

August 20th, 2024



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PROJECT INFORMATION

Application Submission

This Design Brief has been prepared by Rossmann Architecture Inc. for KARNAK DEVELOPMENT (the owner) in support of the application for Site Plan Control for the development of the property located at 193 Norice St, Nepean, ON (K2G 2Y5), near the intersection of Woodroffe Ave. and Norice St. in the south of the City. This property will be referred herein as the ‘Subject Site’.

The Subject Site is within the R2D zone, allowing a building height of up to 8.5m.

The proposed development (Figure 1.) consists of one (1) low-rise apartment building of four (4) storeys. The building totals thirty-five (35) rental dwellings ranging from two (2) bedroom to four (4) bedroom units of which some are accessible units. Additionally 24 parking spaces have been provided on under ground parking level. There are 20 bicycle parking spaces located at the rear of lot.

This location, encouraged by the zoning, provides a valuable opportunity to improve the urban landscape of Crestview while adhering to the approved land use.

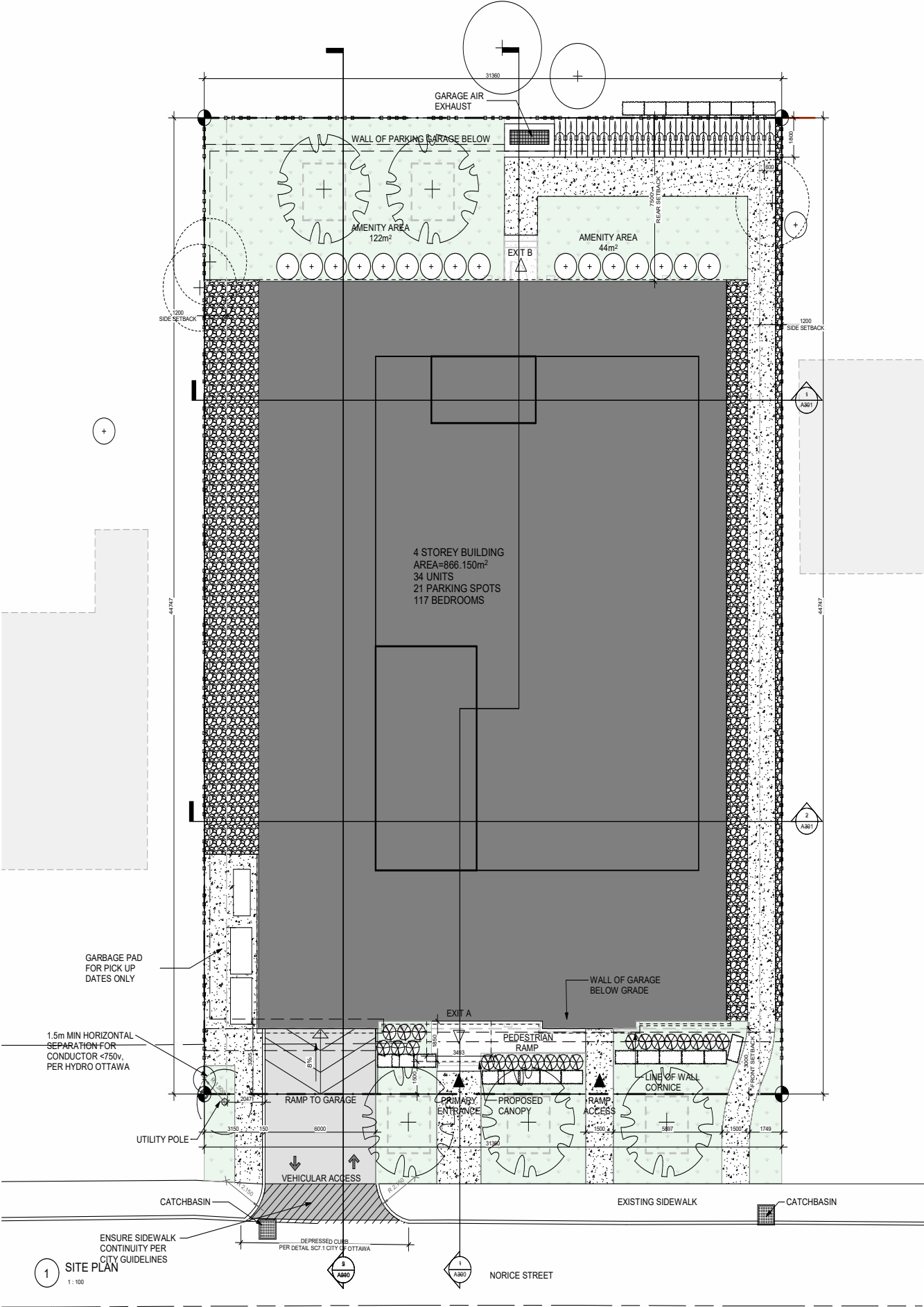
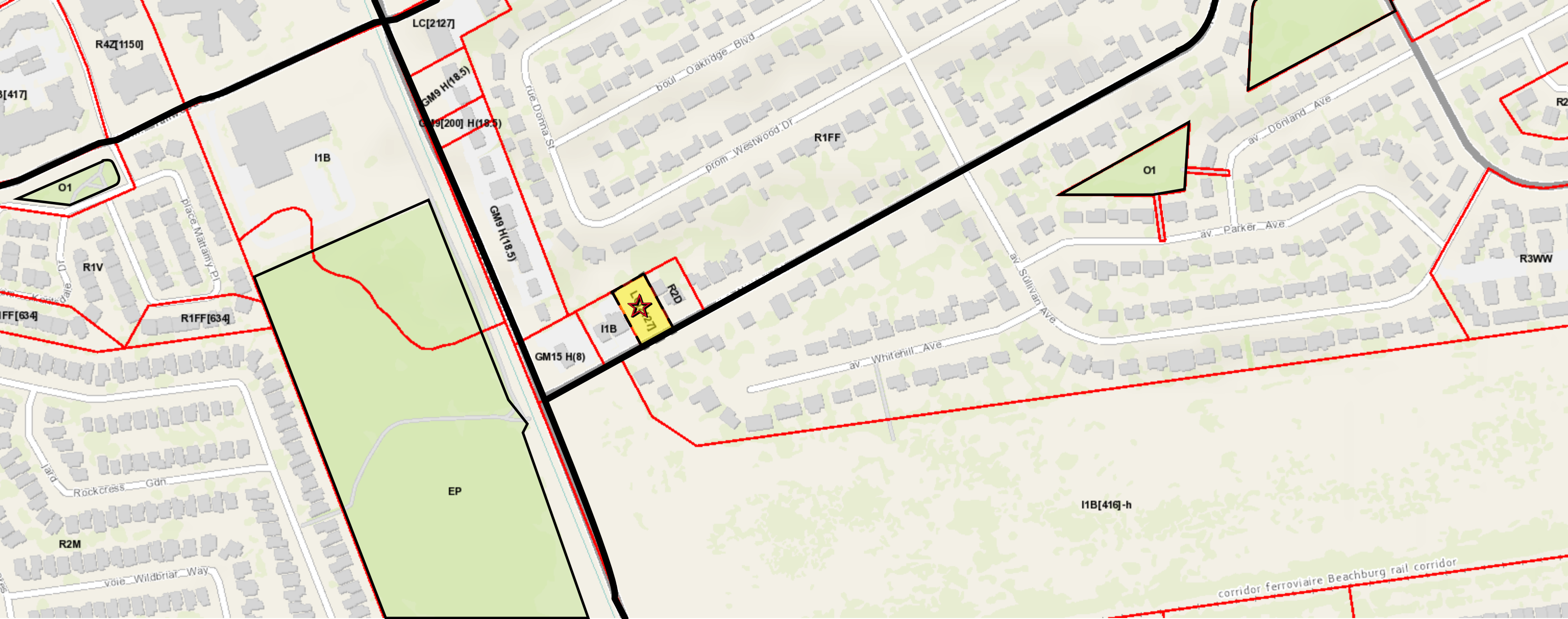


