on the north side of the building are secondary windows, limiting overlook on the neighbouring residential properties, and eliminating any need for fire rated windows.

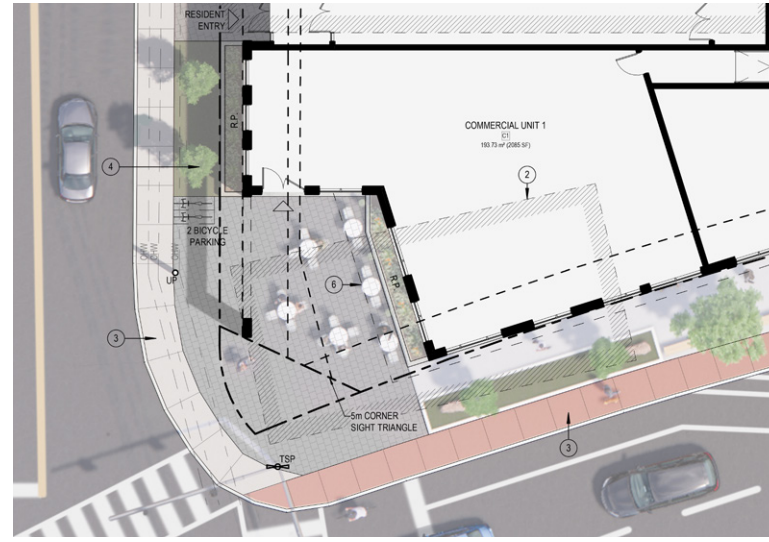
Measure 3 - Materiality

Finally, we have carefully considered the use of materials to ensure that our building is supportive of the surrounding context. The white stone block on the southwest corner references the more modern materials of the buildings to the west such as 411 MacKay, creating a sense of continuity along the street. On the east side, we have used a classic material, red brick masonry. This material is commonly seen on many single-family homes and commercial buildings in the area, and its use creates a sense of familiarity and comfort.

The contrast between the white stone block and red brick podium is a common combination of colors seen on the avenue as described in the Beechwood Community Design Plan. This combination of materials creates a unique and dynamic building that fits well with the surrounding context.

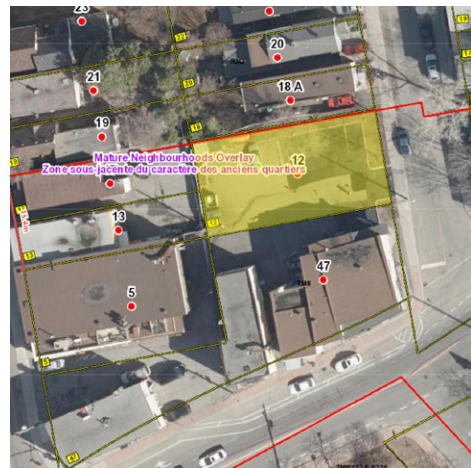


a.



c.

d.



12 Douglas



411 Mackay



PRE-CONSULTATION COMMENTS

a. Stepping on Beechwood: We recommend further elevational study with the streetscape along this length of Beechwood to determine the most appropriate datum lines to relate to and where the building should concentrate its step-back to support the streetscape scale.

The building has been carefully designed to respect the scale of the neighborhood and respond to its urban context. The massing of the building steps up to its highest point at the corner of Springfield and Beechwood, and then transitions down towards Douglas street to the east. This transition is assisted through the articulation of the white masonry volume at the corner, that changes its datum line from the 5th floor to the 3rd floor as it moves to the east. The red brick volume on the east side of the Beechwood elevation is consistent and is in keeping with zoning requirements. It is important to us that the datum lines of the building not be consistent or uniform across the site, because it is more in keeping with the character of the street and the adjacent buildings. This is a street scape comprised of varying building types and sizes and our massing treatment was done to reflect this.

b. Property north on Springfield: This property can redevelop to the same scale and relationship as the proposal. We recommend the property be analyzed through massing and step backs to better understand the relationship to the proposal and its facing sides

This is noted. The TM8 zone would allow these two parcels to the north to be developed to 6 stories, which would be in keeping with a transition of height moving towards the residential zone to the north. This potential project would have the same step back requirements, and given the same condition with overhead wires we would expect a similar solution where a step-back is offered at the second level instead of the fourth level. This potential development would not be required to provide an interior side yard setback, which is identical to the current condition because the existing building is built to the property line. Our project has been designed with a 1.5m interior side yard setback with units oriented to be liveable regardless of how the adjacent property to the north is developed.

c. Public realm space (sidewalk): We recommend further study of the sidewalk and public realm facing Beechwood once the ROW protection has been sorted out. Has sufficient space been allocated to support the future of the street?

We have taken care in the design of the public realm of this project as we are keenly aware of how active and important this section of New Edinburgh is. The ROW protection limits have been determined and the public realm surrounding the building has been designed to facilitate an active and inviting pedestrian realm. As proposed, the building would have plazas at both ends of the site, along with another patio space mid-block. There will be a generous amount of space from the edge of the building to the street to allow for street trees, furniture and wide sidewalks which is a significant improvement over the current condition where the existing buildings all extend well beyond the property line and greatly restrict the pedestrian realm. All of this area falls within the city ROW, so we are eager to see how city staff design this space, position street trees and foster the vision for this urban pedestrian space.

d. Angular plane towards residential zone: This is an important tool we use to determine if the proposal is providing a sensitive relationship to the residential neighbourhood to the north. We recommend this plane be respected to allow for the potential seventh storey

