

# THE LEGION HOUSE

359 KENT STREET

BUILT HERITAGE COMMITTEE

23.04.11



**HOBIN**  
ARCHITECTURE



COMMONWEALTH



An architectural rendering of a modern building facade. The building features a prominent glass entrance with a large, white, angular canopy. To the right, a tower section is clad in light-colored stone or brick. The ground level shows a sidewalk with people walking, a sign for '359 Kensington' in gold letters, and some landscaping. The overall scene is brightly lit, suggesting a sunny day.

# PRESENTATION OVERVIEW

1. Introduction + Agenda
2. Context + Design Shapers
3. Proposed Design
  - 3.1 Retention of Heritage Facade
  - 3.2 Heritage Podium
  - 3.3 Public Realm
  - 3.4 Podium Park
  - 3.5 Tower Design
  - 3.6 Crown

# CONTEXT SITE MAP



**359 Kent Street**

--- 15 Minute Walking Radius

# CONTEXT




## CURRENT CONDITIONS



MACLAREN ST.

KENT ST.

GILMOUR ST.

-  Existing Heritage Homes
-  Legion Building
-  Surface Parking Lot

# DESIGN SHAPERS

## RETENTION OF HERITAGE BUILDINGS

- SENSE OF PLACE
- HISTORY
- STREETScape CHARACTER
- SUSTAINABILITY
- SUPPORT FROM CITY + UDRP FOR HERITAGE RETENTION

## SITE + CONTEXT

- REINVENTION OF KENT STREET
- GREEN SPACE
- NEIGHBOURHOOD TRANSITION, SCALE, MATERIALITY, TEXTURE

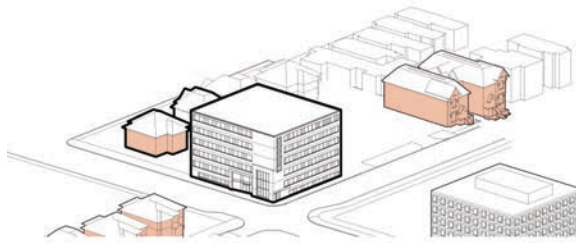
## TOWER DESIGN

- SUSTAINABILITY
- NEXT GENERATION BUILDING
- SENSE OF PLACE
- AFFORDABILITY
- SKYLINE IMPACT
- CIVIC USE



# ARCHITECTURAL STRATEGY

## DESIGN SHAPERS



(1)  
Existing Conditions



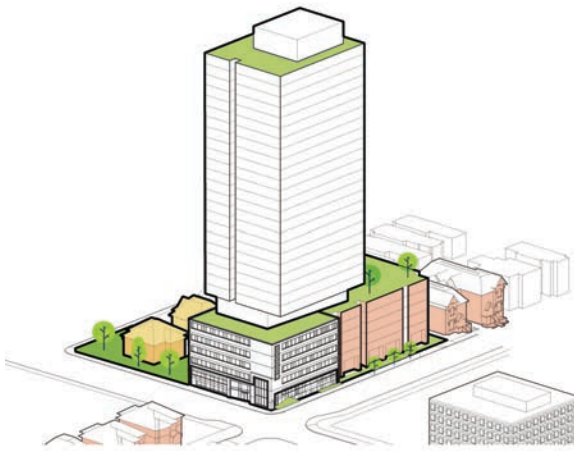
(2)  
Retain heritage homes + Legion building's  
South and West facades  
-  
Add green space



(3)  
Podium height references existing Legion  
building height and creates transition to the  
abutting neighbourhood  
-  
Elevate green space  
-  
Open ground floor of Legion to recreate a  
two-storey ground plane and increase site  
porosity



(4)  
Reallocation of permitted nine-storey density  
into tower form at the prominent corner of Kent  
and Gilmour, away from neighbouring homes  
-  
Tower height regulated by Parliamentary  
viewplane



(5)

Simplicity of form, reduction of stepbacks, and minimal balcony projections improves building envelope efficiency

-

Additional green space at level 30 rooftop

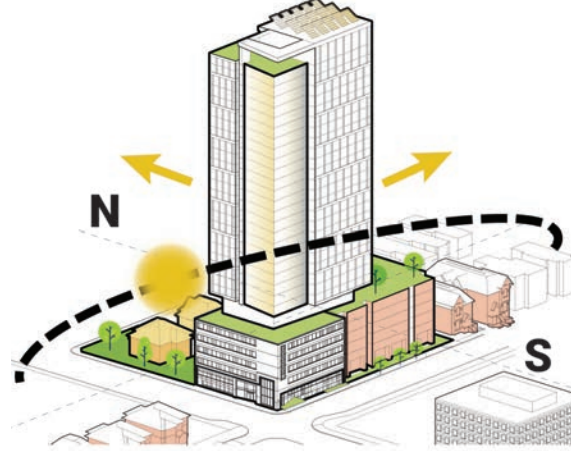


(6)

