

102-110, 134 & 144 Fountain Street 199 Abraham Street

Official Plan Amendment / Zoning By-law Amendment

12/12/2023



architectureunfolding



GSP
group

**URBAN -
AGENCY**

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01 PROPERTY OVERVIEW & CONTEXT

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PROPOSED DEVELOPMENT

02. DESIGN CONCEPT

DESIGN CONCEPT

LEARNING FROM HISTORY

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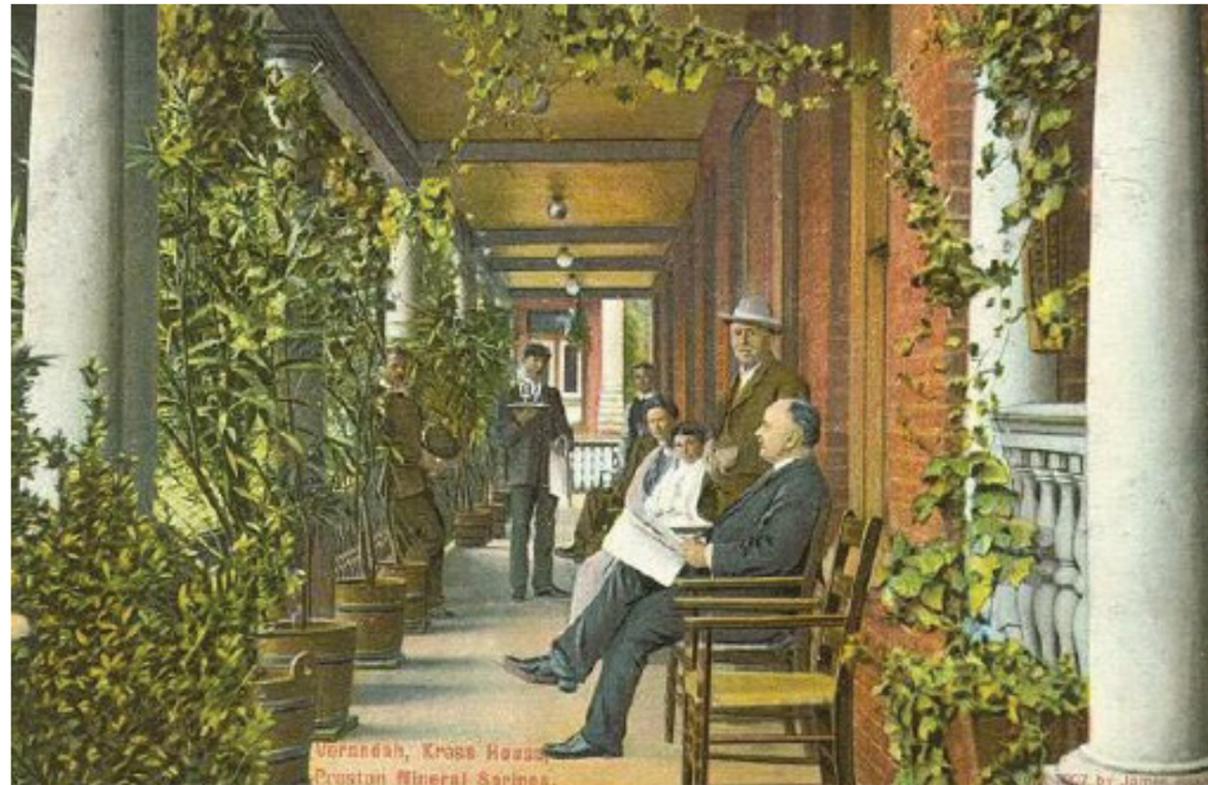
HISTORICAL CONTEXT

The Existing site is a historical institution and architectural landmark within the Preston district. The topography of the land is effectively a hill with a difference of approximately 4 storeys from east to west. On the lower eastern side is the main street frontage and the terminus of a main intersection. On the upper western side are the historic and currently abandoned garden grounds, serving as a green natural buffer to a low density residential subdivision. The historic institution of the site has been embraced as a source of inspiration to create the next chapter for the legacy of the preston springs site.

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LEARNING FROM HISTORY

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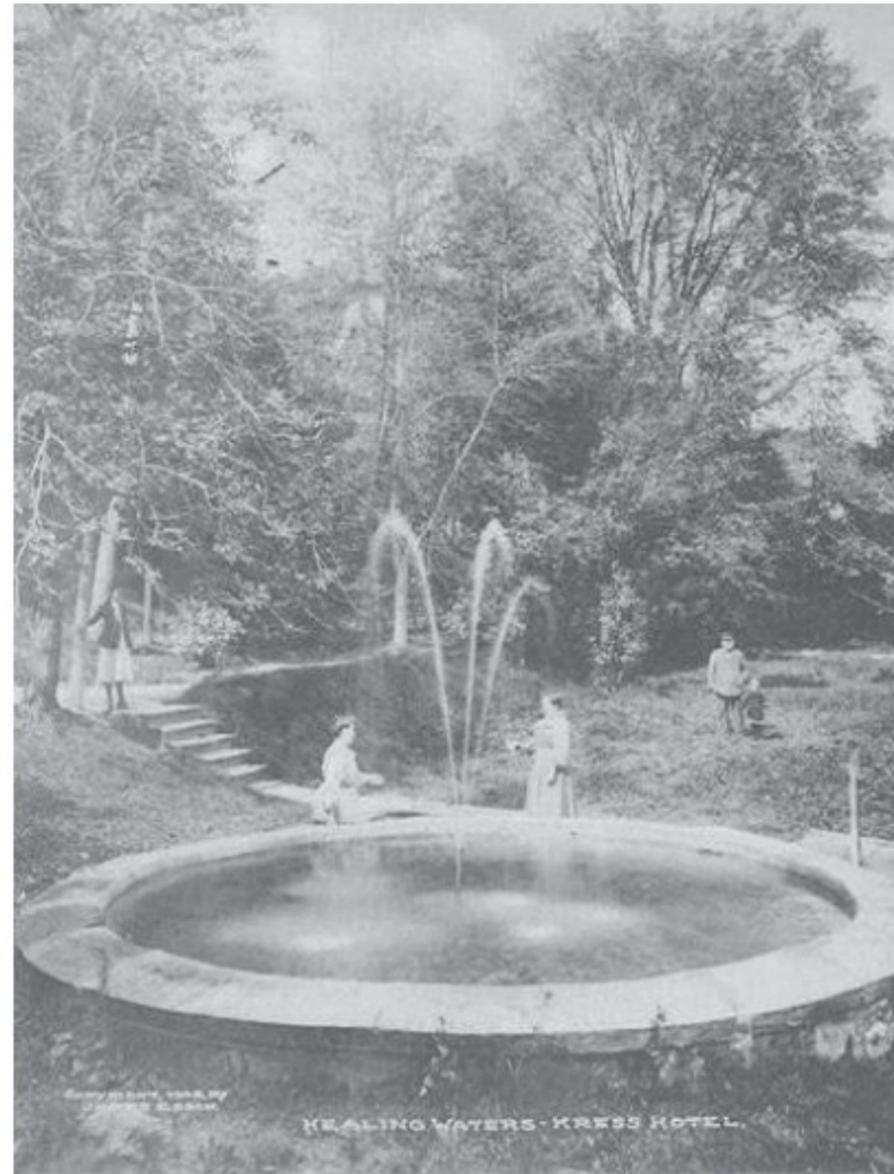
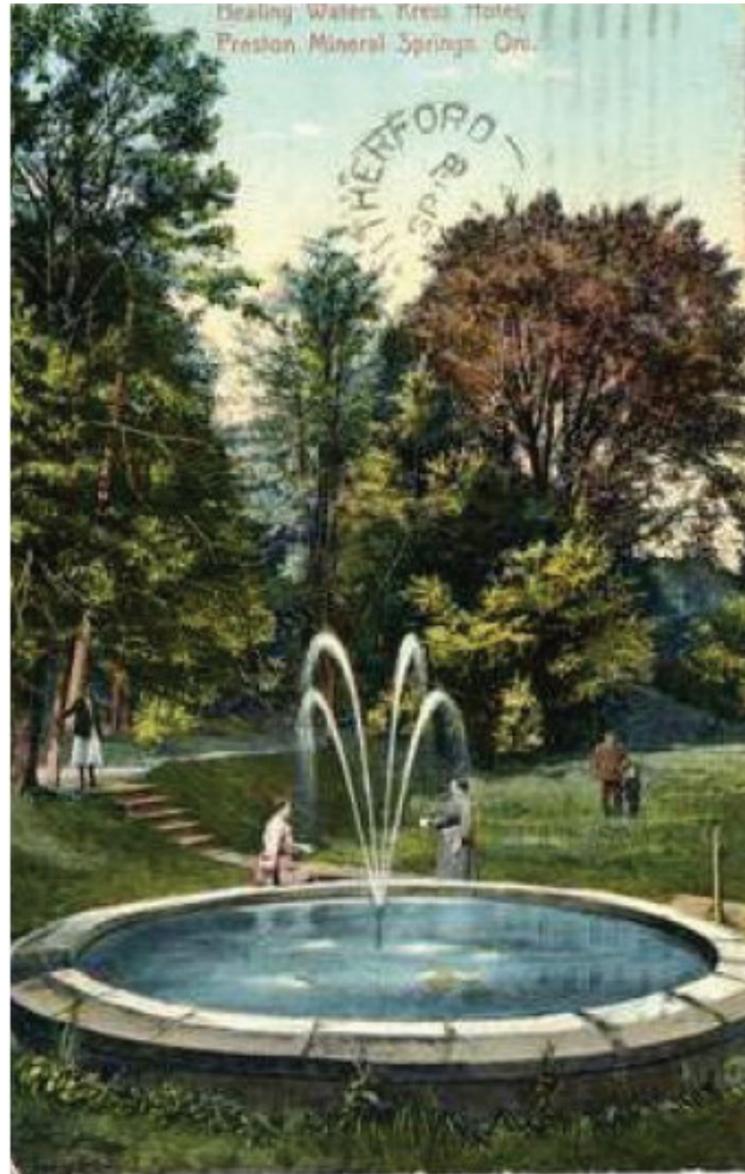
HISTORICAL COMMUNAL SPACES

Images of the Historic Verandah illustrate a welcoming space promoting social interaction and natural wellness. During its golden years, this historic institution was a well known destination point featuring a functional and high quality urban space. This historic space will be reinterpreted and included as a central component of the proposal.

DESIGN CONCEPT

LEARNING FROM HISTORY

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HISTORICAL GARDENS

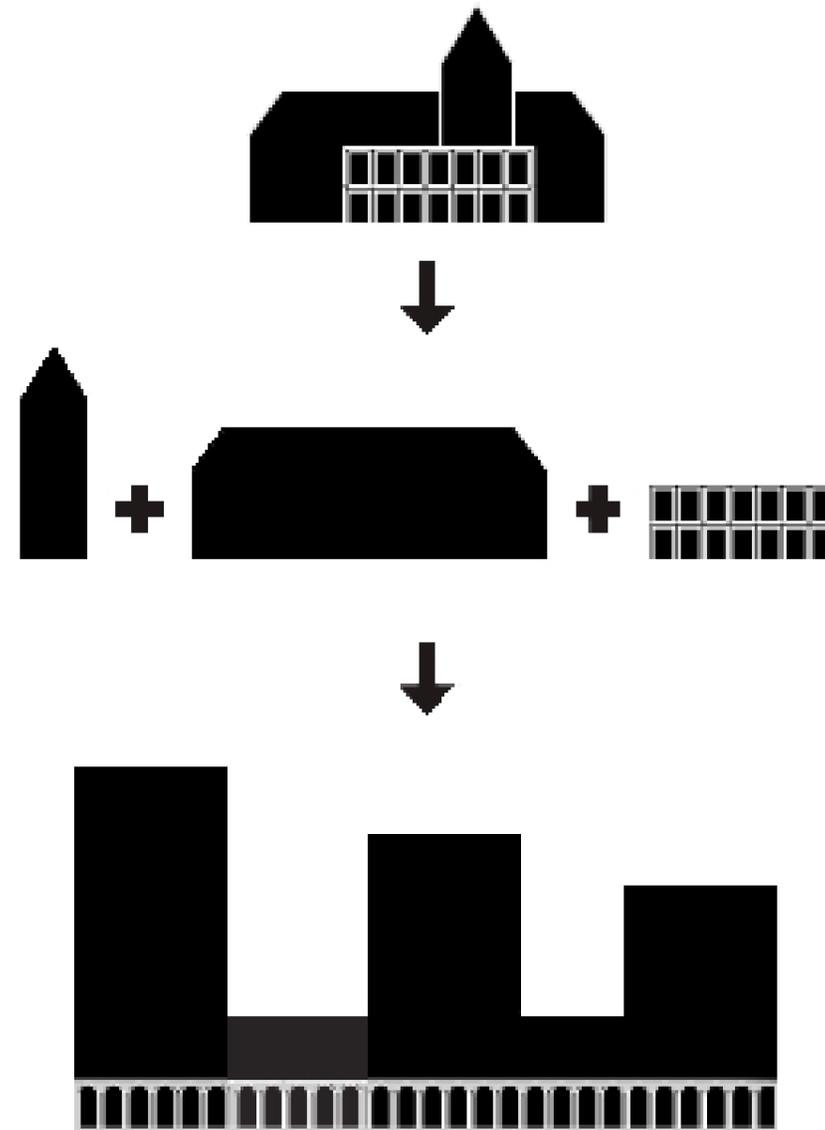
Naturally hidden at the top of the hill, the historic gardens and healing spring waters were central to the character of the site and overall wellness experience. The proposed design concept includes this poetic element in the form of a historic architectural accent to the preston square.