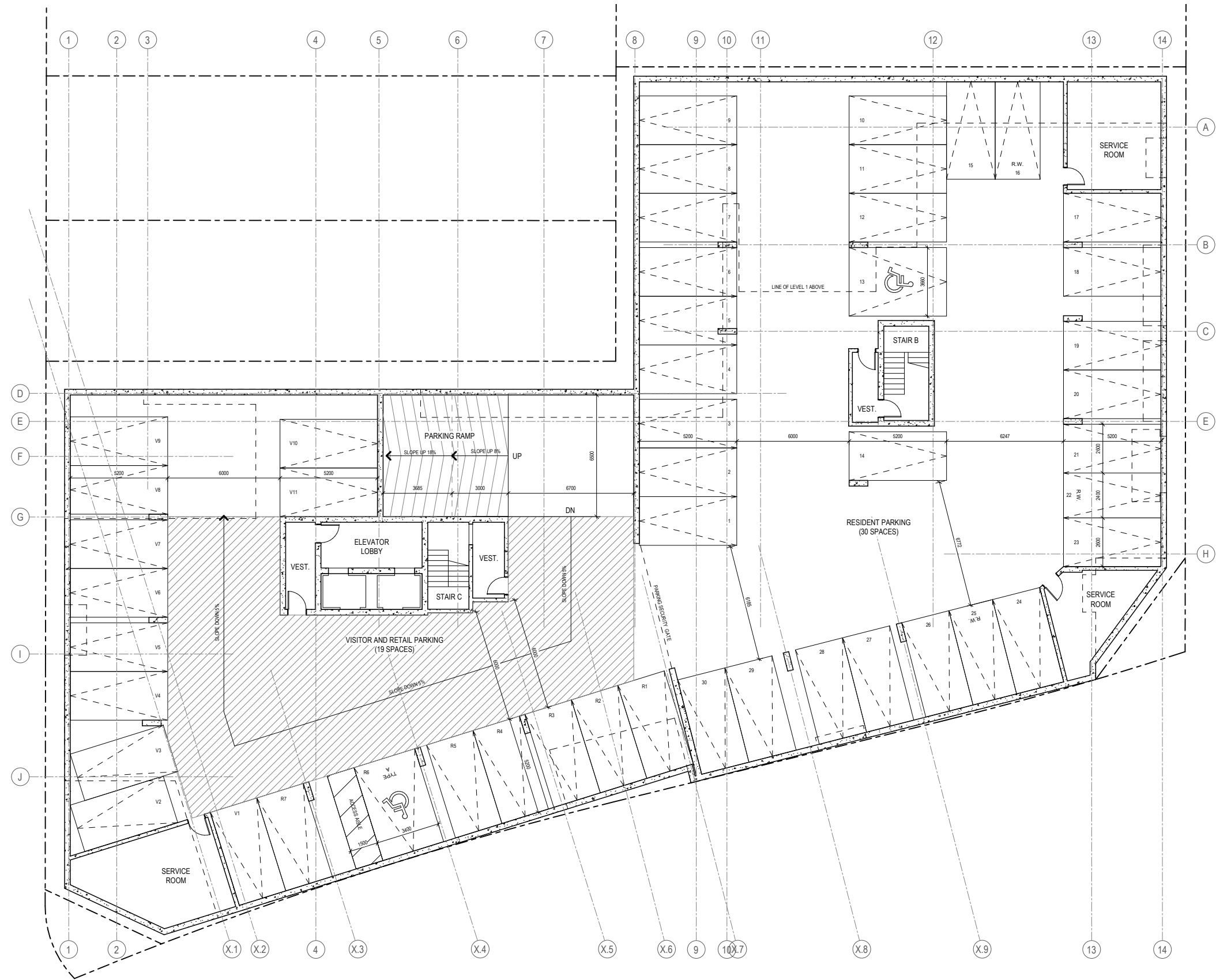
We do question the use of the angular plane in this particular location. The TM8 has provisions that were written specifically for site within the zone that do not have frontage along Beechwood Avenue, and that abut residential zones. For lots in the TM8 zone that don't have frontage along Beechwood avenue, they would still be permitted to have a building height of 6m and they would need to provide an interior side yard of 3m when abutting a residential zone. There is no requirement for an angular plane study. This project includes the lot at 12 Douglas Avenue, and it seems appropriate to apply the same zoning requirements to the proposed development as we would to this site if it were being developed on its own. The impact on the neighbors to the north would be identical. There also is precedent in the area where the angular plane was not used in establishing transition from a TM zone to a residential zone.

e. Heritage: Are there any heritage relationships intended for the site? Has this question been investigated?

We are mindful of the history of New Edinburgh and the nearby building and district with Heritage Designation, however we are mindful that buildings need to be designed of their time. In order to pay respect to the history of the neighborhood we are using cladding materials that are commonly found in the area, including red brick and stone. We are also making reference to historical structures in the detailing of the masonry with a number of traditional elements including arches, belt courses, soldier courses and other architectural articulations.

f. Parking reduction: One of the main ways we recommend any parking reduction be favorable is when bike parking allocation is close to 1:1 for number of units or numbers increased to compensate for loss of vehicular parking

