



Urban Design Brief

For:

Job: P2312

Proposed Adaptive Re-Use Former Stoneridge Manor Care Home into Residential Apartments 256 High Street, Carleton Place, ON

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The following report is formatted as responses to each applicable item found within the Terms of Reference for an Urban Design Brief as provided by the Town of Carleton Place.

***Section 1 'Submission':** Provide a thorough description of the proposed development. This description is to include the overarching goals of the proposal:*

Response: The proposal is for the adaptive re-use of an existing two storey structure now vacant on existing services. The former Stoneridge Manor Care Home was closed and its facility was relocated to 29 Costello Drive in Carleton Place. The former Care Home structure is approximately 40 years old and consists of predominantly masonry construction with 'Coreslab' pre-cast concrete floors. The former Stone Ridge Manor Care Home consisted as a 60-bed facility with a compliment of staff that provided full time care. The home included a variety of room types (shared and individual) as well as dining, commercial kitchen, lounge, bathing, administrative and various ancillary areas. Due to the evolving standards of required care together with the aging of the facility itself, the facility was closed in 2022.

The proposed new building use is a multi-unit residential apartment consisting of 34 living units, including six Accessible Units. The unit offerings consist of 14 One-Bedroom Units (two of which are Accessible), 9 Two-Bedroom Units (one of which is Accessible), 3 Bachelor Units (one of which is Accessible), 5 One-Bedroom + Den (one of which is Accessible), 3 Bachelor Units (one of which is Accessible) and 1 Two Bedroom + Den. Unit sizes range from 35 sm [376 sf] to 90 sm [973 sf]. Note that under 3.8.2.1(5) of the OBC, only 5 units would be required to be Accessible (15% of 34 Units = 5), where the proposed development exceeds this requirement at 6 Accessible Units.

The proposed re-development intends to retain the exact footprint of the existing building (i.e. no demolition or new construction of the building volume is intended).

The existing site area is 0.49 Hectares, and in relation to the existing footprint area of 1,308 sm results in a Building Coverage of 26.2%. In order to meet the parking requirements of the new proposed apartment, the amount of hard landscaping & asphalt has needed to increase from what currently exists. Post re-configured site plan results in: Hard Landscaping at 10.9%, Asphalt Coverage at 31.9% and Soft Landscaping at 33%.

It is worth also noting that aside from the obvious environmental advantages of this adaptive re-use approach the 256 High Street development, both metrics under Part 11 of the OBC pertaining to an 'Extensive Renovation' of an existing building are significantly improved. Specifically being the lowering of the 'Hazard Index' through the proposed occupancy and elevation of the 'Performance Index' through upgrades to the building envelope.

Section 1 ‘Physical Context’: Provide a description of the site’s topography and existing vegetation.

Response: The existing topography is largely flat with a gentle downward slope to the southeast. Please refer to the ‘Google Maps’ image below:



Figure 1: ‘Google Maps’ View of Site

The amount of vegetation and mature trees on site is significant. Of the 28 existing mature trees currently on site, the proposed site plan allows for 25 to remain. In addition, 20 new trees will be planted to further enhance the current, very naturalized, landscape. A detailed Landscape Plan (to follow) by a registered Landscape Architect will further inform the design.



Photos 1 thru 4: Existing Vegetation

Section 1 ‘Physical Context’ (cont’d): Provide a description of the architectural style, design, massing, size and exterior materials of the existing buildings and structures on-site (if any). Attention is also to be given to any other relevant existing physical considerations (i.e. walls, fences, etc.).

Response:

Together with addressing the urgent need for more residential housing, creating a vibrant, safe and ‘livable’ environment for a diverse range of inhabitants within this existing neighborhood is the main objective. The existing housing stock in the vicinity of 256 High Street is predominantly older, generally larger, single-family homes, many of which are historically significant. Rather than try to replicate any one of these historical styles directly into the proposed development, the design could be described as a clean contemporary aesthetic but one which employs a variety of natural coloured new exterior cladding and front covered entrances. The architectural style can be described as ‘warm modern’. The emphasis, largely through the proposed site plan, is to maintain and enhance a ring of trees around the entire building and nestle an understated building aesthetic behind.

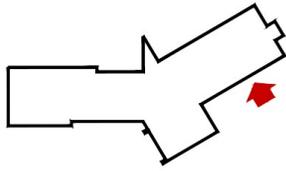


Photos 5 thru 7: Neighborhood Single Family Homes along High Street

Of the 34 apartment units, all but 6 will have individual exterior access (i.e. ‘a front door’). This is an important change in design approach from the conventional interior hallway with single common entry. The objective, while allowing additional square footage to be given over to the apartment units, is to animate the full perimeter of the building through providing individual (and a more socially engaging) building façade. Due to the current flat roofed building form, a straight eave line will be broken with a variety of materials as well as staggered heights.