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LEARNING FROM HISTORY

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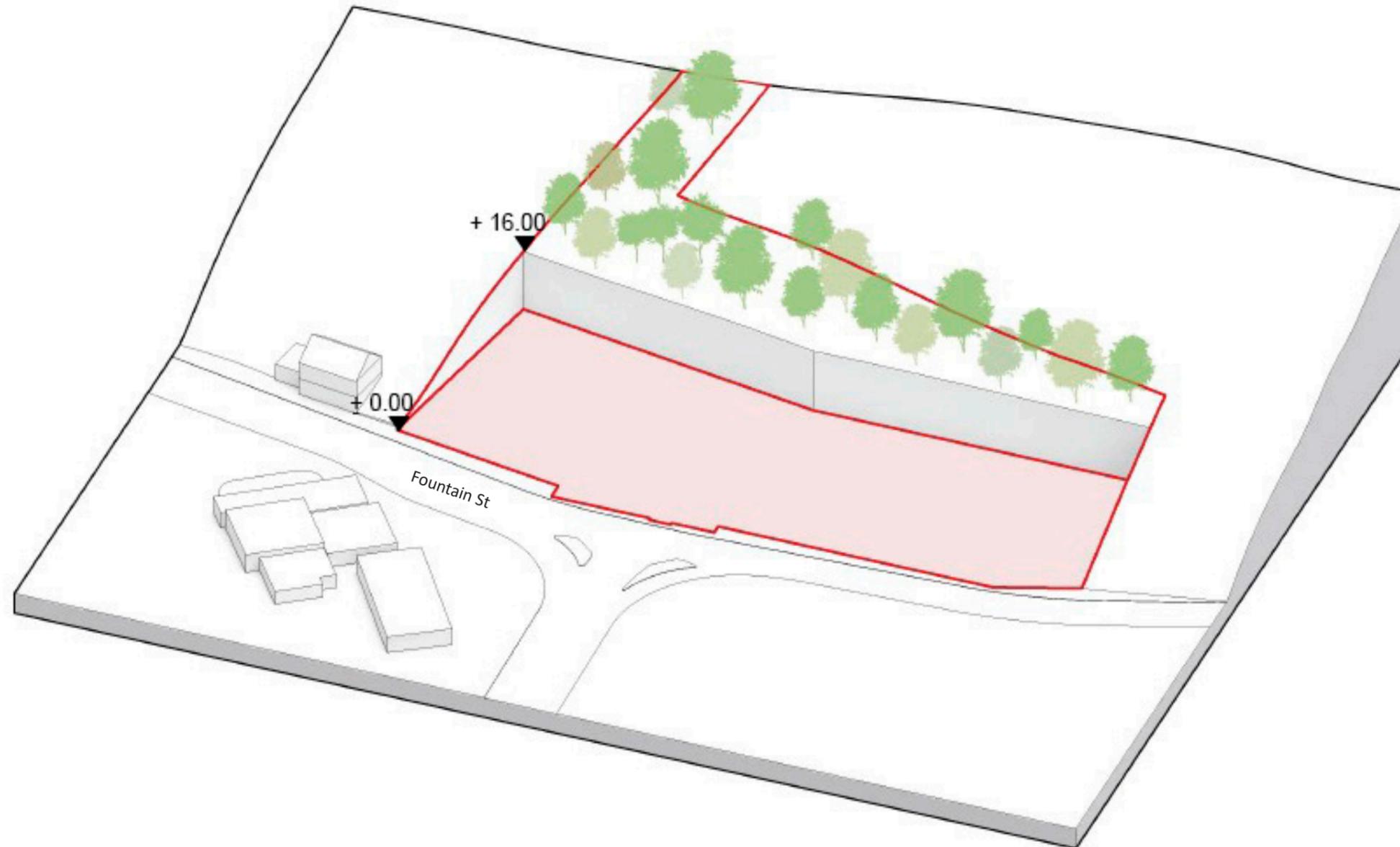
HISTORICAL FORM

The essence of the proposed architectural form is derived from the key elements of the former historical structure such as the arcade, colonnades and companile but have been incorporated in the proposed design in a contemporary way to create an architectural dialogue between the past and the present while avoiding architectural pastiche.

DESIGN CONCEPT

TOPOGRAPHY

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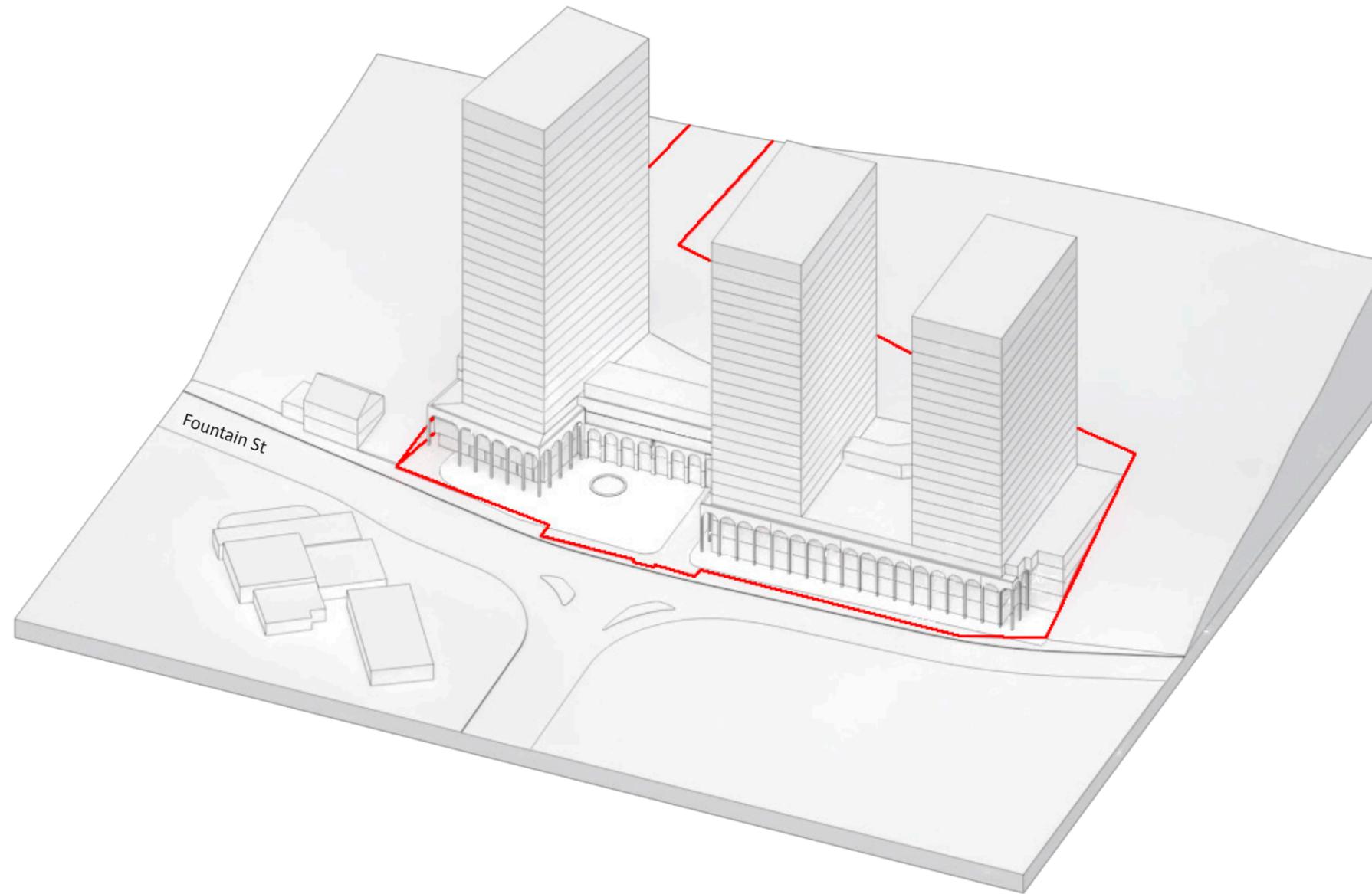
SITE TOPOGRAPHY

The Current condition offers a great opportunity as a catalyst for healing and community wellness through an architectural intervention inspired by the historic legacy of the site. Specifically, the result can be a redevelopment that provides a seamless integration between private, semi-public and public components.

DESIGN CONCEPT

MASSING

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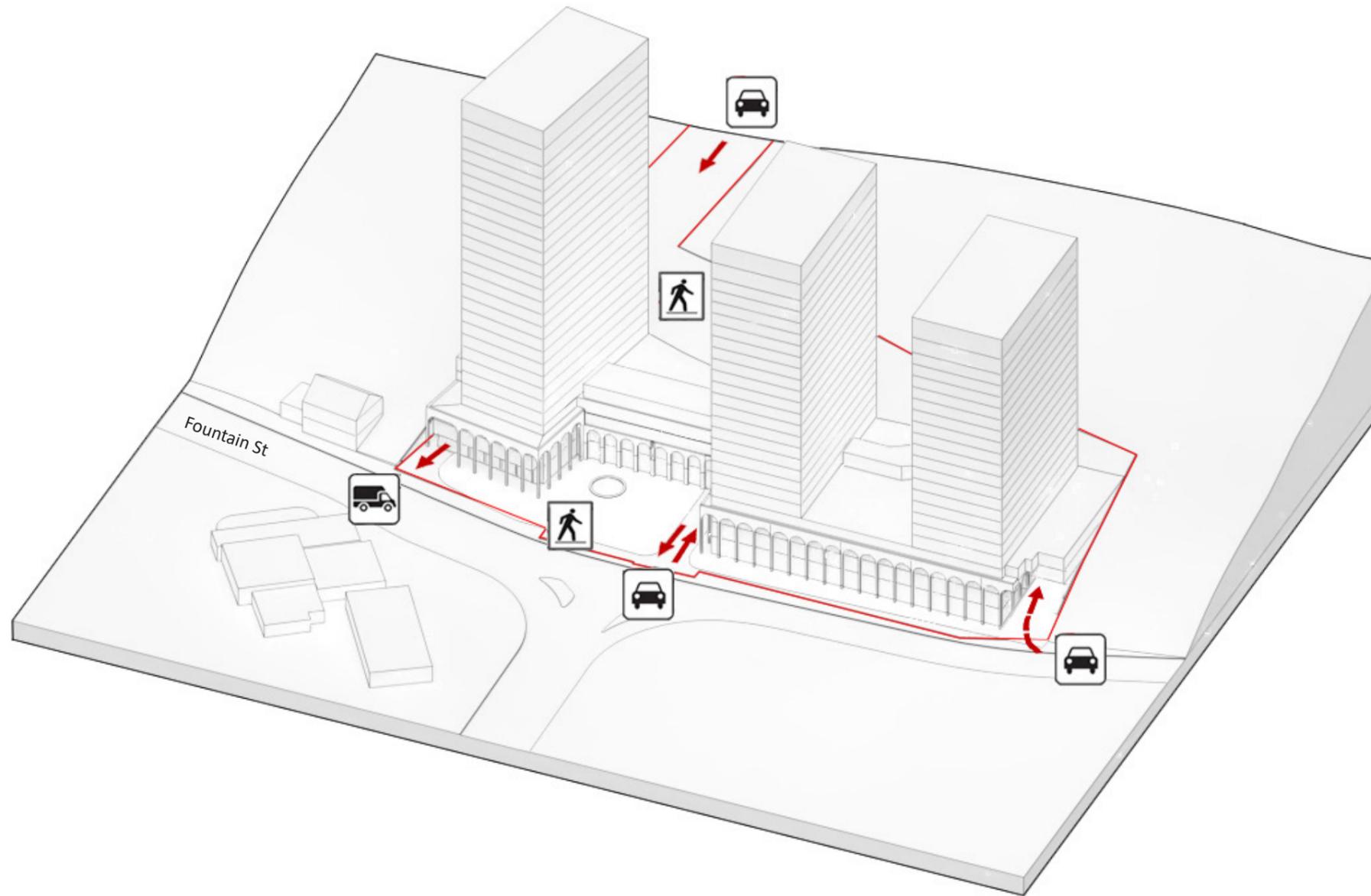
SITE INSERTION

Following the study of set back requirements, site density and height guidelines, we did an initial study of building forms to assess which footprint worked most efficiently on the site. Through this, we found a courtyard typology proved to be most efficient, and provided a starting point for our more site specific studies.

