



WINDMILL

384 ARLINGTON AVENUE - DESIGN BRIEF

OTTAWA | ONTARIO

JUNE 1ST 2023 | 12 805

NEUF 

FOTENN
Planning + Design

windmill

TABLE OF CONTENTS

1 SITE

| | |
|------------------------------------|----|
| CONTEXT | 5 |
| SUSTAINABILITY: GUIDING PRINCIPLES | 6 |
| AERIAL VIEW | 7 |
| LOCALISATION | 8 |
| SITE PHOTOS | 9 |
| ARTHUR LANE | 10 |

2 URBAN REGULATIONS

| | |
|---|-------|
| PROPERTY GEOMETRY | 12 |
| CITY OF OTTAWA OFFICIAL PLAN (2003) | 13 |
| NEW CITY OF OTTAWA OFFICIAL PLAN (2021) | 14 |
| PLANNING FRAMEWORK | 15 |
| APPROVED PROJECTS AND HEIGHTS | 16 |
| BLOCK PLAN | 17 |
| BUILDING MASSING | 18-19 |
| ALTERNATIVE BUILDING MASSING - DESIGN EVOLUTION | 20-21 |

3 INSPIRATION & CONCEPT

| | |
|----------------------|-------|
| IMAGES & INSPIRATION | 23 |
| BUILDING TRANSITION | 24 |
| CONCEPT - VIEWS | 25-27 |

4 PLANS & SECTIONS

| | |
|-----------------------------|-------|
| SITE PLAN | 29 |
| BASEMENT P2 PLAN | 30 |
| BASEMENT P1 PLAN | 31 |
| GROUND FLOOR PLAN | 32 |
| GROUND FLOOR TERRACE PLAN | 33 |
| FLOOR PLAN LEVEL 2 | 34 |
| FLOOR PLAN LEVEL 3 | 35 |
| FLOOR PLAN LEVEL 4 | 36 |
| TYP FLOOR PLAN LEVELS 5-6 | 37 |
| FLOOR PLAN LEVEL 7 | 38 |
| TYP FLOOR PLAN TOWER | 39 |
| SECTION ARLINGTON - RAYMOND | 40 |
| SECTIONS BELL - ARTHUR | 41-42 |
| STREET SECTIONS | 43 |

5 STATISTICS

| | |
|------------|-------|
| STATISTICS | 45-47 |
|------------|-------|

6 SUN STUDIES

| | |
|-------------|----|
| SUN STUDIES | 49 |
|-------------|----|

7 RENDERS AND ELEVATIONS

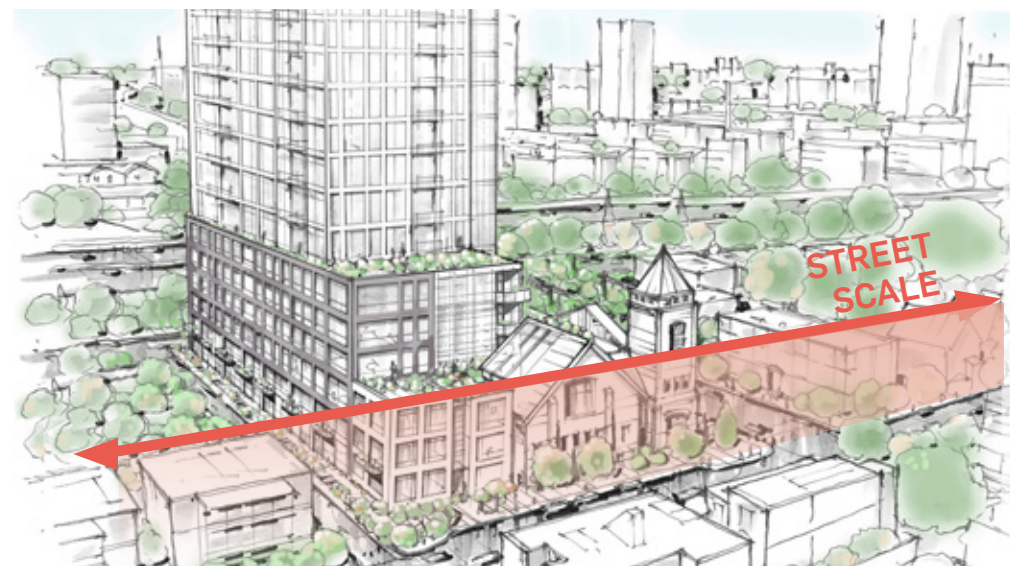
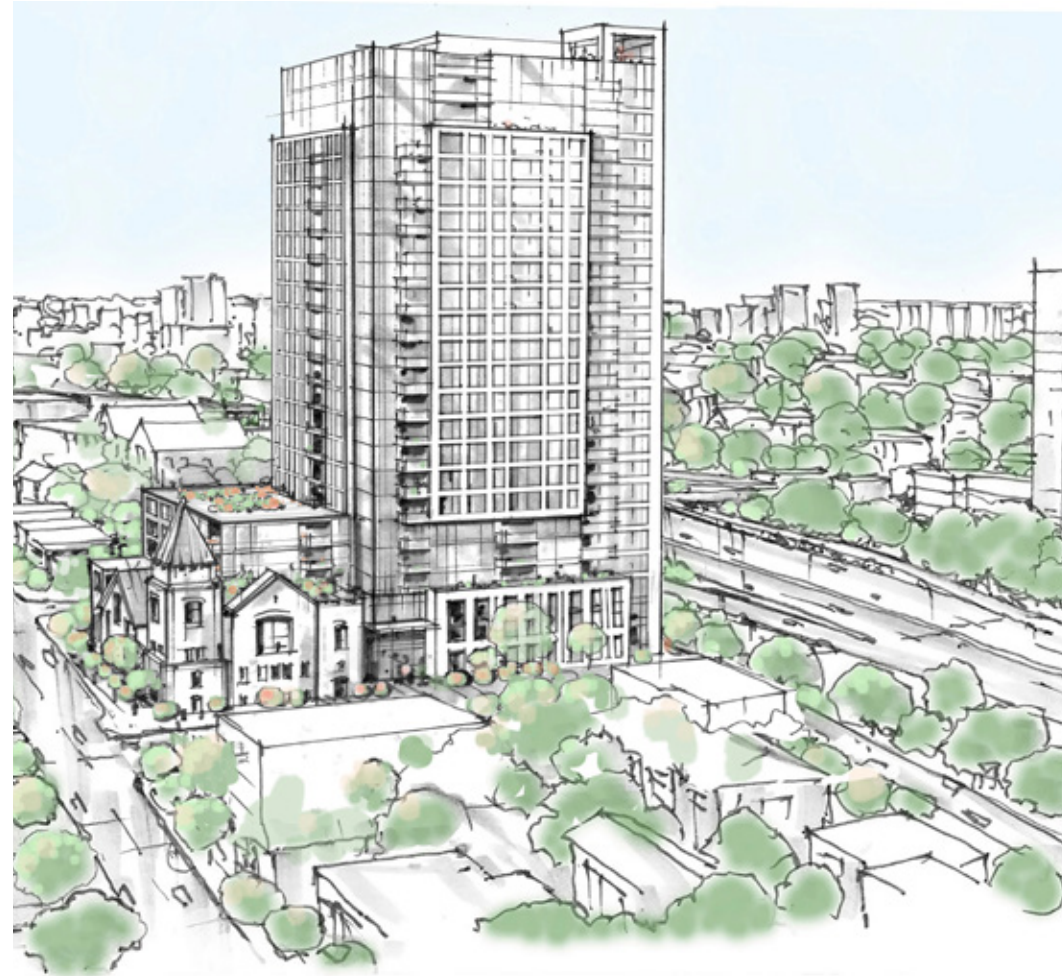
| | |
|------------|-------|
| RENDERS | 51-57 |
| ELEVATIONS | 58-61 |

8 HERITAGE

| | |
|----------|-------|
| HERITAGE | 63-65 |
|----------|-------|

9 ANNEX

| | |
|----------------------------|----|
| PRELIMINARY LANDSCAPE PLAN | 67 |
|----------------------------|----|



VISION

The contemporary design of the new building will seamlessly include the façade of the former Ottawa Korean Community church, creating a rich focal point that is thoughtfully integrated into its surrounding context. The neighborhood's sense of community, once brought by the Korean Church building, is now reinvigorated through the use of new, vibrant community spaces such as rooftop terraces and urban farms. The project follows the One Planet Living (OPL) Framework, an equitable and sustainable vision of the world focused on reducing carbon emissions and contributing to thriving communities.

The proposal strives to preserve and highlight the history and sense of community that the Korean Church building once brought to its neighborhood. The conservation of the existing façades are an important priority as it preserves the neighborhood's vibrant community and history. The two retained façades are emphasized and complemented by the diversity of architectural elements and materials which enhance the human experience.

The project is mindful of its impact on three different scales: the street scale, the neighborhood scale, and the highway scale. On the pedestrian scale, the project uses multiple setbacks and cohesive materiality to ensure that the pedestrian is provided visual interest while not being overwhelmed. The project's position near the highway causes high visibility, which has influenced the project's facade and design, causing the tower to be pushed back. The project's massing employs a stepping strategy guided by the three scales using different corresponding heights, allowing for a more blended and gradual increase in height.

The proposal aims to create a strong link between the building's interior and exterior, visually supported by the use of clear glass on the ground floor. The building includes a roof terrace which provides an accessible, open, and public outdoor area that enriches the urban experience. The urban farm provides more community outdoor space which encourages healthy lifestyles and sustainability.

PROPOSAL FOR SITE PLAN APPROVAL

This application aims to help facilitate a new residential development of a twenty-four-story residential building situated on the corner of Arlington Avenue and Bell Street.

FIRE TRUCK ACCESS

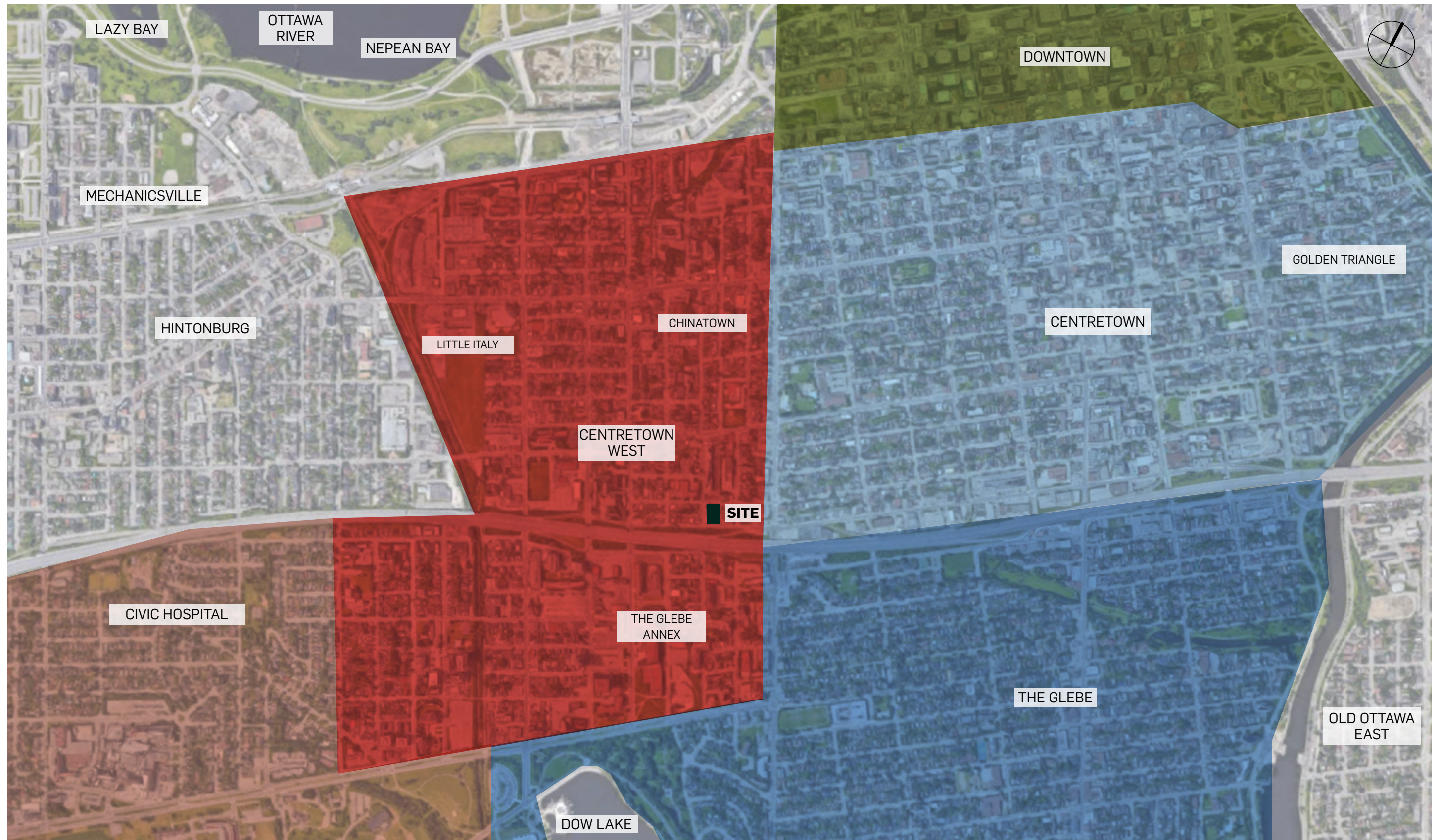
The building is located on the corner of three streets, allowing fire trucks to park directly in front of the main building entrance on Bell Street where the annunciator panel will be located. The project will contemplate the installation of a Siamese Fire Department Connections (FDC) along Bell Street, Arlington Avenue, or Raymond Street.

SURROUNDING CONTEXT

There are residential properties to the north, east, and south, with an office complex to the west of the subject site. The building's mass is situated mainly on one side, integrating into the surrounding urban fabric.

1
SITE

CONTEXT



SUSTAINABILITY: GUIDING PRINCIPLES

10 Guiding Principles



- One Planet Living (OPL) is a vision of the world where all people lead happy and healthy lives using a fair share of the Earth's resources
- OPL is a global leadership standard with only 20 globally endorsed projects
- Korean Church would be the 3rd development to achieve OPL endorsement in Canada

**URBAN
EQUATION**

Big Moves

This project will focus on the following 3 big moves. To achieve them, we will explore the strategies listed below.

1. Innovative Mobility

- Low parking ratio
- Transit subsidies for residents
- E-bike/bicycle share program
- Car share program
- Minimum 1:1 bike parking to unit ratio

2. Zero Carbon Living

- On-site geothermal energy
- Solar generation (BIPV) on South and West facades
- Air filtration reduction
- Lower emission concrete
- Bio-based materials
- Sewage heat recovery

3. Flourishing Community

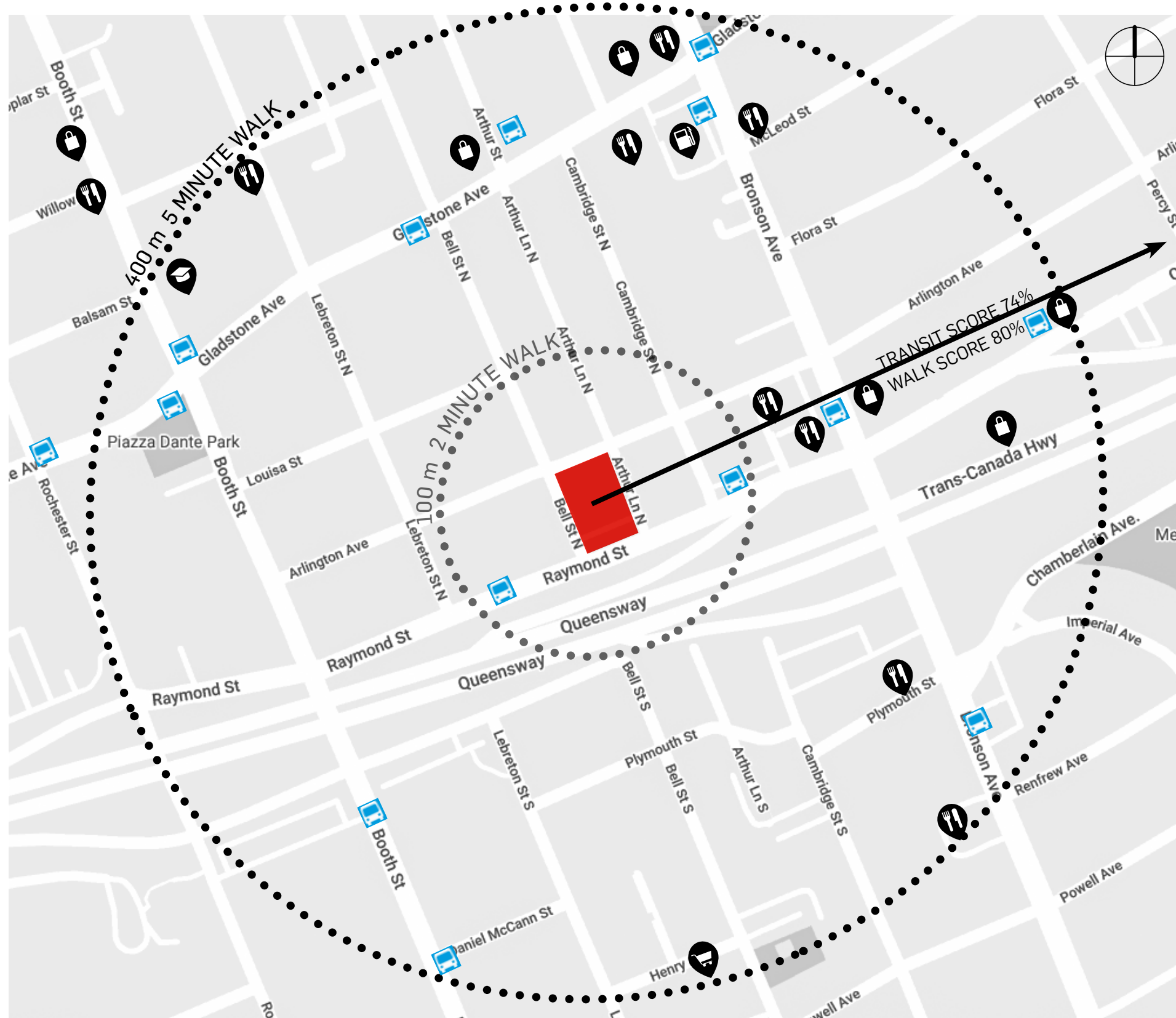
- Restoring the existing church façade
- Rooftop gardens
- Supporting Korean Church's new construction
- Community space
- Explore affordable housing options








AERIAL VIEW

- 1 LIV Apartements
- 2 Saint Hyacinth Catholic Church
- 3 St. Anthony of Padua
- 4 St. Anthony School
- 5 Plaza Dante Park
- 6 Adult High School
- 7 Cambrigde Community Public School
- 8 MCNABB Park
- 9 MCNABB Recreation Centre
- 10 Booth Street Complex
- 11 Glebe Memorial Park
- 12 Chamberlain Park

