



Formal UDRP | **SUBMISSION**

WAVERLEY APARTMENTS
322 Waverley Street Ottawa

January 7th, 2022



chmielarchitects

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SECTION 1



LEGEND

- | | | | |
|---|------------------------------|---------------------------------|------------------------------|
| 1. MIXED USE: PERSONAL INJURY LAWYER + APARTMENTS | 6. EMBASSY OF HUNGARY | 14. MEDICAL MARIJUANA | 22. PURE YOGA STUDIO |
| 2. MIXED USE: OTTAWA VEIN CENTRE + APARTMENTS | 7. EMBASSY OF UKRAINE | 15. THANA MARKETS GROCERY STORE | 23. BABYLON NIGHTBLUB |
| 3. CENTA REAL ESTATE | 8. JACK PURCELL PARK | 16. TAMIS CAFE AND RESTAURANT | 24. BARRYMORE'S MUSIC HALL |
| 4. APARTMENTS | 9. CANADIAN MUSEUM OF NATURE | 17. BRIDGEHEAD | 25. THE ROYAL OAK RESTAURANT |
| 5. CORPUS CHRISTI ELEMENTARY SCHOOL | 10. "FAUNA" RESTAURANT | 18. THIMBLECAKES RESTAURANT | 26. VIET-THAI RESTAURANT |
| | 11. BOOK BAZAAR | 19. GONGFU BAO | 27. FOSTER'S SPORT CENTRE |
| | 12. HEALTHY PETS HQ | 20. CANADA POST | 28. ATOMIC ROOSTER |
| | 13. STAPLES | 21. BURGERS N' FRIES FOREVER | |