DESIGN CONCEPT

ACCESS

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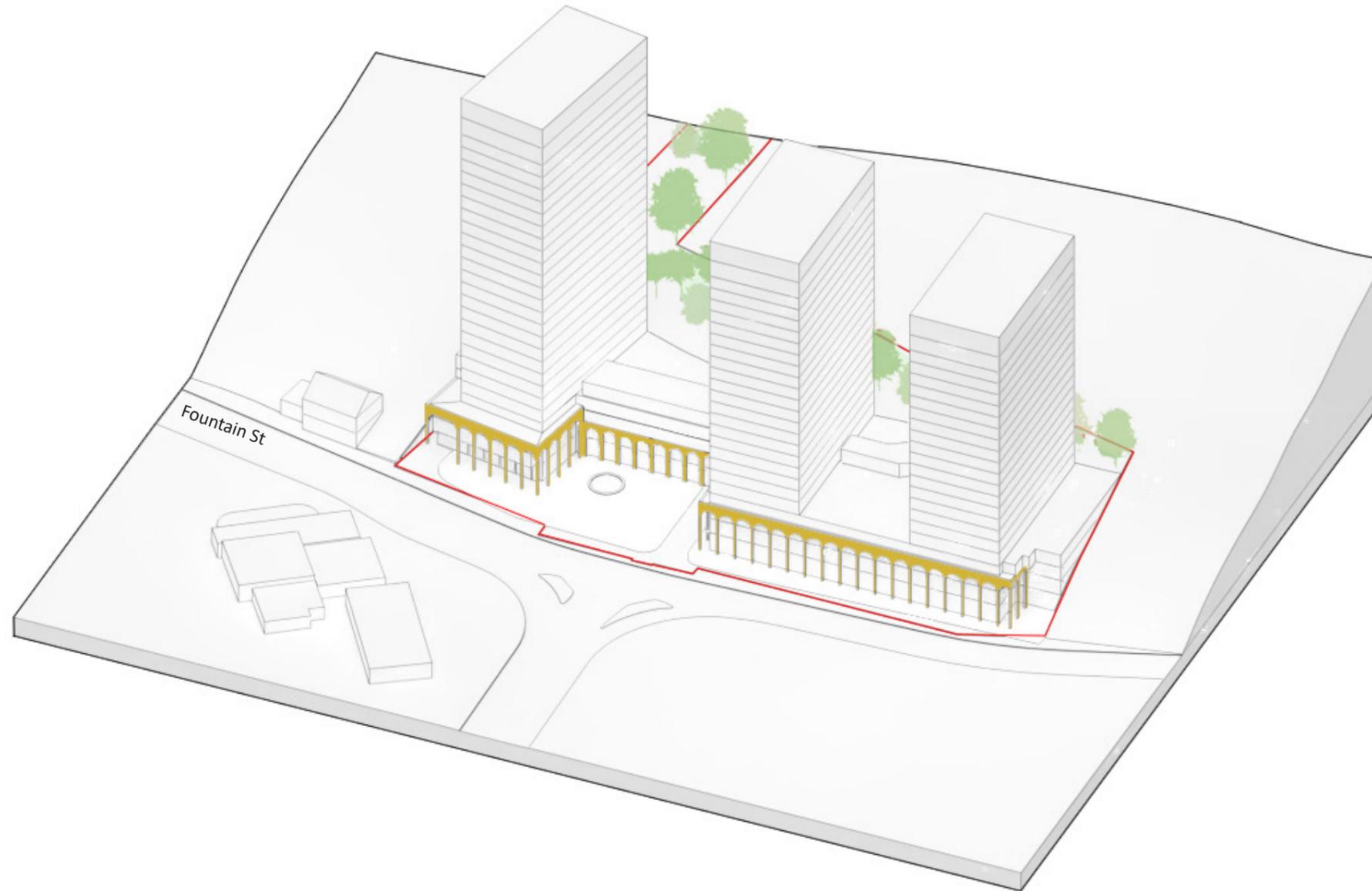
SITE ACCESS

All main vehicular accesses are proposed from Fountain street. The main access is at the signalled intersection and a secondary service access is proposed at the south corner of the site. Also, there is a secondary residential access proposed from Abraham St. A strong pedestrian connection is proposed through the site linking the adjacent residential neighborhood with the main street.

DESIGN CONCEPT

ACTIVE FRONTAGE

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PEOPLE'S ARCADE

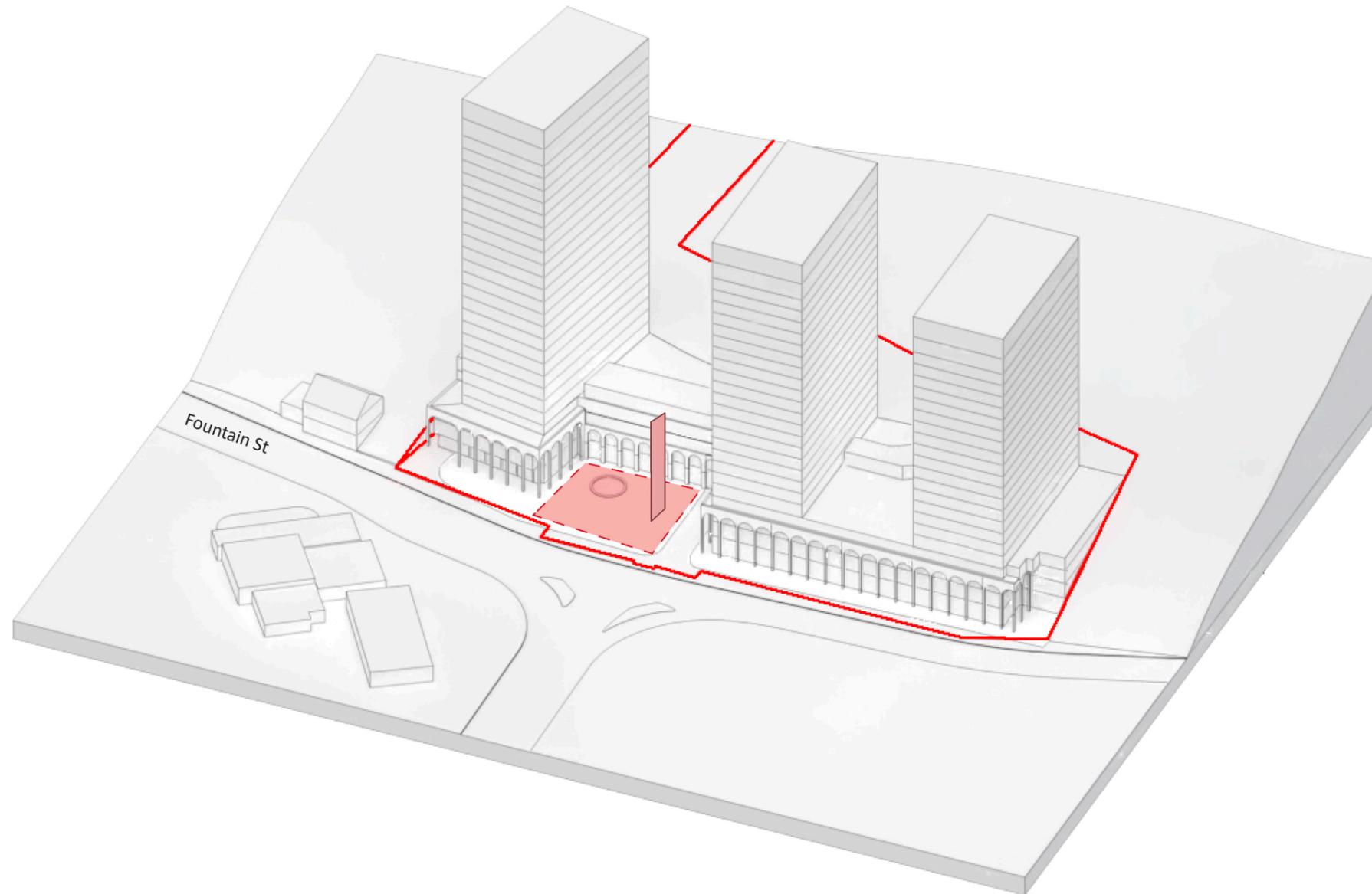
The perimetral colonnade framing the ground floor base and preston square are designed as an architectural feature that emphasis the historical and timeless character of the site while offering generous sheltered arcade for people to stroll, gather, socializing, etc and therefore ensuring a year around active frontage.

DESIGN CONCEPT

CIVIC SPACE & ART

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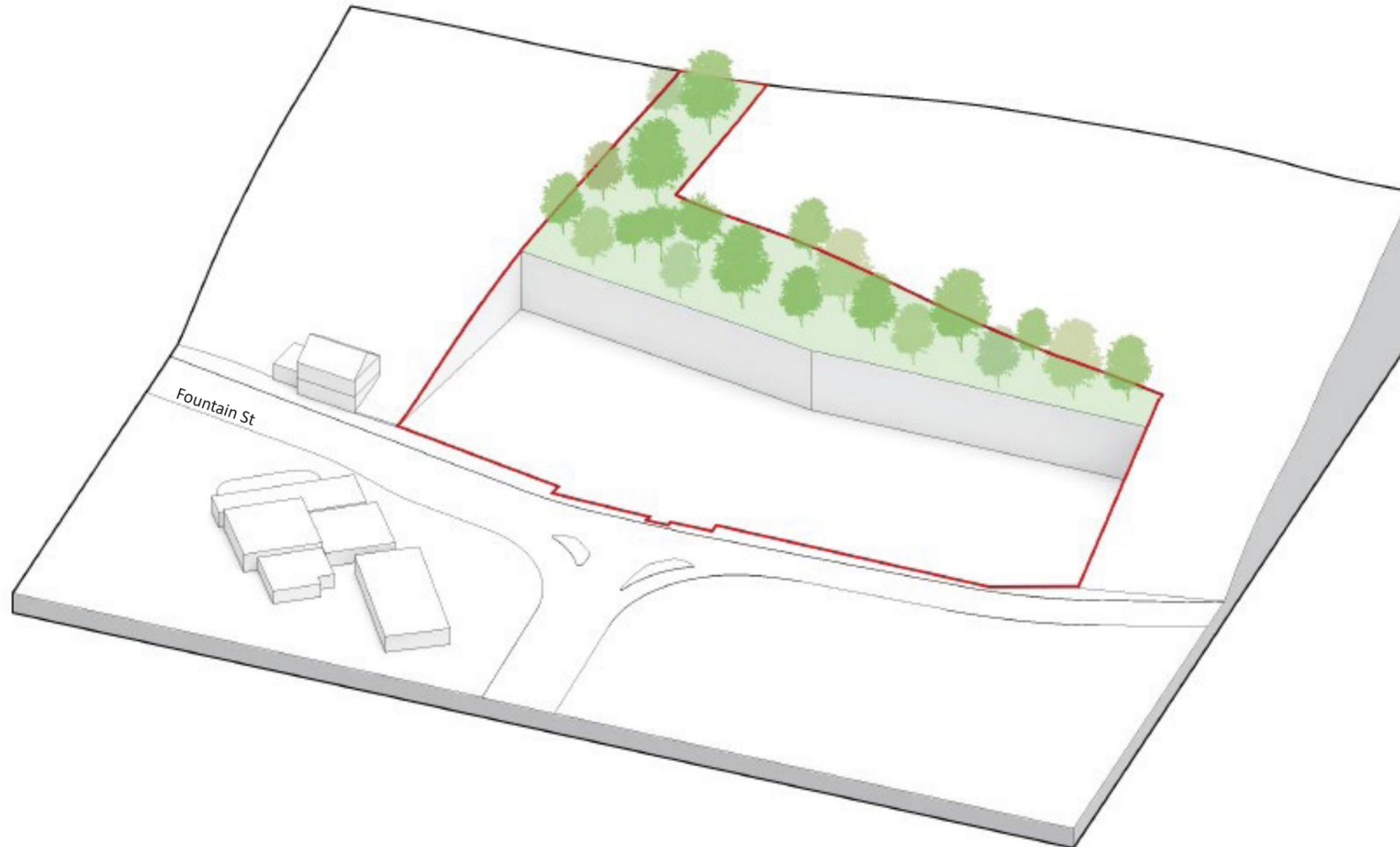
PRESTON SPRINGS SQUARE

The provision of a healing urban space restores the legacy of the site, provides a significant community benefit and shapes the footprint for re-development. Along with the reconstruction of the historic fountain and the reinterpretation of the original clock tower , the preston square will be a powerful homage to the historic identity of the site. This reinterpretation consists of locating a piece of modern art which includes a clock in order to recover symbolic elements of collective memory.

