OTTAWA
You're So Vanier!

Deep inside the town there open up, so to speak double
streets, doppelganger streets, mendacious and delusive
streets

The Cinnamon Shops - Bruno Schulz

The beszel ghetto was only architecture now, not
formal political boundary, tumbledown old houses with
newly gentrified chic, clustered between very different
foreign alter spaces. Still, that was just the city; it
wasn't an allegory….
The City and The City - China Miéville

OTTAWA
You're So Vanier!
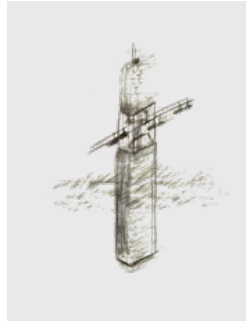
HYPERBOLIC URBANISM
SKETCHBOOK

Baklava Beach 2015 (F) Archipelago 2016 (W) with Roger Connah

Edited by

Mia Giommi, Audrey Caron & Roger Connah

THE CITY IN THE CITY

Lost in the streets, where the dogs run,
roaming suburban boys…
Suburbia   Pet Shop Boys

Vanier, a somewhat edgy quarter to the east of downtown Ottawa is both unique and has a unique role to play in the shaping of Ottawa as a contemporary city. Vanier has an unusual history and specificity; it is not Hintonburg, it is not Mechanicsville, it is not Rockville nor New Edinburgh. Vanier became a city in 1963 and was amalgamated as part of Ottawa in 2001. The urban clues to Vanier past, present and future are perhaps found in the vibrant tensions, useful underworld and urban excitement in those two Scottish echo-cities: Edinburgh and Glasgow. According to the City of Ottawa Planning Department, Vanier is about to be upgraded, developed and densified. How could it not be, considering how close it is to the centre of Ottawa?

There is no need to be provocative. If Vanier is to expand and be revitalized as a community and as an urban quarter, it may just need more than the urban models currently offered by developer investment and political expediency. It may actually need to become a city once more.

When we say that, we are often told to get serious. The economic conditions are set, the political processes are often changing but inflexible in Ottawa. This government city and many of the planning codes, many say, are in safe hands. They are already put in place. Setbacks, zoning and tall building guidelines might offer that unfortunate phrase, wedding cake constructions with nostalgic developer names like Soho and Mondrian, Claridges and Knighstbridge. This may have some short term economic sense to go by current market conditions, but such planning processes then tend to offer more of the same.
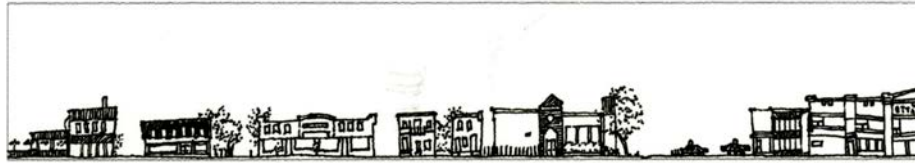
Same same, but different? Will Vanier expand a rather predictable but unexciting uniformity represented by other developments in Ottawa? How does this affect the existing community? Surely it is not offensive to want to halt the predictable market vision and developer aesthetics where they run with the dogs, the police sirens and the deregulators. When we discuss urbanism, the community and history, we are not only talking about agendas and agents, we are talking about identity. We are not about to collapse Vanier under any unity. Northrop Frye could help us here.

We are talking of an area with a proximity to the centre of Ottawa that itself – as a downtown - struggles to be a centre. So much so that it is planning another tourist-service-event centre to the west of the city on the long-time flattened and windswept Le Breton Flats. It is quite possible that an intense development on this site might collapse on more gentrified strategies of housing, retail and activities. However, such a development could serve to erase further identity and push the urban grit and liveliness of Ottawa elsewhere. If this new acre and aching of time can be defined as a city building exercise, then where better to start to re-think Ottawa and it's city development, than a stone's throw from Rideau Street and Byward Market in (Las) Vanier? In this murky business of development and planning, often reduced to architecture versus urbanism, we must accept the gauntlet thrown down with these two recent LeBreton projects. Where does this leave a strong, vibrant mixed ethnic community like Vanier?

Does Vanier really deserve to develop this way; what about the city in the city, what about the elements – historical and contemporary, gritty and robust - that characterize Vanier? What about those essential parts of Vanier that are not present within Ottawa? What are they? And why should these not be celebrated? Ottawa - You're So Vanier! is an attempt – with limited means and a short burst of time (12 weeks) - to show how these existing, forgotten, even embarrassed parts of Ottawa have all the roots, heritage and community available to offer what this city of Ottawa seems to lack; the cityness of a city.

Vanier 2030 - the Future

Vanier 2017, Vanier 2020, Vanier 2025, Vanier 2030. We are speaking about New Vanier, Smart Vanier, the city in the city that Ottawa has forgotten.. A quarter so close to Downtown with its own francophone legacy and tight-knit community offers more than an unusual opportunity. What is that opportunity – it is not just contained in words like development, business initiative, revitalization; these are all useful but limited if the bigger picture is not grasped. This is Vanier 2030. These are urban agendas, a framework for future development, strategies for intensification and densification, speculations for a city theatre. We see Vanier as a script for a potential city on the move, changing, subtracting and adding. This is why we speak of the city in the city.

Using 4 urban agendas: Ecologies, Embedded Housing, Mainstreeets and Smart City, Vanier 2030 will advance both the urban framework and speculative strategies possible to double Vanier's population by 2030. The conceptual design to a higher level of detail and a subtractive-additive Urbanism makes it possible to demonstrate the analytic, mapping and urban design ideas in firm and viable development proposals with a phasing implementation plan for the City.

With a particular focus on the environmental, political, social and cultural development, these urban strategies will suggest market viability, development phasing, infrastructure capacity from social, cultural, environmental and financial perspectives. The viability of the project has been started through the use of mapping, diagramming and data analysis.

This 4 pronged Urban Framework is the second part of a two-stage process to re-think Vanier as a city within Ottawa. The first involved a series of Housing Studies under the project Dirty Realism Housing. Along with this second stage, the primary objective of this studio enquiry and process is to provide a critique to the city of Ottawa and for the city of Ottawa. The work is meant to engage both the ambition of the National Capital Commission and the City of Ottawa Planning Guidelines. Vanier 2030 debates the desire to produce a new public anchor of spectacles as recently presented for LeBreton Flats with the City of Ottawa's Planning Office's designs for Better Revitalized Neighbourhoods.

●

On a groggy Sunday morning, Vanier woke up and rubbed his eyes. His apartment smelled of smoked meat sandwiches and leftover pizza. Beginning his day like any other, Vanier slipped his feet into slippers and trod towards the bathroom.

What did Vanier see in the mirror?
Certainly not a well to do neighbourhood like the Glebe, no no, it was definitely a bit more rugged; the stubble was well in need of a trim. Vanier had plenty going for it, but at that very moment a rather peculiar thought crossed his mind...
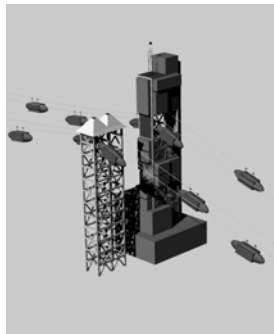
"Does this neighbourhood have ambition?"
Vanier paced around his bedroom, stepping over a cardboard pizza box on the way out. Vanier never really gave much thought before over why many of his friends in other neighbourhoods stuck their noses up at the thought of settling in the vacant units of the apartment complex. Why was that? Was it the constant sound of sirens passing by his front door?

Its grungy streetscape? Or perhaps its face?
Vanier really didn't have any interest in trying to be a neighbourhood it wasn't: it never really got along with the gentrified anyways. No, Vanier wanted to become something of its own, and perhaps with a little help from its friends Vanier might just ignite the spark that sets the neighbourhood lights alive. (Tyson Moll)

●

T H R E E
E C O L O G I E S

SOCIAL

ENVIRONMENTAL

ECONOMICS

"...We need to view the fragility of the planet and its resources as an opportunity for speculative design innovations rather than as a form of technical legitimation for promoting conventional solutions... [It] requires a new sensibility – one that has the capacity to incorporate and accommodate the inherent conflictual conditions between ecology and urbanism. That is the territory of ecological urbanism."

Ecological Urbanism, ed. Mohsen Mostafavi and Gareth Doherty

STEPH AGAR   AUDREY CARON   DAWN LING   MIA GIOMMI

MARIER AVE.

ECOLOGIES

Based on interviews and physical walkthroughs, there is an evident sense of community and pride in the people of Vanier. Schools, community gardens and small businesses are scattered across Vanier, forming "mini ecologies". This collection of niche spaces is what creates the unique character of the neighbourhood, but there is no unifying hub that connects all these mini ecosystems. What we propose to do is provide Vanier with a series of spaces to anchor the community. These hubs will provide a combination of food, renewable energy and education. As the community grows, these hubs will expand and create a network of spaces that spreads across Vanier and beyond. Most importantly, this strategy will combine socio-political, economical and environmental-health aspects of ecologies to further develop Vanier, while preserving its idyllic atmosphere.

Ecology is the study of interaction among organisms and their environment. The term encompasses a wide variety of topics, including:

1. Life processes, interactions and adaptions
2. Movement of materials + energy through living communities
3. Successional development of ecosystems
4. Abundance and distribution of organisms and biodiversity in the context of the environment

Building on this definition, ecology has been broken into **three distinct working categories :**
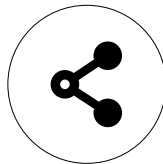
SOCIAL –
POLITICAL

ENVIRONMENTAL +
HEALTH

ECONOMICS

1. SOCIAL

Sociopolitical aspects will look at the social hubs of Vanier, both exterior and interior. This includes community centres, hospitals, civic centres and childcare centres. Social events and organizations will also be taken into consideration. Ultimately, we are looking to identify where and how the people of Vanier come together as a community. This will also help in determining what the community may need in terms of a central hub or space to bring people together.

2. ENVIRONMENTAL + HEALTH

Environmental studies will begin with the cataloguing of existing community gardens, parks and other green spaces. We will also look at the types of green practices that are being implemented; furthermore, strategies to expand environmentally practices will be explored. Available resources must also be identified for potential growth in the future, whether it is energy producing or urban farming.

3. ECONOMICS + TECH

Economic analysis will examine the different types of businesses and their business hours. This information will provide a log of what is available in Vanier and how accessible these businesses are to the people. The number of businesses and entrepreneurs that make up Vanier will give a sense of the community's identity and helps in identifying what makes Vanier unique from other neighbourhoods in Ottawa. In addition, we will identify the sources of income, types of income and business hours. These factors all contribute to what makes up the cash flow in Vanier, how it is distributed and how it compares to other parts of Ottawa.

VANIER / OTTAWA

FACILITIES

FITNESS

HOLISTICS

AGRICULTURE

URBAN FARMING

2 ENVIRONMENTAL

RESOURCES

RESTORATION ECOLOGIES

EDUCATION

VANIER
ECOLOGIES

HUBS

MAKER SPACE

HACKER SPACE

1 SOCIAL

NETWORKING

3 ECONOMICS/
TECHNOLOGY

MULTI-CULTURALISM
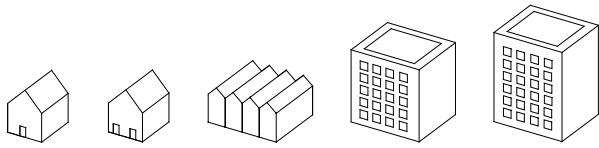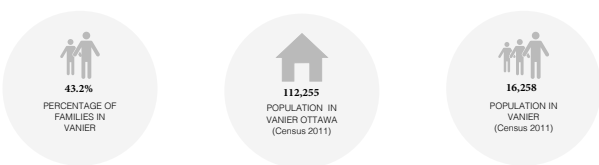
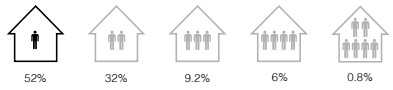TACTICAL URBANISM

EVENTS

GREEN BUSINESSES

COMMUNITY CENTER

GUERILLA

SOCIAL-POLITICAL

Still affected by its challenges of the past, Vanier, traditionally a low working class neighbourhood, is still struggling with poverty and crime. Through a thorough neighbourhood analysis, this has proven to be at least seemingly correct - although there is a vast range between the average income rates of the residents in the neighbourhood. There is evidence of a strong sense of community - an effort to bring members of the community together to create a greater sense of self and purpose, through small initiatives and organizations. Can opportunities for furthering this community involvement benefit the social realm of Vanier? Assist in keeping crime rates and poverty low? Can it provide opportunity for networking and volunteering? These are all questions that were addressed through the analysis, and the strategy development process. With hopes to maintain the existing social realm, and authenticy of the neighbourhood, proposals involving the social, environmental/health, and economical/technological ecologies will ultimately encourage a greater social environment for the community to continue to be engaged and involved in.
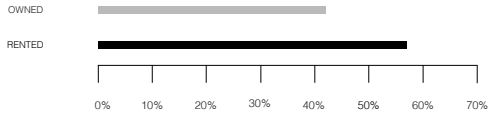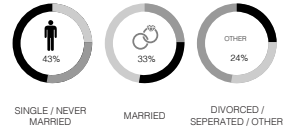
43.2%
PERCENTAGE OF FAMILIES IN VANIER

112,255
POPULATION IN VANIER OTTAWA
(Census 2011)

16,258
POPULATION IN VANIER
(Census 2011)

TYPES OF DWELLINGS IN VANIER OTTAWA

HOUSEHOLD SIZE

52% 32% 9.2% 6% 0.8%

OCCUPIED DWELLING

OWNED
RENTED

0% 10% 20% 30% 40% 50% 60% 70%

MARITAL STATUS

43%
SINGLE / NEVER MARRIED

33%
MARRIED

OTHER 24%
DIVORCED / SEPERATED / OTHER

TYPE OF HOUSEHOLD

FAMILY
NON - FAMILY

0% 10% 20% 30% 40% 50% 60% 70%

RESIDENT INCOME

UNDER $20,000
$20,000 - $50,000
$50,000 - $80,000
$80,000 - $100,000
$100,000 AND OVER

0% 10% 20% 30% 40% 50% 60% 70%

CENTRE D'ACCUEIL CHAMPLAIN

SUGAR SHACK

CAMP DE L'AMITIE

BIBLIOTEQUE OTTAWA VANIER

RICHELIEU-VANIER COMMUNITY CENTER

LADY OF MOUNT CARMEL PARISH

ST DAVID + ST MARTIN PRESBYTERIAN CHURCH

GROTTE NOTRE DAME DE LOURDES

OUR LADY OF LOURDES

NOTRE DAME DE LOURDES

AHLUL-BAYT CENTRE

CENTRE FRANCOPHONE DE VANIER

ST. MARGARETS CHURCH

VANIER COMMUNITY SERVICE CENTER

OUR LADY OF ASSUMPTION

CENTRE PAULINE-CHARRON

BIBLIOTHEQUE OTTAWA LIBRARY

DON GAMBLE CENTER + SAINT LAURENT PARK

EASTVIEW BAPTIST CHURCH

FRENCH
10,925

IRISH
6,970

ENGLISH
6,550

SCOTTISH
5,580

OTHER
38,730

POLISH
945

CHINESE
995

DUTCH
1,030

ITALIAN
1,355

ABORGIONAL
2,450

GERMAN
2,930

NON-PERMANENT RESIDENCES
810

%2.1

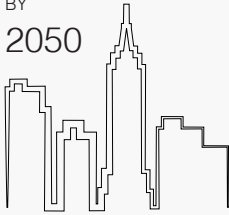TOTAL IMMIGRANTS
8,680

%22.4

%75.5

NON-IMMIRANTS
29,240

ENVIRONMENTAL + HEALTH

A key feature of Vanier is the multitude of existing green spaces spread out across the community. There are several community gardens and parks scattered around the neighbourhood, but they are fairly sparse and there appears to be no network connecting these different spaces together. However, one may note the 'concentration' of community gardens and schools surrounding Marier Avenue, which could yield potential for intensifying the street in green uses. With the addition of linkages between schools and community gardens, as well as new technologies in cultivating food and energy, Marier Avenue will flourish into a main source of economy for Vanier. Eventually, this concept could expand beyond Marier and transform Vanier into a self-sustainable community. The spirit of the Eco-Street (Marier Avenue) will have **strategic agricultural intervention that both facilitates a healthier lifestyle and creates dramatic financial benefits.** It does this by re imagining the current model for food production as something of immense social and economic opportunity rather than a cultural burden that society must bear.

STATEGICALLY PROGRAM
THE ECO-STREET TO
PROVIDE THE PUBLIC WITH
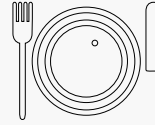NUTRITION, ECONOMY
AND EDUCATION
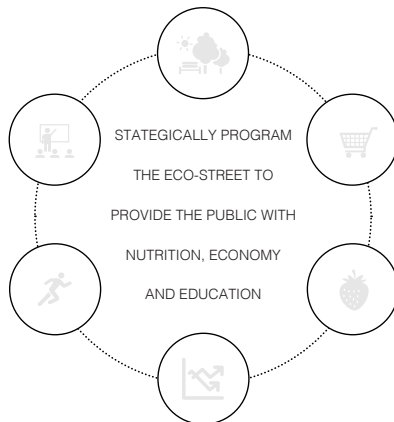
BY
2050

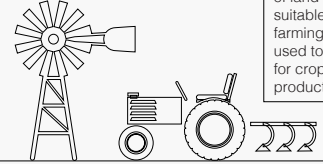80% of the earth's population will reside in urban centers.

UNTIL THEN

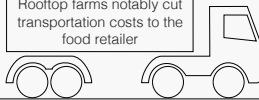Population will increase about

3 BILLION

If food is consumed and produced in as inefficient way as today we will need further arable land the size of Brazil by 2050.
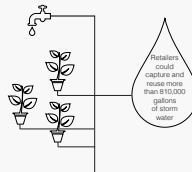
Over 70 % of land area suitable for farming is used today for crop production

BENEFITS OF HYDROPONICS ROOFTOP FARMING

Rooftop farms notably cut transportation costs to the food retailer
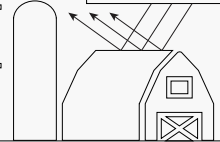
25 times less water than traditional farming methods

10 times less land than farming

Retailers could capture and reuse more than 810,000 gallons of storm water

Vertical growth, no soil required

Rooftop farms insulate the building from strong sunlight

BENEFITS OF COMMUNITY GARDENS

Save travel miles in transporting produce to stores.

Grow it, pick it, eat it. The community has constant access to fresh food.

It's easier to eat healthy and in turn, revitalize the community

Limit exposure to foodborne illnesses associated with conventional food production systems.

A 600sqft garden costs $70 to maintain and can produce $600 worth of food.
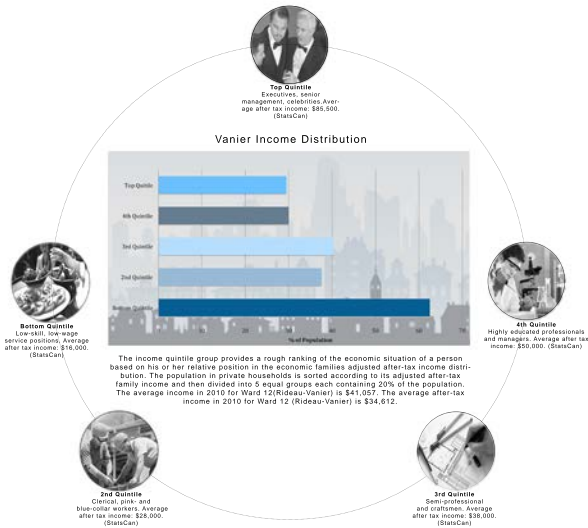
CANADIAN AGRICULTURAL REGION

Canada is one of the world's largest suppliers of agricultural products, particularly of wheat and other grains.
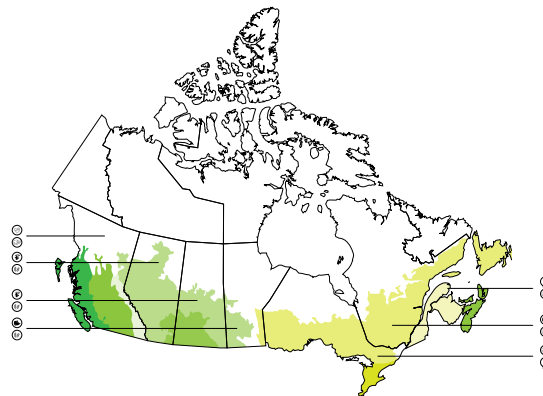
Most of the production on farmland is for animals fodder and not for human food. This happens in a time when grazing on natural land is more and more rare, even though it produces both biodiversity and a landscape with high nature values.

The Average Business :

Green Business Savings :

Vanier Income Distribution

Top Quintile
Executives, senior management, celebrities. Average after tax income: $85,500. (StatsCan)

Bottom Quintile
Low-skill, low-wage service position, Average after tax income: $16,000. (StatsCan)

4th Quintile
Highly educated professionals and managers. Average after tax income: $50,000. (StatsCan)

2nd Quintile
Clerical, pink- and blue-collar workers. Average after tax income: $28,000. (StatsCan)

3rd Quintile
Semi-professional and craftsmen. Average after tax income: $38,000. (StatsCan)

The income quintile group provides a rough ranking of the economic situation of a person based on his or her relative position in the economic families adjusted after-tax income distribution. The population in private households is sorted according to its adjusted after-tax family income and then divided into 5 equal groups each containing 20% of the population. The average income in 2010 for Ward 12(Rideau-Vanier) is $41,057. The average after-tax income in 2010 for Ward 12 (Rideau-Vanier) is $34,612.

x30 ... Consumes 3.6 tons of paper per year = 30 trees. A green business reduces it's paper consumption by %15 ...

x2.4 million ... Consumes 480,00 m_3 of H_2O per year = 2,400,000 barrels of water. A green business reduces it's H_2O consumption by %20 ...

x65 ... Consumes 1,175,000 KWH per year = powering 65 homes for a year. Businesses account for %40 energy consumption in a country. A green business reduces energy consumption by %30 ...

↓ **REDUCED EXPENSES**
... %20 in commercial sites ...

... %5 in manufacturing ...

... %5 insurance & borrowing rates ...
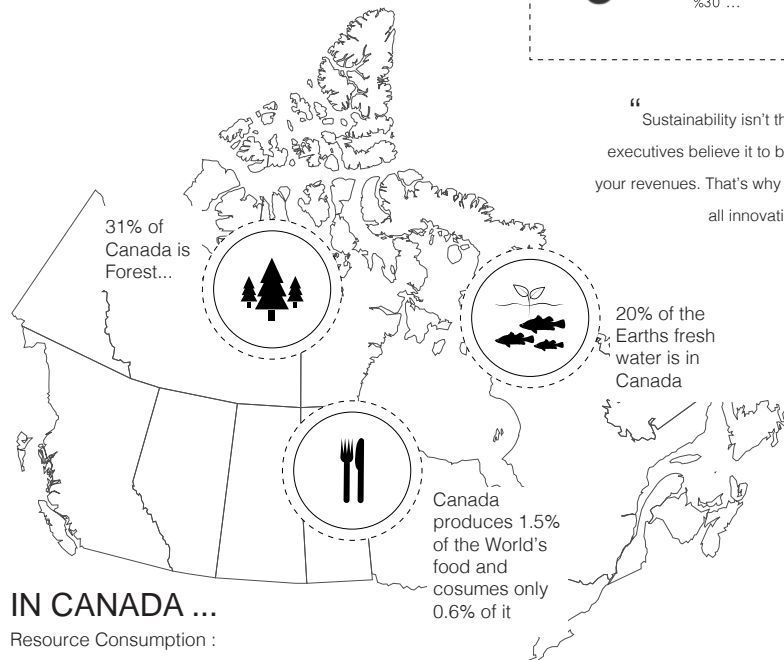
... %1 recruiting costs ...

↑ **INCREASED**
... %10 employee productivity ...

... %5 revenue - market share ...

$. $. $. $.
... %38 total profit increase ...

"Sustainability isn't the burden on bottom lines that many executives believe it to be. It can lower your costs and increase your revenues. That's why sustainability should be a touchstone for all innovations." Harvard Business

31% of Canada is Forest...

20% of the Earths fresh water is in Canada

Canada produces 1.5% of the World's food and cosumes only 0.6% of it
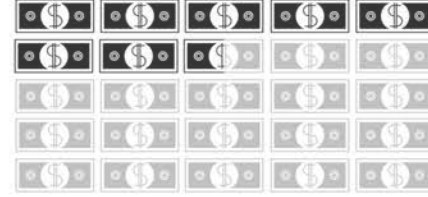
IN CANADA ...

Resource Consumption :

WHY? Local Businesses produce more income, jobs and taxes for communities than big-box stores do :
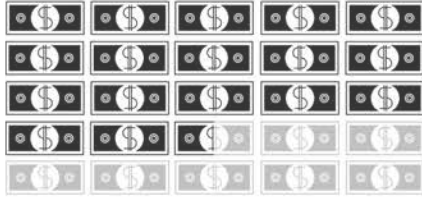
LOCALLY-OWNED BUSINESS :

100$ spent / 45$ stays in local economy

VS

BIG-BOX CHAIN STORE :

100$ spent / $15 stays in local economy

... Supporting local businesses is good for the **environment**.Locally owned businessescan make more local purchases, requiring less transportation of goods and reducing the goods total **embodied energy** ...

... Supporting local businesses contributes to a community's **character** & **diversity**. One-of-a-kind businesses are a distinctive part of the character of a community that buck the trend of homogenized big-box

... In 2010 businesses in areas with an active "buy local" campaign initiatives saw **stronger revunue** gains. %55 say it improved the **loyalty** of their existing customers & %47 say it attracted **new customers** to their business ..
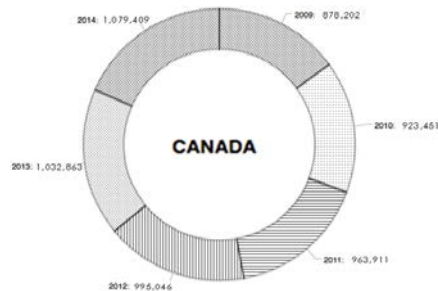
... With a "Buy Local" campaign in 2010, the average change in revenue was %5.6. %57 saw an **increased revenue**. %32 saw a revenue decrease. %11 did not see any changes ...
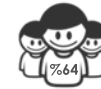
... People are increasingly becoming **aware** of and seeking out independant businesses. Public awareness of the **benefits** of supporting local businesses have increased by %64 ...
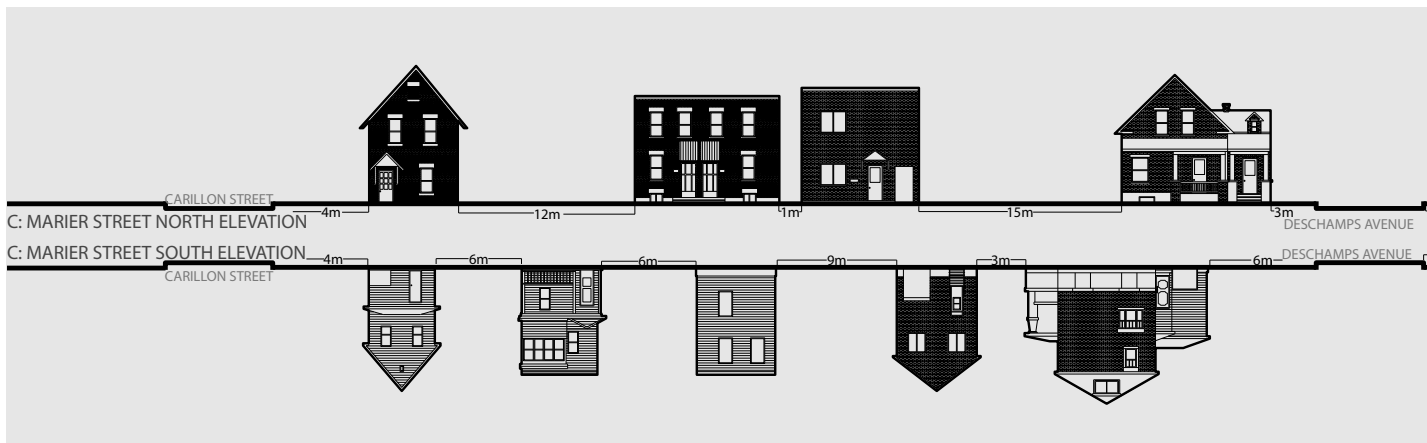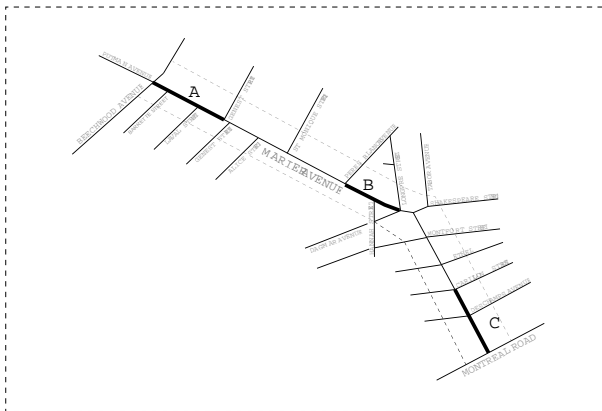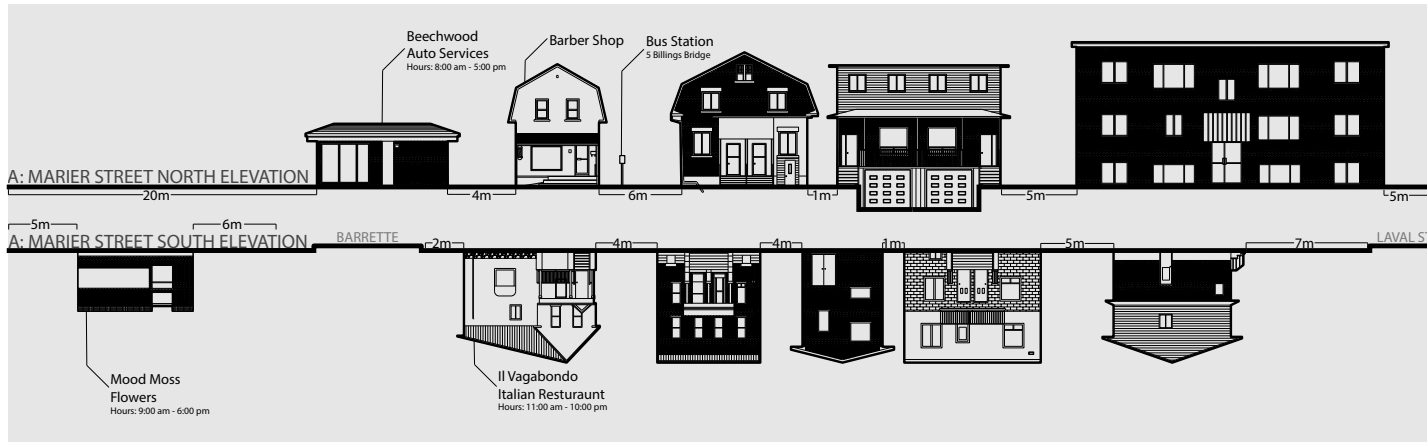
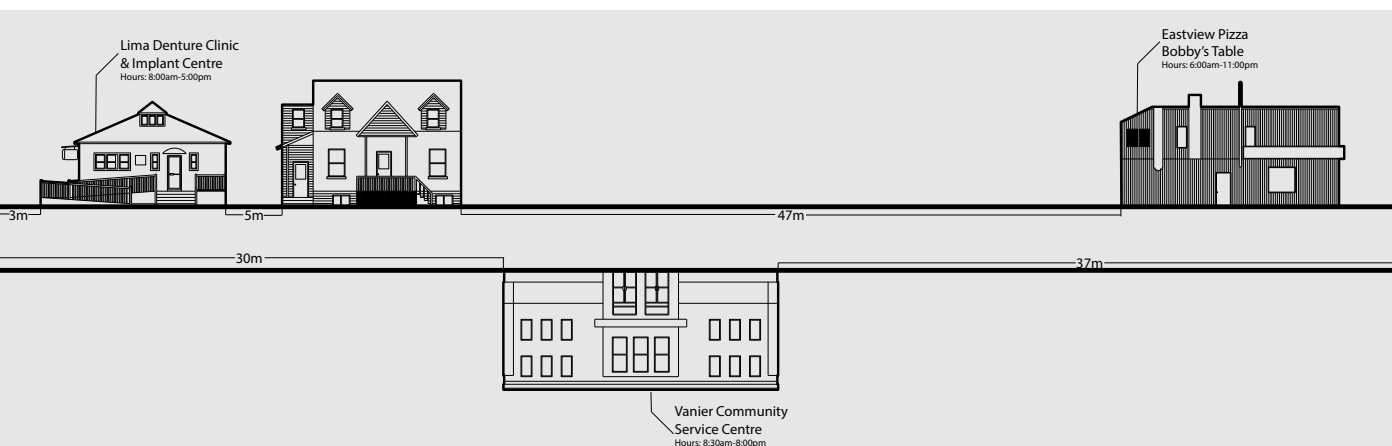ANNUAL HOUSEHOLD FINAL CONSUMPTION EXPENDITURE :
(Dollars x 1,000,000) ...

CANADA

2014: 1,079,409
2009: 878,202
2010: 923,451
2013: 1,032,863
2011: 963,911
2012: 995,046

ONTARIO

2014: 414,610
2009: 339,713
2010: 358,185
2013: 396,239
2011: 373,071
2012: 382,927
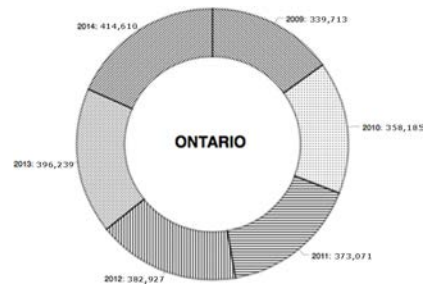
EXISTING STREET CONDITION

Beechwood
Auto Services
Hours: 8:00 am - 5:00 pm

Barber Shop

Bus Station
5 Billings Bridge

A: MARIER STREET NORTH ELEVATION

20m   4m   6m   1m   5m   5m

5m   6m

A: MARIER STREET SOUTH ELEVATION   BARRETTE   2m   4m   4m   1m   5m   7m   LAVAL ST

Mood Moss
Flowers
Hours: 9:00 am - 6:00 pm

Il Vagabondo
Italian Resturaunt
Hours: 11:00 am - 10:00 pm

Bus Station
5 Billings Bridge
5 St Laurent

Partage Vanier
Hours: 10:00am-7:30pm

Community
Garden

5m   1m   6m   9m   11m

5m   1m   3m   7m

MARIER AVENUE

A

B

C

MONTREAL ROAD

CARILLON STREET

C: MARIER STREET NORTH ELEVATION   4m   12m   1m   15m   3m   DESCHAMPS AVENUE

C: MARIER STREET SOUTH ELEVATION   4m   6m   6m   9m   3m   6m   DESCHAMPS AVENUE

CARILLON STREET

Cash for Games
Canada
Hours: 11:00pm - 9:00 pm

| 3m | 5m | 4m | 3m | 8m | 6m | GENEST STREET |

STREET | 7m | 4m | 5m | 6m | 7m | GENEST STREET

Kelly's Barber
& Beauty
Hours: 8:00 am - 8:00 pm

| 3m | 1m | 5m | 14m | LONGPRE STREET | 1m | B: MARIER STREET NORTH ELEVATION |

4m | HANNAH STREET | 32m | DAGMAR AVENUE | 5m | 4m | B: MARIER STREET SOUTH ELEVATION

Vanier Cenotaph
est. 1995

Lima Denture Clinic
& Implant Centre
Hours: 8:00am-5:00pm

Eastview Pizza
Bobby's Table
Hours: 6:00am-11:00pm

| 3m | 5m | 47m |

| 30m | 37m |

Vanier Community
Service Centre
Hours: 8:30am-8:00pm

MARIER STRATEGY

Four main strategies will be implemented based on the

subdivisions of ecology aforementioned

(Socio-Political, Environmental-health, Economical) :

1. ARACHNID HOUSING

Arachnid housing will create a notion of a secondary street within the existing fabric along Marier. As an investigation of potential future living conditions, this arachnid housing explores opportunities of zero-carbon housing in a densified, ecologically concious environment. Modular housing units that can be organized into various orientations to suit implementation anywhere in the city fabric. The housing modules will be integrated into a community like composition where social, economical, and environmental functions also become present + relevant to its function.

