

Accora Village
WOODRIDGE TOWERS
70-80 Woodridge Crescent
Ottawa ON

City of Ottawa
Urban Design Review Panel
UDRP Submission
20 Sept 2023



Illustrative Drawings

This area of the city, known as Bayshore or now Accora Village, is bounded by Carling Avenue to the North, Holly Acres Road to the West, the Queensway (Highway 417) and Richmond Road to the South and Bayshore Drive to the East. Accora Village is predominantly residential and is moderately built in term of density. It comprises mostly townhouses, detached single-family homes and a few residential high-rise apartment blocks, the majority being rental housing. Two elementary schools serve the neighbourhood. A major shopping centre is located in the south-east sector, near the Queensway and Richmond Road.

Accora Village is well-connected, with swift access to major thoroughfares like Highways 417 and 416. The forthcoming Bayshore Bus station, destined to become an LRT Station, is nestled in the southern part of Accora Village, near the Queensway. The central artery is Woodridge Crescent, which forms a loop connecting with Bayshore Drive. Additionally, the neighborhood is complemented by a selection of cycling paths.

Accora Village has one public park, the Bayshore Park, but the Andrew Haydon Park, by the Ottawa River, is located North across Carling Avenue and the Greenbelt borders the Queensway to the south.



Map showing Accora Village (Bayshore) in its general context. Image: Google Maps.



Low Aerial View facing West from 417 Westbound at Bayshore Mall



Low Aerial View facing South West from Bayshore Drive



Seventy and Eighty Woodridge Crescent, encompassing the western sector of a 1.6-hectare plot, holds an approximate 1-hectare area.

Situated between Woodridge Crescent to the north and the OC Transpo Transitway and the Queensway to the south, this location enjoys immediate proximity to the Bayshore Bus Station and Shopping Centre.

To the west, accessible via Woodridge Crescent, stands the Cobalt Apartment Building, while townhouses are positioned across the road.

The site currently stands vacant, presenting a flat and obstacle-free terrain, devoid of any topographical irregularities

A creek meanders near the Cobalt Apartment Building's parking lot on the western side, but it remains at a considerable distance from Seventy & Eighty Woodridge Crescent.

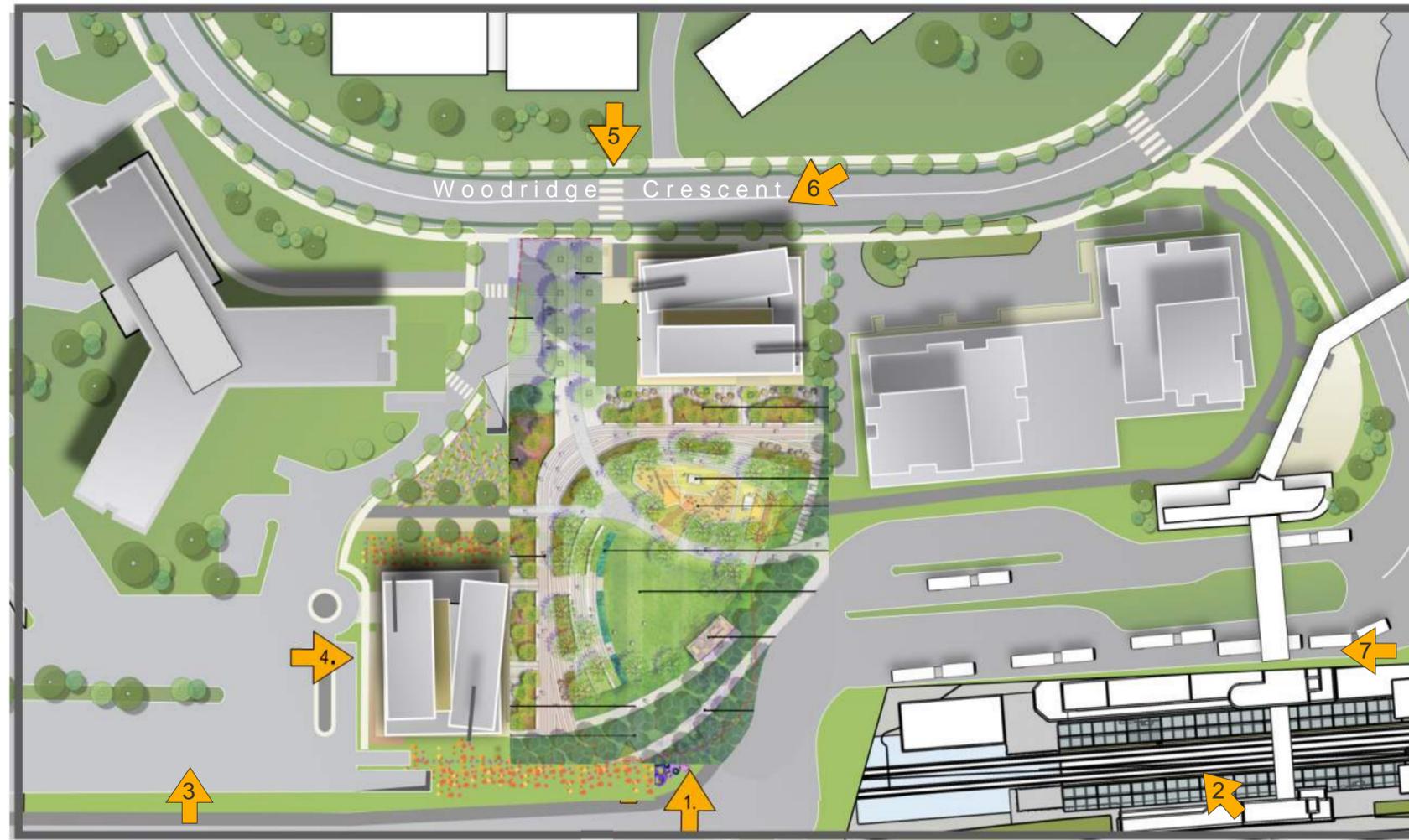




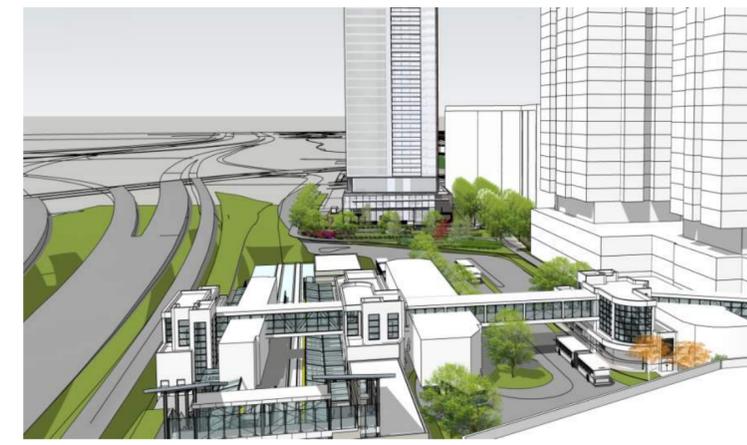
5. View from N / Woodridge pedestrian crosswalk



4. View from W / west tower podium and drop off



6. View from NE / north tower podium along Woodridge



7. View from E / low aerial from LRT station



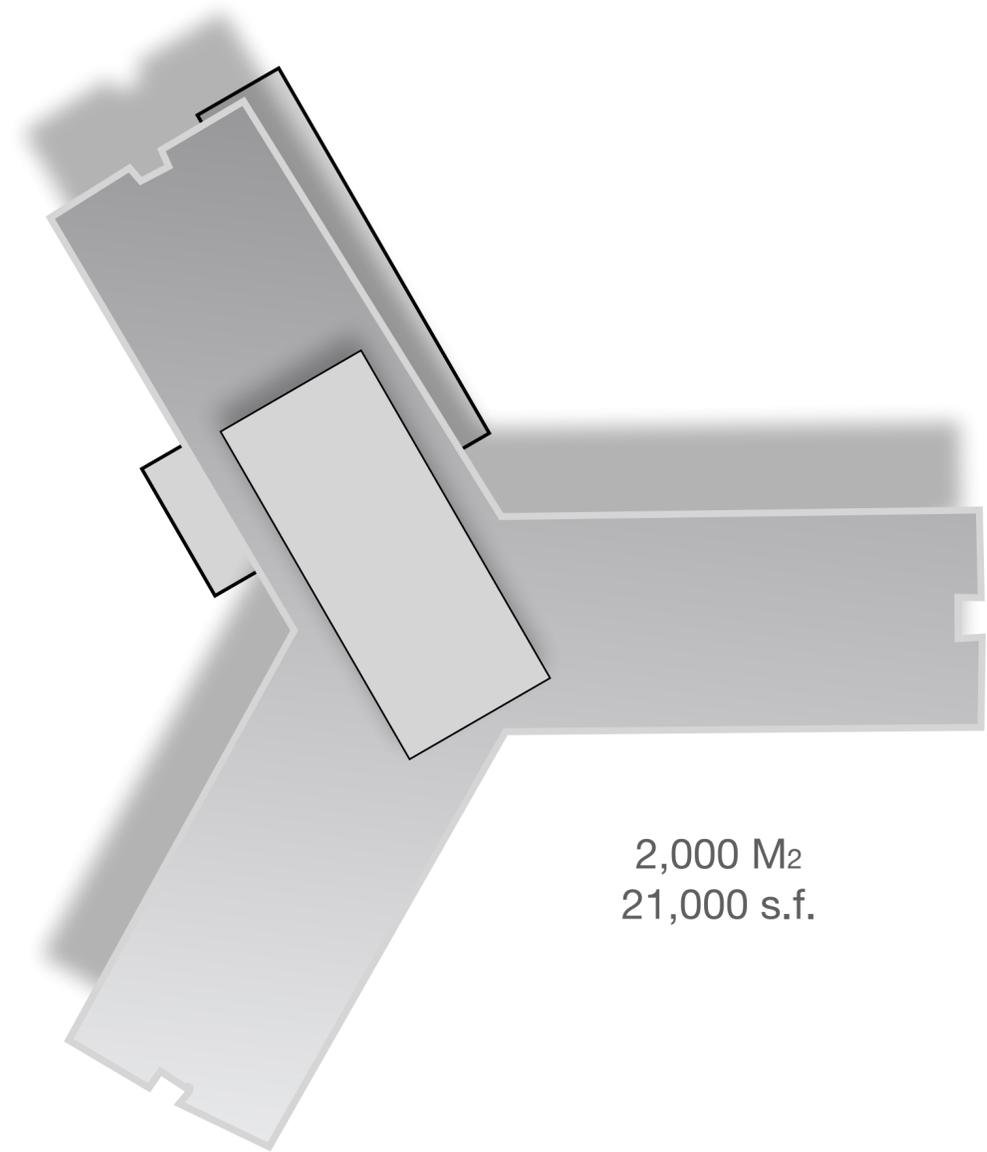
3. View from SW / Highway 416 Northbound Off Ramp