Figure 2: Partial Rear (South) Building Façade with Materials - Proposed & Existing



Photos 8 & 9: Existing Condition at Rear (South) Building Façade

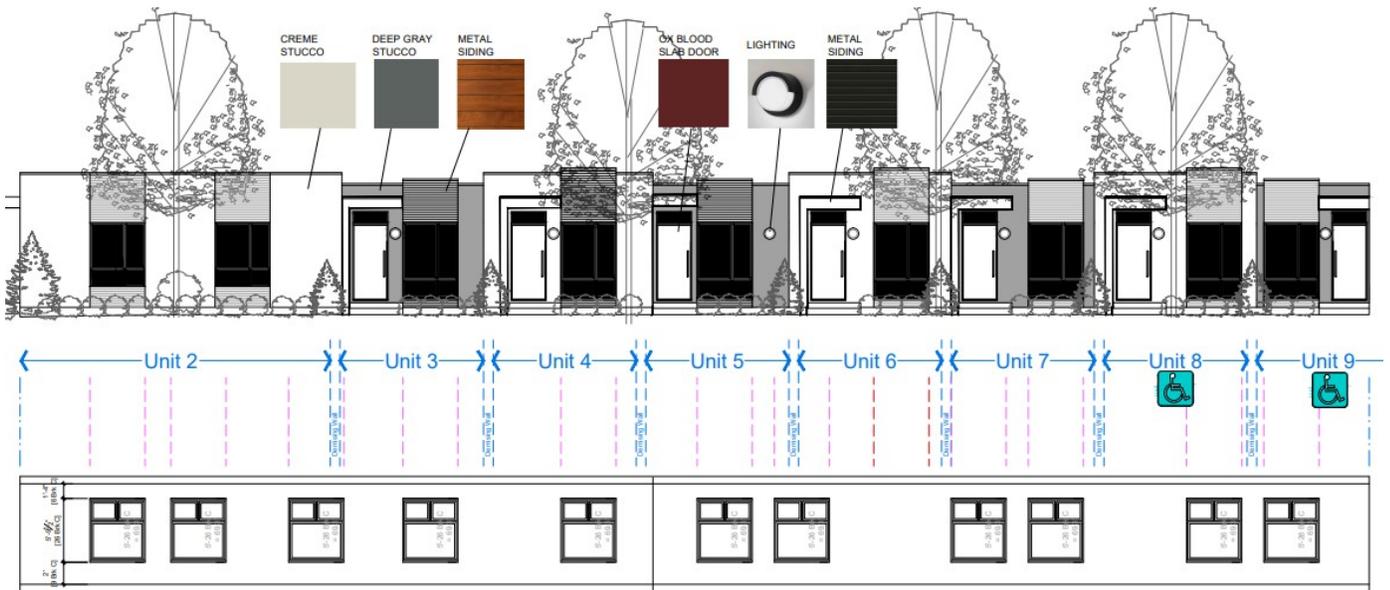
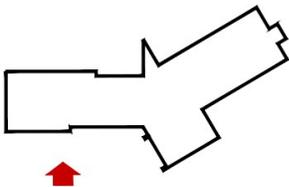


Figure 3: Partial Front (South) Building Façade with Materials - Proposed & Existing



Photos 10 & 11: Existing Condition at Front (South) Building Façade

Section 1 ‘Physical Context’ (cont’d): Provide a contextual analysis that discusses abutting properties, key designations, and linkages within a 100-meter radius (a larger radius may be requested for larger/more complex projects).

Figure 4: Site Plan showing Communal Greenspace and Pedestrian Linkages

Section 2: 'Building Design': Provide labelled graphics (e.g. building elevations and floor plans) and a written explanation that documents the proposed exterior architectural details and designs.

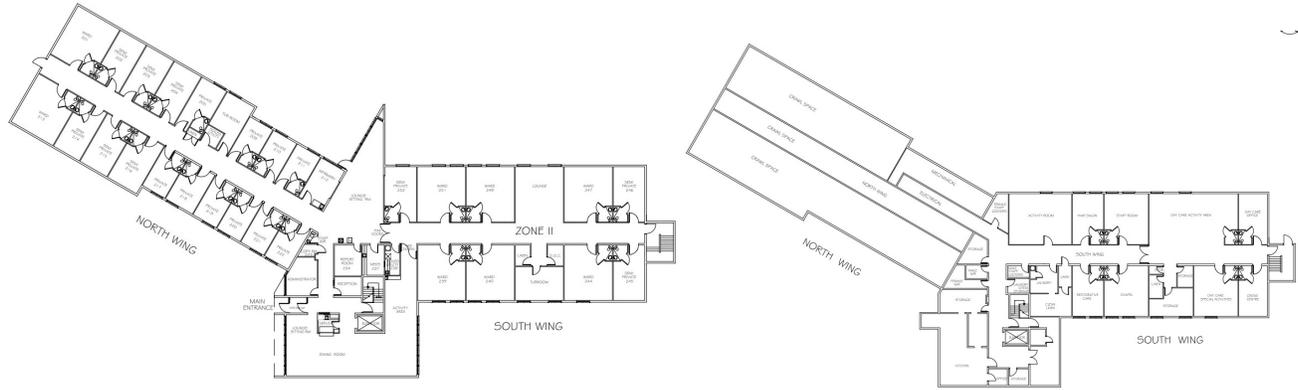


Figure 5: Existing Floor Plans of Former Stone Ridge Care Home



Photos 13, 14 & 15: Existing Interior Condition



Figure 5: Schematic Main Level Floor Plan of Proposed New 34 Unit Adaptive Re-Use

