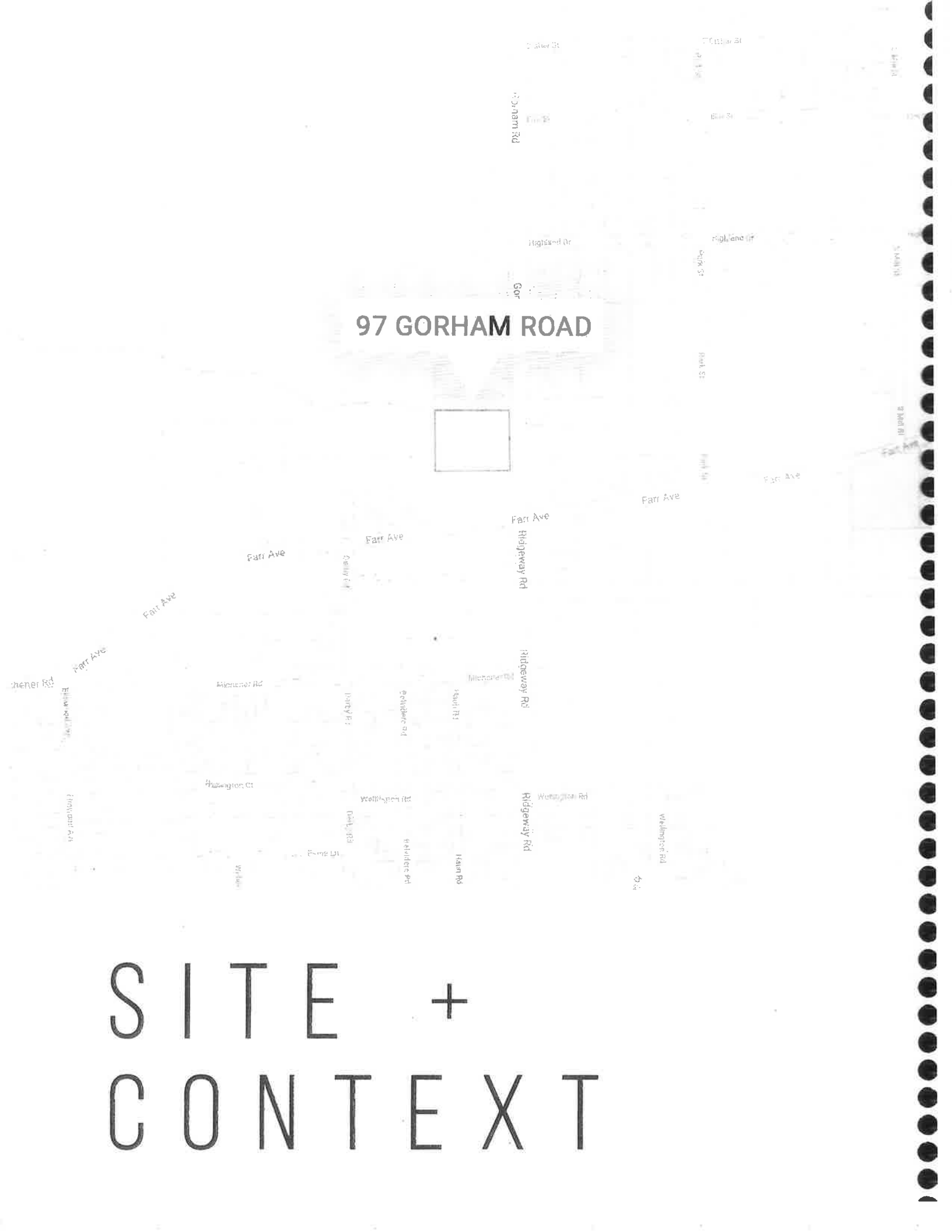


97 GORHAM ROAD URBAN DESIGN BRIEF

97 GORHAM ROAD



S I T E +
C O N T E X T

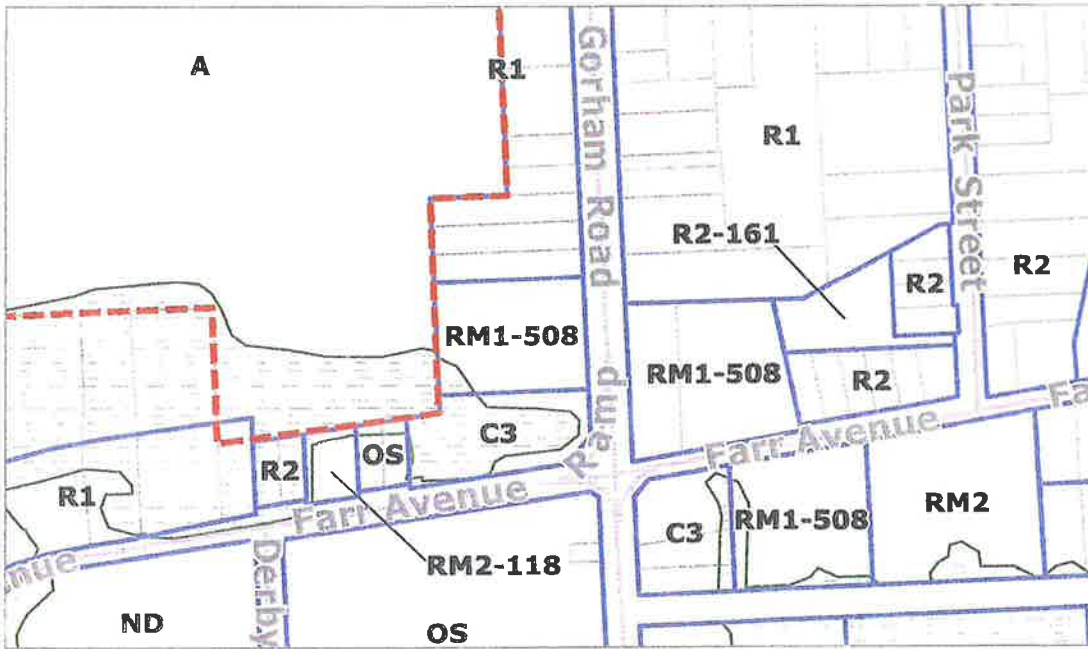


97 GORHAM RD

The site is located at the intersection of Gorham Road, Farr Avenue and Ridgeway Road in Ridgeway, Ontario.



SITE + CONTEXT



> ZONING

In the zoning By-law #7
Gorham Rd is designated as
RM1-508 (R4-2004) Ridgeway
Thunder Bay Medium Density
Areas



> SECONDARY PLAN

In the Ridgeway Thunder Bay
Secondary Plan #7 Gorham
Rd is designated as Medium
Density Residential.



-> GORHAM RD LOOKING NORTH

One and two storey single family dwellings.



-> RIDGEWAY RD LOOKING SOUTH

On the south side of the street there s a restaurant near the intersection and single family residential further down the street. On the north side of the street there are Municipal utilities and a cemetery.



-> FARR AVE LOOKING EAST

A multi unit residential project on the south side at the intersection, single family uses further down. Restaurant on the north side at the intersection.



-> FARR AVE LOOKING WEST

Cemetery on the south side of the street, wooded lot on the north side.

FORM

MASSING

The proposed development consists of twin apartment buildings located to the north and south of the site. Each building is 4 storeys to make them as compact as possible while adhering to the zoning regulations. The buildings are oriented with their short dimension facing the street to create a generous space between them. The buildings are located 6m from the front property line to ensure the buildings have an active presence on the street, an essential requirement in building vibrant communities.

MATERIALS

The building facades will consist of cementitious cladding tinted various shades of grey. The shade of grey will become darker with each level as you move up the building. This will play off the increasing lightness of the façade that is created by enlarging the windows with each successive storey. Wood will be used in high contact areas to create a warm and welcoming experience for the occupants.