Figure 1. 193 Norice St- Proposed Site Layout



CECCE School board



OCDSB School Board



OCBS School Board



Licensed Child Care Centre

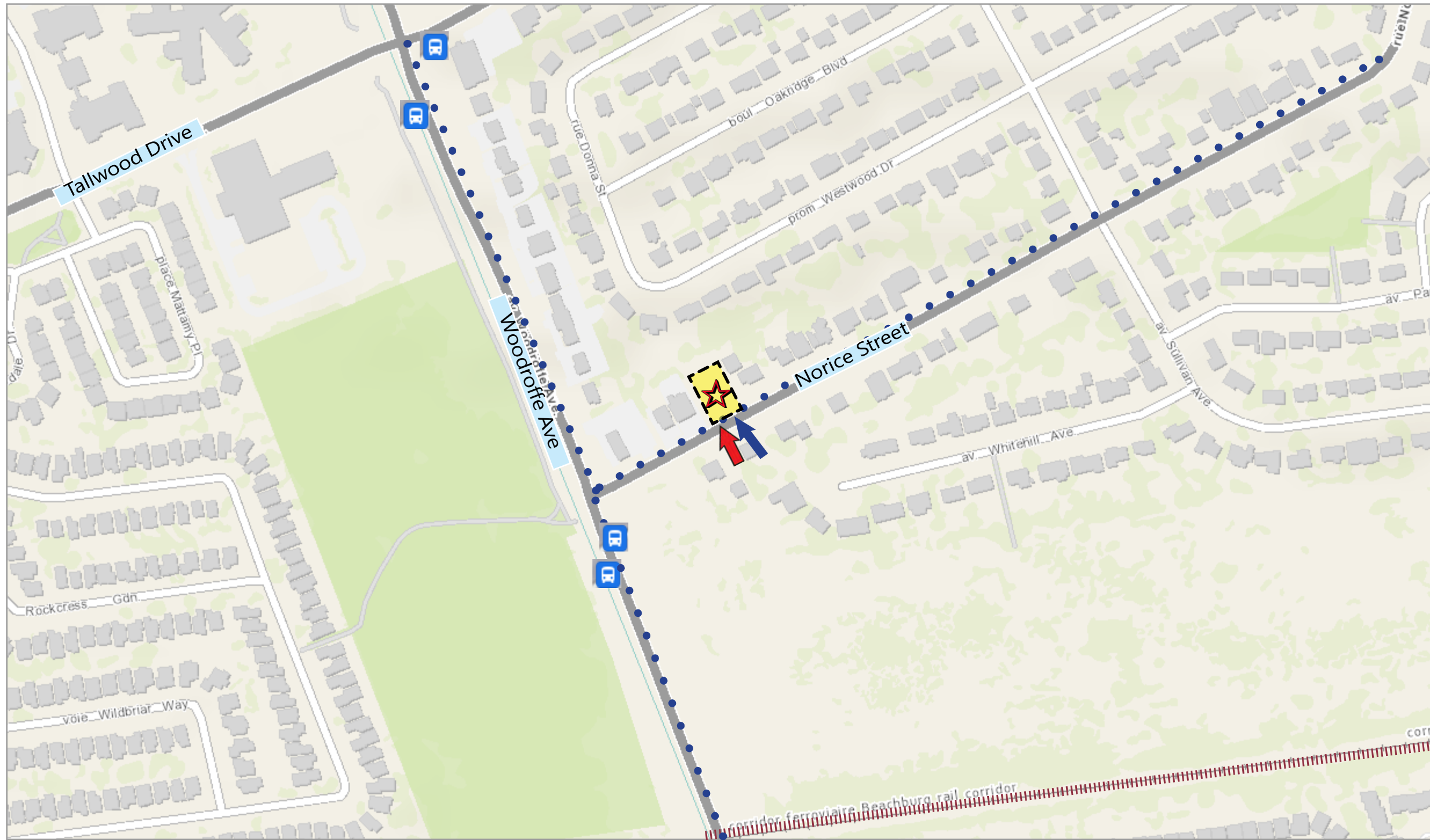
 Main RoadV

 Site

 Current/Future Parks



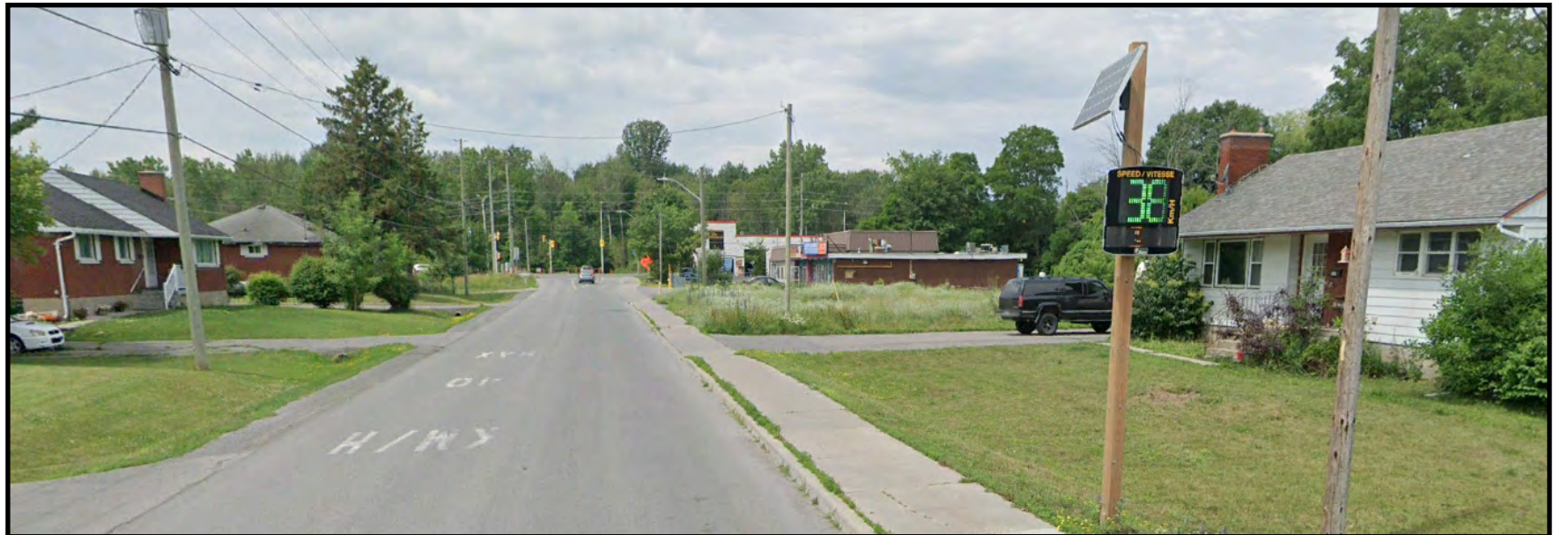
Subject Site



- | | | | | | |
|---|----------------------|---|----------------------------------|---|---------------------------|
|  | Bus Stop |  | Main Roads |  | Subject Site |
|  | Current/Future Parks |  | Secondary Roads |  | Vehicular Access |
|  | Existing Buildings |  | Pedestrian/Cyclist Access Routes |  | Primary Pedestrian Access |
|  | Subject Site |  | Railway | | |



C - VIEW OF EXISTING LOT



D - VIEW FROM NORTH
OF NORICE



B - VIEW OF EXISTING LOT



A - VIEW FROM
SOUTH OF NORICE





 SUBJECT SITE
  BUS NODE
  POINT OF INTEREST



Figure 1.

EXISTING SITE DIAGRAM

Property line



Figure 2.

BUILDING FOOTPRINT DIAGRAM

Base form of proposed building.



Figure 3.

BUILDING VOLUME DIAGRAM

Volumetric illustration of proposed building.



Figure 4.

NORICE STREET

FACADE ARTICULATION DIAGRAM

Schematic volume of the proposed building on the site.



Figure 5.

SURFACE COATING DIAGRAM

Heavy and light surface materials.

- Lighter Material
- Midtone Material
- Heavier Material



1 - AERIAL VIEW NORTH WEST ALONG NORICE STREET



2 - AERIAL VIEW NORTH ALONG WOODRUFFE AVENUE



3 - AERIAL VIEW SOUTH EAST ALONG WOODRUFFE AVENUE



4 - AERIAL VIEW SOUTH WEST ALONG MEADOWLANDS DRIVE

BUILDING DESIGN (in accordance with Official Plan Section 5.2.1)

The proposed development is a residentially used building that consists of 4-storeys with an area of 868.5 m². The building totals thirty-five (35) rental dwellings ranging from two (2) bedroom to four (4) bedroom units some of which are accesible units. There are 6 accessible units in total; 2 on ground and second floor and 1 on third and fourth floor.

There is a ramp and stairs leading to the main entrance located on the south elevation. The under ground parking entrance is also located at the south elevation for convenient entry/exit to Norice St. The rear exit is located on the north elevation that leads into 2 outdoor amenity areas and the bysicle parking spaces. The west amenity area is 54 m² and the east amenity area is 94 m², in addition to an interior amenity area of 60m².

Materiality

The blend of light brick and dark fiber cement panels in architectural design creates a visually captivating contrast, enhancing texture and depth. This pairing offers a play of warm and cool tones, enriching the facade’s appearance. The varied textures add complexity while influencing scale and proportion. Both materials ensure durability and sustainability, with fiber cement providing eco-friendly advantages. Integrating glass windows into the design further enhances the interplay of materials, introducing transparency and light to the structure while connecting interior spaces with the surrounding environment. Contextually adaptable, this mix integrates seamlessly into diverse environments, adding aesthetic appeal and functional versatility to the project.

