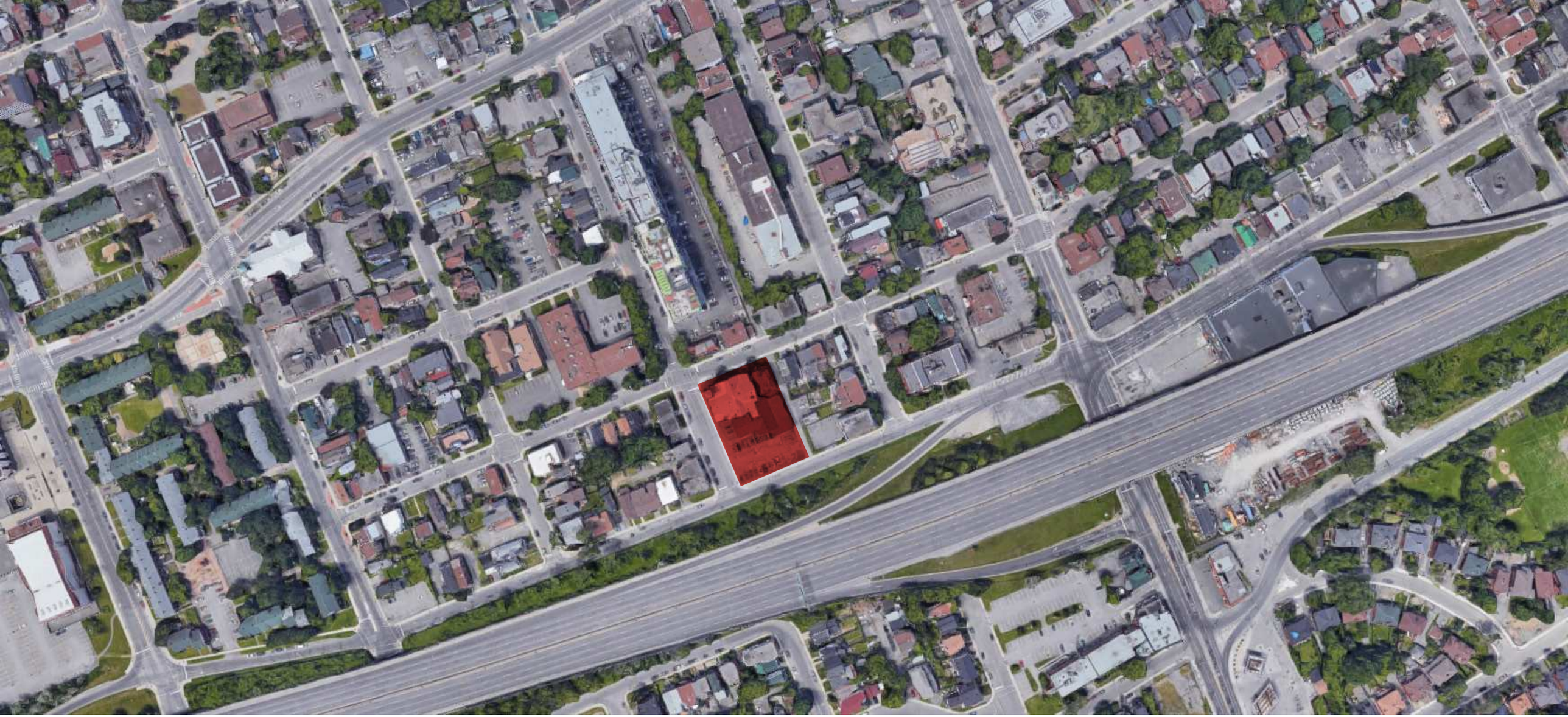

WINDMILL

384 ARLINGTON AVENUE - DESIGN BRIEF

OTTAWA | ONTARIO

SEPTEMBER 18TH 2023 | 12 805

NEUF | FOTENN Planning + Design | windmill

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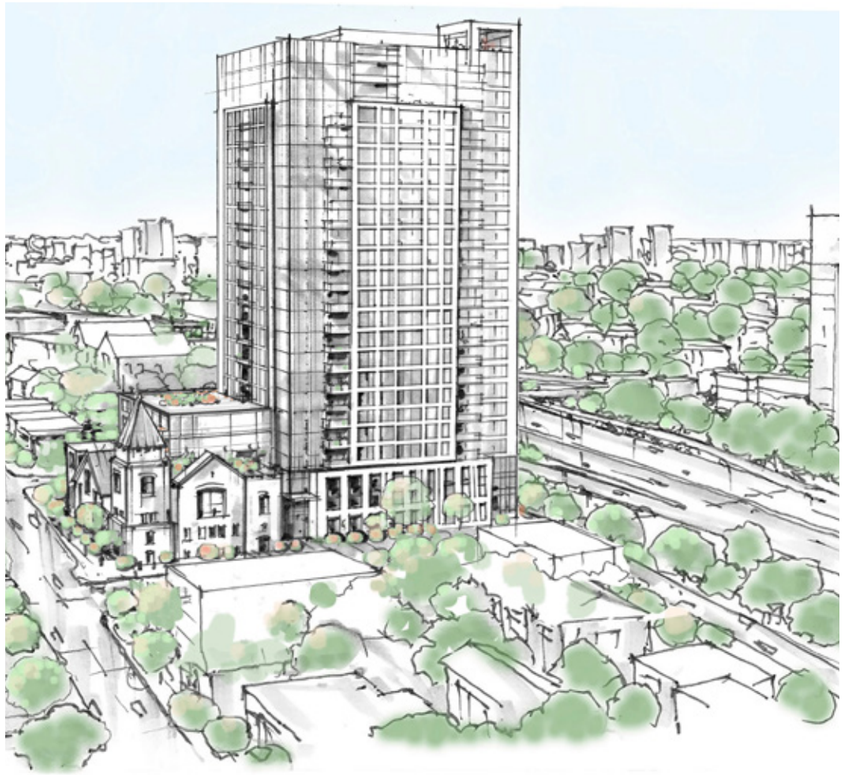


VISION

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

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

The project is mindful of its impact on three different scales: the street scale, the neighborhood scale, and the highway scale. On the pedestrian scale, the project uses multiple setbacks and cohesive materiality to ensure that the pedestrian is provided visual interest while not being overwhelmed. The project's position near the highway causes high visibility, which has influenced the project's facade and design, causing the tower to be pushed back. The project's massing employs a stepping strategy guided by the three scales using different corresponding heights, allowing for a more blended and gradual increase in height. The proposal aims to create a strong link between the building's interior and exterior, visually supported by the use of clear glass on the ground floor. The building includes a roof terrace which provides an accessible, open, and public outdoor area that enriches the urban experience. The urban farm provides more community outdoor space which encourages healthy lifestyles and sustainability.

PROPOSAL FOR SITE PLAN APPROVAL

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

FIRE TRUCK ACCESS

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

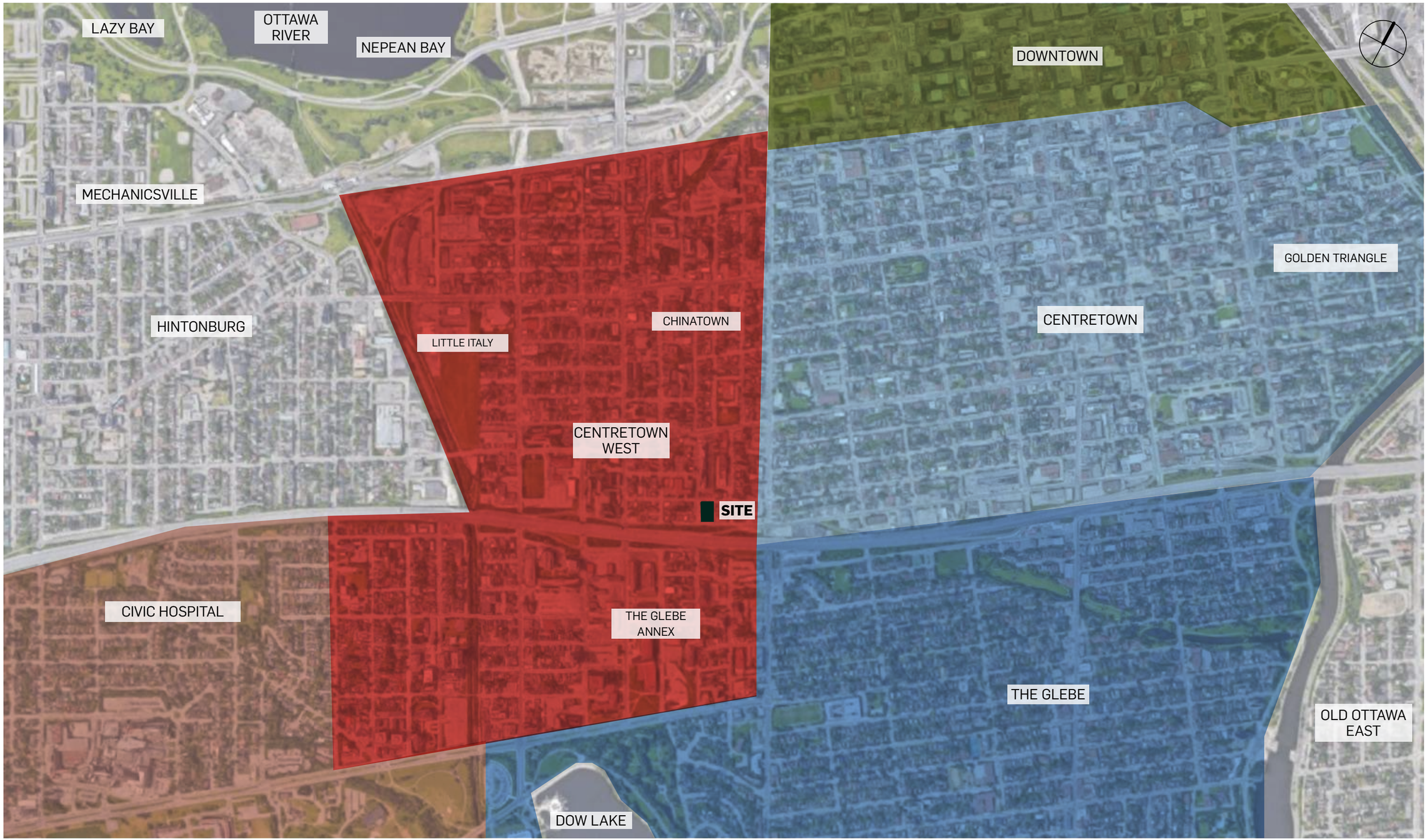
SURROUNDING CONTEXT

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

1

SITE

CONTEXT


LAZY BAY
OTTAWA RIVER
NEPEAN BAY
DOWNTOWN
MECHANICSVILLE
GOLDEN TRIANGLE
HINTONBURG
CHINATOWN
LITTLE ITALY
CENTRETOWN
CENTRETOWN WEST
SITE
CIVIC HOSPITAL
THE GLEBE ANNEX
THE GLEBE
OLD OTTAWA EAST
DOW LAKE

10 Guiding Principles

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

URBAN EQUATION

Big Moves

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

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

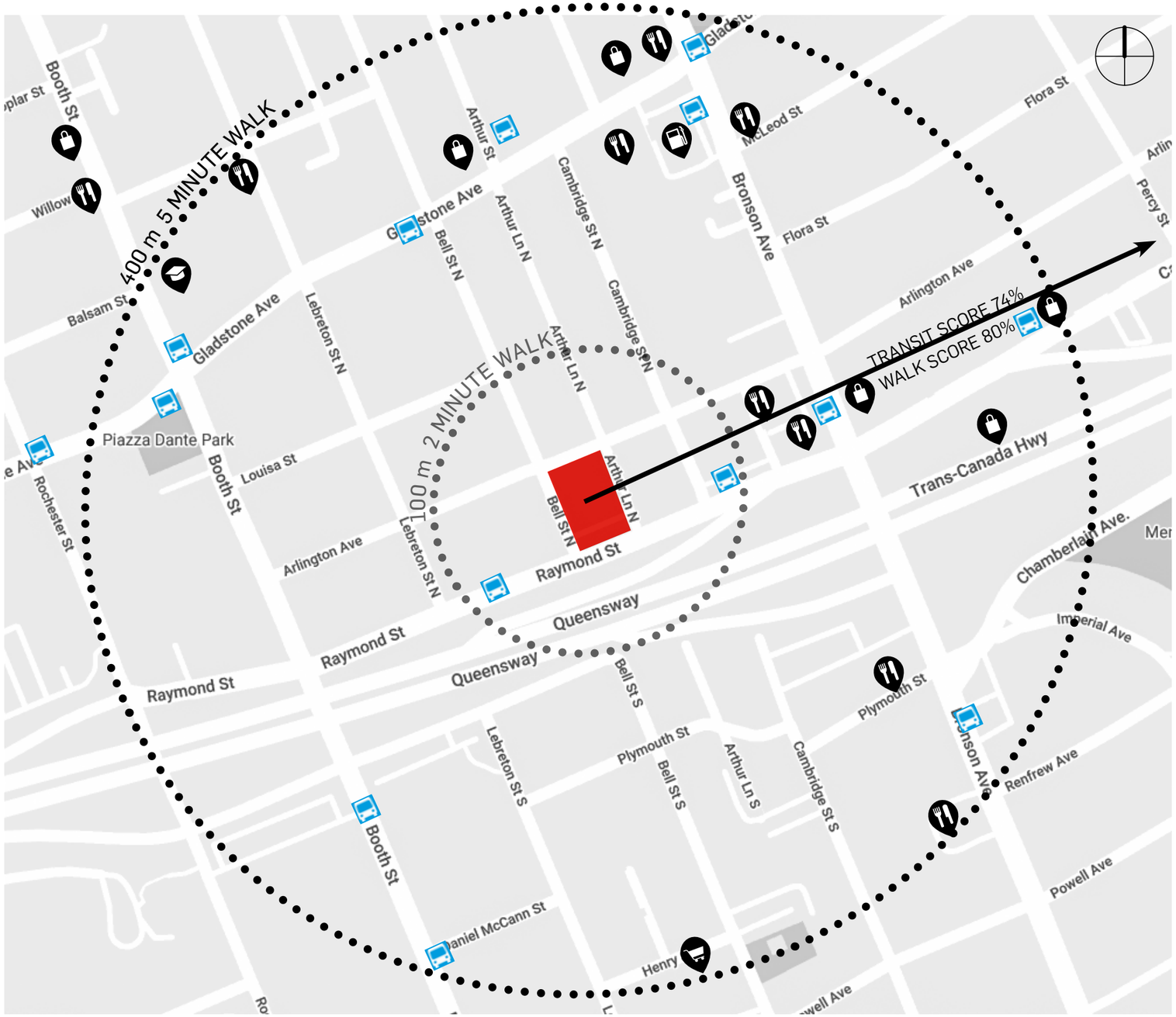
2. Zero Carbon Living
   - On-site geothermal energy
   - Solar generation (BIPV) on South and West facades
   - Air filtration reduction
   - Lower emission concrete
   - Bio-based materials
   - Sewage heat recovery

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

AERIAL VIEW

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

LOCALISATION



TRANSIT

SCHOOL

SHOP

RESTAURANT

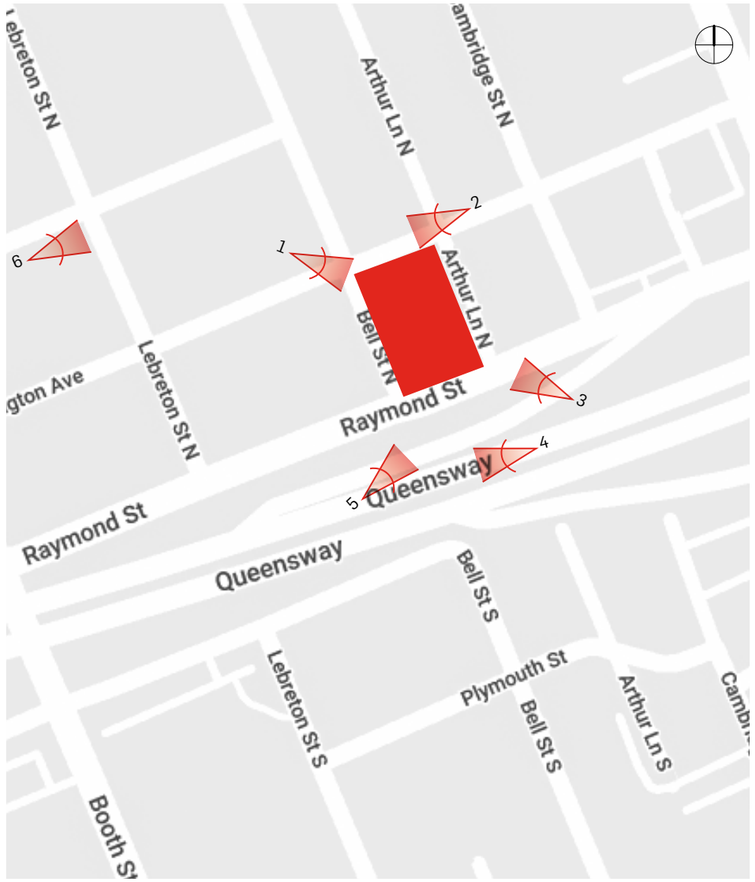
GAS STATION

HOTEL

GROCERY STORE

1 - Site

SITE PHOTOS


Arthur Ln N
Bell St N
Arthur Ln N
Raymond St
Queensway
Raymond St
Queensway
Bell St S
Lebreton St S
Plymouth St
Bell St S
Arthur Ln S
Lebreton St N
Booth St
1
2
3
4
5
6


1


4


2


5


3


6

BIRD'S EYE VIEW - ARTHUR LANE TO RAYMOND

BIRD'S EYE VIEW - ARTHUR LANE TO ARLINGTON

STREET VIEW - ARTHUR LANE FROM ARLINGTON

STREET VIEW - ARTHUR LANE FROM RAYMOND

2

URBAN REGULATIONS

PROPERTY GEOMETRY

Parcel Geometry

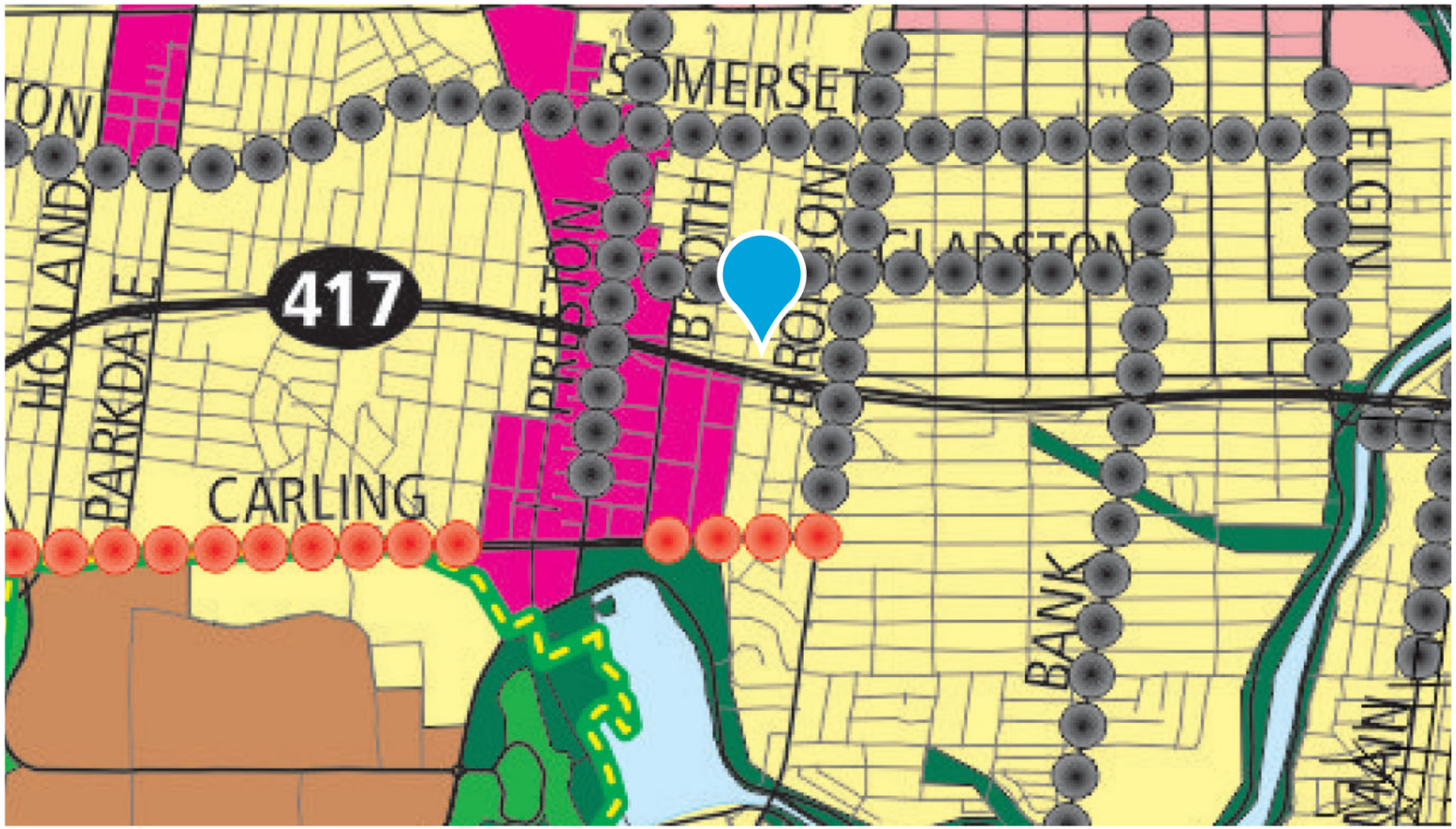
Select a property parcel on the map. The vertices will be labeled, and the dimensions and area of the parcel will be listed below. Zoom in on the map if the property parcels are not visible

