

Mississippi Shores

Blocks 207,208,209 Plan 27M-201

Intersection of O'Donovan Rd and Lake Avenue West

Design Brief

JULY 2023

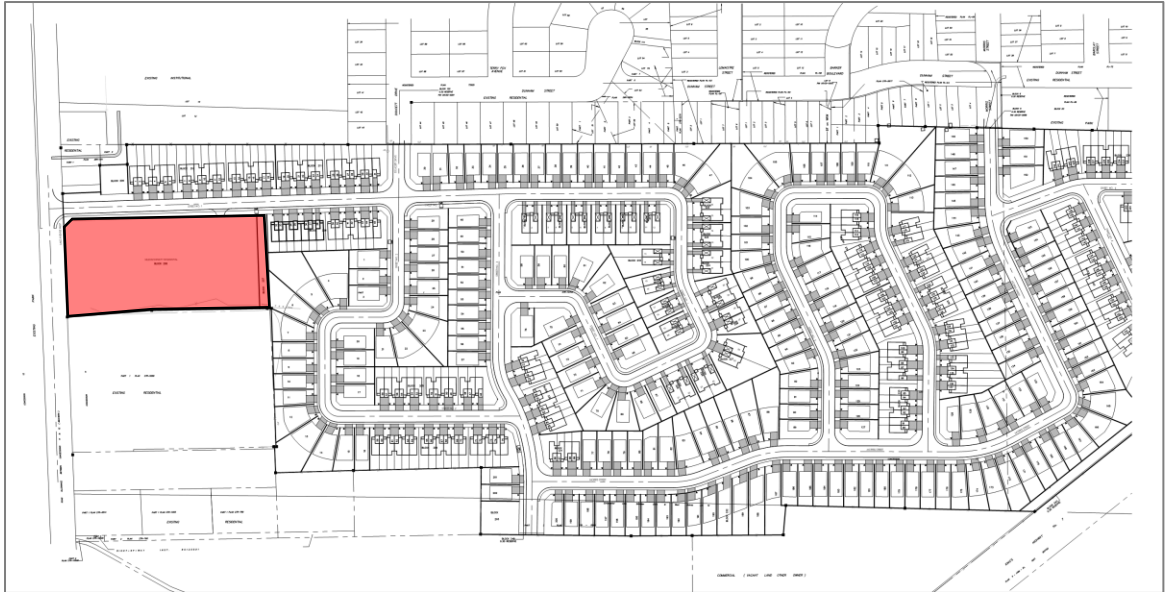


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CAVANAGH
DEVELOPMENTS

1.0 Introduction

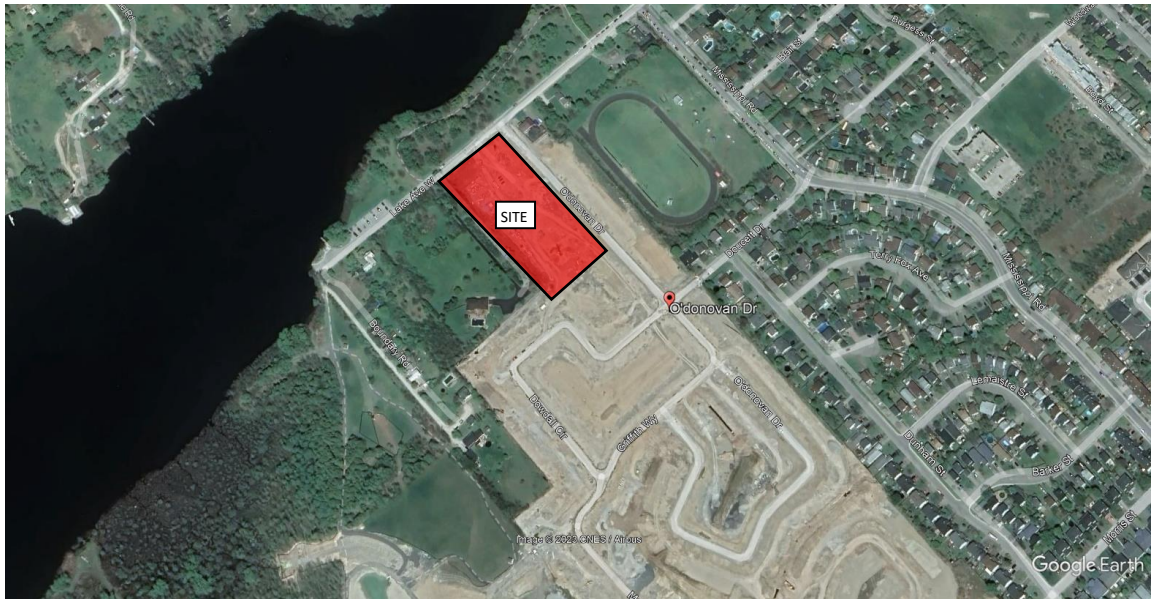
This Design Brief has been prepared in support of the Class 2 Development Permit application for Blocks 207, 208 & 209 Plan 27 M-101 of Subdivision Part of Lot 12, Concession 11, Town of Carleton Place. The proposed development is for 72 residential apartment dwelling units in four (4) 4-storey apartment buildings – 18 units each. The Design includes 1 floor of underground parking and additional surface parking spaces.