- - - 100m RADIUS FROM SITE
- - - BIKE PATH
- BUS STOP
- ELECTRICAL VEHICLE CHARGING STATION
- TRADITIONAL MAINSTREET

.1 CONTEXT PLAN



KEY PLAN



1 - VIEW FROM WAVERLEY STREET LOOKING SOUTH AT SITE



2 - VIEW FROM WAVERLEY STREET LOOKING NORTH-EAST



3 - VIEW FROM WAVERLEY ST./O'CONNOR ST. LOOKING EAST AT SITE



4 - VIEW FROM WAVERLEY ST./O'CONNOR ST. LOOKING SOUTH-WEST

.2 STREET VIEW CONTEXT IMAGES



KEY PLAN



5 - VIEW FROM WAVERLEY ST. / O'CONNOR ST. LOOKING SOUTH-EAST



6 - VIEW FROM O'CONNOR ST. LOOKING NORTH-WEST



7 - VIEW FROM BANK ST / WAVERLEY ST LOOKING SOUTH-EAST



8 - VIEW FROM BANK ST / WAVERLEY ST LOOKING NORTH-WEST

.3 STREET VIEW CONTEXT IMAGES

Site Context

Height Precedent





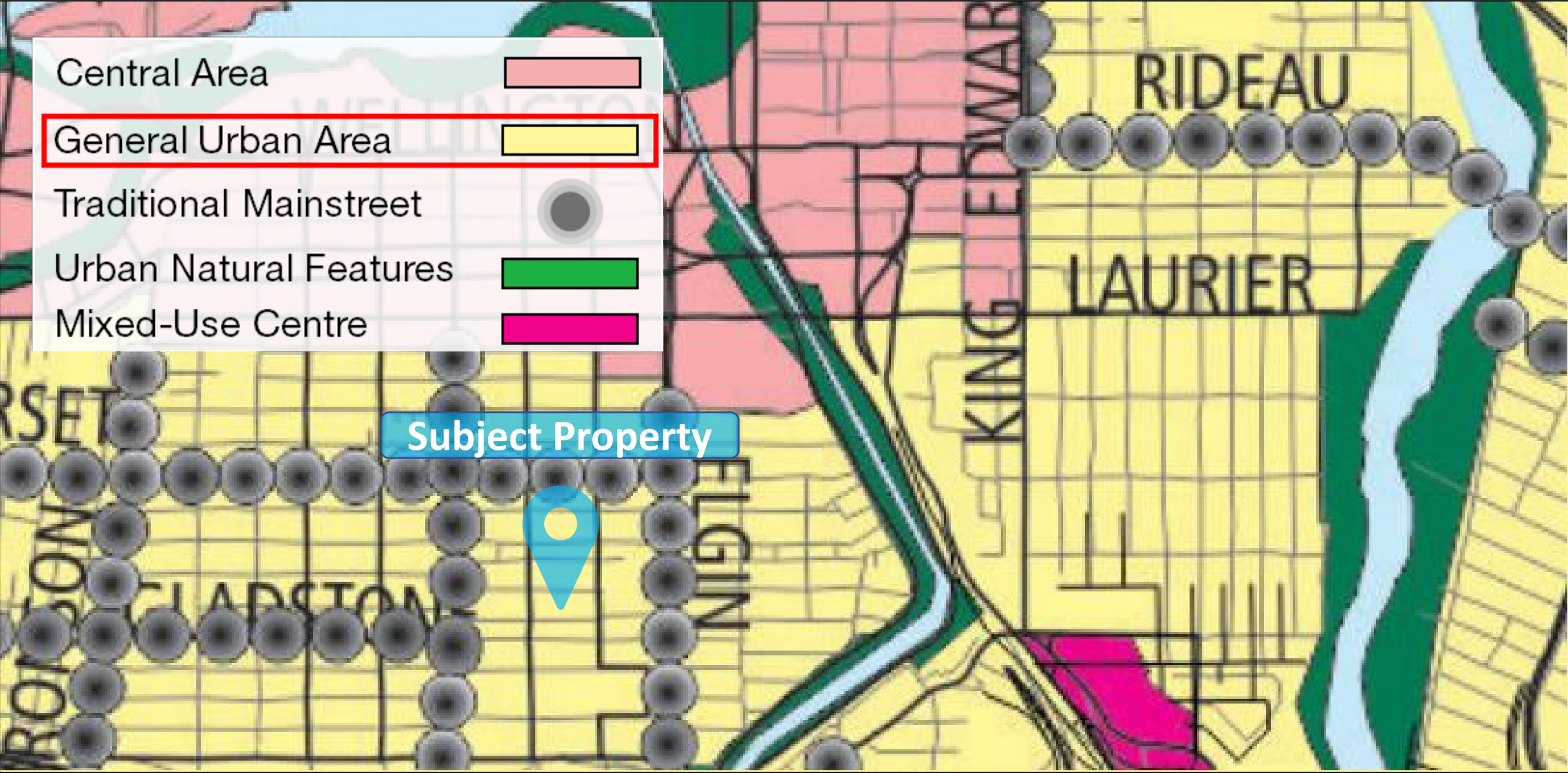
.4 AERIAL VIEW FROM NORTH-WEST



.5 AERIAL VIEW FROM THE SOUTH-WEST

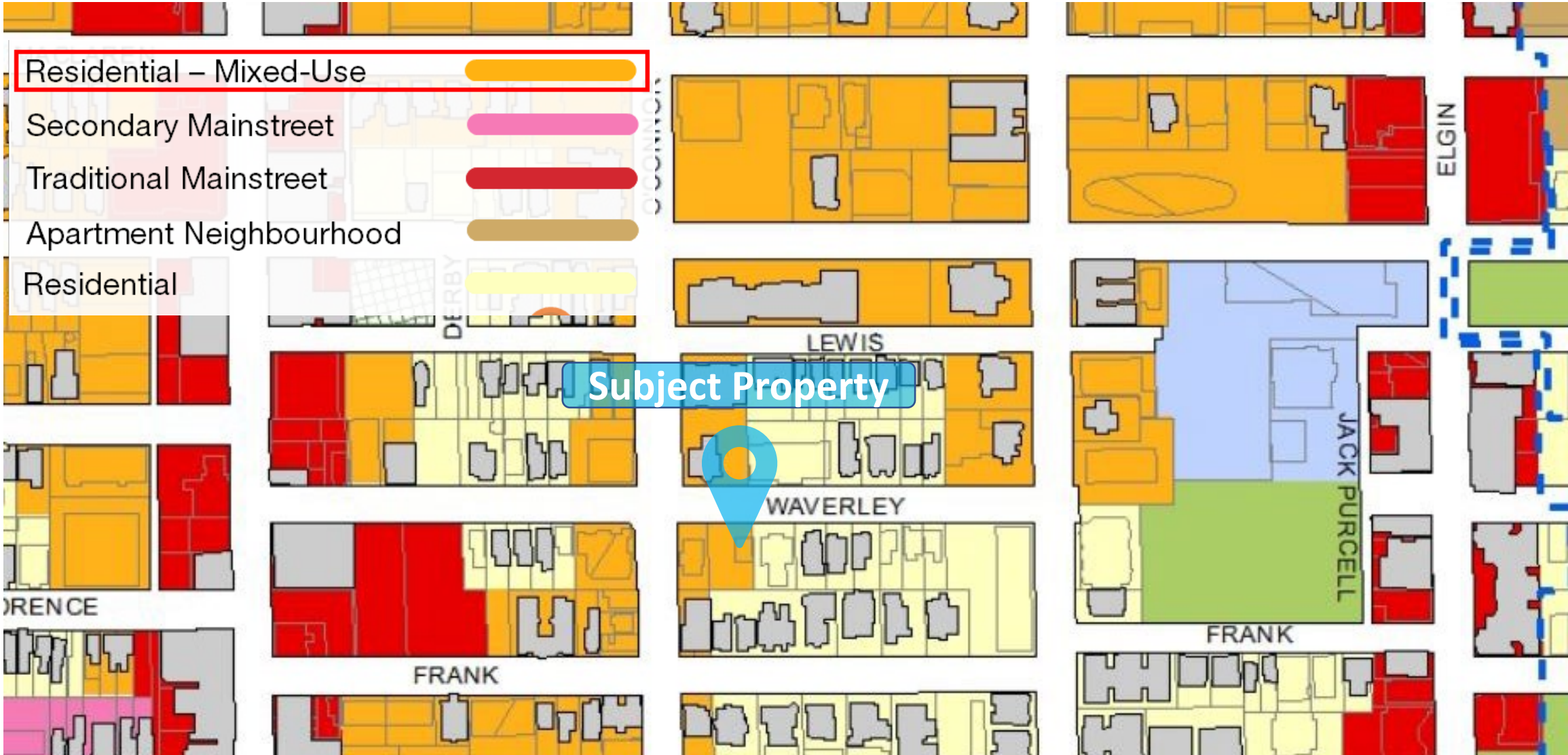
Official Plan

Schedule B: Land Use Plan



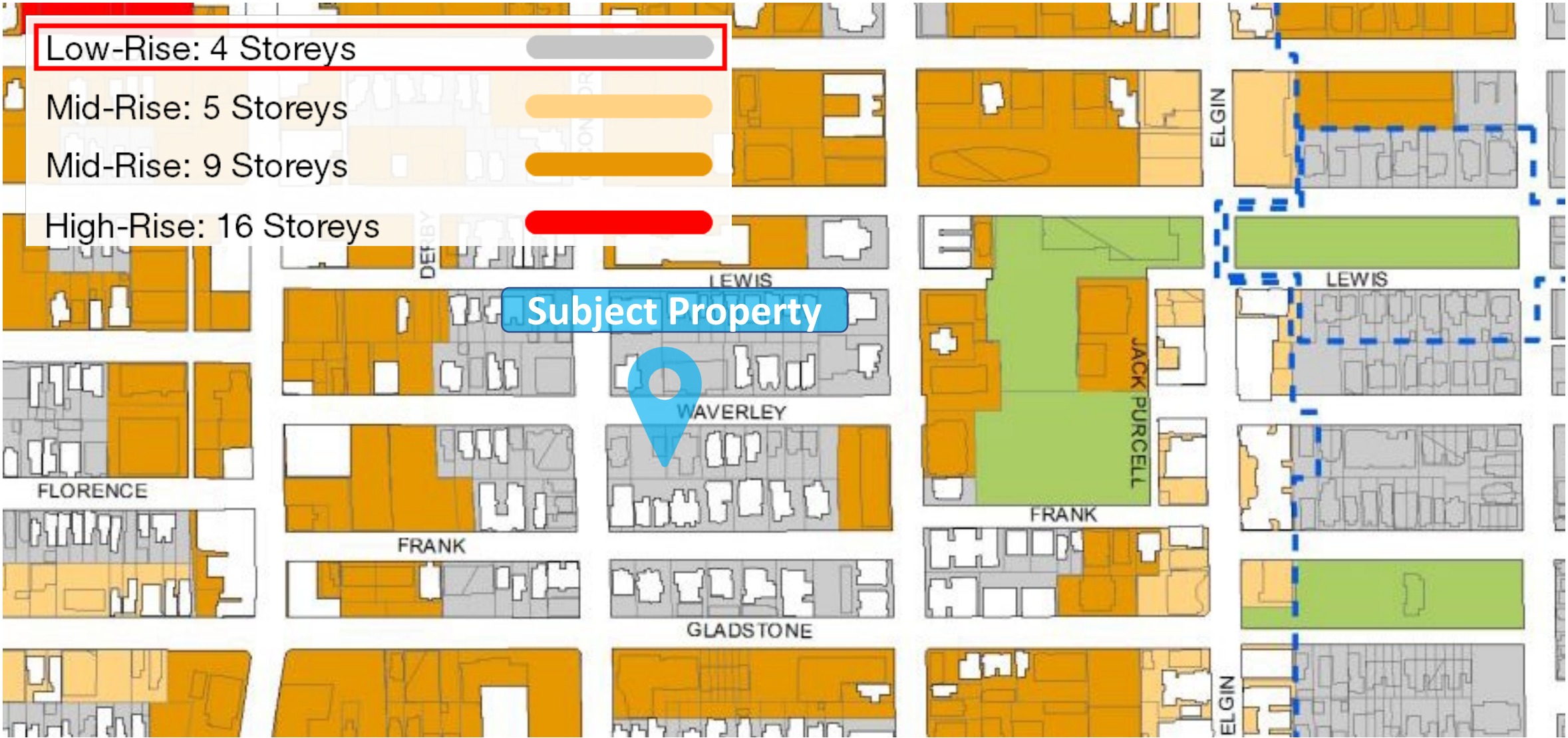
Centretown Secondary Plan

Schedule H1: Land Use Plan



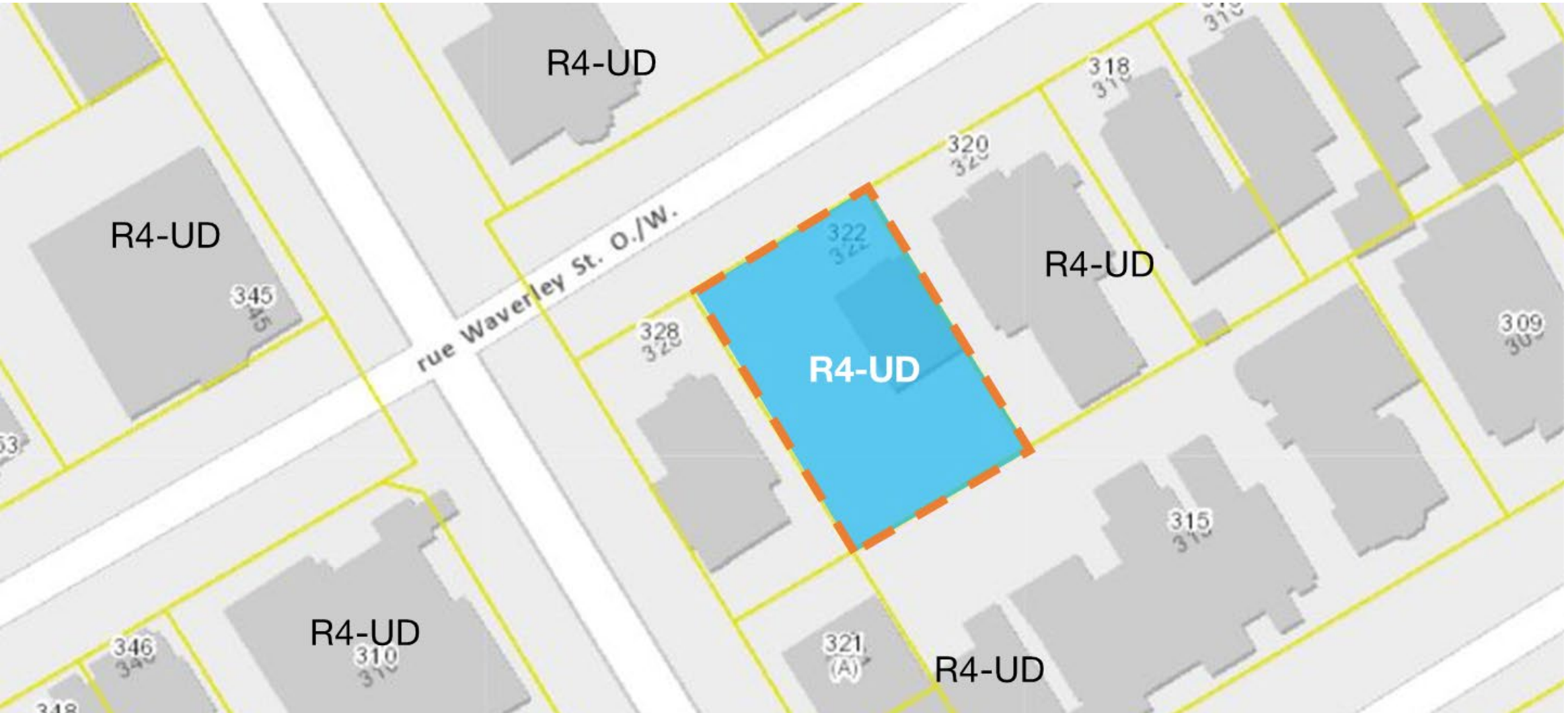