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

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

Total Perimeter: 190.81 m (626.02 ft)

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

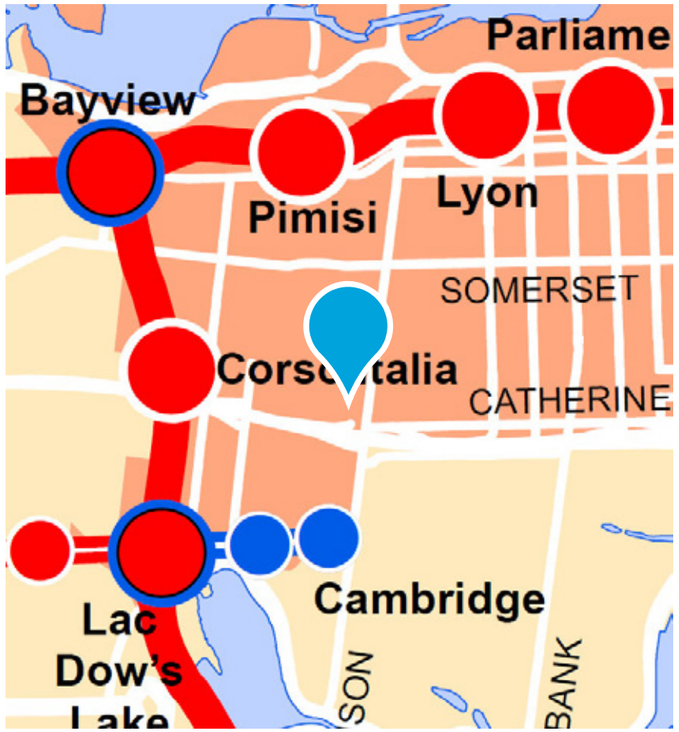


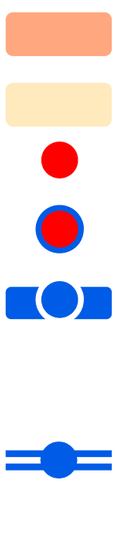
General Urban Area
Mixed Use Centre
Central Area
Major Open Space
Agricultural Research Area
Traditional Mainstreet
Arterial Mainstreet

2 - Urban regulations

/ Schedule B - Land Use Plan

NEW CITY OF OTTAWA OFFICIAL PLAN (2021)





Downtown Core

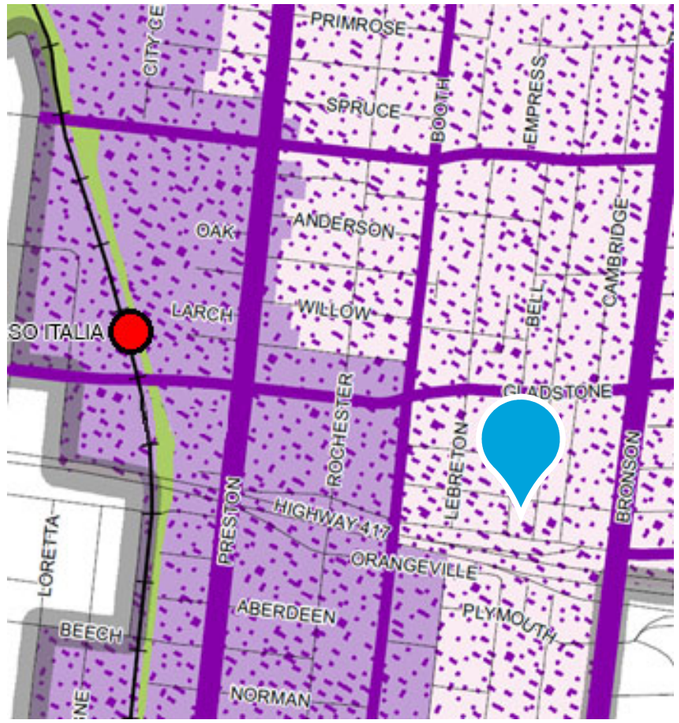
Inner Urban

O-Train Station

Transfer Station

Transitway - grade-separated

Transitway - at-grade



Hub

Neighbourhood

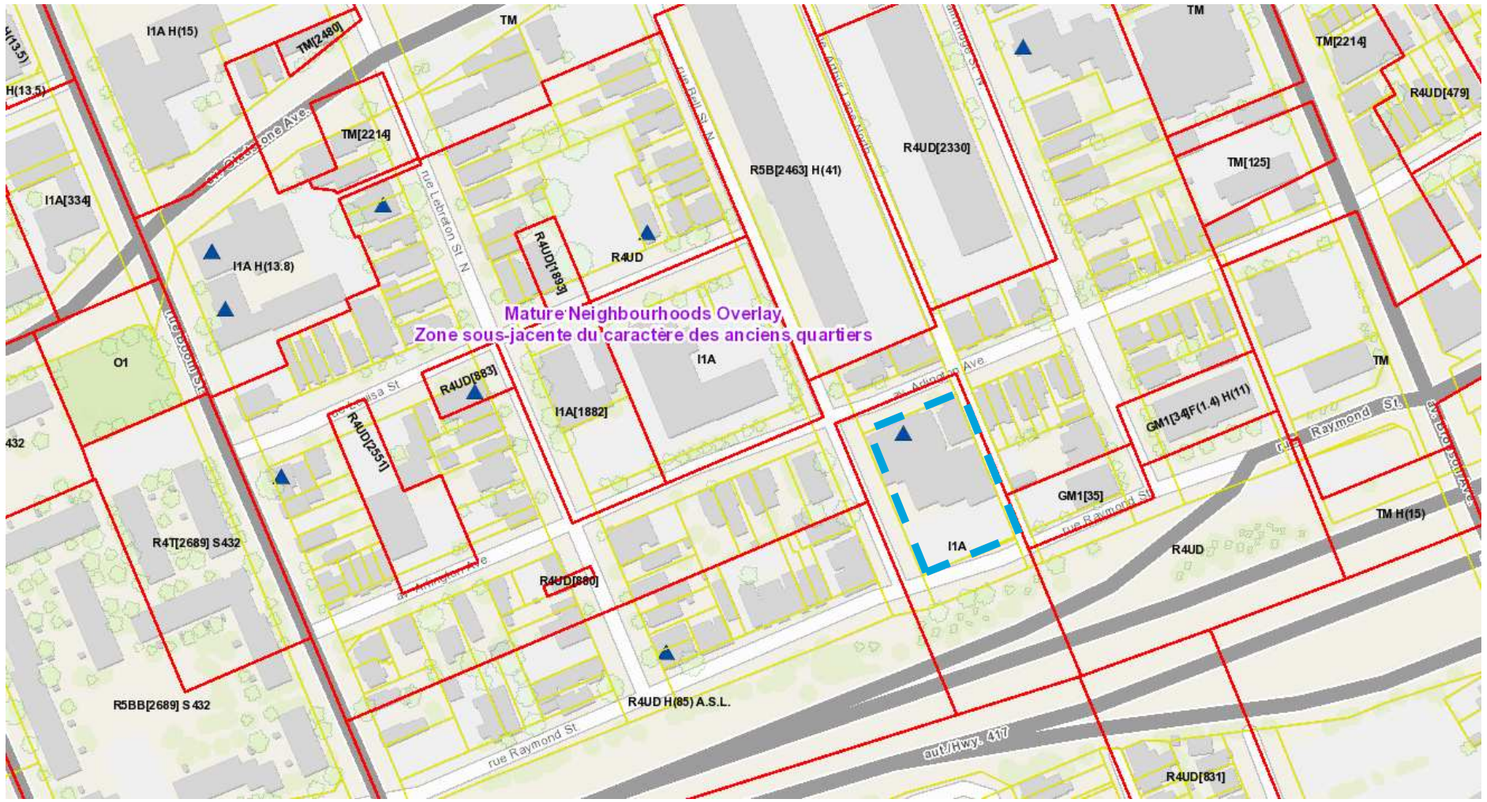
Corridor - Mainstreet

Corridor - Minor

Evolving Neighbourhood overlay

- Located in the Downtown Core Transect

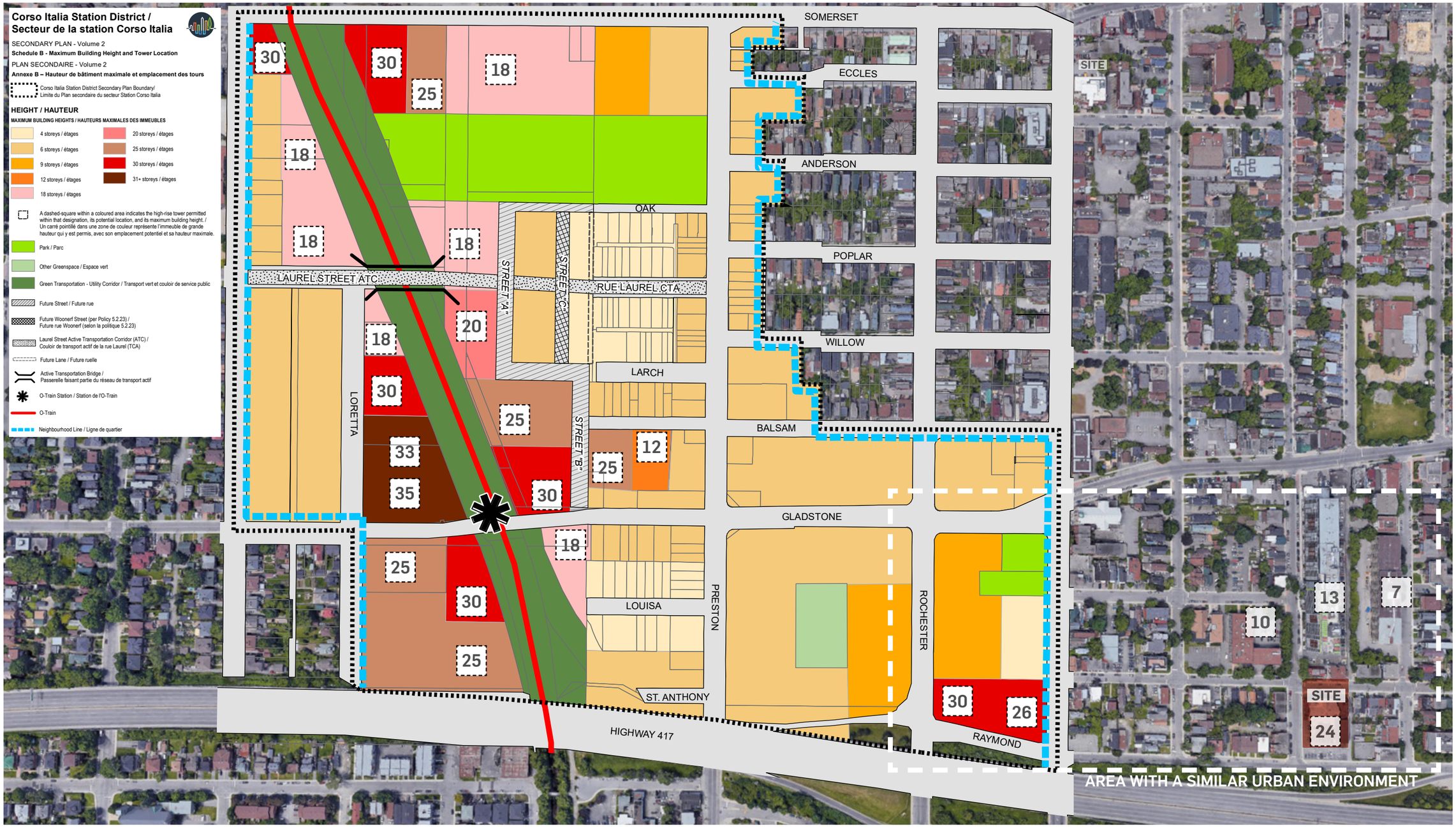
- Neighbourhood designation
- Evolving Neighbourhood overlay



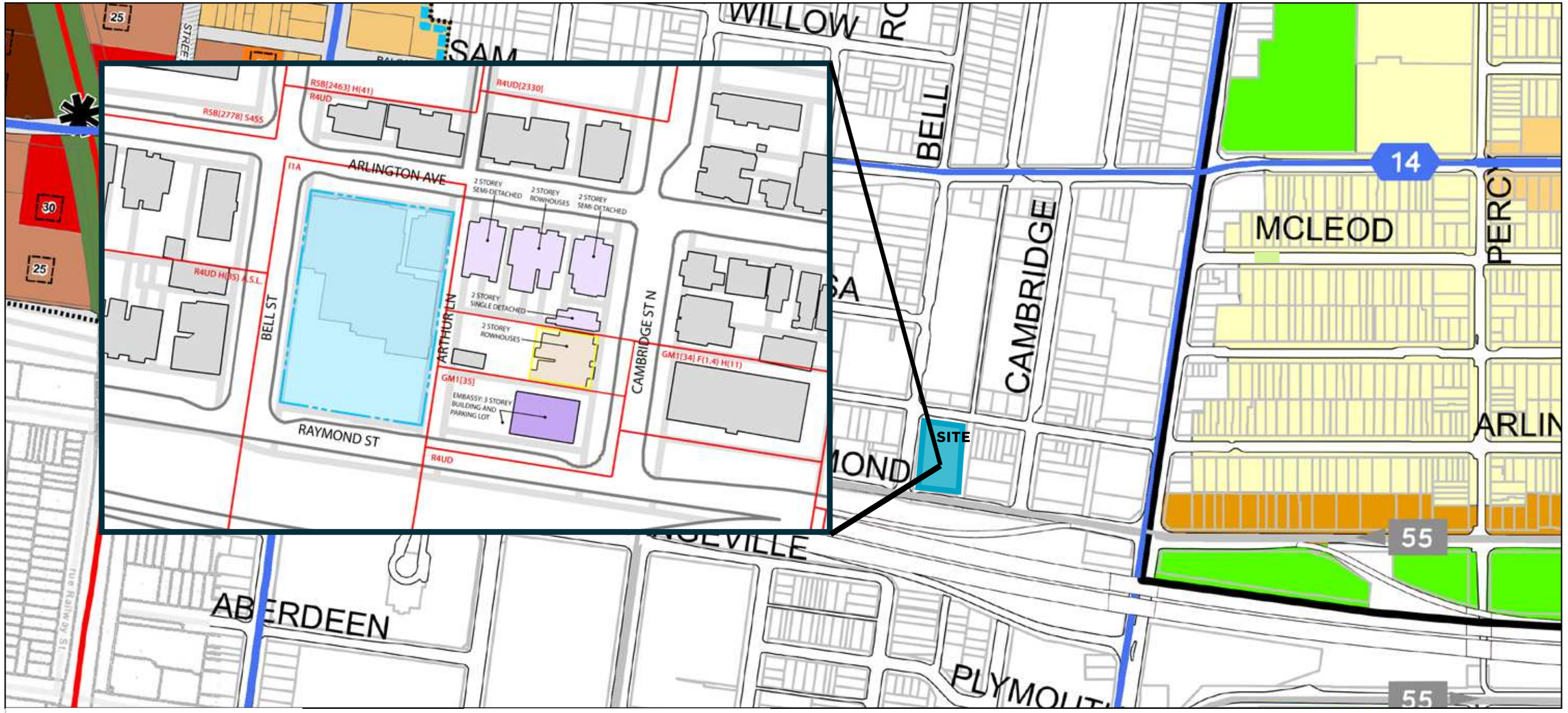
- Zoned Minor Institutional subzone A (I1A)
- On the Heritage register, but not designated
- Re-zone to Residential Fifth Density (R5) - seeking ZBLA

▲ Heritage register properties

APPROVED PROJECTS AND HEIGHTS



2 - Urban regulations



Corso Italia Station District / Secteur de la station Corso Italia

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

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

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

HEIGHT / HAUTEUR

MAXIMUM BUILDING HEIGHTS / HAUTEURS MAXIMALES DES IMMEUBLES

- 4 storeys / étages
- 6 storeys / étages
- 9 storeys / étages
- 12 storeys / étages
- 18 storeys / étages
- 20 storeys / étages
- 25 storeys / étages
- 30 storeys / étages
- 31+ storeys / étages

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

- Park / Parc
- Other Greenspace / Espace vert
- Green Transportation - Utility Corridor / Transport vert et couloir de service public
- Future Street / Future rue
- Future Woonerf Street (per Policy 5.2.23) / Future rue Woonerf (selon la politique 5.2.23)
- Laurel Street Active Transportation Corridor (ATC) / Couloir de transport actif de la rue Laurel (TCA)
- Future Lane / Future ruelle
- Active Transportation Bridge / Passerelle faisant partie du réseau de transport actif
- O-Train Station / Station de l'O-Train
- O-Train
- Neighbourhood Line / Ligne de quartier
- SITE
- BUS ROUTES
- ZONING

BUILDING MASSING

BUILDING MASSING

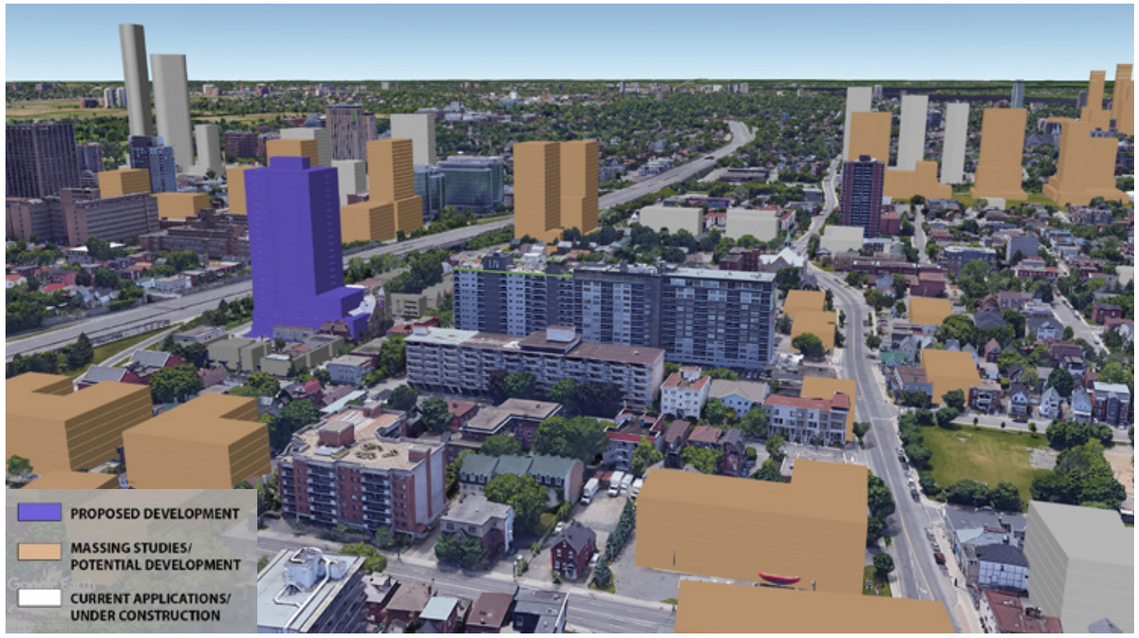
The proposed development is broken up into three volumes: the three (3) storey podium that defines the Arlington Avenue frontage, the middle, six (6) storey mass that is set back from the church, and the 24-storey tower that is set back from Arthur Lane. Locating the tower to the south provides a considerable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

Private terraces are proposed for the ground floor units facing Arthur Lane. These units will have access to a private patio and entrance, up to 5 meters from the property lane. This will soften the transition from the laneway to the development while also animating and creating a sense of place in the laneway.

