

Urban Design Review Panel Report

Project: 254 Argyle Avenue
Hearing Date: October 6th, 2023
Comments Received: October 31st, 2023
Date: September 11, 2024

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Response to Urban Design Review Panel Recommendations

Project: 254 Argyle Avenue

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Urban Design Review Panel Recommendations

Key Recommendations

1. *The Panel supports relocating the heritage building closer to the street.*

Response: Acknowledged.

2. *The Panel recommends an array of potential solutions to best integrate the heritage church into the proposed development.*
 - o *Consider retaining a smaller portion of the church in return for an enhanced overall design.*

Response: See Architectural Design Brief and Heritage Impact Assessment.

3. *The Panel recommends alleviating the building structure over the heritage component on the west side and the parking garage entrance.*

Response: The proposed building has been designed for the second storey to be elevated above the church. The north side, the east side, and a portion of the west side of the heritage building will be visible from the street.

4. *The Panel recommends the tower provide a built form and architectural expression that highlights the heritage as the jewel of the site.*
 - o *Consider pursuing a darker material scheme that accentuates the heritage elements, particularly the church spire.*

Response: To Highlight the church, the proposed building will be divided in two parts: a podium in brick (height of the church) in dialogue with the heritage and the urban scale, and the tower with an aluminium skin (from level 02 to roof) a lighter material, providing a background for the church spire. Between both, a glazed gap will help to delineate the church and make the tower feel lighter, as if the new building doesn't touch it.

5. *The Panel has concerns with the livability of some units and their potential for limited sunlight if the adjacent property were to develop in a similar fashion.*
 - o *Consider a minimum setback of 5.5m from the rear property line.*
 - o *Consider notching the tower on the east elevation where the smaller units are located, and providing inset balconies, and/or orient the units to each have north or south facing windows.*

Response: A rear yard setback of 3.75 metres has been provided at the shallowest point. At and above the second mezzanine level, the rear building wall is at least 5.5 metres from the rear lot line, ensuring that sufficient separation from the rear lot line is provided. A building notch is

incorporated on the east elevation, where the smaller units are located to provide adequate sunlight.

Site Design & Public Realm

6. *The Panel appreciates the challenges presented by this site and the existing surrounding context.*

Response: Acknowledged.

7. *The Panel has concerns with the tight condition of the side and rear yard setbacks, particularly with regard to facing distances between side and rear yard units.*
- *Consider the potential for replicability to develop on the adjacent lots, which would present an unfavourable condition for some units.*
 - *Consider a floorplan layout that provides all units with a north or south facing windows to future-proof against adjacent east lot potentially developing in a similar fashion*

Response: A new setback of at least 5.5 metres from the rear lot line is provided above the first mezzanine level, ensuring an adequate spacing from the rear yard. Majority of the units on each storey have north or south facing windows, apart from the studio units on the east side of the building, where the setback has been increased to 2.5 m.

8. *The Panel recommends providing a minimum setback of 5.5m from the rear property line, as a starting point, given the tight condition.*

Response: To accommodate the heritage church within the overall program of the building, the setback of the ground floor storey and first mezzanine level is 3.75 metres from the rear lot line at the shallowest point. At and above the second mezzanine level, the minimum setback from the rear property line is 5.5 metres, ensuring that adequate separation is provided given the tight conditions of the site.

9. *The Panel suggests the biggest challenge for this site will be the rear and side yard setbacks, particularly with regard to ensuring there is ample natural light in the units.*

Response: See above comments related to interior side yard and rear yard setbacks and window placement.

10. *The Panel recommends setting back the east-facing studio units further.*
- *Consider adding inset balconies to those east-side units, and providing larger windows to maximize natural light.*

Response: See above comments related to additional setback of east-facing studio units.

11. *The Panel appreciates the inclusion of two large trees on either side of the building entry.*
- *Ensure the trees are tall species with high canopies in order to not hide the heritage feature of the church.*
 - *Consider also providing street-trees in the boulevard space along Argyle Avenue.*

Response: Street trees were considered in the boulevard, which would be in keeping with the neighbourhood context. However, there is a gas line buried in the boulevard and street trees cannot be proposed without compromising guidelines relative to gas lines. Otherwise, planting in the front yard is based on the historical precedent for foundation planting. Hydrangea and daylily have been selected as plants that have been common favourites for a very long time and are suitable for the growing conditions of the site. Keeping the view open to the church is certainly a priority.

12. *The Panel questions the need for below grade parking in this context, given the added costs it will have on the project.*

- *Consider reducing the parking requirement significantly, and reallocating financial resources to other elements of the building design.*

Response: The proposed development contemplates 35 parking spaces, which is less than the total required parking for the residential dwellings, wine bar, and visitor parking spaces. The proposal includes 85 bicycle parking spaces, which is 43 more spaces than the zoning requirement to compensate for the reduced vehicle parking. The context supports the proposed reduced parking rate while ensuring that adequate visitor parking is still provided to reduce pressure for on-street parking.

13. *The Panel recommends giving more consideration to how the building logistics and transportation/servicing components of the building will function.*

- *Ensure sufficient planning for garbage access/pick-up, how move-in/out will function, and ease of accessibility.*

Response: The garbage room will be included in the basement level of the proposed building. Garbage will be brought up via the internal ramp and out to the street for private collection. No loading spaces are provided. Moving trucks can be parked on the street and access the side entrance to facilitate move-in/out.

14. *The Panel recommends ensuring the church front is aligned with the streetwall of the adjacent building to the west, approximately 2.5m setback from the north property line, rather than the currently proposed 1.5m setback.*

- *Consider how it allows some breathing room and meaningful landscape to be kept.*

Response: The church building is proposed to be brought forward, resulting in a front yard setback of 1.4 metres. The 1.4-metre front yard setback is limited to the front entranceway of the church building, which is approximately 3.93 metres wide (equivalent to less than 20% of the lot width). Most of the church building is set back 5 metres from the front lot line, and most of the new construction is set back 9.17 metres from the front lot line ensuring that the heritage building is prominent on the site while maintaining the streetwall.

15. *The Panel recommends further study of the rear yard condition to provide residents with a restful garden/patio space. The Panel supports relocating the heritage building closer to the street.*

- *Consider adding trellises and vines to help mask the blank wall of the adjacent building to the south.*

Response: Landscaping in the rear yard will be provided to mask the blank wall of the adjacent building. At the rear property line, a privacy fence is proposed to define the rear yard. Within the

fence, planting is proposed to make private patios inviting. See the Landscape Plan for further details.

16. *The Panel recommends providing more of a ceremonial/historical landscape at the front of the building along Argyle Avenue.*

Response: Planting in the front is based on the historical precedent for foundation planting. Hydrangea and daylily have been selected as plants that have been common favourites for a very long time and are suitable for the growing conditions of the site. Keeping the view open to the church is certainly a priority.

17. *The Panel recommends exploring timber pergolas rather than a steel structure on the rooftop amenity.*
- *Consider how to best provide greenery and stormwater retention/management on the rooftop and reduce the heat island effect as much as possible.*

Response: A timber pergola is proposed for the rooftop amenity area.

18. *The Panel appreciates the studies and design process included in the presentation material.*

Response: Acknowledged.

19. *The Panel appreciates the applicants preserving the heritage resource and understands the difficulties that come with this narrow site.*

Response: Acknowledged.

20. *The Panel supports having the piloti expression on the west side of the building..*

Response: The new proposal has the ramp for the parking on the west side, so the church is located now on the east side. In that way, the church is more visible, and we don't need the piloti expression anymore. The new structure is behind the church wall.

21. *The Panel recommends pursuing a more simplified and noble material palette/colouration, that ensures the building is background to the heritage church and does not detract from the heritage qualities.*

Response: The proposed building is divided in two parts, the podium, same height as the church, in brick, and the tower, in glass and aluminium, "floating" above, as a background for the church. The glass gap between the tower and the church, the setback from the spire and the choice of material ensures a neutral background which will emphasize the heritage church.

22. *The Panel recommends retaining/rebuilding a smaller portion of the heritage Church.*
- *Consider forgoing the retention of the church sidewalls, and retaining primarily the front portion of church/conservatory element.*

Response: See Architectural Design Brief and the Heritage Impact Assessment.

23. *The Panel strongly supports the idea of turning that front portion of the retained heritage into a conservatory space with ample natural light.*

Response: Acknowledged.

24. *The Panel has concerns with retaining the whole footprint of the church given the high cost.*

- *Considering that the heritage building will not remain in situ with this development and the sidewalls of the church will be straddled by the new addition, explore retaining a smaller front portion of the heritage building and reallocating the cost savings into other aspects of the design.*

Response: The retained portion of the Church has been carefully selected to ensure that its three-dimensional form can be appreciated when viewed from key points on Argyle Avenue. The structure of the new addition has been redesigned so that the columns are located within the volume of the former church. The new addition no longer visually straddles or entombs the exterior appearance of the Church.

25. *The Panel supports the 9-storey building height in this context.*

Response: Acknowledged. The proposed development has been revised to nine storeys.

26. *The Panel recommends pursuing a simple architectural expression.*

- *Consider a tripartite of three simple bays with quiet architectural expressions to ensure the building acts as a background elevation to the church façade.*
- *Consider an architectural expression of brise-soleil patterns on the east and west elevations.*
- *The Panel appreciates the overall design direction of the architecture.*

Response: The new proposal has a unified envelope working as an homogeneous skin providing a background for the church's design elements.

27. *The Panel has concerns with the white spire of the church losing its prominence in the grey brick colouration studies (page 56/60).*

- *Consider pursuing a darker masonry material that provides a background contrast to highlight the church and its spire.*

Response: The new material and coloration for the tower provides the contrast needed to behalf as a background for the church.

28. *The Panel recommends highlighting some of the older heritage elements of the building with glass vitrines, amplifying the difference between what is old and what is new.*

- *Consider potentially 'calling out' the original location of the church in some manner.*

Response: See Architectural Design Brief and Heritage Impact Assessment.

29. *The Panel recommends the applicants pay close attention to the finer details of the project and the integration with the heritage component as they will be key to the overall success of the proposal.*

Response: Acknowledged. See Heritage Impact Assessment.

30. *The Panel has concerns with the way in which the proposed building meets the ground and straddles the church.*
- *The Panel suggests potentially having the building meet the church at its top on the west elevation, rather than coming down to grade.*
 - *The Panel appreciates the building overhanging the parking ramp on the east elevation.*

Response: The new proposal has the ramp for the parking on the west side, so the church is located now on the east side. The building is divided in two parts, the podium, same height as the church, meets the ground in the same way as the church. And the tower, “floating” above the church due to the glass gap between them. The new proposal does not straddle the church.

31. *The Panel supports the tripartite architectural expression of the front façade, and the way in which it plays with the church facade.*
- *The Panel recommends pursuing a darker grey masonry material and scheme, with articulated glass elements.*

Response: The proposal has now a homogeneous skin playing as a background for the church.

32. *The Panel has concerns with the use of colour on the east and west elevations, as the front façade presents a more poised and muted architectural expression.*
- *Explore ways of subtly integrating colour with a poised and muted expression on the east and west elevations.*

Response: The façade has now the same architectural language in all four elevations. It has a more poised and muted expression. The integration of the colour will be more subtle.

33. *The Panel has concerns that the current proposal appears to entomb the heritage church.*

Response: See response to Comment 24.

34. *The Panel supports the conservatory element being proposed and recommends building on that idea and ensuring enough glazing is provided to allow for natural lighting into the conservatory area.*

Response: The existing church windows will be retained. The east façade of the church will be exposed while the west façade of the church where the parking ramp is proposed will be visible under a cantilever of the new construction. This ensures the views of the church are permitted from all sides on the street and that adequate natural light will filter into the conservatory.

35. *The Panel suggests exploring only retaining the front portion of the church building and recalling the past heritage through other elements within the building.*

Response: See Architectural Design Brief and Heritage Impact Assessment.

36. *The Panel recommends potentially recalling the heritage façade shape in the development and design of the building’s front façade.*

- *Consider stepping in on either side to pick up on the idea of two lower wings and a taller middle section in the tripartite expression.*

Response: See Architectural Design Brief and Heritage Impact Assessment.

37. *The Panel recommends retaining the heritage church up to gridline 2 on the ground floorplan (page 43), and not beyond.*

Response: On the east elevation, the exterior wall of the church is retained in full, retaining and respecting the significance of the previous use of the site and character.

38. *The Panel recommends any structural requirements for the building above the church to be situated within the building envelope, rather than enveloping/entombing it.*
- *For example, the intersection of gridlines D and 1, recommend bringing the tower column back completely within the heritage church, so as to not overbear it..*

Response: The structure is now located behind the church walls.

39. *The Panel appreciates the use of bay windows in the front façade.*

Response: The new elevations are exclusive of bay windows, now providing a more uniform background look to the church. The use of bay windows would reduce the useable space/suite area.

40. *The Panel recommends either a notch or transition in the front elevation should be considered, to provide a gentle background to the heritage component.*
- *Consider potentially providing a glazed gap between the church component and the tower component to help delineate them more deliberately.*

Response: A glazed separation or gap has been added to the design, providing a deliberate separation between the church and the residential tower above.

41. *The Panel recommends treating the top two floors in a different manner, in order to provide more of a tower top element.*

Response: The tower is treated as a whole element, wrapped with the new exterior cladding/treatment. The top floor (amenity terrace) will have the same exterior cladding/treatment but perforated to provide a top ending to the building and views from the terrace at the same time.



CSV ARCHITECTS



Appendix A: Urban Design Review Panel Submission

SPiCE

254 ARGYLE AVENUE REDEVELOPMENT, OTTAWA

UDRP SUBMISSION

SUMMARY

1. SITE ANALYSIS

- Location
- Heritage Conservation district plan
- Community context
- Church information
- Street sections
- Existing site plan

2. HERITAGE POLICY CONSIDERATIONS

3. MASSING EVOLUTION

4. PROPOSAL SUBMITTED AT THE FIRST PRE-APPLICATION CONSULTATION MEETING (14.06.2023)

- Facade evolution
- Street elevation
- Urban character

5. NEW PROPOSAL: 9 STOREY BUILDING

- Aerial View
- Street elevations
- Massing
- Sustainable Design Measures

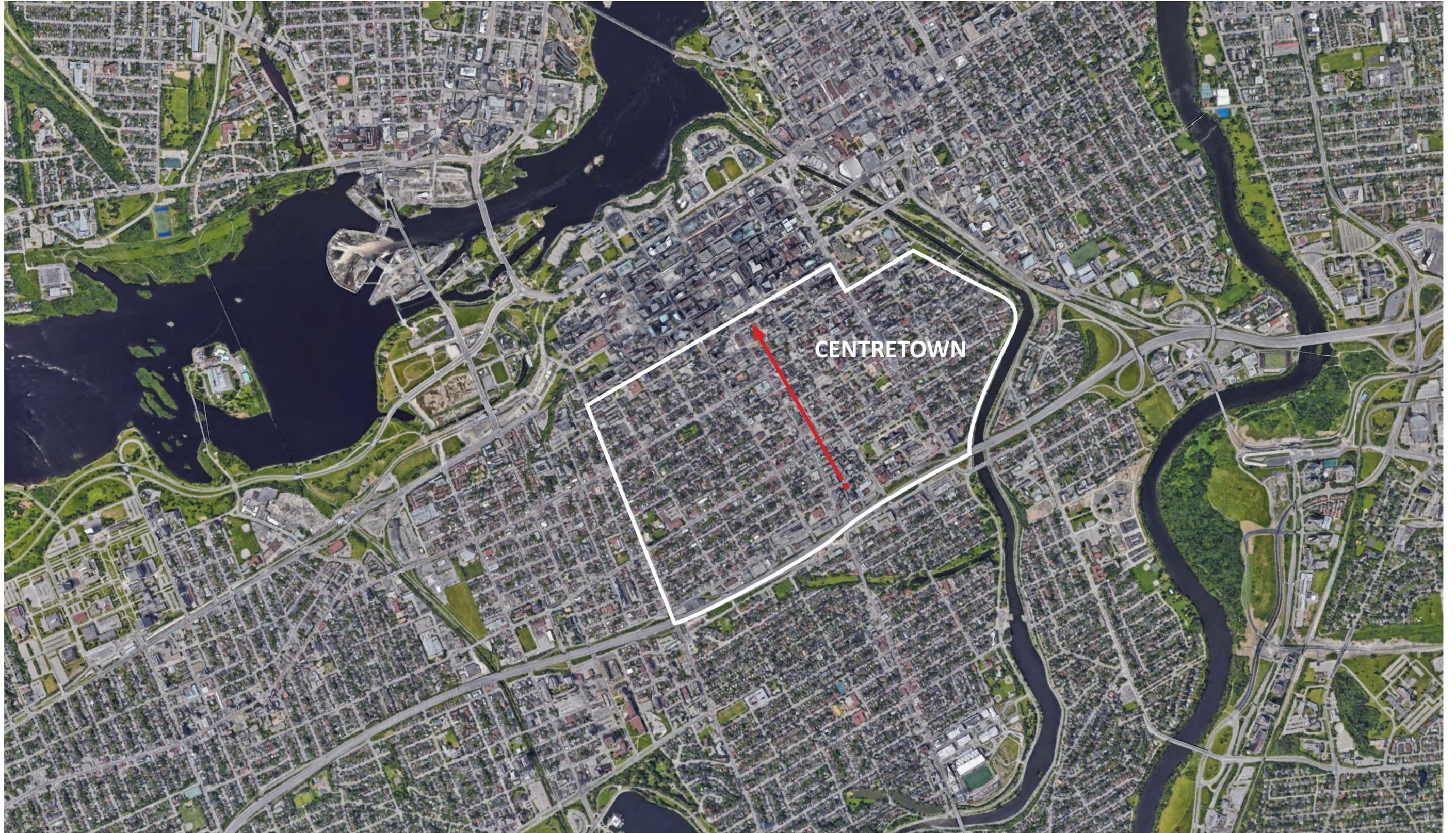
6. UPDATE PROPOSAL TAKEN INTO ACCOUNT:

- INFORMAL DISCUSSION WITH CITY PLANNERS AND HERITAGE (9.08.2023)
- COMMENTS FROM UDRP (12.09.2023)
 - Massing evolution
 - Standard 11 of “Standards and guidelines for Historic PLACES IN CANADA”
 - Floor plans
 - Elevations & Section
 - Street views

1. SITE ANALYSIS

SITE ANALYSIS

Location



SITE ANALYSIS

Existing site conditions

Policy and Zoning Summary

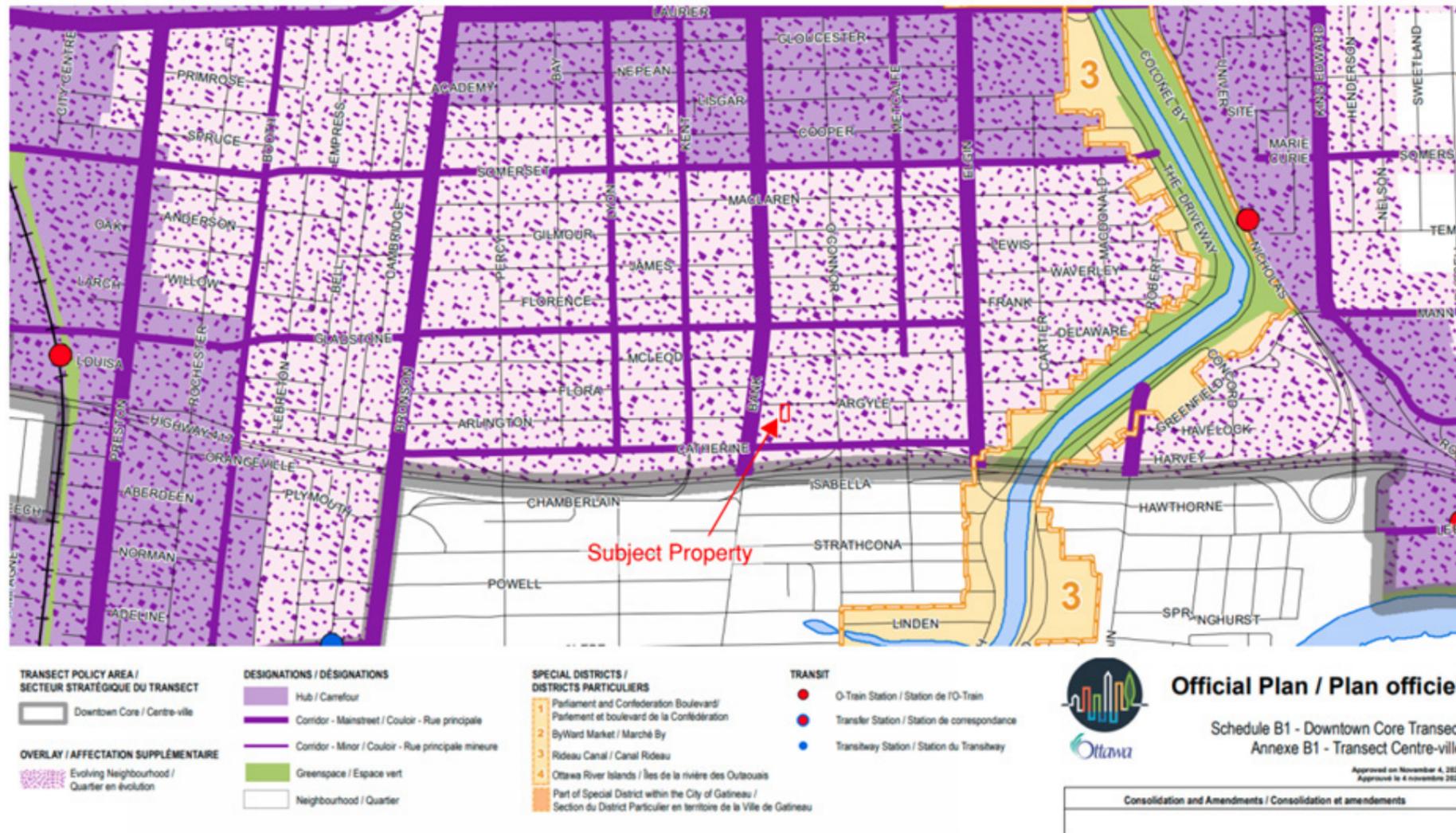
The Subject Property is designated Neighbourhood within the Downtown Core Transect on Schedule B1 of the City of Ottawa Official Plan (2022). The Subject Property is subject to the Evolving Neighbourhoods Overlay. The Subject Property is located within the Centretown Character Area of the Central and East Downtown Secondary Plan. The Subject Property is designated Local Mixed-Use on Schedule B of the Central and East Downtown Core Secondary Plan and is permitted a maximum building height of nine storeys according to Schedule C of the Central and East Downtown Core Secondary Plan.

The property is zoned Residential Fifth Density, Subzone B, Exception 854, with a Height Exception of 19 metres (R5B[854] H(19)) in the City of Ottawa's Zoning By-law 2008-250. The Subject Property is also located within the Mature Neighbourhoods Overlay and the Heritage Overlay of the Zoning By-law.

The Subject Property is located within the Centretown Community Design Plan Area. The Subject Property is a designated property under Section V of the Ontario Heritage Act, as it is part of the Centretown Heritage Conservation District.

The proposed development:

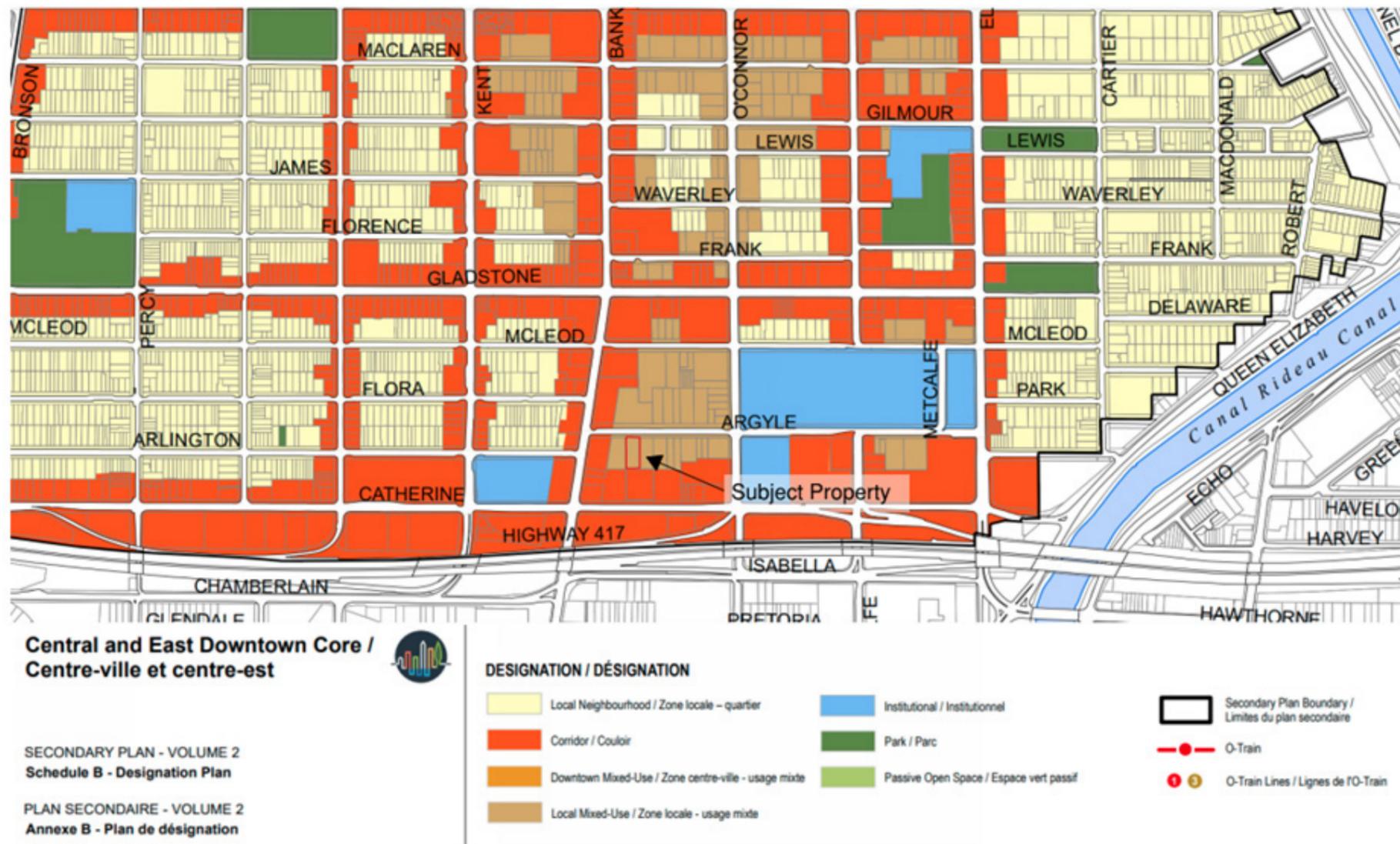
- Is consistent with the policies of the Provincial Policy Statement (2020)
- Conforms to the policies of the City of Ottawa Official Plan (2022)
- Conforms to the policies of the Central and East Downtown Core Secondary Plan
- Generally aligns with the applicable guidelines of the Centretown Community Design Plan
- Adheres to the requirements of the Centretown Heritage Conservation District Plan
- Maintains compatibility with the surrounding uses and community



SITE ANALYSIS

Existing site conditions

The proposed nine-storey apartment building is located within proximity of the Bank Street Mainstreet Corridor and is appropriately located near a number of amenities along Bank Street. A maximum building height of nine storeys is permitted on the Subject Property according to Schedule C of the Central and East Downtown Core Secondary Plan. The proposed development will provide a transition from the high-rise building located directly to the south while respecting the existing and future built form of the neighbourhood. The church building on the Subject Property will be retained and moved towards the front of the property. This will allow for the church façade to frame the street, with the rest of the building moved further back. The proposal will utilize the assets of the church building to create an enjoyable amenity space for residents with an active connection to the street.



SITE ANALYSIS

Community context

The context surrounding the site is a mixture of the original historic fabric comprising smaller, older dwellings that occupy small lots with trees and lawn, and larger, newer buildings of varying size and materiality, filling larger lots without landscaping or surrounded by asphalt parking lots.



1. 203 Catherine St- SoBa Condominium 209 Units- 21 Floors- 2019
2. 258 Argyle Street- Apartment XX Units- 7 Floors- XXX
3. 255 Argyle Street- Apartment 40 Units- 6 Floors- 1960's
4. 229 Argyle Street- Apartment 79 Units- 12 Floors- 1978
5. 320 McLeod- Opus Condominium 71 Units- 9 Floors- 2007
6. 330 McLeod Street- Apartments ~40 Units- 6 Floors- XXXX
7. 360 McLeod Street- Condominium 164 Units- 9 Floors- 2015
8. 500 Bank street- Apartmentnets- 11 Floors- 2022

SITE ANALYSIS

Community context

The proposed development on the Subject Property will promote the efficient use of land through the redevelopment of an underutilized site within the City's urban area. The proposed infill development is an example of intensification.

The Subject Property is located on the south side of Argyle Avenue within the Centretown neighbourhood. The Subject Property is within the City of Ottawa's Somerset Ward (Ward 14). The Subject Property is bounded by McLeod Street to the north, Bank Street to the west, Catherine Street to the south, and O'Connor Street to the east. The Subject Property is currently occupied by a church. This church building will be incorporated into the proposed development and will rebuilt closer to the street.

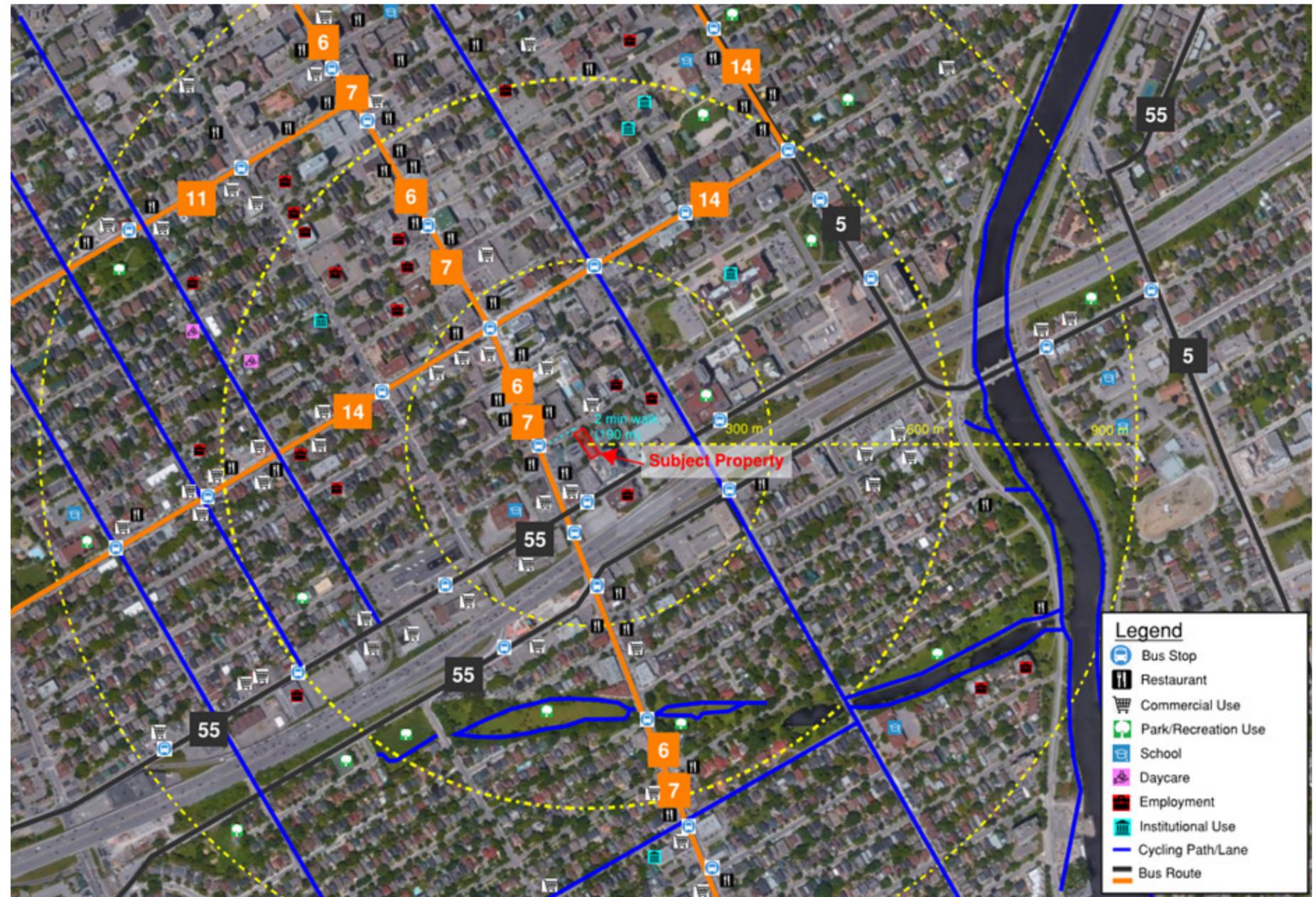
Directly to the north of the Subject Property is a low-rise, apartment building. Directly to the west of the Subject Property is a six-storey apartment building. Directly to the south of the Subject Property is a newly constructed 20-storey apartment building. Directly to the east of the Subject Property is a two-storey residential building.

There are a number of mid-rise and high-rise residential building in the neighbourhood, including directly to the west and south of the Subject Property. There is also a 10-storey mixed-use building at the corner of Argyle Avenue and Bank Street and some high-rise residential uses further along Argyle Avenue.

Within 300 meters of the Subject Property, there a number of restaurants, shops, and other commercial amenities along Bank Street. There are also a range of residential dwelling types, including a number of mid-rise and high-rise buildings. A bus stop is located within a two-minute walk of the Subject Property, which is serviced by two frequent bus routes (Routes 6 & 7). The Glashan Public Elementary School is also located within walking distance of the Subject Property.

