



70 and 80 WOODRIDGE Crescent

Ottawa ON



bbb architects ottawa

Design Studies
for a
Zoning By-Law Amendment Application

November 2022

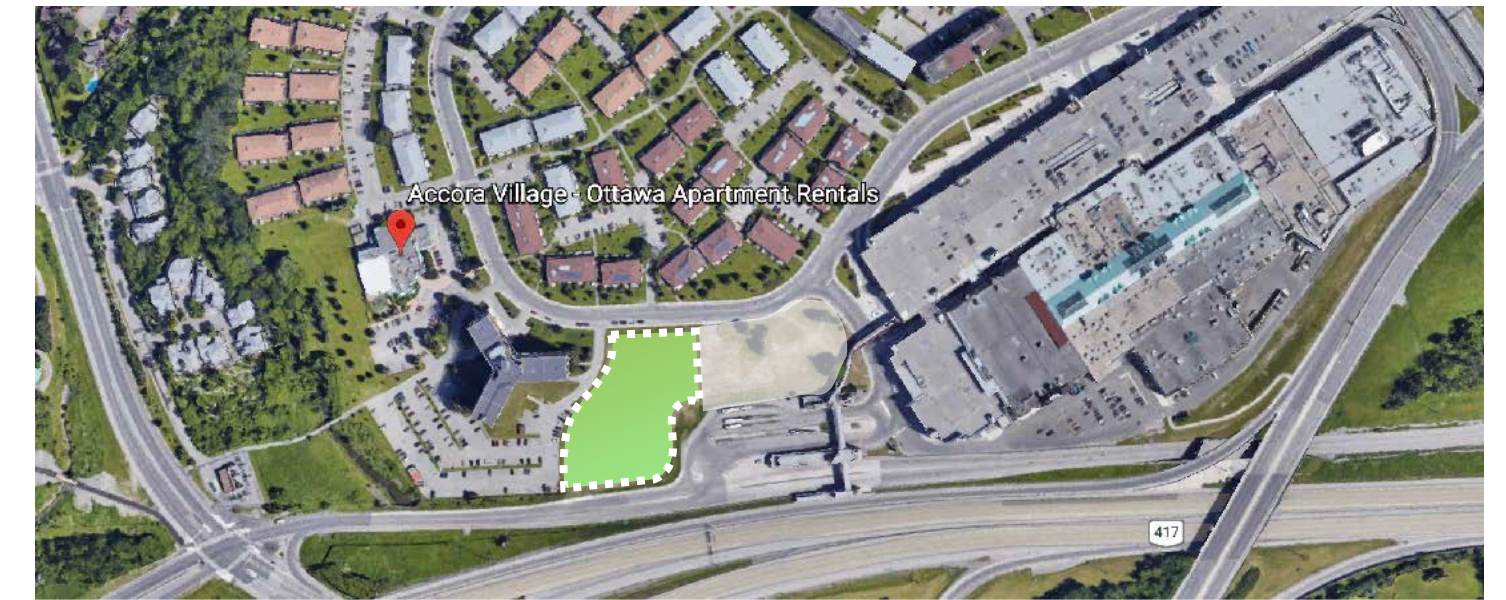
70 and 80 WOODRIDGE Crescent

Site Context & Statistics



Location

Located in Bay Ward (7)
In Bayshore Neighbourhood
In Accora Village
Address 70 & 80
Woodridge Cres.
abutting Bayshore Dr.



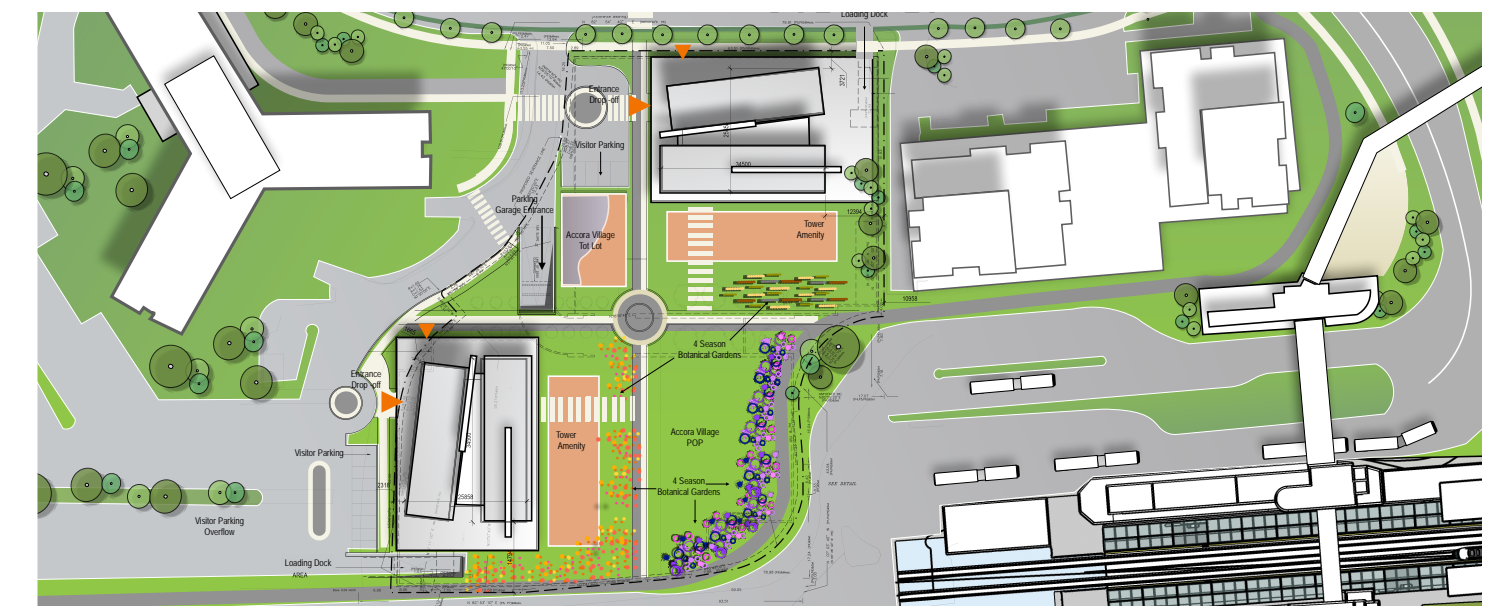
Site Statistics

Area: .89 Hectares 3.7 Acres
Frontage 63 metres



Site Context

Immediately adjacent to
BRT & LRT Station
MUP
Bayshore Regional
Shopping Centre



Official Plan

Schedule B3
Outer Urban Transect
40 Storeys Permitted

Planning Policies

Advisory Floorplate 750m2
Commercial Ground floor
Minimum 5% three bedroom
Inclusionary zoning
Transition from high-rise to
Adjacent low-rise



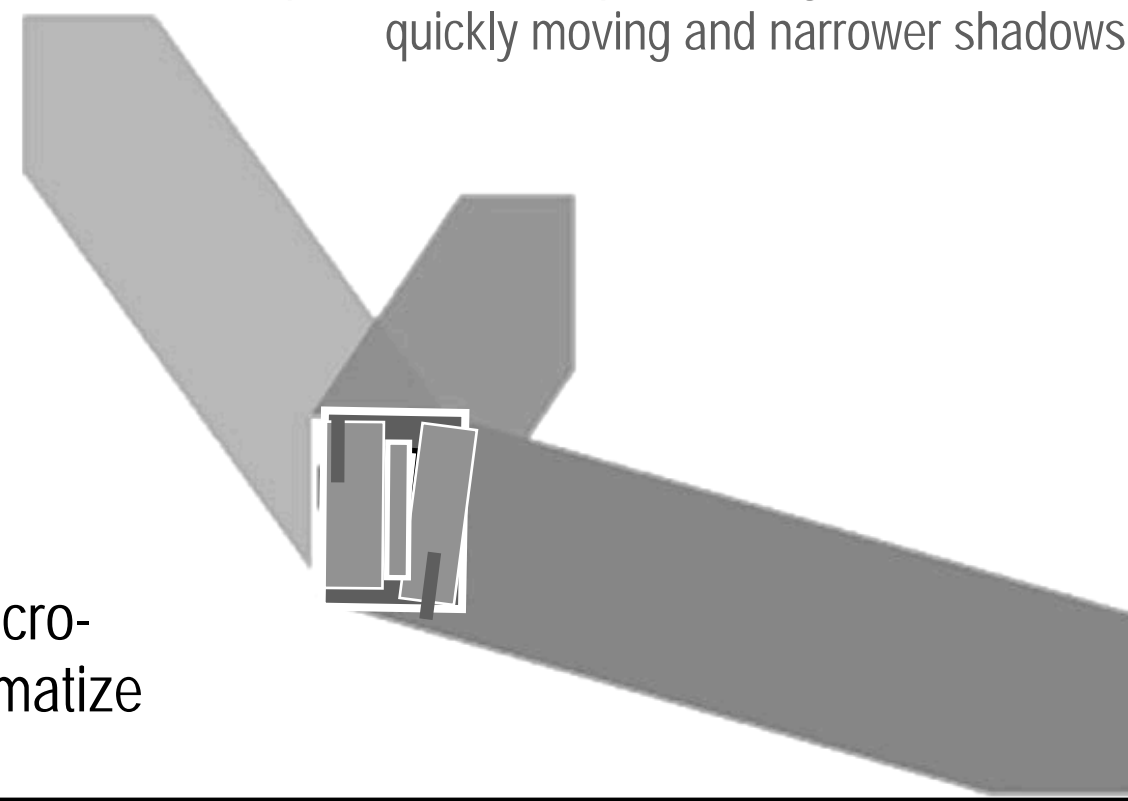
Building design should always be the derivative of a successful urban design reconciliation of the subject site and its context

Urban Design
FIRST



Study Sun patterns through each season to reduce the impact of shadow casts and to minimize their duration. Minimize building profile and floor plate configuration to create quickly moving and narrower shadows.

Macro-
Acclimatize



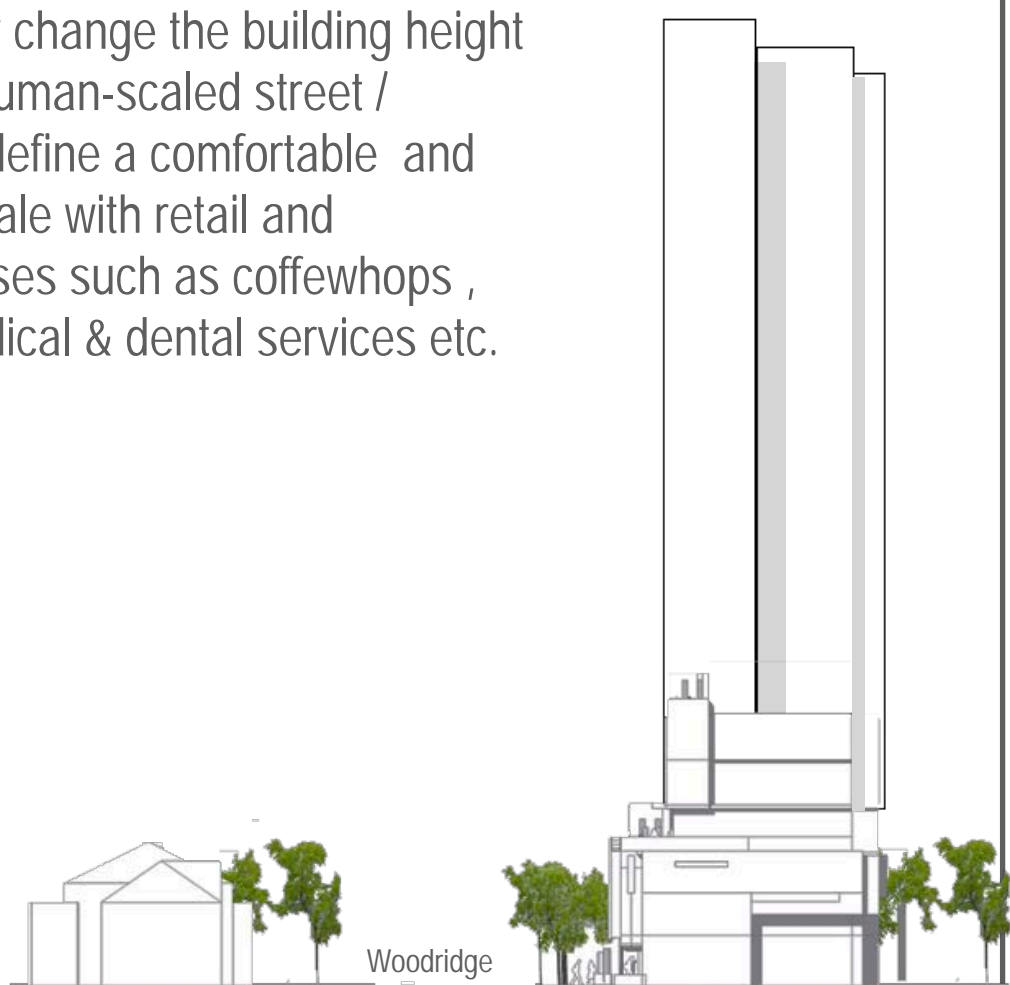
Utilize sustainable design strategies by rotating the units off a central core, in order to maximize penetration of natural light deeper into units and to allow for the option of utilizing natural ventilation.

Radiate



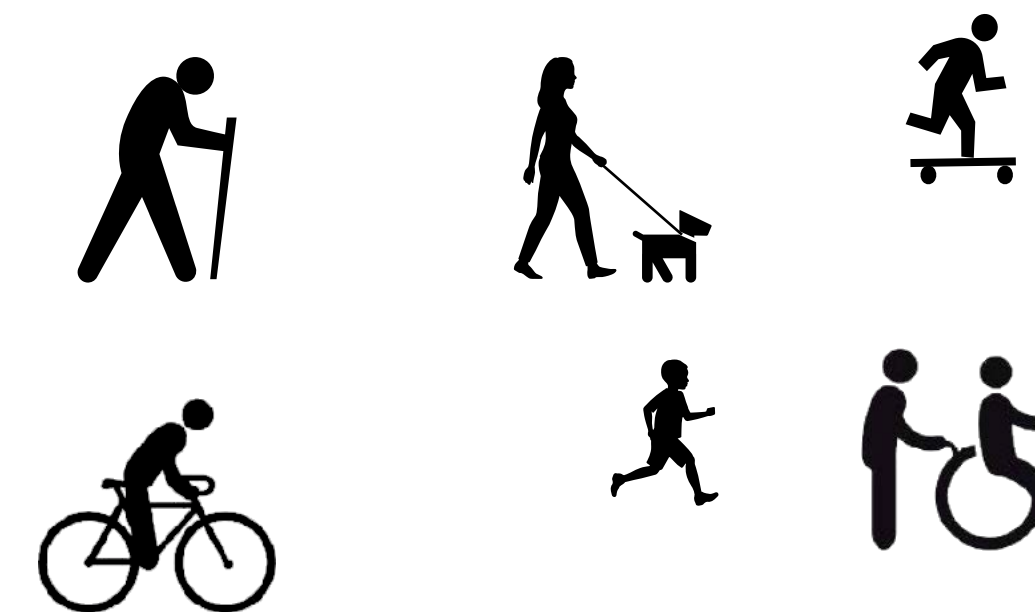
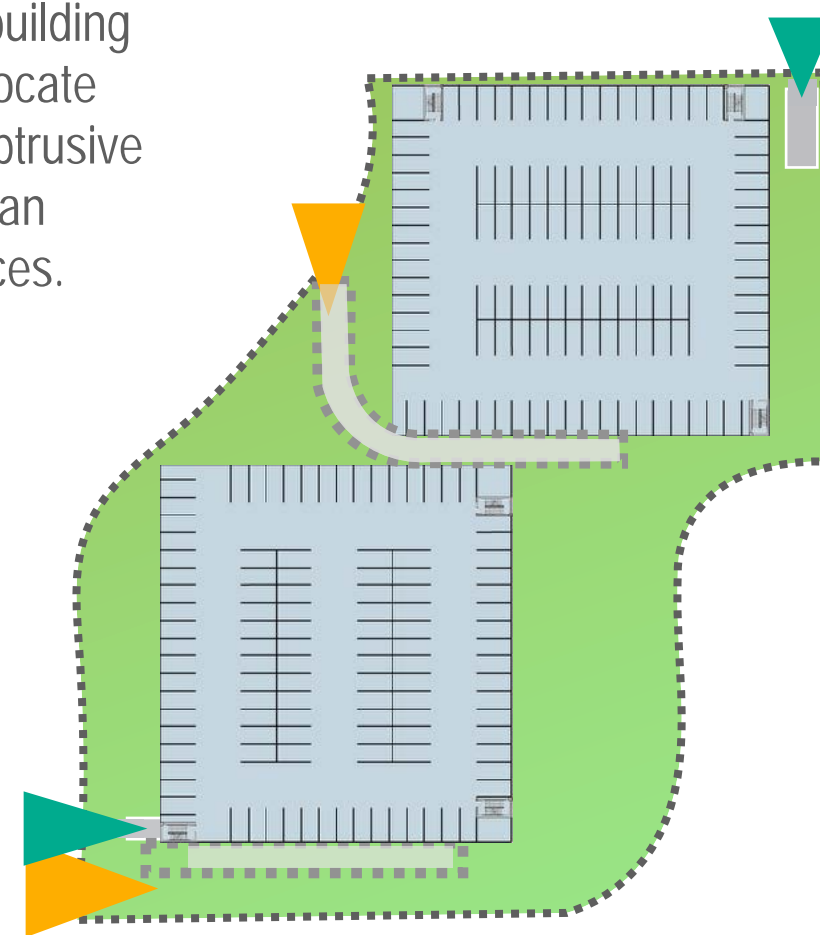
Incrementally change the building height To define a human-scaled street / presence to define a comfortable and consistent scale with retail and community uses such as coffehops , daycare, medical & dental services etc.

Scale &
Step



Provide simple and intuitive access to parking and building loading and services. Locate In a manner that is unobtrusive and away from pedestrian walks and amenity spaces.

Site
Services

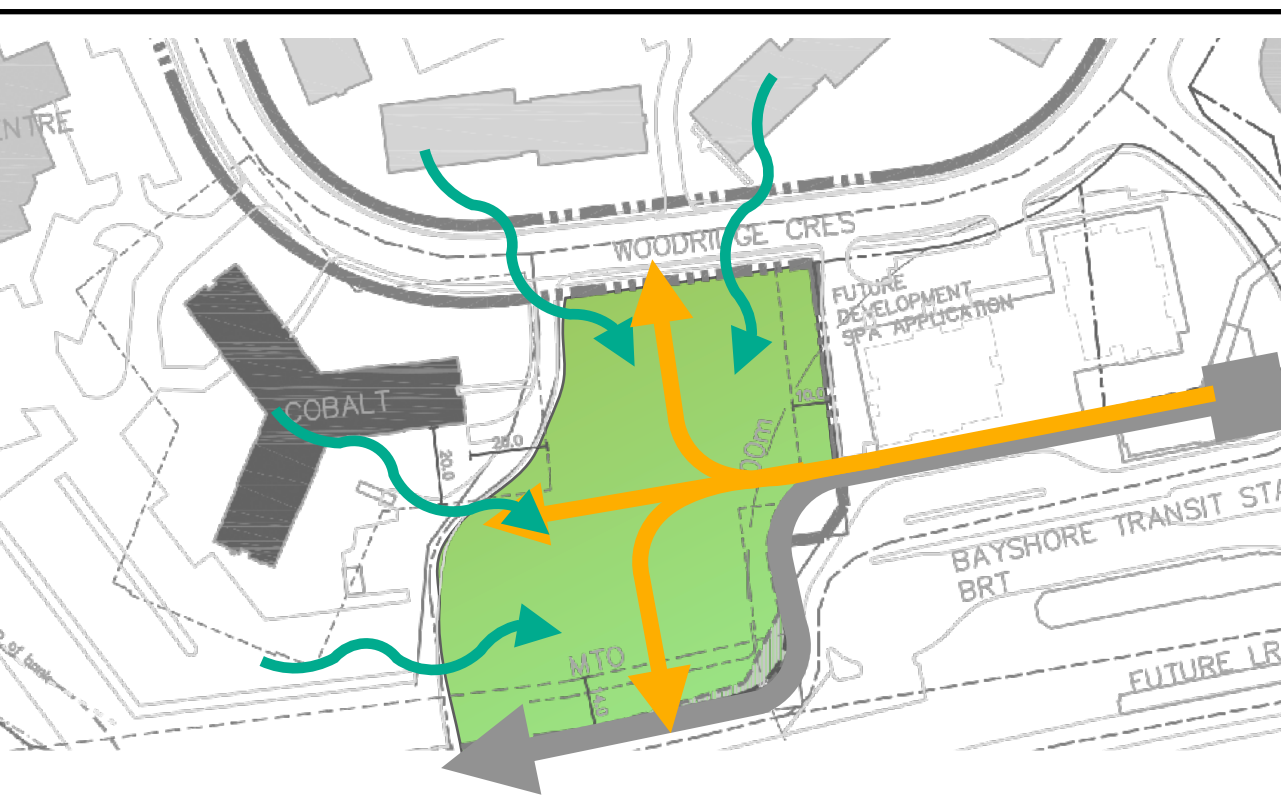
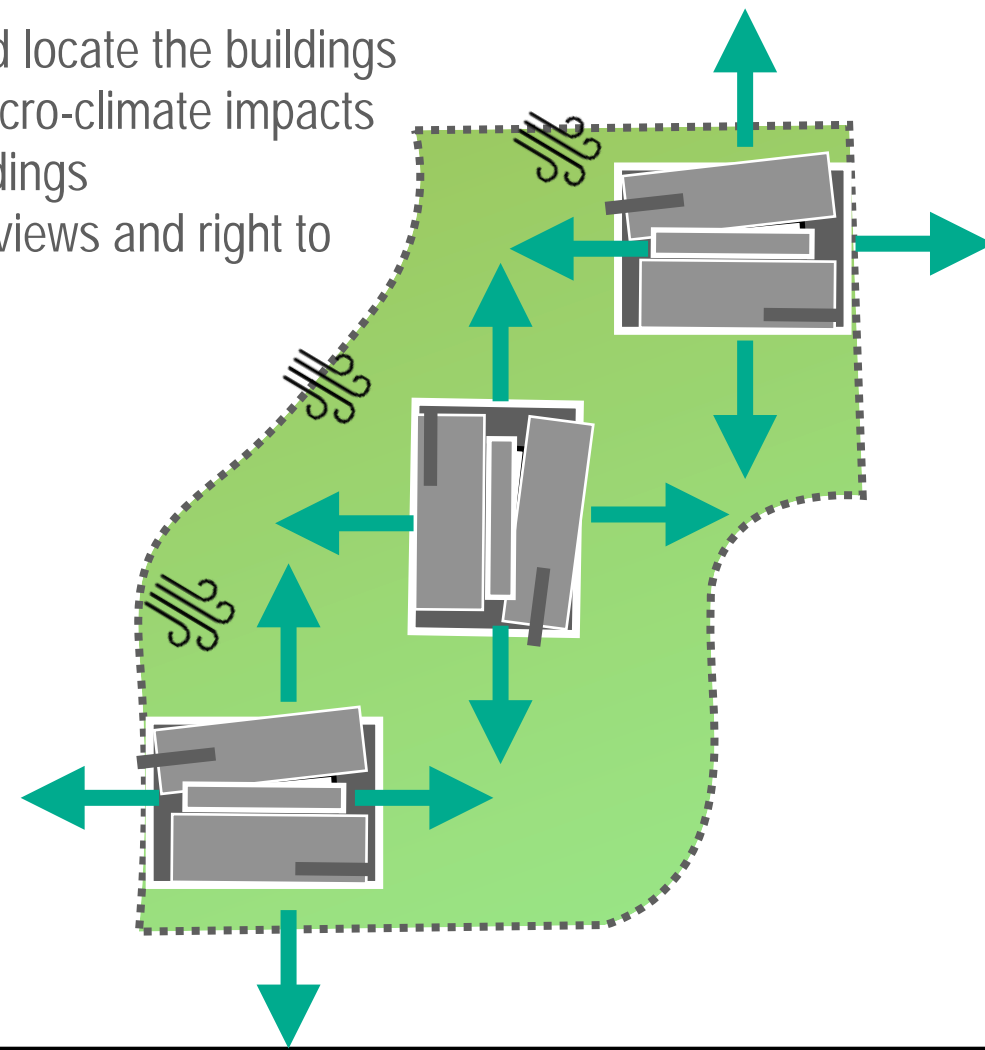


Accesible
& Inclusive

The City and Province now have outdoor accessibility guidelines (AODA & COADS) Accora should set the standard for these and it's active promotion of all outdoor activities

Orient, size and locate the buildings to minimize macro-climate impacts on partner buildings
And maximize views and right to light for all

Right-to Light

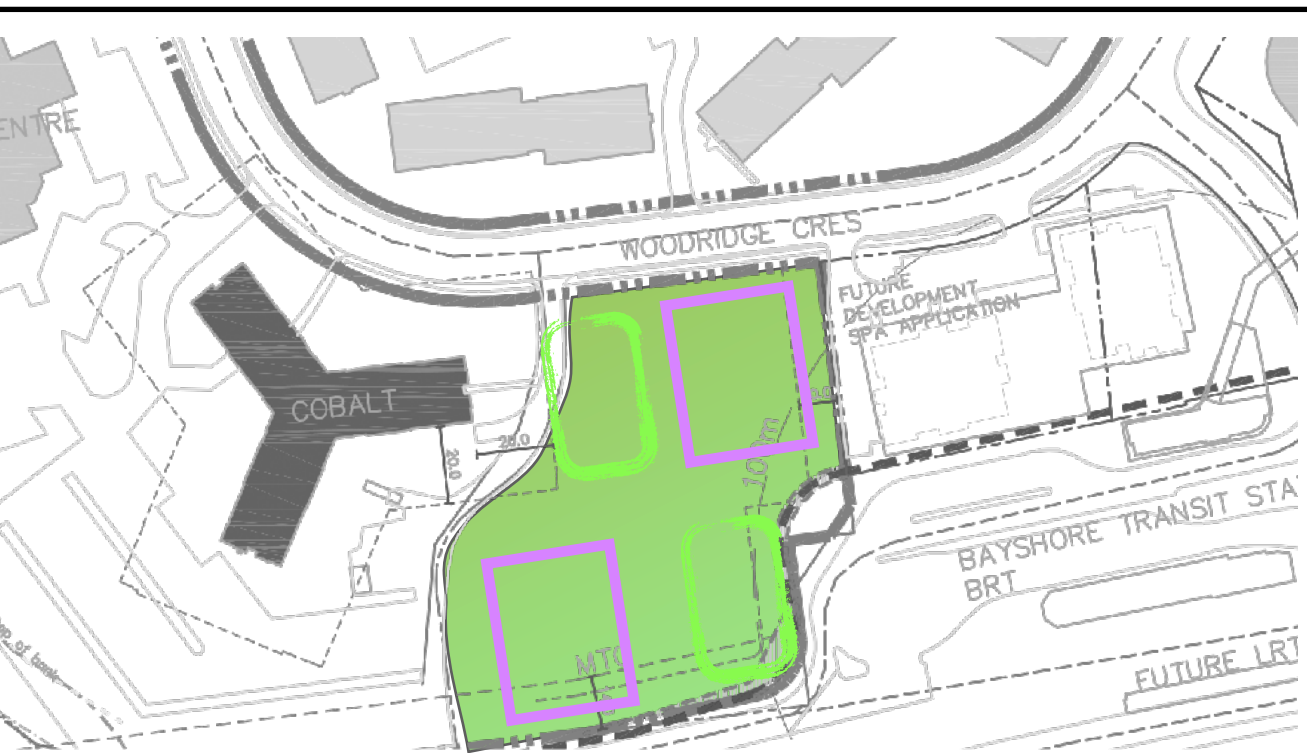


Porosity Connectivity

Make openings corridors, axis through the site into the surrounding context. Create a hierarchy of formal and informal connections from transit to community nodes

