



November 17, 2020 - Updated January 10, 2024

Architectural Design Brief Update

Re: The Station 1518-1524 Stittsville Main Street, Ottawa, ON

Urban Design objectives as distilled from:

The Stittsville Main Street Community Design Plan

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The Stittsville Main Street Community Design Plan

Summary:

- Developed in harmony within the design parameters of a traditional Main Street corridor
- Mindful of human scale
- Sets out to be pedestrian and cyclist friendly
- A Mixed-use development
- Promotes commercial opportunities
- Enhances traditional village atmosphere
- Environmentally conscientious

Site specific:

- This development is uniquely situated at the heart of the village centre precinct.
- Responds to the village's historic railway past.
- Leverages the long narrow lot to a positive advantage.
- Leverages access to and from the parallel and adjacent TransCanada trail.
- Responds positively in proportion, scale, and materiality to the adjacent Heritage Building (Green's Hotel)
- Acknowledges and is respectful of the existing landmark open space which is the railway themed park at the village core.
- The design is detailed and articulated on all four sides
- Strives to provide public and semi-public outdoor amenity space vis-à-vis the patios and planters, introduction of trees,

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- Increased porosity of the façade through large glazed openings embracing both the trailhead /park and the mainstreet
- The ability to see diagonally through the building, seeing activity within and light passing through, further animates the architecture and lightens its physical presence at the core of the village.

Sustainability Statement:

- Located at the heart of the village, alongside the Trans Canada Trail, pedestrian and bicycle traffic will be able to access *'The Station'* easily.
- Vehicular traffic enters the proposed development at the south side of the property furthest from the trail, thereby maximizing a safe and pedestrian friendly experience at the trailhead and in the core of Stittsville.
- We are working with the client and consulting team to introduce sustainable building methods and materials including nail laminated timbers and panels.

Architectural Design Brief:

As architect and designer of *'The Station'* and resident of Stittsville, (living just west of the site for more than 25 years), I'm acutely aware of the importance of this site in revitalizing the core of our town. While living directly across from the TransCanada Trail and enjoying it daily, I also marvel at how much the trail is appreciated and by so many, at all times of the year. Whether by walkers, joggers, cyclists or X-country skiers, the trail is a vibrant village asset and must be celebrated and leveraged in the on-going development of Stittsville.

In 2019, the City invested in developing the trailhead at Main Street, between our site and the historic "Green's Hotel". The new trailhead incorporates rail-inspired benches and artifacts, as well as rail tracks embedded in the concrete of the outdoor public plaza space. The creation of this public space has figured prominently in our design considerations for the site.

Key to our design is a pedestrian friendly access from the trailhead to the restaurant, its patio and the apartments. We are confident this project will enhance a *sense of place* and a *sense of destination* to the village core.

We have been strategic in keeping all vehicular traffic entering the proposed development to the opposite (south side) of the property, thereby maximizing a safe and pedestrian friendly experience at the trailhead and in the core of Stittsville.

As Julie Harris imparts in her Cultural Heritage Impact Statement (CHIS), Stittsville's core grew out of and was spurred on by the railway that ran right through the heart of the village next to our site.

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In designing *'The Station'* I felt the use of materials (primarily red clay brick) would lend a sense of memory and permanence to the revitalization of the village's central precinct. We are very aware that *'The Station'* is replacing the once, two storey, redbrick "Bradley Store" circa 1870, a heritage property that was lost to a fire in 2013. As a resident of Stittsville, I was hopeful there would have been a way to salvage this brick building and when that was not deemed possible, I was pleased to be engaged by Stittsville developer, Inverness Homes, to design *'The Station'*. I see this as a tremendous opportunity to work with a local developer with a shared vision to create a meaningful architectural development in place of what was lost.

We understand and see that Stittsville is growing rapidly and Main Street is experiencing a significant transformation. Our vision has been to use the proposed *'Station'* development (through its massing, scale and use of materials) as a bridge between the historic built assets of the core and the more contemporary developments envisioned and occurring along Main Street.

The Station, does not try to replicate the historic wood frame train station of Stittsville's past, but rather, draws on a design language resonating with a railway vernacular; an ensemble of industrial structures, rail sheds, and now, "a platform" to the TransCanada Trail.

The Station, with its repetition of large brick arches and projecting steel awnings will house a restaurant. Along with the dominant use of brick, this 'great hall' of *the station* will see a combination of exposed, nail laminated timber (NLT) and steel structure with suspended lights to enhance a warm and inviting dining space. The black industrial glazing units/windows will open in warm weather to further animate the indoor-outdoor experience of the restaurant.

We are excited to include a 'clock tower' as an additional vertical element in the ensemble. This clock tower, marking the restaurant's entrance, was not an uncommon feature of train stations nor foreign to the historic core of a village.

To the left of the clock tower is a simple two storey façade with square top black hung windows (similar to those found on the original "Bradley Store") We've differentiated this portion of the building with a simple flat parapet and cornice. The ground floor is office space accessible from the main street sidewalk.

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The drive aisle to the south of *The Station* leads to the 4-storey residential apartment component of this mixed-use development. Once again, redbrick is a key material with the 4th floor being differentiated by incorporating board and batten and large brackets beneath the sweeping eaves of its hipped roofs. The façade treatment of the upper floor and its roof visually lowers the overall massing of the building. These elements are also a nod to the roofs, finishes and brackets so prevalent in historic wood frame stations and rail sheds of rural Ontario villages. The brick façade has been further articulated and divided by large brick arches.

One final unique feature is the pedestrian landscape space between the apartment block and *The Station*. This gesture enforces the sense that the development is pedestrian friendly and accessible to the trail.

Sincerely,

MALCOLM WILDEBOER,
Principal, B. ARCH., OAA. MRAIC.