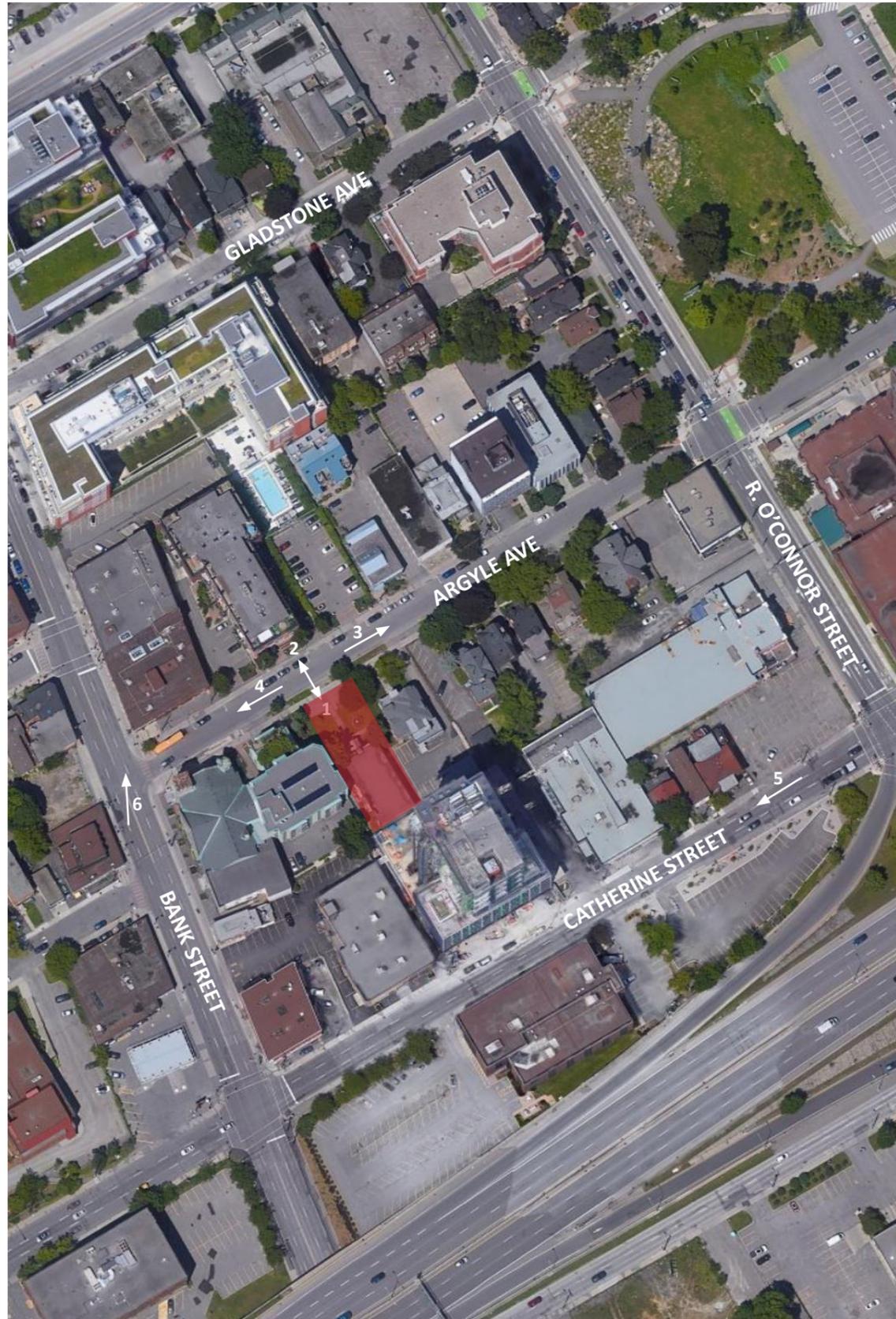
Within 600 meters of the Subject Property, there is a greater number of mid- and high-rise residential buildings as well as some small-scale employment uses such as accounting or law offices. The Museum of Nature is also located within a 600-meter radius, as well as a number of parks to the south along Paterson Creek. There are also a number of bus stops providing connections to bus routes 14 (frequent), 5 (local), and 55 (local).

Within 900 meters of the Subject Property, there is a greater range of dwelling types, with mid- and high-rise buildings located to the north and low-rise ground-oriented dwellings primarily located to the south. There are also a number of shops, restaurants, and other commercial uses located along Somerset Street and Elgin Street. Bike infrastructure is also available along O'Connor Street, Lyon Street, Bay Street, and Percy Street, as well as along both sides of the Rideau Canal.

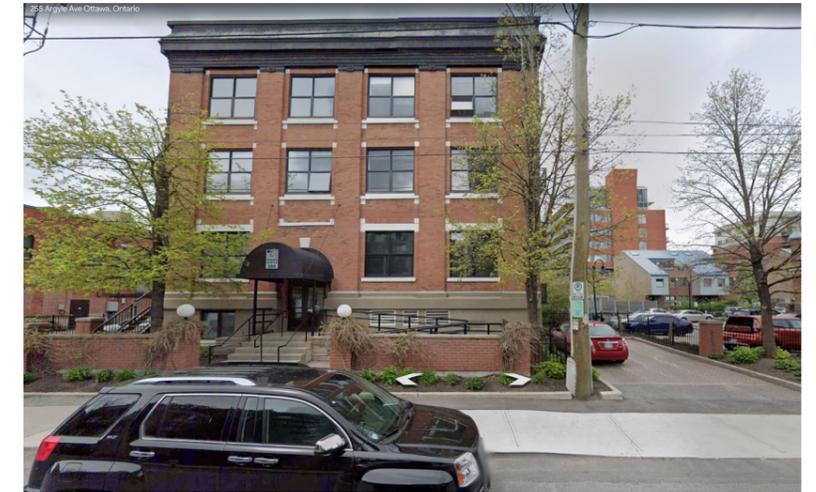


SITE ANALYSIS

Street Views



1. View of the site



2. View across the street



3. View East down Argyle Ave



4. View West down Argyle Ave



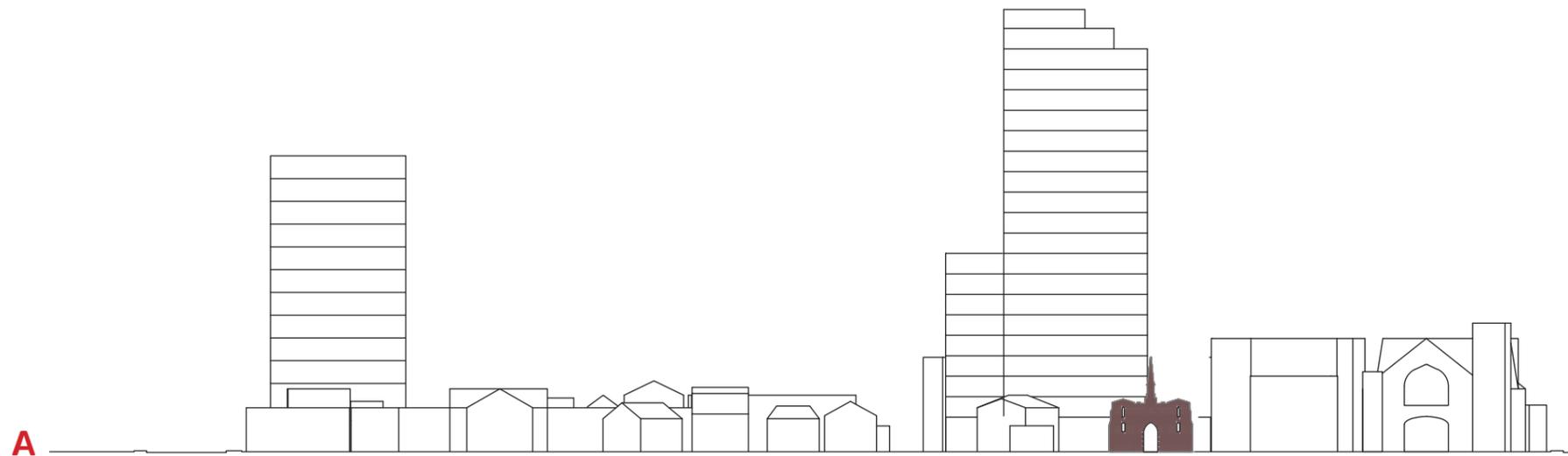
5. View West Down Catherine Street



6. Corner of Argyle Ave and Bank Street

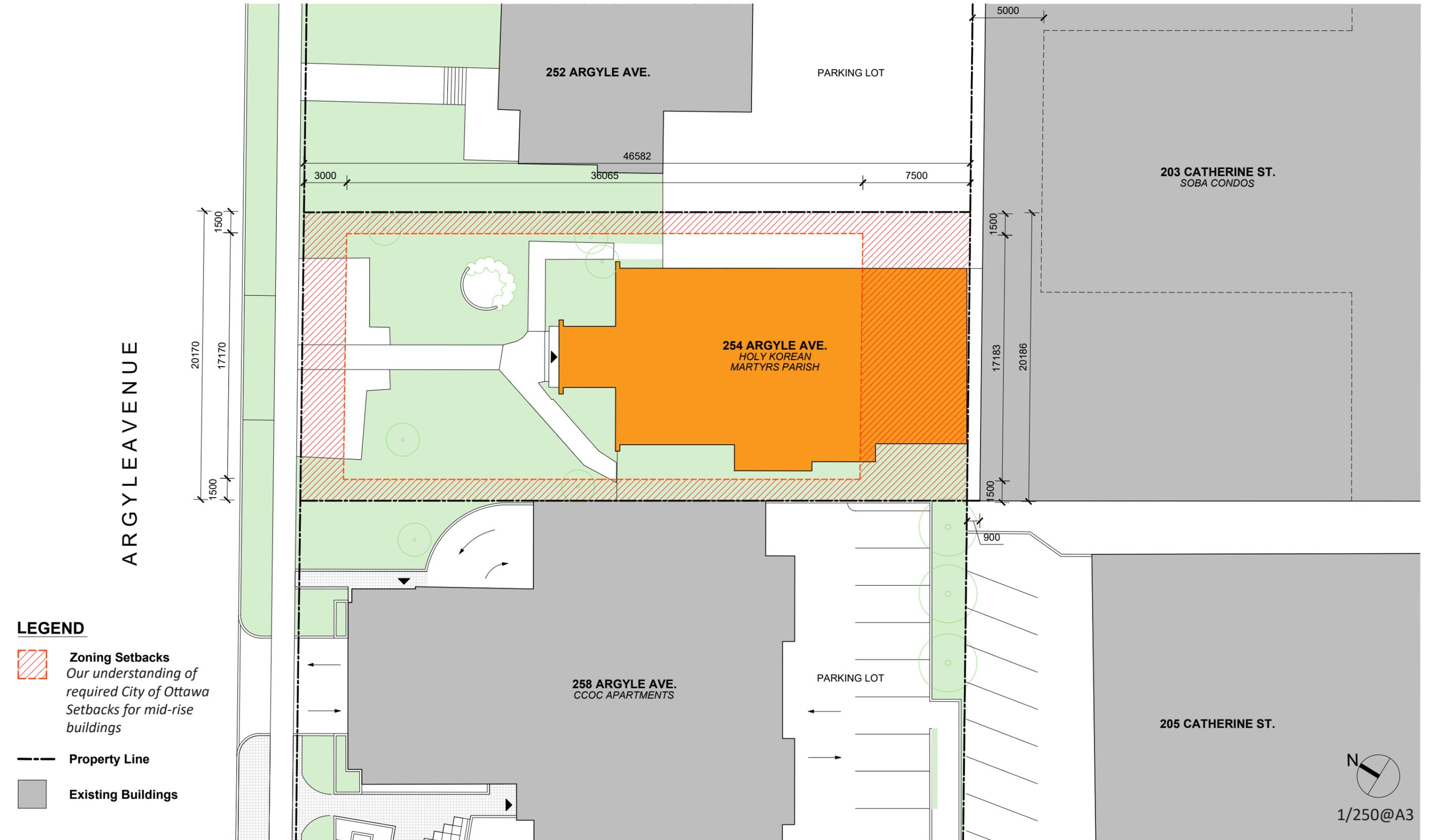
SITE ANALYSIS

Street Sections



SITE ANALYSIS

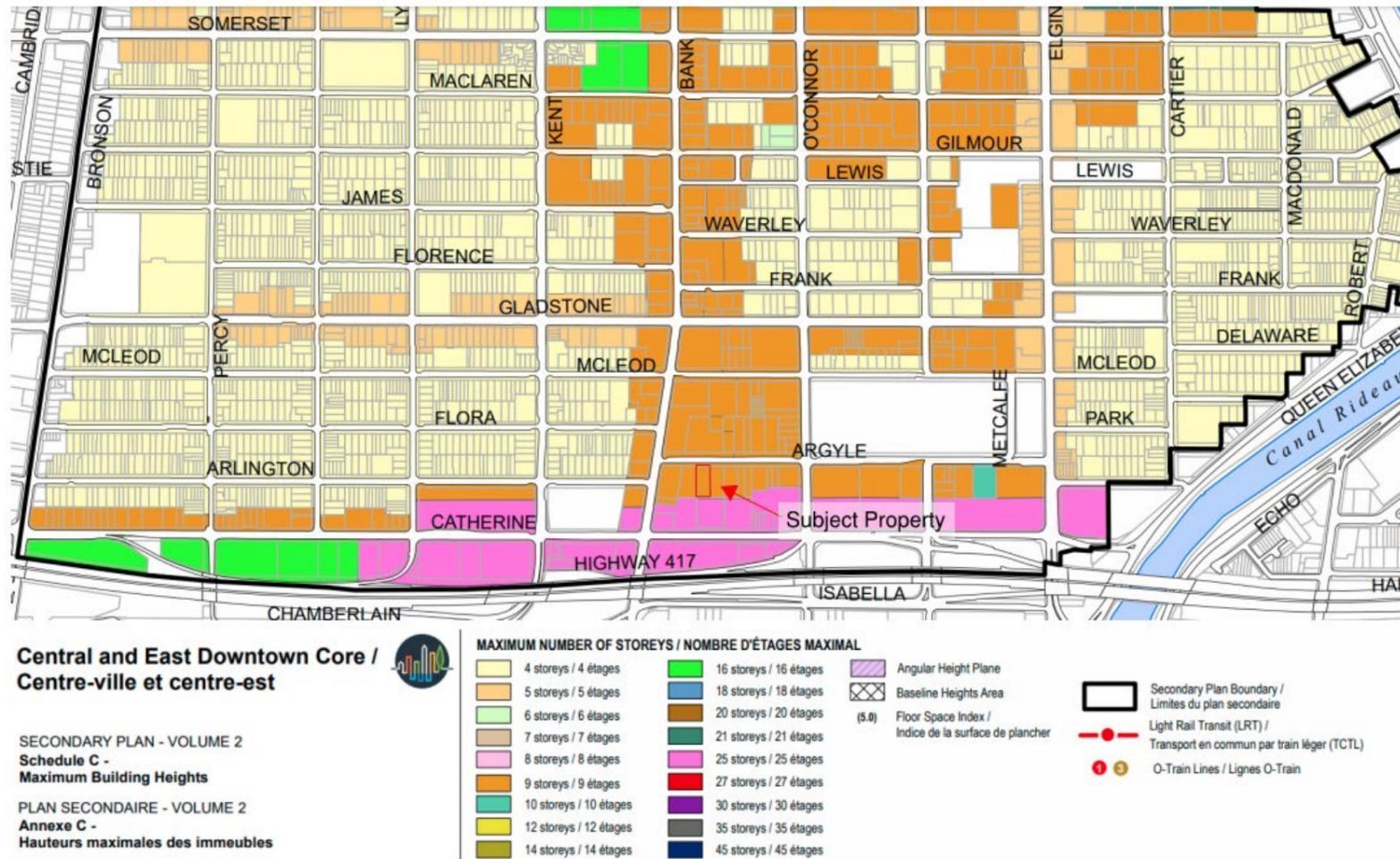
Existing Site plan



SITE ANALYSIS

Policy Summary

The proposed development conforms to the policies of the City of Ottawa Official Plan (2022).



Zoning Table (254 Argyle Avenue)		
Provision	Required – R5B[854] H(19) (Apartment, mid-rise)	Provided
Minimum Lot Width	22.5 m	20.17 m
Minimum Lot Area	675 m ²	937.52 m ²
Maximum Building Height	19 m	33.66 m
Minimum Front Yard Setback	3 m	1.5 m
Minimum Corner Side Yard Setback	3 m	N/A
Minimum Rear Yard Setback	25% of lot depth (11.625 m) No more than 7.5 m	4.11 m
Minimum Interior Side Yard Setback	1.5 m (if located within 21 m of the front lot line) 6 m (if located further than 21 m from the front lot line)	1.5 m / 1.5 m 1.5 m (beyond 21 m from the front lot line)
Minimum Resident Parking	31.5 spaces (0.5 spaces per dwelling unit after the first 12 units)	12 spaces
Minimum Visitor Parking	6.3 spaces (0.1 spaces per dwelling unit after the first 12 units)	7 spaces
Minimum Bicycle Parking	44 spaces (0.5 per dwelling unit)	76 spaces
Driveway Width (single-wide)	3 m (minimum) 6.7 m (maximum)	3 m
Drive Aisle Width	6 m	6.93 m
Total Amenity Area	528 m ² (6 m ² per dwelling unit)	582 m ²
Communal Amenity Area	264 m ² (50% of total amenity area)	582 m ²

2. HERITAGE POLICY CONSIDERATIONS

by Barry Padolsky (Urban Design and Heritage Consultant)

HERITAGE CONTEXT

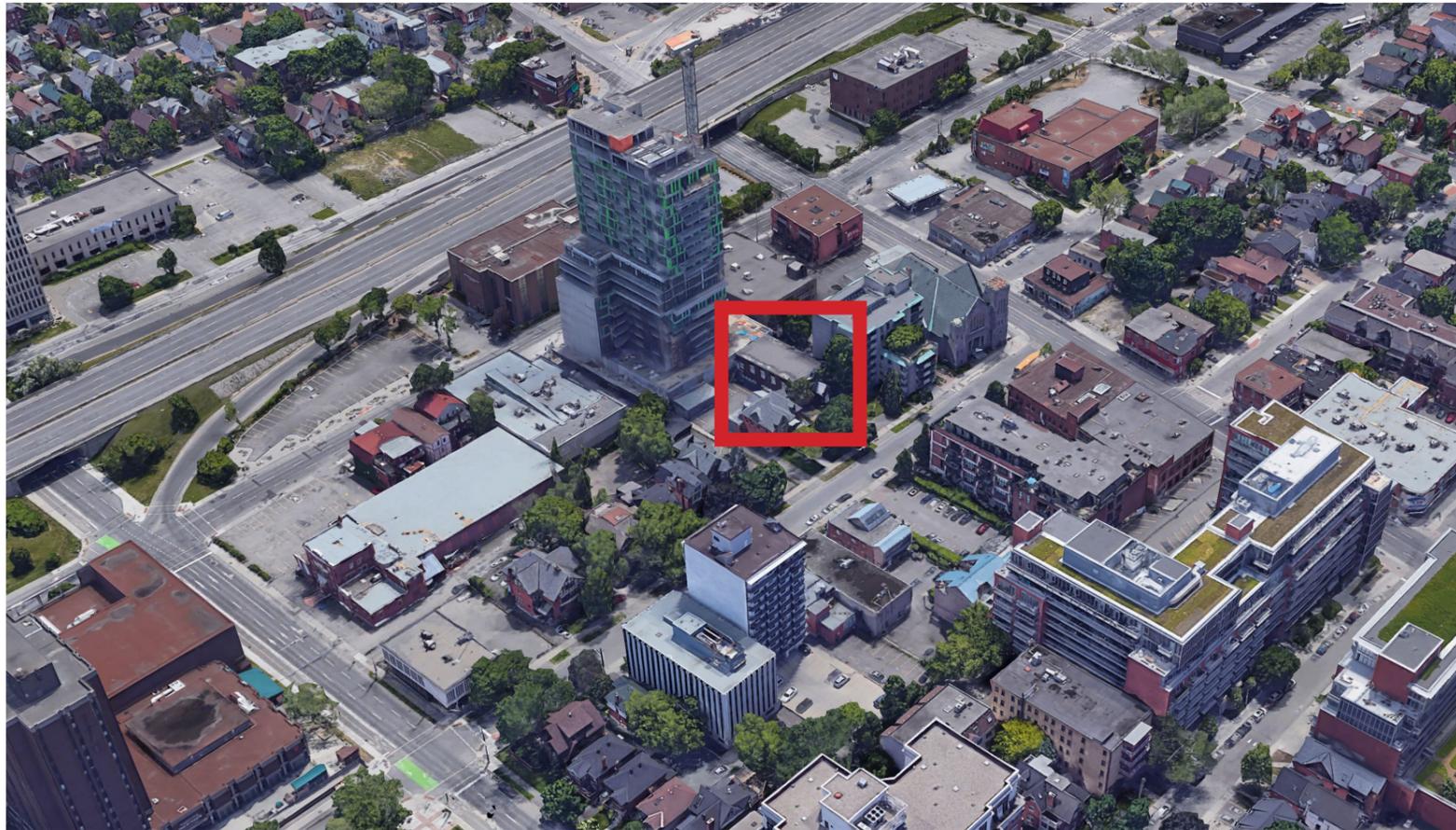


ting/ Non-contributing/ Part IV properties within the HCDs. Footprints and colours are for illustrative purposes only. Please contact heritage staff to confirm status.

- Centretown Heritage Conservation District Boundary /
Secteur de Conservation des Biens Culturels - Centretown
- Minto Park Heritage Conservation District Boundary /
Secteur de Conservation des Biens Culturels - Parc Minto
- Contributing building /
Bâtiment contribuant à la valeur patrimoniale
- Contributing park /
Parc contribuant à la valeur patrimoniale
- Individually Designated Buildings Part IV of OHA /
Édifices désignés individuellement Partie IV

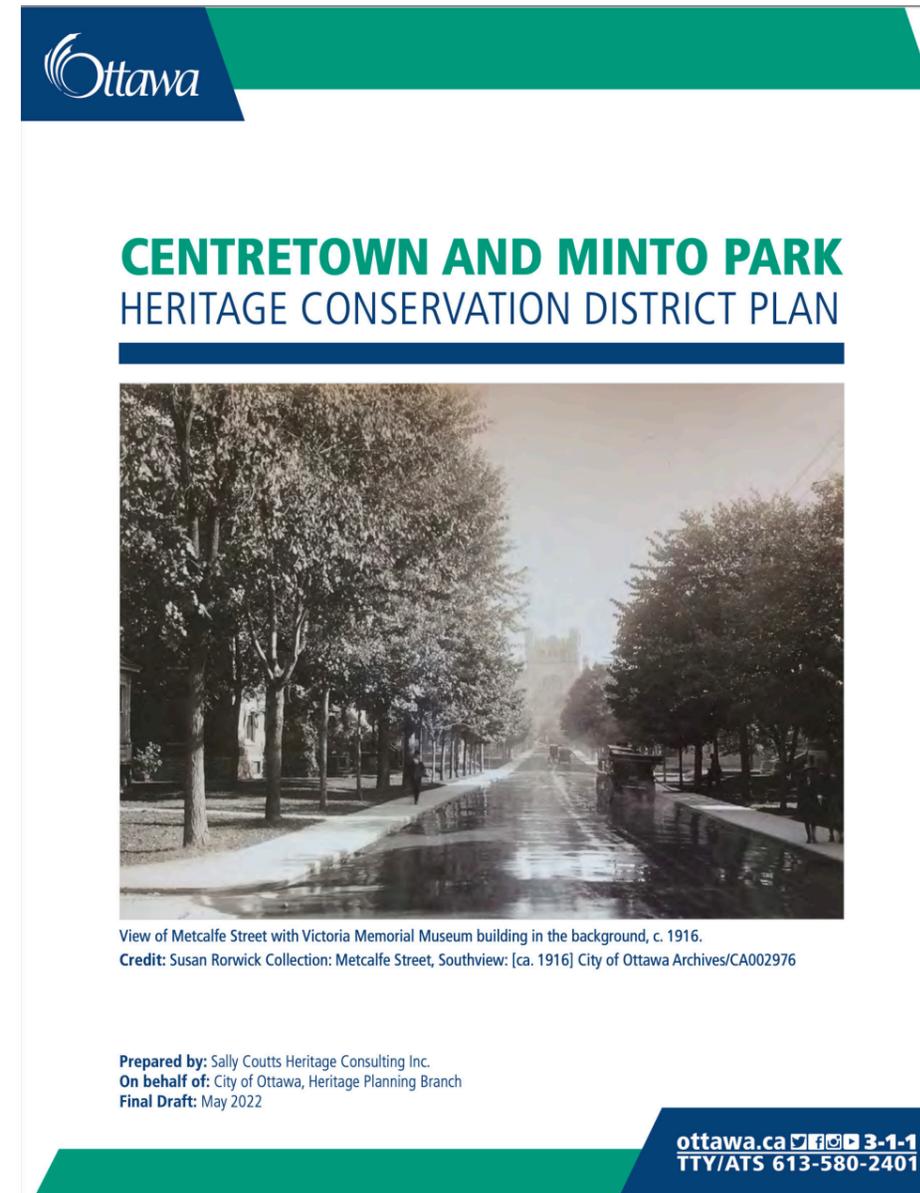
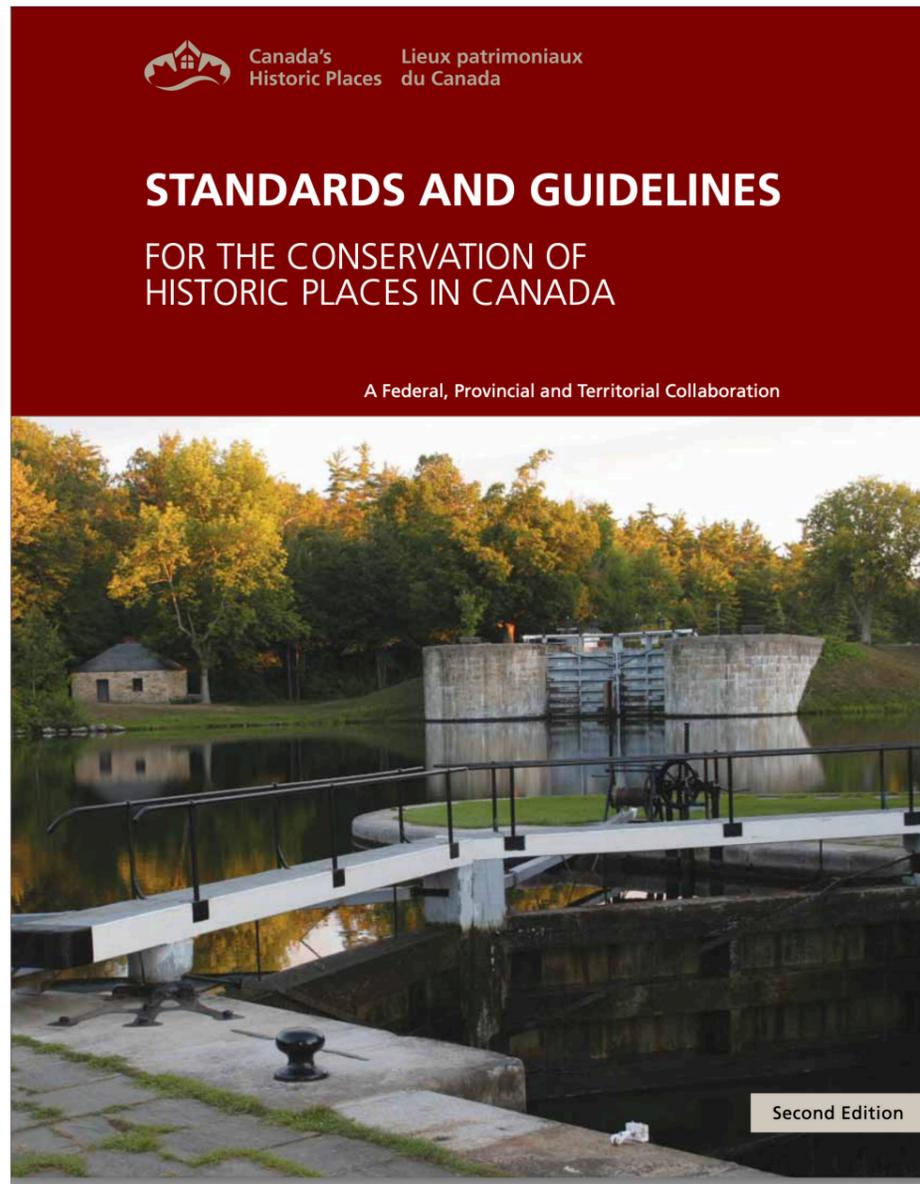
HERITAGE CONTEXT

The property is located within the Centretown Heritage Conservation District designated under Part V of the Ontario Heritage Act.
The existing structure, constructed in 1930, is categorized in the HCD Plan as a “contributing” building.



HERITAGE POLICY FRAMEWORK

Ontario Heritage Act; Standards and Guidelines for Historic Places in Canada;
City of Ottawa OP 4.5 Cultural Heritage Policies
Centretown and Minto Park Heritage Conservation District Plan (2022)



HERITAGE ATTRIBUTES

Description: The former Christ Le Roi RC Church, is located in the Centretown HCD and categorized as a “contributing” property. It was constructed in 1930 and designed by Werner E. Nofke Architect in a vernacular Tudor Gothic Style.

Heritage Attributes: 1. One of the many churches that reflect the character of the late 19th/early 20th century community 2. Among the rich variety of architectural forms that reinforce the character of the HCD (Section 3.4 of HCD Plan)

CITY OF OTTAWA DEPARTMENT OF PLANNING & DEVELOPMENT COMMUNITY PLANNING BRANCH

HERITAGE SURVEY AND EVALUATION FORM

BUILDING FILE NO. HERITAGE DISTRICT FILE NO. OHS 4035/0200

Municipal Address: 254 Argyle Ave.
 Building Name:
 Legal Description:
 Date of Construction: 1923-40
 Original Use: Public
 Present Use: Public (O.C.D. 1993)
 Present Owner: Roman Catholic Episcopal Corporation
 Planning Area: Centretown

Let: Lot 16 Argyle S CHURCH Block: 471 (F.I.P.) Plan: 30
 Original Owner:
 Present Owner: Roman Catholic Episcopal Corporation

PREPARED BY: H. Carter DATE: Fall 1995
 FACTUAL/ESTIMATED

ARCHITECTURE
 Architectural Design (Plan, Storeys, Roof, Windows, Materials, Details, Etc.): Flat roofed church building, Centre spire, brick veneer, decorative parapet, simple wood and metal trim.
 Architectural Style: Vernacular Tudor Gothic
 Designer/Builder/Architect:
 Architectural Integrity (Alterations): moderate
 Other (Structure, Interior, Building Type, Etc.):
 Summary/Comments On Architectural Significance: moderate example of early 20th century religious design.

ENVIRONMENT
 Prepared By: J. Smith DATE: Winter 1996
 Planning Area: Centretown
 Heritage Conservation District Name: Centretown

Potential Significance	Considerable	Some	Limited	None
History (Pre-1870 - 1915) (1915 to 1940) (1940 to 1965) (1965 to present)				
(Date of Construction)	3	2	1	0
Architecture	3	2	1	0
Environment	3	2	1	0
Landmark or Design compatibility				

Phase One Survey Score: 12/15
 Potential Heritage Building: Yes/No
 Potential Heritage District: Yes/No

PHASE TWO EVALUATION RESULTS (Summarized from Page 4)
 Category: 1 2 3 4
 Part V Definite: Yes/No
 Part IV Potential: Yes/No
 IF PART IV, By-law/Date:
 IF PART V:
 HERITAGE DISTRICT NAME: Centretown
 BY-LAW/DATE:
 COMMENTS:



PHOTO DATE: Fall 1995
 VIEW: S
 SOURCE: K. Deevy
 NEGATIVE NUMBER: 68-25

254 ARG 2

Heritage Survey and Evaluation form 1995-1996

Massing	Low Rise (1-5 storeys)	Massing	Low Rise (1-5 storeys)
Roof Shape	Flat Irregular Others	Roof Shape	Flat Irregular Others
other roof shape:	Steeple, articulated parapet	other roof shape:	Steeple, articulated parapet
Cladding	Brick	Cladding	Brick
Other/Specific Cladding		Other/Specific Cladding	
Style	Gothic Revival Tudor Revival Vernacular	Style	Gothic Revival Tudor Revival Vernacular
other style		other style	
Centretown type		Centretown type	
Building Typology	Religious Building	Building Typology	Religious Building
other typology		other typology	
Conversion		Conversion	
Property Features	Mature Tree (visible from public right of way) Garden	Property Features	Mature Tree (visible from public right of way) Garden
other property features		other property features	
Design: This property demonstrates a high degree of	Aesthetic merit	Design: This property demonstrates a high degree of	Aesthetic merit
Design: This property's style, type or expression is		Design: This property's style, type or expression is	
Design comments		Design comments	
History: see Historic Context Statement for analysis of relevant historic context		History: see Historic Context Statement for analysis of relevant historic context	
History: Associated theme, event, person, group, and/or architect will be identified and addressed if a detailed assessment is undertaken		History: Associated theme, event, person, group, and/or architect will be identified and addressed if a detailed assessment is undertaken	
Context: How does this property contribute to the character of this sub-area?	Reinforces character	Context: How does this property contribute to the character of this sub-area?	Reinforces character

Heritage Survey and Evaluation form 2022

5.0 Demolition and Relocation:

Demolition and relocation of contributing properties will not normally be supported. Character supporting resources (CSR's) may be removed if other city building goals will be accomplished.

9.2 New Construction Incorporating Contributing Buildings:

1. Given that the conservation of Contributing properties is one of the goals of this Plan, this type of proposal must meaningfully retain and incorporate existing Contributing buildings and their attributes in order to be considered. Meaningful retention allows for the continued understanding of the building's original three dimensional form and elements that convey how the property contributes to the HCD.
2. Projects that necessitate dismantling and reconstructing existing Contributing buildings in order to incorporate them into larger development are not appropriate.
3. When a project incorporates existing Contributing building(s) into a larger development, those existing buildings will continue to be featured prominently on the lot and within the streetscape. The proposed development will complement the existing structure[s] through the use of compatible materials, fenestration pattern, relationship to the street or other measures.
4. If a Contributing building is to be retained and incorporated into a development, retain it in its original location during the construction process. Where retention of the resource in situ is determined to pose unacceptable risks, as determined by an engineer or architect specialized in heritage conservation, the City may permit the temporary removal of the resource during the construction process, followed by its restoration after reinstatement in its entirety on the original site.
5. Avoid moving or permanently relocating existing Contributing properties. If relocation is determined to be necessary, the building must remain on its current site and retain its historic relationship with the same street.