2. ECO-STREET

Marier Street will become Vanier's eco-street, as it is intersects several main streets, including Beechwood Avenue Road and Montreal Road. The concept is to incorporate existing community gardens and marketplaces with additional green programs and place them along Marier Street. These facilities will serve as a source of food, income and entertainment for the people of Vanier. The street will be partly pedestrian-only, where the majority of programs open to public will be situated. The rest of the street will house the larger institutions, such as aquaponic systems and vertical gardens. The eco-street will link to schools and residential homes, providing easy access to locally sourced food, water and energy.
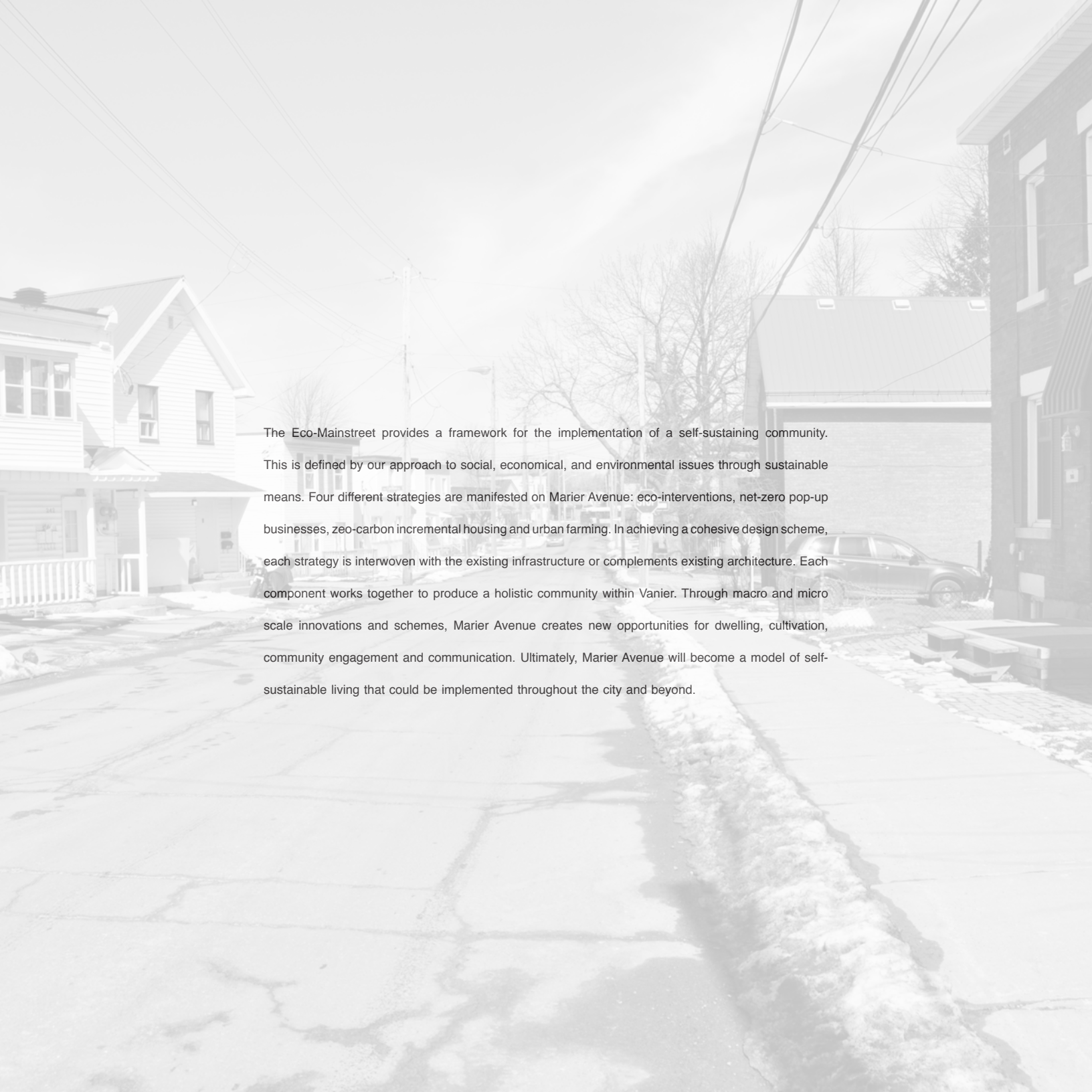
3. URBAN FARMING

Urban farming will be key in creating a self-sustaining community by providing locally grown food not only for Vanier, but for other parts of Ottawa. By growing food in Vanier and supplying supermarkets and outdoor marketplaces in the summer, the cost of production and shipment of food is greatly reduced. Not only does this simplify the distribution of food across Vanier, but it also reduces the carbon emissions and other toxic gases that would have been associated with the transportation of produce. By linking urban farms with schools, they could also educate youths on sustainable practices.

4. NET ZERO POP-UP BUSINESSES

Vanier has a number of small, locally run business that can be revamped. This also presents the opportunity to incorporate green practices to promote clean living by 2030. The idea of green businesses in a larger urban context is to create sustainable businesses that minimize their negative impact on the environment. They will also provide environmentally friendly alternatives to "non-green" products. The success of green businesses in Vanier in 2030 can serve as a model for the rest of Ottawa in reducing resource consumption and creating clean, sustainable future environments.

The Eco-Mainstreet provides a framework for the implementation of a self-sustaining community. This is defined by our approach to social, economical, and environmental issues through sustainable means. Four different strategies are manifested on Marier Avenue: eco-interventions, net-zero pop-up businesses, zeo-carbon incremental housing and urban farming. In achieving a cohesive design scheme, each strategy is interwoven with the existing infrastructure or complements existing architecture. Each component works together to produce a holistic community within Vanier. Through macro and micro scale innovations and schemes, Marier Avenue creates new opportunities for dwelling, cultivation, community engagement and communication. Ultimately, Marier Avenue will become a model of self-sustainable living that could be implemented throughout the city and beyond.
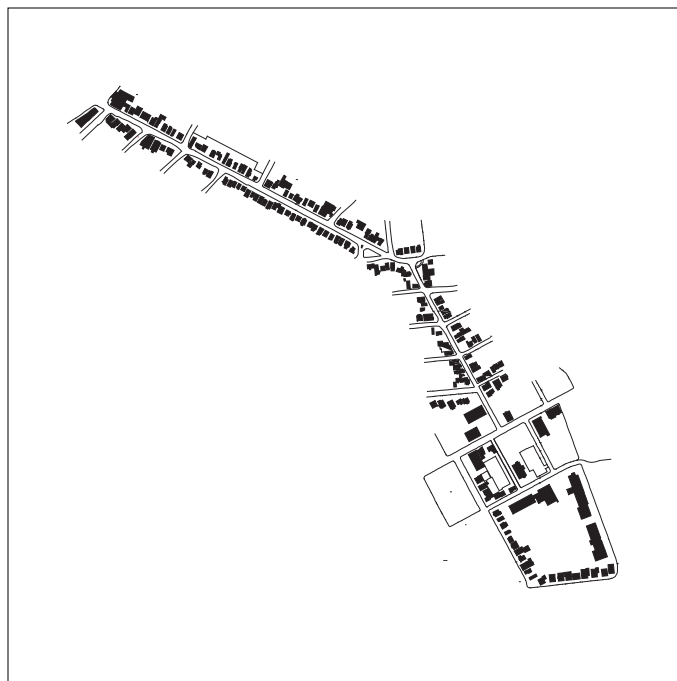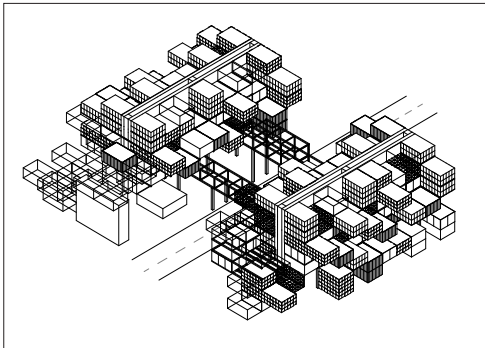
ECO-INTERVENTIONS

ZERO CARBON ARACHNID HOUSING
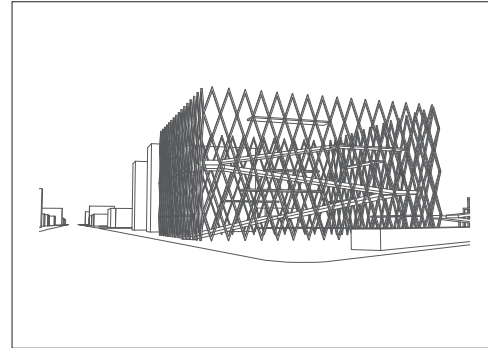
ECO VS EGO - NET ZERO POP-UP BUSINESSES
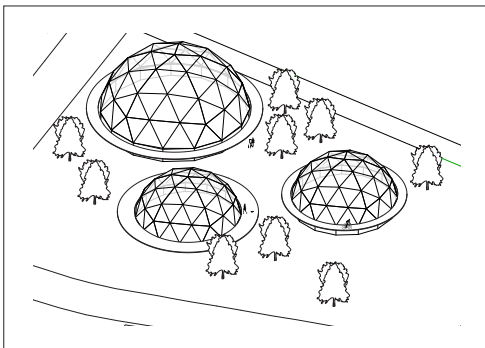
URBAN FARMING - PRODUCTIVE ECOFARM

SOCIAL URBAN STRATEGIES

PURPOSE: INCREMENTAL ZERO CARBON HOUSING

As population inevitably increases, housing becomes an ongoing issue of density, space, economics, and social realm. Cities need to consider alternatives to housing that don't require ample amounts of space, as expansion and demolition + reconstruction is not always an option. This project explores these alternatives, offering an incremental zero-carbon housing system that allows for implementation throughout existing fabric – sustainable "arachnid" housing, that can be constructed in the airspace over the intermediate spaces behind the houses of two street faces. A variety of sustainable module typologies enable energy production, cultivation, water control, and passive technologies. When the existing fabric becomes expendable, this housing system can supplant the residences, increasing the density easily, affordably + sustainably for a future Vanier.
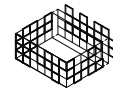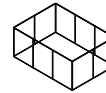
SIX MODULE TYPOLOGIES
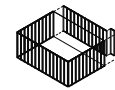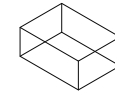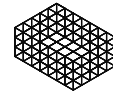
1. PV PANEL MODULE
2. CHARRED WOOD MODULE
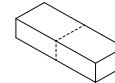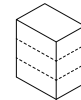3. GREEN WALL MODULE
4. GLASS HOUSE MODULE
5. CONCRETE MODULE
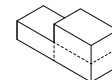6. PLANT GRID MODULE
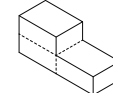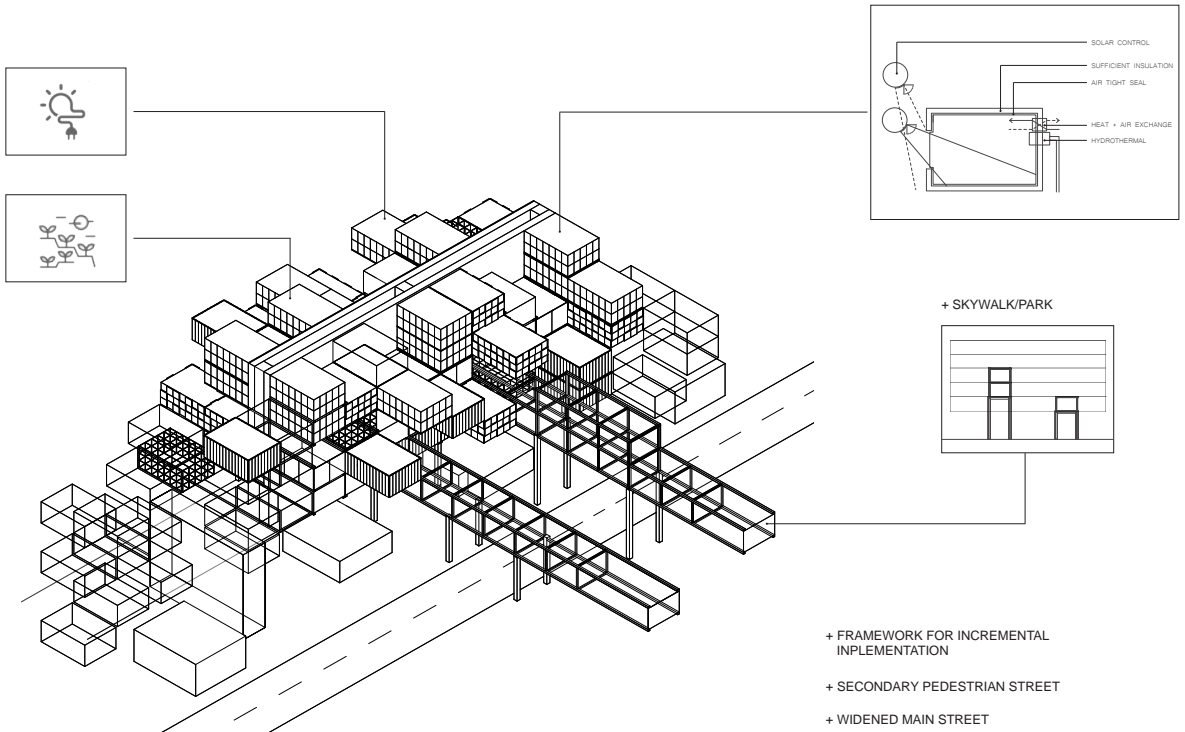
EIGHT MODULE ORIENTATIONS

35m2
70m2
70m2
105m2
105m2
105m2
105m2
105m2

POTENTIAL SITE 1
POTENTIAL SITE 2
POTENTIAL SITE 3

1.
6.
2.
4.
5.
3.

SUBTRACTIVE URBANISM + ARACHNID HOUSING

SECTION 1 – 2025

FIRST STAGES OF EXISTING
FABRIC REMOVAL. ARACHNID
HOUSING AS ITERATION OF
COACH HOUSING BETWEEN YARDS.
IMPLEMENTATION OF SKYWALK.

SECTION 2 – +2030

MOST EXISTING HOUSING FABRIC
REMOVED FROM MARIER.
SECONDARY SKYWALK IMPLEMENTED.
ADDITIONAL MODULES ADDED TO
INCREMENTAL STRUCTURE.

SOLAR CONTROL
SUFFICIENT INSULATION
AIR TIGHT SEAL
HEAT + AIR EXCHANGE
HYDROTHERMAL

+ SKYWALK/PARK

+ FRAMEWORK FOR INCREMENTAL
  INPLEMENTATION

+ SECONDARY PEDESTRIAN STREET

+ WIDENED MAIN STREET
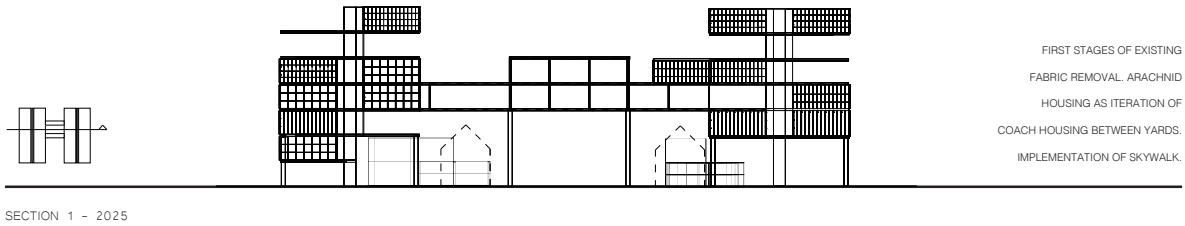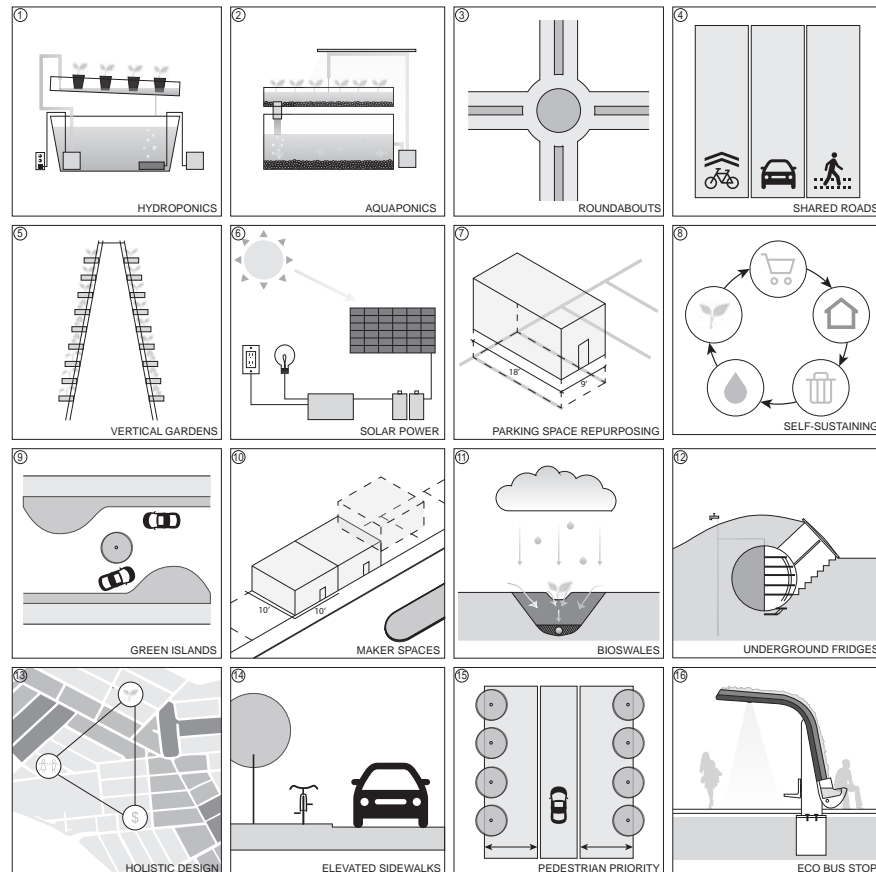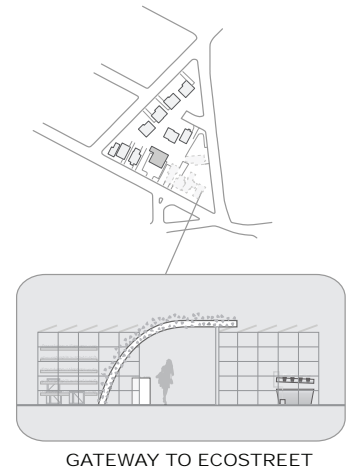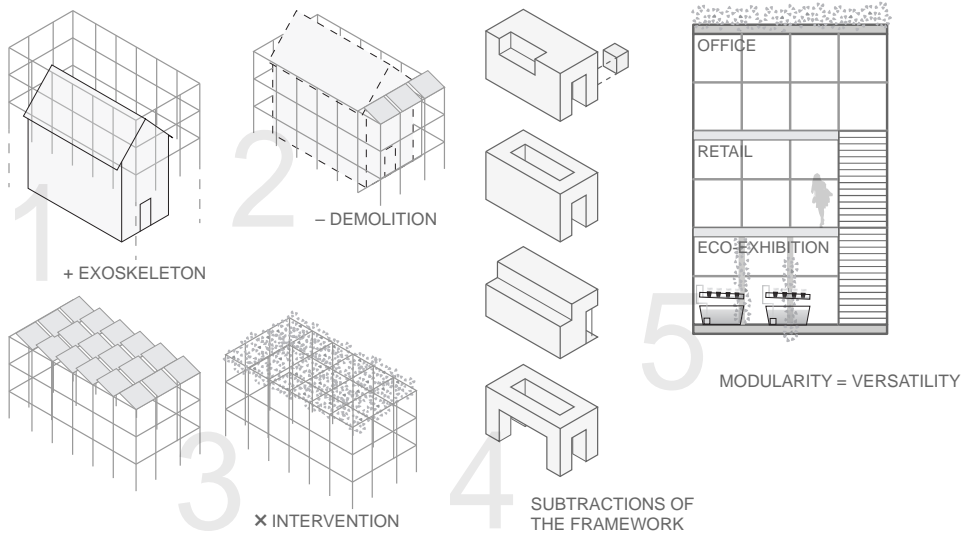
ENVIRONMENTAL URBAN STRATEGIES

PURPOSE: ECO-INTERVENTIONS

Marier Avenue has the potential to become a main artery of traffic in Vanier, connecting main routes, Beechwood Avenue and Montreal Road. The main proponent of the eco-district concept is to incorporate eco-interventions to Marier Avenue, without initially disrupting existing homes and businesses. By creating a structural framework for implementation of these interventions for the future, the street can be eased into becoming a completely self-sustaining, eco-friendly district. Furthermore, by developing a modular framework for these interventions, this allows for flexible spaces that can be customized to the needs of the owner, be it a developer or a business owner and the future street. Combined with traffic reduction strategies, the result is a pedestrian-friendly, eco-conscious, self-sustainable environment, a model for the future Ottawa.

ECO INTERVENTIONS

① HYDROPONICS	② AQUAPONICS	③ ROUNDABOUTS	④ SHARED ROADS
⑤ VERTICAL GARDENS	⑥ SOLAR POWER	⑦ PARKING SPACE REPURPOSING	⑧ SELF-SUSTAINING
⑨ GREEN ISLANDS	⑩ MAKER SPACES	⑪ BIOSWALES	⑫ UNDERGROUND FRIDGES
⑬ HOLISTIC DESIGN	⑭ ELEVATED SIDEWALKS	⑮ PEDESTRIAN PRIORITY	⑯ ECO BUS STOP

ECOSTREET STRATEGIES

1 + EXOSKELETON

2 – DEMOLITION

3 ✗ INTERVENTION

4 SUBTRACTIONS OF THE FRAMEWORK

5 MODULARITY = VERSATILITY

OFFICE

RETAIL

ECO-EXHIBITION

GATEWAY TO ECOSTREET
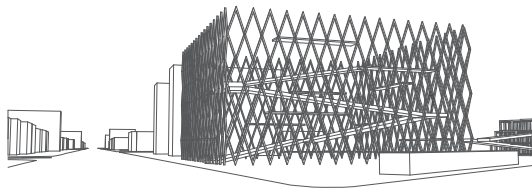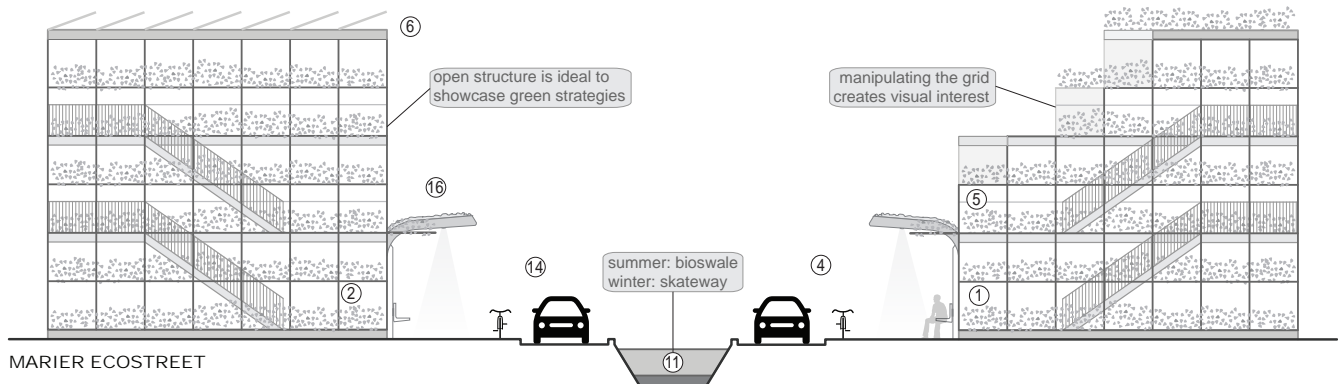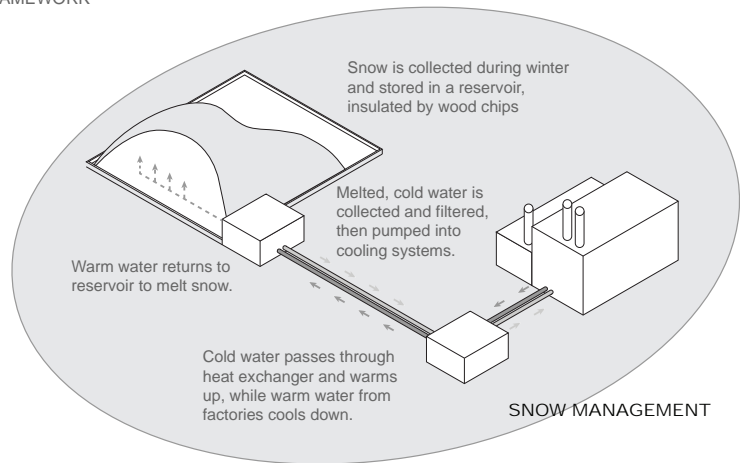
STEEL HI-JACK

1. Construction of the steel framework for the eco interventions before demolition of existing houses.
2. Demolition of existing houses on Marier Street in phases.
3. Post demolition, the grid is easily manipulable to house all types of program.
4. Subtractions can be made from framework to customize space.
5. Versatility of framework allows for versatility in program.

ECO STREET EXHIBITION CENTRE

Snow is collected during winter and stored in a reservoir, insulated by wood chips

Melted, cold water is collected and filtered, then pumped into cooling systems.

Warm water returns to reservoir to melt snow.

Cold water passes through heat exchanger and warms up, while warm water from factories cools down.

SNOW MANAGEMENT

open structure is ideal to showcase green strategies

manipulating the grid creates visual interest

⑥

⑯

⑤

②

⑭

summer: bioswale
winter: skateway

④

①

⑪

MARIER ECOSTREET

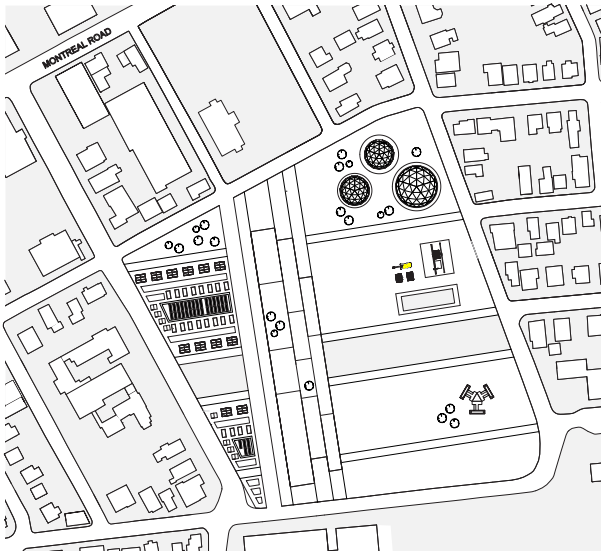# ENVIRONMENTAL URBAN STRATEGIES

PURPOSE: URBAN FARMING

Canada is a country of resources. Its landscape provides fertile soil nationwide. Uncoincidentally the cities are often near river systems on prime agricultural land. As modernity blurs the boundaries between rural and urban culture, the sprawling cities in North America seek density and intensification. This strategy will explore opportunities for improving Vanier's access to local food and will demonstrate the economic, environmental and social viability of small-scale, organic food production in the community of Vanier. Designed as a form of landscape, as opposed to built form, the [Product]ive EcoFarm will sustain itself as a contribution to the future environment.

HOW CAN AGRICULTURE AND THE CITY COEXIST?

THE SITE:

[PRODUCT]IVE ECOFARM

Concept //

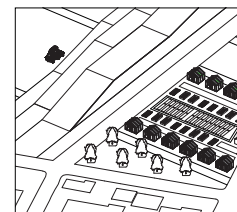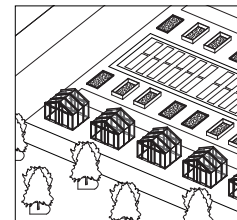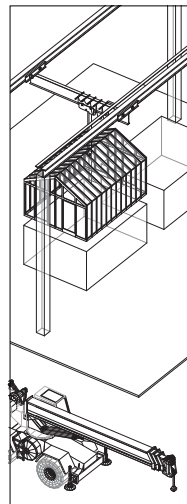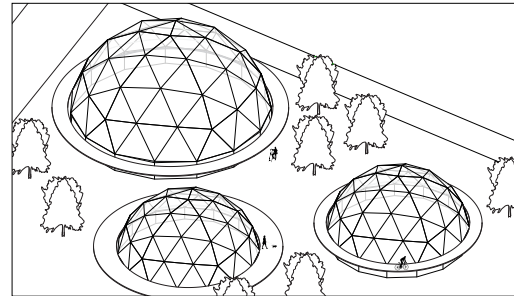Envisioning how agriculture + architecture in Vanier can coexist.

