



## RAIC Syllabus Design Documentation Coversheet

Submission deadlines ~ to be received by:      Term 1 – June 15      Term 2 – December 15

### Fill-in the following information:

Submission Date: \_\_\_\_\_ Student Name & ID# \_\_\_\_\_  
Term 1 \_\_\_\_\_(year)      Studio/Chapter Location: \_\_\_\_\_  
OR Term 2 \_\_\_\_\_(year)      Course: \_\_\_\_\_  
Final Mark (if known): \_\_\_\_\_ Coordinator: \_\_\_\_\_  
Mentor(s): \_\_\_\_\_

**IN YOUR OWN WORDS**, type a concise description in your own words of the intent, concept, process and resolution to assignment(s) given during the studio course. **LIMIT your typed text report to this coversheet only**

- Digital submissions only:** Design Documentation should be uploaded through your online student portal.  
For instructions please contact the RAIC Syllabus Registrar at [infor@raic-syllabus.ca](mailto:infor@raic-syllabus.ca).

The file should read as: DESDOC\_Studio\_LAST name, FIRST name\_Student ID\_Submission Date  
Sample: DESDOC\_D4\_SMITH, Jane\_NY110011NYC\_2011Dec21



# Establishing Roots

How housing can impact isolation  
and cultivate community to realize  
a social resilience





# The Beginning



Cellphone Video of Tornado at Gatineau Multi-Unit Residential Building a few km's away from where I resided in September 2018. CBC News (2018).

**What if housing encouraged interaction that could facilitate building community?**

# The Problem

## Social Isolation



Unmarked Graves. (AP Archive, 2003)

## Isolation Architecture



Comparison of Hong Kong Residential Towers and Levittown, New York (Ogle, Alex, AFP/Getty, 2014 & Britannica, Hulton Archive/Getty, c.1955)



Graffiti On a New York subway train in 1982  
(Brown, Paul/REX/Shutterstock, 1982)



A young couple look through the window of a graffiti-covered subway car in 1980 (Shabazz, Jamel/Getty Images, c.1980)



# The built environment influences behaviour



Graffiti on the inside of a subway train (Alper, Barbara/Getty Images, circa 1980)





Typical Levittown Street, New York (Bettmann/Corbis, c.1950's)

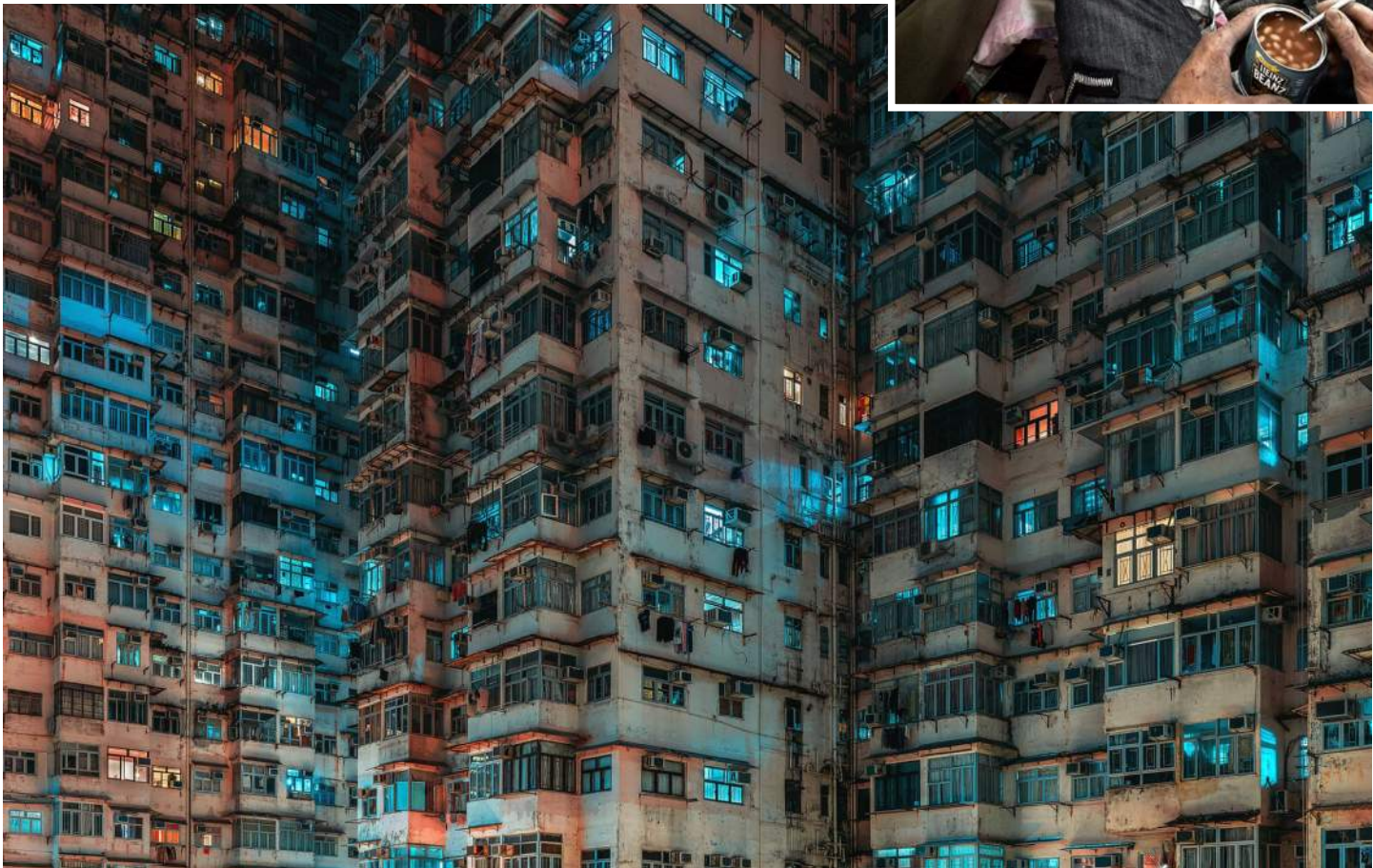
**Levittown,  
Archetypal Suburb**

**Inadvertent  
barriers  
to social  
connection**

**Hong Kong,  
'the Concrete  
Forest'**



Coffin Cubicle (Lam, 2017)



Montane Mansion. Quarry Bay, Hong Kong Island (Stewart, n.d.)



# The Response

## Isolation Alternative

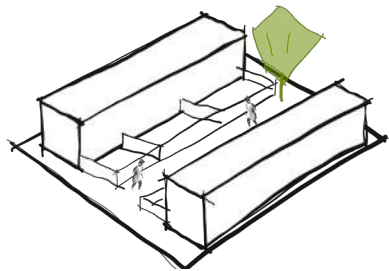


Harlem block party (Herman, Elizabeth D., 2019)

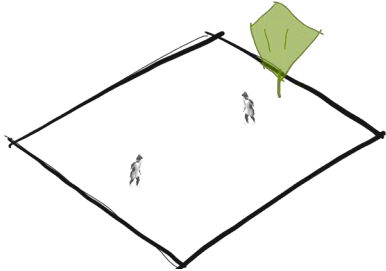


“Before the previous block party people didn’t communicate. People were judgmental of each other. After the first one we became one big family”

- Paul Padarat, a resident of 102nd Avenue, Queens

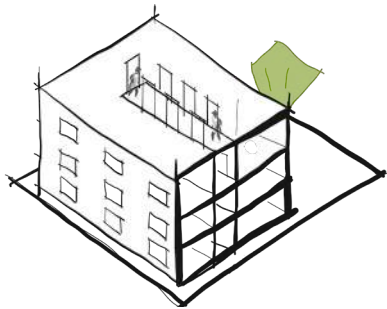


Defined Place



Undefined Space

or



Confined Space



# Community Cultivation



Jan Gehl, b.1936 (AIA International, n.d.)