LANDSCAPING

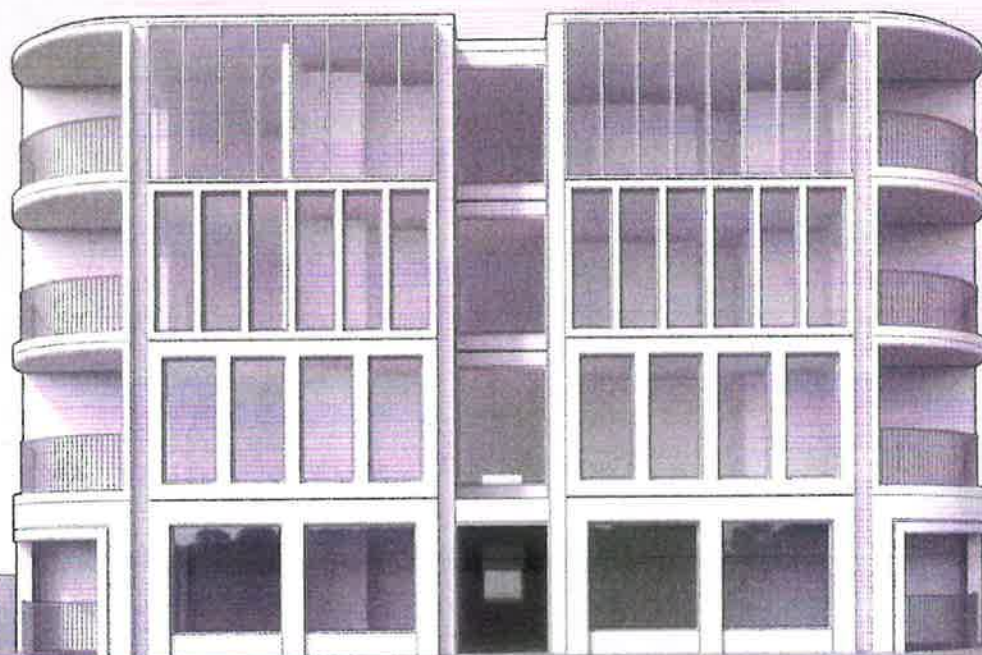
The concept landscape plan involves creating a landscape buffer around the building consisting of ornamental trees and flower beds. A privacy screen of trees will be planted along the northern property line. A wood fence will be coupled with the trees along the northern property line to maintain privacy for the neighbouring property.

AESTHETIC

The aesthetic of the building is forward looking while remaining rooted in the traditional building methods of the area through the use of wood and masonry cladding materials.

ARTICULATION / COMPOSITION

The rhythm of the façade is established by clustering the balconies together and creating a strong contrast between balcony and non balcony portions of the facade. This creates a balanced composition by reducing the fragmentation of the facade while still breaking down the mass into distinct vertical zones. Each zone mimics the proportions of an urban townhouse and relates comfortably to the human scale. The corners of the building and the balconies are also rounded to soften their overall appearance and create a more welcoming experience.



FIT

NEIGHBOURHOOD

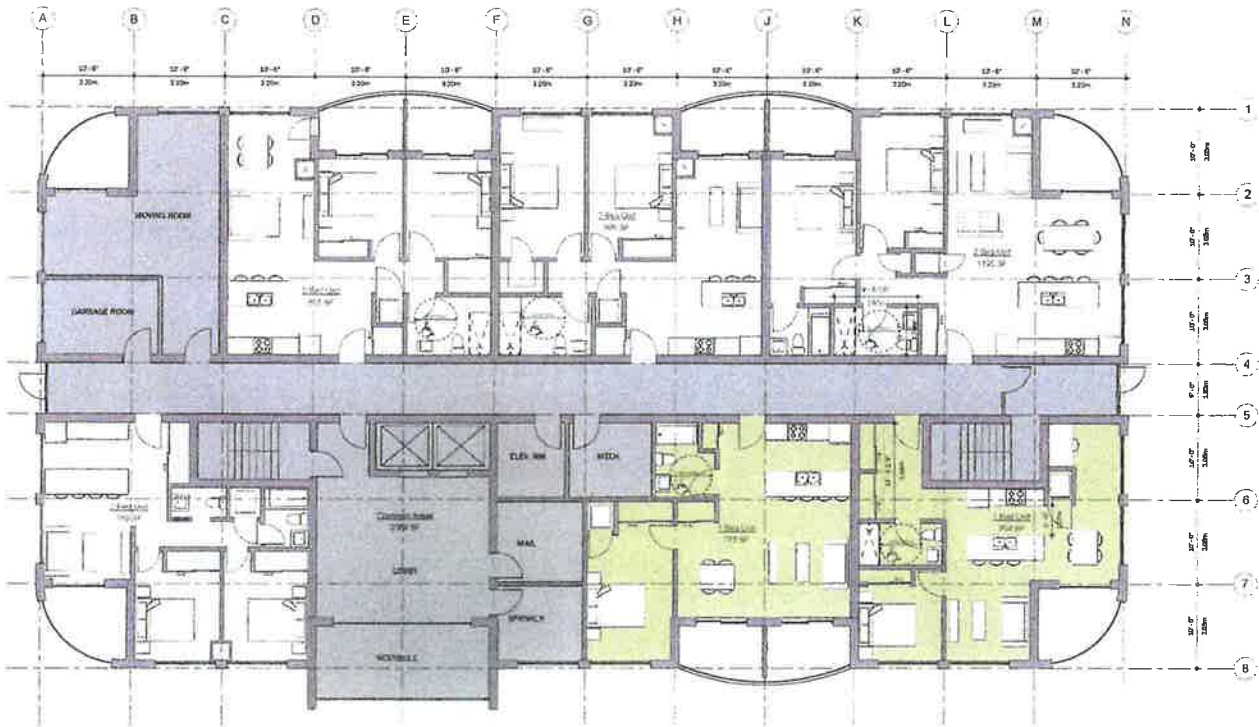
The proposed project aligns with the goals of the Ridgeway Thunder Bay Secondary Plan in that it diversifies the housing types in the area and provides transit supportive design. By providing medium density housing in close proximity to two suspended transit lines, this project will help to increase ridership and improve the viability of public transit in the area.

