

The **WALK** at  
central  
park

# Central Park

Community Consultation

## Merivale Road / Central Park

**Ashcroft Holmes**

bbb architects  
Dec. 13 / 2010



# Context Photos



Context Photos



Context Photos



Context Photos



Context Photos

# Objectives

- To foster compatible development that will contribute to the recognized or planned character of the streets
- To promote a comfortable pedestrian environment and create attractive streetscapes
- To achieve high-quality built form and establish a strong street edge along Arterial Mainstreets
- To facilitate a gradual transition to more intensive forms of development on Arterial Mainstreets
- To accommodate a broad range of uses including retail, services, commercial, office, institutional and higher density residential
- To enhance connections that link development sites to public transit, roads and pedestrian walkways

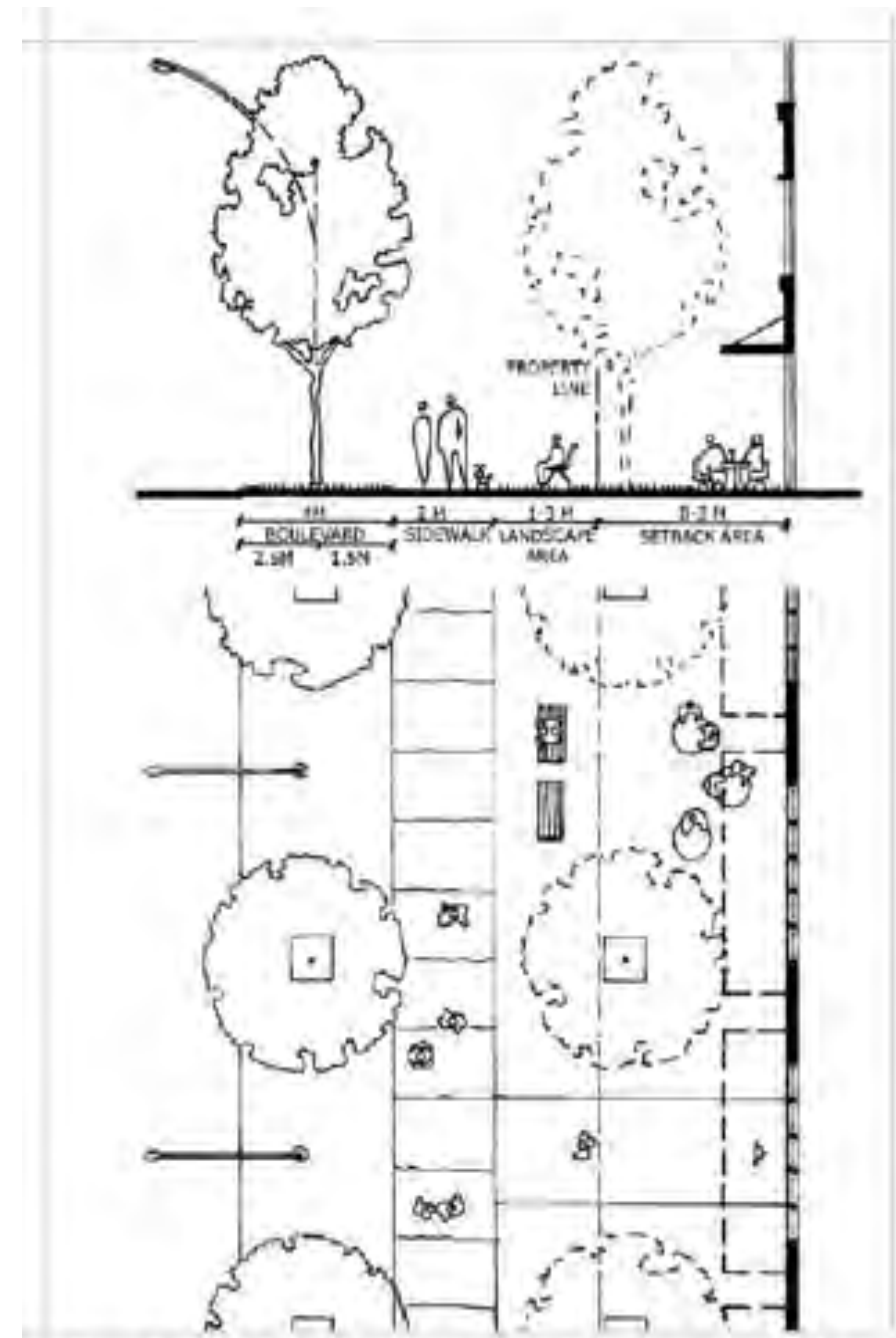


Figure 2: Aerial mainstreet streetscape: right-of-way section and plan.

Guideline Plan

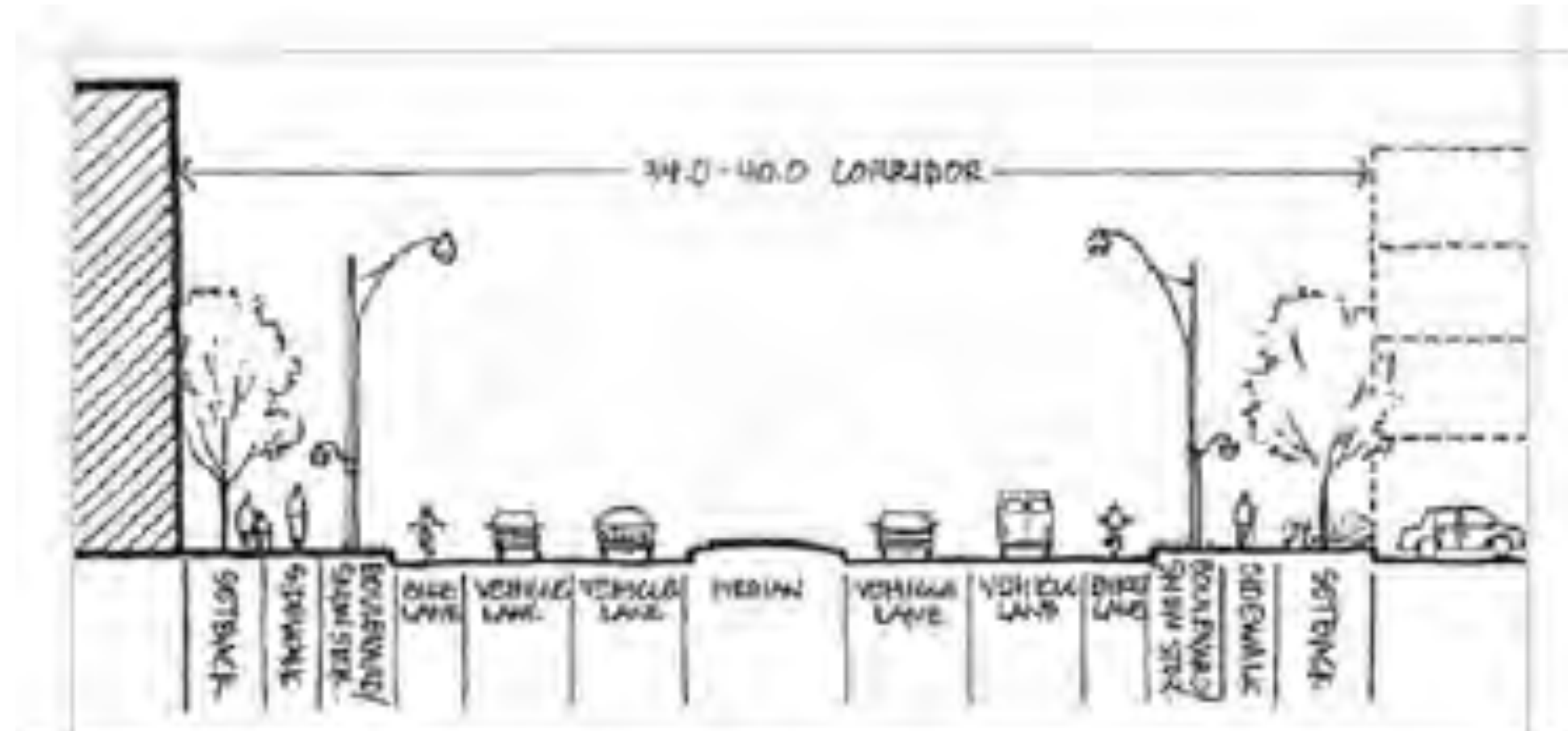


Figure 1: A typical Arterial Mainstreet section with buildings close to the street.

Guideline Section

## Sectional Analysis

Proposed Section: As the Experimental Farm is located directly across the street, no new development will be possible and the condition created by building directly along Merivale, the arterial mainstreet, will only create the condition that the guideline is trying to correct. Our proposed design brings the desired street section internal to the site and uses elements which tie back to the Experimental farm to serve as a buffer between the development and the arterial road.

## STREETSCAPE

### Guideline 1:

Locate new buildings along the public street edge (Figure 1)

### Guideline 2:

Provide or restore a 2.0 metre wide unobstructed concrete sidewalk. Locate the sidewalk to match the approved streetscape design plans for the area. In addition, provide a 2.0 to 4.0 metre wide planted boulevard and a 1.0 to 3.0 metre landscape area in the right-of-way (Figure 2).

### Guideline 3:

Plant trees in the boulevard when it is 4.0 metres wide. If the boulevard is less than 4.0 metres wide, plant the trees in the landscape area to ensure healthy tree growth (Figure 2)

### Guideline 4:

Use buildings, landscaping and other streetscape elements to create continuous streetscapes (Figure 3).

### Guideline 5:

Provide streetscape elements such as trees, decorative paving, benches and bicycle parking between the building and the curb. These elements should match approved streetscape design plans for the area, or where there is no streetscape design plan, they should match and extend the existing context.

**Guideline 6:** Set new buildings 0 to 3.0 metres back from the front property line, and 0 to 3.0 metres back from the side property line for corner sites, in order to define the street edge and provide space for pedestrian activities and landscaping (Figure 4).

**Guideline 7:** Design new development to be compatible with the general physical character of adjacent neighbourhoods. Protect the positive elements of the existing fabric including significant buildings, existing trees, pedestrian routes, public facilities and pedestrian amenities (Figure 5).

**Guideline 8:** Provide significant architectural or landscape features at the corner on corner sites where there is no building, to emphasize the public streets and enhance the streetscape.

**Guideline 9:** Design street sections with a ratio of building height to road corridor width of between 1:6 (low), 1:3 (medium) and 1:2 (high) (Figure 6).



Figure 13: Architectural detail enhances the public street.



Figure 4: Increased setbacks provide room for wide sidewalks.



Figure 14: Generous windows with changing displays animate the public realm.



Figure 5: New development that is compatible with the neighbourhood contributes to a vibrant streetscape.

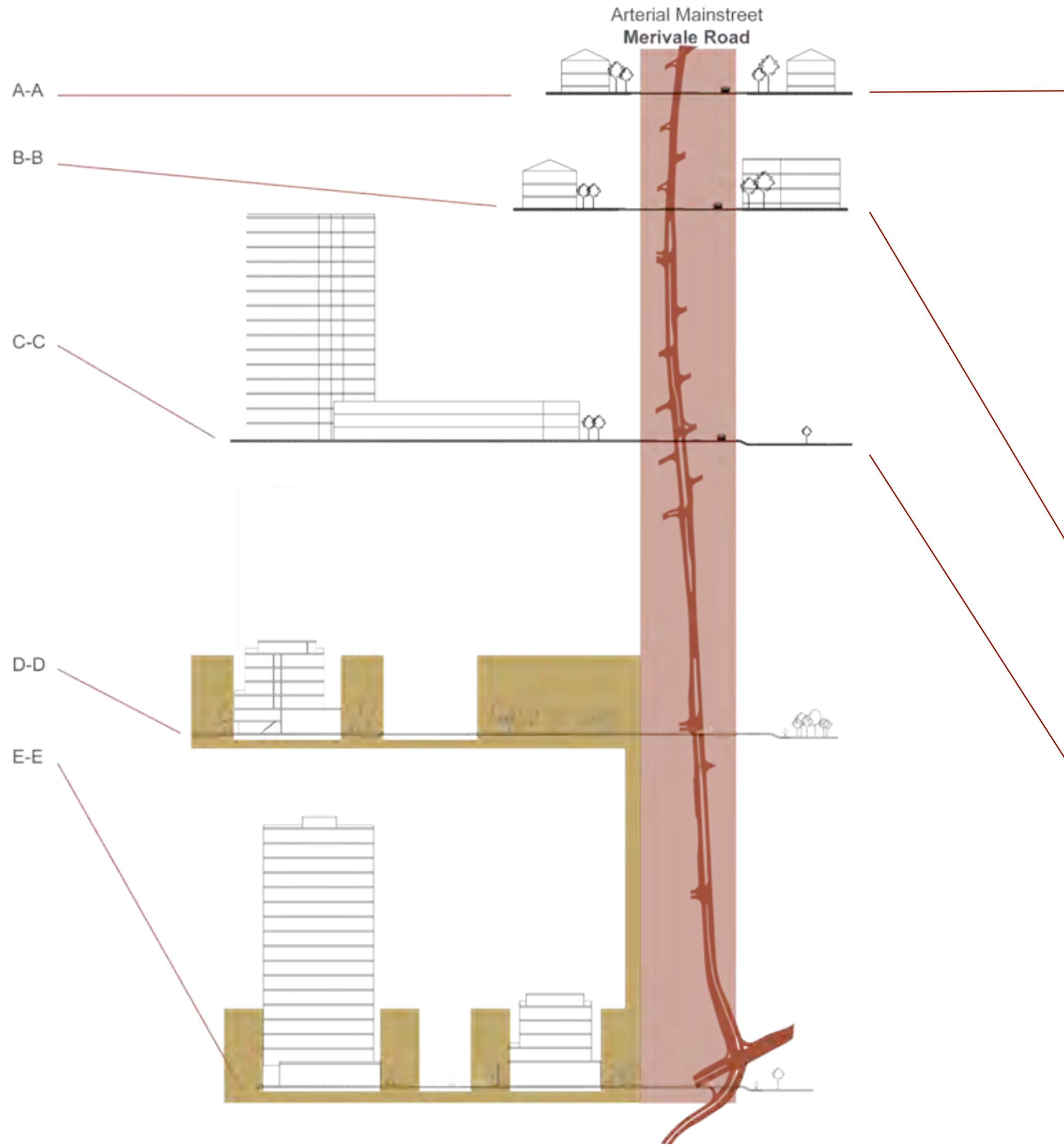


Figure 1: Landscaping provides a safe pedestrian route through the site.