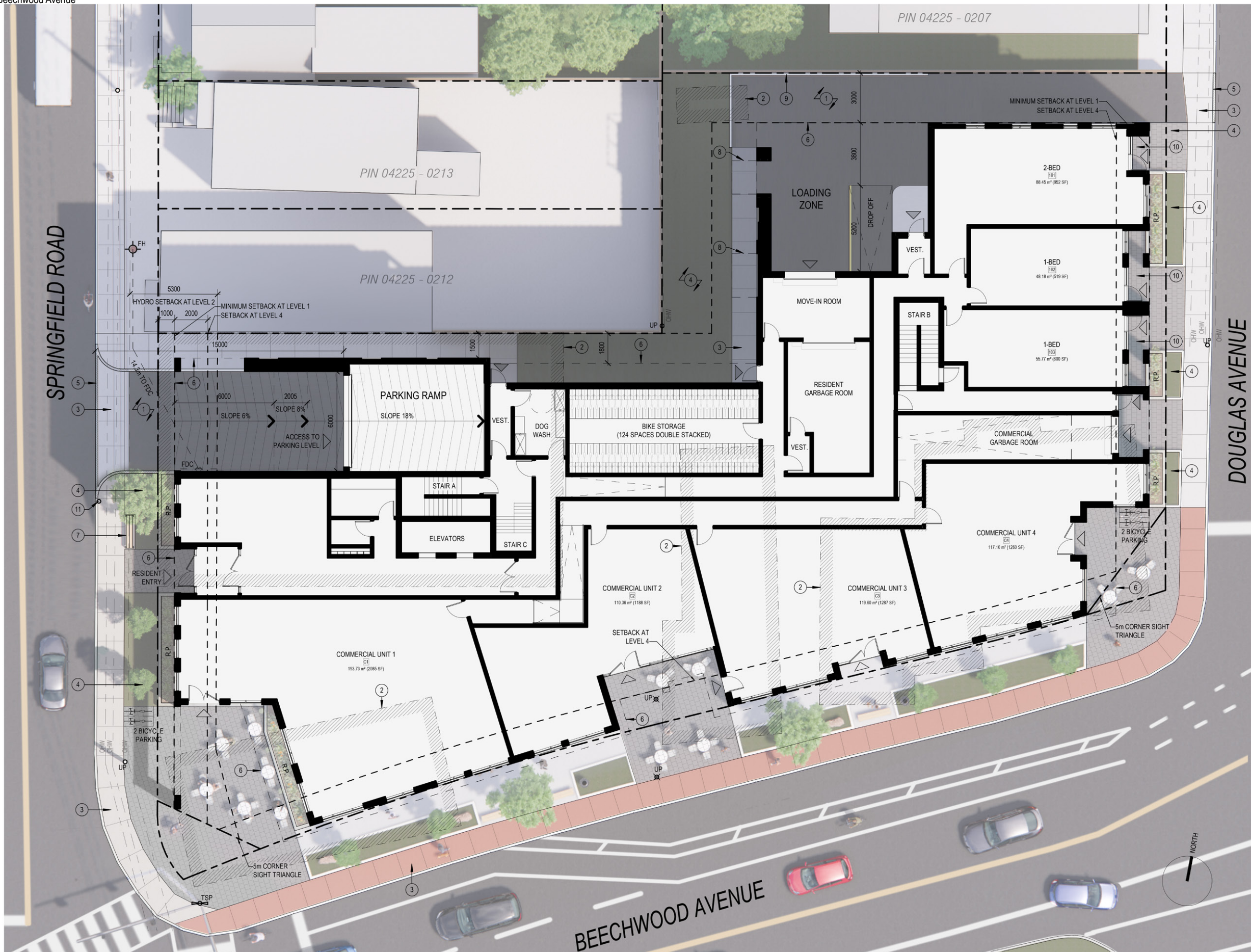
The project provides 124 residential bike parking spaces in a bicycle storage room which is internal to the building and located at grade. This exceeds 1:1 bike parking for the 121 residential units.



47 BEECHWOOD AVENUE FLOOR PLAN - PARKING LEVEL

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- SITE PLAN NOTES**
- ① ASPHALT
 - ② EXISTING STRUCTURE TO BE DEMOLISHED
 - ③ CONCRETE SIDEWALK
 - ④ SOFT LANDSCAPING
 - ⑤ DEPRESSED CURB
 - ⑥ LINE OF CANOPY/BUILDING ABOVE
 - ⑦ BENCH
 - ⑧ BALCONY ABOVE
 - ⑨ CONCRETE CURB. SEE CIVIL
 - ⑩ RAISED TERRACE. SEE CIVIL