Plan of Subdivision

2.0 Site Location

The site is in the Northwest corner of the Town of Carleton Place. The property is on the south side of Lake Avenue west with elevated views to the Mississippi River. The eastern edge of Blocks 208 & 209 are bordered by O'Donovan Drive. Block 209 is a separate parcel that is across from Blocks 208 & 207 and is being considered separately at this time. With respect to provincial policy the site is identified as both a vacant site and an underutilized site. The proposed site plan is based on raising the finished grade across the site.



Subject Property

The site is impacted by the encroachment of a Flood Plain where the site abuts Lake Avenue West. This development is considered to be Phase 1 of 5 phases. The site's location at the entrance to the planned subdivision and its height and prominence from the river have been recognized as lending itself to a potential landmark site development strategy. That strategy is balanced against the proposed development strategy of blending in to the current and proposed development.



MVCA – Map#15 Flood Map Mississippi River

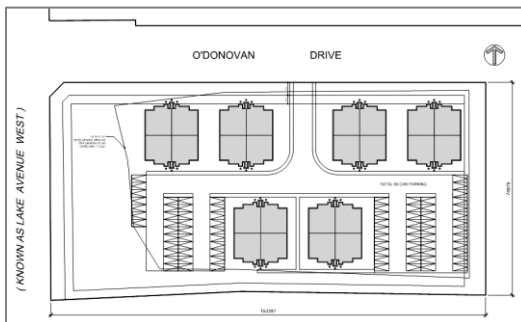
3.0 Design Proposal

Reviewing options – Massing, parking and unit types

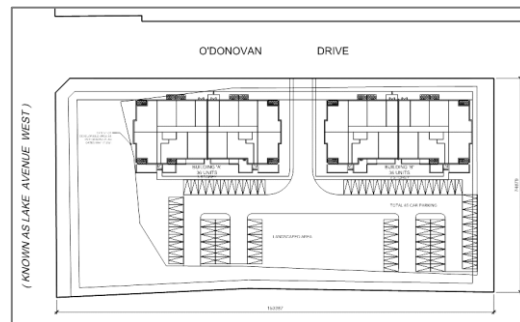
A number of options were considered in the development of this site.

The Flood Plain encroachment was a considerable factor in challenging the efficacy of many opportunities. While at first glance the site seems large enough to accommodate the parking requirements (106 spaces for 72 units). The stated objective to reduce the impact of car parking on the surface to leave more room for exterior amenities and landscaping was difficult to achieve given the parking ratio for the site and the amount of site that is considered to be undevelopable. The planning of the site evolved from the placement of the buildings to create as much space between the them as practical for constructability and code compliance for cladding materials. This presented the design team with the obvious conclusion that outdoor amenities were best suited facing the river.

The first option developed was 6 buildings of 12 units, back-to-back stacked townhomes with no underground parking. The second option created 2 buildings at 3-storeys each with 36 units per building. No underground parking.