DESIGN CONCEPT

PUBLIC GARDENS

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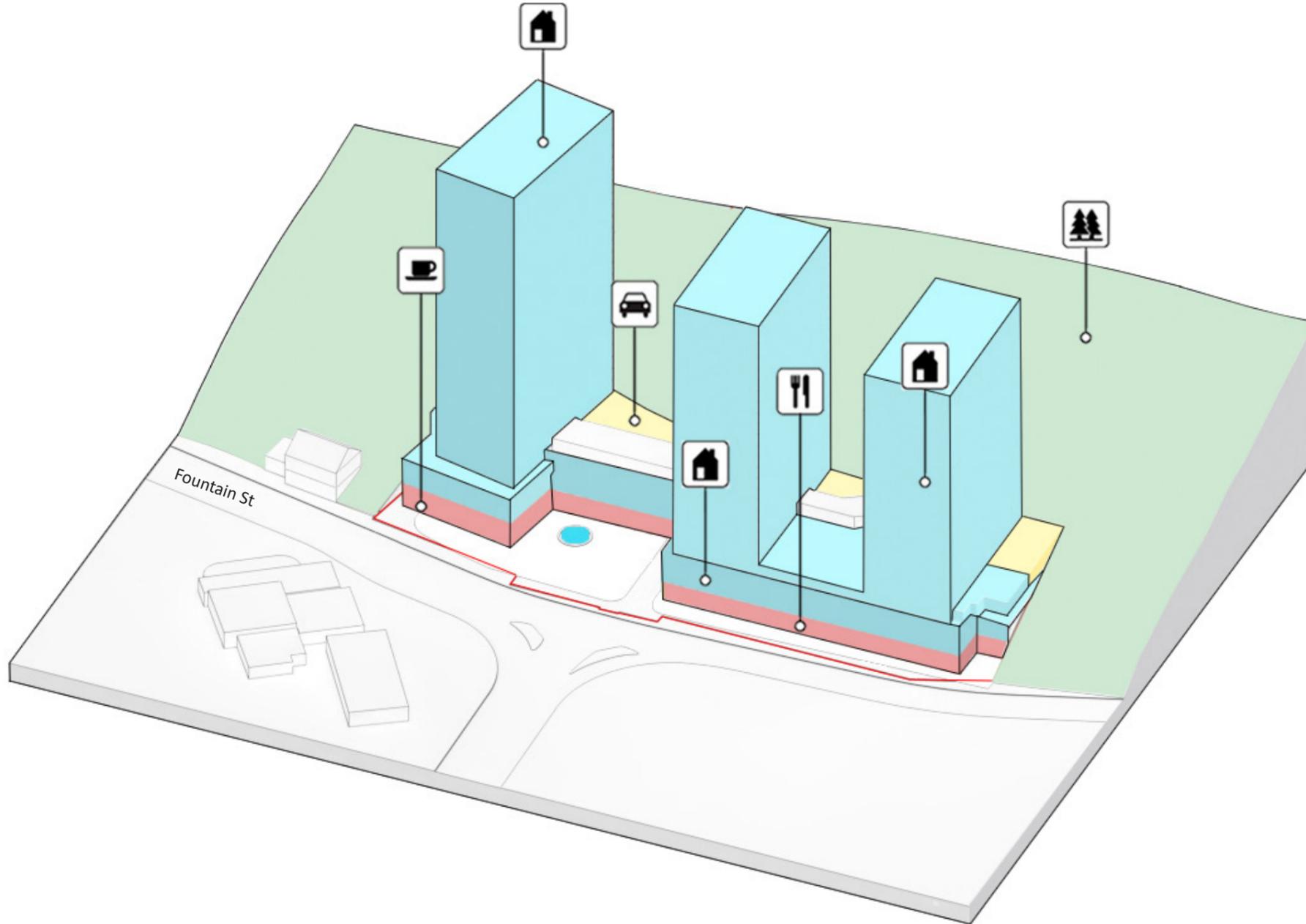
PUBLIC GARDENS

The re-activation of the historic gardens is envisioned as a public use component responding to the notion that the health of communities depends on a social contract of shared responsibility. The intention for the historic garden grounds is that the City of Cambridge will take ownership through title in order for this space to be utilized as a landmark public space and to serve as a very unique community benefit.

DESIGN CONCEPT

PROGRAM

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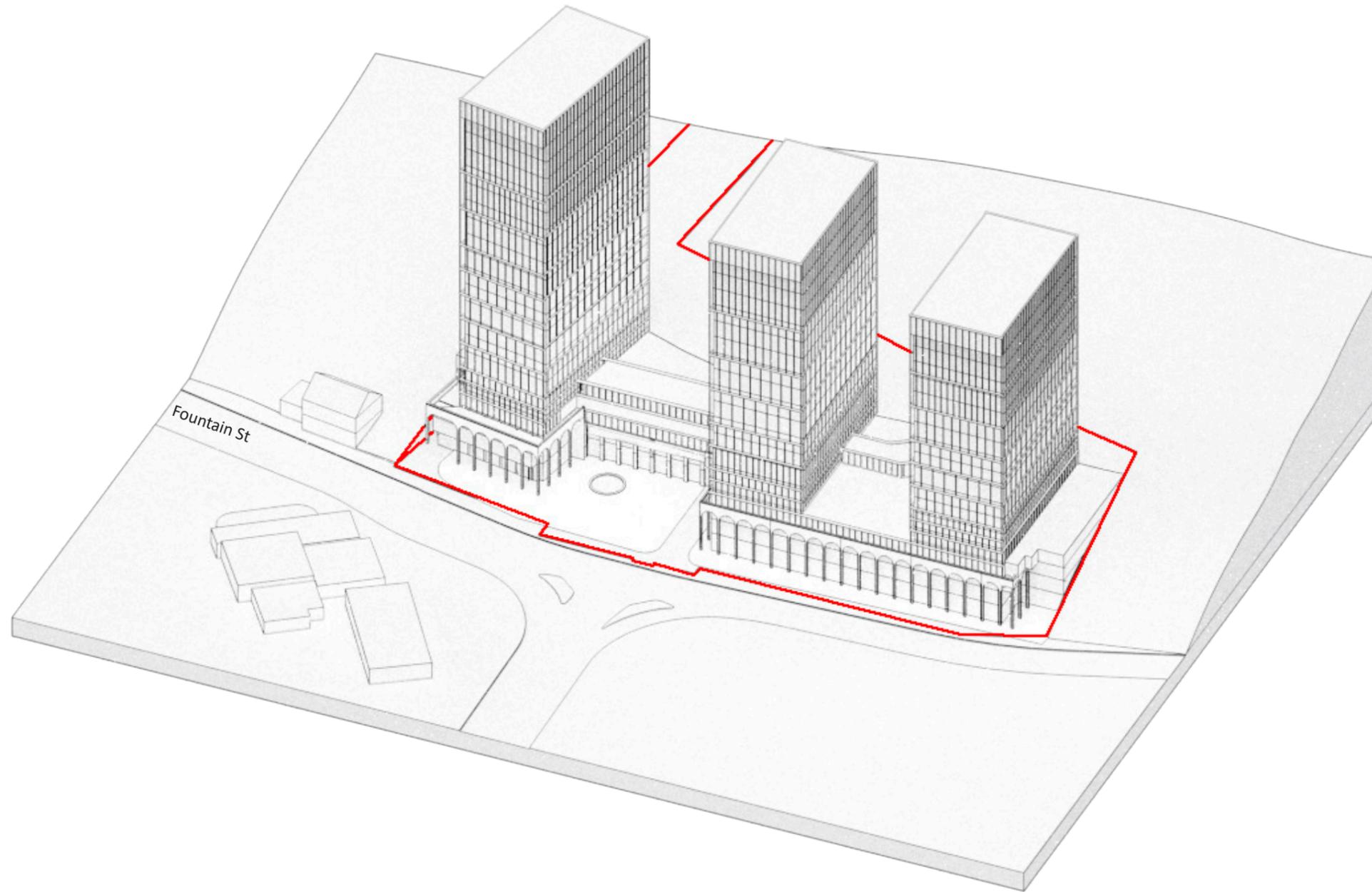
PROGRAM

The volumetric distribution of the program anticipates residential uses above a mixed-use ground floor and a parking structure partially barred on the garden side.

DESIGN CONCEPT

FACADE

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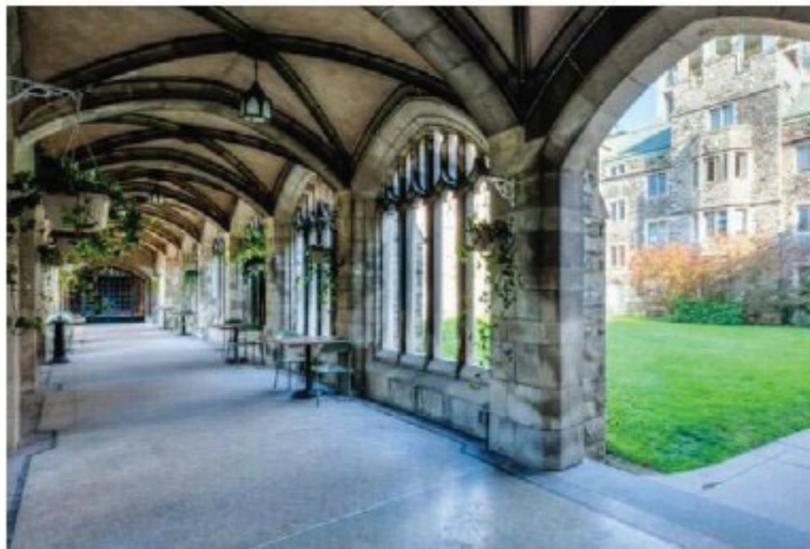
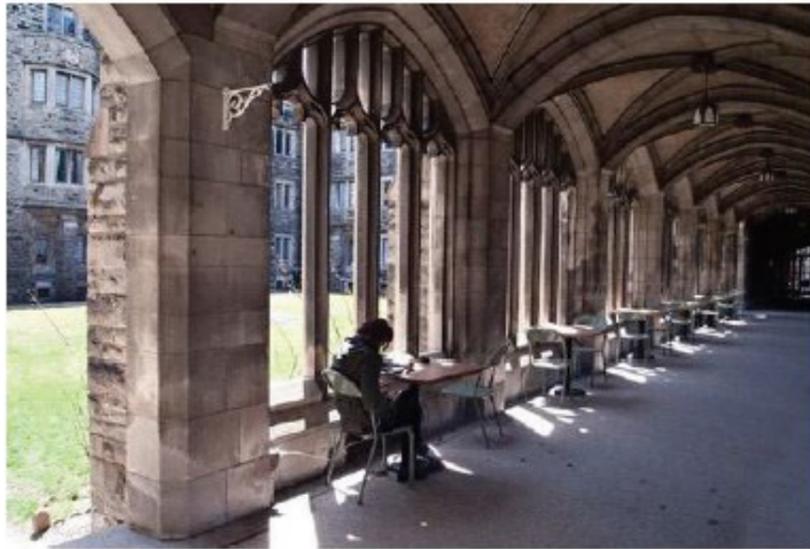
TIMELESS FACADE

The archway and colonnade is proposed as a dominant point of historic reference. The intention is to partner with Ariscraft, a long standing local masonry manufacturer, in an effort to reinforce the identity of the project and provide an added benefit to the local economy.

DESIGN CONCEPT

HISTORIC REFERENCES

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St. George Campus. University of Toronto

St. George Campus. University of Toronto

Novotel Toronto Centre

HISTORICAL REFERENCES

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DESIGN CONCEPT

FACADE



FACADE

The proposed facade of the development is realized through a checkerboard pattern of modular windows and solid panels, equally sized. This provides a fill/void which increases thermal insulation of the proposed development and improves the energy efficiency of the building in accordance with passive house standards.