1. Elevational View from South

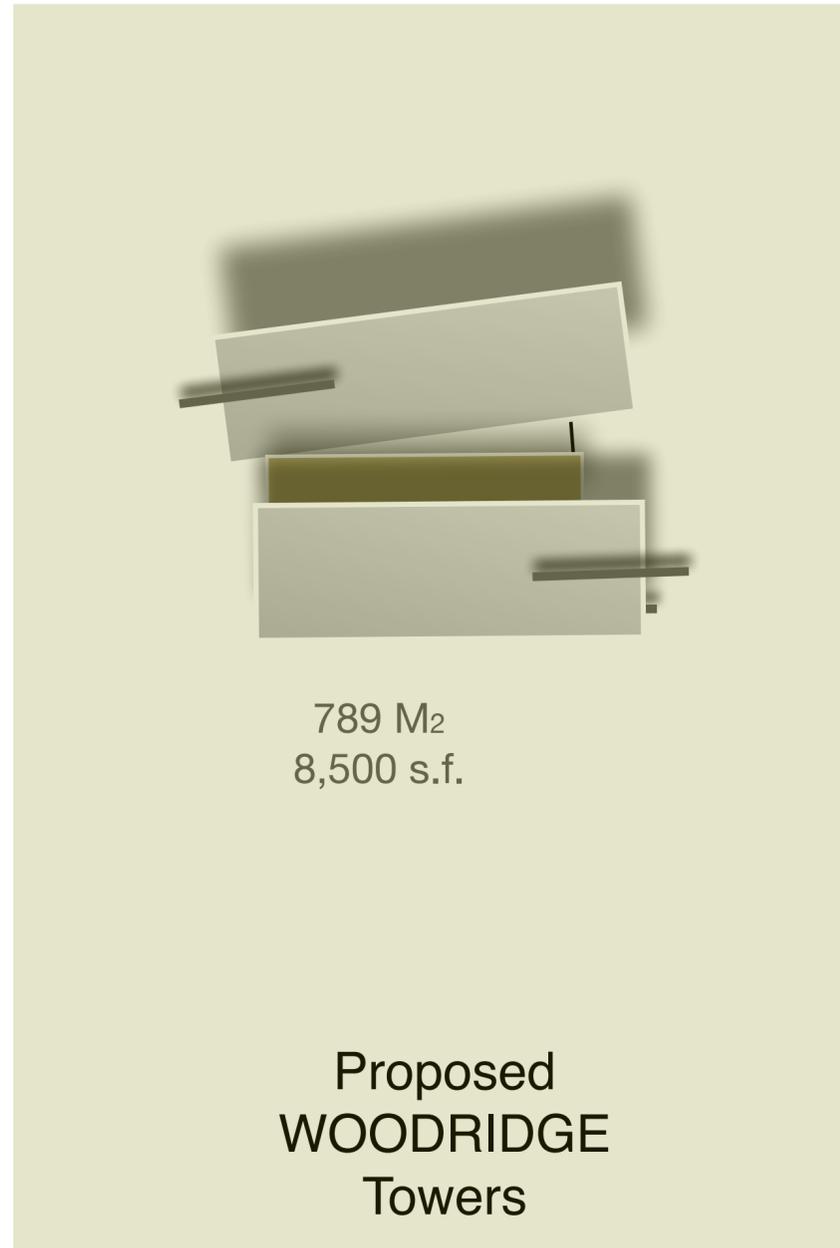


2. View from SE / Highway 417 Westbound



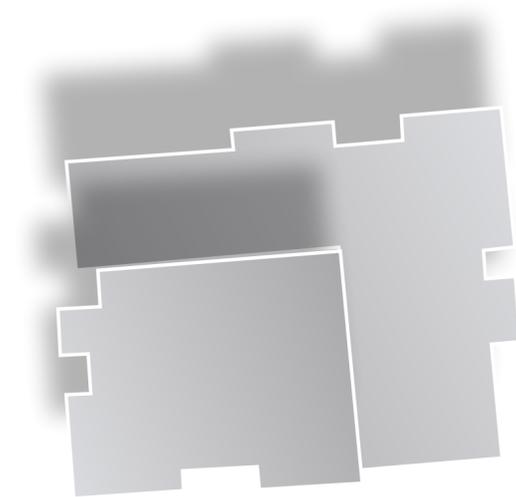
2,000 M²
21,000 s.f.

Accora Village's
Cobalt



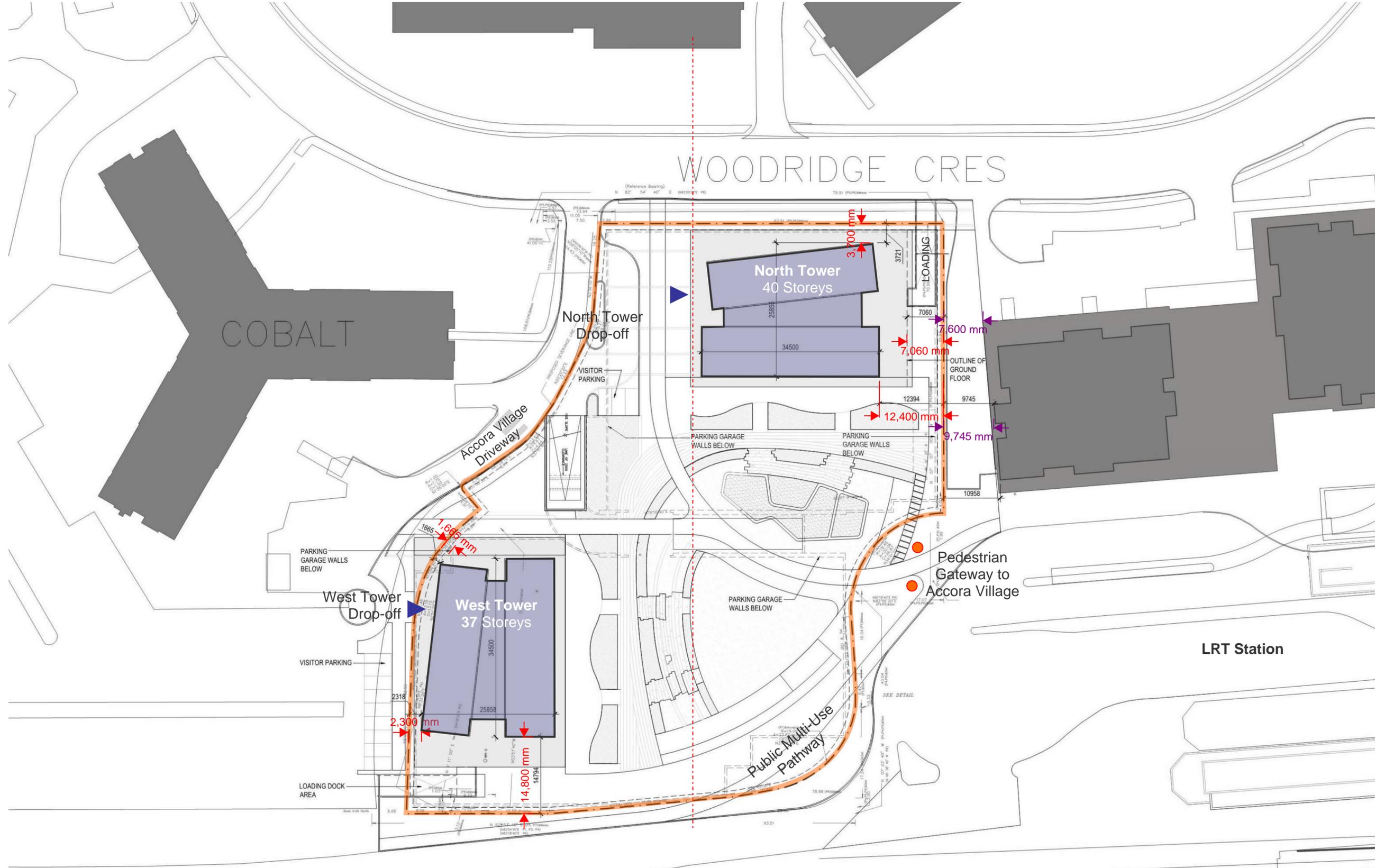
789 M²
8,500 s.f.