The articulation and massing of the proposed development avoids overwhelming the pedestrian experience at ground level. At street level, the development is set back from the property line by 3.3 metres on Bell Street North, 2.5 metres on Arlington Avenue, and 5 metres on Arthur Lane. Increased stepbacks for the upper levels push the density further away from Arlington Avenue, with the six (6) storey mass set back 9.2 metres from Arlington Avenue and the 24-storey tower set back more then 22 metres from Arlington Avenue. The tower is pushed back 10 metres from the center of Arthur Lane and 12.9 from the center of Bell Street.


PROPOSED DEVELOPMENT
MASSING STUDIES/
POTENTIAL DEVELOPMENT
CURRENT APPLICATIONS/
UNDER CONSTRUCTION


PROPOSED DEVELOPMENT
MASSING STUDIES/
POTENTIAL DEVELOPMENT
CURRENT APPLICATIONS/
UNDER CONSTRUCTION

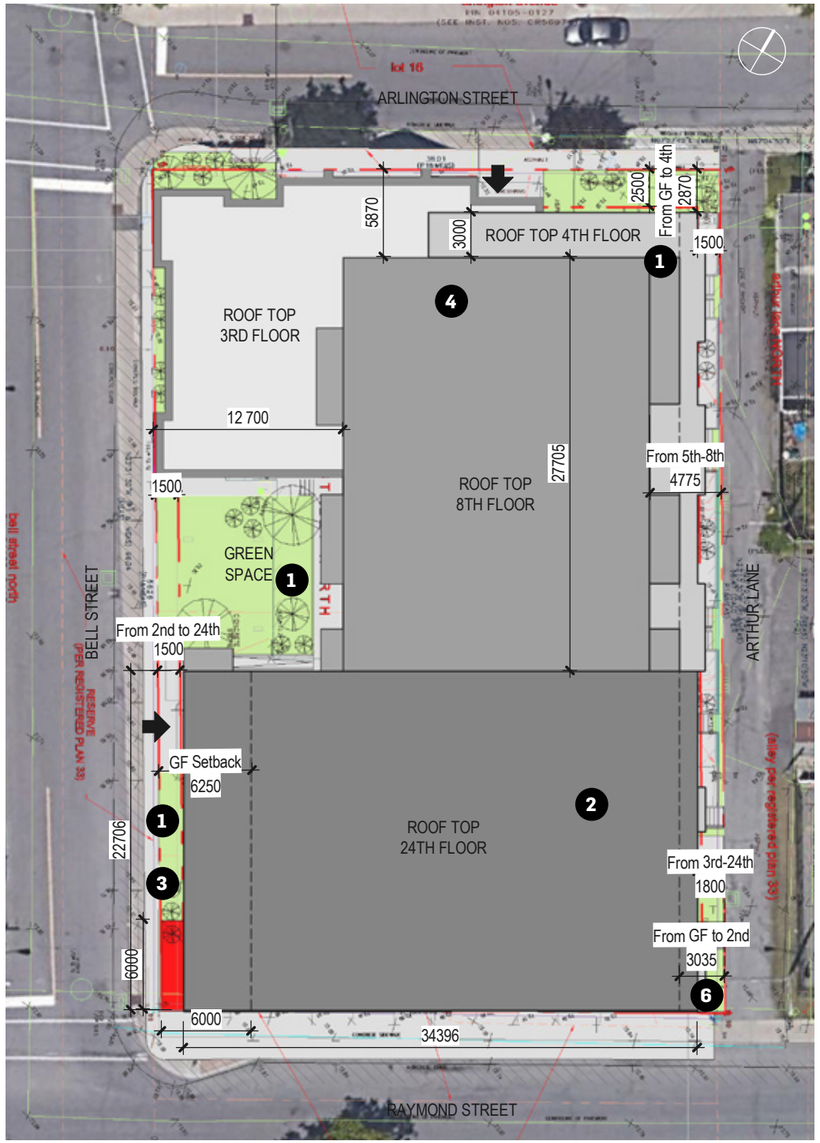

PROPOSED DEVELOPMENT
MASSING STUDIES/
POTENTIAL DEVELOPMENT
CURRENT APPLICATIONS/
UNDER CONSTRUCTION


Parkdale Ave
Gladstone Ave
30 storeys
26 storeys
Bronson Ave
Lyon St N
Kent St
Maximum 16
storeys
9+16 storeys shown
Highway 417
Lyon St S
Maximum 25
storeys
PROPOSED DEVELOPMENT
MASSING STUDIES/
POTENTIAL DEVELOPMENT
CURRENT APPLICATIONS/
UNDER CONSTRUCTION

DESIGN EVOLUTION - COMPARISONS

ZBLA SUBMITTED

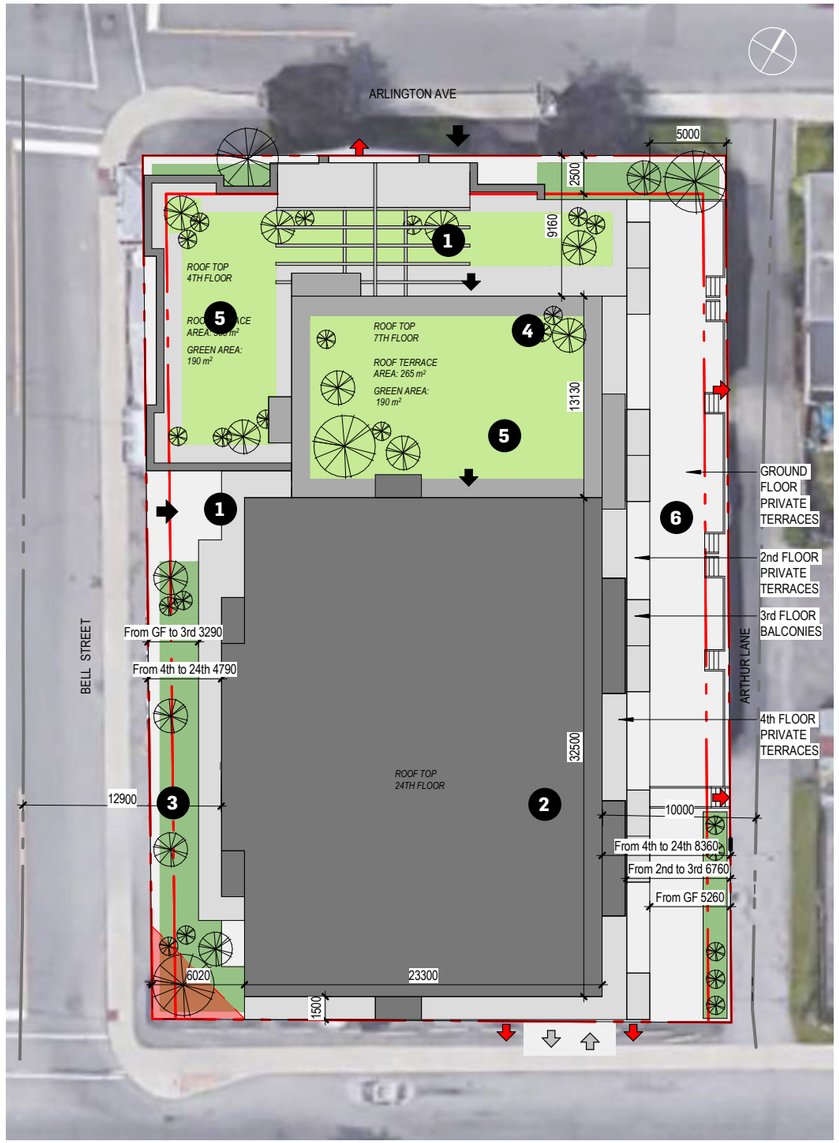
AUGUST 18TH 2022



1:400

RESUBMISSION DESIGN

SEPTEMBER 18TH 2023



1:400

1. SCULPTING THE PODIUMS AND TOWER TO HAVE A BETTER TRANSITION WITH THE SURROUNDINGS.

2. 90 DEGREES TOWER ROTATION PROVIDING +10M TOWER SETBACK FROM ARTHUR LANE AND BELL STREET.

3. REARRANGEMENT OF THE GREEN SPACES ON BELL STREET TO CREATE A LINEAR GREEN SPACE.

4. PODIUM HEIGHT IS REDUCED AND PUSHED BACK FROM ARLINGTON AVE.

5. IMPROVING THE GREEN TERRACES ON THE ROOF.

6. CREATING BIGGER GREEN TERRACES ON ARTHUR LANE.

2 - Urban regulations

ZBLA SUBMITTED

AUGUST 18TH 2022

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SEPTEMBER 18TH 2023

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6. CREATING BIGGER GREEN TERRACES ON ARTHUR LANE.

3

INSPIRATION & CONCEPT

384 ARLINGTON

DENSITY & INTERGRATION

Investigating mixed-use redevelopments with a focus on:

-The preservation and revitalization of existing church façades

- Dynamic communities

- Cultural spaces

INSPIRATIONS

ALEXANDER'S CHURCH
BOSTON

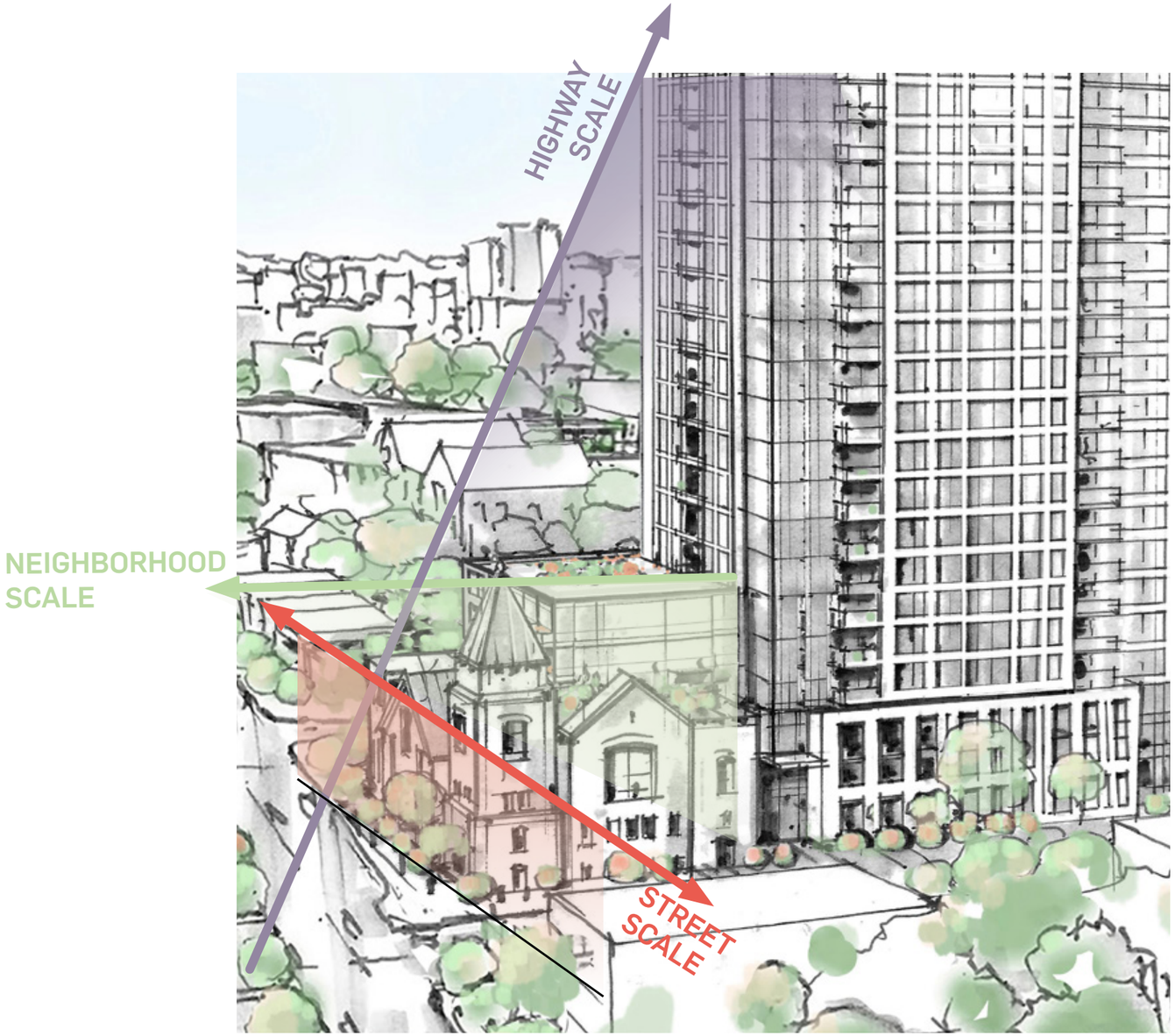
300 BLOOR WEST TOWER
TORONTO

ST. LUKE'S UNITED CHURCH
TORONTO

BLUE DIAMOND ON THE HILL CONDOS
FOREST HILL, TORONTO

CONOLLY HIGH-RISE PROJECT
HAMILTON, ONTARIO

BUILDING TRANSITION



BUILDING TRANSITION

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

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

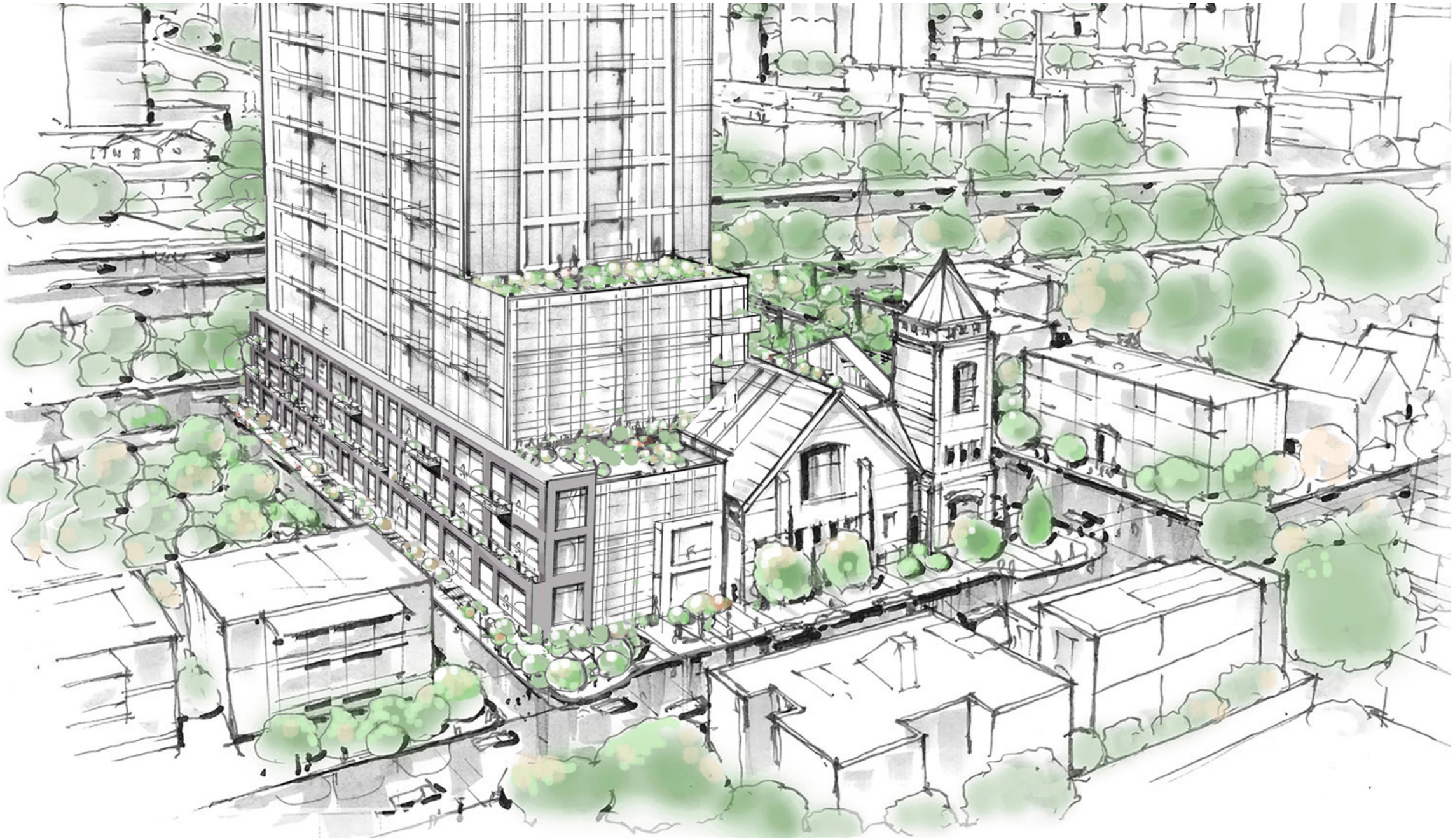
The building heights gradually increase as they move away from the church. Two of the church façades will be retained and incorporated into the three (3) storey podium at the northwest corner. The six (6) storey podium creates a transition into to the twenty-four (24) storey tower, which is positioned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

The three (3) storey mass is set back 3.3 metres from Bell Street, 2.5 metres from Arlington Avenue, 5 metres from Arthur Lane, and 0 metres from Raymond Street

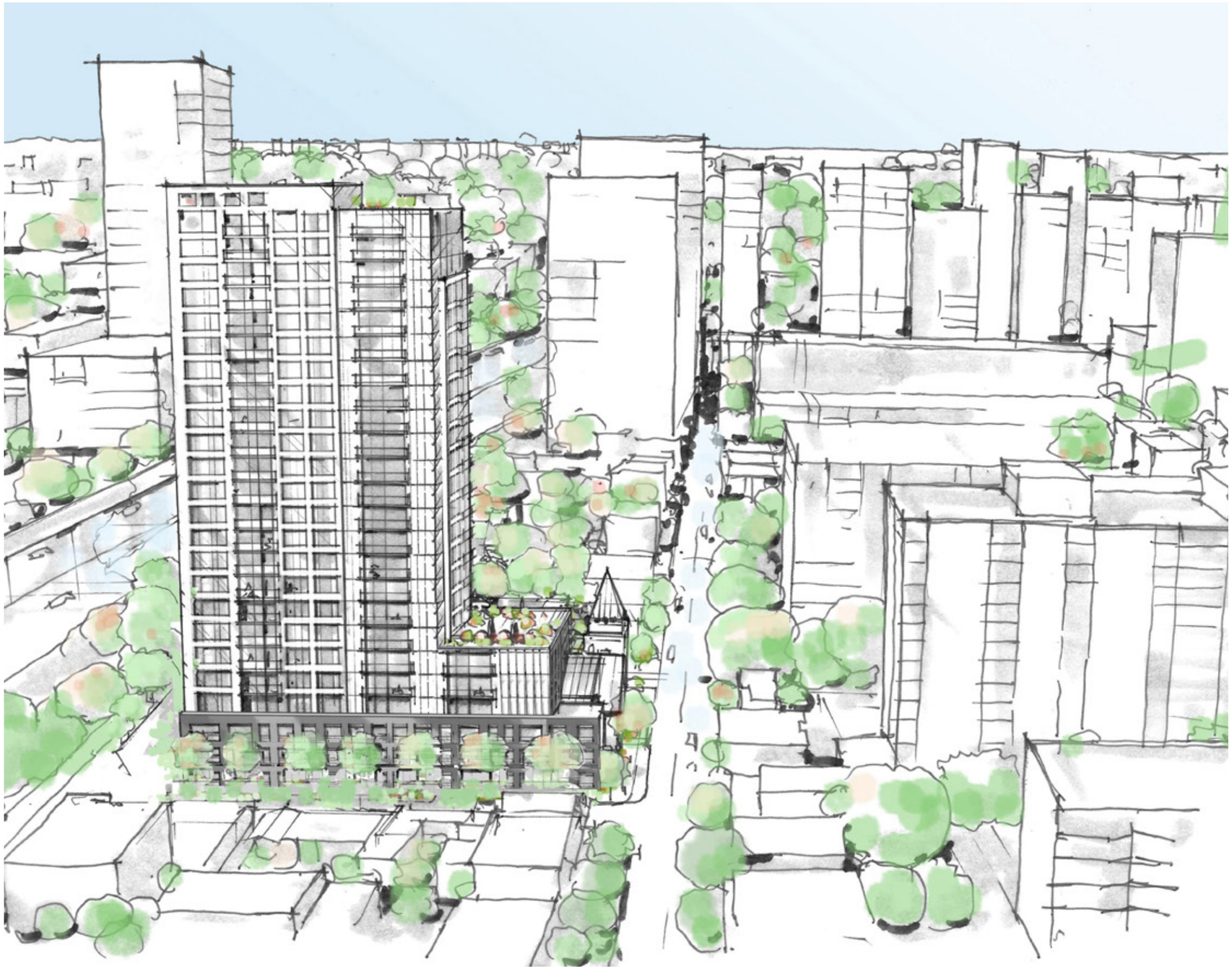
The six (6) storey mass is set back 4.8 metres from Bell Street, 9.2 metres from Arlington Avenue, 8.4 metres from Arthur Lane, and 1.5 metres Raymond Street.