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SCREENING

In order to provide both privacy and sun screening, vertical members are added. The screen differs in groups, giving a dynamic language. To provide the apartments with access to their own private open space, the proposed buildings features balconies along two of the four facades. This allows shade to be provided in summer, and solar energy to enter the individual apartments during the winter months. They also give depth to the facade to create a more vibrant and visually interesting external skin of the buildings.

DESIGN CONCEPT

STREET VIEW

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DESIGN CONCEPT

PRESTON SPRINGS CIVIC SQUARE & ART

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DESIGN CONCEPT

PUBLIC GARDENS

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DESIGN CONCEPT

INTERIOR 1

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DESIGN CONCEPT

INTERIOR 2

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PROJECT STATISTICS

FLOOR AREAS

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	BLDG A (PHASE 1)	BLDG B (PHASE 2)	BLDG C (PHASE 3)	GRAND TOTAL
SITE AREA (SUBJECT TO DLS)	-----	-----	-----	11547 m2 (2.85 ac) 124297 ft2
TFA (INCLUDES PARKING, RETAIL AND RESIDENTIAL)	34538 m2 371761 ft2	27564 m2 296702 ft2	26830 m2 288792 ft2	88932 m2 957255 ft2
PRESTON RETAIL	224 m2 2411 ft2	114 m2 1224 ft2	83 m2 888 ft2	420 m2 4523 ft2
GFA (INCLUDES RETAIL)	15186 m2 163458 ft2	14589 m2 157034 ft2	12895 m2 138796 ft2	42669 m2 459288ft2
FSI	-----	-----	-----	3.7
UNIT COUNT	270	254	229	753
PARKING (767 REQ'D)	259	147	226	682 (88%) (INC 14 No. RETAIL SPACES)
AMMENITY (11260 m2 REQ'D)	-----	-----	-----	12922 m2 139091ft2
HEIGHT (MEASURED TO MAIN ROOF MPH EXCLUDED)	84 m (26 STY)	77.5 m (24 STY)	71 m (22 STY)	-----

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PROPOSED OPA & ZBA

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PROPOSED OFFICIAL PLAN AMENDMENT

- Currently designated as Community Core Area, Preston Towne Centre (Fountain Street) and Low/Medium Density Residential (Abraham Street)
- Proposed OPA to expand the Community Core Area, Preston Town Centre designation to whole site, and add Site Specific Policy area to permit:
 - Maximum of 753 dwelling units
 - Maximum Floor Space Index (FSI) of 3.7
 - Maximum building height of 26-storeys (89.2 metres), 24-storeys (82.7 metres) and 22-storeys (76.4 metres)

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PROPOSED ZONING BY-LAW AMENDMENT

- Currently zoned Institutional Multiple Residential (N3RM3) and Residential Three (R3)
- Proposed ZBA to rezone whole site to Commercial Multiple Residential (C1RM1) Zone and add Site-Specific Exception to permit:
 - Maximum of 753 dwelling units
 - Maximum building height of 26-storeys (89.2 metres), 24-storeys (82.7 metres) and 22-storeys (76.4 metres)
 - Minimum parking requirement of 0.89 spaces/unit
 - No minimum parking for commercial uses
 - Minimum front yard setback of 0.0 metres
 - Minimum interior side yard of 1.2 metres and 2.7 metres

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SUPPORTING REPORTS & STUDIES

- Planning Justification Report
- Urban Design Brief
- Heritage Impact Assessment
- Archaeological Assessment
- Environmental Noise Feasibility Study
- Transportation Impact Study
- Preliminary Servicing Report
- Preliminary Stormwater Management Report
- Vegetation Management Plan
- Preliminary Landscape Design
- Geotechnical Report
- Record of Site Condition

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NEXT STEPS

- Comments and feedback from Statutory Public Meeting
- Circulation comments from City, Region of Waterloo and GRCA
- Response to circulation comments and revisions to technical studies, reports and documents as required
- Follow up meetings with staff, agencies and others as required
- Staff report and recommendation
- Final presentation to Council

Q&A

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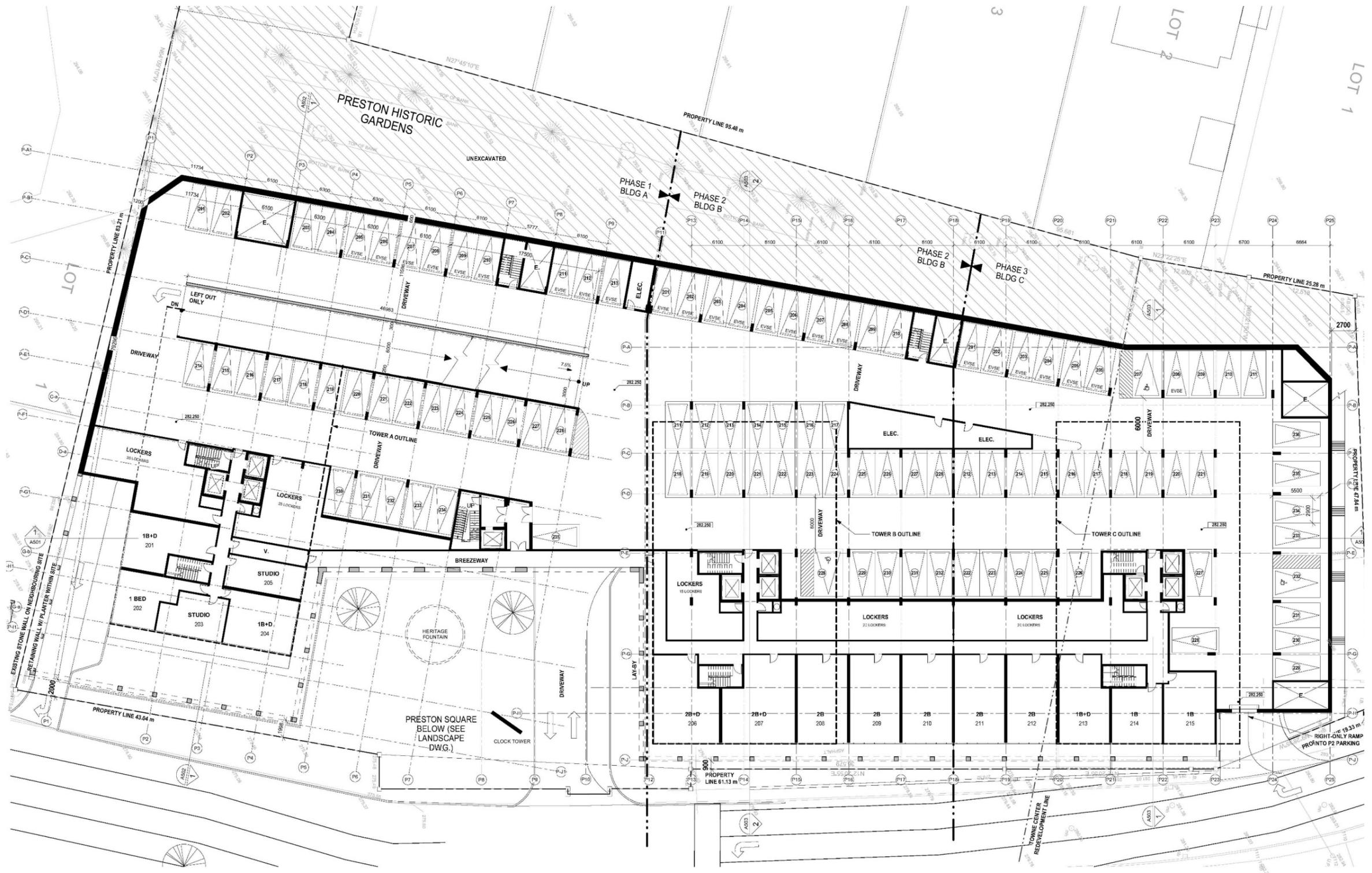
APPENDIX

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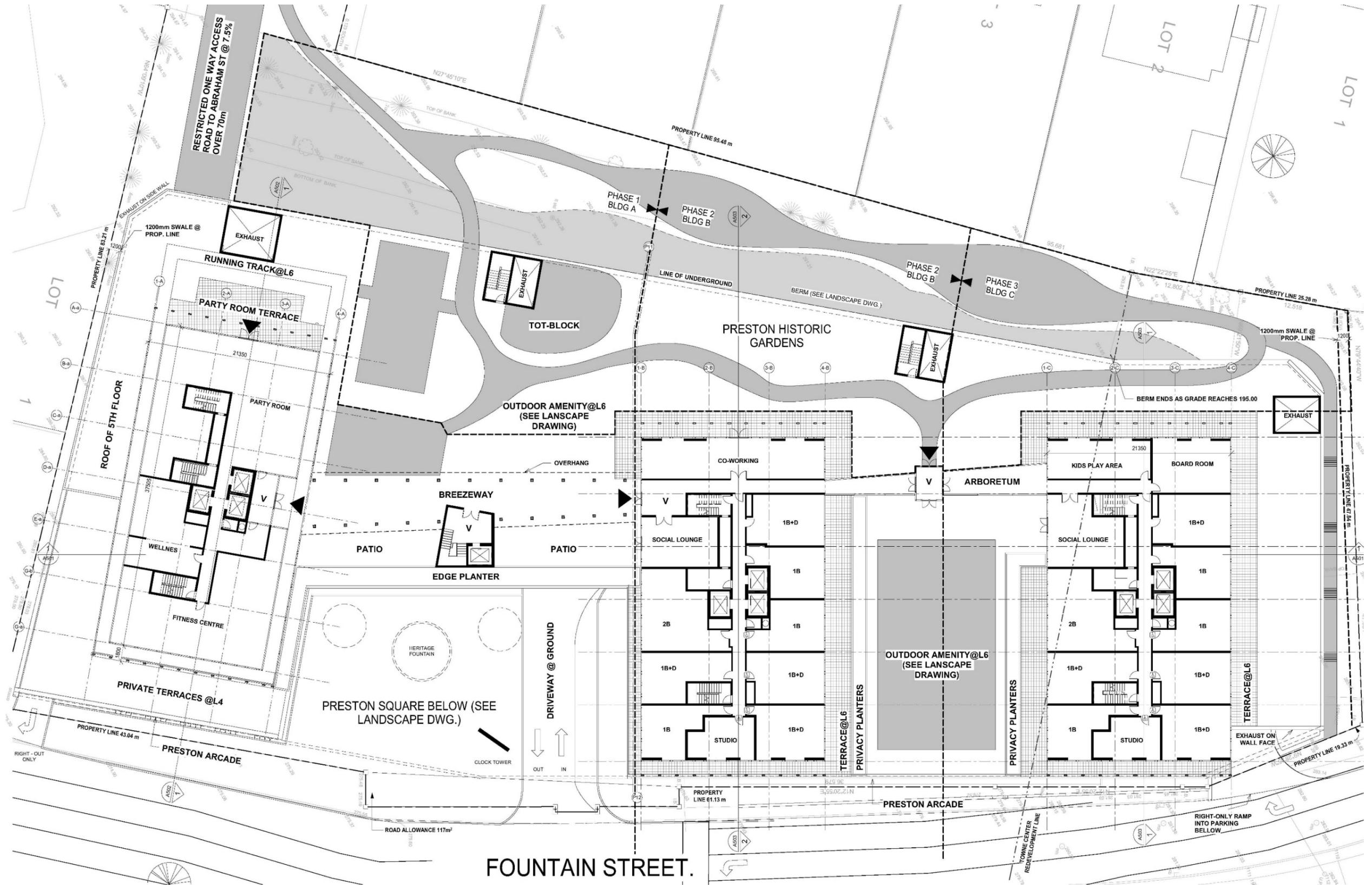
GROUND FLOOR PLAN