Proposed
WOODRIDGE
Towers



975 M²
10,500 s.f.

Ivanhoe Cambridge's
100 Bayshore

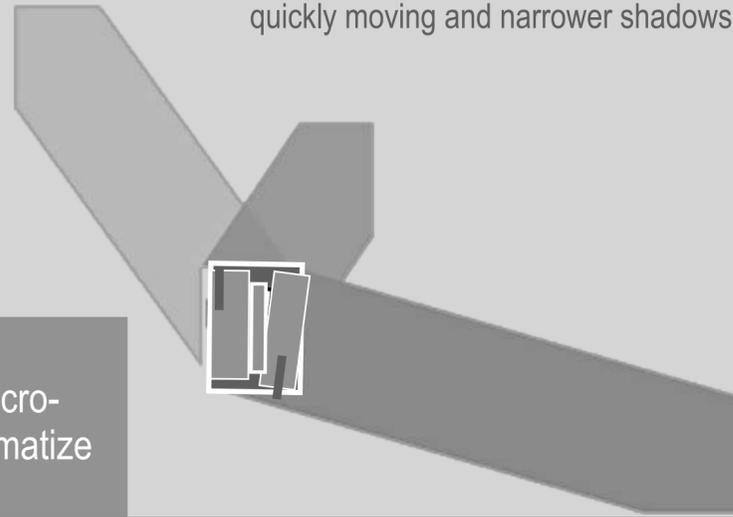


Building design should always be the derivative of a successful urban design reconciliation of the subject site and its context



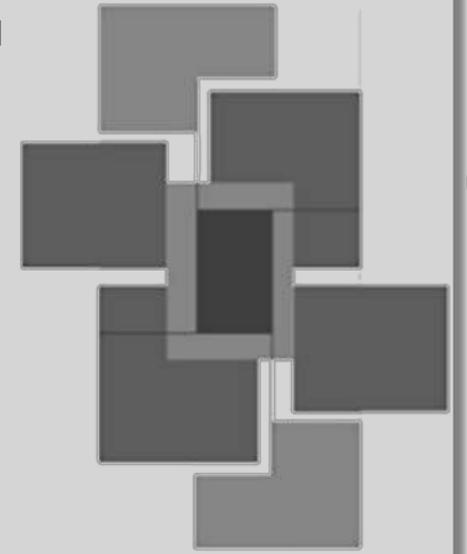
Urban Design
FIRST

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.



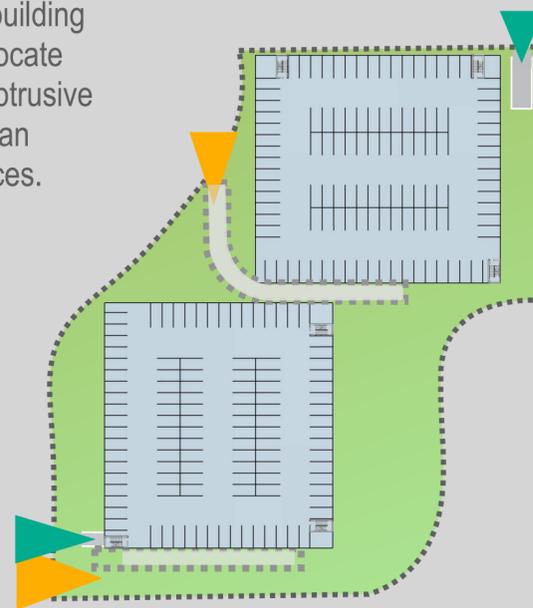
Radiate

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.

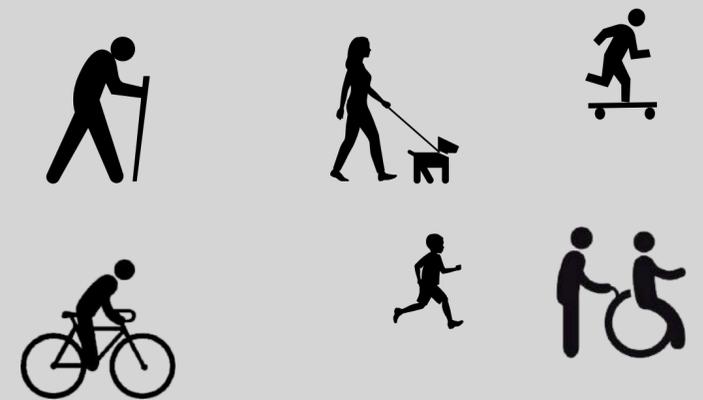


Scale &
Step

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.



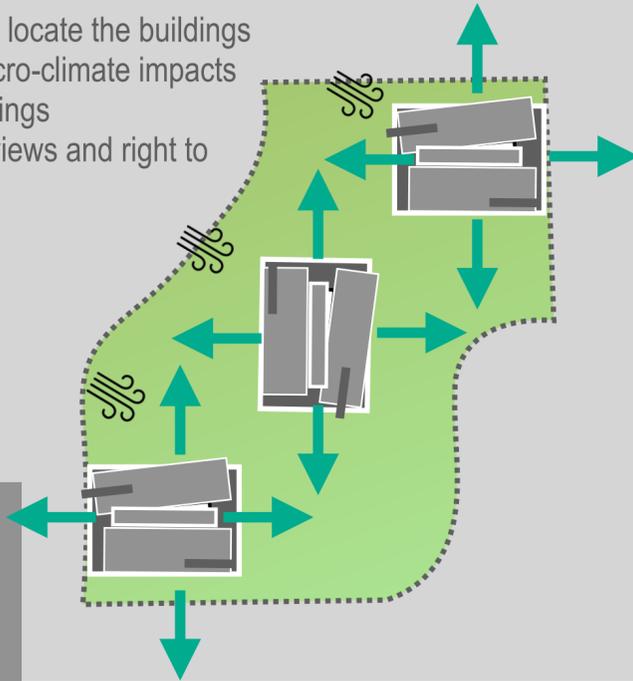
Site
Services



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

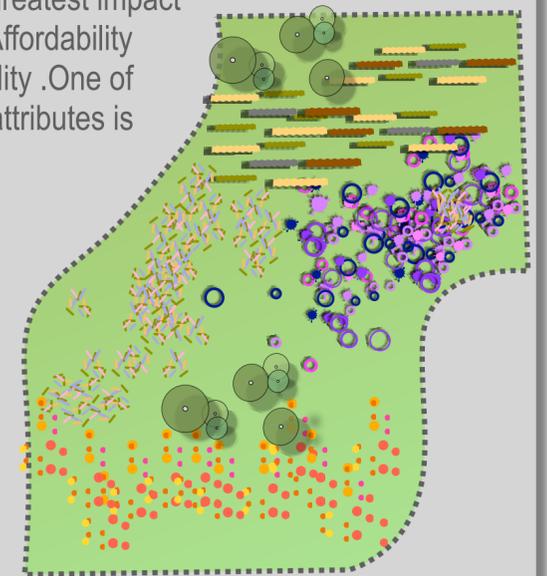
Sustainable Design is no longer an option it is an Obligation. The vacant lands development should set the standard for Accora Village's growth and evolution into a community which embraces the need for dealing with our collective need to address climate change.