The tower is set back 4.8 metres from Bell Street, 22.3 metres from Arlington Avenue, 8.4 metres from Arthur Lane, and 1.5 metres from Raymond Street.

VIEW FROM ARLINGTON AND ARTHUR LANE



VIEW FROM ARLINGTON



HEIGHT TRANSITION

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

VIEW FROM ARLINGTON - BELL CORNER

LINEAR GREENSPACE

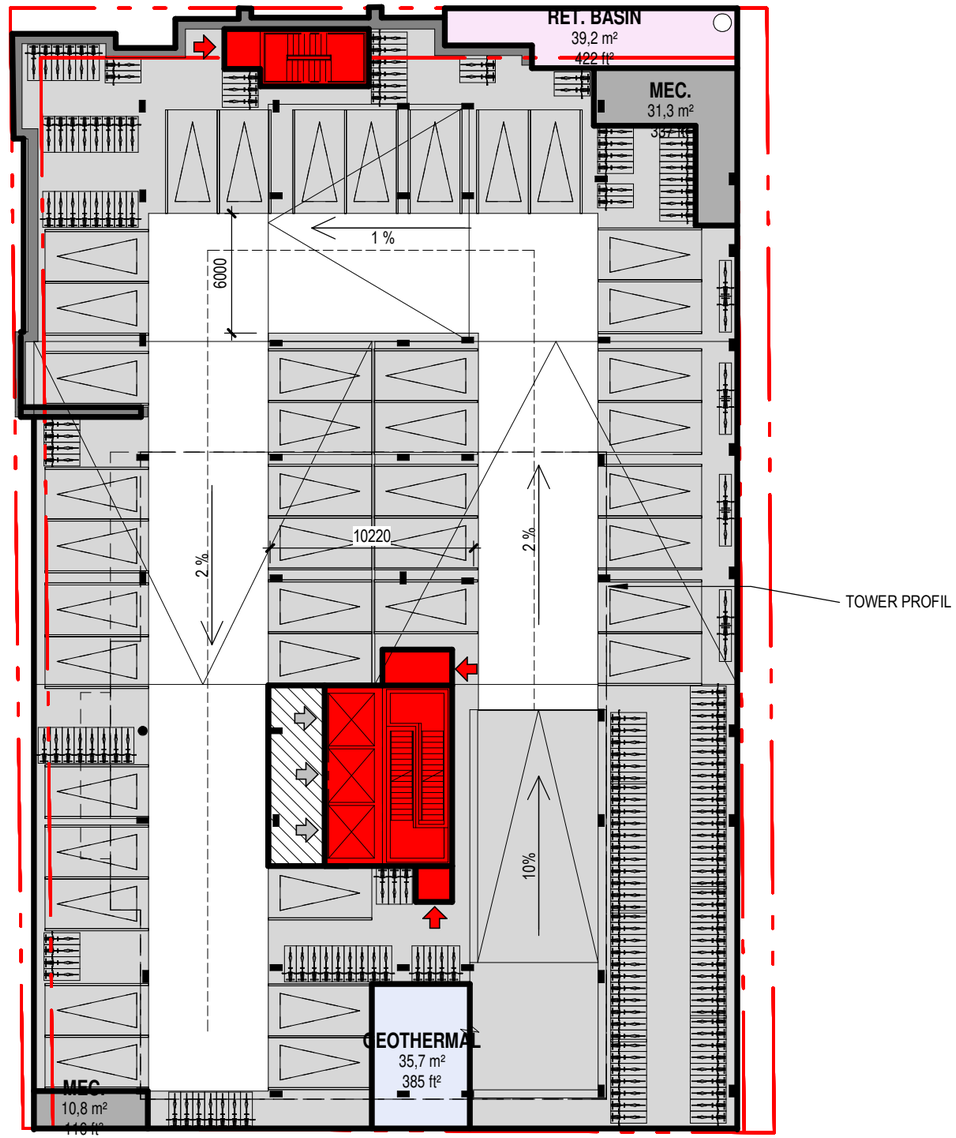
A landscaped linear green space is proposed at-grade. The ground floor will be transparent, with generous glazing, so that the common space, lobby, and activities room look out into the linear green space.

4

PLANS & SECTIONS

SITE PLAN


ARLINGTON AVE
5000
2500
9160
ROOF TOP
4TH FLOOR
ROOF TERRACE
AREA: 335 m²
GREEN AREA:
190 m²
ROOF TOP
7TH FLOOR
ROOF TERRACE
AREA: 265 m²
GREEN AREA:
190 m²
13130
GROUND
FLOOR
PRIVATE
TERRACES
2nd FLOOR
PRIVATE
TERRACES
3rd FLOOR
BALCONIES
4th FLOOR
PRIVATE
TERRACES
BELL STREET
ARTHUR LANE
From GF to 3rd 3290
From 4th to 24th 4790
32500
ROOF TOP
24TH FLOOR
12900
10000
From 4th to 24th 8360
From 2nd to 3rd 6760
From GF 5260
6020
23300
1500
RAYMOND STREET
SCALE 1-400

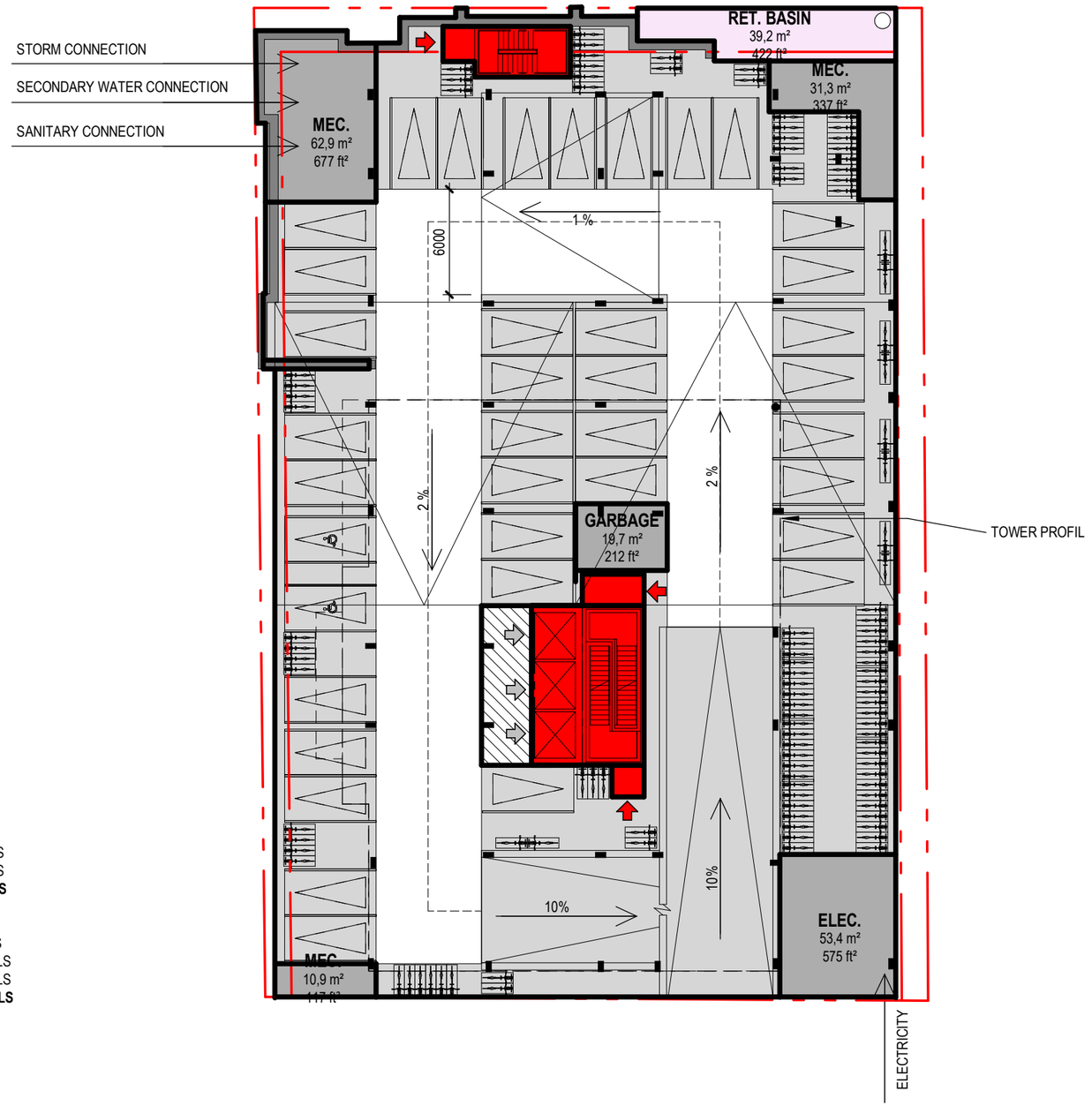


PARKING - CARS
LEVEL P-1 : 38 STALLS
LEVEL P-2 : 41 STALLS
TOTAL: 79 STALLS

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

BASEMENT P2

SCALE 1-300



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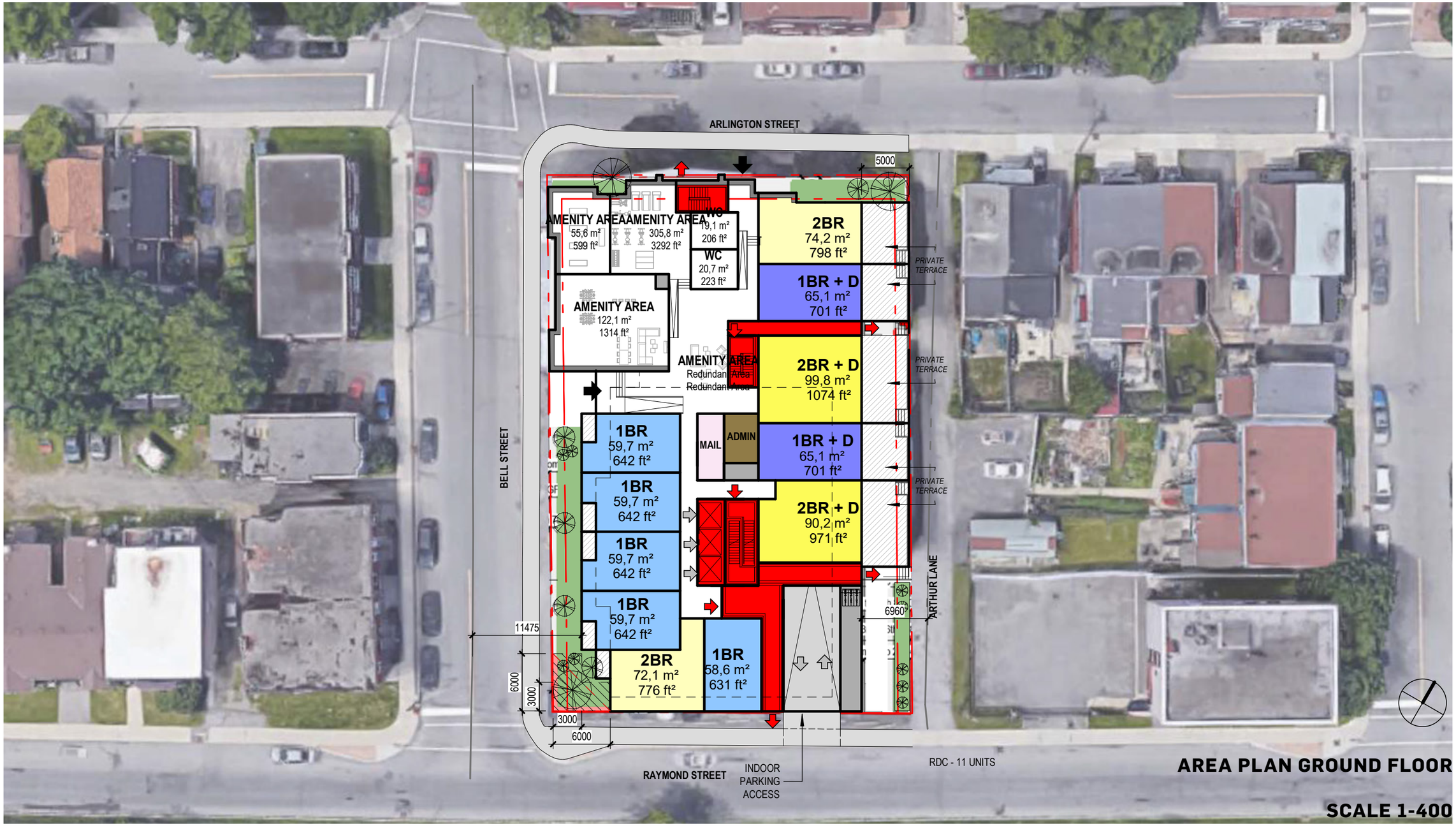
BIKE RACKS
LEVEL GF : 16 STALLS
LEVEL P-1 : 108 STALLS
LEVEL P-2 : 170 STALLS
TOTAL: 294 STALLS