Three-storey grid provides high performing building envelope due to limited glazing

-

Architectural language extends to the crown to encapsulate mechanical equipment, shade rooftop terrace, and create skyline impact



(7)

Tower envelope selectively opened up and form strategically angled to capture solar energy through the use of roof-mounted and architecturally integrated solar photovoltaic systems



(8)

Proposed Building Configuration

# PROPOSED DESIGN



Kent and MacLaren Intersection



# PROPOSED DESIGN

- 1 HERITAGE PODIUM & PUBLIC REALM
- 2 LEVEL 6 PODIUM PARK
- 3 BODY OF TOWER
- 4 CROWN




4

3

2

1

View Looking Southeast from Kent Street and MacLaren Street Intersection



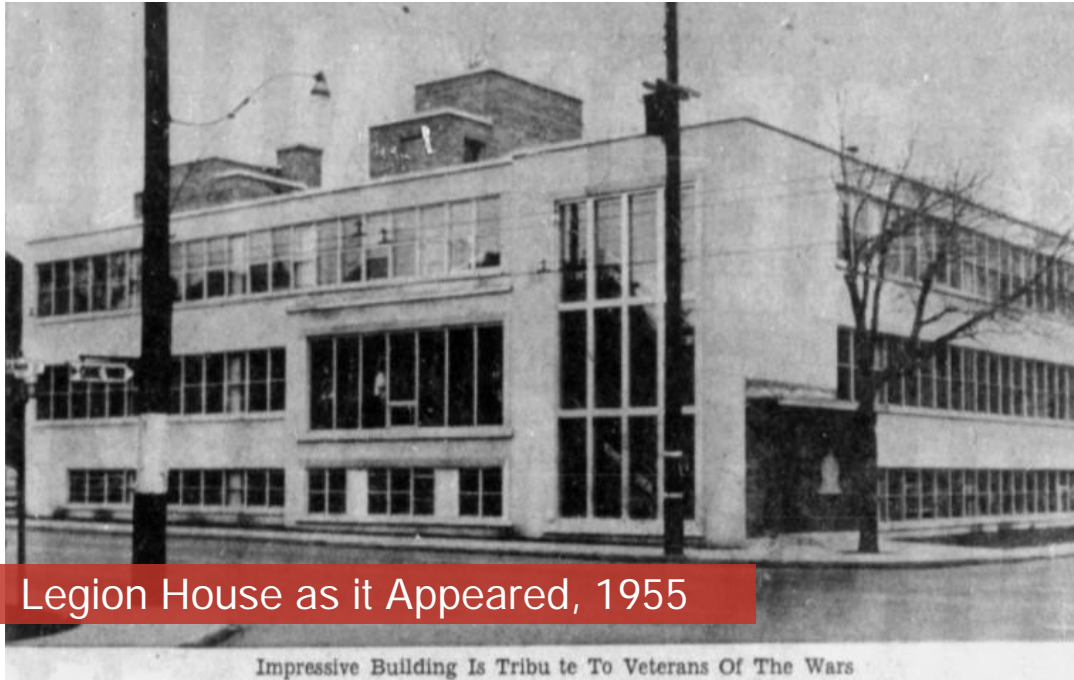
# RETENTION OF HERITAGE FACADE

359 Kent Street, Ottawa

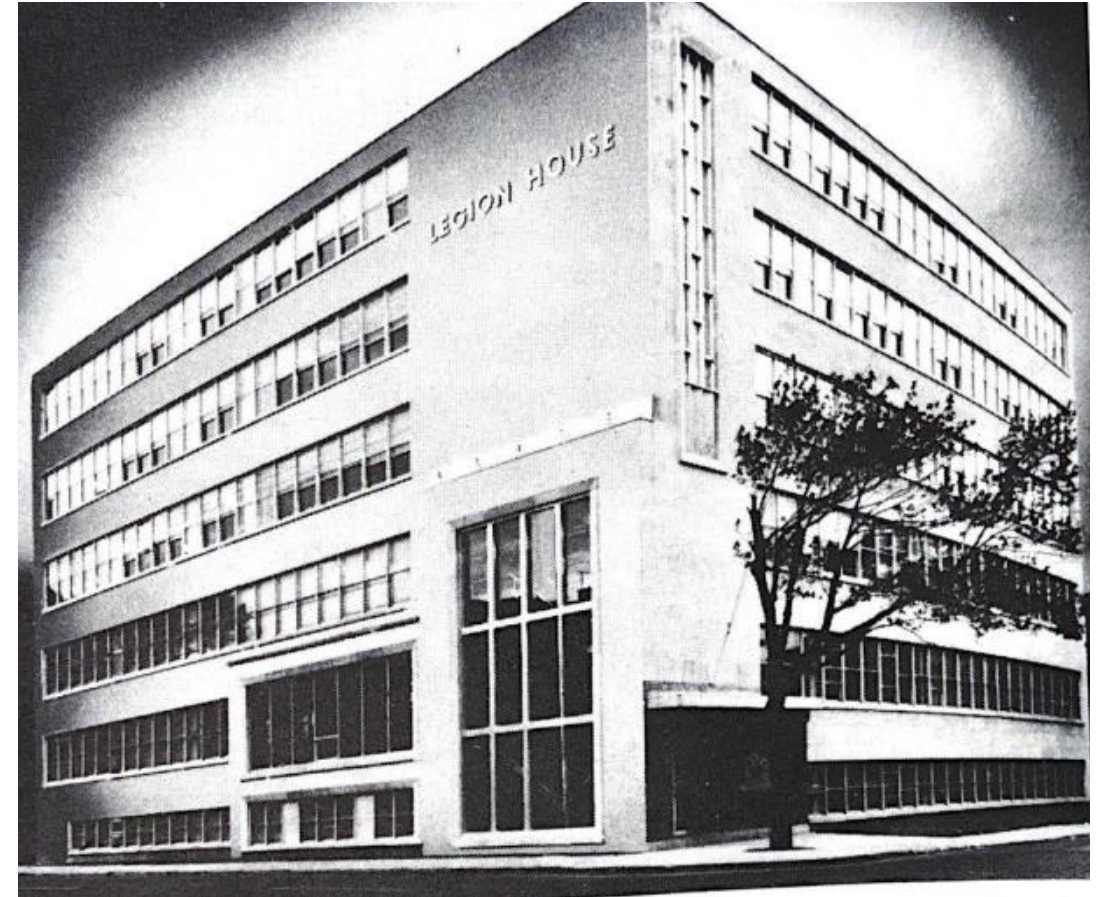
Built Heritage Committee

# PROPOSED DESIGN UPDATE

## HERITAGE CONSERVATION



- The limestone veneer and the fenestration are the two most prominent character defining attributes to be conserved.



Legion House as it Appeared, 1958

# PROPOSED DESIGN UPDATE

## HERITAGE CONSERVATION



Current Heritage Home, 436 MacLaren Street

359 Kent Street, Ottawa



Current Heritage Home, 444 MacLaren Street

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## PROPOSED DESIGN UPDATE

# THE PODIUM OF THE NEW DEVELOPMENT

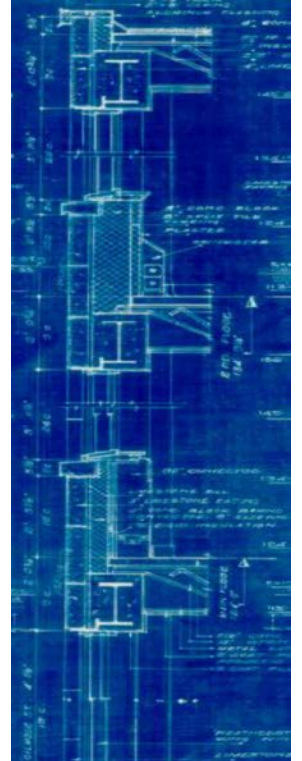
- Six-storey exterior limestone façade of the Legion House

## THE SCOPE OF CONSERVATION WORK

- Document and label the limestone cladding materials prior to demolition,
- Dismantle and salvage 1,200 limestone cladding units,
- Crate, determine repairs, store; and
- Reassemble on a new back-up wall.



A test removal  