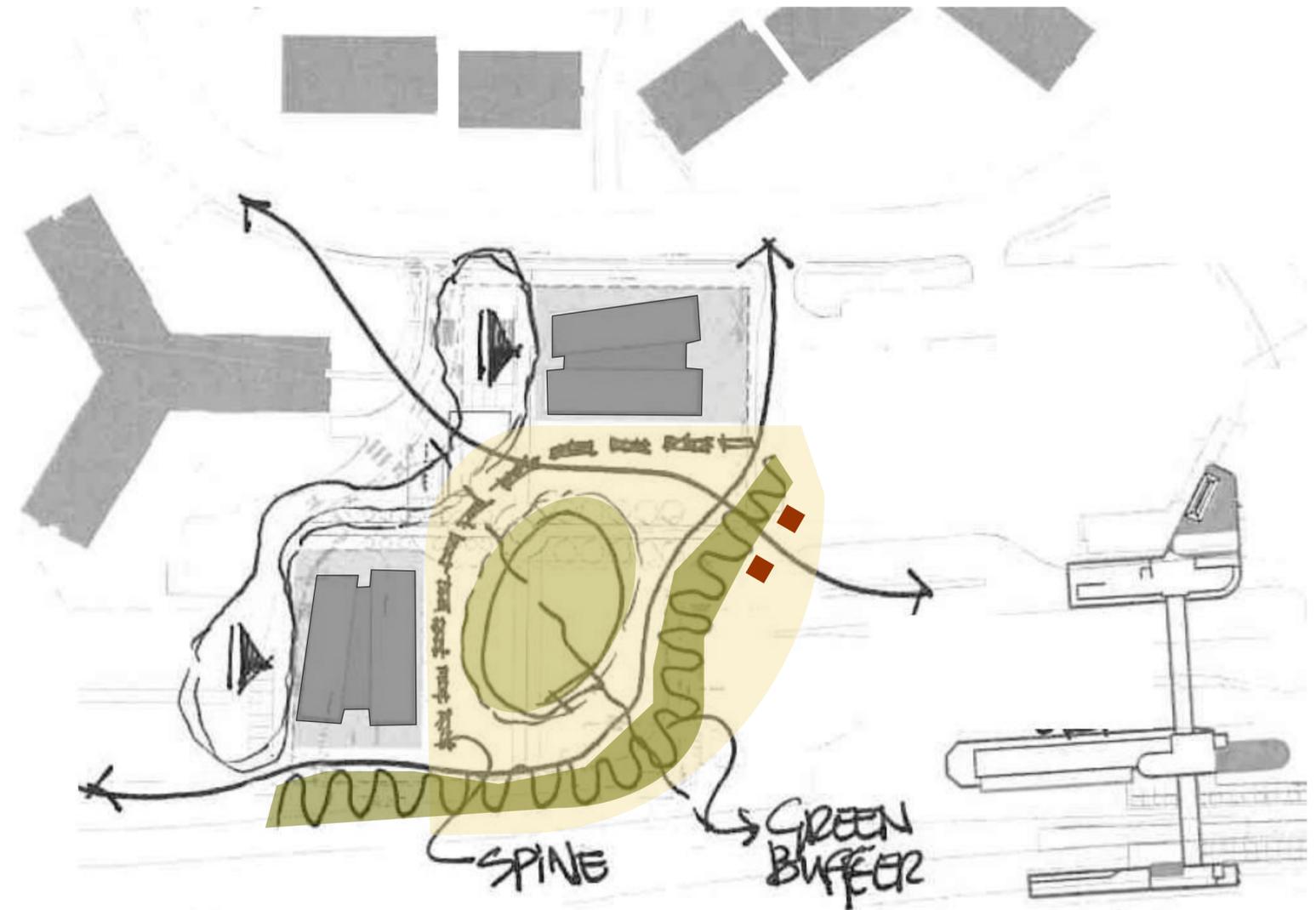
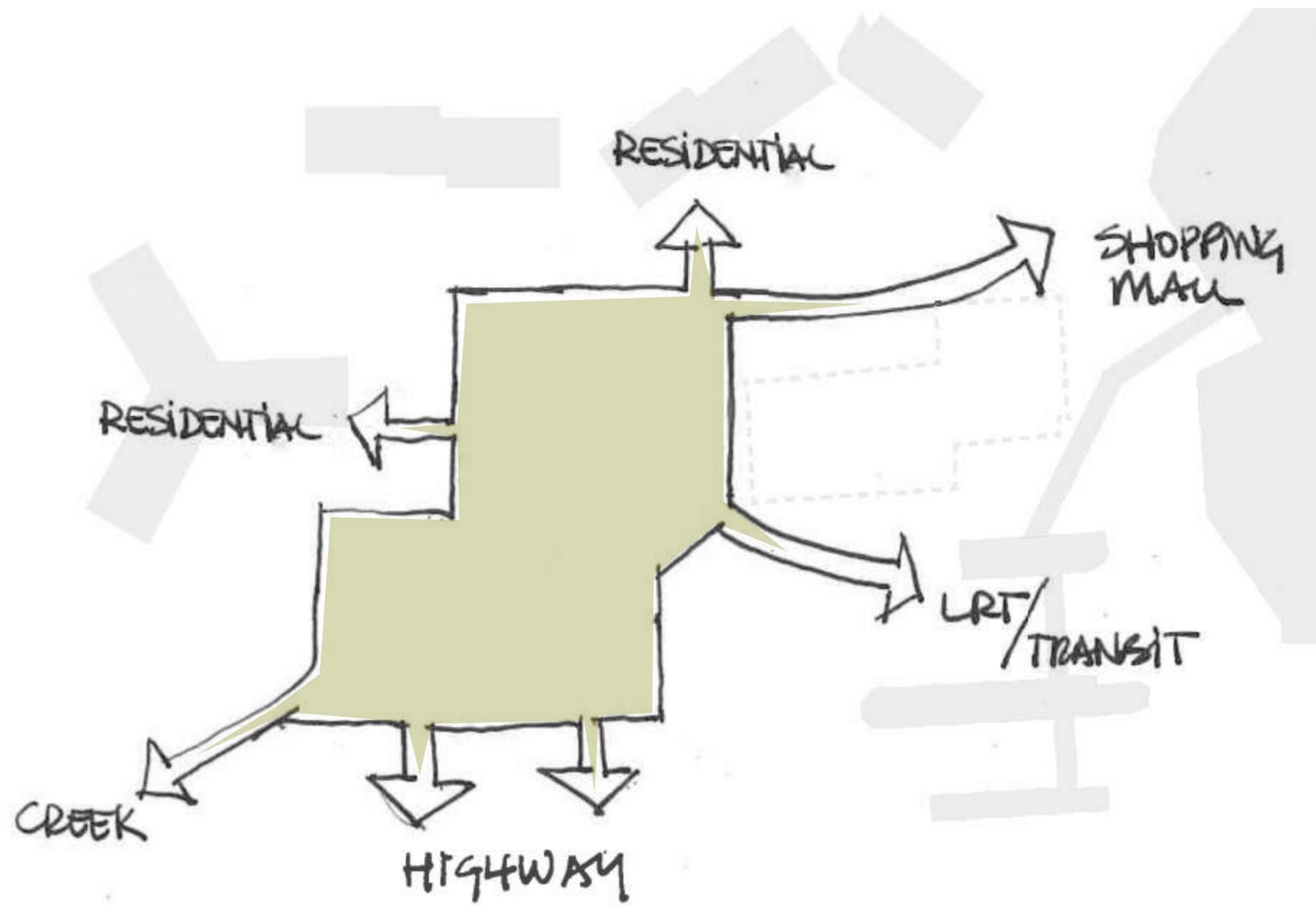
Sustainability



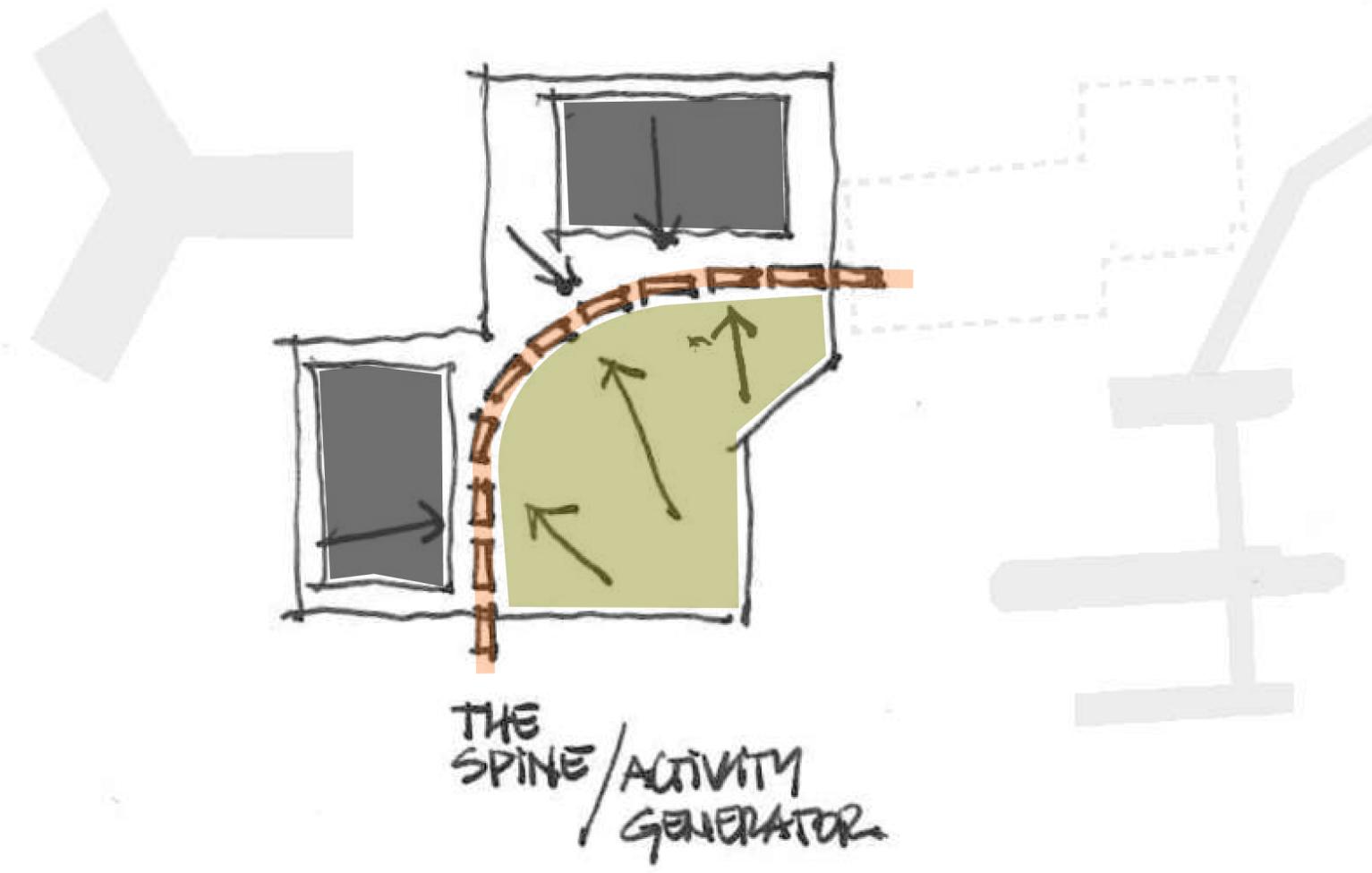
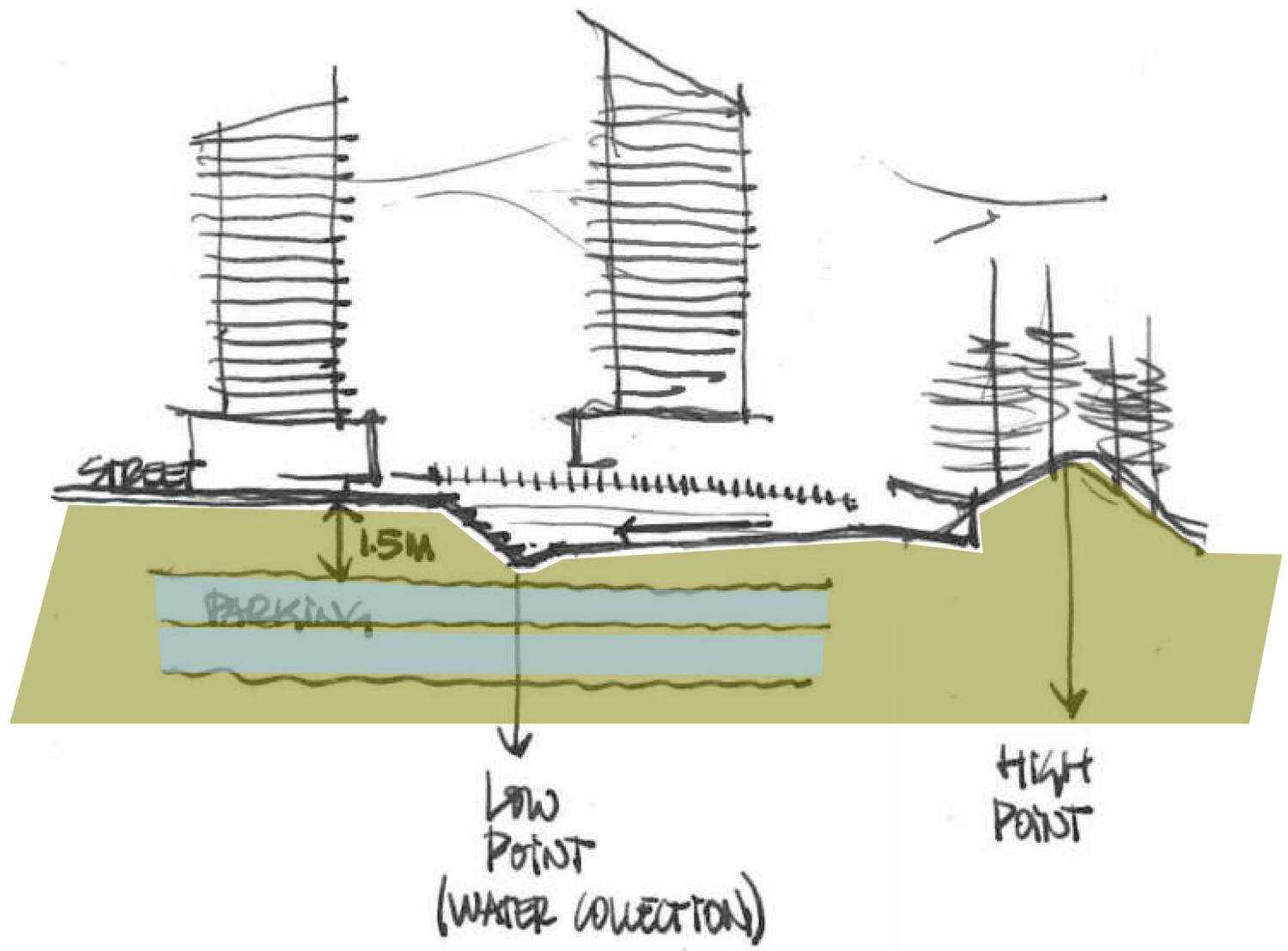
Of all the construction divisions Landscape provides the greatest impact for the least investment. Affordability Sustainability and Liveability .One of Accora Village's primary attributes is Its Green base