BASEMENT P1

SCALE 1-300

PLANS

GROUND FLOOR PLAN

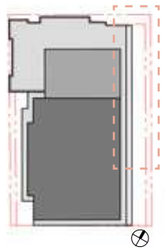


AREA PLAN GROUND FLOOR

SCALE 1-400

GROUND FLOOR PLAN

ARTHUR LANE

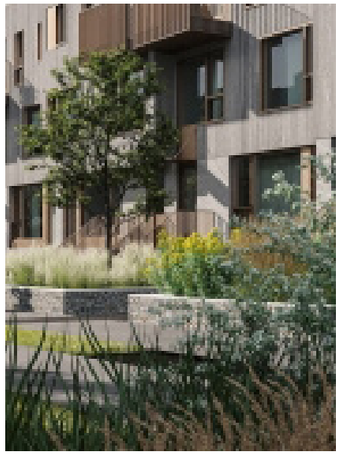


INSPIRATIONS

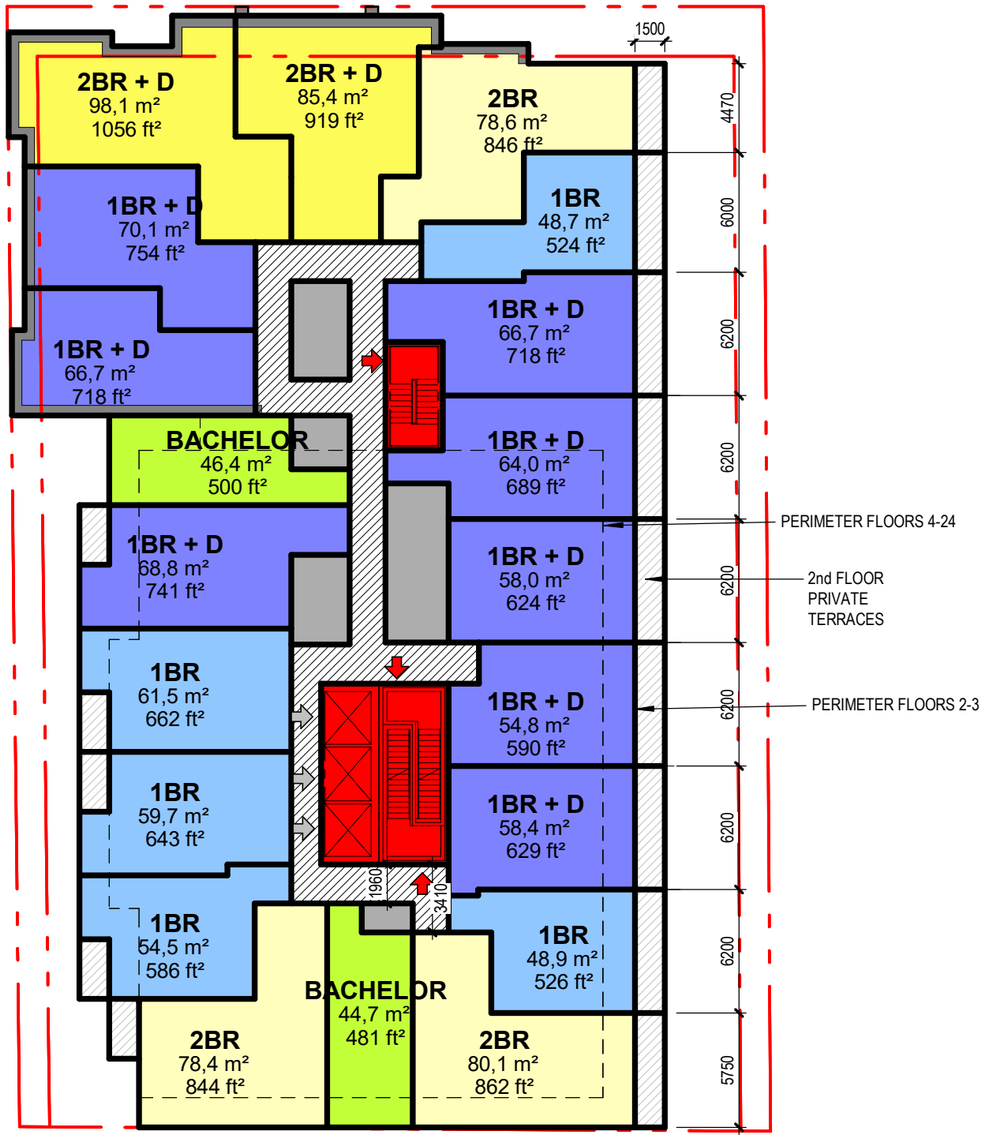
GROUND FLOOR APPARTMENT

NEW HAMBURG TERRACES
LAN ARCHITECTURE

CPO AMSTELWIJCK, BLAUW ARCHITECT
AMSTERDAM



MAISON DE VILLE TAK VILLAGE
ROSEMONT - ANGUS



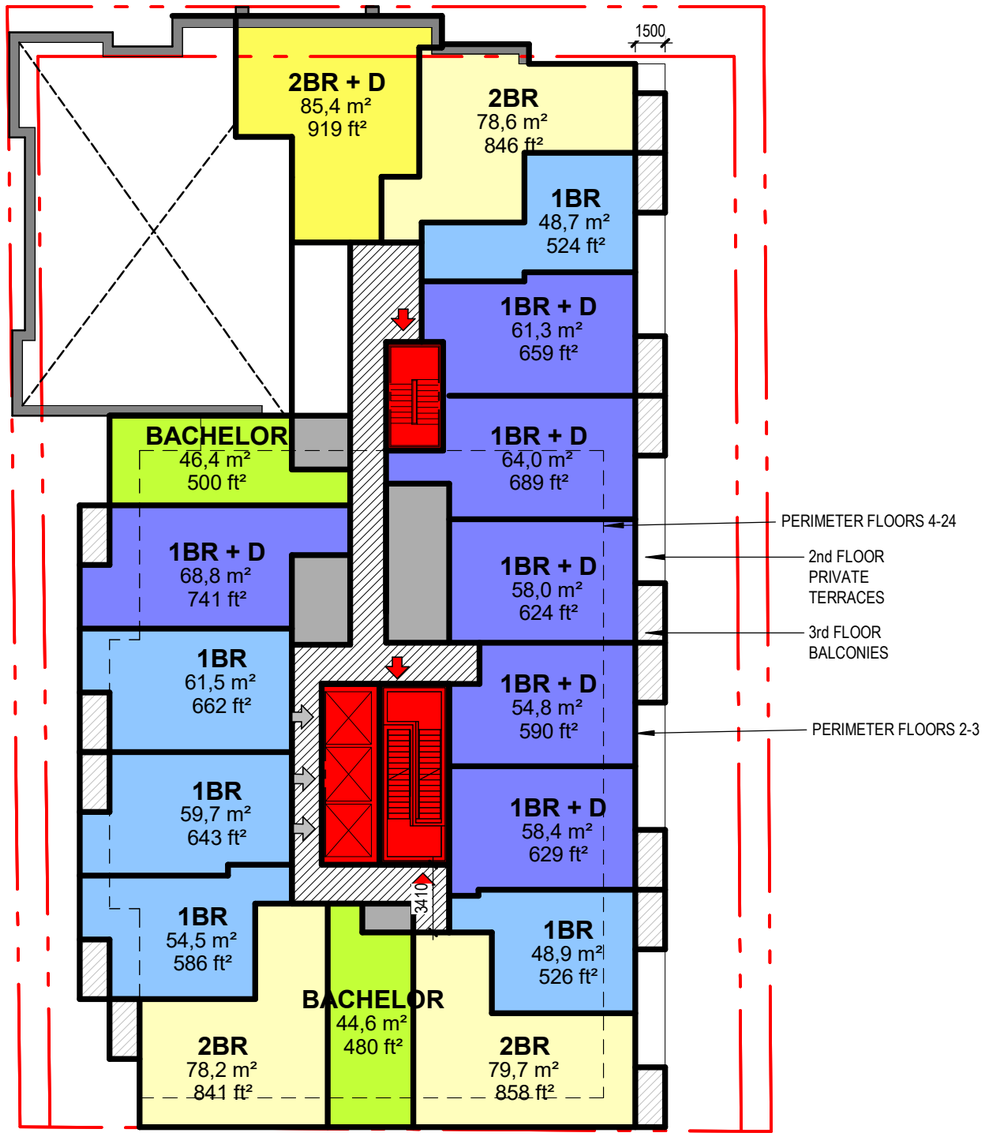
LEVEL 2 - 20 UNITS

AREA PLAN LEVEL 2

SCALE 1-300

PLANS

FLOOR PLAN LEVEL 3



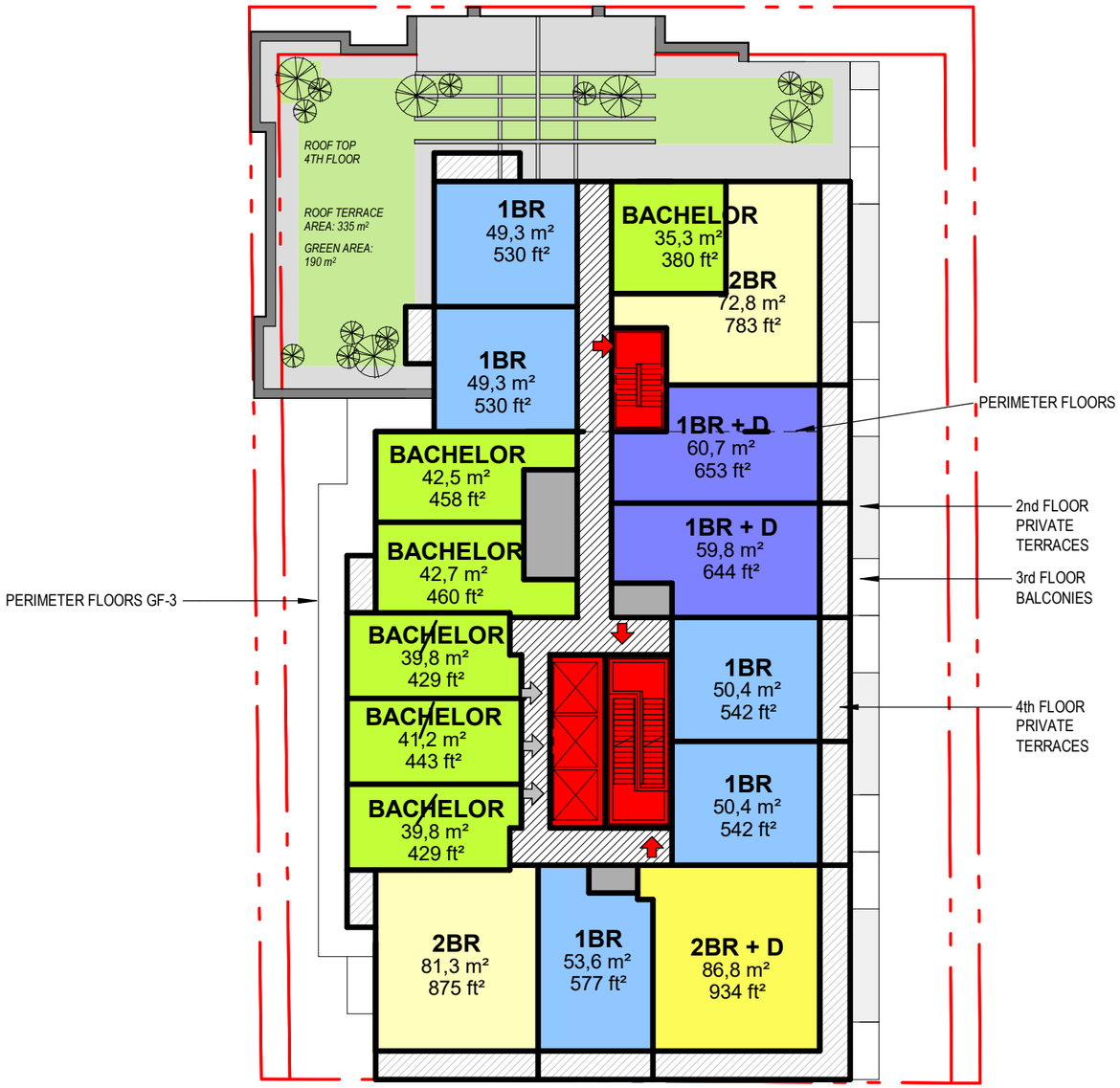
LEVEL 3 - 17 UNITS

AREA PLAN LEVEL 3

SCALE 1-300

PLANS

FLOOR PLAN LEVEL 4



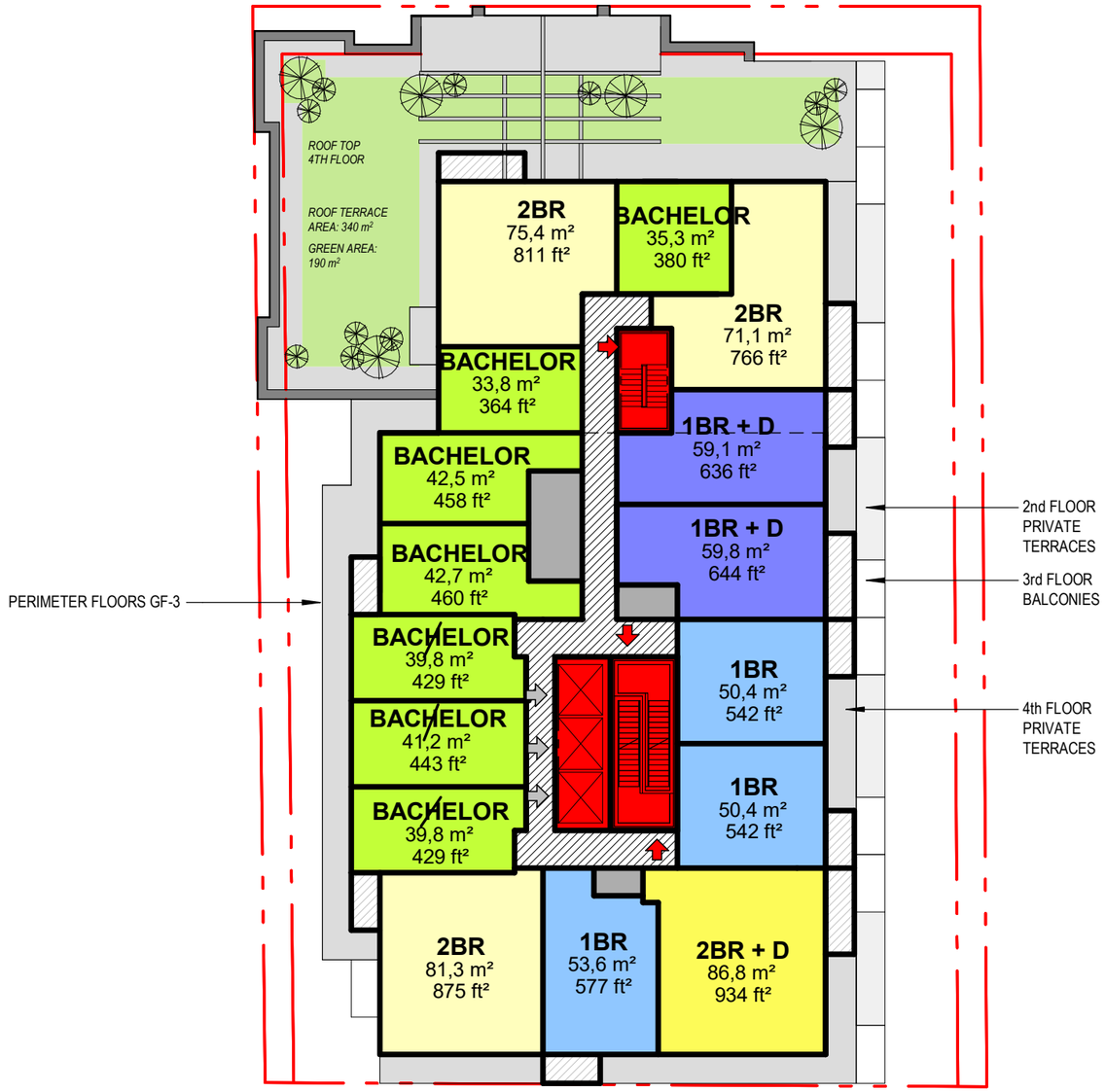
LEVEL 4 - 16 UNITS

AREA PLAN LEVEL4

SCALE 1-300

PLANS

TYP FLOOR PLAN LEVELS 5-6



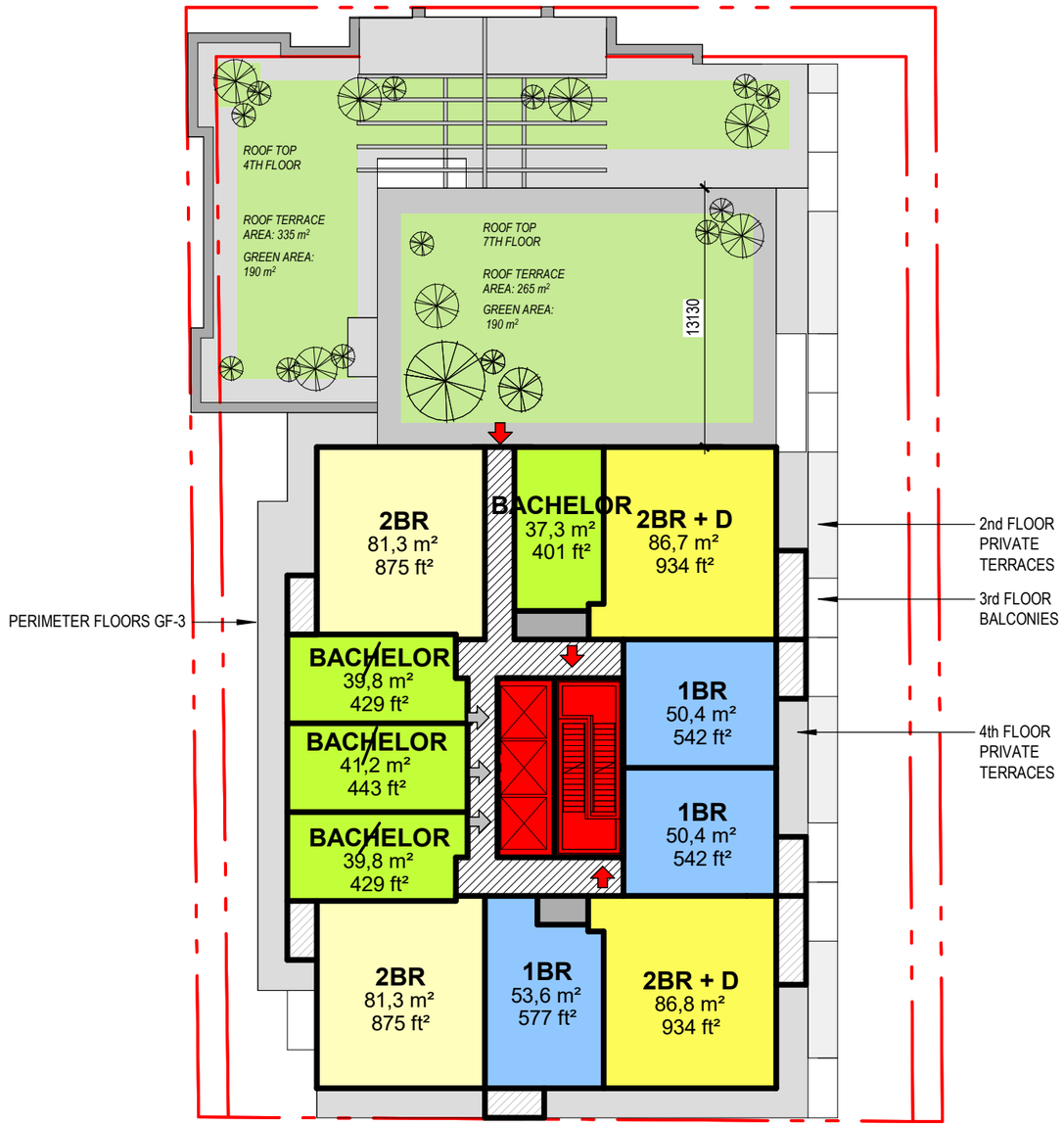
LEVELS 5-6 - 16 UNITS

AREA PLAN LEVELS 5-6

SCALE 1-300

PLANS

FLOOR PLAN LEVEL 7



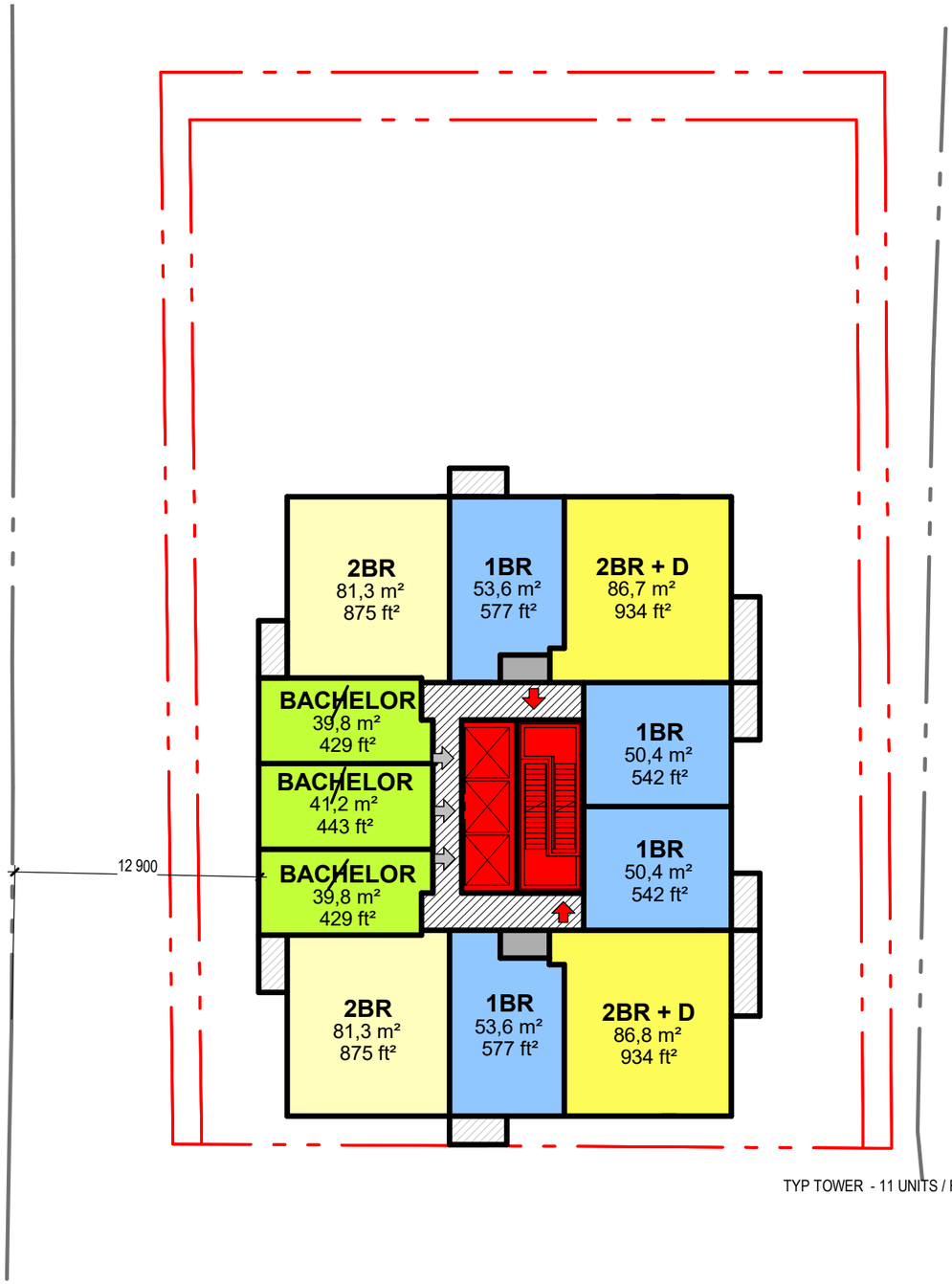
LEVEL 7 - 11 UNITS

AREA PLAN TOWER

SCALE 1-300

PLANS

TYP FLOOR PLAN TOWER

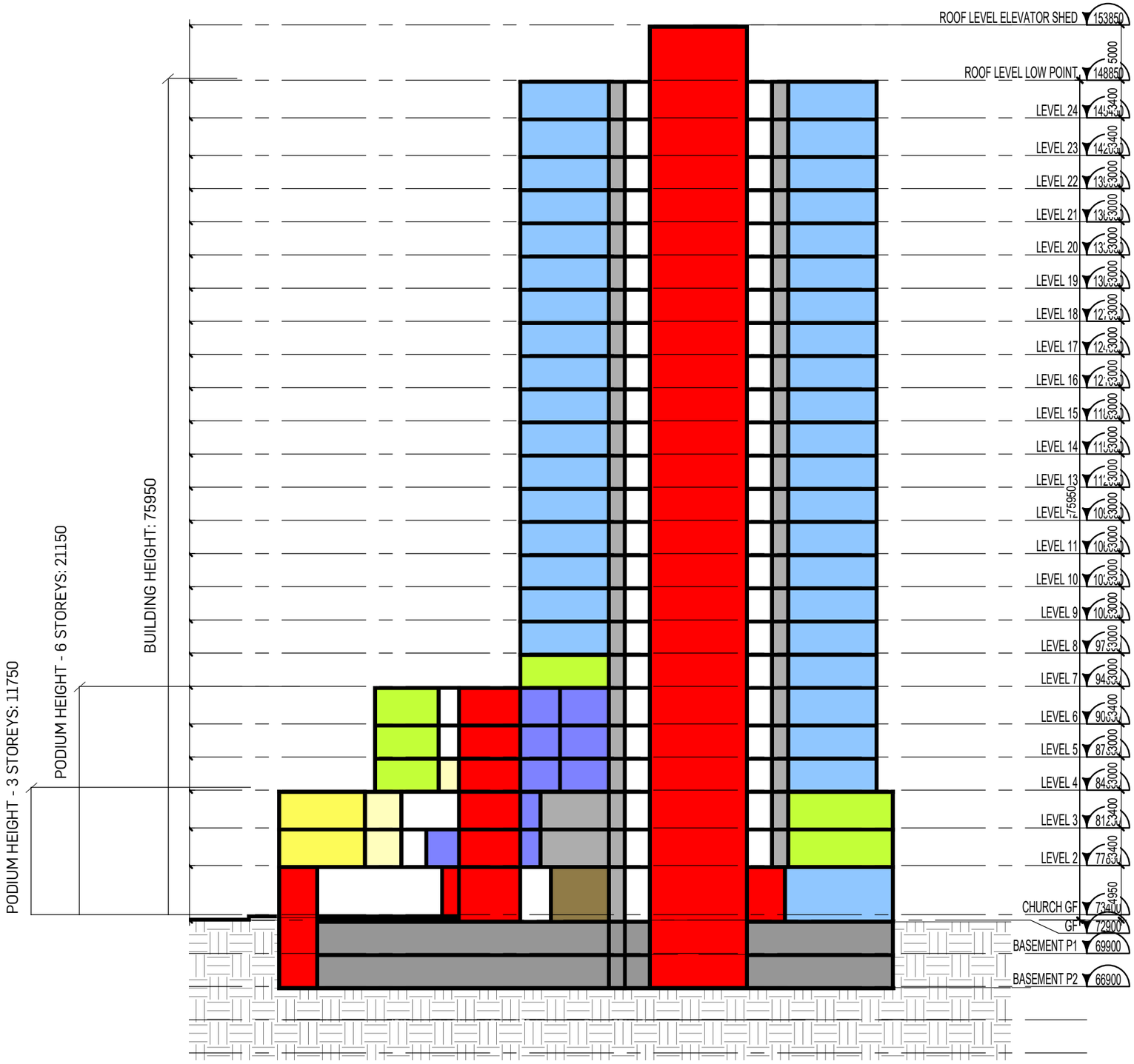


AREA PLAN TOWER

SCALE 1-300

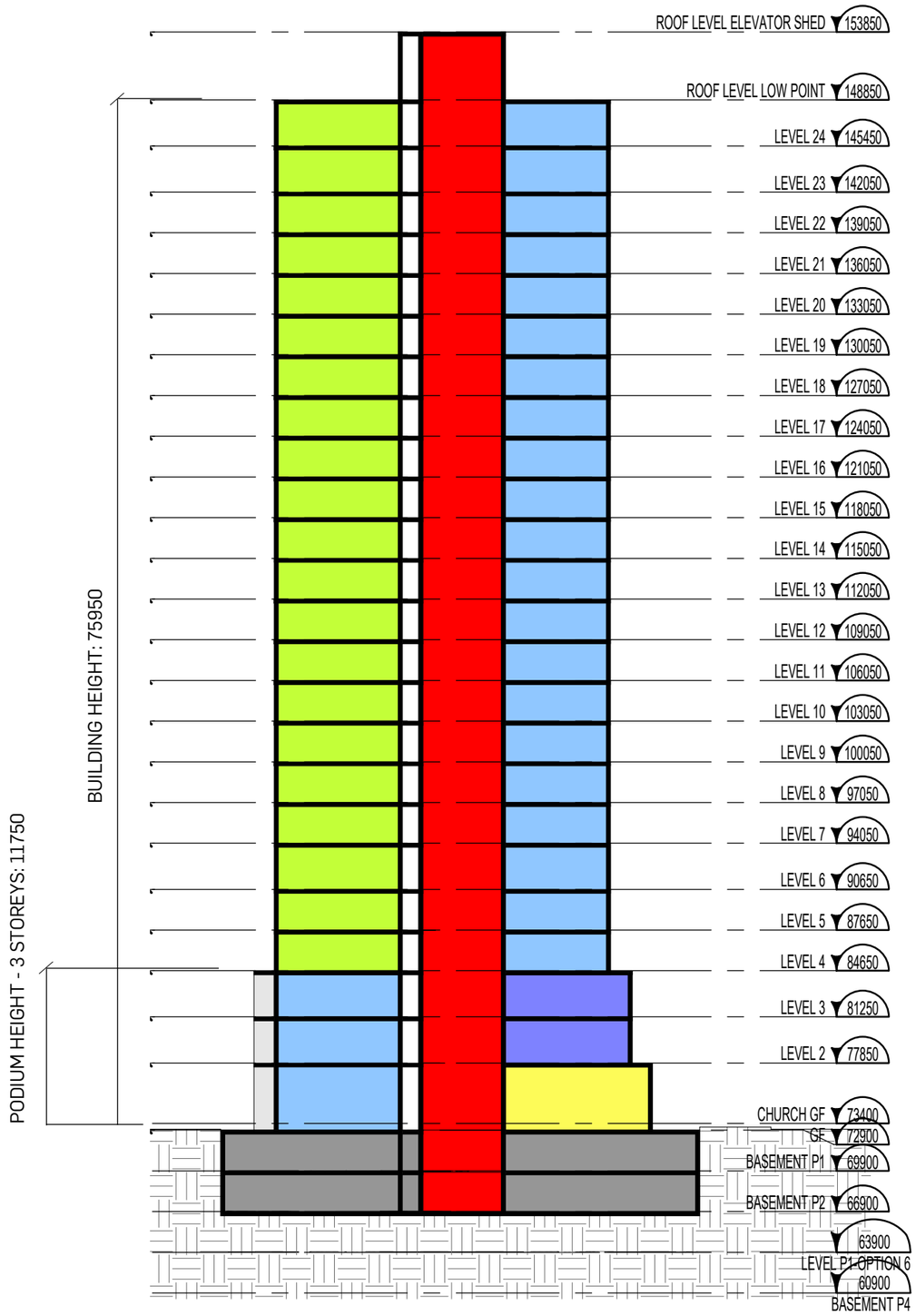
SECTIONS

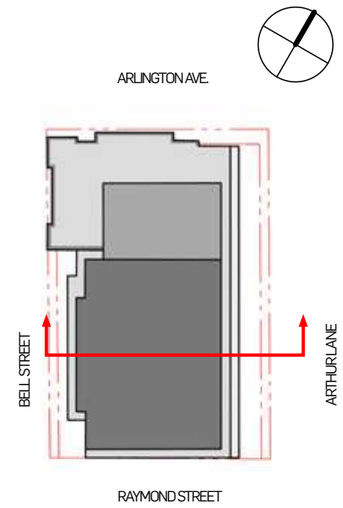
ARLINGTON - RAYMOND



SCALE 1-400

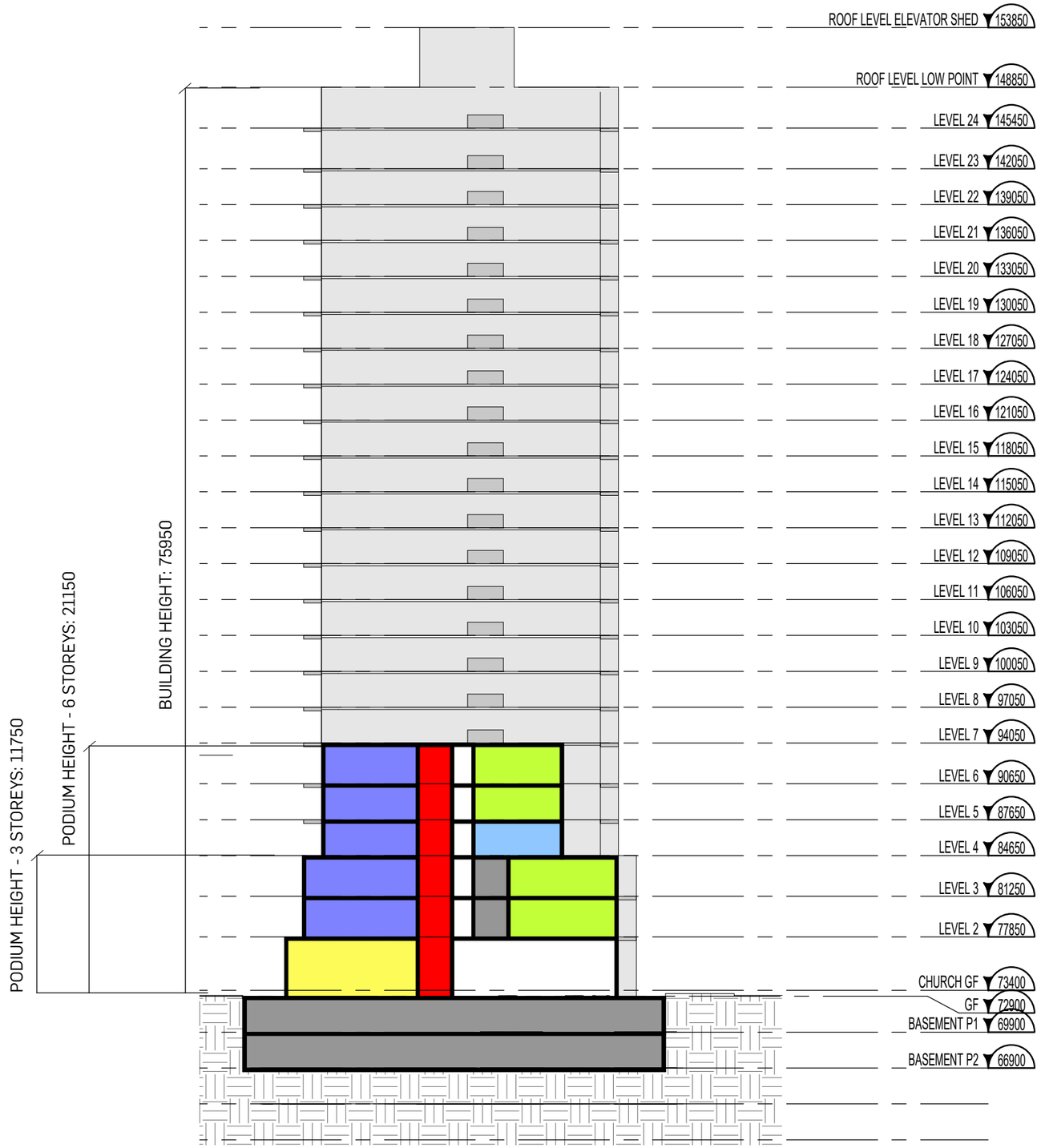
SECTIONS
BELL - ARTHUR

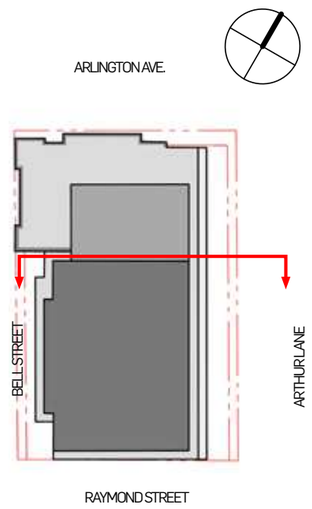




SCALE 1-400

SECTIONS
BELL - ARTHUR

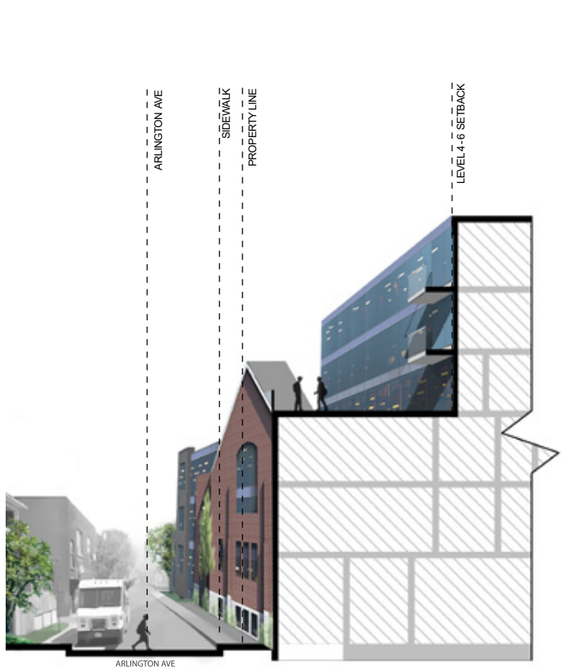




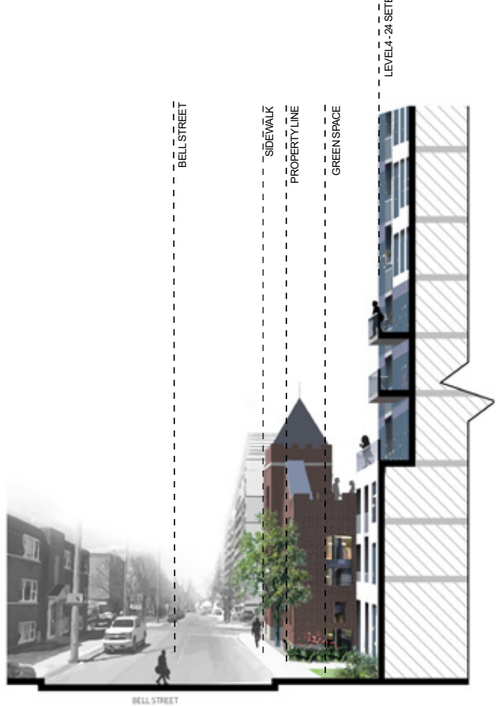
SCALE 1-400

STREET CROSS SECTIONS

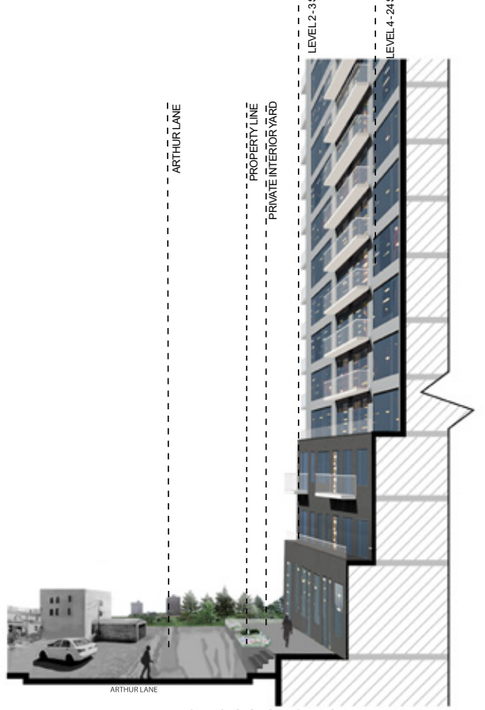
RAYMOND STREET CROSS SECTION



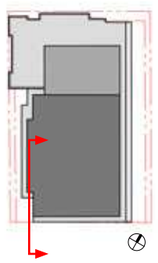
ARLINGTON AVE. CROSS SECTION

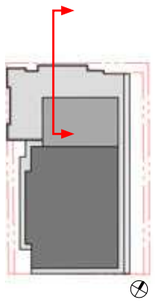


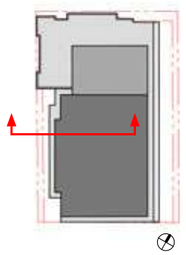
BELL STREET CROSS SECTION

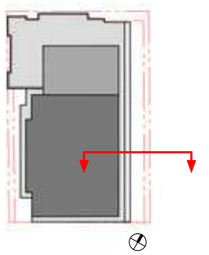


ARTHUR LANE CROSS SECTION









5
STATISTICS

STATISTICS

BUILDING		UNITS TYPES							ESTIMATED GFA				ESTIMATED OTTAWA GFA			
									S / TYPICAL FLOOR		TOTAL FLOORS		S / TYPICAL FLOOR		TOTAL FLOORS	
FLOORS	MULTIPLE	BACH	1 CH	1 CH DEN	2 CH	2 CH DEN	3 CH	TOTAL	M^2	PI^2	M^2	PI^2	M^2	PI^2	M^2	PI^2
FLOORS 8^{TH} - 24^{TH}	17	51	68	0	34	34	0	187	777.5	8,369	13,217.5	142,273	664.9	7,157	11,303.3	121,669
FLOOR 7^{TH}	1	4	3	0	2	2	0	11	777.5	8,369	777.5	8,369	648.6	6,981	648.6	6,981
FLOORS 5^{TH} - 6^{TH}	2	14	6	4	6	2	0	32	1,043.1	11,227	2,086.1	22,455	863.0	9,289	1,725.9	18,578
FLOOR 4^{TH}	1	6	5	2	2	1	0	16	1,043.1	11,227	1,043.1	11,227	855.6	9,210	855.6	9,210