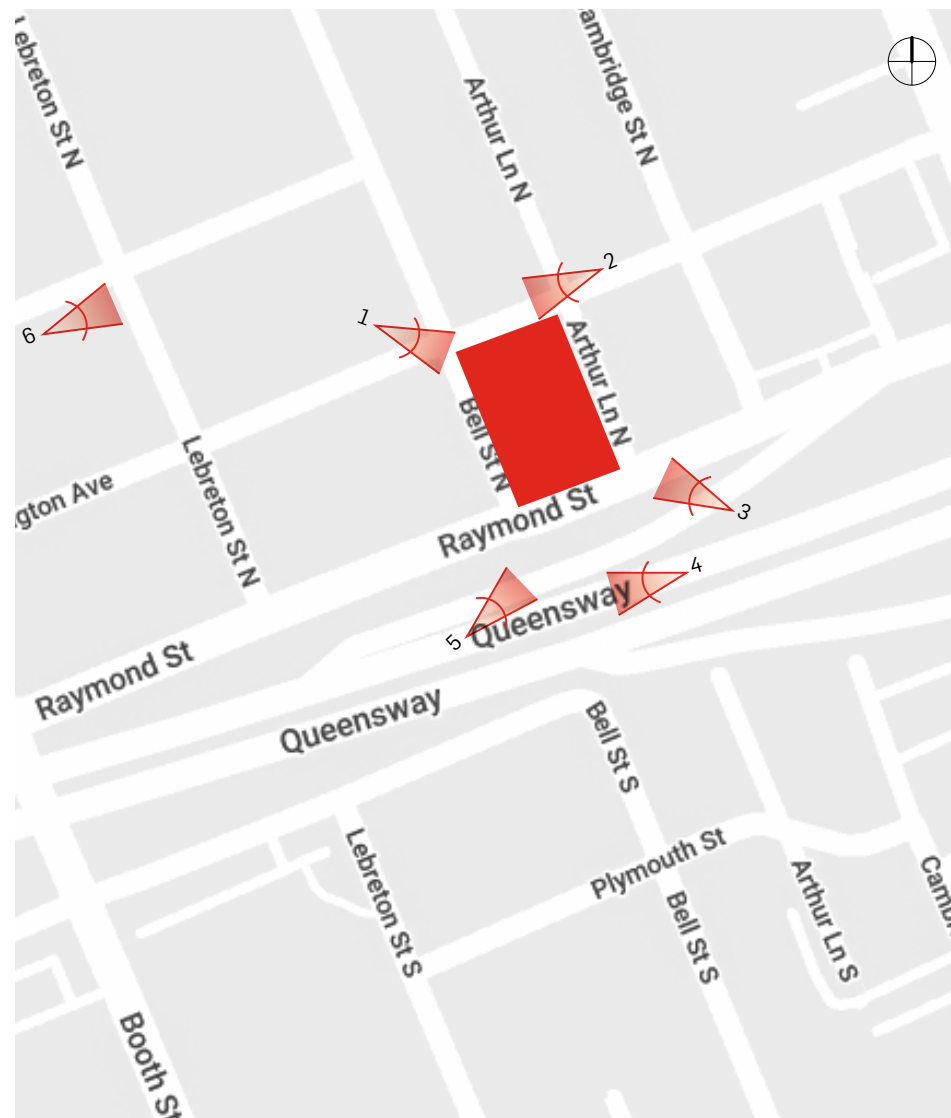


LOCALISATION



-  TRANSIT
-  SCHOOL
-  RESTAURANT
-  HOTEL
-  SHOP
-  GAS STATION
-  GROCERY STORE

SITE PHOTOS



ARTHUR LANE



BIRD'S EYE VIEW - ARTHUR LANE TO RAYMOND



BIRD'S EYE VIEW - ARTHUR LANE TO ARLINGTON



STREET VIEW - ARTHUR LANE FROM ARLINGTON

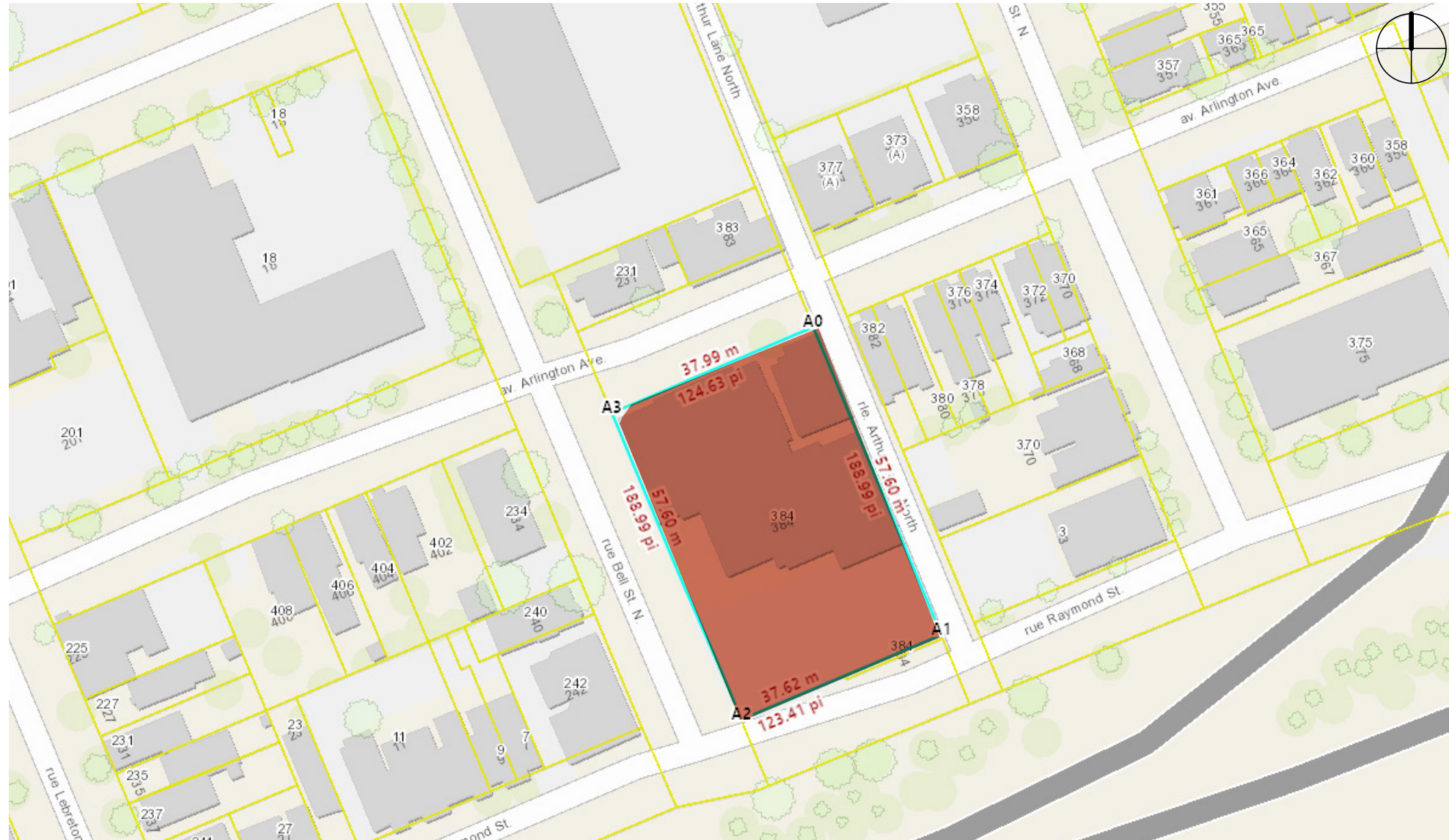


STREET VIEW - ARTHUR LANE FROM RAYMOND

2

URBAN REGULATIONS

PROPERTY GEOMETRY



Parcel Geometry ✕

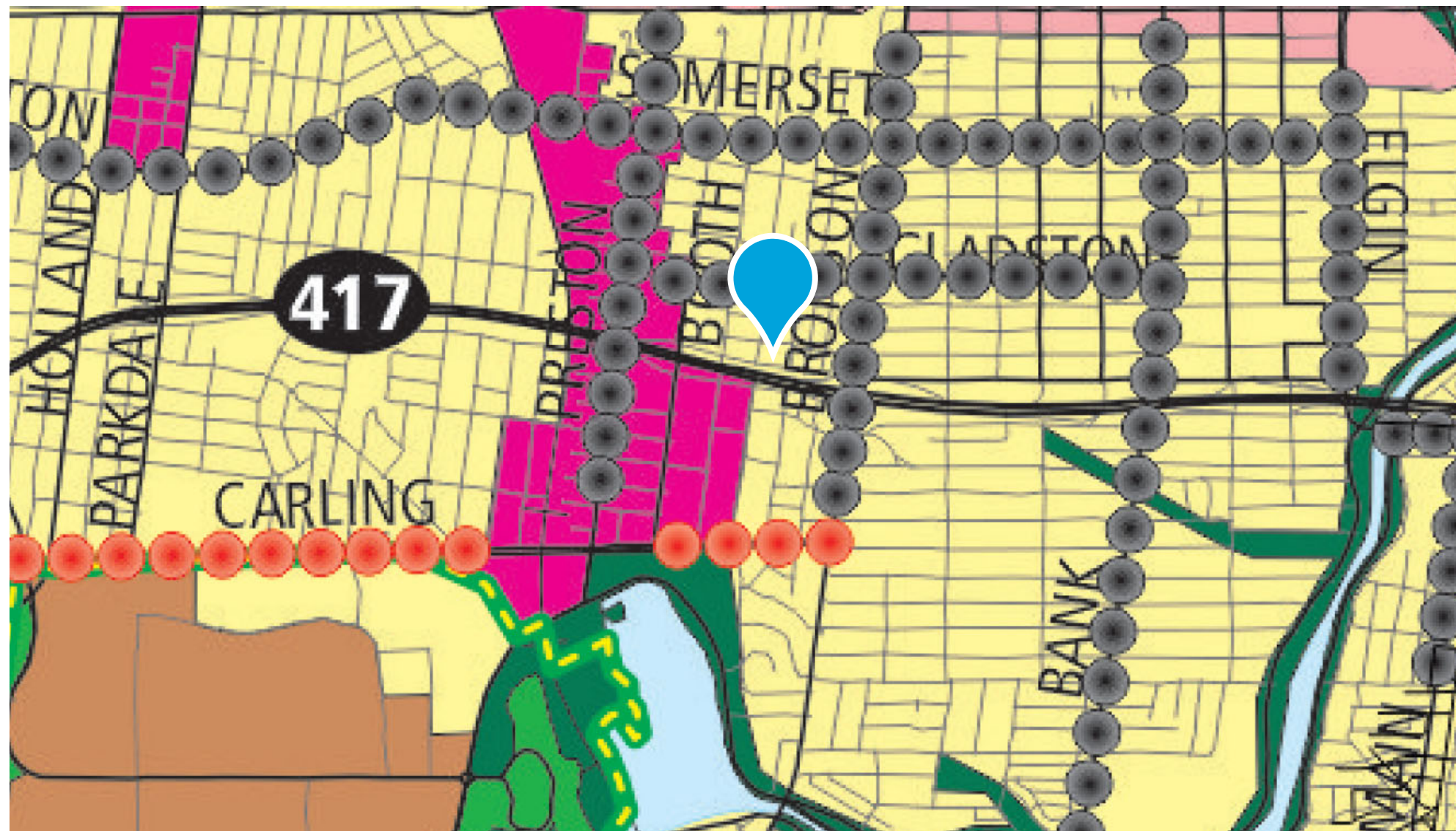
Select a property parcel on the map. The vertices will be labeled, and the dimensions and area of the parcel will be listed below. Zoom in on the map if the property parcels are not visible.

Note: Distances and Areas shown on the map and below are not based on a field survey and are not provided to be used for legal survey purposes.

- A0-A1:** 57.60 m (188.99 ft)
- A1-A2:** 37.62 m (123.41 ft)
- A2-A3:** 57.60 m (188.99 ft)
- A3-A0:** 37.99 m (124.63 ft)

Total Perimeter: 190.81 m (626.02 ft)

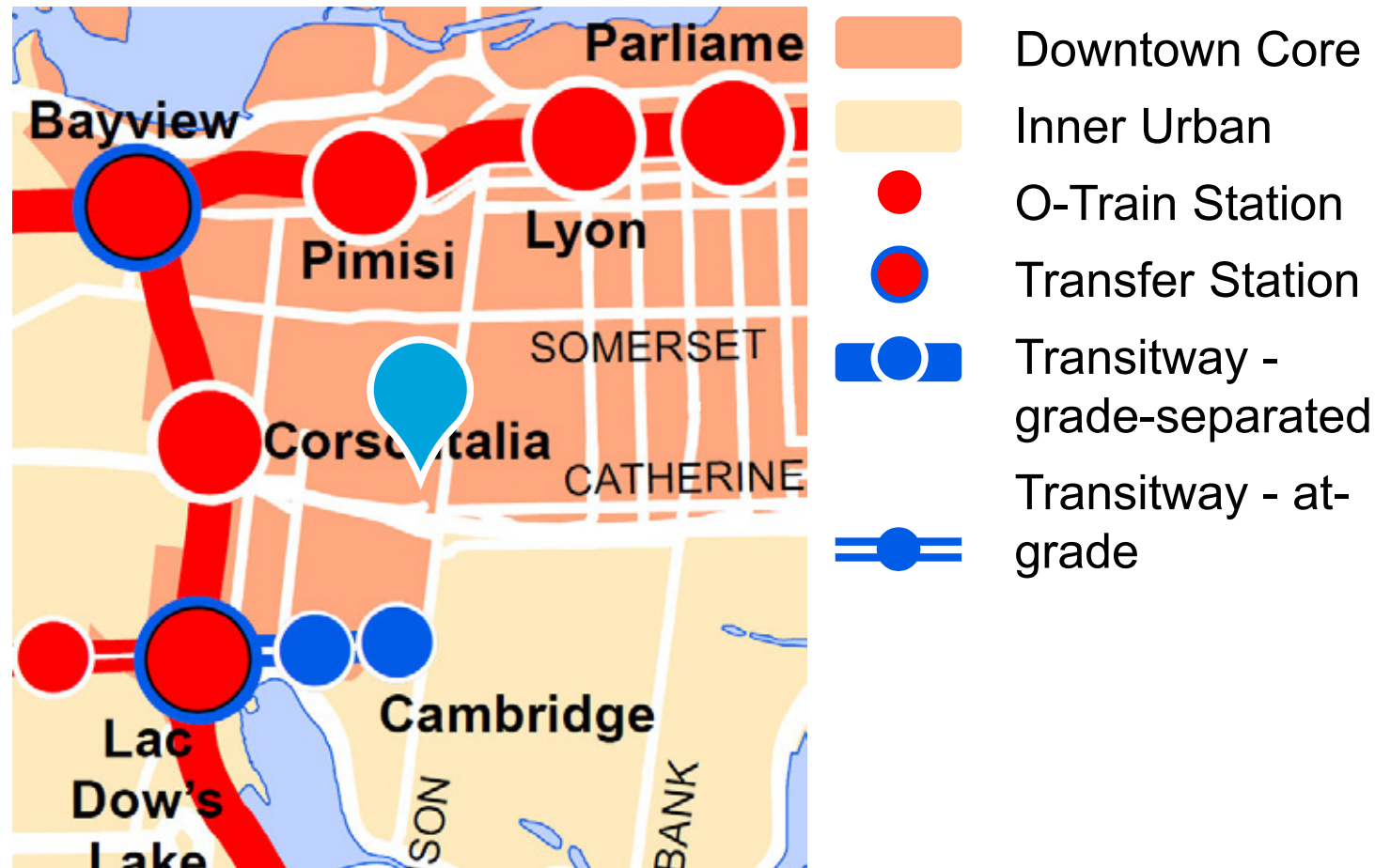
Total Area: 2177.25 m² (23435.69 ft²) (0.22 ha)



- General Urban Area
- Mixed Use Centre
- Central Area
- Major Open Space
- Agricultural Research Area
- Traditional Mainstreet
- Arterial Mainstreet

/ Schedule B - Land Use Plan

NEW CITY OF OTTAWA OFFICIAL PLAN (2021)

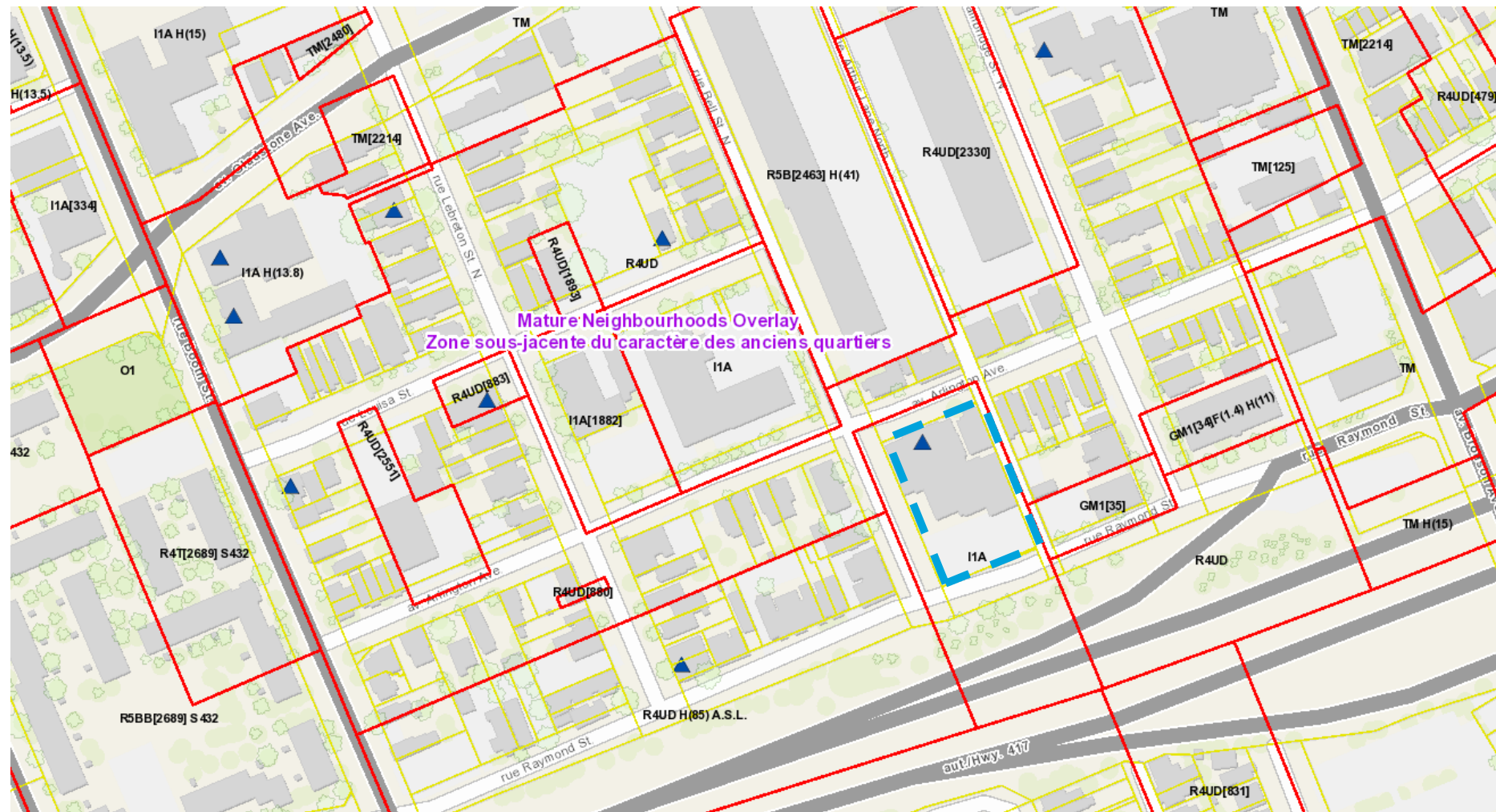


/ Located in the Downtown Core Transect



/ Neighbourhood designation
/ Evolving Neighbourhood overlay

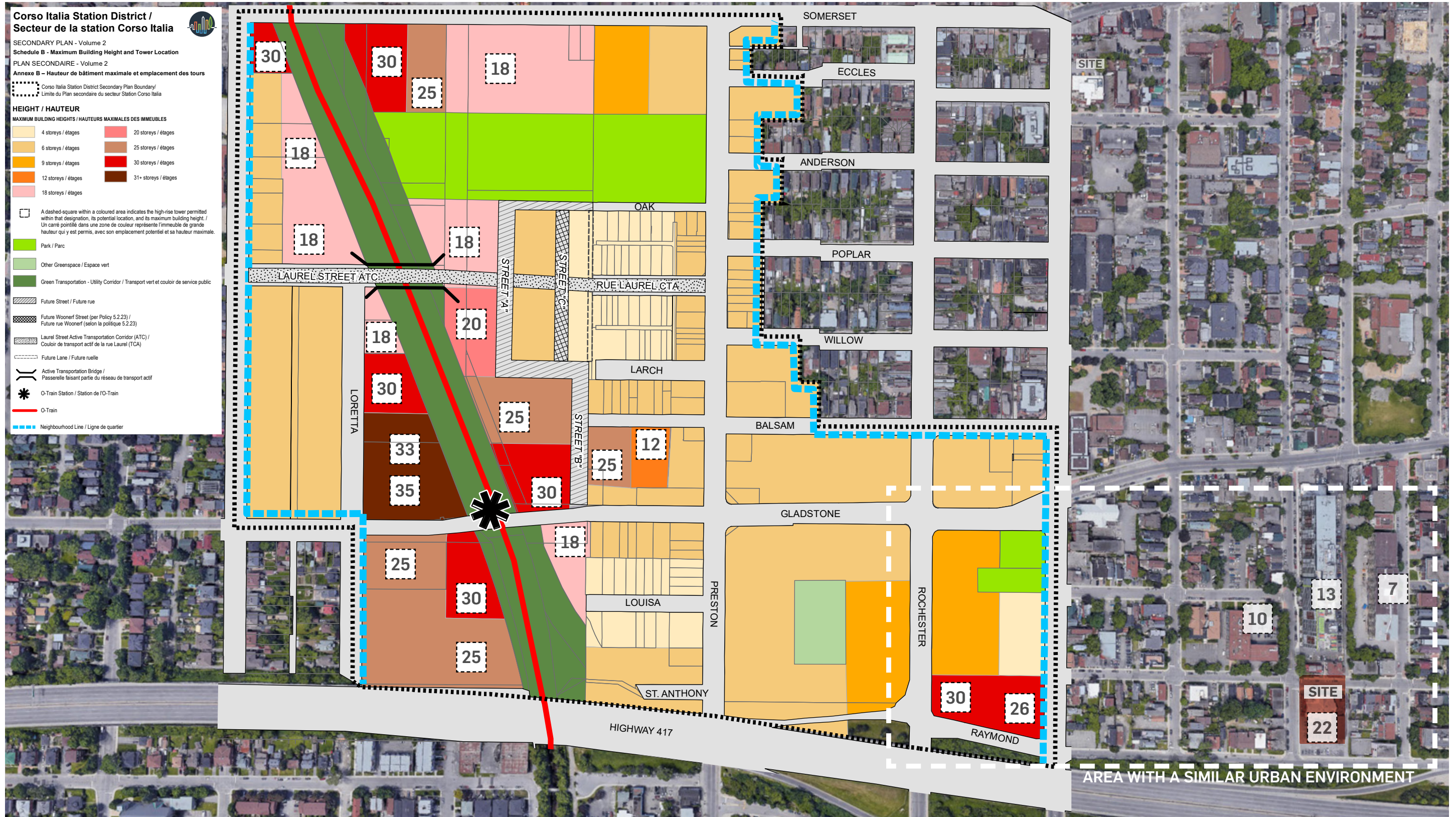
PLANNING FRAMEWORK

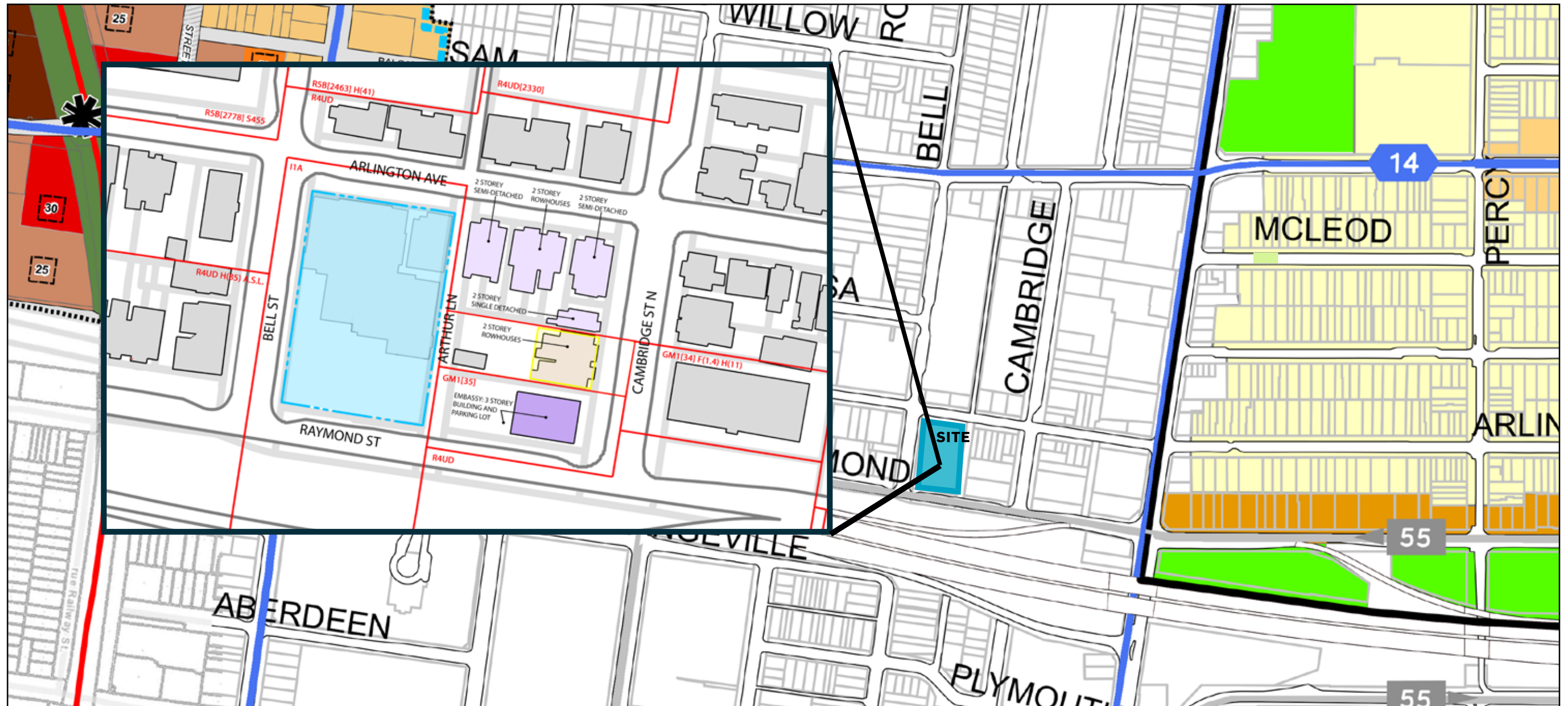


▲ Heritage register properties

- / Zoned Minor Institutional subzone A (I1A)
- / On the Heritage register, but not designated
- / Re-zone to Residential Fifth Density (R5) - seeking ZBLA

APPROVED PROJECTS AND HEIGHTS





Corso Italia Station District / Secteur de la station Corso Italia

SECONDARY PLAN - Volume 2
 Schedule B - Maximum Building Height and Tower Location
 PLAN SECONDAIRE - Volume 2
 Annexe B - Hauteur de bâtiment maximale et emplacement des tours

Corso Italia Station District Secondary Plan Boundary/
 Limite du Plan secondaire du secteur Station Corso Italia



- Two storeys / étages
- Two storeys / étages
- Application for SPC for a 4-storey low rise apartment building on 370 Cambridge

| HEIGHT / HAUTEUR | |
|--|---|
| MAXIMUM BUILDING HEIGHTS / HAUTEURS MAXIMALES DES IMMEUBLES | |
| 4 storeys / étages | 20 storeys / étages |
| 6 storeys / étages | 25 storeys / étages |
| 9 storeys / étages | 30 storeys / étages |
| 12 storeys / étages | 31+ storeys / étages |
| 18 storeys / étages | |

A dashed-square within a coloured area indicates the high-rise tower permitted within that designation, its potential location, and its maximum building height. /
 Un carré pointillé dans une zone de couleur représente l'immeuble de grande hauteur qui y est permis, avec son emplacement potentiel et sa hauteur maximale.