Green-Space





Landscape Sketches courtesy of
WA Montréal Inc.



Landscape Sketches courtesy of
WA Montréal Inc.



Landscape Sketches courtesy of
WMA Montréal Inc.



Landscape Renderings courtesy of
WA Montréal Inc.



PERSPECTIVE VIEWS
Conceptual Design of the Public Realm

WOODRIDGE
TOWERS

bbb architects Ottawa Inc.



Landscape Renderings courtesy of
WA Montréal Inc.



PERSPECTIVE VIEWS
Conceptual Design of the Public Realm

WOODRIDGE
TOWERS

bbb architects Ottawa Inc.



Landscape Renderings courtesy of
WA Montréal Inc.



PERSPECTIVE VIEWS
Conceptual Design of the Public Realm

WOODRIDGE
TOWERS

bbb architects Ottawa Inc.



Landscape Renderings courtesy of
WA Montréal Inc.

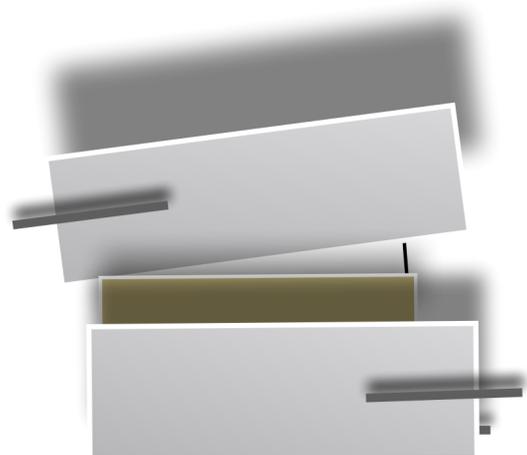
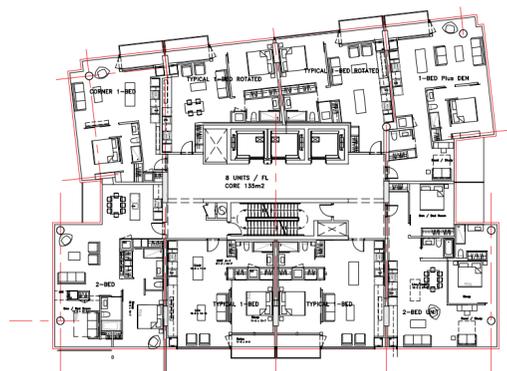


PERSPECTIVE VIEWS
Conceptual Design of the Public Realm

WOODRIDGE
TOWERS

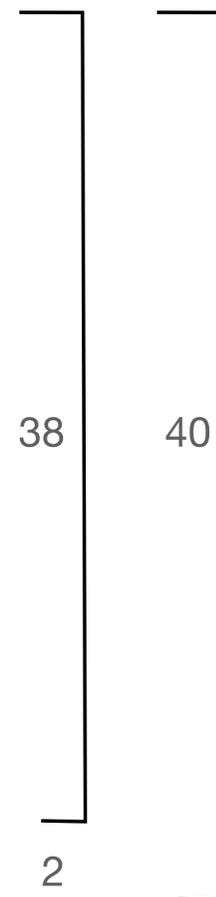
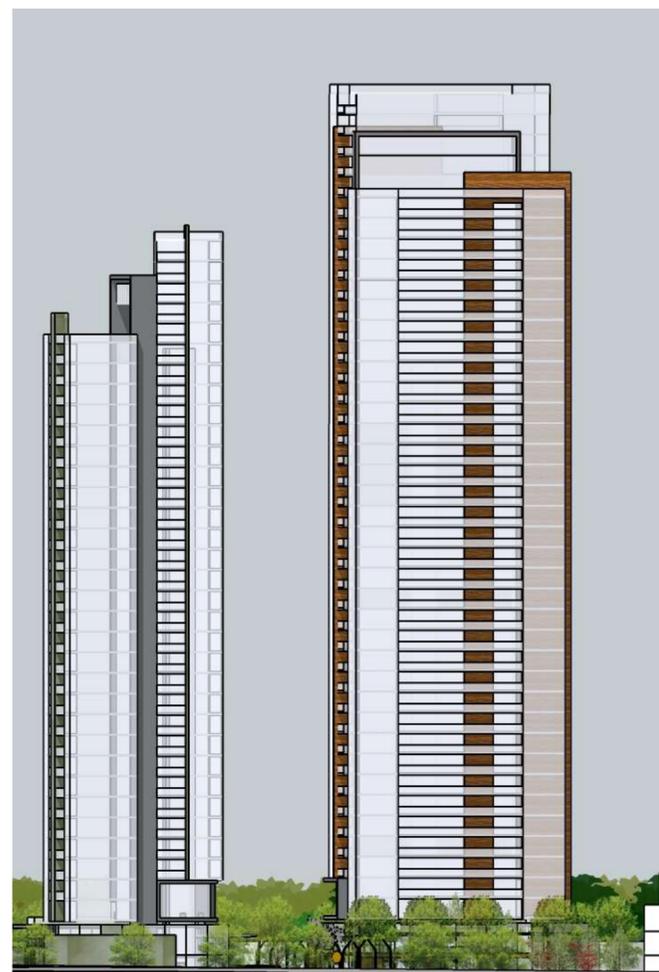
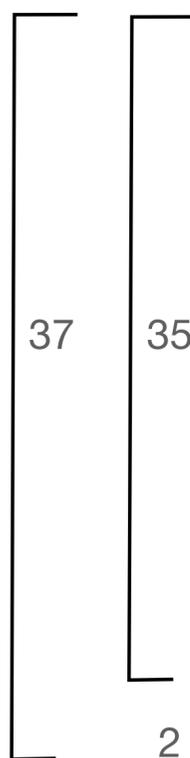
bbb architects Ottawa Inc.





Typical Floor Plate

approx-789 M₂ / 8,500 s.f.