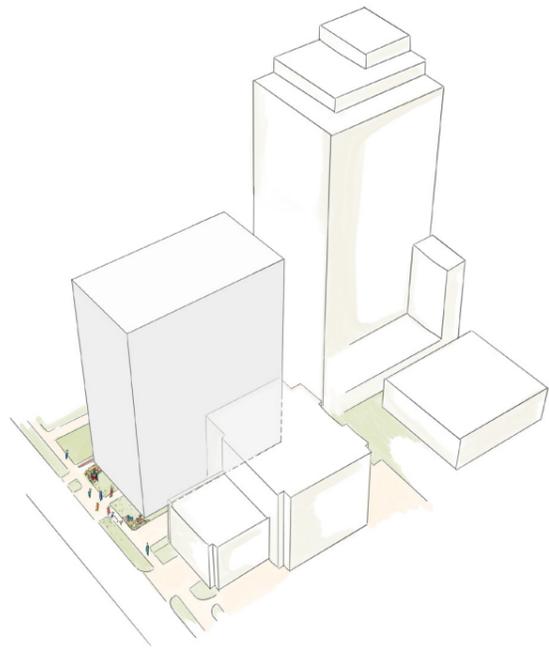
SITE SPECIFIC HERITAGE CONSERVATION GUIDELINES

Preliminary Site specific guidelines based on policies in Centretown HCD Plan and Standards and Guidelines for Historic Places in Canada (BPA Heritage Consultant)

1. Since relocation of the former Christ Roi church is determined to be necessary to achieve other city goals (Policy 5.0) the building will be located to featured prominently on the lot and within the streetscape. (Policy 9.2.3).
2. Since the relocation of the full footprint of the former church has been deemed unfeasible to achieve other city goals (Policy 5.0), a meaningful portion of the church will be retained to allow for the continued understanding of the building's original three dimensional form and elements that convey how the property contributes to the HCD. (Policy 9.2.1)
3. The new apartment building will be set back from Argyle street to permit the relocated church to serve as a podium/ base to support its relationship with the adjacent lower scale contributing properties. (Policy 9.3.3)
4. The new building will be designed to respect the Parks Canada "Standards and Guidelines for Historic Places in Canada" [Standard 11- compatible, subordinate and distinguishable] (Policy 9.2).
5. The relocated meaningful portion of the former church will be rehabilitated to accommodate its new use as the principal entrance of the new building and conserved and enhanced according to Parks Canada "Standards and Guidelines" (Policy 1.4).
6. The method for demonstrating that a portion of the relocated church will exhibit the building's three dimensional form in a meaningful way (Policy 9.2.1) should be illustrated by a simple video showing the existing and proposed development from a dynamic eye level view along the centre line of Argyle Avenue.
7. The options for physically relocating the meaningful portion of the former church with the least risk to its heritage attributes should be examined through a feasibility study led by a heritage structural engineer. (Policy 5.0) (Policy 9.2.4)

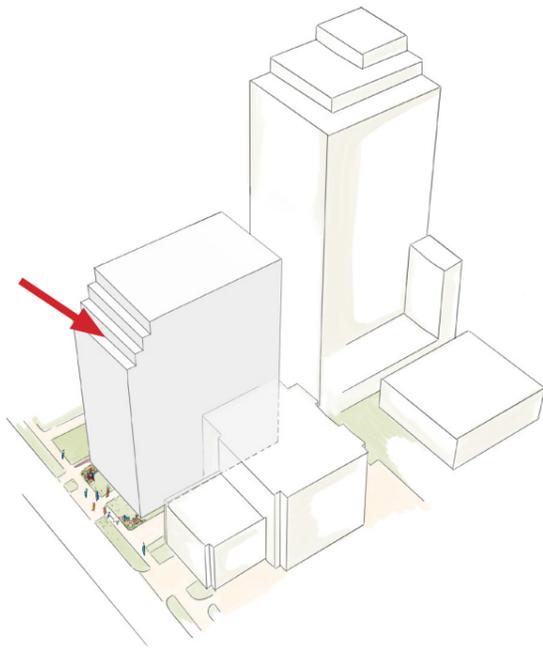
3. MASSING EVOLUTION

MASSING EVOLUTION



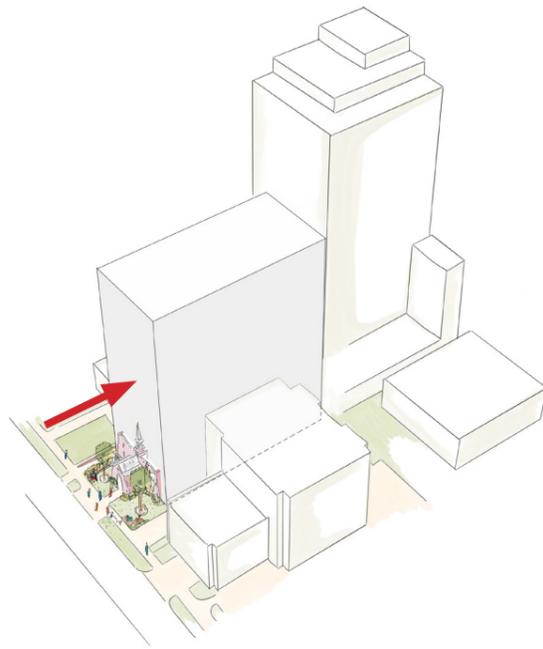
01. Maximum Developable Area

- 12 Storey
- Front setback: 3m
- Rear setback: 7.5m
- Typical floor Area: 620 m²



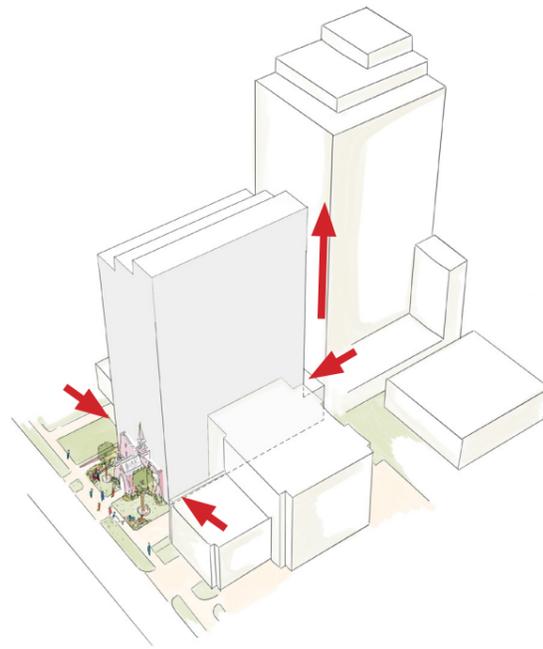
02. Setbacks at the top

- 12 Storey
- Front setback: 3m
- Rear setback: 7.5m
- Typical floor Area: 620 m²



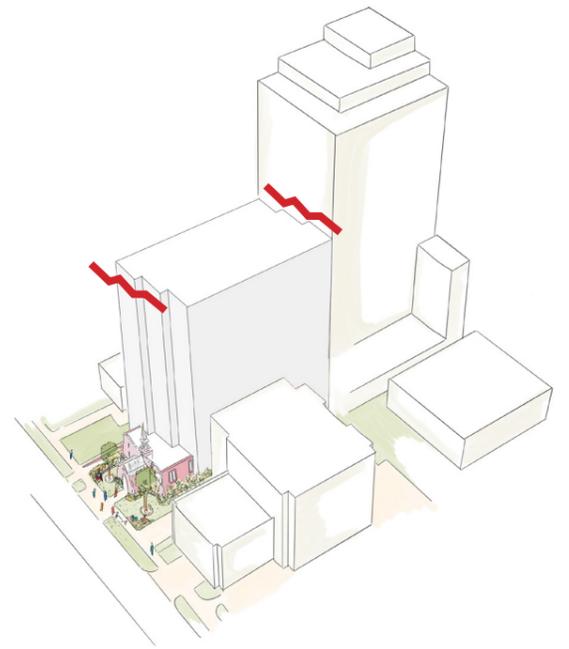
03. Pushing it back to show the church front facade

- 12 Storey
- Front setback: 3m + 6m
- Rear setback: 0m
- Typical floor Area: 647 m²



04. Reducing the foot print

- 15 Storey terraced
- 1st Floor Podium
- Front setback: 3m+ 6m
- Rear setback: 2.5m
- Typical floor Area: 603 m²



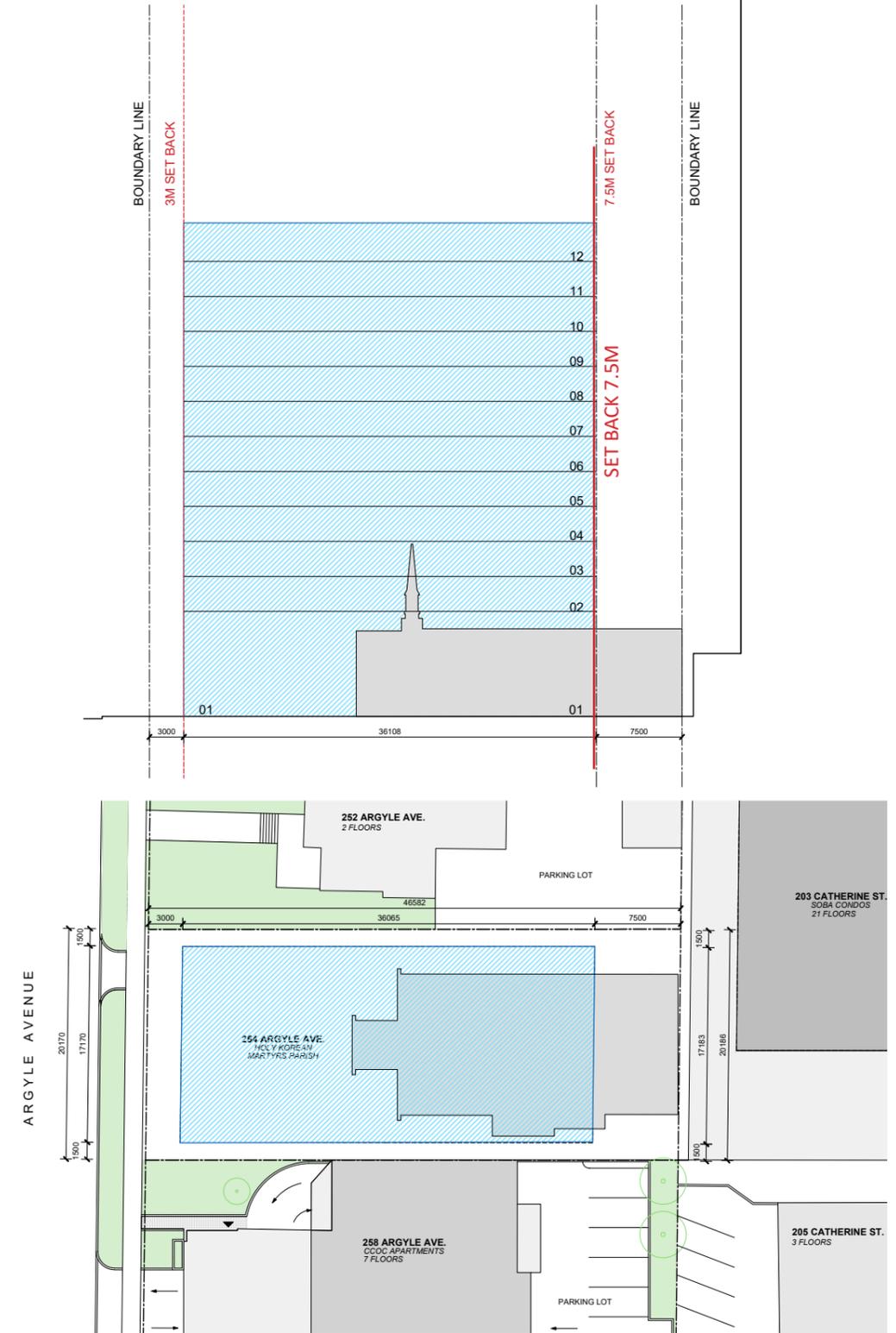
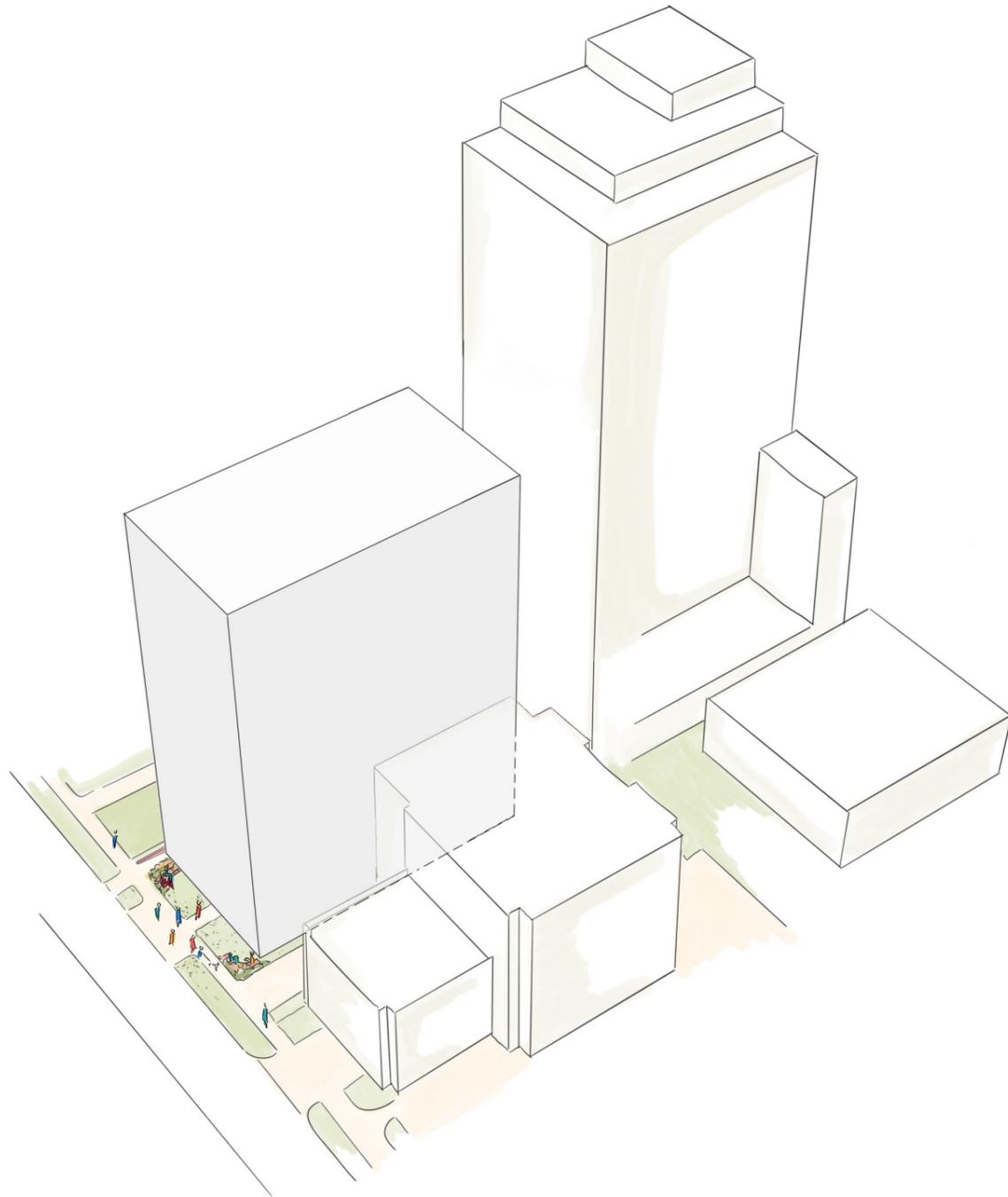
05. Giving more visibility to the church by breaking down the facade

- 12 Storey
- Front setback: 3m + between 7-10m
- Rear setback: 2.5m
- Typical floor Area: 520 m²

MASSING EVOLUTION

01. Maximum Developable Area

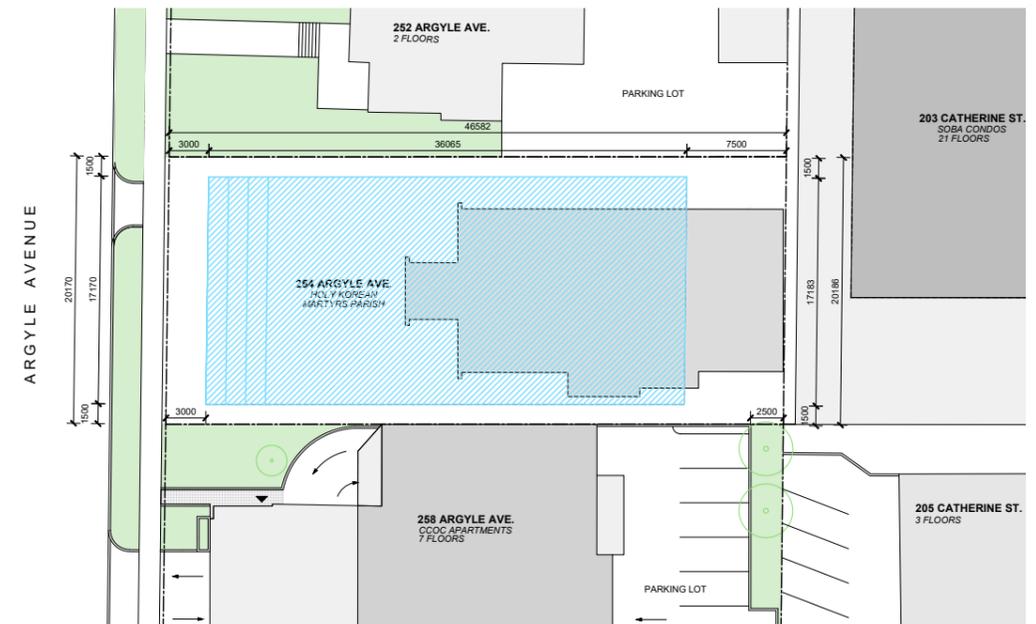
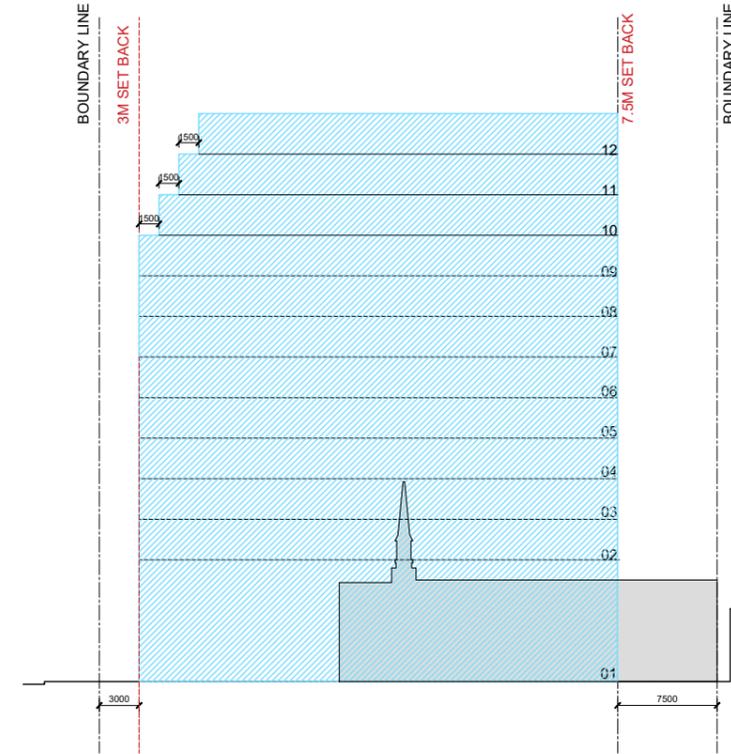
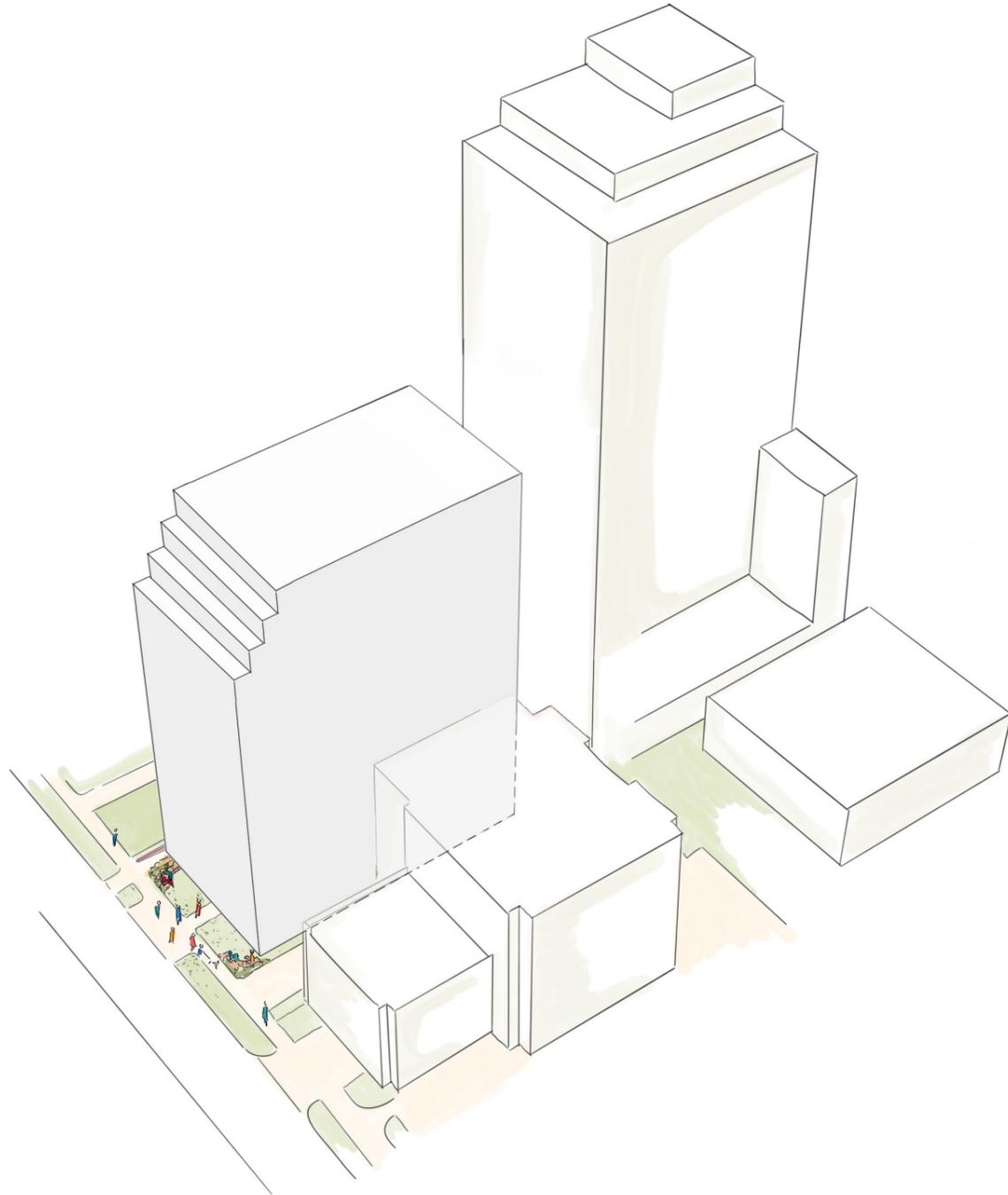
- 12 Storey
- Front setback: 3m
- Rear setback: 7.5m
- Typical floor Area: 620 m²



MASSING EVOLUTION

02. Front setbacks at the top

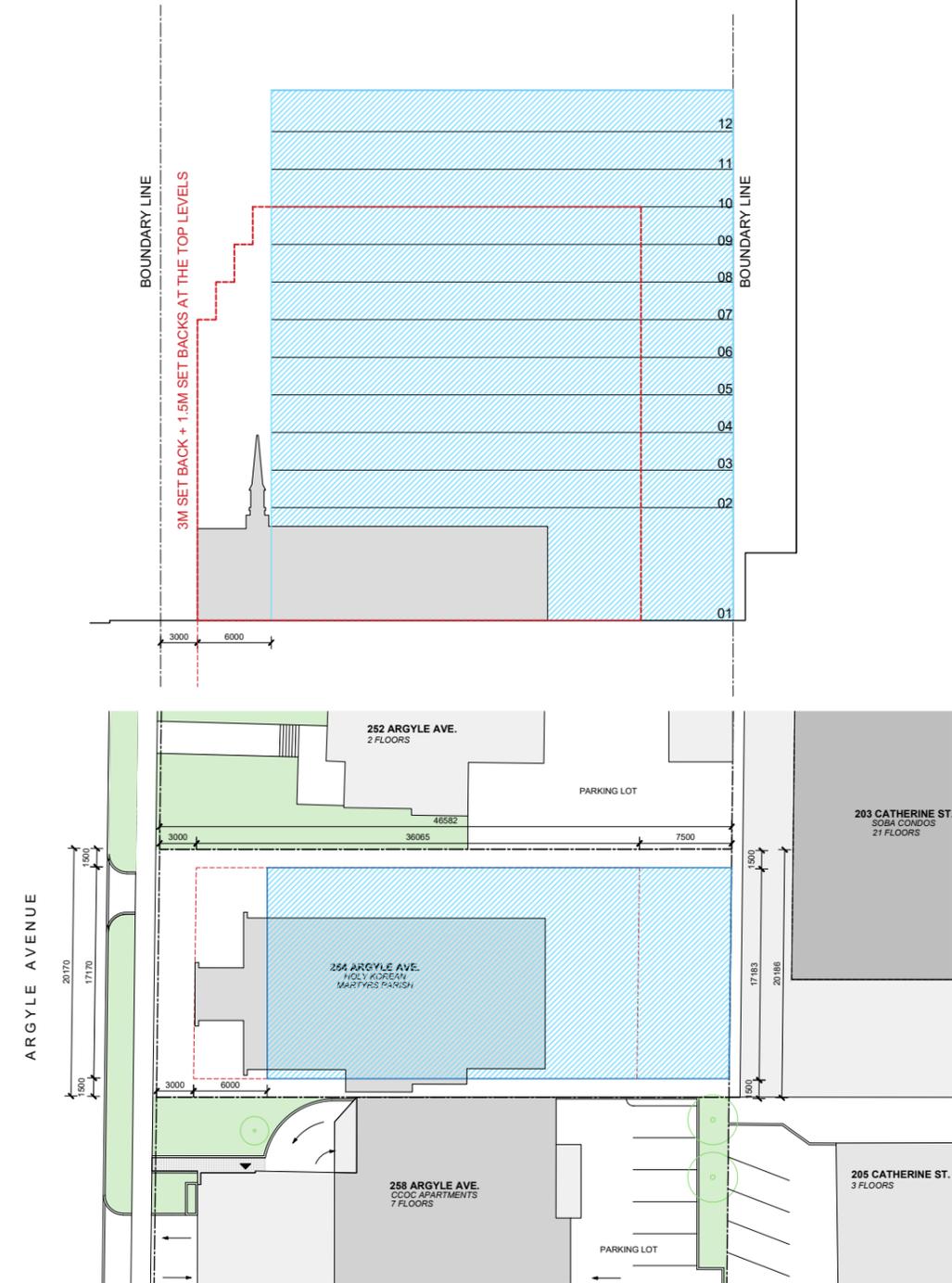
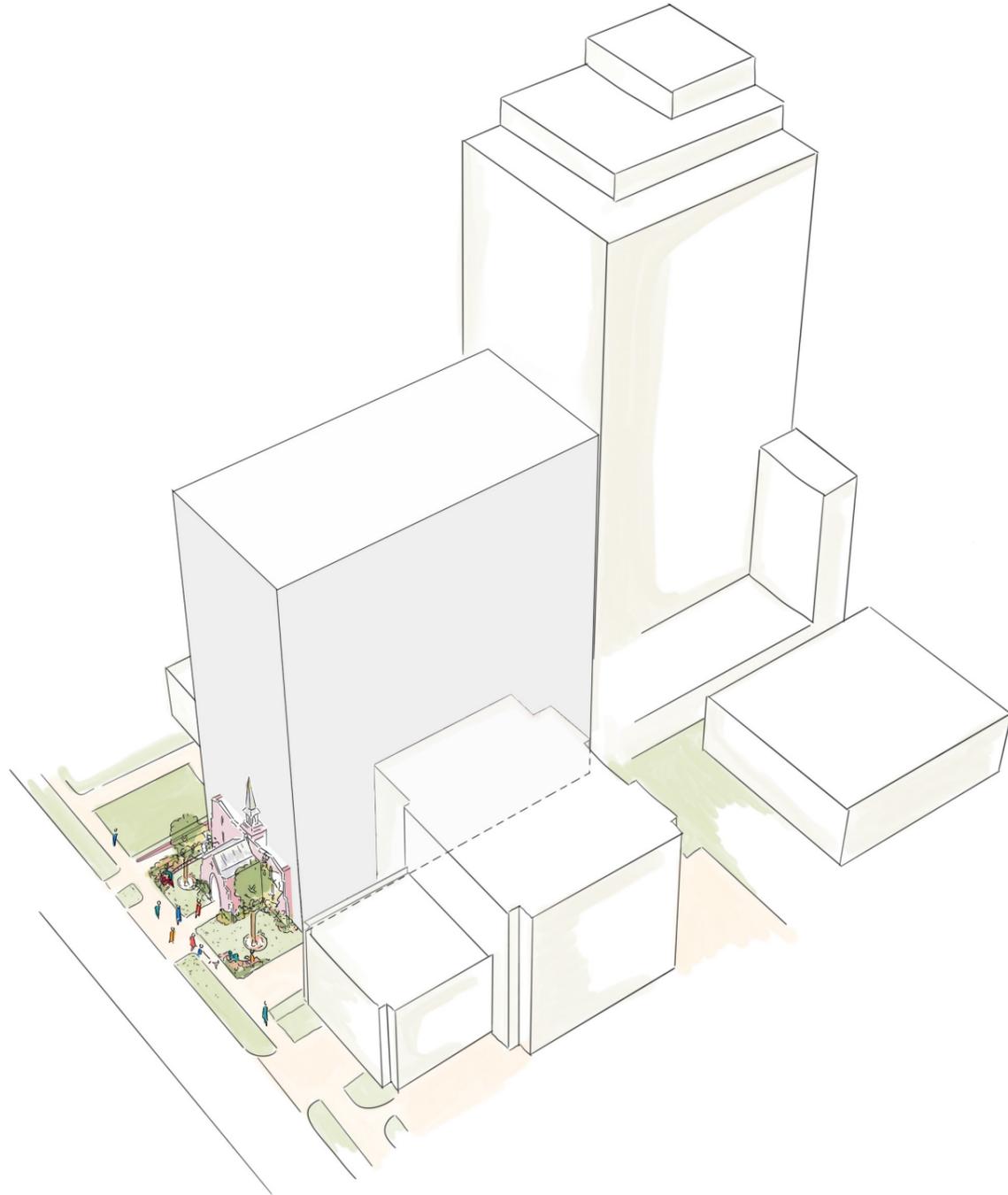
- 12 Storey
- Front setback: 3m
- Rear setback: 7.5m
- Typical floor Area: 620 m²



MASSING EVOLUTION

03. Pushing it back to show the church front facade

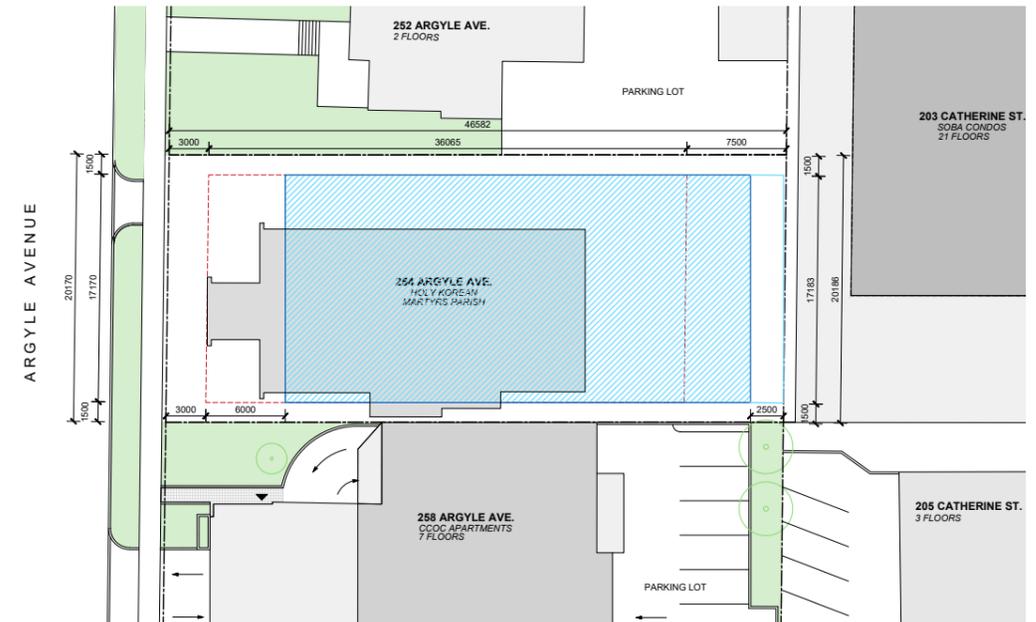
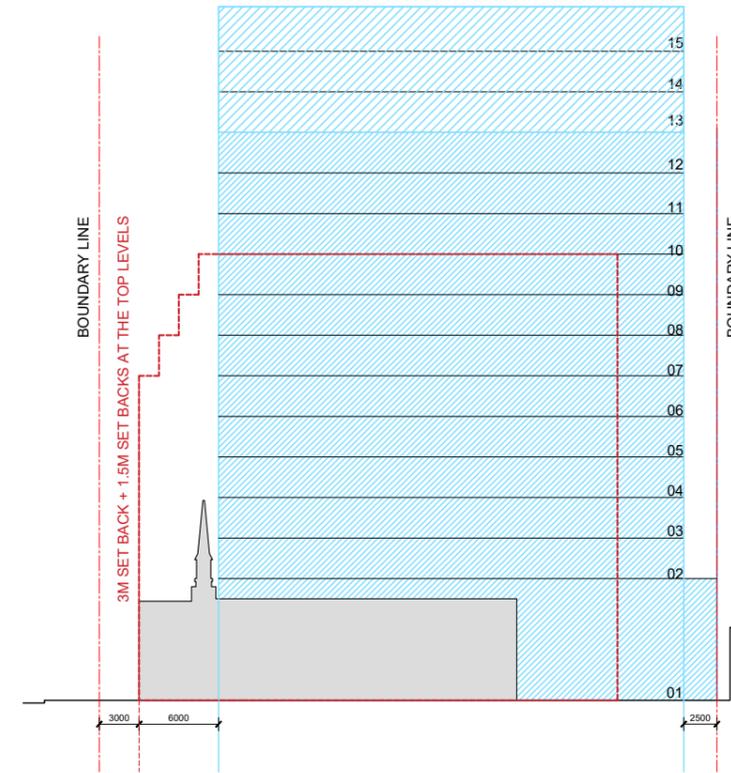
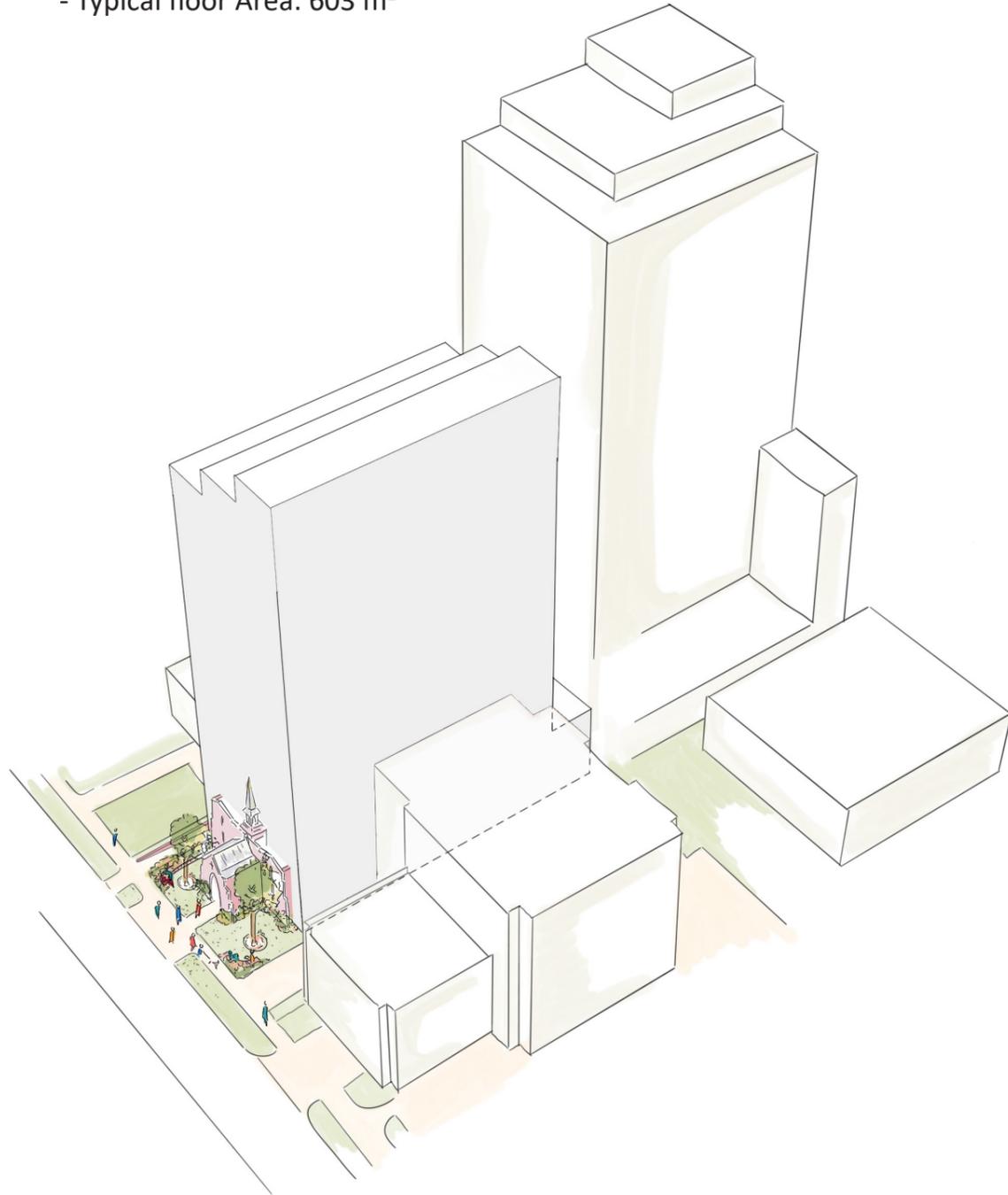
- 12 Storey
- Front setback: 3m+ 6m
- Rear setback: 0m
- Typical floor Area: 647 m²