Figure 10: A prominent and inviting corner entrance.





# Urban Design Guidelines

Arterial Mainstreet

# Sectional Analysis





Context Photos



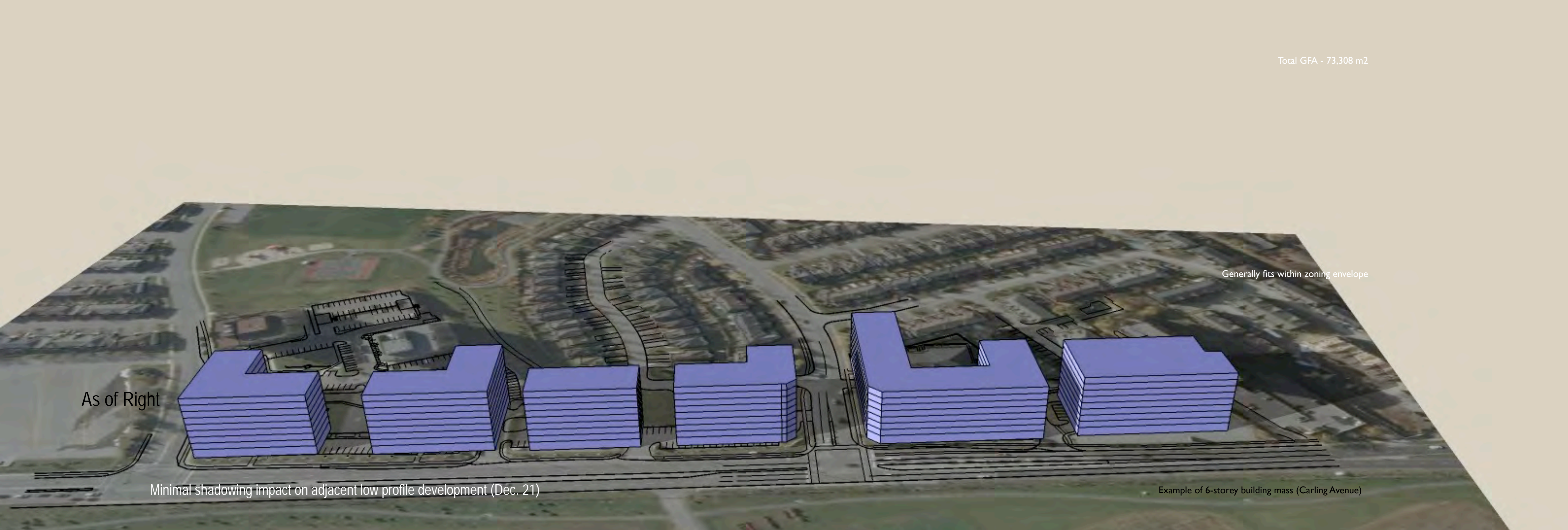
Context Photos



Context Photos

# STUDY AS OF RIGHT: zoning

Total GFA - 73,308 m2



As of Right

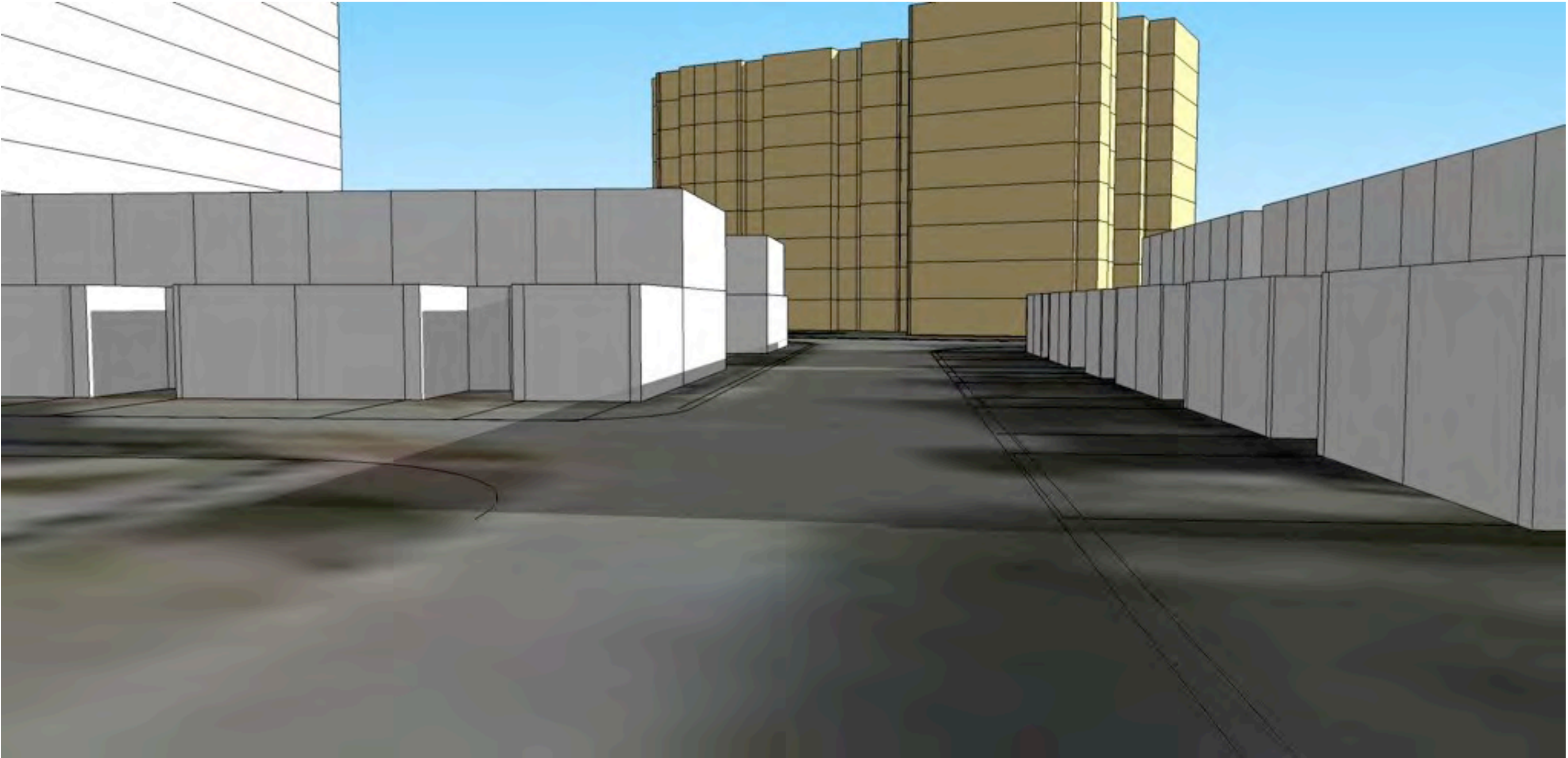
Minimal shadowing impact on adjacent low profile development (Dec. 21)

Generally fits within zoning envelope

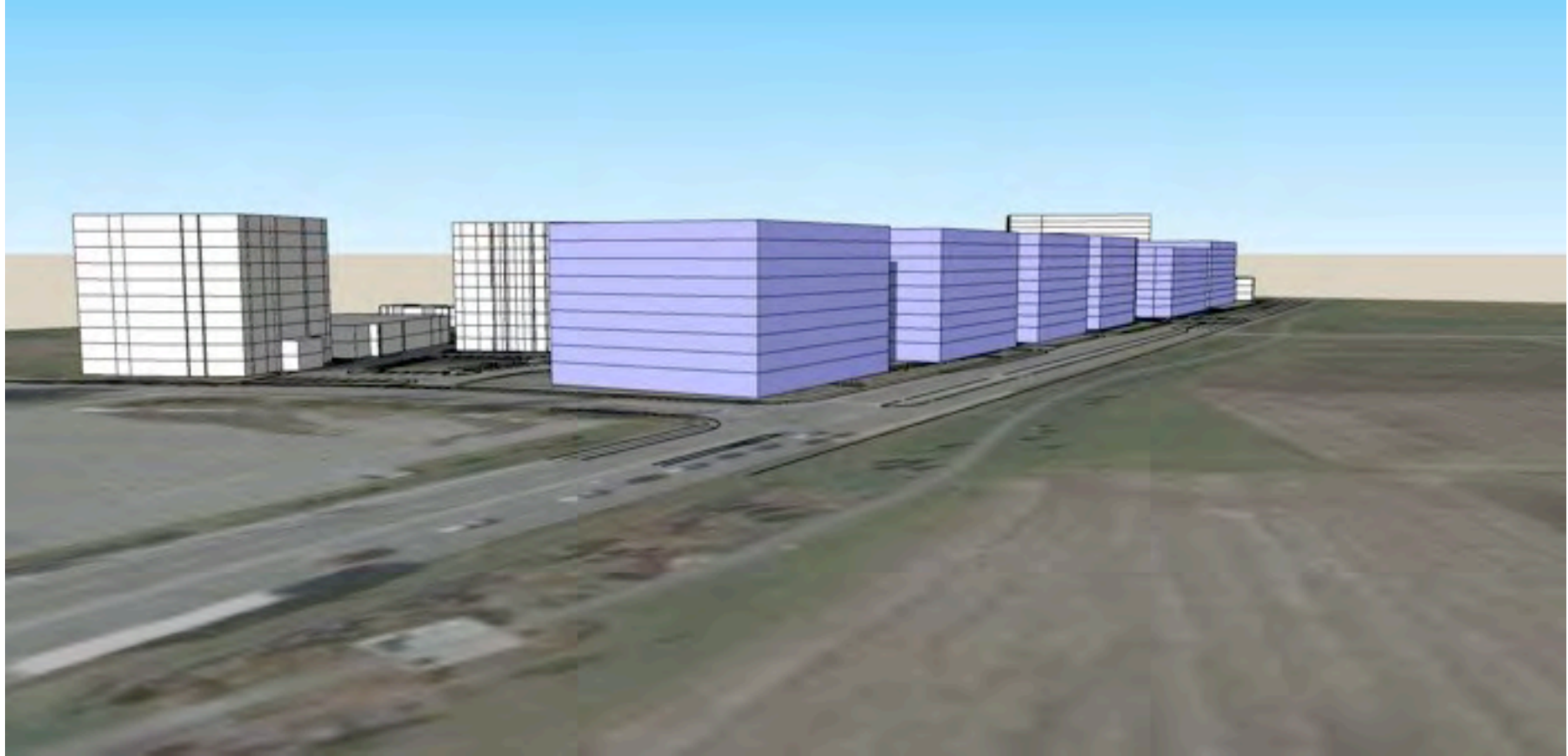
Example of 6-storey building mass (Carling Avenue)