47 BEECHWOOD AVENUE FLOOR PLAN - GROUND FLOOR / RENDERED SITE PLAN

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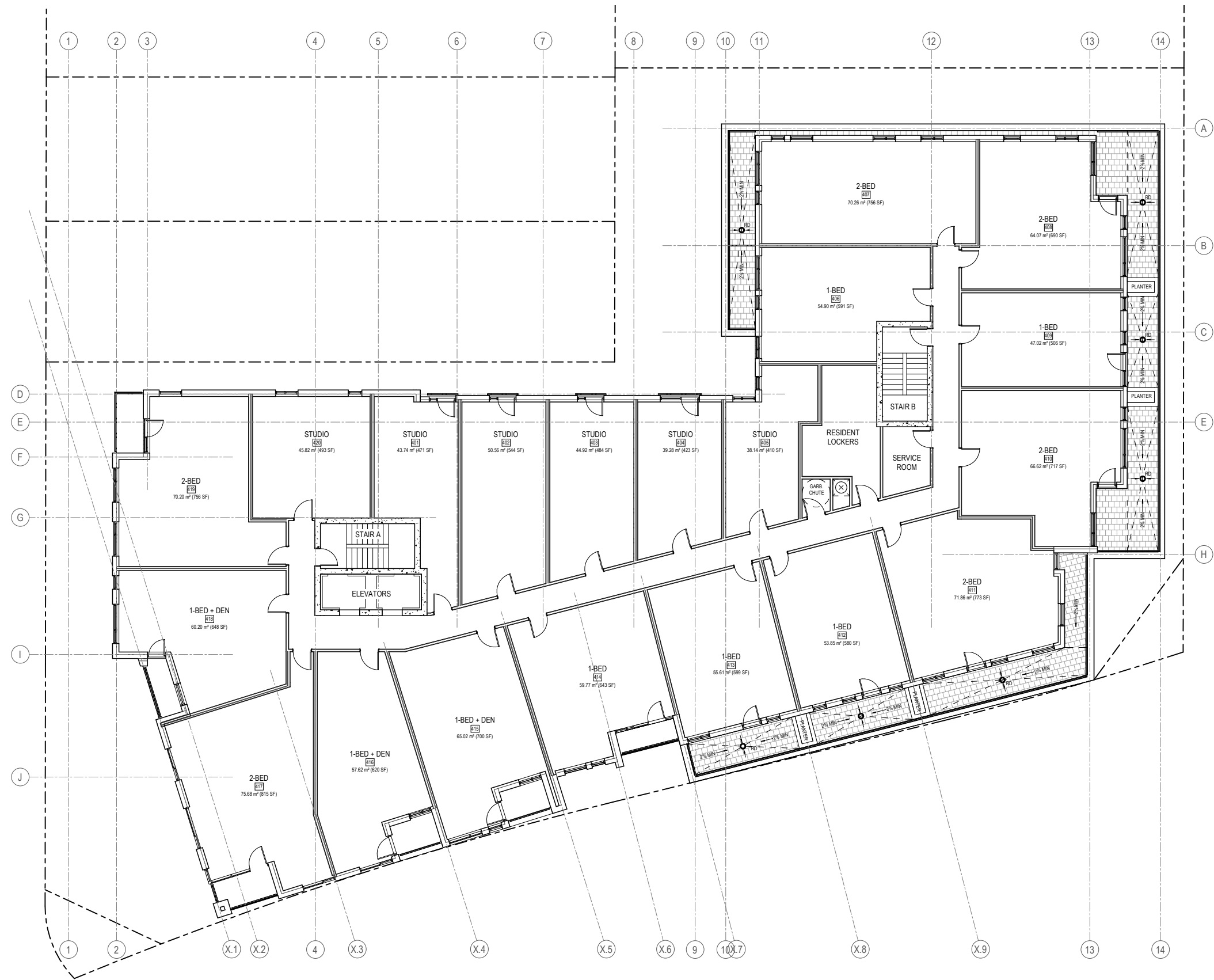
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47 BEECHWOOD AVENUE FLOOR PLAN - LEVEL 2-3

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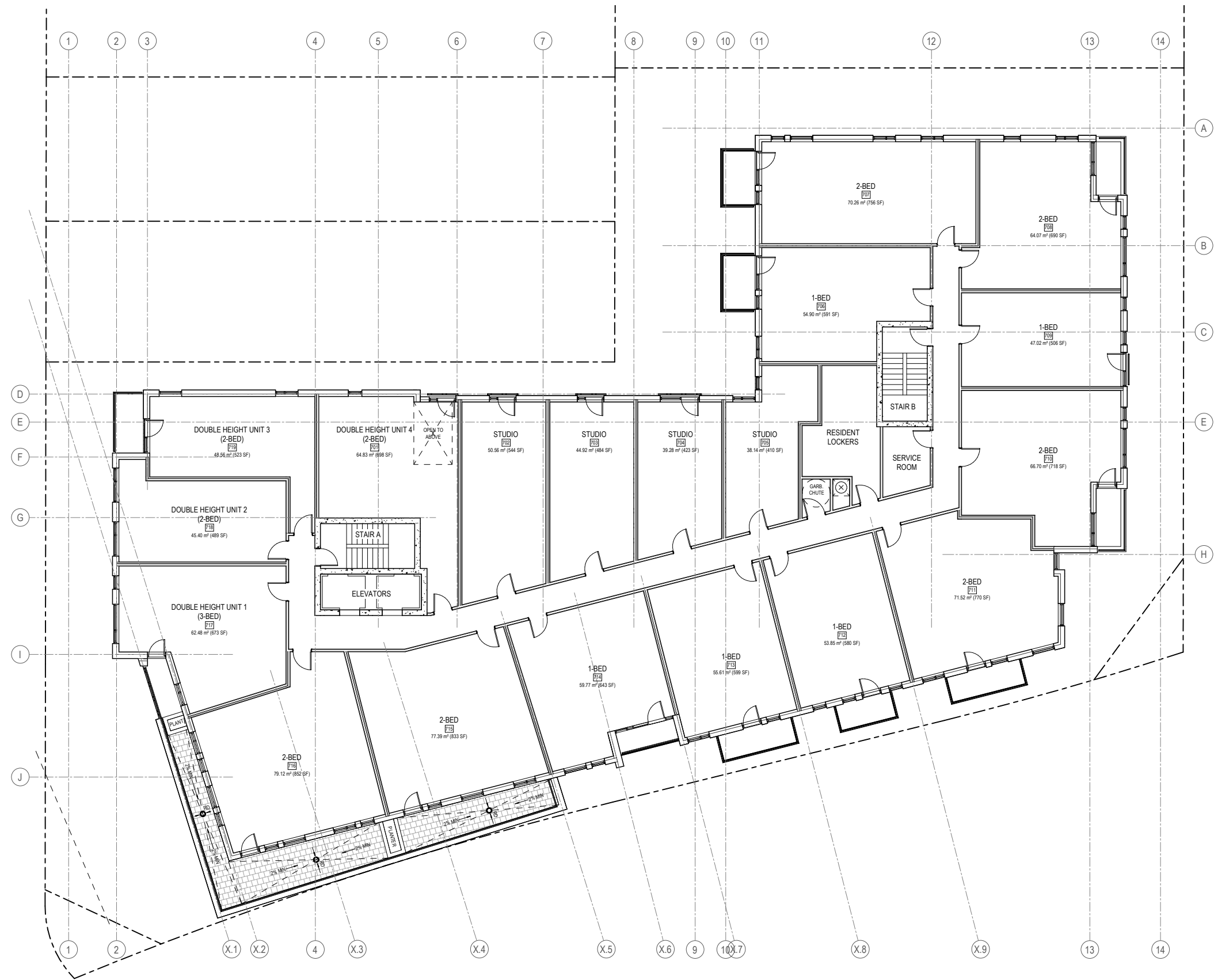
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47 BEECHWOOD AVENUE FLOOR PLAN - LEVEL 4-6