FLOOR 3^{RD}	1	2	5	6	3	1	0	17	1,297.0	13,961	1,297.0	13,961	1,052.2	11,326	1,052.2	11,326
FLOOR 2^{ND}	1	2	5	8	3	2	0	20	1,548.4	16,667	1,548.4	16,667	1,292.5	13,912	1,292.5	13,912
GROUND FLOOR	1	0	5	2	2	2	0	11	1,628.6	17,530	1,628.6	17,530	763.7	8,220	763.7	8,220
TOTAL	24	79	97	22	52	44	0	294			21,598.2	232,483			17,641.8	189,896
UNIT MIX		27%	40%		33%		0%	100%								

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

BUILDING		UNITS TYPES						
FLOORS	MULTIPLE	BACH	1 CH	1 CH DEN	2 CH	2 CH DEN	3 CH	TOTAL
FLOORS 8^{TH} - 24^{TH}	17	51	68	0	34	34	0	187
FLOOR 7^{TH}	1	4	3	0	2	2	0	11
FLOORS 5^{TH} - 6^{TH}	2	14	6	4	6	2	0	32
FLOOR 4^{TH}	1	6	5	2	2	1	0	16
FLOOR 3^{RD}	1	2	5	6	3	1	0	17
FLOOR 2^{ND}	1	2	5	8	3	2	0	20
GROUND FLOOR	1	0	5	2	2	2	0	11
TOTAL	24	79	97	22	52	44	0	294
UNIT MIX		27%	40%		33%		0%	100%

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

PRIVATE AMENITY AREA

FLOORS	MULTIPLE	S / TYPICAL FLOOR BALCONIES		TOTAL FLOORS	
		M^2	PI^2	M^2	PI^2
FLOORS 8TH - 24TH	17	40.4	435	687.0	7,395
FLOOR 7TH	1	35.9	387	35.914	387
FLOORS 5TH - 6TH	2	54.0	581	108.0	1,163
FLOOR 4TH	1	130.6	1,406	130.608	1,406
FLOOR 3RD	1	63.0	678	62.994	678
FLOOR 2ND	1	102.6	1,105	102.627	1,105
GROUND FLOOR	1	204.6	2,203	204.636	2,203
TOTAL	24			1,331.8	14,336

COMMUNAL AMENITY AREA

FLOORS	MULTIPLE		
		M^2	PI^2
TERRACE 7TH	1	265.6	2,859
TERRACE 4TH	1	340.0	3,660
GROUND FLOOR GREEN SPACE	1	144.7	1,557
TOTAL		750.3	8,076
GROUND FLOOR INDOOR AMENITIES	1	500.9	5,392
TOTAL		1,251	5,392

	M^2	PI^2
TOTAL AMENITIES AREA	2,583	27,804

CITY OF OTTAWA - GROSS FLOOR AREA

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

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

CITY OF OTTAWA - PRELIMINARY GROSS FLOOR AREA		
	m²	p.c
ESTIMATED PLOT AREA	2,187.0	23,541
TOTAL BUILDING AREA	17,641.8	189,896
ESTIMATED RATIO	8.1	

CITY OF OTTAWA - LOT COVERAGE

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

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

CITY OF OTTAWA - PRELIMINARY LOT COVERAGE		
	m²	p.c
ESTIMATED PLOT AREA	2,187.0	23,541
ESTIMATED BUILDING AREA	1,628.6	17,530
ESTIMATED RATIO	74%	

CITY OF OTTAWA - LANDSCAPED AREA

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

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

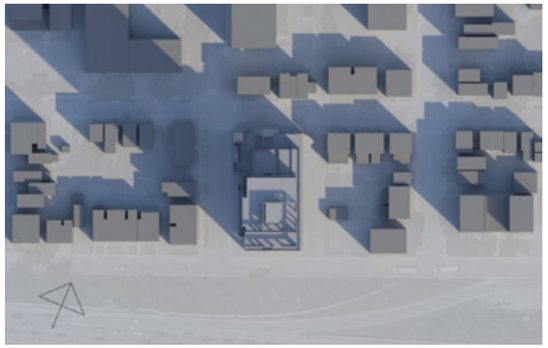
CITY OF OTTAWA - PRELIMINARY LANDSCAPED AREA		
	m²	p.c
ESTIMATED PLOT AREA	2,187.0	23,541
ESTIMATED HARD LANDSCAPING	413.8	4,454
ESTIMATED SOFT LANDSCAPING	144.7	1,557
ESTIMATED TOTAL LANDSCAPING	558.4	6,011
ESTIMATED RATIO	26%	