- Park / Parc
- Other Greenspace / Espace vert
- Green Transportation - Utility Corridor / Transport vert et couloir de service public
- Future Street / Future rue

- Future Woonerf Street (per Policy 5.2.23) / Future rue Woonerf (selon la politique 5.2.23)
- Laurel Street Active Transportation Corridor (ATC) / Couloir de transport actif de la rue Laurel (TCA)
- Future Lane / Future ruelle
- Active Transportation Bridge / Passerelle faisant partie du réseau de transport actif
- O-Train Station / Station de l'O-Train

- Neighbourhood Line / Ligne de quartier
- SITE
- BUS ROUTES
- ZONING

BUILDING MASSING



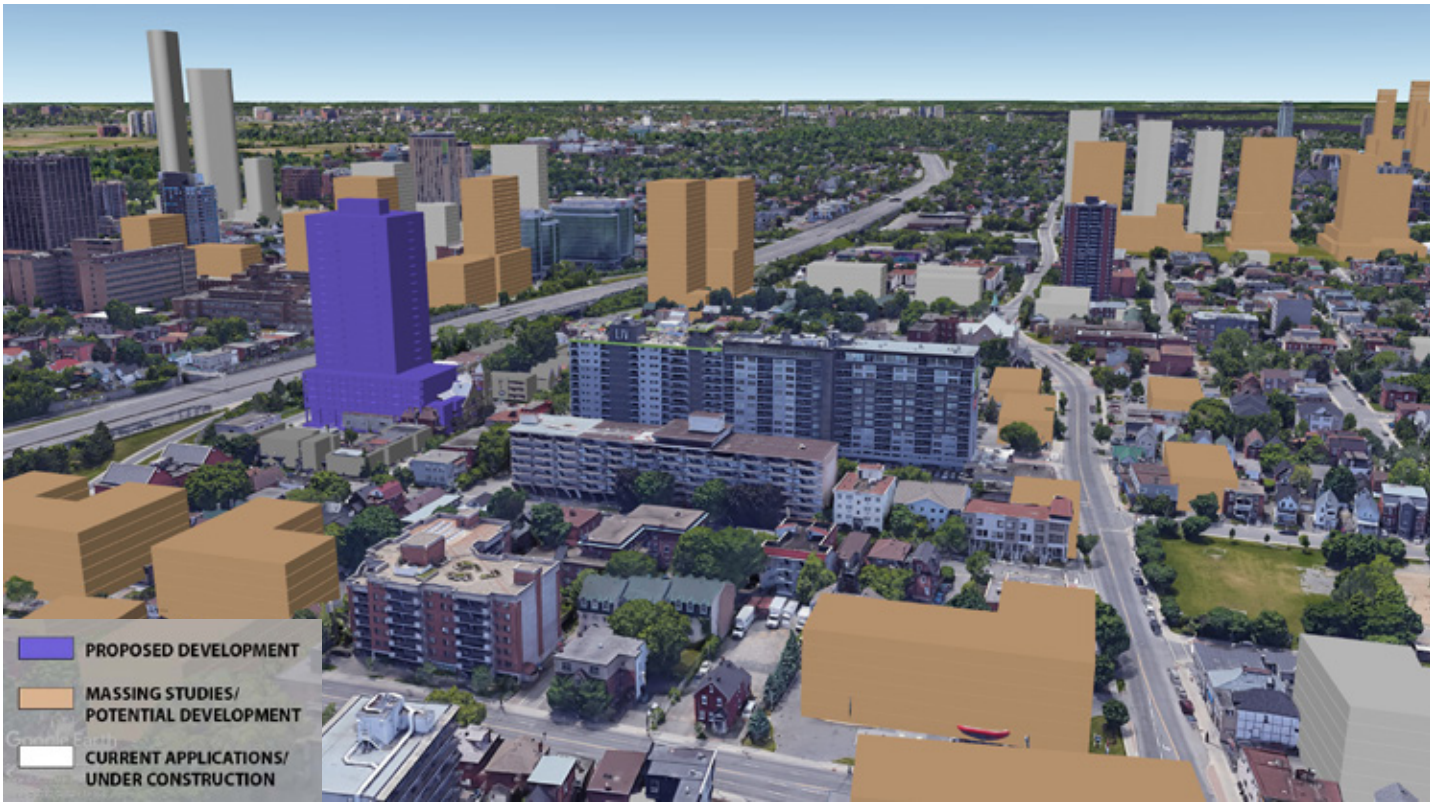
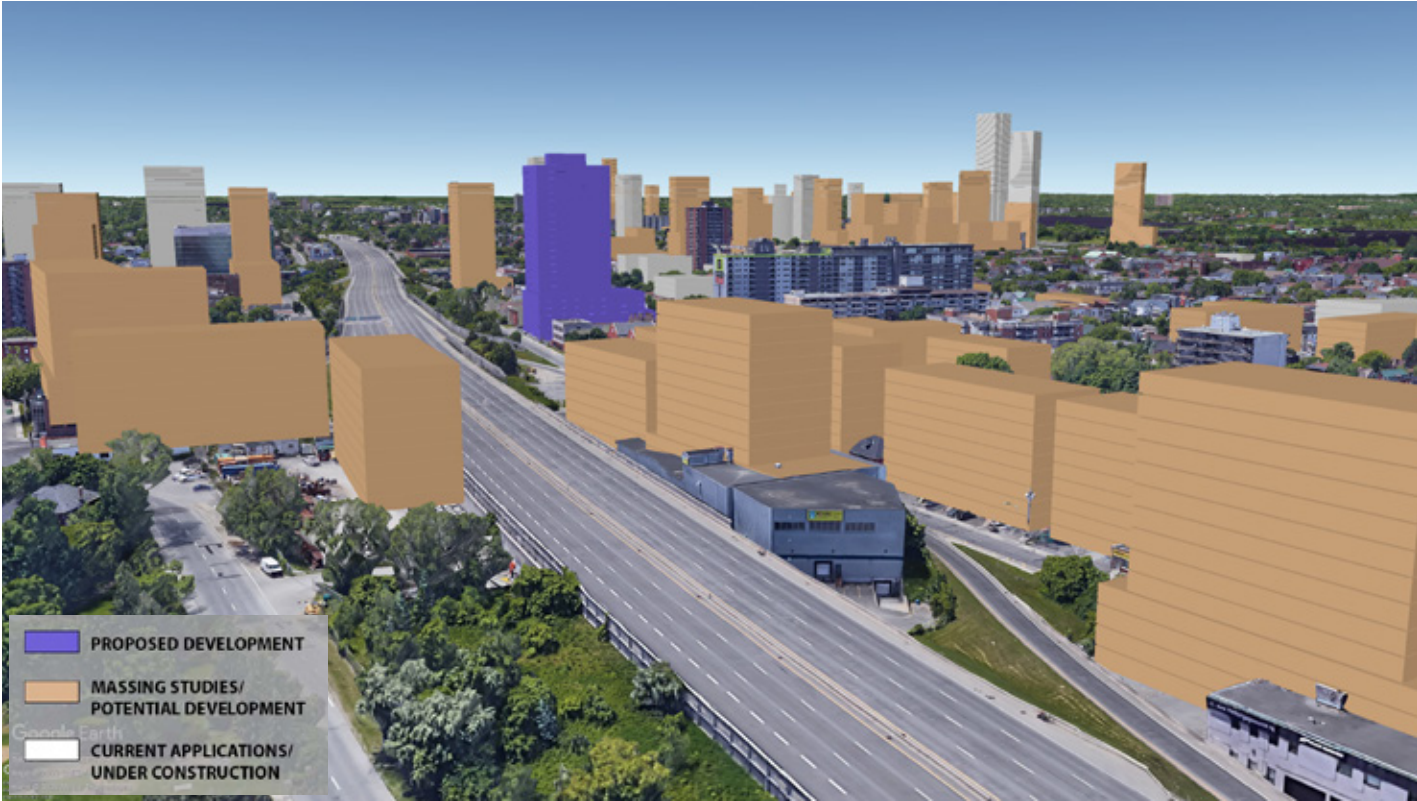
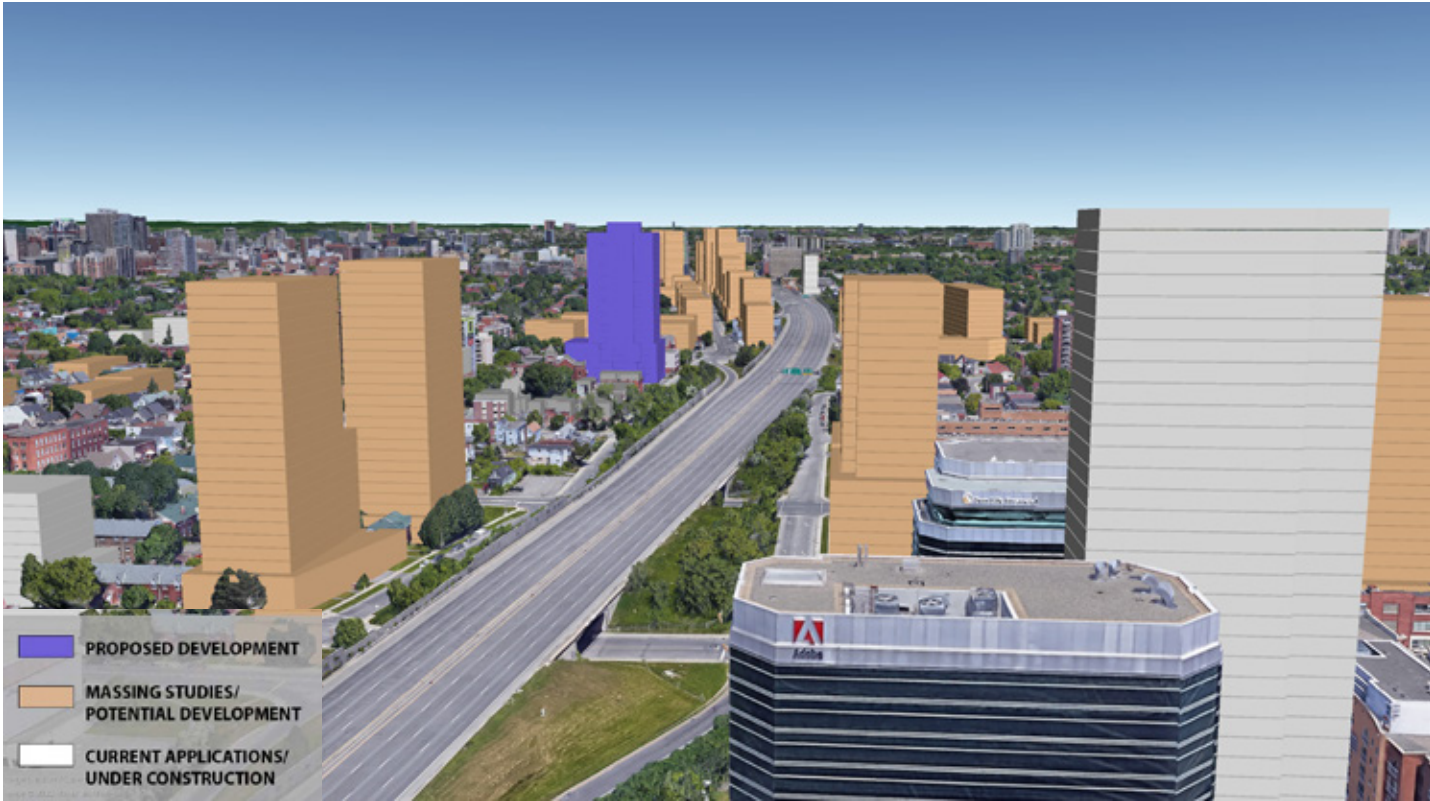
BUILDING MASSING

The proposed development is broken up into three volumes: the three (3) storey podium that defines the Arlington Avenue frontage, the middle, six (6) storey mass that is set back from the church, and the 24-storey tower that is set back from Arthur Street. Locating the tower to the south provides a considerable stepback from Arlington Avenue. Along Raymond Street, a 0-metre setback from the podium is proposed, as there are no buildings to the south and it is bounded by Highway 417.

Private terraces are proposed for the ground floor units facing Arthur Lane and Raymond Street. These units will have access to a private patio and entrance, up to 4.8 metres from the property lane. This will soften the transition from the laneway to the development while also animating and creating a sense of place in the laneway.

The articulation and massing of the proposed development avoids overwhelming the pedestrian experience at ground level. At street level, the development is set back from the property line by 3.2 metres on Bell Street North, 2.5 metres on Arlington Avenue, and 4.8 metres on Arthur Lane. Increased stepbacks for the upper levels push the density further away from Arlington Avenue, with the six (6) storey mass set back 9.2 metres from Arlington Avenue and the 24-storey tower set back more than 22 metres from Arlington Avenue. The tower is pushed back 10 metres from the center of Arthur Lane and 12.8 from the center of Bell Street.

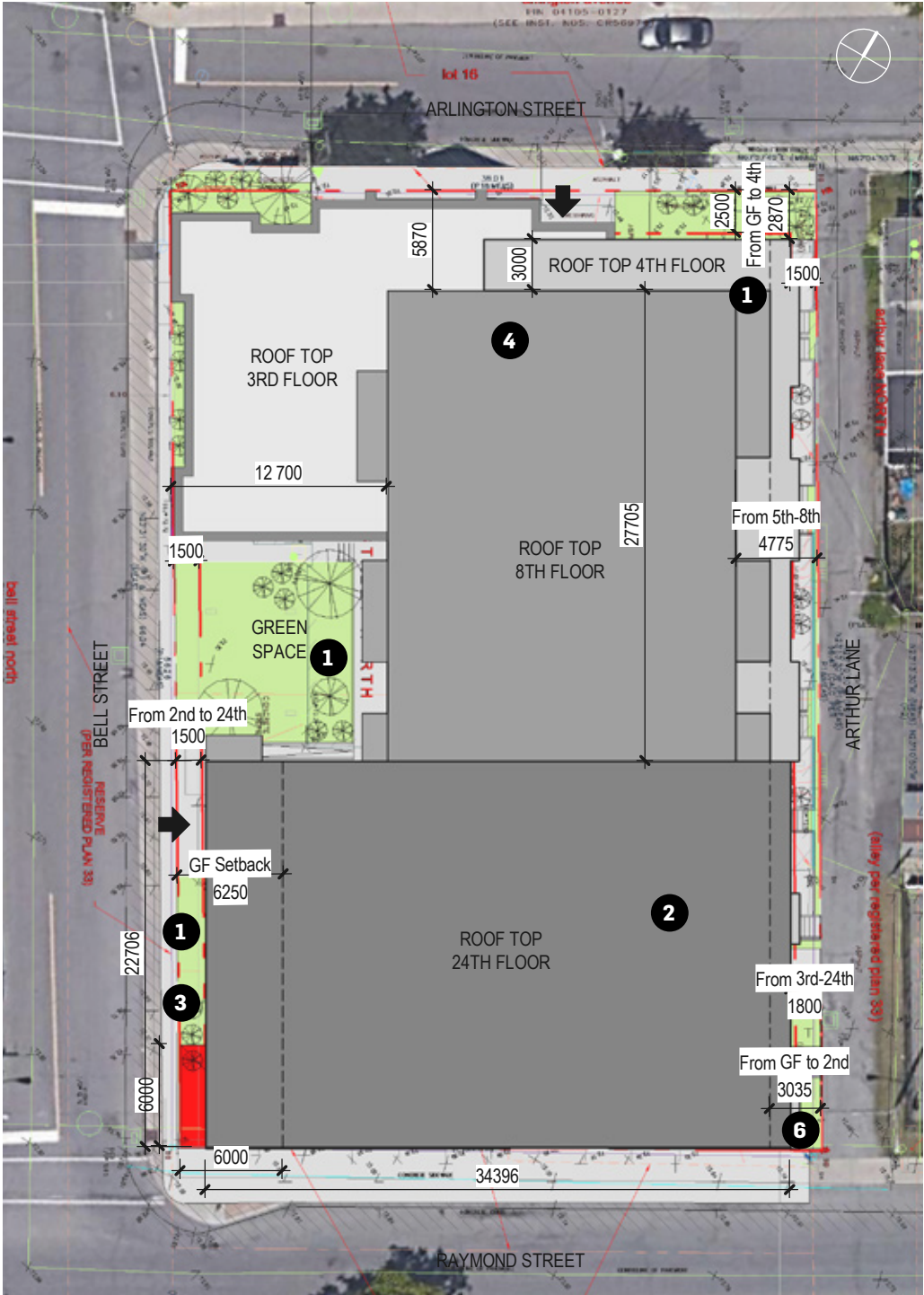
BUILDING MASSING



DESIGN EVOLUTION - COMPARISONS

ZBLA SUBMITTED

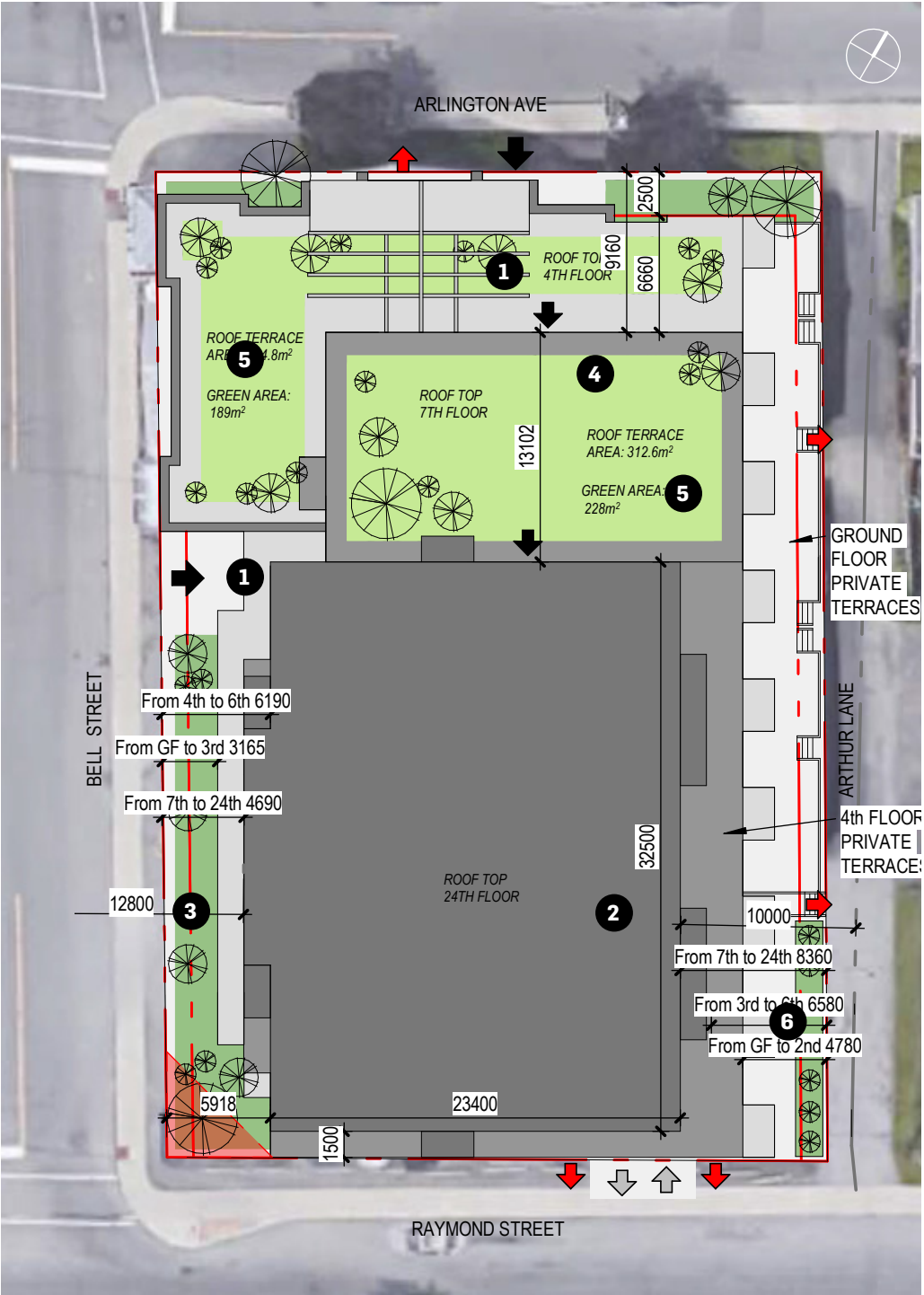
AUGUST 18TH 2022



1:400

RESUBMISSION DESIGN

MAY 23RD 2023



1:400

- 1** SCULPTING THE PODIUMS AND TOWER TO HAVE A BETTER TRANSITION WITH THE SURROUNDINGS.
- 2** 90 DEGREES TOWER ROTATION PROVIDING +10M TOWER SETBACK FROM ARTHUR LANE AND BELL STREET.
- 3** REARRANGEMENT OF THE GREEN SPACES ON BELL STREET TO CREATE A LINEAR GREEN SPACE.
- 4** PODIUM HEIGHT IS REDUCED AND PUSHED BACK FROM ARLINGTON AVE.
- 5** IMPROVING THE GREEN TERRACES ON THE ROOF.
- 6** CREATING BIGGER GREEN TERRACES ON ARTHUR LANE.

2 - Urban regulations

COMPARISONS

STREET VIEWS (ARLINGTON-BELL)

ZBLA SUBMITTED

AUGUST 18TH 2022



RESUBMISSION DESIGN

MAY 23RD 2023



- 1 SCULPTING THE PODIUMS AND TOWER TO HAVE A BETTER TRANSITION WITH THE SURROUNDINGS.
- 2 90 DEGREES TOWER ROTATION PROVIDING +10M TOWER SETBACK FROM ARTHUR LANE AND BELL STREET.
- 3 REARRANGEMENT OF THE GREEN SPACES ON BELL STREET TO CREATE A LINEAR GREEN SPACE.
- 4 PODIUM HEIGHT IS REDUCED AND PUSHED BACK FROM ARLINGTON AVE.
- 5 IMPROVING THE GREEN TERRACES ON THE ROOF.
- 6 CREATING BIGGER GREEN TERRACES ON ARTHUR LANE.