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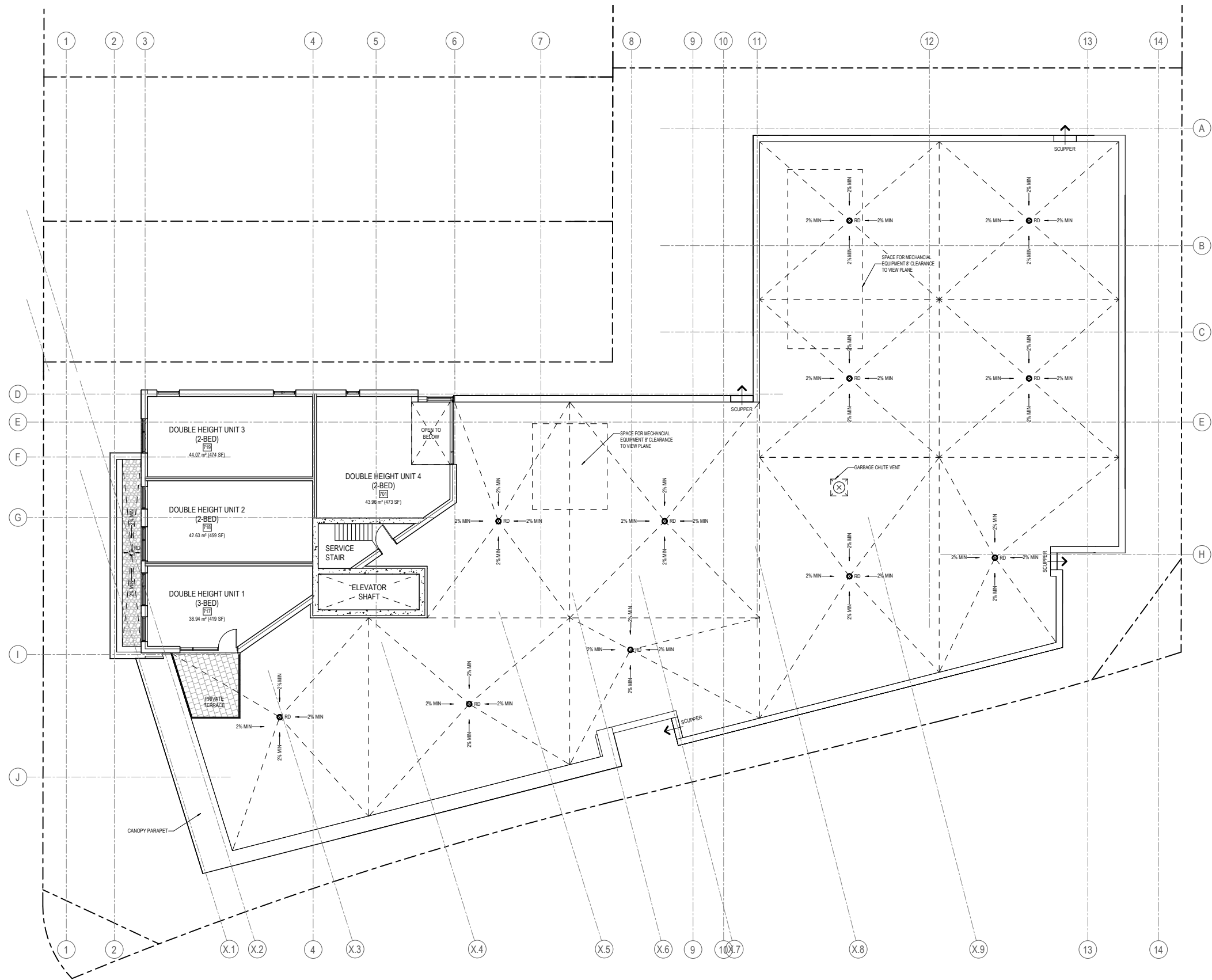
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47 BEECHWOOD AVENUE FLOOR PLAN - LEVEL 7

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47 BEECHWOOD AVENUE FLOOR PLAN - PENTHOUSE/ROOF PLAN

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LEGEND

- 1 Architectural Stone Masonry
- 2 Brick Masonry (Dark Red)
- 3 Brick Masonry (Black)

- 4 Aluminum Composite Panel (Dark Grey)
- 5 Aluminum Composite Panel (Anodized)