| Education | + | Market | + | Agriculture |

Viewing platform, gallery, and community botanic garden

Water collection and recycling water system linked to production modules

Recycling center automatically segregates and packages from waste feed

Modules Level 3 : Animals

Building membrane converts carbon dioxide into oxygen

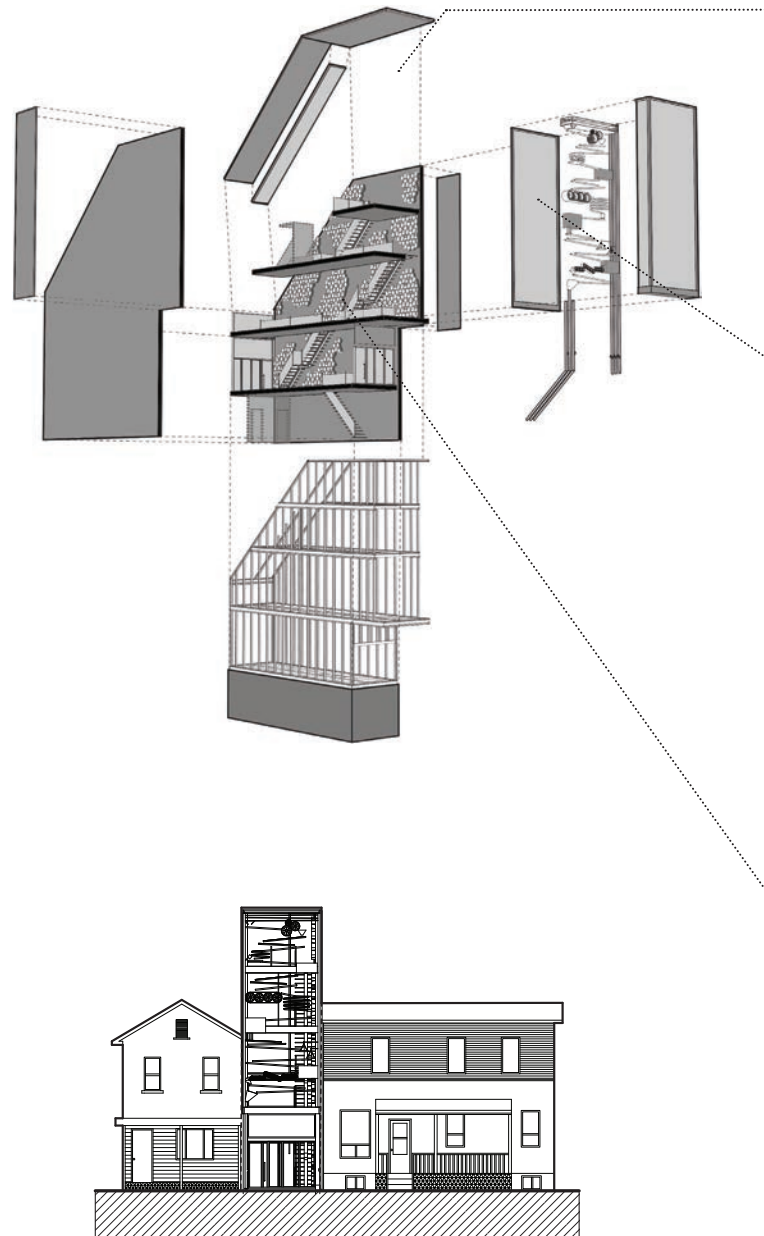Modules Level 2 : Vegetables & fruits

Modules Level 1 : Productions
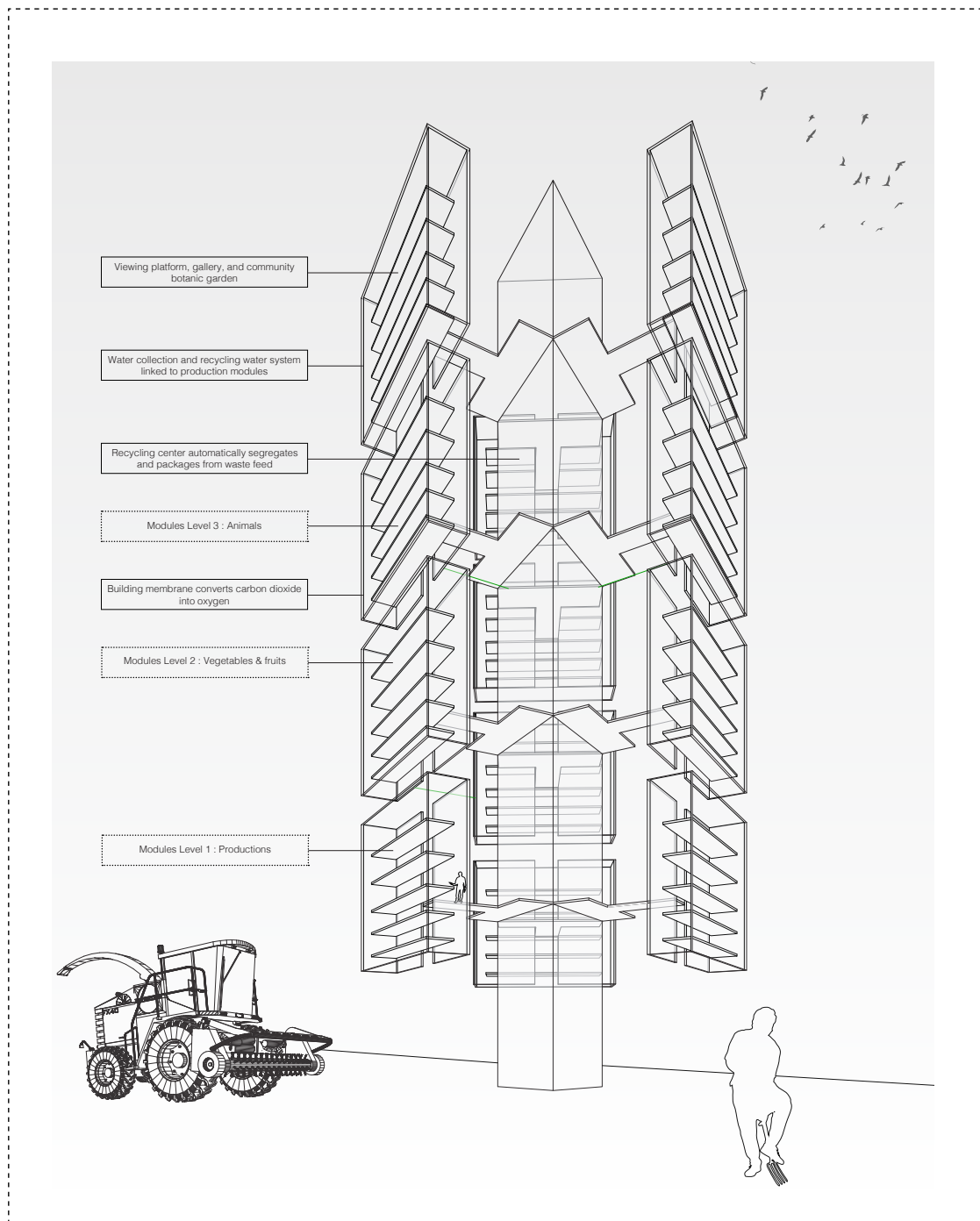
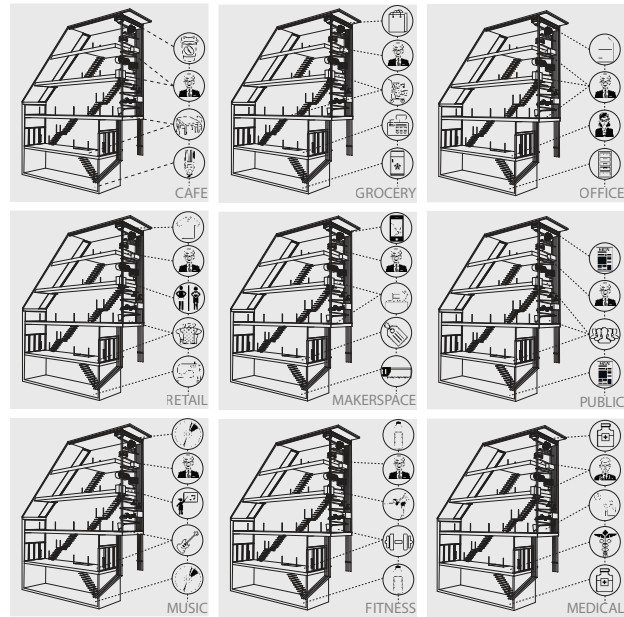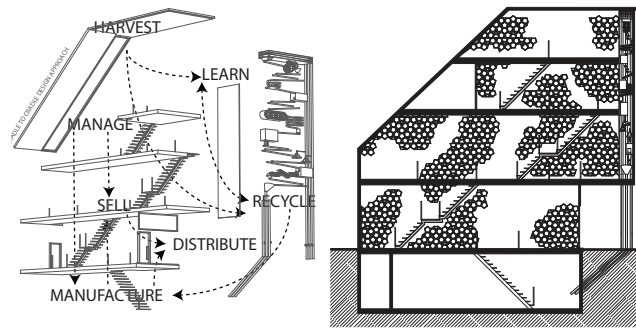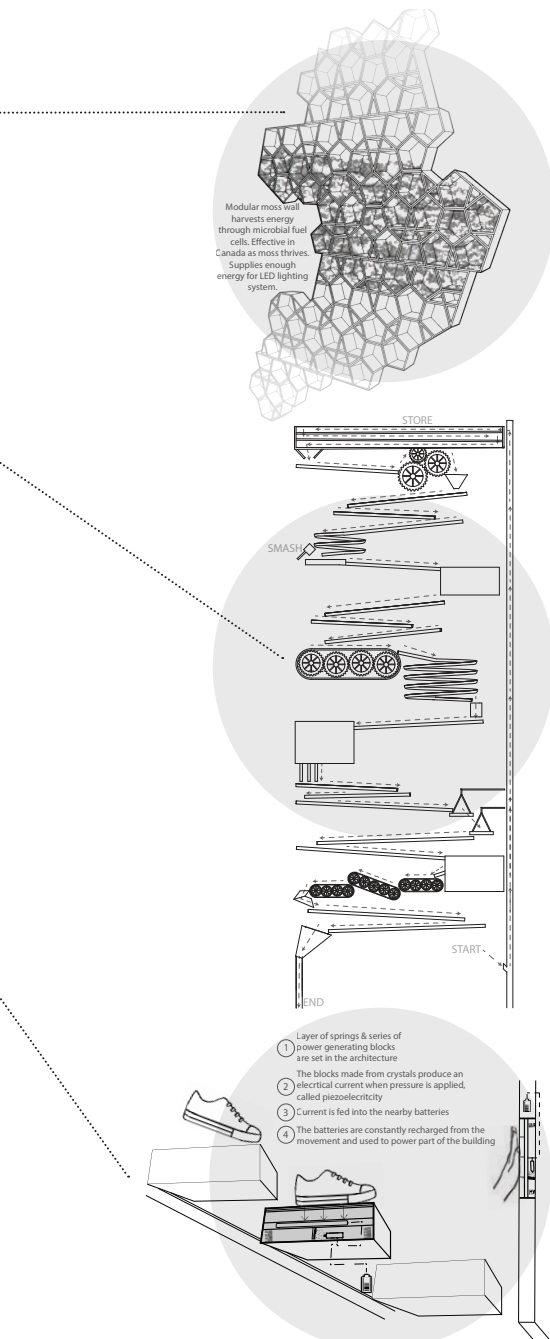[Product]ive EcoFarm - Urban Farming Tower

ECONOMICAL URBAN STRATEGIES

PURPOSE: ECO VS EGO // Net-Zero Pop-Up Businesses

Vanier is a close-knit community within its social, economic and environmental realms. ECO VS EGO sets out to improve the ecology within Vanier's businesses with a series of four storey, 3.5 x 15m infill local commerical projects. These inventive wedges fit in between the existing buildings as small interventions part of a whole; an incremental urban project to redevelop Vanier over a period of years. Marier Avenue is used as a protype for a proposed self-reliant, eco-street. Currently it is a secondary road used as a "shortcut" from Beechwood Avenue to Montreal Road. Dense circulation and the development of ground floor home businesses throughout the street will provide a radical opportunity to introduce new businesses. The future orientated proposal guides but does not force a specific program for these interevcentions. An open plan houses a variety of businesses; health & fitness, office, retail, grocery, cafés, restaurants, workshops and new technology. Locality and sustainability are a desired aspect in any business as this offers social, economic and environmental benefits. ECO VS EGO uses a transparent cradle to grave design approach. Goods are manufactured, managed, sold and recycled for reuse in the building. In a Rube Goldberg machine fashion, the enclosed glass façade orchestrates the recycling process through a series of systems, which transform the object into its original material used for its production. The products sold on the main level are created in the basement factory while the business is managed on the top floors.

Modular moss wall harvests energy through microbial fuel cells. Effective in Canada as moss thrives. Supplies enough energy for LED lighting system.

STORE

SMASH

START

END

1 Layer of springs & series of power generating blocks are set in the architecture

2 The blocks made from crystals produce an electrical current when pressure is applied, called piezoelecritcity

3 Current is fed into the nearby batteries

4 The batteries are constantly recharged from the movement and used to power part of the building

HARVEST

LEARN

MANAGE

SELL

RECYCLE

DISTRIBUTE

MANUFACTURE

CAFE

GROCERY

OFFICE

RETAIL

MAKERSPACE

PUBLIC

MUSIC

FITNESS

MEDICAL

Through intelligent technology and smart design, the energy required for the buildings' function is harvested. For instance, piezoelectric transducers are used to harvest energy from the occupants' kinetic movement through the building. Piezoelectric transducers measure changes in pressure, acceleration, temperature, strain, or force and convert them to an electrical charge. Wind pressure, opening doors and walking up stairs all require kinetic energy that is transformed towards the buildings' electrical operations. Energy is also harvested through the solar windows and modular moss greenwalls. Passive heating and cooling systems thereby reduce the reliance on the mechanical systems. Real-time graphic displays show each building's efficiency measuring resource consumption, harvesting and production. The feedback loop creates more than an awareness of sustainability. In addition, main hubs on the street display data for the street as a whole. Thus, a friendly "competition" within the streets, communities, and individuals is established.
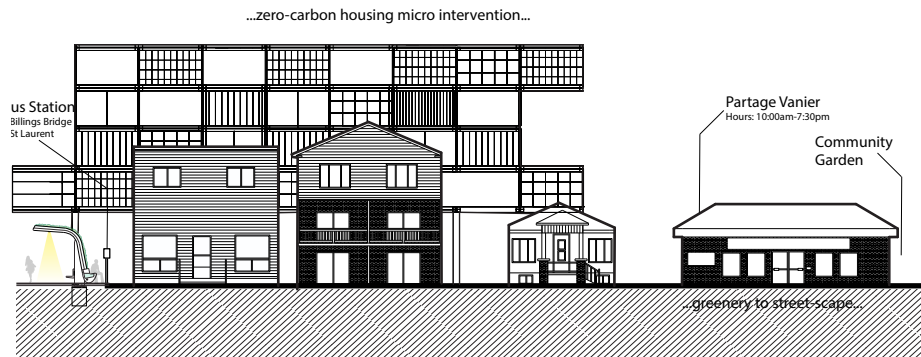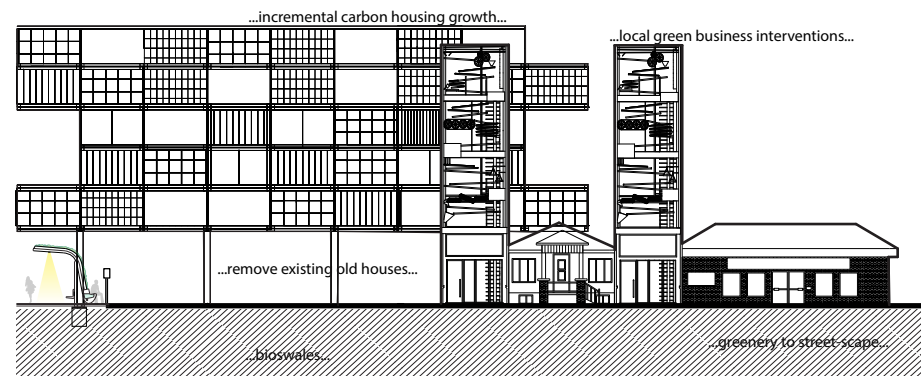
OBJECTIVES

PERIOD OBJECTIVES :

How can we design using verbs - NOT NOUNS :

(1) Preserve authenticity of community

(2) Interconnection of Vanier as a whole vie the development of a new Ecology: the marriage of scoio / cultural + health/environmental + economic/ technology ecologies

(3) Gentrification - How to deal with this?

(4) Develop strategies and implement new urban framework for development of Vaniers ecological realm - Framework to assist neighbourhood in growth/development over time

(5) How can we implement innovations while respecting the existing community - We need to be catalysts for change in the community
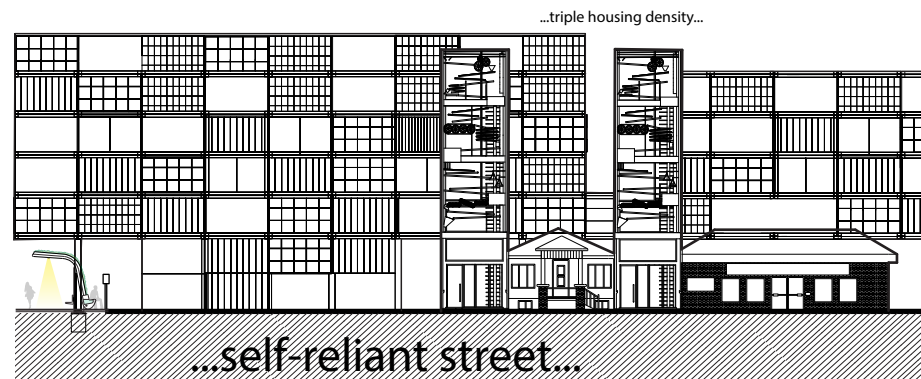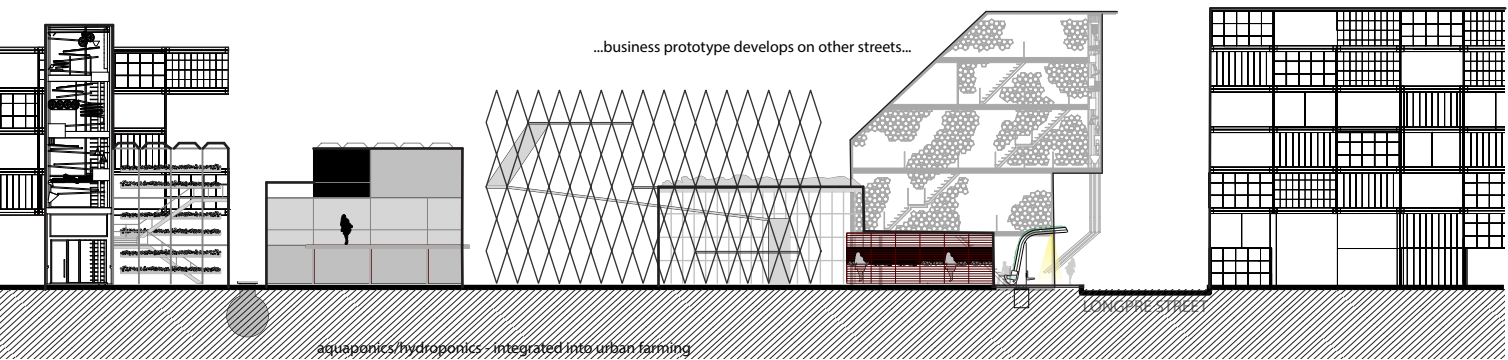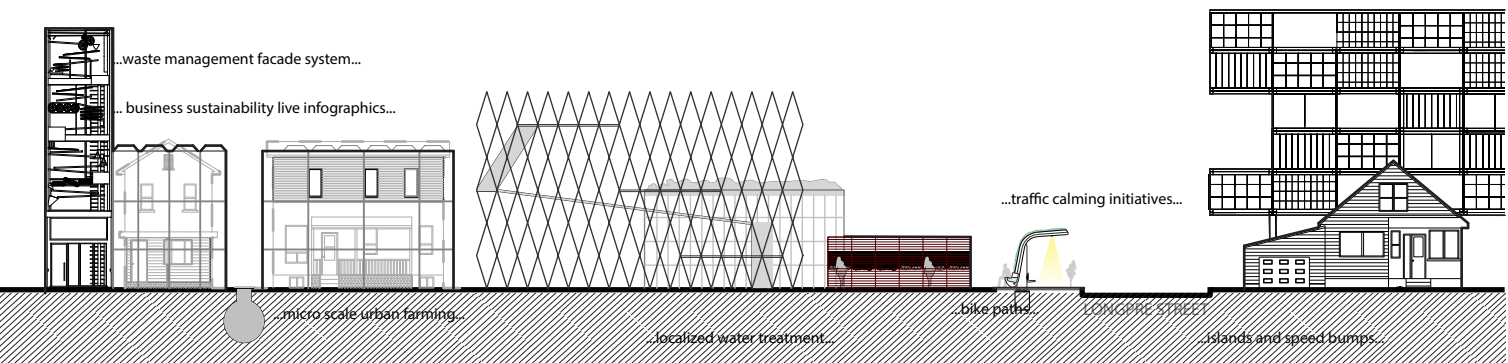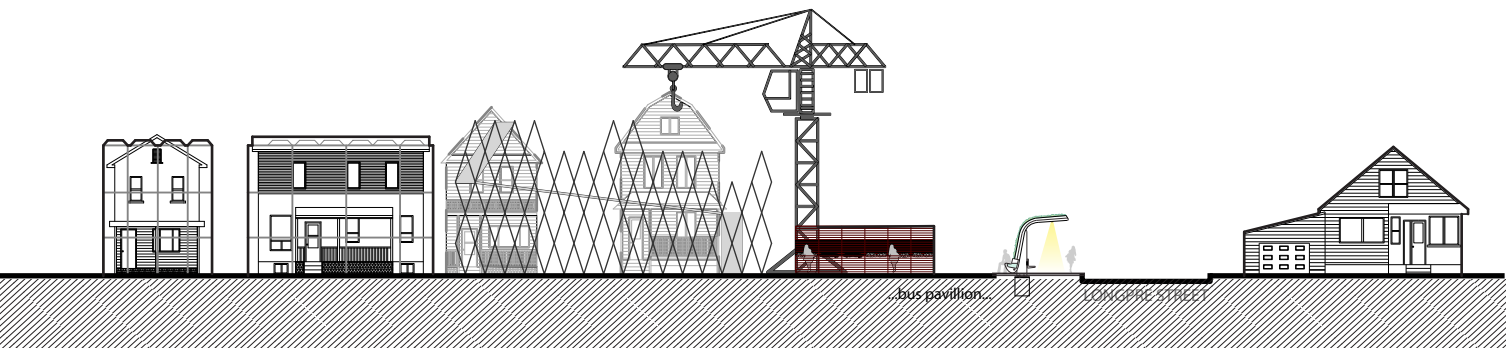
2016

...zero-carbon housing micro intervention...

us Station
Billings Bridge
St Laurent

Partage Vanier
Hours: 10:00am-7:30pm

Community Garden

...greenery to street-scape...

2025

...incremental carbon housing growth...

...local green business interventions...

...remove existing old houses...

...bioswales...

...greenery to street-scape...

2035

...triple housing density...

...self-reliant street...

...bus pavillion...

LONGPRE STREET

..waste management facade system...

.. business sustainability live infographics...

...traffic calming initiatives...

..micro scale urban farming..

..bike paths..

LONGPRE STREET

...localized water treatment...

...islands and speed bumps...

...business prototype develops on other streets...

LONGPRE STREET

aquaponics/hydroponics - integrated into urban farming

The Eco-Street proposes a series of radical changes to Marier Avenue in planning for a self-sustainable community. The success of the Eco-Street will provide a model for future generations in holistic urban design. The concept is not only applicable to Ottawa, but could be implemented in many other areas and cities. Issues of dwindling resources, waste production and greenhouse gases are all prevalent in today's society. With urban frameworks developed on Marier Avenue, we address major concerns and potentially inspire more durable and intelligent solutions for sustainable living.

SIGMA
Embedded Housing for Vanier

SIGMA proposes an experimental urban and community housing development in the residential neighbourhoods of Vanier, Ottawa.

SIGMA aims to respect the existing vibrant and robust Vanier residential neighbourhood as much as possible, while connecting, densifying and incorporating new models of housing so that current residents are not displaced, while new residents are encouraged to come into the community.

The embedded neighbourhood interventions involve new urban strategies linking with the Vanier 2030. To achieve this, SIGMA Design Group proposes to work with the City of Ottawa's plan for the future of Vanier and its recent outline for the BBRN 2016 (Building Better Revitalized Neighbourhood 2016).
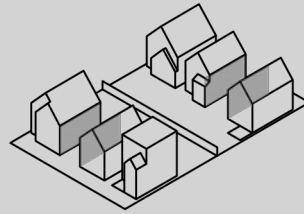
These measured interventions - in density and intensity - are located in areas evaluated on their location, vacancy, and their potential to rezone for an incremental urbanism from 2016-2030.

ANNA LEUNG   CRISTINA HUANG   EISA HAYASHI   OLIVER TANG   SABRINA SHEN
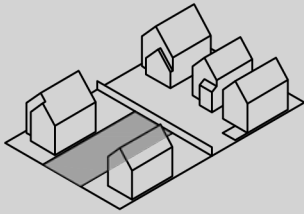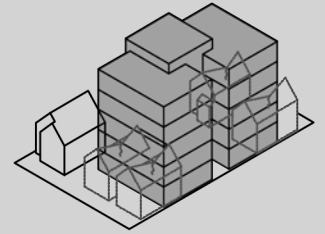
VOID SPACE
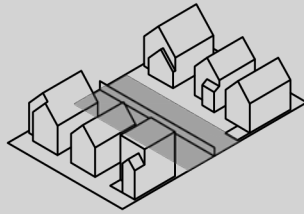
BACKYARD

SPACE BETWEEN

BUILD UP

INTENSIFICATION   EMBEDDED NEIGHBOURHOODS   RE-ZONING

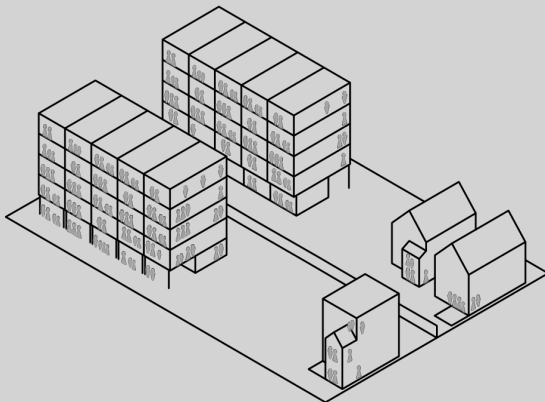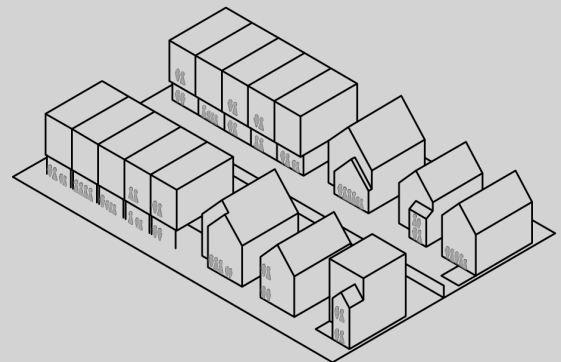HOUSING DENSITY   DIVERSITY   COMPACT   DENSIFICATION

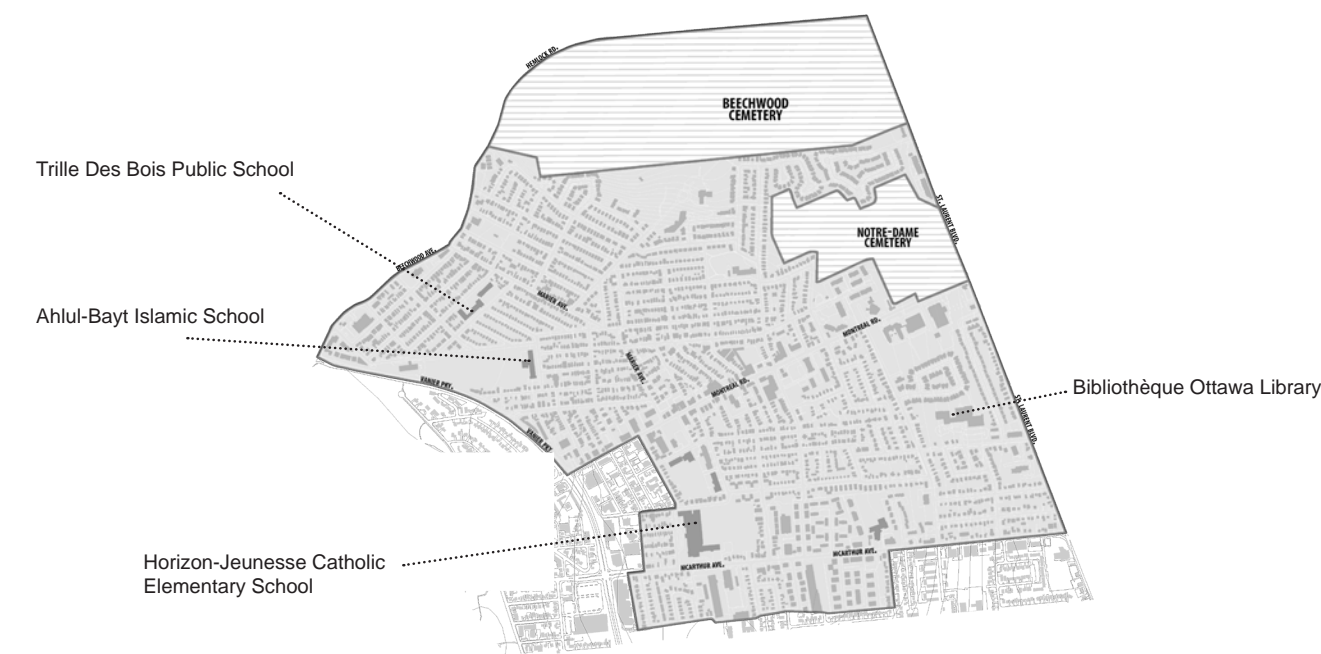ECOLOGICAL SITES   MAIN STREETS   HIGH RISE   INFILL

DENSITY

INTENSITY

MAPPING VANIER

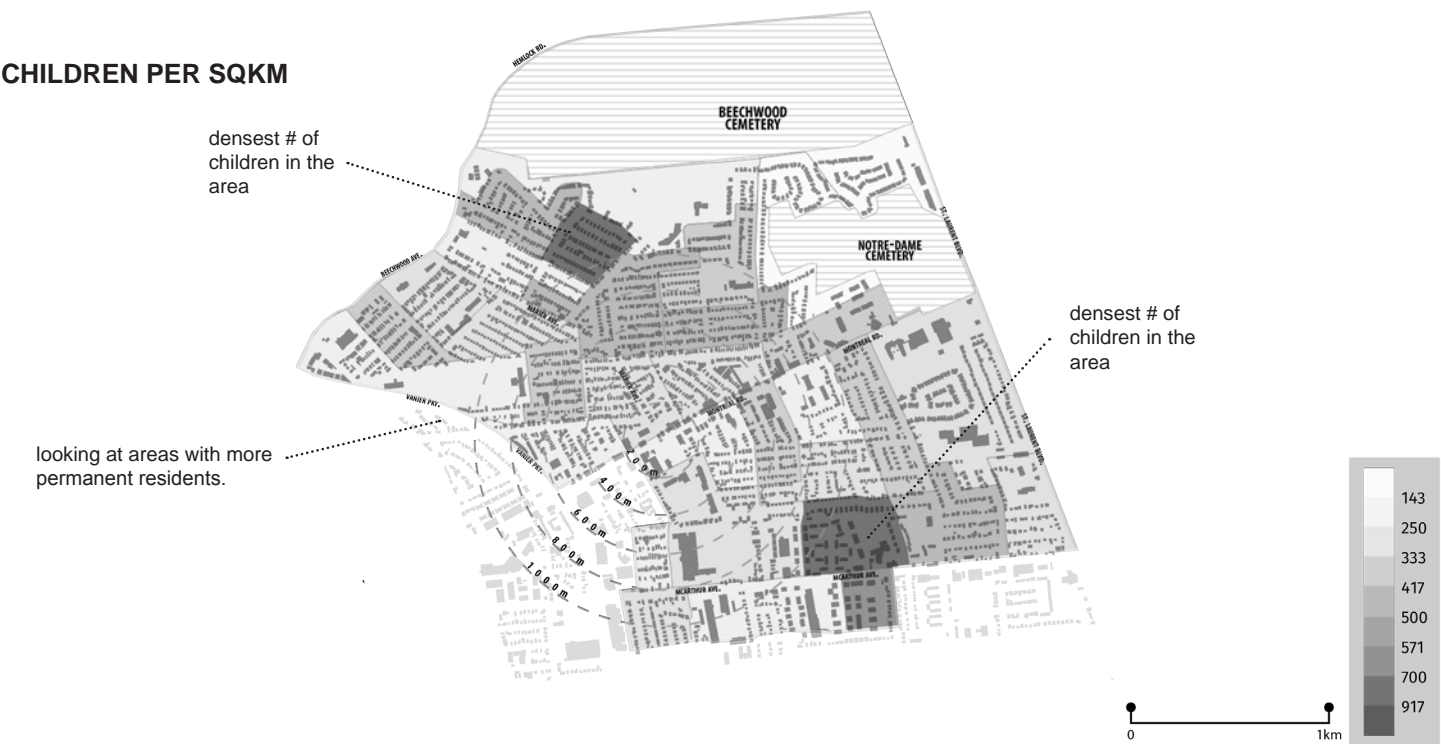## VANIER POPULATION & SITE DOCUMENTATION

Vanier's population is currently around 16,258 - this mapping allows for a general understanding of how the population is spread out and which residential areas would allow for more densification or intensification. The street panoramas show glimpses of how residential areas are laid out along with the building plans.

MARIER AVE. NORTH VIEW

MARIER AVE. NORTH VIEW

MARIER AVE. WEST VIEW

MARIER AVE. EAST VIEW

MONTREAL RD. NORTH VIEW

LAFONTAINE AVE. EAST VIEW

PERES-BLANC AVE. EAST VIEW

LAVERGNE ST. NORTH VIEW

NAULT PARK.

RICHARD CIR. SOUTH VIEW

KIWANIS PARK PATHWAY

KIWANIS PARK PATHWAY

LEVIS AVE. EAST VIEW

RICHELIEU AVE. EAST VIEW

GOUGEON ST. SOUTH VIEW

GOUGEON ST. SOUTH VIEW

BLAKE BLVD. EAST VIEW

BEECHWOOD CEMETERY

NOTRE-DAME CEMETERY

HEMLOCK RD.

BEECHWOOD AVE.

MARIER AVE.

PERES-BLANC ST.

LEVOGNE ST.

GRANVILLE ST.

ST-LAURENT BLVD.

MONTREAL RD.

VANIER PKWY.

OLMSTEAD ST.

MCARTHUR AVE.

STEVENS AVE.

STEVENS AVE.

	0-50
	51-100
	101-150
	151-200
	201-250
	251-300
	301-350
	351-400
	401-450
	451-500
	501+
	N/A

0   1km

KEY DESTINATIONS

BEECHWOOD
CEMETERY

NOTRE-DAME
CEMETERY

Trille Des Bois Public School

Ahlul-Bayt Islamic School

Bibliothèque Ottawa Library

Horizon-Jeunesse Catholic
Elementary School

CHILDREN PER SQKM

BEECHWOOD
CEMETERY

NOTRE-DAME
CEMETERY

densest # of
children in the
area

densest # of
children in the
area

looking at areas with more
permanent residents.

143
250
333
417
500
571
700
917

0   1km

% BIKING TO WORK

high density of
workers biking to
work

areas along the main
road shows that these
areas having high biking
to work

	1.6%
	5.3%
	6.2%
	8.1%
	9.6%
	11.5%
	13.9%
	16.7%

BEECHWOOD
CEMETERY

NOTRE-DAME
CEMETERY

HEMLOCK RD.

ST. LAURENT BLVD.

VANIER PKY.

EMPLOYMENT INCOME

high percentages of
people living on an
employment salary

areas high with people
living without emplyment
salary

	54.2%
	62.0%
	67.4%
	70.8%
	74.7%
	77.7%
	80.4%
	83.7%

BEECHWOOD
CEMETERY

NOTRE-DAME
CEMETERY

HEMLOCK RD.

ST. LAURENT BLVD.

