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URBAN DESIGN BRIEF

SITE PLAN CONTROL

SUBJECT SITE: 1541 ST. JOSEPH BLVD.



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This Urban Design Brief is prepared in support of a Site Plan Control Application for the proposed development at 1541 St. Joseph Boulevard.

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1.0 PROJECT DESCRIPTION

The existing site and building at 1541 St. Joseph Boulevard is being redeveloped, proposing a new 2-storey, 64-bed addition, and will significantly renovate the existing 3-storey building to provide 160 beds for a comprehensive long-term care facility at the subject site. A total of 224 beds as part of the residential care facility is proposed.

1.1 Rendering of the Proposal

The following provides some renders of the proposed development.



Figure 1: Existing building entrance



Figure 2: Existing and proposed building from street



Figure 3: Existing building front facade



Figure 4: New building front facade



Figure 5: New building front façade alternate view



Figure 6: New building stair corner



Figure 7: Primary entrance approach



Figure 8: Street view southeast



Figure 9: Street view southwest



Figure 10: Rear terraces

2.0 DESIGN RESEARCH

2.1 Massing of the Proposed Development in the Existing Context

The site at 1541 St. Joseph Blvd is situated within a green landscape with minimal built context in the immediate vicinity. The proposed addition to the subject site serves to improve upon how the development frames the street. The low-rise approach takes advantage of the landscape and blends well to create both an integrated natural experience as well as a visual sense of place for the residential care facility as you approach moving west on St. Joseph up the incline.



Figure 11: Aerial view, east St. Joseph



Figure 12: Aerial view, west St. Joseph

3.0 CONCLUSION

The proposed development is an efficient use of an existing developed site, renovates and expands on the permitted use of residential care facility through the renovation of the existing 3 storey building and the proposed 2-storey addition. The proposal utilizes two different material and colour approaches for each building creating a distinction between the old and the new. It creates interest at the streetscape and a strong sense of place. The second building is positioned to improve the street presence and make the most of the undeveloped portion of the lot. The rear balconies take advantage of exceptional views due to the existing slopes to support quality of life for residents of the development.

The proposed development results in a high quality of design while remaining functionally appropriate for the specified use. The Sienna Senior Living proposal at 1541 St. Joseph Blvd is supported from an Urban Design perspective.



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4.0 LIMITATIONS OF REPORT

This report has been prepared for Sienna Senior Living for the stated purpose. Its discussions and conclusions are not to be used or interpreted for other purposes without obtaining written permission from Q9 Planning + Design Inc.

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APPENDIX A – DESIGN BRIEF TERMS OF REFERENCE FORM

3. Content

The content for an Urban Design Brief is itemized in the following checklist. Each required item must be discussed and/or illustrated to the appropriate level of detail, commensurate with the complexity of the proposal. Required item(s) are determined by the lead City Urban Designer at the pre-consultation meeting and will be selected from the checklist below:

PROJECT DESCRIPTION

- Brief description of the design intent behind the development proposal. This description should be more design detailed, and not replicate the description within the Planning Rationale.
- Project statistics, including gross floor area, the breakdown of floor area for different uses, total number and detailed breakdown of units, total number and detailed breakdown of vehicle and bike parking, building heights, lot coverage, etc. Project statistics should be illustrated in a table.
- Rendering of the proposal.

DESIGN RESEARCH

Diagrams, 3D images and other tools may be utilized to explain and illustrate design aspirations, alternatives and proposed outcomes.

- Parti diagrams, sketches, and precedent images.
- Alternative site plan options.
- Alternative massing options.
- Design evolution.
- Massing of the proposed development in the existing context.
- Massing of the proposed development in the planned context. The planned context may be represented by the current zoning permissions OR policy criteria if zoning is not in keeping with Official Plan direction.
- Block Plan illustrating potential future development in the area in which the proposed site is situated.
- Built form transition between the proposed development and the surrounding area.
- Response to abutting public realm conditions beyond the boundaries of the site.
- Street cross sections that show the building wall to building wall conditions of the adjacent streets.