3

INSPIRATION & CONCEPT



384 ARLINGTON

DENSITY & INTERGRATION

Investigating mixed-use redevelopments with a focus on:

- The preservation and revitalization of existing church façades
- Dynamic communities
- Cultural spaces

INSPIRATIONS



ALEXANDER'S CHURCH
BOSTON



300 BLOOR WEST TOWER
TORONTO



ST. LUKE'S UNITED CHURCH
TORONTO



BLUE DIAMOND ON THE HILL CONDOS
FOREST HILL, TORONTO



CONOLLY HIGH-RISE PROJECT
HAMILTON, ONTARIO

BUILDING TRANSITION

BUILDING TRANSITION

The site area, approximately 2,177 square metres (0.22 hectares) is large enough to ensure that appropriate transition to the adjacent low-rise residential dwellings is provided. Transition is provided with a mix of setbacks, stepbacks, and gradual height increases.

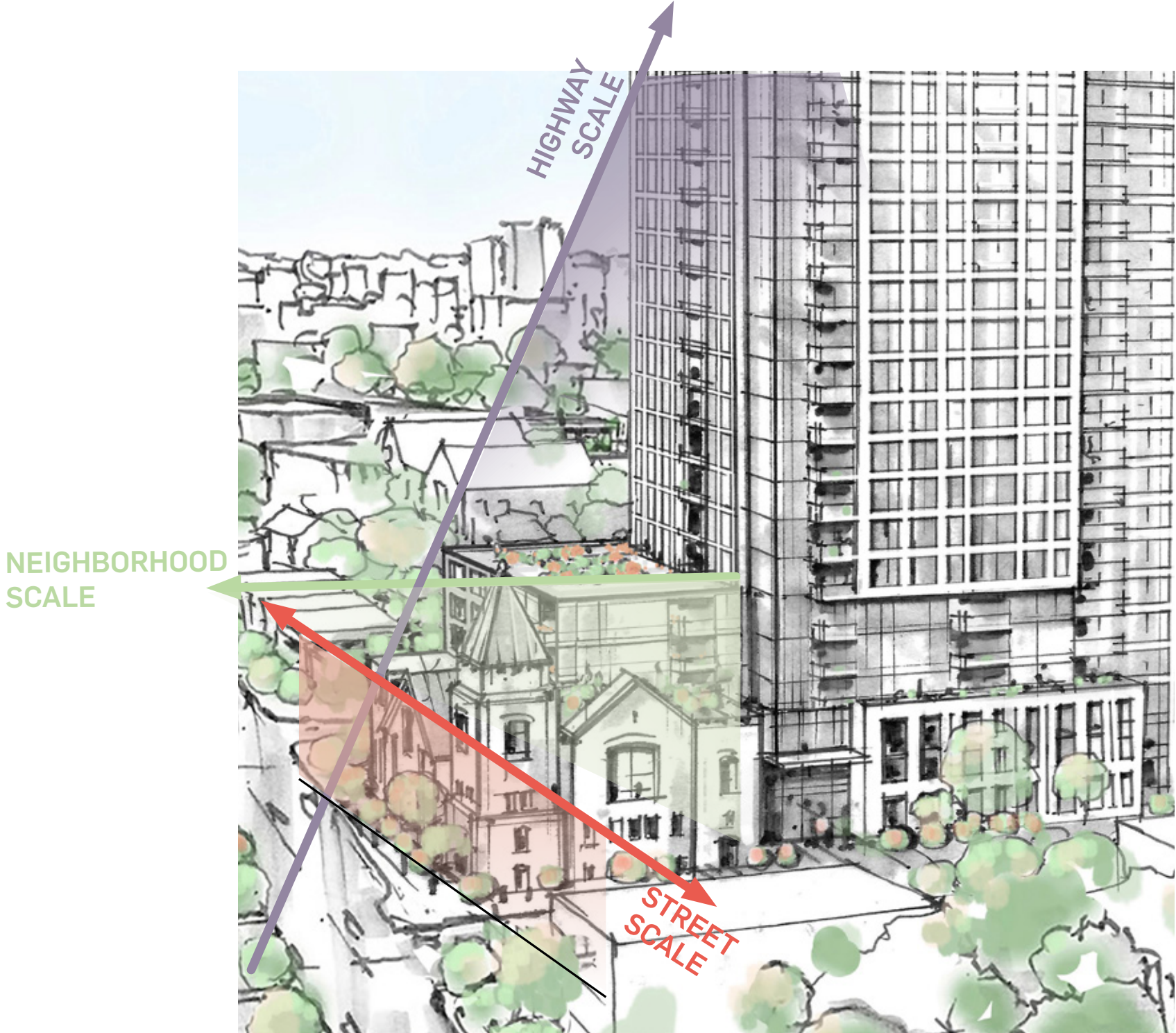
The three (3) and six (6) storey podiums reflect the heights of the surrounding residential neighbourhood, which has a mix of two (2) to four (4) storey residential dwellings, a twelve (12) storey apartment building, and a three (3) storey building with a gym and amenities.

The building heights gradually increase as they move away from the church. Two of the church façades will be retained and incorporated into the three (3) storey podium at the northwest corner. The six (6) storey podium creates a transition into to the twenty-four (24) storey tower, which is positioned close to the highway.

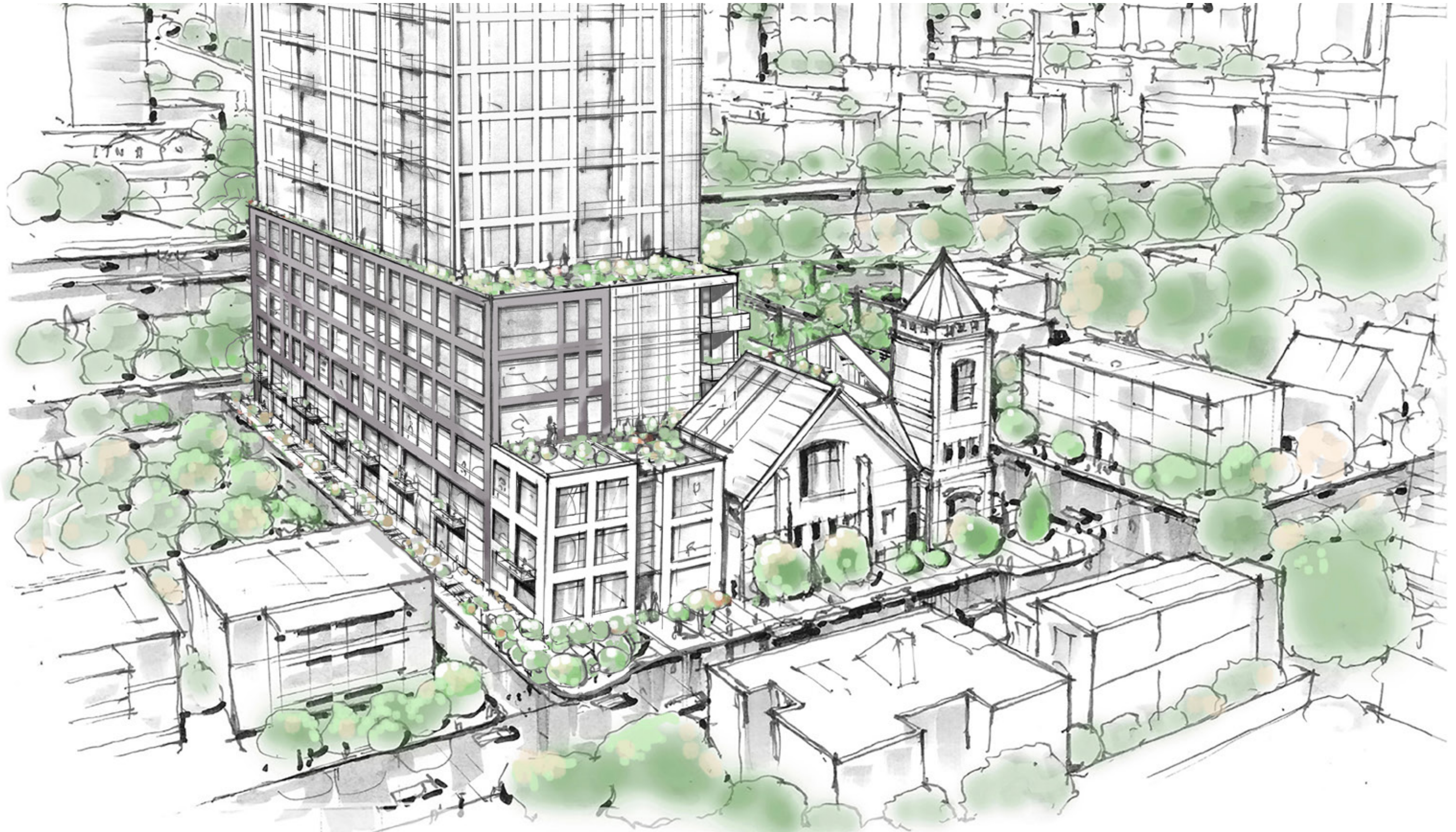
The three (3) storey mass is set back 3.2 metres from Bell Street, 2.5 metres from Arlington Avenue, 4.8 metres from Arthur Lane, and 0 metres from Raymond Street

The six (6) storey mass is set back 6.2 metres from Bell Street, 9.2 metres from Arlington Avenue, 6.6 metres from Arthur Lane, and 0 metres Raymond Street.

The tower is set back 4.7 metres from Bell Street, 22.3 metres from Arlington Avenue, 8.4 metres from Arthur Lane, and 1.5 metres from Raymond Street.



VIEW FROM ARLINGTON AND ARTHUR LANE



VIEW FROM ARLINGTON

HEIGHT TRANSITION

The multiple stepbacks are visible in this drawing, showing how the proposed development gradually increases in height as it moves south, closer to the highway, and how the massing is refined with a range of stepbacks.



VIEW FROM ARLINGTON - BELL CORNER



LINEAR GREENSPACE

A landscaped linear green space is proposed at-grade. The ground floor will be transparent, with generous glazing, so that the common space, lobby, and activities room look out into the linear green space.