## AS OF RIGHT BUILDING MODEL

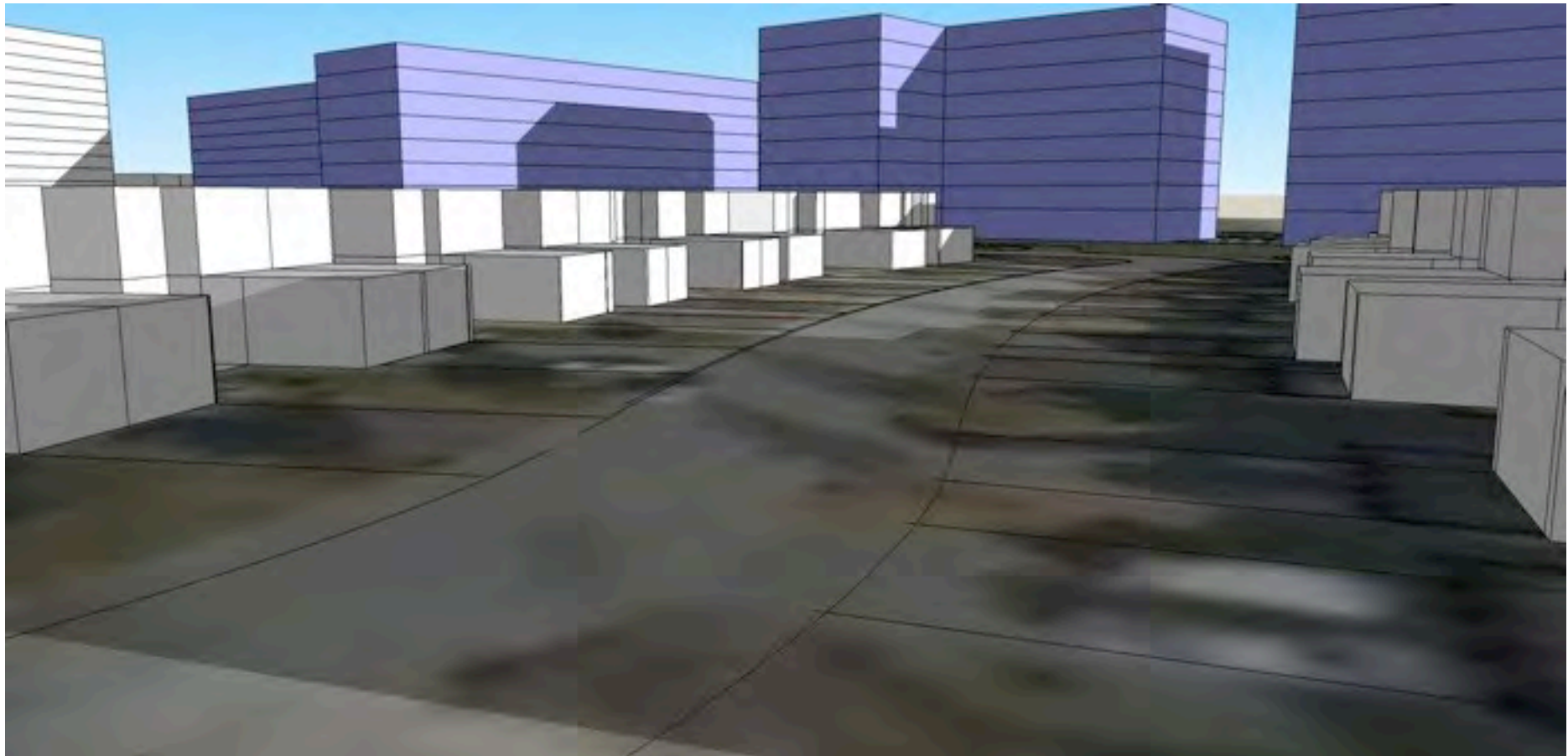
# STUDY AS OF RIGHT: zoning



As of Right Festive Private View



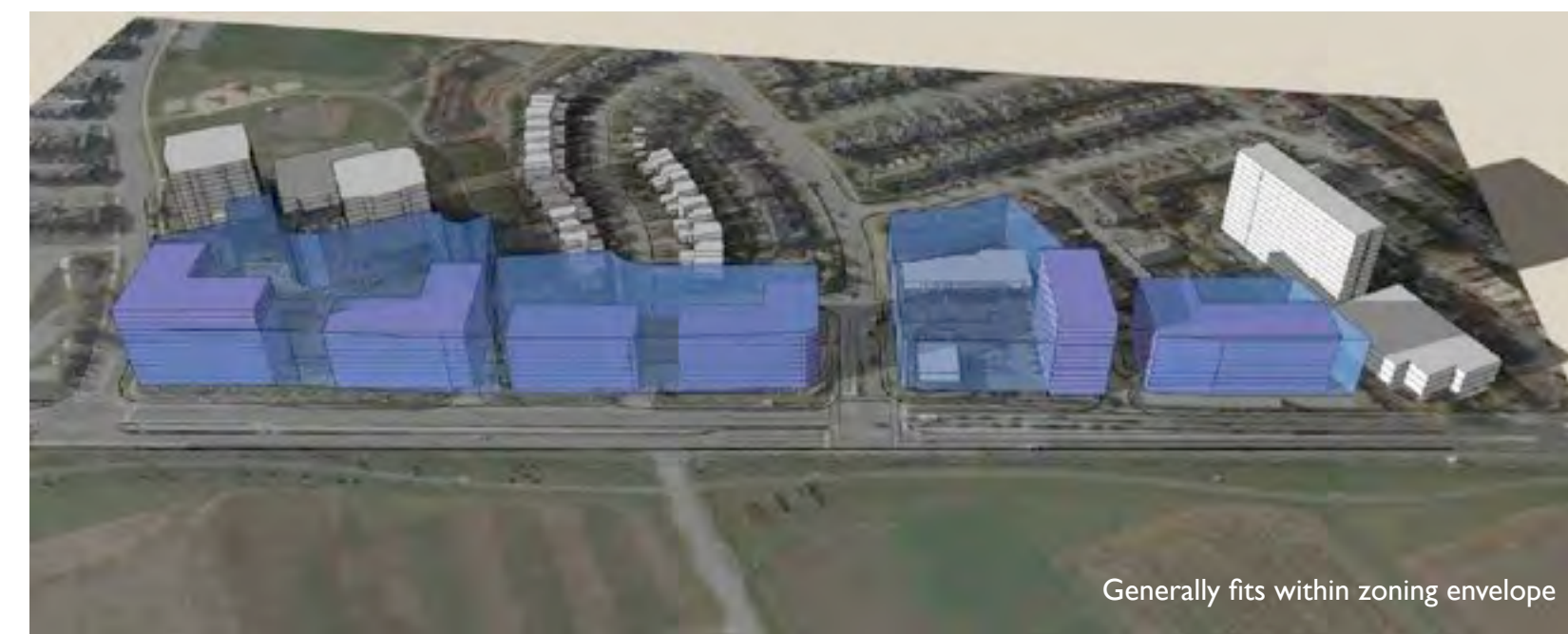
As of Right View from Merivale



As of Right from Central Park View

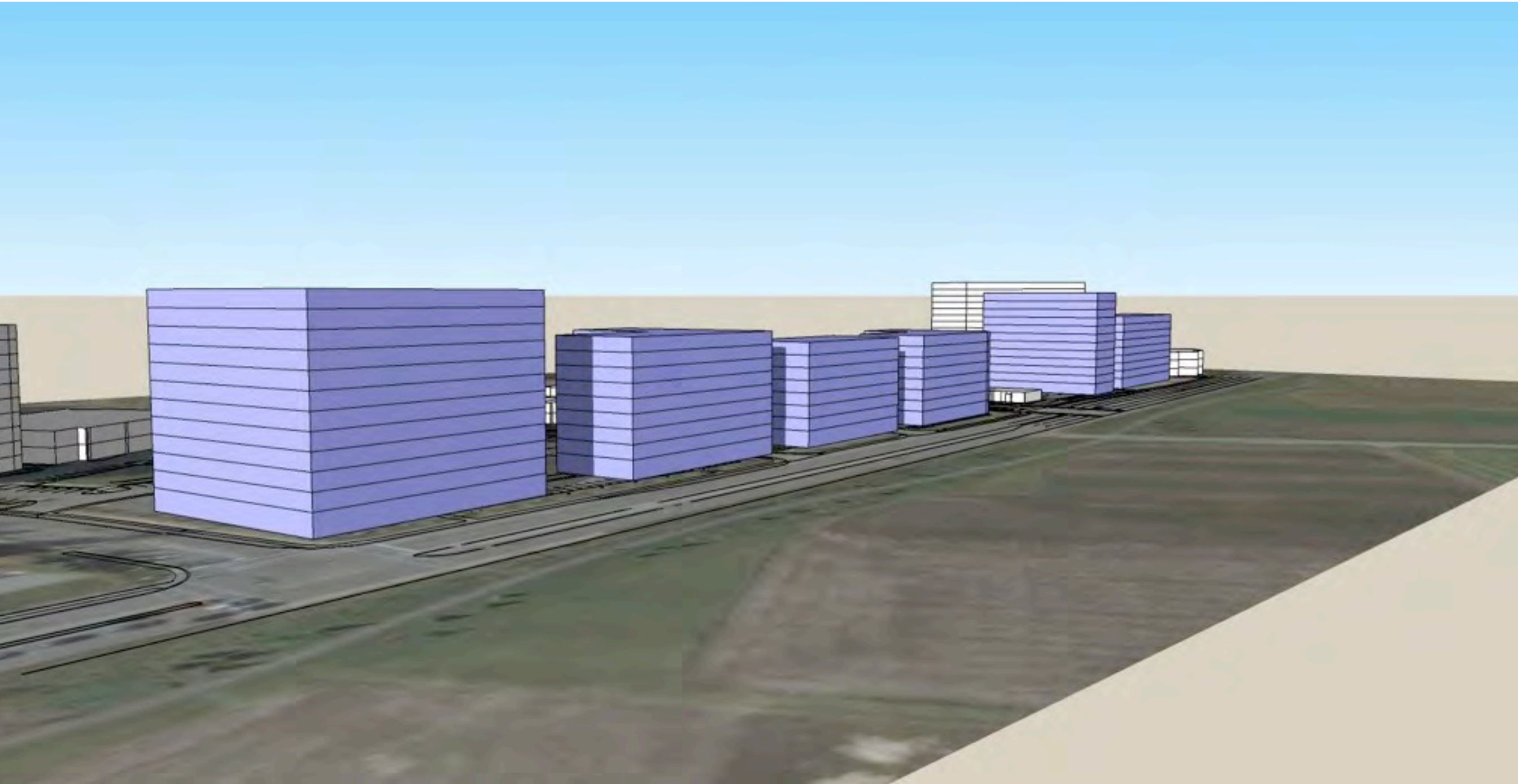
# AS OF RIGHT BUILDING MODEL

# STUDY 1: Medium Profile (=/- 8 storey)



# ALTERNATE STUDY

# STUDY 1: Medium Profile (=/- 8 storey)



Study 1 from Merivale



Example of 6-storey building mass (Carling Avenue)