MASSING EVOLUTION

04. Reducing the foot print

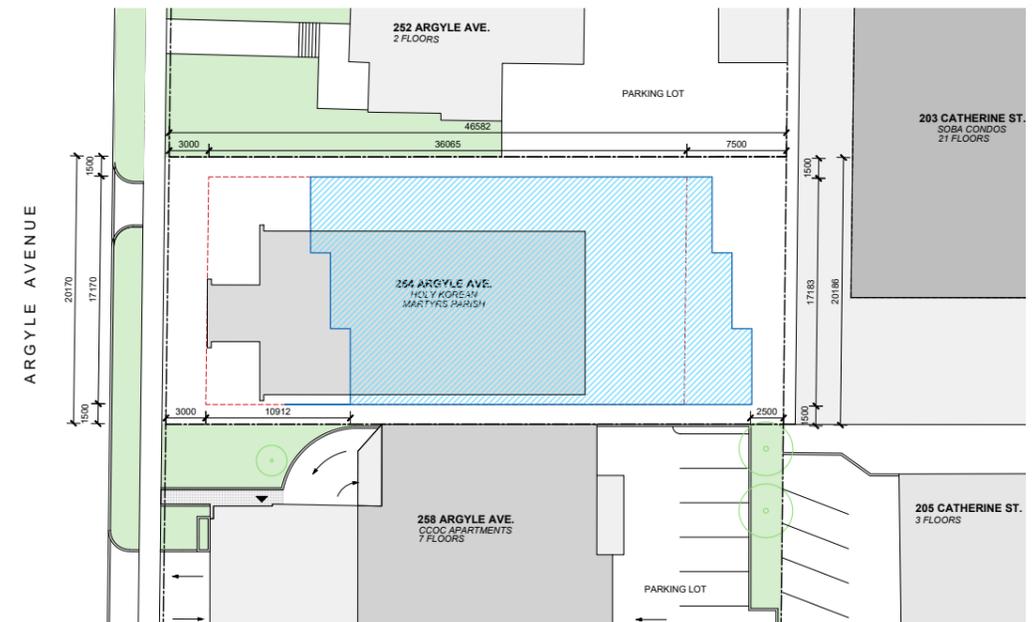
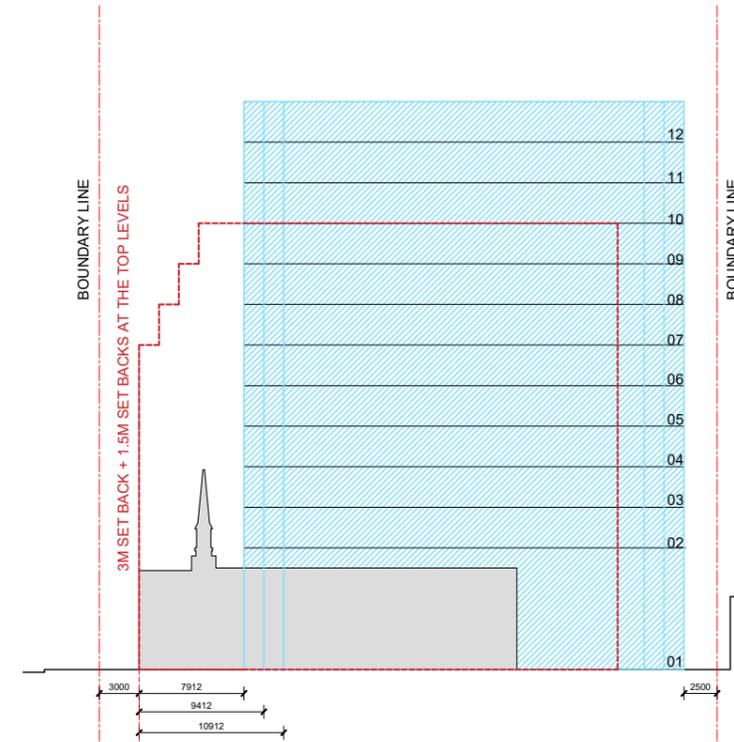
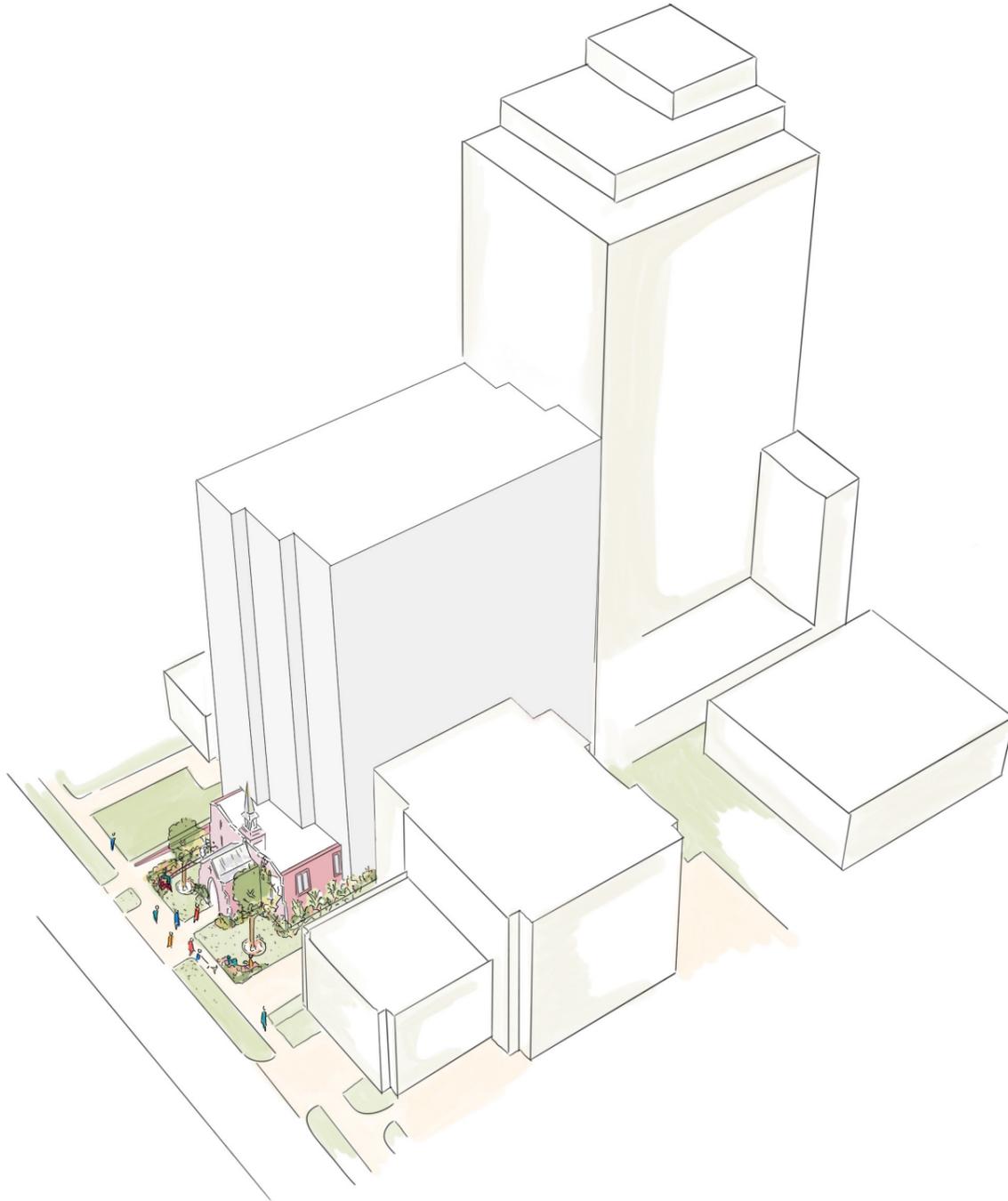
- 15 Storey terraced
- 1st Floor Podium
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MASSING EVOLUTION

05. Giving more visibility to the church

- 12 Storey terraced
- Front setback: 3m + between 7m and 10m
- Rear setback: 2.5m
- Typical floor Area: 520 m²



4. PROPOSAL SUBMITTED AT THE FIRST PRE-APPLICATION
CONSULTATION MEETING (14.06.2023)

PROPOSAL SUBMITTED AT THE FIRST PRE-APPLICATION CONSULTATION MEETING (14.06.2023)

Facade evolution



PROPOSAL SUBMITTED AT THE FIRST PRE-APPLICATION CONSULTATION MEETING (14.06.2023)

Street Elevation



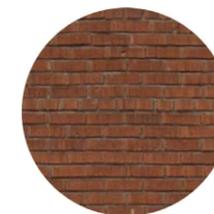
PROPOSAL SUBMITTED AT THE FIRST PRE-APPLICATION CONSULTATION MEETING (14.06.2023)

Urban character



Red Brick

Within the surrounding area of 254 Argyle Avenue, the predominant material that is used across the exterior facades of both residential and commercial structures is red brick.



Dark Brown Brick

The facade of the church situated at 254 Argyle Avenue presents a facade made up of dark brown/red bricks arranged in a running bond pattern.



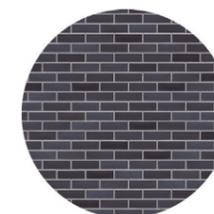
Limestone Cladding

Located on the corner of Argyle Ave and Bank St, the Centretown United Church possesses a facade consisting of light beige coursed limestone cladding.



Blue Perforated Brick

SoBa Ottawa currently stands as the largest development in the area, and mostly uses blue perforated brick across its facade.



Pale Yellow Brick

While it is only seen on two buildings within close proximity to 254 Argyle Ave (205 Ottawa Rd 60 & 330 McLeod), pale yellow brick offers a contrast to the more common brick and facade colors within the area.



White Brick with Grey Cladding

Seen on the small building across the street (237 Argyle Ave), there is a usage of white bricks paired with a grey concrete that makes up the buildings front facade and its siding.



Black Roof Shingles

The majority of red brick homes within the surrounding area of 254 Argyle Ave are topped with pitched roofs, consisting of an array of black roof shingles, offering a contrast to the red brick facades.



5. NEW PROPOSAL: 9 STOREY BUILDING

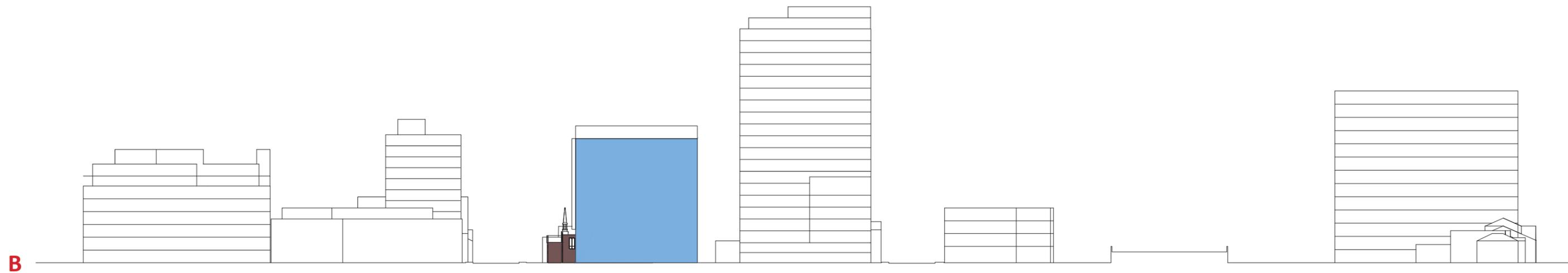
NEW PROPOSAL: 9 STOREY BUILDING

Aerial view



NEW PROPOSAL: 9 STOREY BUILDING

Street Sections

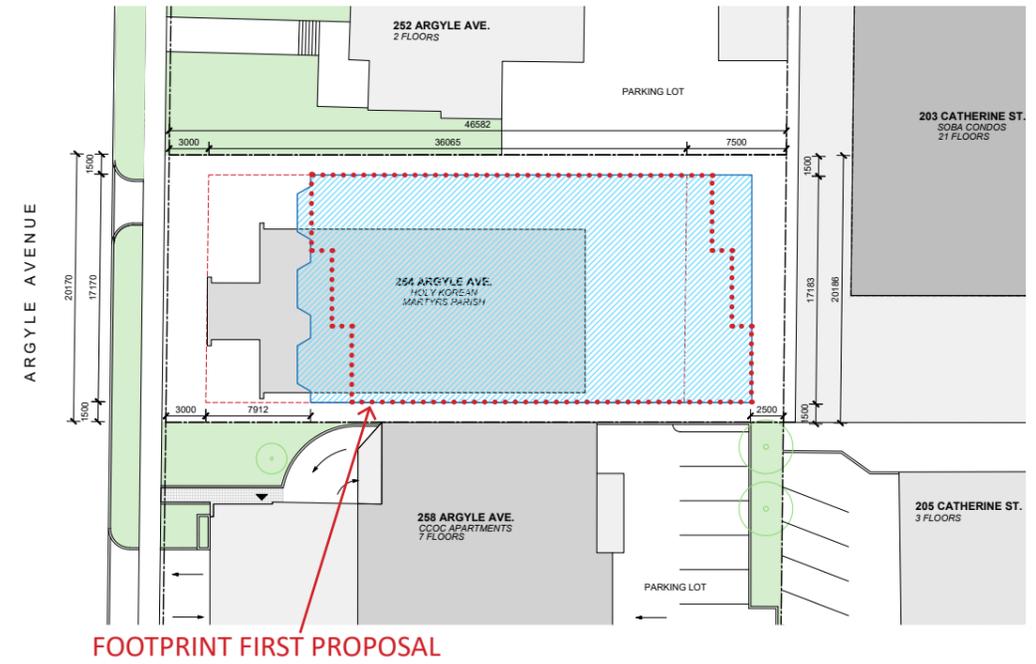
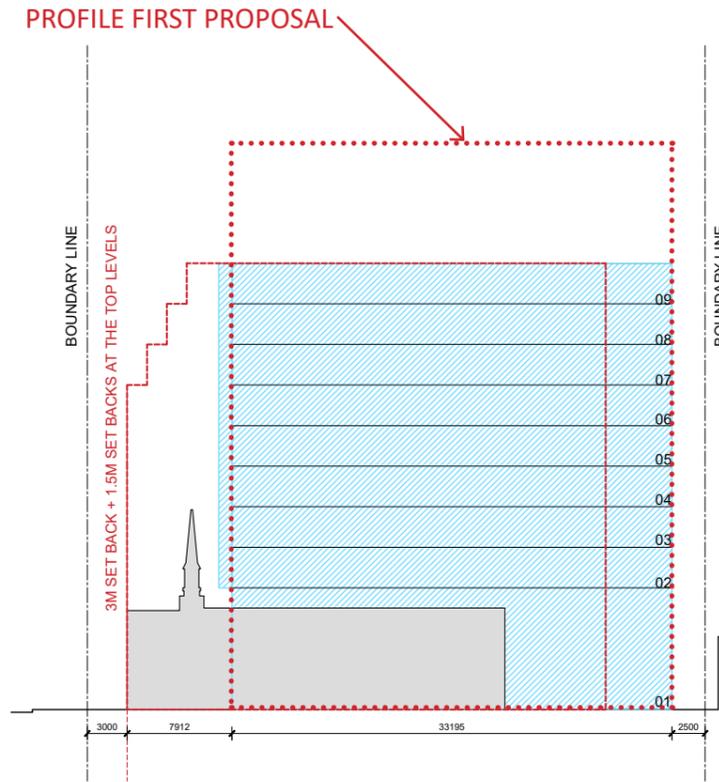
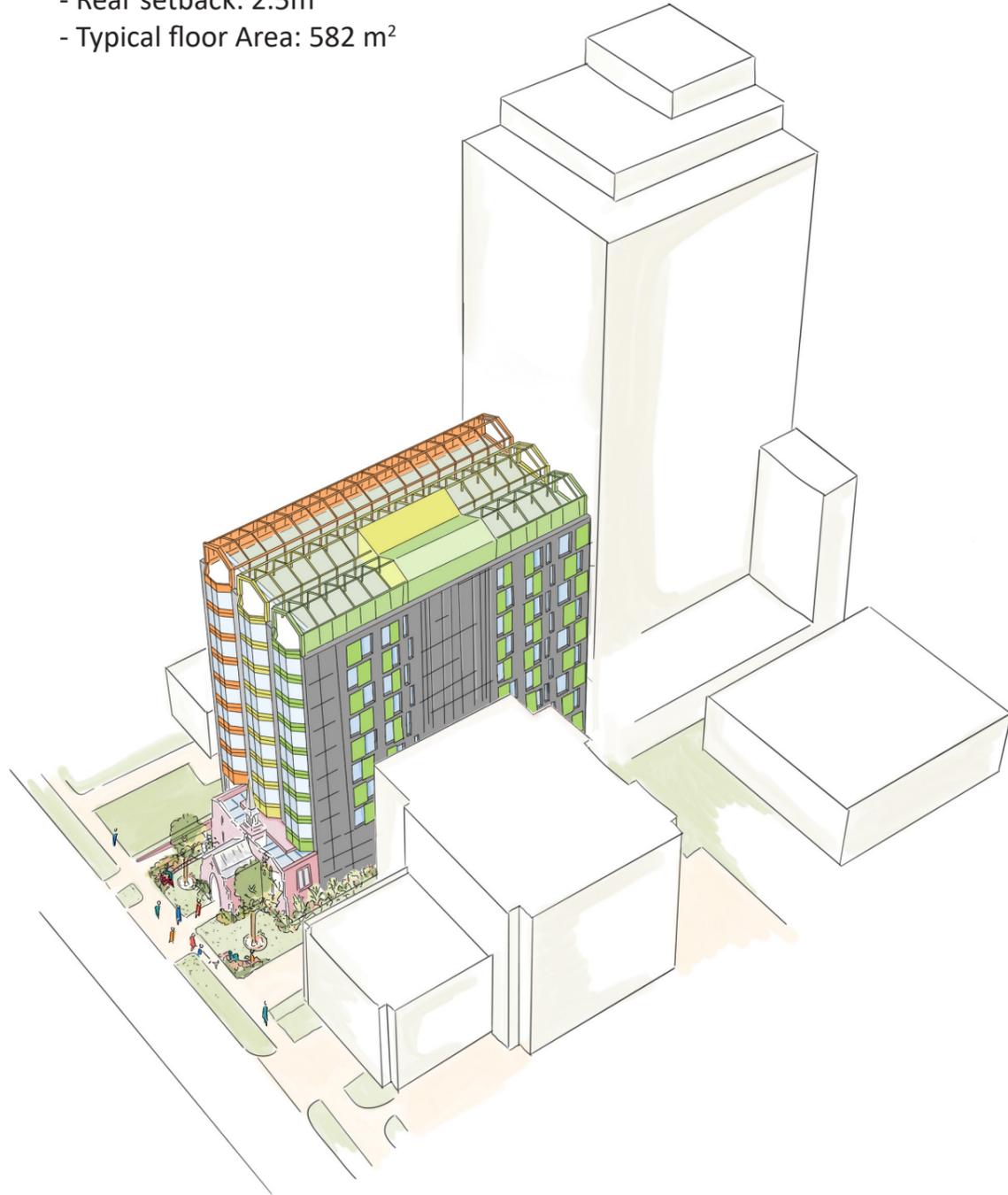


NEW PROPOSAL: 9 STOREY BUILDING

MASSING

05. Reducing the height

- 9 Storey terraced
- Front setback: 3m + 7.9m
- Rear setback: 2.5m
- Typical floor Area: 582 m²



NEW PROPOSAL: 9 STOREY BUILDING

NORTH ELEVATION



NEW PROPOSAL: 9 STOREY BUILDING

Sustainable Design Measures

- Window area limited to 28% of exterior wall will mitigate against heat losses and gains.
- Substantially increased exterior insulation and high-performance envelope will help to reduce air leakage.
- A compact building form will help to reduce envelope heat losses.
- Small compact unit design and shared amenity spaces reduces the per occupant embodied carbon and operating costs and GHG emissions.
- Optimized site and landscape design limits vehicular asphalt surfaces to the minimum. Paved surfaces are used in low-load locations and at pedestrian areas.
- Light colours and vegetation on the roof surfaces will help reduce heat island.
- Convenient interior bike parking will provide residents with an alternative to car use.
- Some electrical vehicle charging points will be offered to encourage non-fossil fuel vehicles.

6. UPDATE PROPOSAL TAKEN INTO ACCOUNT:

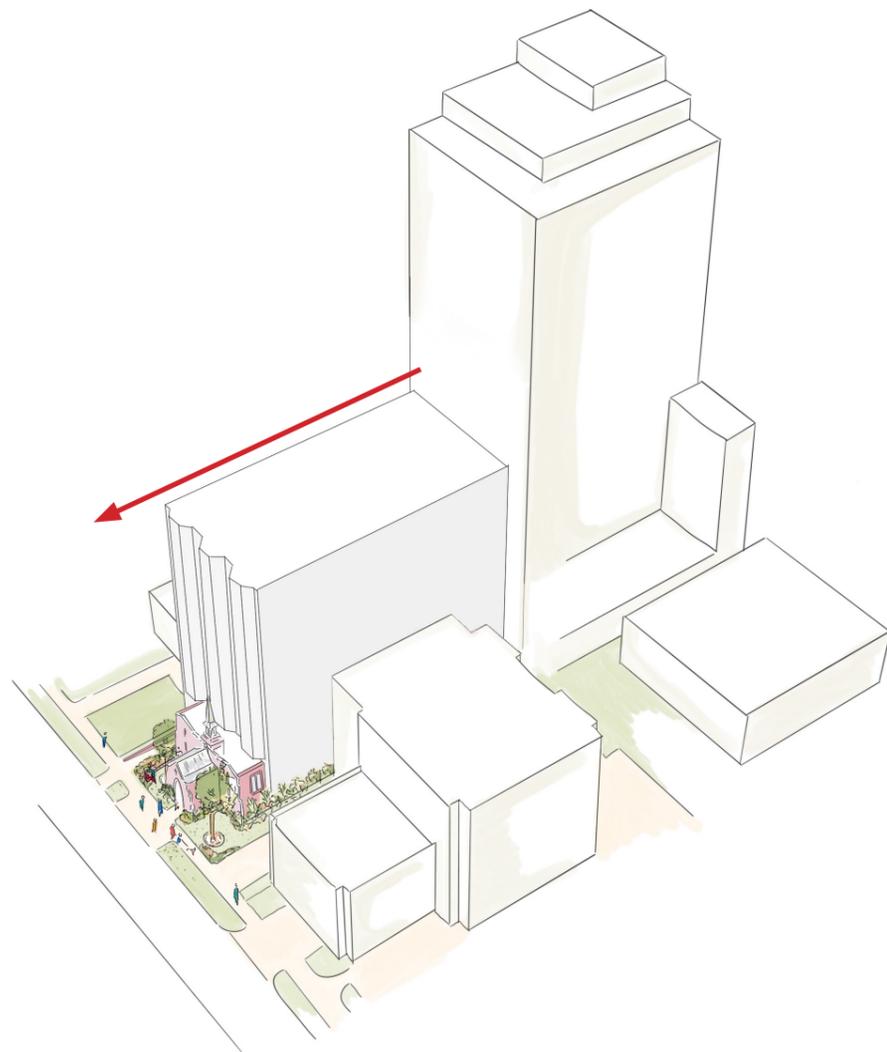
- INFORMAL DISCUSSION WITH CITY PLANERS AND HERITAGE (9.08.2023)
- COMENTS FROM UDRP (12.09.2023)

UPDATED PROPOSAL

MASSING EVOLUTION

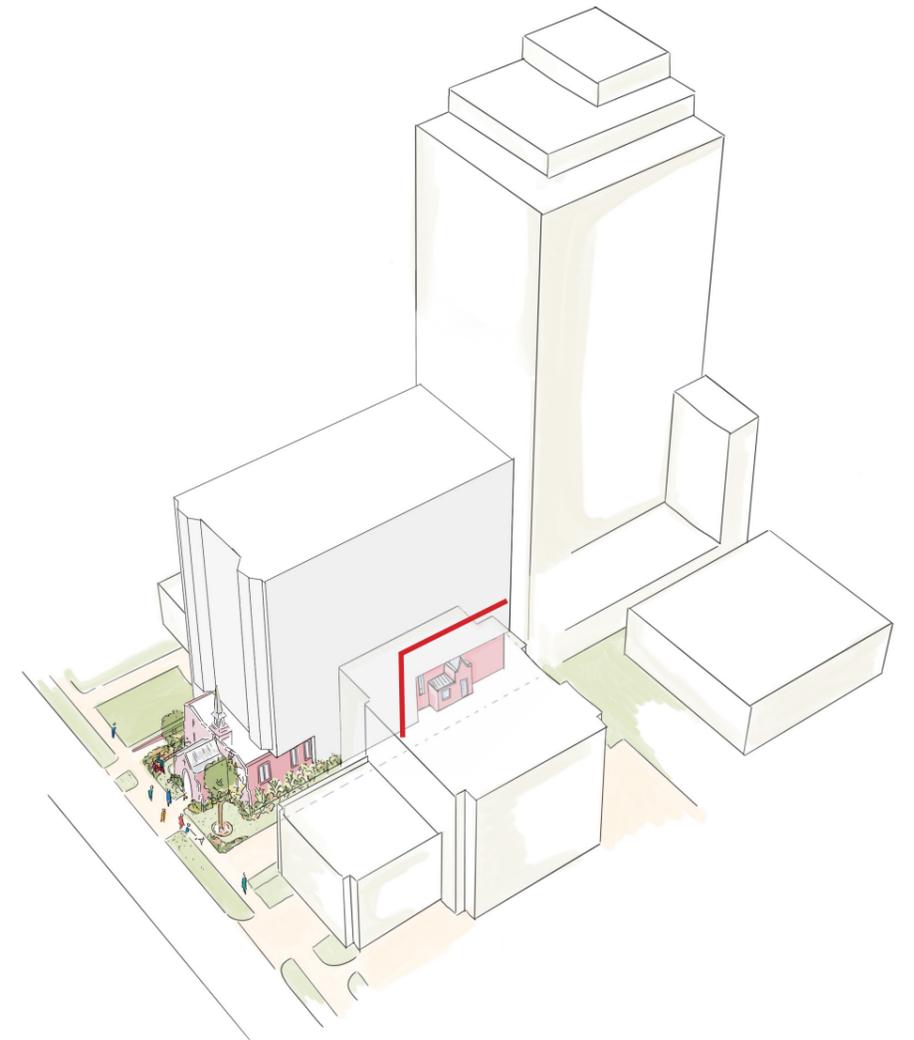
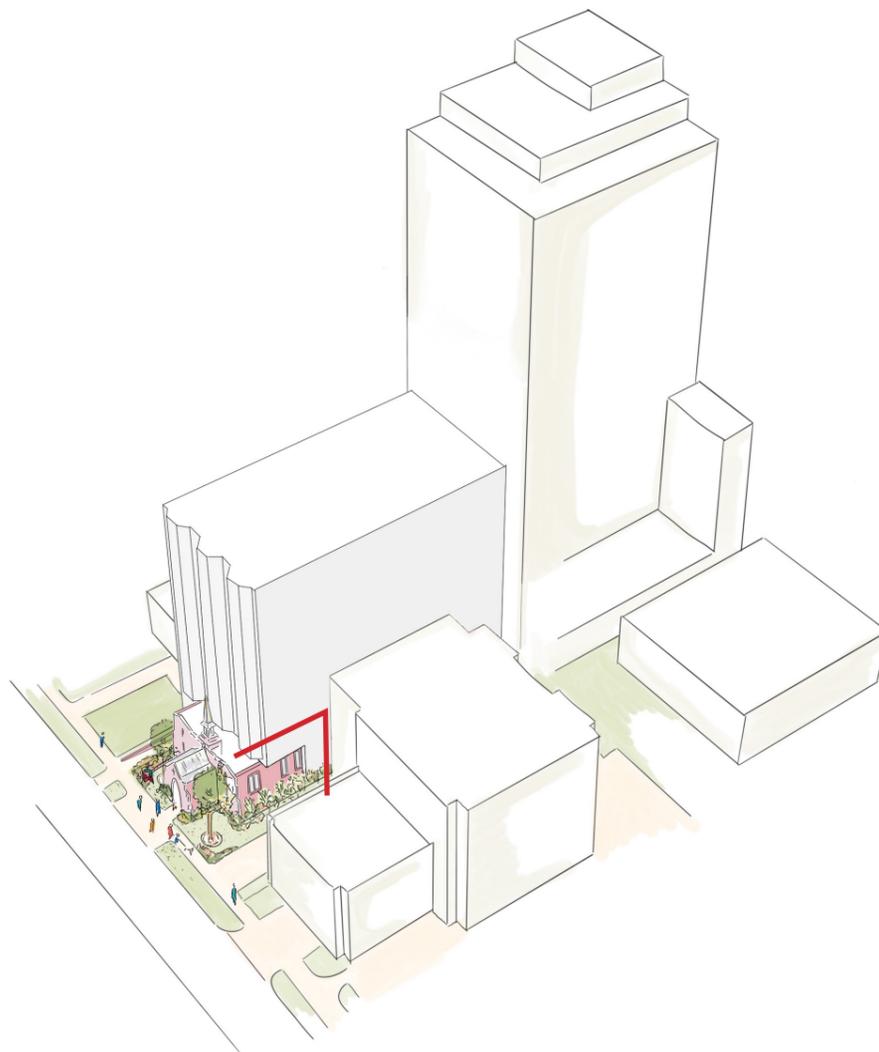
06. Moving church and massing 1.5m forward.

- 9 Storey
- Front setback: 1.5m + 6.4m
- Rear setback: 4m
- Typical floor Area: 582 m²



07. Opening up lateral elevations at the bottom to reveal the church walls.

- 9 Storey
- Front setback: 1.5m + 6.4m
- Rear setback: 4m
- Typical floor Area: 582 m²



UPDATED PROPOSAL

STANDARD 11 OF “STANDARDS AND GUIDELINES FOR HISTORIC PLACES IN CANADA”

The main ideas for the design of the new apartment building to meet Standard 11 of the “Standards and Guidelines for Historic Places in Canada” are:

A- Preserve the heritage value and character-defining elements of the historic place by:

- Relocating the front part of the church to the front yard and setting back the new building 9 m behind the property line. In this proposed relocation, the church is more visible to passersby.
- The west side entrance of the church will be re-instated and will become the cycle entrance.
- The front part of the church will be used as a publicly accessible space for neighbourhood use, for example as a cafe.
- Large openings will be created on both sides of the new apartment building to reveal more of the church walls.