0   1km

HOUSING COST

buying a standard house
in Vanier

$366,106
$389,778
$412,956
$429,716
$482,840
$533,309
$659,053
$844,487

BEECHWOOD
CEMETERY

NOTRE-DAME
CEMETERY

RENTAL HOUSEHOLD

area is dense with
unsuccessful "FOR
RENT" signage

higher rental density
closer to mainstreet
areas

area with
moderate to
high-success in
rental

BEECHWOOD
CEMETERY

NOTRE-DAME
CEMETERY

15.0%
25.0%
35.0%
45.0%
55.0%
65.0%
75.0%

0   1km

DWELLINGS OCCUPIED BY NON PERMANENT RESIDENTS

BEECHWOOD
CEMETERY

NOTRE-DAME
CEMETERY

areas closer to
Beechwood Avenue and
Vanier Parkway have
the highest percentage
of dwellings occupied
by non-permanent
residents

0.3%
2.9%
4.5%
6.1%
8.0%
10.0%
12.7%
18.2%

3+DWELLINGS

BEECHWOOD
CEMETERY

NOTRE-DAME
CEMETERY

Vanier has a low
houses with 3+
dwellings

area dense with 3 or
more dwellings

0.0%
10.0%
30.0%
45.0%
55.0%
70.0%
80.0%
95.0%

0   1km

LOW INCOME HOUSHOLD

higher percentage of
low income households
= the areas dense with
unsuccessful "FOR RENT"
signages

	4.2%
	8.5%
	12.7%
	16.0%
	18.9%
	26.3%
	34.3%
	44.4%

RENT POOR

areas close to the
cemetaries have more
households spending
over 30% of income
for rent

	0.1%
	10.0%
	20.0%
	30.0%
	40.0%
	50.0%
	60.0%
	70.0%

0   1km

SENIORS IN POVERTY

closer to the cemetary
= more seniors living in
poverty

BEECHWOOD
CEMETERY

NOTRE-DAME
CEMETERY

1.8%
9.5%
14.3%
20.0%
28.6%
40.7%

CHILD POVERTY

residentials closer
to cemetaries have
higher percentage in
child poverty

BEECHWOOD
CEMETERY

NOTRE-DAME
CEMETERY

denser percentage of
child poverty

8.0%
20.0%
27.6%
40.0%
56.1%
72.4%

0   1km

COMPARATIVE HOUSING ANALYSIS

HULL, GATINEAU

A future realistic proposal in an embedded neighbourhood of Hull, Gatineau, north of Ottawa River. This uses intense low-rise programmes to add density and is a radical move away from developer high-rise housing and full site demolition. The proposal utilizes dense infill strategies to counteract the mega high-rise schemes of towers (35 and 55 floors) proposed by the developers.
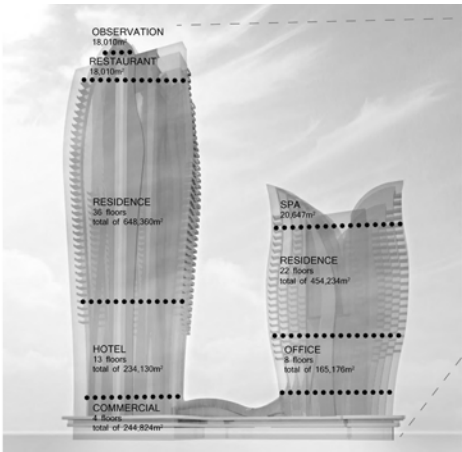
EXISTING PROPOSAL
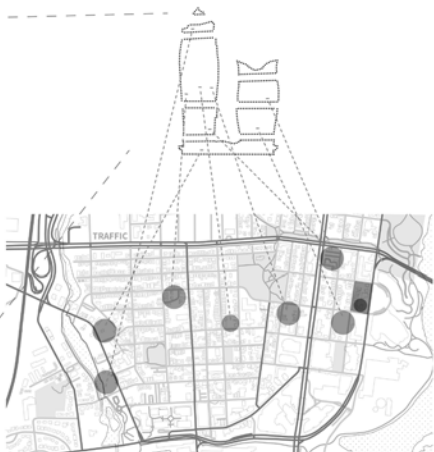
SIGMA PROPOSAL
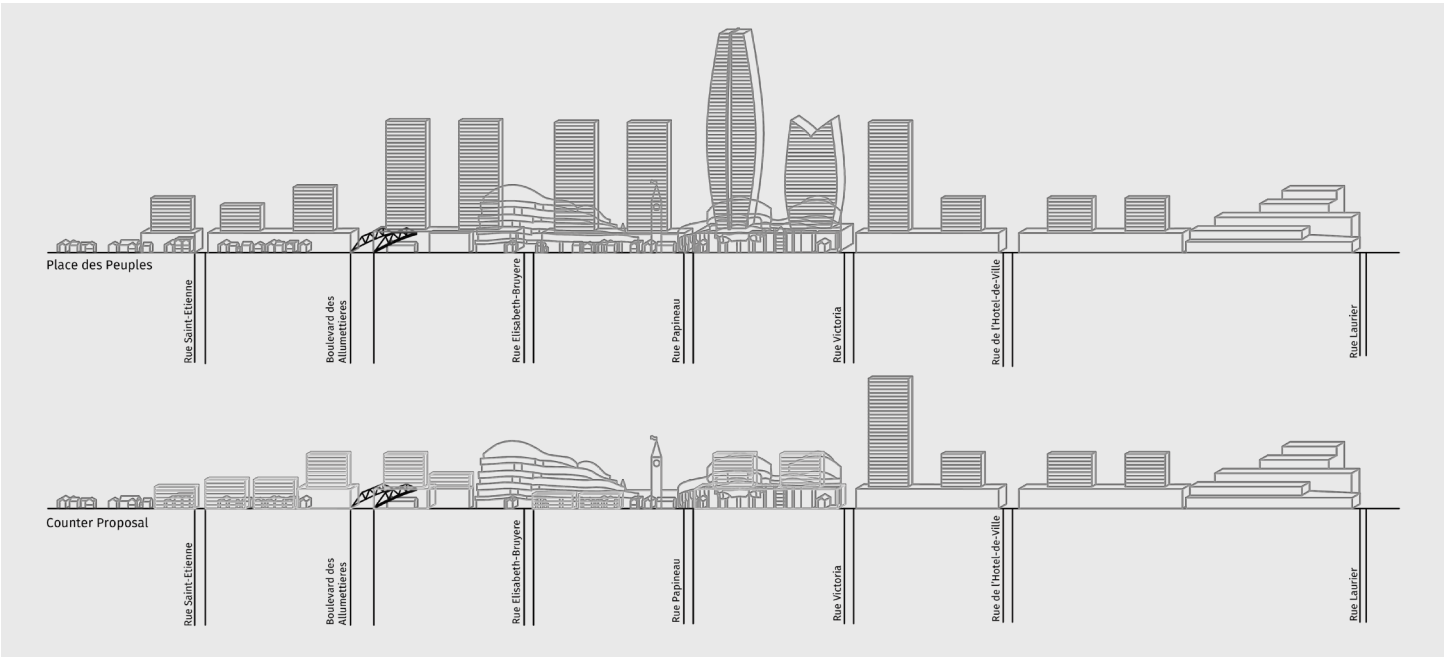
CITYSCAPE-MORPHOLOGY COMPARATIVE SECTION

TRANSPORTATION & COMMERCIAL

Existing retail and services in the area leading to analyze of potential locations for infill and densification

Restaurant
Recreational
Hotel
Bank
Retail
Medical
Services
General
STO Transit
OC Transpo
Building

Bus Density
Less   More

Bus Stop Traffic
Less   More

ZONING & RENT

Main Streets
Vacant Land
House on Sale
Commercial
Park
Institutional
Housing

KEY DESTINATION

Centre Communautaire Fontaine

Ecomusee

Centre Communautaire Sainte-Bernadette

Eglise Saint - Esprit

Theatre de l'Île

Centre Jules - Desbiens

Eglise Saint-James

Chapelle des Soeurs de la Charité

Papaye Verte

Musée Canadien de l'Historie

Bibliotheque Maison du Citoyen

Palais des Congres

Place Aurby

Centre culturel Jacques-Auger

Vacant Land

House on Sale

Cultural Building

Community Center

Pedestrian Walk

IN COLLABORATION WITH SOPHIE LAMONTE, A4 ARCHITECTURE + DESIGN INC., GATINEAU, QUEBEC

NEW INFILL

Residental

stories

4-8 stories

9-12 stories
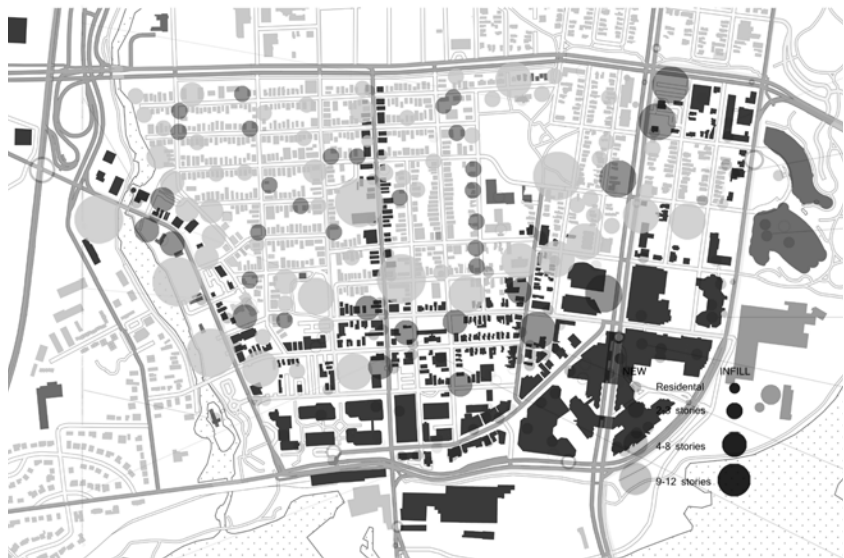
POTENTIAL AREA

DENSITY PROPOSAL
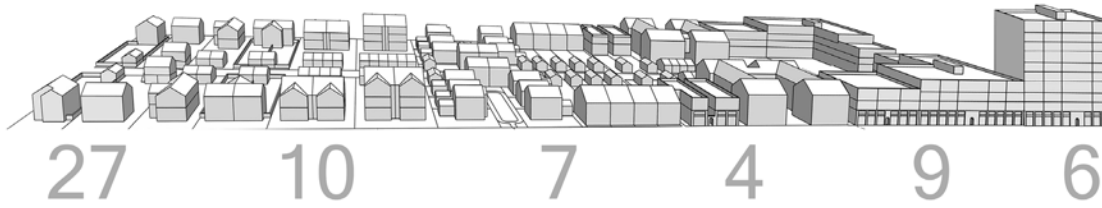
Data collected for Hull looks at vacant lots antd other areas potential for infill in the embedded neighbourhoods.

27 10 7 4 9 6

23 12 5
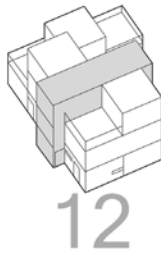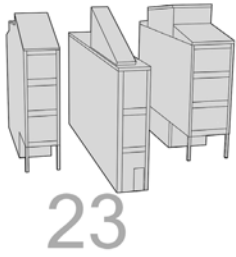
63
NEW BUILD

40
INFILL

With the above scheme by dispersing the planning over a neighbourhood, SIGMA shows how it is possible to achieve equal or more density in housing than the developer's high-rise proposal.

NEW BUILD / INFILL

Partial Redevelopment **Total Redevelopment** **Infill** **Parcel** **Backyard Extension**

These proposals look to accommodate a necessary increase of schools, family households, and student housing aiming to increase by a possible 2000 housing units (3000 new residents) incrementally by the year 2030. Within Vanier's embedded neighbourhood, we are looking to phase out lower-quality housing in three stages, 2020, 2025, & 2030.

Responding to the "authenticity" of Vanier's existing fabric, the objective is to propose a new vernacular urbanism. replacing the approximate 30% of Vanier which is currently of a low-quality. SIGMA has devised 5 ways of inserting the venacular urban housing into the neighbourhood:

WHY INVEST IN THE EMBEDDED NEIGHBOURHOOD?

Disperse the density of condos throughout the Vanier area, instead of demolishing an area to create towers. This economic housing model creates long-term investment as homeowners will have priority and opportunity in owning land. Being able to densify residential scale housing using SIGMA's proposed techniques, encourages local, informal economic exchange of skills and services (a tool shop library, corner stop auto shop, cafes) in the embedded neighbourhood.

SIGMA's ideas for Partial, Total, and Infill redevelopments creates diversification by connecting various social statuses, homeownerships, and mix-use services in the neighbourhood. With the variation of housing redevelopment layouts, the proposal will reinforce Vanier's recognition and organization for an active social inclusion.

MAPPING + GATINEAU = SIGMA'S PROGRAM

Building / Land criteria:

1. Low-rise residential – for daylight control and accessibility (visibility)

2. Distinct small parcels of land – too unorganized, disconnected

3. Under-used areas

Urban Strategies:

1. Traffic / transportation

2. Redesign urban edge

    a. Streetscape

    b. Retail, mixed-use
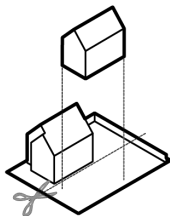
INFILL

severance	$282
water	$200
legal fees	$8,448
new build	$350,000
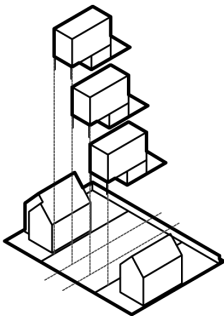
ROW HOUSE

water	$200
minor zoning	$3,000
legal fees	$8,448
new build (each)	$270,000
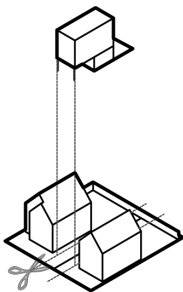
MUSE HOUSE

severance	$564
water	$200
minor zoning	$3,000
legal fees	$8,448
new build (each)	$280,000
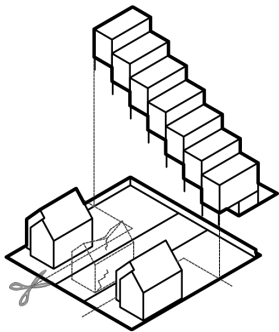
COURTYARD

severance	$564
water	$200
minor zoning	$3,000
legal fees	$8,448
maintenance agreement	$423
maintenance fund	$2,500
new build (each)	$270,000
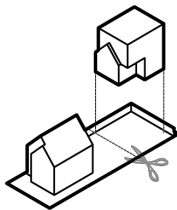
COUCH HOUSE

severance	$282
water	$200
minor zoning	$3,000
legal fees	$8,448
private roadway	$489
maintenance agreement	$423
maintenance fund	$2500
new build	$350,000
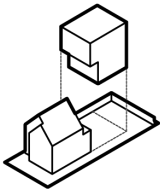
SUIT ADDITION

minor zoning	$3,000
legal fees	$8,448
addition	$180,000
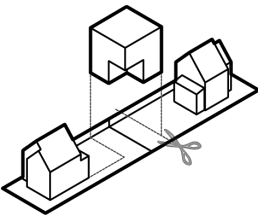
LINE WAY

severance	$564
water	$200
minor zoning	$3,000
legal fees	$8,448
private roadway	$489
new build (each)	$300,000
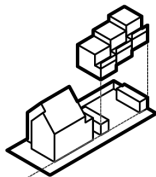
BRIDGE

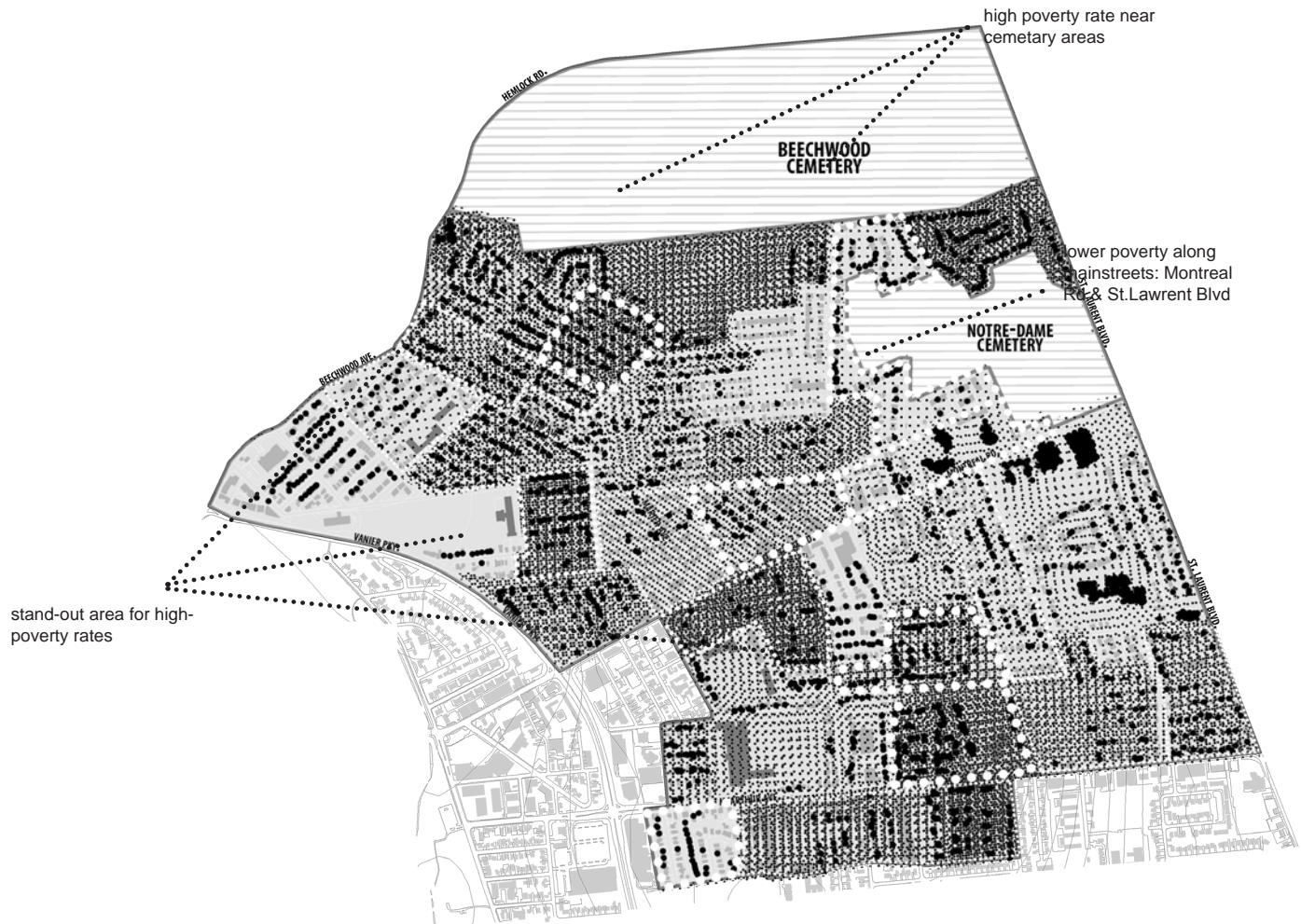|	
severance	$282
water	$200
minor zoning	$3,000
legal fees	$8,448
private roadway	$489
maintenance agreement	$423
maintenance fund	$2,500
new build (each)	$250,000

TYPOLOGIES

Housing types proposed in Dirty
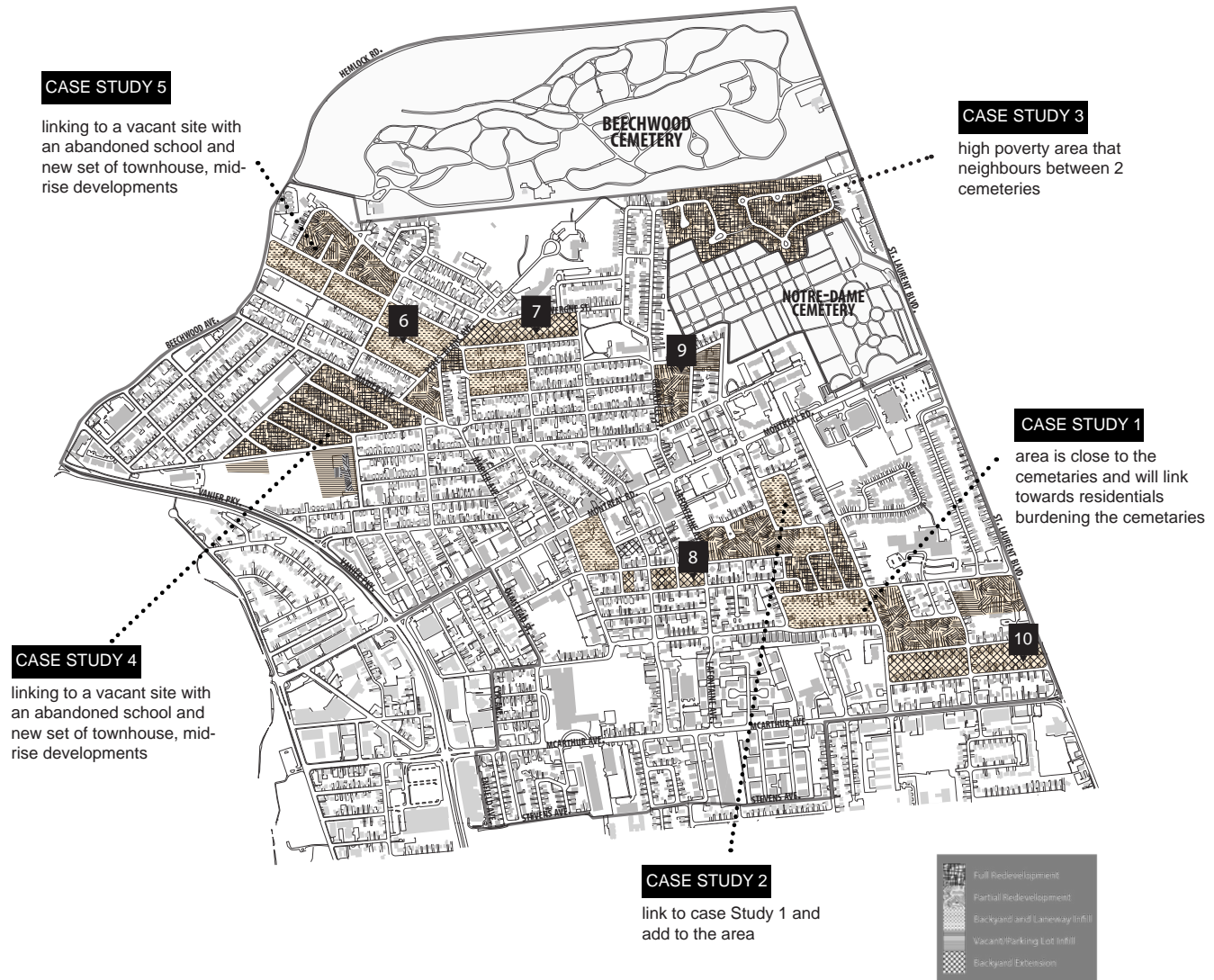Realism Housing Studio Vanier 2015

1

2

3

4

5

6

7

8

9
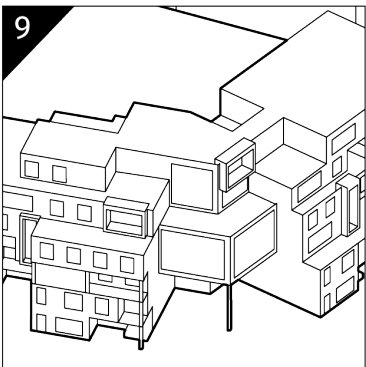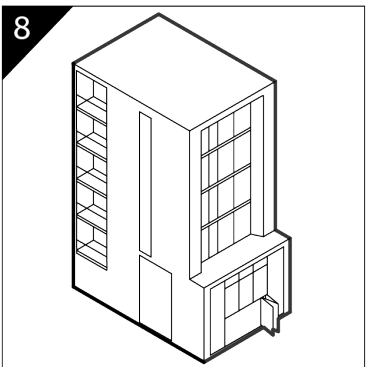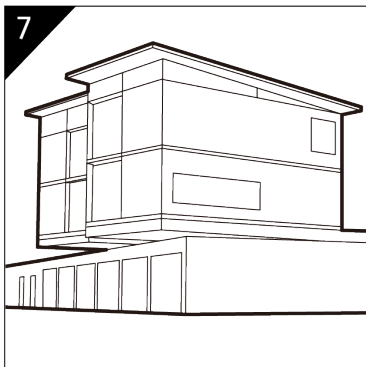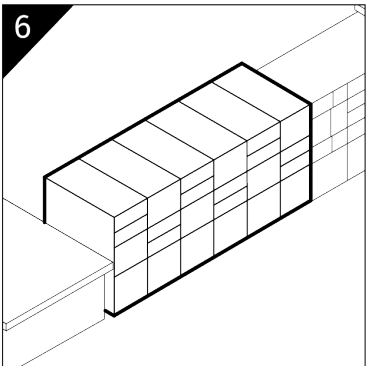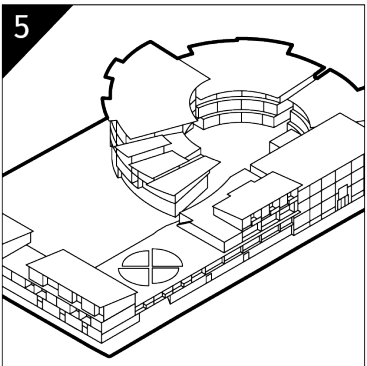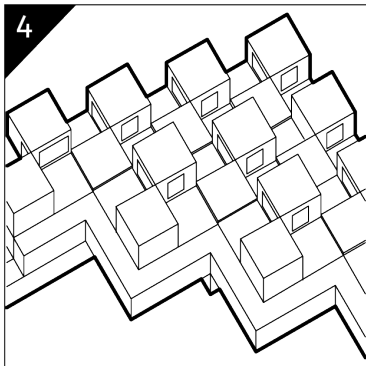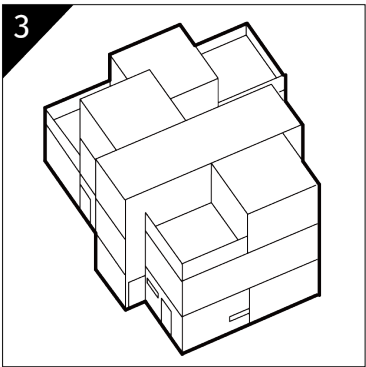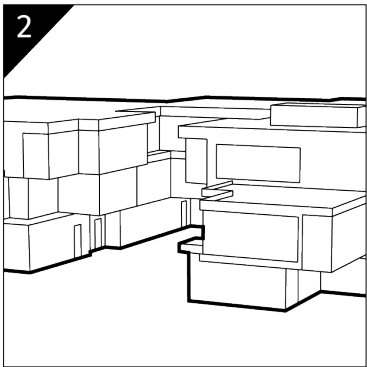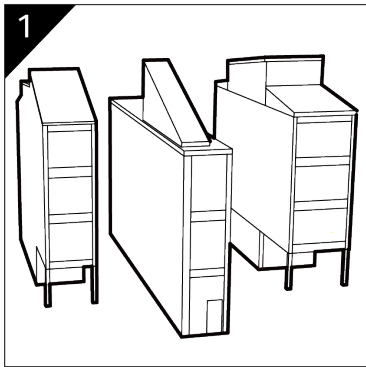
1   Anna Leung
2   Steph Agar
3   Eisa Hayashi
4   Neha Bhargava
5   Jason Surka & Tyson Moll
6   Oliver Tang
7   Shawn Duke
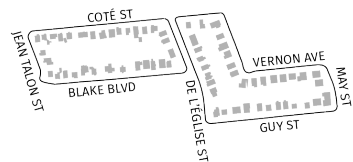8   Sabrina Shen
9   Audrey Caron & Kripa Gyawali

high poverty rate near
cemetary areas

HEMLOCK RD.

BEECHWOOD
CEMETERY

lower poverty along
mainstreets: Montreal
Rd & St.Lawrent Blvd

NOTRE-DAME
CEMETERY

BEECHWOOD AVE.

VANIER PKWY.

ST. LAURENT BLVD.

stand-out area for high-
poverty rates

DEVELOPMENT PROPOSALS

CASE STUDY 5

linking to a vacant site with an abandoned school and new set of townhouse, mid-rise developments

CASE STUDY 3

high poverty area that neighbours between 2 cemeteries

CASE STUDY 1

area is close to the cemetaries and will link towards residentials burdening the cemetaries

CASE STUDY 4

linking to a vacant site with an abandoned school and new set of townhouse, mid-rise developments

CASE STUDY 2

link to case Study 1 and add to the area

BEECHWOOD CEMETERY

NOTRE-DAME CEMETERY

Full Redevelopment
Partial Redevelopment
Backyard and Laneway Infill
Vacant/Parking Lot Infill
Backyard Extension

	EXISTING # OF UNITS	PROPOSED # OF UNITS IN 2030	EMBEDDED COMMUNITY PROGRAM
SITE 1	66	215	Recording Studio
SITE 2	135	273	Produce Market
SITE 3	200	296	Toolshop Library
SITE 4	244	1024	Art & Culture District
SITE 5	135	273	Food Bank
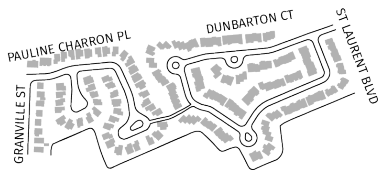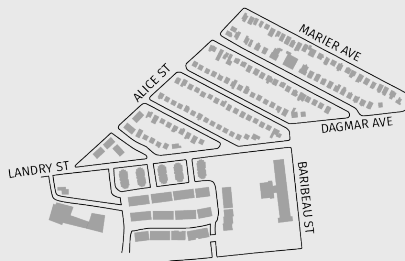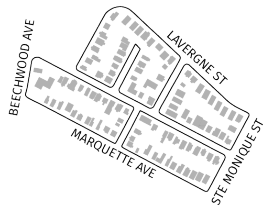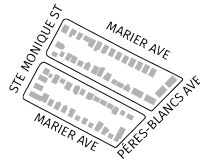
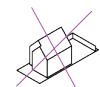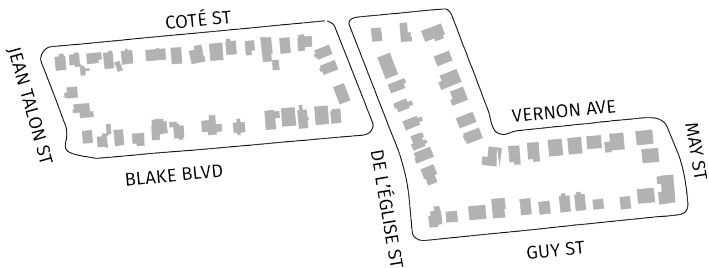|		EXISTING # OF UNITS	PROPOSED # OF UNITS IN 2030	EMBEDDED COMMUNITY PROGRAM
SITE 6		90	180	Community Garden
SITE 7		236	450	Toolshop Library
SITE 8		48	96	Produce Market
SITE 9		46	88	Family-Owned Dinner
SITE 10		128	300	Food Bank
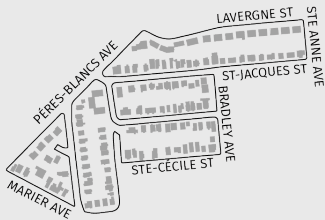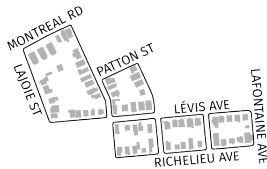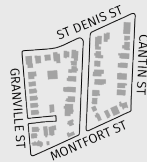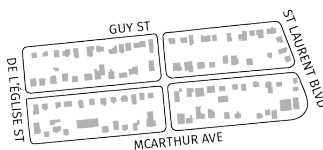
CASE STUDY 1

\# of existing dwellings: 66

\# of new dwellings: 225

\# of dwellings in 2030: 215

In the data analysis of the mapping, Site 1 was selected as a sensible area for housing development. Several small blocks converged and transformed into park making the area more desirable neighbourhood. The adjacent areas have high rental units and ample space to intensifying the park.

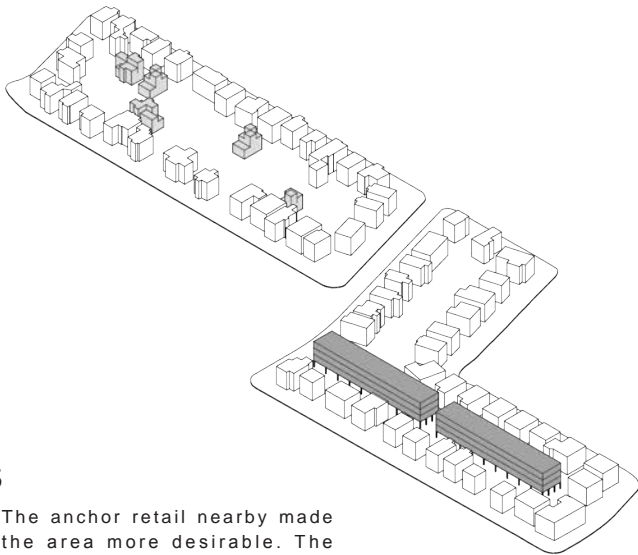**2020**

Rezoning backyard space and lot wide to accommodate the new housing unit types. Home owners have an option to make secondary income with rental couch houses.
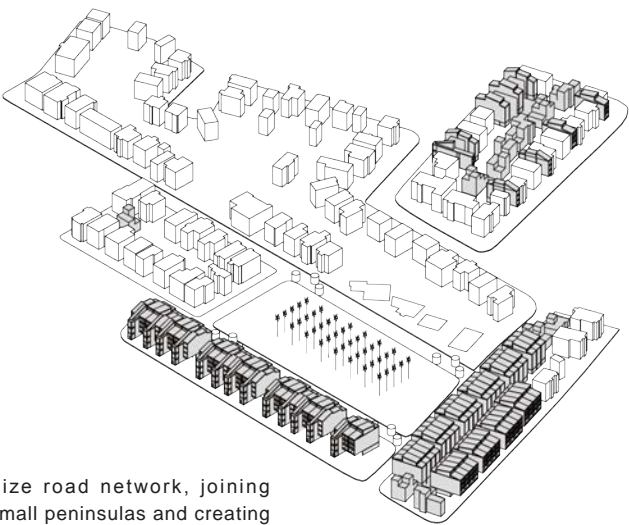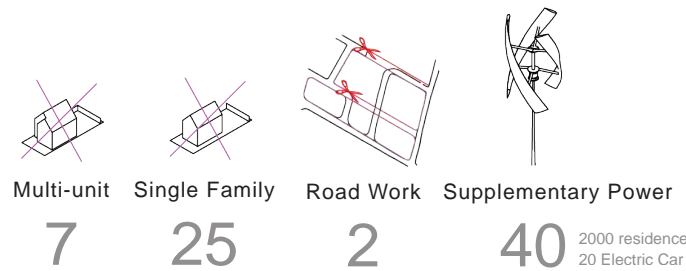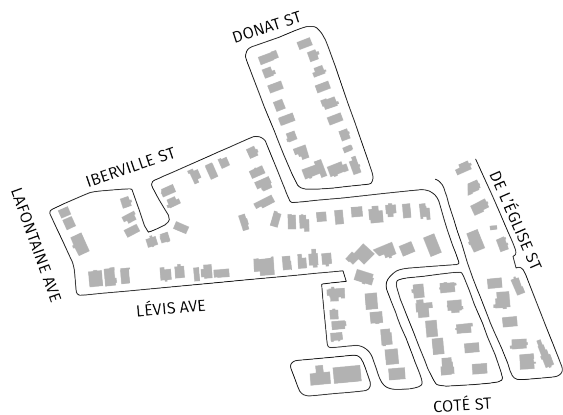

2025

The anchor retail nearby made the area more desirable. The combination of rezoning and parcel severance allowed for rows of couch houses to develop.

Multi-unit

3

Single Family

8

CASE STUDY 2

of existing dwellings: 135

# of new dwellings: 311

# of dwellings in 2030: 273

In the data analysis of the mapping, Site 2 was selected as a sensible area for housing development. The data shows there is a high density of people and a need for lower-rise units. These areas also have the largest back yard space, making couch and mews housing great density solutions.

DONAT ST

IBERVILLE ST

LAFONTAINE AVE

DE L'ÉGLISE ST

LÉVIS AVE

COTÉ ST

Multi-unit	Single Family	Road Work	Supplementary Power
7	25	2	40 2000 residence 20 Electric Car

2020

Reorganize road network, joining several small peninsulas and creating a new block. This proposal intends to create an energy/park as a central node for new housing development. New row-houses will create an island heaven for kids to play.
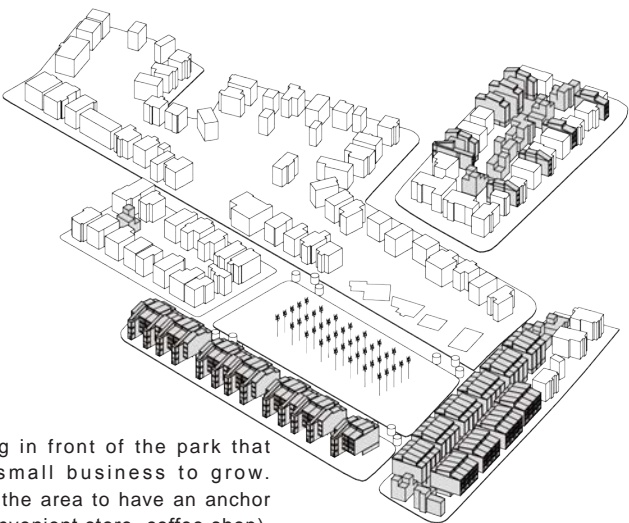
2025

Rezoning in front of the park that allows small business to grow. Allowing the area to have an anchor retail (convenient store, coffee shop). Also the housing intensification for couch housing can be built as one unit instead of multiple separated buildings.

Redevelopment of existing housing stock. Parcels will be combined and reorganized to allow for maximized housing units. The area is developed to its full potential.