## ALTERNATE STUDY

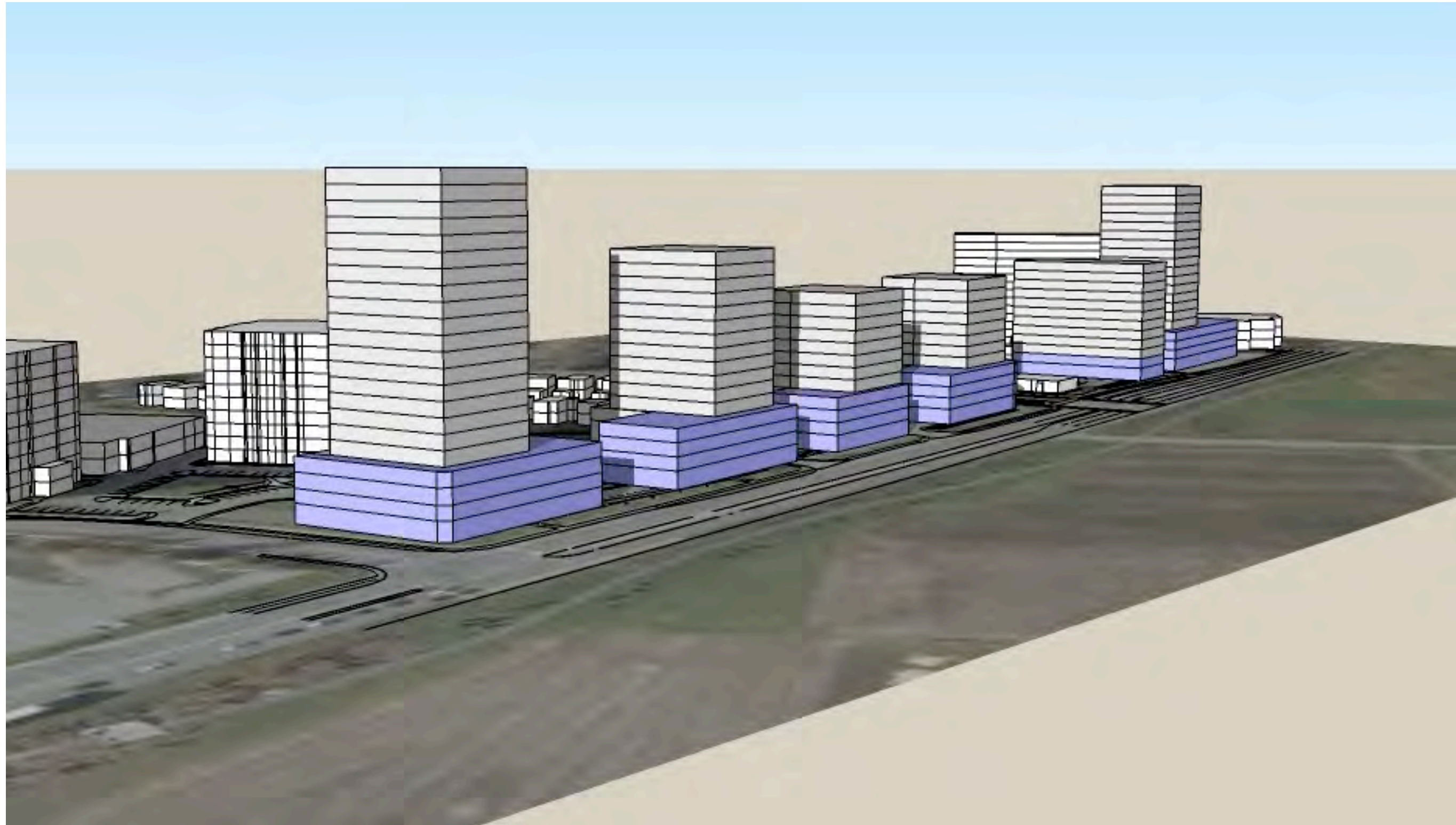


# STUDY 2: Low-Medium Profile Buildings & Point Towers

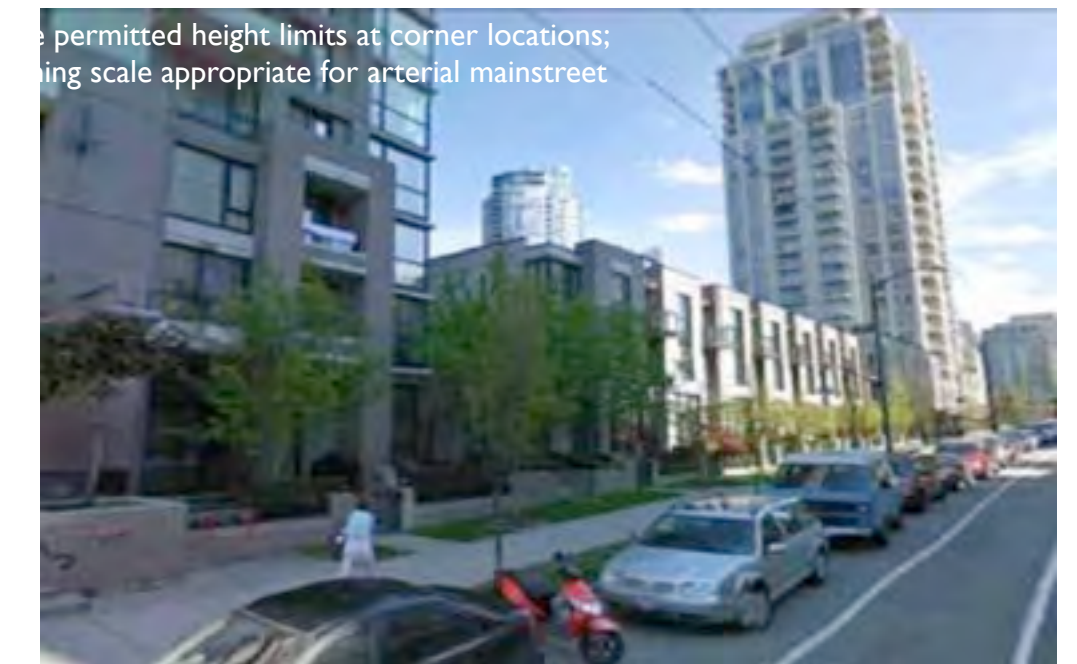
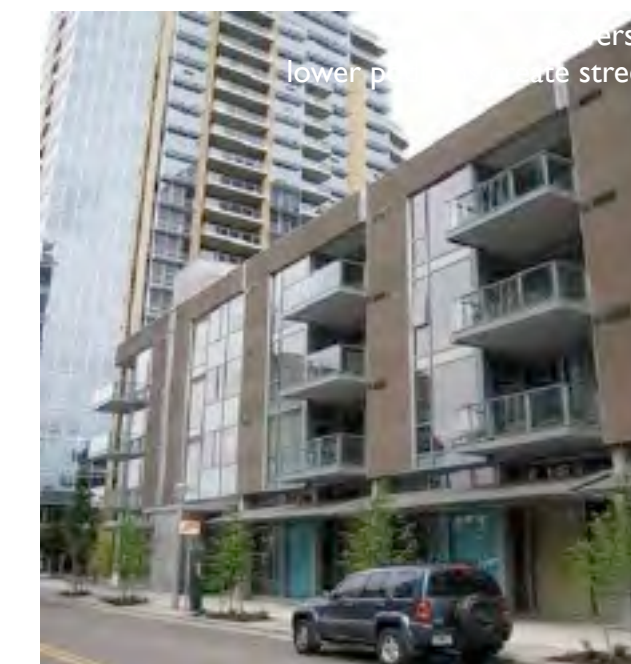


# ALTERNATE STUDY

# STUDY 2: Low-Medium Profile Buildings & Point Towers

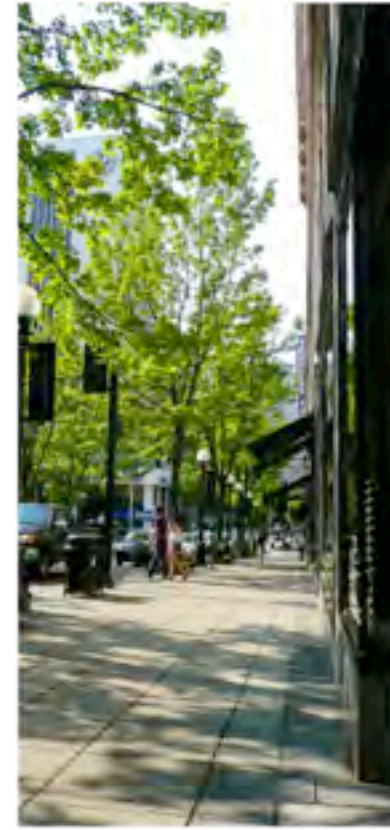


Study 2 from Merivale



## ALTERNATE STUDY

# Experimental Farm



# Central Park Community

## 1 - Spine



The defining element which organizes the site.  
Carries vehicular and pedestrian traffic from one end to the other.  
Traverses the Site from which all elements are brought into dichotomy.

## 2 - Streetscapes



Physical boundary within which people engage the site.  
Human scale, this allows for the retail and office components to engage in a recognizable fashion.

## 3 - Gardens



Cultivated or pastoral, these function as the tapestry upon which the Streetscape and Spine take their shape.  
Whether for repose or escape the Gardens take their form within the boundaries defined by the Pedestrian oriented urban Landscape.  
A community garden pays homage to the adjacent experimental farm.

## 4 - Pedestrian Paths



These are created by the desire lines within the Site, bringing the surrounding population into the site from all access points.  
Less organized but equally important to the Site's location and success in being a mixed use development.

## 5 - Community Gateway



Created by the draw of shopping, working and living, the new Gateway to the Community is formed by the significant entrance points to the site.  
The success of the development becomes intrinsically tied to its bond with the surrounding community.  
The place making or Genius Loci is promoted by the visibility and recognition of the entrance to the development.

# Arterial Main Street

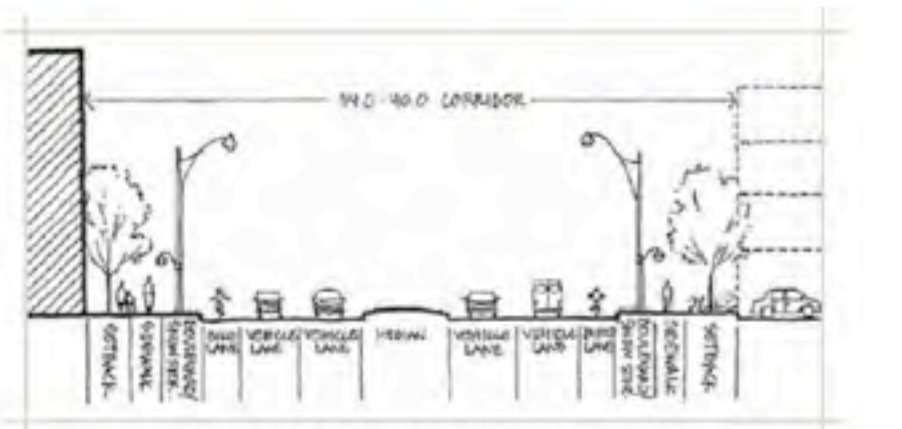
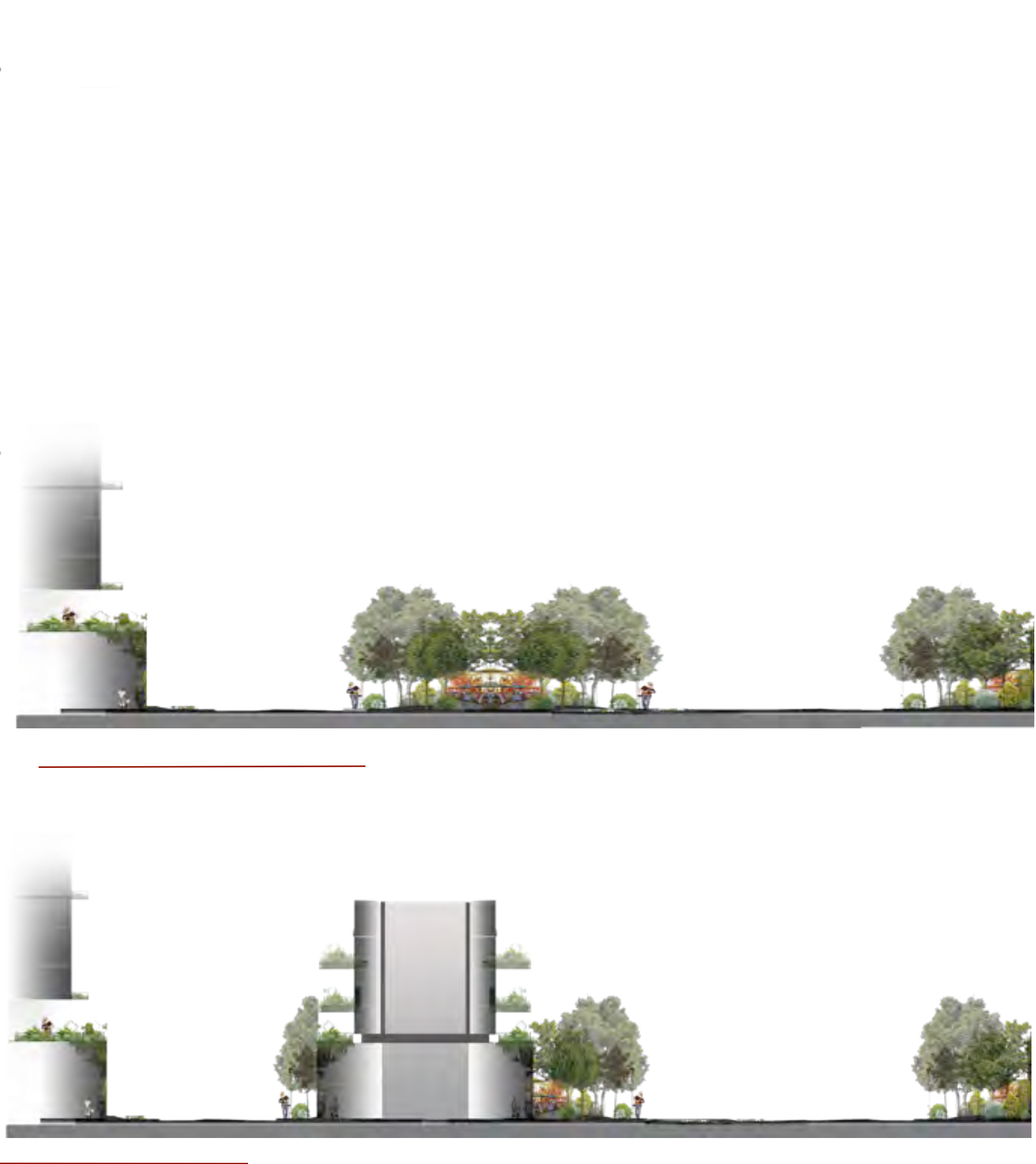
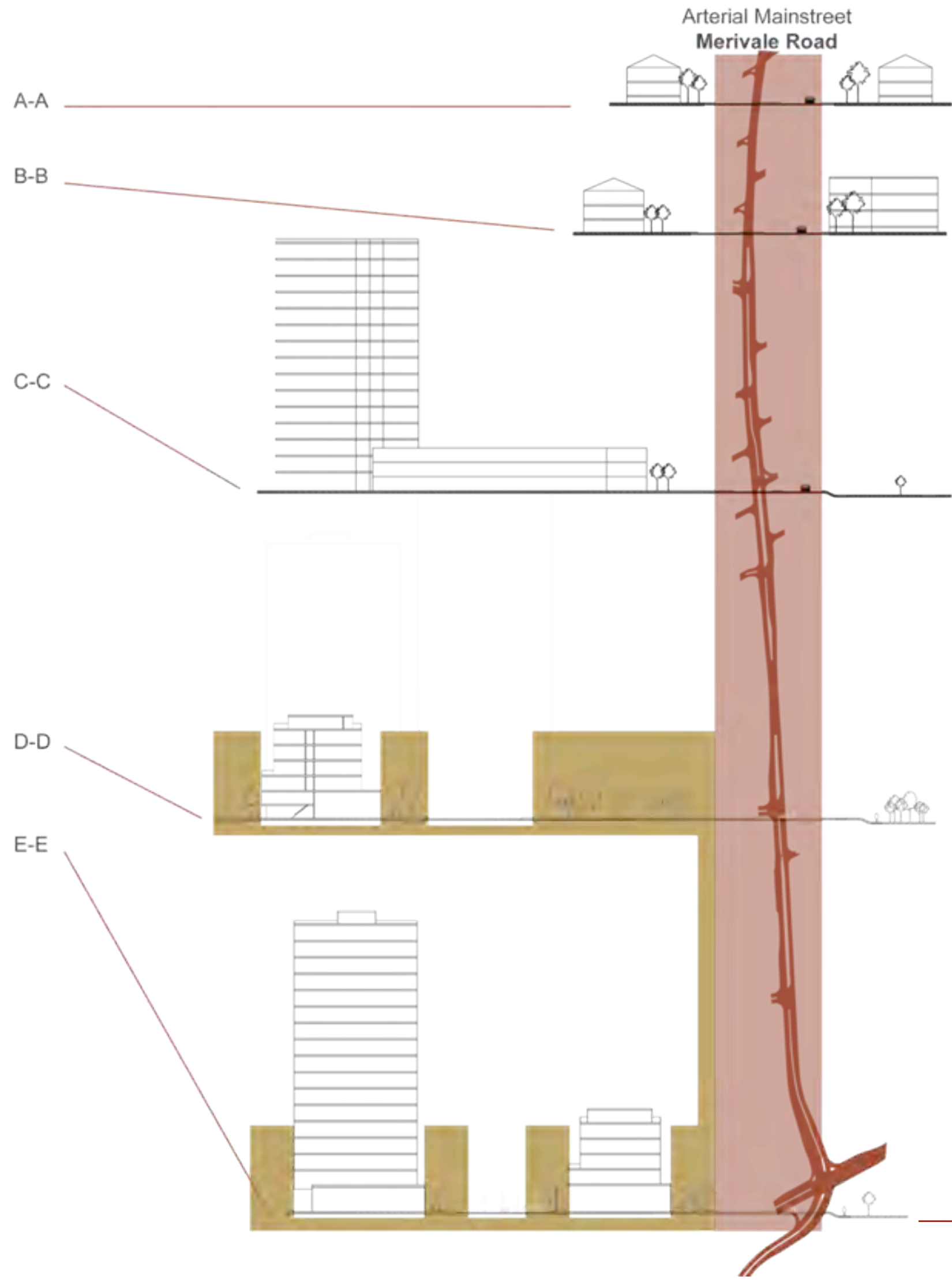