The Vacant Lands have the opportunity of creating the most legible entrance into ACCORA VILLAGE and as such they should be an ambassador for its Values and Brand

Gateway Ambassador



Public Realm

Stitch the site into the community by creating communal Private Public Spaces offering gardens, walkways courtyards etc to Accora residents at large

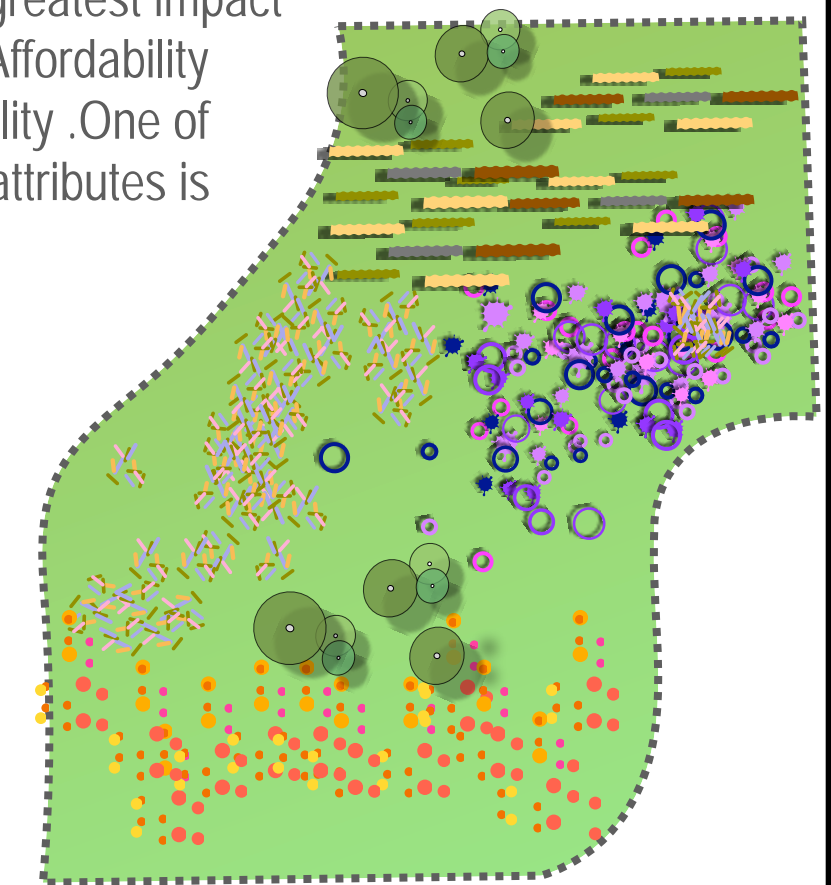
Sustainable Design is no longer an option it is an Obligation. The vacant lands development should set the standard for Accora Village's growth and evolution into a community which embraces the need for dealing with our collective need to address climate change.

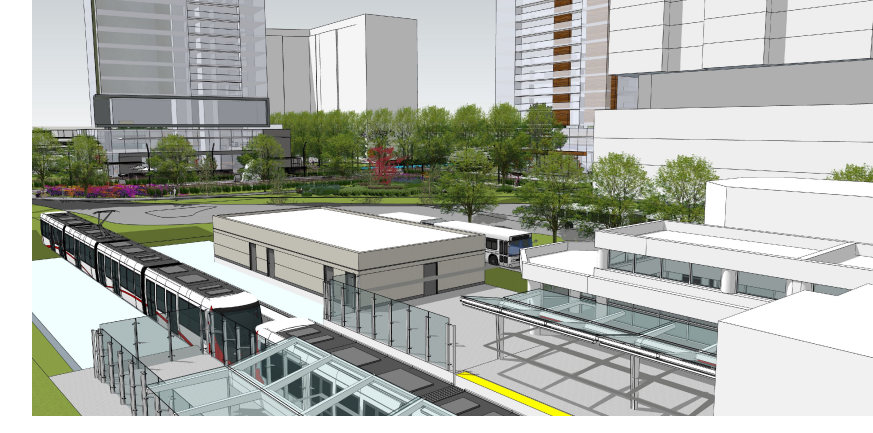
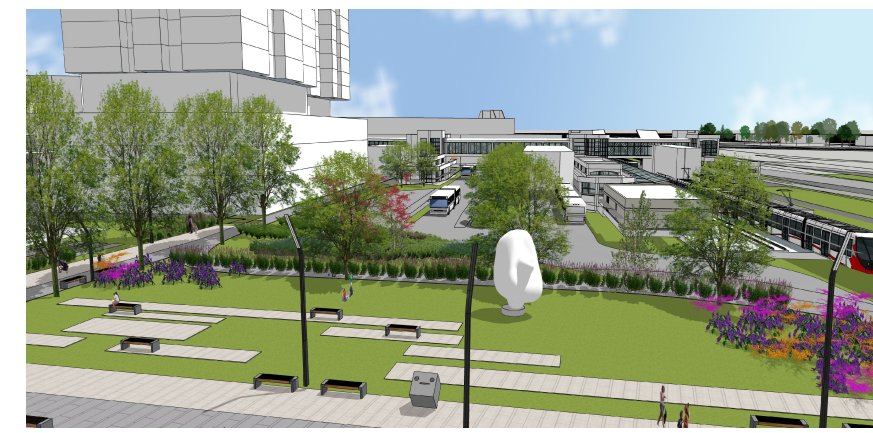
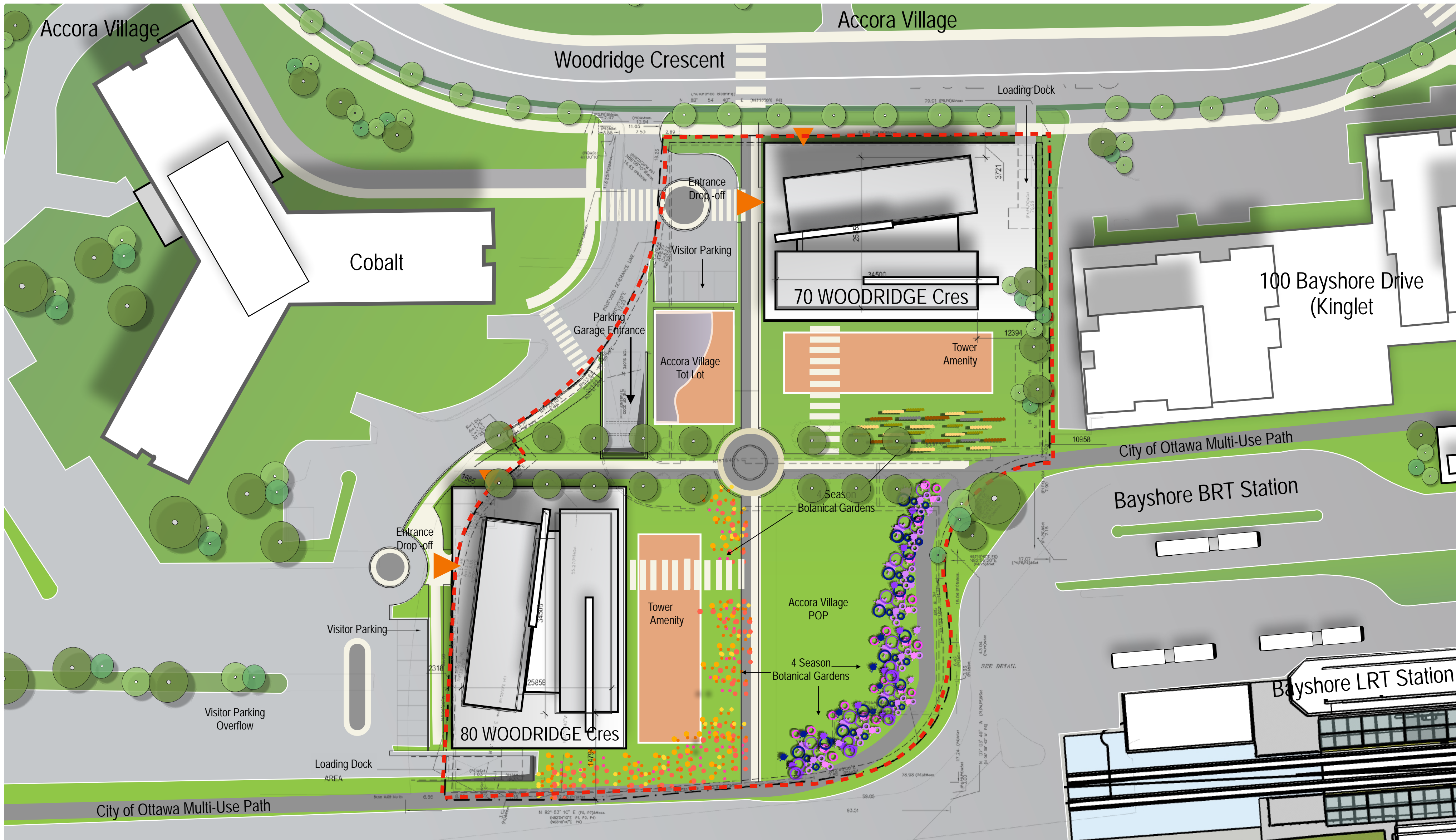
Sustainability



Of all the construction divisions Landscape provides the greatest impact for the least investment. Affordability Sustainability and Liveability .One of Accora Village's primary attributes is Its Green base

Green-Space





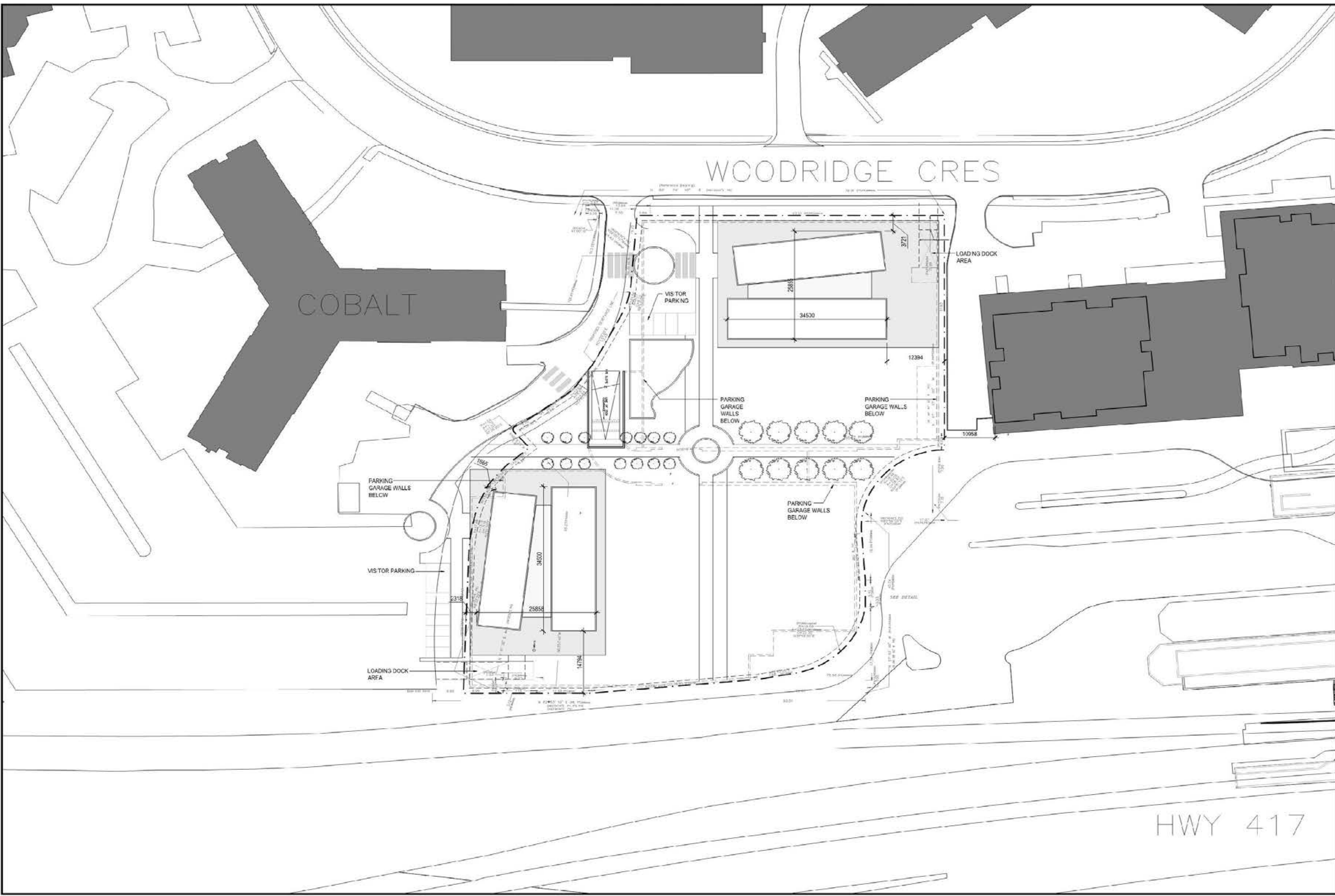
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WOODRIDGE
 Crescent

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Site Plan

November 2022





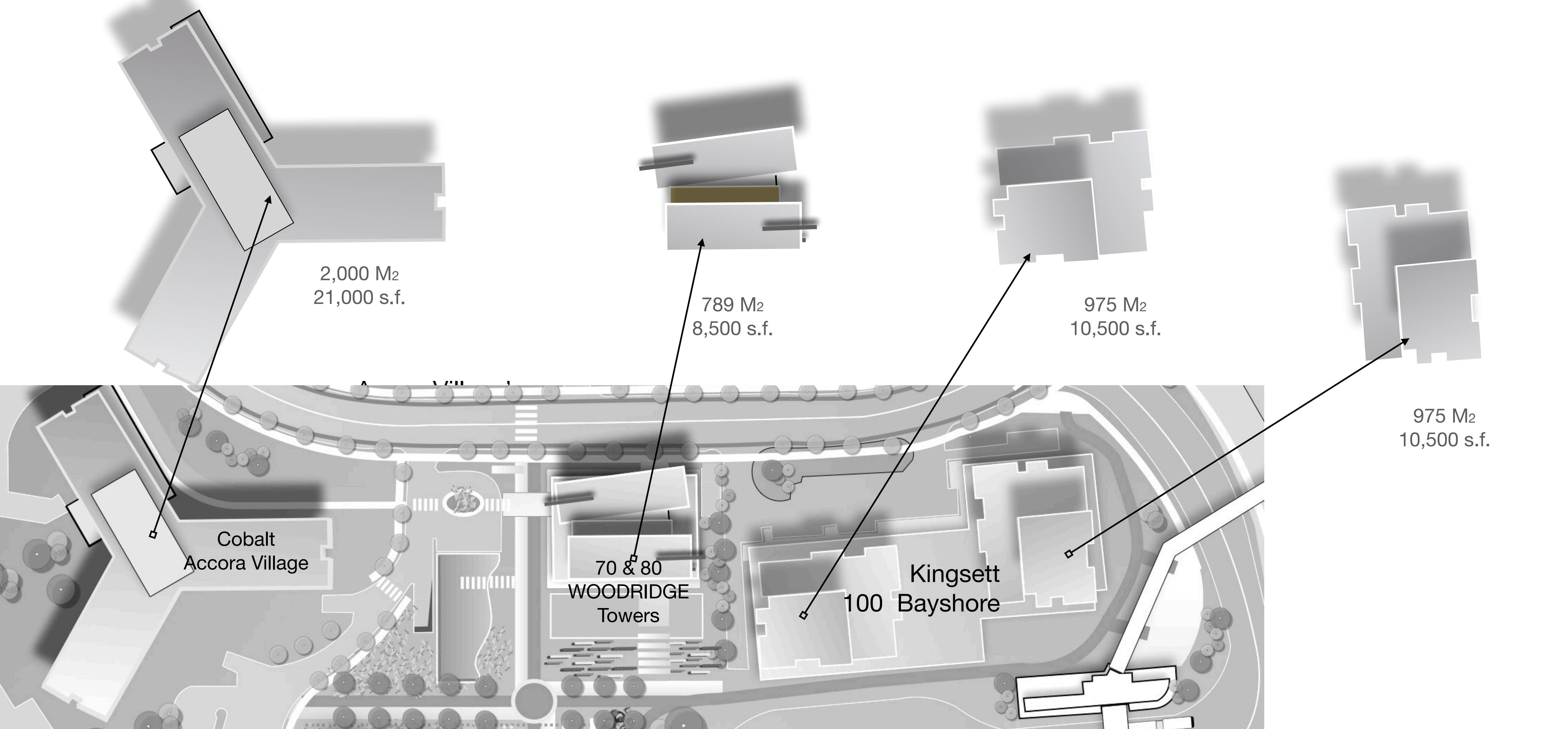
<p>03 FOR REVIEW 22.06.02 RB</p> <p>NO. DESCRIPTION DATE CHK.</p>		
<p>REVISIONS/ISSUES</p> <p>CDA TRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.</p> <p>DO NOT SCALE THE DRAWINGS</p>		
<p>CONSULTANT</p>		
<p>THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE ARCHITECT.</p>		
<p>DATE</p>		
<p>DRAWN: NB</p> <p>DATE: 22.02.03</p> <p>CHECKED: RB</p> <p>DATE PLOTTED: 22.06.02</p>		
<p>bbb architects ottawa inc.</p> <p>47 Clarence Street, Suite 400, Ottawa, Ontario K1N 9K1 Tel: 613.241.6436 Fax: 613.241.4101</p>		
<p>ACCORA VILLAGE</p>		
<p>DWG. TITLE: ACCORA VILLAGE SITE PLAN</p>		
SCALE	DWG. No.	REV.
1:400	A100	00
PROJ. NO.	2101	

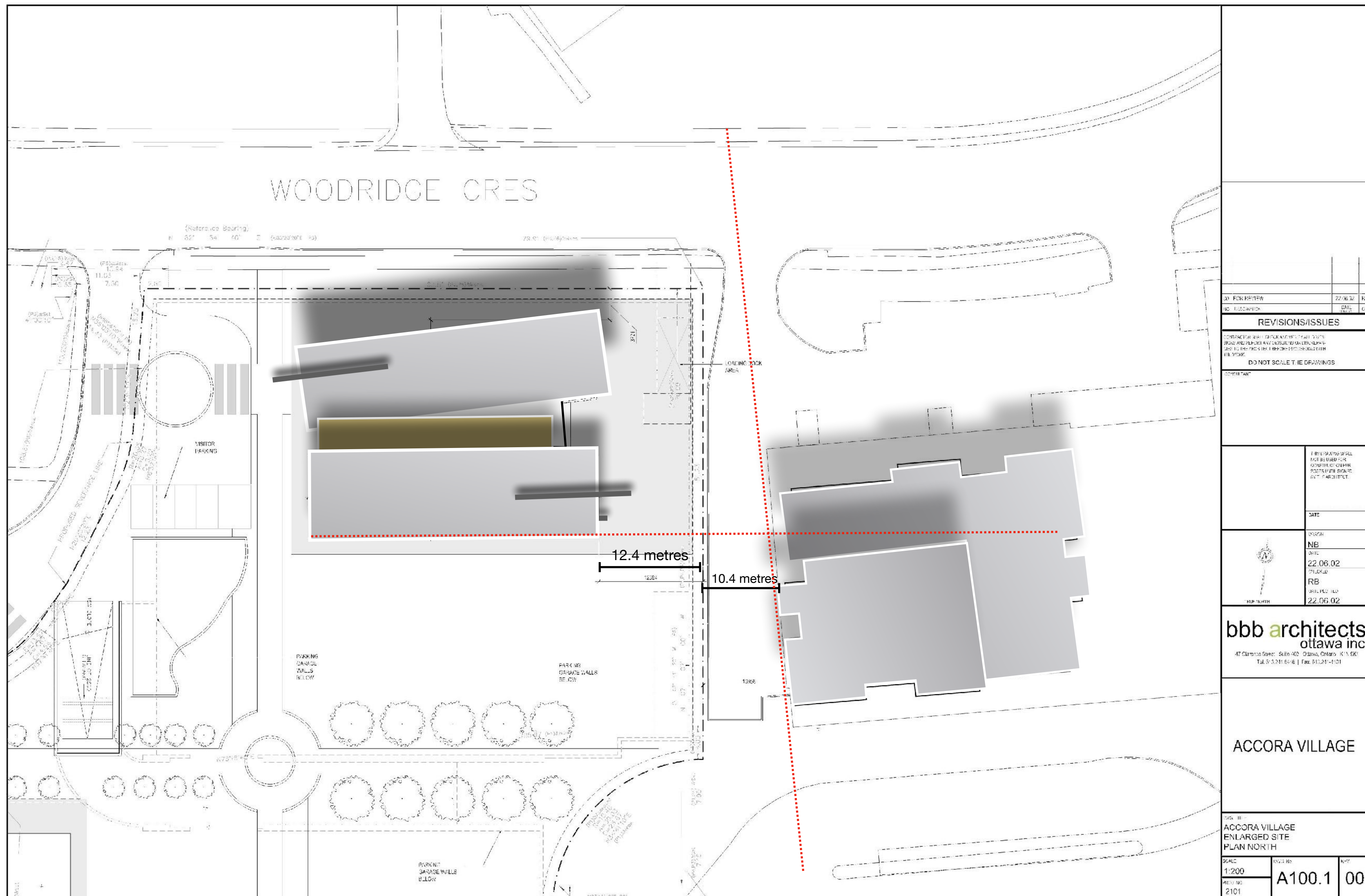
bbb architects ottawa inc. ACCORA VILLAGE A102 00

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NO.	DESCRIPTION	DATE	BY

REVISIONS/ISSUES

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY UPON COMMENCEMENT OF WORK.
DO NOT SCALE THESE DRAWINGS

DATE

DATE

DATE	BY
22.06.02	RB
22.06.02	RB

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41 Carleton Street, Suite 402, Ottawa, Ontario, K1N 5K1
Tel: 5 221-6146 | Fax: 512-1141

ACCORA VILLAGE

ACCORA VILLAGE
ENLARGED SITE
PLAN NORTH

SCALE	NO. 100	REV.
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REV. NO.	2101	