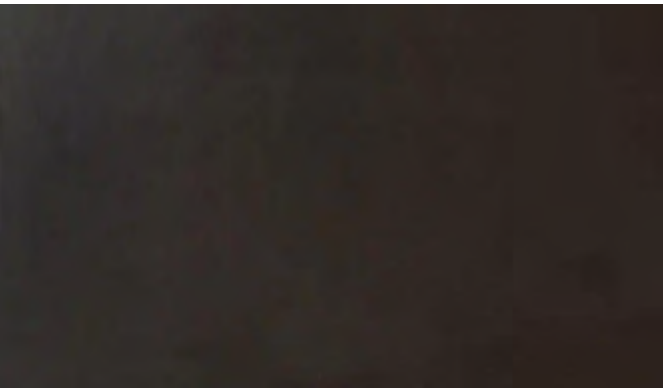


Figure 7.
BLACK
FIBER CEMENT PANELS



Figure 8.
Seashell
BRICK VENEER



Figure 8.
NIGHT GRAY
FIBER CEMENT SIDING

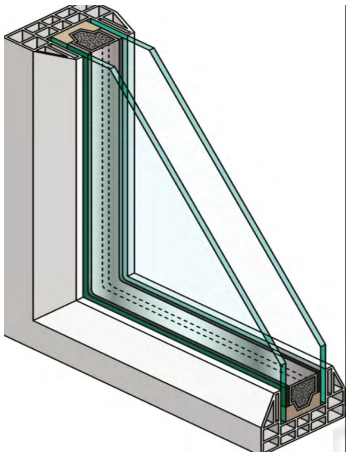


Figure 9.
Double Pane
Glass Windows



1 - STREET VIEW, ALONG NORICE STREET