Queenston Limestone  
panel to determine  
feasibility



1955 Blueprint  
documenting the  
construction methods  
showing block back up wall  
with limestone cladding  
attached with clips

# RETENTION OF HERITAGE FACADE



- Anchors the intersection and provides a familiar sense of place
- Reduced embodied carbon impact through repurposing existing materials
- Reassembling limestone veneer on a new back-up wall improves thermal performance
- Key features of South and West facades are maintained

Kent and Gilmour Intersection



- Ground level porosity creates a cohesive relationship with the neighbourhood
- Recessed entrances provide wider sidewalks improving pedestrian experience
- Two-storey volume at the ground floor provides additional natural light contributing to the thermal comfort of the space

Kent and Gilmour Intersection

# RETENTION OF HERITAGE FACADE

## CURRENT VS. PROPOSED



Existing Legion Building from Kent + Gilmour

359 Kent Street, Ottawa



Proposed Design from Kent + Gilmour

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# RETENTION OF HERITAGE FACADE

CURRENT VS. PROPOSED



Existing Legion Building from Kent + Gilmour



Proposed Design from Kent + Gilmour

# RETENTION OF HERITAGE FACADE

## PREVIOUS VS. CURRENT

Pedestrian friendly, green street edge, urban tree canopy and slow traffic



Kent Street, circa 1951

Poor pedestrian experience, minimal tree canopy, high traffic



Existing Legion Building from Kent Street

# RETENTION OF HERITAGE FACADE

## CURRENT VS. PROPOSED



Existing Legion Building from Kent Street

359 Kent Street, Ottawa



Proposed Design from Kent Street

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# RETENTION OF HERITAGE FACADE