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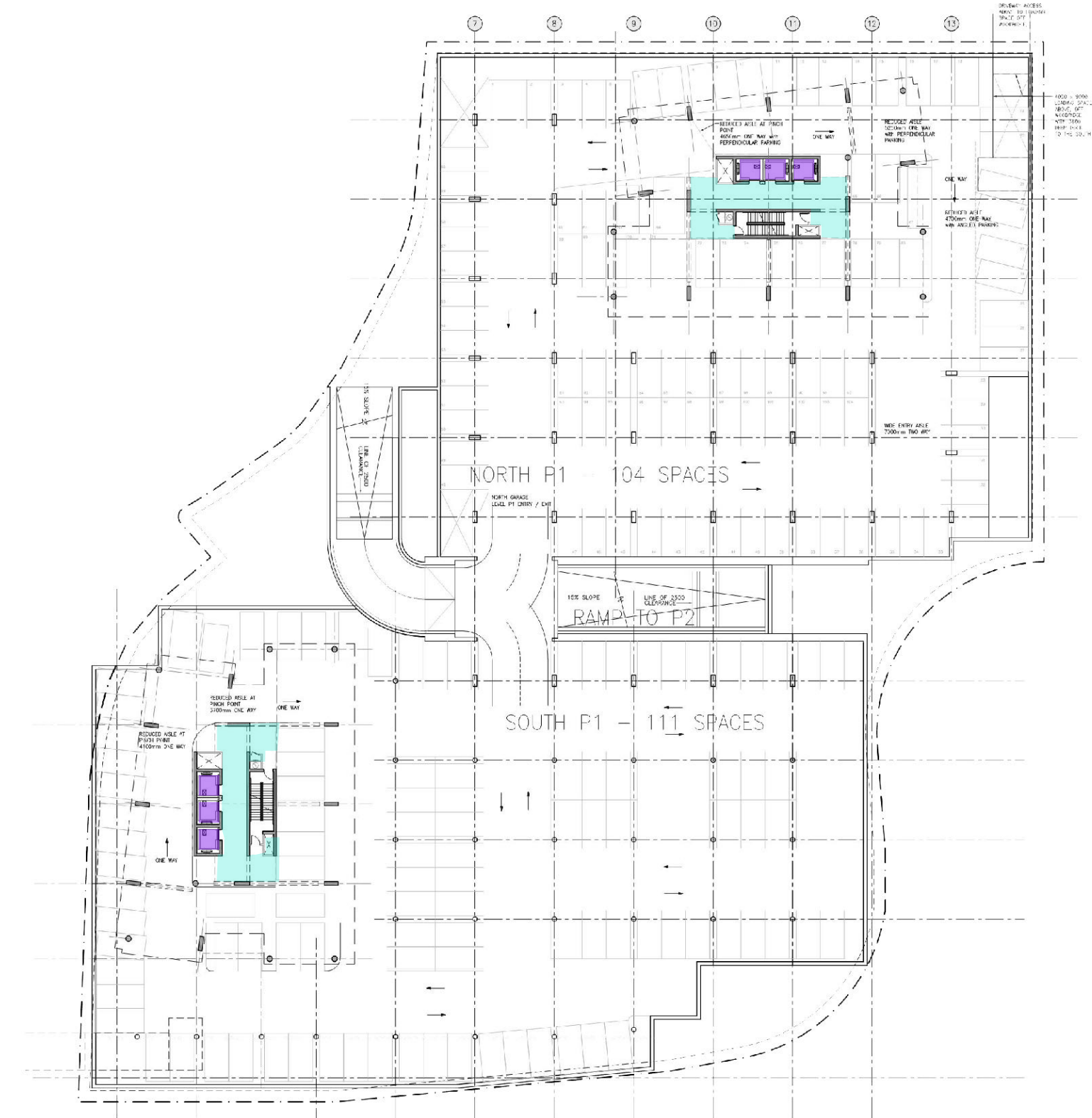
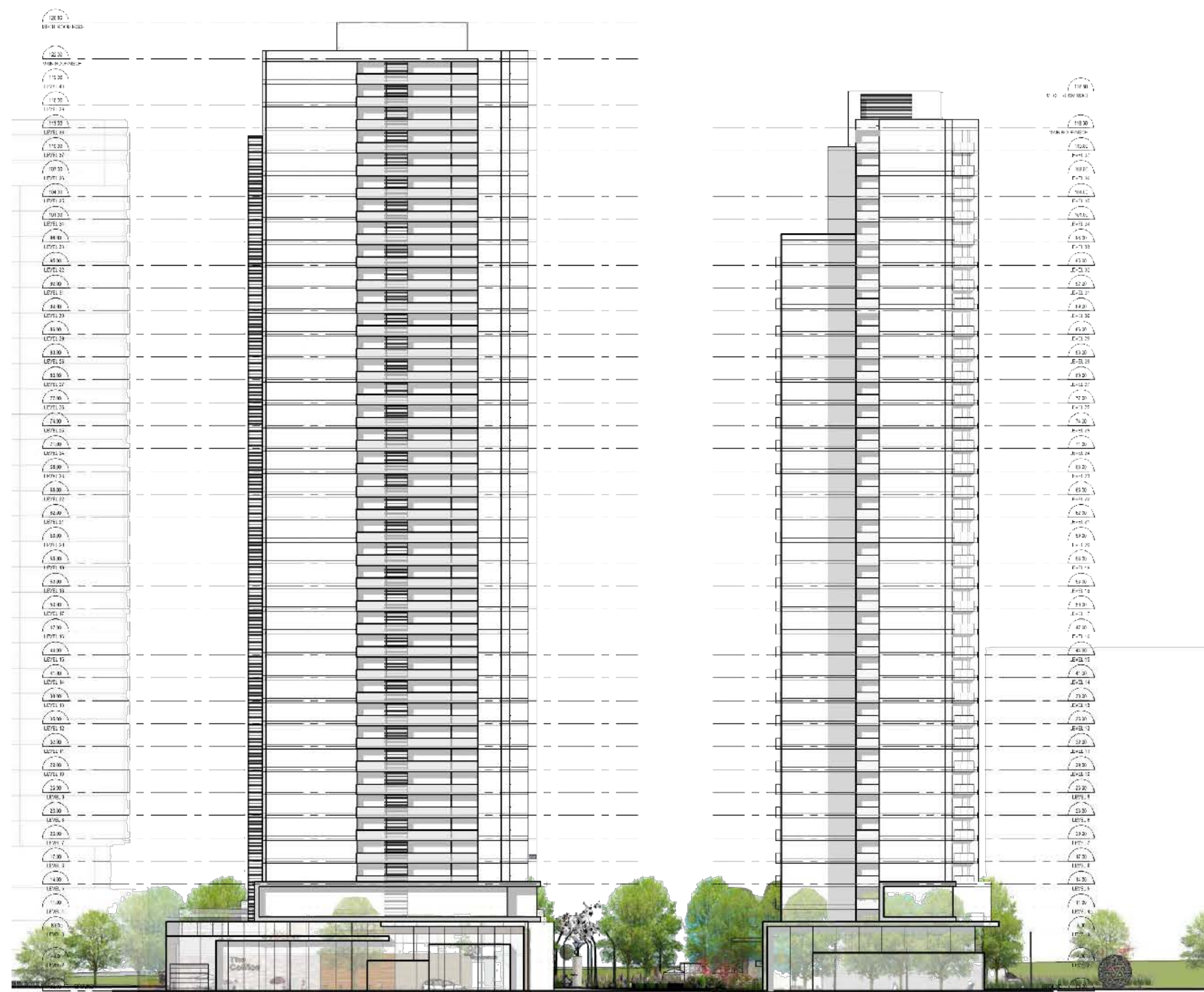
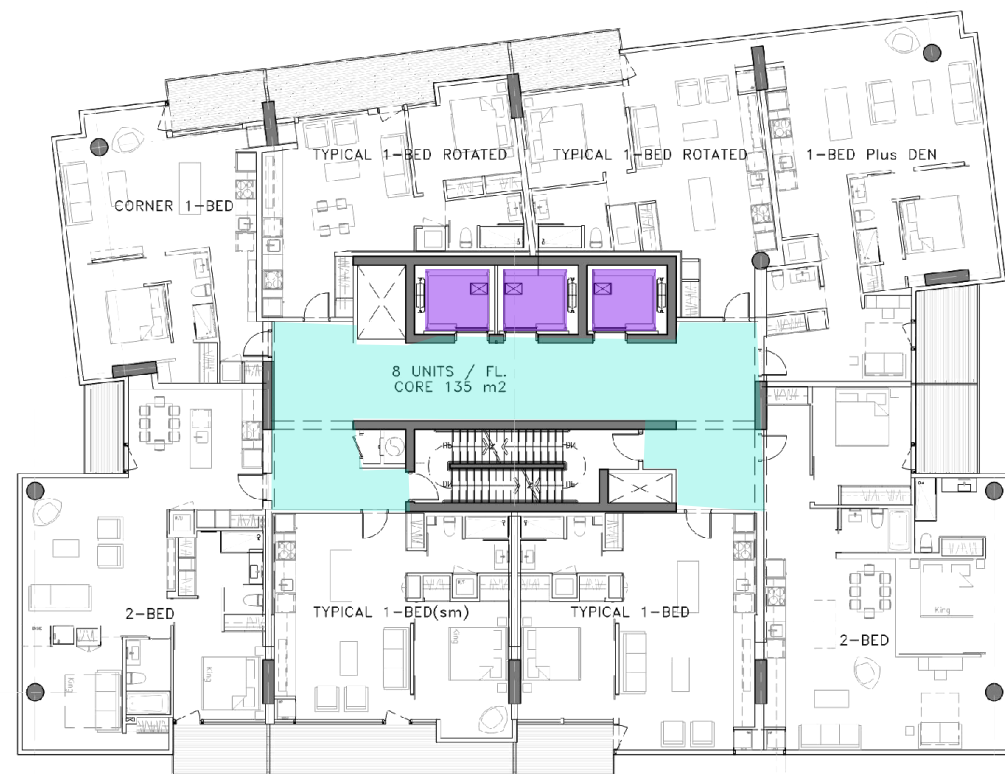
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70 Woodridge Cres. Revised Tower Location Plan

Re: Kingsett concerns



November 2022



Typical Floor Plate

approx-789 M₂ / 8,500 s.f.

Proposed Unit #'s*

2 level Podium + mezzanine

35 floors x 7 units = 245units	+	35 floors x 8 units = 280units
38 floors x 7units = 266 units	or	38 floors x 8 units = 304 units
= Total 511 Units		= Total 584 Units

*Range of units from 511 units to 584 units
Dependent on the mix of one, two or three bedroom units

Proposed Parking

Two Linked / two level below grade garages
4 quadrants = 430 parking spots
Surface parking +15
Parking Ratio between:
.78 per unit and .88 per unit

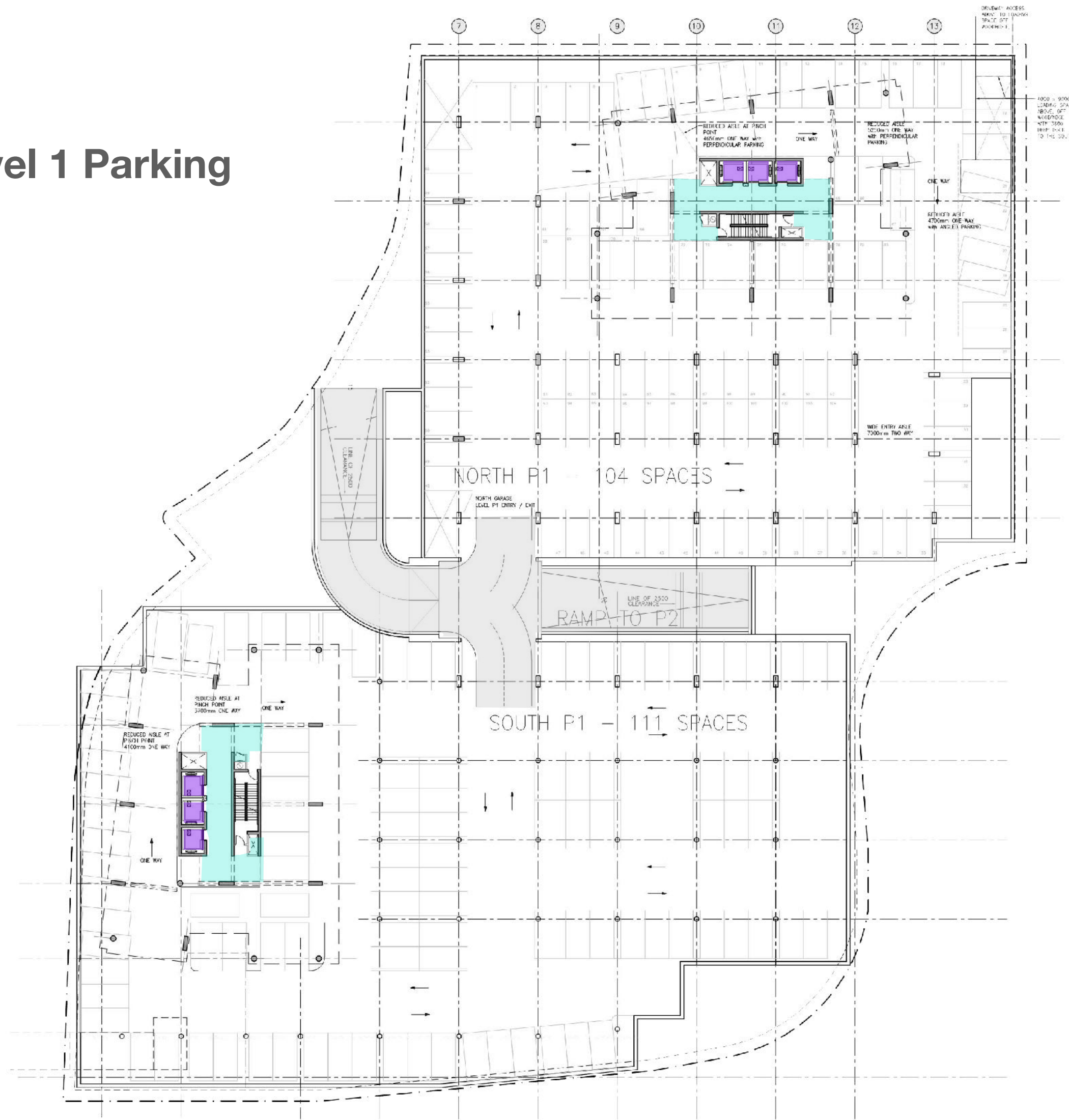
Site Plan

Bicycle Parking

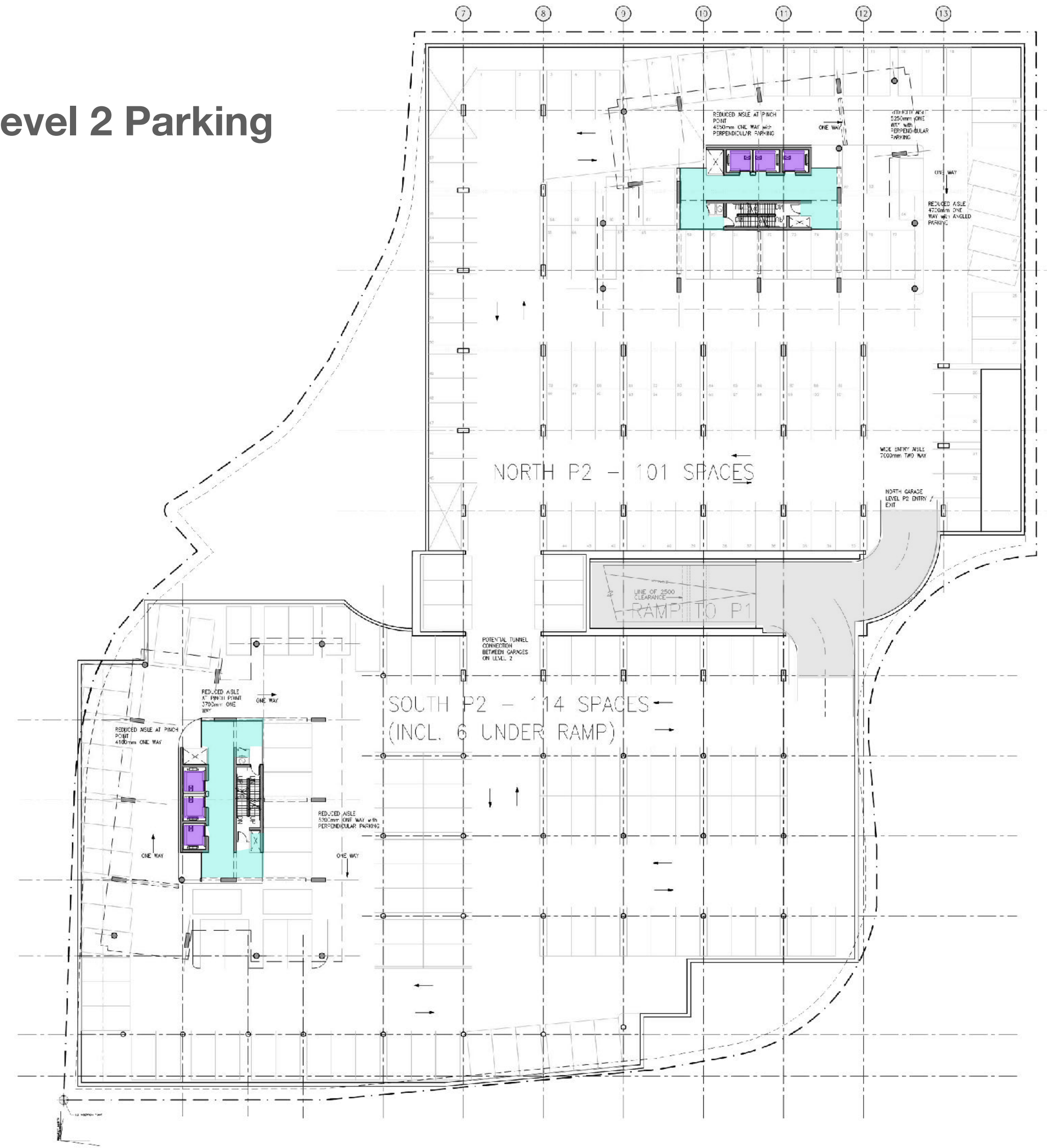
Zoning requirement 0.5 per unit = 292 / 255

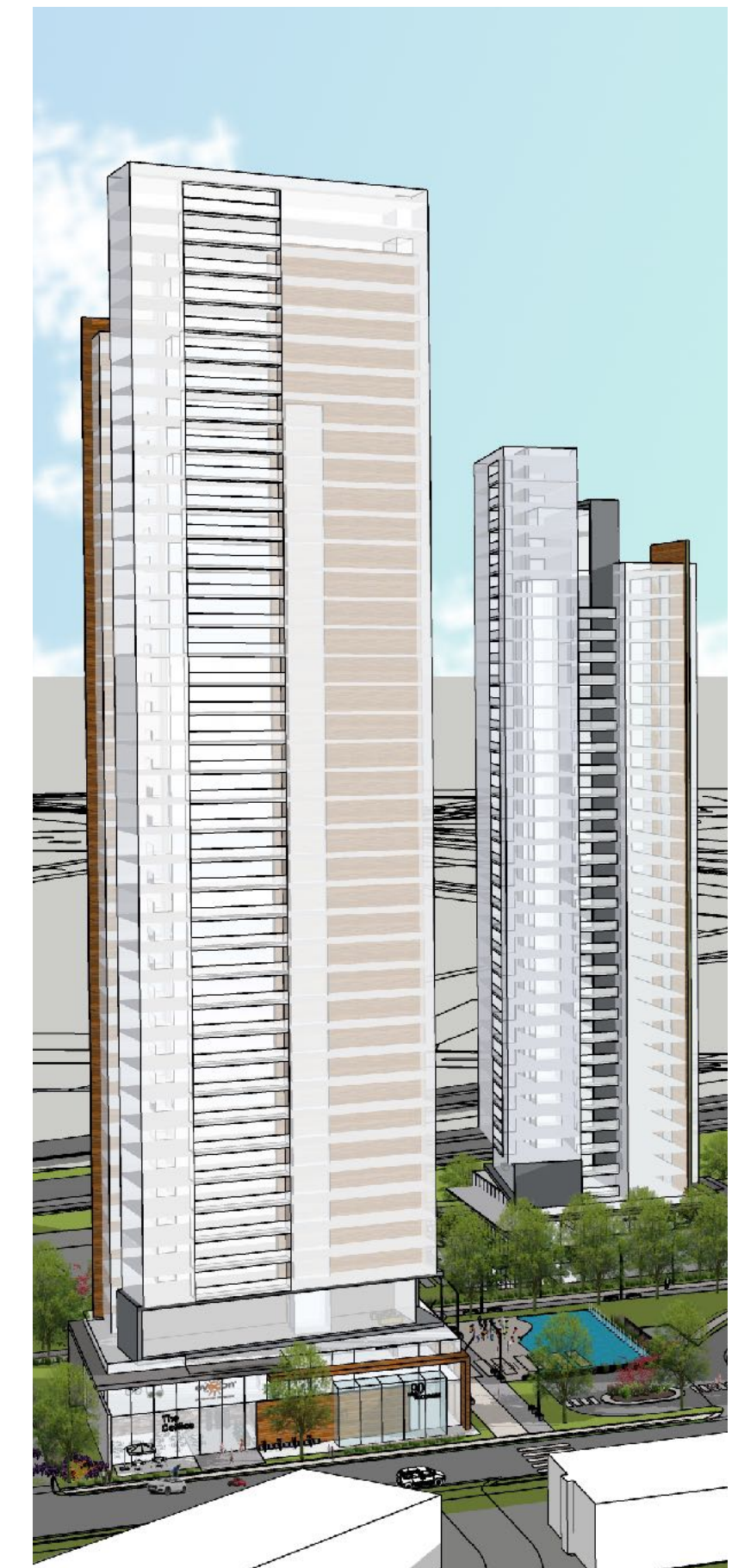
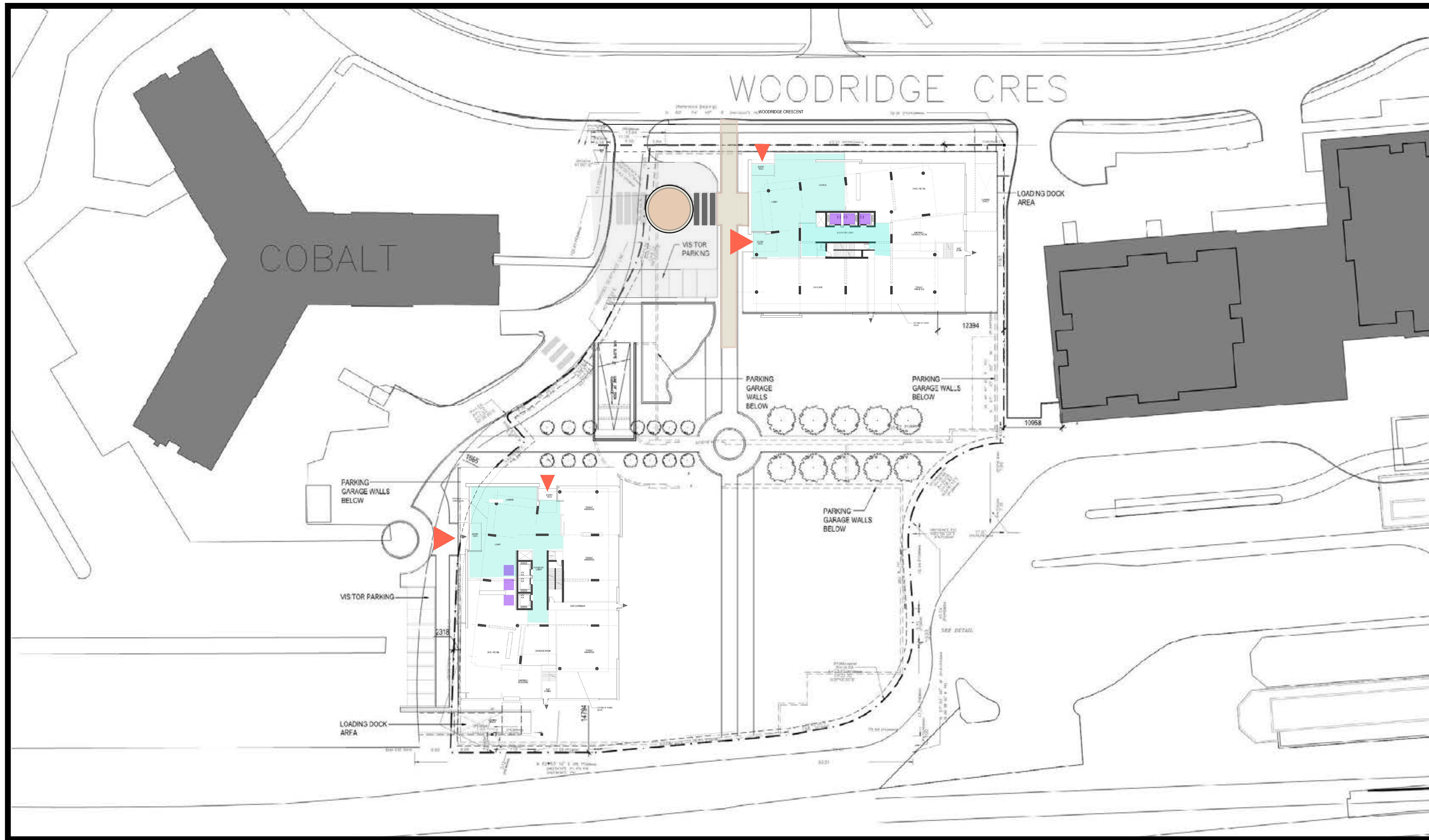
Provided 292 /255

Level 1 Parking



Level 2 Parking

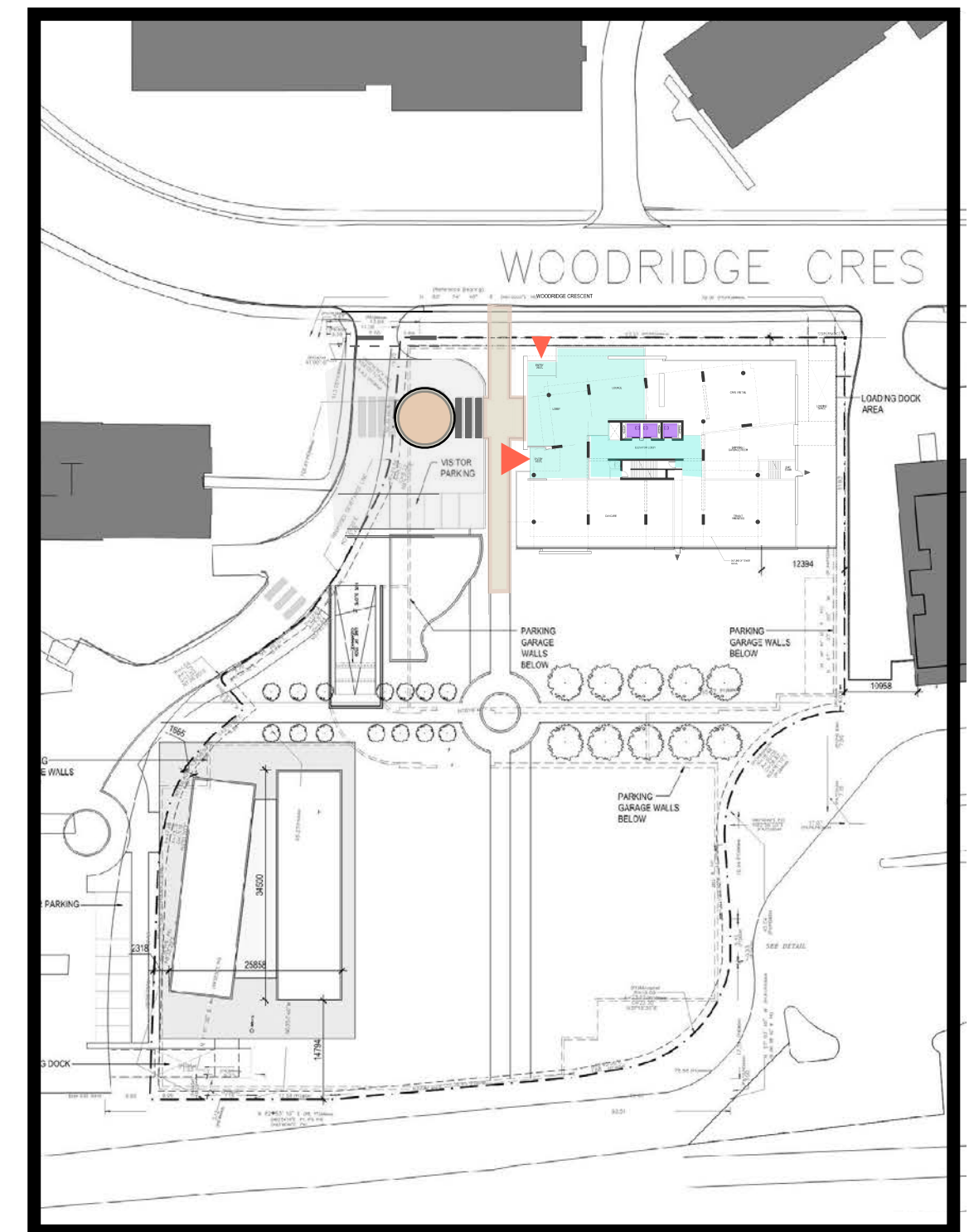
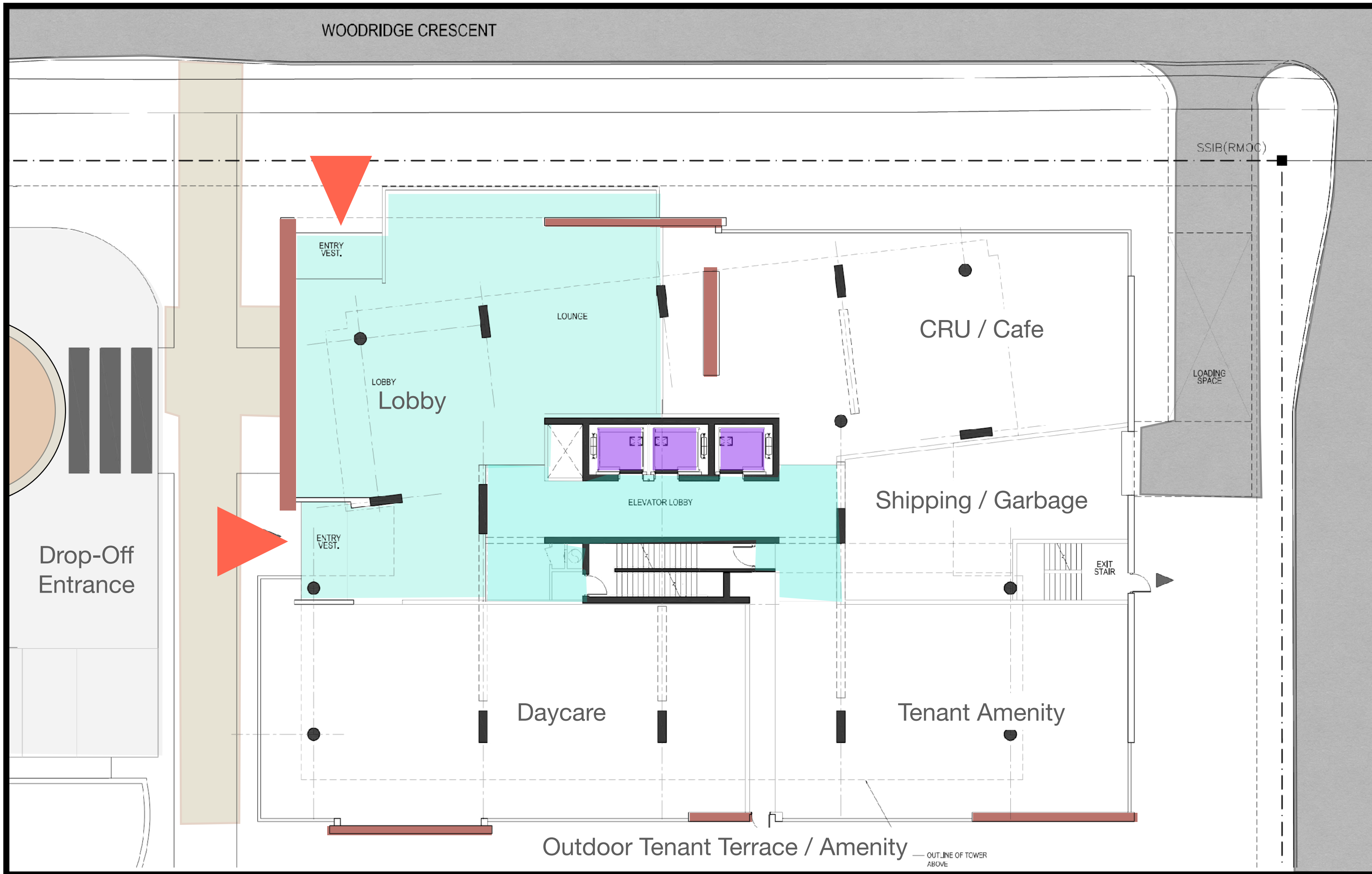