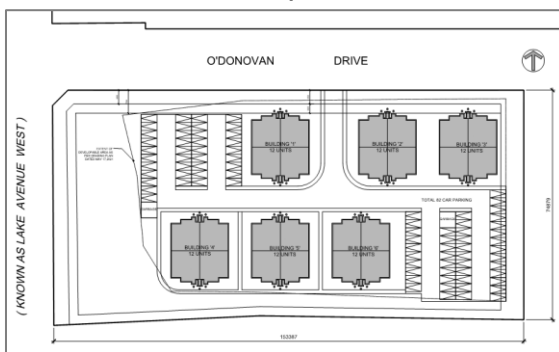


Concept Site Plan – Option 1

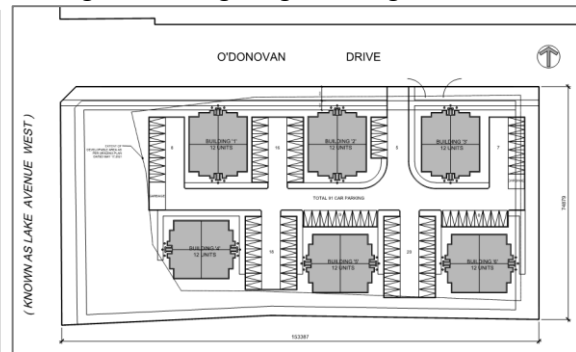


Concept Site Plan – Option 2

Option 3 & 4 were similar to option 1 with 6 buildings of 12 units, back-to-back stacked townhomes with no underground parking. The building locations were different from option 1 and the parking was distributed differently in an effort to reduce the visual impact of the surface parking without going underground.



Concept Site Plan – Option 3



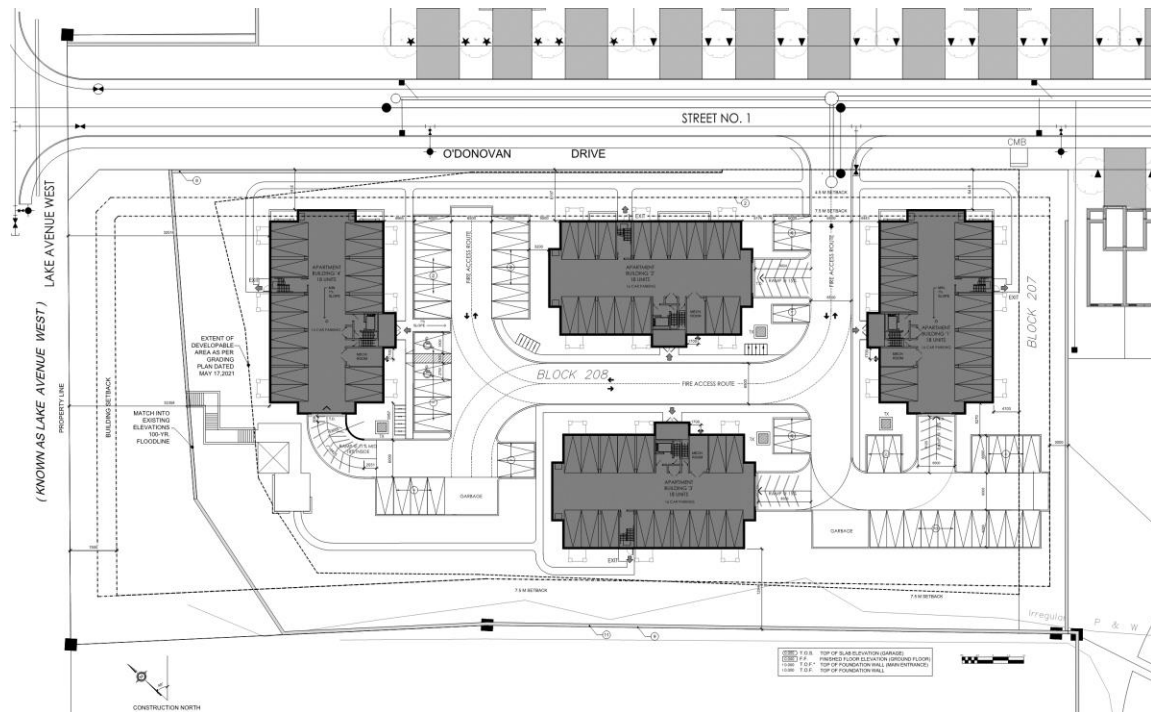
Concept Site Plan – Option 4

4.0 Overview Of the Proposed Development

Site Plan

The proposed site plan addresses the density requirement the housing mix laid out in the overall planning rationale for this subdivision with 4 buildings of 18 Units at 4-storays each with the first level of underground parking for a total of 72 dwelling units. All 4 buildings are typical with a gross floor area (GFA) of 1,628.91 sq.m., total GFA of the proposed development is 6,515.64 sq.m. The main entrance to the site is from O'Donovan Drive to the North-East corner. The fire route interior streets are 6.5 m wide, branch streets are 6.0 m. On-site sidewalks will be provided from the parking areas to the building.