Centretown Secondary Plan

Schedule - H2 - Permitted Building Heights



Zoning Bylaw

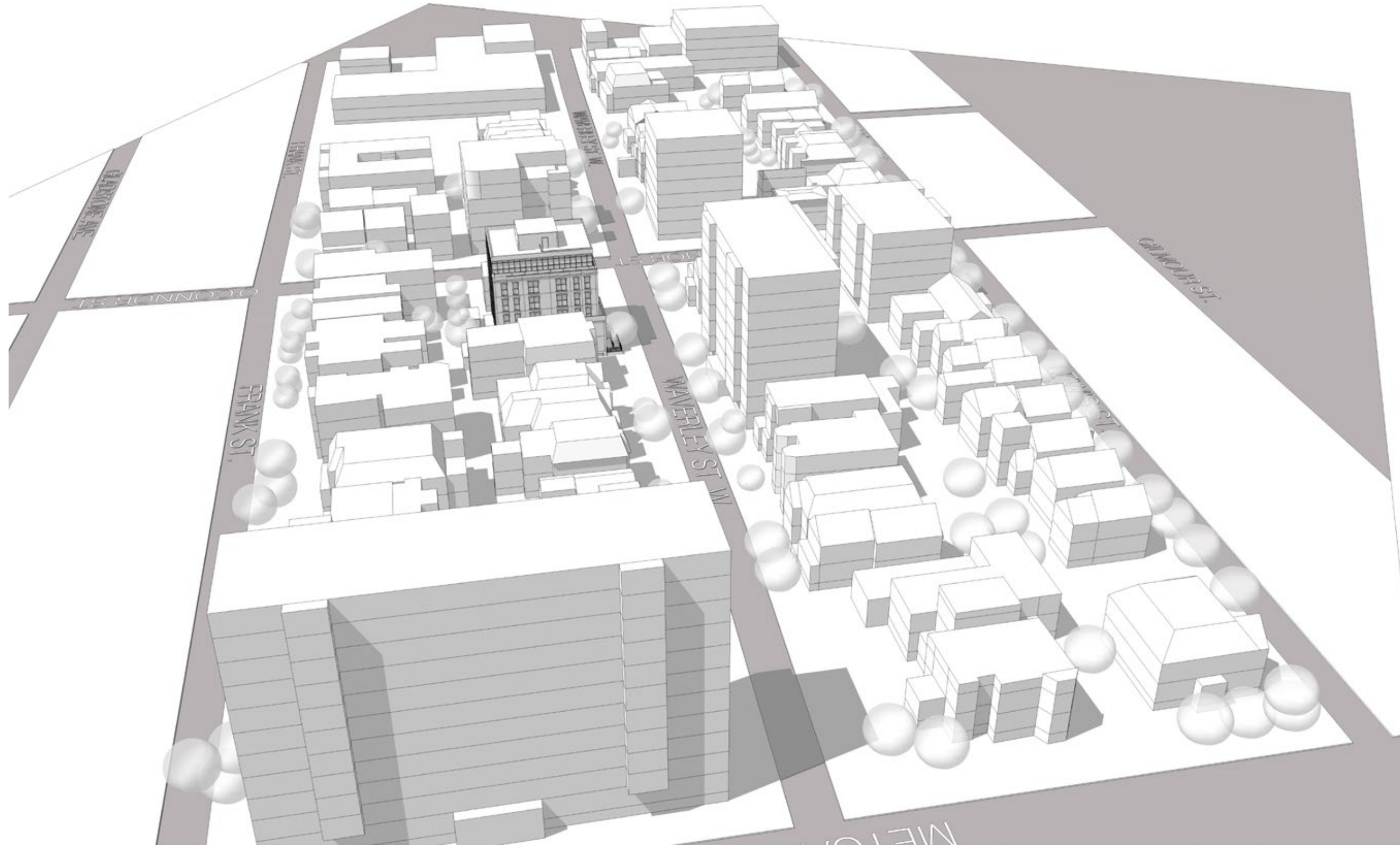
Residential Fourth Density, Subzone UD



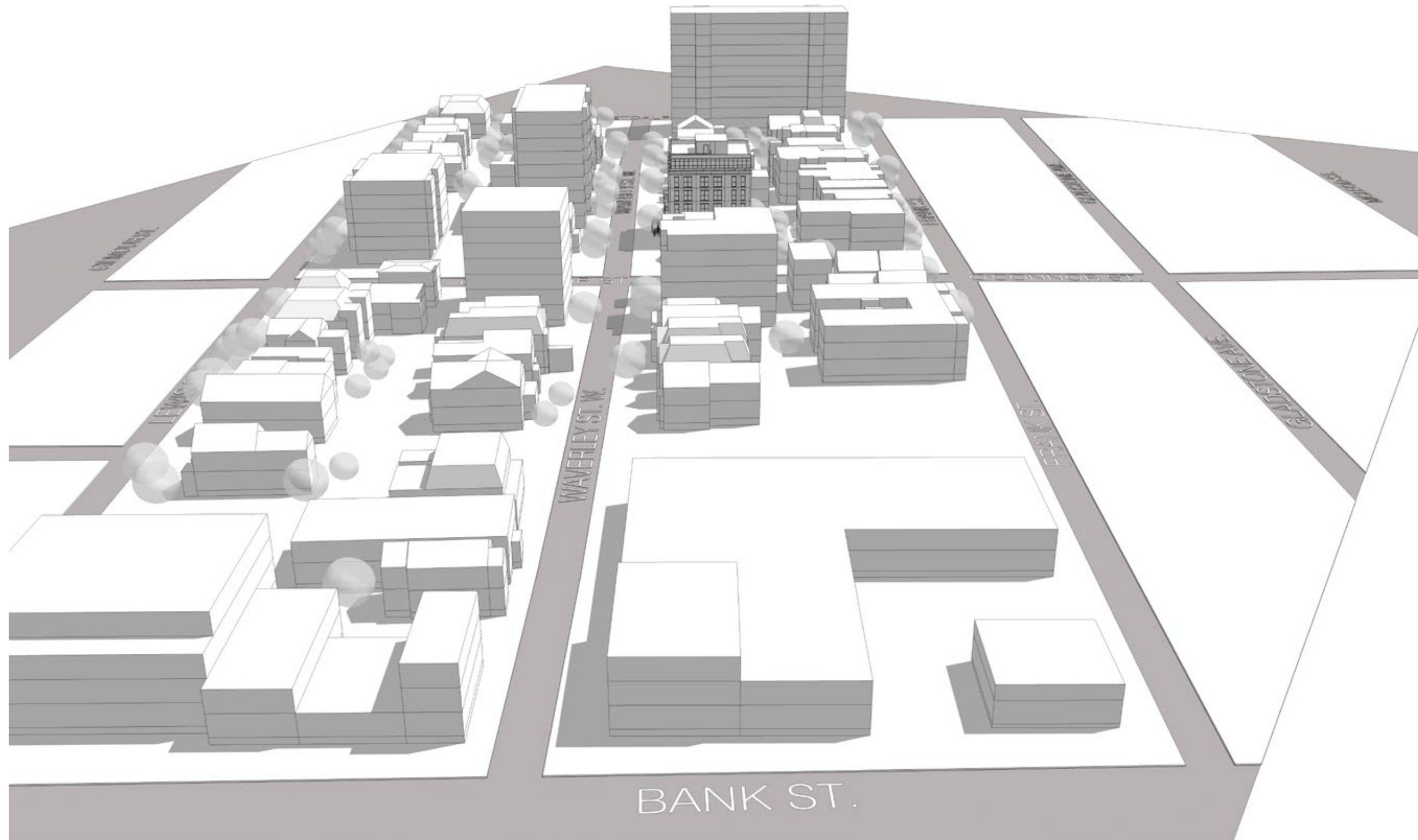
SECTION 2



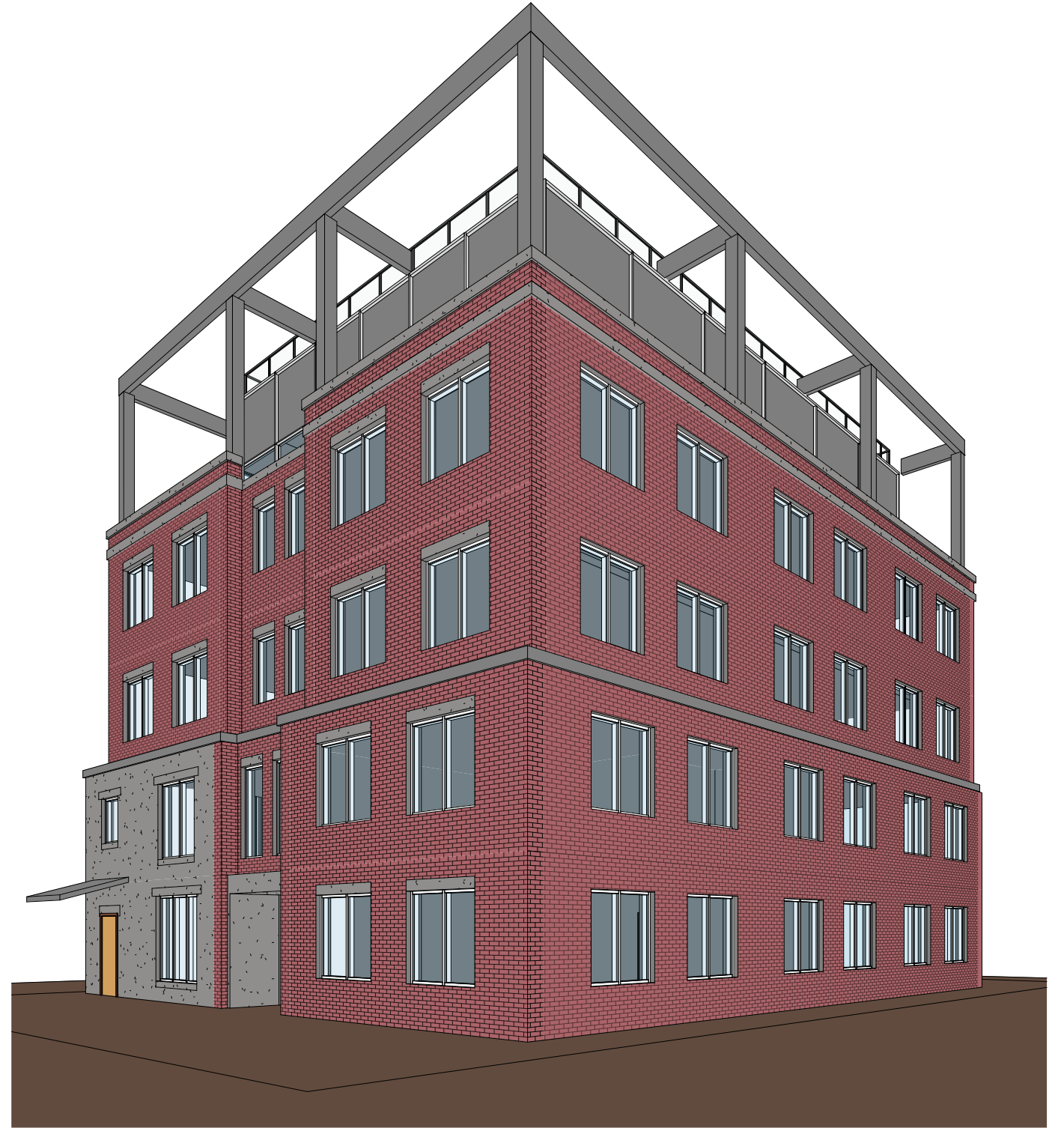
.1 BUILDING MASSING - VIEW 1



.2 BUILDING MASSING - VIEW 2



.3 BUILDING MASSING - VIEW 3



.7 ALTERNATIVE IMAGERY - OPTION 1



.8 ALTERNATIVE IMAGERY - OPTION 2



.9 ALTERNATIVE IMAGERY - OPTION 3

The proposal is to construct a six storey, mid rise apartment building containing 27 studio and one bedroom units. The proposal is to retain and integrate portions of the existing residential building into the proposed development, specifically the north street facade and portions of the return wall on the east elevation excluding the roof structure. The decision to move the building forward within the site will necessitate the dismantling and reconstruction of the retained elements. The feasibility of this approach and specific details have yet to be determined.