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Ground Floor Key Plan

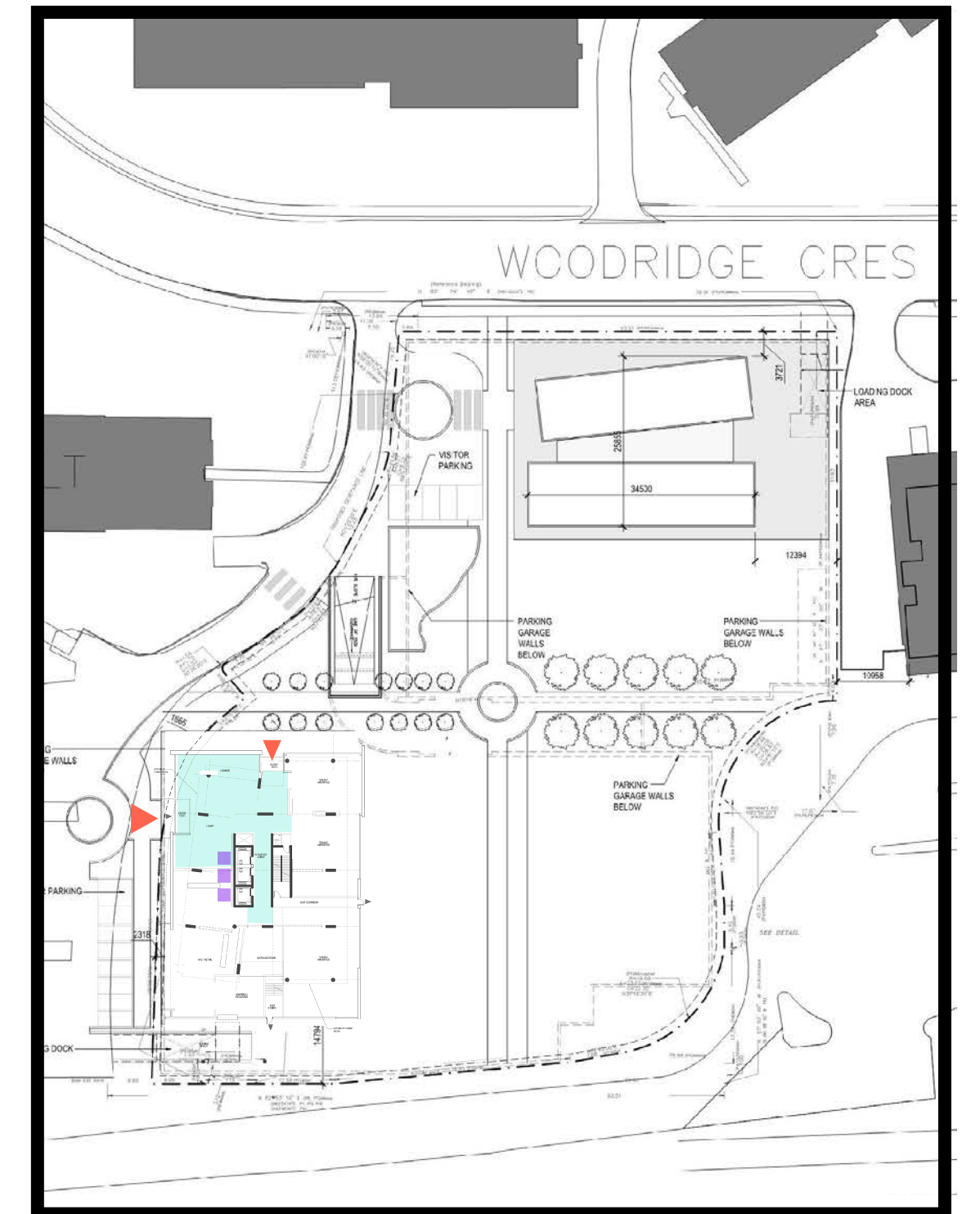
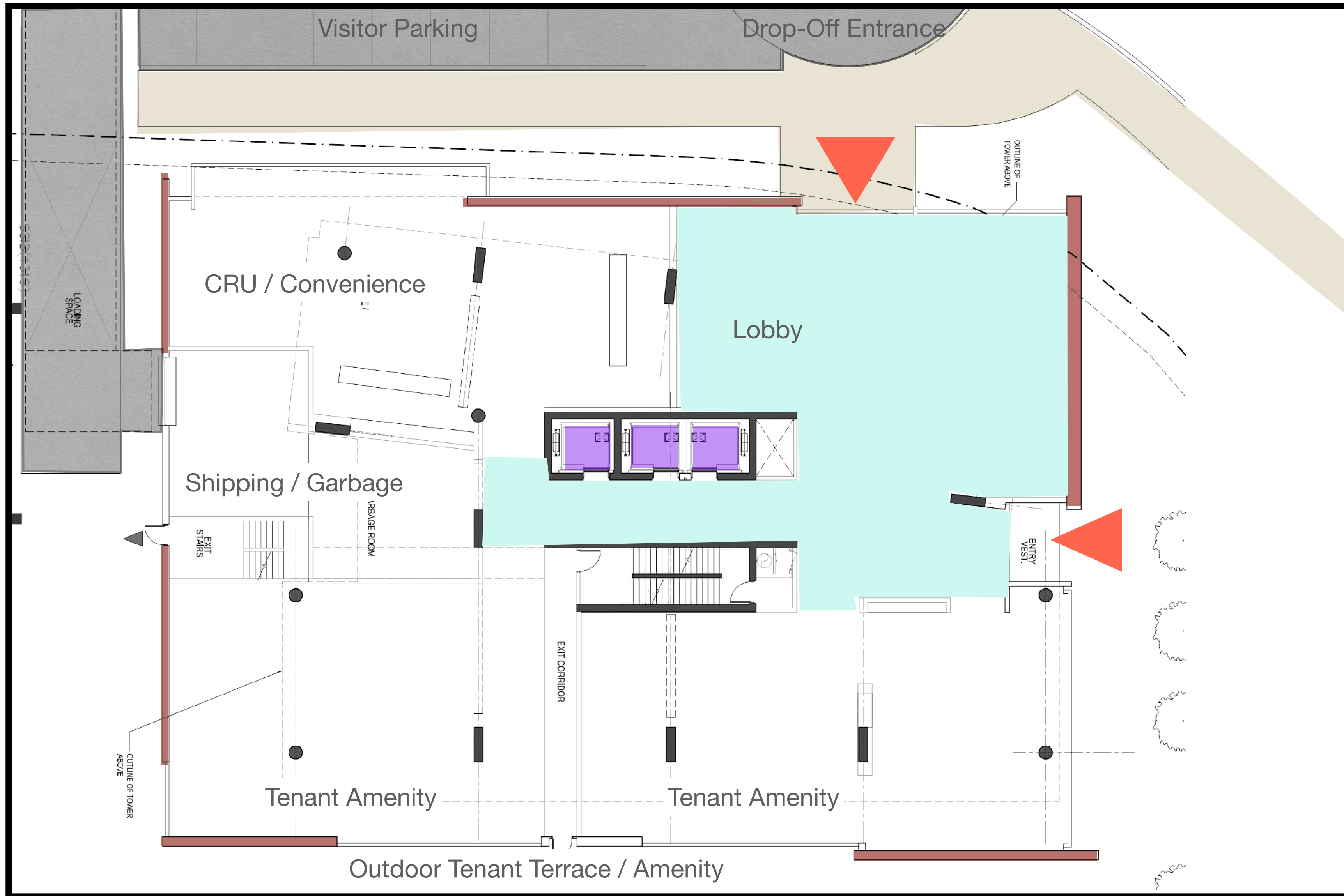




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70 Woodridge Ground Floor Plan



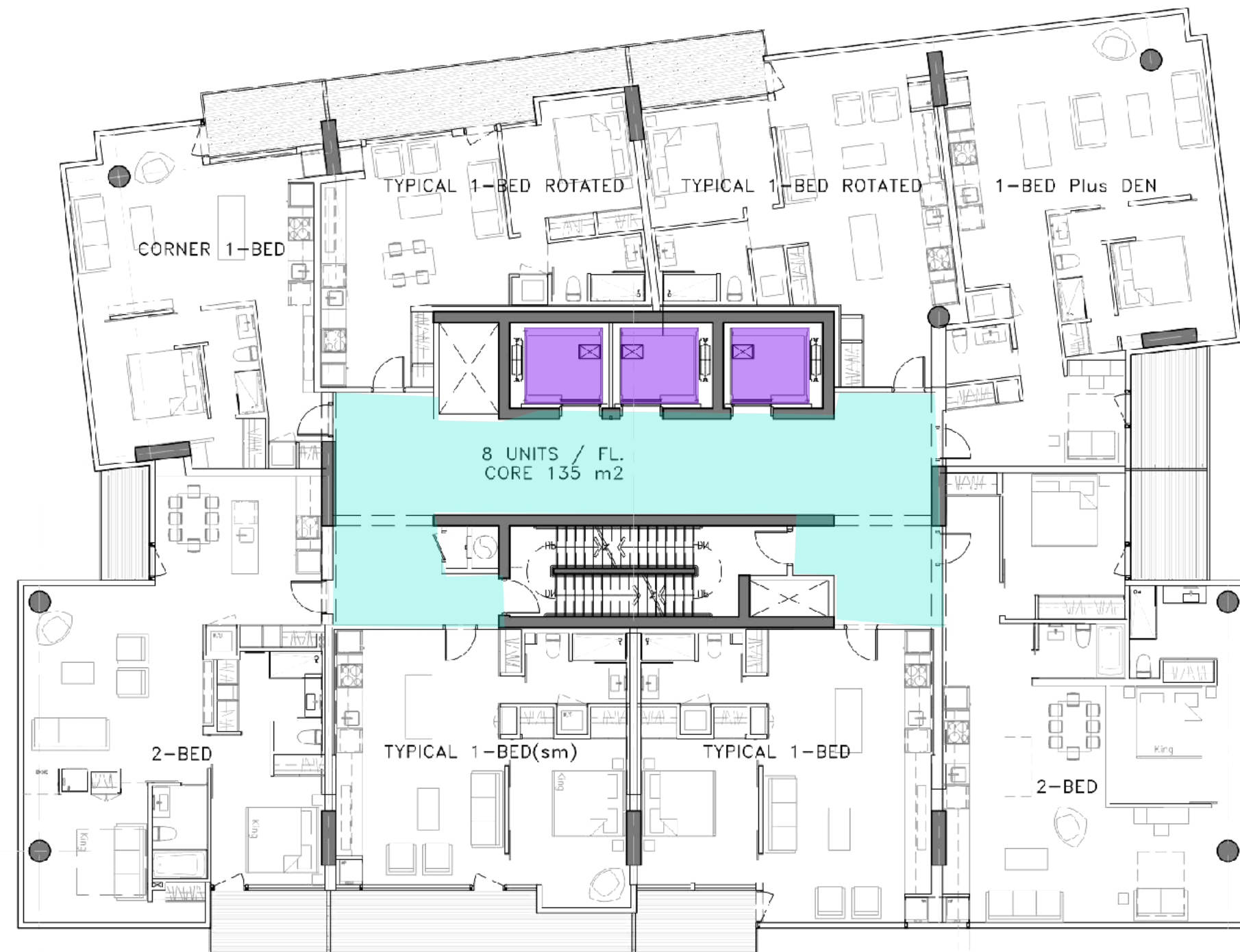


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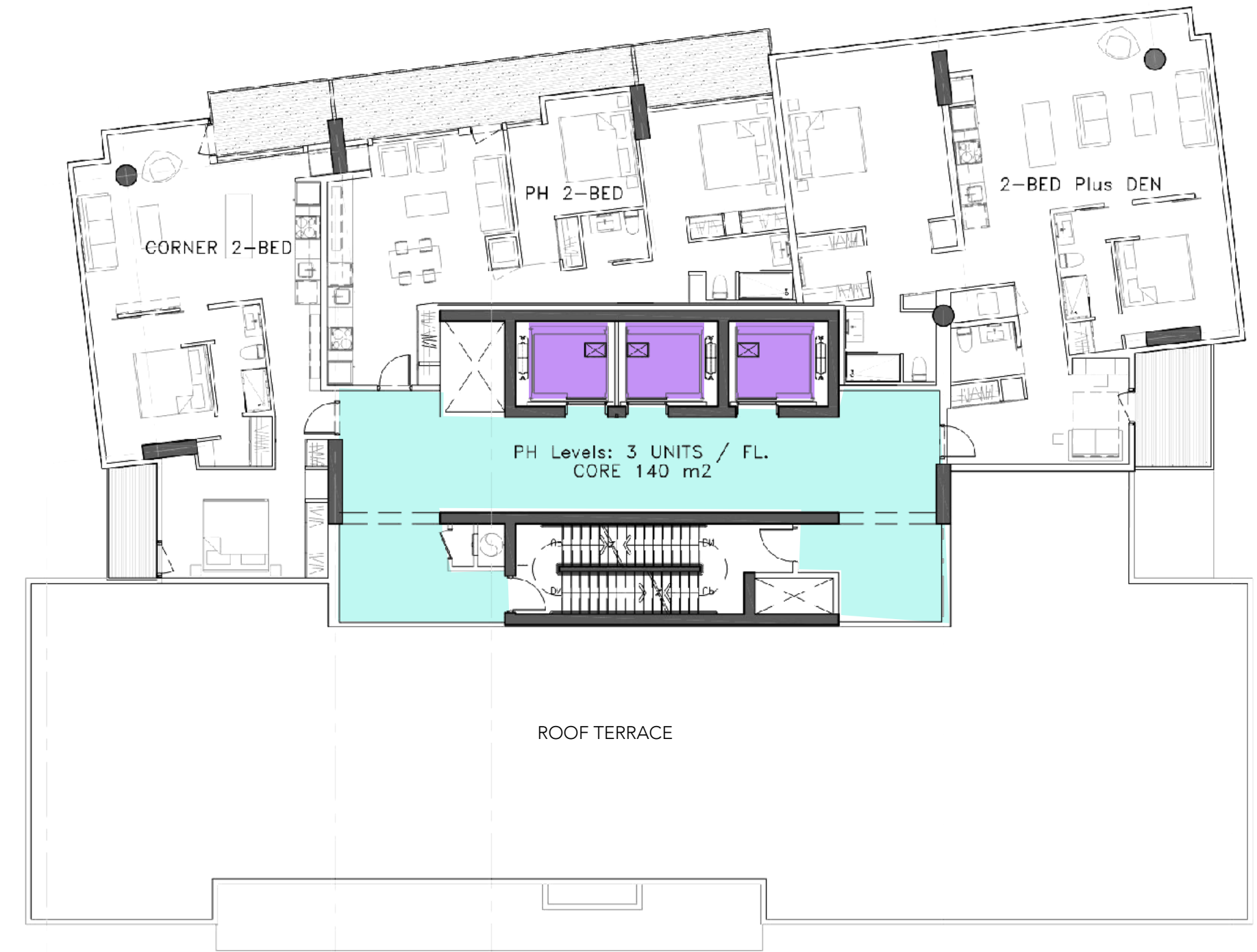
80 Woodridge Ground Floor Plan



Typical 8 Unit Floor Plan



Penthouse Floor Plan





1 Bedroom 1 & 1/2 Bath 580 s.f.



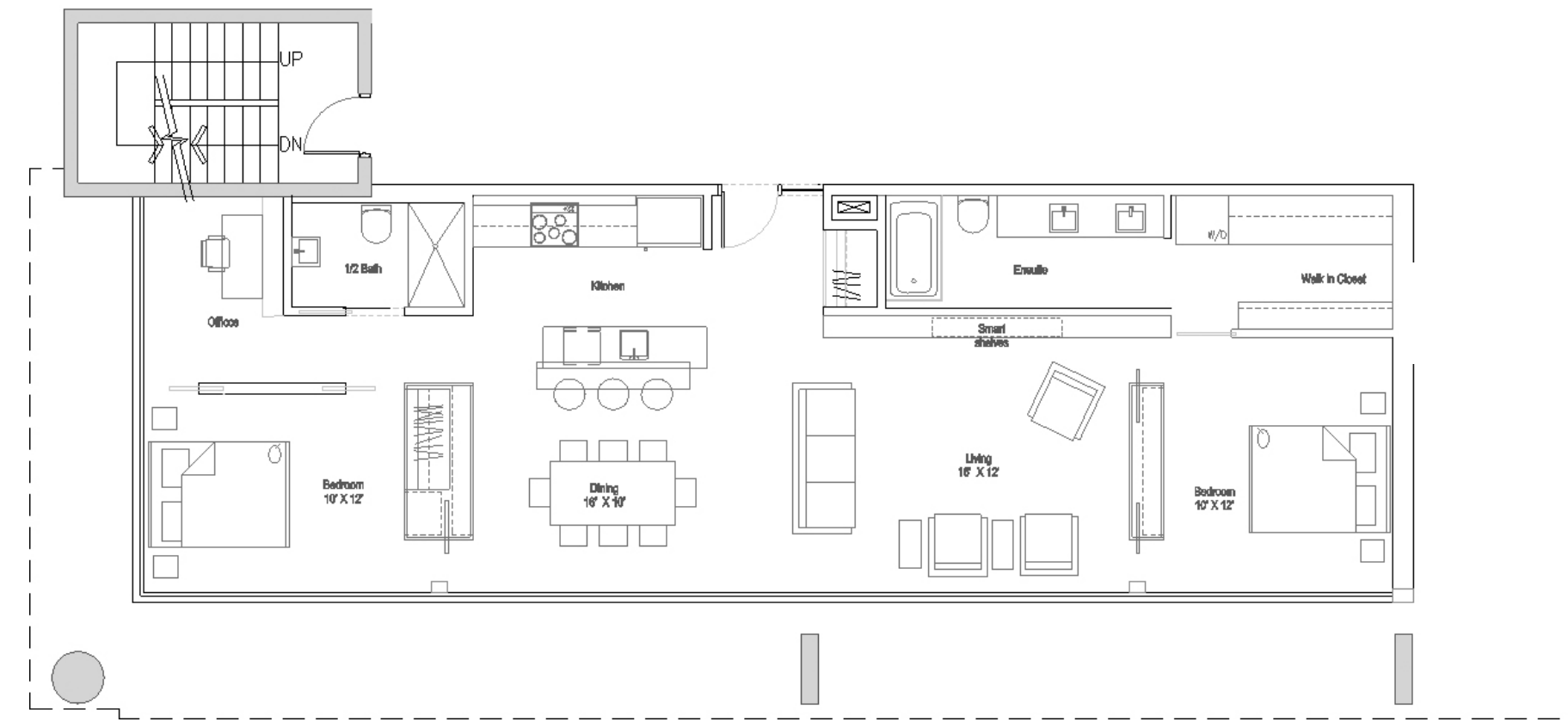
1 Bedroom 1 & 1/2 Bath 635 s.f.