"More than architecture is needed for (...) interactions to develop. Design that is conducive to such interaction will, however, **encourage it**"

- Jan Gehl, 2011

**Community cultivation strategies with integrated place could lead to a Social Resilience**



St. Cloud (Arbre) (Atget, Eugène, 1915-19)



# Community Cultivation Strategies

## Foster Circulation



Opportunity for chance encounters

Transitional places that support activities



## Place for Everyday Activities

Urban Farming/  
Gardening

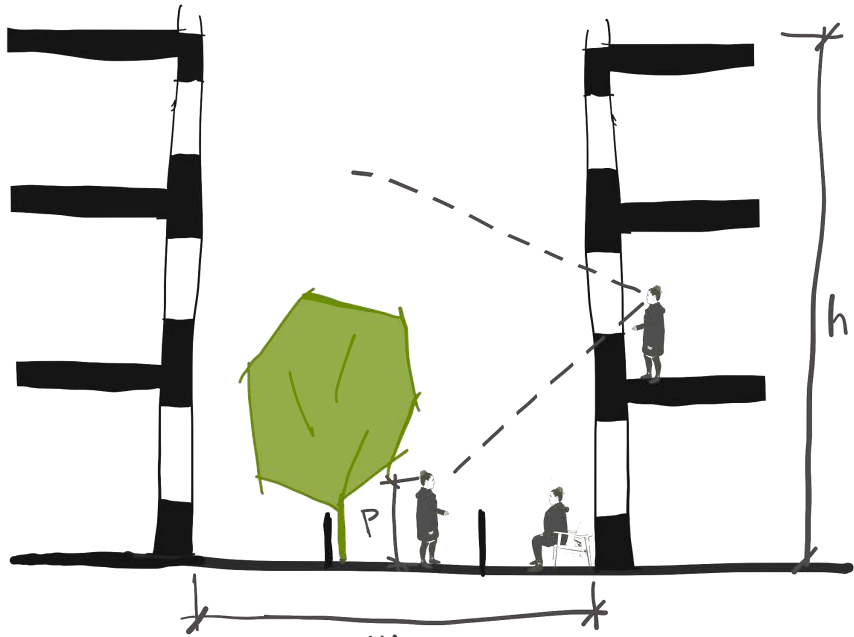
Sitting, Reading, Eating

Building, Maintaining

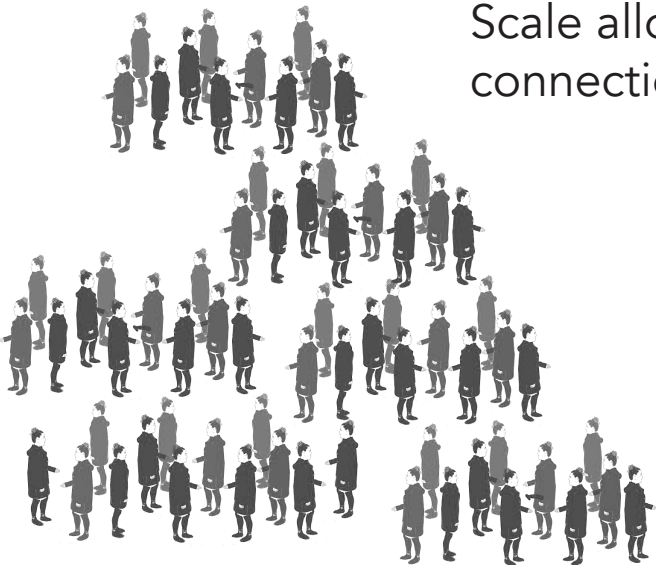
Children Playing

Activities increase  
likelihood of interaction

## Scaled for Humans



Physical Scale



Scale allows for  
connection

Social Scale



# Community Cultivation

Scale improves contact and connection with windows being closer to the ground plane