4

PLANS & SECTIONS

SITE PLAN

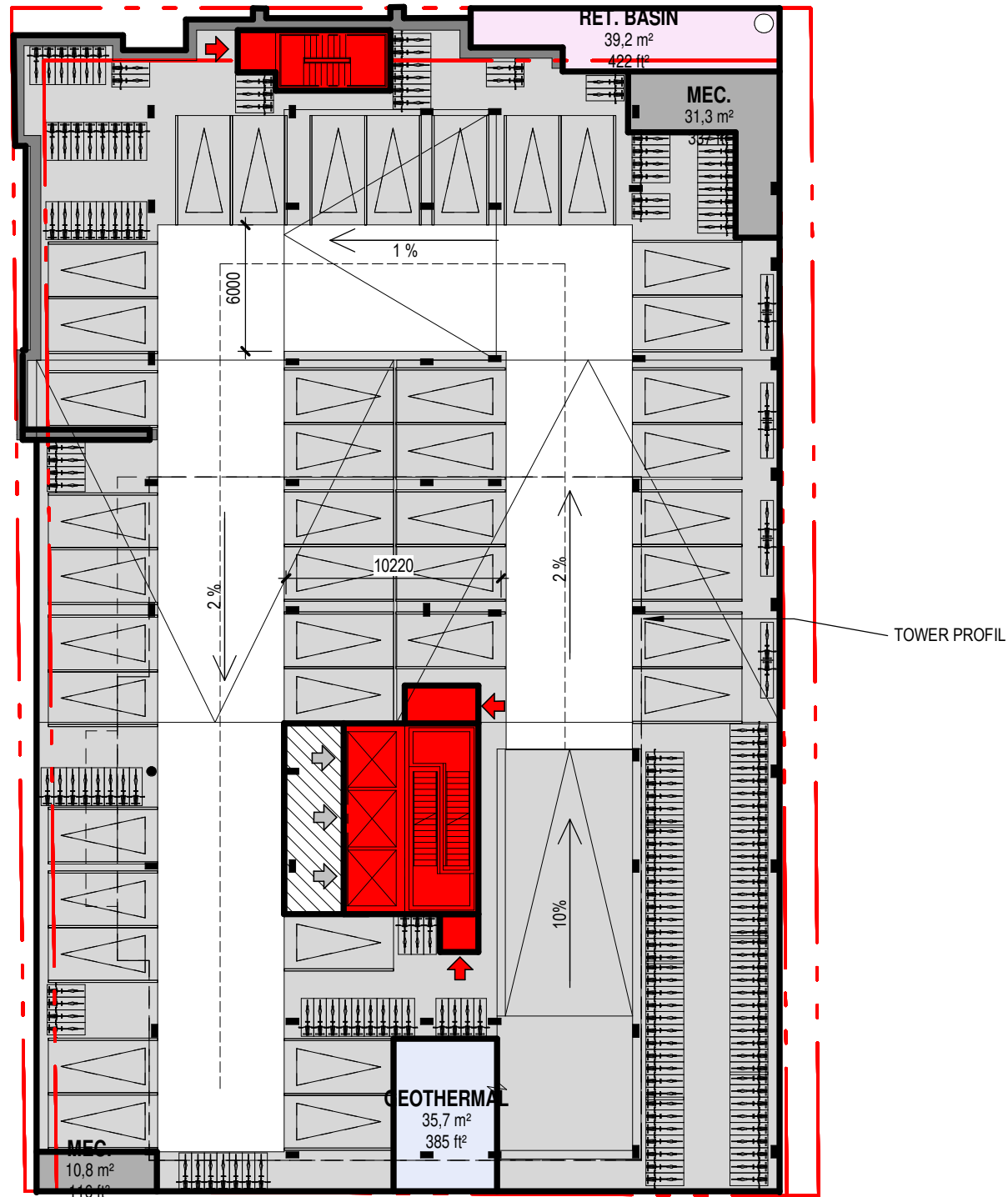


PLANS

P2

PARKING - CARS
 LEVEL P-1 : 38 STALLS
 LEVEL P-2 : 41 STALLS
 TOTAL: 79 STALLS

BIKE RACKS
 LEVEL GF : 16 STALLS
 LEVEL P-1 : 108 STALLS
 LEVEL P-2 : 170 STALLS
 TOTAL: 294 STALLS

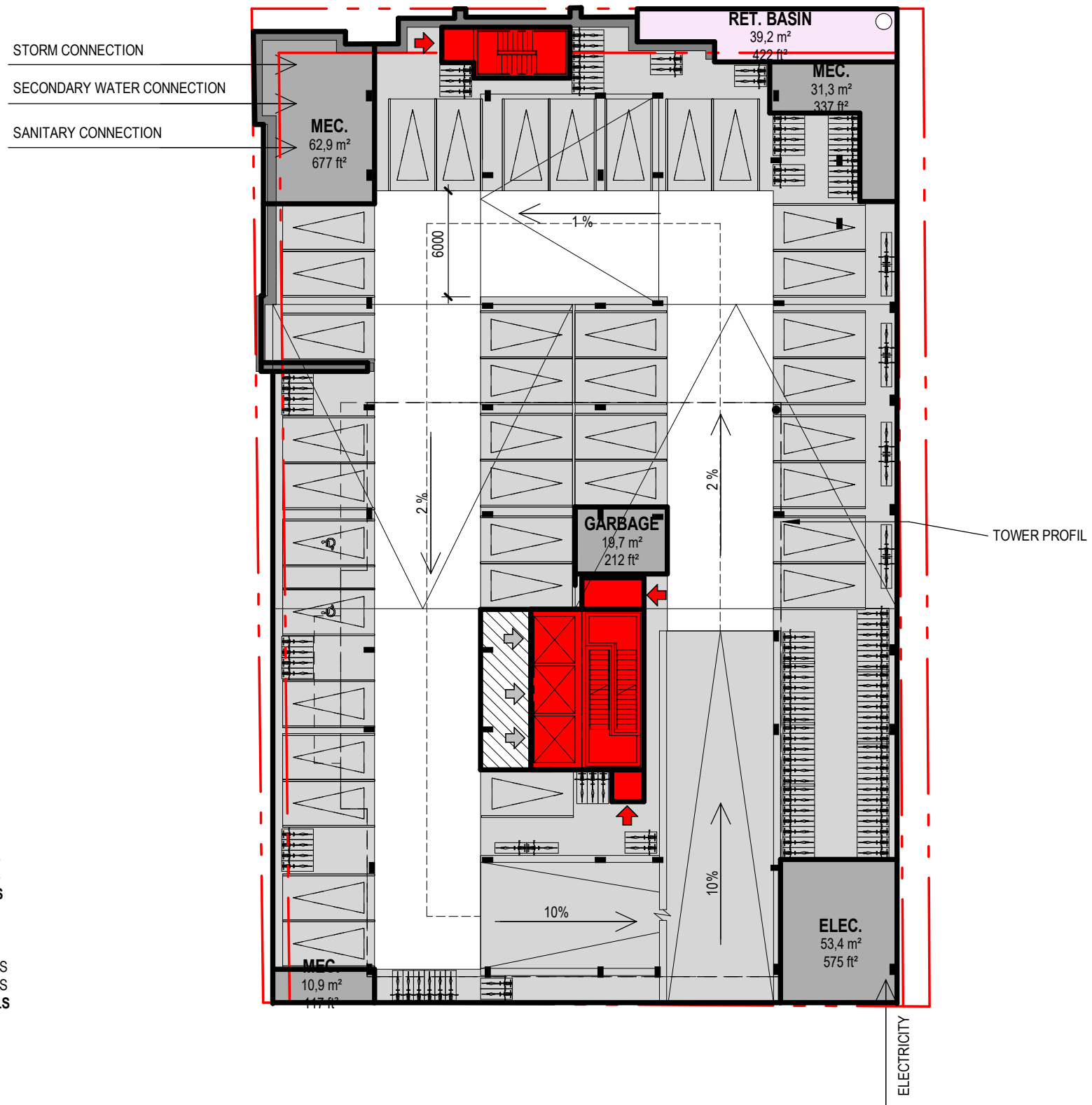


BASEMENT P2

SCALE 1-300

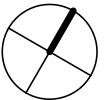
PLANS

P1



PARKING - CARS
 LEVEL P-1 : 38 STALLS
 LEVEL P-2 : 41 STALLS
 TOTAL: 79 STALLS

BIKE RACKS
 LEVEL GF : 16 STALLS
 LEVEL P-1 : 108 STALLS
 LEVEL P-2 : 170 STALLS
 TOTAL: 294 STALLS

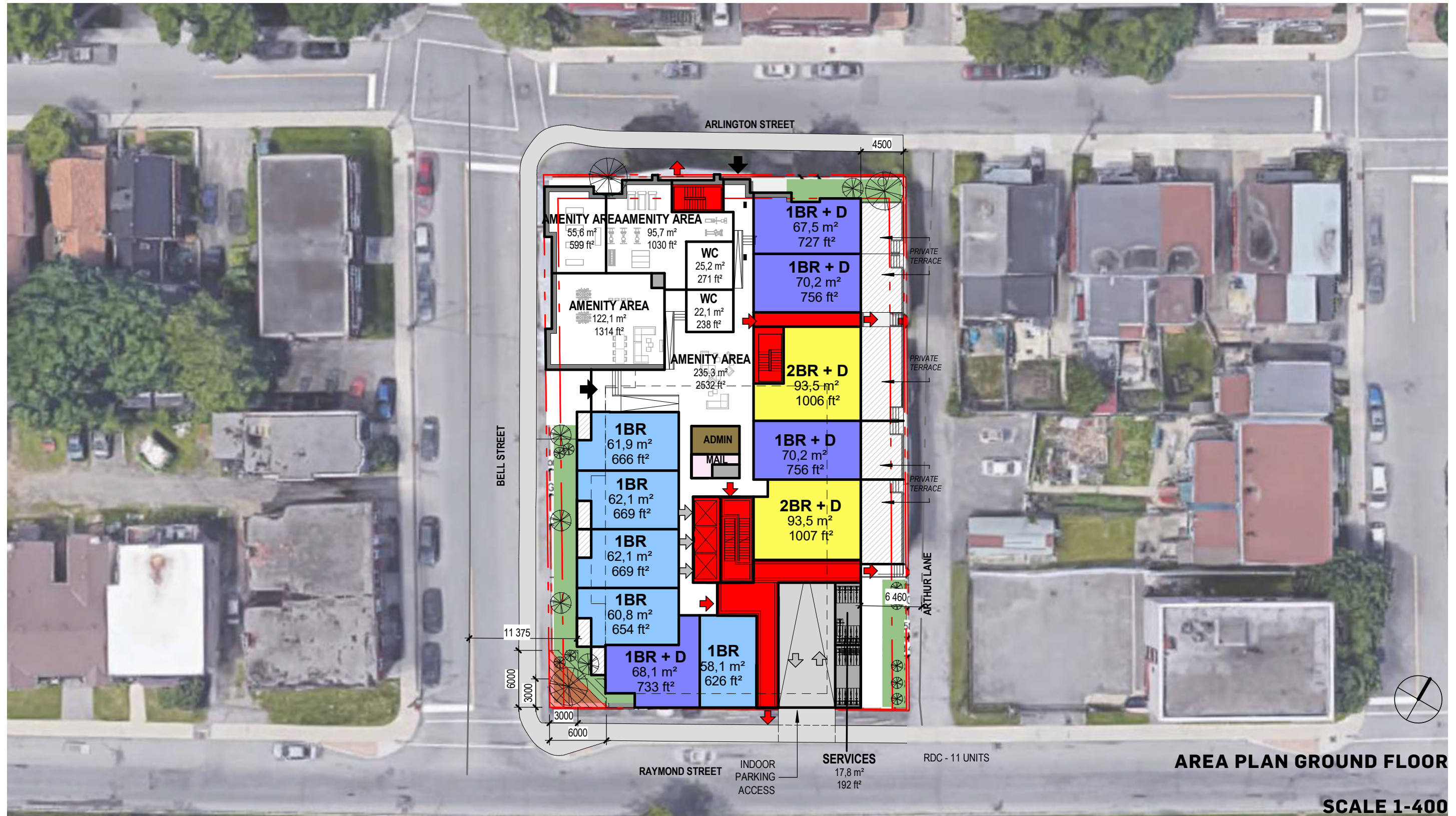


BASEMENT P1

SCALE 1-300

PLANS

GROUND FLOOR PLAN



GROUND FLOOR PLAN

ARTHUR LANE



INSPIRATIONS



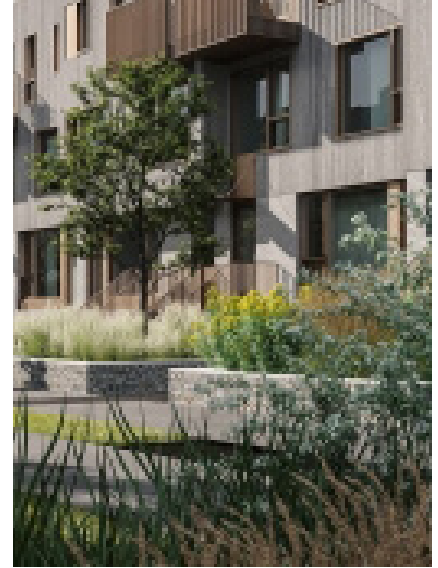
GROUND FLOOR APPARTMENT



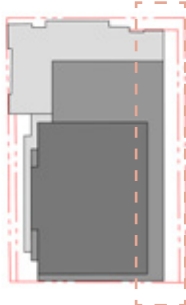
NEW HAMBURG TERRACES
LAN ARCHITECTURE



CPO AMSTELWIJCK, BLAUW ARCHITECT
AMSTERDAM

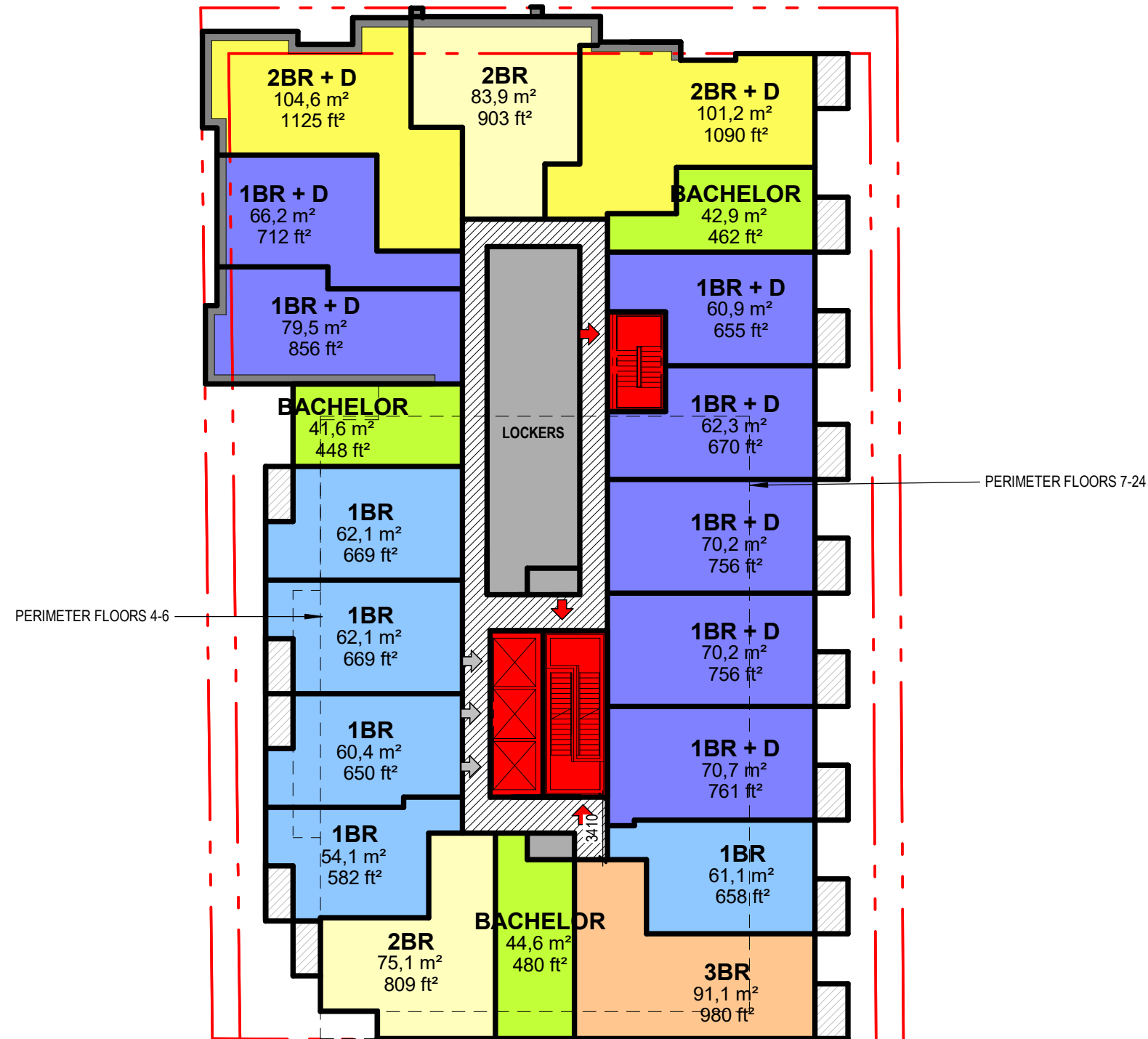


MAISON DE VILLE TAK VILLAGE
ROSEMONT - ANGUS



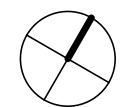
PLANS

FLOOR PLAN LEVEL 2



PERIMETER FLOORS 7-24

PERIMETER FLOORS 4-6



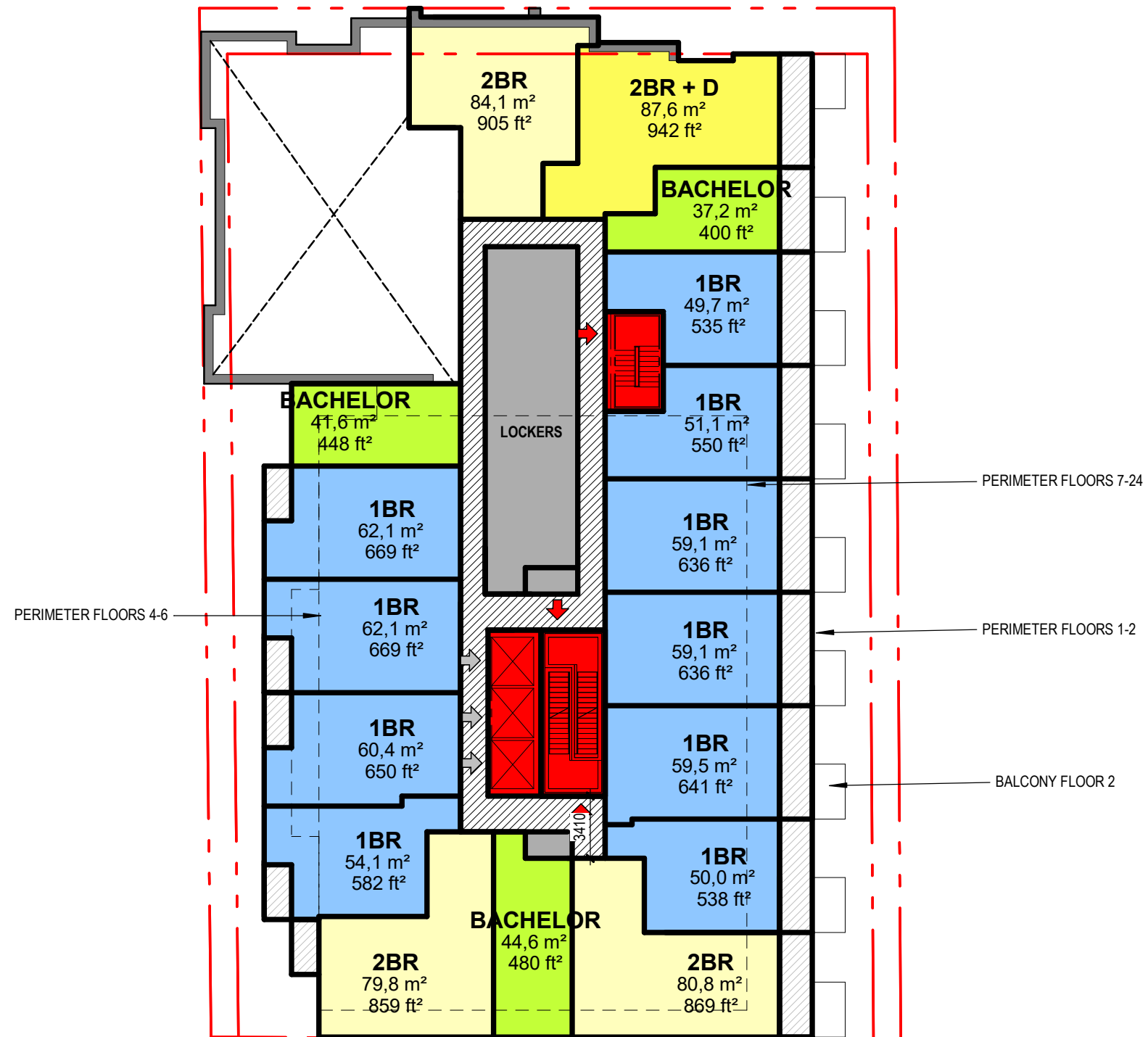
AREA PLAN LEVEL 2

LEVEL 2 - 20 UNITS

SCALE 1-300

PLANS

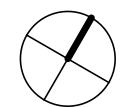
FLOOR PLAN LEVEL 3



AREA PLAN LEVEL 3

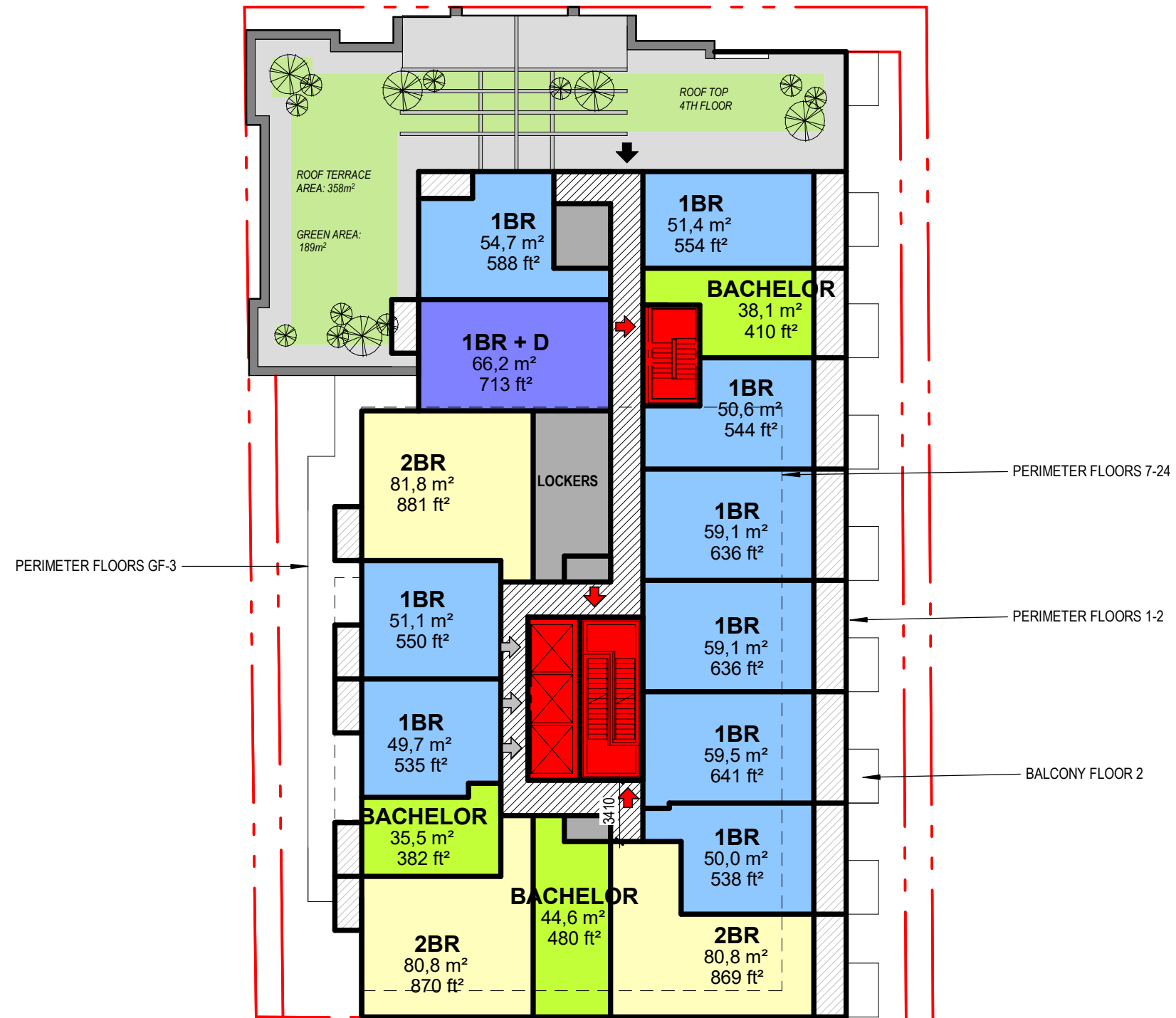
LEVEL 3 - 17 UNITS

SCALE 1-300



PLANS

FLOOR PLAN LEVEL 4



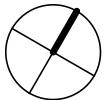
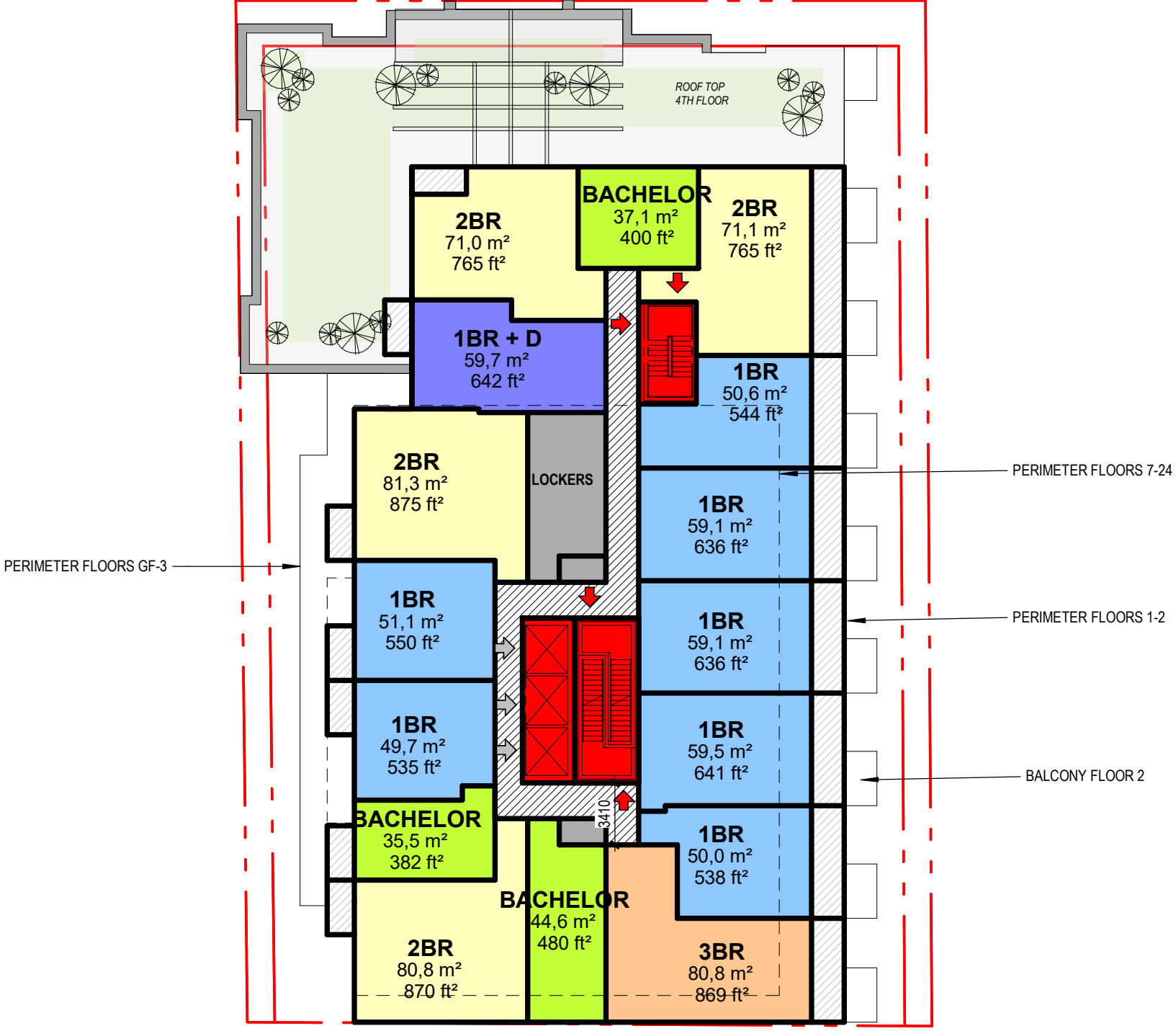
AREA PLAN LEVEL 4

LEVEL 4 - 16 UNITS / FLOOR

SCALE 1-300

PLANS

TYP FLOOR PLAN LEVELS 5-6



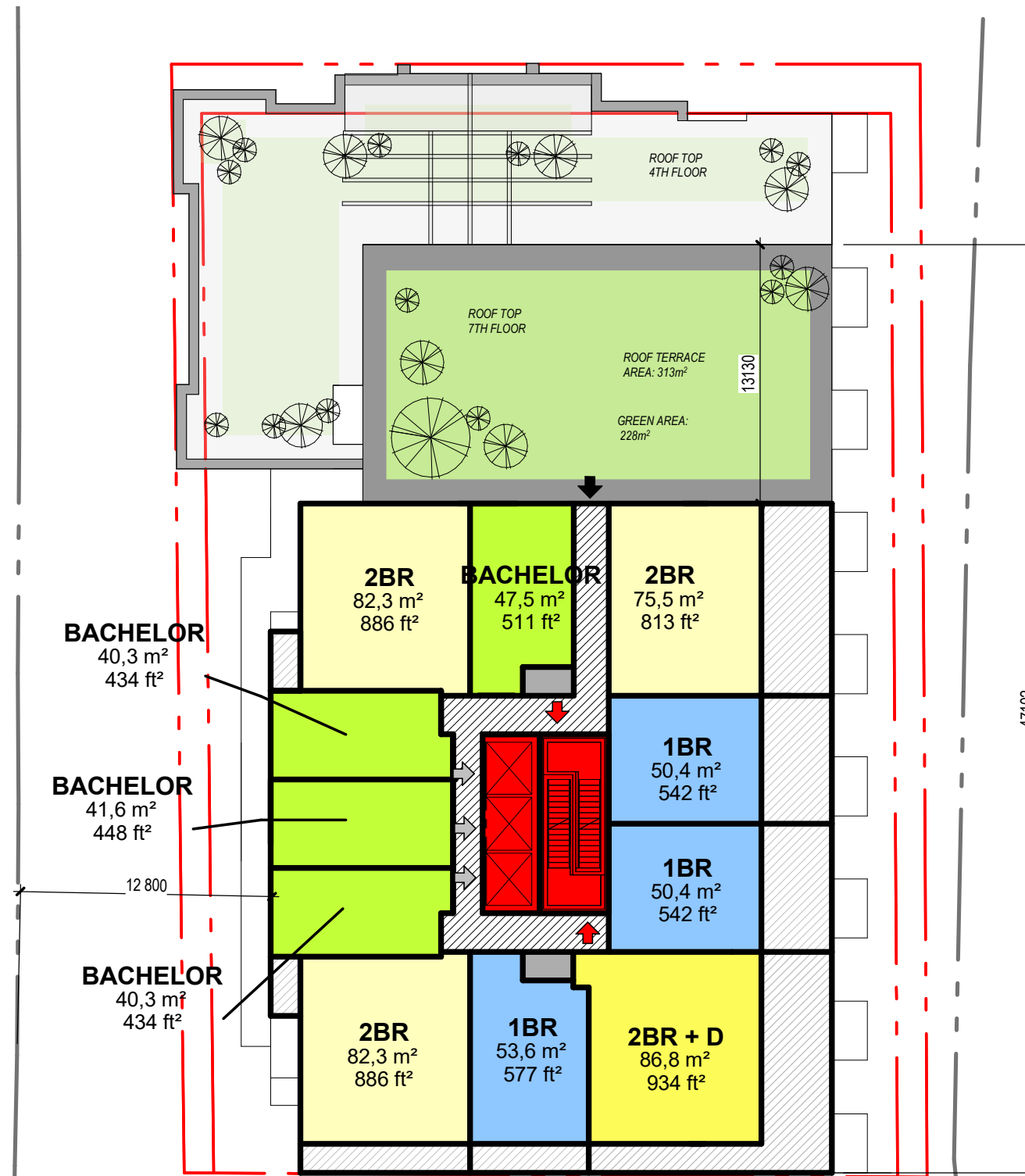
AREA PLAN LEVELS 5-6

LEVELS 5-6 - 16 UNITS / FLOOR

SCALE 1-300

PLANS

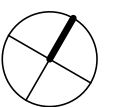
FLOOR PLAN LEVEL 7



FLOOR AREA: 781m²
FLOOR AREA WITH BALCONIES: 946m²

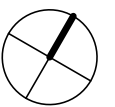
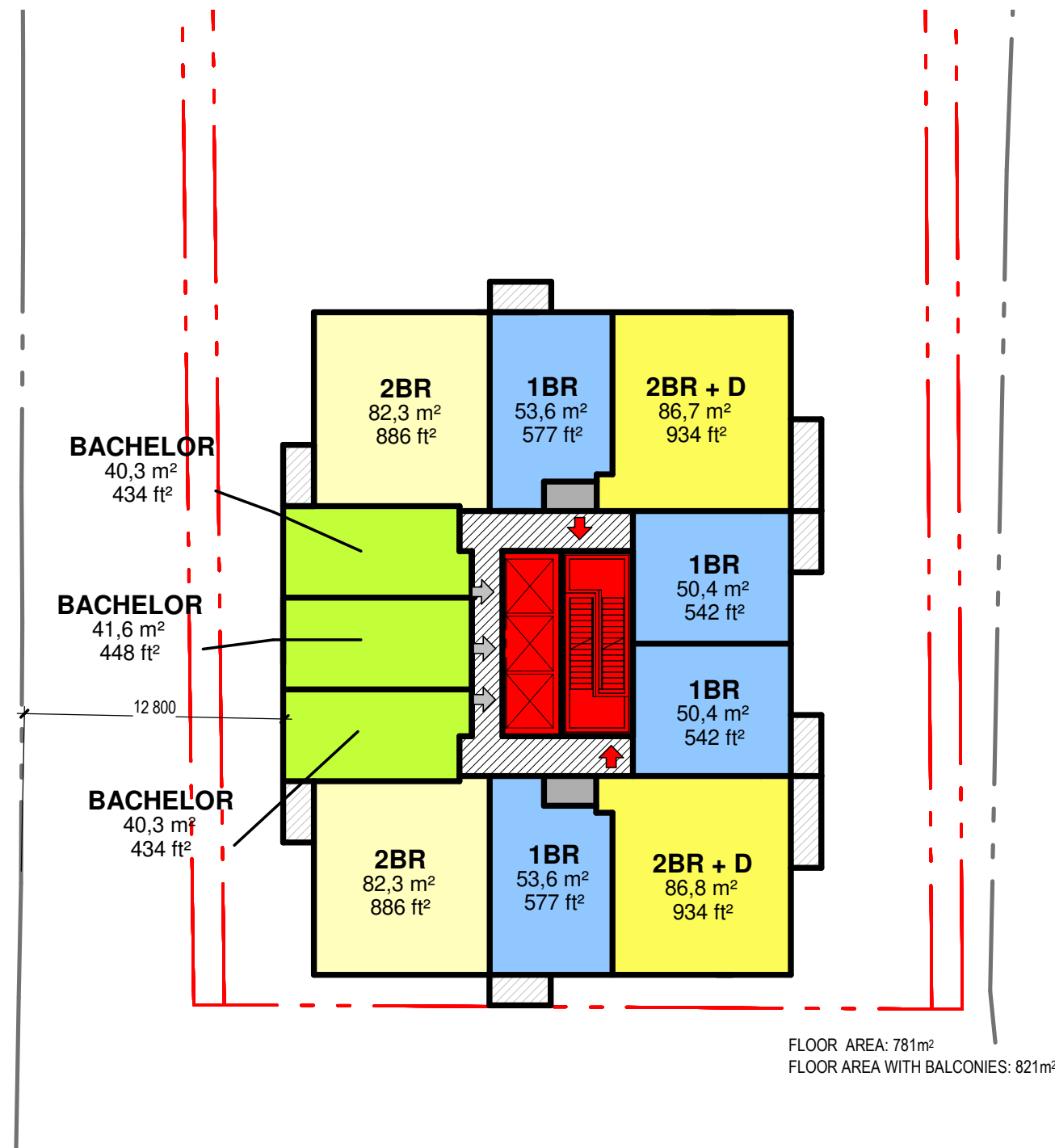
AREA PLAN TOWER