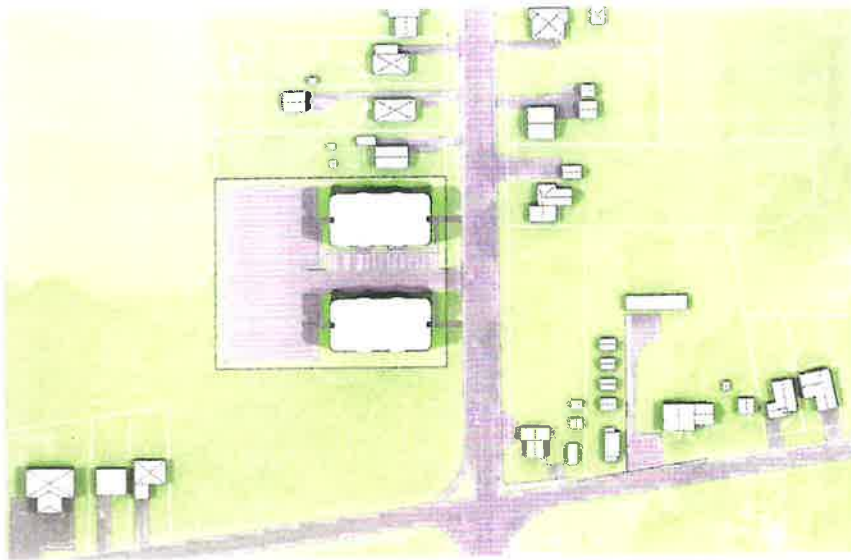
The project adheres to the height limit of 4 storeys outlined in the secondary plan, which aims to provide medium density housing without creating

imposing building forms.

The project strives to create an active presence on the street by creating an outdoor amenity space at the front of the building and orienting living spaces toward the street. The building is also located toward the front of the property so the parking can be located at the rear.

Abundant bicycle parking has been provided to encourage the use of active transportation within the city.





SHADOWS

After conducting the shadow analysis it is clear that the shading impact of the building on the neighbouring properties to the north will be minimal.

-> JUN 21 @ 9:30AM, 12:30PM + 3:30PM

At the summer solstice there is no impact.



-> MAR 21 @ 9:30AM, 12:30PM + 3:30PM

During the spring/fall equinox there will be minimal impact to the southern edge of the immediate neighbours outdoor space.



-> DEC 21 @ 9:30AM, 12:30PM + 3:30PM

During the winter solstice when the sun is lowest in the sky, the shadows will reach the immediate neighbours residence throughout the day. The south facing elevation will be impacted the most. Fortunately there is small amount of glazing along that façade, so the impacts on the interior of the home will be minimal. The residence will still receive daylight at the front and rear of the house where there are larger openings in the morning and afternoon.