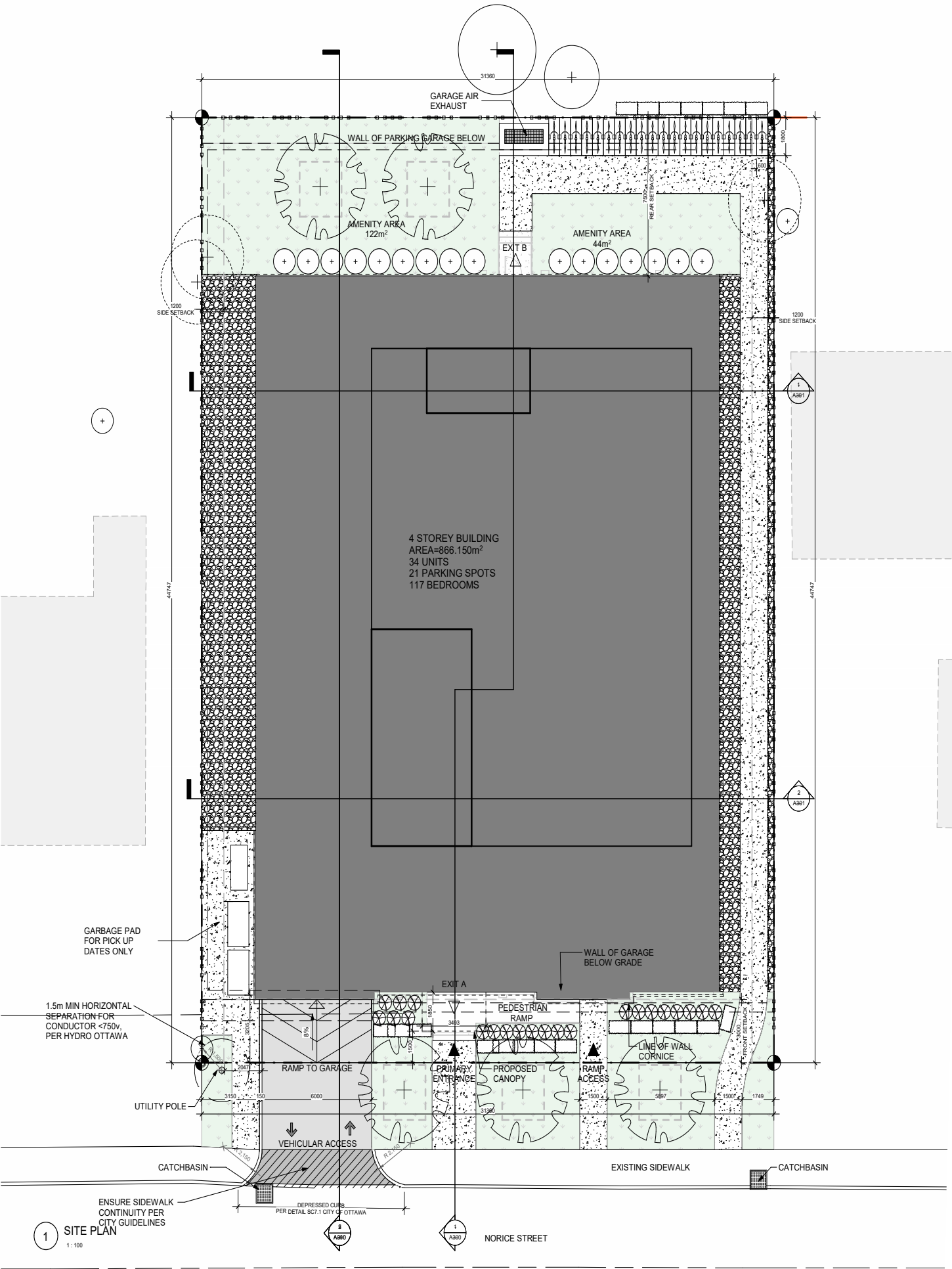
2 - STREET VIEW, ALONG NORICE STREET



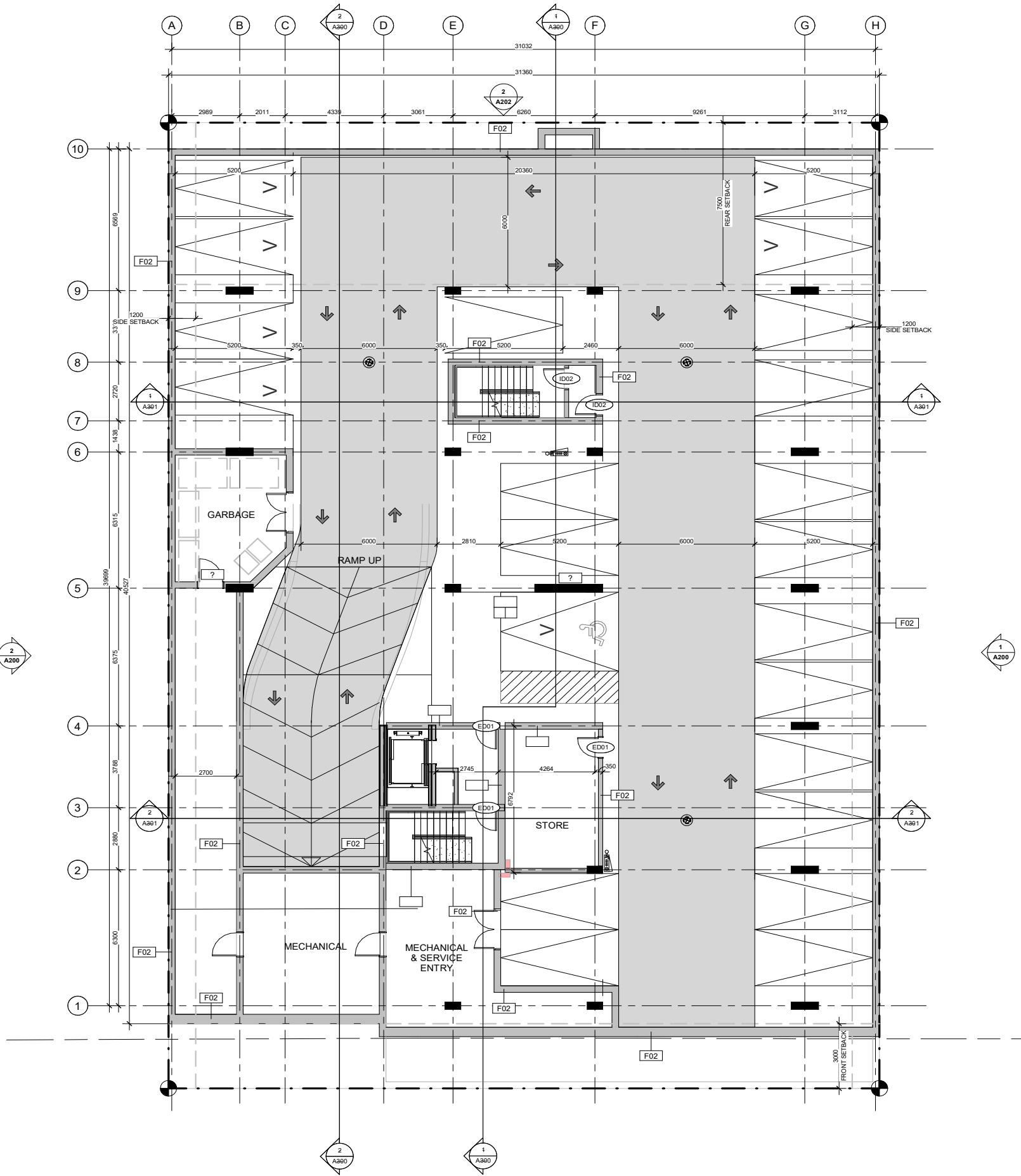
3 - STREET VIEW FROM WOODROFFE AVENUE



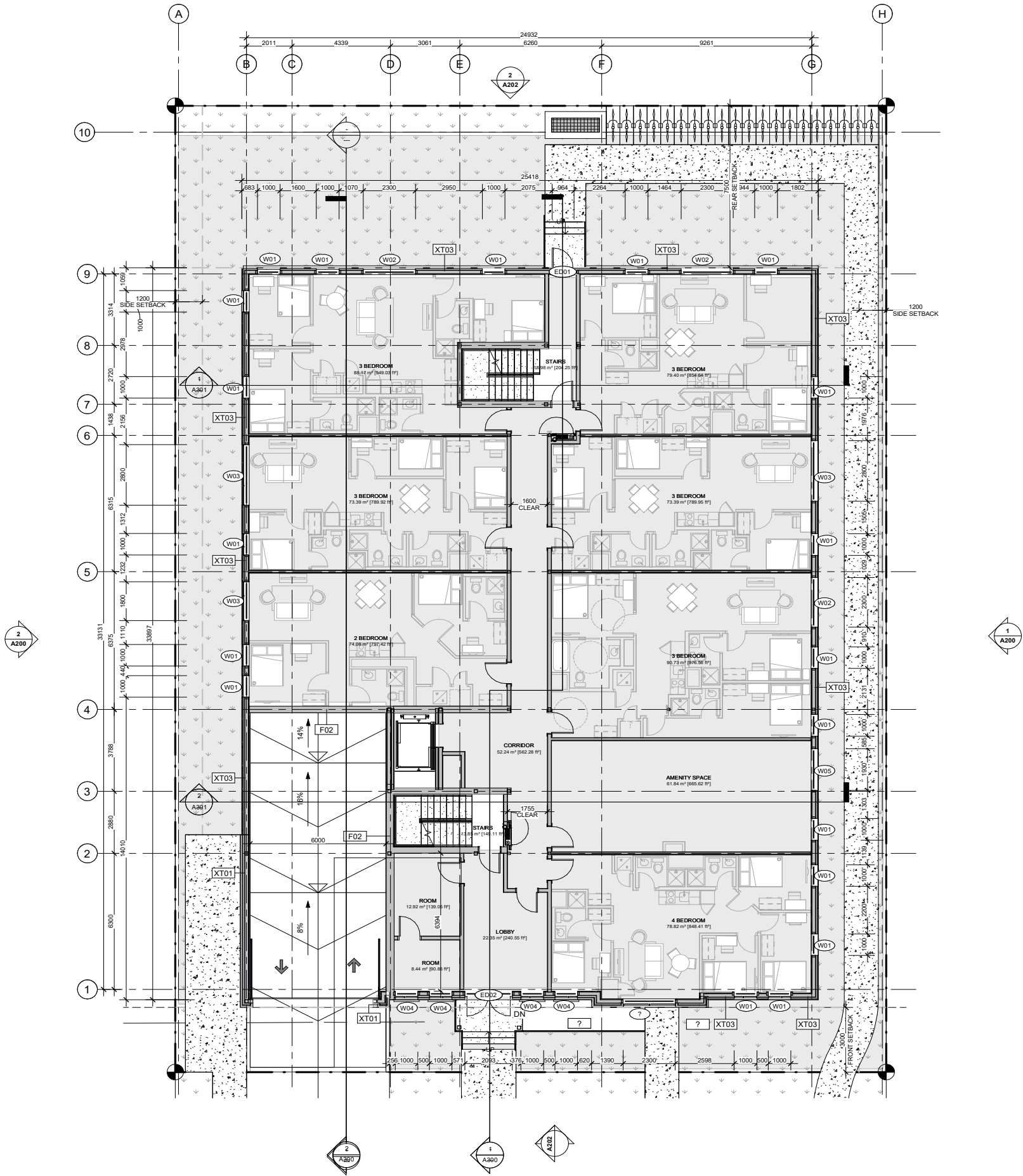
4 - STREET VIEW TOWARDS WOODROFFE AVENUE



