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DESIGN BRIEF RESPONSE TO 3.1 TALL AND MID-RISE BUILDINGS

BUILDING FORM:

The 70 Old Mill Road Building's strategic location creates a gateway to Old Mill Station and contextually addresses two environments; the natural surroundings of the Sixteen Mile Creek as well as the 3 buildings already on site directly to the south.

The buildings design uses neutral materials to blend with the environment rather than to imitate the 3 existing buildings on site in turn contributing to the dynamic and distinct built form in this area.

The proposed built form on Cornwall and Old Mill Road accentuates the corner and its gateway location with undulating balcony waves paying homage to the Sixteen Mile Creek and natural context of the site. Whereas where it faces the existing buildings the balconies become solid and rectangular respecting the exiting architectural context.

BUILDING BASE:

The building base along Cornwall and Old Mill Road establishes the close relationship with the street by providing two building entrances at two different levels responding to naturally to the grade change along Old Mill Road. The base treatment is also enhanced by providing all amenity areas on the sides directly facing both main streets.

GROUND FLOOR TREATMENT:

The building facade along the street edge is reinforced by two-storey windows for a lower amenity area on the P1 level along Cornwall. The ground floor facade at Cornwall and Old Mill Road is over 75% glazed, creating a direct visual connection between the interior of the building and the streetscape. The ground floor parking level windows blend seamlessly with the mezzanine amenity areas on the level above creating a continuous facade treatment all along Old Mill Road.

ENTRANCEWAYS:

Both entranceways incorporate unique architectural treatments worthy of the principal building entrances.

The main entrance responds to the local climate by being fully enclosed under the building in the form of the tall Porte-Cochere. The two-storey lobby/reception area are fully glazed and illuminated on the inside under the building and will create an inviting and highly visible feature from the public realm.

The secondary entrance at the corner of Cornwall and Old Mill Road is accentuated with the glass canopy above.

The principal entrance is accessible with the passenger loading areas fully protected from elements located to the side and rear of the building and the vehicular access entrances and exits to the parking areas are fully concealed under the proposed Porte-Cochere away from the public streets.

FRONTAGE AND SETBACK:

Being a corner lot, the design and mass of the building wraps around the corner and addresses both frontages with a consistent two storey base.

BUILDING MIDDLE

The building middle is distinguished by undulating 'wave' balconies. The way that the balconies move in and out of the building face minimizes the shadowing affects not only on units in the same building but on the streetscapes below while enhancing the skyline and providing a visual interest.

BUILDING TOP:

The upper penthouse floor is higher than the typical floor to create the attractive skyline with the mechanical penthouse completely concealed within the top floor. Unlike many buildings, the proposal is to sink the mechanical penthouse into the top floor and conceal it from view altogether.

TRANSITION TO ADJACENT SURROUNDINGS

70 Old Mill Road is situated so that the only residential neighbours are to south-west of the building along Cornwall with CN rail, parking and Oakville GO Station to the north, north-west, and Sixteen Mile Creek to the East. The building is designed to fit contextually and to minimize impacts of height, massing and shadow on its surrounding.

BUILDING DETAILING AND MATERIALS:

The street elevations of the built form are accentuated by the undulating glass balconies. The balconies cantilever and their shape changes between the floors to enable sun access to different living areas. The cladding materials such as stone, metal and glass, as well as in-situ architectural concrete are incorporated.

The building uses natural colors, frosted glass balconies and spandrel glass panels to blend into the environment.

AMENITY AREAS

70 Old Mill Road boasts an extensive amenity program, with the majority of the mezzanine level of the building dedicated to amenity programming which includes a theatre, meeting space, yoga and fitness studios, library, demo kitchen and party room. Each unit in the building also has access to their own outdoor space via private balcony.