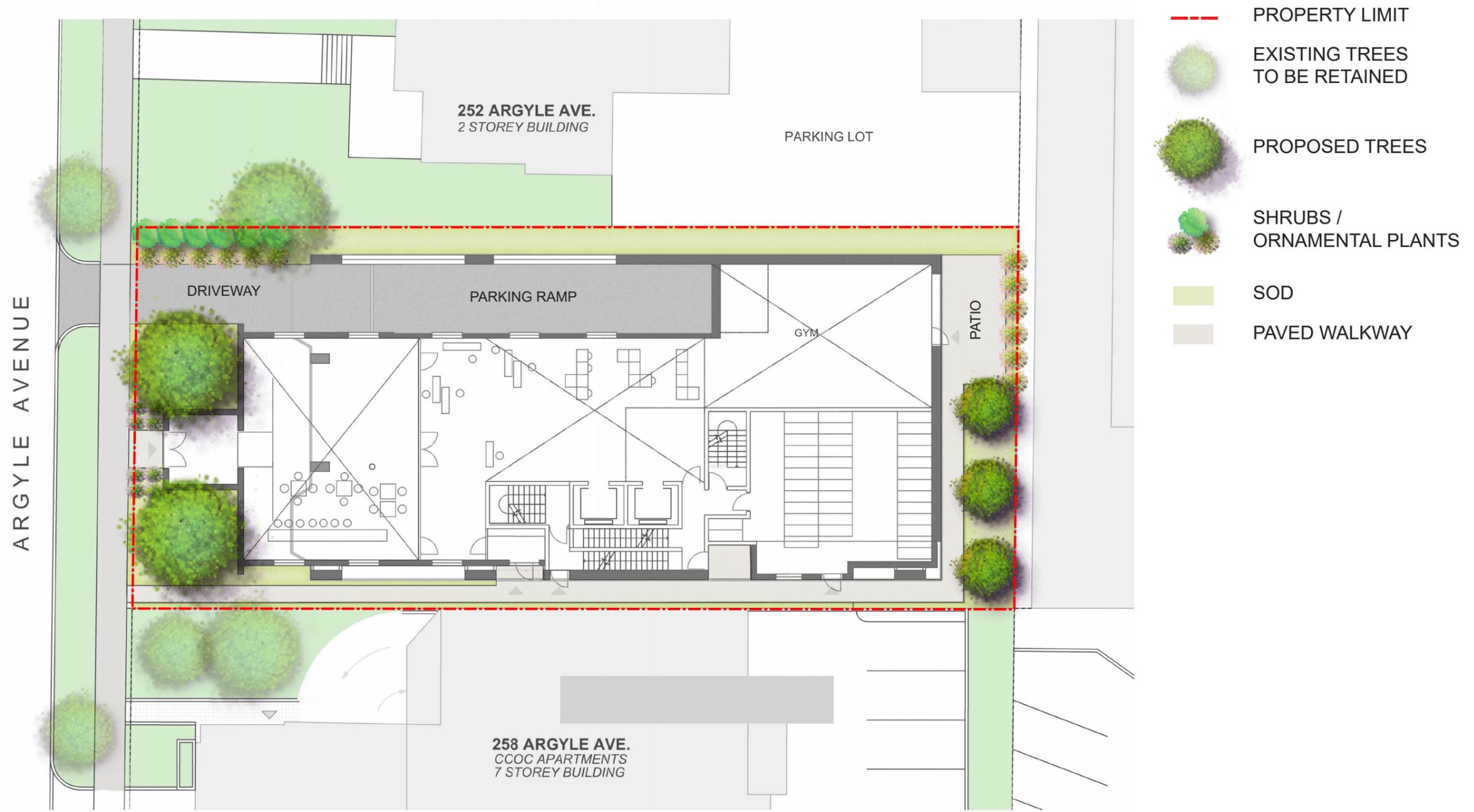
B- Characteristics of the new apartment building:

- Physically compatible: The main material in the proposed façade will be brick.
- Visually compatible: The shape of the new building will be kept simple to create a backdrop setting to the church.
- Subordinate to the historic place: The new apartment building will be set back from the church to emphasise its presence. The vertical window bays on either side of the flat facade give space to the church steeple.

UPDATED PROPOSAL
PROPOSED MASSING



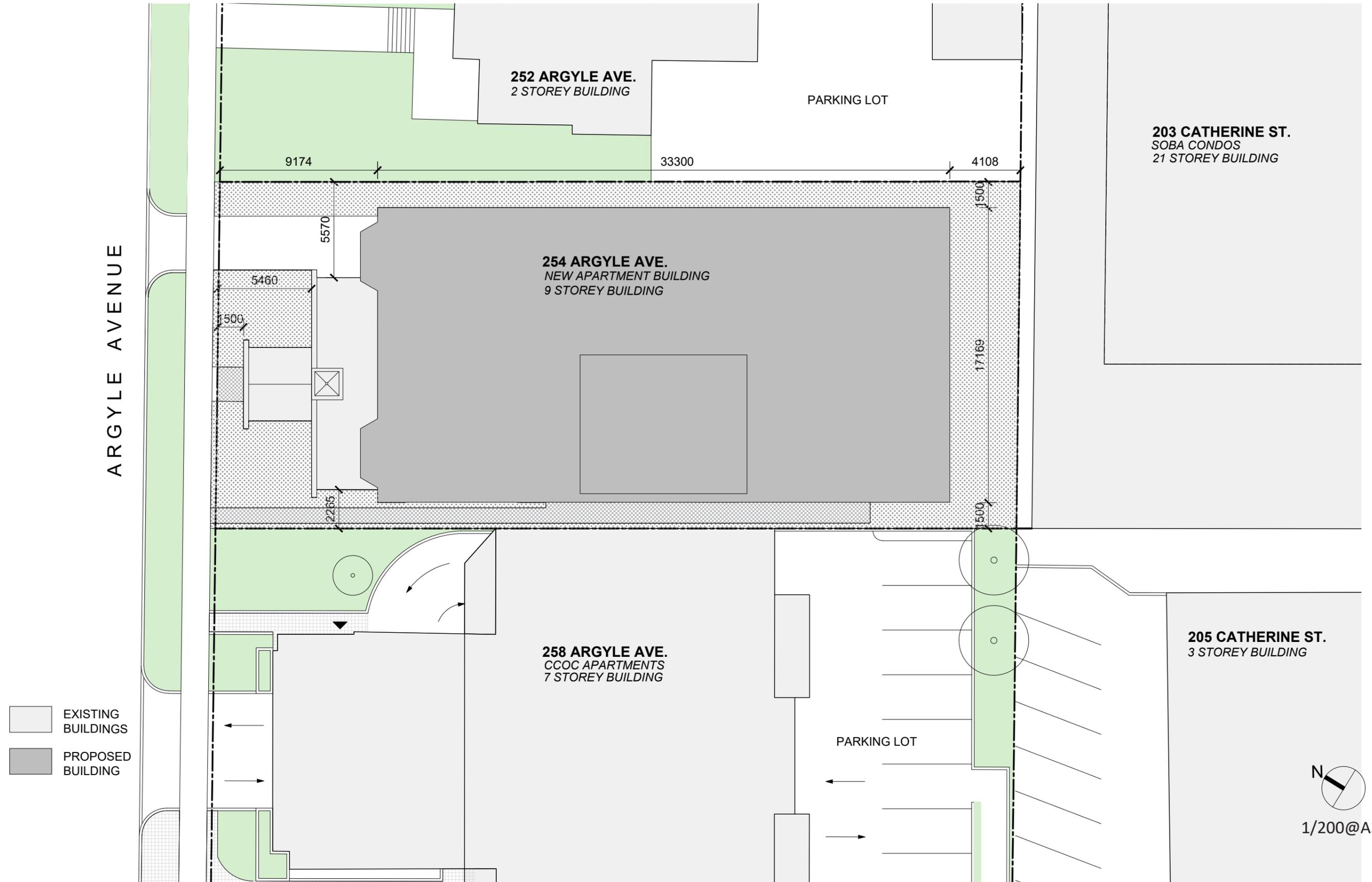
UPDATED PROPOSAL
LANDSCAPE PLAN



254 ARGYLE AVENUE - LANDSCAPE CONCEPT
SEPT 2023

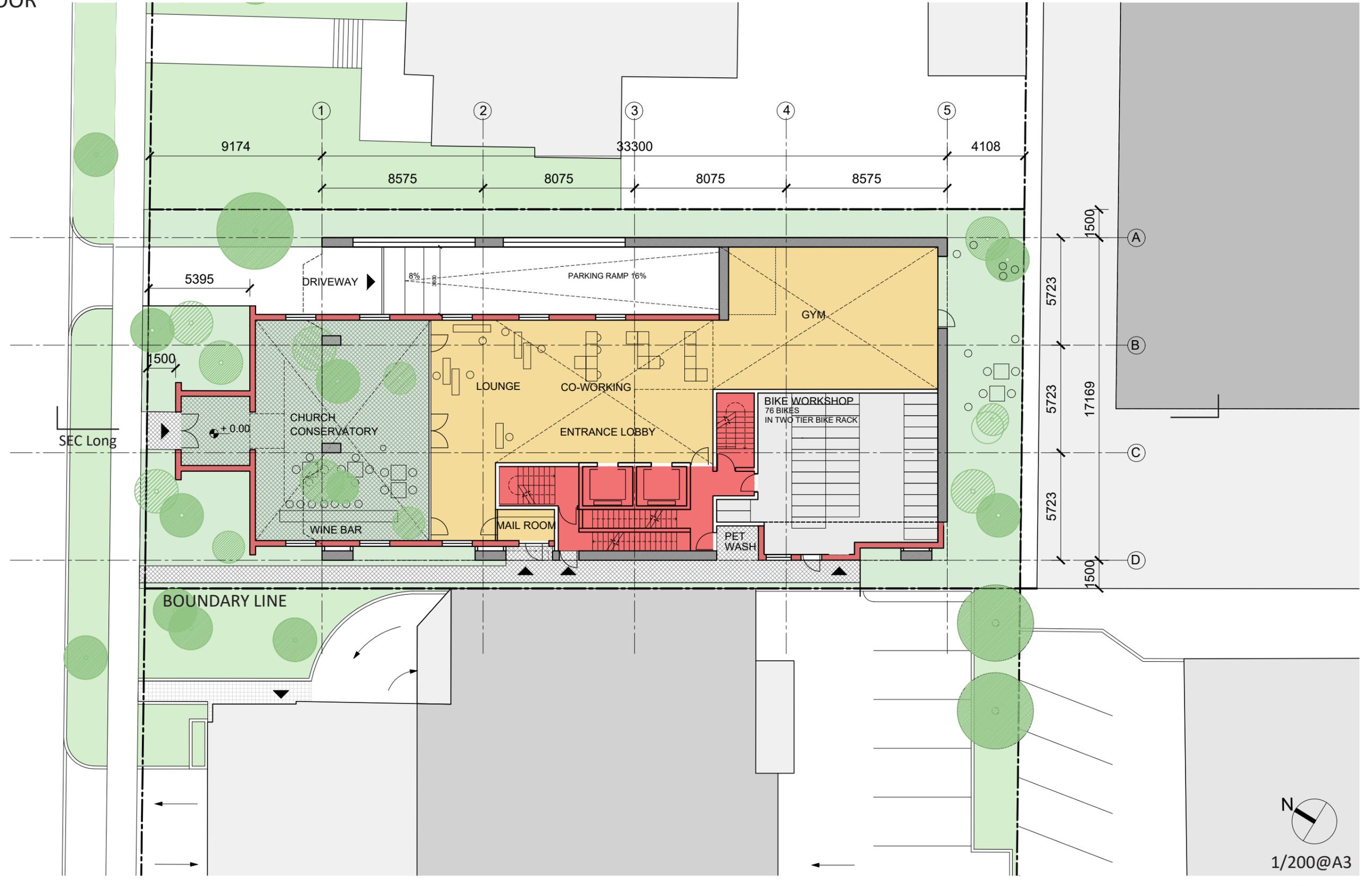


UPDATED PROPOSAL SITE PLAN



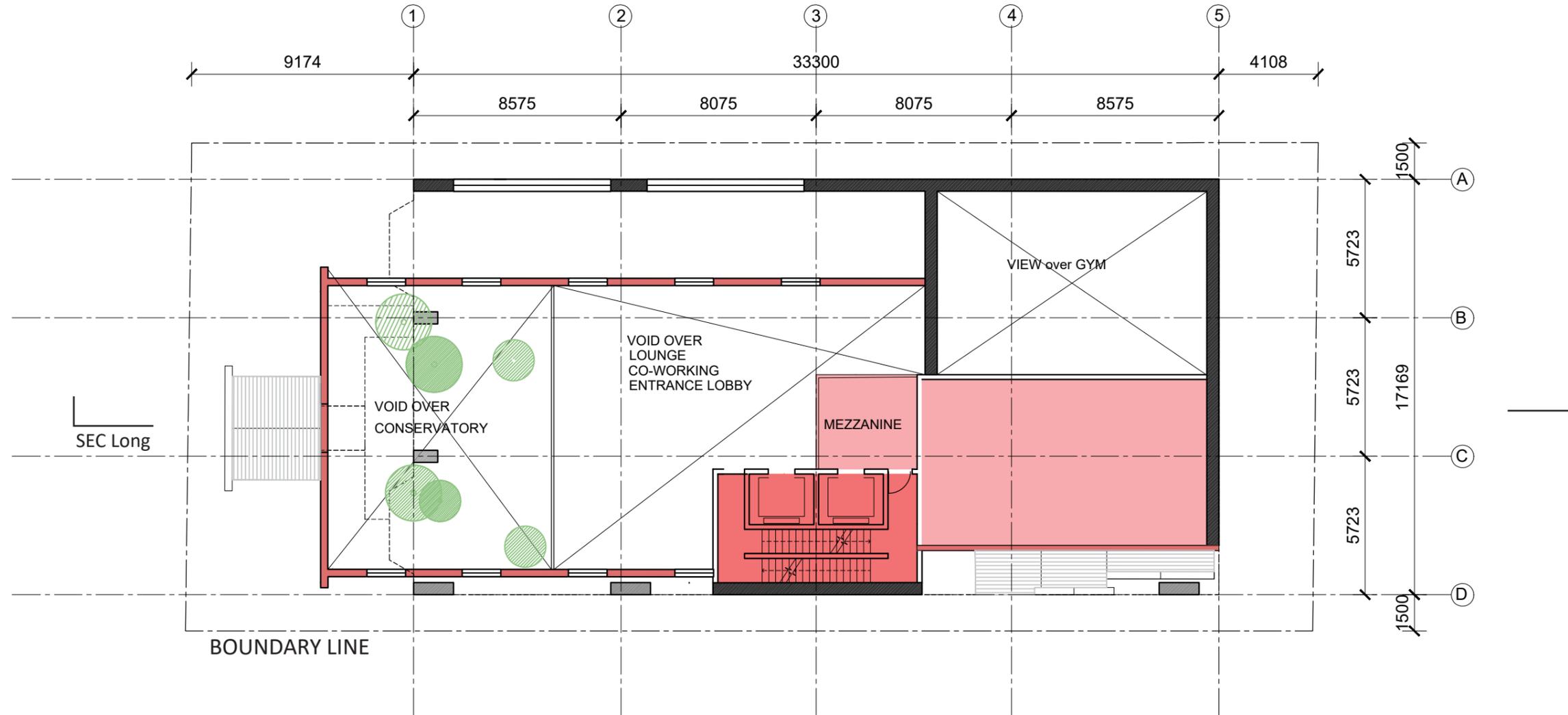
UPDATED PROPOSAL

GROUND FLOOR



UPDATED PROPOSAL

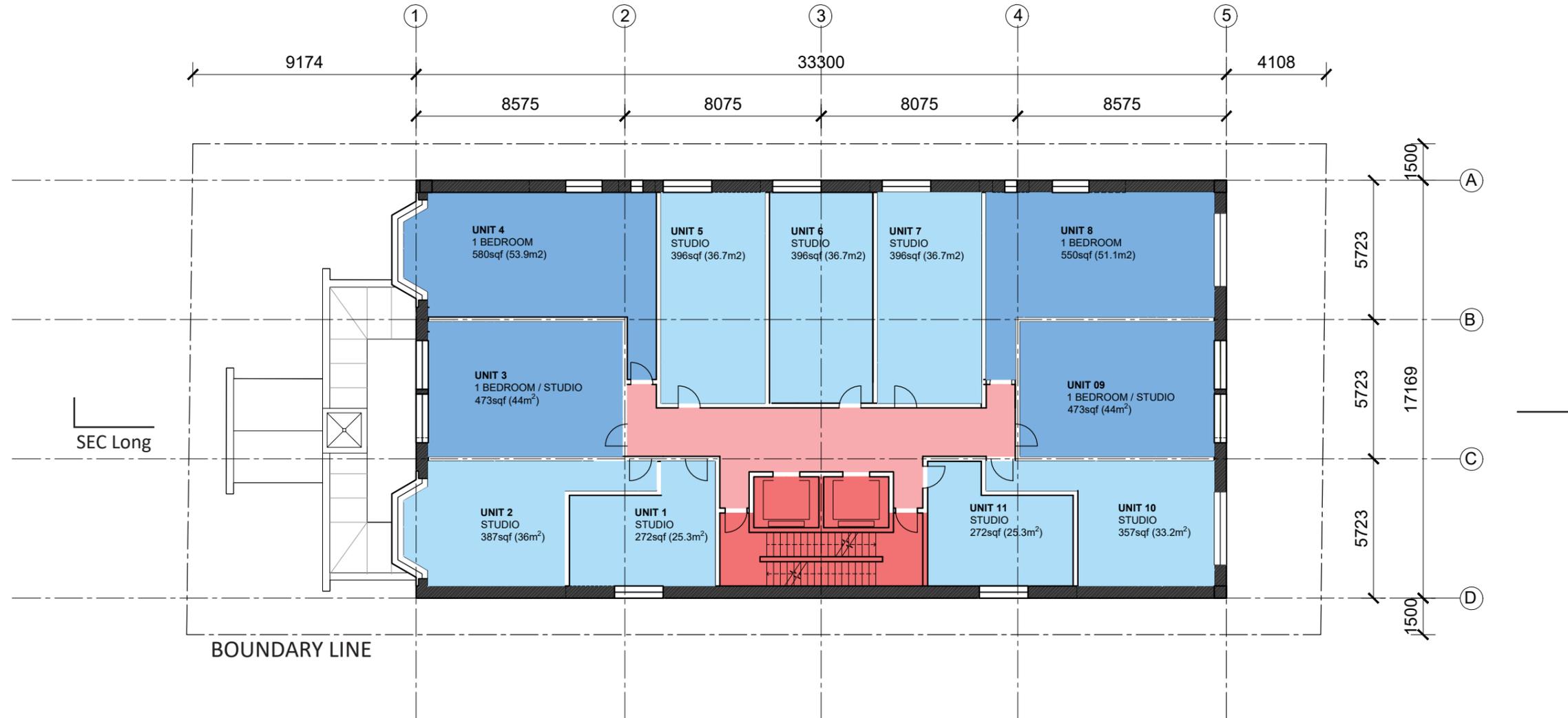
MEZZANINE



1/200@A3

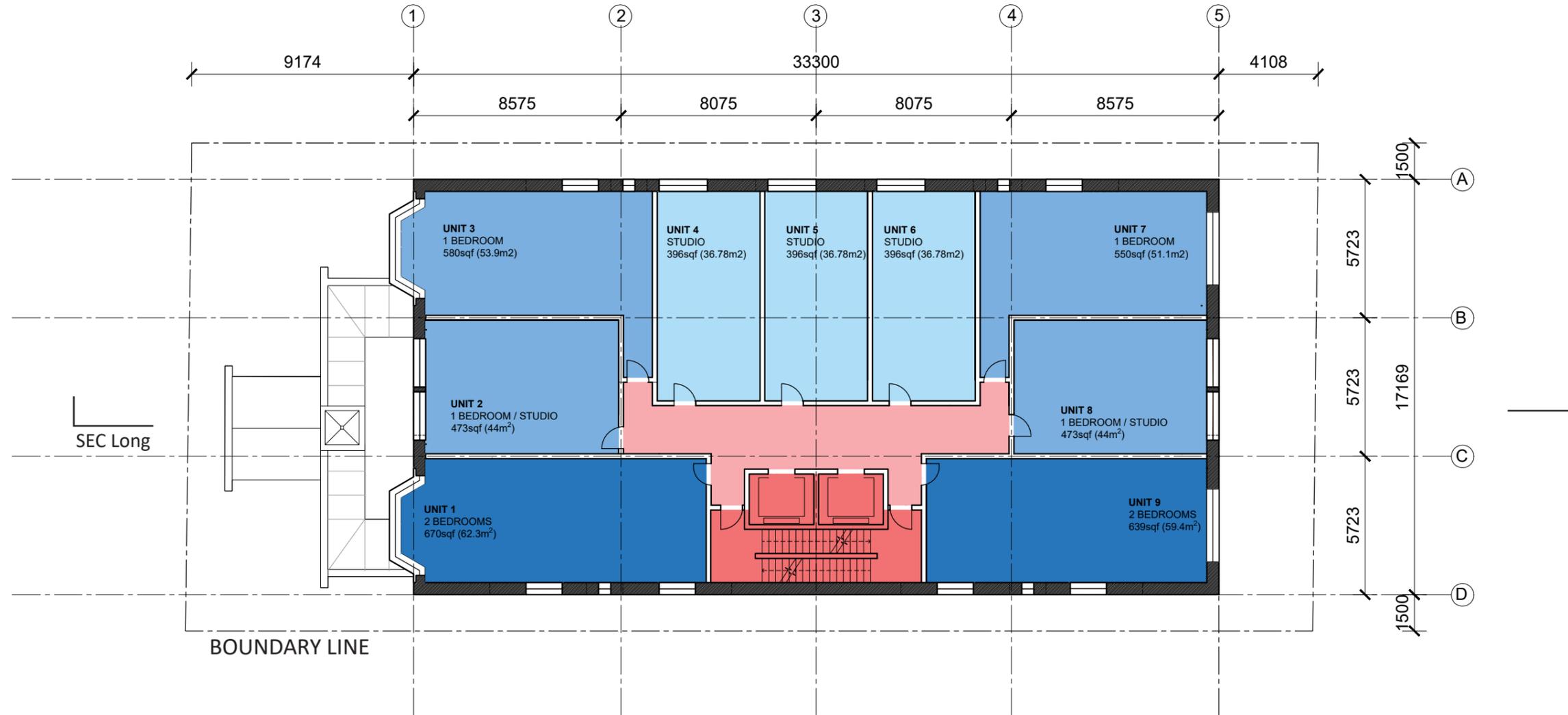
UPDATED PROPOSAL

02-04 FLOORS



1/200@A3

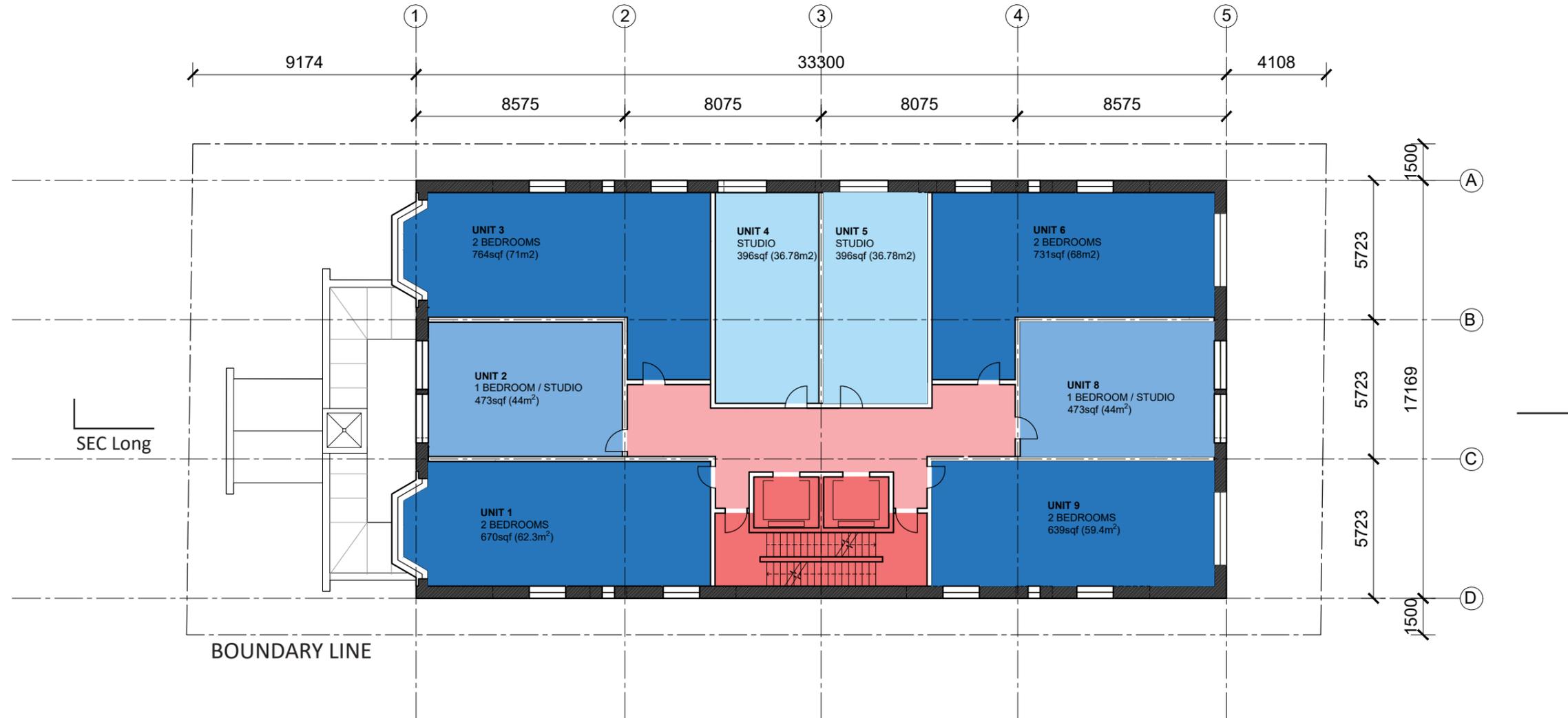
UPDATED PROPOSAL
05-06 FLOORS



1/200@A3

UPDATED PROPOSAL

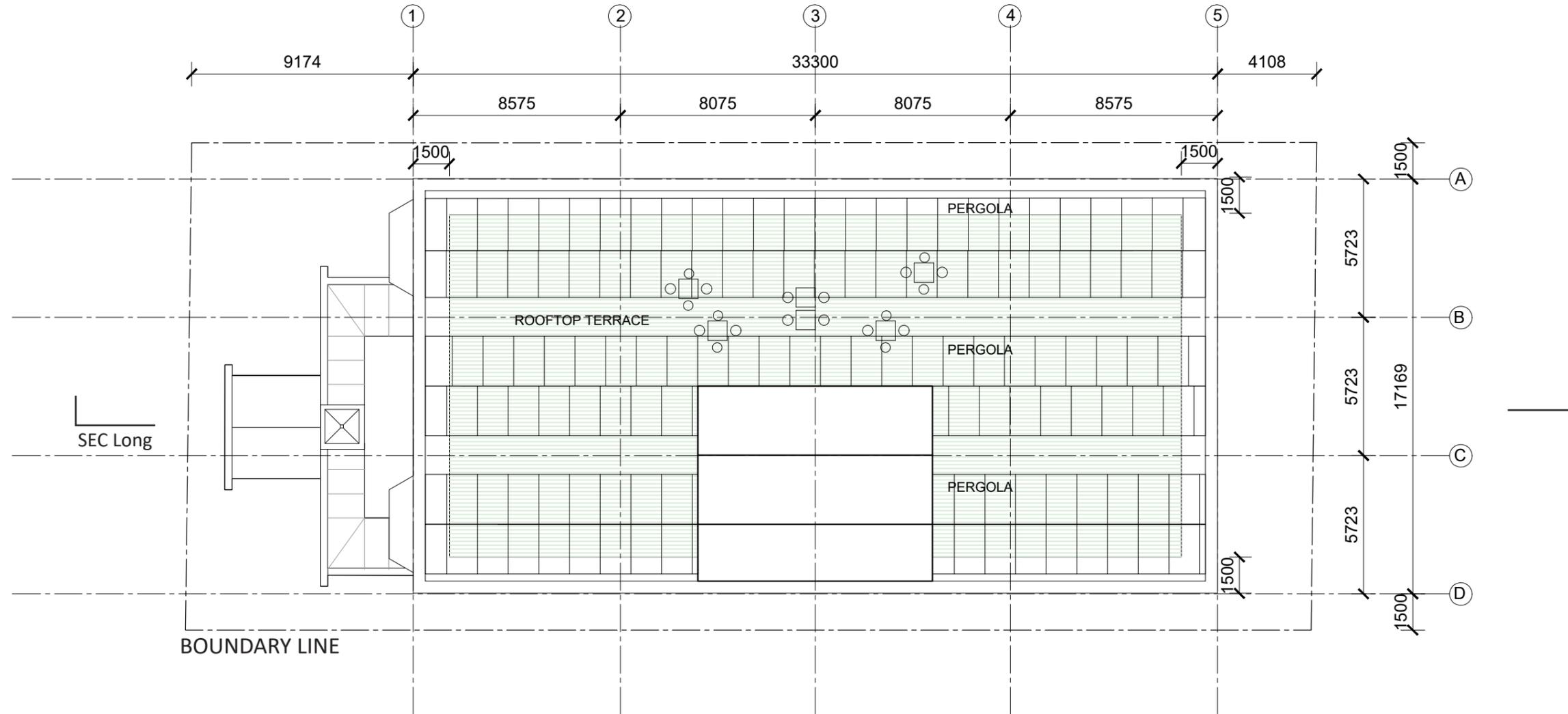
07-09 FLOORS



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UPDATED PROPOSAL

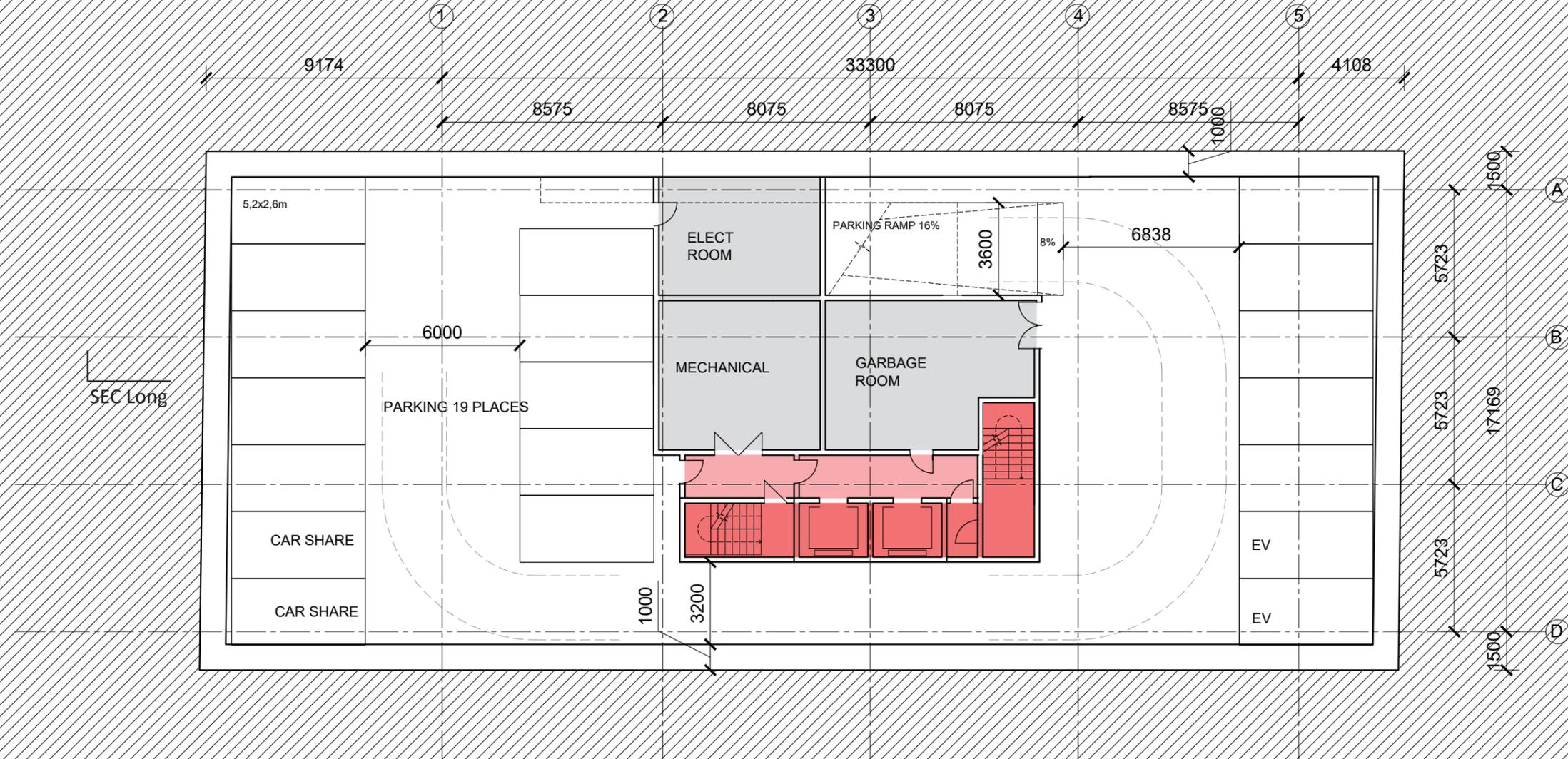
ROOF PLAN



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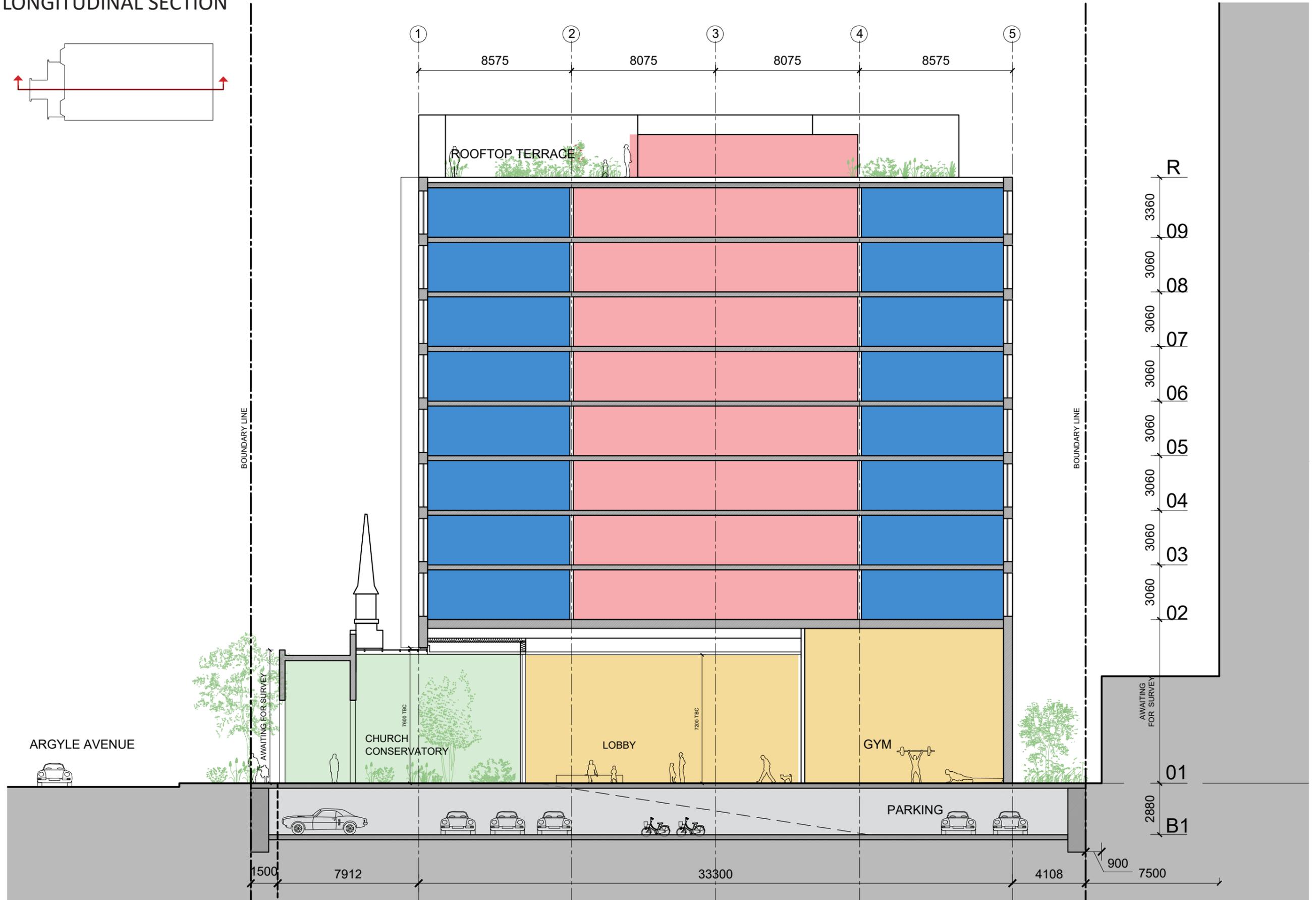
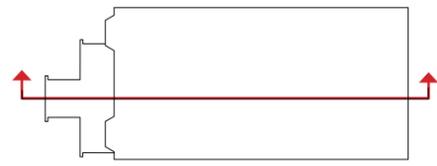
UPDATED PROPOSAL