LEGEND

- 1 Architectural Stone Masonry
- 2 Brick Masonry (Dark Red)
- 3 Brick Masonry (Black)

- 4 Aluminum Composite Panel (Dark Grey)
- 5 Aluminum Composite Panel (Anodized)

47 BEECHWOOD AVENUE BUILDING DESIGN - SOUTH ELEVATION

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LEGEND

- 1 Architectural Stone Masonry
- 2 Brick Masonry (Dark Red)
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- 4 Aluminum Composite Panel (Dark Grey)
- 5 Aluminum Composite Panel (Anodized)



LEGEND

- 1 Architectural Stone Masonry
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47 BEECHWOOD AVENUE BUILDING DESIGN - NORTH ELEVATION

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SUSTAINABILITY

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

- All parking is underground. By eliminating surface parking, we are ensuring a greater amount of soft landscaping which will reduce the surface run-off created by this development. In addition, the flat roof will provide an opportunity for storm water storage, and a cistern is included in the design to ensure a storm water flow-rate that will not overwhelm existing infrastructure.
- 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.



CLOSEUP OF SOUTH ELEVATION



VIEW OF PATIO ON CORNER OF BEECHWOOD & SPRINGFIELD



VIEW OF CENTER BREAK IN MASSING



HERITAGE

We understand the importance of preserving the historical context of a site while also creating a new structure that meets the needs of its users. We've consulted with the Beechwood Community Design Plan, and our design for this project carefully considers the historic details, materials, site, and setting of the property and neighbouring area.

Materiality

Materiality is a key aspect of our design approach. We have chosen classic materials such as white architectural stone and red brick masonry to fit into the surrounding context. These materials have been used in the area for generations, and we believe they will continue to stand the test of time. By using these materials, we can produce a building that not only respects the existing context but also adds to it.

Massing

Another important aspect of our design is the massing of the building. Rather than creating one monolithic mass, we have approached the project as a collection of structures. By breaking down the massing, and articulating the facade, we can create more opportunities for light and air to enter the building. We've also paid close attention to detailing, incorporating arches and covered entryways at key locations in the project such as commercial entrances. These arches are a reference to more traditional building forms like those found in the neighboring New Edinburgh Square.

Public Realm

In addition to the building itself, we are also improving the public realm through space making at grade. We have taken reference from the existing spaces between buildings on the site and the special quality they have (such as narrow patios between buildings and reappropriated parking lot areas) as well as other successful public patios in the vicinity (the patios at 2 Beechwood ave, and the Clocktower Brewpub). By creating new public spaces, we can enhance the quality of life for users and the community. These spaces will be designed to be welcoming and inviting, and we hope they will become a destination for both residents and visitors alike.

In summary, our design for this project carefully considers the historic context of the site and surrounding area. We have chosen classic materials, broken down the massing of the building, and created new public spaces that will enhance the quality of life for the community. We believe that our approach will create a building that not only respects the existing context but also adds to it in a



SEP 21 - 8:00 AM



SEP 21 - 10:00 AM

LEGEND

- Proposed Massing/Shadow
- As of Right Massing
- As of Right Shadow
- New Net Shadow
- Traditional Mainstreet
- 1. Communal Amenity Areas (School yard)
- 2. Communal Amenity Areas (Terrace)



47 BEECHWOOD AVENUE SHADOW ANALYSIS - SEP 21 - 8:00 AM / 10:00 AM

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SEP 21 - 12:00 PM



SEP 21 - 2:00 PM

LEGEND

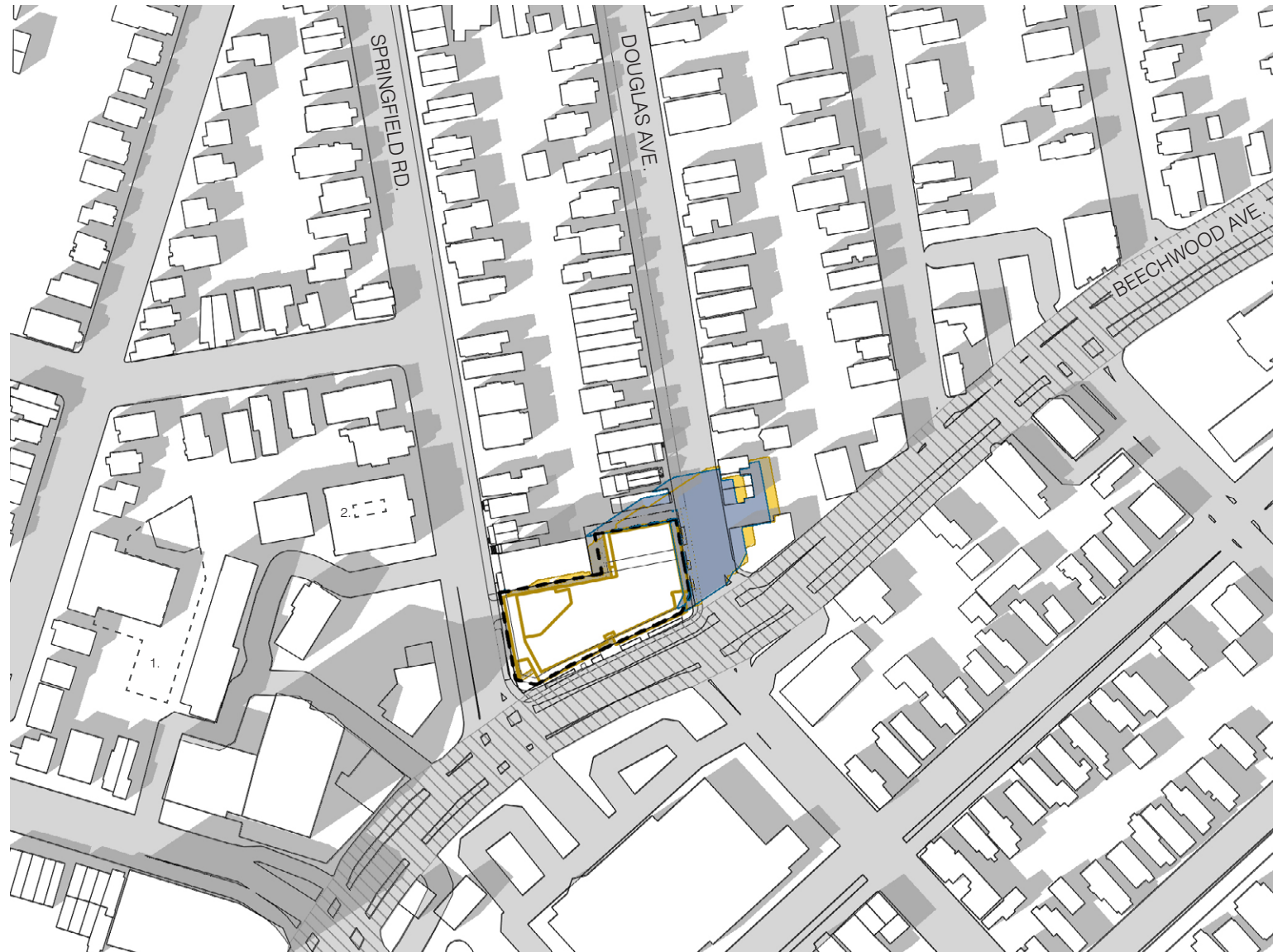
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47 BEECHWOOD AVENUE SHADOW ANALYSIS - SEP 21 - 12:00 PM / 2:00 PM