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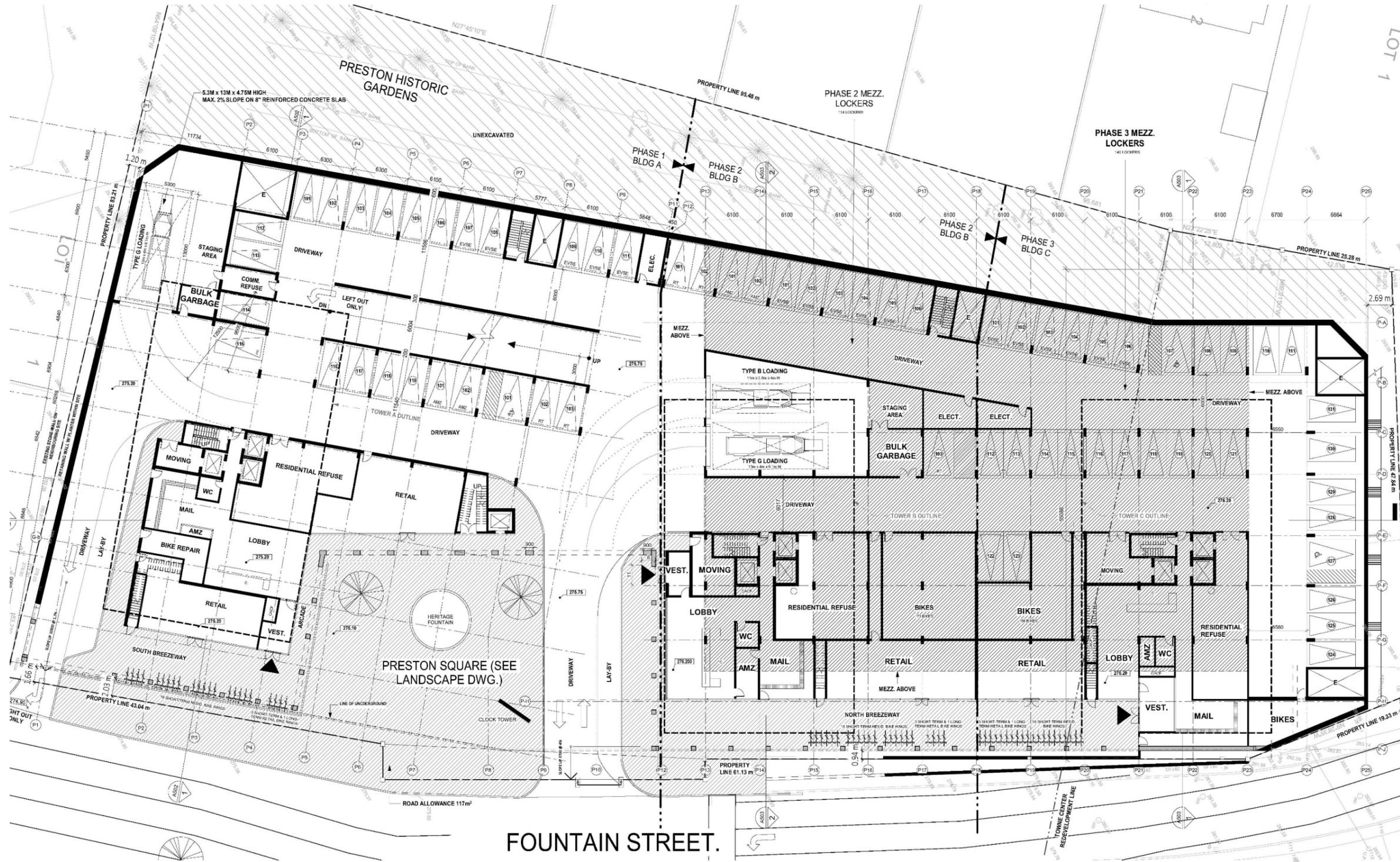
TYPICAL FLOOR PLAN

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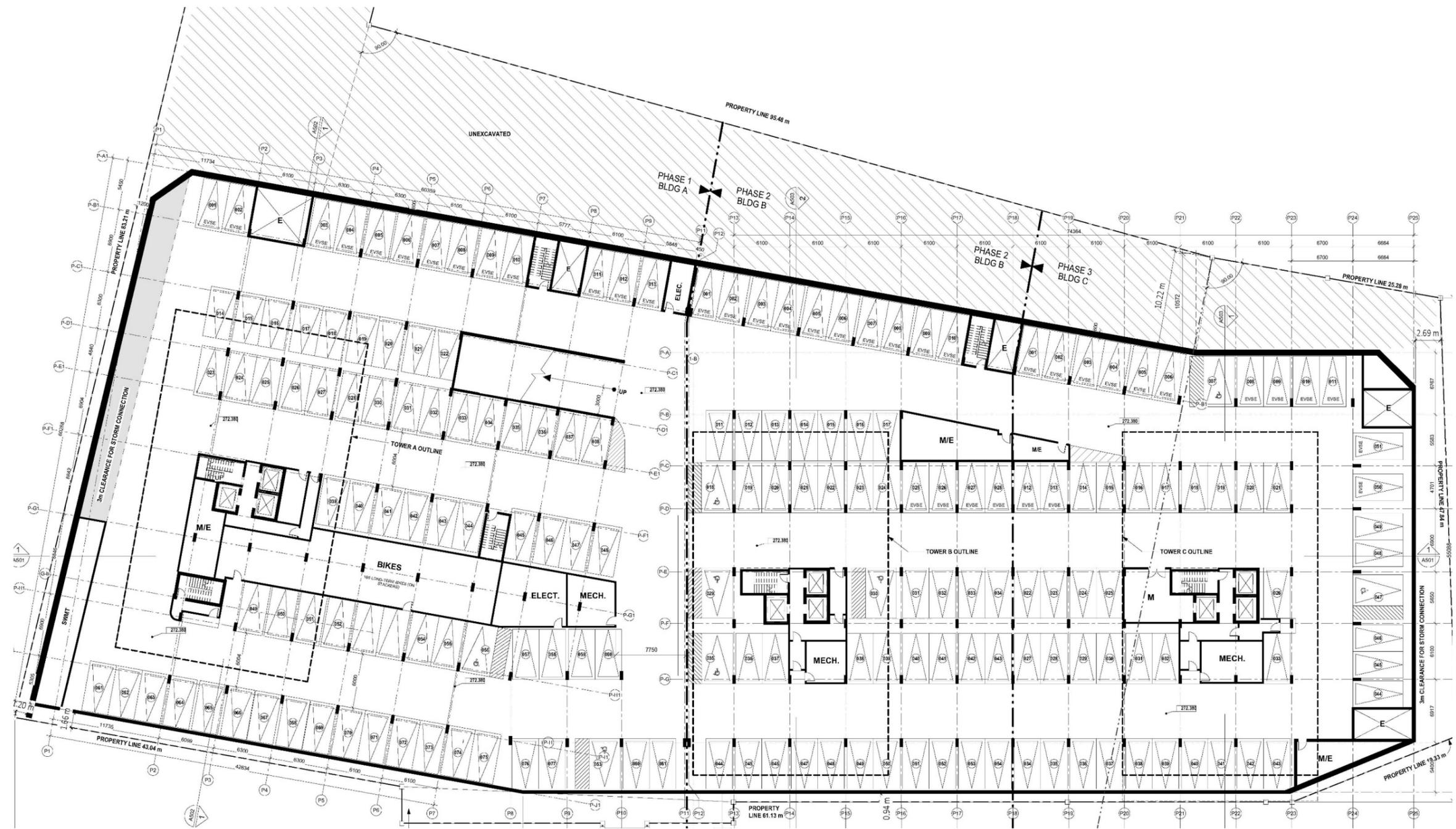
PART BASEMENT PLAN

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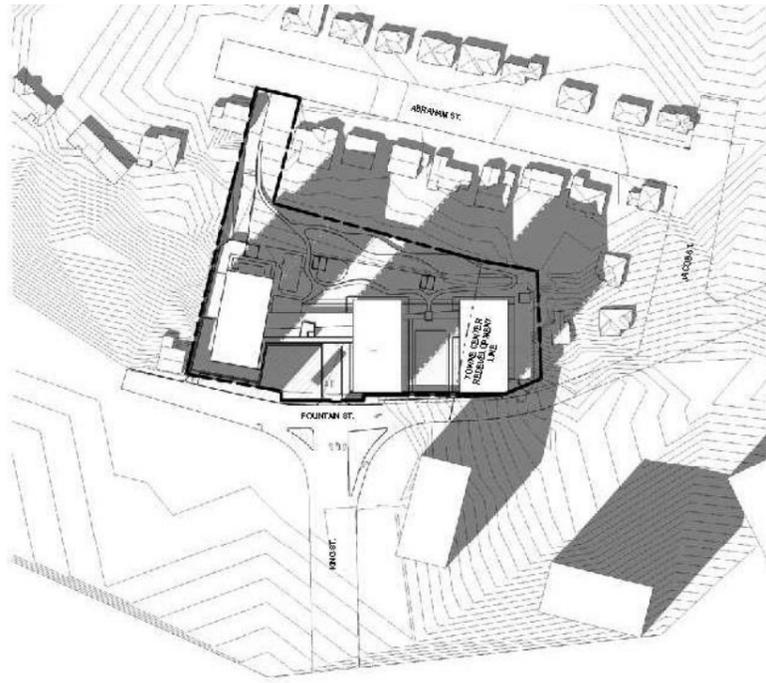
BASEMENT PLAN (-2)

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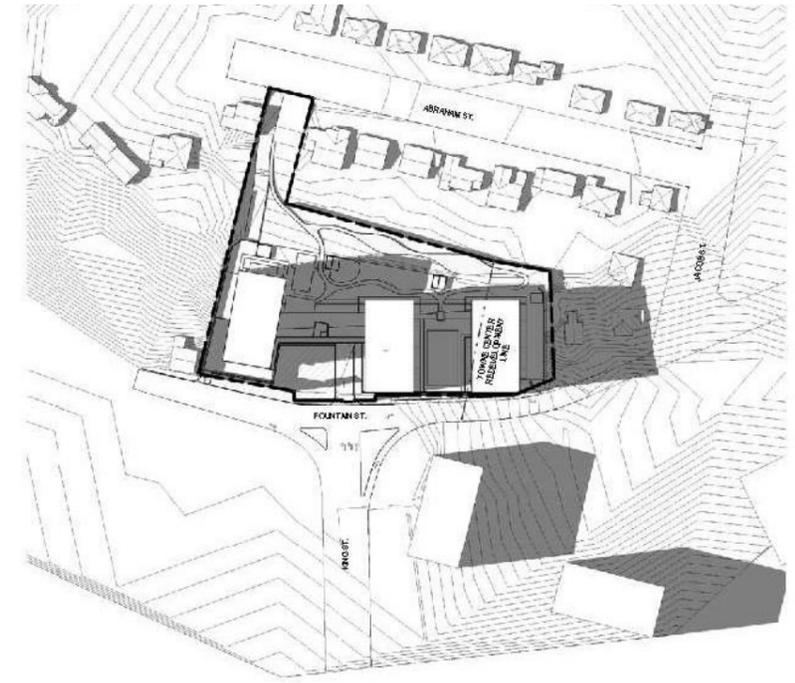


SHADOW STUDY

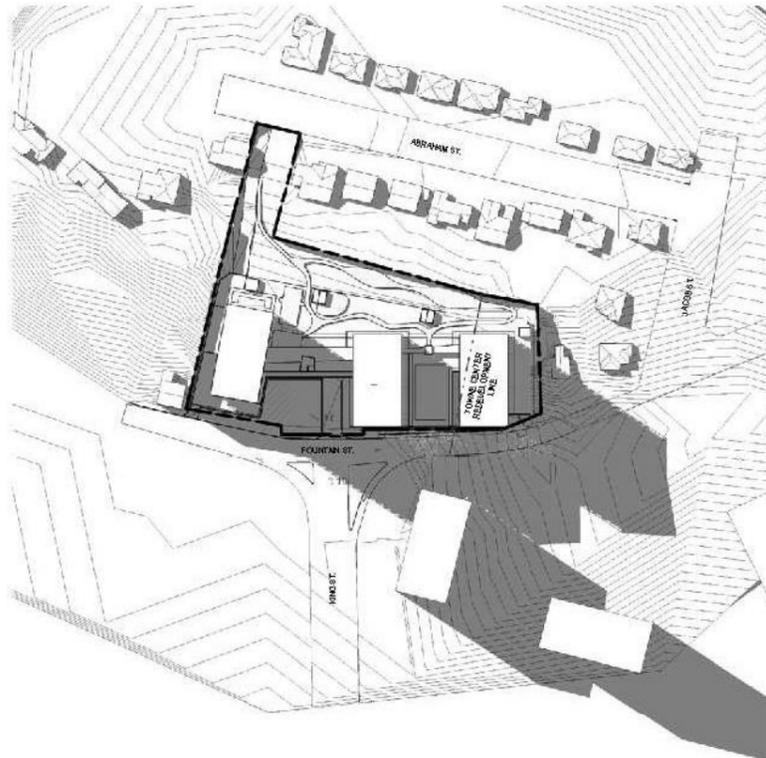
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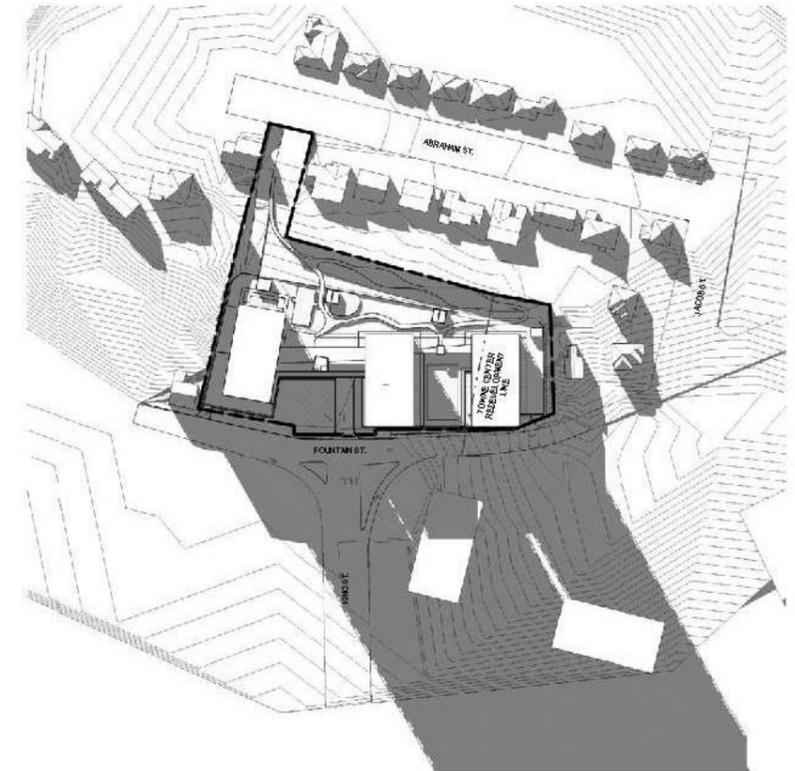
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 001 1 : 1500