The building is primarily clad in red brick with a raised foundation clad in stone. The mechanical penthouse and portions of the south facade will be clad in metal panels. There are balconies on the third and sixth floors, as well as a rooftop terrace. Juliet balconies are integrated into the windows of the front and rear facades, complete with sliding glass doors.

The primary facade on Waverley street uses reclaimed brick from the residence and has a step-back at the third-storey articulated by a cornice. A glass railing with minimal balusters will provide safety for the balcony space while not adversely affecting the appearance of the new "historic" facade. A matching cornice on the 6th floor delineates a second step back, similarly completed with a glass guard rail.

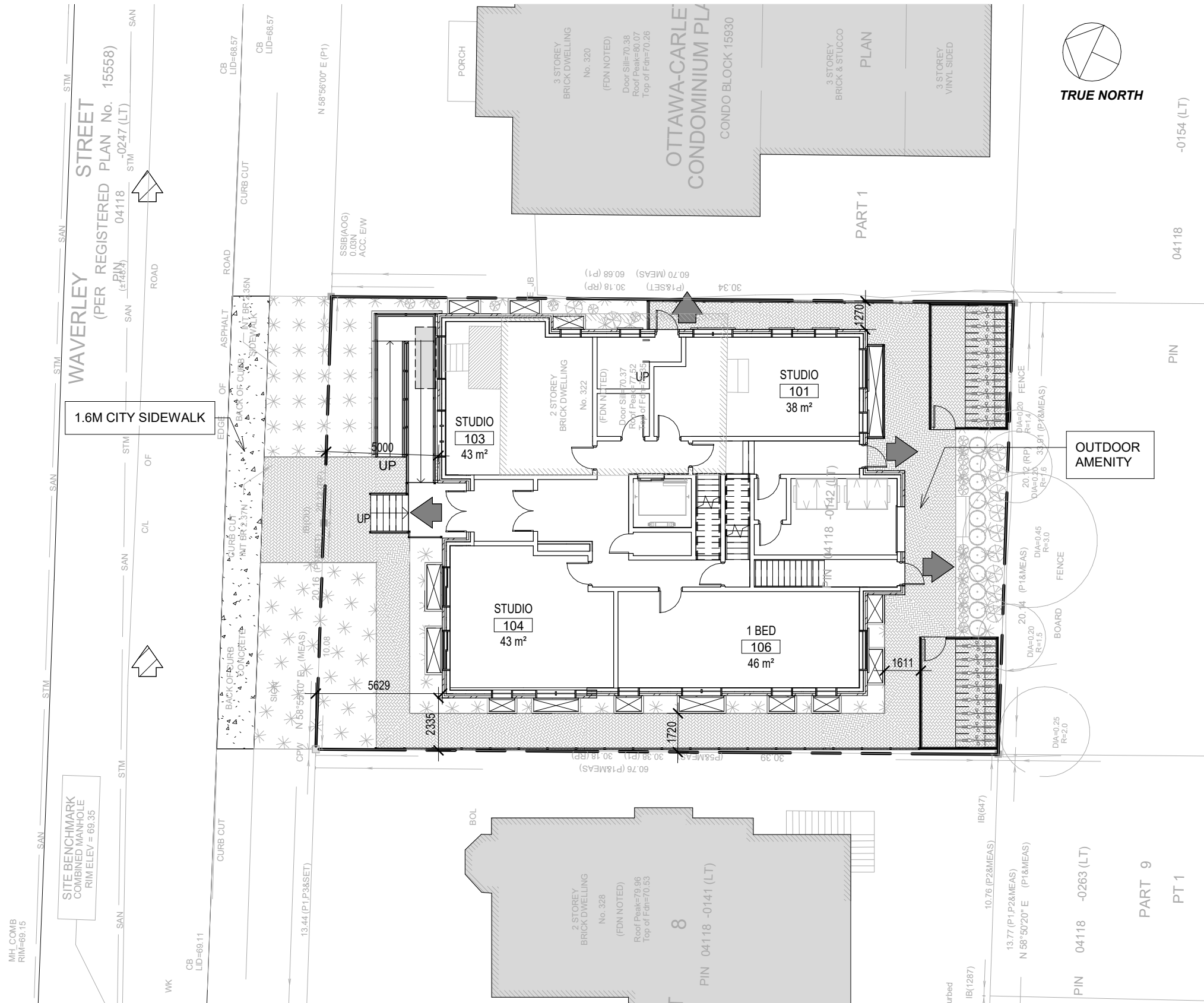
The windows are modelled on the fenestration of the original residence, rectangular and arranged symmetrically with bold masonry sills and lintels. The primary entranceway is centred with steps and an accessible ramp. The heritage building is reflected in a similarly scaled module opposite the entrance, which grounds the entire facade and provides balance. Window wells are designed for the basement unit along the entire perimeter of the building, with proposed plantings to provide interest and greenery.

The proposed landscape alterations are to reinterpret the front yard plantings and integrate an accessible ramp leading to the front entrance. An interlock path provides access to the sidewalk, and wraps around the north side of the building to provide access to the rear yard amenity and bicycle storage, as well as the garage.

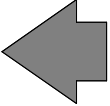
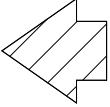
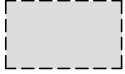


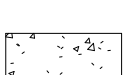



The design team considered a number of options to integrate the existing heritage residential form into the proposed development, but the existing residence's partial hip roof creates an awkward transition. Along the street are two early 20th century four-storey apartments that offer some cues to the design. They give the impression of more substance with their coursed limestone base, brick cladding, higher floor-to ceilings, and flat roofs. The red brick, white trim, with horizontal layering and a material pallet similar to the residential form provide context to the new development. The proposed development respects the residential character of the area in its apartment form, brick cladding, and fenestration pattern contributing to the character of the area.

The development is set back from the street consistent with the average setback of the adjacent buildings, and the ground flood level is consistent with the adjacent heritage buildings. The decision to move the building forward within the site will necessitate the dismantling and reconstruction of the retained elements. Bicycle parking will be provided, but no vehicular parking is planned.





LEGEND

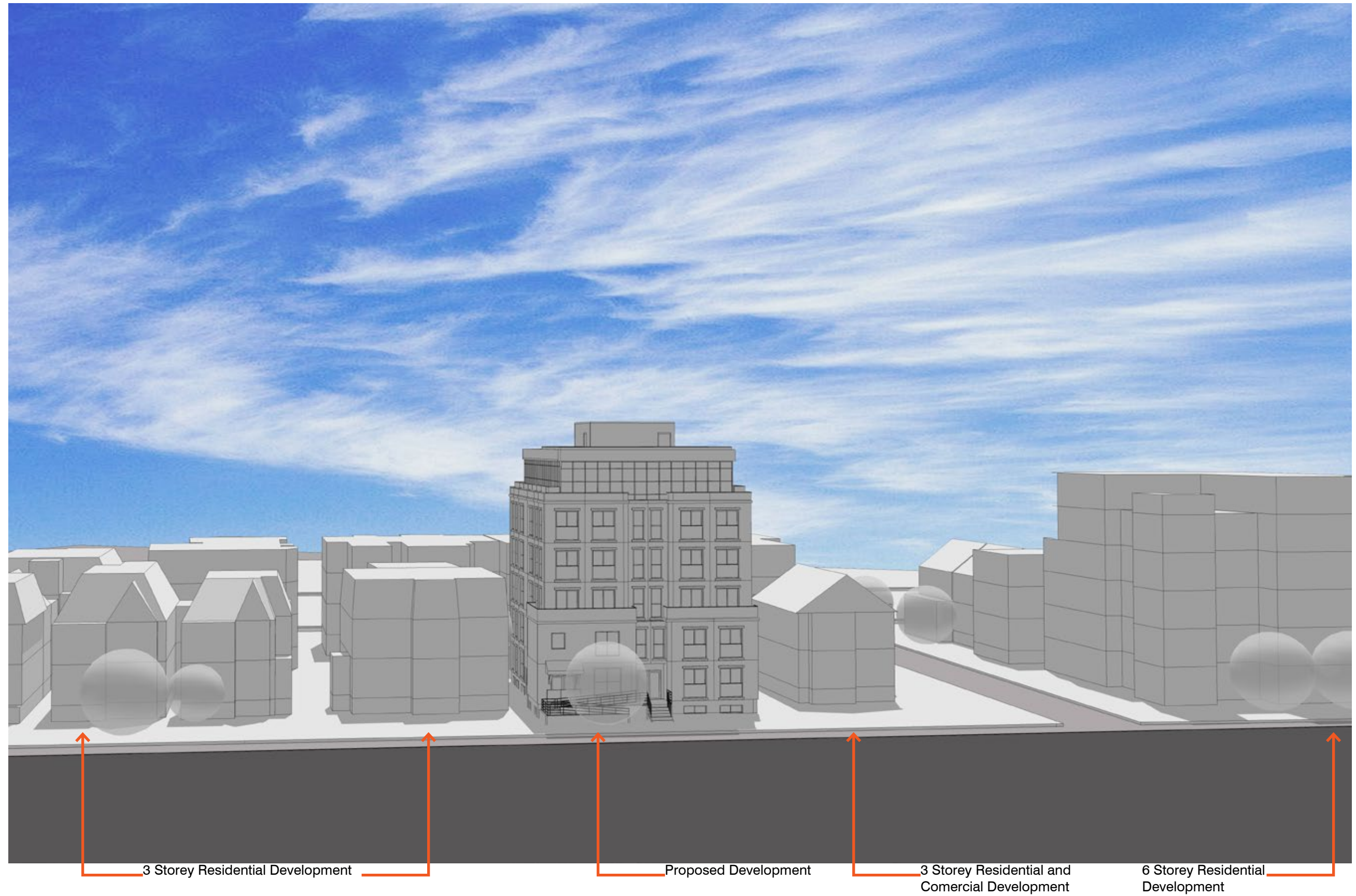
-  BUILDING EXIT
-  DIRECTIONAL TRAFFIC ARROW
-  EXTENT OF BUILDING ABOVE
-  EXTENT OF PERMITTED PROJECTIONS ABOVE
-  EXISTING ADJACENT BUILDINGS
-  CONCRETE SIDEWALK, REFER TO CIVIL, LANDSCAPE
-  INTERLOCK, REFER TO CIVIL, LANDSCAPE
-  GRAVEL, BASEMENT WINDOW WELL. REFER TO CIVIL, LANDSCAPE
-  BICYCLE PARKING