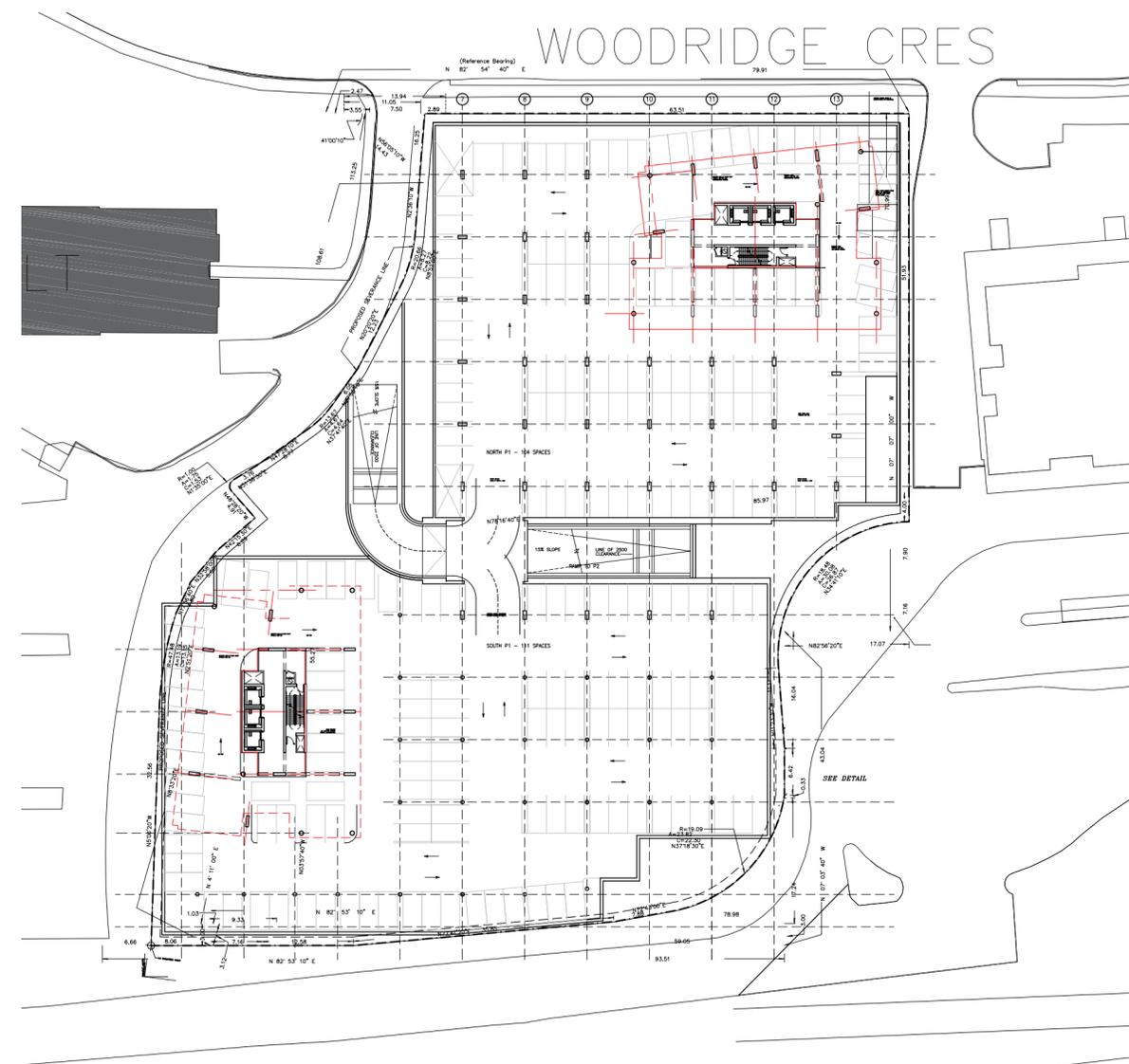
Proposed Unit #'s

35 floors x 8 units = 280 units
 35 floors x 7 units = 245 units

38 floors x 8 units = 304 units
 38 floors x 7 units = 266 units

*Range 584 units / 511 units

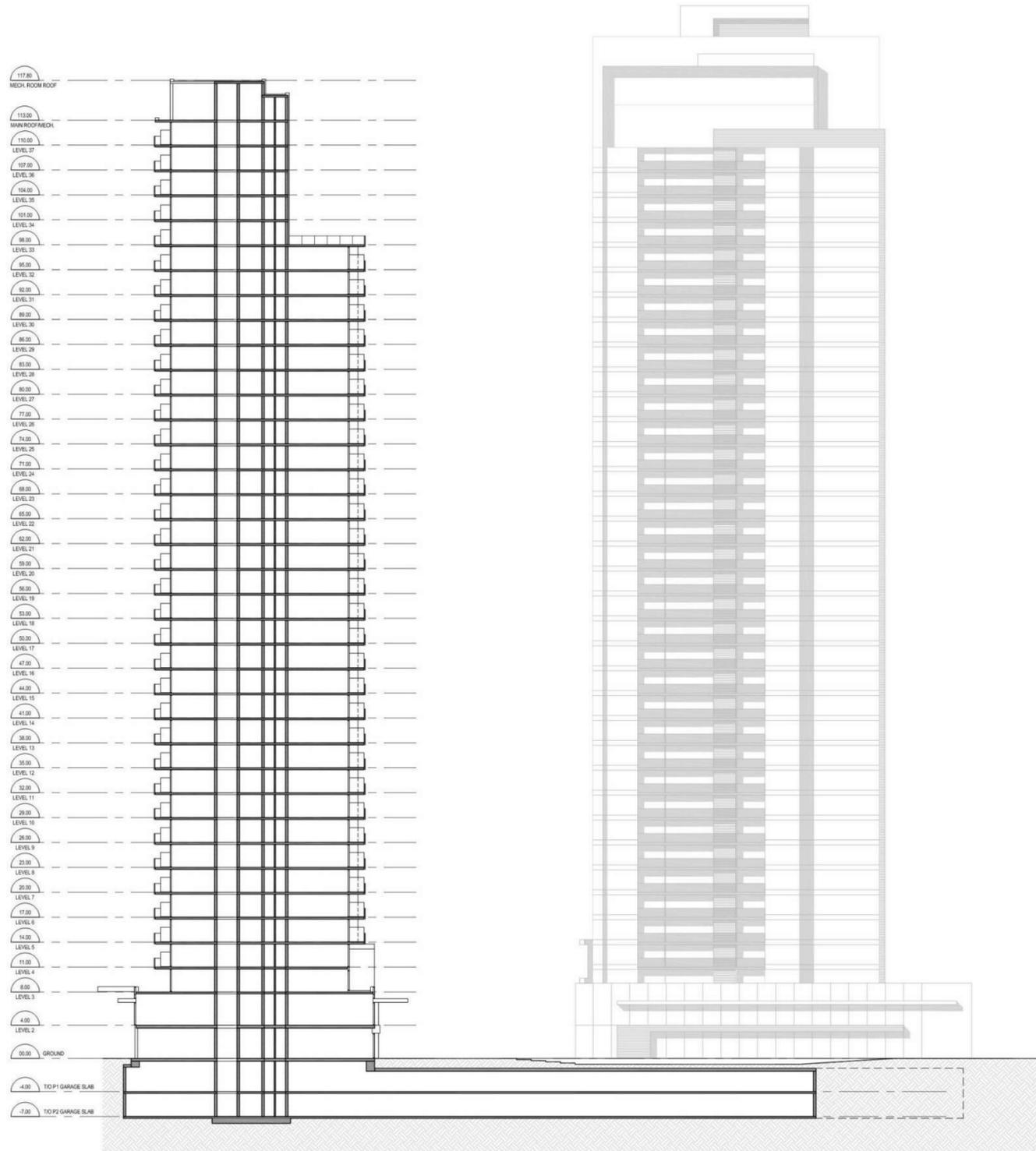
Dependent on the mix of one, two or three bedroom units



Proposed Parking

Two Linked / two level below grade garages
 4 levels = 448 parking spots +/-

Parking Ratio between:
 .78 per unit and .88 per unit



East-West Section
(Facing North)



West Elevation
(viewed from the Cobalt)