Figure 1: A typical Arterial Mainstreet section with buildings close to the street.



# Conceptual Approach

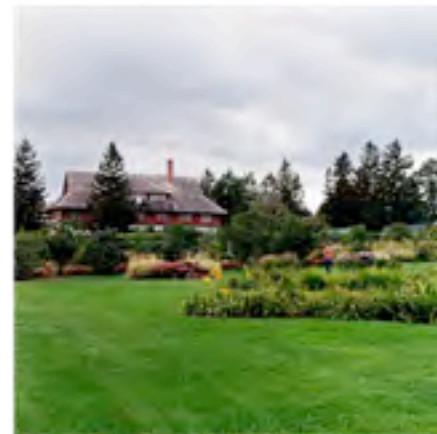
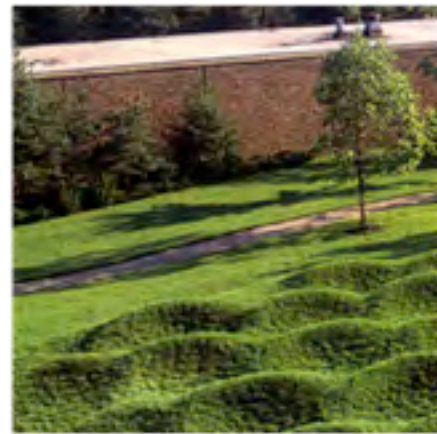
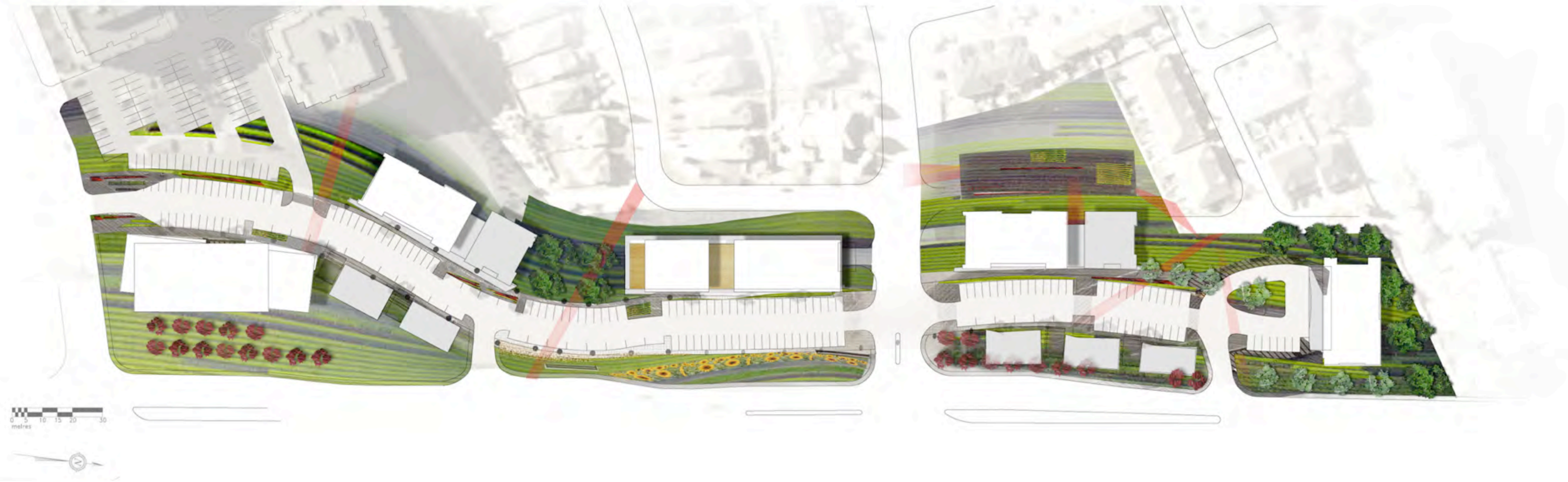


# Urban Design Guidelines

## Arterial Mainstreet

# Sectional Analysis





# Conceptual Approach

With the acquisition of the Skyline Campus, Merivale Road gains an increased importance as a gateway to Agriculture Canada Headquarters and as an interface between urban and rural components of the Central Experimental Farm. Street trees of the same fastigiated species within the west side streetscape should be used as an integrating element on both sides of the roadway adjacent to the Skyline facility. Opportunities for areas of soft landscaping should be created as part of the Merivale gateway at Baseline Road, including consideration of changes to the layout of parking lots and of a median within the Merivale roadway for the depth of the Skyline site.

# The Central Experimental Farm

When the Central Experimental Farm was laid out in the 1880s, the Picturesque landscape had acquired a certain number of conventions, not only in Britain but also in Canada. One such convention was the adoption of certain standard features of the British country estate, particularly its pastoral appearance and such recurring elements as large stretches of lawn and fields, gently rolling land, pleasing water vistas, and winding paths that encourage the enjoyment of the outdoors providing leisurely changes of experience. The Picturesque movement had a profound effect on architecture, which came to be viewed as an integral part of the overall scenic composition. Architecture, therefore, was expected to blend in and be in visual and emotional harmony with its surroundings.



4.1 a Within the first zone, the central core is organized around the Driveway. To the north of the Driveway, the science and administration buildings are arranged around an expanse of lawn, south of the Saunders Building. Trees and shrubs are laid out in a gardenesque manner so that each plant is displayed to its best advantage..

4.1 b The second zone of experimental fields and plots is located to the south and west of the central core. Planted with a variety of crops for testing, these are well laid out in a highly ordered pattern, with an orderly system of laneways for easy access, and protective fencing.

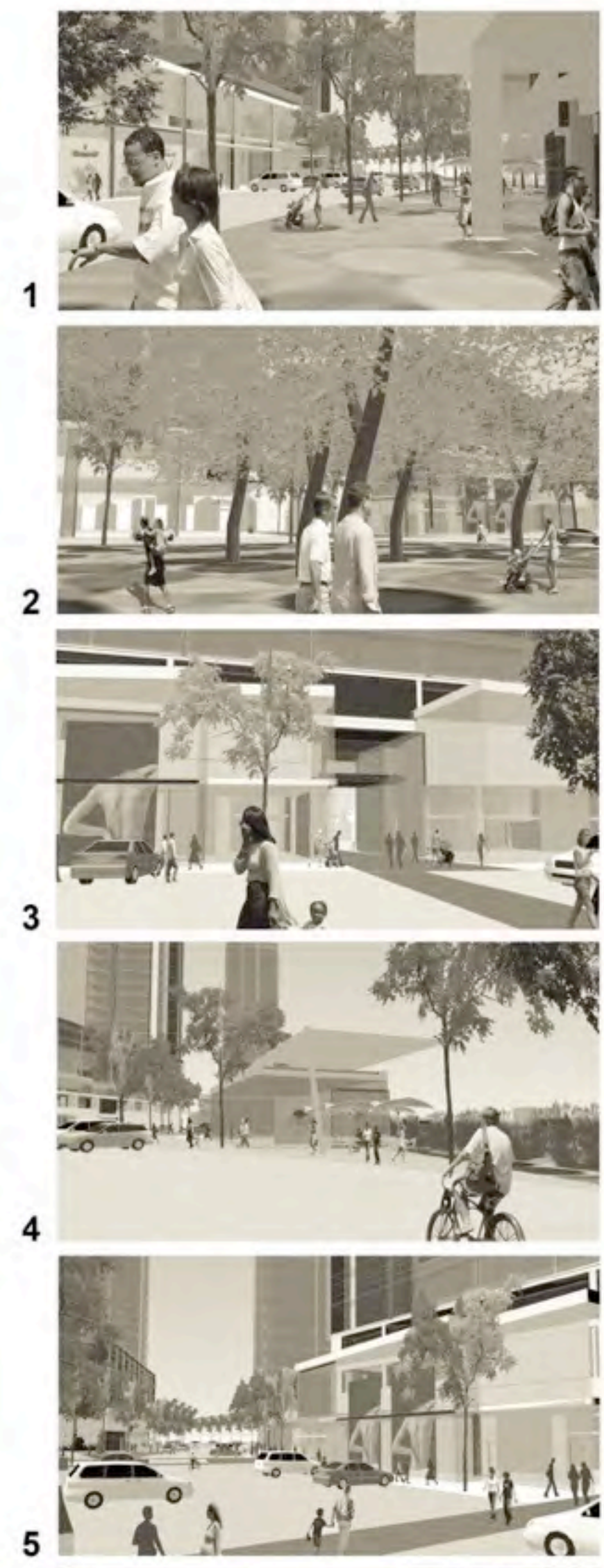
4.1 c In the third zone, the arboretum is laid out on the easternmost side of the Farm. Planned as a means of testing and demonstrating suitable tree species for various hardiness zones of the country, this site is characterized by its wide variety of specimen trees and shrubs. ]



## Design Guidelines Central Experimental Farm

With the acquisition of the Skyline Campus, Merivale Road gains an increased importance as a gateway to Agriculture Canada Headquarters and as an interface between urban and rural components of the Central Experimental Farm. Street trees of the same fastigiated species within the west side streetscape should be used as an integrating element on both sides of the roadway adjacent to the Skyline facility. Opportunities for areas of soft landscaping should be created as part of the Merivale gateway at Baseline Road, including consideration of changes to the layout of parking lots and of a median within the Merivale roadway for the depth of the Skyline site.