3 - 4 Storey physical scale maintains human connection at openings

Opportunity for chance encounters reinforced by adjacent places for activities

Activities increase likelihood of interaction

Circulation provides opportunities for chance encounters

Low fence supports contact and possible interaction

Transitional places off of circulation that support activities

Activity places can support storage for things like children's toys

Children playing in circulation areas

Cute Dog

## Places that encourage interaction



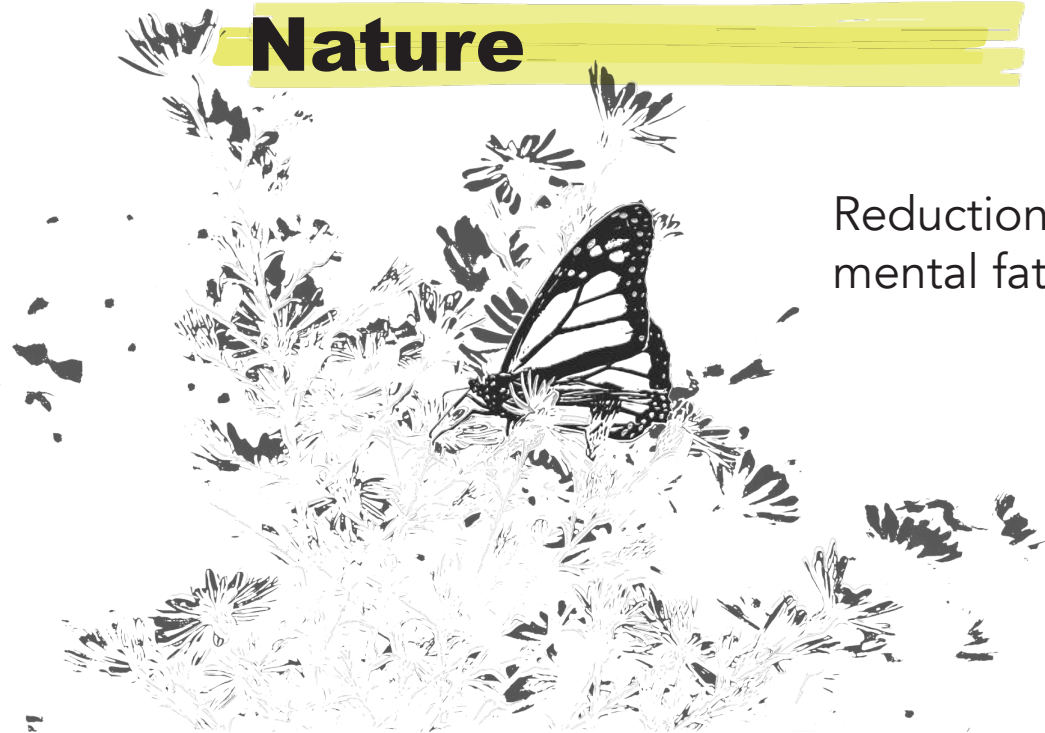
# Place Integration

## Light and Air



Esstential to day to day life

## Nature



Reduction in  
mental fatigue

## Materiality



Texture, Craft, Scent

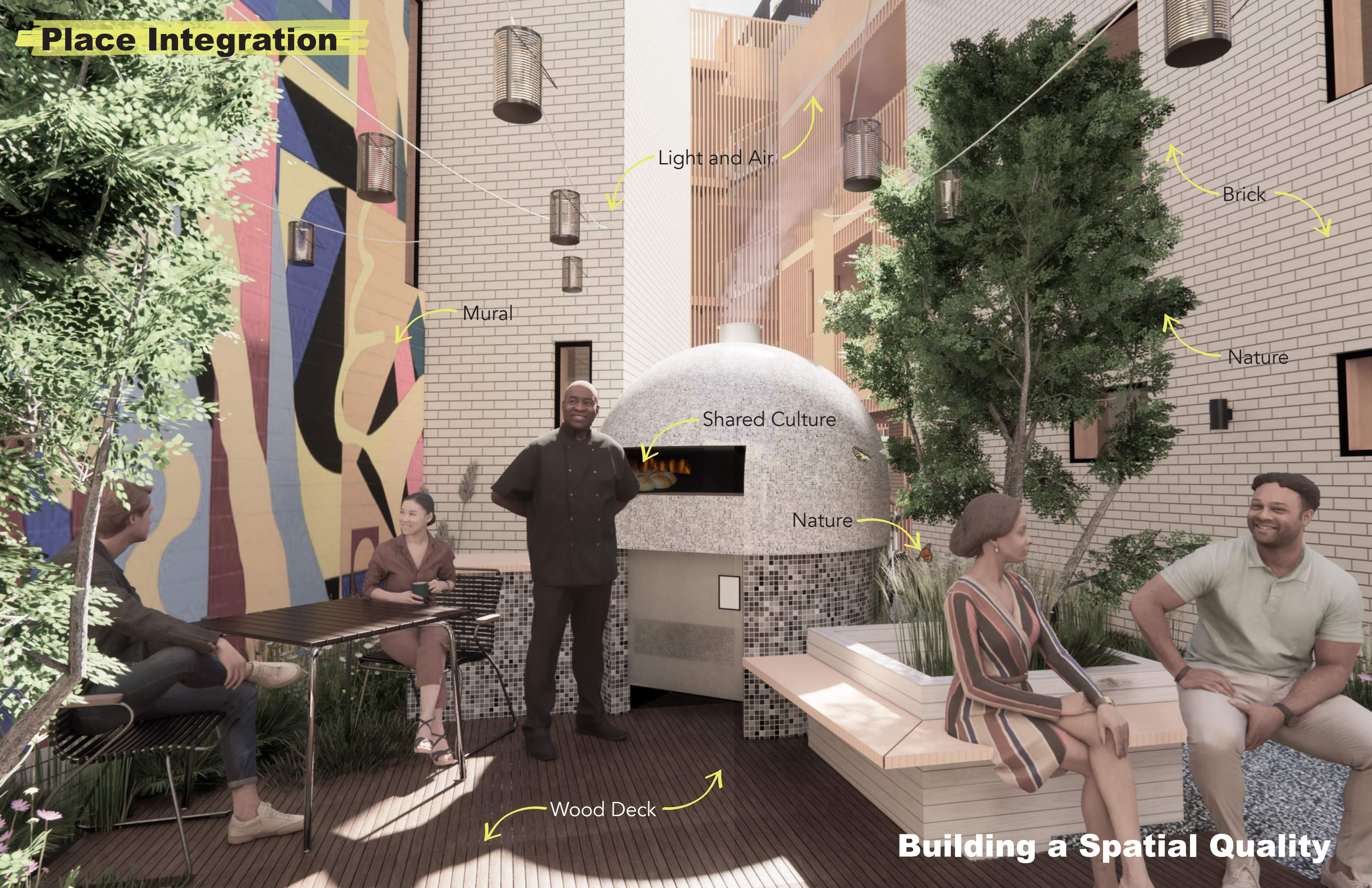
## Shared Culture



Food as a  
collective  
experience



# Place Integration



Light and Air

Brick

Mural

Nature

Shared Culture

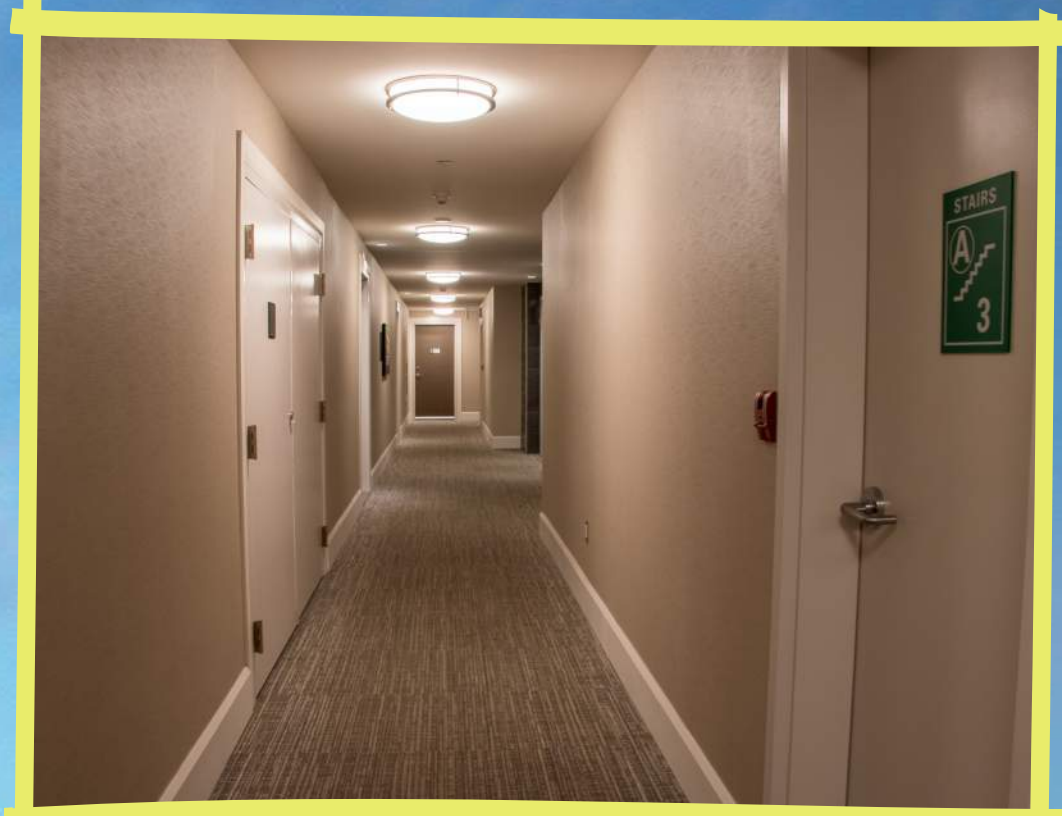
Nature

Wood Deck

**Building a Spatial Quality**



# (Reinterpreted) Project Site



Typical Corridor



The Wellington (2015) by Barry Hobin

The Wellington (Hobin Architecture, 2020)