The Lemon Drizzle housing creates miniature courtyards and transitions into the higher Mews houses in the next blocks.
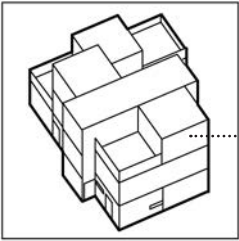
The Mews house creates a brand new type of narrow structure for Vanier that maximizes the given land area.
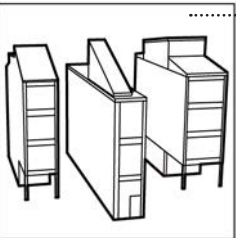
The Arachnid residential mid-rise building compliments the neighbouring mid-rise buildings in the block.

CASE STUDY 3

of existing dwellings: 200

# of new dwellings: 200

# of dwellings in 2030: 296

Located in between the Notre-Dame and Beechwood Cemeteries and borders against the St. Laurent Blvd mainstreet. Through Data Interpretation, this location is dense with senior households, high-poverty, and love-income with larger unsuccessful rental units.
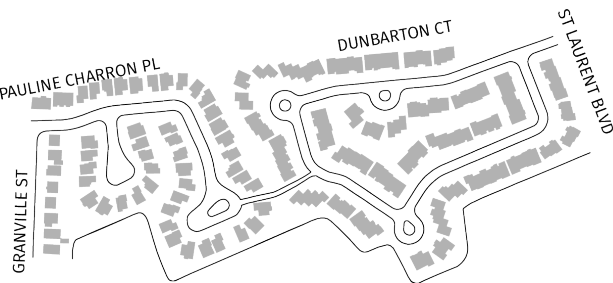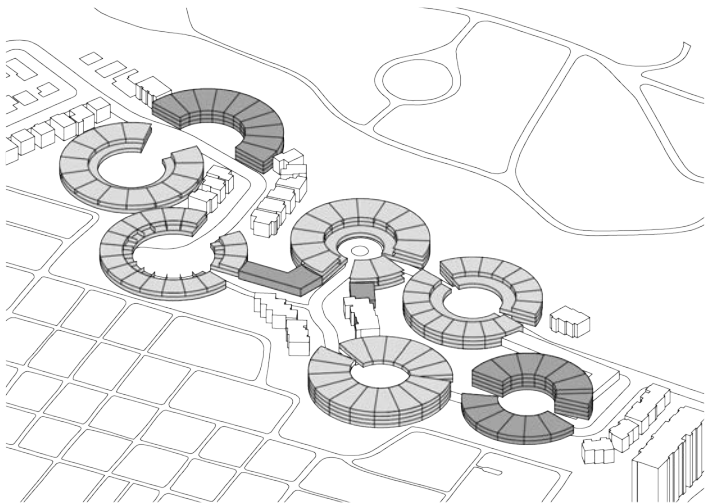
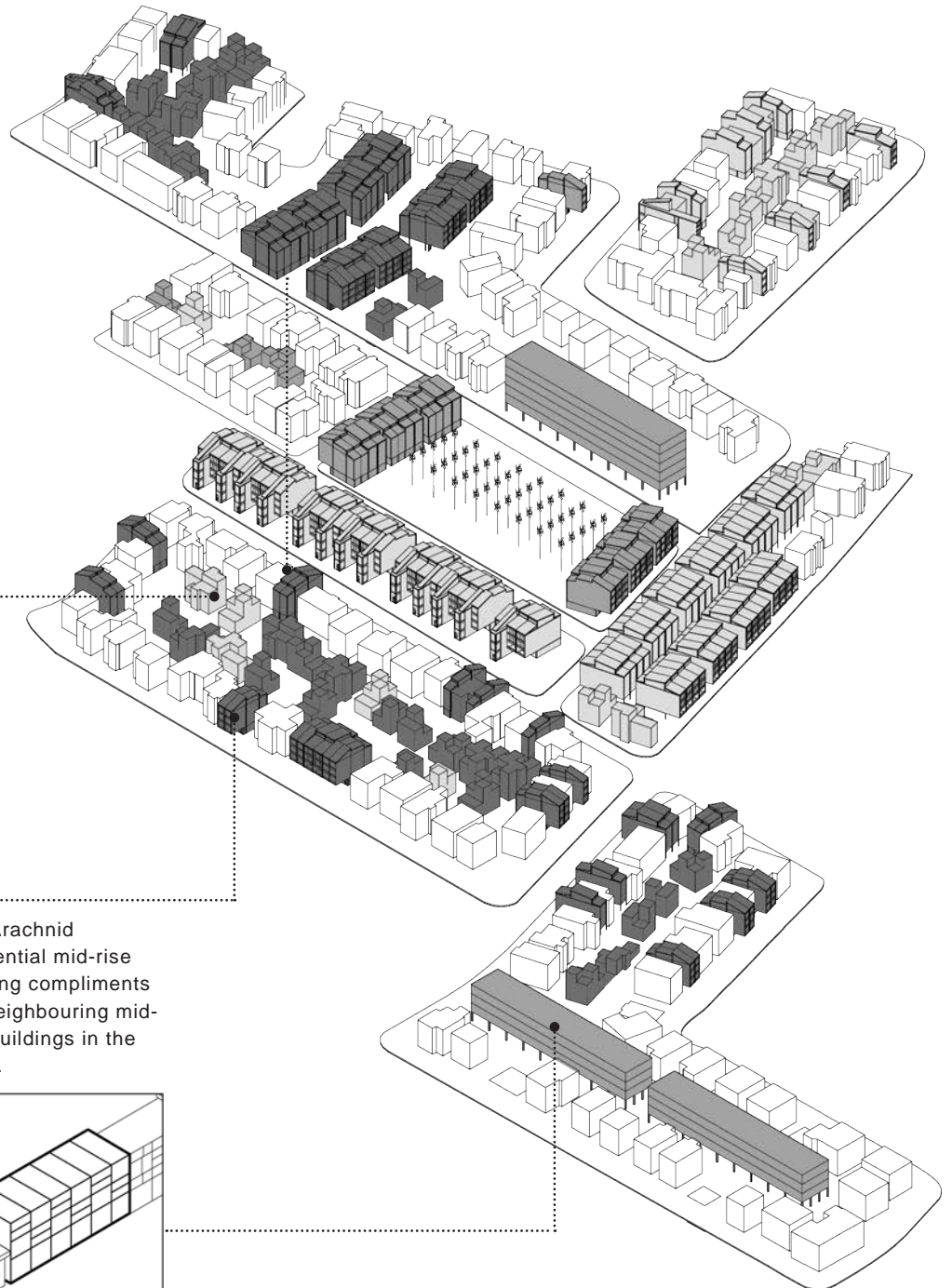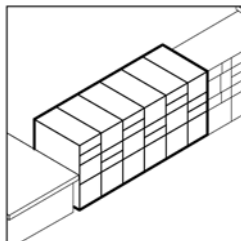### 2020

Demolishing existing residential houses to create a dynamic, non-sentimental approach of housing adjacent to cemeteries. This proposal is a more radical and experimental housing project, as it is located in an unpopular area in Vanier.
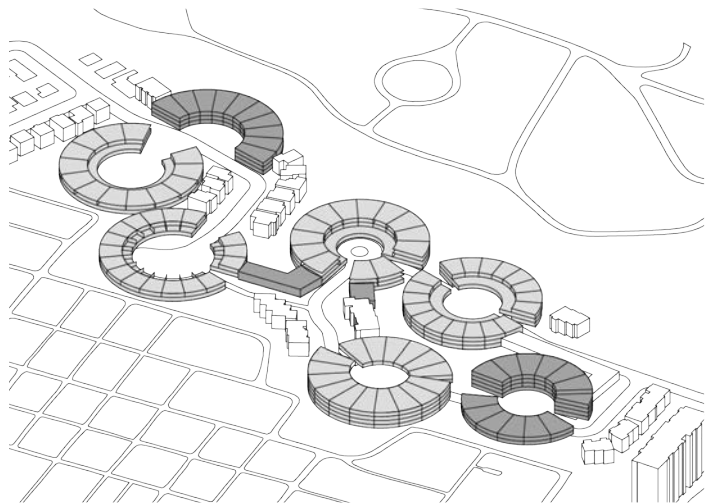
2025

Adding more of the court-garden housing on the site to create densification within the area. Drawing up to accommodate population increase since the site is also adjacent to St. Laurent Blvd —— a Mainstreet.

PAULINE CHARRON PL

DUNBARTON CT

ST LAURENT BLVD

GRANVILLE ST

Single Family

104

2030

The reinvented court-garden housing allows for incremental pre-fabricated units to be installed on top for additional dwelling needs.

A mix dwelling type ranged from townhouses, skip-steps to apartments.
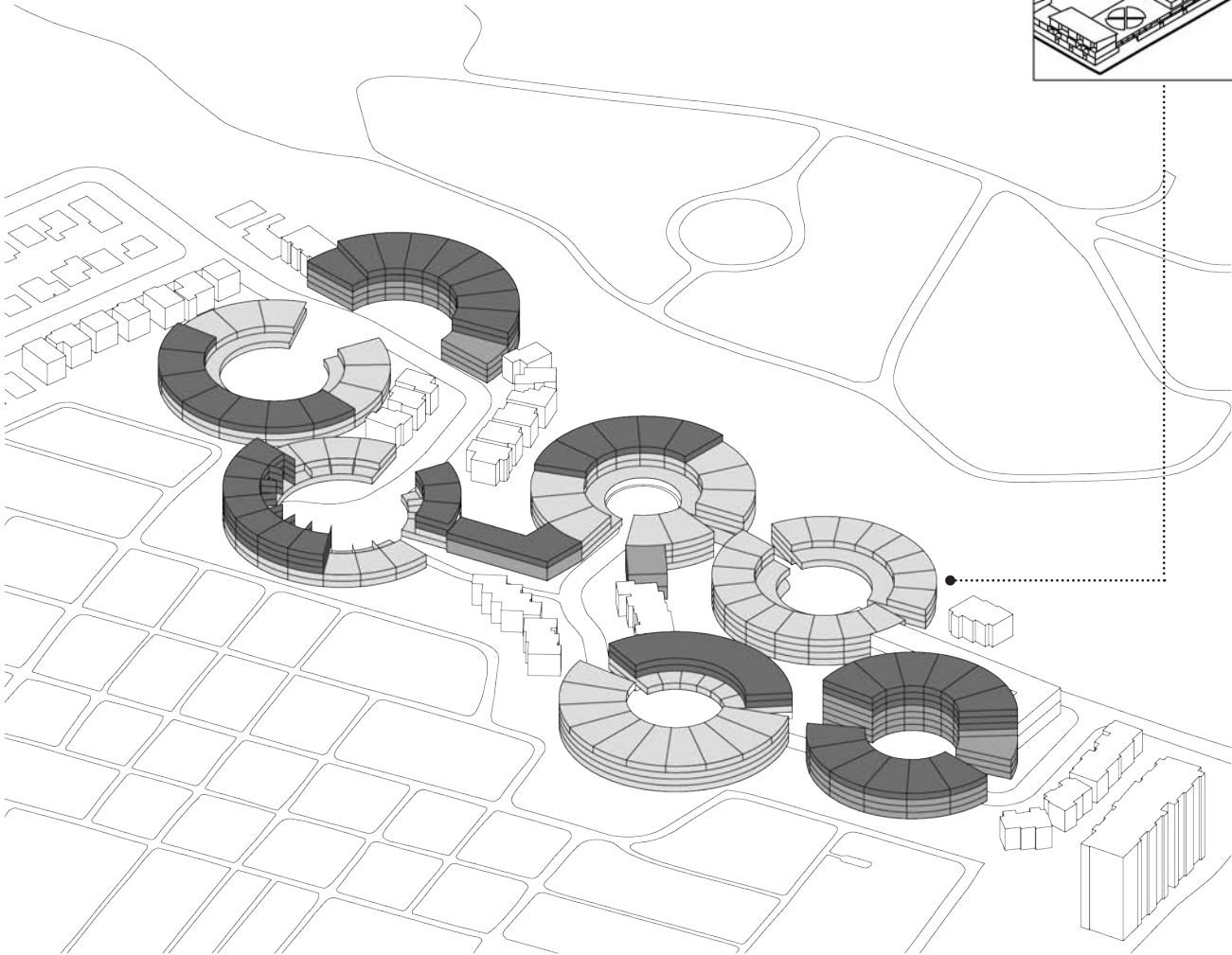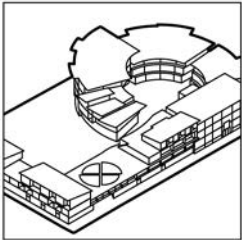
CASE STUDY 4

of existing dwellings: 244

# of new dwellings: 763

# of dwellings in 2030: 1024

This area located along Vanier Parkway and nearing Beechwood Avenue has many opportunities for redevelopment for embedded housing. The inner residential blocks along Alice Street, Landry Street and Vachon Avenue is the main anchor for the redevelopment process. These blocks currently occupy old single family housing and several outdated six-plexes. This make it an ideal area to update with new unique types of housings.

Multi-unit

Single Family

7

85
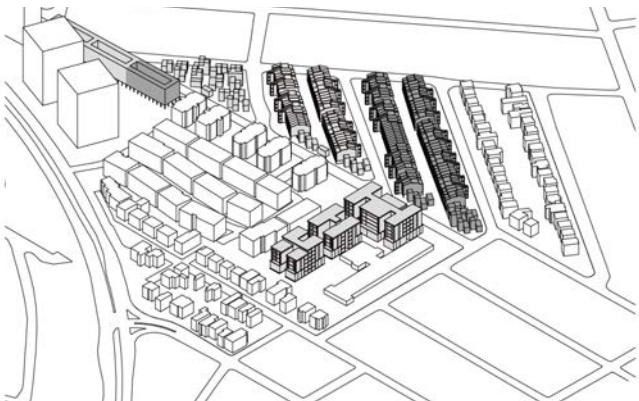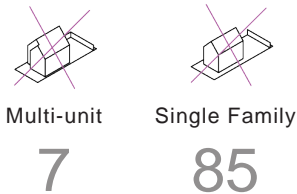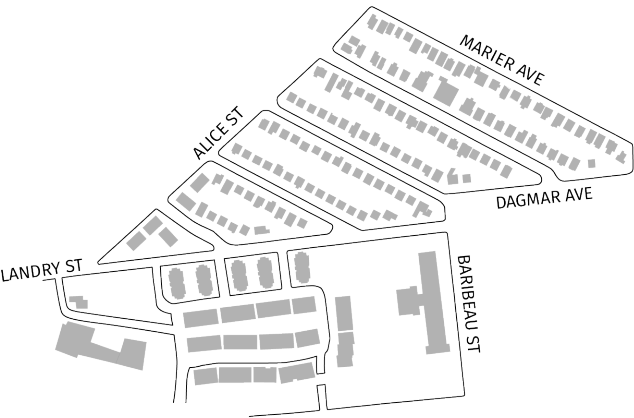
2020

The Ahlul-Bayt Islamic School has been repurposed and used as housing. In front, 8 new mid-rise residential buildings are constructed. The vacant land in front of the two high-rise towers on Vanier Parkway and Landry St allows for a residential infill of the first 2 of the 6 elevated Arachnid residential buildings. The Lemon Drizzle housing housings are spread along the block along Alice, St. Charles and Landry Street for an additional 35 dwellings. The next block in between St. Charles and St. Ambroise Street will incorporate 60 new Mews houses and 10 Lemon Drizzle housing.
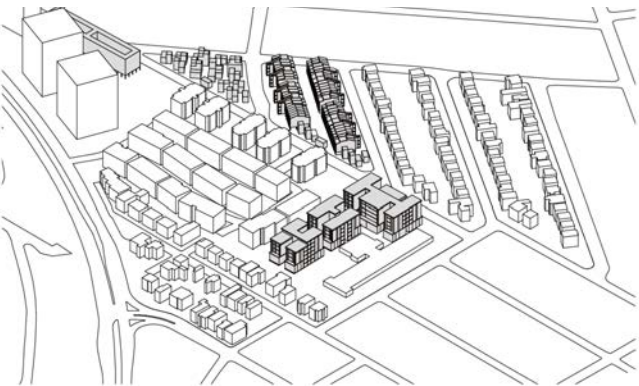
2025

The redevelopment process continues towards the block in between Dagmar Avenue and St. Ambroise Street. Here the 97 Mews houses and a variety of 10 Lemon Drizzle housing are constructed for an additional 148 dwellings. In phase 2 another Arachnid building is added to vacant area along Landry Street, giving 44 additional dwellings

The Arachnid residential mid-rise building compliments the neighbouring mid-rise buildings in the block.
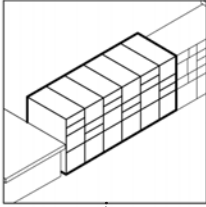
The Lemon Drizzle housing creates miniature courtyards and transitions into the higher Mews houses in the next blocks.
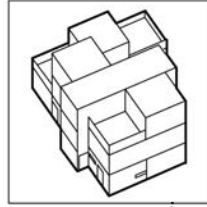
The Q·Artier mid-rise condo units with accessible studio/gallery room for artists/artisans.
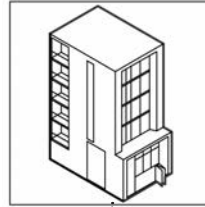
The Mews house creates a brand new type of narrow structure for Vanier that maximizes the given land area.
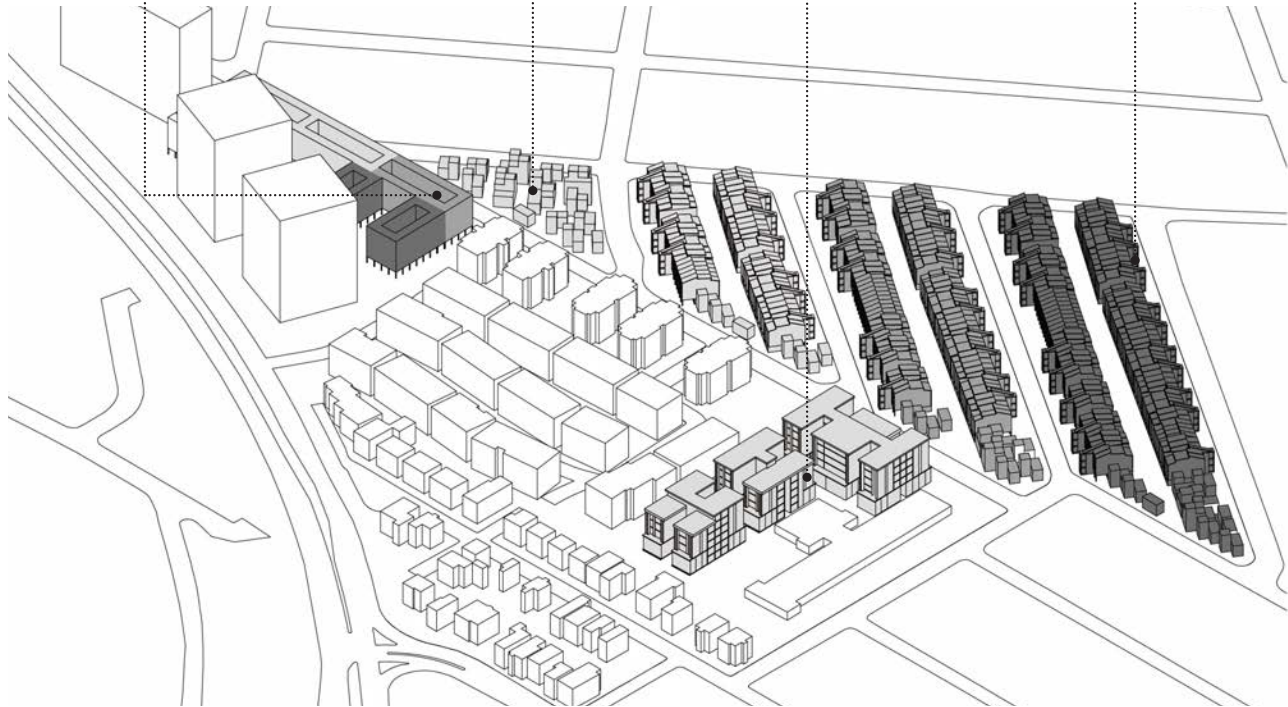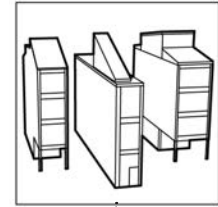
2030

This is the final stage for embedded housings for this area of the Vanier neighbourhood. The 4th redevelopment blocks is completed with 114 Mews houses and 11 Lemon Drizzle housing, allowing for 175 more dwellings. The final 3 arachnid buildings are completed for another 108 dwellings. This final phase adds a total of 283 dwellings to this area.

CASE STUDY 5

of existing dwellings: 96

# of new dwellings: 295

# of dwellings in 2030: 377

Located on Jolliet Ave between Ste Monique St. and Beechwood Ave. Through Data Interpretation, the area is occupied with single-detached houses. This location has the potential to intensify alongside the gentrification on Beechwood.

2020

The interventions, such as coach and Mews houses, are added gradually without disturbing the existing fabric of the neighborhoods.

2025

Additional interventions, such as the Urban Arachnid and the mid-sized Lemon Drizzle complexes are built behind the existing fabric to increase density for each block.

Single Family

The Mews house creates a brand new type of narrow structure for Vanier that maximizes the given land area.
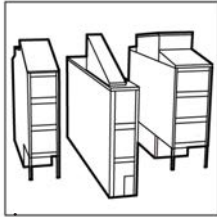
The Lemon Drizzle housing creates miniature courtyards and transitions into the higher Mews houses in the next blocks.
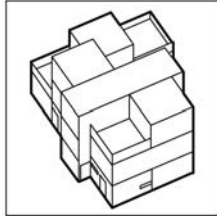
2030

On the final phase, the Baribeau Tide, a larger complex, is added in addition with Lemon Drizzles to re-organize the block, while demolishing some unmaintained or underused houses.

the Baribeau Tide is transformative multi-unit housing includes to create a high density in a suburban environment.
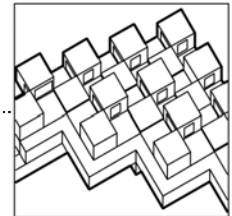

The Arachnid residential mid-rise building compliments the neighbouring mid-rise buildings in the block.

Dwellings **1700**

Year **2020**

Dwellings **2500**

Year **2025**

Dwellings **3200**

Year **2030**
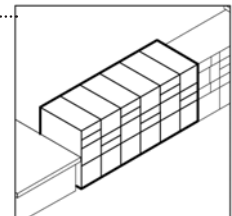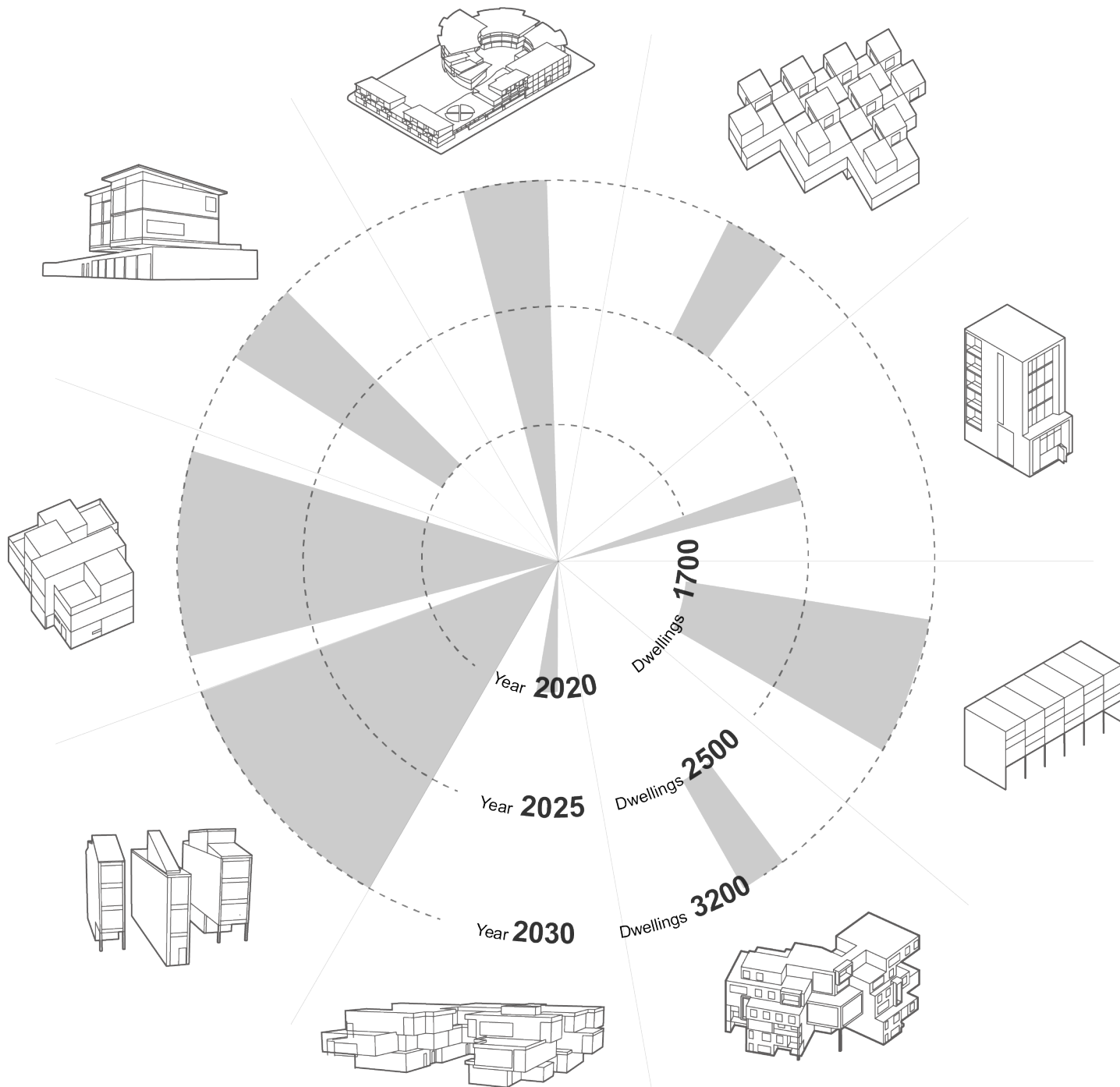
A commercial street with strong pedestrian orientation, accessible to the adjacent community and containing a mix of uses (stores, community facilities, apartments, etc).

MAIN STREETS & TACTICAL URBANISM

Tactical urbanism is an umbrella term used to describe a collection of low-cost, structural changes to the built environment, usually in cities, intended to improve local neighbourhoods and city gathering places.
TACTICAL URBANISM

KRIPA GYAWALI   NEHA BHARGAVA   NAHID AHMADI   BALQUIS ATTEF (MOD-

MAINSTREETS AND TACTICAL URBANISM

Montreal Road and McArthur Avenue are the two major mainstreets that have been analysed in this section. Radical transformation of these streets aims to satisfy the desires and the demands of the evolving Vanier community in 2030. These propsals include urban solutions as well as futuristic developments for Vanier 2030. Transformations include main urban issues such as densification and intensifiation of selected areas. The streets are also to be transformed to what is internationally recognized as main street design providing appropriate commercial and retail needs as well as housing solutions.

According to the City of Ottawa *mainstreets* offer some of the most significant opportunities in the city for intensification through more compact forms of development, a lively mix of uses , and a pedestrian friendly environment.

Some basic characteristics of traditional mainstreet include:

+ small-scale buildings with narrow frontages that are set close to and address the street

+ mixed land uses with commercial uses at the street level and residential uses on the higher levels

+ four-lane cross-sections

+ on-street parking

+ adjacent development with limited on-site parking

Through various mappings we have produced data such as current building heights along McArthur Avenue and Montreal Road, walkable routes to main attractions, landuse and types of bussinesses , undeveloped plots and key destinations. Further analysis of the current state of streets can be seen in the detailed cross sections on both streets.

ARTERIALS
COLLECTORS
LOCAL
SURFACE WATER
BUIDLING FOOT PRINT

SOURCE: GEO OTTAWA, JANUARY 2016

BIKE PATH
PUBLIC TRANSIT
CARS
TRANSIT NODE

SOURCE: GEO OTTAWA, JANUARY 2016

LOCATION 📍

Vanier is located approximately two kilometers east of Parliament Hill, across from the Rideau River. The two mainstreets, Monteal Road (north) and Mcarthur Ave mark the south edge of Vanier, separating it from the community of Overbrooke. Vanier Parkwary on the West and St. Laurent Boulevard on the east are the two gateways to Vanier's mainstreets. Currently, Montreal Road is Vanier's main artery which connects the neighbourhood directly to downtown Ottawa. Montreal Road spans the distance of 1.67km and Mcarthur spans 1.7km in between its gateways. Vanier is known as a low working class neighbourhood and it is still struggling with poverty and crime. This project revitalizes the underutilized mainstreets as an urban corridor.

🔊 LOCAL NEEDS

The two mainstreets in Vanier have continued to languish and are widely perceived as unsafe and in a state of decline. Even though it is busy during the day, because of the business along the street, it empties out at night and on weekends. The city finds it difficult to encourage people to live there permanently because of its reputation as well as few affordable options. To turn these mainstreets into more attractive place to live, work and play, the plan is to adopt a creative place making urban approach and support the growth of more business, arts community and institutional programs in the area as means to spur economic development and bring back life into these mainstreet and in Vanier as a whole.

COMMUNITY 👥

The current population of Vanier is 16,25 (census 2011). Looking at Vanier, there are 52 % of people who live alone and 48% are families ranging from 2 – 6 people per dwelling. Due to the area being a low income neighbourhood, almost 58% of the occupied dwellings are rented, which accounts for the affordable housing available in Vanier. The goal is to densify the mainstreets and increase the population by approximately 4,000 to 6,000.

📊 ANTICIPATED IMPACTS

This project is aimed to bring positive and valuable impacts in different aspects to Vanier. By improving the urban fabric of the neighbourhood, this will change the current image of Vanier's mainstreets. Increasing population is one of the ways to bring more life into the street to promote a safe and lively living space while bringing more green public spaces along the street. Strategic transformation of street layouts, and adaptable land re-use are other ways to impact Vanier for the future.

LAND-USE
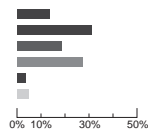
The current state of land use and building heights on Montreal Road suggest the need for more developments and more population on the street. Based on the research most of the building at street side are dispersed lowrise on separate land parcels. More high rise housing is necessary to activate the future street.

RESTURANT
COMMERCIAL
CIVIC
RESIDENTIAL
HOTEL
INSTITUTIONAL

0% 10%   30%   50%

2%   10%   88%

m o n t r e a l   r o a d

MORPHOLOGY

MORPHOLOGY

m c a r t h u r   a v e n u e

RESTURANT
COMMERCIAL
CIVIC
RESIDENTIAL
HOTEL
INSTITUTIONAL

10%

3%   0%   95%
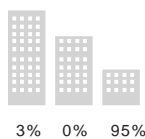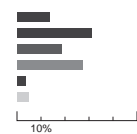
McArthur Avenue, in comparison to Montreal Road includes more low rise buildings and only 3 % midrise and highrise along the street. Most land is commercial use with less than 10 % institutional and administration.

HIGH-RISE
GATEWAY

URBAN
PLAZA

'SIEDLUNG
HOUSING

RETAIL
GATEWAY
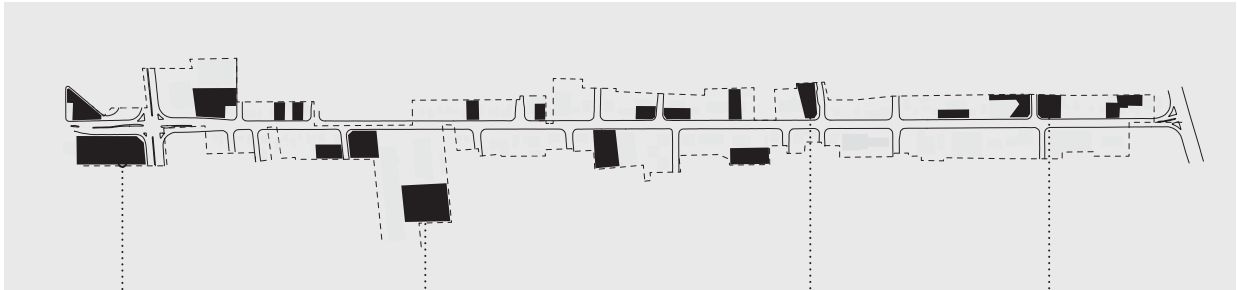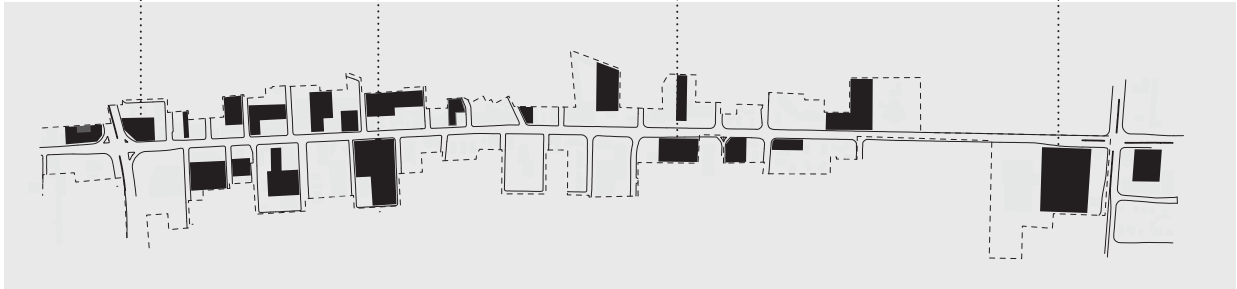
URBAN
GATEWAY

STUDENT-CAM-
PUS

RETAIL &
PUBLIC SPACE

HOSPITAL &
PARKSCAPE
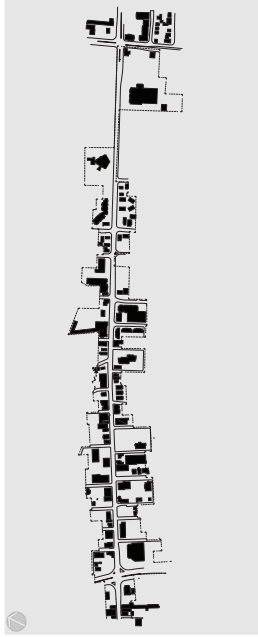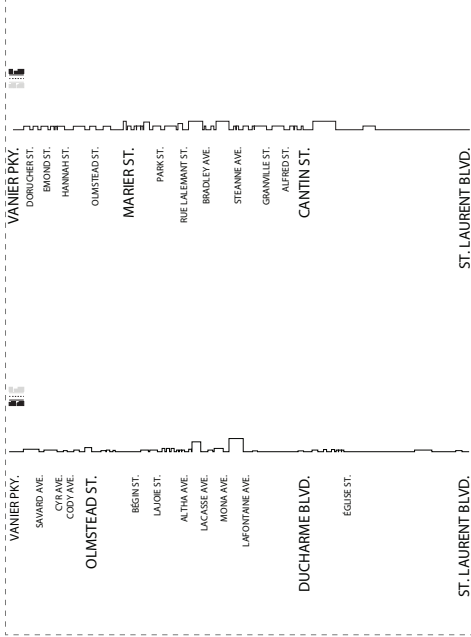
AERIAL	ELEVATION	STREETSCAPE	BUILT FORM

MONTREAL ROAD

VANIER PKY.
DORLUCHER ST.
BMOND ST.
HANNAH ST.
OLMSTEAD ST.
MARIER ST.
PARK ST.
RUE LALEMANT ST.
BRADLEY AVE.
STE.ANNE AVE.
GRANVILLE ST.
ALFRED ST.
CANTIN ST.
ST. LAURENT BLVD.