BASEMENT



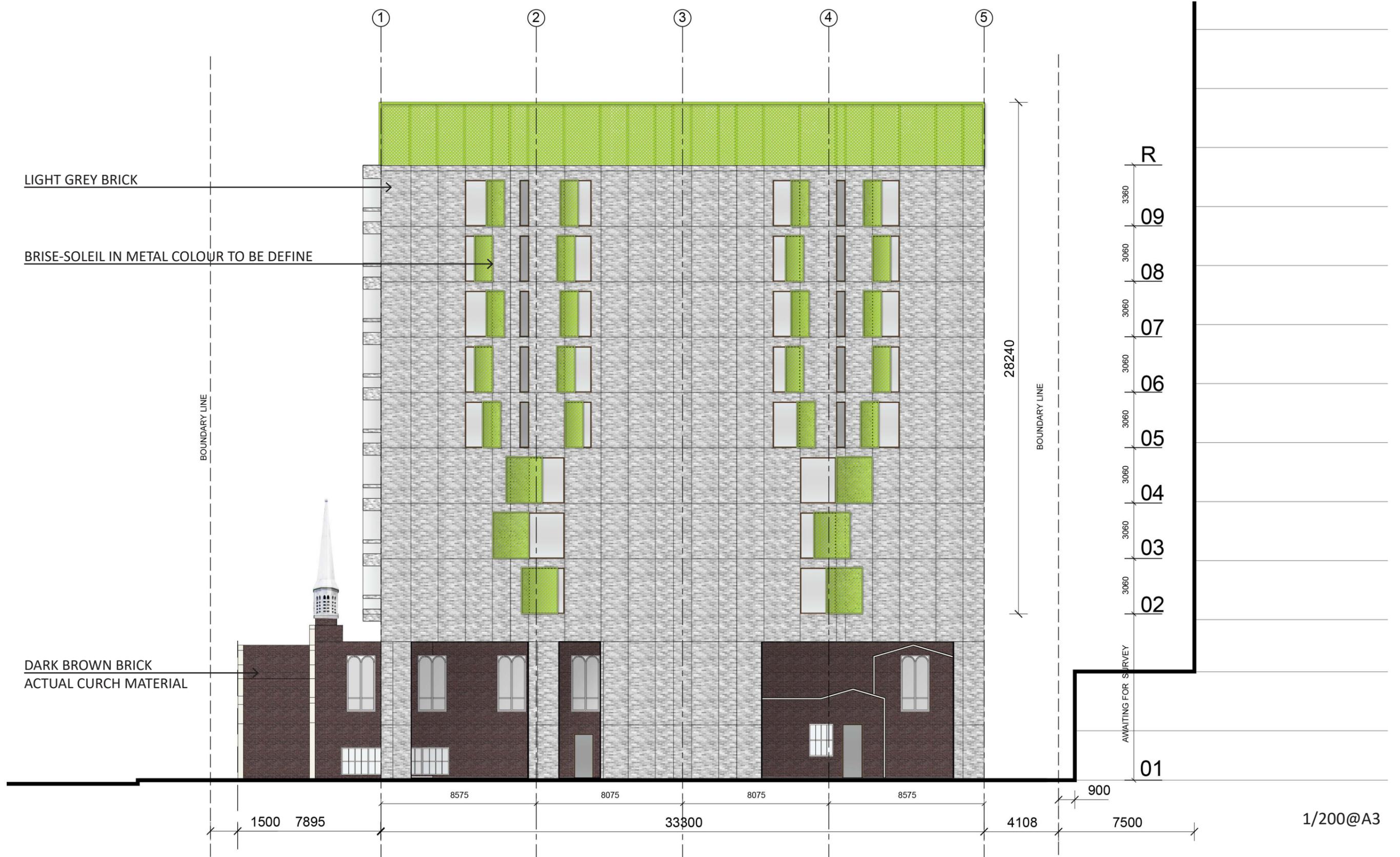
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UPDATED PROPOSAL LONGITUDINAL SECTION



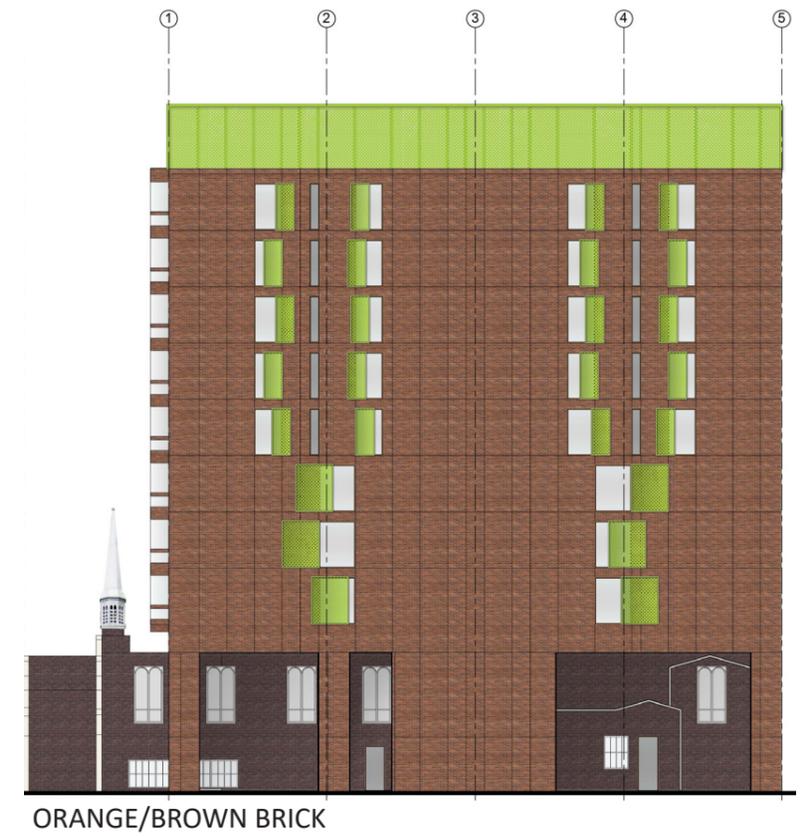
UPDATED PROPOSAL

WEST ELEVATION



UPDATED PROPOSAL

WEST ELEVATION - Material and colours options under study



UPDATED PROPOSAL

EAST ELEVATION

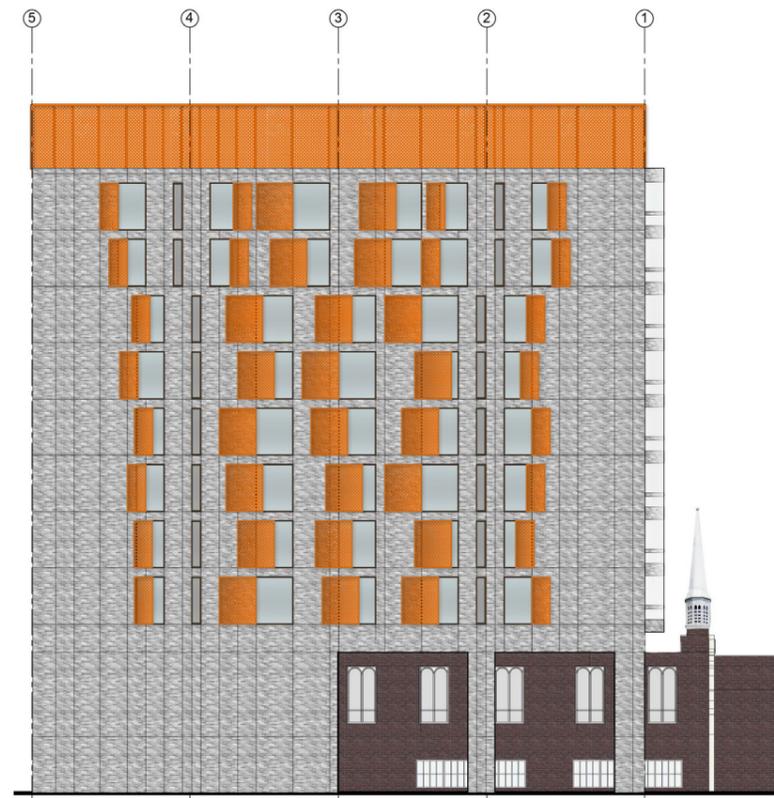


UPDATED PROPOSAL

EAST ELEVATION - Material and colours options under study



DARK GREY BRICK



GREY BRICK



ORANGE/BROWN BRICK

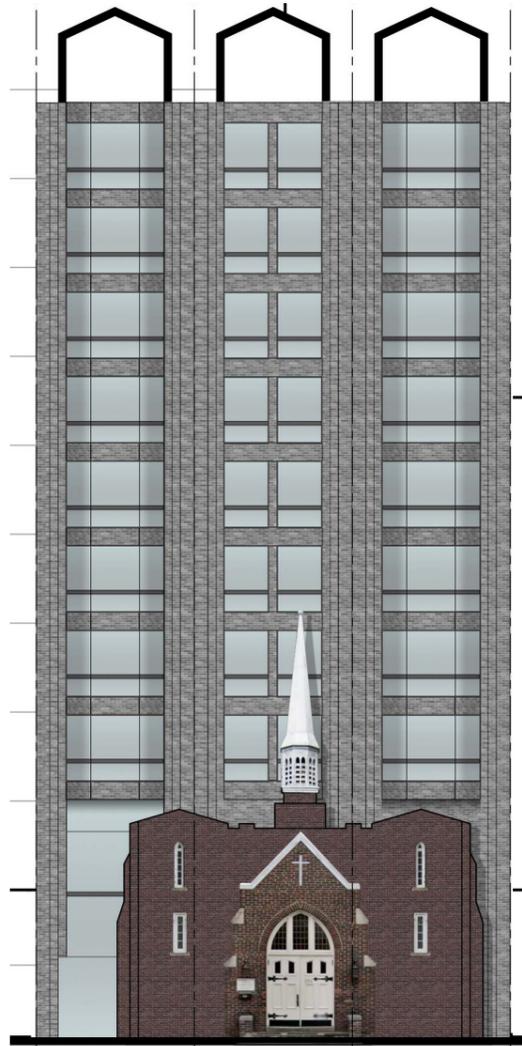
UPDATED PROPOSAL

NORTH ELEVATION

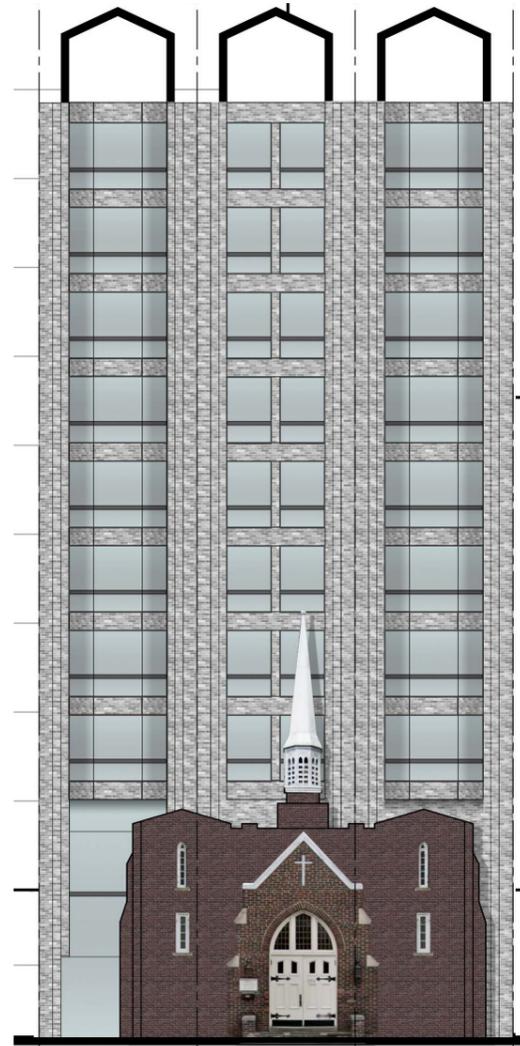


UPDATED PROPOSAL

NORTH ELEVATION - Material and colours options under study



DARK GREY BRICK



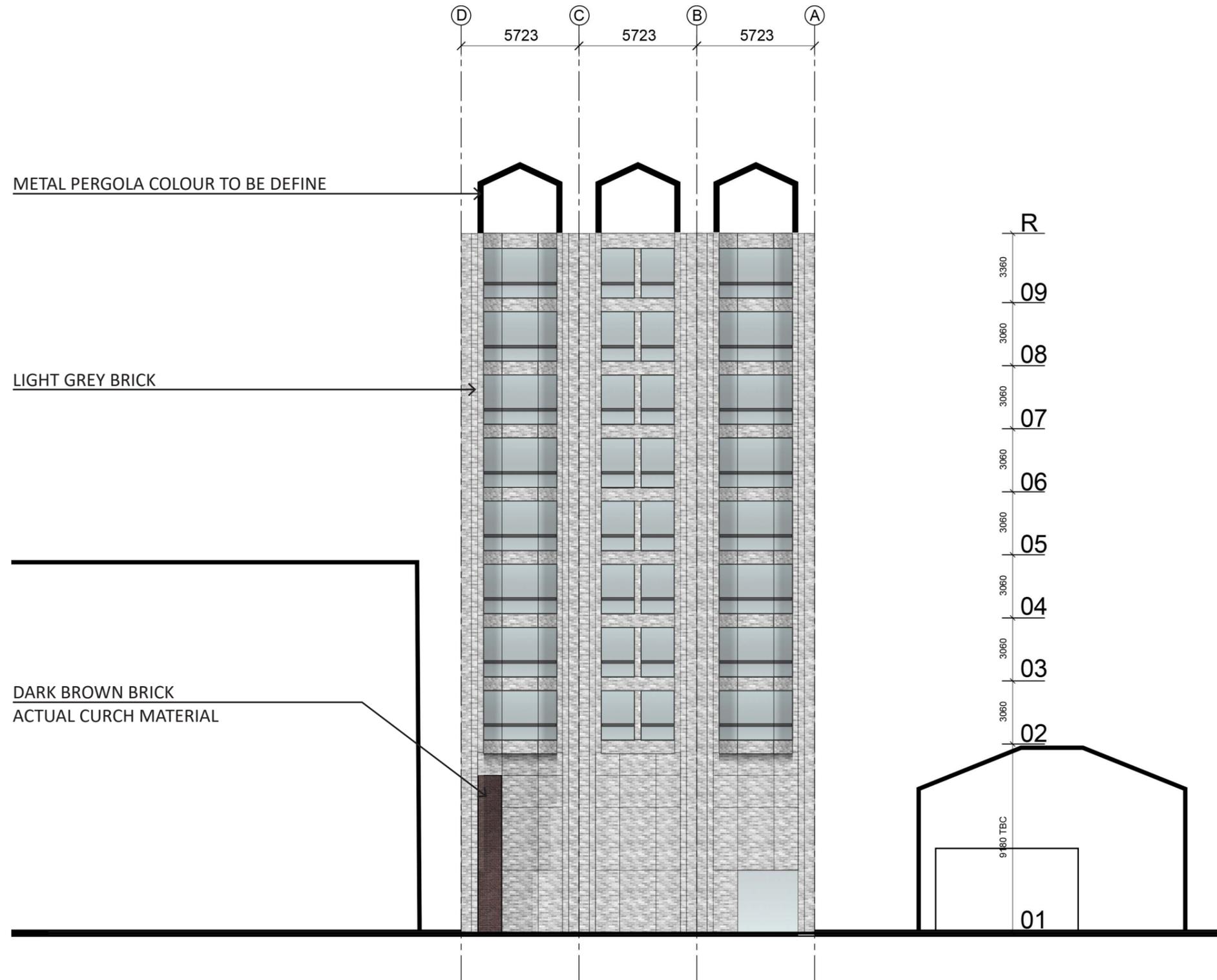
GREY BRICK



ORANGE/BROWN BRICK

UPDATED PROPOSAL

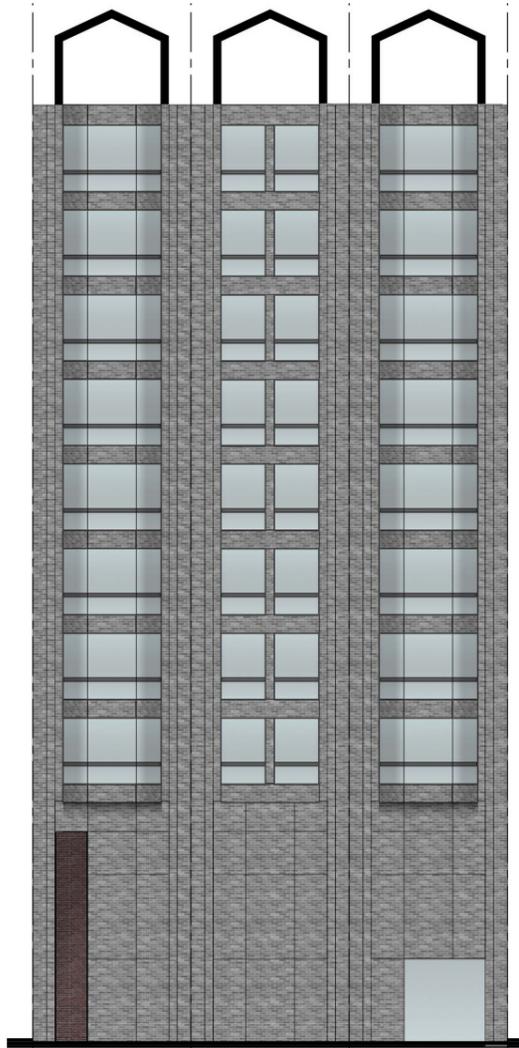
SOUTH ELEVATION



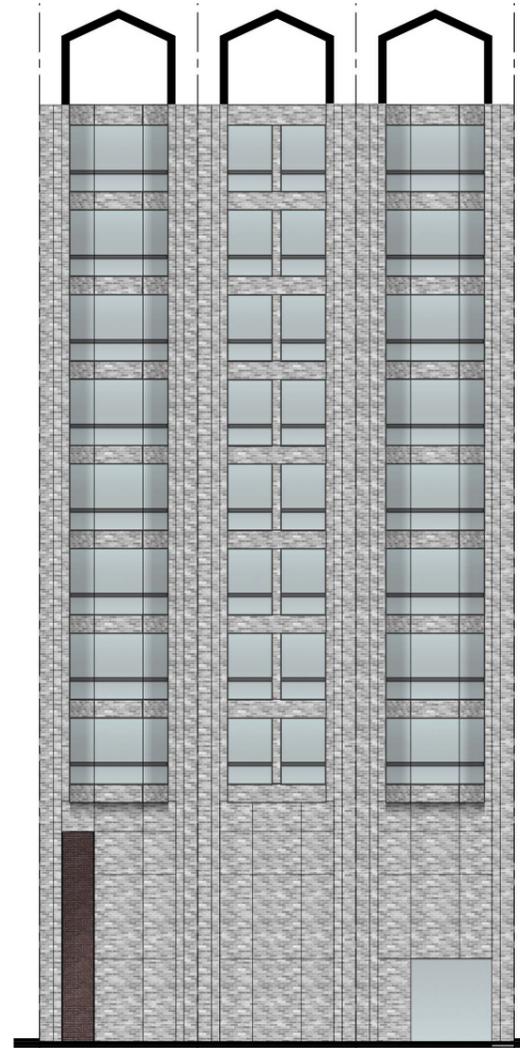
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UPDATED PROPOSAL

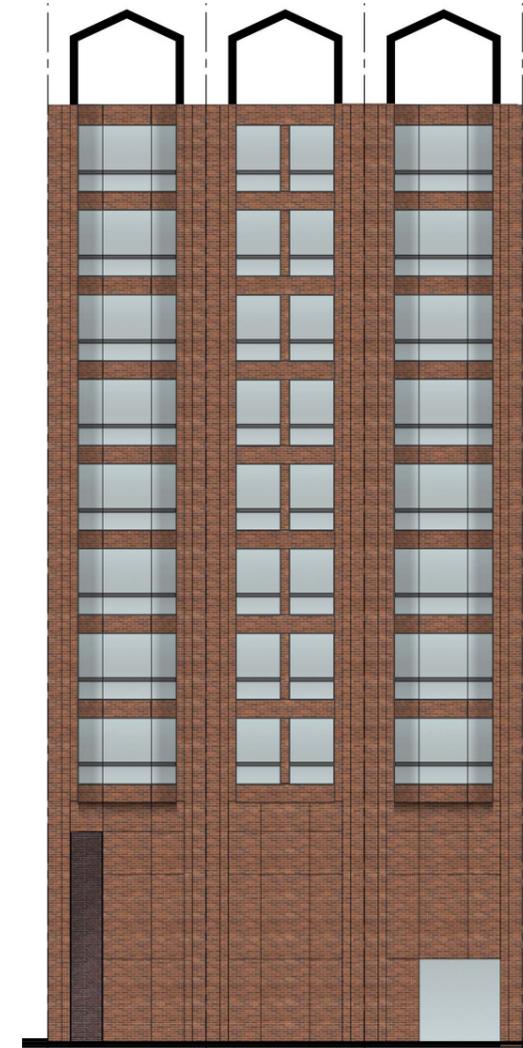
NORTH ELEVATION - Material and colours options under study



DARK GREY BRICK



GREY BRICK



ORANGE/BROWN BRICK

UPDATED PROPOSAL

View from East to West



UPDATED PROPOSAL

View from West to East





CSV ARCHITECTS



Appendix B: Urban Design Brief

254 ARGYLE

DESIGN BRIEF

AUGUST 2024

CSV ARCHITECTS

sustainable design · conception écologique

613.564.8118
www.csv.ca

190 O'Connor Street, Suite 100
Ottawa, Ontario, K2P 2R3

22 BISHOPSGATE, LEVEL 4
ECN2 4BQ, LONDON - UK

WWW.SPICE.DESIGN
CONTACT@SPICE.DESIGN



THE DESIGN PROPOSAL

1. MASSING AND SCALE

- 1 - BUILDING MASSING
- 2 - VIEWS
- 3 - BUILDING TRANSITION
- 4 - GRADING
- 5 - ALTERNATIVE BUILDING MASSING

2. PUBLIC REALM

3. BUILDING DESIGN

- 1 - FLOOR PLANS
- 2 - SECTION
- 3 - ELEVATIONS

4. SUSTAINABILITY

5. HERITAGE

APPENDIX: SHADOW STUDY

1. MASSING AND SCALE

1.1 BUILDING MASSING

The proposed building at 254 Argyle Avenue is zoned R5B[854] H(19).

A deconsecrated Church, l'Eglise Christ-Roi, a brick structure with a flat roof built in the 1930s occupies the site. Refer to the heritage impact assessment prepared by Barry Padolsky Associates Inc. Urban Design and Heritage Consultant and by Commonwealth Historic Resource Management

The site at 254 Argyle Avenue is 20m wide by 46m deep and bounded as follows:

- on the north by the public sidewalk and Argyle Avenue,
- on the east by 252 Argyle Avenue, a brick three-storey building, originally a family home and the Church Rectory, with a front lawn and a rear parking lot covered in asphalt.
- on the south by 203 Catherine Street, an aluminium and glass twenty-three-storey apartment building completed recently.
- on the west by 258 Argyle Avenue, a stone-faced seven-storey apartment building completed in the 1990s, with a rear parking lot covered in asphalt.

The Client, Azure Urban, seeks to provide apartments for rent with amenities that support occupants, including bicycle parking, a gym, a roof terrace, and basement car parking. A publicly accessible café / wine bar is proposed at the front of the deconsecrated Church, followed by a residents' lounge with access to passenger elevators serving the apartment floors. Behind the form of the Church, in a brick extension of the volume, are to be four housing units all accessed from the ground floor.

The design proposes that the Church is re-sited closer to the street, increasing its visibility and contribution to historic context in contrast to its current siting, which is largely concealed between its close neighbouring buildings, particularly 258 Argyle Avenue. The proposed new apartment floors 2-9 are housed above in a rectangular "woven basket." In this case, the horizontal rails act as the "warp" or passive element, while the "weft" or active element is the vertical warm colour tone aluminium sheet. The overall effect gives the overall simple rectangular form a lightness and joyfulness, float over the brick base of the Church, heighted by a continuous horizontal window that separates the two forms and brings clerestory lighting to the interior. The proposed apartments are set back and faced with the warm toned aluminium basket weave, form a muted colour backdrop to the silver coloured spire.

Windows form intermittent vertical segments within the overall basket weave. Internally, the living room windows to the majority of the units face north and south with open outlooks. Windows facing the east and west sides are mostly bedroom and bathroom windows. Where there are studio units with east facing windows, these are set further back in the eventuality of a mirror development.

The base comprises predominantly the rebuilt deconsecrated Church. A new brick volume to the rear continues at the same height, giving the Church greater substance in its new setting surrounded by larger buildings to the north, south and west.

Access to basement parking is via an open-air driveway into an enclosed ramp descending along the west side of the Church, thus the full eastern side of the rebuilt Church wall will be visible.

Setbacks from the property boundaries are proposed on all four sides, as follows:

- on the north, 1.5m to the Church front door, 5.4m to the main face of the Church, and 9.4m to the face of the proposed apartments above the Church.
- on the east, 1.5m to the Church and to the proposed base behind the Church; 1.5m to the proposed apartments above with 2.5m to the largely glazed central portion.
- on the south, between 5.7m-5.5m at the tower level 2-9, and between 4m-3.7m at the brick podium.
- on the west, 1.5m to the proposed base and above; and 6.3m to the Church.

A roof terrace provides external amenity space to the residents, surrounded by the continuation of the basket weave in perforated aluminium, providing safety protection and enhancing visual lightness to the top of the overall form seen against the sky.

To build the proposal, the site will be excavated to the property boundaries, requiring the temporary removal of the deconsecrated Church. The proposal reinstates the Church at the front of the property, where it is more visible when approaching from east or west along Argyle Avenue.



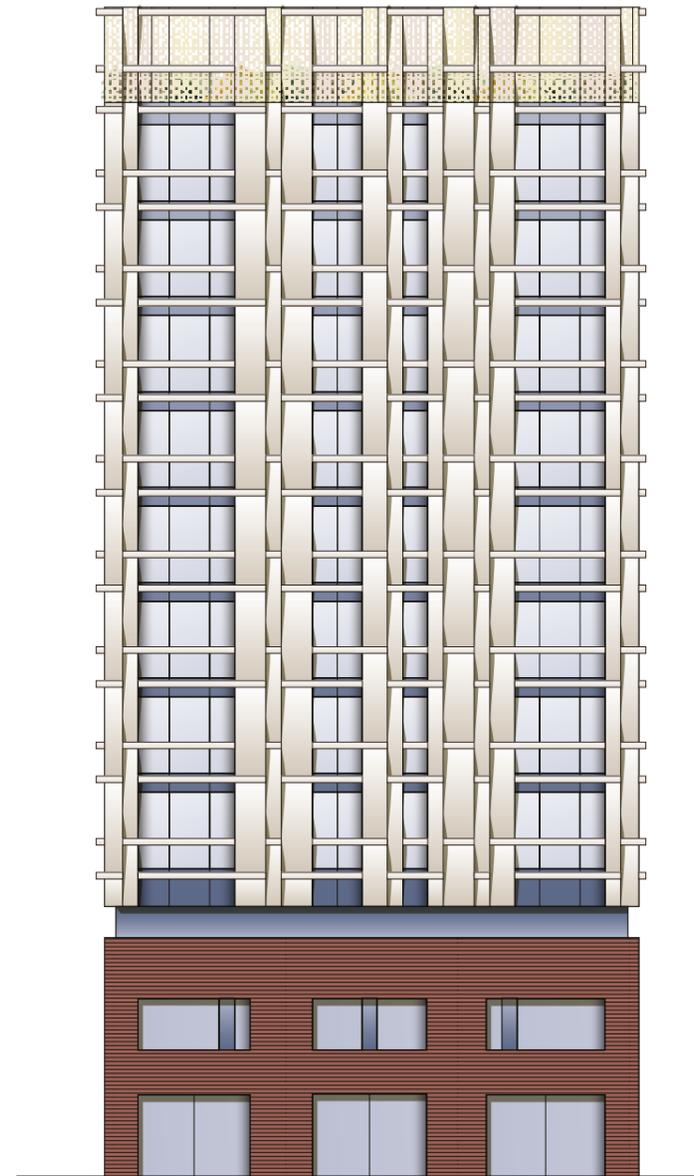
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

1.2 VIEWS



Perspective 1. Bird's eye from the Northeast



Perspective 2. Bird's eye from the Southwest



Perspective 3. Street view from the west side of Argyle Ave



Perspective 4. Street view from the East side of Argyle Ave

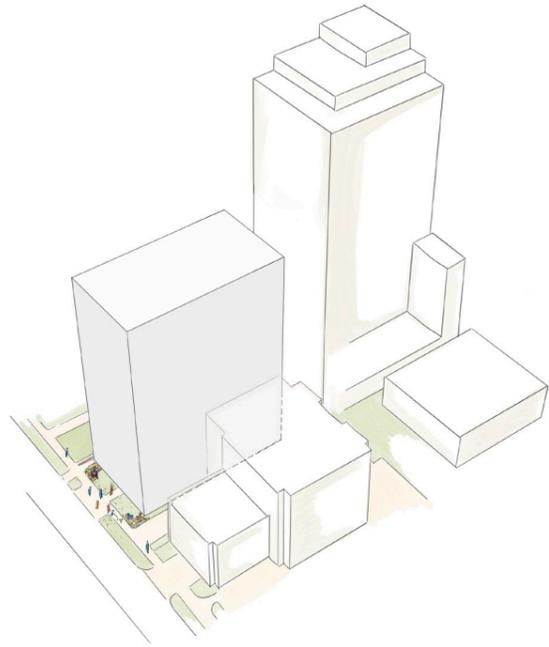
1.3 BUILDING TRANSITION

- A brick base, defined predominantly by the rebuilt deconsecrated Church brought forward to the street, relates to the scale and material of the historic neighbourhood, in form, material and character. The new portion of the brick base continues the height and material of the Church as a rear extension, boosting the substance of the Church in its new context surrounded by larger buildings to the north, south and west of the site, as well as down the street to the east. The Church front doors will once more welcome the public to access the café or wine bar in the front, while also serving as the front door to the residents.
- Above the base, eight floors of proposed apartments are housed in a simple rectangular volume, making a transition from the seven-story apartment building at 258 Argyle Avenue adjacent, to the twelve-storey apartment building across the street to the east, and to the twenty-three-storey apartment building to the south.
- The materiality of the proposed apartments is a “woven basket” comprising aluminium rails (the horizontal “warp”) and aluminium sheet (the vertical, active “weft”). The resulting texture softens the form, giving a simple material more interplay with light and shadow; a familiar hand craft giving singularity and contributing to the neighbourhood.
- A grass lawn and low planting contribute to the symmetrical landscape setting of the Church and provide some visual continuity with the lawn of the former Rectory to the east.

1.4 GRADING

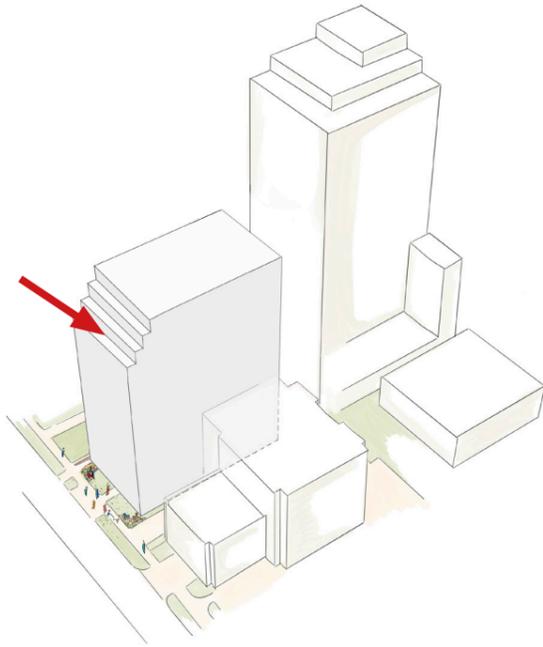
Refer to Grading Plan for detailed grading information.