2 Bedroom 2 & 1/2 Bath 970 s.f.

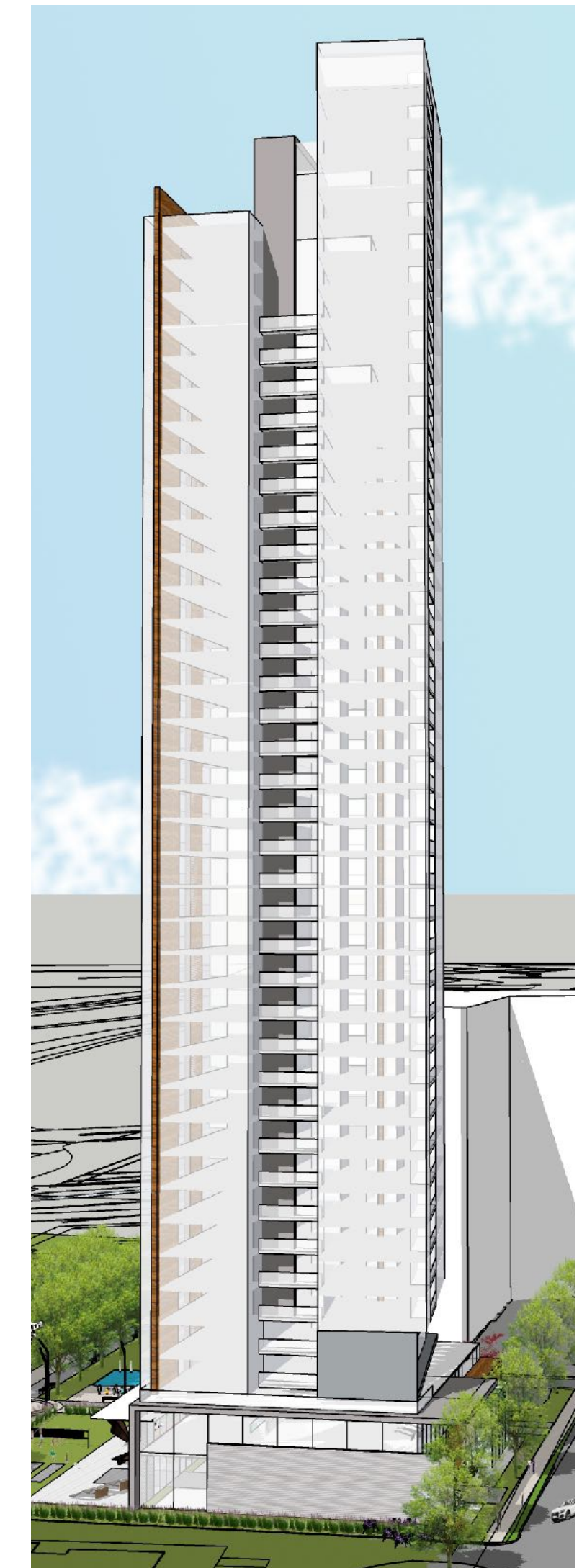


3 Bedroom 2 Bath 1200 s.f.



2 Bedroom 2 Bath 1000 s.f.

East Elevations

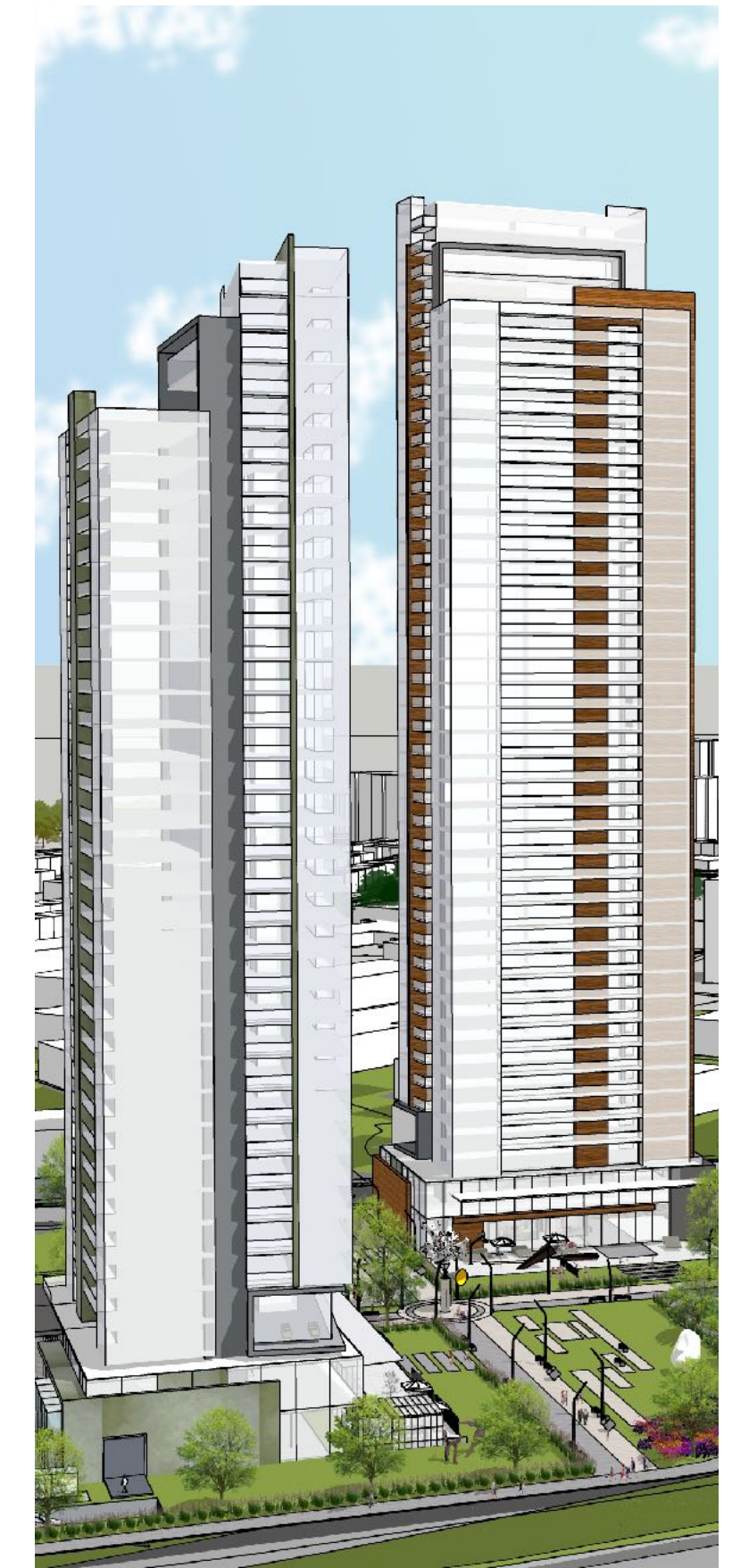


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Building Elevations



South Elevations



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Building Elevations



West Elevations

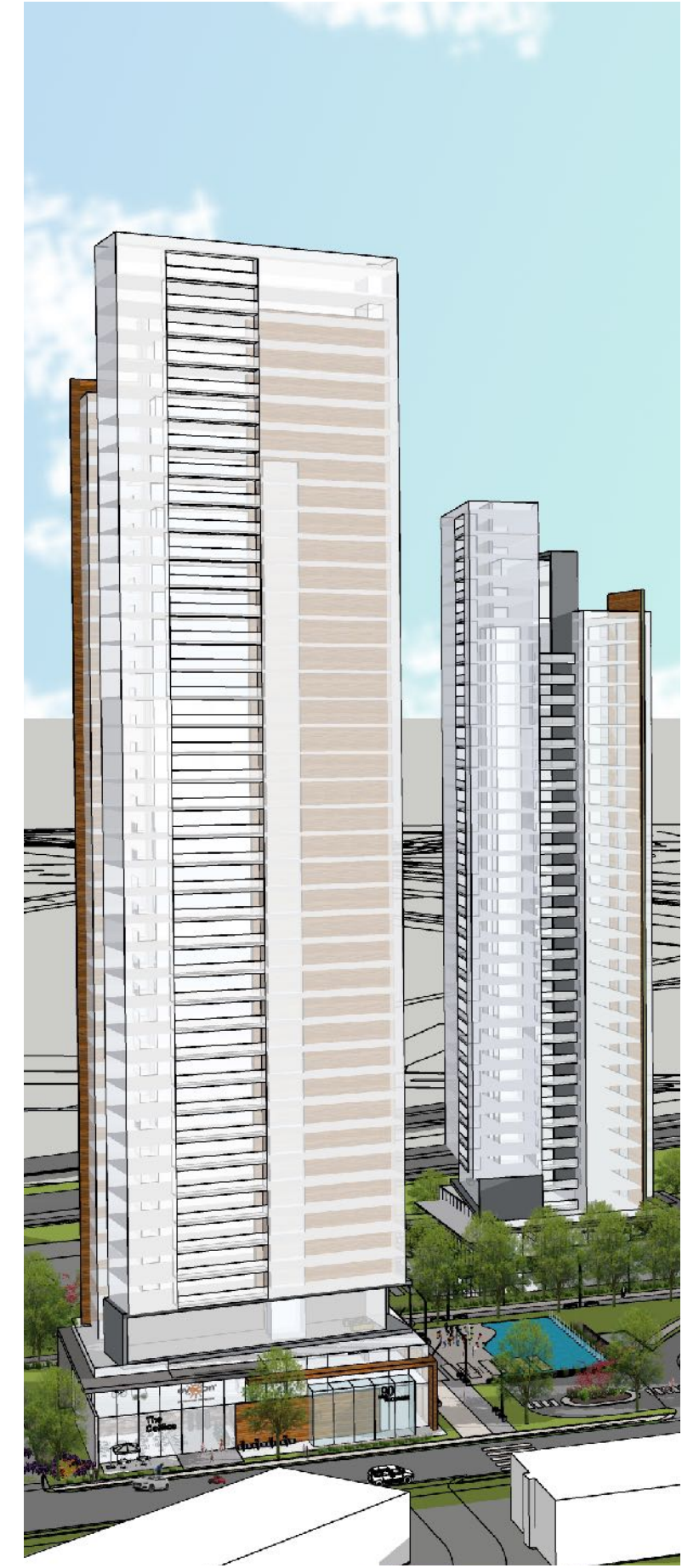
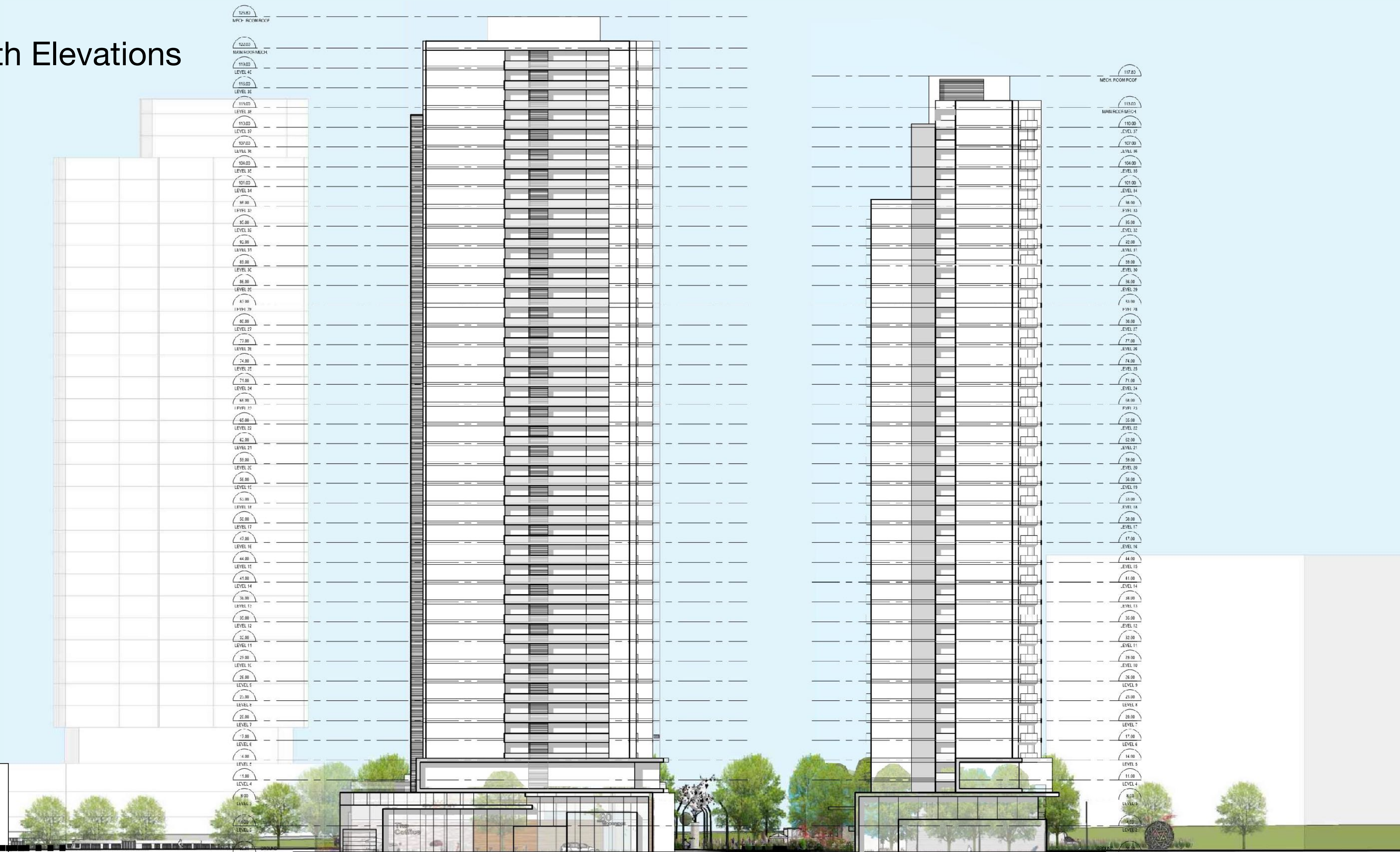


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Building Elevations



North Elevations



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Building Elevations





70 Woodridge retail



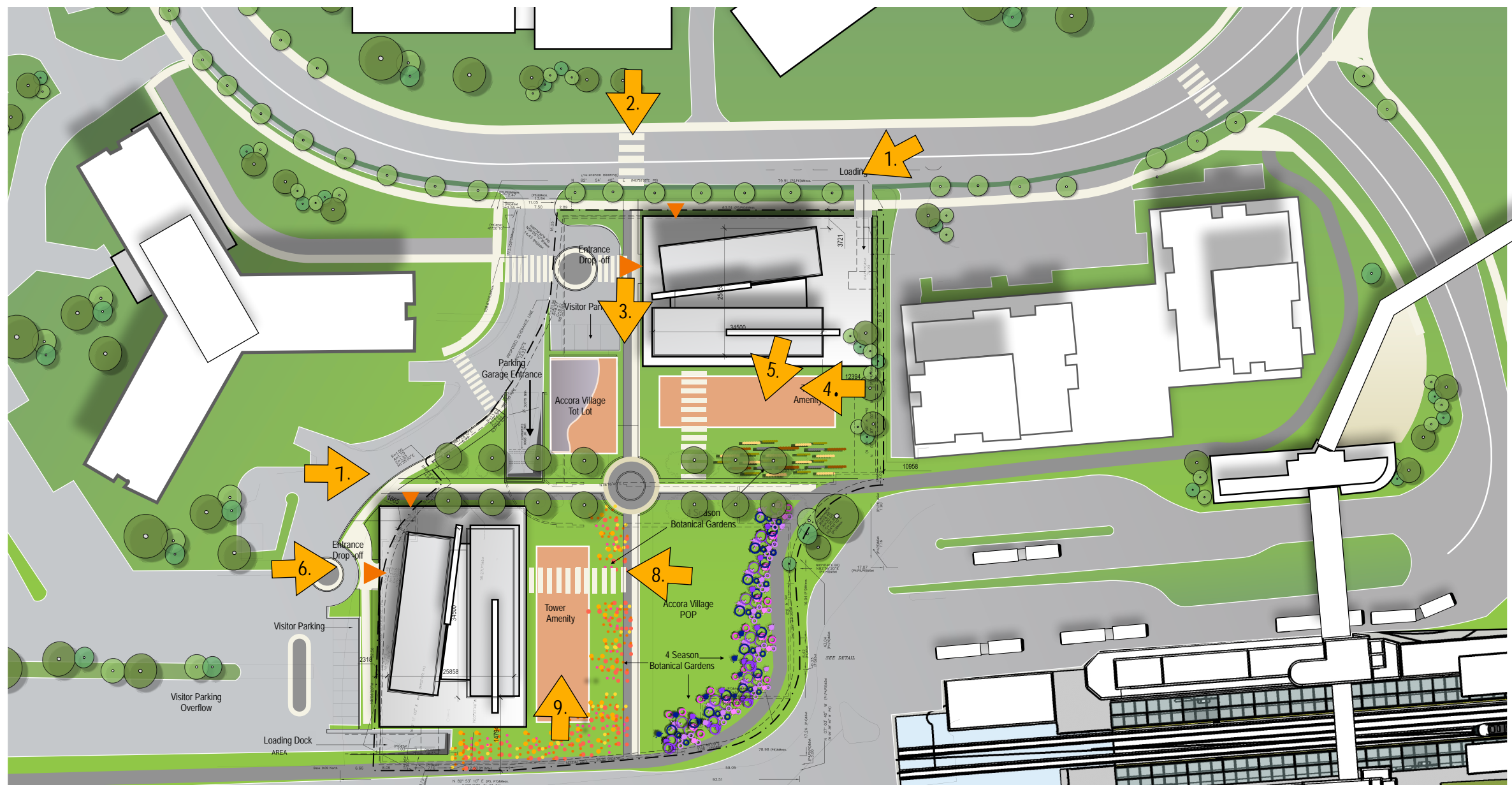
Panorama from 70 Woodridge Amenity Space



80 Woodridge Drop-Off & Entrance



Entrance @ Woodridge to the North-South esplanade



East-West Esplanade from the West



Esplanade @ splash-pad Tot Lot



70 Woodridge Amenity Plaza from the North-South Esplanade



70 Woodridge Amenity Plaza

Architectural Perspectives

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70 Woodridge Amenity Plaza from the South



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Street View
70 Woodridge

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North South Walk
@ Woodridge

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Tot Lot Splash Pad
North South Walk

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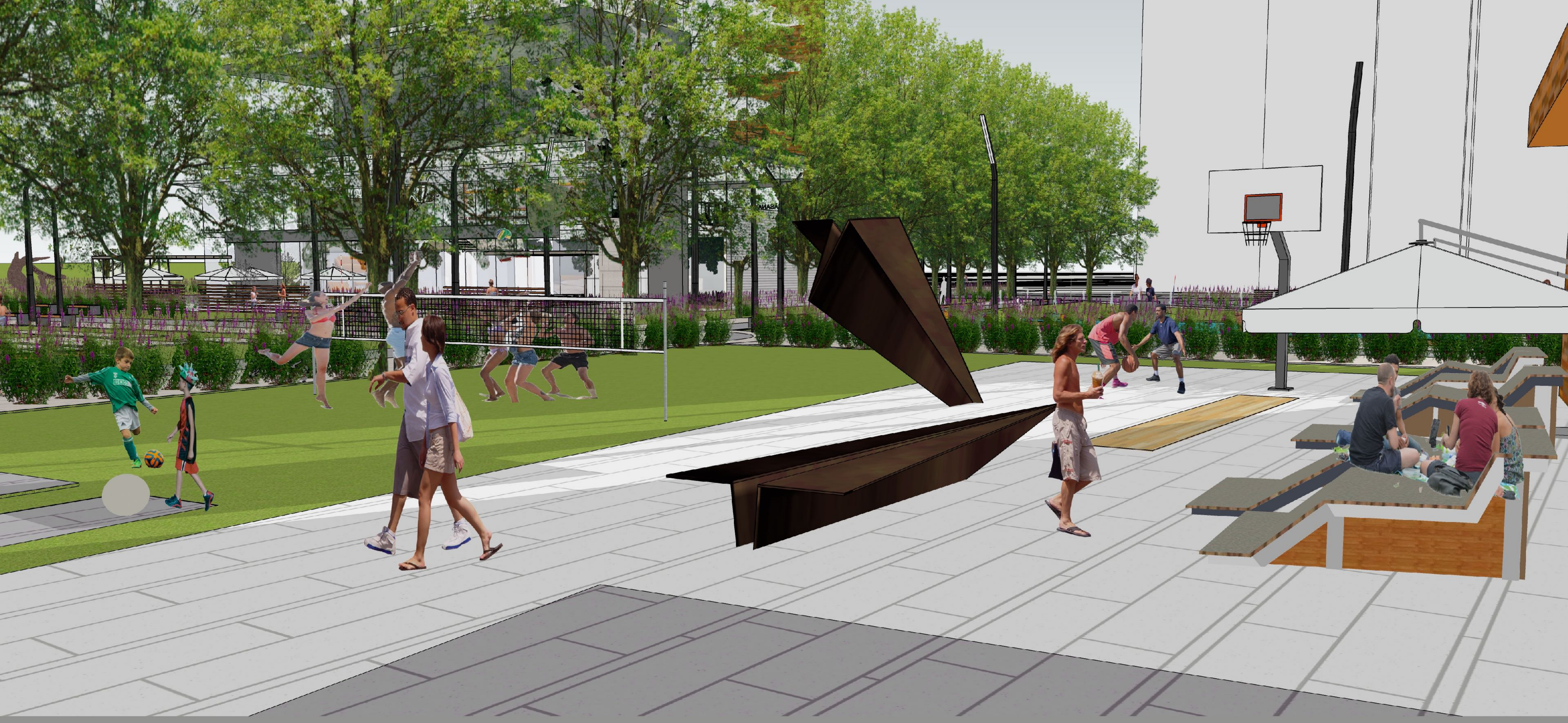
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Amenity Area
70 Woodridge

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Amenity Area
70 Woodridge

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Drop-off & Entrance
80 Woodridge

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Crescent

West end
East West Walk





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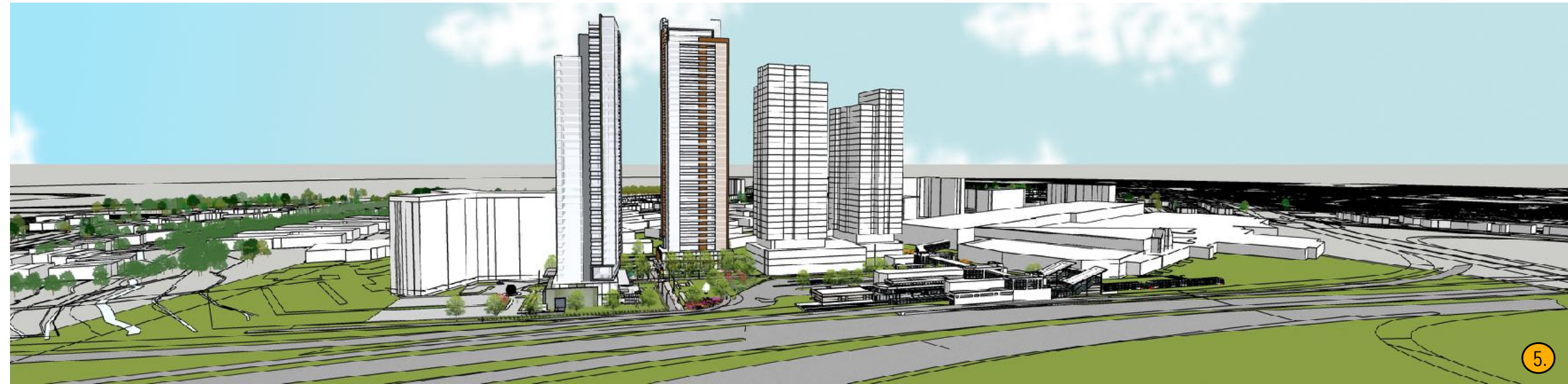
Amenity Area
80 Woodridge

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Aerial from the South-East



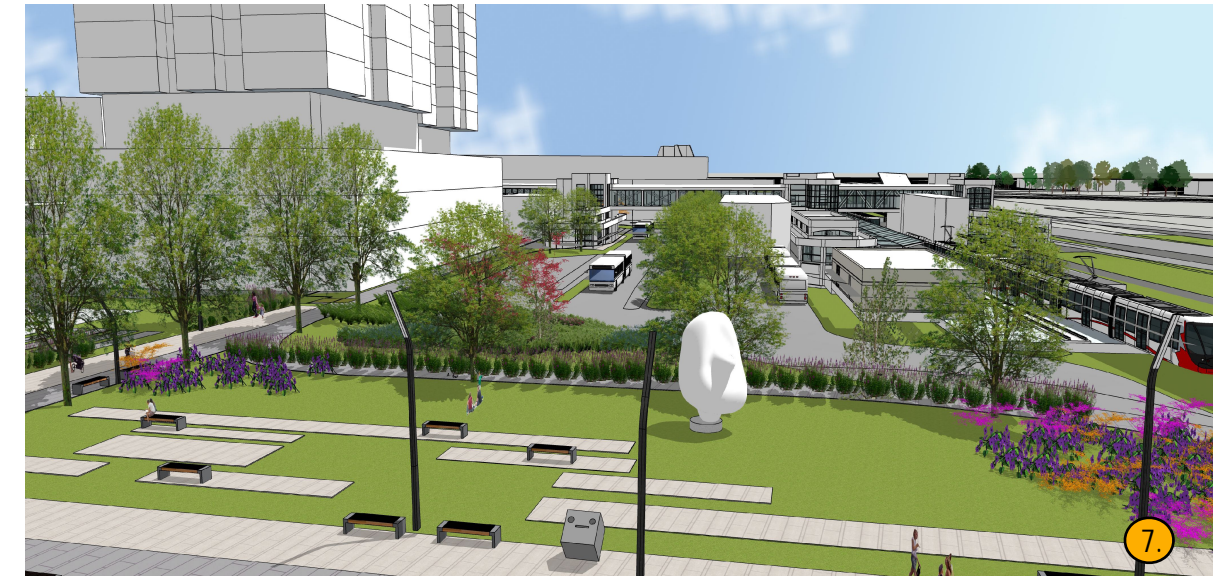
Panorama f@ the 416 Split



Aerial from the south-east of the MUP & POP park



POP Park from the MUP



Aerial over the POP park to the LRT Station



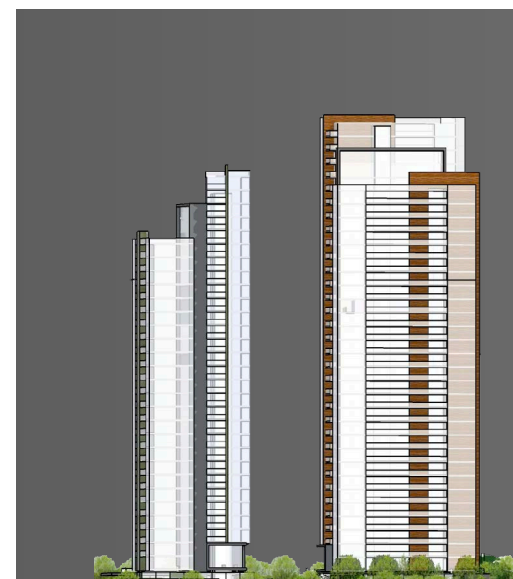
Aerial of the MUP next to the LRT Station



MUP connection to the East West Esplanade



East West Esplanade to the LRT Station



Public Realm Perspectives

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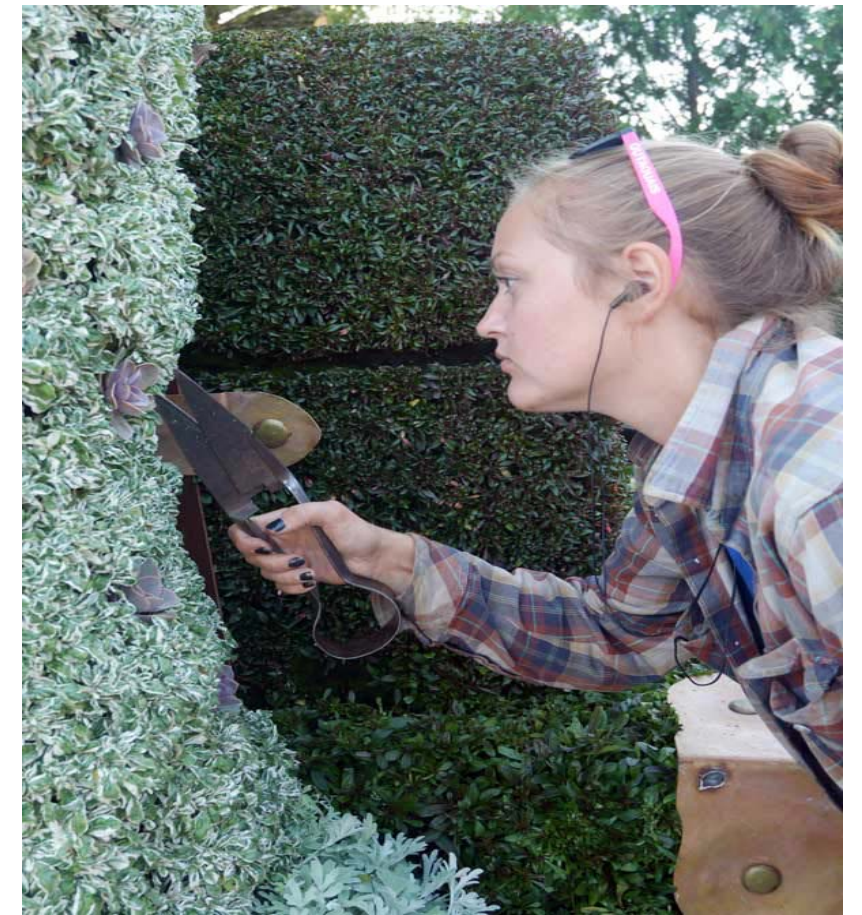
Crescent

