



June 7th, 2017

City of Ottawa
Planning and Growth Management
110 Laurier Avenue West
Ottawa, ON K1P 1J1

ATTENTION: Allison Hamlin

RE: Application for Siteplan Control – 175 Carruthers

Hobin Architecture Project No: 1304.3

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Design Brief

175 Carruthers is the second phase of redevelopment of the former Odawa Friendship Centre site (constructed as an Ottawa Catholic School). This site is located at the north end of the block bordered by Stirling Avenue (east), Carruthers Avenue (west) and Scott Street (north). The restoration of the existing school house, which was originally built in the 1930's, is now complete and occupied.

This site plan application deals with Phase 2 of the project. The scope of the project involves an 18 storey apartments building, a three storey stacked town component facing Carruther Avenue along with a 3 storey underground parking garage to serve the tenants and visitors.

The 18 storey apartment building mainly fronts onto Scott Street and Carruthers Avenue. The building contains 187 units. The units range from 350 sq.ft. to 1070 sq.ft. offering a good variety of unit types. The ground floor consists of the main entrance off of Carruther Avenue and lobby amenities. Lobby amenities are to include a shared collaboration space adjacent to the main entrance, a gym and an automated parcel room. Three commercial/retail suites will occupy the edge that runs along Scott Street. The north-east portion of the property will feature an exterior landscaped terrace for residents. As permitted in the zoning exception, a permitted projection consisting of a roof top amenity is also provided for the residents. The interior amenity space will consist of a common party room and two guest suites. The remaining area on this floor is dedicated to the mechanical room. Access to exterior bbq areas are also provided from this floor. The building cladding will generally consist of masonry and a panelized cladding system.

The underground parking garage has a total of 131 parking spaces. 108 will be dedicated to the residents and 23 will be dedicated to visitors. All visitor parking spaces will be located on the first level of parking. An adequate number of storage lockers will be provided along with bicycle parking spaces. Access to the parking garage will be off of Carruthers Avenue.

The three storey wood frame component facing Carruthers will contain 12 units with various typologies. The units range from 750sq.ft., 850sq.ft. to 1200 sq.ft. The east elevation steps back after level 1 providing a generous terrace for the upper units while

increasing the distance between the school house and itself. The building's cladding will generally consist of masonry along with panelized cladding systems. The building's character is meant to complement the existing school house.



Attached you will find preliminary floor plans to accompany this design brief.

I trust that you find this information to be complete. Please feel free to contact me if you have any questions. I can be reach by email at pbisson@hobinarc.com or by phone at (613) 238-7200.

Sincerely,

A handwritten signature in black ink, appearing to read "Patrick Bisson", with a large, stylized initial "P" and a long, sweeping underline.

Patrick Bisson
OAA