Front setbacks are provided as 7.5 m, with room for landscaping along the buildings facing O'Donovan Drive. The site plan meets the zoning and parking requirements laid out in Class-2 Development Permit.



Draft Site Plan

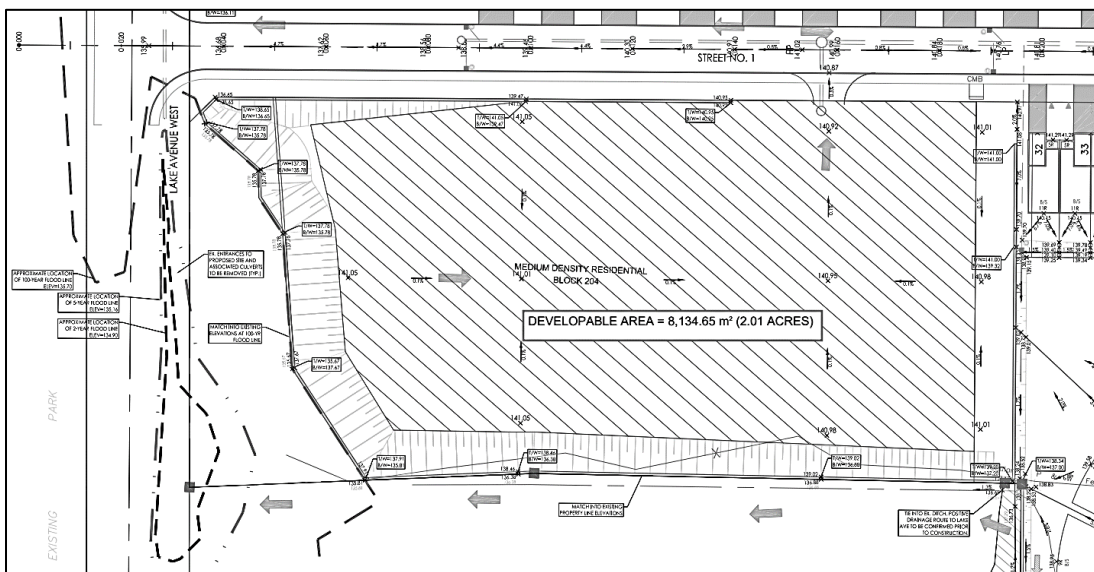
Additional balconies and façade treatment on building sides facing O'Donovan and Lake Ave. along with the use of more traditional materials to complement the neighborhood buildings and existing limestone clad buildings that are visible from the water.



Building Elevations from O'Donovan Drive

Grading

The portion of the site that is within a flood plain and flood control has been designed for the site. The site will be backfilled to provide the finished grades as illustrated. The developable area of the overall site was significantly reduced due to the impact of the flood plain. The inclusion of a partially buried parking level which is above the flood plain dictated the overall height of the buildings. Ramps into the parking level vary in slope (15-18%). The entrance level of each building is accessible, and an elevator is provided to accommodate access to every floor level.