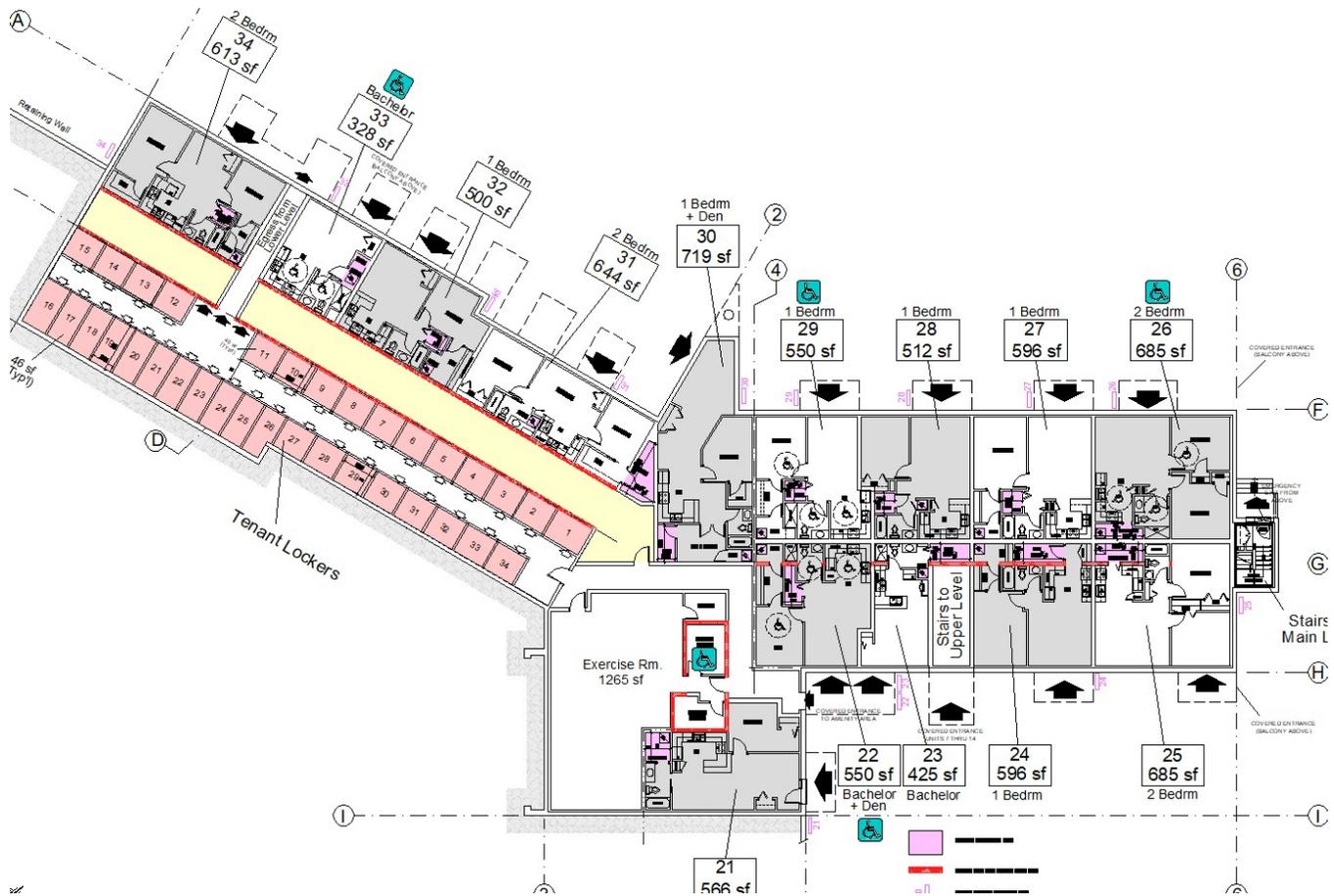


Figure 6: Schematic Lower Level Floor Plan of Proposed New 34 Unit Adaptive Re-Use

A full set of exterior elevations of the full building perimeter are provided in a separate document to supplement this brief.

Please feel free to contact this office should you require any clarification and additional information.

Respectfully submitted,

Peter Mansfield, Architect