June 21 / 5-30am



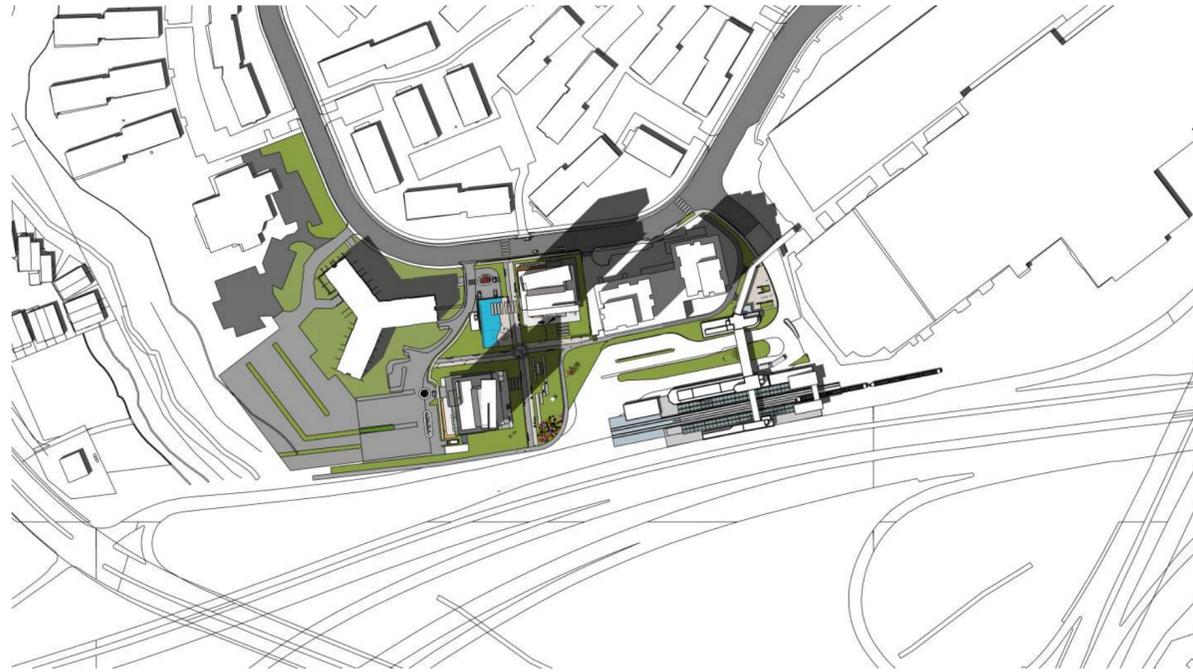
June 21 / 10-30am



June 21 / 7-30am



June 21 / 12-30pm



June 21 / 1-30pm



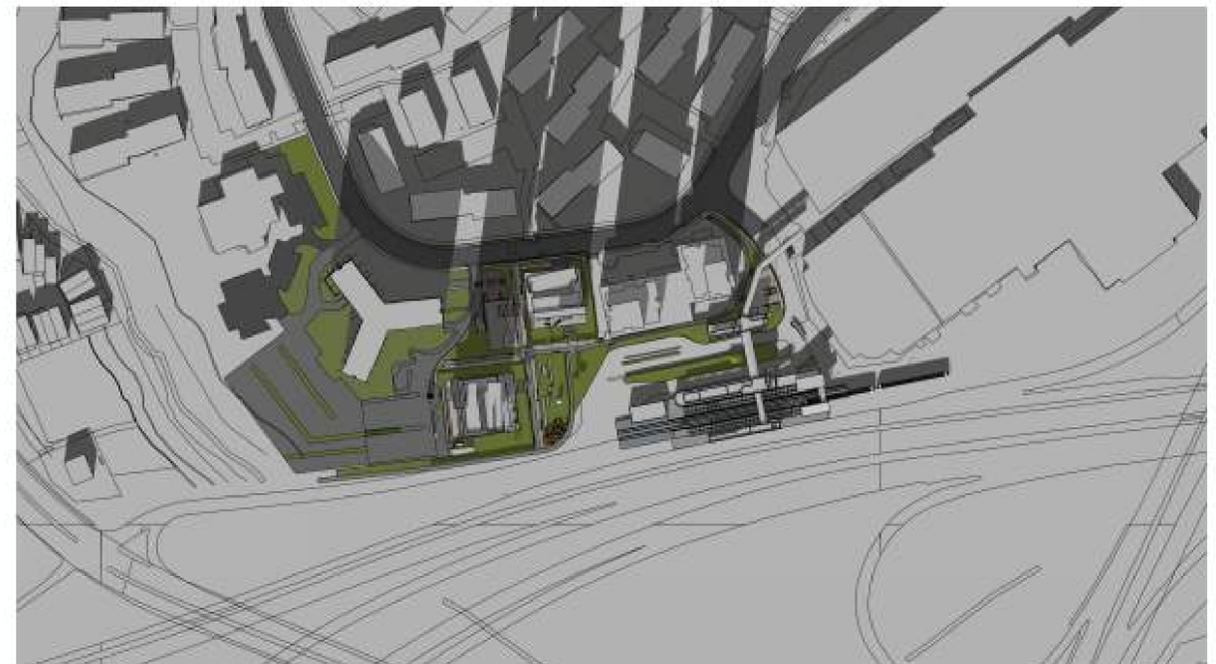
June 21 / 3-30pm



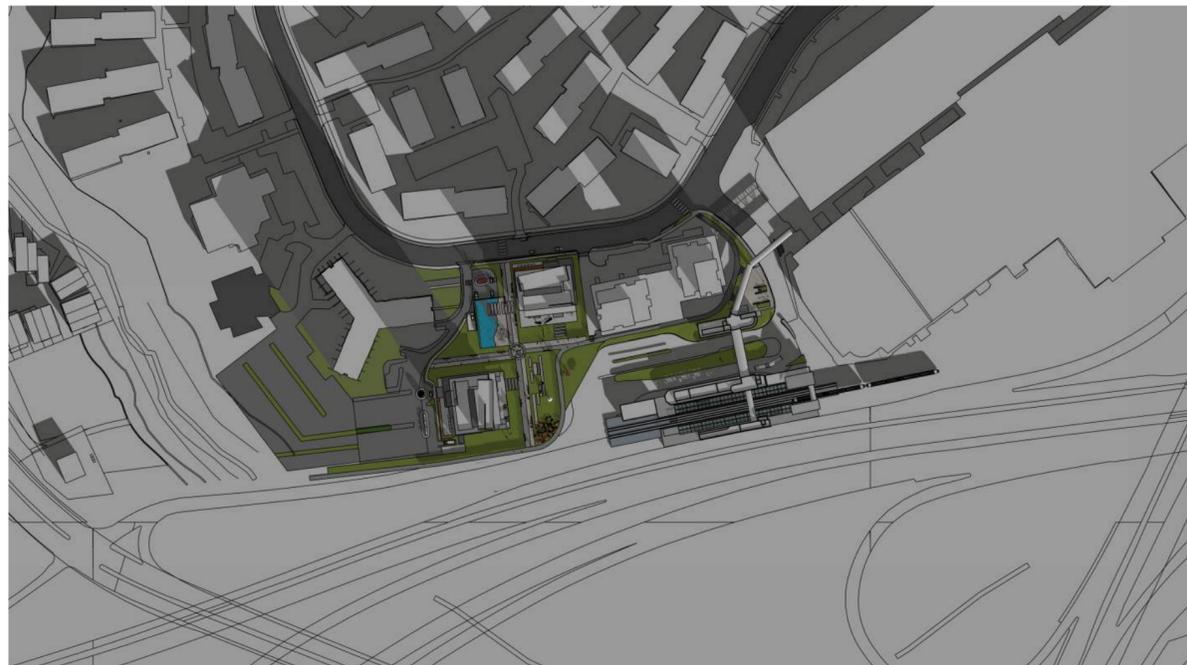
June 21 / 4-30pm



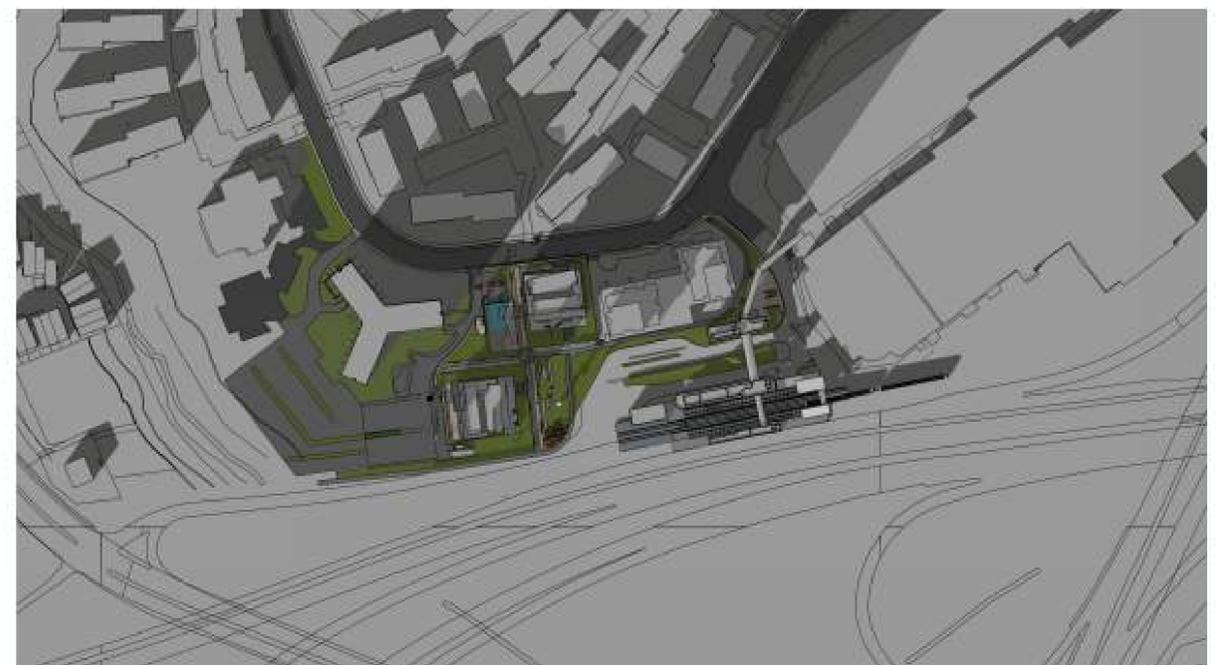
December 21 / 7-30am



December 21 / 12-30pm



December 21 / 9-30am



December 21 / 2-30pm



March / Sept. 21 / 7-30am



March / Sept. 21 / 11-30am



March / Sept. 21 / 9-30am



March / Sept. 21 / 1-30pm



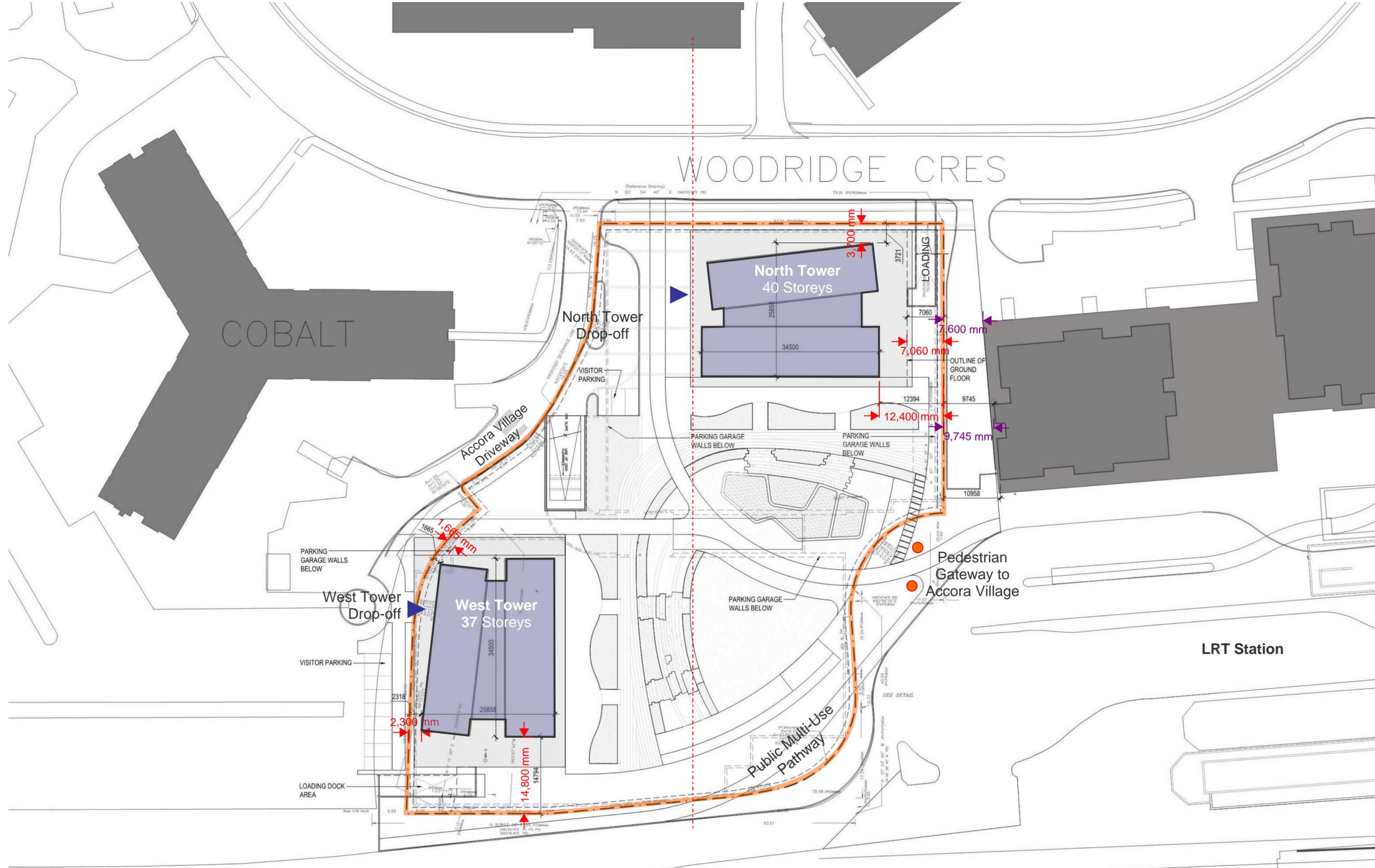