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SEP 21 - 4:00 PM



SEP 21 - 6:00 PM

LEGEND

- Proposed Massing/Shadow
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47 BEECHWOOD AVENUE SHADOW ANALYSIS - SEP 21 - 4:00 PM / 6:00 PM

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DEC 21 - 9:00 AM



DEC 21 - 11:00 AM

LEGEND

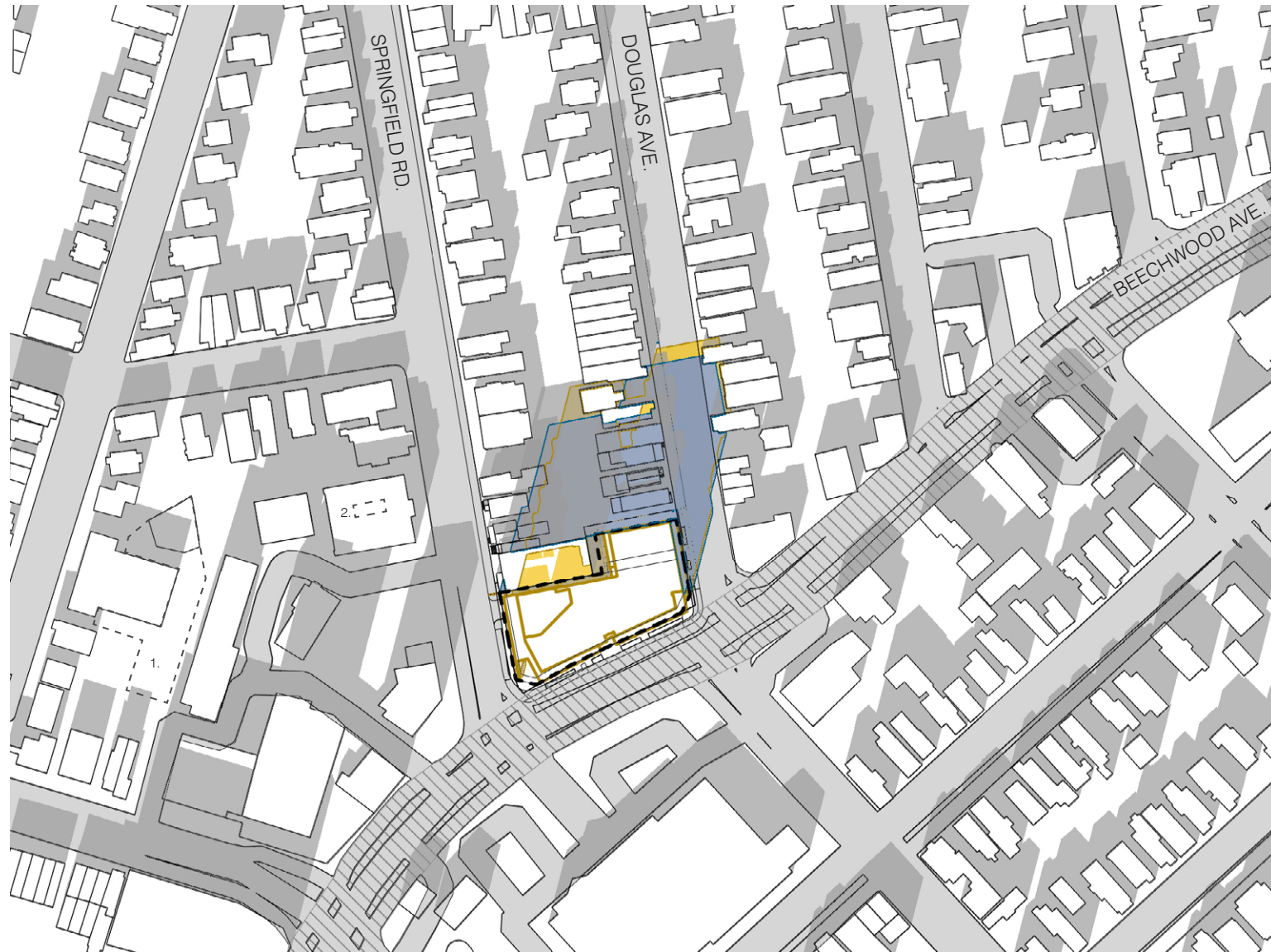
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47 BEECHWOOD AVENUE SHADOW ANALYSIS - DEC 21 - 9:00 AM / 11:00 AM