SCALE 1-300



PLANS

TYP FLOOR PLAN TOWER

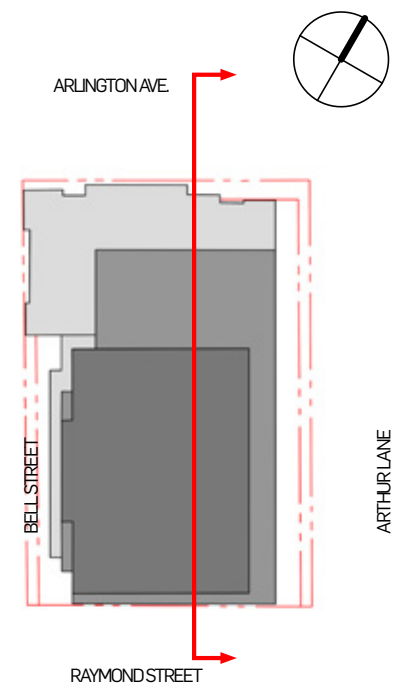
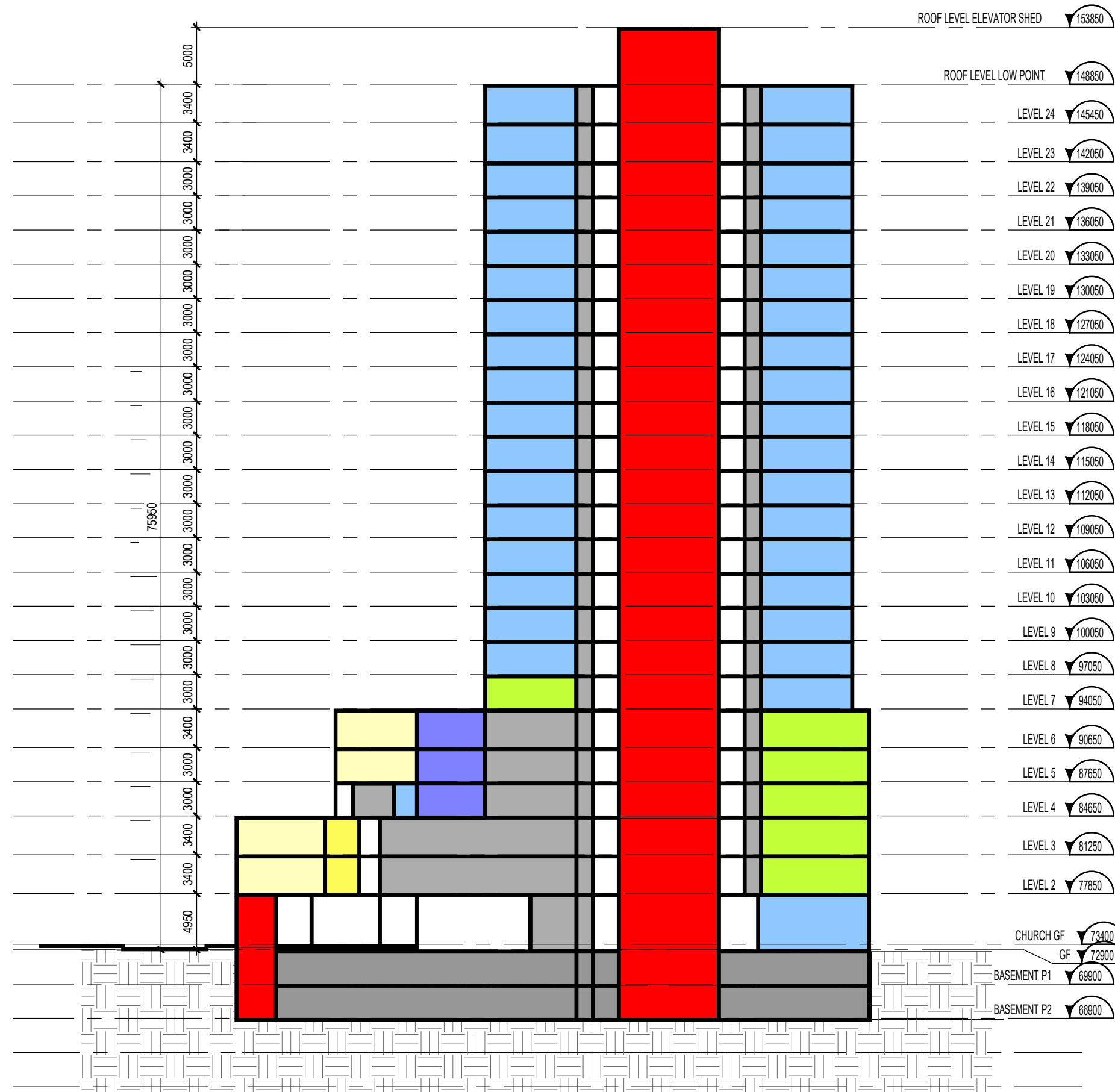


AREA PLAN TOWER

SCALE 1-300

SECTIONS

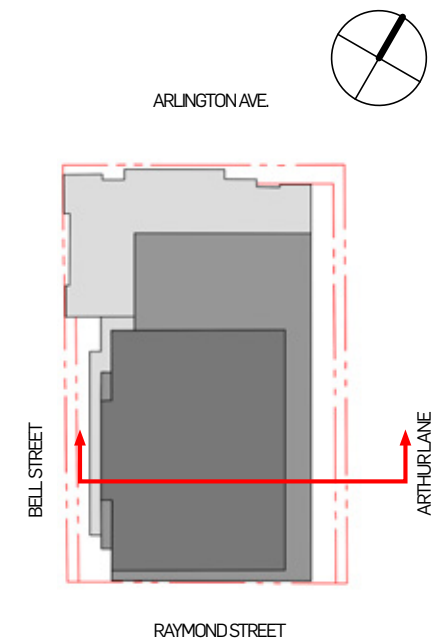
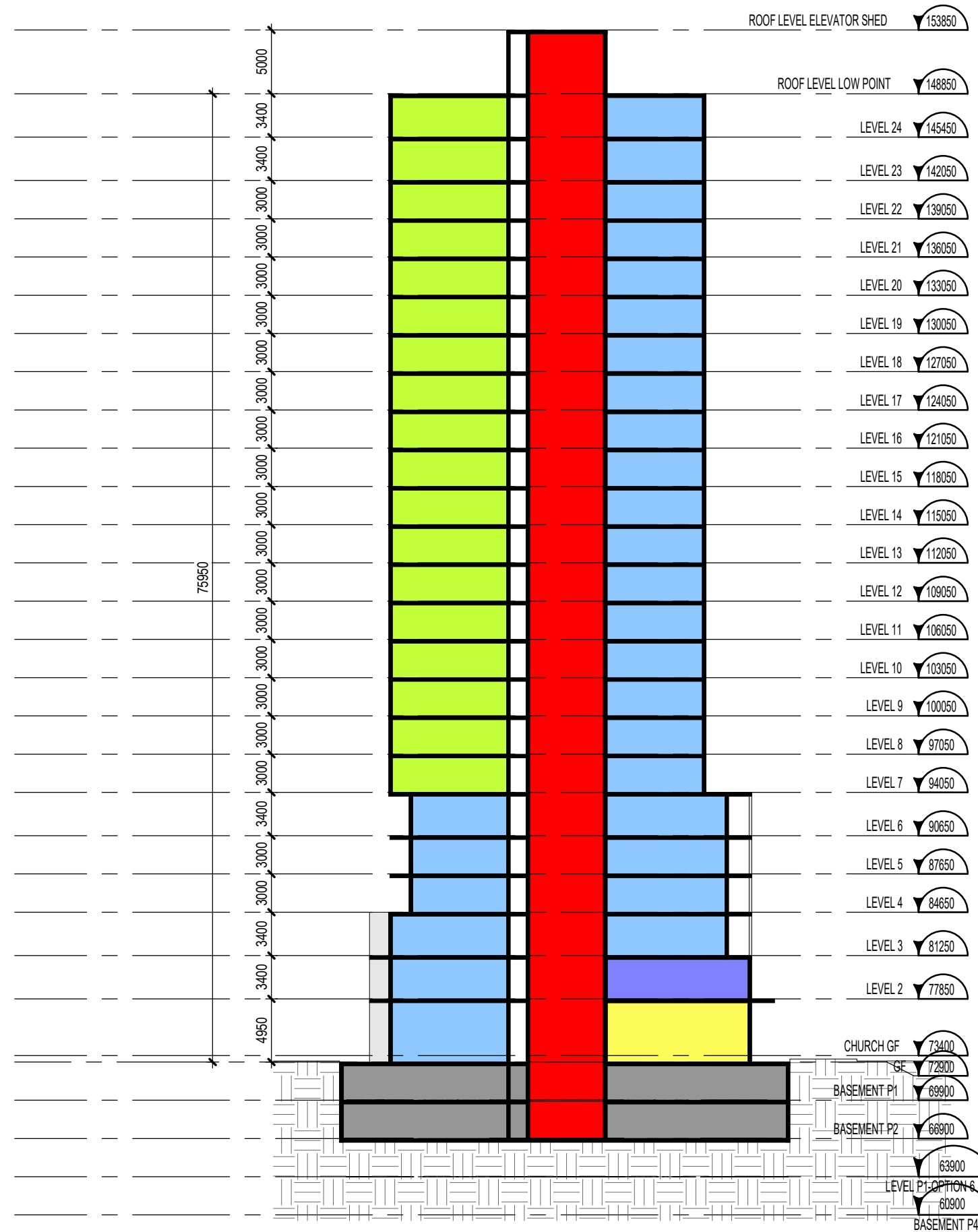
ARLINGTON - RAYMOND



SCALE 1-400

SECTIONS

BELL - ARTHUR

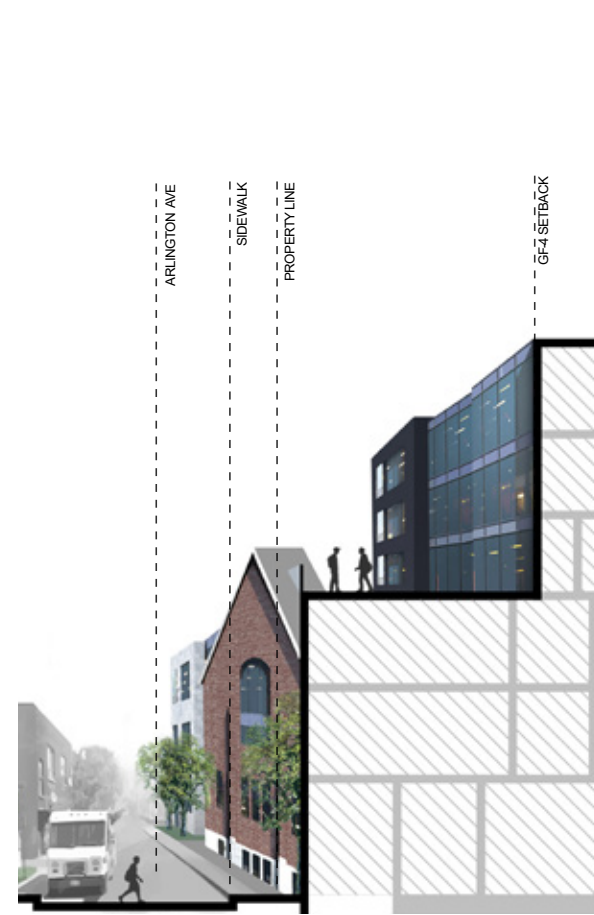


SCALE 1-400

STREET CROSS SECTIONS



RAYMOND STREET CROSS SECTION



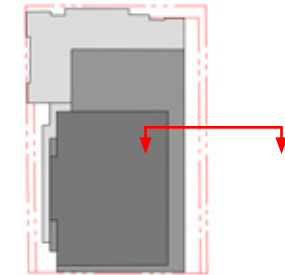
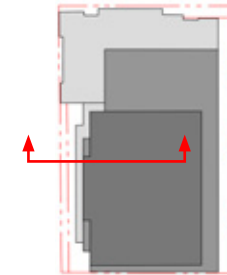
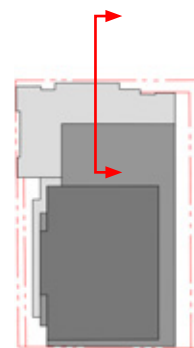
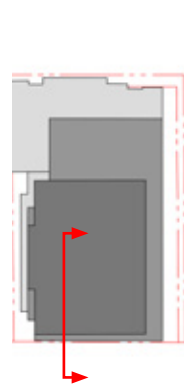
ARLINGTON AVE. CROSS SECTION



BELL STREET CROSS SECTION



ARTHUR LANE CROSS SECTION



5

STATISTICS

PROJECT # 12 805 - ARLINGTON & BELL AVENUE - 2023-05-16

| BUILDING | | ESTIMATED GFA | | | | ESTIMATED OTTAWA GFA | | | |
|---|------------|-------------------|-----------------|-----------------|-----------------|----------------------|-----------------|-----------------|-----------------|
| FLOORS | MULTIPLE | S / TYPICAL FLOOR | | TOTAL FLOORS | | S / TYPICAL FLOOR | | TOTAL FLOORS | |
| | | M ² | PI ² | M ² | PI ² | M ² | PI ² | M ² | PI ² |
| FLOORS 8 TH - 24 TH | 17 | 780.8 | 8,405 | 13,273.6 | 142,877 | 621.4 | 6,689 | 10,564.2 | 113,714 |
| FLOOR 7 TH | 1 | 780.8 | 8,405 | 780.8 | 8,405 | 605.3 | 6,516 | 605.3 | 6,516 |
| FLOORS 5 TH - 6 TH | 2 | 1,139.2 | 12,262 | 2,278.4 | 24,525 | 875.0 | 9,419 | 1,750.1 | 18,838 |
| FLOOR 4 TH | 1 | 1,139.2 | 12,262 | 1,139.2 | 12,262 | 849.1 | 9,140 | 849.1 | 9,140 |
| FLOOR 3 RD | 1 | 1,311.2 | 14,114 | 1,311.2 | 14,114 | 951.1 | 10,238 | 951.1 | 10,238 |
| FLOOR 2 ND | 1 | 1,653.2 | 17,795 | 1,653.2 | 17,795 | 1,269.2 | 13,661 | 1,269.2 | 13,661 |
| GROUND FLOOR | 1 | 1,653.7 | 17,800 | 1,653.7 | 17,800 | 714.4 | 7,690 | 714.4 | 7,690 |
| TOTAL | 24 | | | 22,090.1 | 237,778 | | | 16,703.5 | 179,796 |
| ESTIMATED UNITS | 294 | | | | | | | | |

| INDOOR PARKING | ESTIMATED AREA | | NUMBER OF STALS EST. |
|----------------|----------------|-----------------|----------------------|
| | M ² | PI ² | |
| FLOOR P1 | 1,979.9 | 21,312 | 38 |
| FLOOR P2 | 1,979.9 | 21,312 | 41 |
| TOTAL | 3,959.8 | 42,623 | 79 |

| BUILDING | | UNITS TYPES | | | | | | |
|---|-----------|-------------|------------|-----------|-----------|-----------|----------|------------|
| FLOORS | MULTIPLE | BACH | 1 CH | 1 CH DEN | 2 CH | 2 CH DEN | 3 CH | TOTAL |
| FLOORS 8 TH - 24 TH | 17 | 51 | 68 | 0 | 34 | 34 | 0 | 187 |
| FLOOR 7 TH | 1 | 4 | 3 | 0 | 3 | 1 | 0 | 11 |
| FLOORS 5 TH - 6 TH | 2 | 6 | 14 | 2 | 6 | 2 | 2 | 32 |
| FLOOR 4 TH | 1 | 3 | 9 | 1 | 3 | 0 | 0 | 16 |
| FLOOR 3 RD | 1 | 3 | 10 | 0 | 3 | 1 | 0 | 17 |
| FLOOR 2 ND | 1 | 3 | 5 | 7 | 2 | 2 | 1 | 20 |
| GROUND FLOOR | 1 | 0 | 5 | 4 | 0 | 2 | 0 | 11 |
| TOTAL | 24 | 70 | 114 | 14 | 51 | 42 | 3 | 294 |

| | | | | | | |
|-----------------|--|------------|------------|------------|-----------|-------------|
| UNIT MIX | | 24% | 44% | 32% | 1% | 100% |
|-----------------|--|------------|------------|------------|-----------|-------------|

STATISTICS

| AMENITIES AREA | | M ² |
|----------------|--------------------------|----------------|
| REQUIRED | 6 M ² / UNITS | 1,764 |
| | 50% IN COMMUNAL AREA | 882 |

| PRIVATE AMENITY AREA | | | | | |
|---|-----------|-----------------------------|-----------------|----------------|-----------------|
| FLOORS | MULTIPLE | S / TYPICAL FLOOR BALCONIES | | TOTAL FLOORS | |
| | | M ² | PI ² | M ² | PI ² |
| FLOORS 8 TH - 24 TH | 17 | 40.5 | 436 | 688.5 | 7,411 |
| FLOOR 7 TH | 1 | 165.0 | 1,776 | 165 | 1,776 |
| FLOOR 5 TH - 6 TH | 2 | 116.3 | 1,252 | 232.6 | 2,504 |
| FLOOR 4 TH | 1 | 116.3 | 1,252 | 116.3 | 1,252 |
| FLOOR 3 RD | 1 | 119.2 | 1,283 | 119.2 | 1,283 |
| FLOOR 2 ND | 1 | 71.1 | 765 | 71.1 | 765 |
| GROUND FLOOR | 1 | 187.7 | 2,020 | 187.7 | 2,020 |
| TOTAL | 24 | | | 1,580.4 | 17,011 |

| COMMUNAL AMENITY AREA | | | |
|----------------------------------|----------|----------------|-----------------|
| FLOORS | MULTIPLE | | |
| | | M ² | PI ² |
| TERRACE 7TH | 1 | 312.6 | 3,365 |
| TERRACE 4TH | 1 | 354.8 | 3,819 |
| GROUND FLOOR GREEN SPACE | 1 | 153.1 | 1,648 |
| TOTAL | | 820.5 | 8,832 |
| GROUND FLOOR INDOOR AMENITIES | 1 | 508.6 | 5,475 |
| TOTAL | | 1,329 | 14,306 |

| | M ² | PI ² |
|-----------------------------|----------------|-----------------|
| TOTAL AMENITIES AREA | 2,910 | 31,318 |

CITY OF OTTAWA - GROSS FLOOR AREA

Gross floor area means the total area of each floor whether located above, at or below grade, measured from the interiors of outside walls and including floor area occupied by interior walls and floor area created by bay windows, but excluding;

- a. floor area occupied by shared mechanical, service and electrical equipment that serve the building (By-law 2008-326)
- b. common hallways, corridors; stairwells, elevator shafts and other voids, steps and landings; (By-law 2008-326) (By-law 2017-302)
- c. bicycle parking; motor vehicle parking or loading facilities;
- d. common laundry, storage and washroom facilities that serve the building or tenants;
- e. common storage areas that are accessory to the principal use of the building; (By-law 2008-326)
- f. common amenity area and play areas accessory to a principal use on the lot; and (By-law 2008-326)
- g. living quarters for a caretaker of the building. (surface de plancher hors oeuvre brute)

| CITY OF OTTAWA - PRELIMINARY GROSS FLOOR AREA | | |
|---|----------------|---------|
| | m ² | p.c |
| ESTIMATED PLOT AREA | 2,187.0 | 23,541 |
| TOTAL BUILDING AREA | 16,703.5 | 179,796 |
| ESTIMATED RATIO | 7.6 | |

CITY OF OTTAWA - LANDSCAPED AREA

Landscaped area means that part of a lot located outdoors that is used for the placement of any or a combination of the following elements: (By-law 2014-94) (By-law 2020-289)

- a. soft landscaping consisting principally of organic materials and vegetative in-ground plantings such as trees, shrubs, hedges, ornamental flowers and grasses, and may also include some accessory ground cover, such as riverwash stone, mulch or similar pervious material located in and around plantings, and in the case of any residential or non-residential lots developed with uses other than outdoor recreational uses, excludes non-organic surfaces including artificial grass; and "softly-landscaped area" has the corresponding meaning; (By-law 2020-289)
- b. hard landscaping consisting of non-vegetative materials such as brick, pavers, rock, stone, concrete, tile and wood, excluding driveways, and any area used for parking, and including such features as a walkway, patio, deck or in-ground pool; and (By-law 2020-289)
- c. architectural elements consisting of decorative fencing, walls, sculptures, gazebos, trellises, planters, benches and other similar features. (espace paysagé) (By-law 2020-289)

| CITY OF OTTAWA - PRELIMINARY LANDSCAPED AREA | | |
|--|----------------|--------|
| | m ² | p.c |
| ESTIMATED PLOT AREA | 2,187.0 | 23,541 |
| ESTIMATED HARD LANDSCAPING | 380.2 | 4,092 |
| ESTIMATED SOFT LANDSCAPING | 153.1 | 1,648 |
| ESTIMATED TOTAL LANDSCAPING | 533.3 | 5,740 |
| ESTIMATED RATIO | 24% | |

CITY OF OTTAWA - LOT COVERAGE

Lot coverage means that part of a lot covered by building but does not include:

- a. an eaves or eaves trough or any other feature that is located at or above the ceiling of the first storey; or
- b. any projection permitted under Section 65. (surface construite)

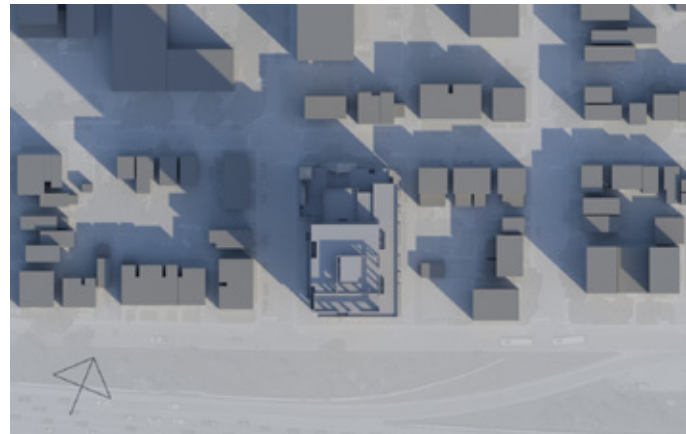
| CITY OF OTTAWA - PRELIMINARY LOT COVERAGE | | |
|---|----------------|--------|
| | m ² | p.c |
| ESTIMATED PLOT AREA | 2,187.0 | 23,541 |
| ESTIMATED BUILDING AREA | 1,653.7 | 17,800 |
| ESTIMATED RATIO | 76% | |