## CURRENT VS. PROPOSED



Existing Legion Building from Gilmour Street

359 Kent Street, Ottawa



Proposed Design from Gilmour Street

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# HERITAGE PODIUM

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# HERITAGE PODIUM

## TRANSITION COMPONENT

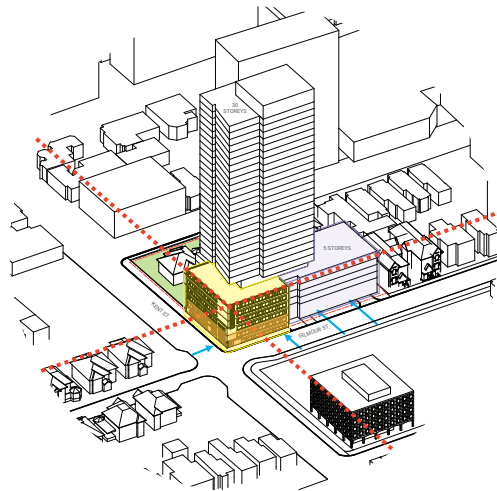
1. The heritage base and transition component anchor the proposed design through a sense of place by retaining the heritage facade and providing contextual transition within the neighbourhood.



# HERITAGE PODIUM

## TRANSITION COMPONENT

### TRANSITION TO ABUTTING NEIGHBOURHOOD



#### CONTEXTUAL INTEGRATION

- EXISTING HERITAGE FACADE
- ADDITIONAL ENTRANCES DRAW RESIDENTS INTO THE SITE
- REIMAGINED GREENSPACE
- GROUND LEVEL OF EXISTING FACADE OPENED UP FOR CIVIC USE AND AMENITIES
- NEW FIVE STOREY PODIUM TIES INTO EXISTING FABRIC



359 Kent Street, Ottawa



View Looking West on Gilmour Street

# HERITAGE PODIUM

## TRANSITION COMPONENT

- Segmenting the podium seeks to pick up on a rhythm similar to the existing streetscape
- Brick materiality and detailing create a textured quality, reflective of the neighbourhood character
- Bird-safe glass and protection measures will be used within the first 16 metres of building height per HPDS requirements



View Looking East on Gilmour Street



An architectural rendering of a modern high-rise building at dusk. The building features a white facade with a grid of windows and a prominent glass-enclosed entrance. The sky is a mix of blue and orange, with soft clouds. In the foreground, there are trees, a street with a few cars, and a utility pole. The overall scene is a city street at twilight.