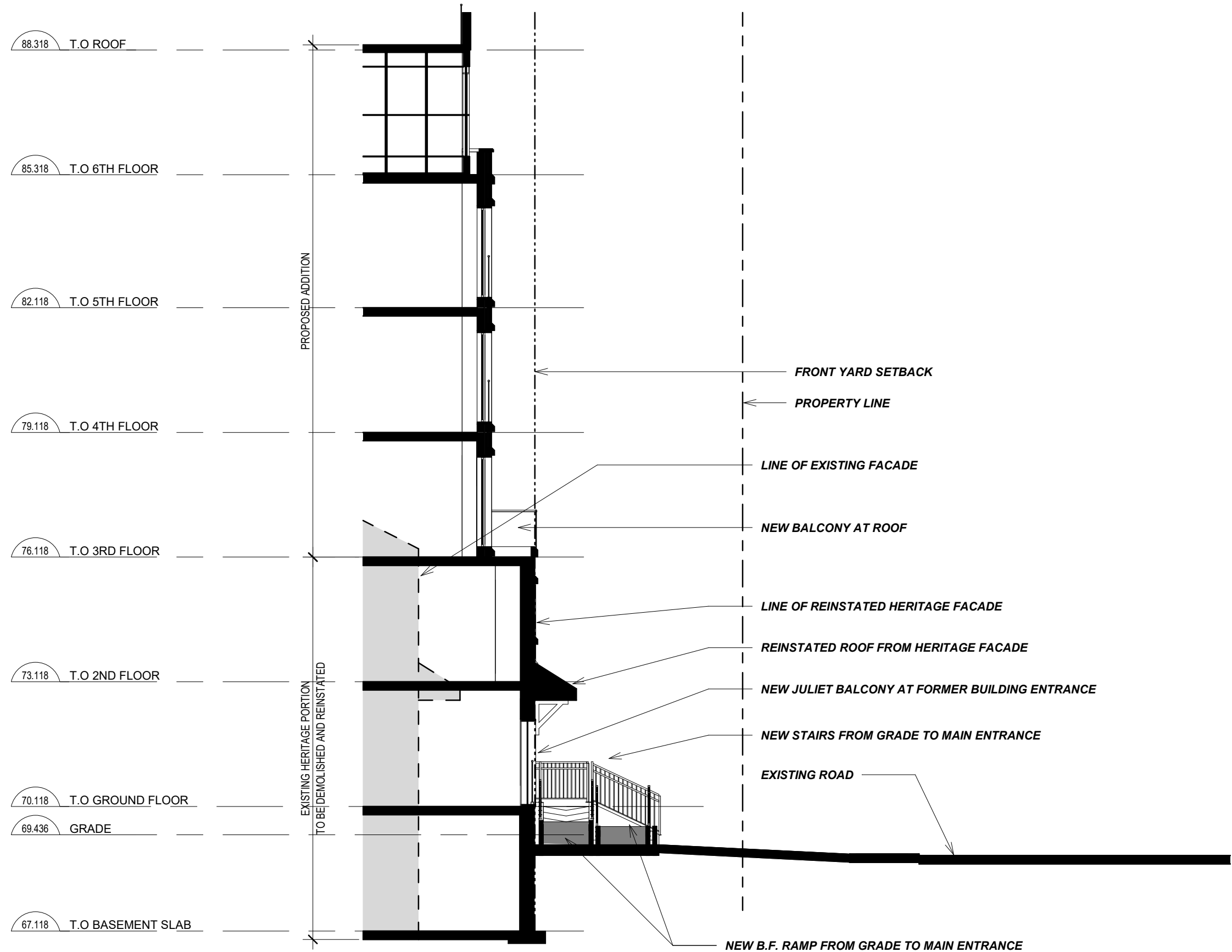
.4 BUILDING PERSPECTIVE - VIEW 1



.5 BUILDING PERSPECTIVE - VIEW 2



.6 BUILDING TRANSITION



.1 STREETScape

LEGEND

- 1A. REUSE EXISTING BRICK MASONRY WHERE POSSIBLE
- 1B. BRICK MASONRY TO COMPLEMENT EXISTING
- 2. STONE WINDOW HEADS/SILLS TO MATCH EXISTING
- 3. JULIET BALCONY (GLAZED)
- 4. GLAZING
- 5. GLASS SPANDREL
- 6. RESTORED/REPLICATED CANOPY
- 7. BALCONY GUARD (GLAZED)



.2 WEST ELEVATION

LEGEND

- 1A. REUSE EXISTING BRICK MASONRY WHERE POSSIBLE
- 1B. BRICK MASONRY TO COMPLEMENT EXISTING
- 2. STONE WINDOW HEADS/SILLS TO MATCH EXISTING
- 3. JULIET BALCONY (GLAZED)
- 4. GLAZING
- 5. GLASS SPANDREL
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- 7. BALCONY GUARD (GLAZED)



.3 NORTH ELEVATION

LEGEND

- 1A. REUSE EXISTING BRICK MASONRY WHERE POSSIBLE
- 1B. BRICK MASONRY TO COMPLEMENT EXISTING
- 2. STONE WINDOW HEADS/SILLS TO MATCH EXISTING
- 3. JULIET BALCONY (GLAZED)
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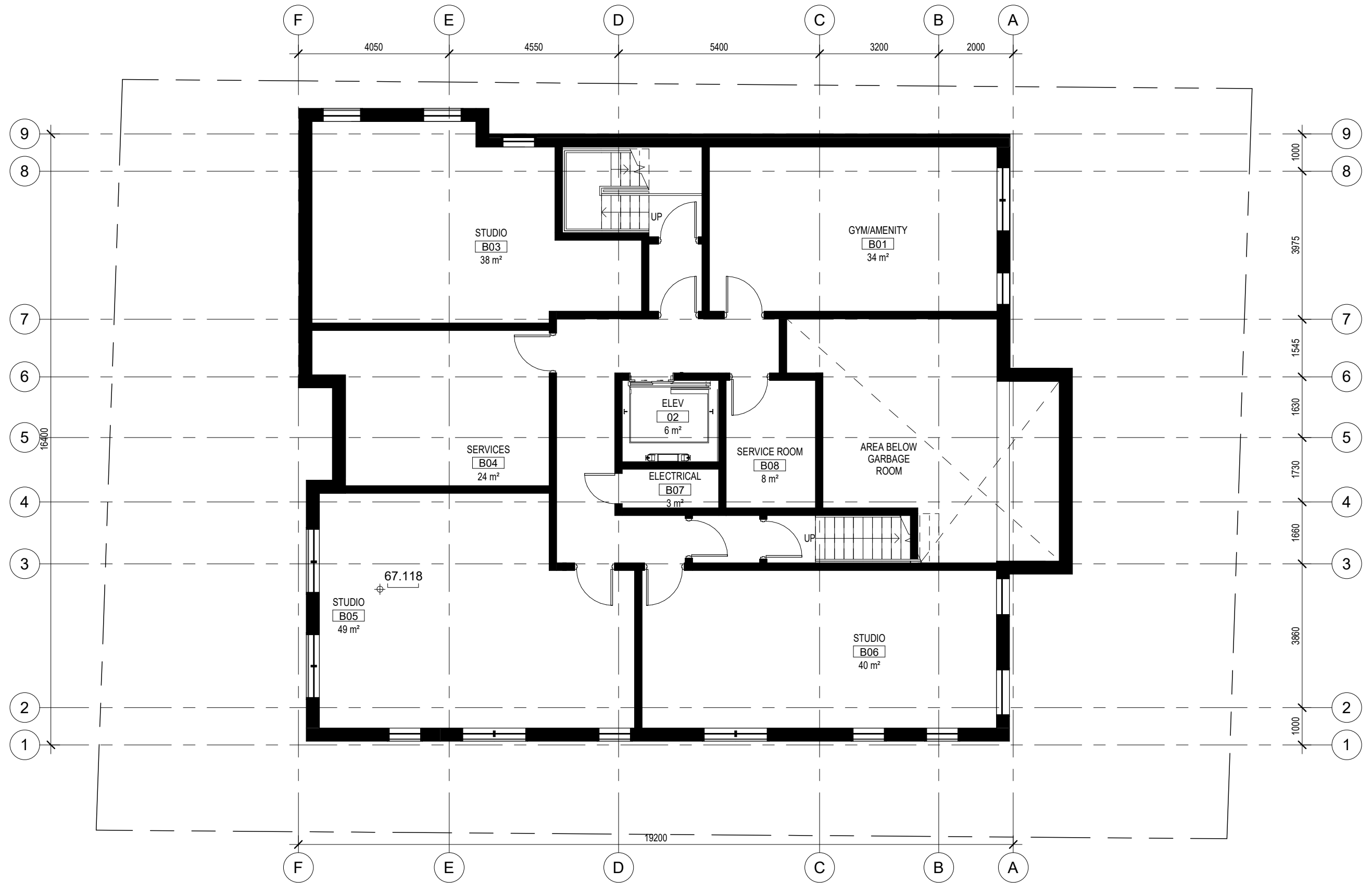
.4 EAST ELEVATION