# Site Location

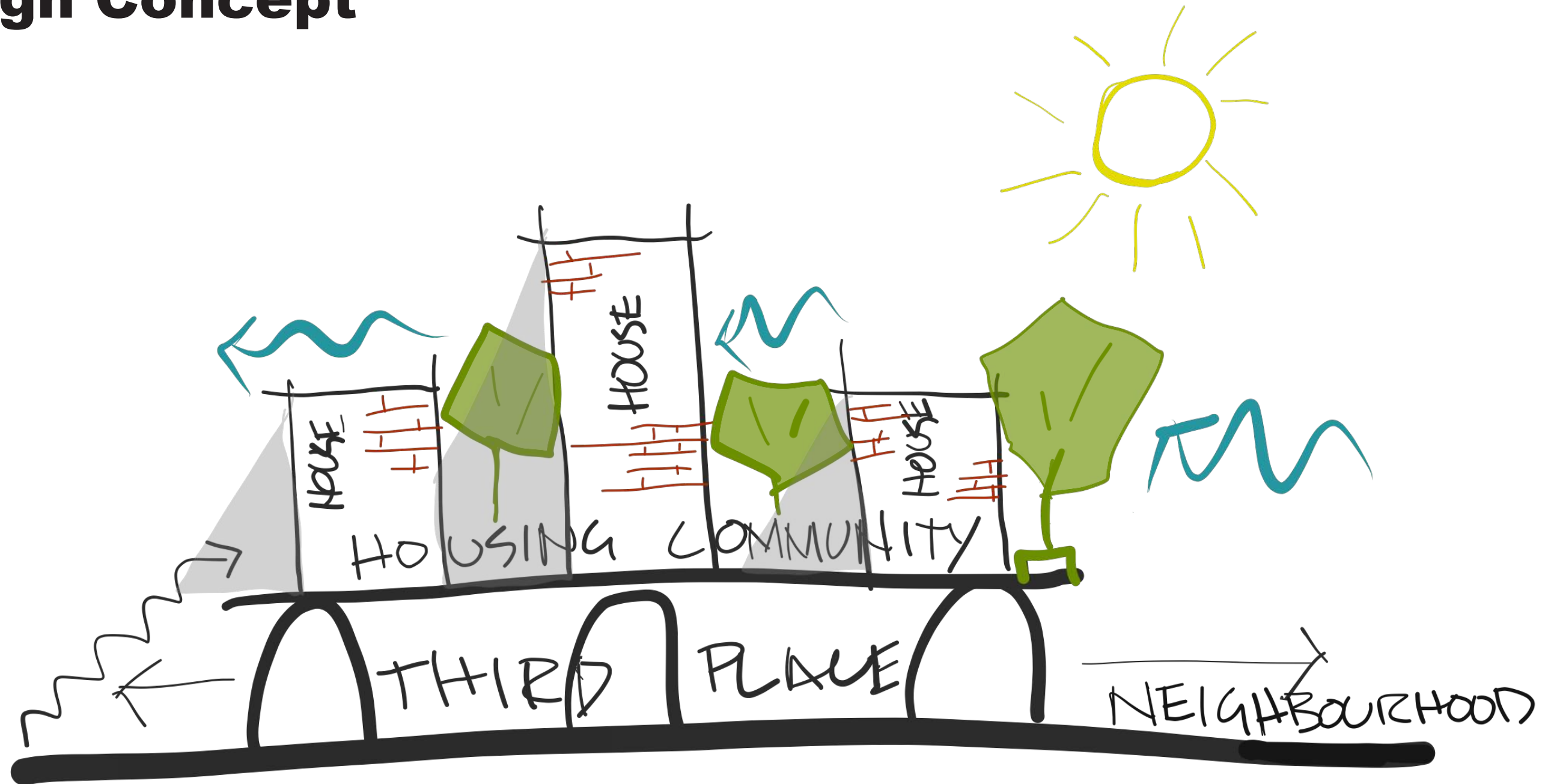
City of Ottawa

Hintonburg  
Neighbourhood

(Reinterpreted)  
Project Site



# Design Concept



Section Parti



# The Numbers

## Is this type of housing **feasible?**

Also provides a higher diversity of unit types, more commerical & all within a richer public spatial quality

	Cost	Revenue	Profit
Existing	-\$33.6m	\$46.0m	\$12.4m

Convential poured concrete construction  
Below grade parking garage

Higher unit count

	Existing	Proposal
Units	52	42
Beds	76	108
Beds:1/2/3+	25/27/0	4/24/14

	Cost	Revenue	Profit
Proposal	-\$21.0m	\$32.2m	\$11.1m

Less gross area, repeated circulation eliminated, pile foundation  
2.2% savings expected with panielized CLT