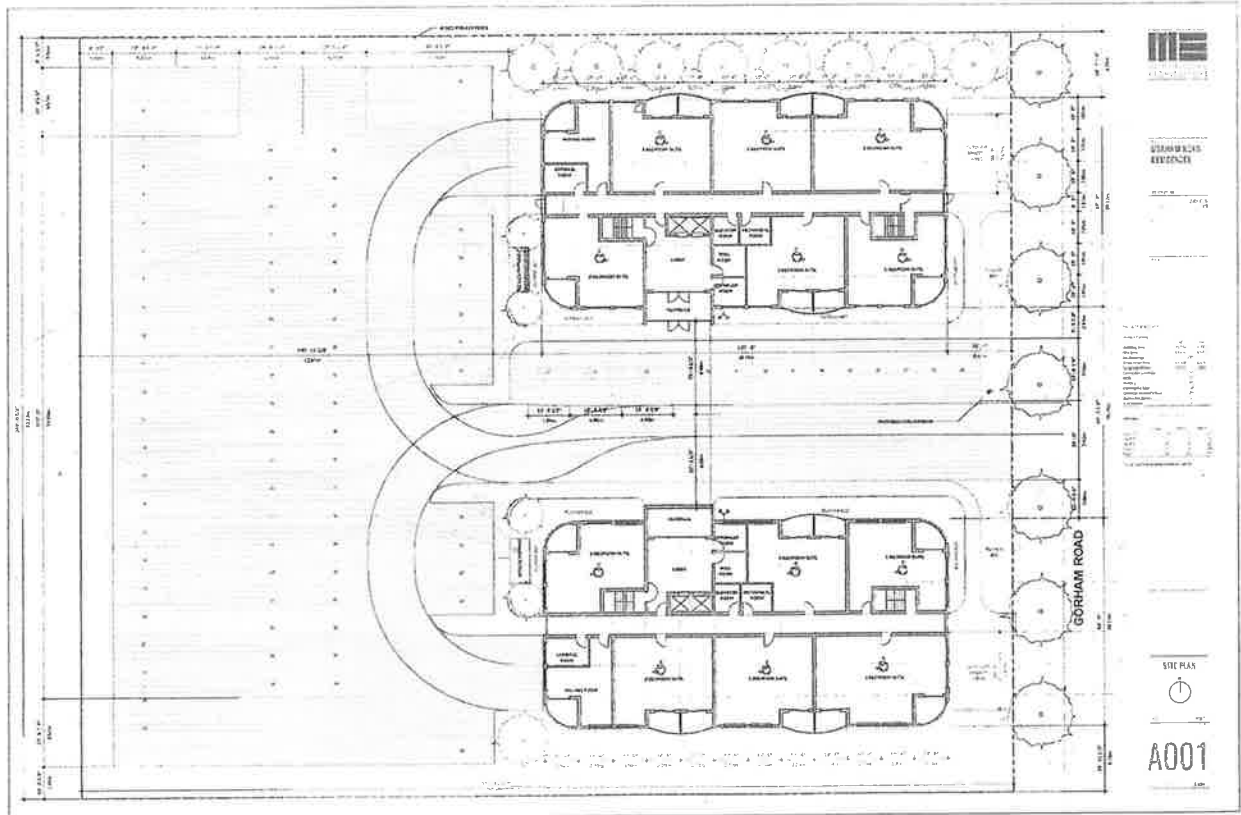
FUNCTION

ACCESS/ACCESSIBILITY

The primary entries are located at the sides of each building facing the driveway. This location allows for convenient access for pedestrians and cyclists from the street while maintaining close proximity to the parking located at the rear. Accessible parking, paths of travel and ground floor accessible units are provided to maximize convenience for people with mobility challenges.

PRIVACY

Privacy fencing and privacy trees will be provided along the northern property line to maintain privacy for neighbouring properties.



PARKING

The majority of the parking is located at the rear of the property. There will be 89 spots which establish a parking ratio of 1.24 spots per unit. The accessible parking will be located along the driveway leading from the street and in close proximity to the main entrances of the buildings.

BICYCLE PARKING

Secure long term indoor bicycle parking will be provided to encourage active transportation within the community. Approximately 1 indoor spot per unit will be provided while 0.5 short term outdoor spots per unit will be provided.

WASTE DISPOSAL

Each building will have its own waste storage and recycling room adjacent to a staging/loading area. Garbage and recycling will be picked up at the loading area on the appropriate days.



FINAL WORDS

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I believe this project will make a valuable contribution to the villiage of Ridgeway and the Town of Fort Erie. It aligns well with the aspirations of the Ridgeway Thunder Bay Secondary Plan by diversifying the housing types in the neighbourhood, adding new units to the housing stock and encouraging active transportation. 97 Gorham employs a forward looking design philosophy that will fit comfortably in the community now and for the coming decades as Ridgeway continues to grow.



MATTHEW SCHMID ARCHITECTURE INC.
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C O N T A C T



» Conscious - Rooted - Striving

Contact Us

Matthew.Schmid@msaarch.com

6087 Holly St.
Naperville, IL, 60563
US, USA

info@msaarch.com www.msaarch.com