1.5 ALTERNATIVE BUILDING MASSING



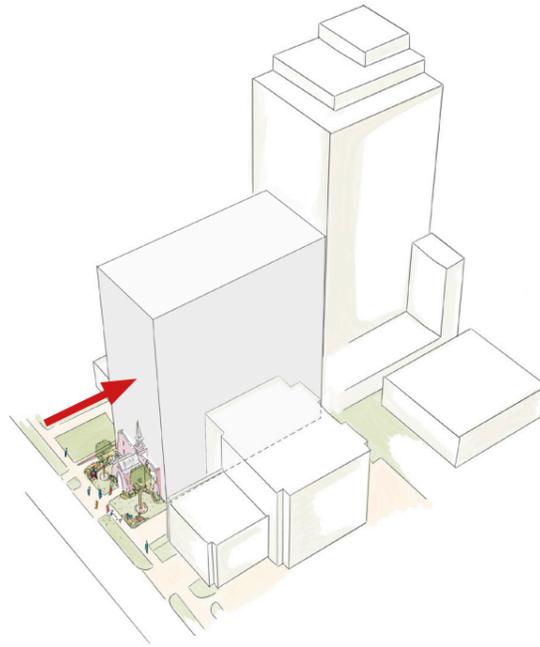
01. Maximum Developable Area

- 12 Storey
- Front setback: 3m
- Rear setback: 7.5m
- Typical floor Area: 620 m²



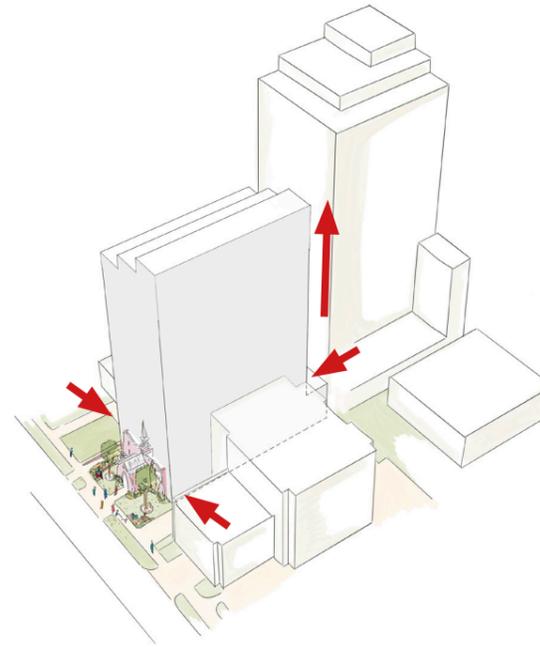
02. Setbacks at the top

- 12 Storey
- Front setback: 3m
- Rear setback: 7.5m
- Typical floor Area: 620 m²



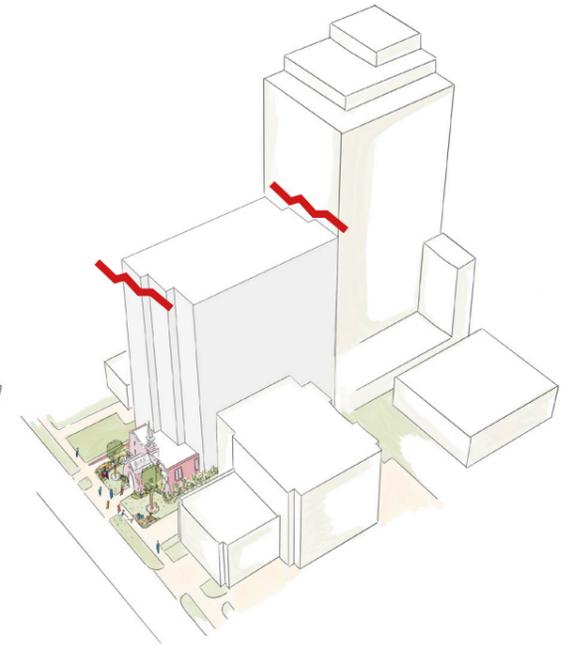
03. Pushing it back to show the church front facade

- 12 Storey
- Front setback: 3m + 6m
- Rear setback: 0m
- Typical floor Area: 647 m²



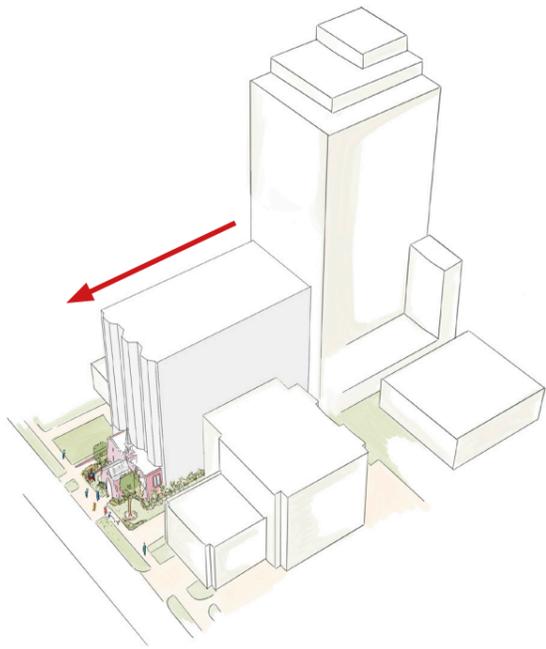
04. Reducing the foot print

- 15 Storey terraced
- 1st Floor Podium
- Front setback: 3m+ 6m
- Rear setback: 2.5m
- Typical floor Area: 603 m²



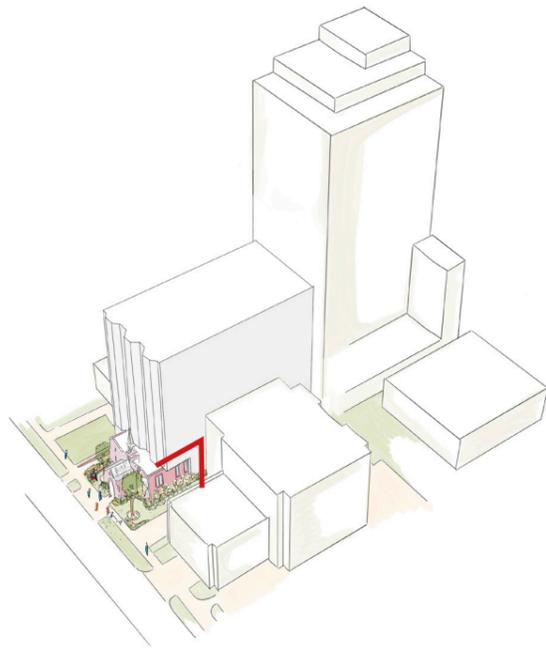
05. Giving more visibility to the church by breaking down the facade

- 12 Storey
- Front setback: 3m + between 7-10m
- Rear setback: 2.5m
- Typical floor Area: 520 m²



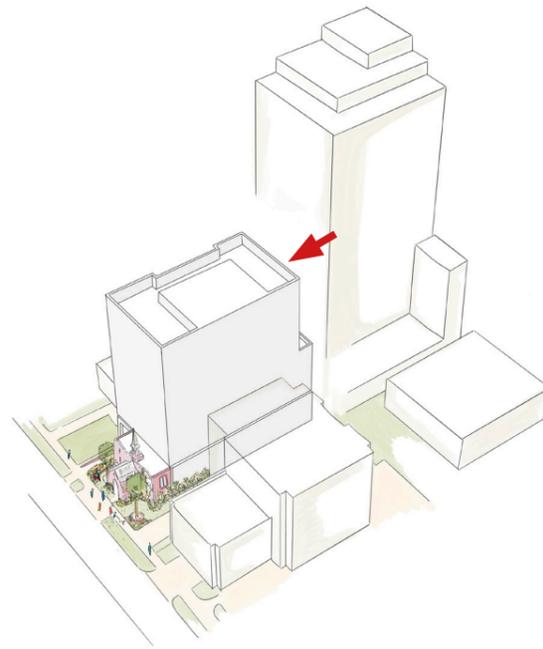
06. Moving church and massing 1.5m forward and reducing the height.

- 9 Storey
- Front setback: 1.5m + 6.4m
- Rear setback: 4m
- Typical floor Area: 582 m²



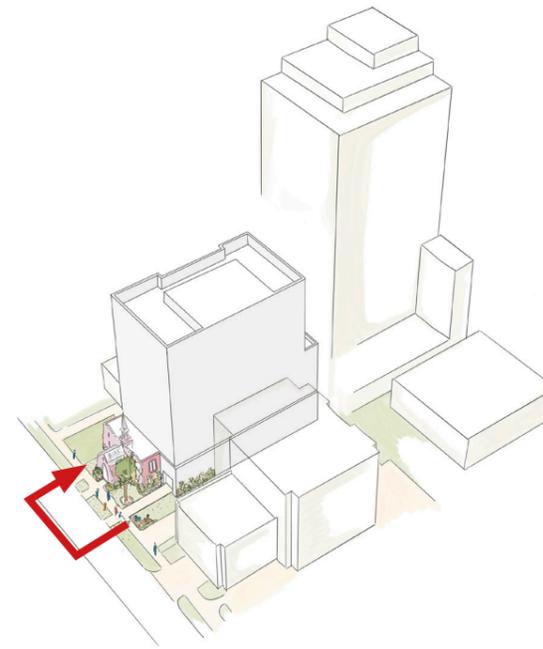
07. Opening up lateral elevations at the bottom to reveal the church walls.

- 9 Storey
- Front setback: 1.5m + 6.4m
- Rear setback: 4m
- Typical floor Area: 582 m²



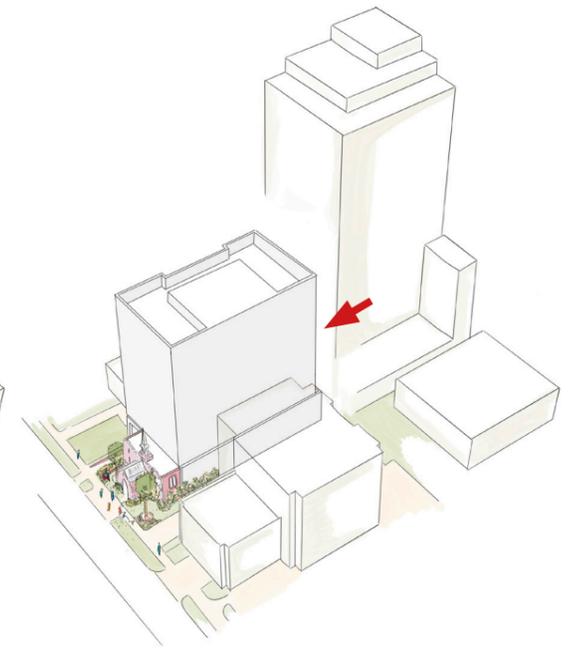
08. Adding a rear setback from level 5.

- 9 Storey
- Front setback: 1.5m + 6.4m
- Rear setback: 4 m and 7m
- Typical lower floor Area: 570 m²
- Typical upper floor Area: 500 m²



09. Shifting the ramp and the church

- 9 Storey
- Front setback: 1.5m + 6.4m
- Rear setback: 4 m and 7m
- Typical lower floor Area: 570 m²
- Typical upper floor Area: 500 m²



10. 5.5m rear setback for the tower

- 9 Storey
- Front setback: 1.5m + 6.4m
- Rear setback: 4 m podium
5.5 m tower
- Typical floor Area: 528 m²

2. PUBLIC REALM

Refer to Drawing Sheets A100 and A201 for Site Plan and Ground Floor Plan of the building.

Located on Argyle Street, between Bank Street and O'Connor Street, the building is situated close to main pedestrian and vehicular streets in Centretown.

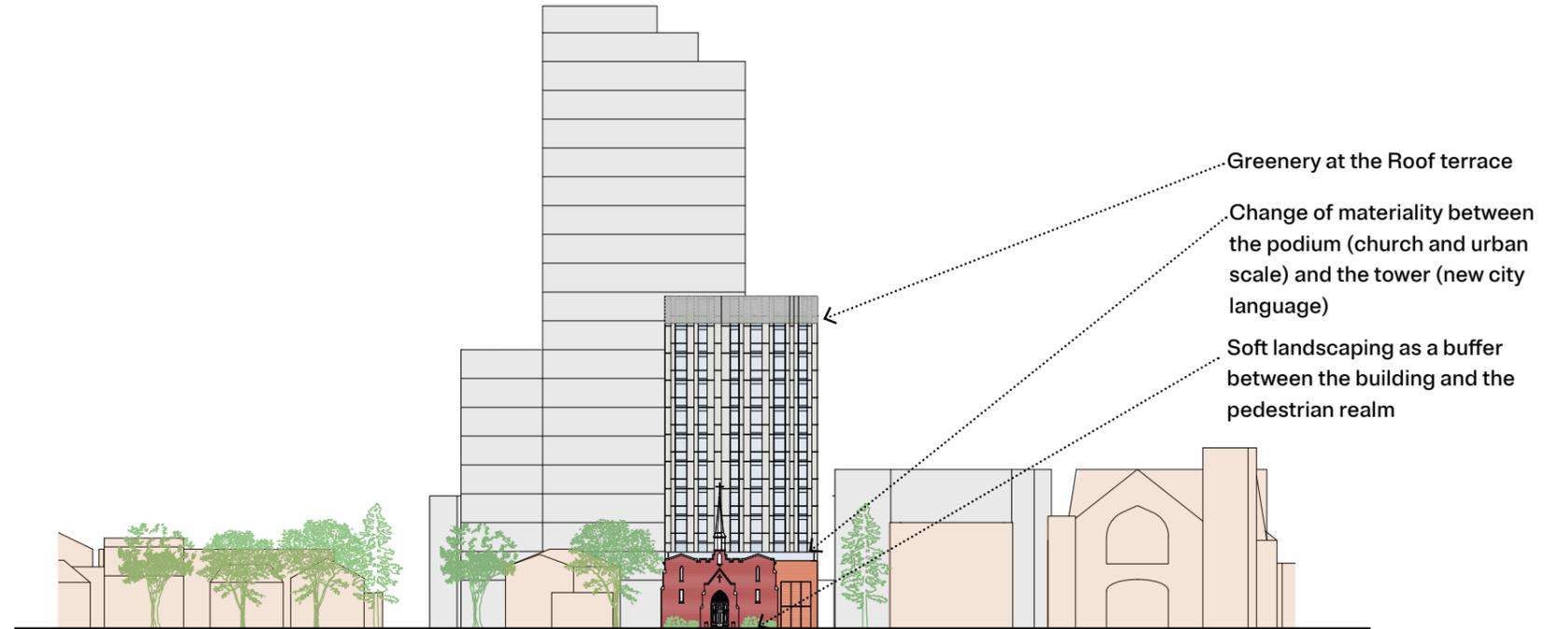
The building's primary connection to the pedestrian sidewalk is the rebuilt deconsecrated Church. The main entrance for the building is the rebuilt deconsecrated Church, which provides a connection from the street to the full building, at a smaller "human scale" than the overall building size. The building also retains the heritage charm of the façade with the existing Church window size and design.

On the north elevation, facing Argyle Street, the floor levels above the rebuilt Church step back, providing prominence to the historical design elements, and reducing the perceived height at the street level.

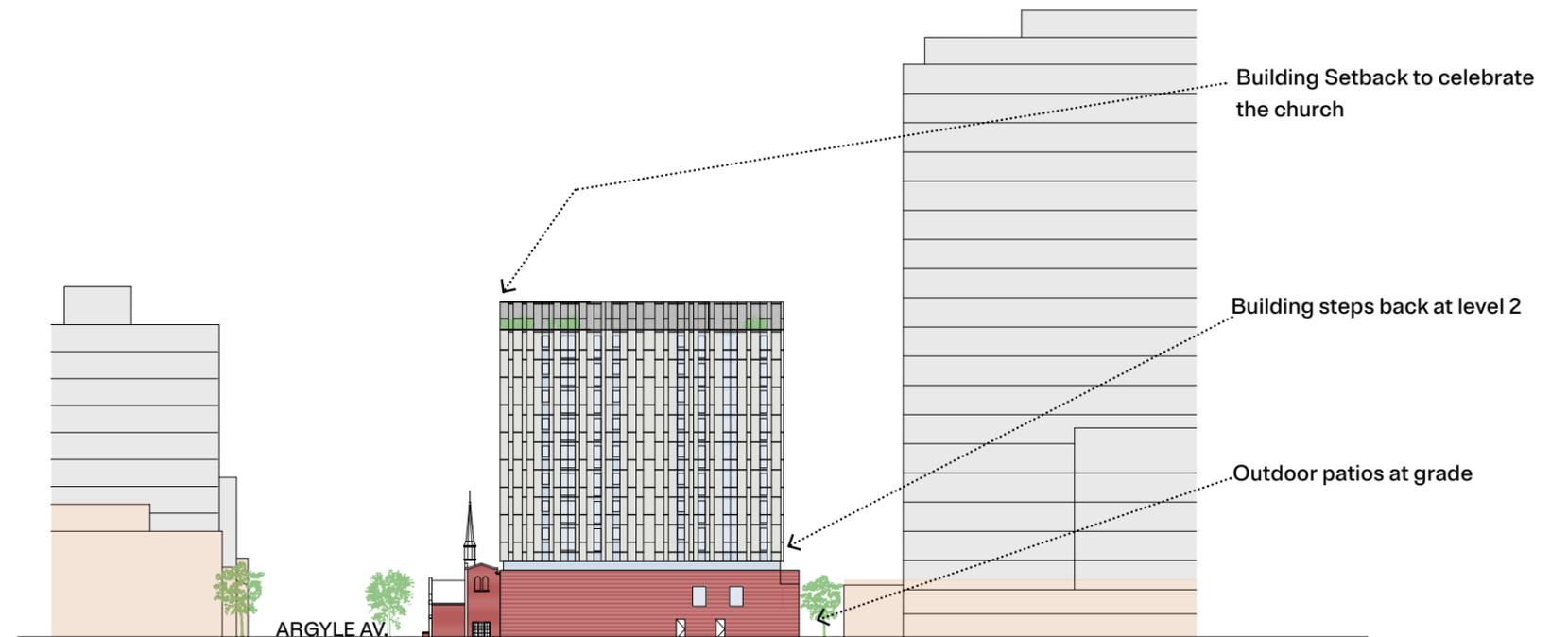
Above the rebuilt deconsecrated Church, the apartment building has a change of materials on the exterior façade.

While the focal point of the building at street level is the rebuilt exterior wall of the church, landscaping elements such as small trees, shrubs and soft landscaping will provide a physical buffer between the building and the pedestrian realm.

The rebuilt deconsecrated Church will be home to a wine bar, providing an internal location for public socializing and gathering.



Street section along Argyle Ave.



Street section along west side of the site



Street front view



Street view from the East side of Argyle Ave



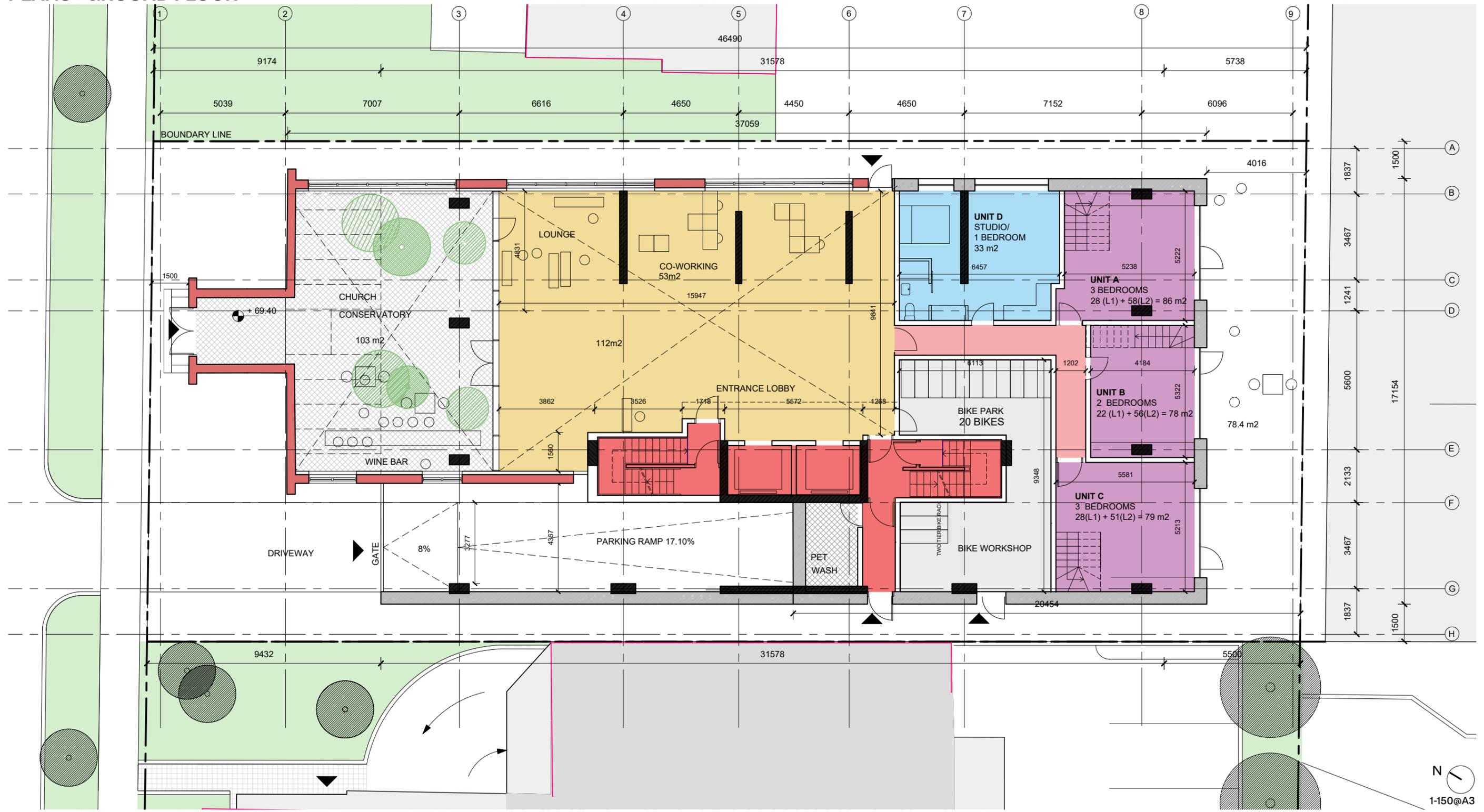
Street view from the west side of Argyle Ave

3. BUILDING DESIGN

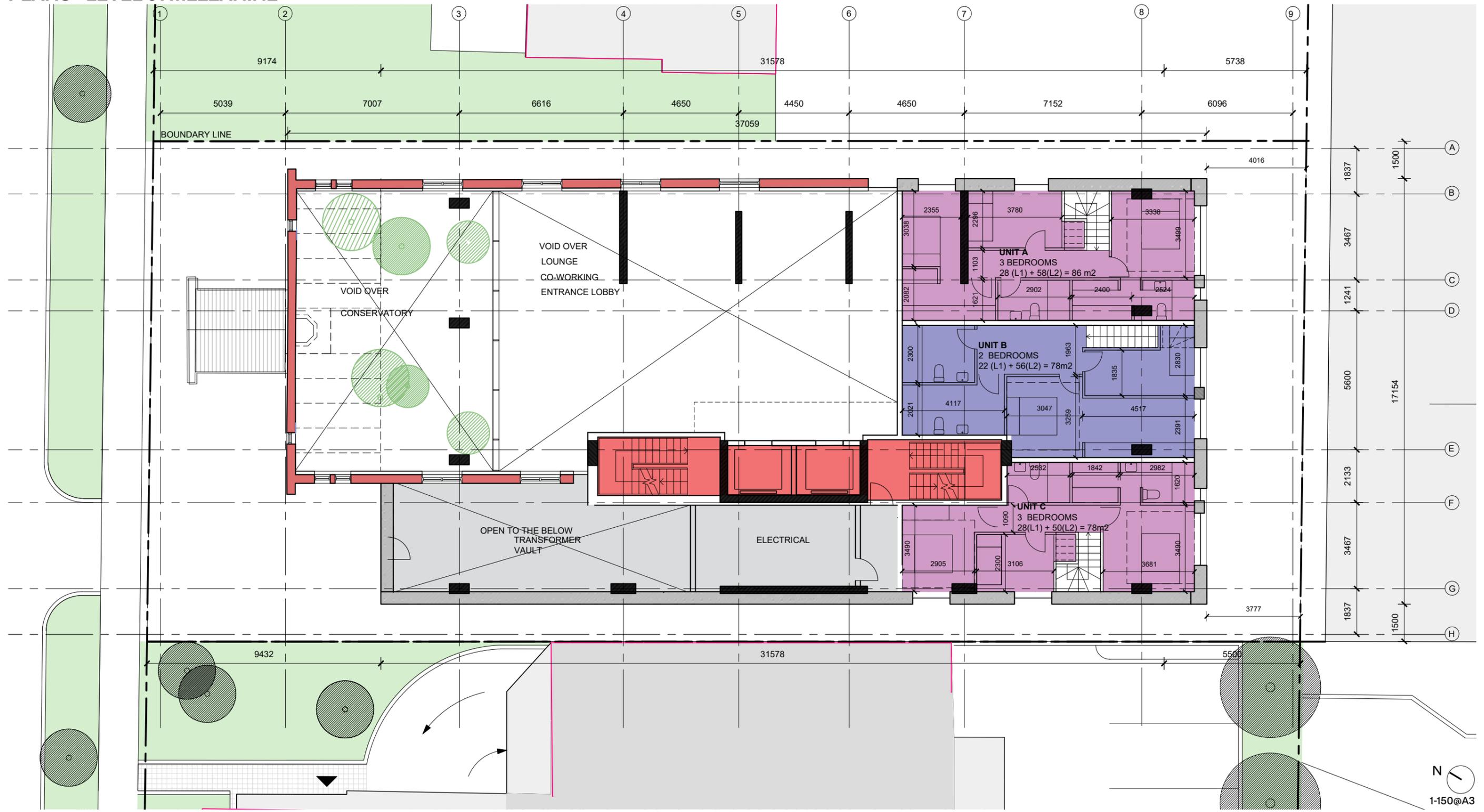
- This stretch of Argyle Avenue is characterised by a mix of two typologies; its original grain and scale of historic brick buildings, originally family dwellings and now a mix of uses; interspersed with more recent, larger apartment and office buildings of varying heights and materials and surrounded by open asphalt parking lots. Deciduous and evergreen trees line parts of the street.
- The proposal to rebuild the deconsecrated Church further forward on the property increases visibility of the Church from east and west approaches. The Church front doors will once more welcome the public to access a café or wine bar toward the street, and residents to access their lounge behind and apartments at the rear and above. A new, brick base continues the height and material of the Church as a rear extension, boosting the substance of the Church in its new context surrounded by larger buildings to the north, south and west of the site, as well as down the street to the east.
- Eight upper floors will be housed in a simple rectangular volume that transitions the scale between the seven-storey apartment building adjacent and the twenty-three-storey apartment building to the south. The proposed new apartments above step back at a greater dimension than the zoning setback requirement, providing a backdrop to the Church, its spire seen in silhouette from east and west approaches.
- The proposed upper volume is separated from the base by a continuous horizontal clerestory zone.
- The materiality of the proposed apartments is a “woven basket” comprising aluminium rails (the horizontal “warp”) and aluminium sheet (the vertical, active “weft”). The resulting texture softens the form, giving a simple industrial material more interplay with light and shadow; a familiar hand craft giving singularity and contributing to the neighbourhood. At the roof terrace, the façade continues with perforation to create a visually lighter ending or top, while providing some wind mitigation.
- Windows comprise intermittent vertical segments within the overall basket weave.
- The vertical circulation to the upper floors is located on the west boundary where several floors face the neighbouring apartment building at 258 Argyle Avenue.
- Internally, most north and south facing units enjoy open outlooks from living room windows. Windows facing east and west are mostly bedroom and bathroom windows. Windows to east-facing studio units are further setback, in case of a future mirror development.
- Rooftop amenities include an open-air roof terrace.
- At the brick podium, above the townhouses there will be a gym, with access from the lifts and main stair.
- The proposed garage door entrance to a vehicle ramp leading to basement parking is via a driveway between the Church and 258 Argyle Avenue, a seven-storey apartment building on the west boundary.
- A grass lawn and low planting contribute to the symmetrical landscape setting of the Church and provide some visual continuity with the lawn of the former Rectory to the east.

Refer to Drawing Sheets A100 for Site Plan, A201, A202, A203 and A204 Floor Plans, and A300, A301 and A302 for elevations and A400 for the section for detailing graphics.