# Traditional + Arterial Main Street

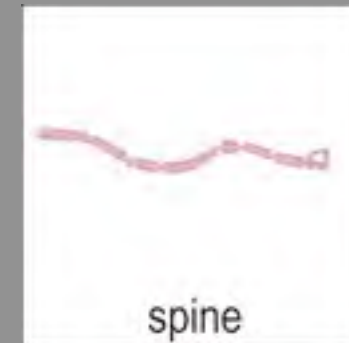


## Conceptual Approach

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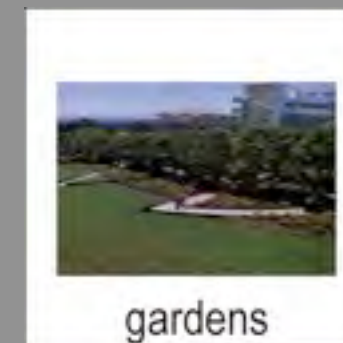
# EXPLORATIONS



spine



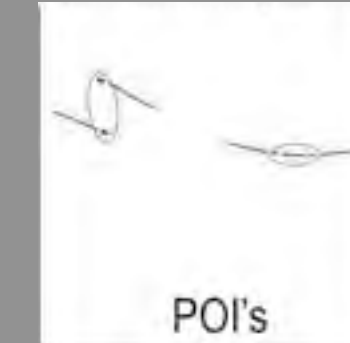
streetscape



gardens



pedestrian paths



POI's



macro-acclimatize



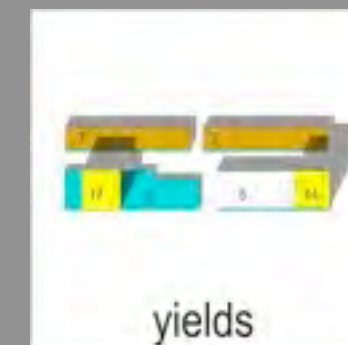
micro-acclimatize



radiate



work live play



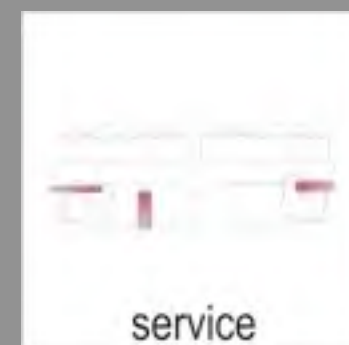
yields



program matrix



scale and step



service



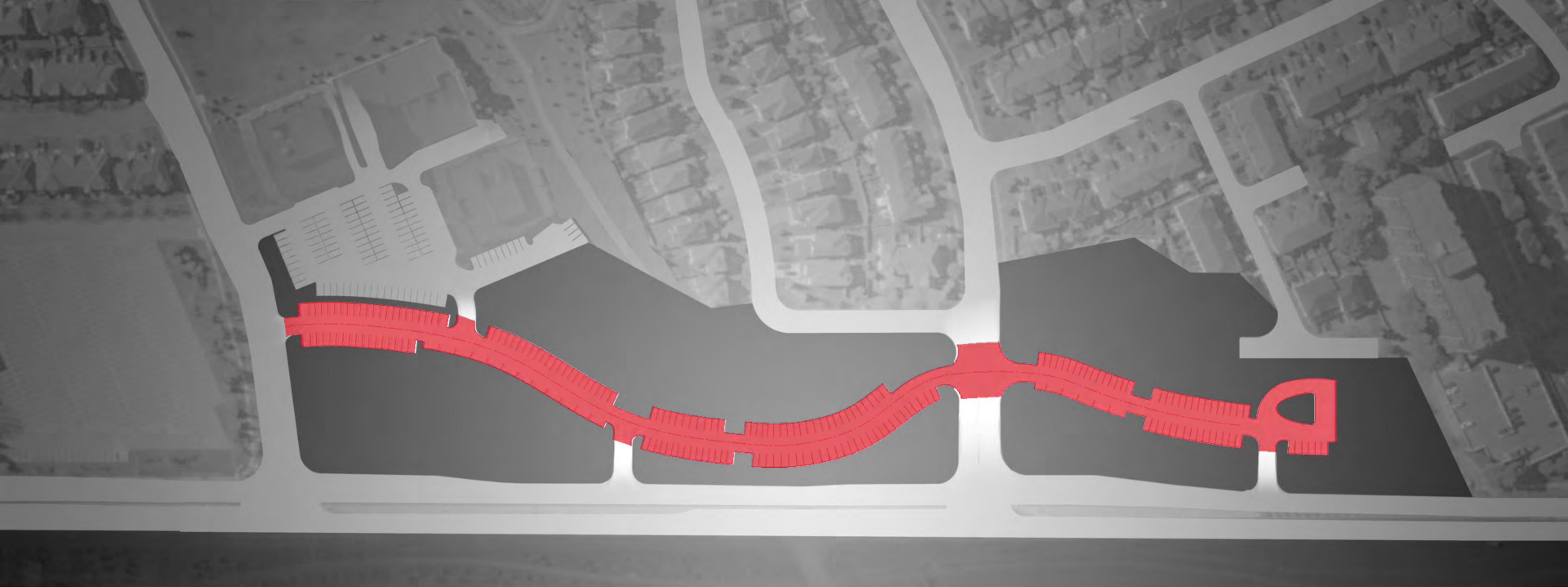
podium



park







## SPINE

The defining element which organizes the site. Carries vehicular and pedestrian traffic from one end to the other. Traverses the Site from which all elements are brought into dichotomy.

# STREET SCAPE

Physical boundary within which people engage the site.

Human scale - this allows for the retail and office components to engage in a recognizable fashion.

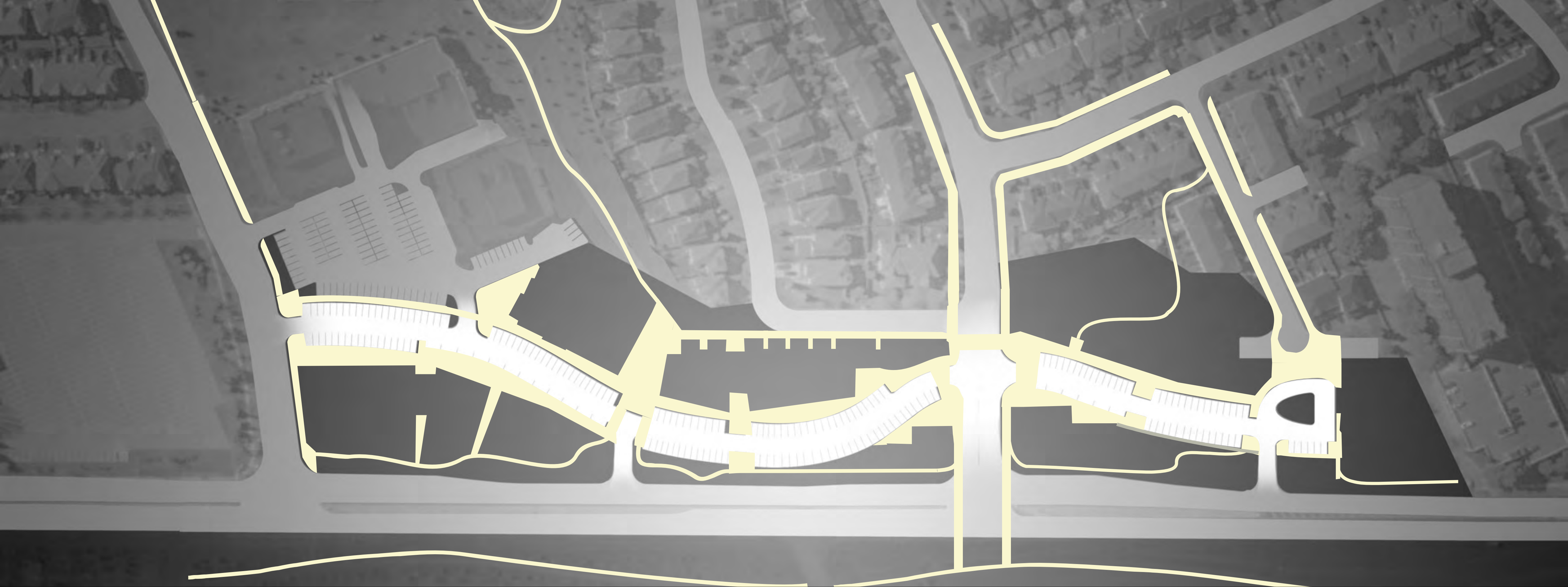




## GARDENS

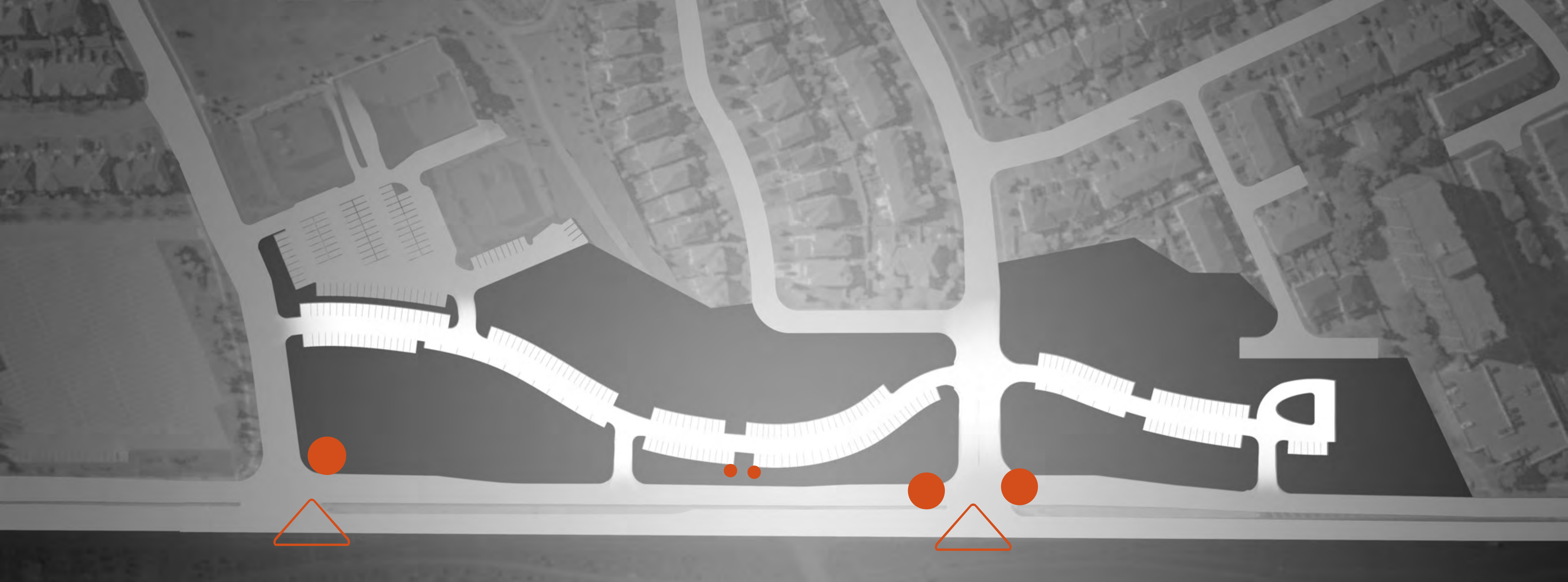
Cultivated or pastoral, these gardens function as the tapestry upon which the Streetscape and Spine take their shape. Whether for repose or escape, the Gardens take their form within the boundaries defined by the pedestrian-oriented urban landscape. A community garden pays homage to the adjacent Experimental Farm.