LEGEND

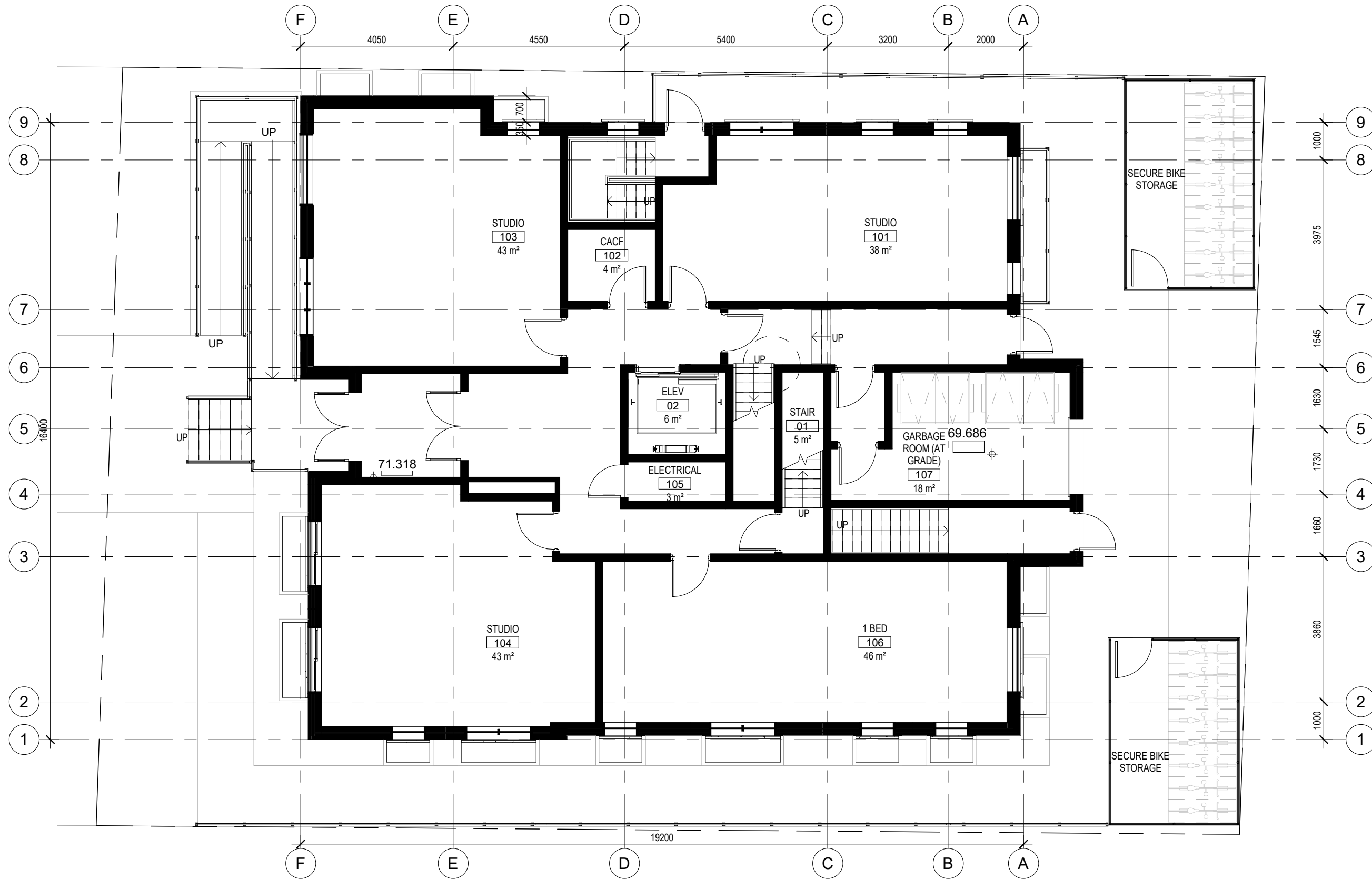
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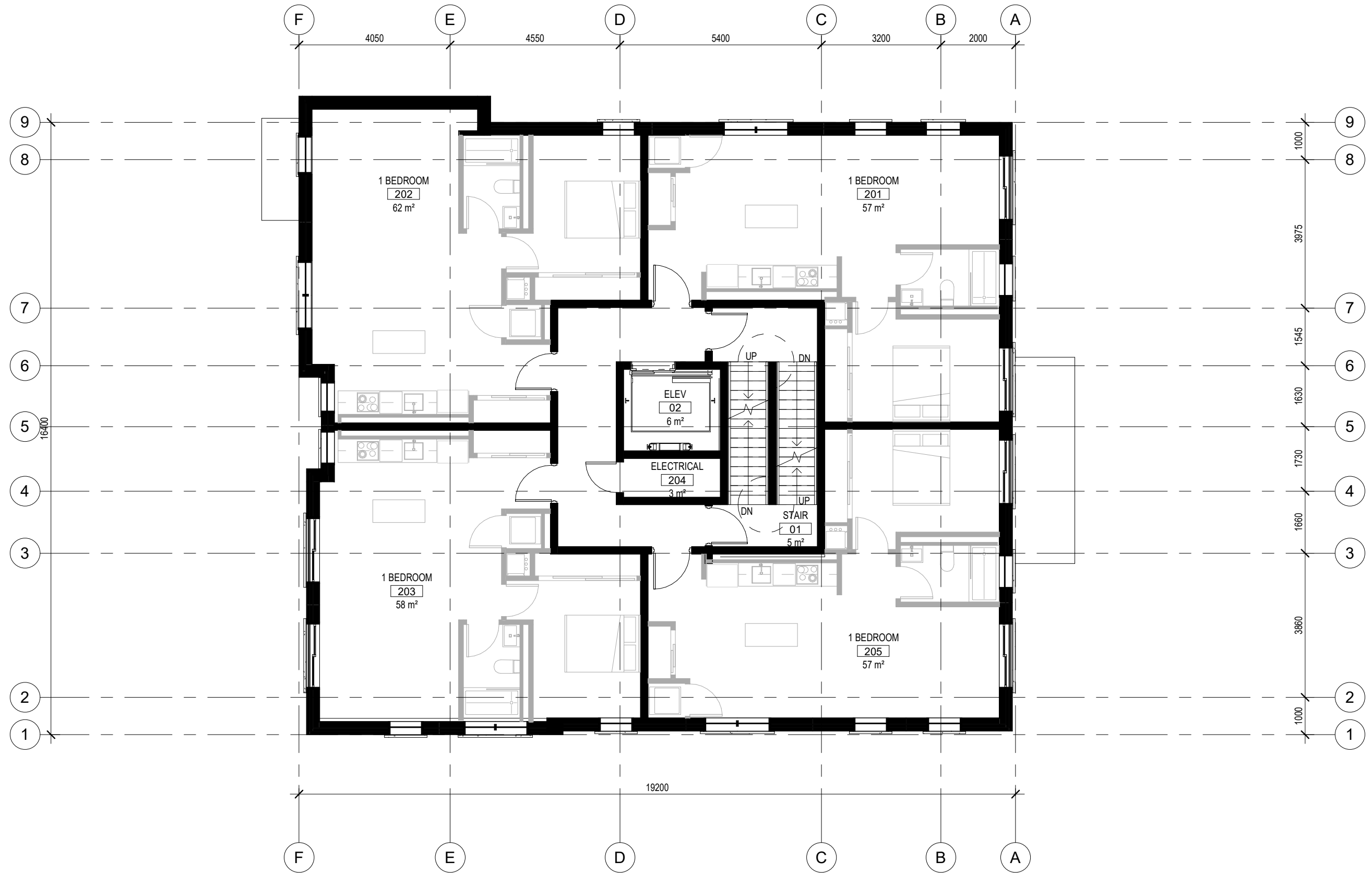
.5 SOUTH ELEVATION