March / Sept. 21 / 11-30am



March / Sept. 21 / 1-30pm



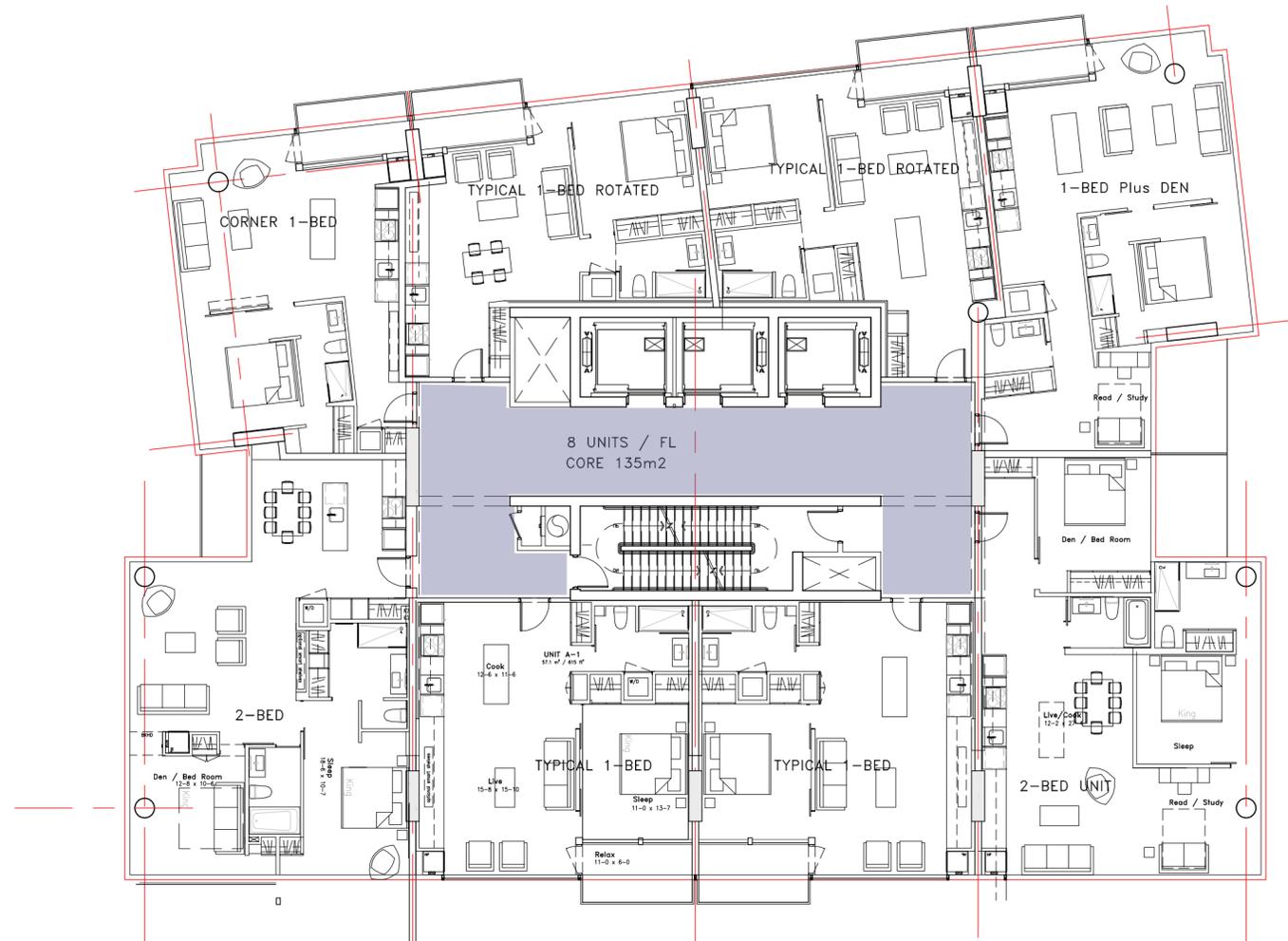
March / Sept. 21 / 4-30pm



COBALT







Conceptual Unit Layout



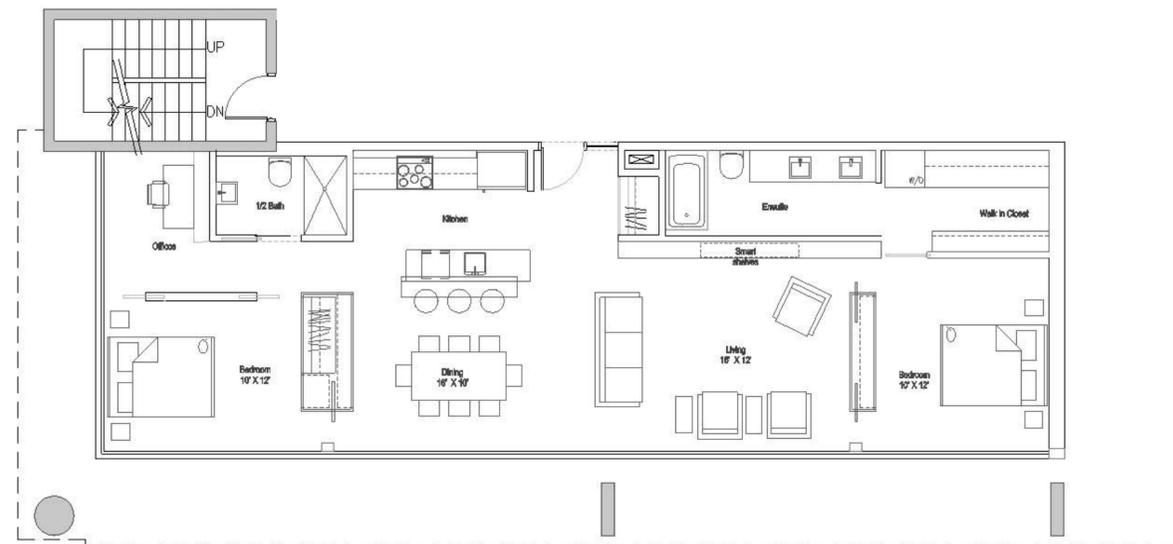
1 Bedroom 1 & 1/2 Bath 580 s.f.



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



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



2 Bedroom 2 Bath 1000 s.f.



3 Bedroom 2 Bath 1200 s.f.





Entrance to 91 Woodridge (East Tower)
NORTH TOWER PODIUM ALONG WOODRIDGE
View Facing Southwest





Urban Design / Signature Buildings
Ottawa Gateway