2 Shadow Study - Mar. 21 - 12PM
 001 1 : 1500



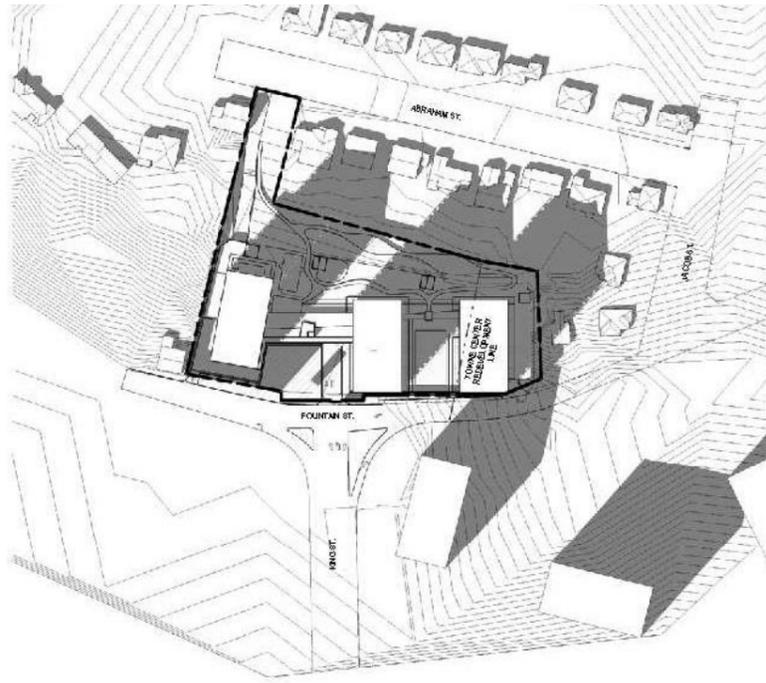
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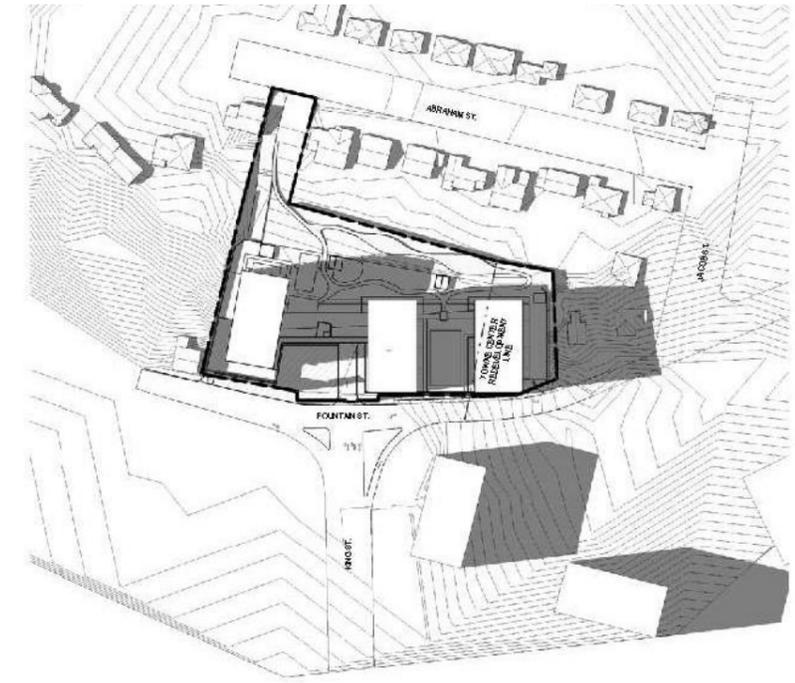
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SHADOW STUDY

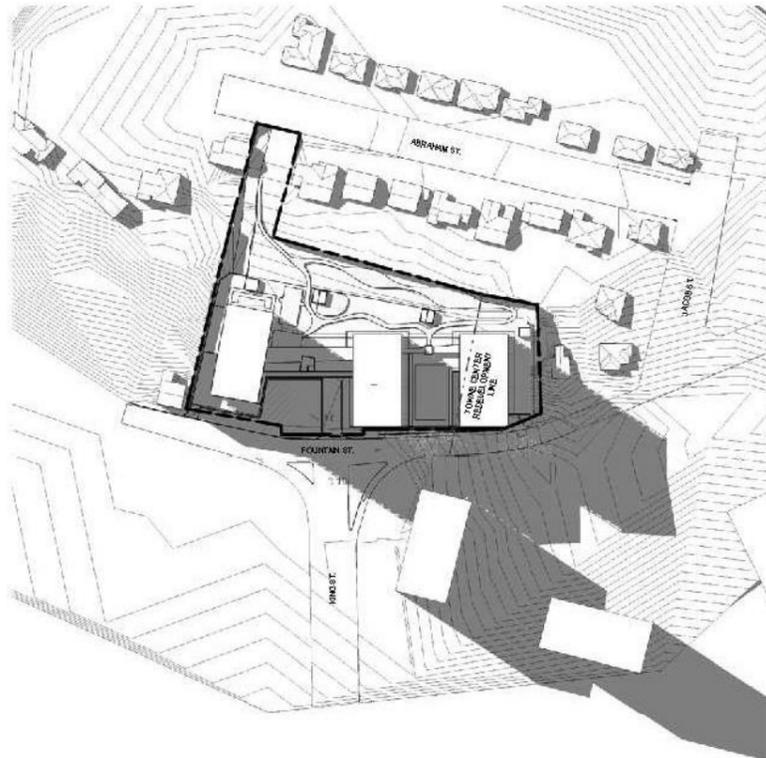
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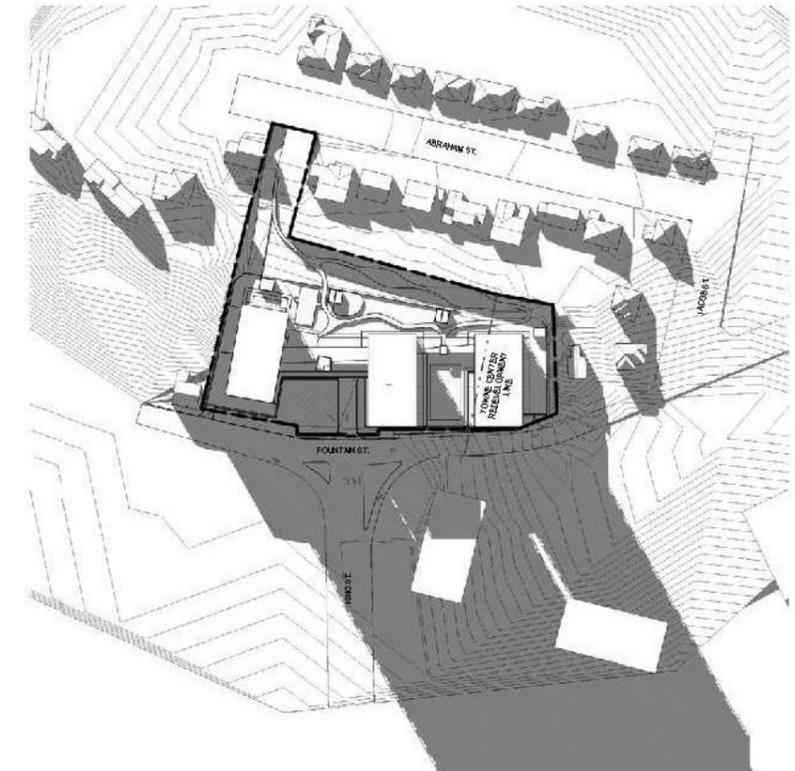
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2 Shadow Study - Mar. 21 - 12PM
 001 1 : 1500



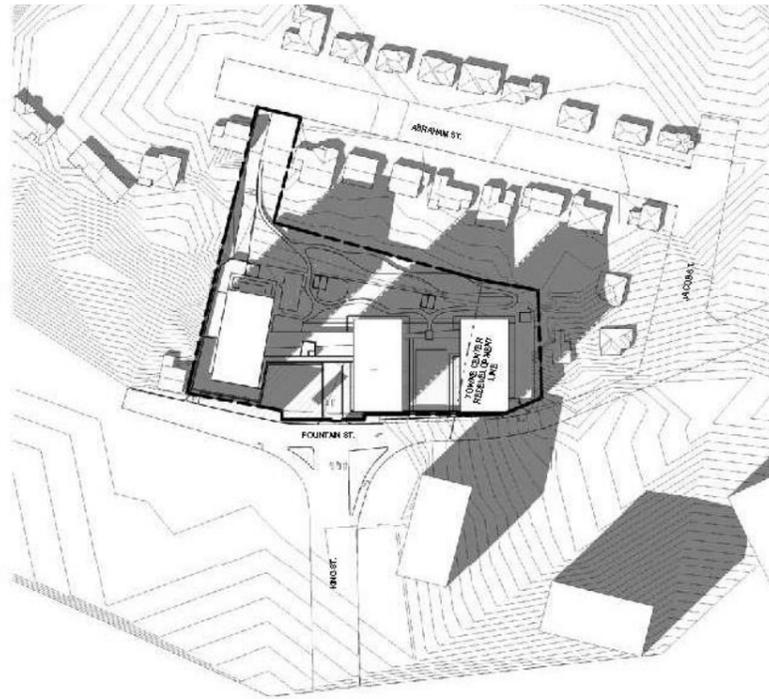
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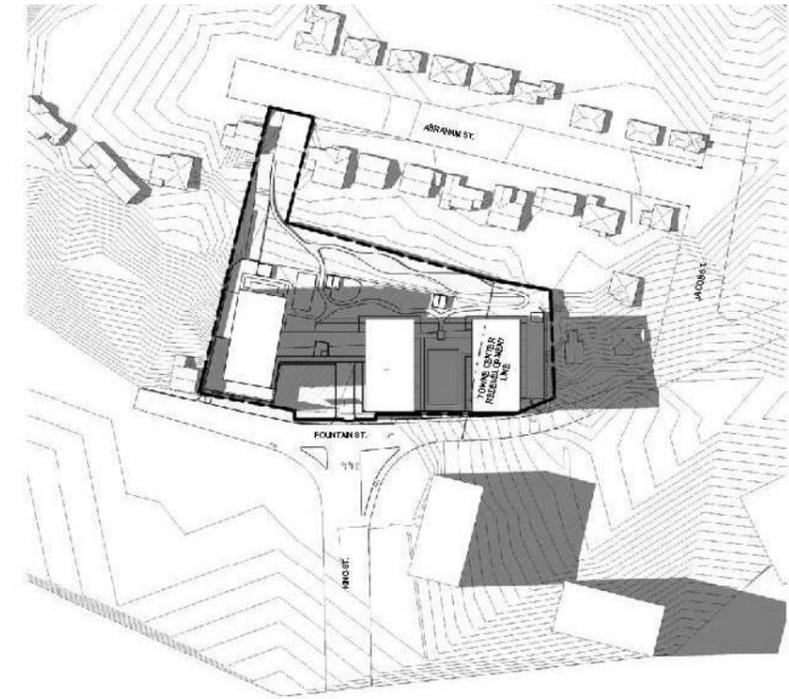
4 Shadow Study - Mar. 21 - 4PM
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SHADOW STUDY