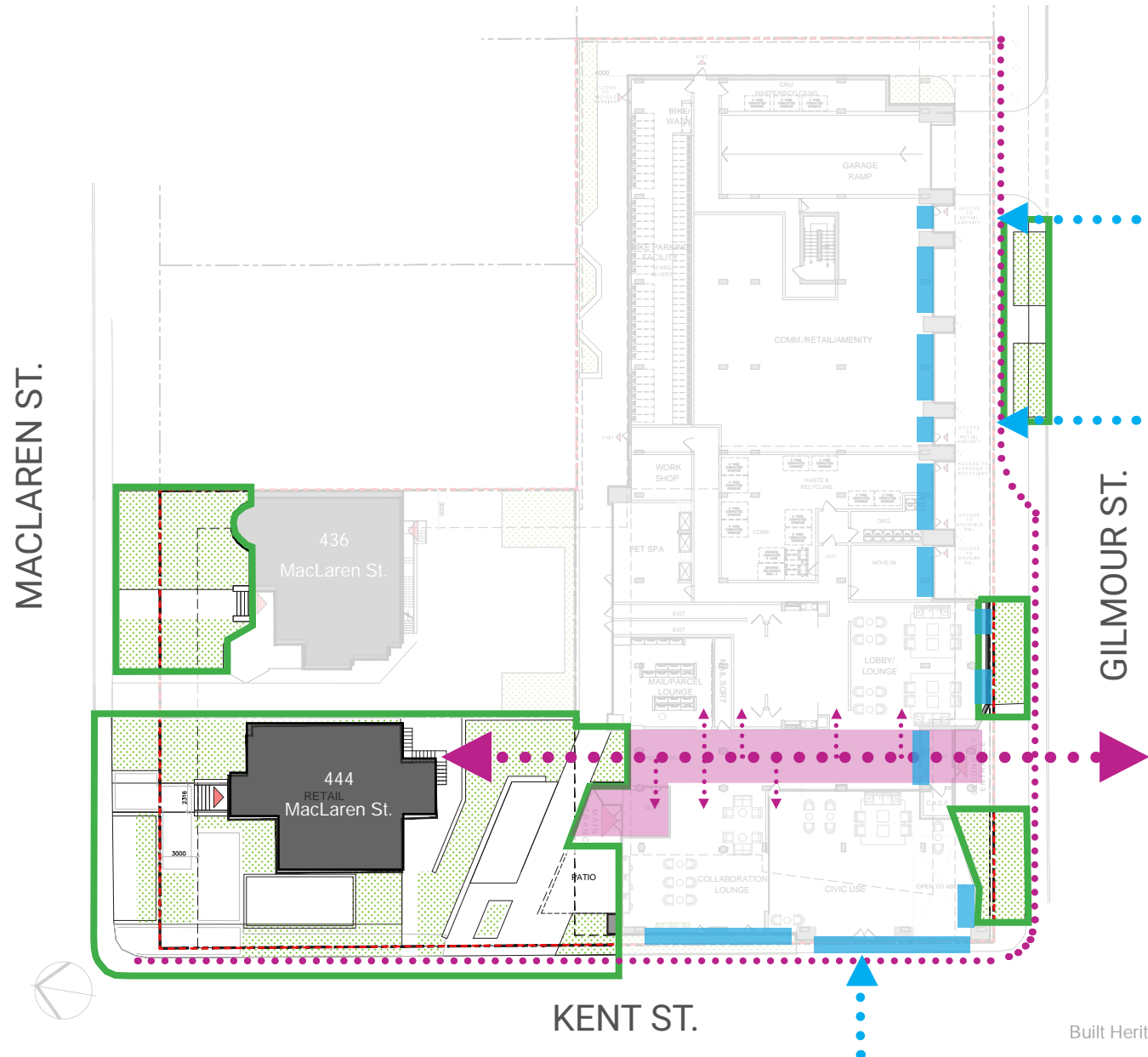
# PUBLIC REALM

359 Kent Street, Ottawa

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# PUBLIC REALM

- Primary organizational axis creates an enclosed street within the building, connecting Gilmour and the proposed entrance plaza
- New entrances and additional glazing along Kent Street and Gilmour Street create a porous ground plane activating the street, drawing users into a civic use space, amenities, and commercial/retail units
- A reimagined green space buffers the existing heritage homes and the proposed design.
- Landscape treatment ties the three built elements together through the consistent application of green space
- Landscape treatment seeks to provide smaller intimate spaces for community members to pause, gather and interact.



# PUBLIC REALM

## PROPOSED LANDSCAPE DESIGN

### DESIGN OBJECTIVES

- REAL TREES
- URBAN GREEN SPACE
- COMMUNITY / SOCIAL SPACES
- ARRIVAL & GATHERING SPACE
- COOL PAVING AND REDUCED IMPERVIOUSNESS



# PUBLIC REALM

PROPOSED LANDSCAPE DESIGN



Reimagined green space celebrates  
new entrance off of Kent Street

# PUBLIC REALM

PROPOSED LANDSCAPE DESIGN



View looking into the entrance plaza from Kent Street

# PUBLIC REALM

PROPOSED LANDSCAPE DESIGN



View South along Kent Street

# PUBLIC REALM

PROPOSED LANDSCAPE DESIGN

# PRESERVATION AND TRANSFORMATION OF HERITAGE HOMES



View of heritage homes in relation to proposed design along MacLaren Street

An architectural rendering of a modern high-rise building named 'Podium Park'. The building features a prominent glass facade with a white structural frame. The top of the building is illuminated from within, creating a glowing effect against the twilight sky. The base of the building is also brightly lit, showing a modern entrance area. The surrounding environment includes other buildings, trees, and a street with a few cars and pedestrians, suggesting an urban setting. The sky is a mix of blue and orange, indicating sunset or sunrise.

# PODIUM PARK

359 Kent Street, Ottawa

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# PODIUM PARK

Level six podium park offers designated zones for various outdoor activities

# PODIUM PARK

2. The level six interior and exterior amenity spaces create a park in the sky



View Looking West from Level Six Rooftop Amenity Space

# PODIUM PARK

- Vegetative roof reduces the amount of hardscape materials, improving the urban heat island effect and improving thermal retention
- Local vegetation aims to provide habitats for urban wildlife
- Native plant species utilized to minimize the requirement for watering
- Cool roofing materials used for hardscape

Level Six Rooftop Amenity Space



# PODIUM PARK



Level Six Rooftop Amenity Space

An architectural rendering of a modern high-rise tower at dusk. The tower is the central focus, featuring a white facade with a grid of windows and a prominent glass-enclosed entrance at the base. The sky is a mix of blue and orange, with soft clouds. In the foreground, there are trees, a street with a few cars, and other buildings, including a smaller white building to the right. The overall scene is a city street at twilight.