**This can be done  
and has been done**



# Case Studies

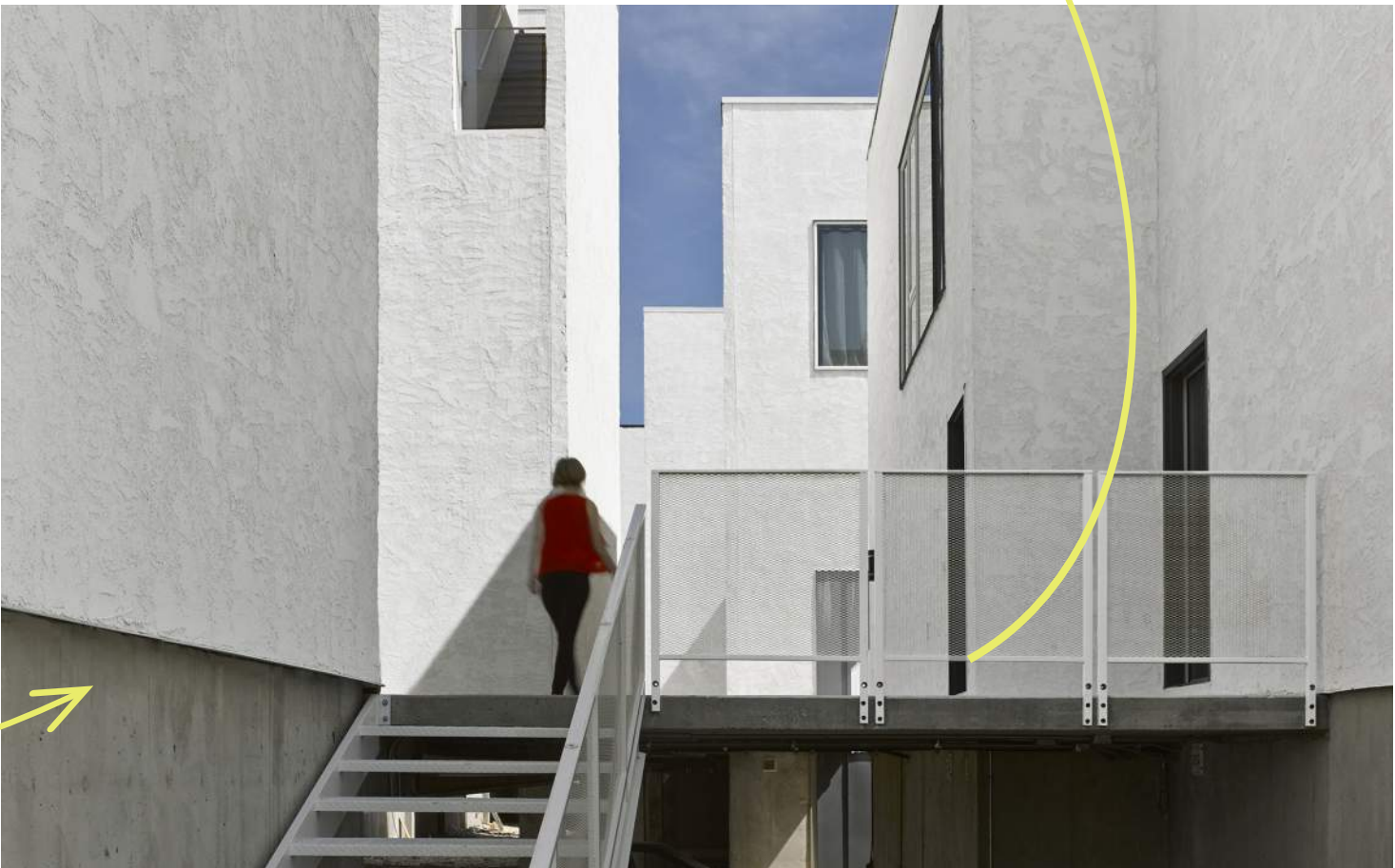
Elaa (2018) by Kanva





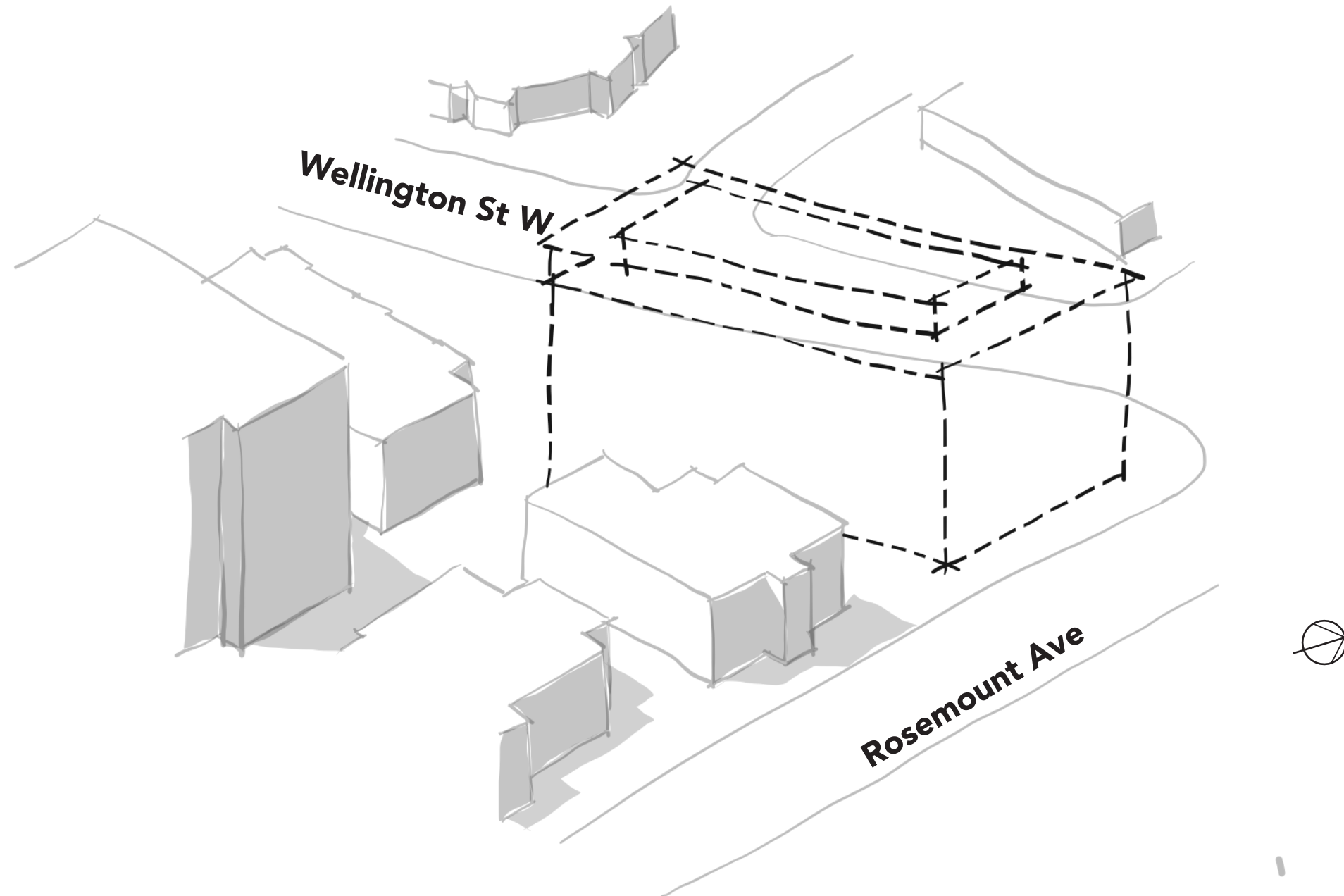
# Case Studies

youCube (2015) by 5468796





# Design Rationale

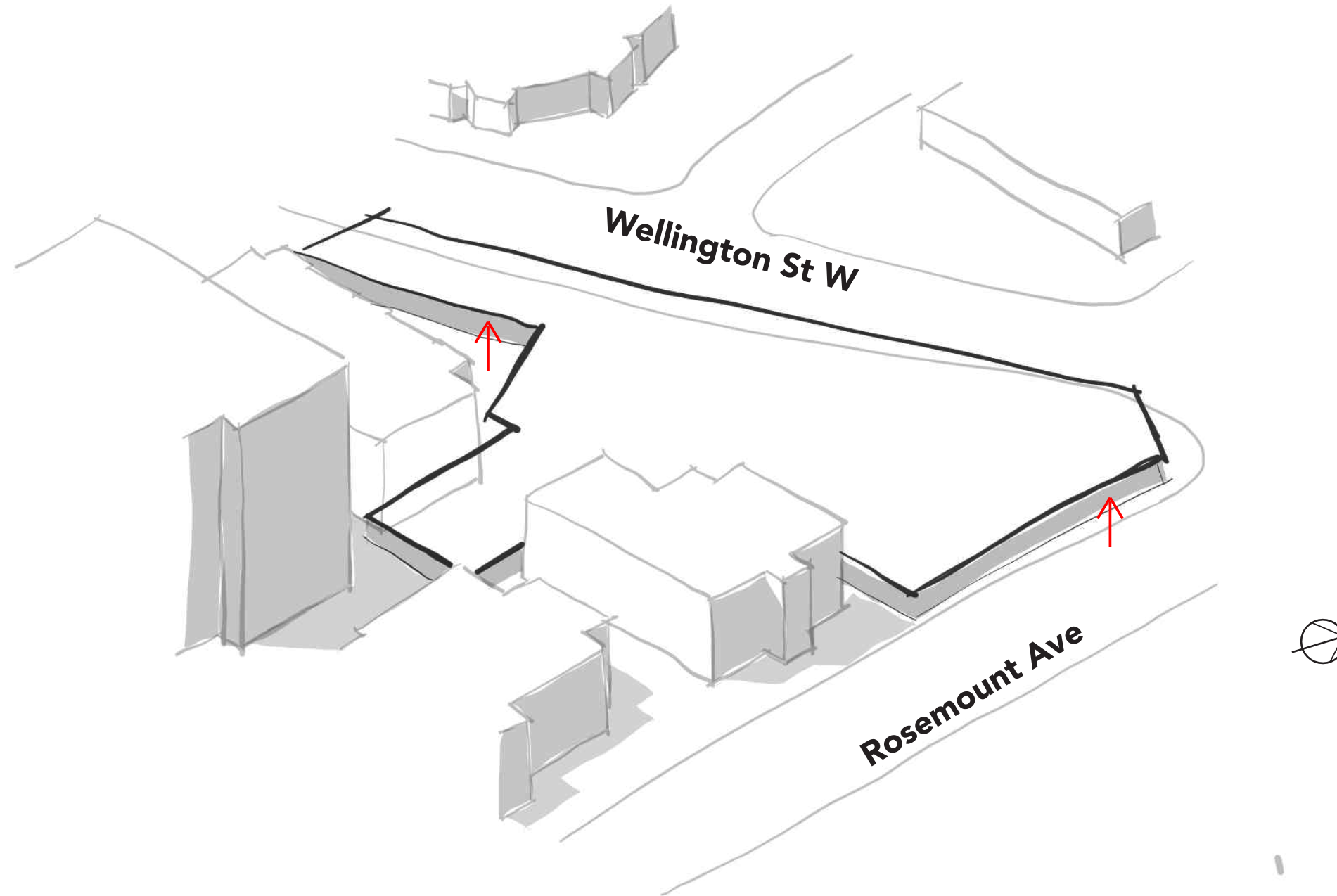


## Site

Located at the corner of Rosemount Ave and Wellington St W, the project is a reinterpretation of the site with a community cultivated, socially resilient housing