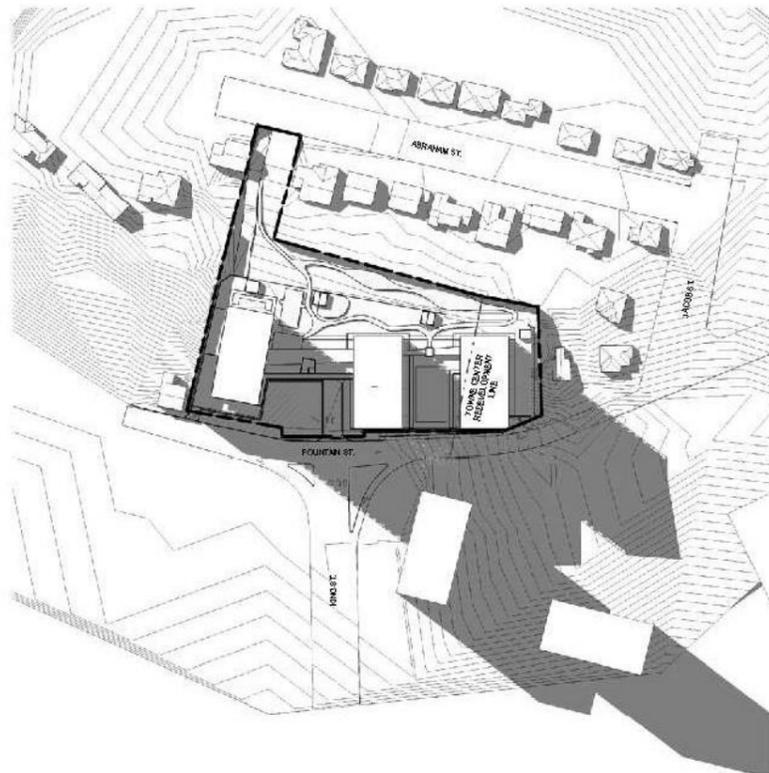
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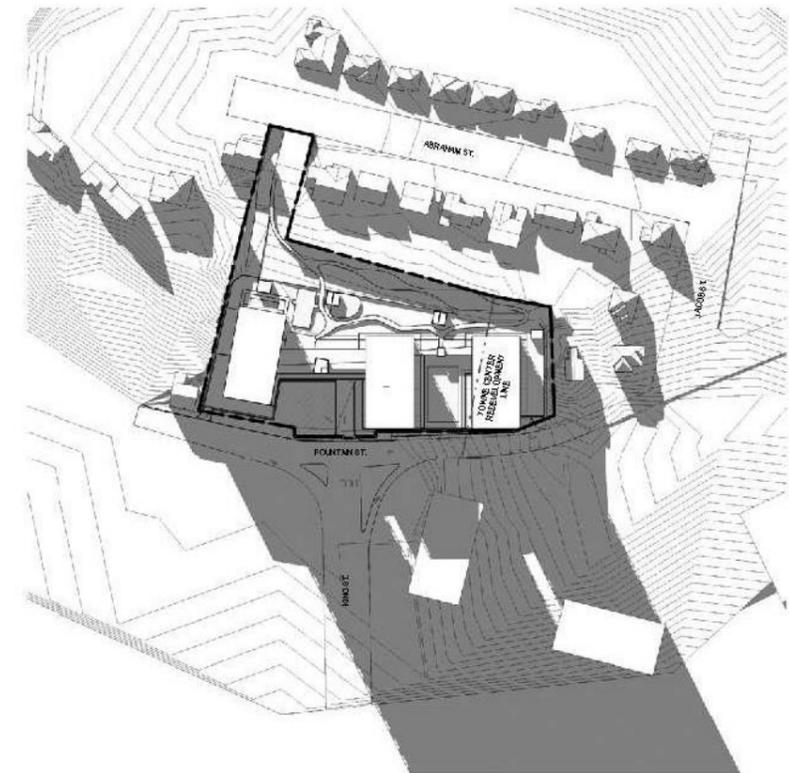
1 Shadow Study - Sept. 21 - 10AM
 003 / 1 : 1500



2 Shadow Study - Sept. 21 - 12PM
 003 / 1 : 1500



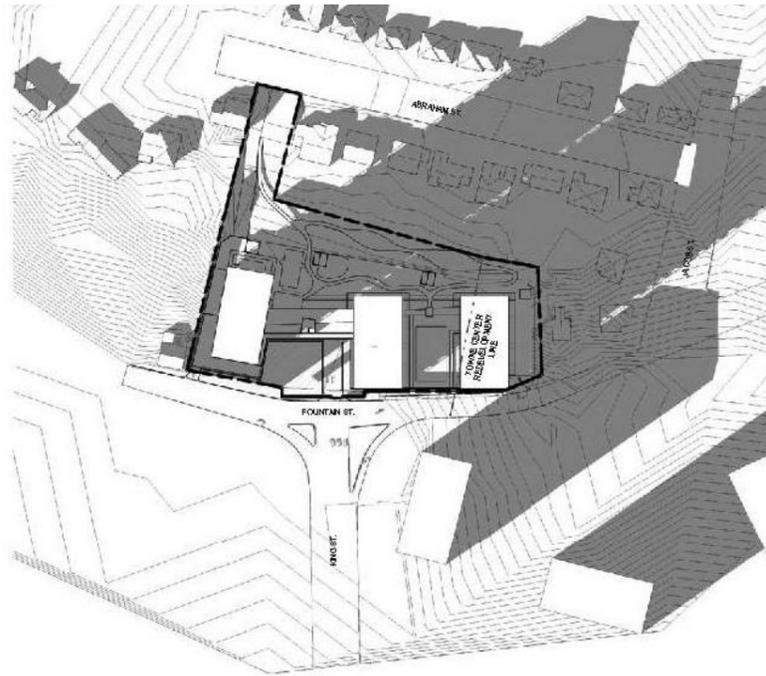
3 Shadow Study - Sept. 21 - 2PM
 003 / 1 : 1500



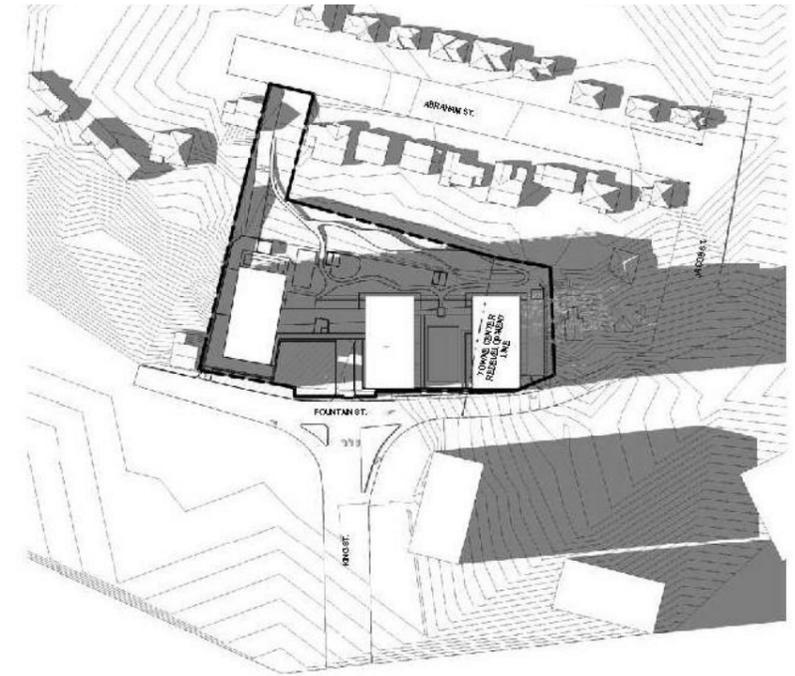
4 Shadow Study - Sept. 21 - 4PM
 003 / 1 : 1500

SHADOW STUDY

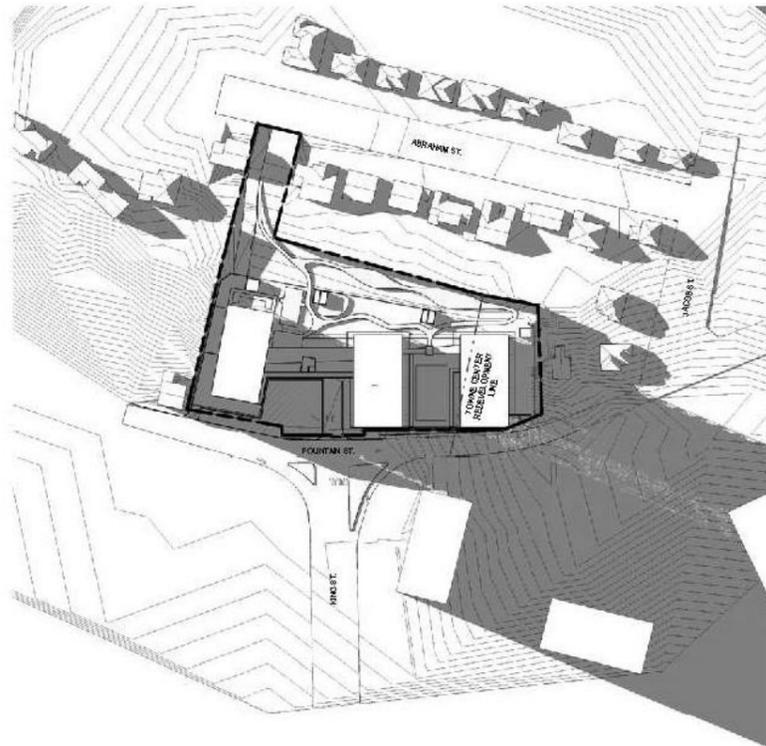
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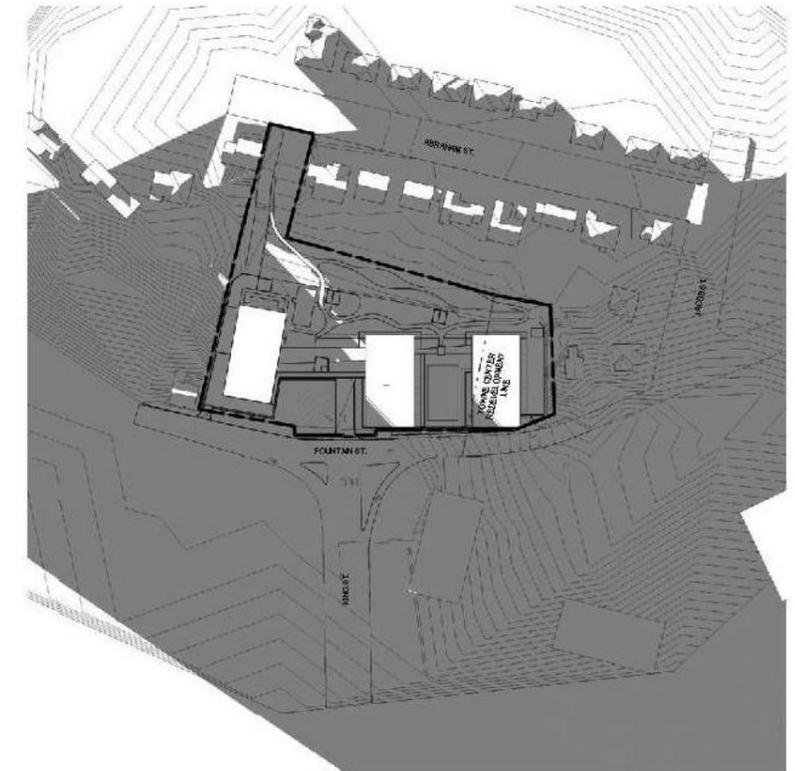
1 Shadow Study - Dec. 21 - 10AM
 004 1 : 1500



2 Shadow Study - Dec. 21 - 12PM
 004 1 : 1500



3 Shadow Study - Dec. 21 - 2PM
 004 1 : 1500



4 Shadow Study - Dec. 21 - 4PM
 004 1 : 1500

DUBLIN

1 Whitaker Court,
Whitaker Square,
Sir John Rogerson's Quay,
Dublin 2
Phone: +353 1 672 5907
E-mail: office@urban-agency.com

COPENHAGEN

Kirsten Wathers Vej 9,
2500 Valby,
Copenhagen
Phone: +45 3324 5420
E-mail: office@urban-agency.com

LYON

14 Avenue Marc Sangnier,
69100,
Lyon
Phone: +33 9 70 44 09 33
E-mail: office@urban-agency.com

TORONTO

368 Dufferin St
Toronto, ON M6K 1Z8, Canada
Phone: +1 416-601-5416
E-mail: info@unfolded.ca

architecture**unfolded**

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