# TOWER DESIGN

359 Kent Street, Ottawa

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# TOWER DESIGN



### 3. The body of the tower:

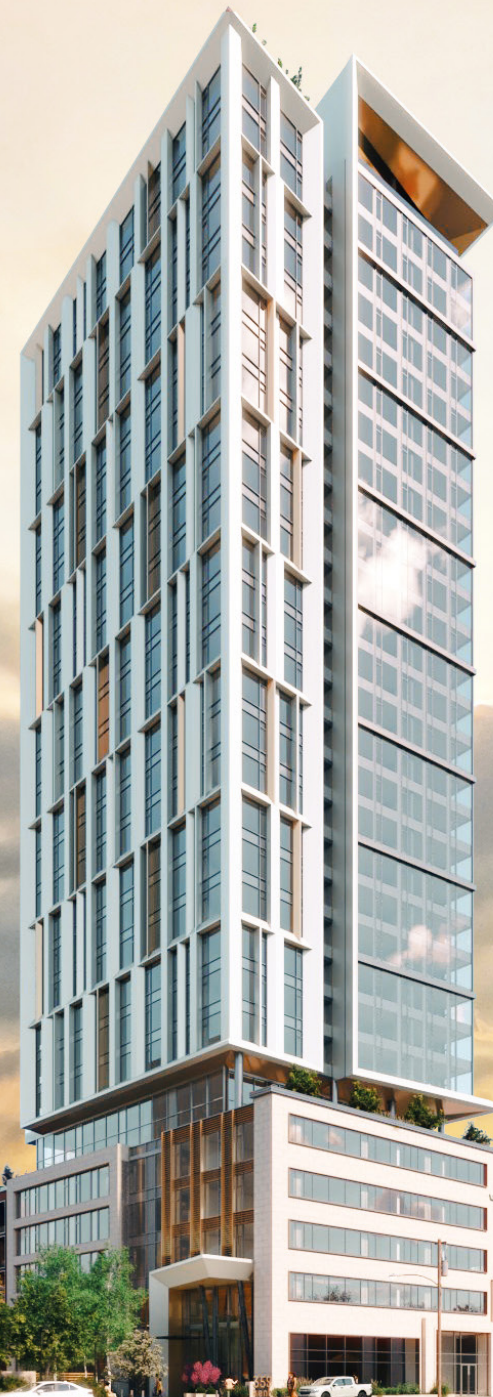
- The south-west corner has been intentionally opened up to maximize sunlight exposure for photovoltaic materials integrated into facade panels and glazed railings
- Simplicity of building form, reduction of stepbacks, and minimal balcony projections improves building energy efficiency by reducing thermal bridging

View Looking Northeast from Kent and Gilmour Intersection

# TOWER DESIGN

3. The body of the tower:

- Smaller windows in a triple grid formation increase building performance, while creating a unique facade still perceived as residential



View from MacLaren and Kent

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# TOWER DESIGN

## 3. The body of the tower:

- The facade's colours and angular forms create a unique impact of the Centretown skyline.





# CROWN



West facade of tower

# CROWN

## 4. The Crown:

- Creates an identity piece for the project while providing an important amenity space
- Encapsulates the mechanical equipment within the architectural language
- Provides additional surface area to be utilized for solar gain