6

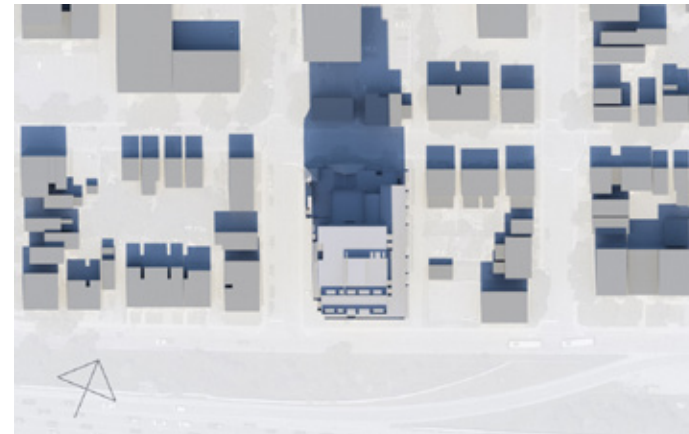
SUN STUDIES

SUN STUDIES

MARCH 21ST AND SEPTEMBER 21ST(EQUINOXES)



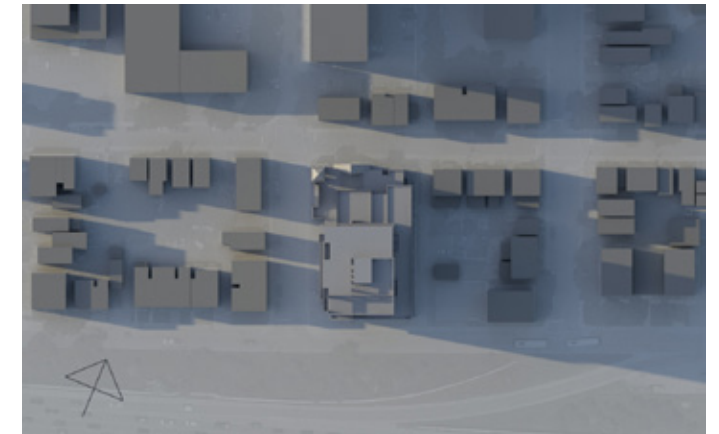
9:00



12:00

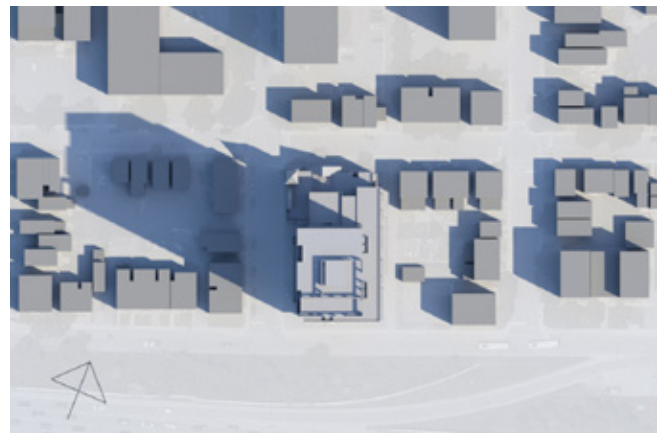


15:00

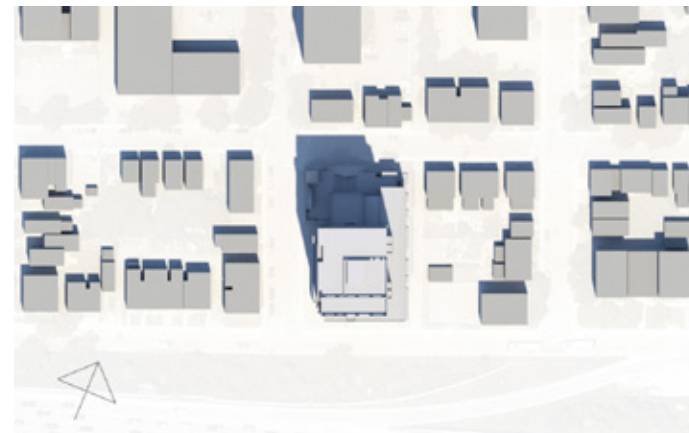


18:00

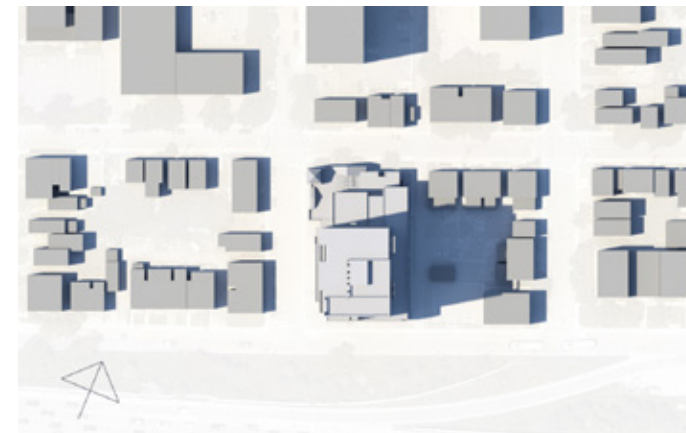
JUNE 21ST(SUMMER SOLSTICE)



9:00



12:00

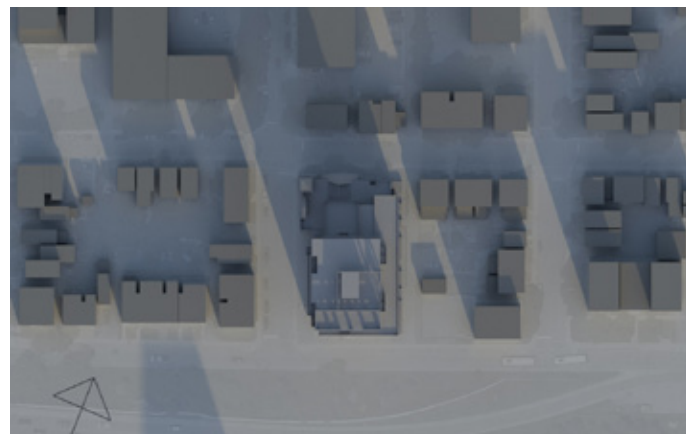


15:00

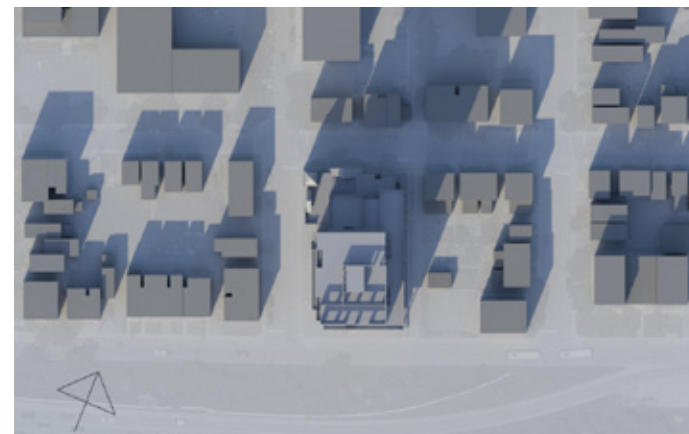


18:00

DECEMBER 21ST (WINTER SOLSTICE)



9:00



12:00



15:00



18:00

7

RENDERINGS & ELEVATIONS

ARLINGTON - BELL



ARLINGTON - ARTHUR



CORSO ITALIA LRT



PEDESTRIAN LEVEL VIEW FROM BELL STREET



PEDESTRIAN LEVEL VIEW FROM ARLINGTON AVENUE



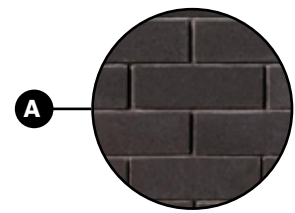
PEDESTRIAN LEVEL VIEW FROM ARLINGTON AVENUE



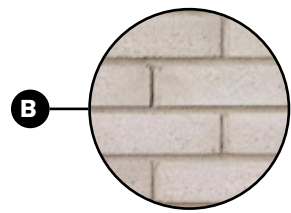
PEDESTRIAN LEVEL VIEW FROM ARTHUR LANE



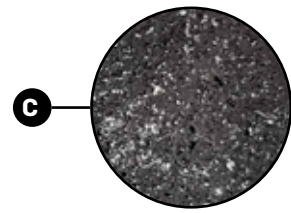
BUILDING DESIGN - PRELIMINARY WEST&SOUTH ELEVATIONS



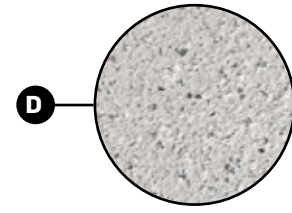
Brick
Black



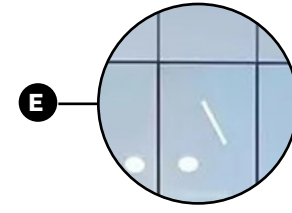
Brick
Light grey



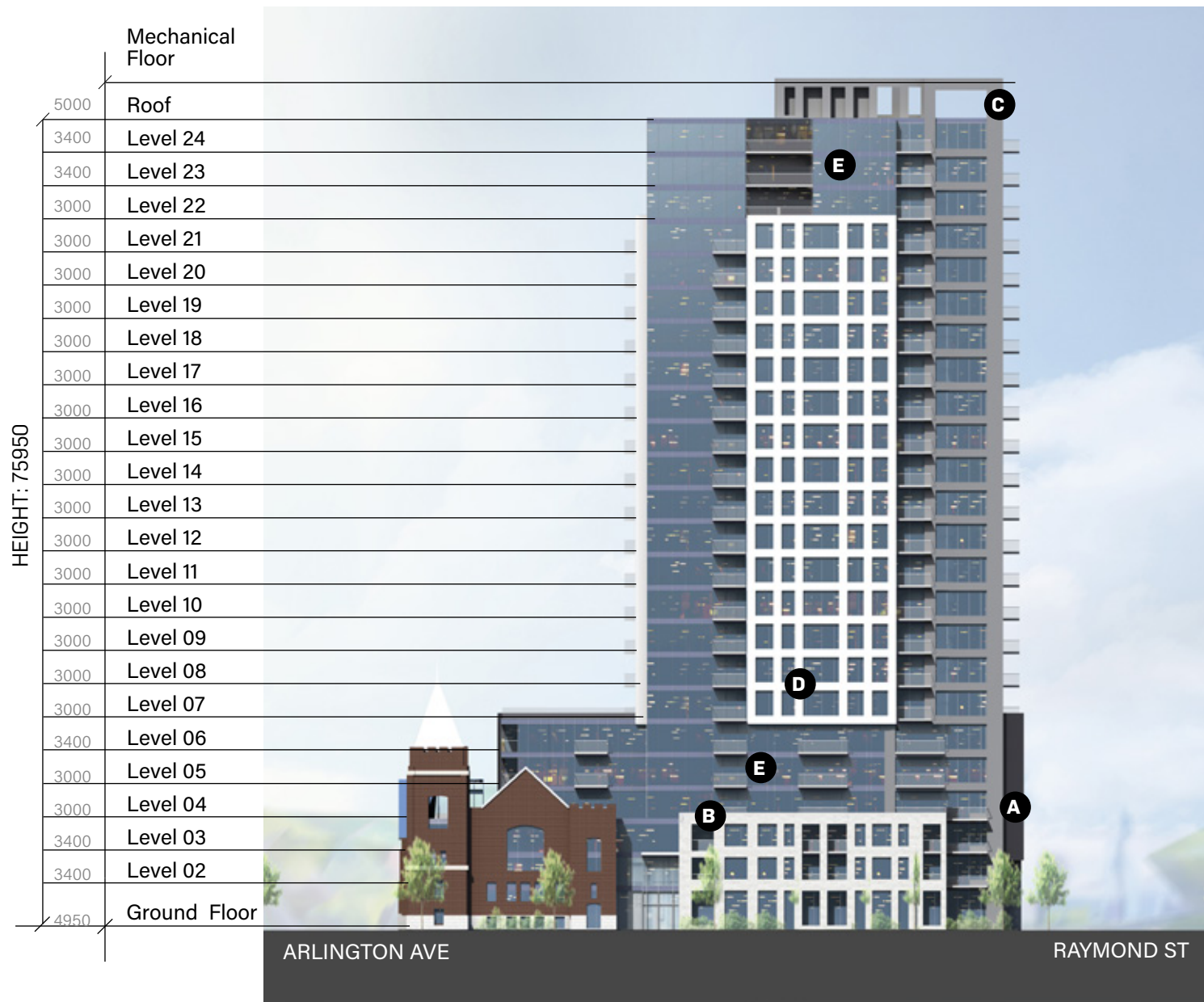
Precast
Concrete
Panels
Dark Grey



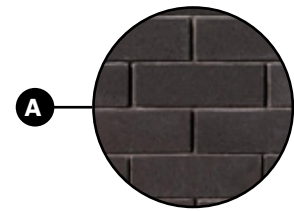
Precast
Concrete
Panels
Light Grey



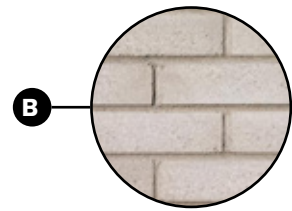
Curtain Wall



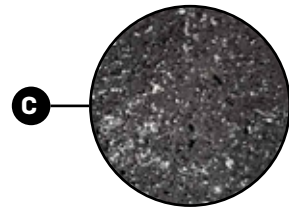
BUILDING DESIGN - PRELIMINARY EAST & NORTH ELEVATIONS



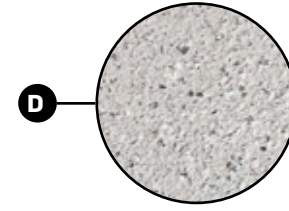
A Brick
Black



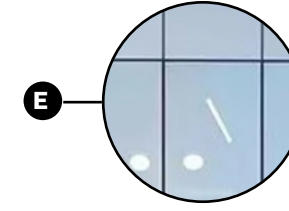
B Brick
Light grey



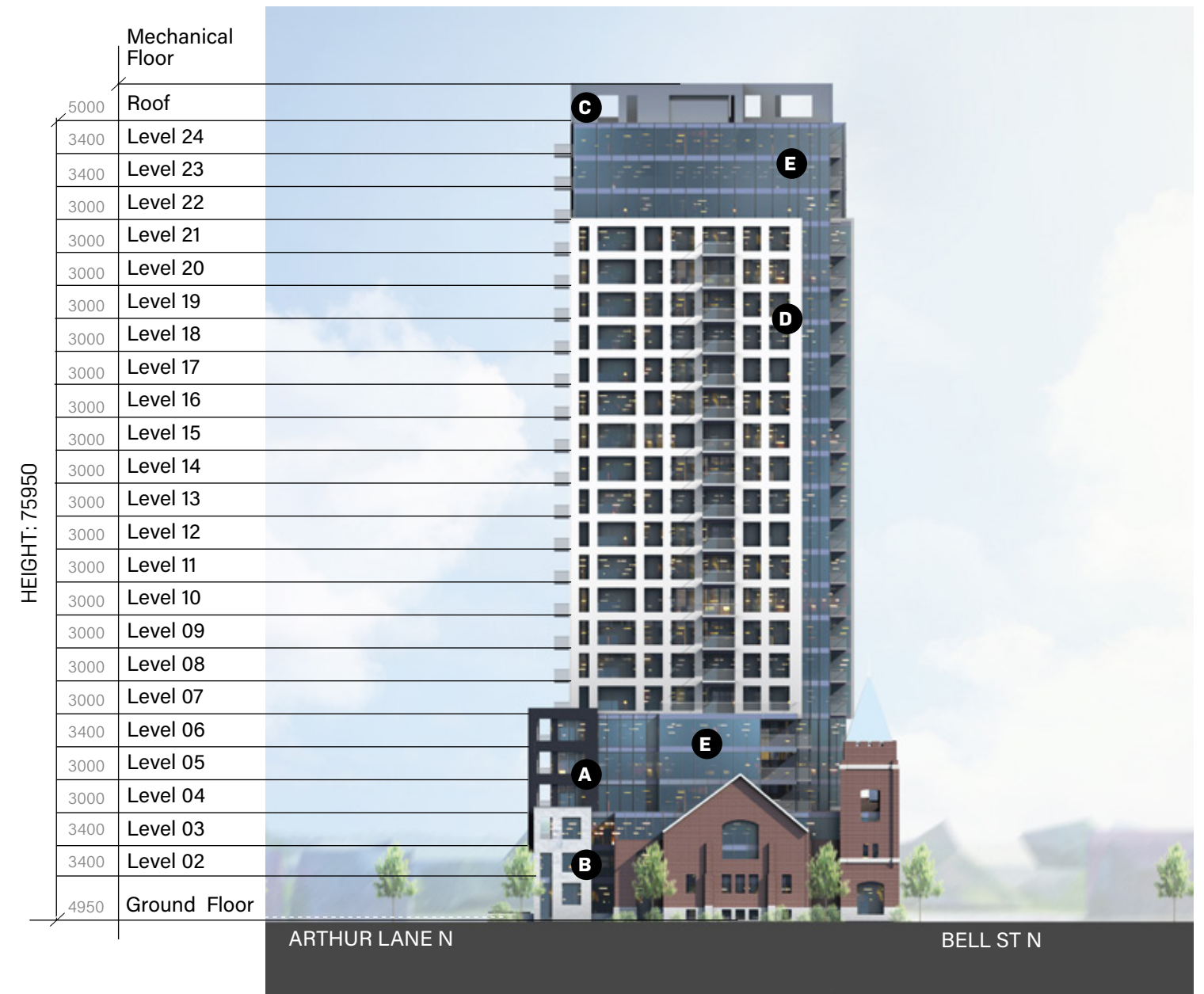
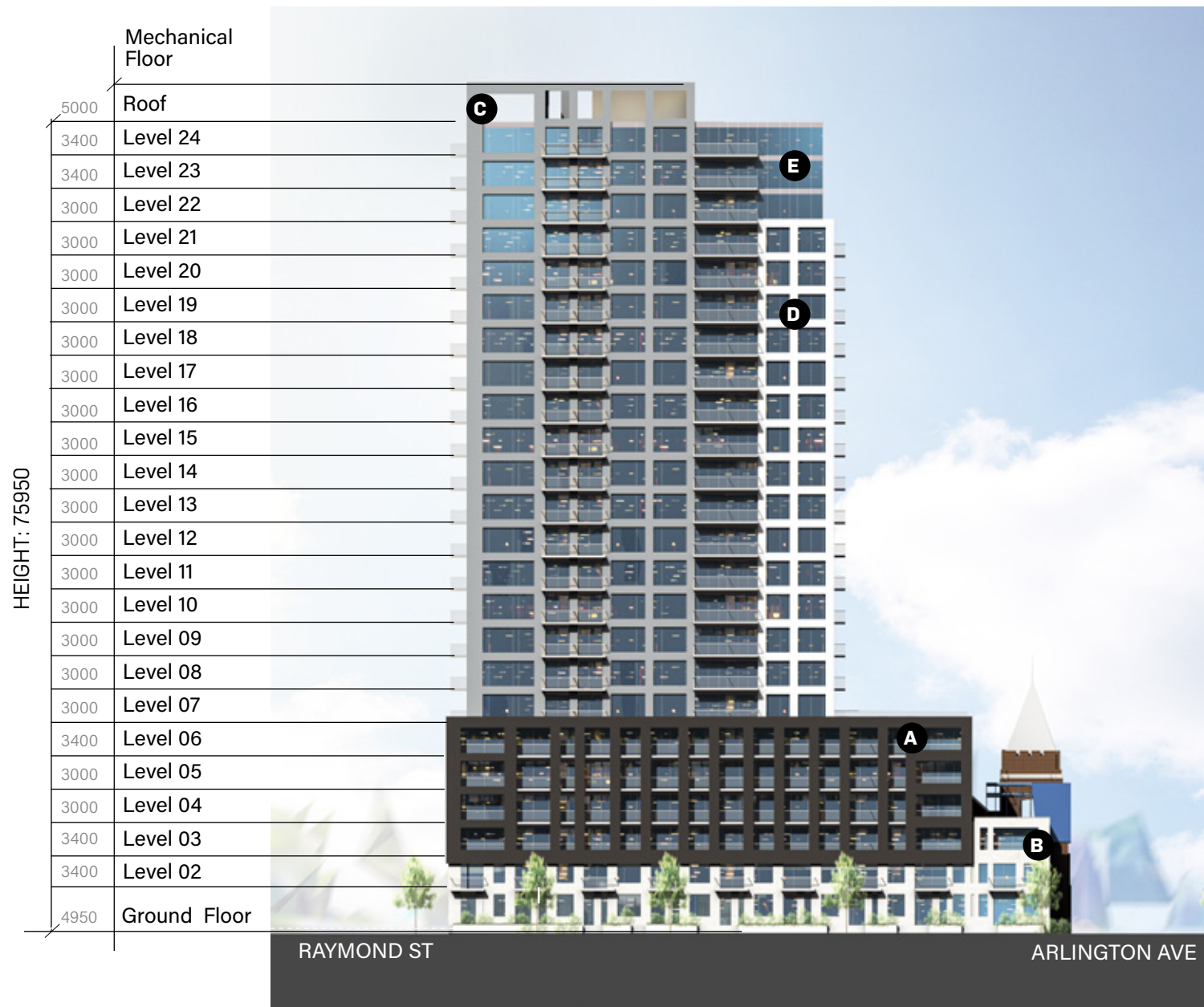
C Precast
Concrete
Panels
Dark Grey