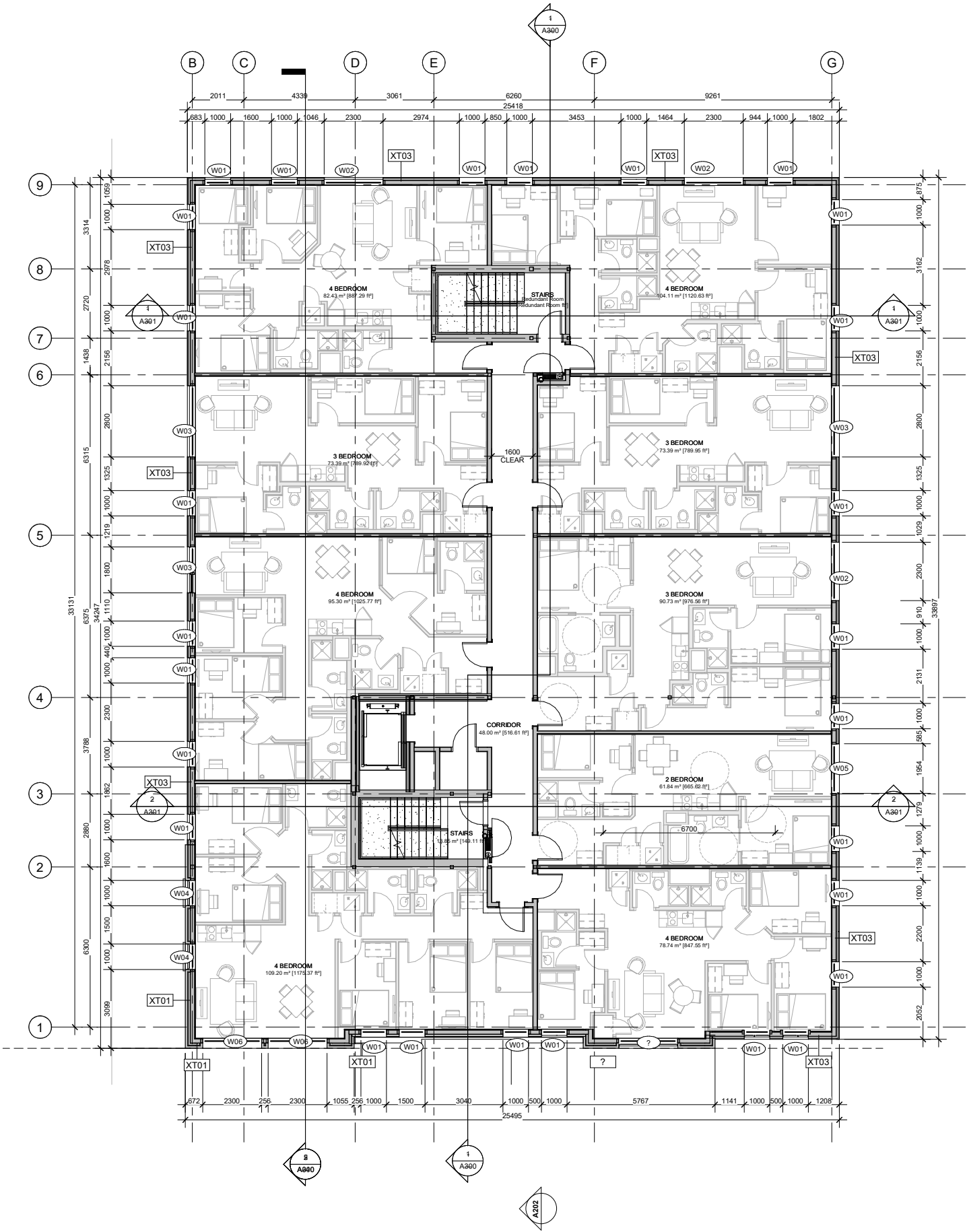
1 PARKING LEVEL - P1
1 : 100

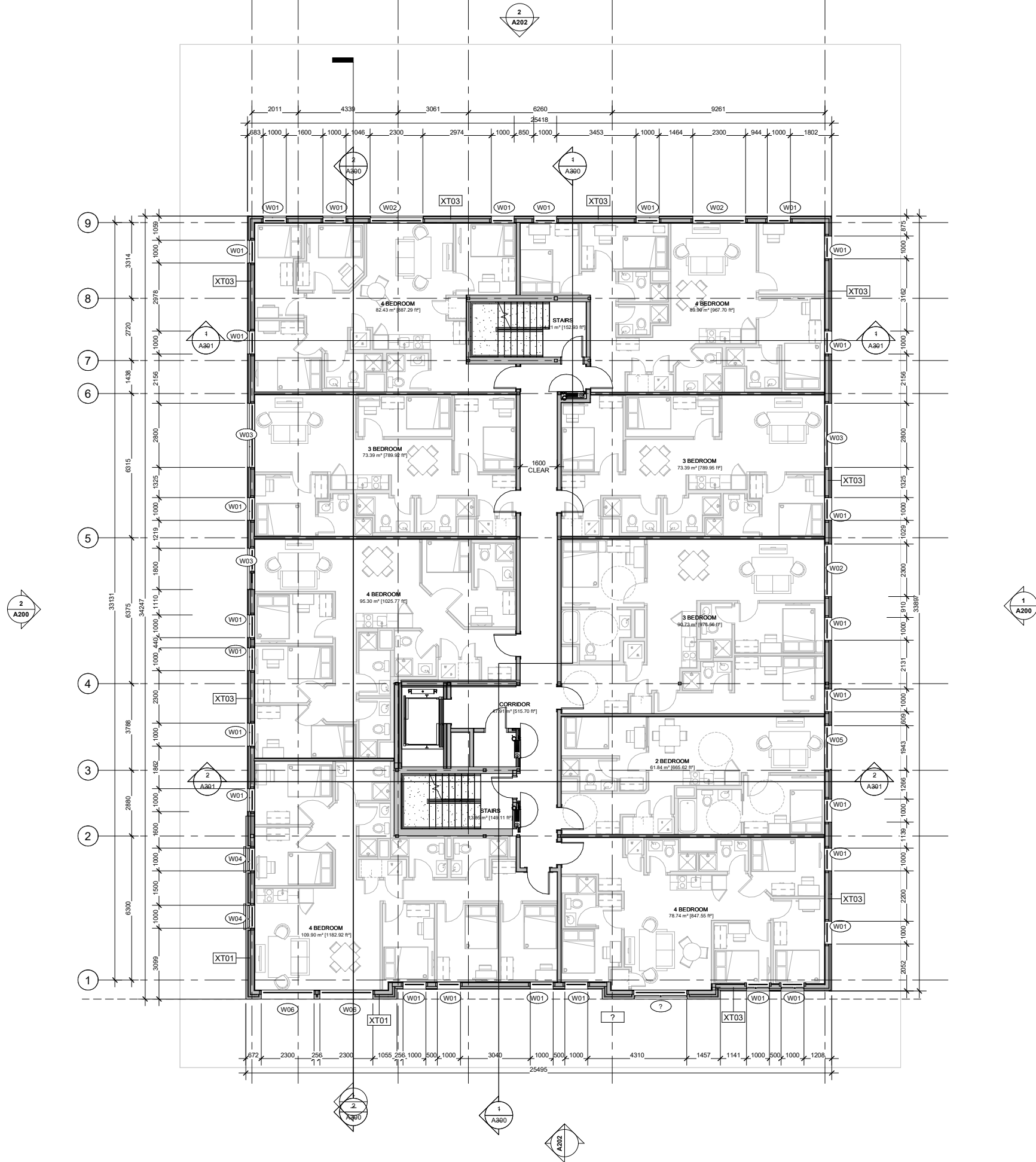


1 LEVEL 1
1: 100