# Design Rationale

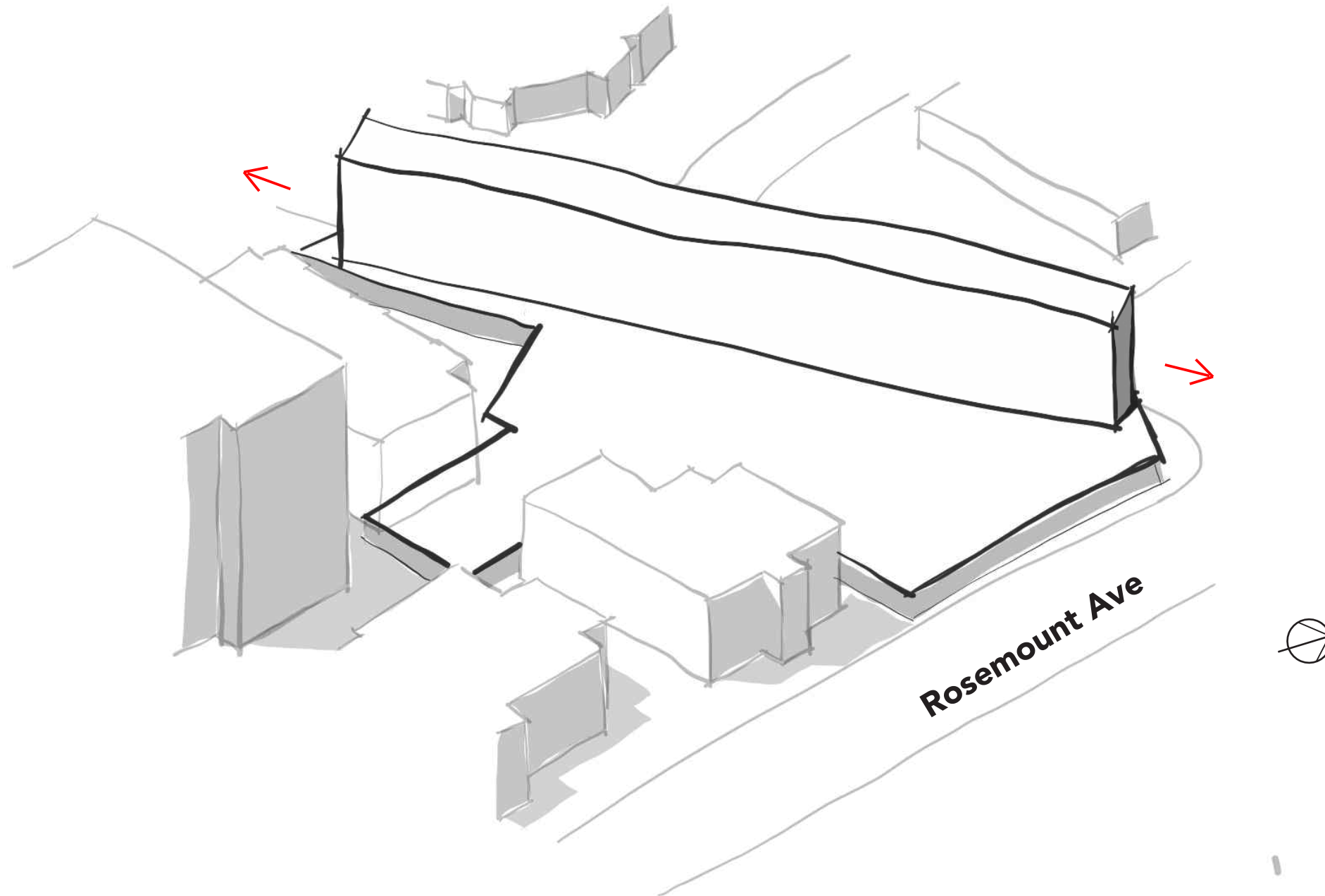


## Move 1

Lift ground plane to provide continuity of Public Realm for Third Places and by doing so, create a semi-private residential level a platform for circulation and everyday activities



# Design Rationale

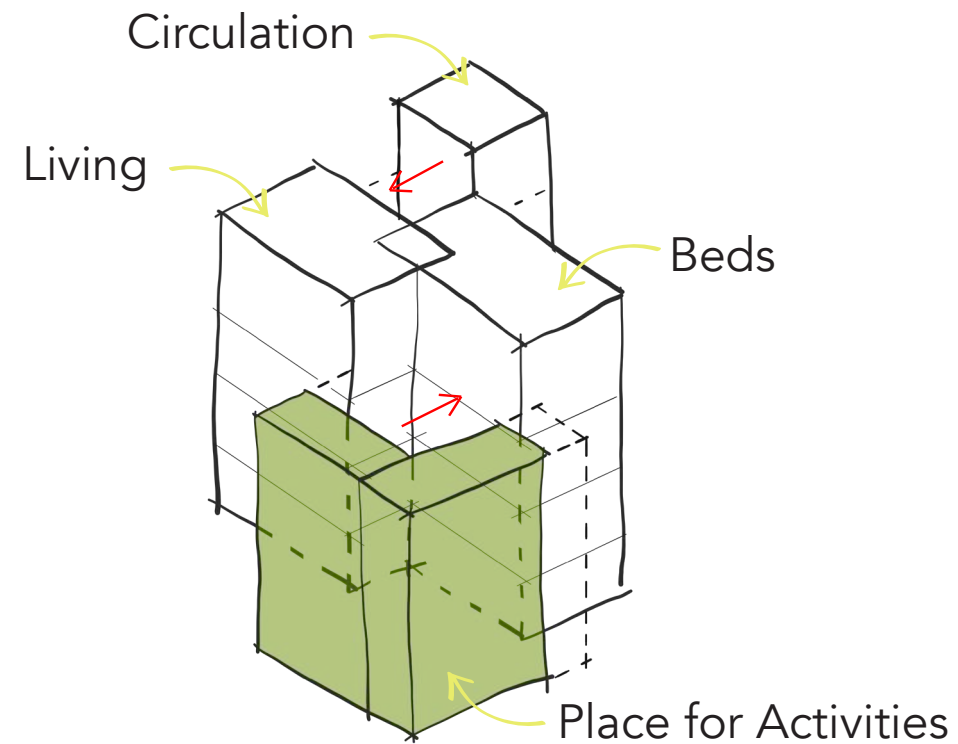


## Move 2

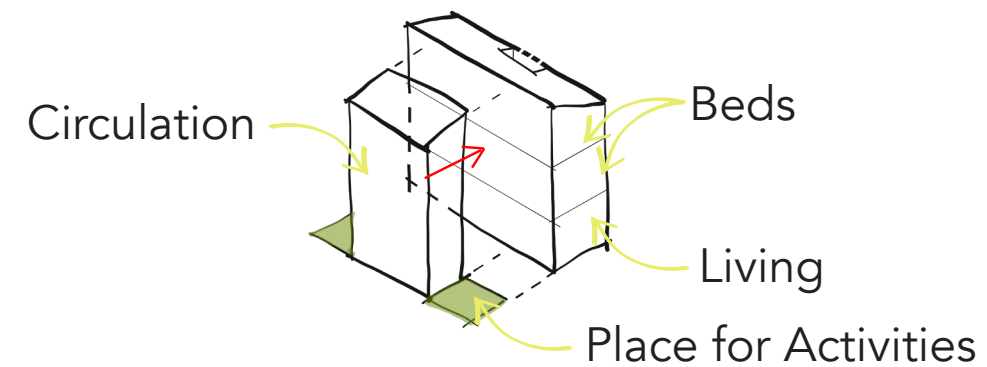
Place building mass at the street to establish a boundary for the residential level as well as maintaining a physical human scale



