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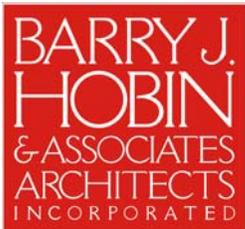
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Terraces at Greystone- 175 Main Street, Ottawa

Barry Hobin & Associates Architects & Regional Group

Design Statement

The Terraces at Greystone is a strategic response to a unique site situated within the Oblates Redevelopment property now known as 'Greystone Village' in the City of Ottawa.. From a planning perspective, it is strategically located with respect to transit and alternate forms of transportation as well as its proximity to Main Street and a mixed use community. The context of the overall Master Planning of the site encourages a building that optimizes intensification objectives while responding to the urban design strategies.

The architecture is a cleverly composed 9 storey mid-rise building (7 floors on top of 2 storey podium) complete with two levels of underground parking. Organized into phases, the proposed building is located on a parcel of land within the overall Greystone Master Plan. It is adjacent to an existing institutional Zone and proposed Residential Zones . 97 residential units per phase are proposed for each building with a common underground parking garage. The building is located ideally within walking distance of Main Street and is close to public transit and retail . The Terraces at Greystone consider several themes in the design and articulation of the building: Streetscape and Urban edge, Building form and context, Exterior composition and detail design as follows:

- The landscape design will include street trees, walkways and a small scale plaza at the entry to the building which animate and connect to the Petite Allee and the Rideau River.
- Ground floor units are orientated to the street with front door access to terraces and a front lawn.
- The scale of the podium has been considered to respect the existing institutional building to the west while complimenting the proposed town houses across the street.
- The design of the base is intended to ground the building and the use of a natural stone with accents of glass panels, intended to animate and engage the overall composition of the street.
- The design of the tower is considered in light of various design guidelines for mid- rise buildings which encourage a strong base, middle and a top.
- The common building lobby "Link" and amenity spaces are glazed to provide maximum transparency to the building and visual connection to the proposed streets.
- The podium level considers large terraces with opportunities for additional landscaping

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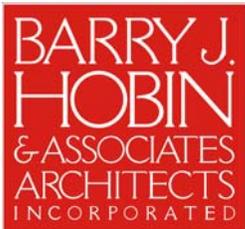
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- All vehicular access to the underground garage is proposed at the north and south ends of the site.
- Entrances connect to the network of pathways which link to existing streets and Amenities of the Master Plan.
- A building footprint which allows for units on all sides of the tower and animates the exterior of building.
- The stepping and deep recess portions of the building allow for exterior large terraces and balconies, optimizing views to the City and River.
- A composition of natural stone for the base arranged and articulated in a grid like frame work recognizes the old stone work of the Historical Deschatelets Building in a modern way.
- Accents of colored doors and warm tones to balcony walls and underside of slabs add visual interest and animate the exterior .

In response to comments provided by the Urban Design Review Panel on June 4, 2015, the design team has made the following improvements:

- The pedestrian experience as you enter the pavilion under the front entrance canopy is further enhanced with additional landscaping and articulation of the garden and plaza. The canopy has been revisited and slightly tweaked.
- The side entrances have been reinforced as entries with strong full width walkways which connect to the network of the masterplanned community.
- Earth tones have already been incorporated into the building.
- Landscaping and planting beds with additional stone walls and walkways have been introduced along the buildings street edge. This helps to define the entrances and at grade 'porches' of each unit.