6

SUN STUDIES

SUN STUDIES

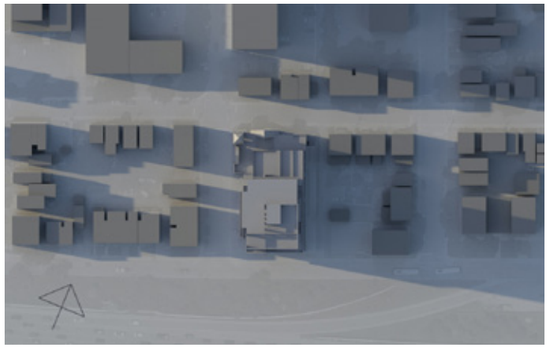
MARCH 21ST AND SEPTEMBER 21ST(EQUINOXES)



9:00

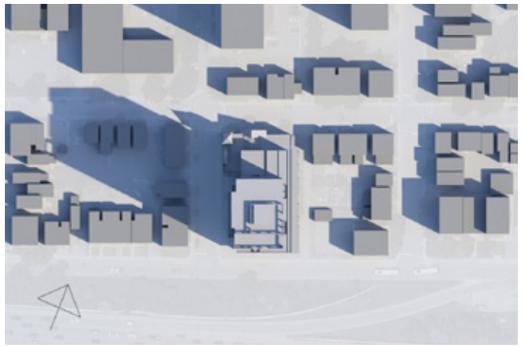
12:00

15:00



18:00

JUNE 21ST(SUMMER SOLSTICE)



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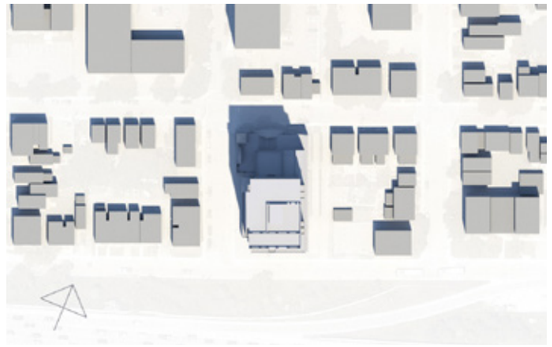

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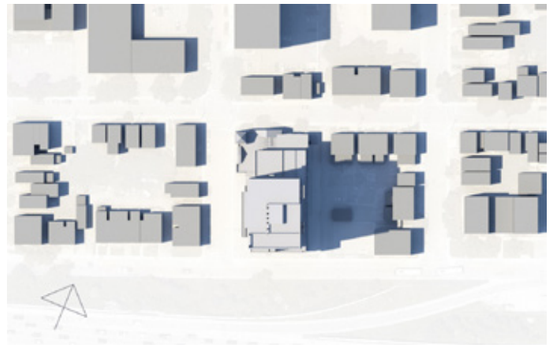
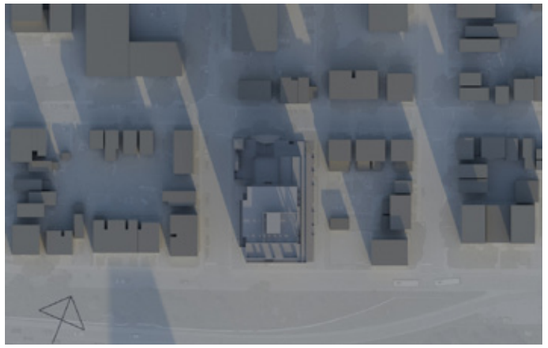


15:00

18:00

DECEMBER 21ST (WINTER SOLSTICE)



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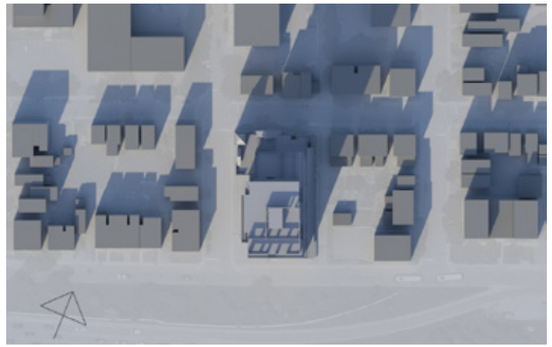

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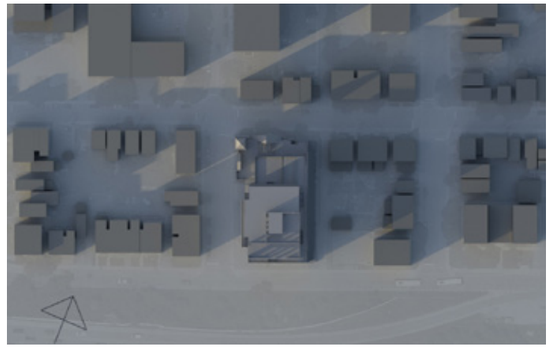