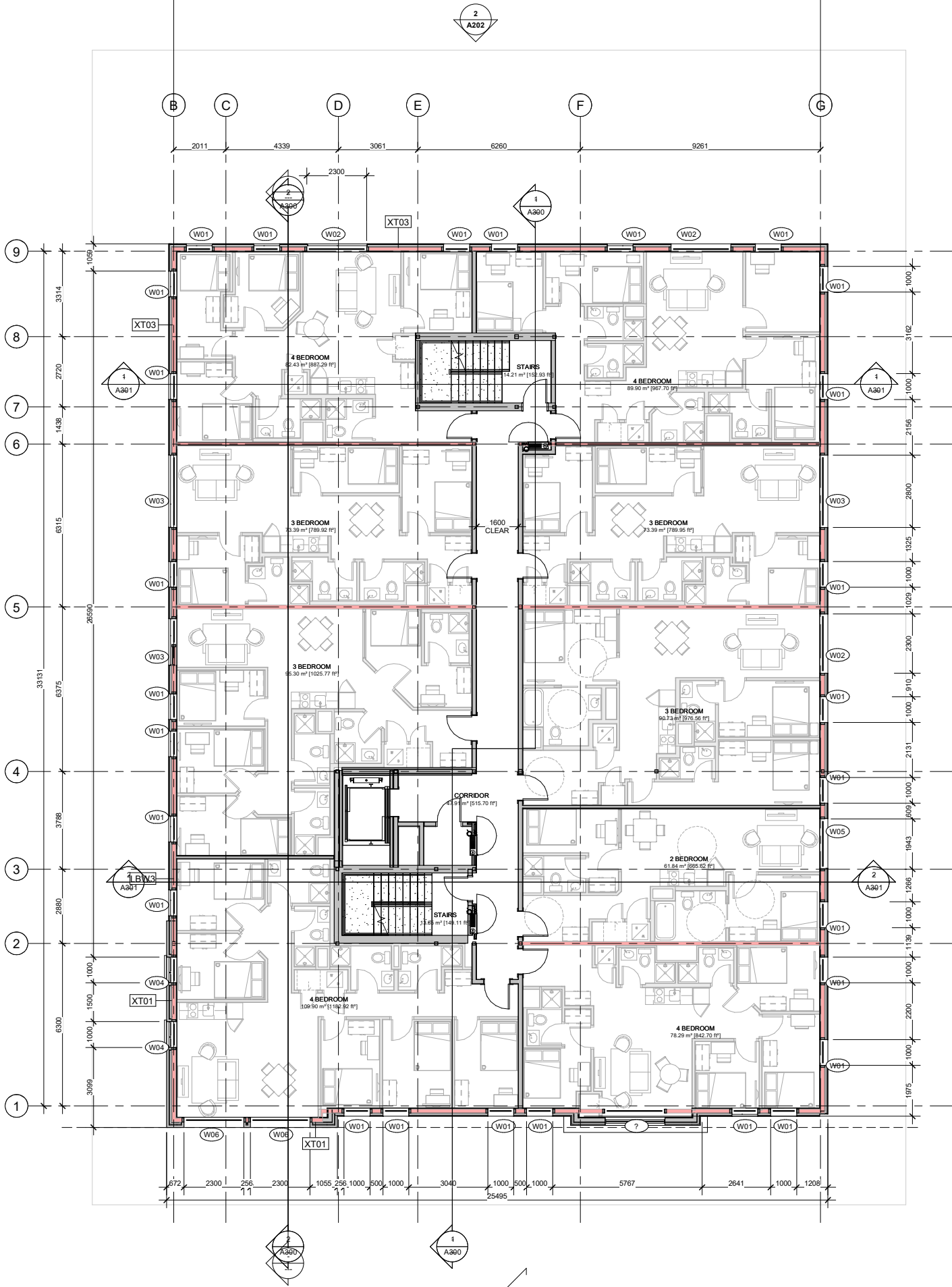
1 LEVEL 2
1: 100

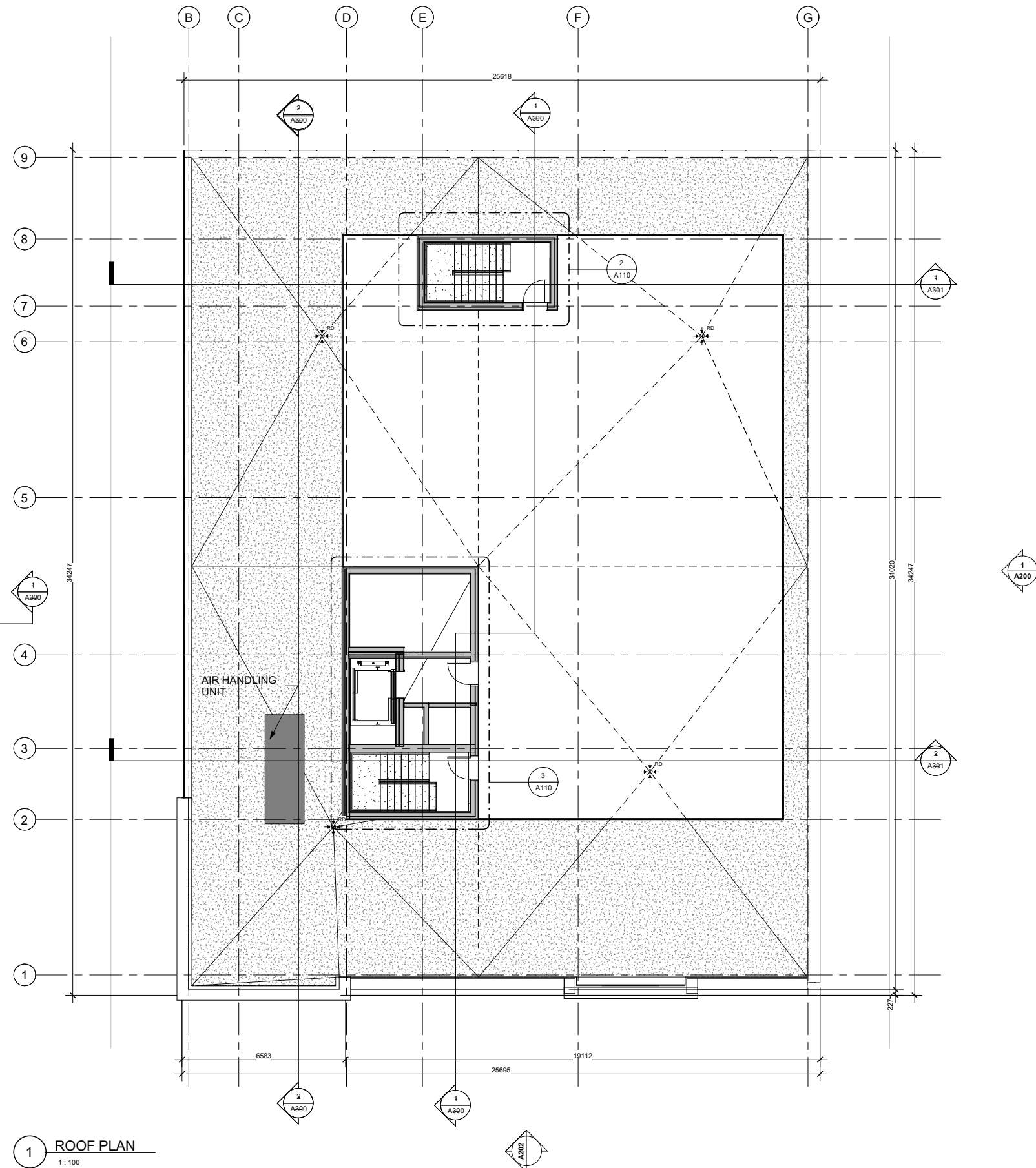
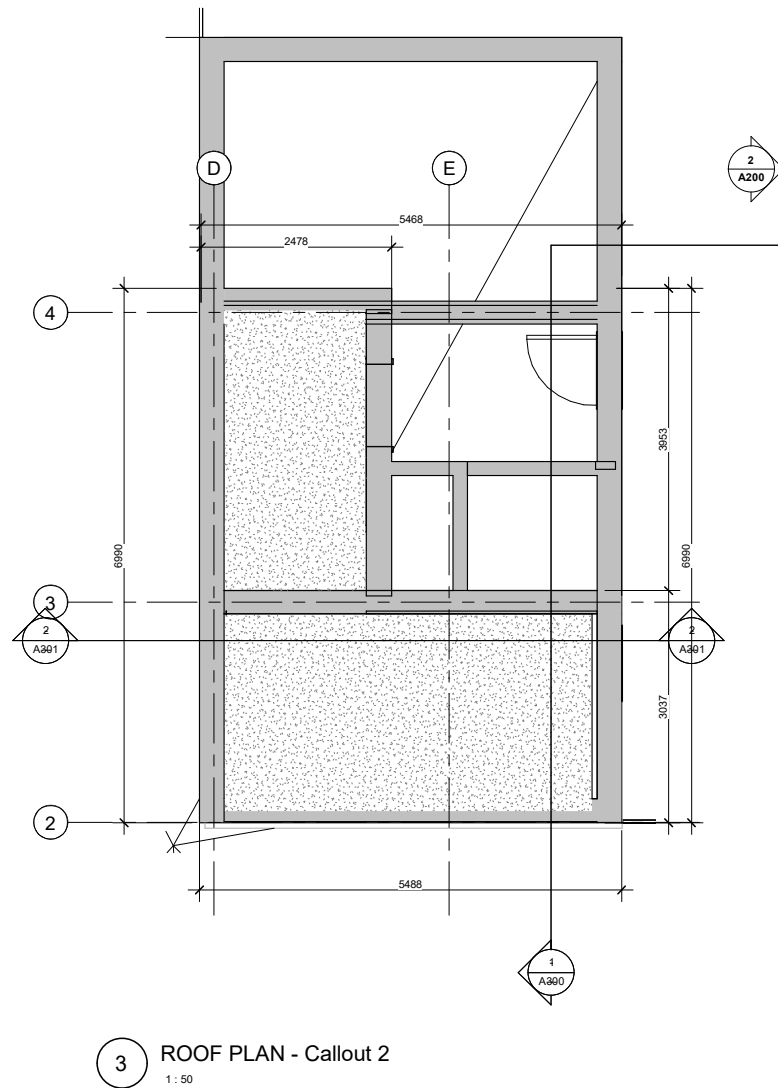
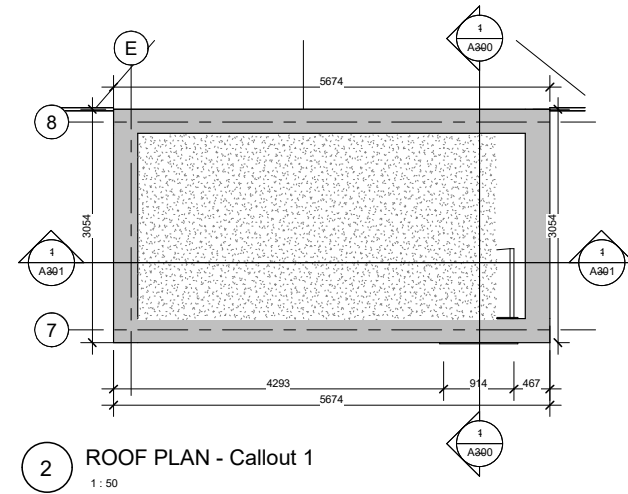




1 LEVEL 3
1:100

1 LEVEL 4
1:100







2 WEST ELEVATION
1:100



1 SOUTH ELEVATION
1:100



1 EAST ELEVATION
1:100



2 NORTH ELEVATION
1:100