# Design Rationale



**Multi-Storey 2 Bed Single Level  
Flat Units**



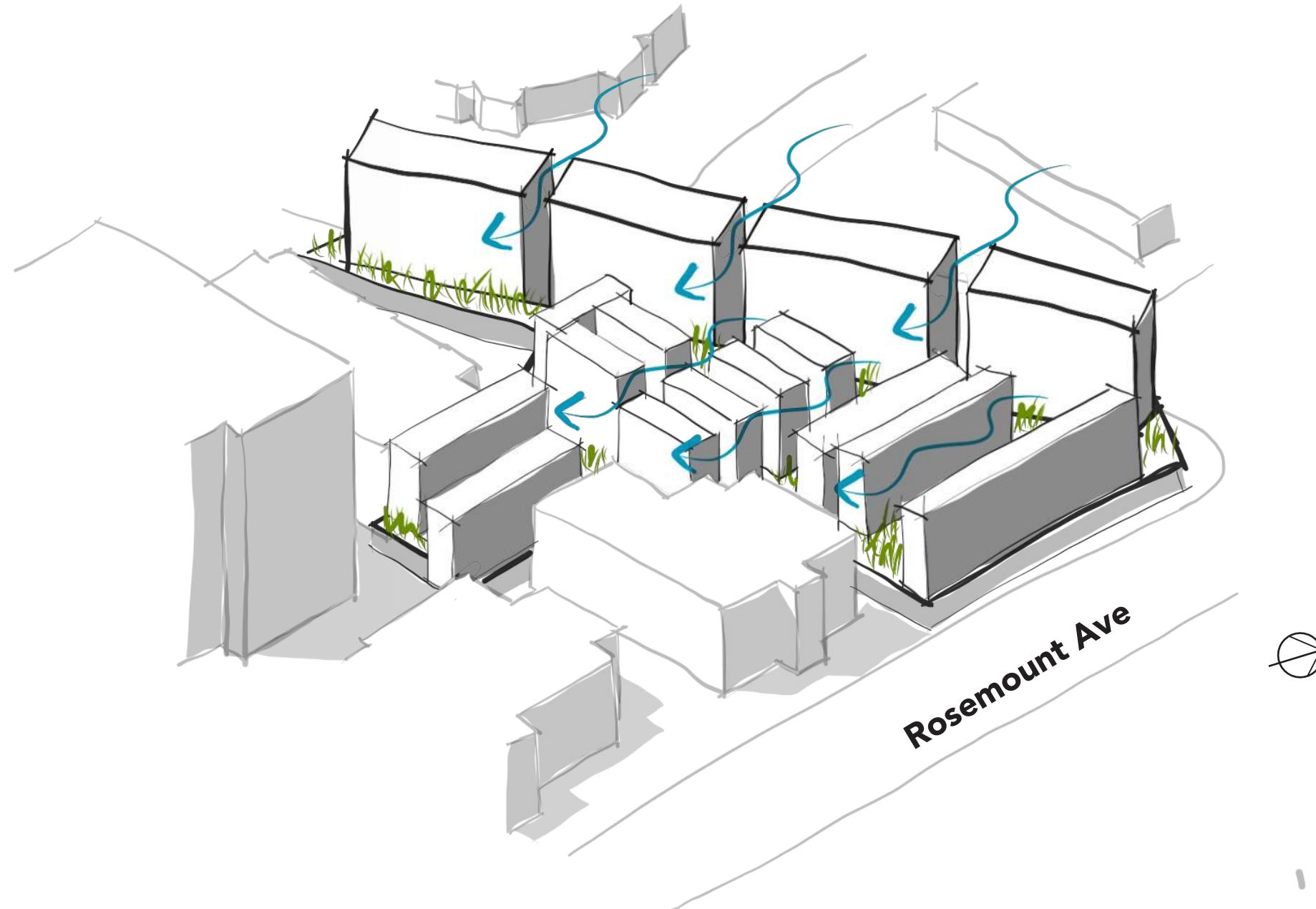
**Multi-Storey 4 Bed Single  
Stack Unit**

## Move 2.5

Create two main unit types for a wider variety of people: 2 bedroom and 4 bedroom units. Organize 2 bedroom's on multiple one level 'Flats' and 4 bedroom's on multi-level 'Stacks', limited to a human social scale.



# Design Rationale



## Move 3

Create openings for circulation and everyday activities to cultivate community as well as address spatial quality by integrating place with light, air, and nature. Allows for individualization, reducing monotony