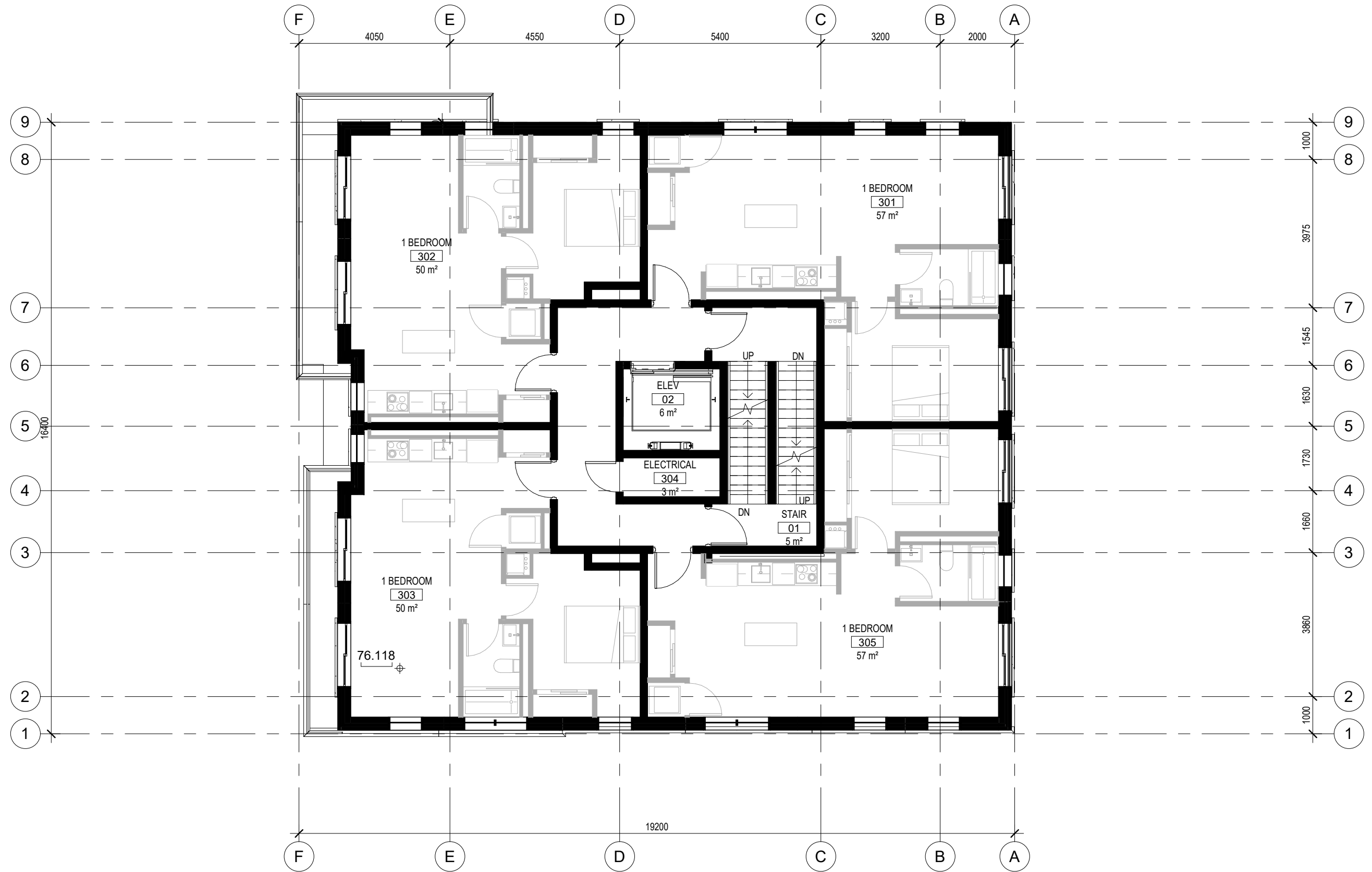
.6 LEVEL 0 BASEMENT FLOOR PLAN



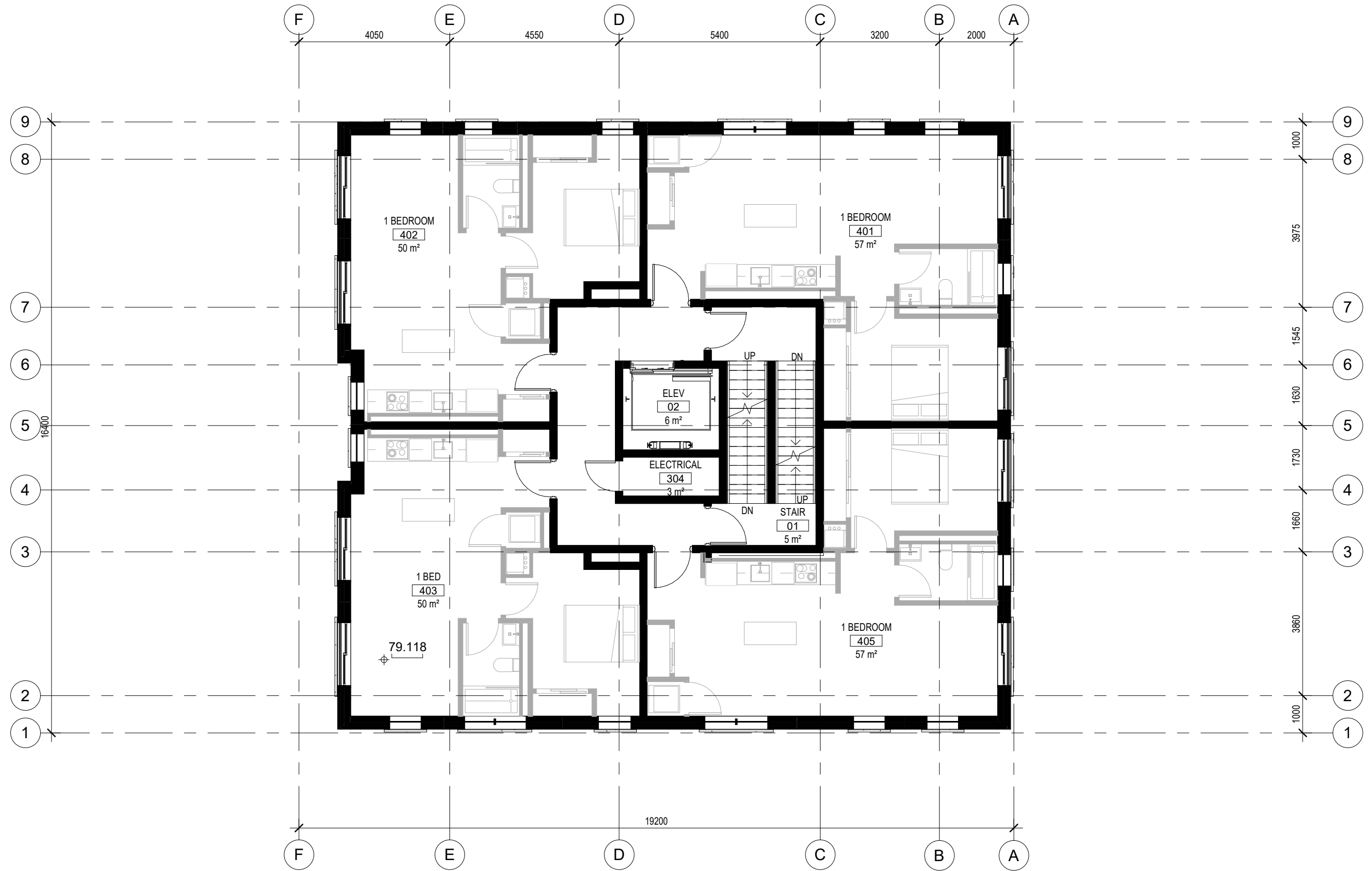
.7 LEVEL 1 GROUND FLOOR PLAN



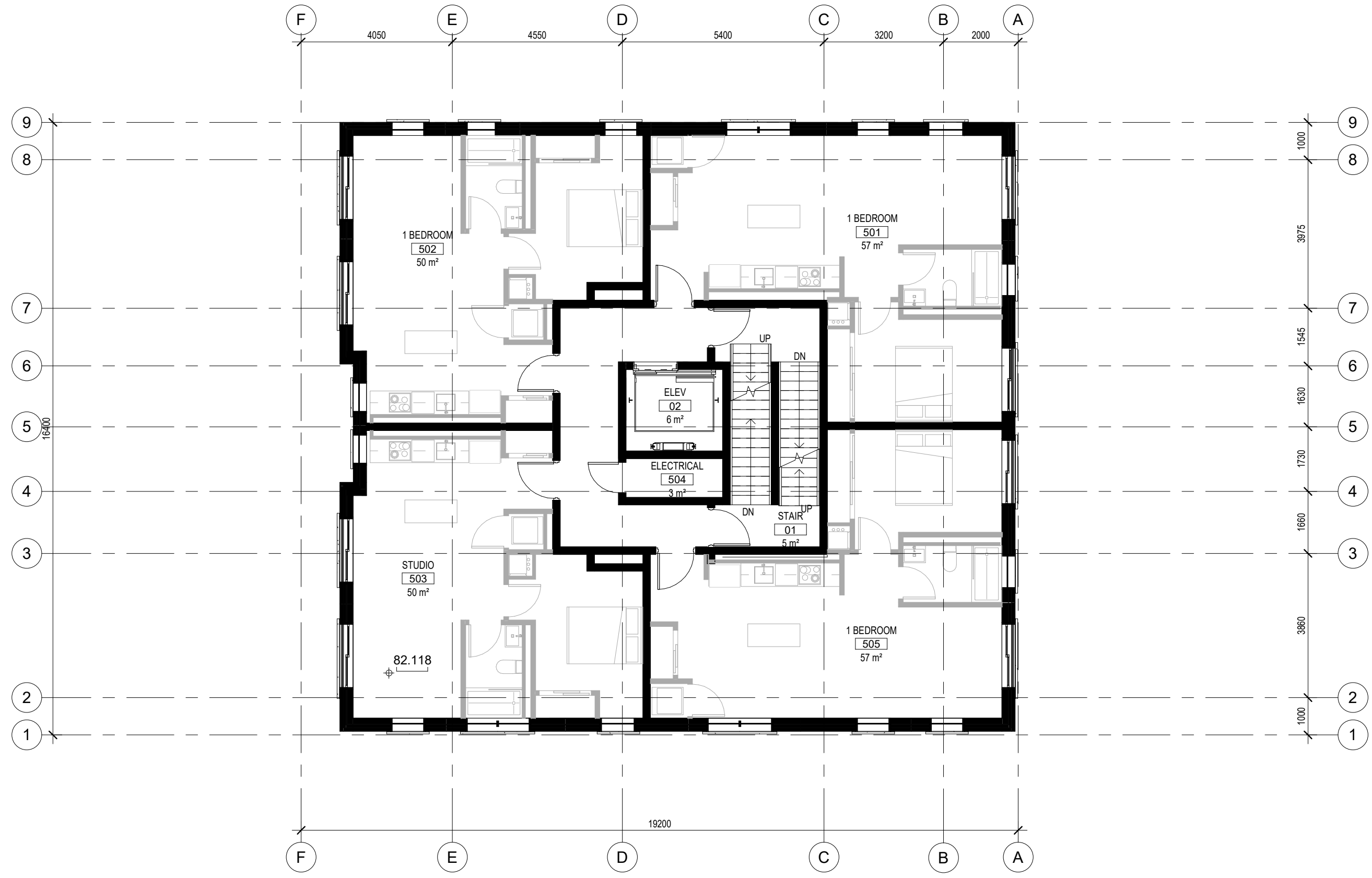
.8 LEVEL 2 FLOOR PLAN



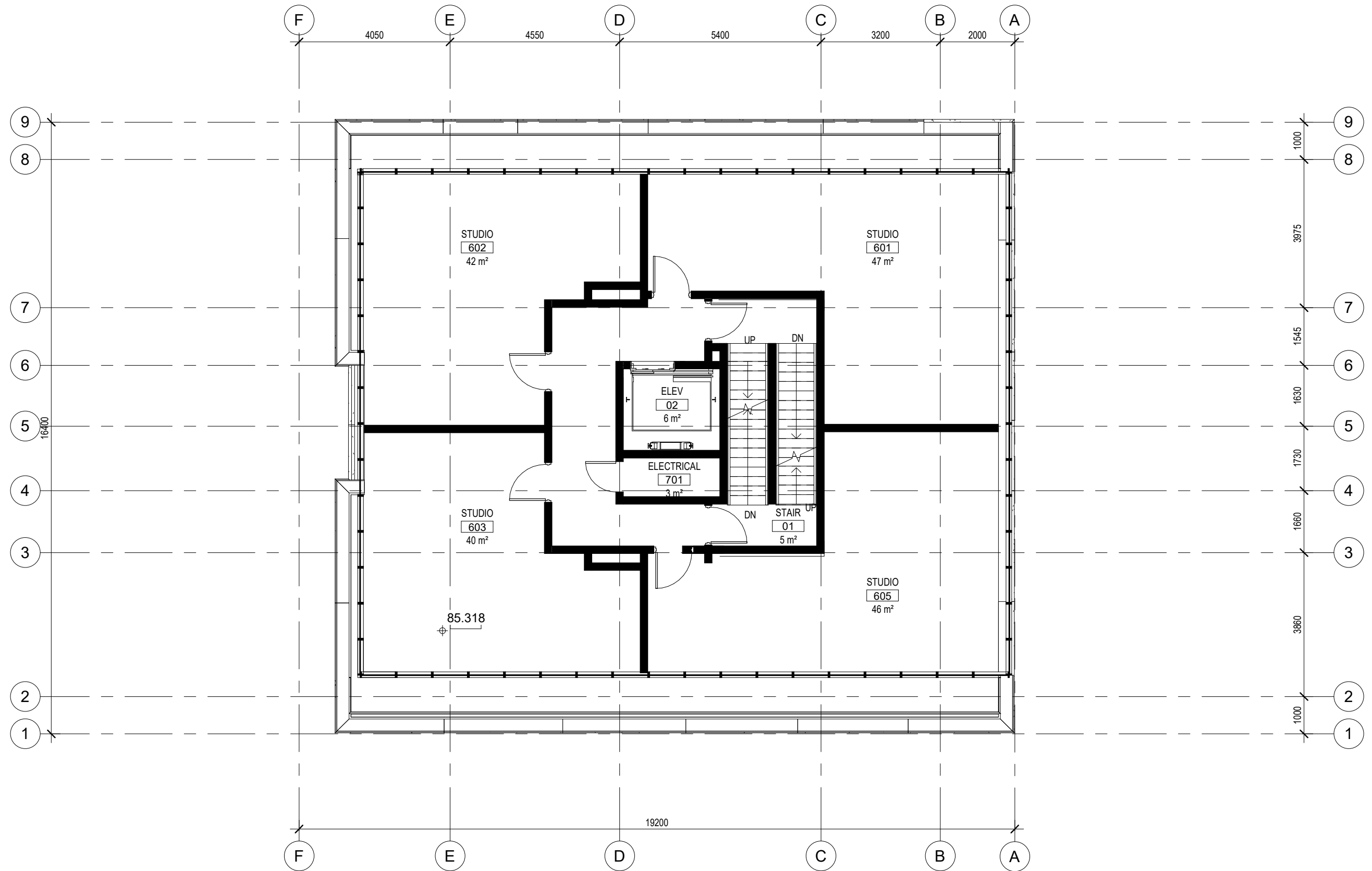
.9 LEVEL 3 FLOOR PLAN



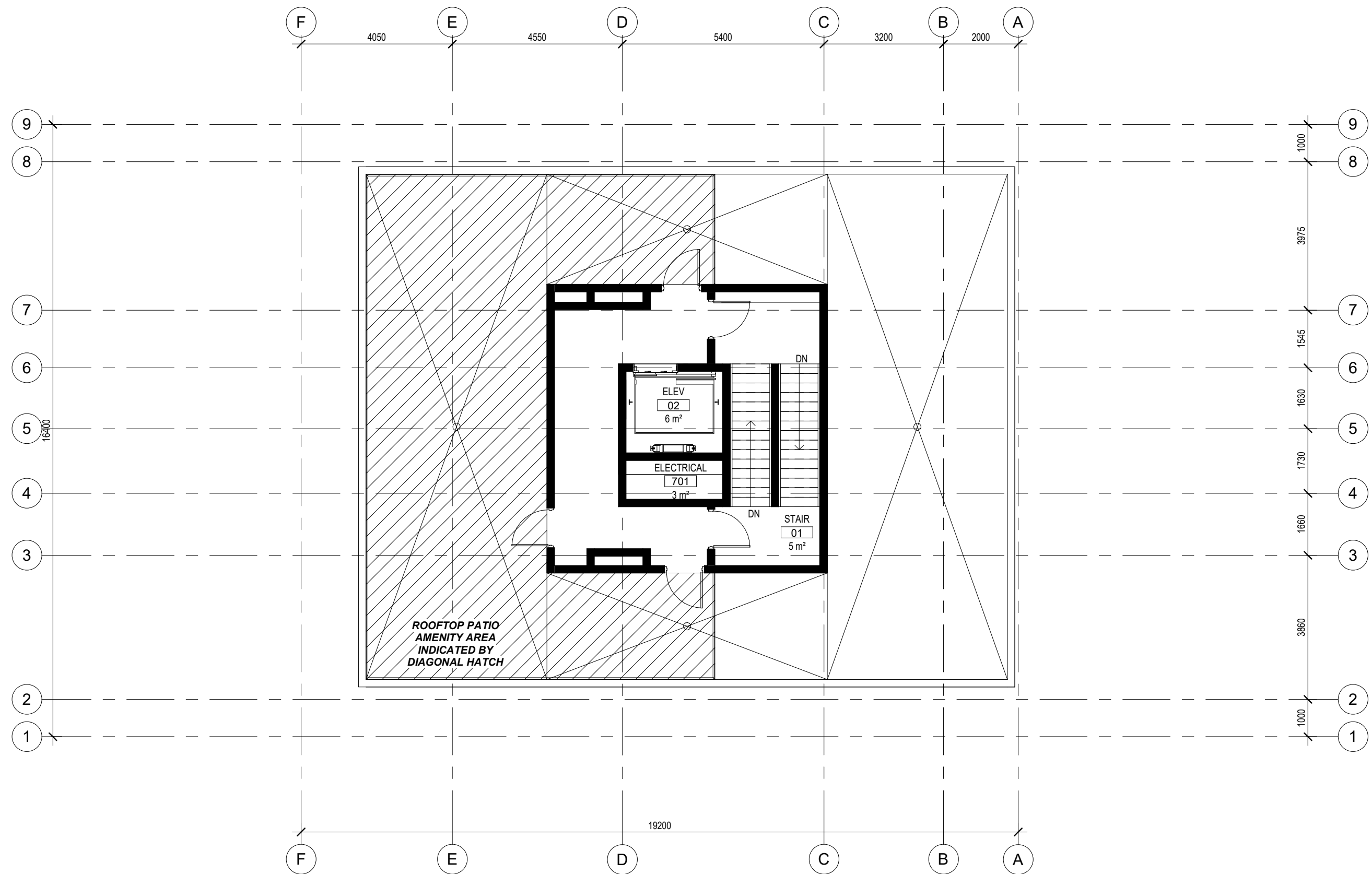
.10 LEVEL 4 FLOOR PLAN



.11 LEVEL 5 FLOOR PLAN



.12 LEVEL 6 FLOOR PLAN



.13 LEVEL 7 ROOF FLOOR PLAN

While not seeking LEED designation at this time, the proposed development plans to address several different avenues for sustainability. The client is interested in durable, long lasting construction, particularly the full brick facade, which naturally contributes to sustainable principles.

The downtown location of the project allows for 0 vehicular parking required through city bylaws, and none are being provided. Bicycle parking is provided in two locations to promote free and easy access to cycling opportunities - two separate bicycle enclosures will be provided.

A large rooftop amenity area will include a green roof space, which will offset urban heat sink. Unoccupied and Mechanical roofs will be specified with white ballast/membranes to reflect the heat from the conditioned space, and roof pavers will be selected to balance light reflectivity with occupant comfort.



The following is an executive summary of the heritage design implications taken from the Cultural Heritage Impact Statement, completed October 2020 by Commonwealth Historic Resource Management.

The Centretown Heritage Conservation District is a primarily residential area, with some commercial corridors, within downtown Ottawa. Centretown is a large area in the centre of Ottawa, south of Parliament Hill, to the north of the Queensway corridor and to the west of the Rideau Canal. Since its development, centretown has served as a residential community serving the government activities of Uppertown and has been home to many of the civil servants and government ministers of Parliament Hill. The buildings in the district were mainly constructed between the 1880s and the 1930s, and the original low to medium residential scale is relatively intact throughout the area.