VANIER PKY.
SAVARD AVE.
CYR AVE.
CODY AVE.
BÉGIN ST.
LAJOIE ST.
ALTHA AVE.
LACASSE AVE.
MONA AVE.
LAFONTAINE AVE.
OLMSTEAD ST.
DUCHARME BLVD.
ÉGLISE ST.
ST. LAURENT BLVD.

McARTHUR AVENUE

VANIER PKY.
CYR AVE.
OLMSTEAD ST.
LACASSE AVE.
LAFONTAINE AVE.
EASTWOOD PL.
BELISLE ST.
DE L'EGLISE ST.
MAY ST.
ST. LAURENT BLVD.

VANIER PKY.
ENFIELD AVE.
LAROUCHE ST.
CRETE PL.
ALLEN BLVD.
CARMEN AVE.
IRWIN MILLER ST.
BRANT ST.
DIEPPE ST.
MOORVALE ST.
MAY ST.
ST. LAURENT BLVD.

| PEDESTRIANS AND CYCLISTS | VEHICLES AND PARKING | LANDSCAPE AND ENVIRONMENT | SIGNS | SERVICING AND UTILITIES |

MONTREAL ROAD 2016

Housing Units (Approx) 1055

Parking space (Approx) 50

Green space (Approx) 5

CHURCH

OUR LADY OF LOURDES
CHURCH

TERRASSES MONTFORT
APARTMENT

COMMERCIAL PLAZA

CONCORDE
MOTEL

WABANO CENTER
ABORIGINAL HEALTH CENTER

BELL COMMUNICATIONS
OFFICE

SCOTIA BANK
OFFICE + ATM

ST. LAURENT BLVD

VANIER PARKWAY

360 MONTREAL ROAD
APARTMENT

299 LAFONTAINE AVE
APARTMENT

APARTMENT
12 STOREY

PLACE DE PIONNIERS
APARTMENT

297 DUPIS ST.
CONDO

ST. MARGARET
CHURCH

COMMERCIAL PLAZA

When Parking becomes Urban (Montreal Rd)

Surface parking has the largest land use on both mainstreets. 40%
on Montreal Road belongs to surface parking dominating mainstreet.
This inappropriate amount of parking damages any continuity in the
urban and neighborhood fabric.

Parking

Green

CROSS-SECTION

Section 1

COMMERCIAL — PEDESTRIAN — AUTO (4 LANES) — PEDESTRIAN — PARKING — PEDESTRIAN — COMMERCIAL

1.5m — 14m — 1.5m — 8m — 1.5m

Section 2

COMMERCIAL — PEDESTRIAN — AUTO (4 LANES) — PEDESTRIAN — COMMERCIAL

1.5m — 14m — 1.5m

Section 3

COMMERCIAL — PEDESTRIAN — AUTO (4 LANES) — PEDESTRIAN — BUS STOP — GREEN SPACE — RESIDENTIAL

5m — 14m — 2m — 3m — 13m

Section 4

SIDE WALK — GREEN SPACE — PEDESTRIAN — GREEN SPACE — PEDESTRIAN — AUTO (4 LANES) — PEDESTRIAN — GREEN SPACE — PARKING — CIVIC

2.5m — 1m — 4m — 1.5m — 14m — 1.5m — 3m — 13m

0 1 2 3 4 m

MCARTHUR AVENUE 2016

Housing Units (Approx) 445

Parking space (Approx) 75

Green space (Approx) 5

S T.   L A U R E N T   B L V D

BEL-AIR
MOTOR DEALERSHIP

BEL-AIR
MOTOR DEALERSHIP

ROCKCLIFF MONTESORRI
PRE SCHOOL

THE DON MCGAHAN CLUBHOUSE
BYTOWN CAT HOSPITAL

ROBERT E. WILSON
PUBLIC SCHOOL

MCARTHUR MEDICAL CENTER
PHARMACY

EASTWOOD PARK APARTMENTS
2.5 STOREY

PRIMECORP APARTMENT
3 STOREY

EASTWOOD PARK APARTMENTS
2.5 STOREY

VILLAGE MILL CRAFT APARTMENT
3 STOREY

BERNARD-GRANDMAITRE
ARENA

COMMERCIAL PLAZA

BEL-AIR
MOTOR DEALERSHIP

EAST VIEW ANIMAL HOSPITAL

VANIER DEPOT/ GARAGE VANIER
WAREHOUSE

HORIZON-JEUNESSE
CATHOLIC ELEMENTARY SCHOOL

GOVERNMENT OF CANADA
OFFICE

BAHA'I OTTAWA CENTRE
RELIGION CENTER

V A N I E R   P A R K W A Y

CHATEAU VANIER APARTMENTS
18 STOREY

When Parking becomes Urban (Mcarthur Ave)

25 % of landuse on Mcarthur belongs to surface parking similarly dominating mainstreet. Like Montreal Road, this damages the urban fabric. Large parcels of empty land around buildings blight McArthur Avenue.

Parking

Green

CROSS-SECTION

MIXED USE

PEDESTRIAN

AUTO (4 LANES)

PEDESTRIAN

PRIVATE GREEN SPACE

RESIDENTIAL

2.5m 14m 2.5m 4m

SCHOOL

GREEN SPACE

PEDESTRIAN

DRIVEWAY

PRIVATE GREEN SPACE

PEDESTRIAN

AUTO (4 LANES)

PEDESTRIAN

GREEN SPACE

PARKING LOT

3m 1m 6m 10m 2.5m 14m 2.5m 1.5m

COMMERCIAL

PARKING LOT

PEDESTRIAN

AUTO (4 LANES)

PEDESTRIAN

DRIVE WAY

COMMERICIAL

12m 2.5m 14m 2.5m 4m

RESIDENTIAL

PRIVATE GREEN SPACE

PEDESTRIAN

AUTO (4 LANES)

PEDESTRIAN

PRIVATE GREEN SPACE

RESIDENTIAL

10m 2.5m 14m 2.5m 1.5m

0 1 2 3 4 m

RESIDENTIAL
13 floors
130 units

TRAM STATION

RESIDENTIAL
14 floors
140 units

OFFICE
5 floors

COMMERCIAL
2 floors

MODELS LOCATED IN MONTREAL ROAD

MEASURING URBAN DENSIFICATION

| 46 |
| 42 |
| 38 |
| 34 |
| 30 |
| 26 |
| 23 |
| 20 |
| 16 |
| 12 |
| 8 |
| 4 |
| 0 |

CLARIDGE ICON
45 STOREY
485 FT
320 SUITES

MARRIOTT HOTEL
29 STOREY
315 FT
489 SUITES

TRIBECA EAST
28 STOREY
277 FT
179 SUITES

CAPITAL HALL
27 STOREY
xx FT
338 SUITES

MINTO UPPERWEST
25 STOREY
270 FT
191 SUITES

CHAMPAGNE
21 STOREY
216 FT
200 SUITES

METHODOLOGY

Current and future proposals of the tallest high-rise buildings in ottawa used to measure the average units and height of buildings and compare differing morphologies proposed by developers.

1. URBAN FRAMEWORK

The urban framework is a strategic model that illustrates the direction and future goal of the city's physical environment, and identifies areas of change and future connections including major urban schemes and architecture, natural and cultural developments. This framework includes four main ideas: centers, connections, natural features and pattern areas.

Urban density refers to the number of people inhabiting a given urbanized area whereas Urban Densification is a method of increasing the number of people inhabiting in single building. For this strategic measurement, a glass high-rise was designed to measure the potential density that can be achieved through a single tower.

2. URBAN STRATEGIES

The urban strategies is a strategic planning for a city model working towards coordinating public and private efforts, channelling energy, adapting to new circumstances and improving the living conditions of the citizens.

Then the number of towers along the mainstreet allows Vanier to achieve approximately 4,000 more residents by 2030. The Glass tower has a total of 170 units, assuming 45% bachelor units, 25% 1 bedrooom units, 25% of 2 bedroom units and 5% of 3 bedroom units; the total residents would be 321. To achieve an increase of 3-4,000 residents, in Montreal Road and McArthur Avenue, Vanier need 10-12 similar Glass Towers.

3. URBAN DENSITY

Urban density is a term used in urban planning and urban design to refer to the number of people inhabiting a given urbanized area, excluding non-urban land-uses.

2016

2020
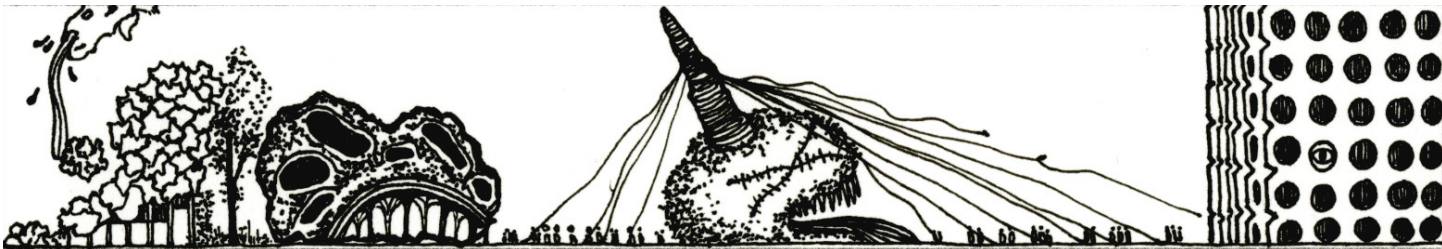
2025
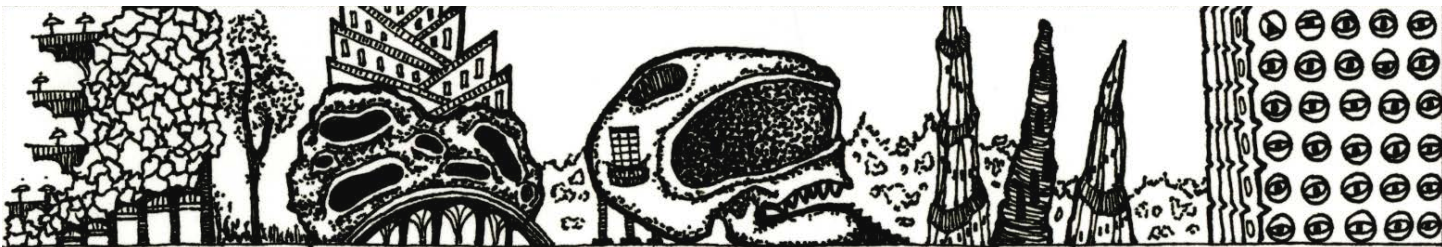
2030

VANIER PKWY.

OLMSTEAD ST.
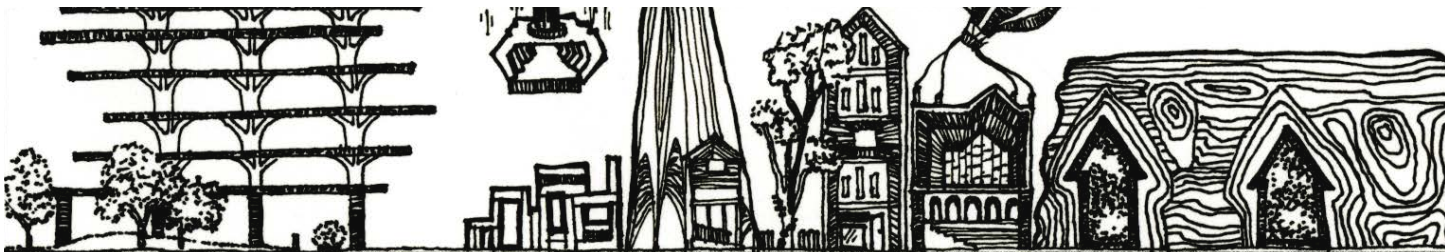
ADAPTED FROM *"THE METAMORPHOSIS OF AN ENGLISH TOWN... IT HAPPENED CHEEK-BY-JOWL"* BY PETER COOK (1970)

2 0 1 6

2 0 2 0

2 0 2 5

2 0 3 0

2 0 1 6

2 0 2 0

2 0 2 5

2 0 3 0

HIGH RISE
DEVELOP-

HARD EDGE
RETAIL

HARD EDGE
RETAIL

HIGH RISE
DEVELOPMENT

HOUSING
DEVELOP-

HARD EDGE
RETAIL

2 0 1 6

2 0 2 0

2 0 2 5

2 0 3 0

INSTITUTIONAL +
RESIDENTIAL

HARD EDGE
RETAIL
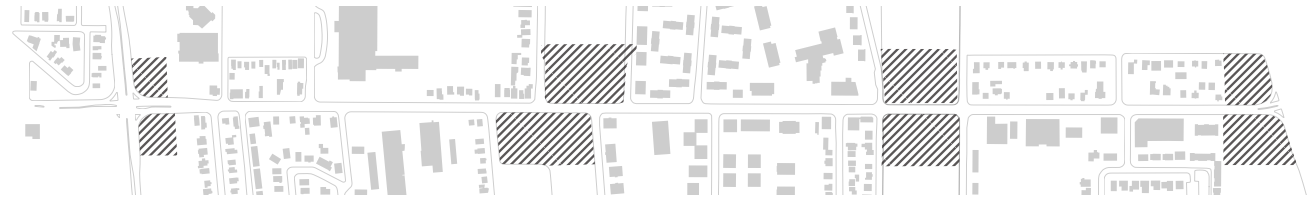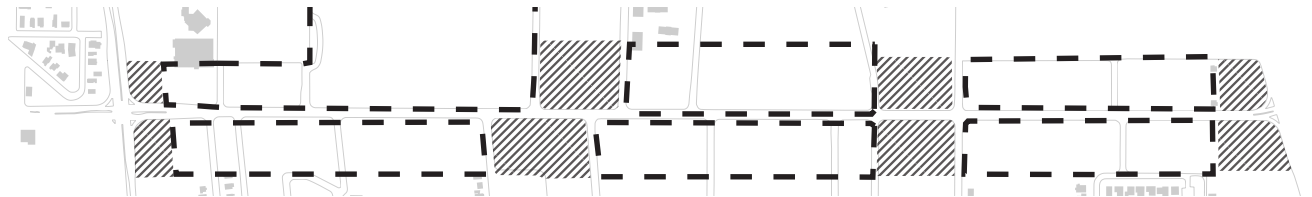
HOUSING

1 URBAN PLAZA

2 COMMUNITY CENTER

4 SIEDLUNG HOUSING
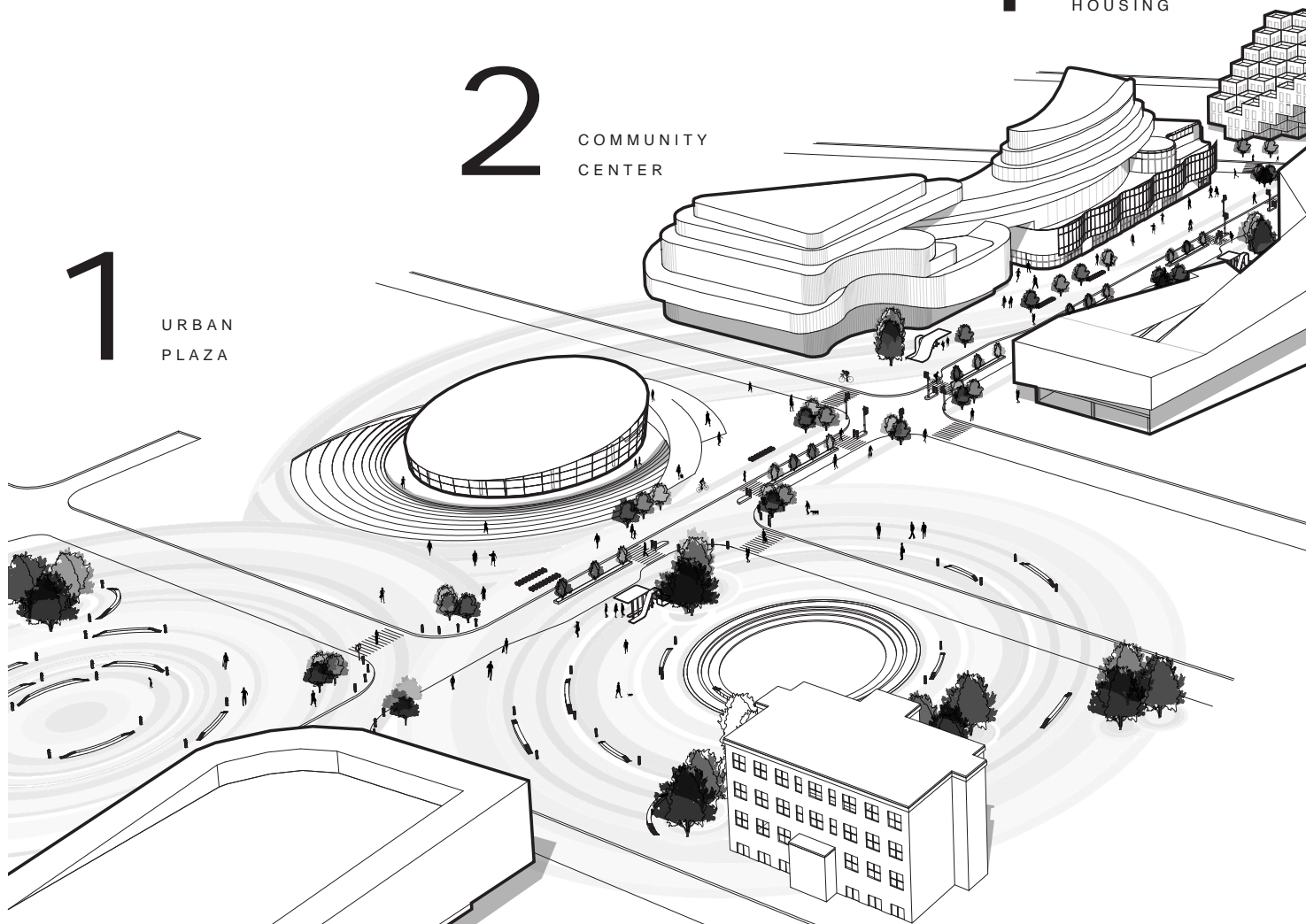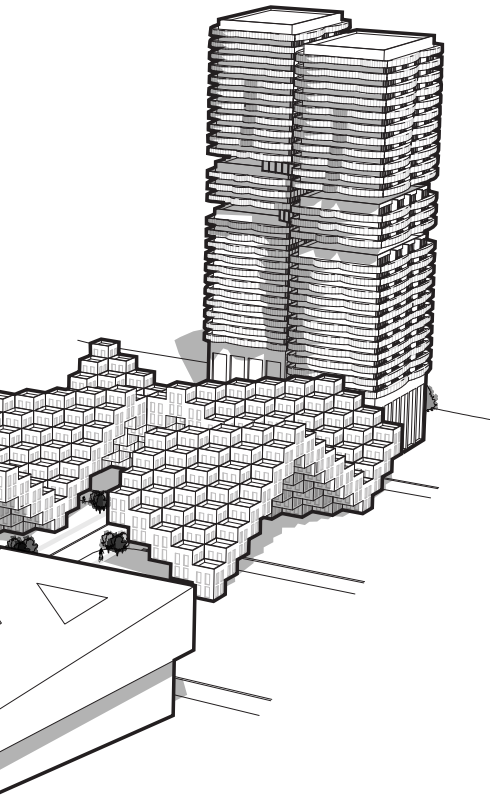
5 HIGH-RISE
DEVELOPMENT

3 RETAIL
EDGE
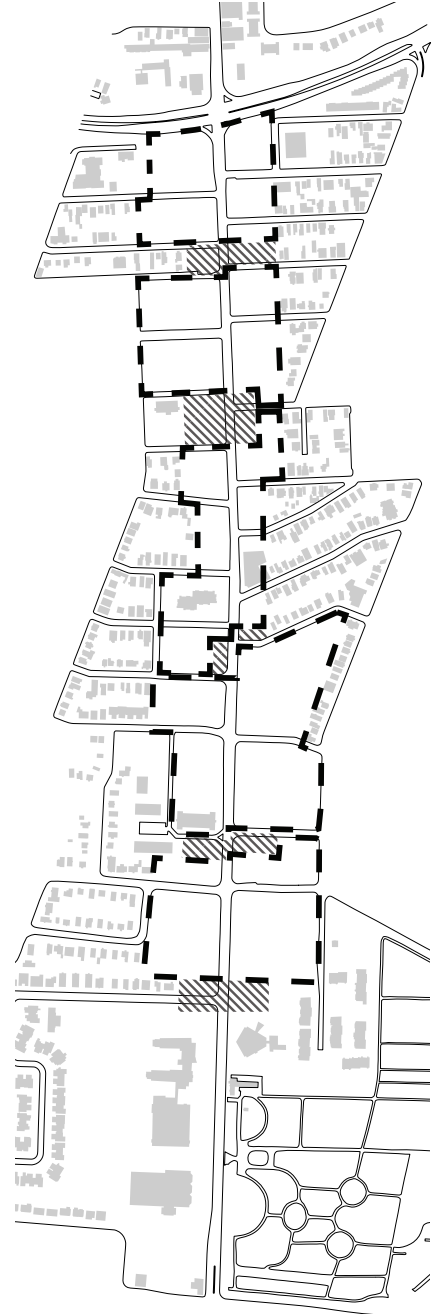
+ Create a pedestrian districts
+ Reduce 4 lane traffic to 2 lane
+ Widen the pedestrian side walk
+ Add bike path
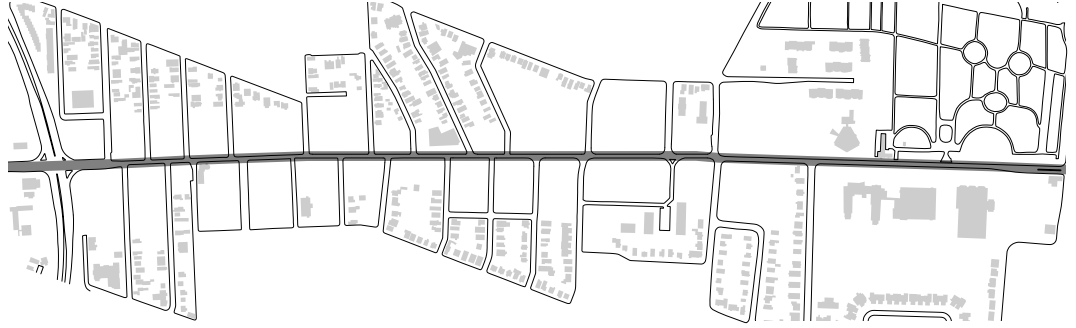
+ Create gateways
+ Correct block divisions
+ Eliminate deadend allies
+ Add green spaces and public plazas
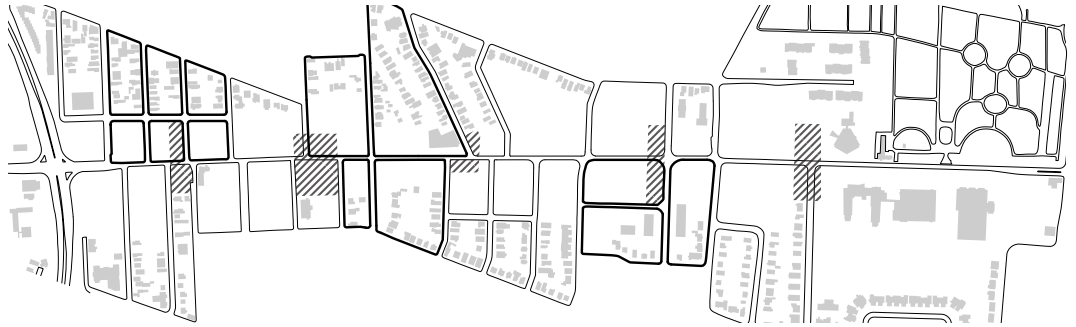
+ Divide Montreal Road into 3 Districts
+ A-High Rise Development
+ B-Retail & Community Center Corridor
+ C-'Siedlung Housing
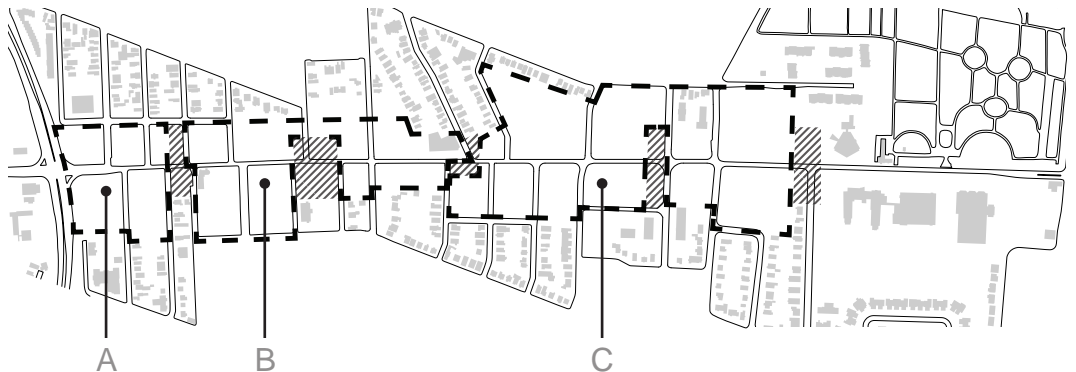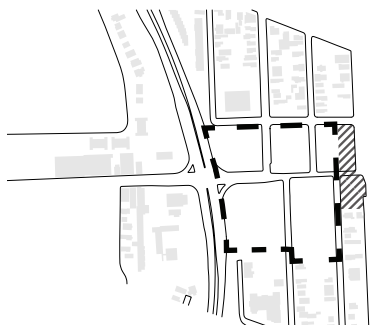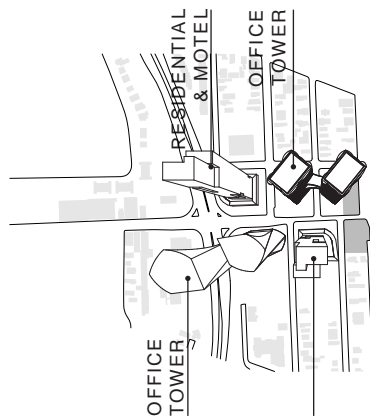
A   B   C