1 Storey  
Ottawa West  
Community  
Support

McCormick  
Park

2 Storey  
Mixed-use  
Bethany  
Hope  
Centre

Typical 2 Bed Flat

13 Storey  
Residential  
Building

**Wellington Street West**

Main Entry

Typical 4 Bed  
Stack

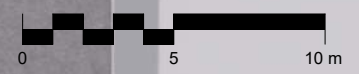
2 Bed Flats

**Rosemount Ave**

2 Storey Library  
Rosemount Branch

**Site Context**





# Site Plan

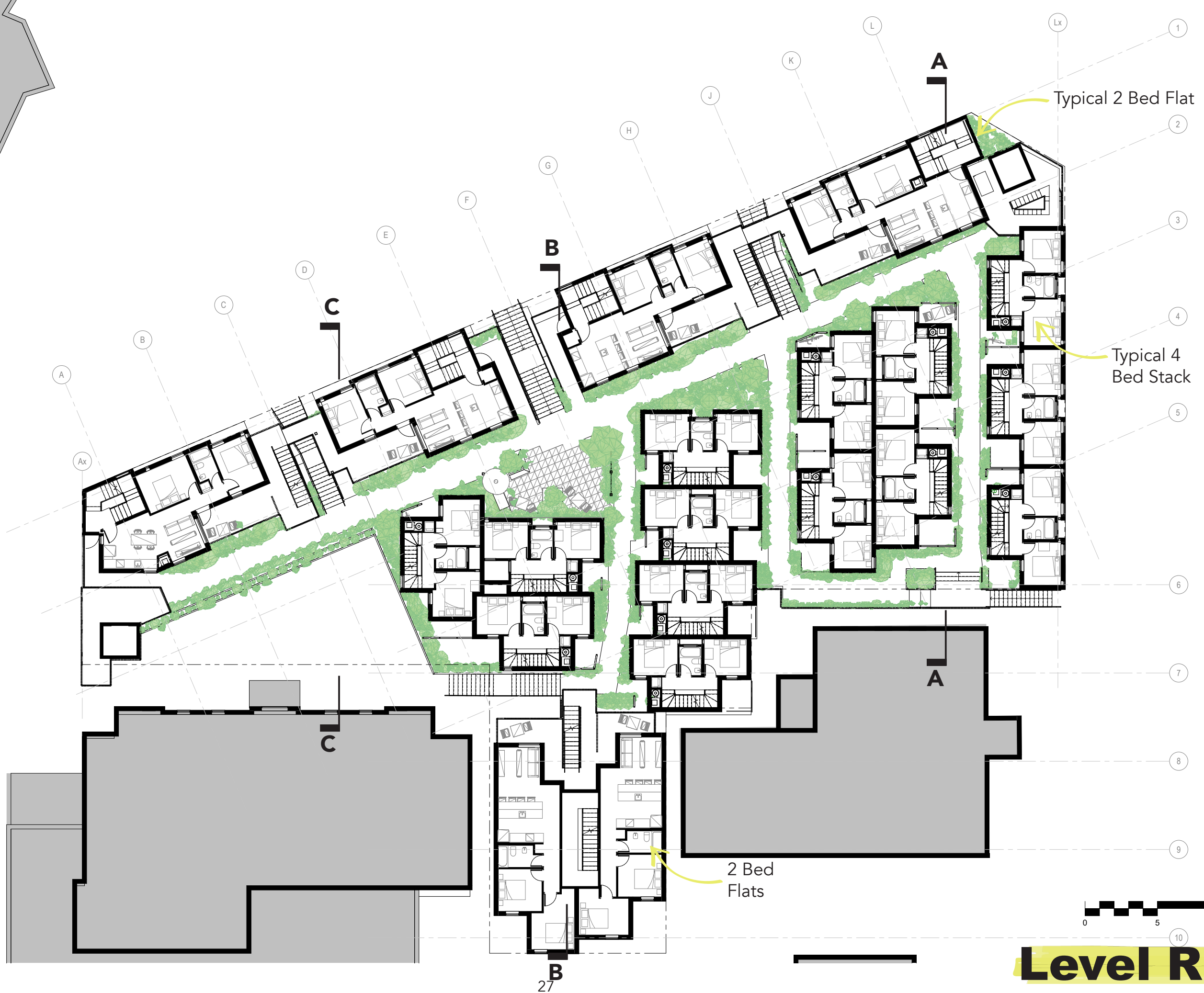




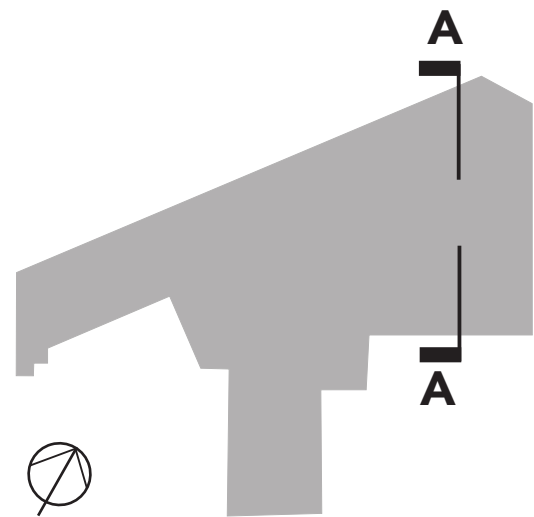










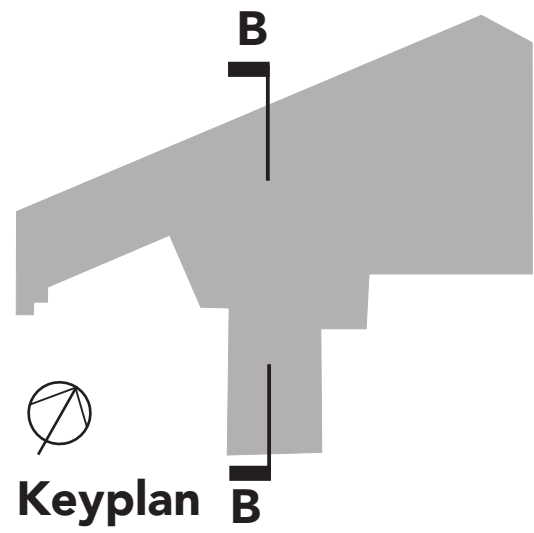


Keyplan



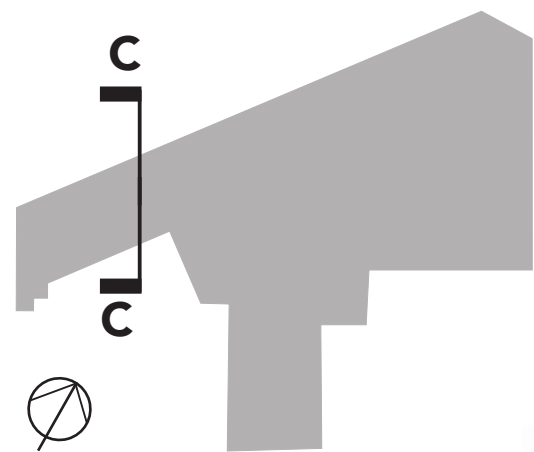
**Section A**



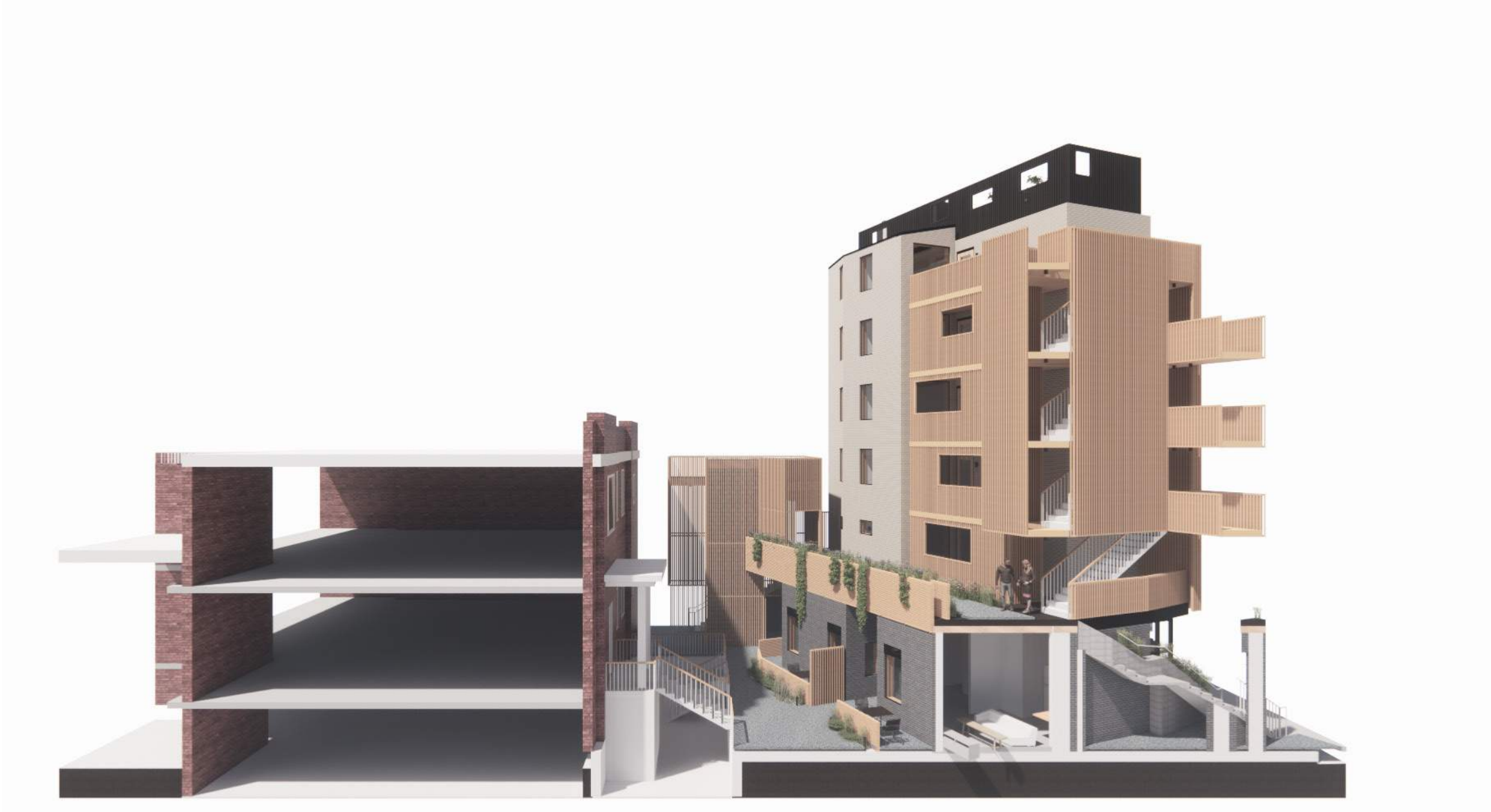


# Section B





Keyplan

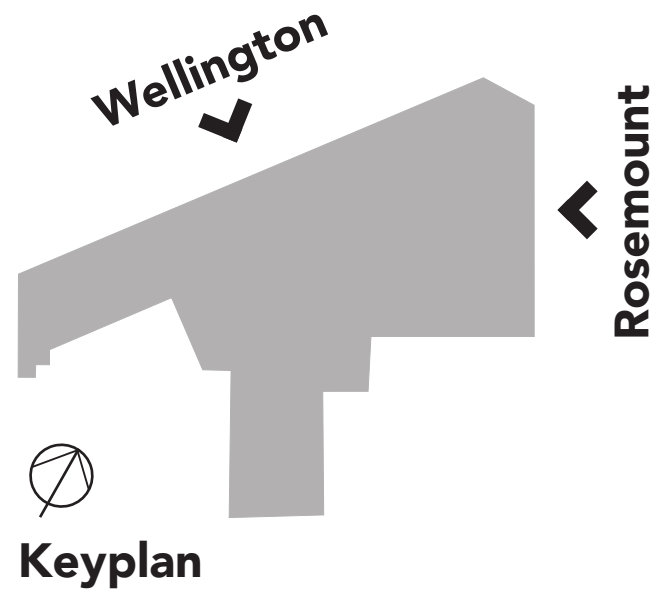


**Section C**





**Wellington St W Elevation**



**Rosemount Ave Elevation**





Wellington St West/  
Rosemount Approach





Main Path View





Path View at Night





Activity Node





Activity Node Winter





2 Bed Flat Interior Ground Unit



4 Bed Stack Interior Ground





Wellington St West Sidewalk





Open Stair to Residential  
Level and Entry to Forecourt





Forecourt





Wellington St West Sidewalk  
in the Evening



# Establishing Roots

How housing can impact isolation and cultivate community to realize a social resilience

The future of housing can encourage interaction