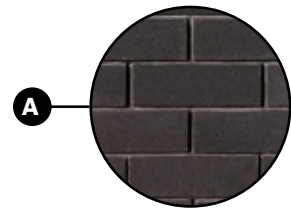
D Precast
Concrete
Panels
Light Grey



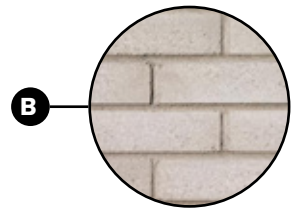
E Curtain Wall



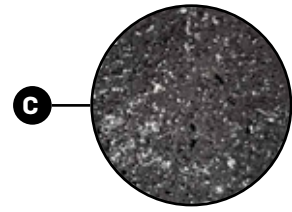
BUILDING DESIGN - PRELIMINARY WEST&SOUTH ELEVATIONS



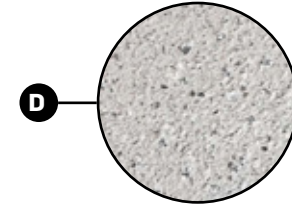
**Brick
Black**



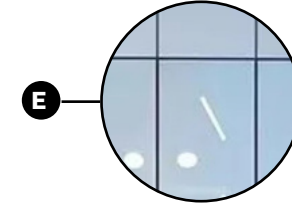
**Brick
Light grey**



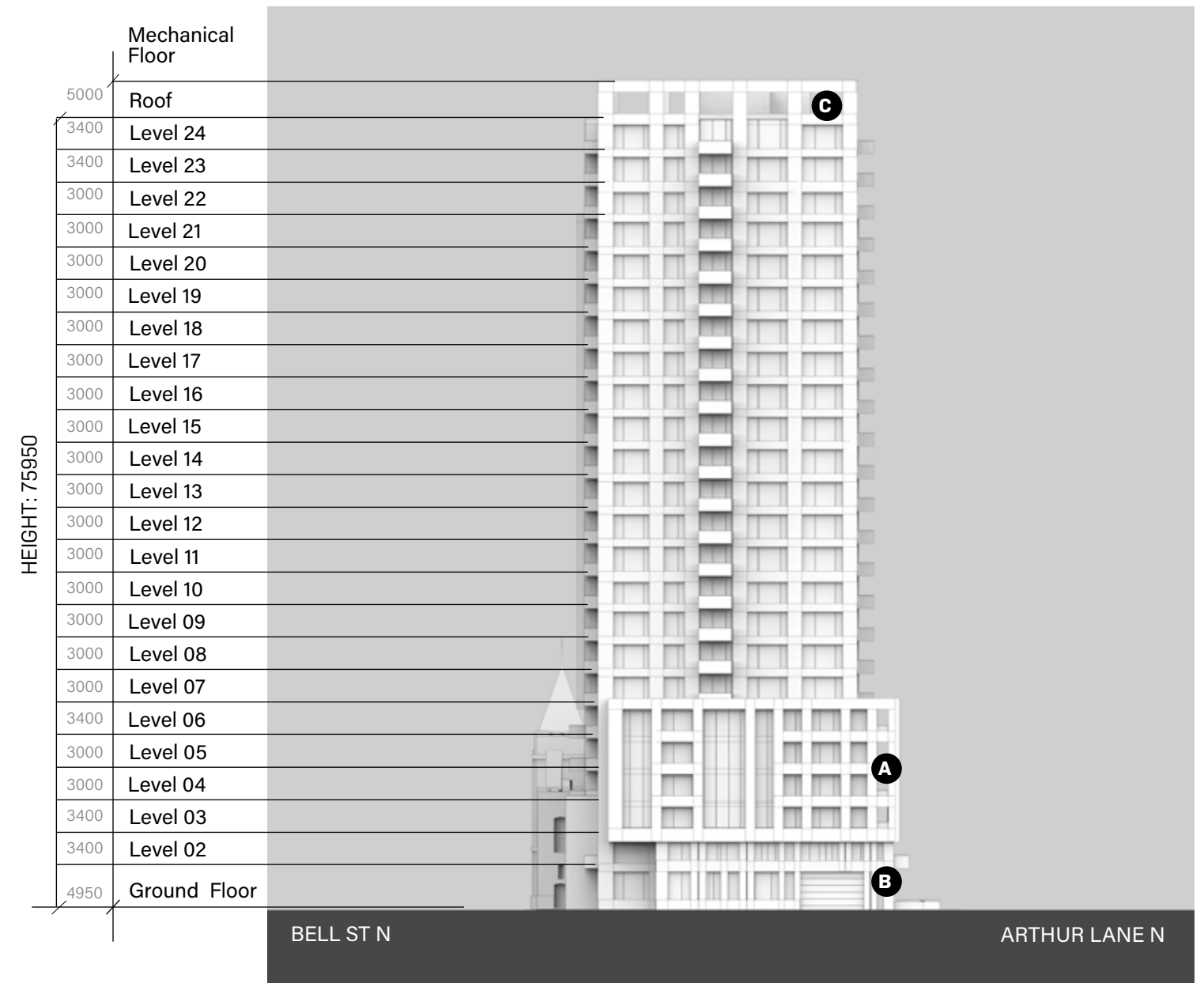
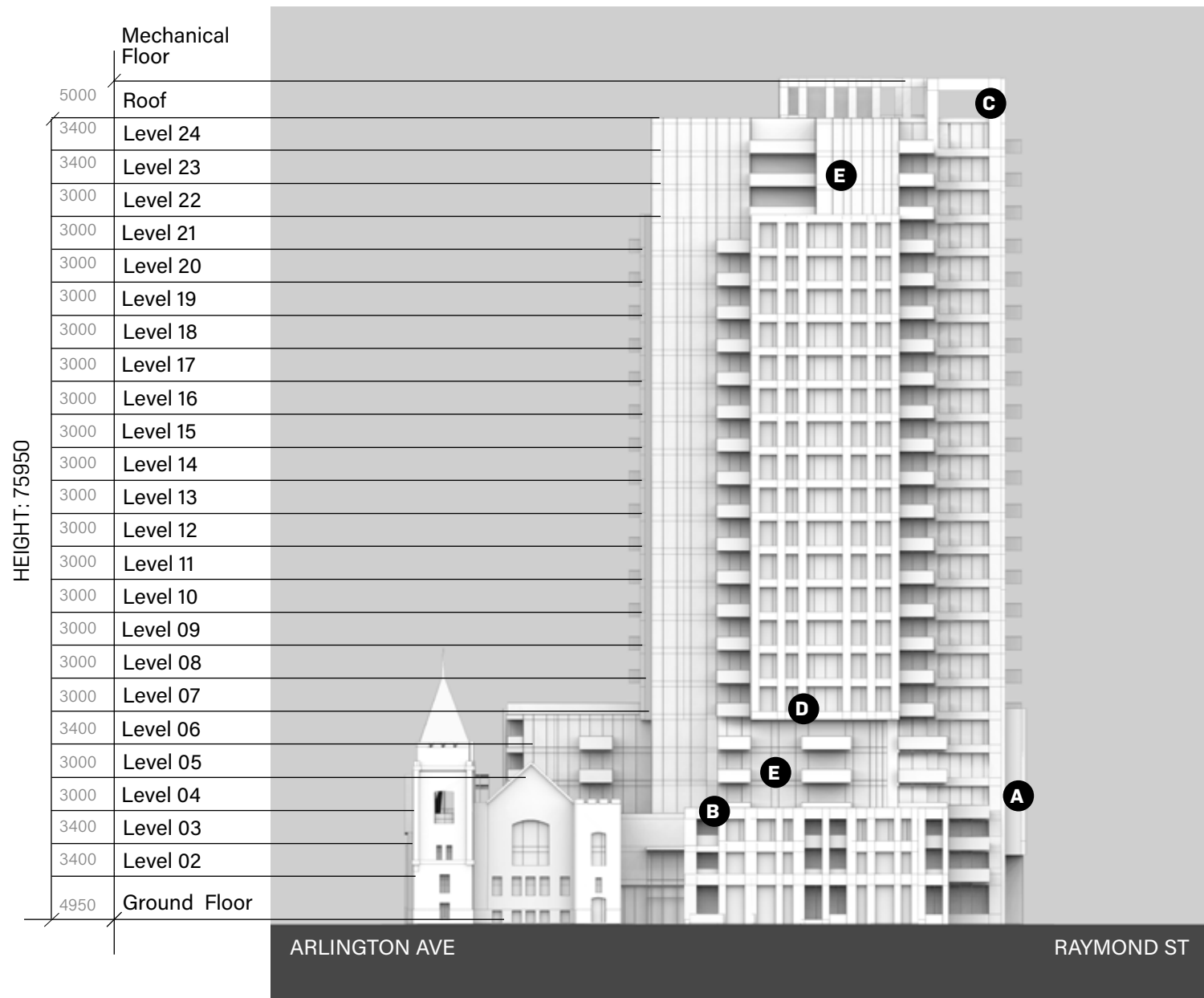
**Precast
Concrete
Panels
Dark Grey**



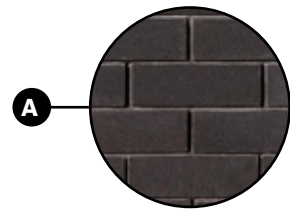
**Precast
Concrete
Panels
Light Grey**



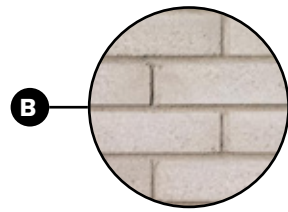
Curtain Wall



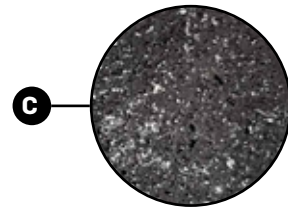
BUILDING DESIGN - PRELIMINARY EAST & NORTH ELEVATIONS



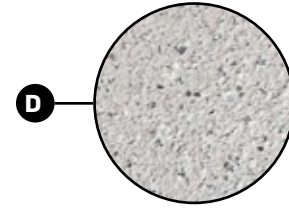
Brick
Black



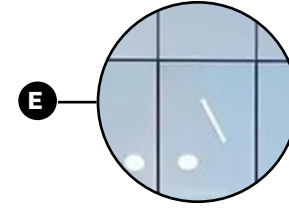
Brick
Light grey



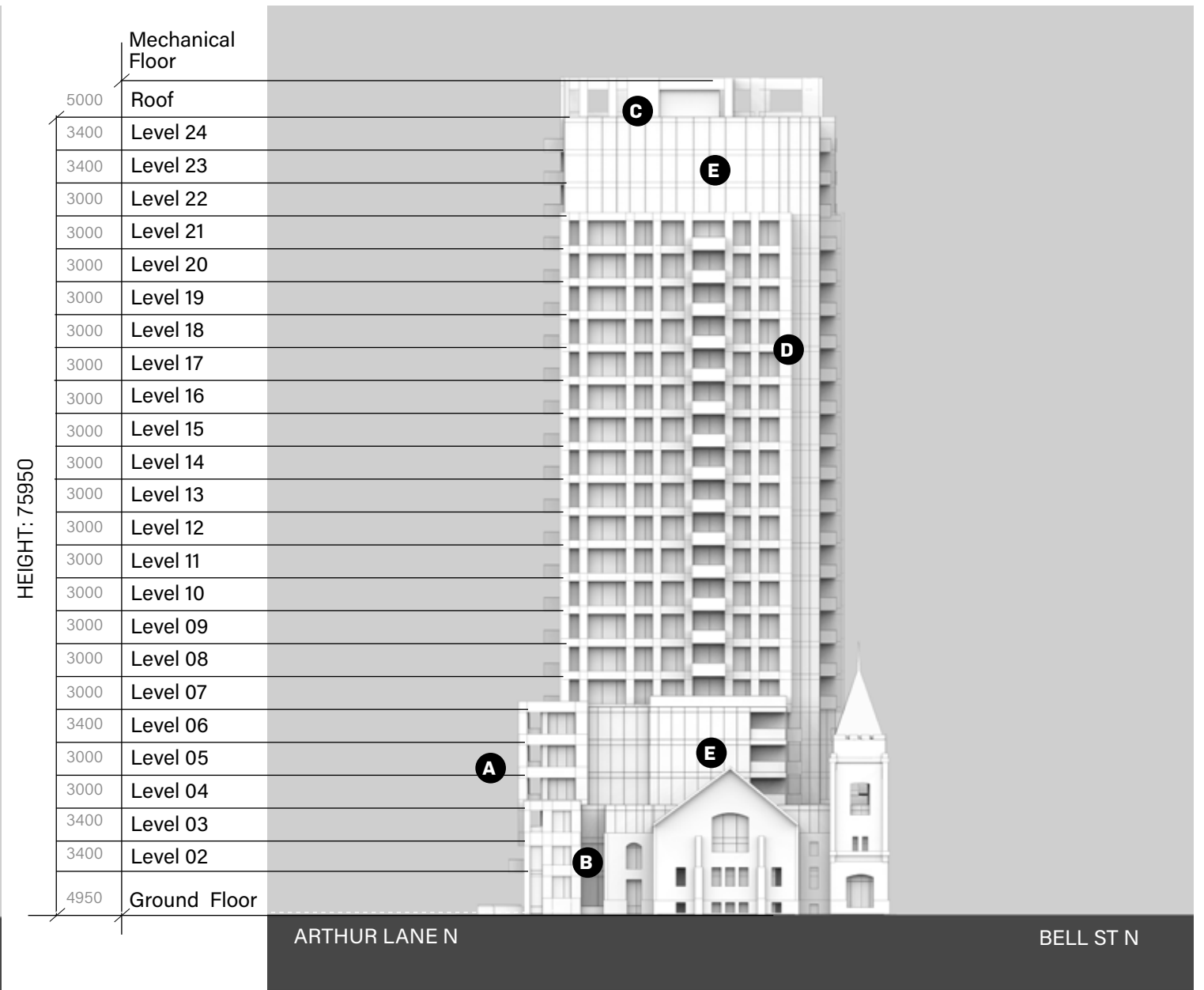
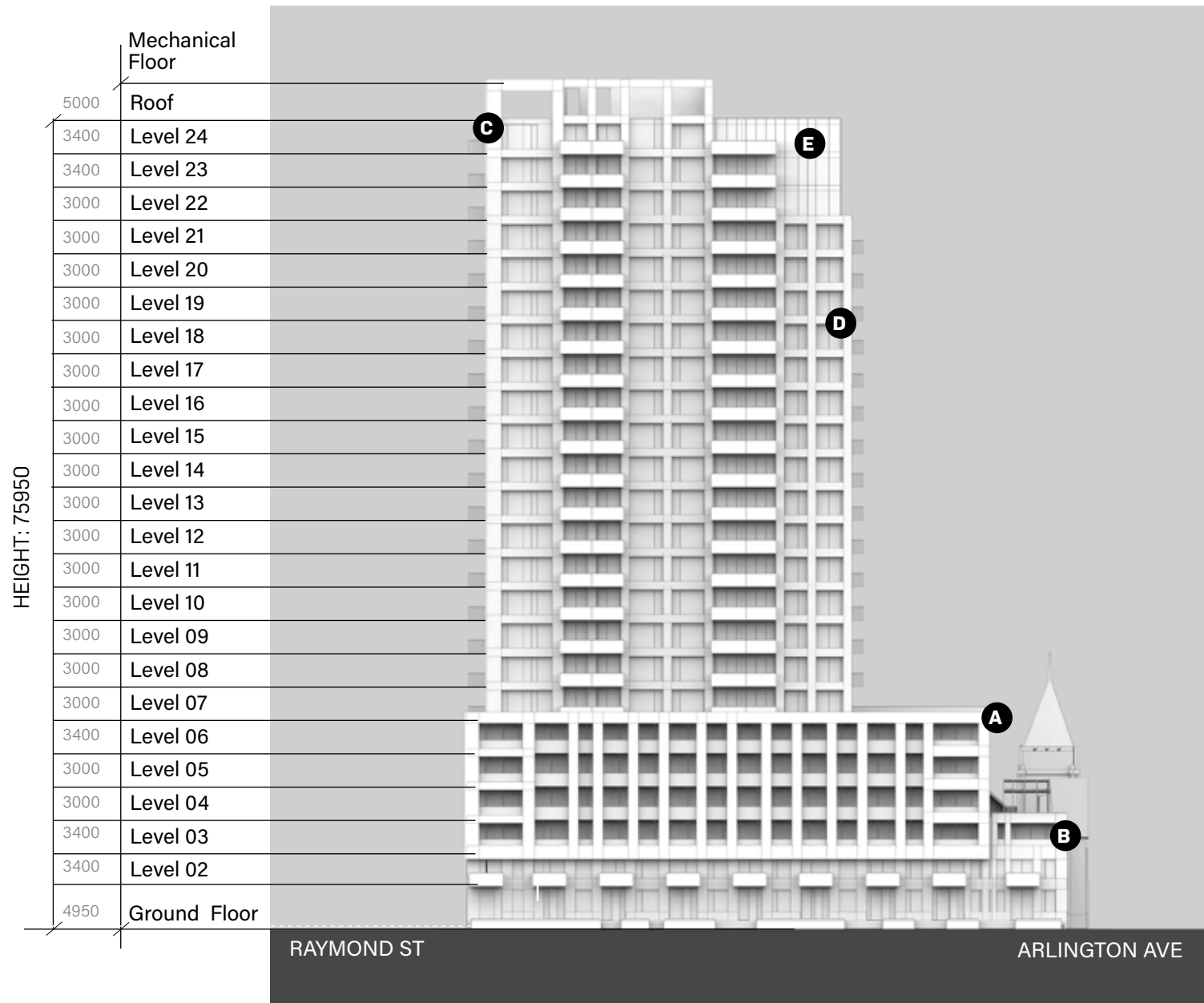
Precast
Concrete
Panels
Dark Grey



Precast
Concrete
Panels
Light Grey



Curtain Wall



8

HERITAGE

HERITAGE

HERITAGE REGISTER PROPERTY MAP

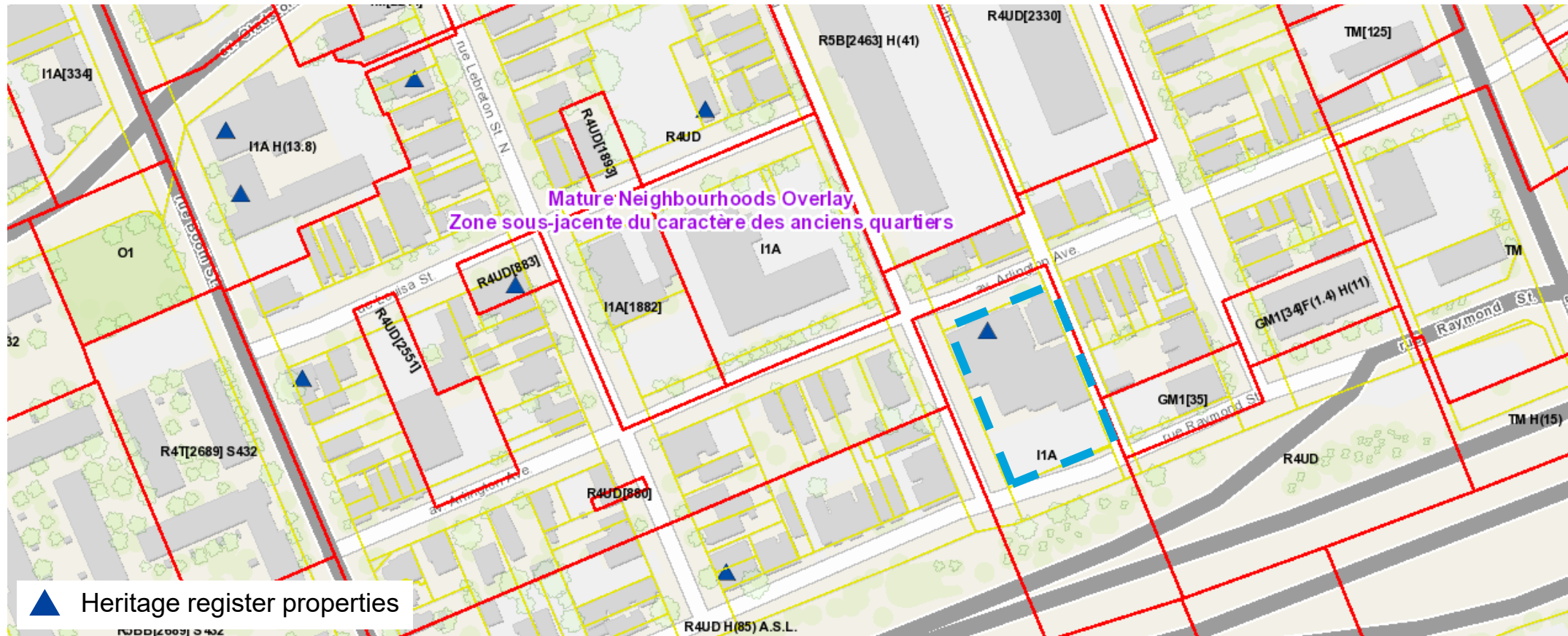
The Ottawa Korean Community Church is listed on the City of Ottawa Heritage Register, but is not designated under the Ontario Heritage Act.

The proposed development has reviewed municipal policies and consulted with City Heritage staff to guide the integration of the two retained façades of the church.

- The project aims to conserve the integrity of the church's character, attributes, and cultural contributions to the community through the two retained façades.

- The base of the high-rise building features a design that respects the architectural scale, proportion, rhythm, and character of the retained façades of the church.

The new residential construction ensures the retained façades will continue to be the character-defining element on-site. The design of the tower includes setbacks, architectural details, and neutral materials to encourage this.



INSPIRATIONS



ALEXANDER'S CHURCH
BOSTON



300 BLOOR WEST TOWER
TORONTO



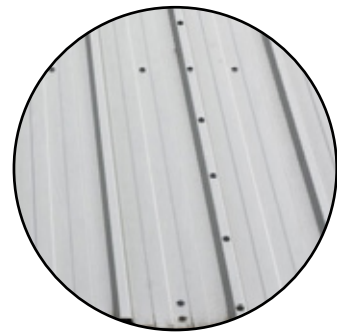
ST. LUKE'S UNITED CHURCH
TORONTO



BLUE DIAMOND ON THE HILL CONDOS
FOREST HILL, TORONTO



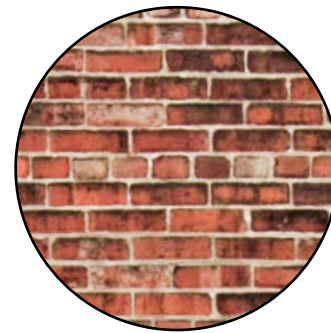
CONOLLY HIGH-RISE PROJECT
HAMILTON, ONTARIO



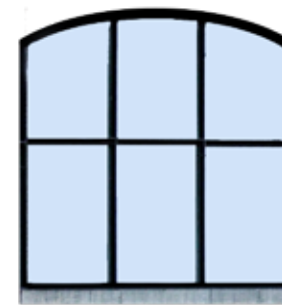
LIGHT GREY ROOFING



GREY STONE



DARK RED BRICK



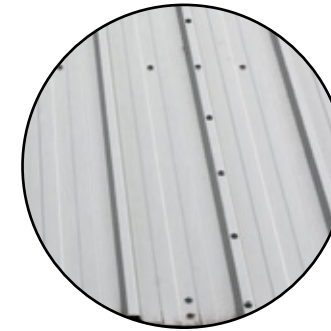
BLACK FRAMED WINDOWS

A primary goal of the project is to maintain the aesthetics of the façade to accentuate the Korean Church's historical materials. The church's façade is mainly composed of red brick, an important traditional material seen prominently throughout the neighborhood.

HERITAGE



CHURCH MATERIALS



LIGHT GREY ROOFING



GREY STONE

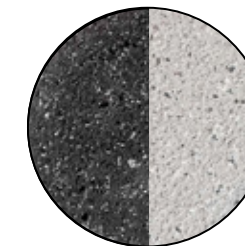


DARK RED BRICK

PROJECT MATERIALS



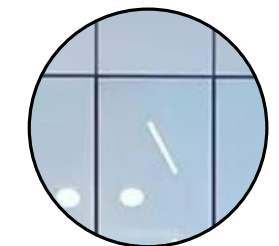
LIGHT GREY BRICK



DARK AND LIGHT GREY
PRECAST CONCRETE



BLACK BRICK



CURTAIN WALL

The project will have neutral materiality providing visual interest and highlighting the church as an important focal point. centred around tones of grey and black, the materiality evokes a modern feel without drawing too much attention from the heritage building. Additionally, the project will utilise black mullions to frame the windows which reflects and complements the black mullions used for the church windows, creating aesthetic continuity.

9

ANNEX

PRELIMINARY LANDSCAPE PLAN

1:400



URBAN AGRICULTURE



MAIN ENTRANCE



LINEAR GREEN SPACE



LARGE COMMON TERRACE



GREEN LANEWAY



PRIVATE TERRACES

NEUF

MONTRÉAL
630, boul. René-Lévesque O.
32e étage, Montréal, QC H3B 1S6
T 514 847 1117 F 514 847 2287

OTTAWA
47 Clarence Street
Suite 406, Ottawa, ON K1N 9K1
T 613 234 2274 F 613 234 7453

TORONTO
8 Market Street, Suite 600,
Toronto (ON) M5E 1M6
T 416 864 8550 F 514 847 2287

NEUFarchitectes.com