15:00

18:00

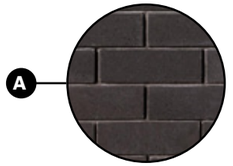
7

RENDERINGS & ELEVATIONS

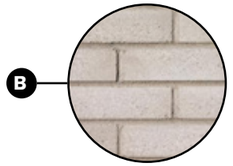
PEDESTRIAN LEVEL VIEW FROM BELL STREET

PEDESTRIAN LEVEL VIEW FROM ARTHUR LANE

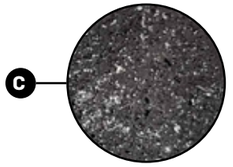
BUILDING DESIGN - PRELIMINARY WEST&SOUTH ELEVATIONS



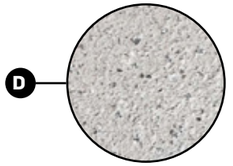
Brick
Black



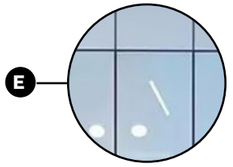
Brick
Light grey



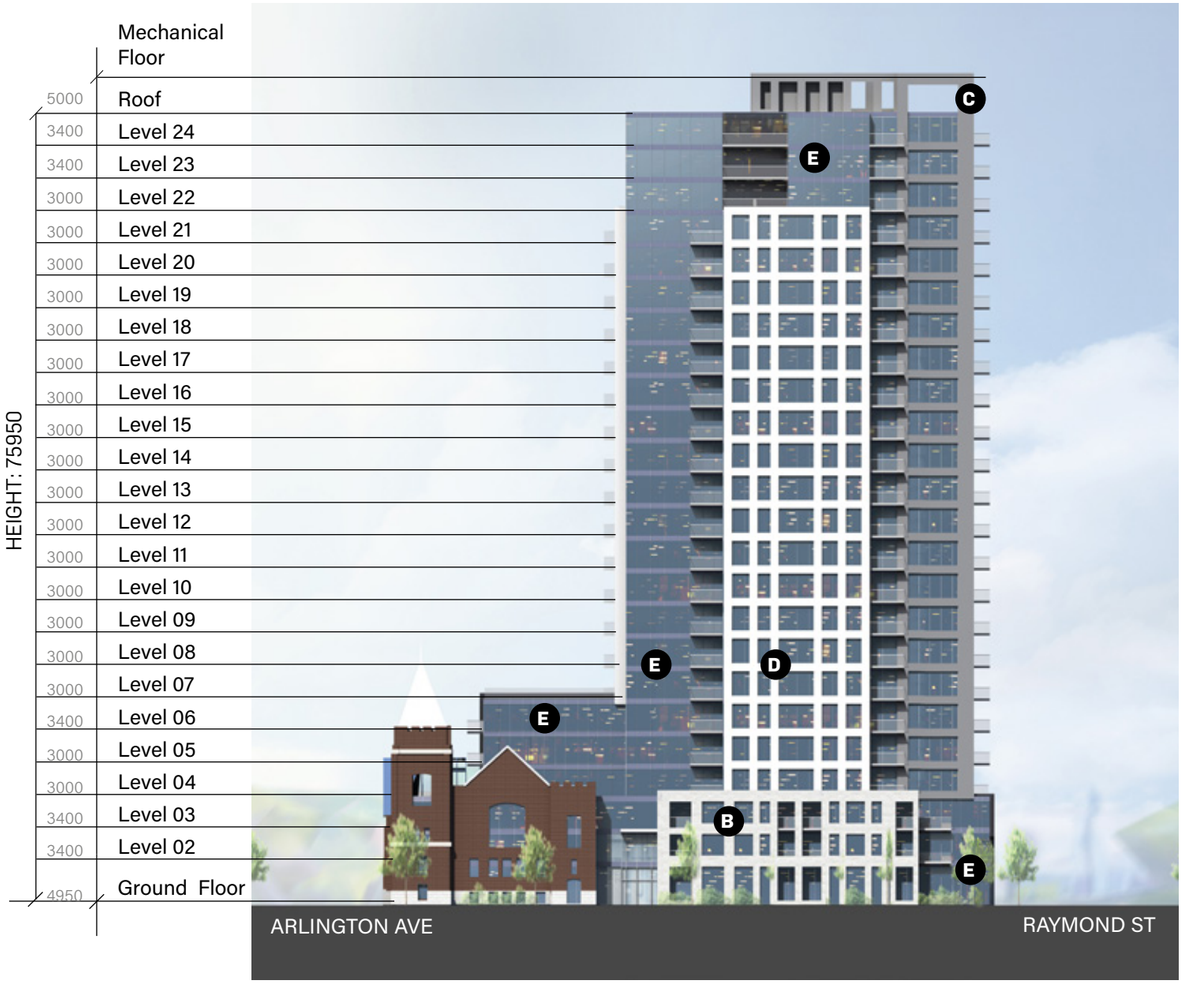
Precast
Concrete
Panels
Dark Grey



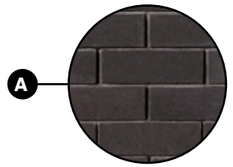
Precast
Concrete
Panels
Light Grey



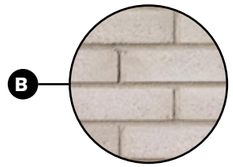
Curtain Wall



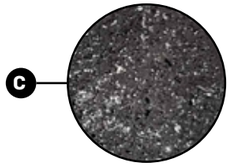
BUILDING DESIGN - PRELIMINARY EAST & NORTH ELEVATIONS



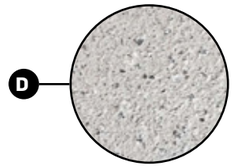
Brick
Black



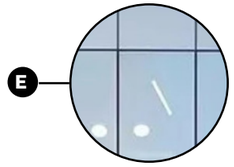
Brick
Light grey



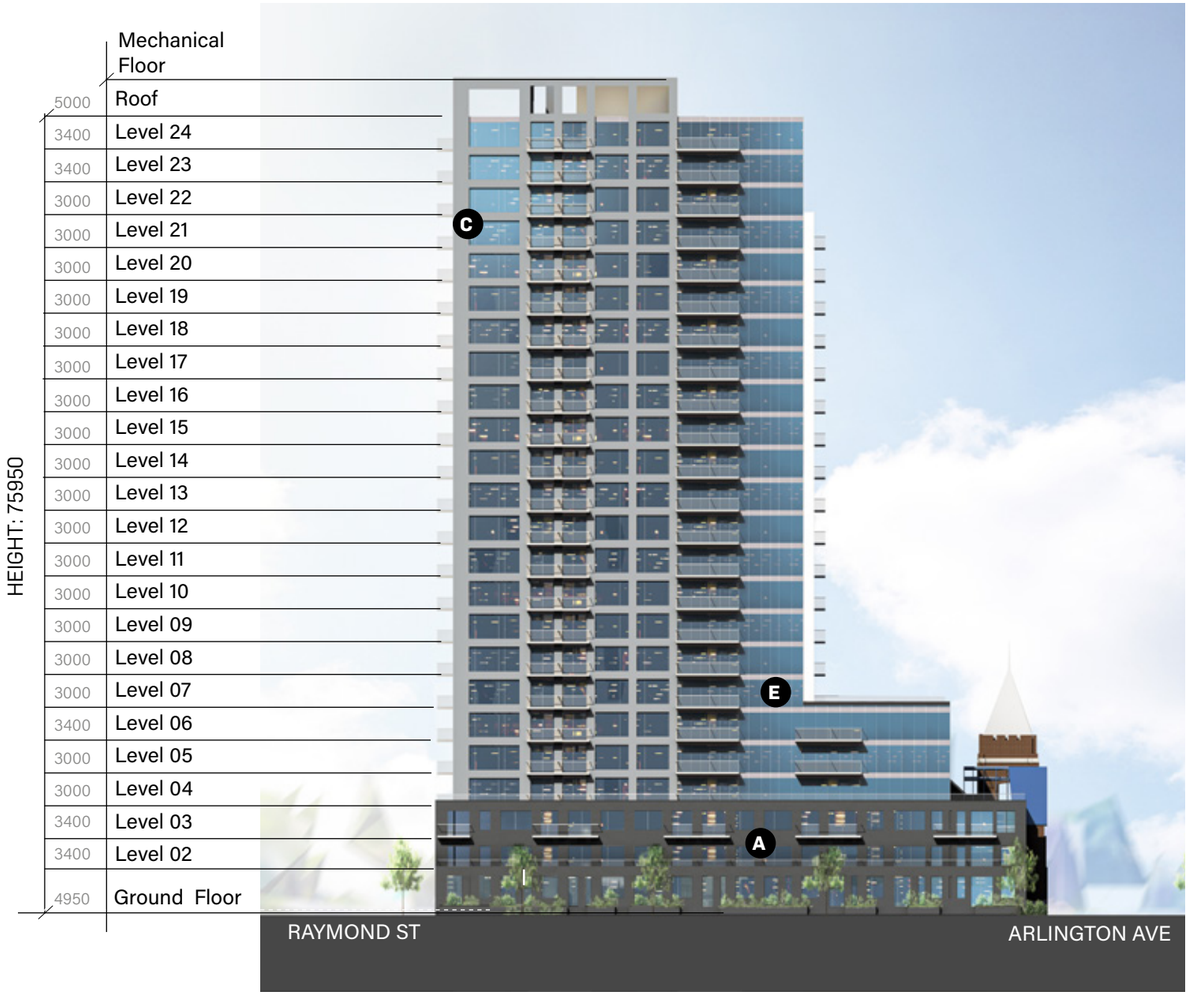
Precast
Concrete
Panels
Dark Grey

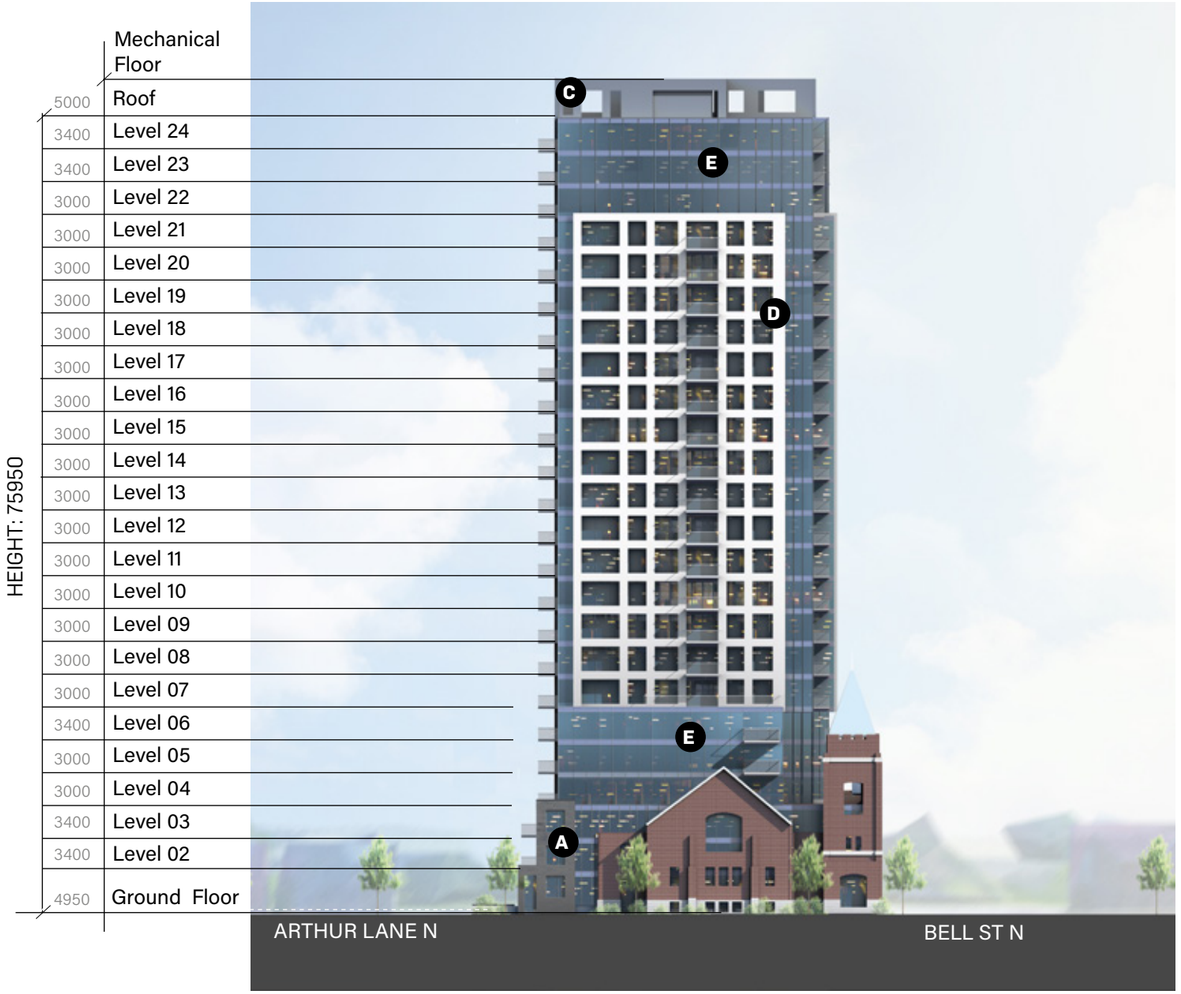


Precast
Concrete
Panels
Light Grey

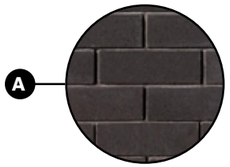


Curtain Wall

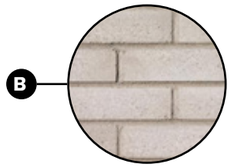




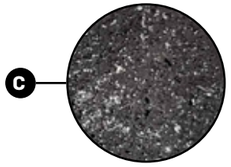
BUILDING DESIGN - PRELIMINARY WEST&SOUTH ELEVATIONS



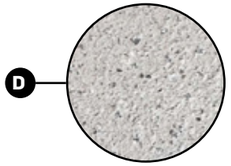
Brick
Black



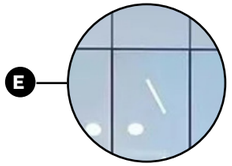
Brick
Light grey



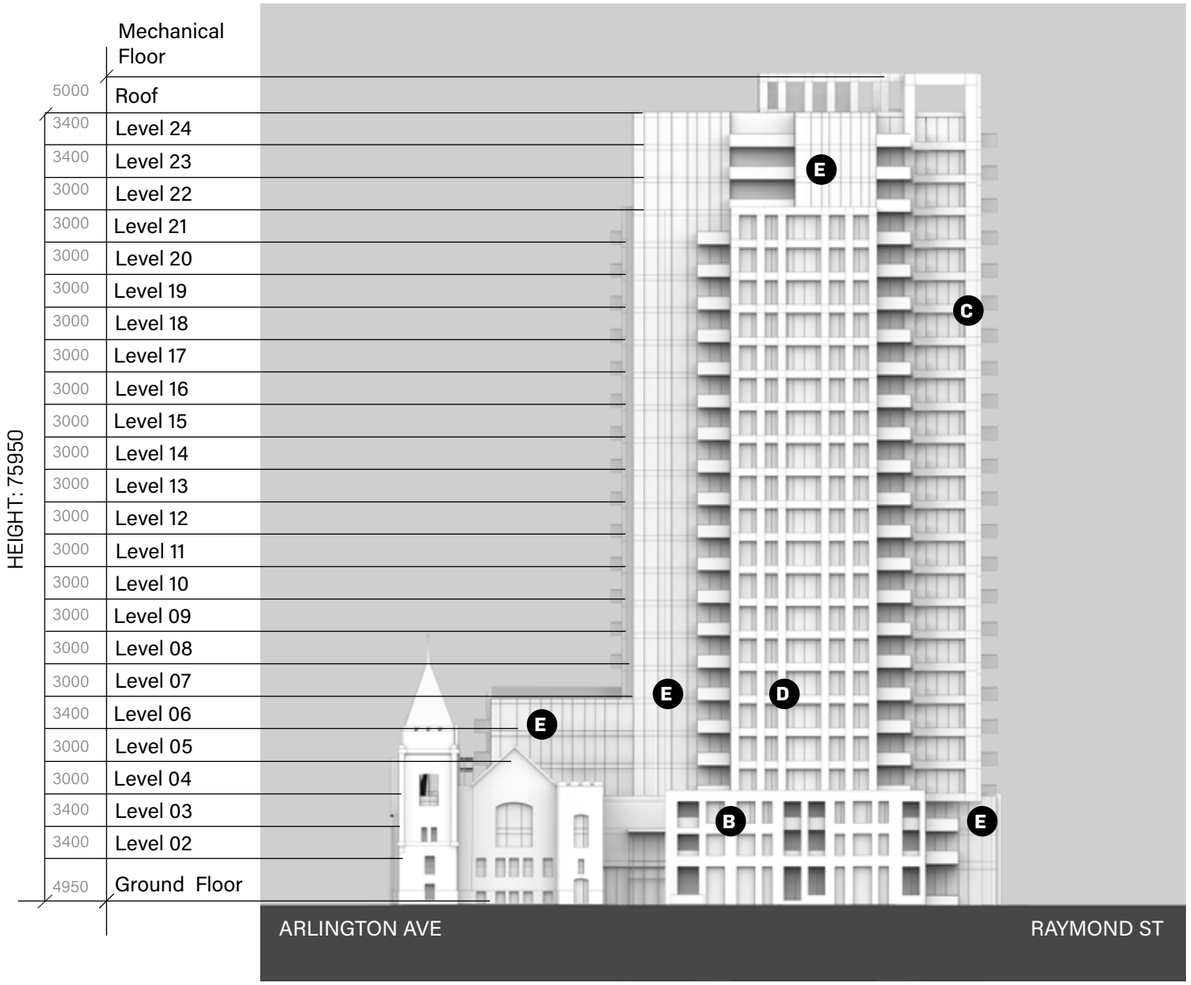
Precast
Concrete
Panels
Dark Grey

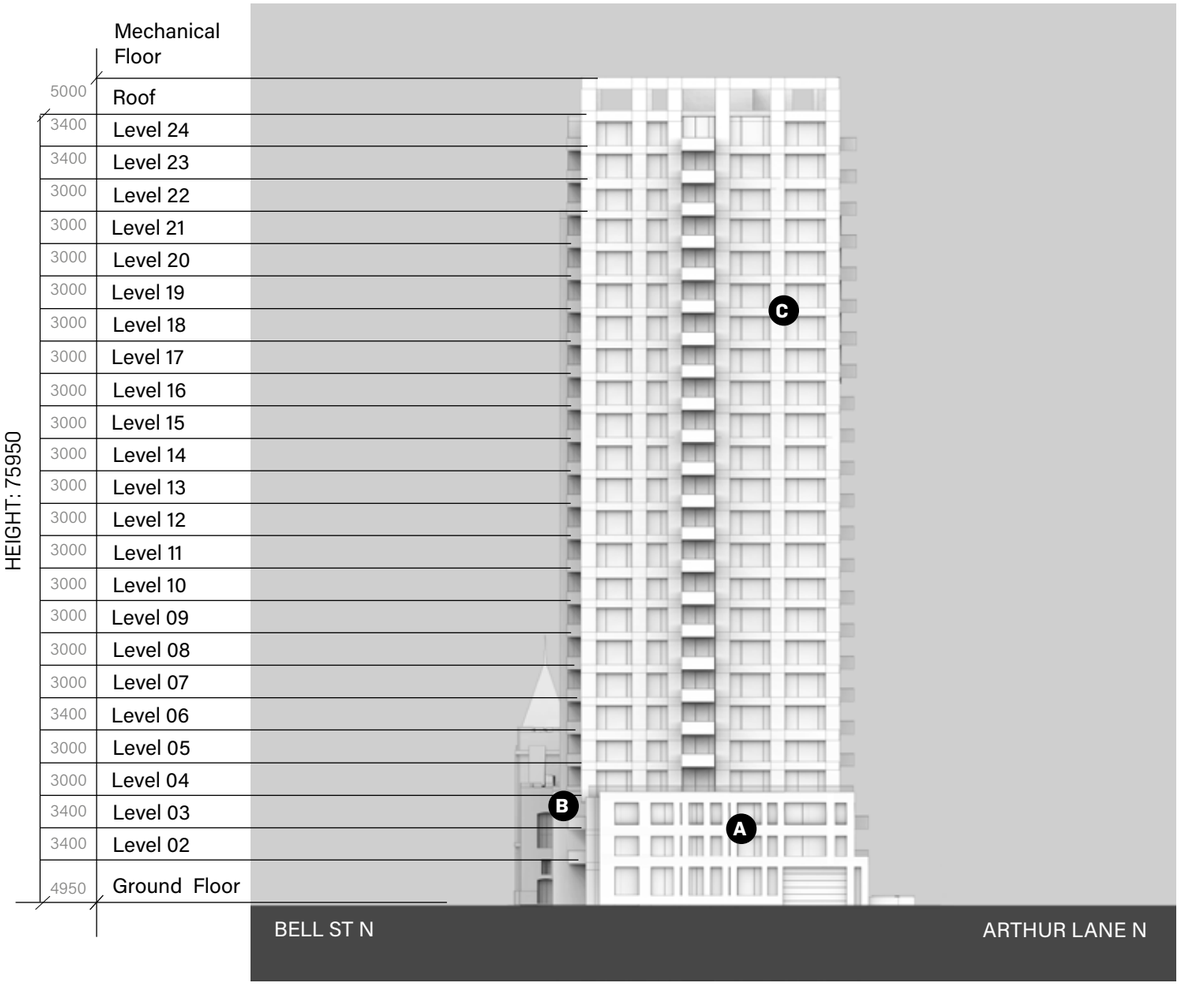


Precast
Concrete
Panels
Light Grey

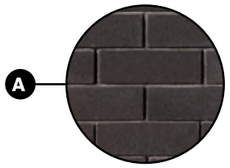


Curtain Wall





BUILDING DESIGN - PRELIMINARY EAST & NORTH ELEVATIONS



Brick
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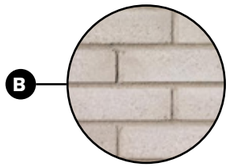

Brick
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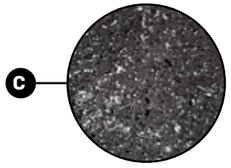

Precast
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Panels
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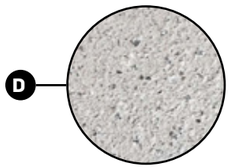

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Concrete
Panels
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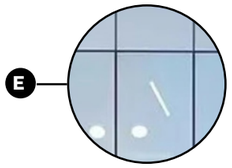
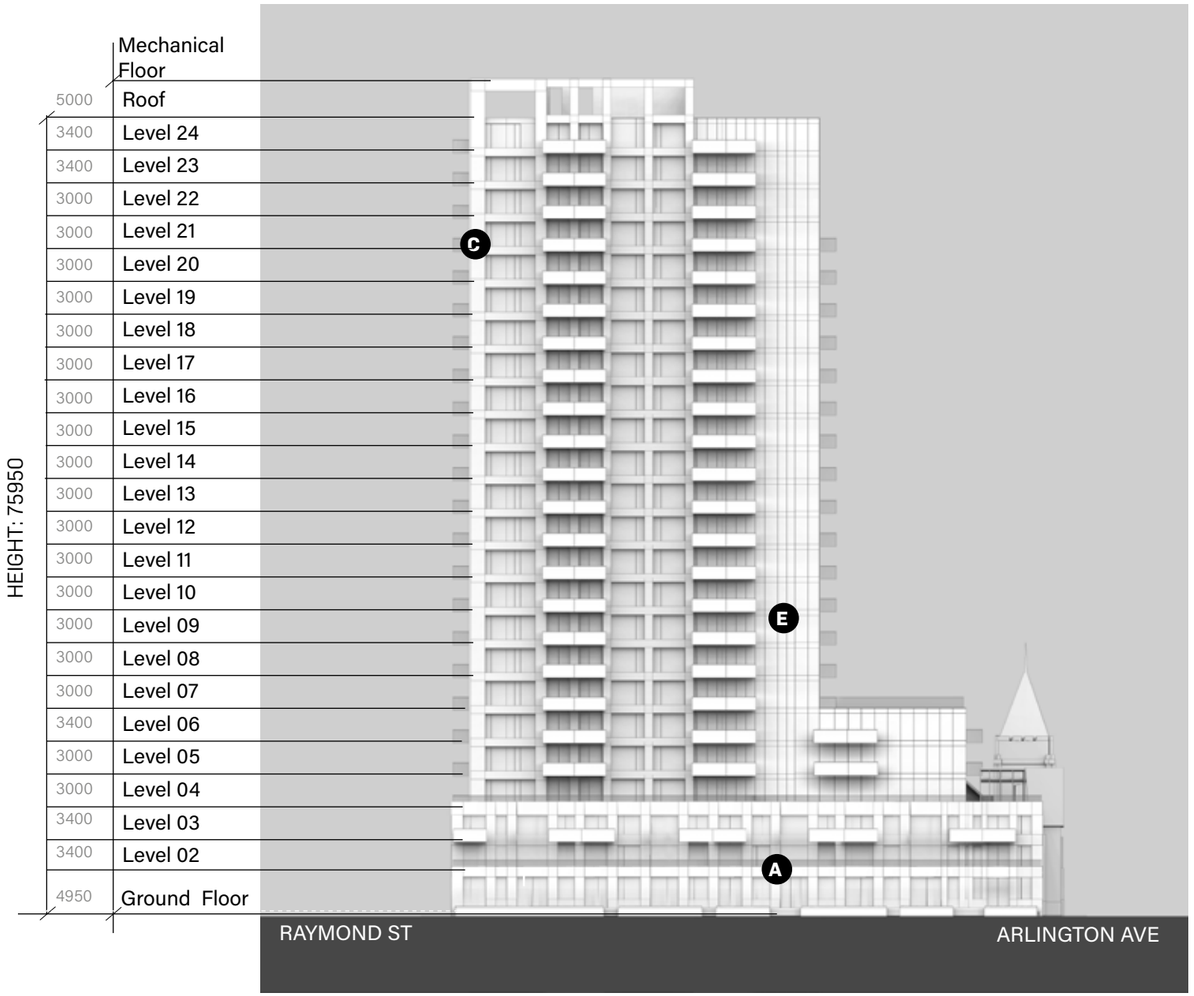
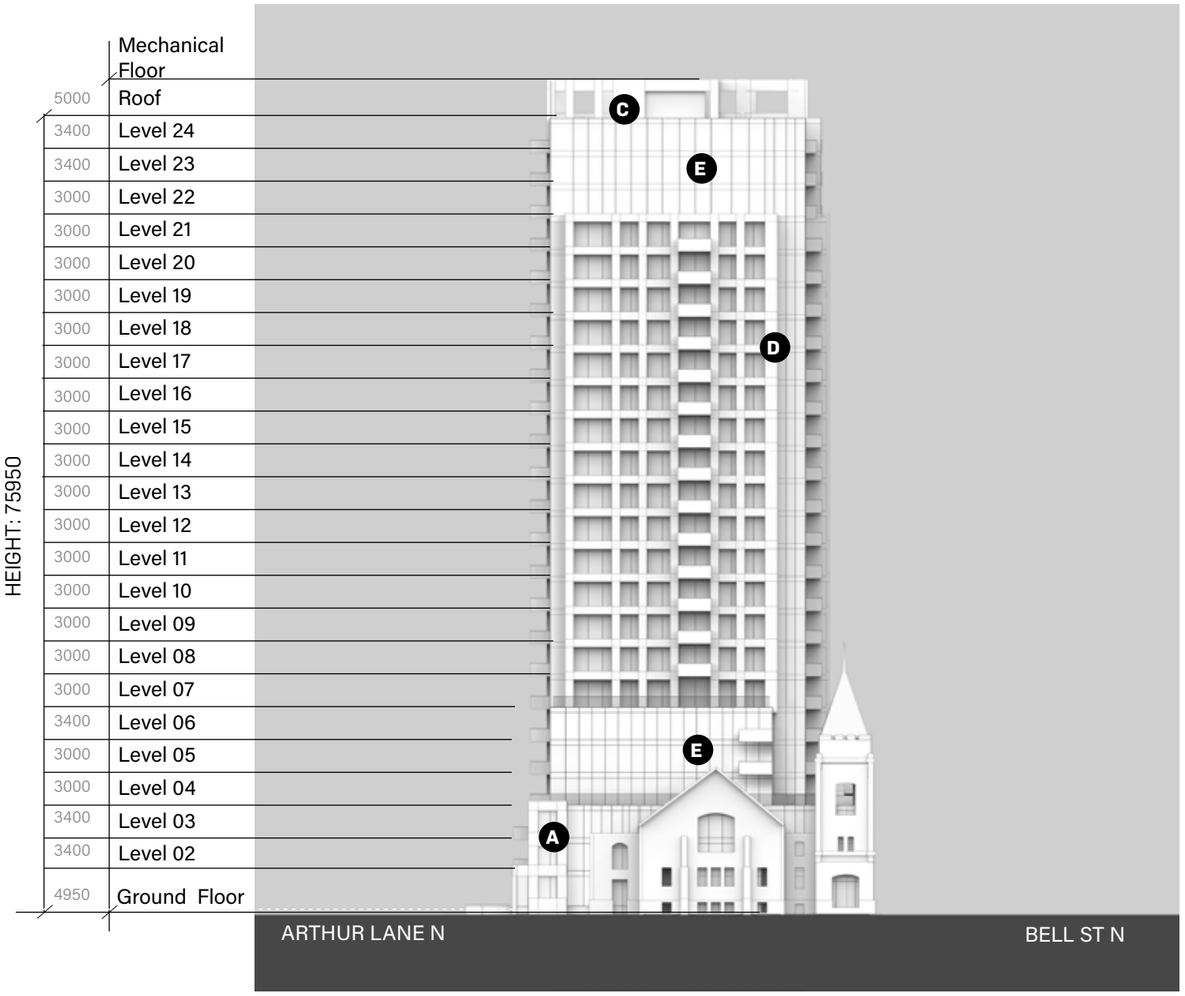


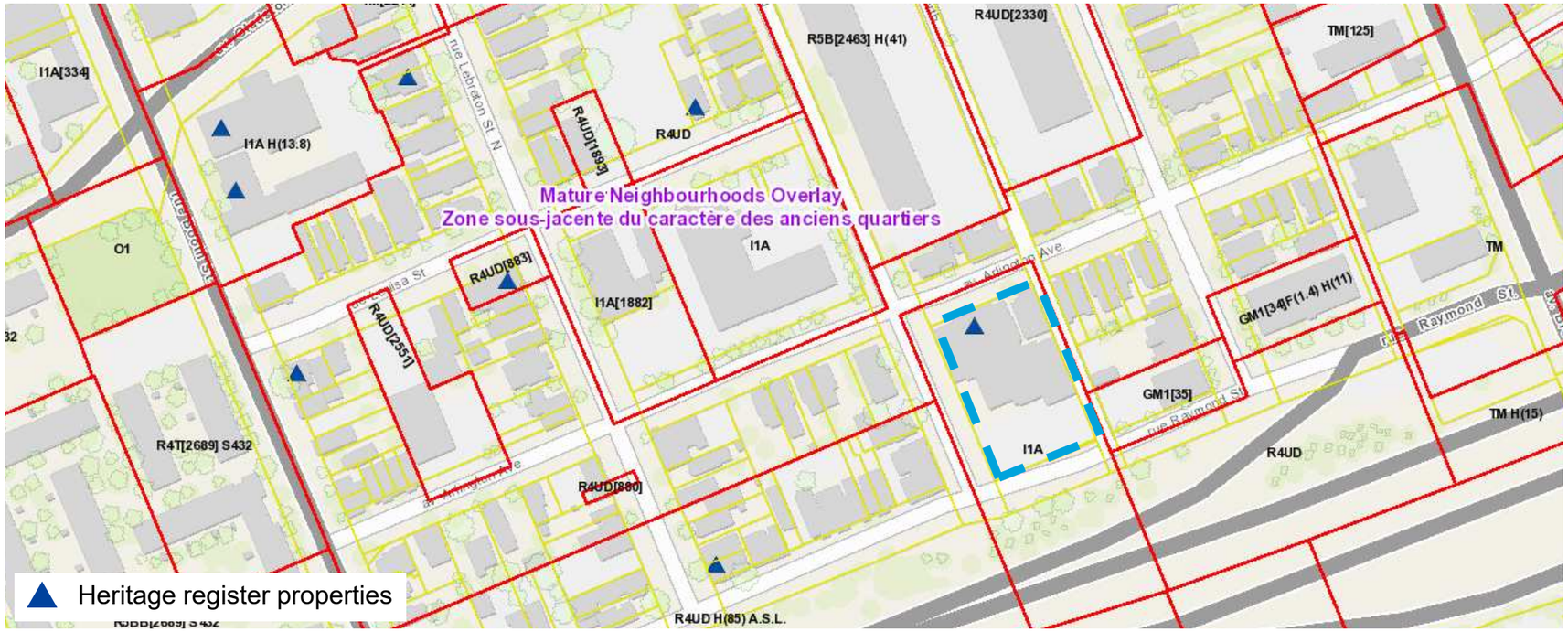
Curtain Wall





8

HERITAGE



HERITAGE REGISTER PROPERTY MAP

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

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

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

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

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

INSPIRATIONS

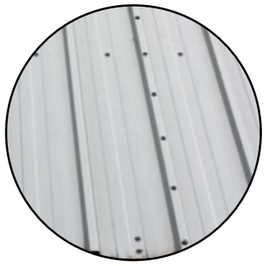

ALEXANDER'S CHURCH
BOSTON


300 BLOOR WEST TOWER
TORONTO


ST. LUKE'S UNITED CHURCH
TORONTO


BLUE DIAMOND ON THE HILL CONDOS
FOREST HILL, TORONTO

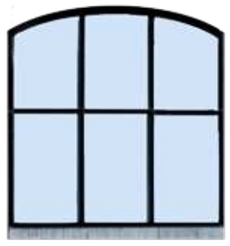

CONOLLY HIGH-RISE PROJECT
HAMILTON, ONTARIO



LIGHT GREY ROOFING

GREY STONE

DARK RED BRICK

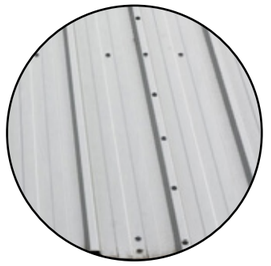


BLACK FRAMED WINDOWS

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

HERITAGE

CHURCH MATERIALS



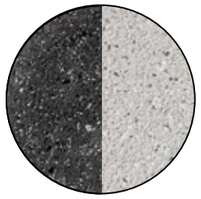
LIGHT GREY ROOFING

GREY STONE

DARK RED BRICK

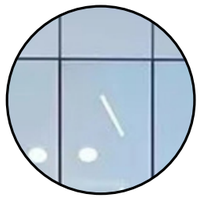
PROJECT MATERIALS

LIGHT GREY BRICK



DARK AND LIGHT GREY PRECAST CONCRETE

BLACK BRICK



CURTAIN WALL

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

9

ANNEX

PRELIMINARY LANDSCAPE PLAN

1:400

URBAN AGRICULTURE

MAIN ENTRANCE

LINEAR GREEN SPACE

LARGE COMMON TERRACE

GREEN LANEWAY

PRIVATE TERRACES

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