The Centretown Heritage Conservation District is closely associated with the governmental character of Uppertown to the north. The Centretown developed as a desirable neighbourhood for the transient population of government workers and ministers. Centretown still contains a large variety of intact historic streetscapes, reflecting the diverse nature of development that occurred in the area in order to serve the varied population.

During Centretown's development, it was a period of mature design and craftsmanship in the Ottawa area. The new prosperity of the expanding national capital was complemented by the availability of excellent building materials. These included smooth face brick in Rideau red clay, a good selection of sandstones and limestones, full range of architectural wood products, and decorative components in terracotta, wrought iron and pressed metal.

While most buildings retain their residential use, many others have been converted for use as professional offices, small retail or commercial establishments. The most common residential building type is the hip-roof style single family home, with projecting gabled bay on an asymmetrical facade. Along with the flat roofed, medium density apartment buildings that also play a strong role in defining the character of the district.

Centretown's landscape is unified by historical circumstance. Both Stewart and the By Estate opened for development in the mid 1870s and developed under consistent pressures. Together they constituted the entire area within the boundaries of Centretown. The idea of a separate residential neighbourhood close to downtown was relatively rare, although the concept became increasingly popular in Canadian cities as the nineteenth century ended. Along with residential Uppertown, Centretown has provided walk-to-work accommodation for Parliament Hill and nearby government offices. As part of the residential quarter of official Ottawa, Centretown was a sensitive mirror of national politics.

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.2 SHADOW ANALYSIS



SHADOW ANALYSIS



SEPTEMBER 21ST 10:00AM



SEPTEMBER 21ST 12:00PM



SEPTEMBER 21ST 2:00PM



SEPTEMBER 21ST 4:00PM

SHADOW ANALYSIS



DECEMBER 21ST 10:00AM



DECEMBER 21ST 12:00PM



DECEMBER 21ST 2:00PM



DECEMBER 21ST 4:00PM

SHADOW ANALISYS