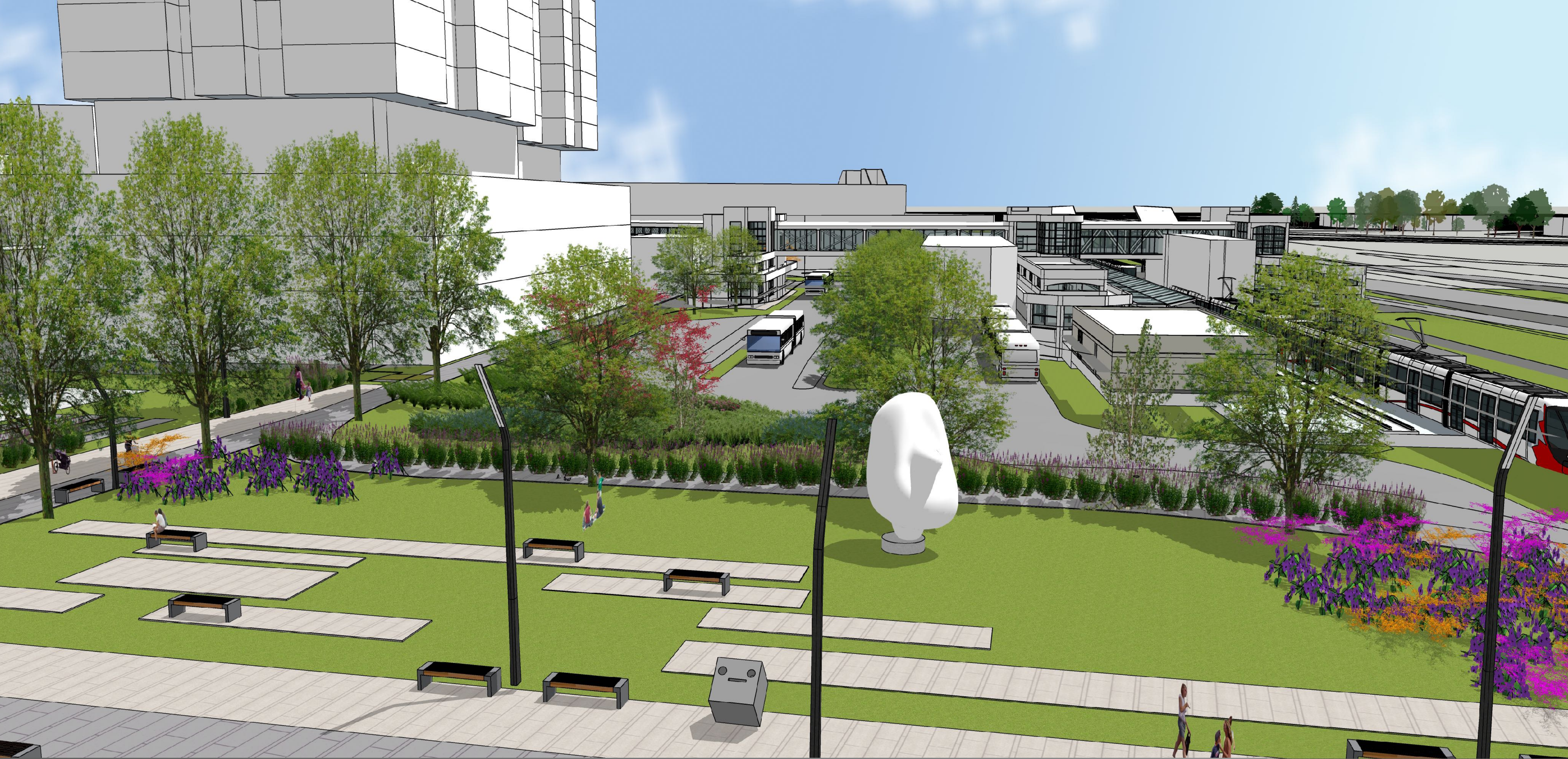
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View from 70 Woodbridge amenity to the POP park



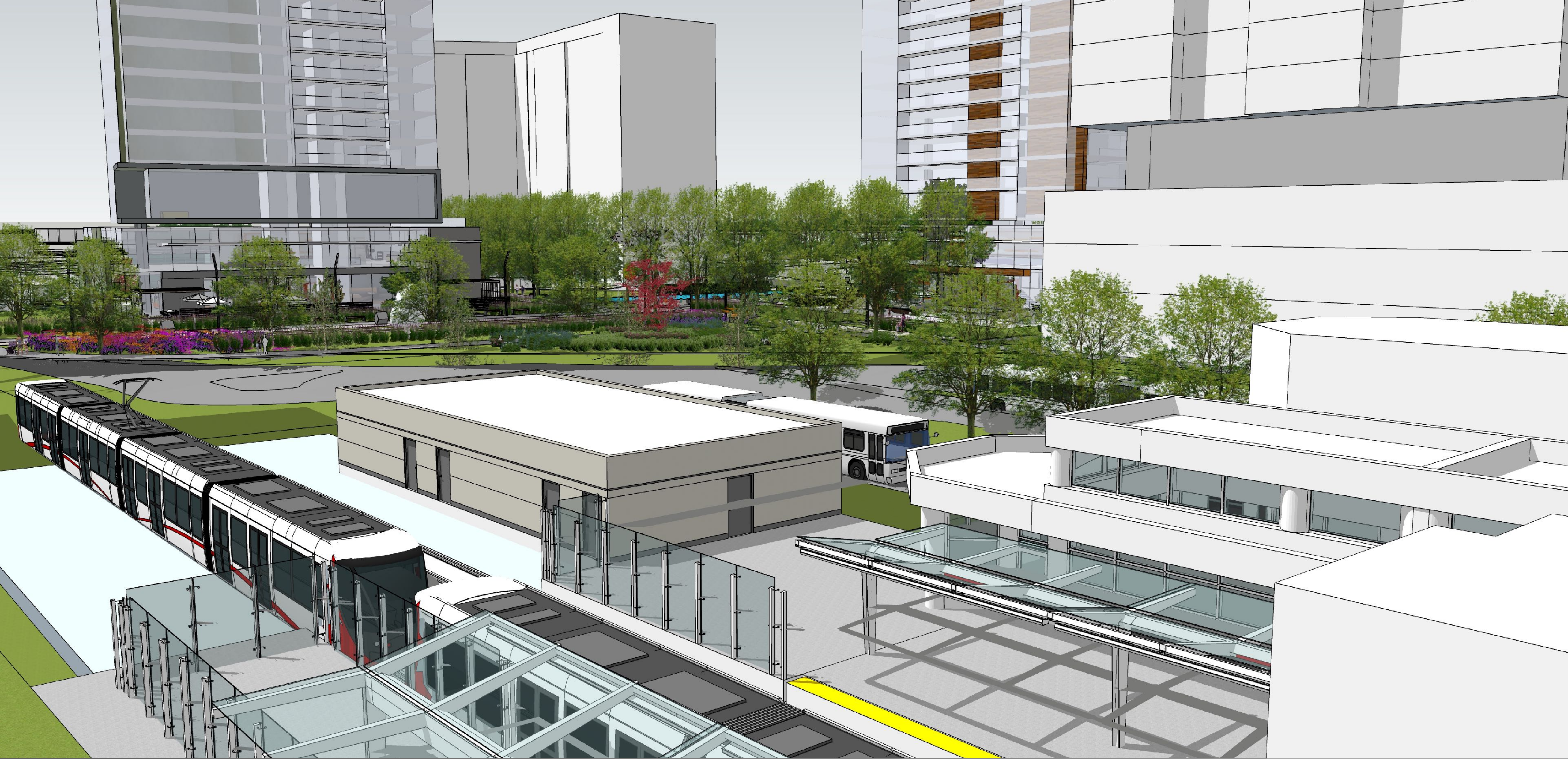




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POP Park and Community Event Space





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View From Bayshore LRT Station





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Aerial of the Axial Walks
& POP Community Event Space

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View to Bayshore Transit Stations
From the East West Walk

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View from the MUP
Down the East West Walk

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POP Park and Community Event Space