DEVELOPMENT AREA   PROGRAMS   STREETSCAPE

RESIDENTIAL & MOTEL

OFFICE TOWER

OFFICE TOWER

A

URBAN PLAZA

ABORIGINAL HEALTH CENTER + SENIOR

RETAIL CENTER

RETAIL CENTER

COMMUNITY CENTER

RETAIL CENTER

B

TWINSTER TOWERS

ZIGGURAT HOUSING

YING YANG HOUSING

SIX-FINGER TOWERS

C

9. RETAIL

10. RESIDENTIAL

3. SENIOR HOUSING

11. GROCERIES STORE

8. URBAN PLAZA

1. WABANO CENTER (ABORIGINAL HEALTH CENTER)

2. ABORIGINAL COMMUNITY CENTER CAFE

4. BUS STOP

5. RETAIL + RESTURANT

6. COURTYARD

7. RETAIL STORE

1 STUDENT
CENTER

2 URBAN
PLAZA

4 MIXED-USE
DEVELOPMENT

3 PUBLIC
SQUARE

5

ART
GALLERY
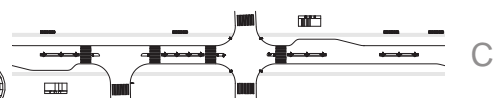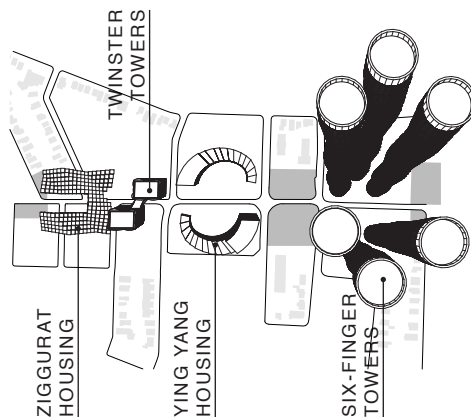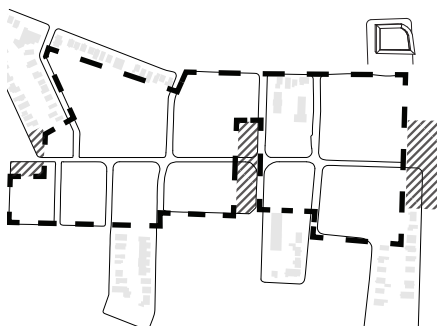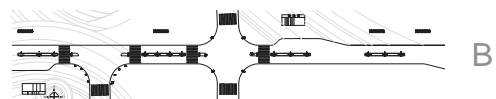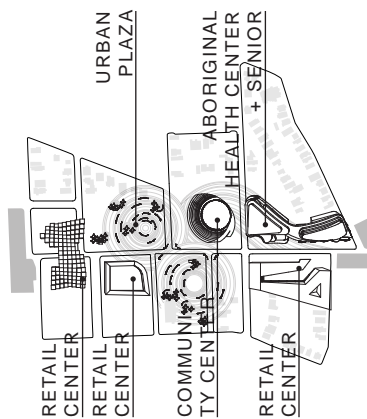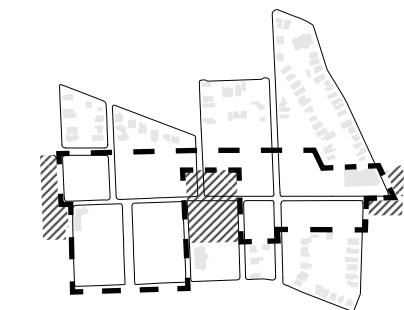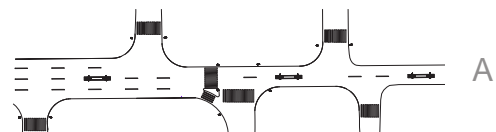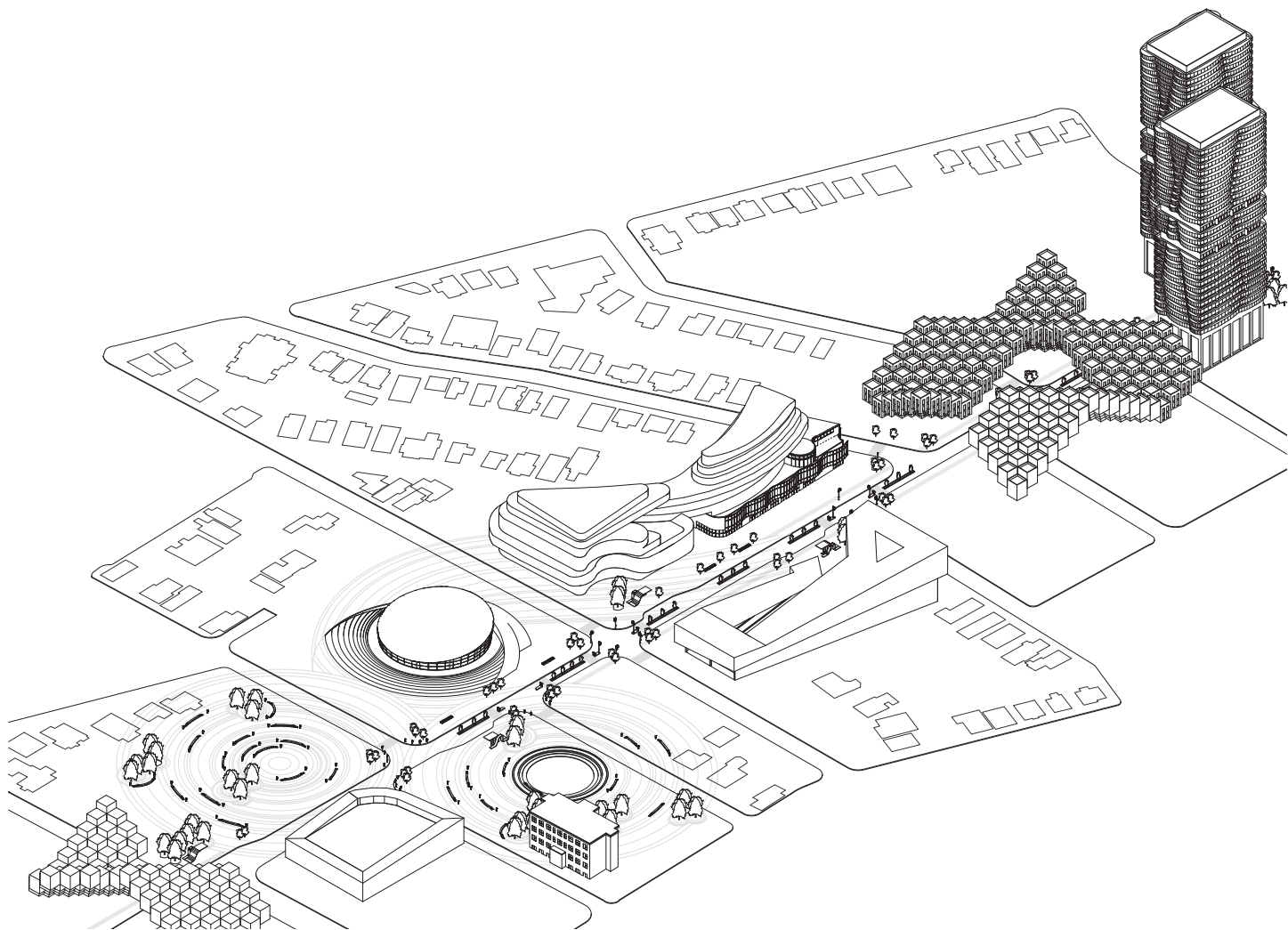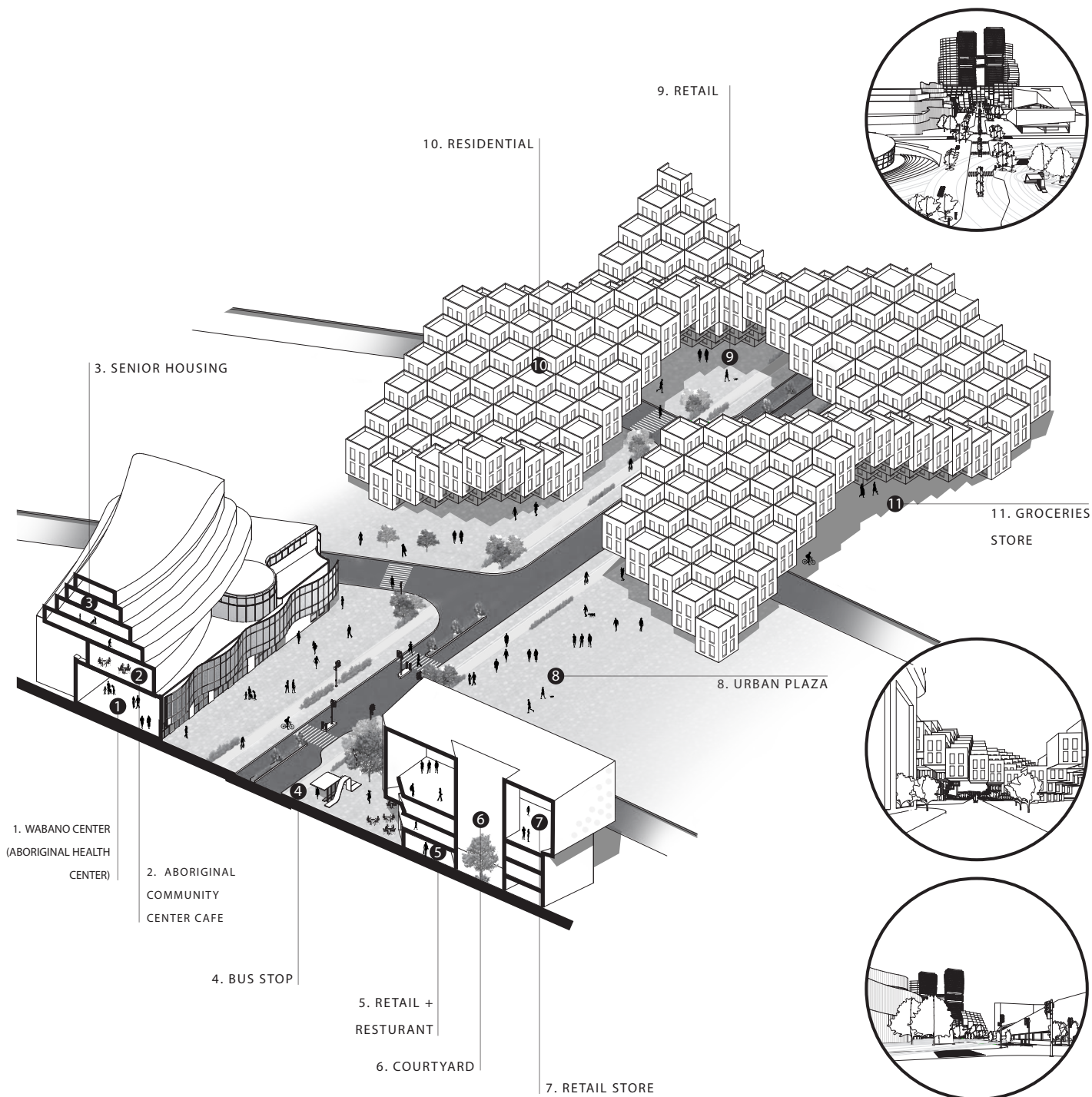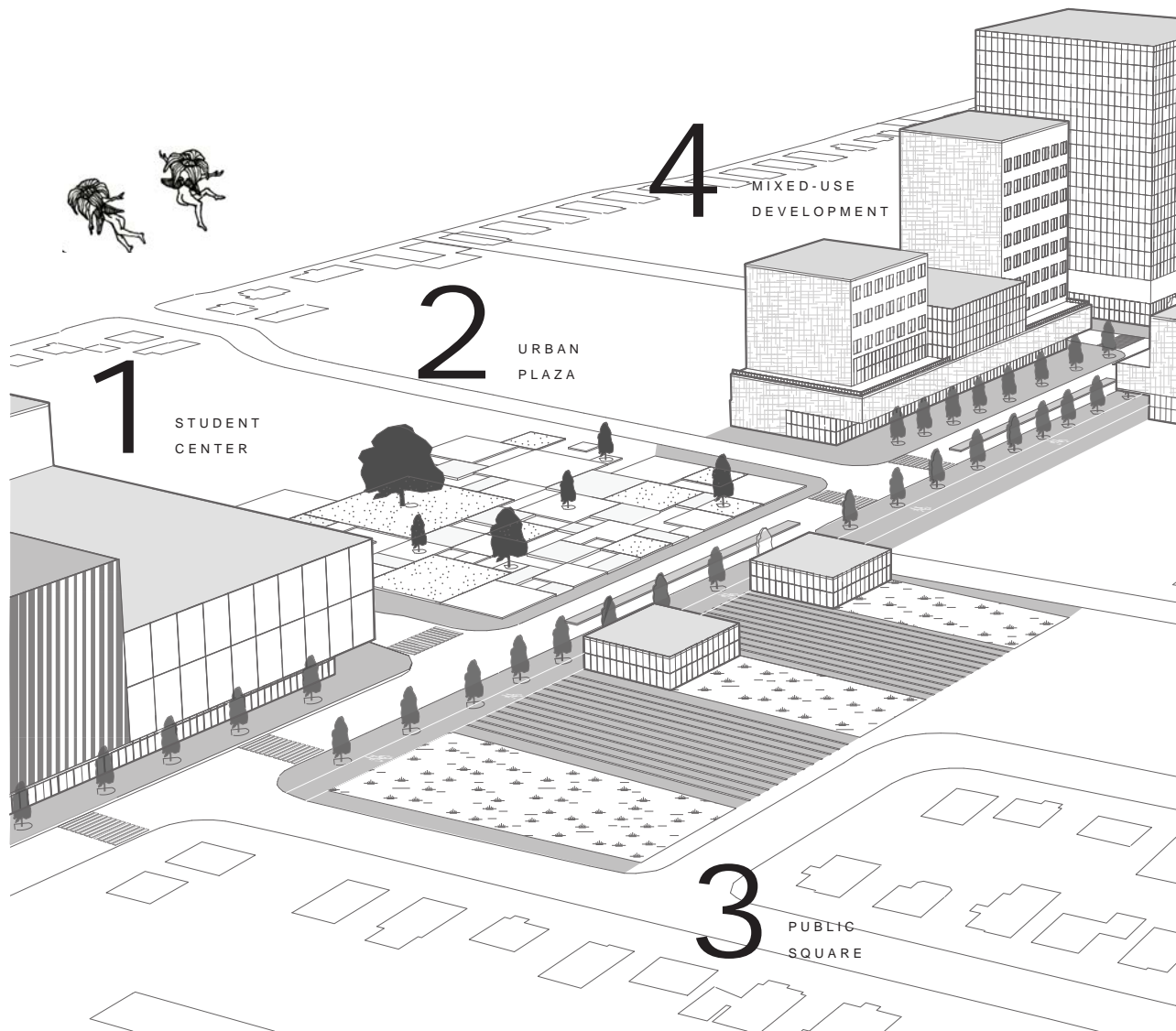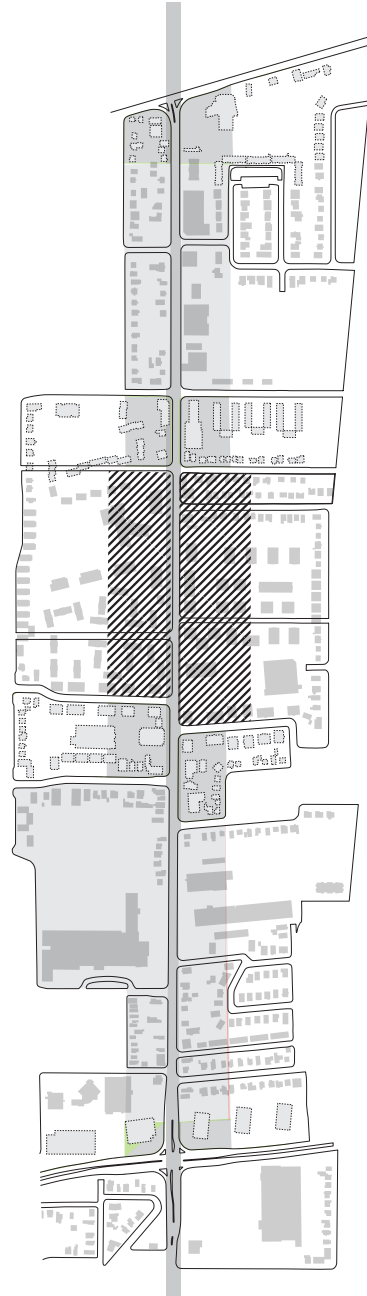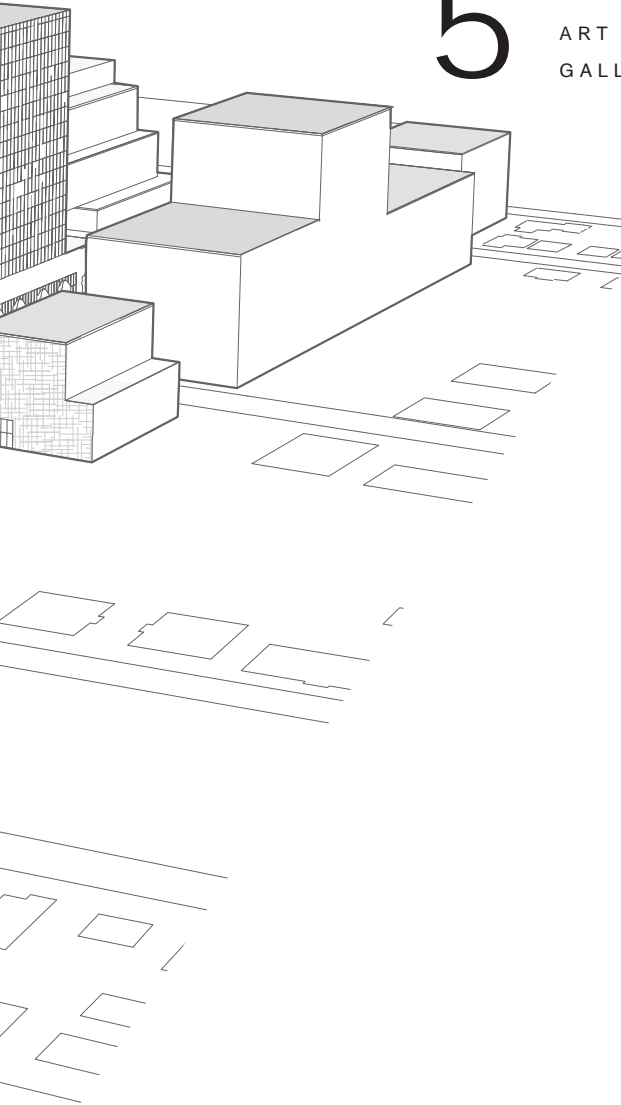
+ Create a transit districts
+ Widen the road for high traffic
+ Add traffic Islands

+ Create gateways
+ Correct block divisions
+ Eliminate deadend allies
+ Add green spaces and public plazas
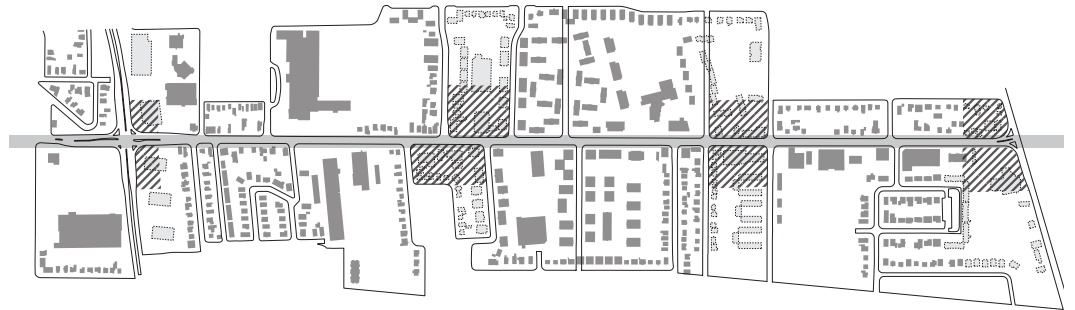
+ Divide McArthur Ave into 3 Districts
+ A-Campus Corridor
+ B-Art Corridor
+ C-Health Corridor

A   B   C

DEVELOPMENT AREA   PROGRAMS   STREETSCAPE
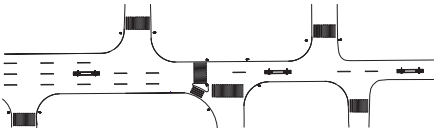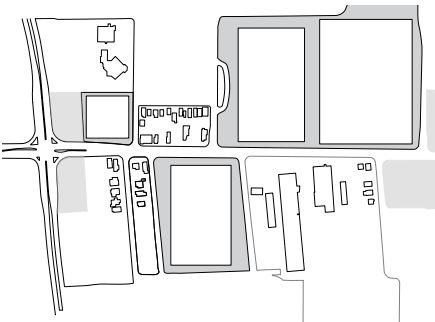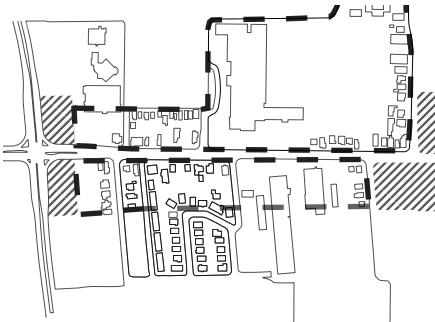
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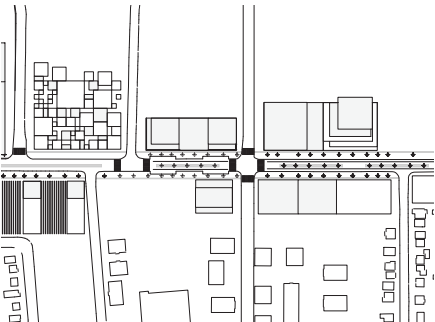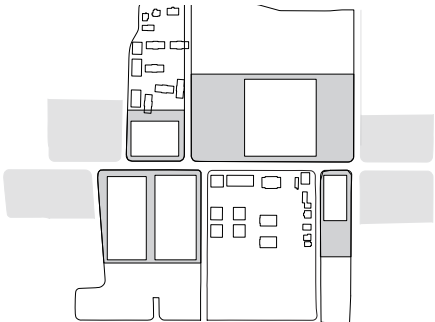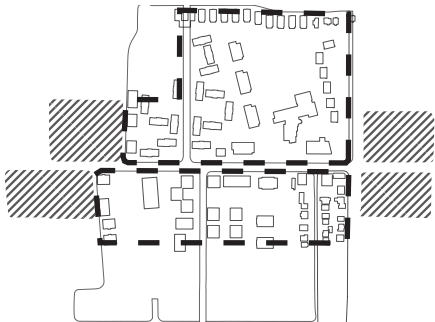
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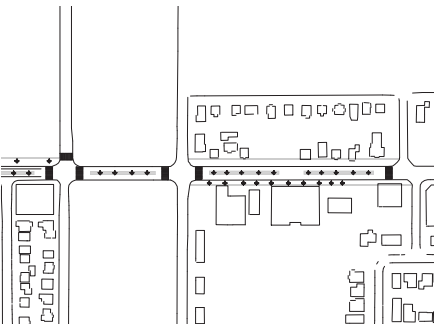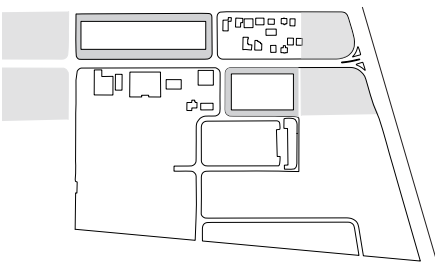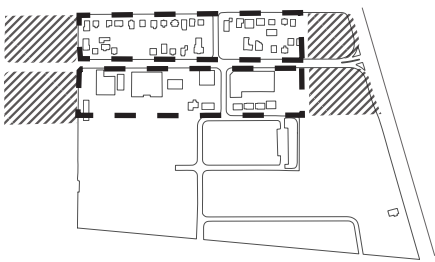
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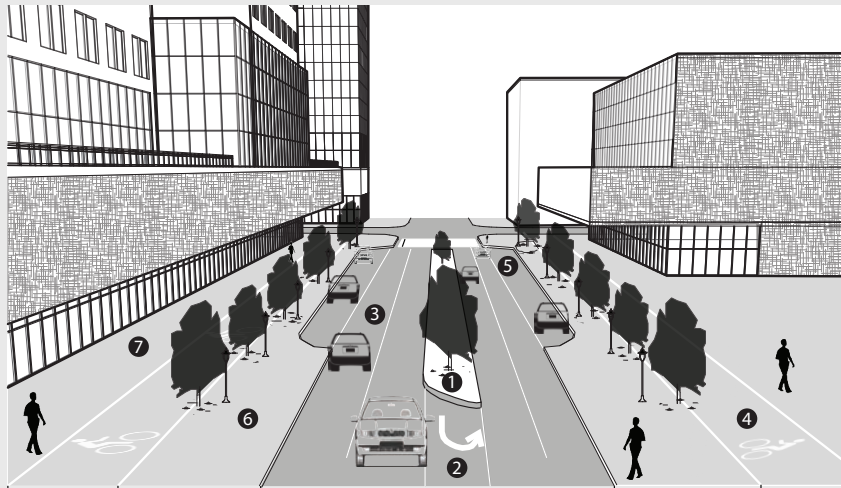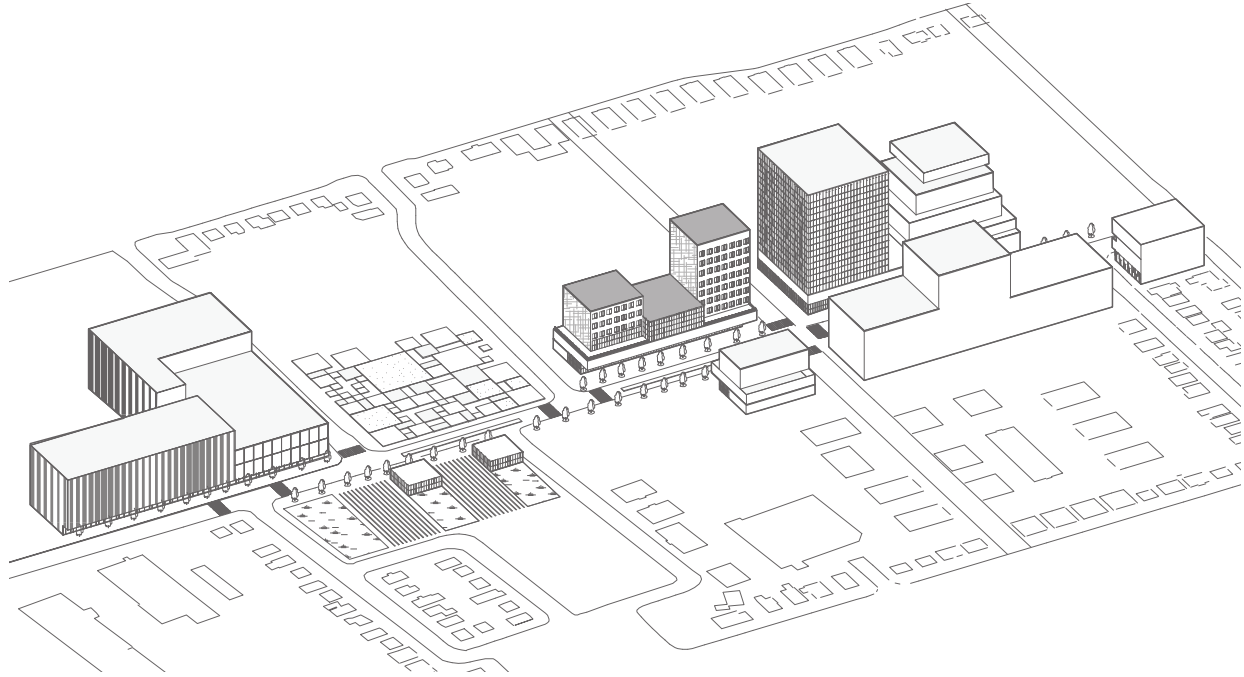
NEIGHBOURHOOD MAINSTREET

1. PEDESTRIAN SAFETY ISLAND

2. 1.8m TURN LANE

3. ROAD DIET[1]

4. BIKE LANE

5. STREET PARKING

6. PARKLETS

7. 5m PEDESTRIAN SIDE-WALK

1. ROAD DIET CAN IMPROVE TRAFFIC FLOW AND REDUCE CONFLICTS
WITH TURNING VEHICLES. FROM AN ECONOMIC STAND POINT ROAD
DIETS HAVE POSITIVE IMPACT ON LOCAL BUSINESS ACTIVITIES.
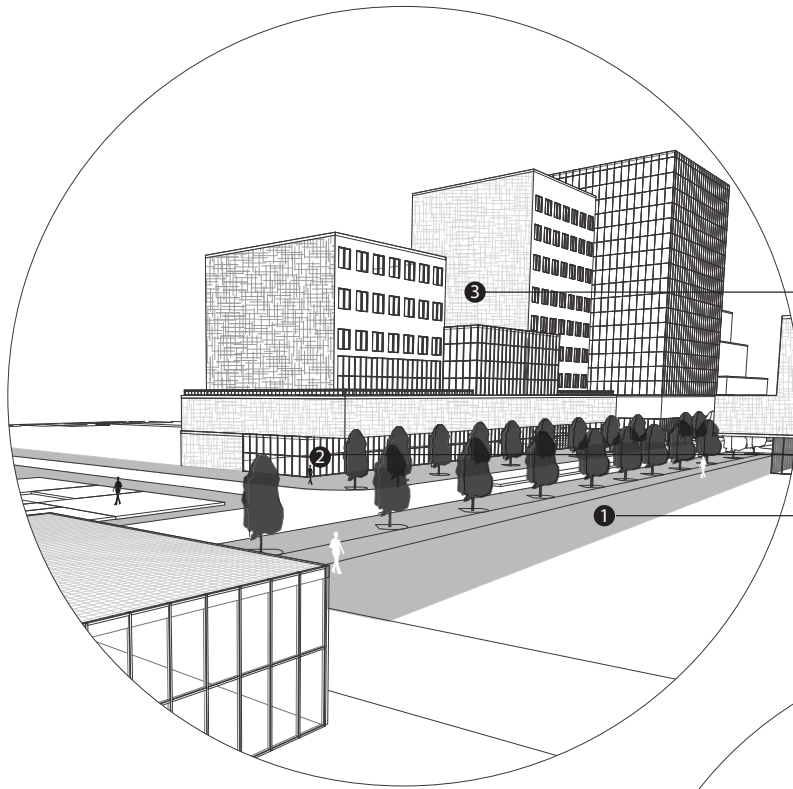
MIXED-USE HIGHRISE BUILDINGS WITH NO SURFACE PARKING FACING THE STREET .

2 FLOORS OF RETAIL SHOPS SETBACK ALONG THE STREET .

5M PEDESTRIAN SIDE WALK REQUIRED BY THE CITY TO IMPROVE THE PEDESTRIAN EXPERIENCE ALONG THE STREET.

OTTAWA UNIVERSITY CORRIDOR CAMPUS STUDENT CENTRE

PUBLIC PLAZAS DESIGNED AS GREEN POCKETS IN THE DENSLY DESIGNED STREET.
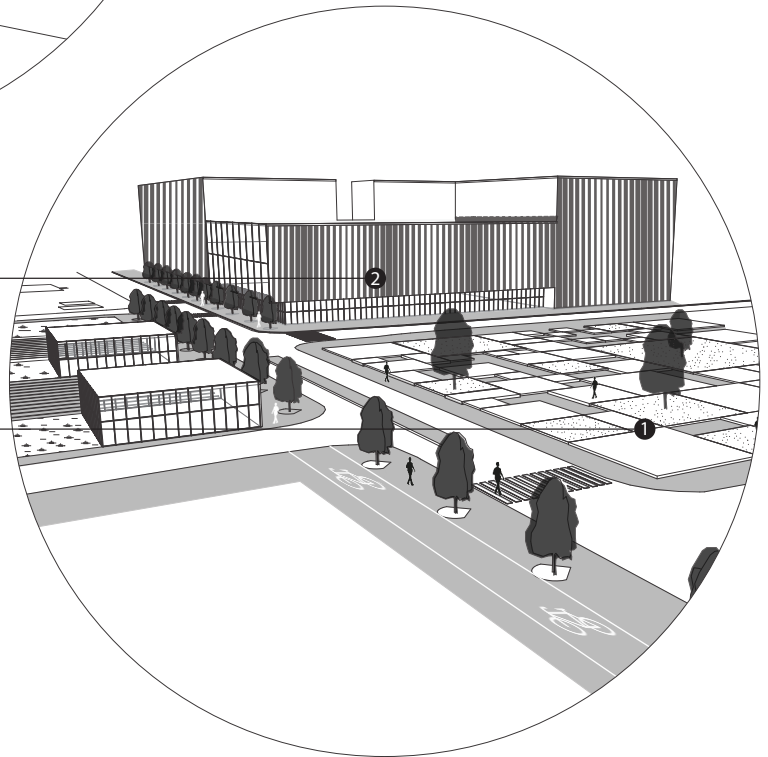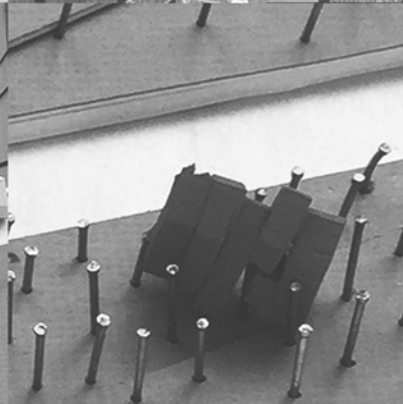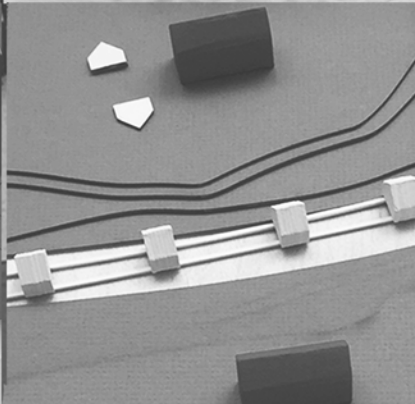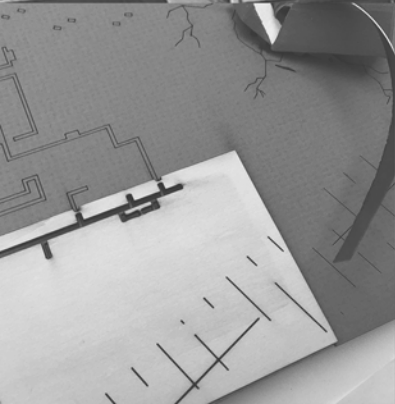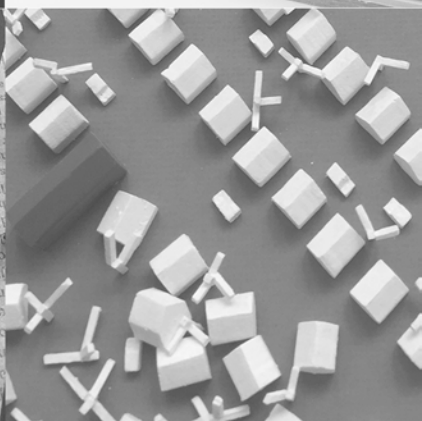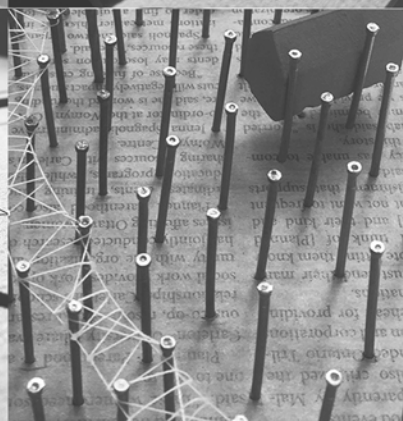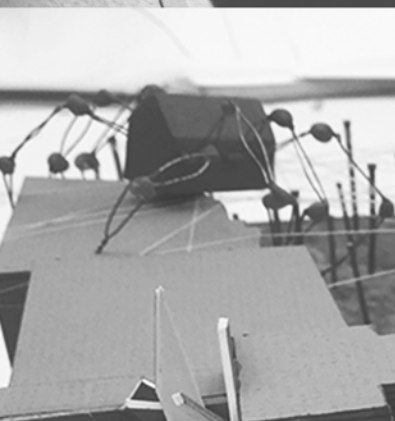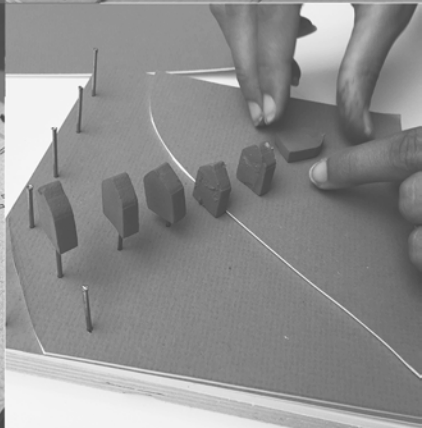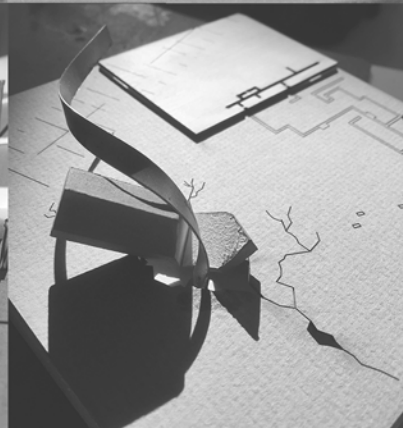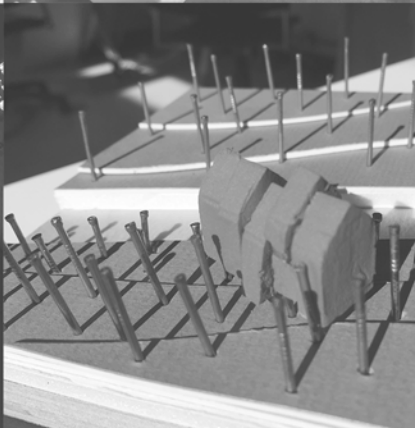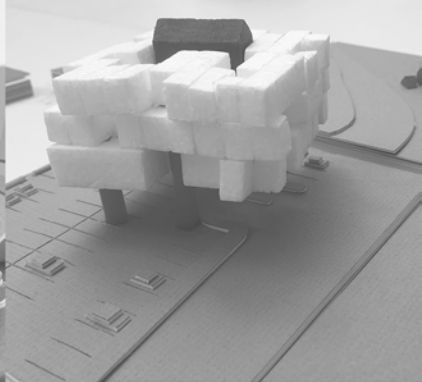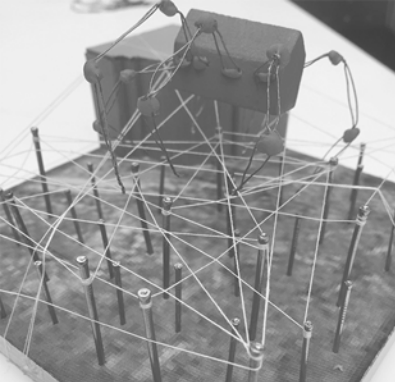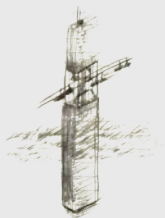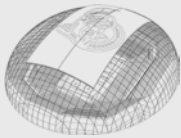
GOSSIPING TOWERS // INCREMENTAL URBANISM

TYSON MOLL

SHAWN DUKE
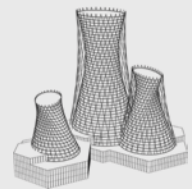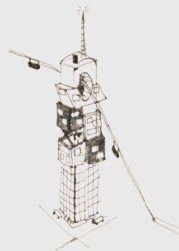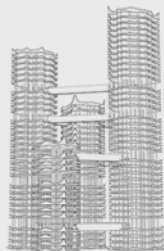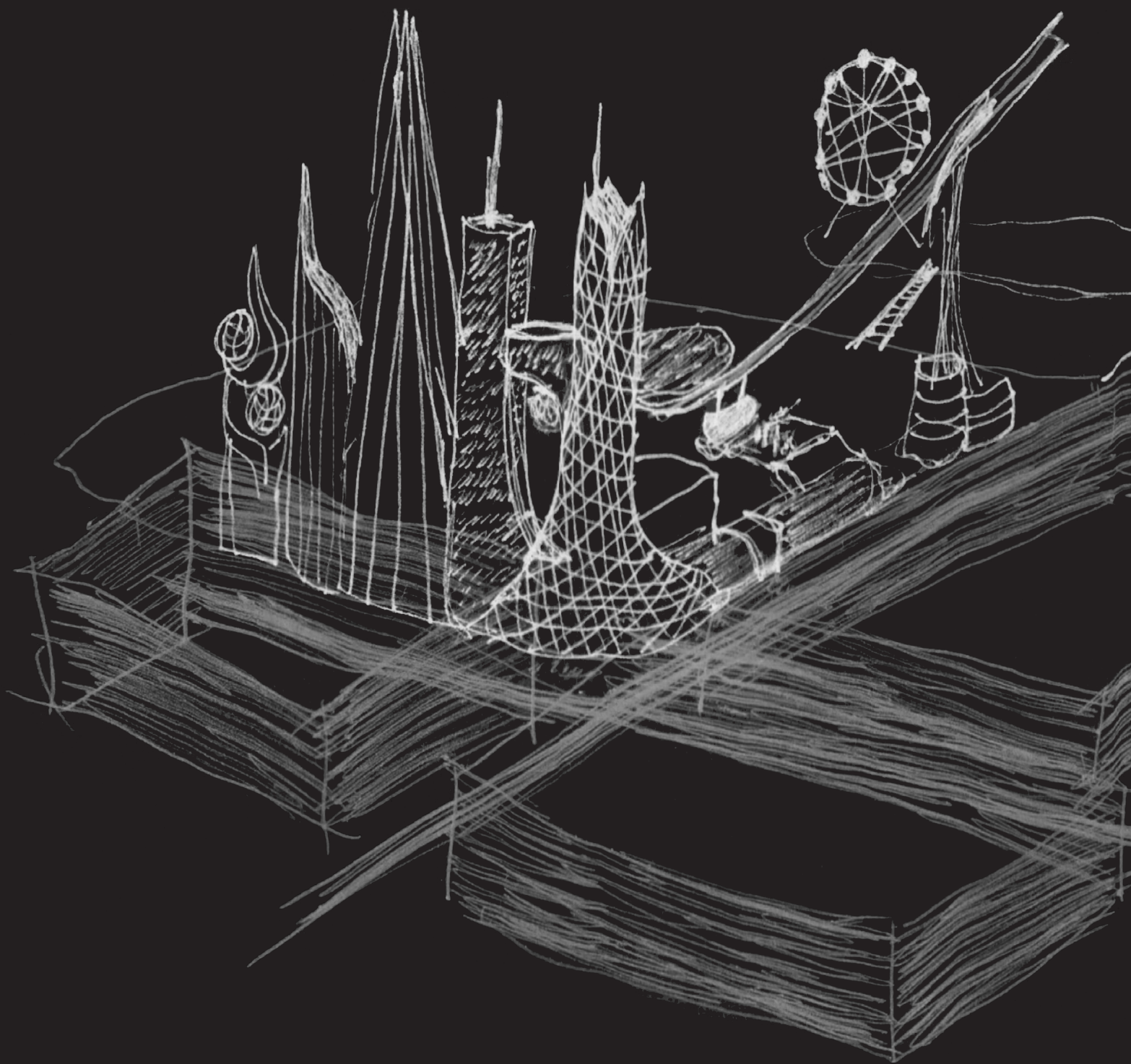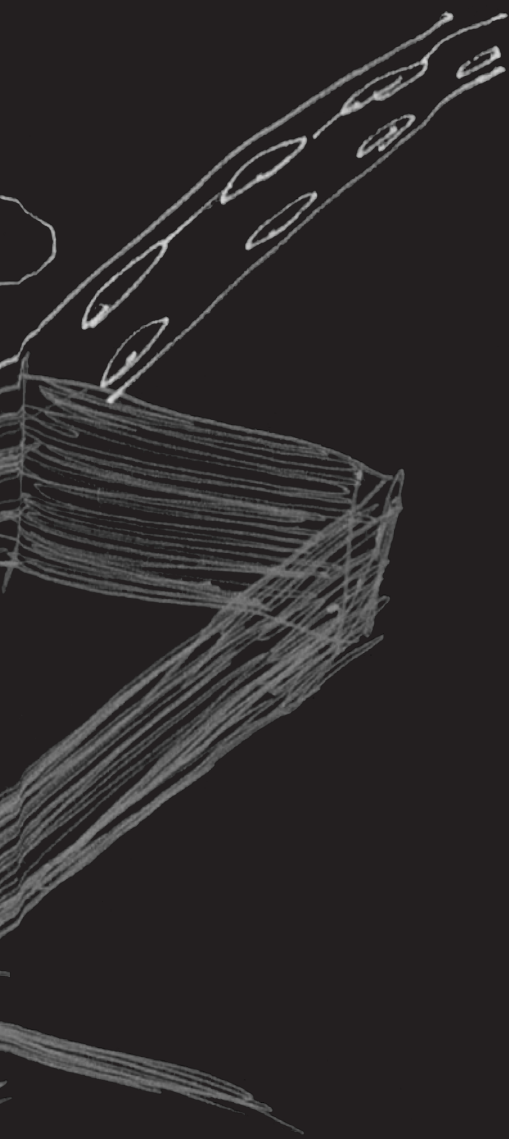
Vanier lacks a core, a sort of hub for the community. The commercial strip lacks a particular solidity that other urban centers in Ottawa possess, its buildings like masses of ice split from an arctic sheet.