359 Kent Street, Ottawa

Aerial View of Rooftop Amenity Space

Built with a Committee

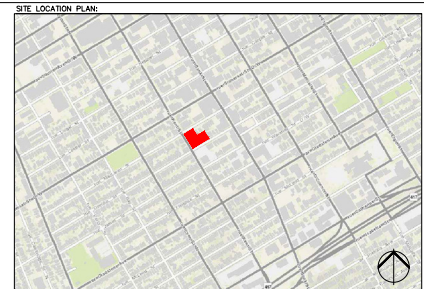
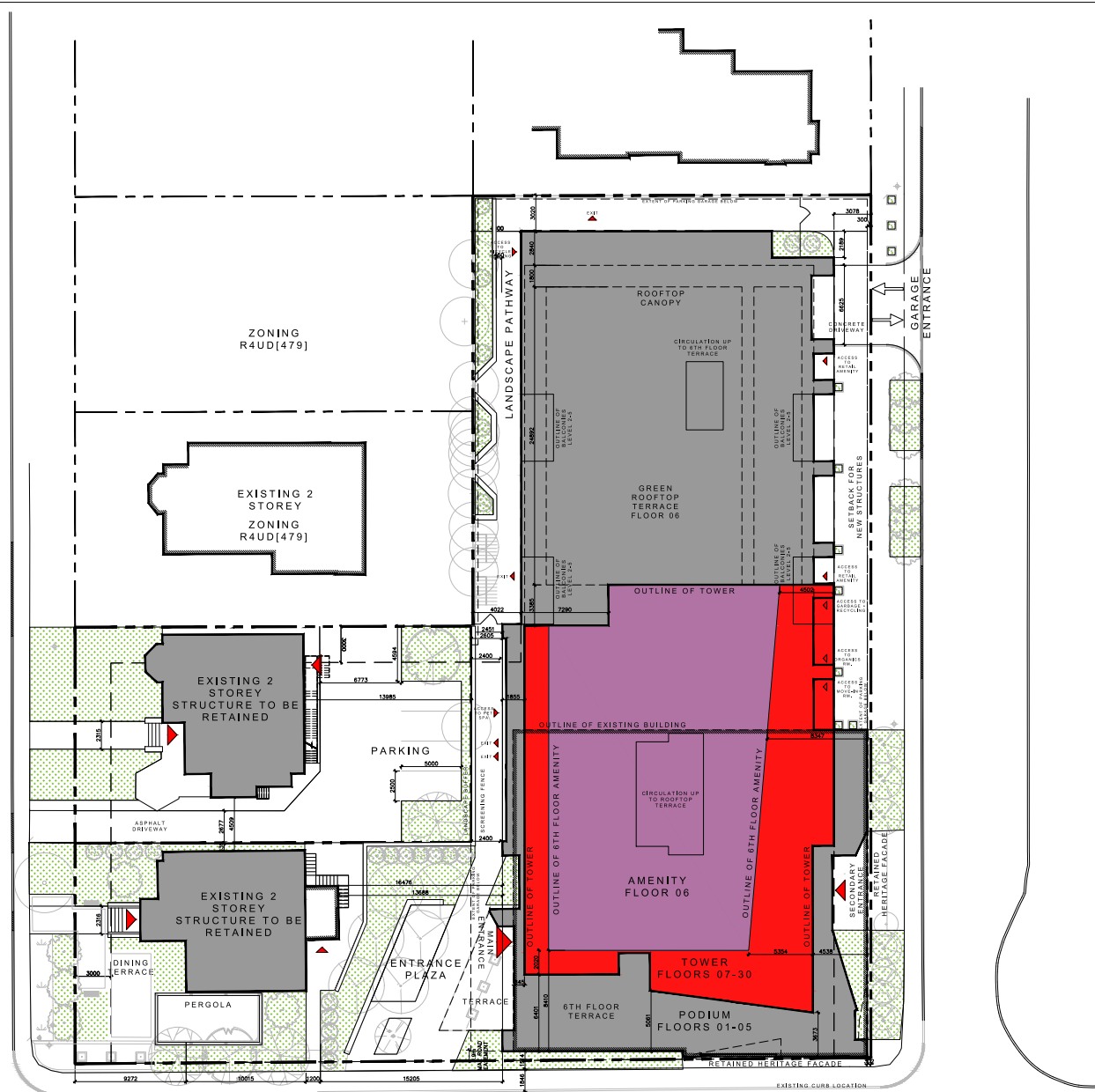
THANK YOU



359 Kent Street

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# APPENDIX



**GENERAL NOTES**

**CURRENT ZONING: NORTH PARCEL**  
 LOT AREA : 3,608 m<sup>2</sup>  
 DEVELOPMENT SITE

	REQUIRED EXISTING BLDG.	PROPOSED
LOT WIDTH		MIN. 33.0m MAX. 66.0m
LOT LENGTH		MIN. 36.0m MAX. 22.0m
TOTAL UNITS		322
FRONT YARD SETBACK	KENT STREET	0 m
REAR YARD SETBACK		3.0 m
CORNER SIDE YARD SETBACK	GLADWIN AVE.	7.5 MIN.
CORNER SIDE YARD SETBACK	MAULDEN AVE.	0 m
BUILDING HEIGHTS		24 m
PODIUM		9 m
BUILDING AREA		+/- 330,144 sq.ft. (30,798 sq.m.)
TOTAL GROSS		+/- 250,271 sq.ft. (23,251 sq.m.)
TOTAL NET (RESIDENTIAL + COMMERCIAL/RETAIL)		+/- 250,271 sq.ft. (23,251 sq.m.)
GROSS FLOOR AREA (City det.)		+/- 250,271 sq.ft. (23,251 sq.m.)

NOTE: ALL EXISTING SITE INFORMATION AS PER SITE SURVEY PLAN DATED APRIL 16, 2021 AND PREPARED BY ANNIS O'SULLIVAN VOLLEBEK LTD.