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Ferguslea
PROPERTIES



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Sun Shade Studies



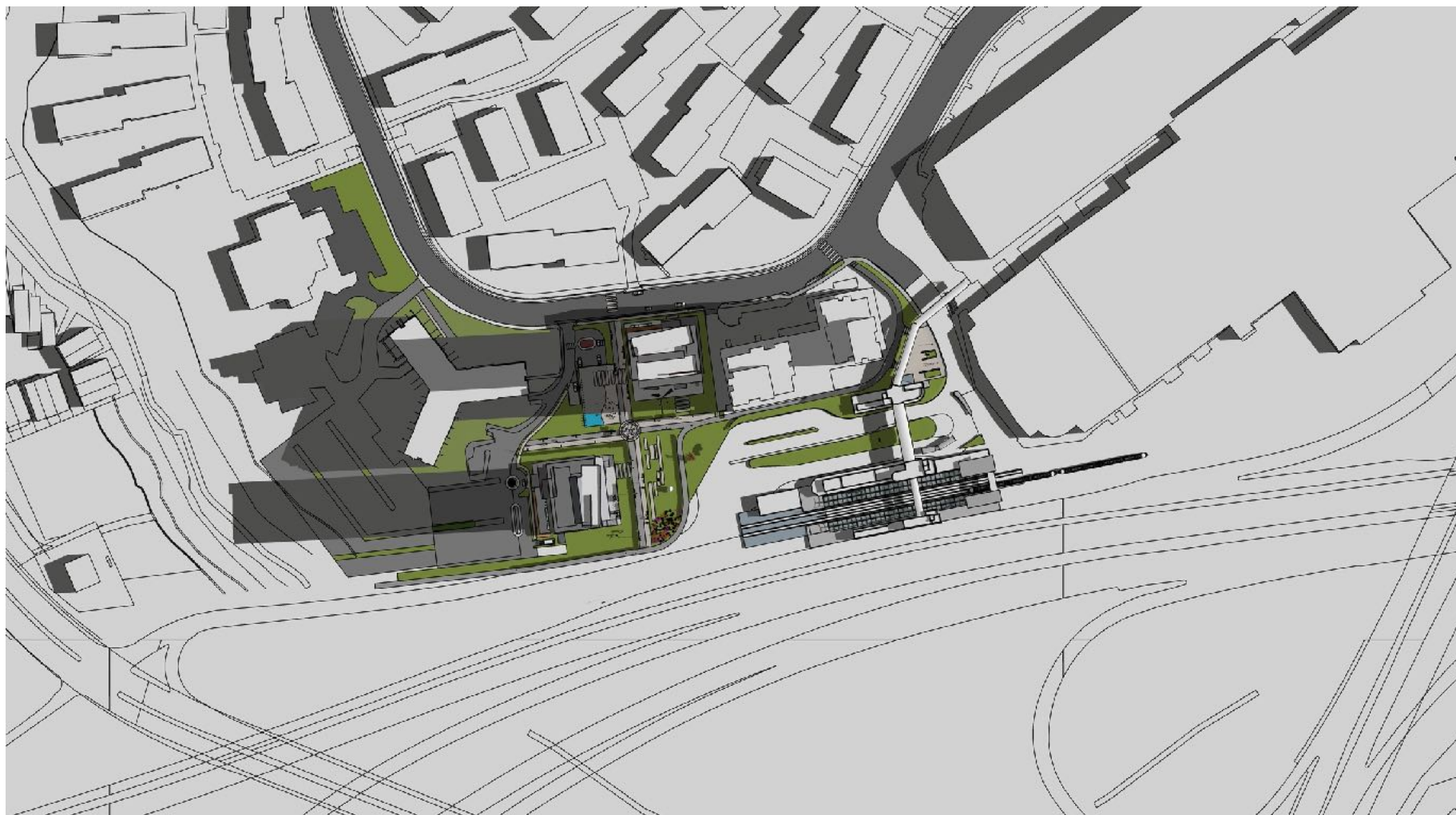
November 2022



June 21 / 5-30am



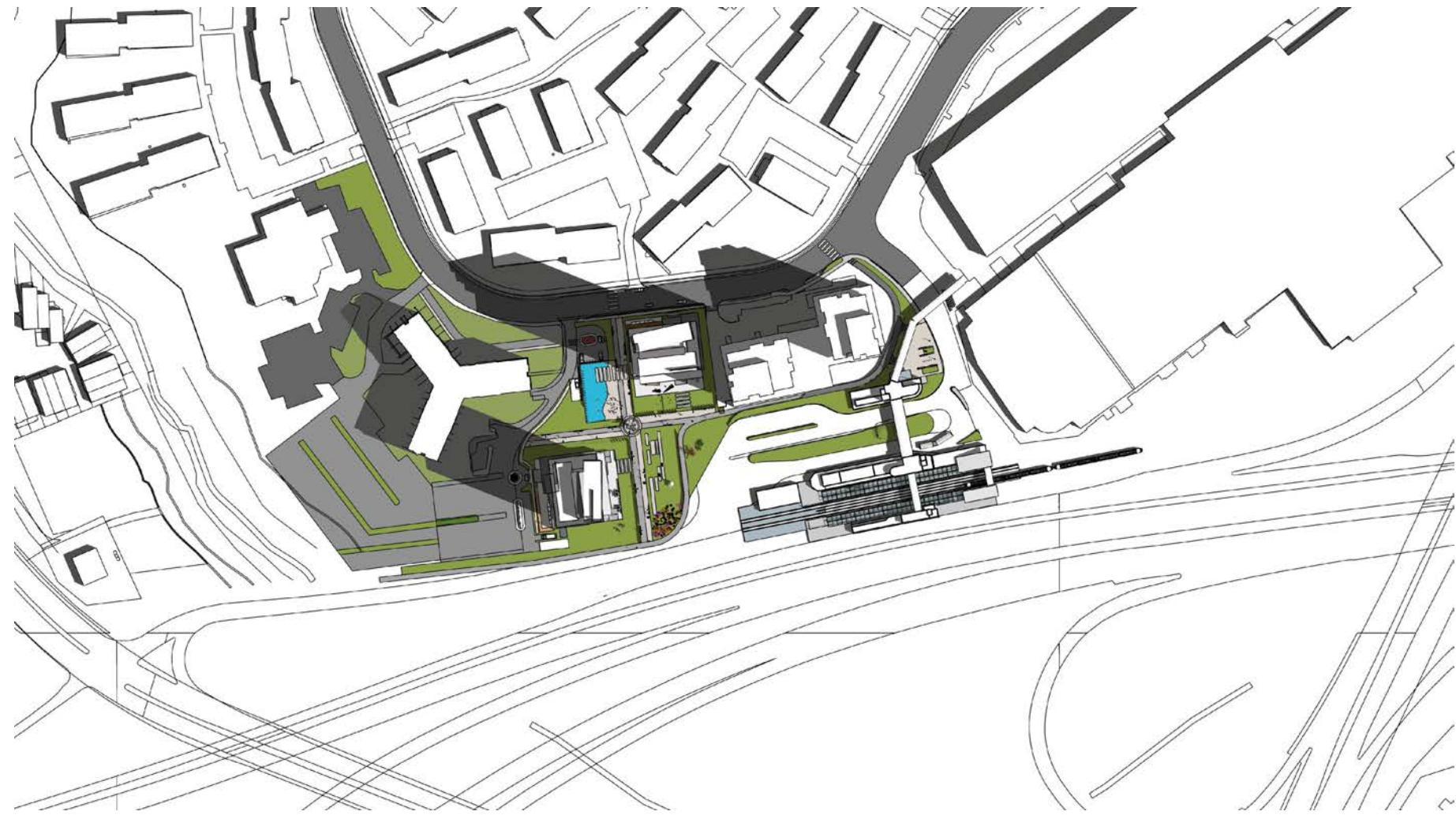
June 21 / 6-30am



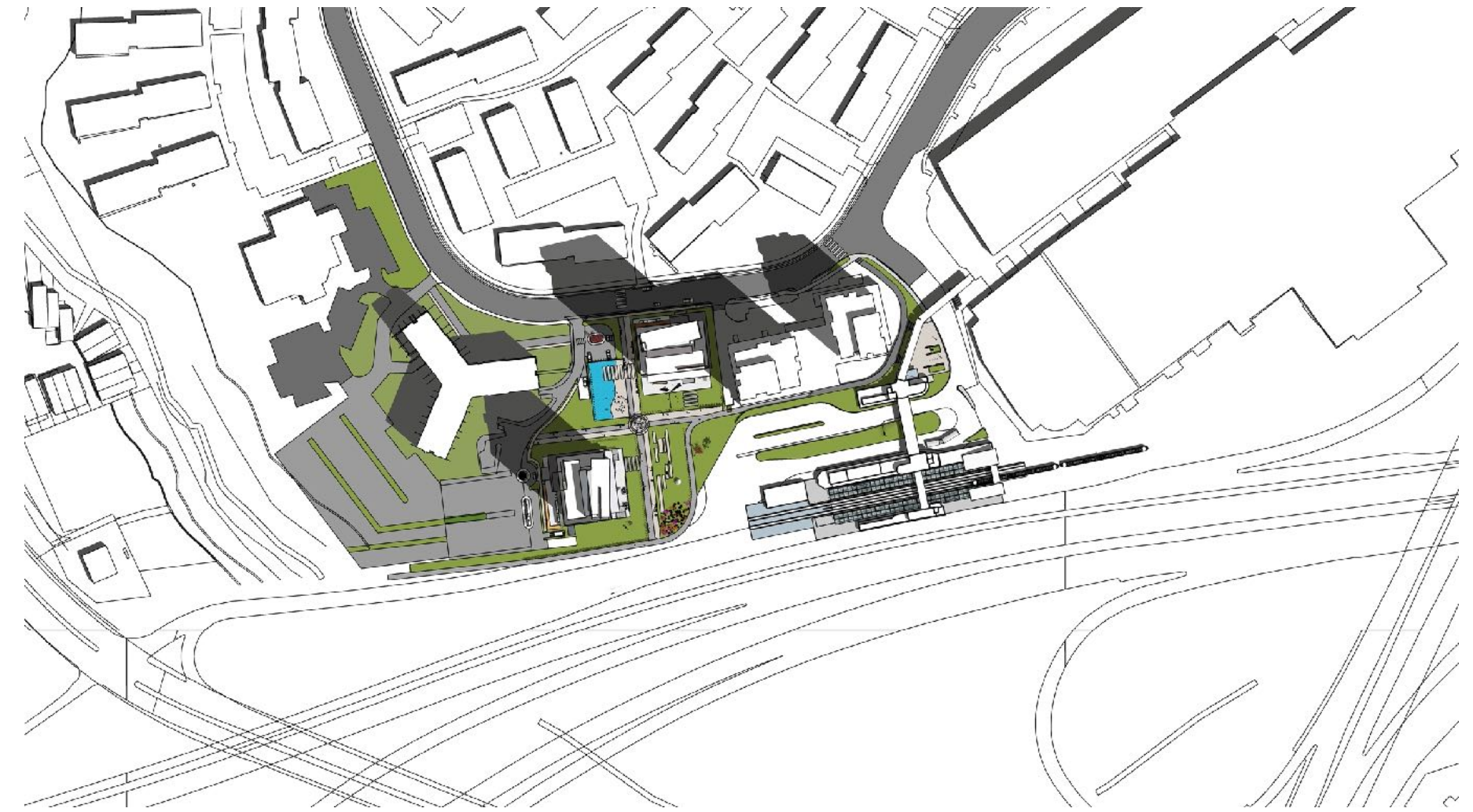
June 21 / 7-30am



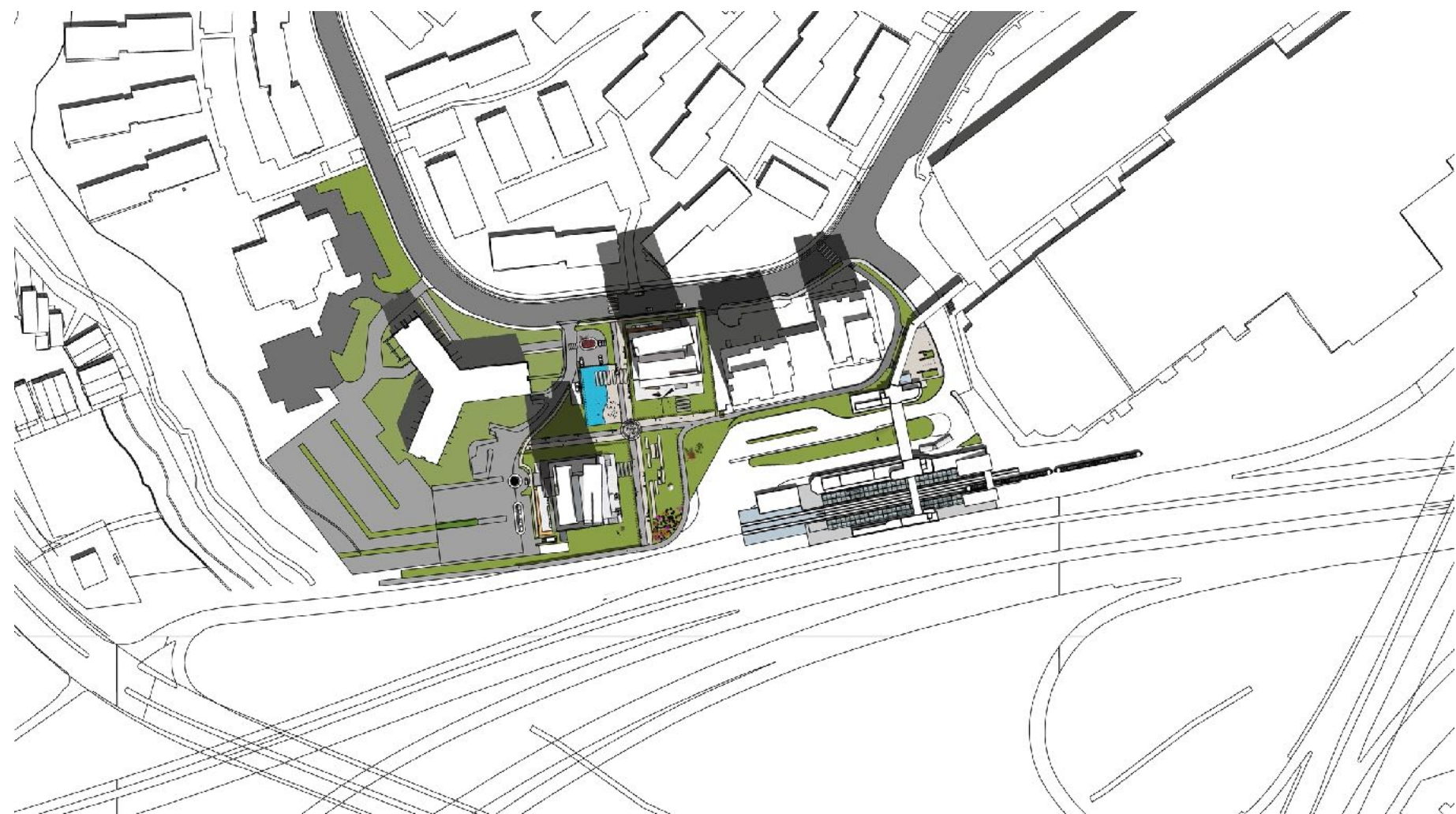
June 21 / 8-30am



June 21 / 9-30am



June 21 / 10-30am



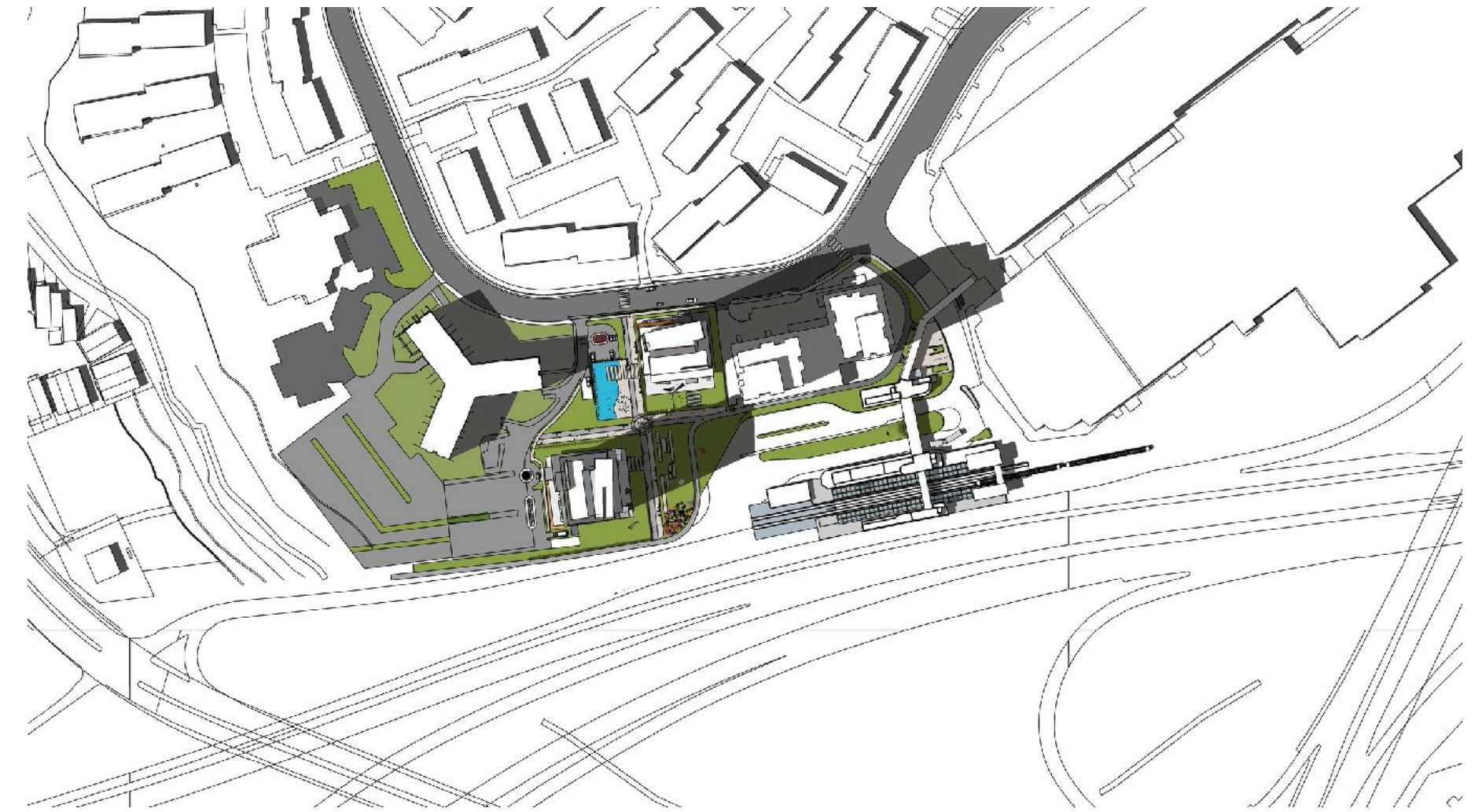
June 21 / 11-30am



June 21 / 12-30pm



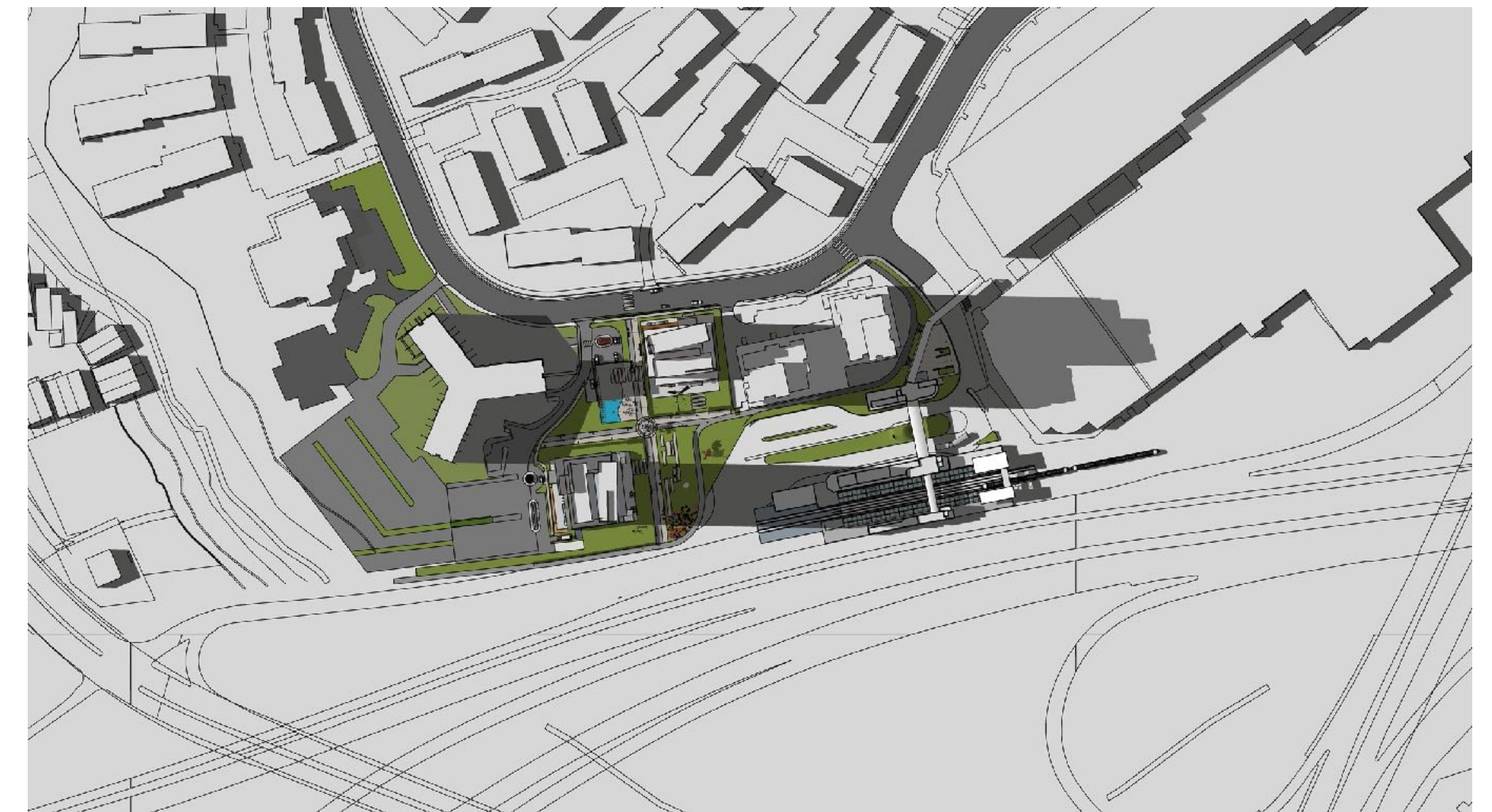
June 21 / 1-30pm



June 21 / 2-30pm



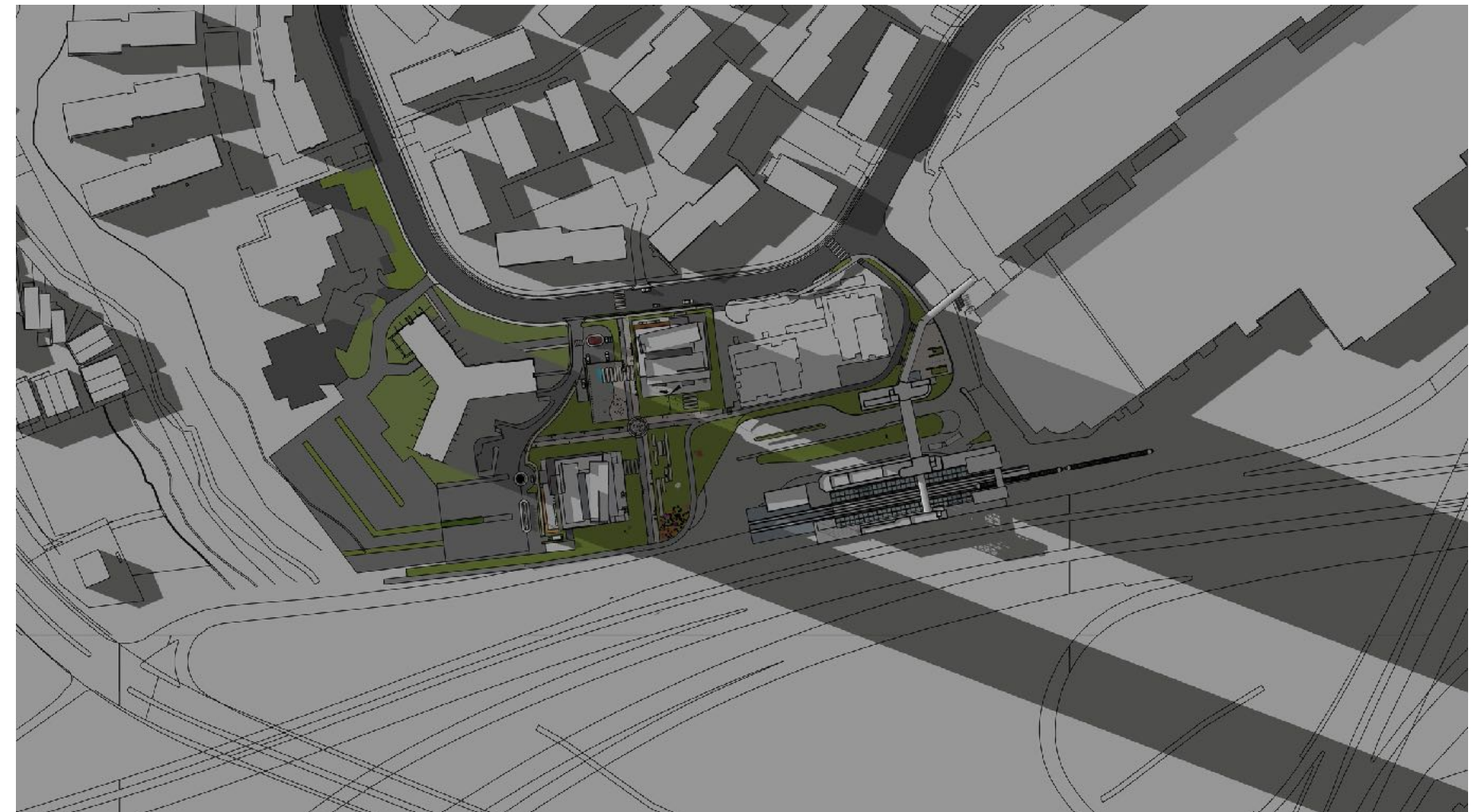
June 21 / 3-30pm



June 21 / 4-30pm



December 21 / 5-30pm



June 21 / 6-30pm



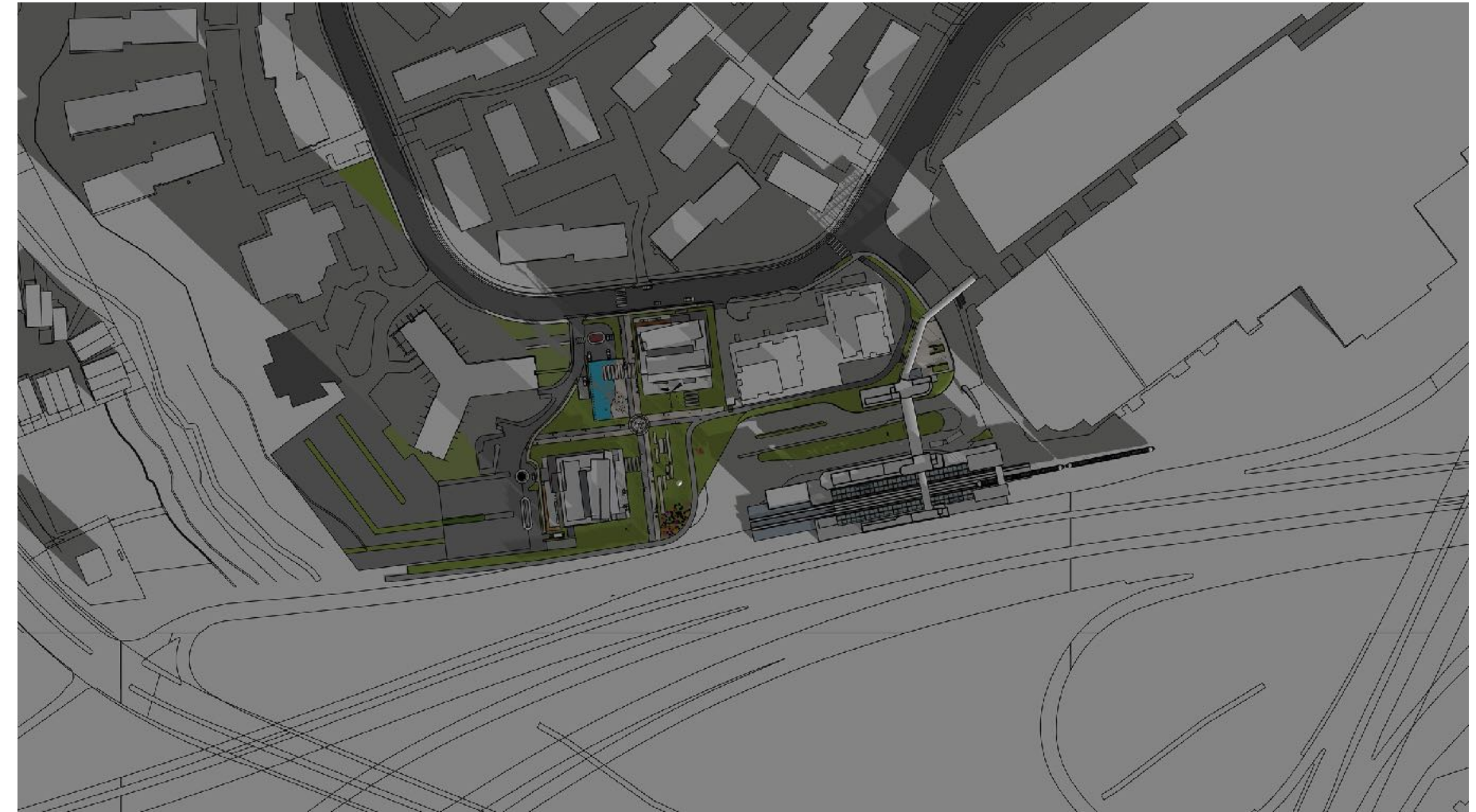
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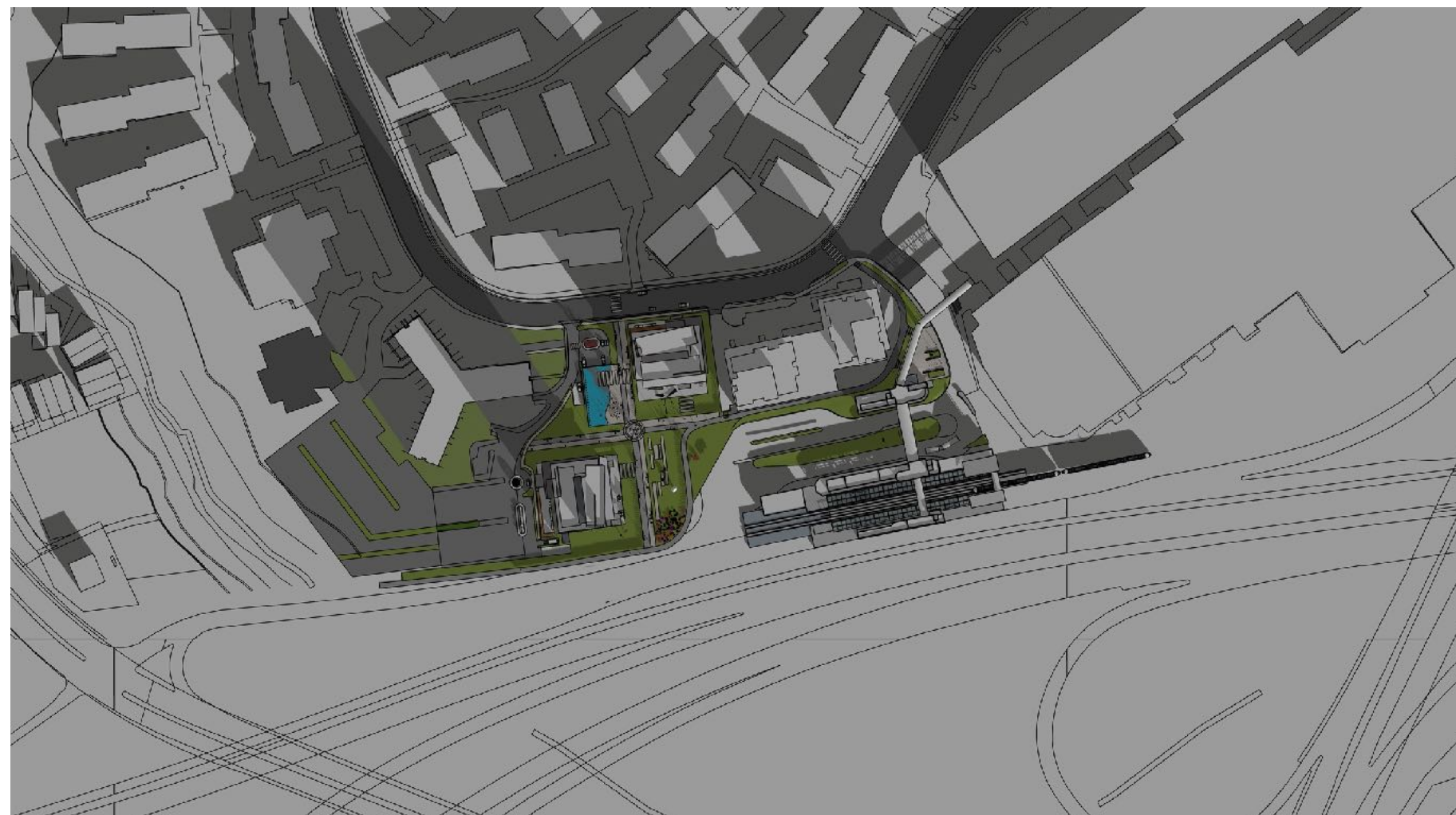
June 21 / 8-30pm