## PEDESTRIAN PATHS

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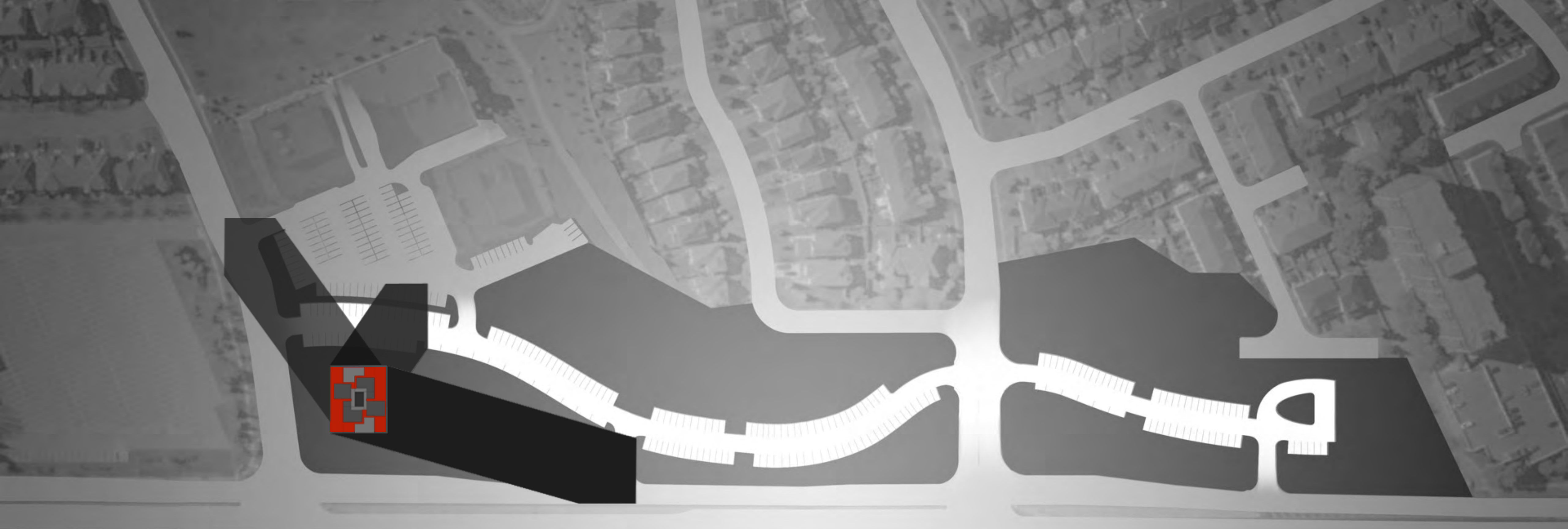
## ENTRY POINTS (GATEWAYS)

Created by the drawing of shopping, working and living, the EP's need to be consistent across the site. The financial success of the development depends on the draw of these elements. With the right diversity, the EP's not only draw the public onto the site but also across it, from north to south.



## CIRCULATE

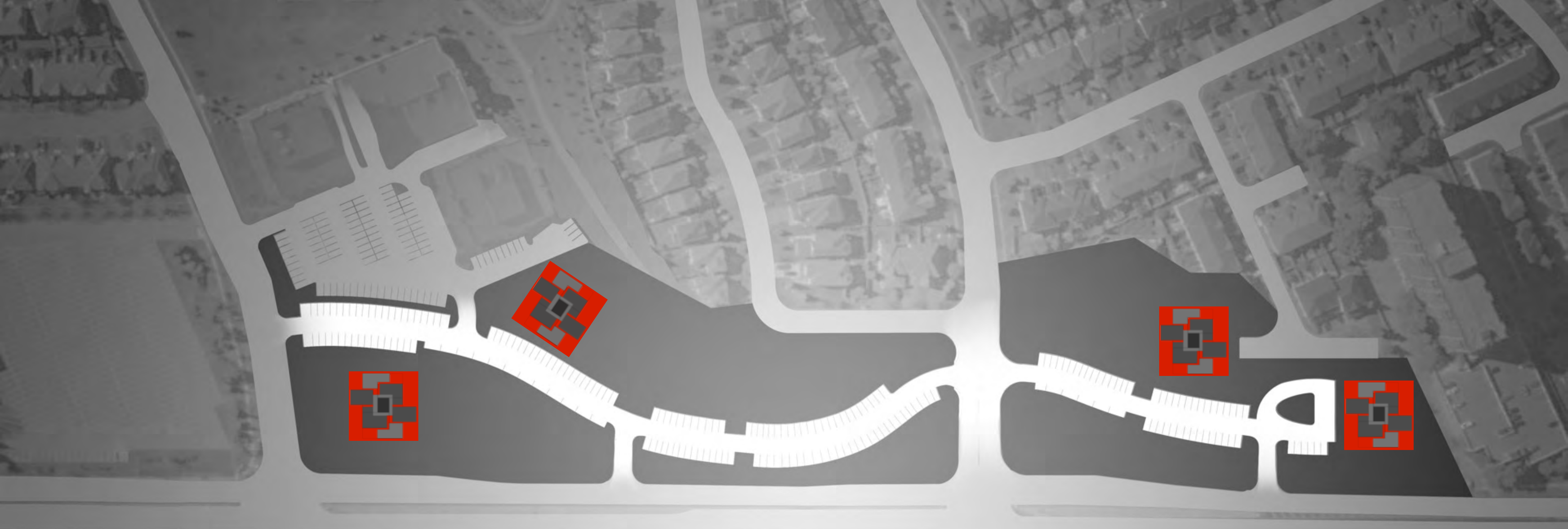
Move, or cause to move continuously and freely, making the site easy to navigate and intuitive to visitors. Utilize the existing one-way arteries to enhance circulation and as a tool to locate parking.



## MACRO-CLIMATIZE

Orient, size and locate architecture to minimize macro-climate impacts on adjacent sites. Study sun patterns through each season to reduce and influence shadow placements and minimize duration. Locate towers as far a possible from existing residents and reduce floor plate size for quickly moving narrower shadows.

Guideline 9 + 11: Urban Design Guidelines for High-Rise Housing



## ORIENTATION

Spin or rotate condo units off a central position in order to maximize natural light and to allow ventilation to penetrate deeper into units while maintaining constructability and privacy – making units more desirable and sustainable.





pedestrian thoroughfares





retail & amenities





plaza / courtyards / gardens





Townhomes





Mid Rise





High Rise (Composite Plan)