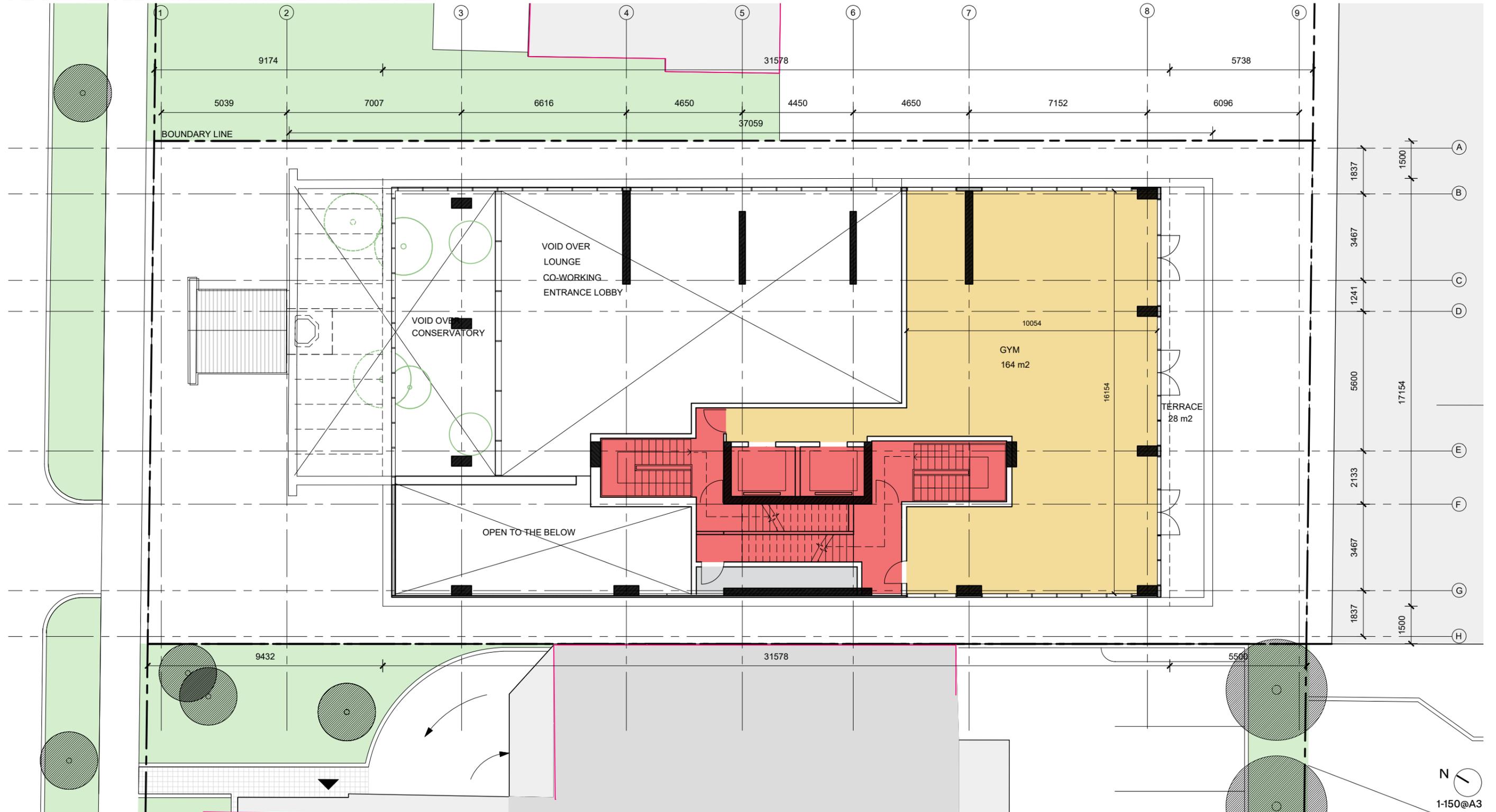
PLANS - GROUND FLOOR



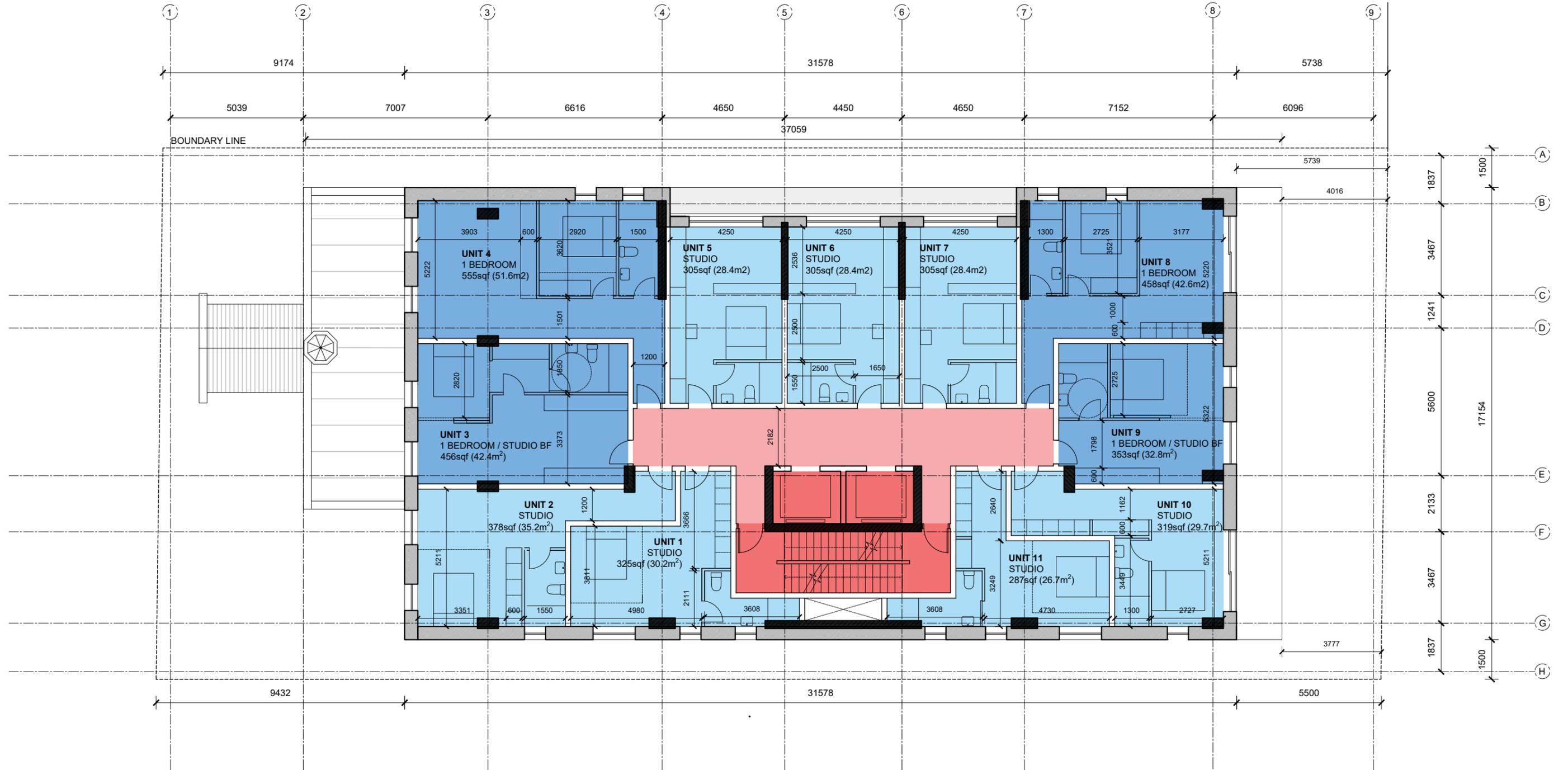
PLANS - LEVEL 01 MEZZANINE



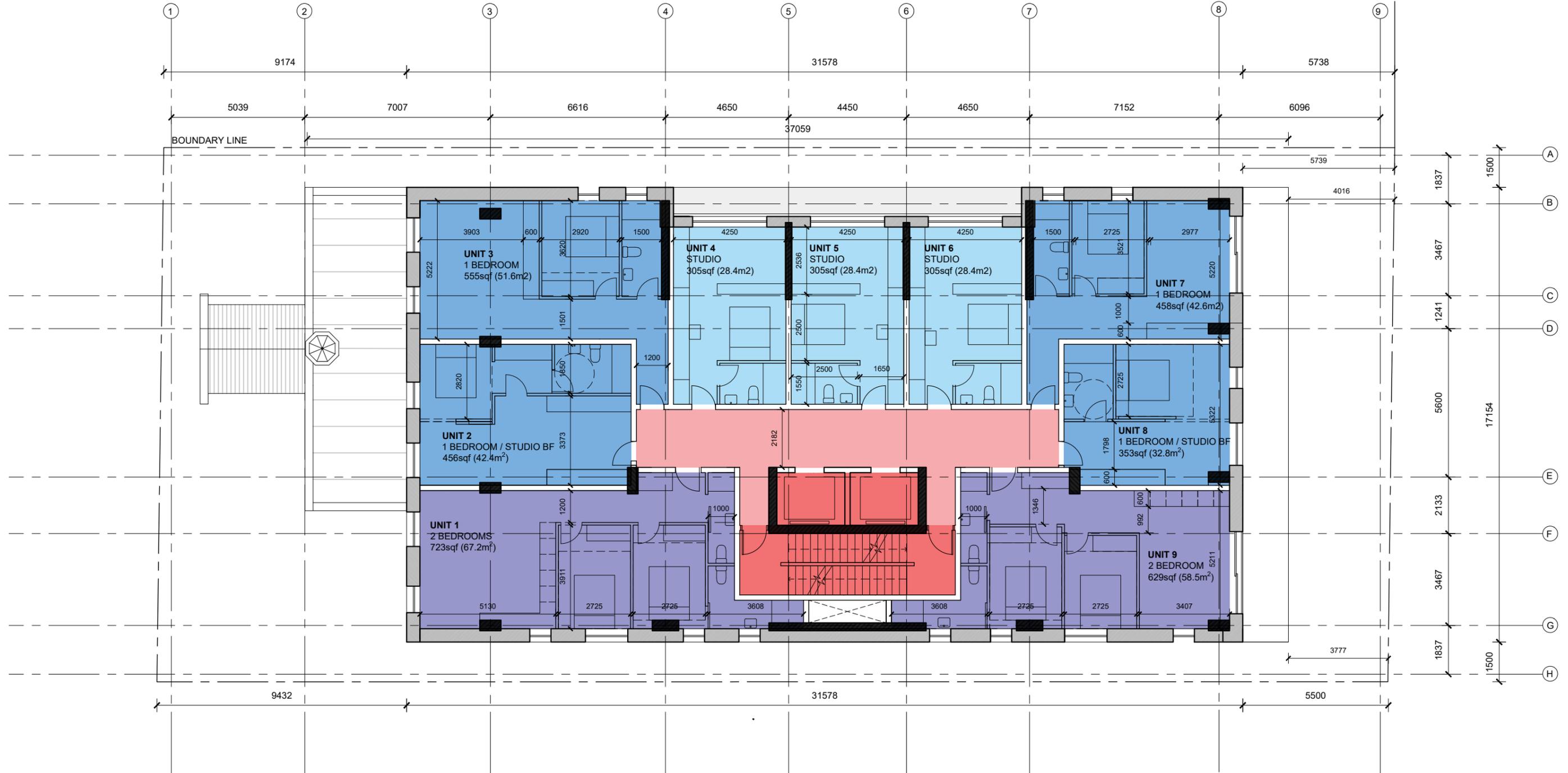
PLANS - LEVEL 01 MEZZANINE SECOND LEVEL



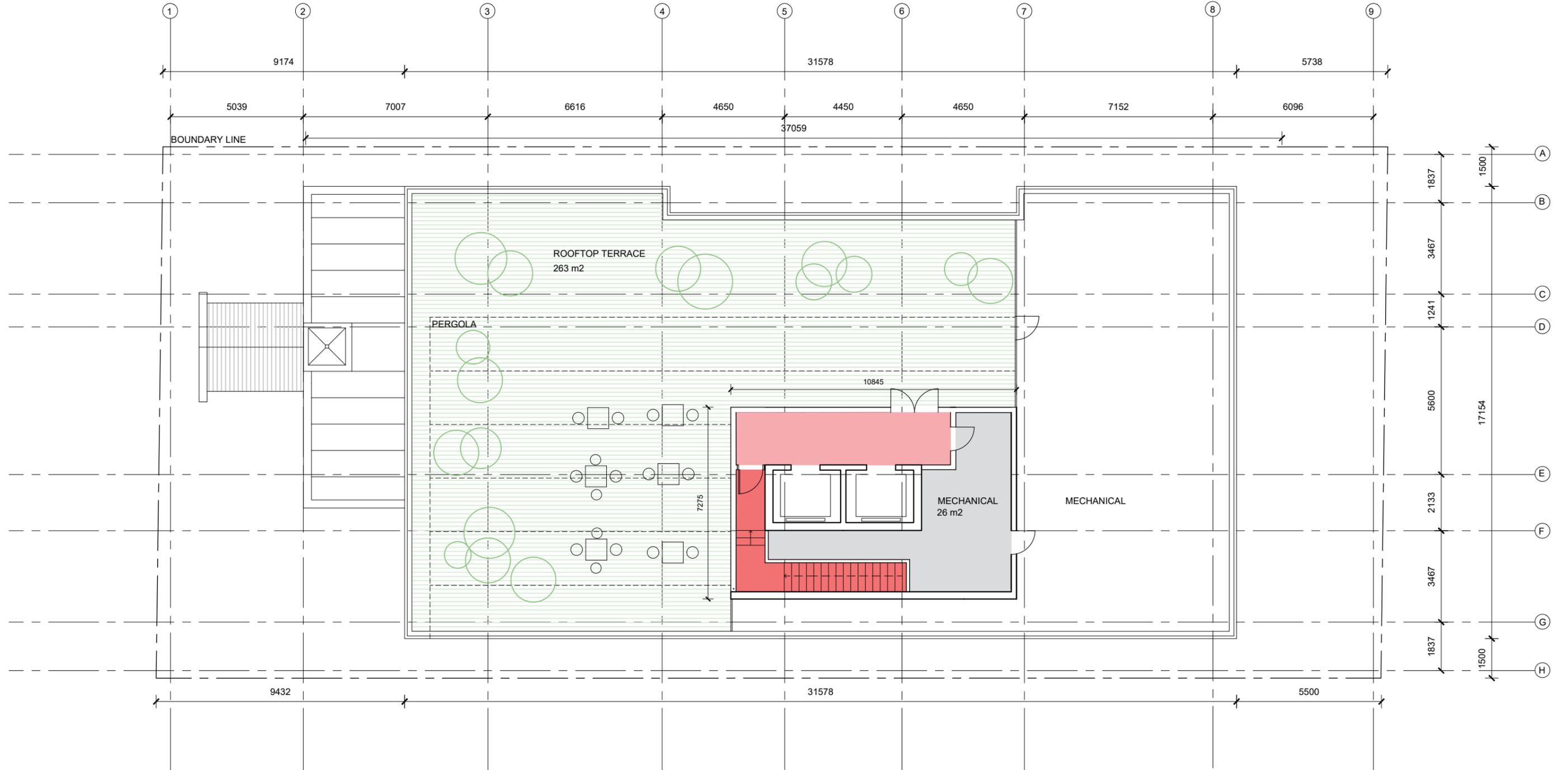
PLANS - LEVEL 02-05



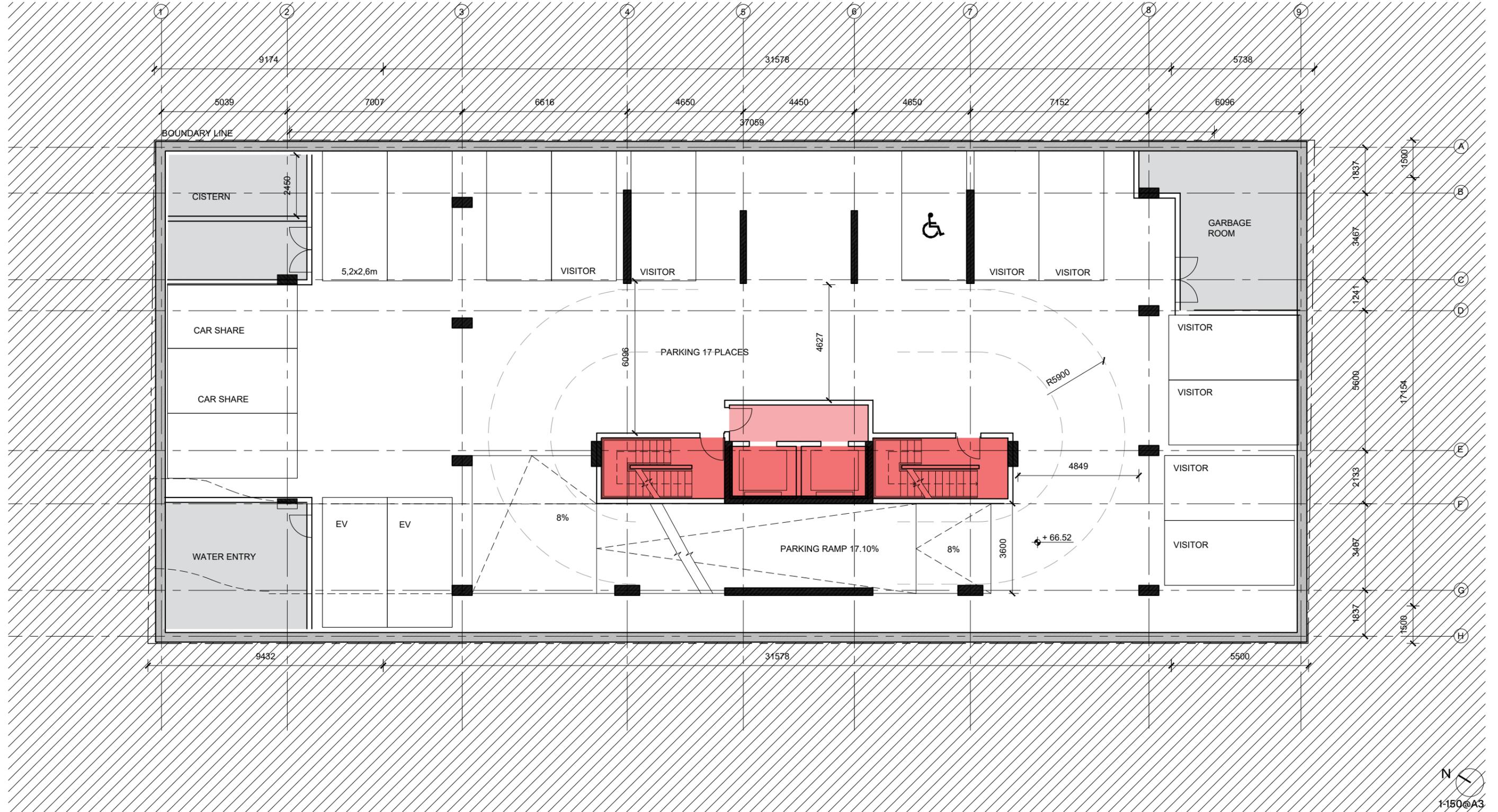
PLANS - LEVEL 06-09



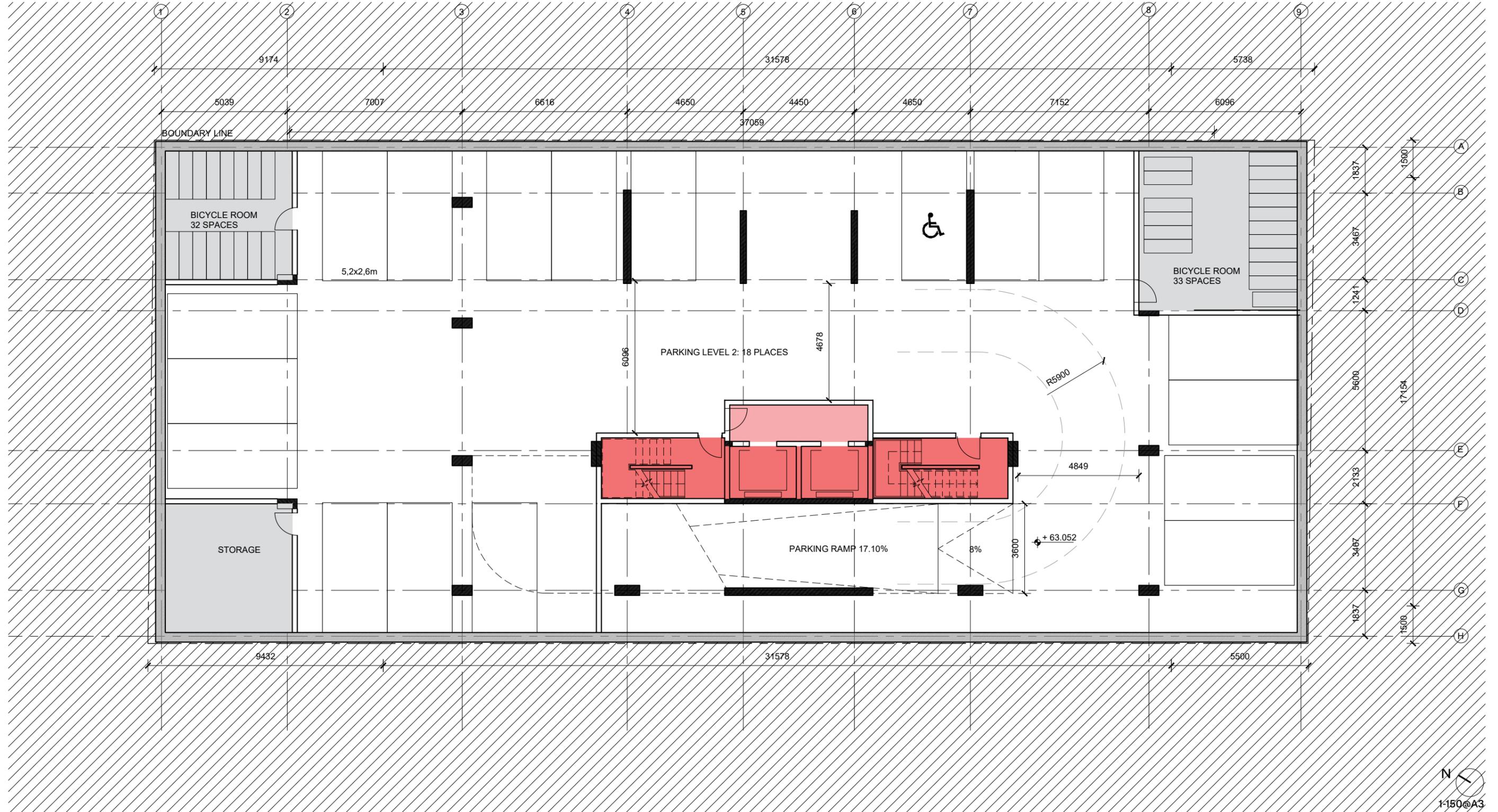
PLANS - ROOFTOP TERRACE



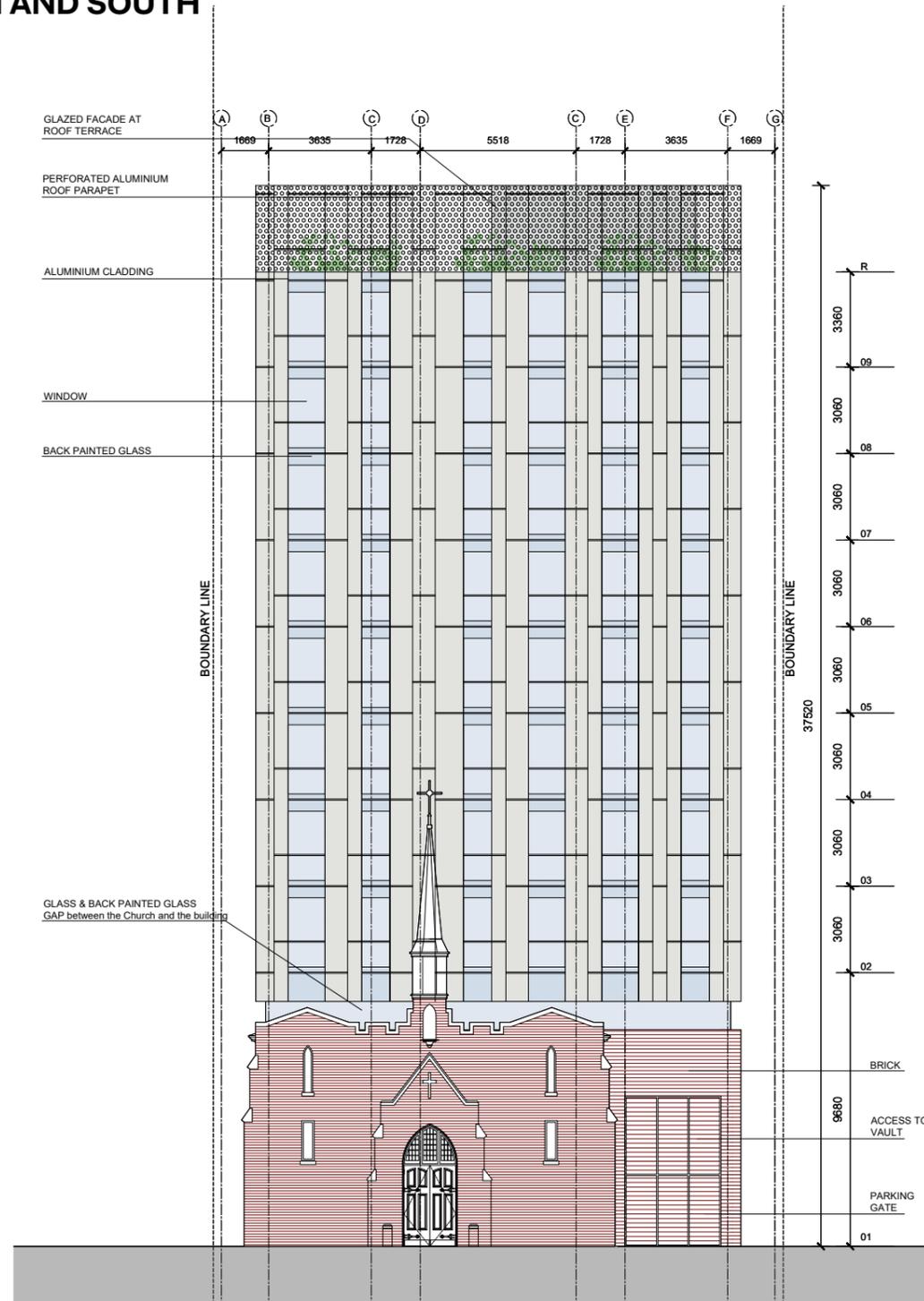
PLANS - BASEMENT 1



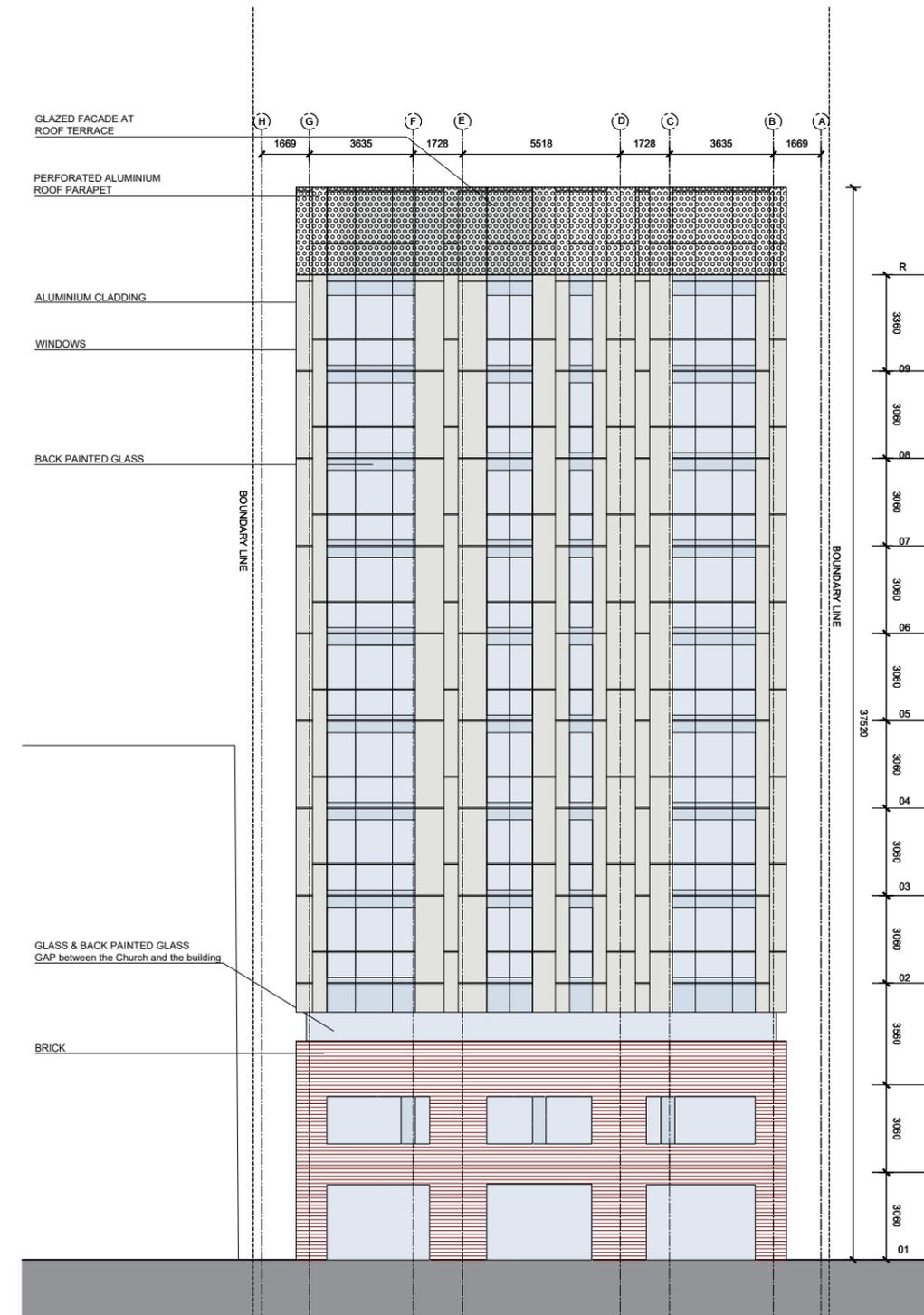
PLANS - BASEMENT 2



ELEVATIONS - NORTH AND SOUTH



1 NORTH ELEVATION
A300 1:100

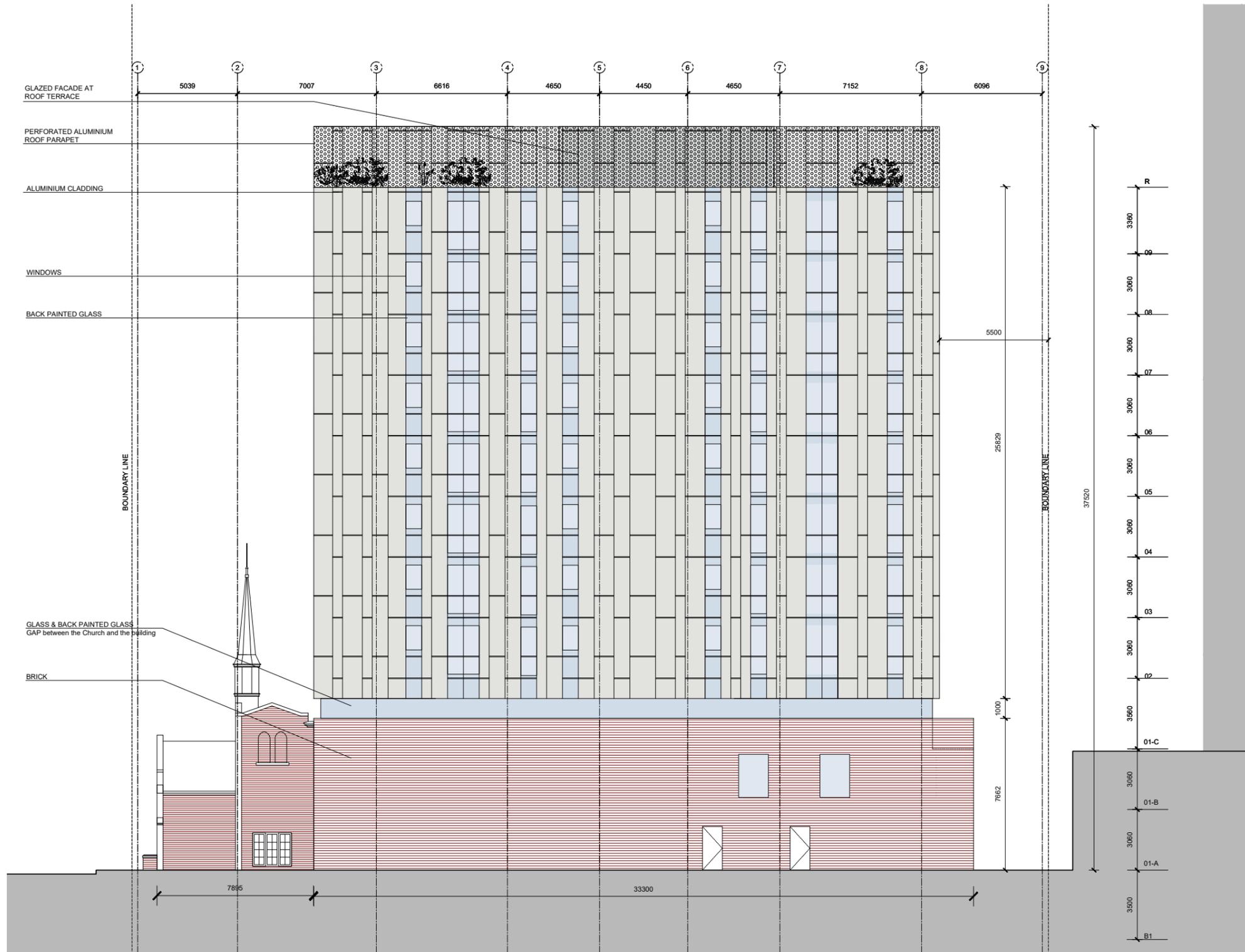


1 SOUTH ELEVATION
A300 1:100

ELEVATIONS - EAST



ELEVATIONS - WEST



4. SUSTAINABILITY

The following are some of the sustainable measures provided in this design:

- The building is targeting high level of sustainability including increased exterior insulation and high quality air membrane for reduce air leakage.
- Shared amenity space will reduce overall building area per person with associated reduction in embodied carbon and operating costs.
- Light colours on the roof surfaces will help reduce heat island.
- The location of the building close to main pedestrian streets and provision of on-site amenity space will provide residents with aspects of a walkable community.
- Convenient interior bike parking will provide residents with an alternative to car use.
- Re-use of exterior cladding elements of the deconsecrated Church reduces the materials destined for landfill.

5. HERITAGE

Refer to the heritage impact assessment prepared by Barry Padolsky Associates Inc. Urban Design and Heritage Consultant and by Commonwealth Historic Resource Management

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CSV ARCHITECTS



Appendix C: UDRP Recommendations as provided by UDRP coordinator

254 Argyle Avenue | Informal Pre-consultation | Zoning By-law Amendment & Site Plan Control Application | Azure Urban Developments, Spice Design, Novatech



Key Recommendations

- The Panel supports relocating the heritage building closer to the street.
- The Panel recommends an array of potential solutions to best integrate the heritage church into the proposed development.

- Consider retaining a smaller portion of the church in return for an enhanced overall design.
- The Panel recommends alleviating the building structure over the heritage component on the west side and the parking garage entrance.
- The Panel recommends the tower provide a built form and architectural expression that highlights the heritage as the jewel of the site.
 - Consider pursuing a darker material scheme that accentuates the heritage elements, particularly the church spire.
- The Panel has concerns with the livability of some units and their potential for limited sunlight if the adjacent property were to develop in a similar fashion.
 - Consider a minimum setback of 5.5m from the rear property line.
 - Consider notching the tower on the east elevation where the smaller units are located, and providing inset balconies, and/or orient the units to each have north or south facing windows.

Site Design & Public Realm

- The Panel appreciates the challenges presented by this site and the existing surrounding context.
- The Panel has concerns with the tight condition of the side and rear yard setbacks, particularly with regard to facing distances between side and rear yard units.
 - Consider the potential for replicability to develop on the adjacent lots, which would present an unfavourable condition for some units.
 - Consider a floorplan layout that provides all units with a north or south facing windows to future-proof against adjacent east lot potentially developing in a similar fashion.
- The Panel recommends providing a minimum setback of 5.5m from the rear property line, as a starting point, given the tight condition.
- The Panel suggests the biggest challenge for this site will be the rear and side yard setbacks, particularly with regard to ensuring there is ample natural light in the units.
- The Panel recommends setting back the east-facing studio units further.
 - Consider adding inset balconies to those east-side units, and providing larger windows to maximize natural light.
- The Panel appreciates the inclusion of two large trees on either side of the building entry.
 - Ensure the trees are tall species with high canopies in order to not hide the heritage feature of the church.

- Consider also providing street-trees in the boulevard space along Argyle Avenue.
- The Panel questions the need for below grade parking in this context, given the added costs it will have on the project.
 - Consider reducing the parking requirement significantly, and reallocating financial resources to other elements of the building design.
- The Panel recommends giving more consideration to how the building logistics and transportation/servicing components of the building will function.
 - Ensure sufficient planning for garbage access/pick-up, how move-in/out will function, and ease of accessibility.
- The Panel recommends ensuring the church front is aligned with the streetwall of the adjacent building to the west, approximately 2.5m setback from the north property line, rather than the currently proposed 1.5m setback.
 - Consider how it allows some breathing room and meaningful landscape to be kept.
- The Panel recommends further study of the rear yard condition to provide residents with a restful garden/patio space.
 - Consider adding trellises and vines to help mask the blank wall of the adjacent building to the south.
- The Panel recommends providing more of a ceremonial/historical landscape at the front of the building along Argyle Avenue.
- The Panel recommends exploring timber pergolas rather than a steel structure on the rooftop amenity.
 - Consider how to best provide greenery and stormwater retention/management on the rooftop and reduce the heat island effect as much as possible.

Built Form & Architecture

- The Panel appreciates the studies and design process included in the presentation material.
- The Panel appreciates the applicants preserving the heritage resource and understands the difficulties that come with this narrow site.
- The Panel supports having the piloti expression on the west side of the building.
- The Panel recommends pursuing a more simplified and noble material palette/colouration, that ensures the building is background to the heritage church and does not detract from the heritage qualities.
- The Panel recommends retaining/rebuilding a smaller portion of the heritage church.

- Consider forgoing the retention of the church sidewalls, and retaining primarily the front portion of church/conservatory element.
- The Panel strongly supports the idea of turning that front portion of the retained heritage into a conservatory space with ample natural light.
- The Panel has concerns with retaining the whole footprint of the church given the high cost.
 - Considering that the heritage building will not remain in situ with this development and the sidewalls of the church will be straddled by the new addition, explore retaining a smaller front portion of the heritage building and reallocating the cost savings into other aspects of the design.
- The Panel supports the 9-storey building height in this context.
- The Panel recommends pursuing a simple architectural expression.
 - Consider a tripartite of three simple bays with quiet architectural expressions to ensure the building acts as a background elevation to the church façade.
 - Consider an architectural expression of brise-soleil patterns on the east and west elevations.
 - The Panel appreciates the overall design direction of the architecture.
- The Panel has concerns with the white spire of the church losing its prominence in the grey brick colouration studies (page 56/60).
 - Consider pursuing a darker masonry material that provides a background contrast to highlight the church and its spire.
- The Panel recommends highlighting some of the older heritage elements of the building with glass vitrines, amplifying the difference between what is old and what is new.
 - Consider potentially 'calling out' the original location of the church in some manner.
- The Panel recommends the applicants pay close attention to the finer details of the project and the integration with the heritage component as they will be key to the overall success of the proposal.
- The Panel has concerns with the way in which the proposed building meets the ground and straddles the church.
 - The Panel suggests potentially having the building meet the church at its top on the west elevation, rather than coming down to grade.
 - The Panel appreciates the building overhanging the parking ramp on the east elevation.
- The Panel supports the tripartite architectural expression of the front façade, and the way in which it plays with the church facade.
 - The Panel recommends pursuing a darker grey masonry material and scheme, with articulated glass elements.

- The Panel has concerns with the use of colour on the east and west elevations, as the front façade presents a more poised and muted architectural expression.
 - Explore ways of subtly integrating colour with a poised and muted expression on the east and west elevations.
- The Panel has concerns that the current proposal appears to entomb the heritage church.
- The Panel supports the conservatory element being proposed and recommends building on that idea and ensuring enough glazing is provided to allow for natural lighting into the conservatory area.
- The Panel suggests exploring only retaining the front portion of the church building and recalling the past heritage through other elements within the building.
- The Panel recommends potentially recalling the heritage façade shape in the development and design of the building's front façade.
 - Consider stepping in on either side to pick up on the idea of two lower wings and a taller middle section in the tripartite expression.
- The Panel recommends retaining the heritage church up to gridline 2 on the ground floorplan (page 43), and not beyond.
- The Panel recommends any structural requirements for the building above the church to be situated within the building envelope, rather than enveloping/entombing it.
 - For example, the intersection of gridlines D and 1, recommend bringing the tower column back completely within the heritage church, so as to not overbear it.
- The Panel appreciates the use of bay windows in the front façade.
- The Panel recommends either a notch or transition in the front elevation should be considered, to provide a gentle background to the heritage component.
 - Consider potentially providing a glazed gap between the church component and the tower component to help delineate them more deliberately.
- The Panel recommends treating the top two floors in a different manner, in order to provide more of a tower top element.