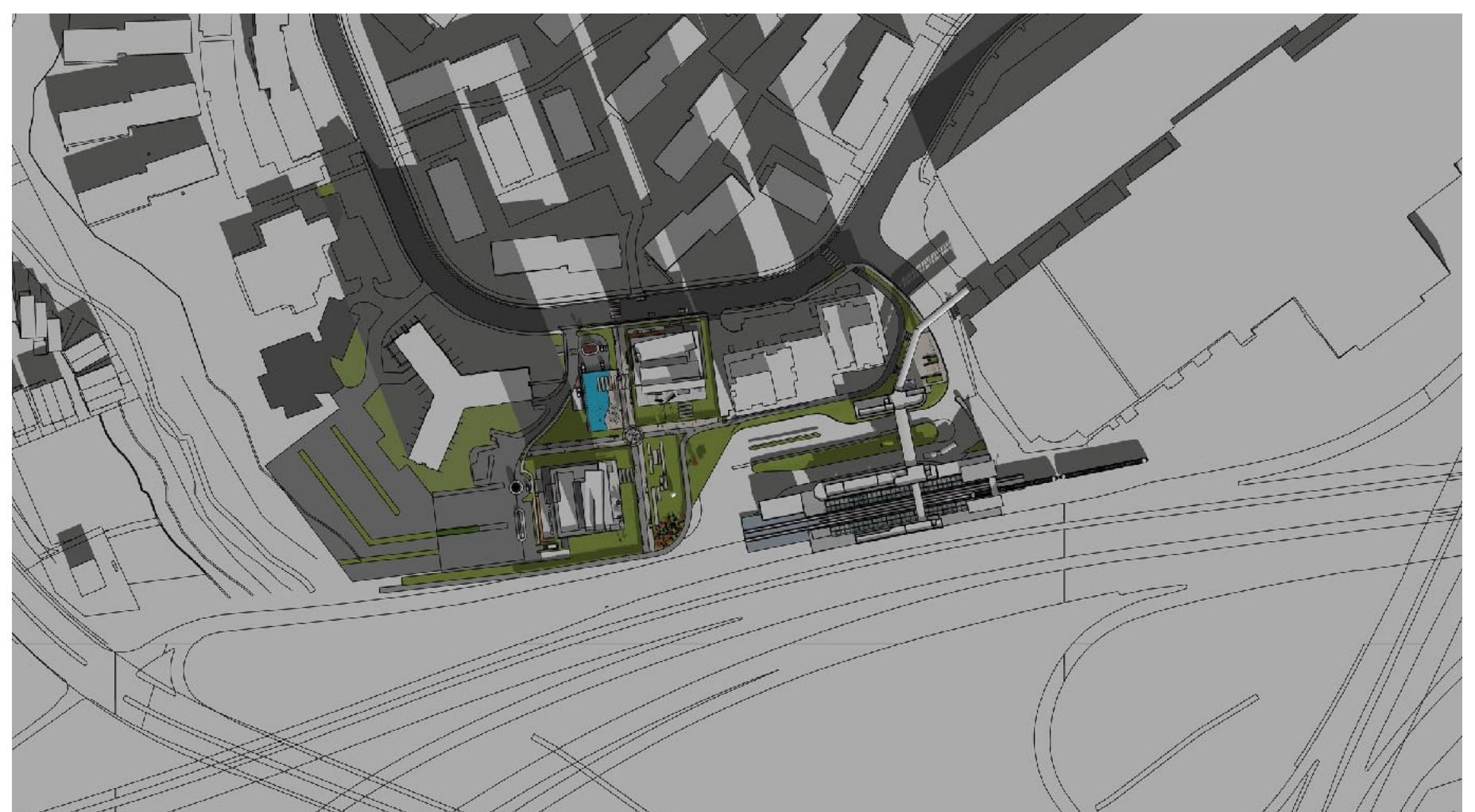
December 21 / 7-30am



December 21 / 8-30am



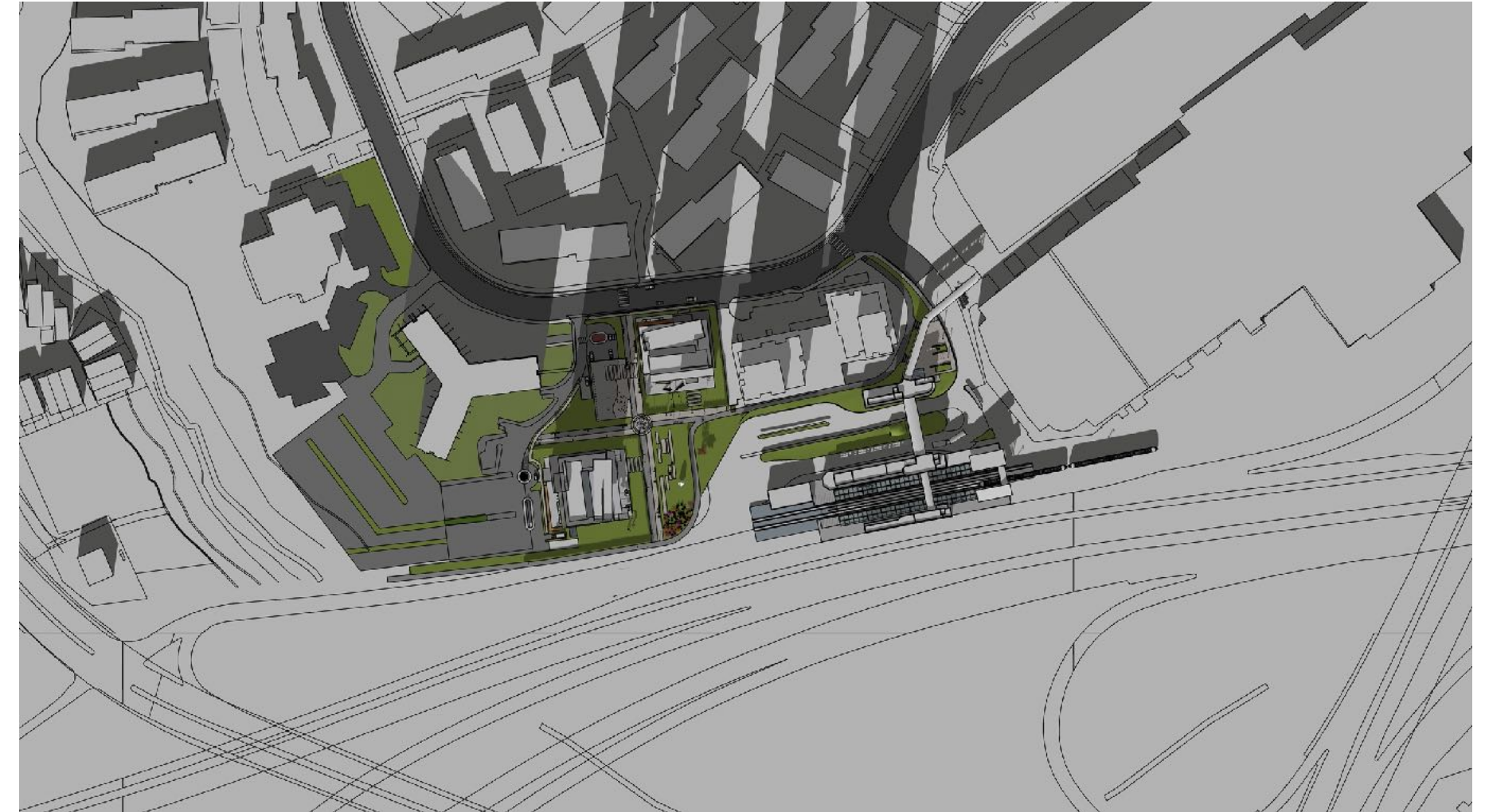
December 21 / 9-30am



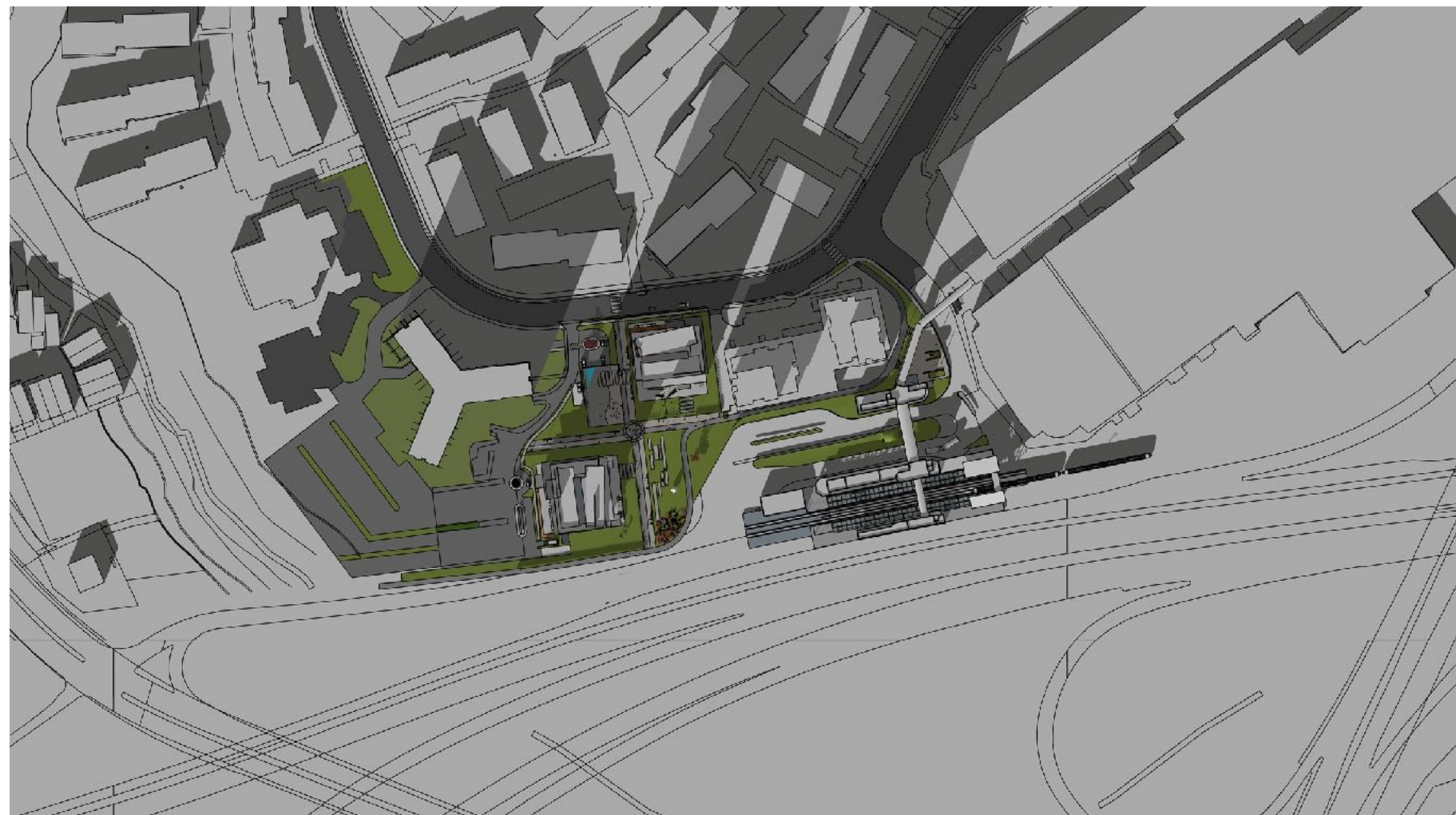
December 21 / 10-30am



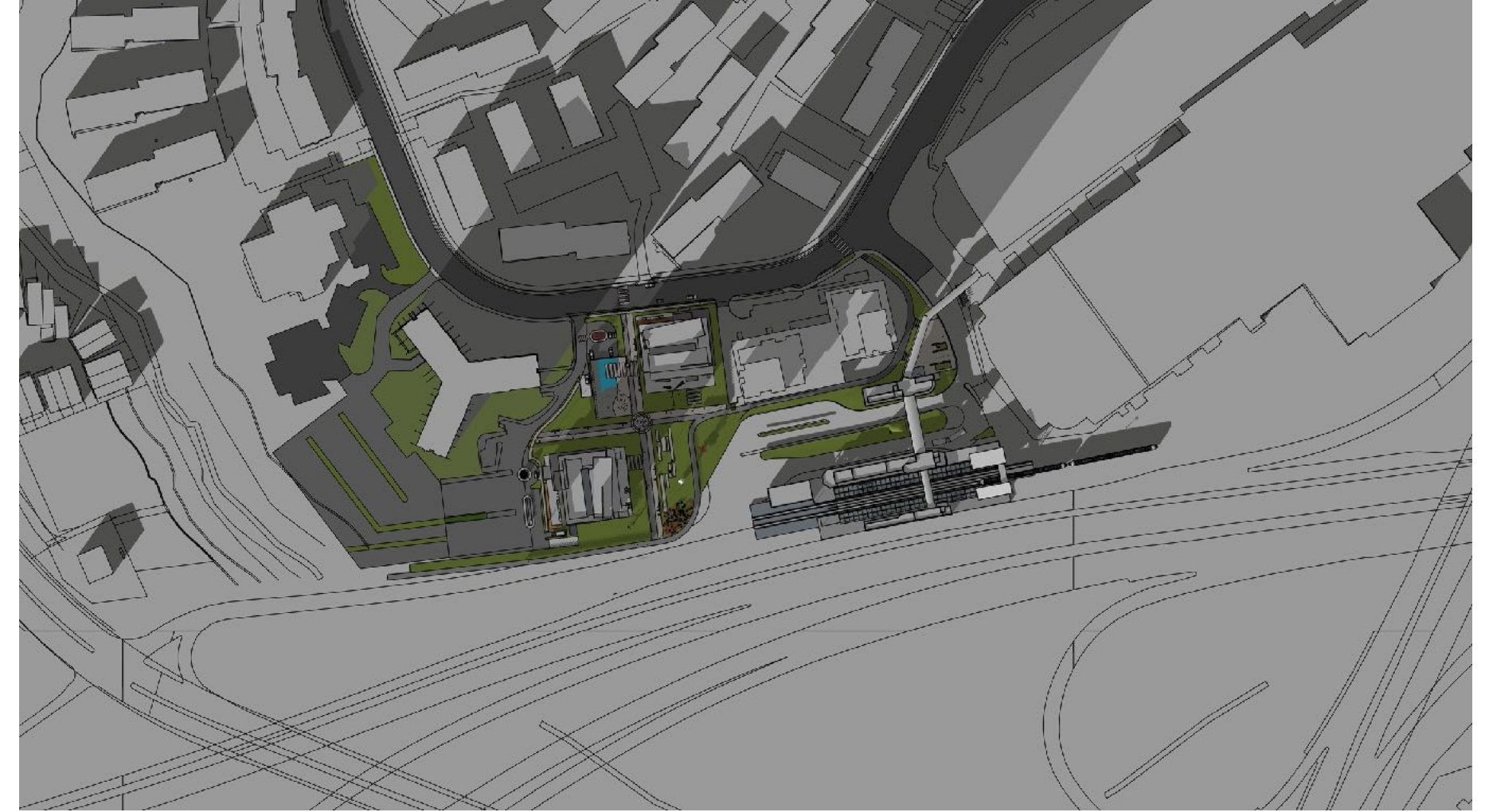
December 21 / 11-30am



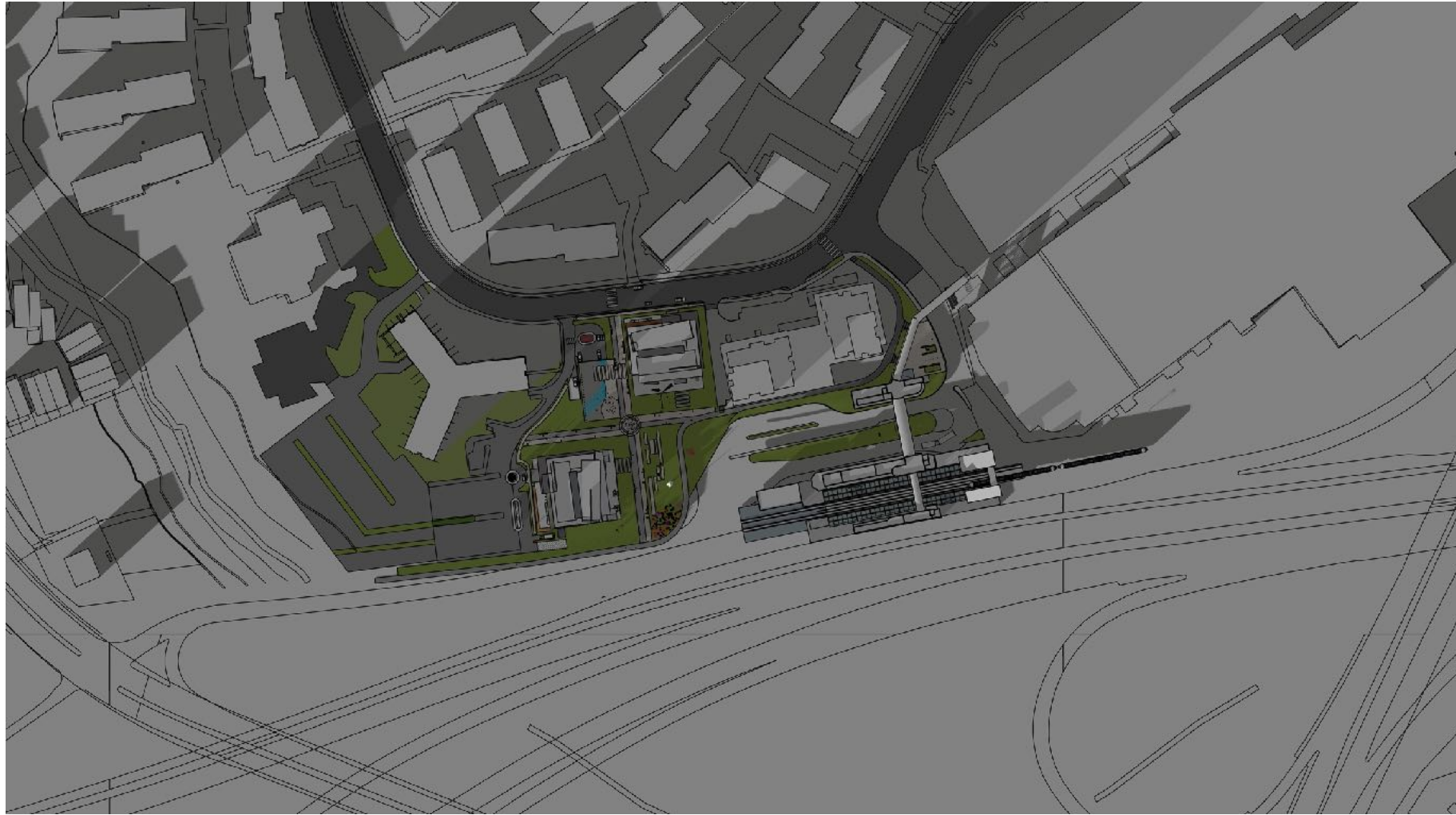
December 21 / 12-30pm



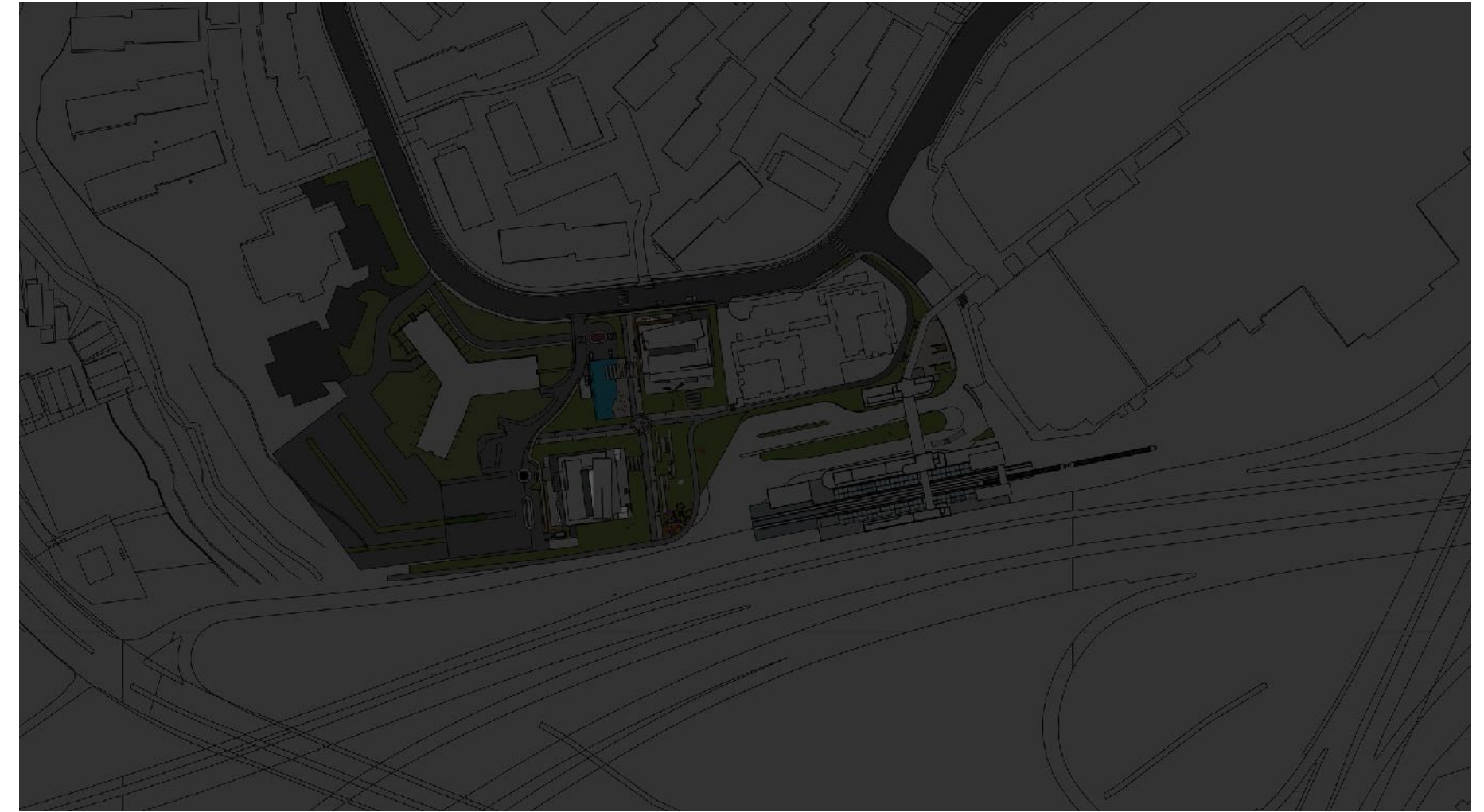
December 21 / 1-30pm



December 21 / 2-30pm



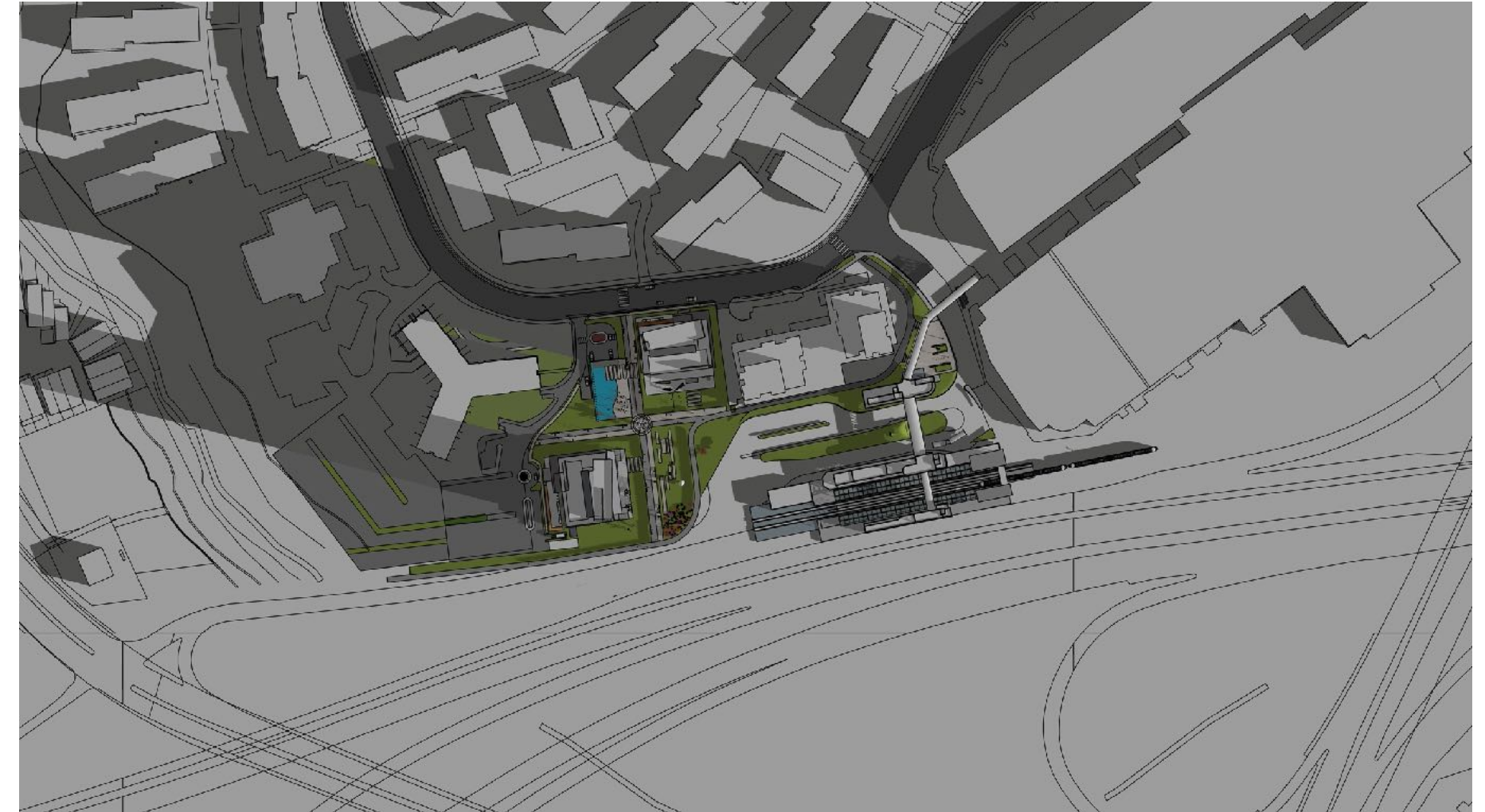
December 21 / 3-30pm



December 21 / 4-30pm



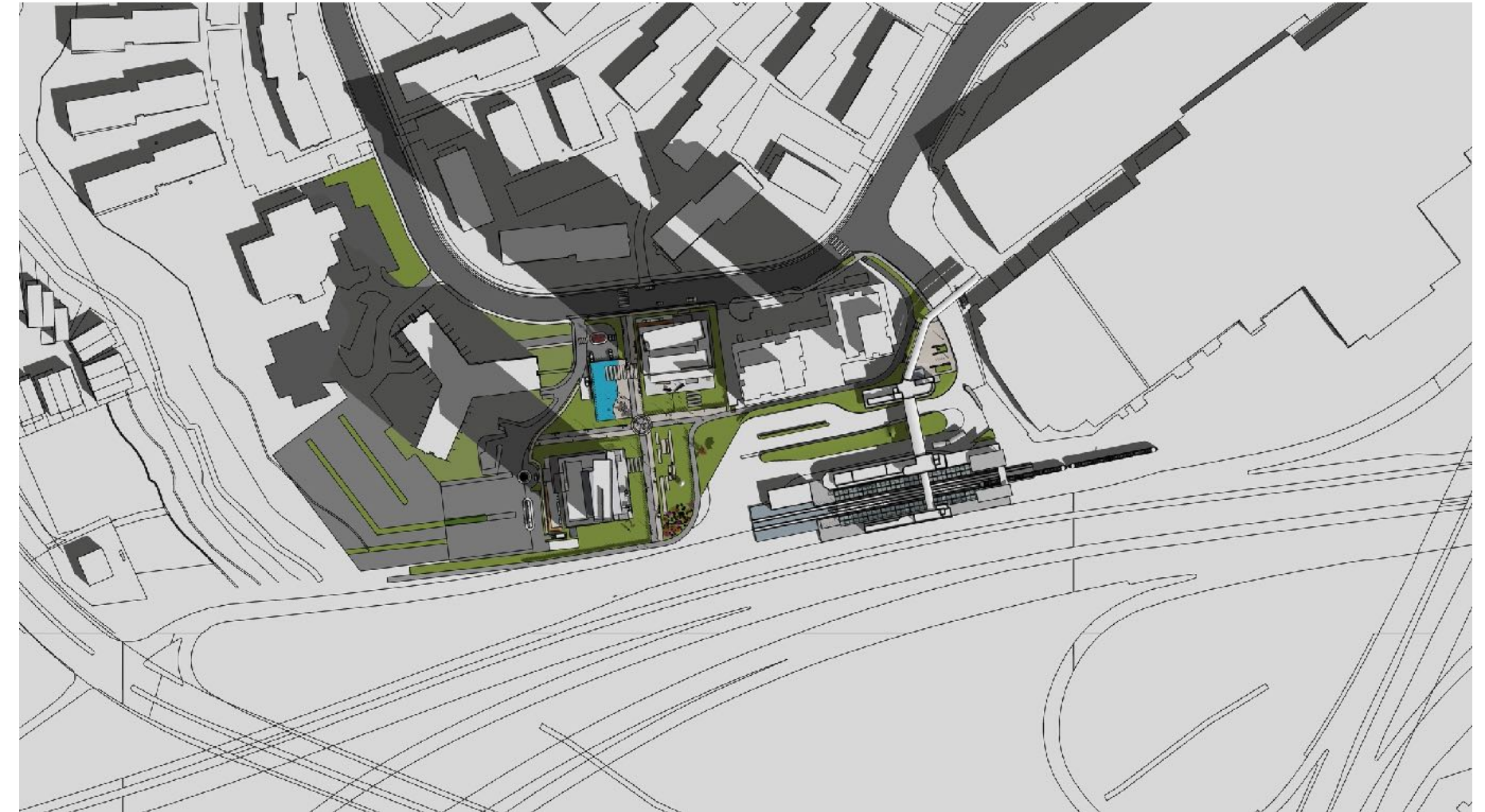
March / Sept. 21 / 7-30am



March / Sept. 21 / 8-30am



March / Sept. 21 / 9-30am



March / Sept. 21 / 10-30am



March / Sept. 21 / 11-30am



March / Sept. 21 / 12-30pm



March / Sept. 21 / 1-30pm



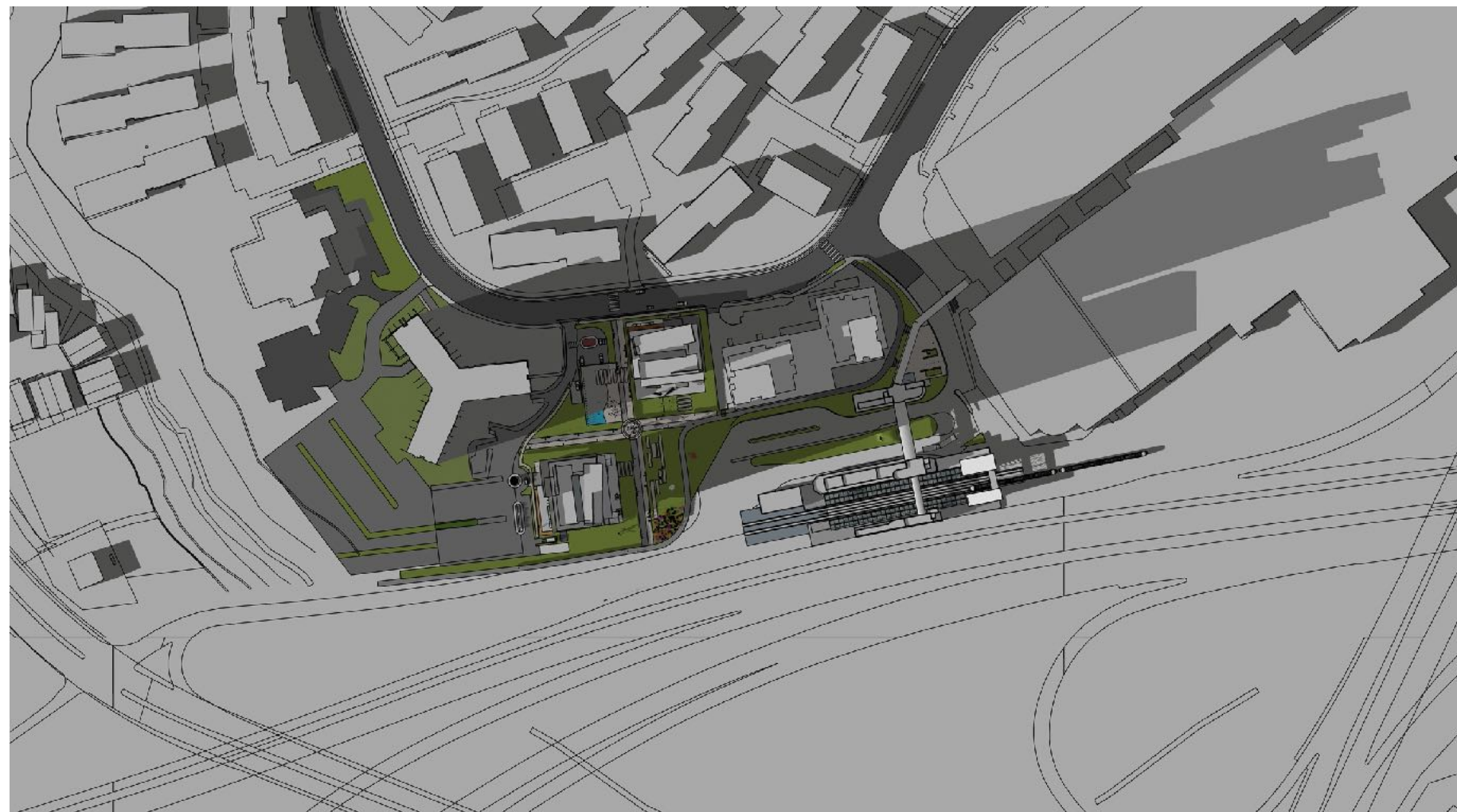
March / Sept. 21 / 2-30pm



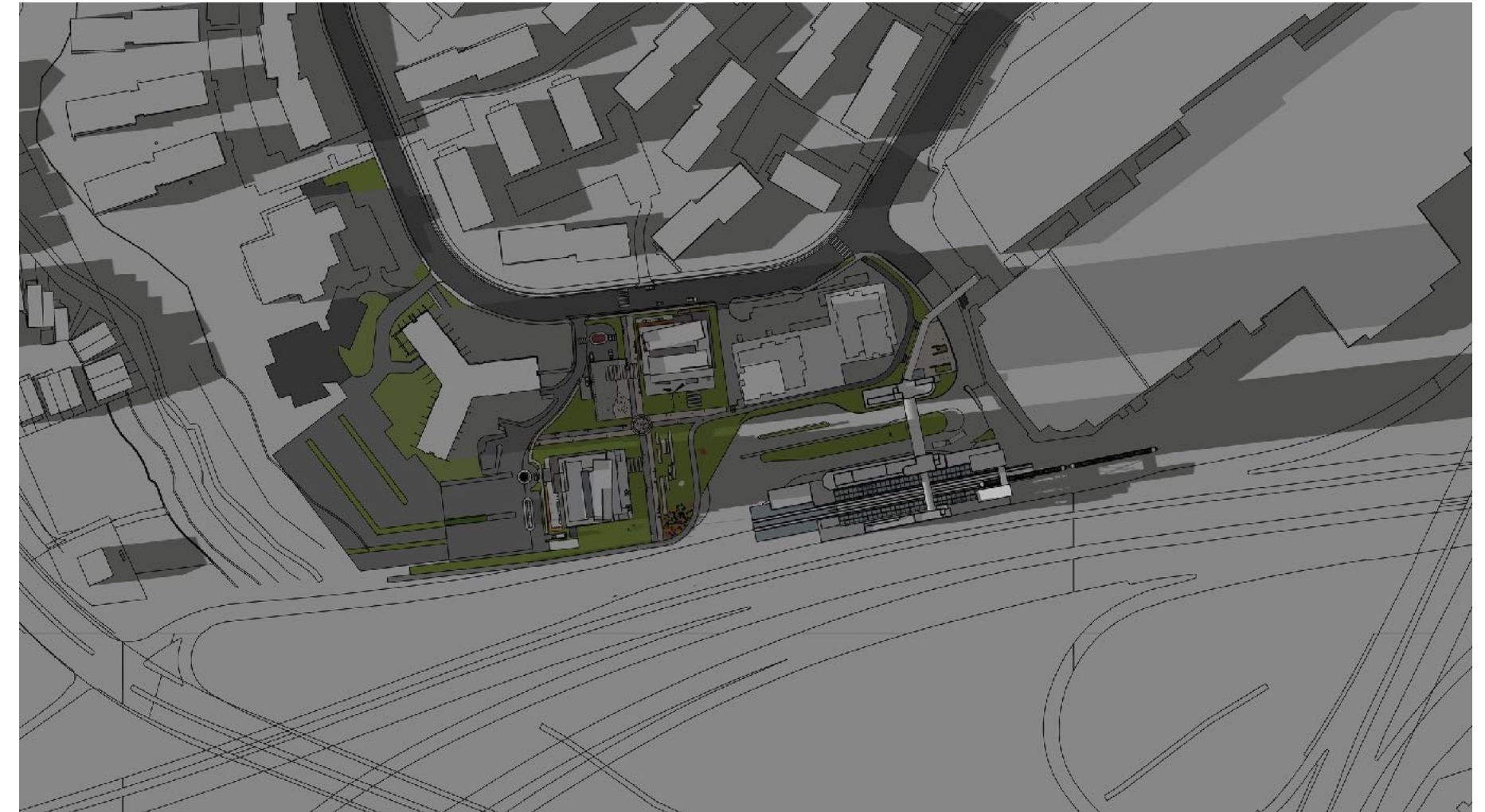
March / Sept. 21 / 3-30am



March / Sept. 21 / 4-30pm



March / Sept. 21 / 5-30pm



March / Sept. 21 / 6-30pm



70 and 80 WOODRIDGE Crescent

Ottawa ON



bbb architects ottawa

Design Studies
for a
Zoning By-Law Amendment Application

November 2022