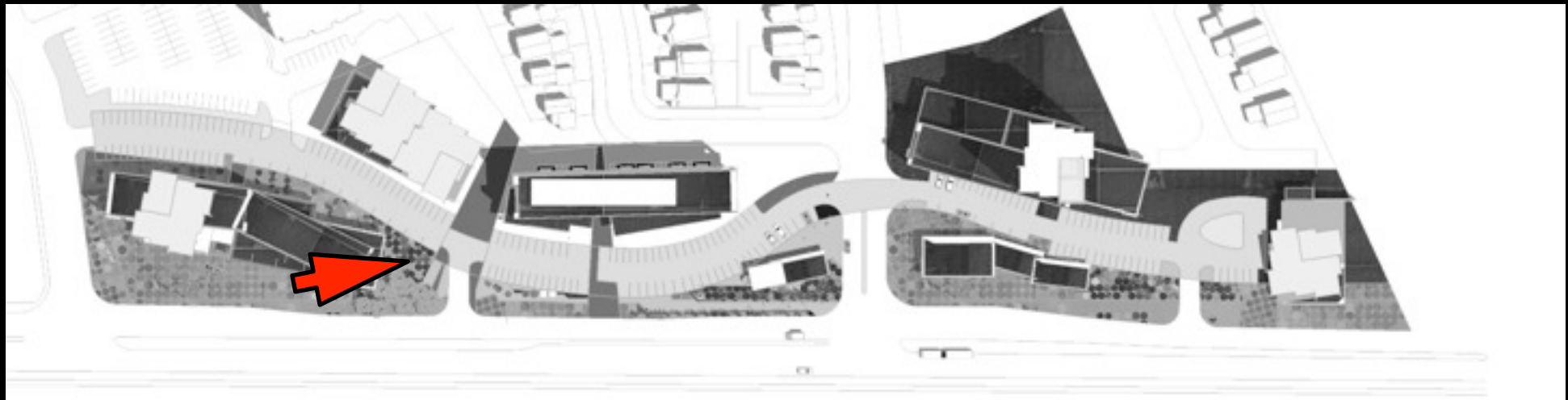




Orchard View

# Urban Landscapes

Orchard View

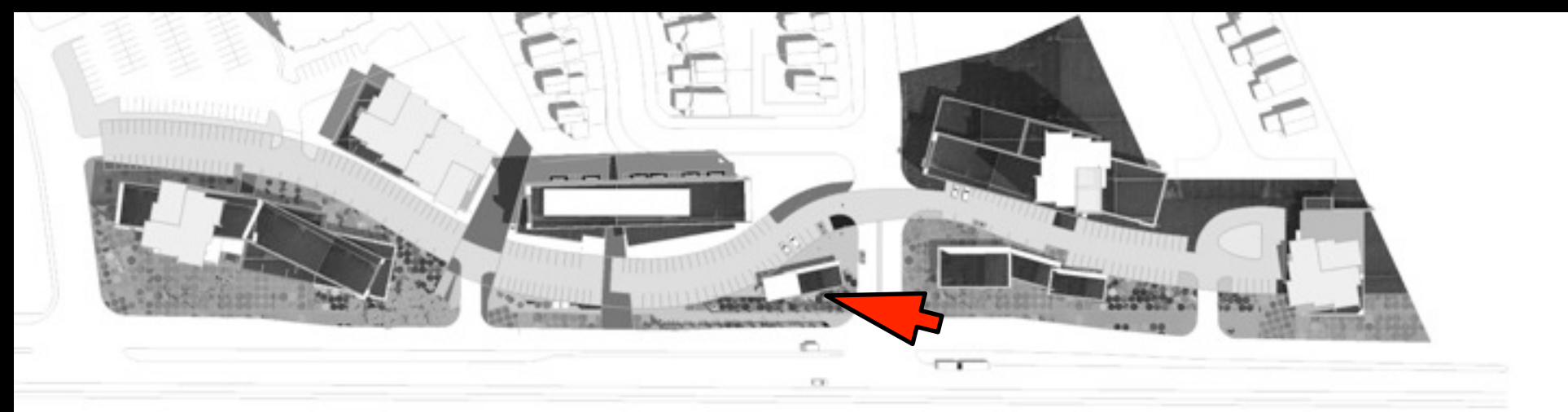




Prairie View

# Urban Landscapes

Prairie View



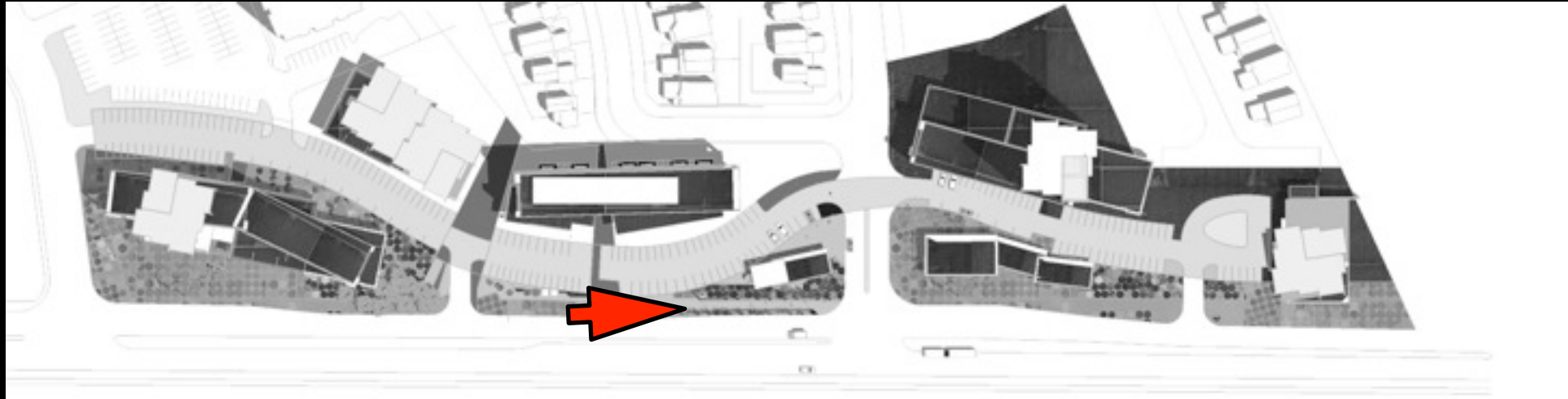




Prairie View from North

# Urban Landscapes

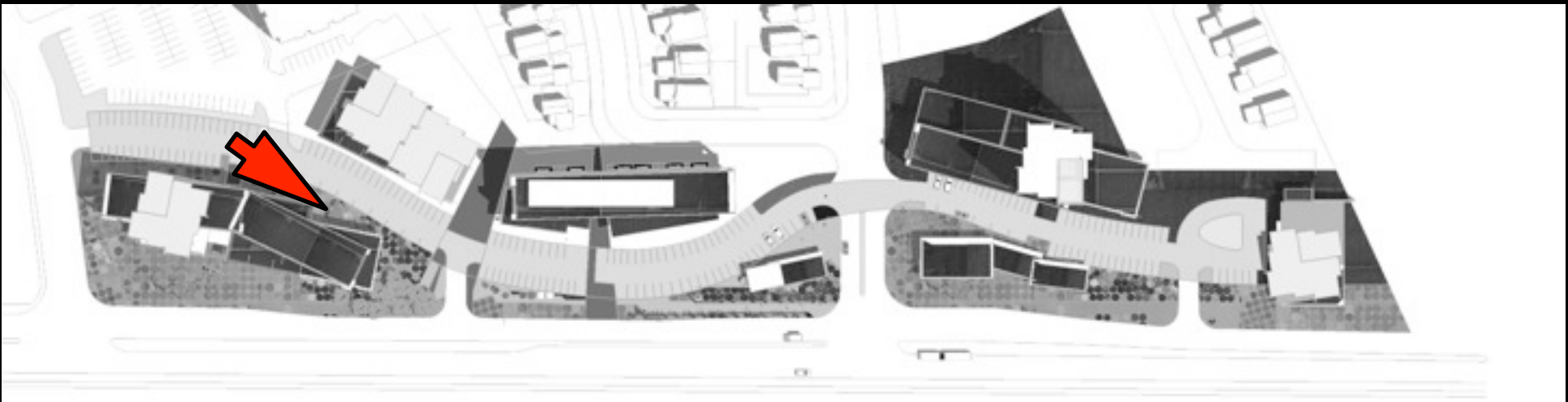
Prairie View





Streetscape View

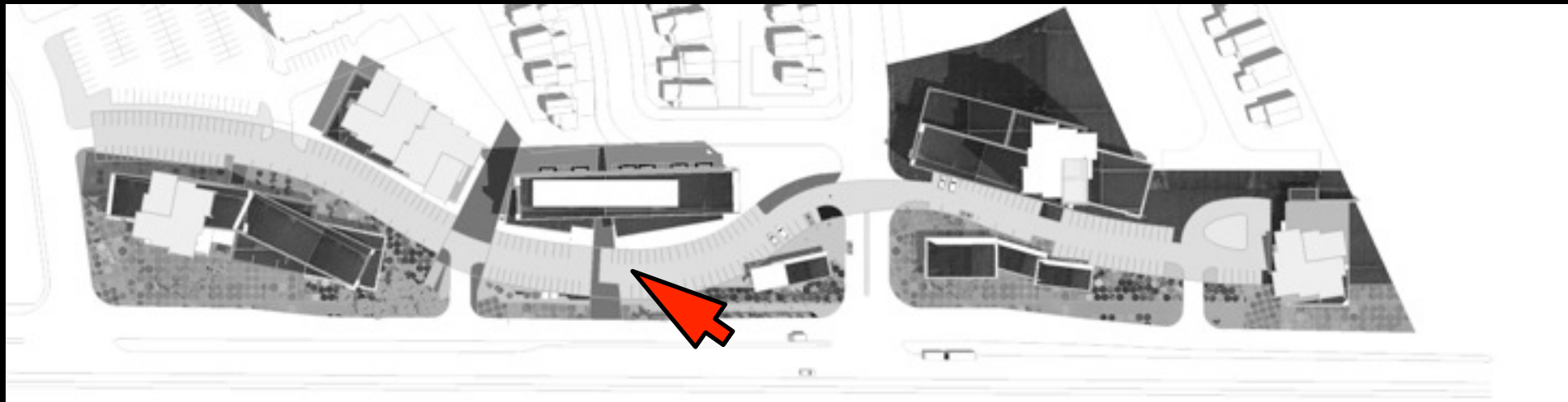
**Urban Streetscapes** Streetscape View





Cross Walk View

# Urban Cross Walk View Streetscapes

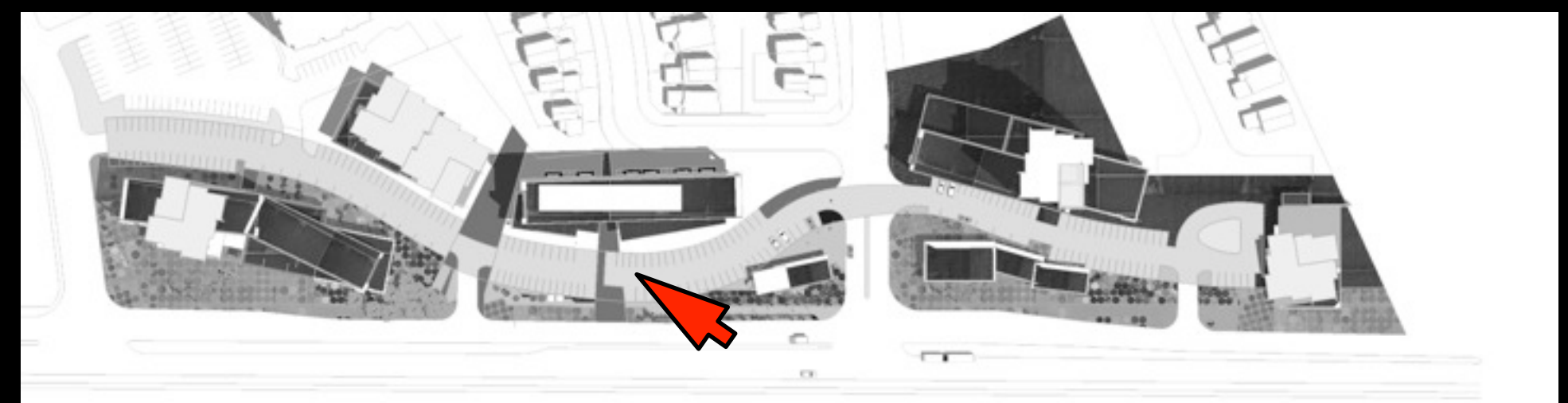


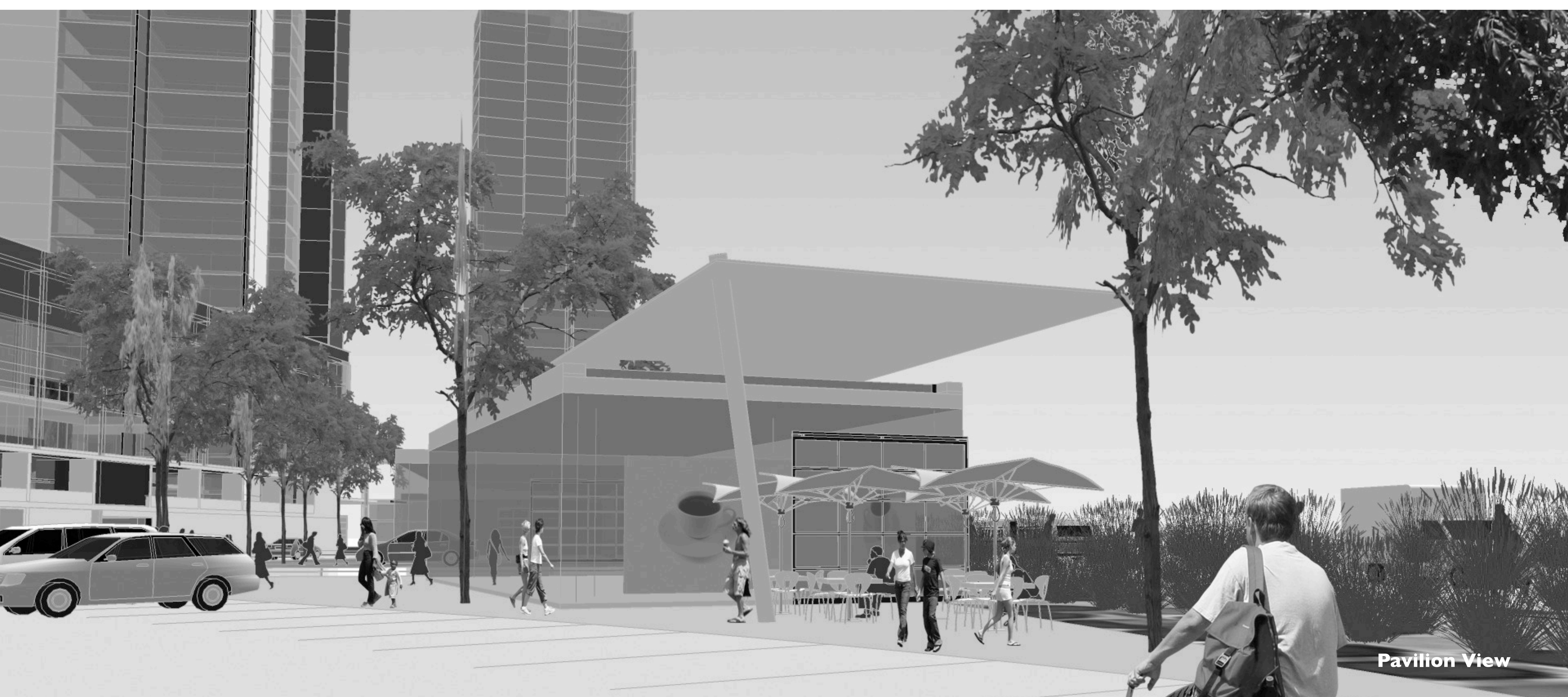


Portal View

# Urban Streetscapes

Portal View

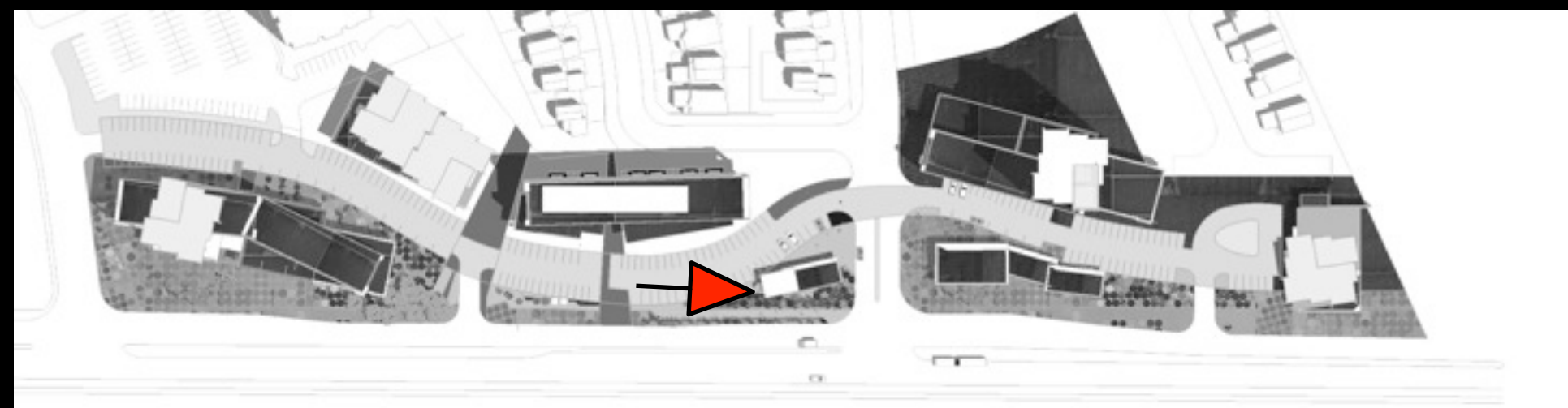




Pavilion View

# Urban Streetscapes

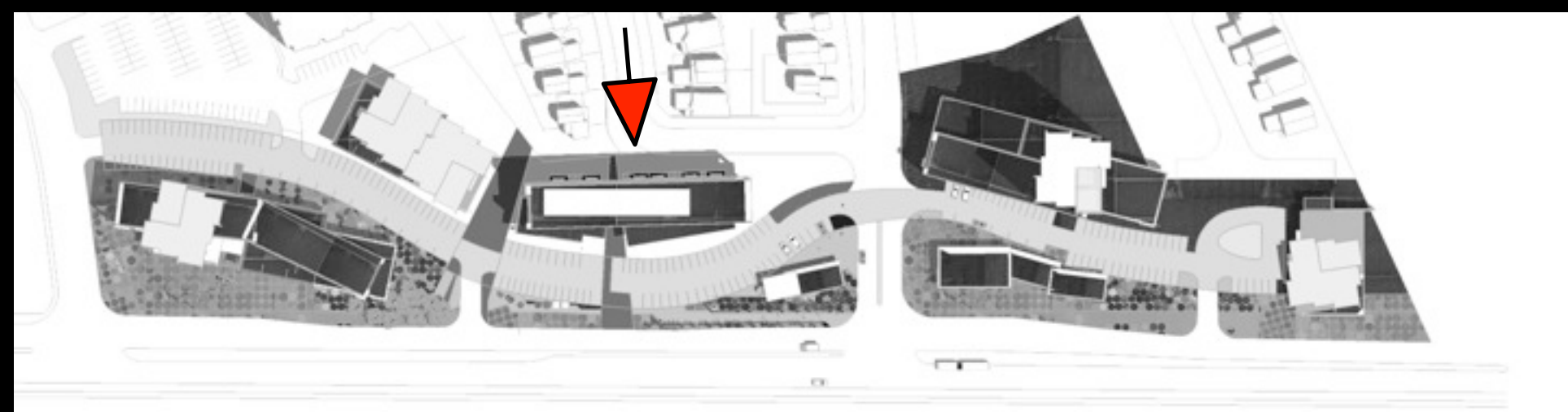
Pavilion View

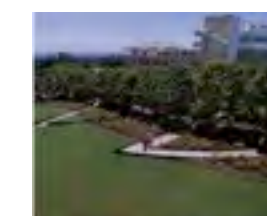




# Urban Streetscapes

Townhomes





The **WALK** at  
central  
park

# Central Park

Community Consultation

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