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DEC 21 - 1:00 PM



DEC 21 - 3:00 PM

LEGEND

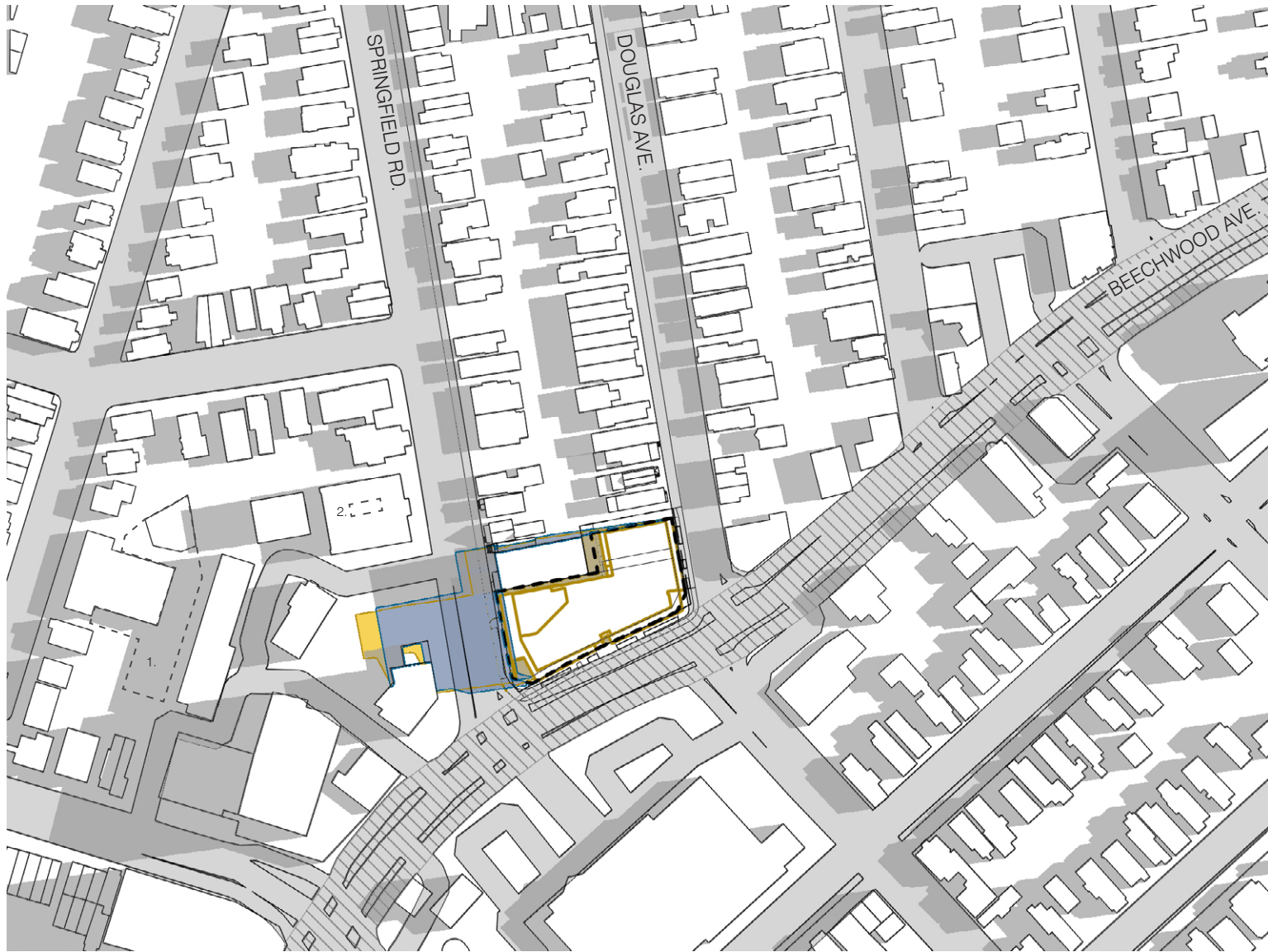
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47 BEECHWOOD AVENUE SHADOW ANALYSIS - DEC 21 - 1:00 PM / 3:00 PM

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JUN 21 - 8:00 AM



JUN 21 - 10:00 AM

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47 BEECHWOOD AVENUE SHADOW ANALYSIS - JUN 21 - 8:00 AM / 10:00 AM

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JUN 21 - 12:00 PM



JUN 21 - 2:00 PM

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JUN 21 - 4:00 PM



JUN 21 - 6:00 PM

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47 BEECHWOOD AVENUE SHADOW ANALYSIS - JUN 21 - 4:00 PM / 6:00 PM

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JUN 21 - 8:00 PM

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