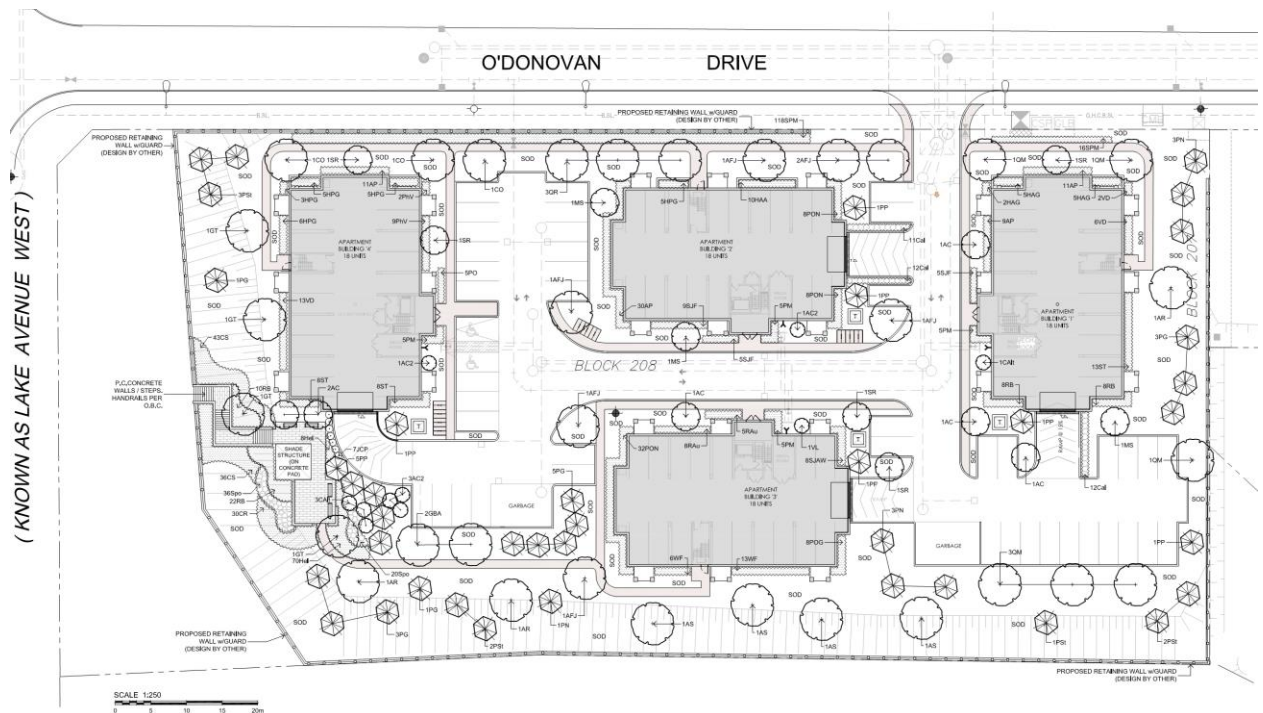


Developable Area for Subject Property

Responding to the first pre-consult with the Town of Carleton Place

With respect to **building orientation** there was an expectation that the buildings would be oriented to the streets (O'Donovan Drive and Lake Avenue West). The proposal does address the expectation as three of the four buildings are located next to the street providing a strong street presence on O'Donovan. The Lake Avenue West is below and further away from the buildings. The one building at the northwest corner faces the views to the river and anchors this corner of the site as the grades fall away to the roadway.

Landscaping is indeed an important element in creating visually welcoming and pedestrian-friendly communities. Wherever possible space has been provided for the landscape architect to frame the buildings and soften the interface between the building and the ground it connects to. The landscape architect has made clear connections to the hillside and the opportunities for vistas and small gathering areas.



Draft Landscape Plan

Surface parking to be screened from the street, has been a difficult objective to meet, given the limitations of the developable area of the site and the required parking ratio for this property. The solution as proposed, is to provide one level of underground parking for each building. The benefits of this additional construction cost are numerous. Tenants will welcome the proximity of their vehicles to their units. Rental of the units should be enhanced. Land in proximity to the buildings will support more green space and pedestrian friendly environments. The surface parking and service vehicles are situated to the rear of the project or in the underground parking level, largely out of view from the public streets or tucked in behind landscape elements along O'Donovan Drive.

Material selection and massing are considered to be important design elements for these 4-storey, 18-unit buildings. The proposed design reflects the intent to complement the development of the new neighbourhood which will be a mix of single detached homes and townhouse units. The proposed design aligns three of

the blocks directly on O'Donovan Drive. Balcony elements and the columns that support them march down the street and animate the elevations.

The larger windows provide for well-lit interiors as well as break down the massing of the elevations. The materials chosen also contribute to providing more interest to the elevations. Buff brick, light and dark stone and siding are strategically located to bring the overall elevations into a cohesive mix of materials that is visually stimulating. The lighter stone to the base of the facade gives a nod to the historic limestone buildings found around the town. Sloped roofs complete the language of the traditional housing that will be common throughout the anticipated neighbourhood immediately adjacent to or across from this development.

5.0 Summary

The site's potential overlooking the Mississippi River from on high has been a guiding principle for the development, with the intent of capitalizing on this obvious asset. As a gateway to the planned subdivision the development also considers the neighbouring context in terms of scale and materials. The use of traditional materials for cladding, the articulation of facade and roofing elements and the variation in textures and colours successfully addresses the massing of the buildings. Landscaping features, walkways, resting places and the spaces in-between provide for a pedestrian-friendly environment. The design anchors the site and contributes to views from the river below and from the streets that it borders. A careful balance has been effectively achieved that recognizes the landmark potential of the site with the contextual need to blend in with the neighbouring subdivision.