**UNIT RATIOS**

	PROPOSED	322
TOTAL UNIT COUNT	33	108
STUDIOS	2	16
1 BEDROOM	106	336
1 BEDROOM + DEN	51	165
2 BEDROOM (1 INTERNAL)	17	55
2 BEDROOM	110	345
2 BEDROOM + DEN	3	15

**AMENITY SPACE REQUIREMENTS:** 6 m<sup>2</sup> REQUIRED PER UNIT  
 (322 x 6 SQ.M. = 1,932 SQ.M. REQUIRED TO BE COMMON AMENITY SPACE)  
 (186 SQ.M. REQUIRED TO BE COMMON AMENITY SPACE)

**PROVIDED AMENITY SPACE**

2,894 SQ.M. TOTAL AMENITY PROVIDED  
 1,826 SQ.M. PROVIDED TO BE COMMON AMENITY SPACE

**PARKING REQUIREMENTS:** 322 units (Reduced by 12) 310\*0.5 = 155 + 310\*0.1 = 31 = 186 (full parking located below grade, required parking reduced by 100) = 186 parking spaces required

**PROVIDED RESIDENTIAL PARKING**

185 RESIDENTIAL PARKING SPACES PROVIDED FOR 322 UNITS (0.57/UNIT)

**PROVIDED VISITOR PARKING**

31 VISITOR PARKING SPACES PROVIDED FOR 322 UNITS (0.10/UNIT)

216 TOTAL PARKING SPACES PROVIDED (\*76 SHORT CAR PARKING SPACES (80% OF TOTAL PARKING))

**BICYCLE PARKING REQUIREMENTS:** 322 units \* 0.5 = 161

**PROVIDED BICYCLE PARKING**

299 (152 VERTICAL + 147 HORIZONTAL) BICYCLE PARKING SPACES PROVIDED FOR 322 UNITS (0.93/UNIT)  
 \* LOCATED IN UNDERGROUND PARKING GARAGE AND AT GROUND LEVEL (NT)

**LEGEND:**

PROPOSED FIRE HYDRANT	PROPOSED SIDEWALK	PROPOSED CATCH BASIN
PROPOSED BUILDING	PROPOSED PROPERTY LINE	PROPOSED CATCH BASIN
BUILDING TO BE DEMOLISHED	PROPOSED DRIVEWAY	SIGNAGE FOR ACCESSIBLE PARKING SPACE
EXISTING MAN HOLE	PROPOSED DEPRESSED CURB (REMOVE TO CITY OF OTTAWA STANDARDS)	FIRE HYDRANT ACCESS
EXISTING TRAFFIC LIGHT	CURB TO BE REBUILT	EXISTING LIGHT POLE
EXISTING FIRE HYDRANT	ROLL CURB	NEW LIGHT POLE
		PROPOSED WALL



**PROJECT TEAM**

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SURVEYOR  
 WILLIAM HAN VOLLEBEK LTD.  
 ED HERVEY  
 416-217-0800

NO.	DATE	REVISION
1	2024-10	ISSUED FOR SPIC
2	21-08-20	ISSUED FOR REDLINING
1	21-08-16	CITY OF OTTAWA PRECIRCULATION
	no./date	revision

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

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**PROJECT LOCATION:**

359 KENT STREET  
 OTTAWA, ON

**DRAWING TITLE:**  
 SITE PLAN

# JUNE 21



7:00 AM



8:00 AM



9:00 AM



10:00 AM



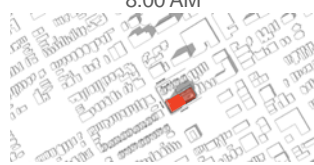
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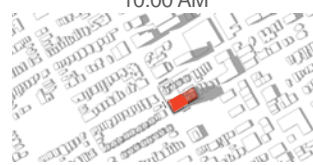
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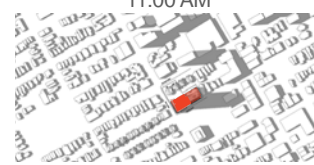
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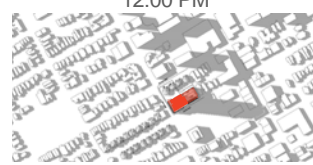
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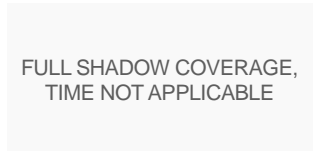


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# MARCH/SEPTEMBER 21



FULL SHADOW COVERAGE,  
TIME NOT APPLICABLE

7:00 AM



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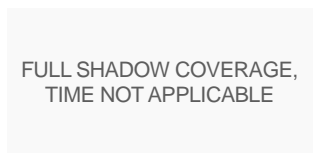


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# DECEMBER 21



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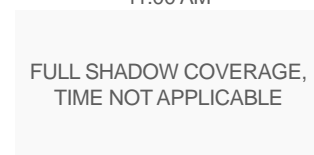
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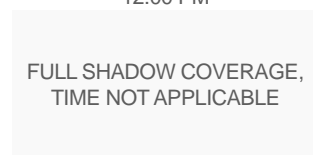


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FULL SHADOW COVERAGE,  
TIME NOT APPLICABLE

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FULL SHADOW COVERAGE,  
TIME NOT APPLICABLE

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