The first and foremost priority for anyone developing in Vanier should be to change the attitudes and impressions that people have of the space, develop Vanier's identity into something worth visiting and encourage positive growth. It's symbiotic: Architecture can save Vanier by responding to its issues, and in return Vanier can provide incredible, untapped opportunities.
If we catalyze growth in the core of Vanier, we will create a ripple effect, initiating urban intensification across the city.

The Gossiping Towers is a gateway project, part of an incremental process to reinforce connections and stimulate interest towards Ottawa's most underutilized spaces.
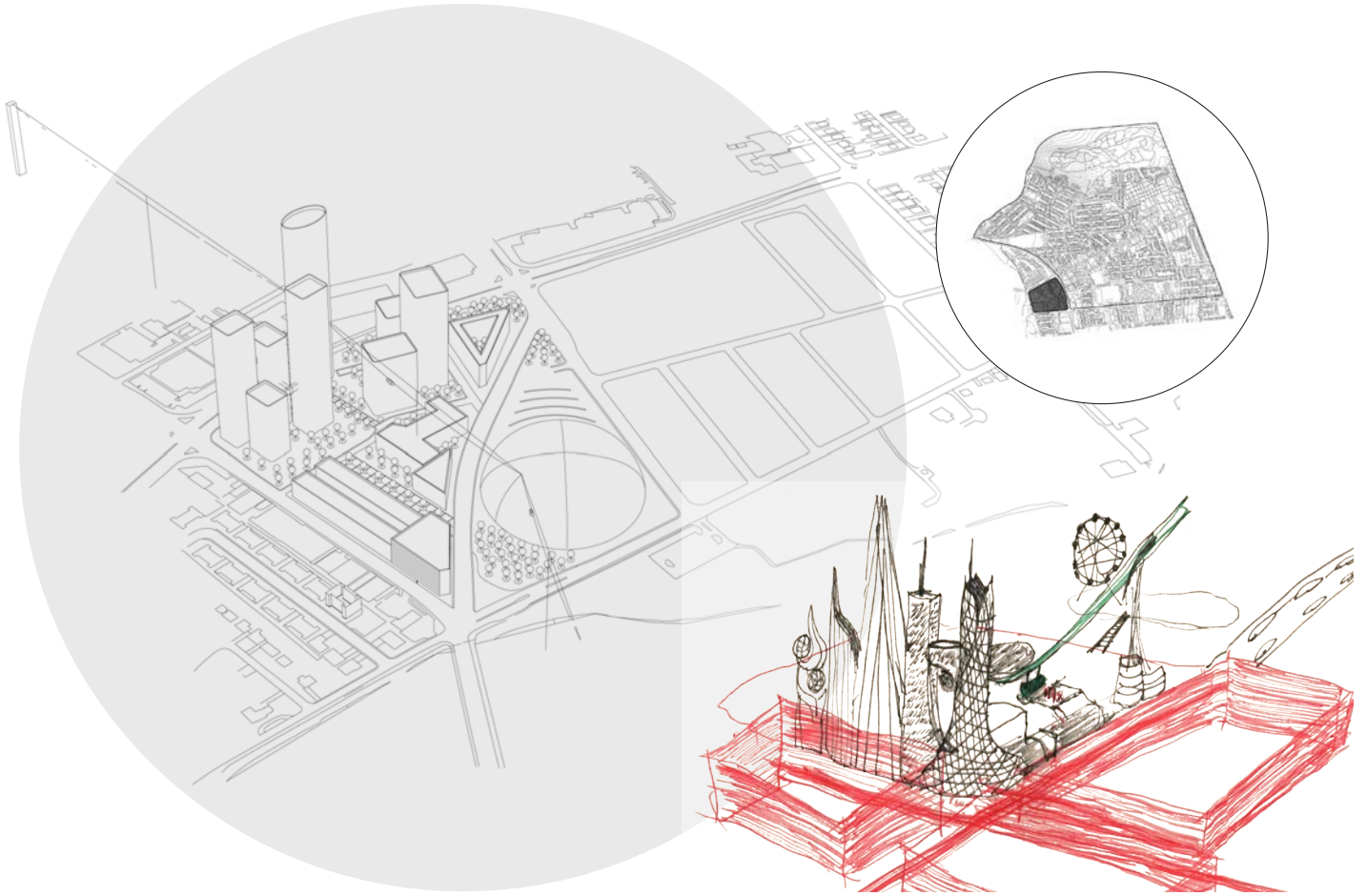
The Gossiping Towers project is an experimental projection of the modern urban hub. We seek to propose urban solutions that realistically could be integrated into a modern urban project by 2030. Our objective is to enhance the physical environment with current technological advancements and develop a prototypical gateway hub for Vanier. This is an experimental catalyst for modern development strategies, a means of bringing new life to one of Ottawa's most neglected neighbourhoods.

LANDMARKS AND AMENITIES

Tims

Laser Tag
ZuffaFurniture
Pawn Shop
Restaurants
Buzz On Vape Lounge
Thrift Store
Religious Centre
Gas Station

Friend's Bingo Hall

Eastview Plaza

Place Vanier Towers

Humanitarian Coalition

Spa
Auto Service

Vanier Community
Service Centre
LCBO

St. Margaret's Church
Independent Grocer
Funeral Home
Shoppers Drug Mart + Offices

Gas Station

Motel

Massicotte Construction Ltd.
(General Contractors)

Café

Loblaws

The urban parcels that make up the intended development lie between Cumming's Island on the Rideau River and Vanier's downtown core and the spaces between and surrounding Montreal and McArthur Road. Virtually all of the buildings on site are well over 20 years old, most of which predate the 60's. Key existing site features include a shopping plaza, a motel, three government office buildings and retail businesses along Montreal Road & McArthur Avenue.

SITE ZONING

— g Boundary

■ tional (I)

■ al Mixed Use (GM)

■ ential (R)

■ ional Mixed Use (TM)

□ Public Space

The most densely populated regions surrounding the site are those with the largest concentrations of multi-unit housing, followed by residential lots. The subject property is located within a relatively low density region and underdeveloped region of Vanier, a prime location for an urban intervention.

22
7

low → medium → high
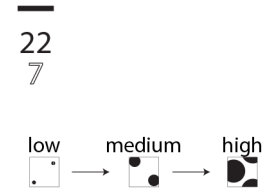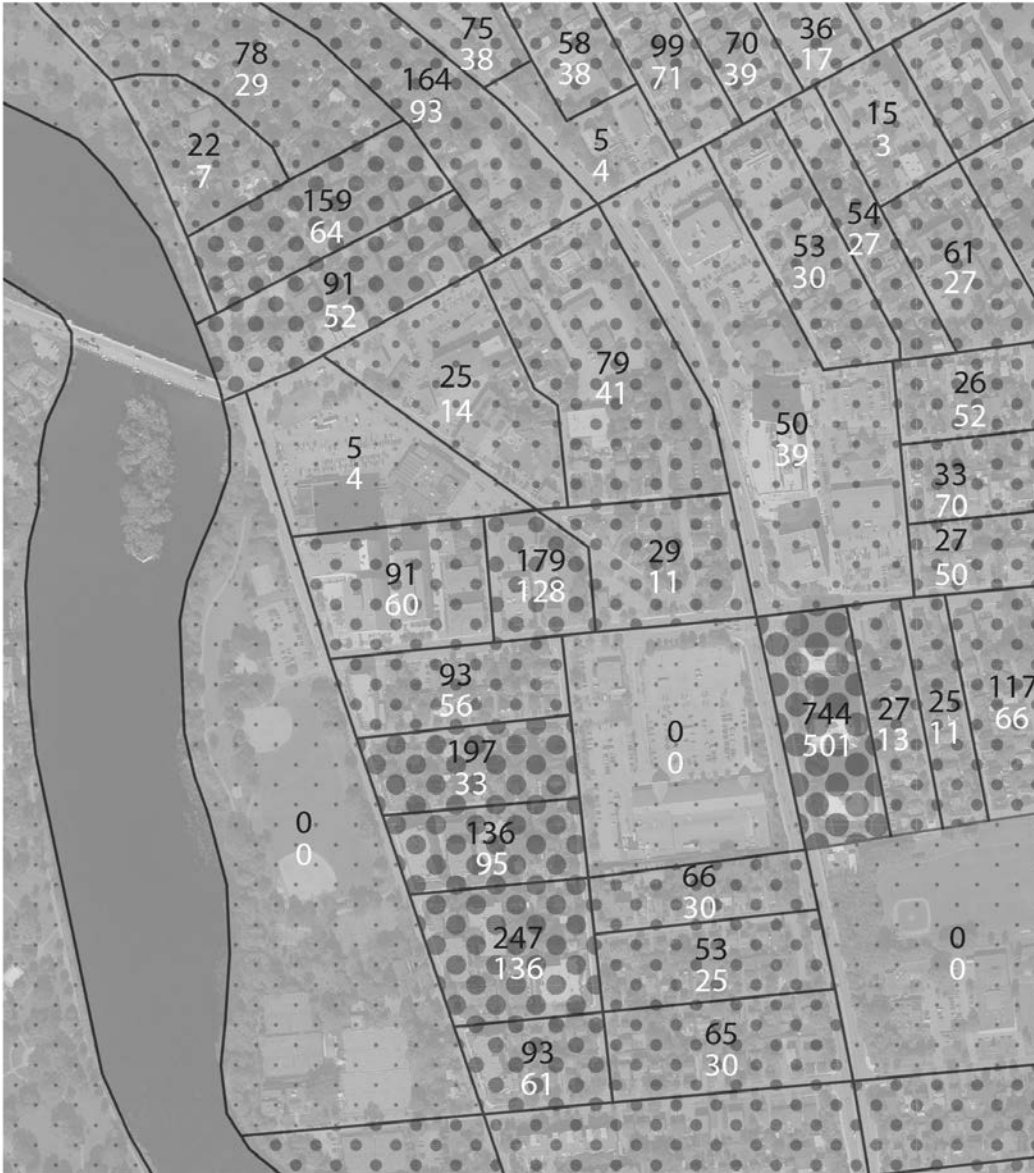
The subject property largely consists of Traditional Mixed Use (TM) and General Mixed Use (GM) zoning provisions surrounded by Residential (R) properties. TM and GM zonings are typically designated for commercial & urban development and are height restricted to a maximum not exceeding 20m, barring zoning amendments.

The subject property receives the bulk of its traffic along Montreal Road, Vanier Parkway and McArthur Avenue, which act as the site's connections to downtown, the expressway and the rest of the city. In collaboration with the Downtown 'Mainstreets' planning group, we seek to develop Montreal road into a retail & residential district; a pedestrian-oriented corridor featuring widened sidewalks and narrowed roadways.

Several of the adjoined roadways will be rerouted as part of our plan to redesign the subject property. Incoming traffic to Montreal Road will largely be diverted through a direct route from Cumming's Bridge down towards McArthur Avenue and Vanier Parkway. Existing local roadways will be converted into pedestrian paths and underground parking for the site will be accessible from the south.
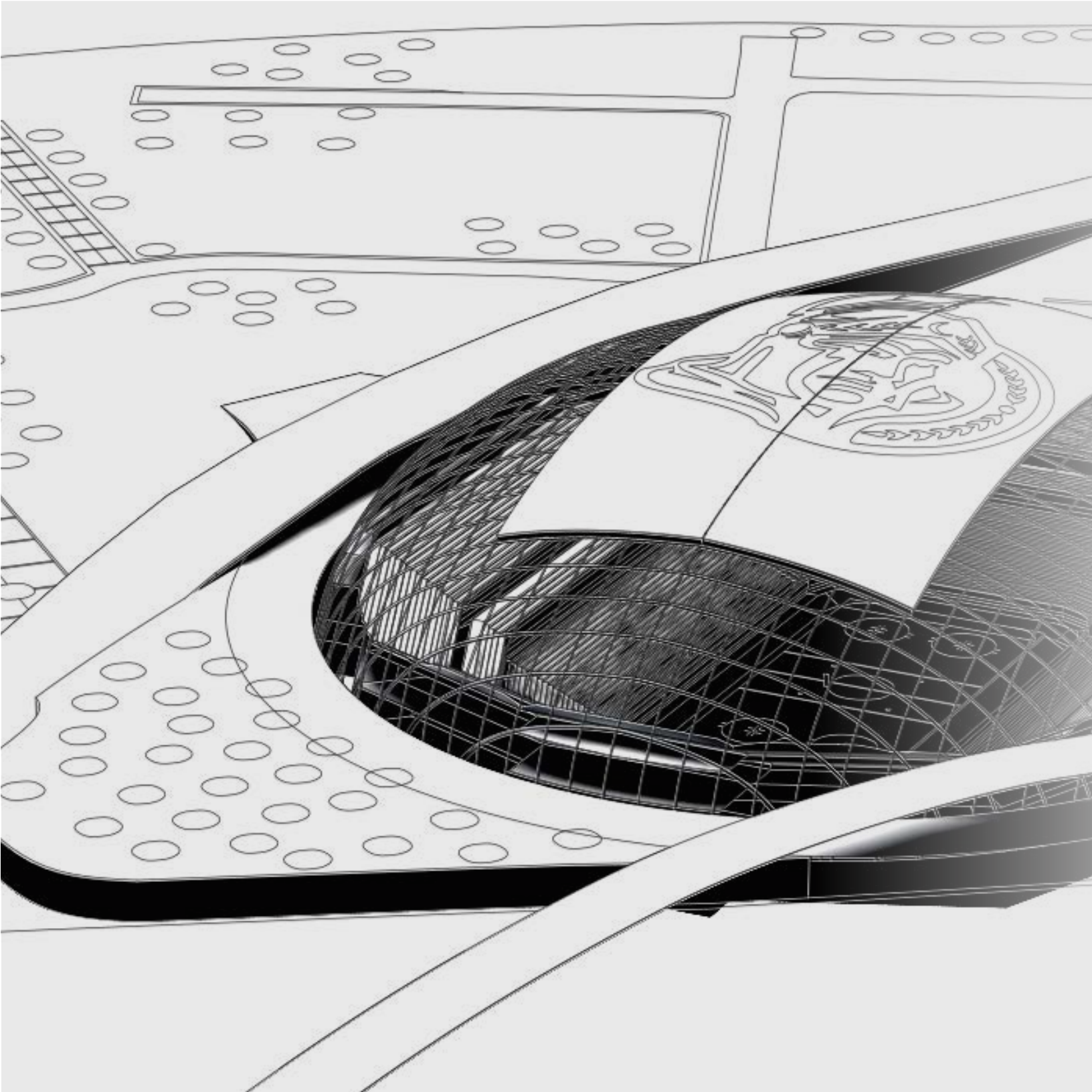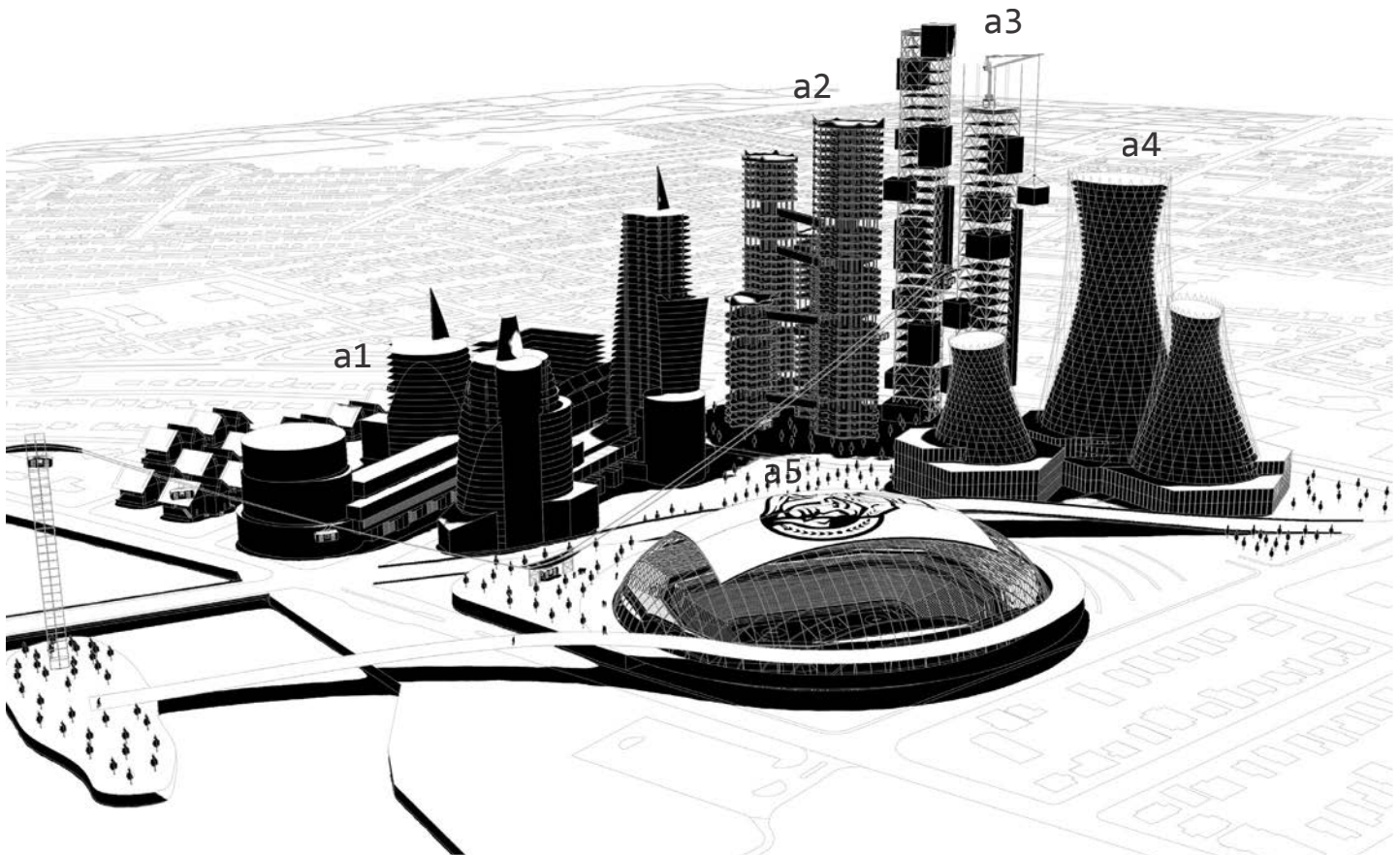
a1: Commercial Strip (northwest)
a2: Hanging Gardens (northeast)
a3: Tramline Gateway Hotels (east)
a4: Algae Foundry Offices (southeast)
a5: Outdoor Plaza (centre)
a6: Waterfront & Cumming's Island
a7: Arena (southwest)
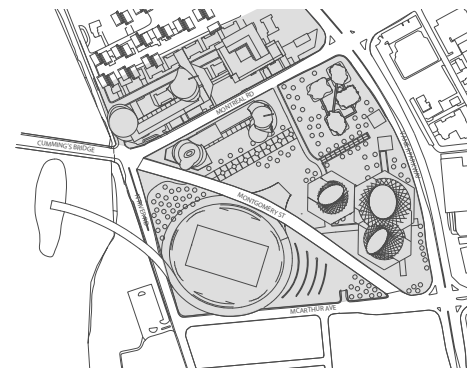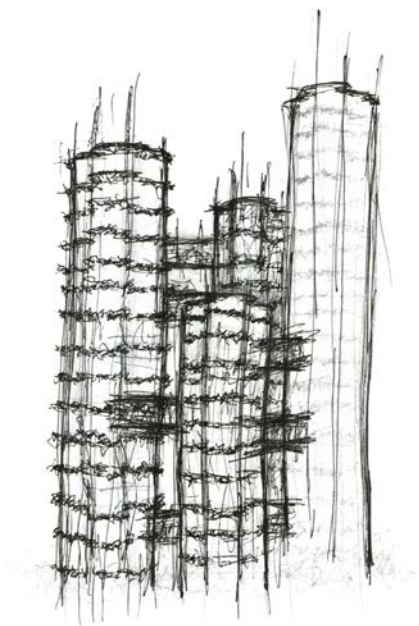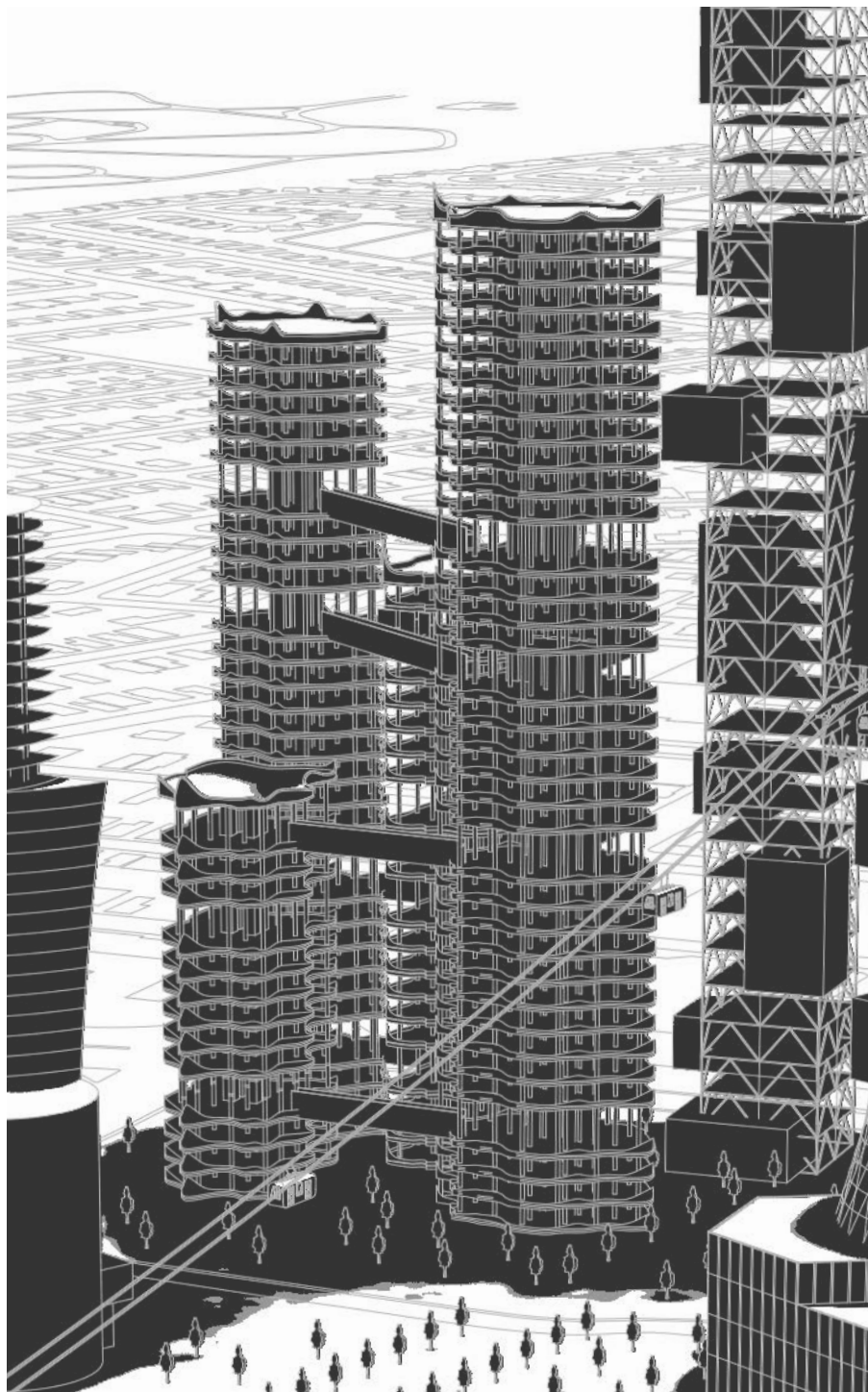
The Hanging Gardens (a2) condominium towers bring the urban in touch with nature. The foilage along the balconies improve the air quality surrounding the buildings and regulate heating and cooling within the building. Bridges connect the towers and reduce the number of dedicated service spaces while promoting community interactions between buildings. A gorgeous winter garden celebrates the communion of the four towers across their respective 19th floor plates.
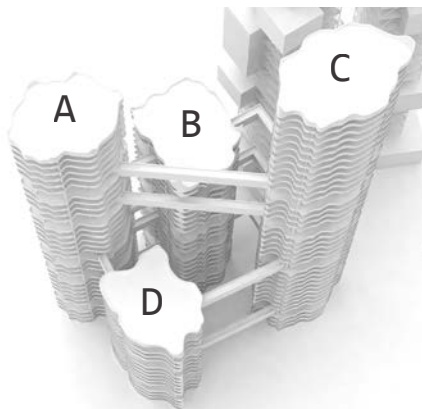
Tower A: 31 Floors (27 Saleable) x 524 m^2 GFA | 419 m2 SFA | 80% | pop. 580 | 160m tall | 11,313m^2 tSFA
Tower B: 23 Floors (19 Saleable) x 685 m^2 GFA | 580 m2 SFA | 85% | pop. 533 | 98m tall | 11,020m^2 tSFA
Tower C: 38 Floors (34 Saleable) x 632 m^2 GFA | 527 m2 SFA | 83% | pop. 881 | 133m tall | 17,918m^2 tSFA
Tower D: 16 Floors (12 Saleable) x 623 m^2 GFA | 518 m2 SFA | 83% | pop. 306 | 64m tall | 6,216m^2 tSFA
Approx. 10 units per floor / 25 occupants per floor
All towers feature a connected winter garden level, lobbies and three basement levels

Total SFA: 46,467m^2
Total # of Units: 920
Estimated Total Occupancy: 2,300
Parking Units Required: 460

The Algae Foundry Offices (a3)are clad with powerful biofacades that provide sustainable, clean fuel by converting carbon dioxide from the air and parking garage into hydrogen. This fuel can then be reused for the purpose of powering the building or refueling hydrogen-compatable vehicles. The algae panels also regulate incoming solar radiation and dampen incoming noise. The more sunlight the facade receives, the more the algae grows within the panels, resulting in adaptive shading across the whole facade. The variety of algae used for the building has been specially selected to withstand Ottawa's temperate climate.
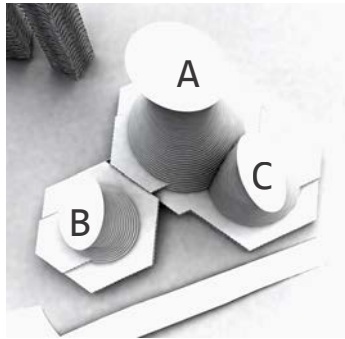
Tower A: 46 Floors x 2137m² GFA | 1887m² SFA | 88% | 138m tall
Tower B: 23 Floors x 1324m² GFA | 1074m² SFA | 81% | 69m tall
Tower C: 29 Floors x 1429m² GFA | 1179m² SFA | 83% | 87m tall
All towers feature one mechanical floor, a lobby and three basement levels.

Total SFA: 145,695m²
Estimated Total Occupancy: 7,285 (20m² per employee)
Parking Units Required: 1092
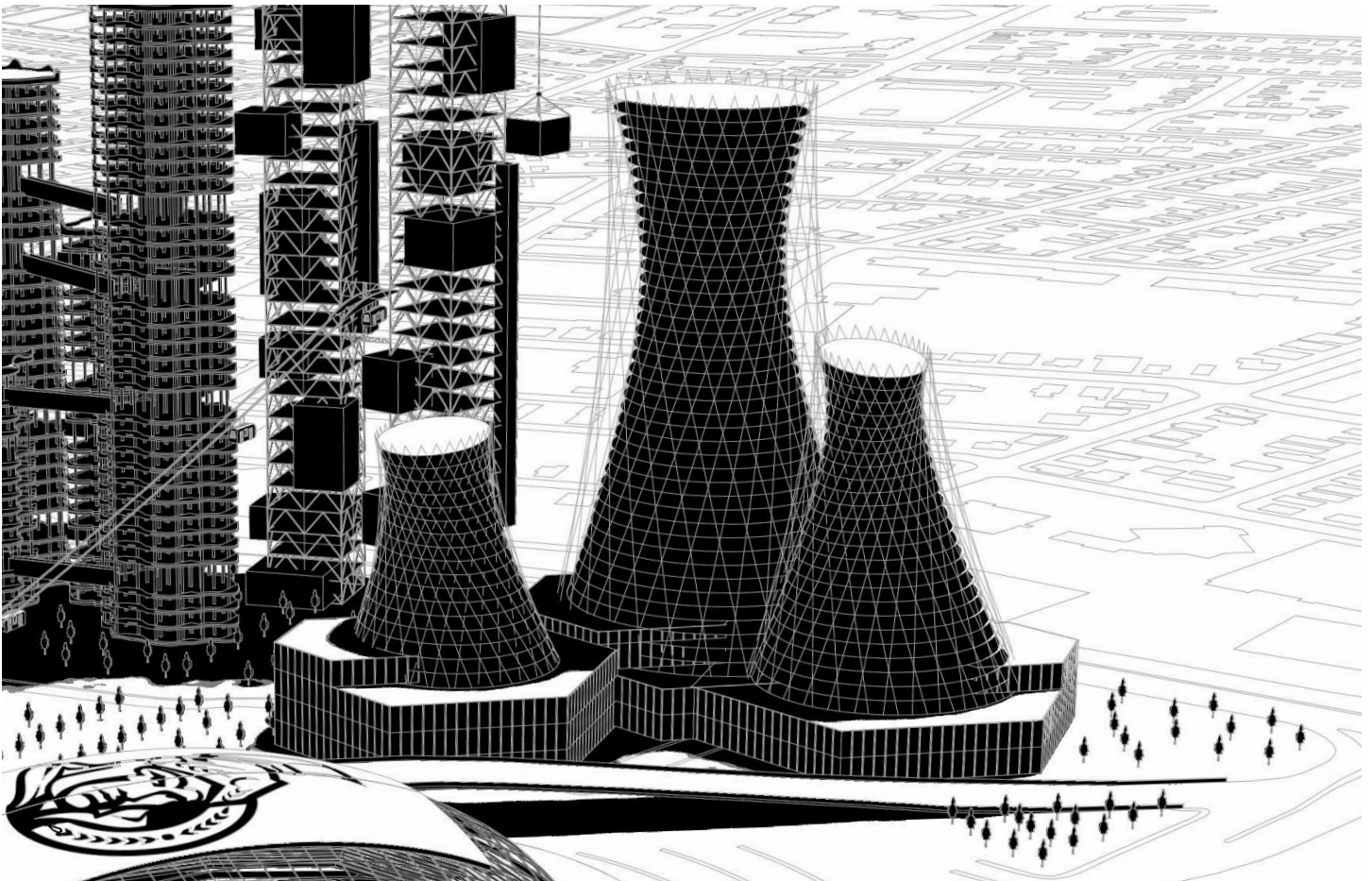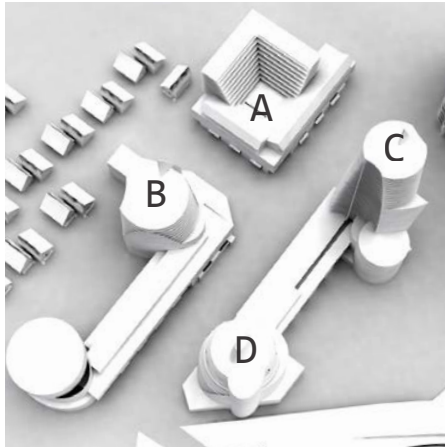
Tower B: 22 Floors x 1284m² GFA | 1034m² SFA | 81% | 420 units | pop. 1050 | 63m tall
Tower C: 41 Floors x 914m² GFA | 754m² SFA | 82% | 615 units | pop. 1517 | 123m tall
Tower D: 27 Floors x 1323m² GFA | 1173m² SFA | 89% | 540 units | pop. 1350 | 76m tall

Total SFA: 111,877m²
Estimated Total Occupancy: 3917

Office Complex A: 14 Floors x 2,196m² GFA | 1,896m² SFA | 86%| 1,537 employees | 47m tall (30750)
Commercial Space Available: 16290m²

Parking Units Required: 1,018

The Commercial Strip (a1) is modelled after the bustling markets of China. The parcel straddles Montreal Road and is typically closed off from vehicular traffic to encourage a more pedestrian-oriented experience. Opposite of the commercial streetfront are enclosed pocket-plazas for farmer's markets or outdoor patio dining.
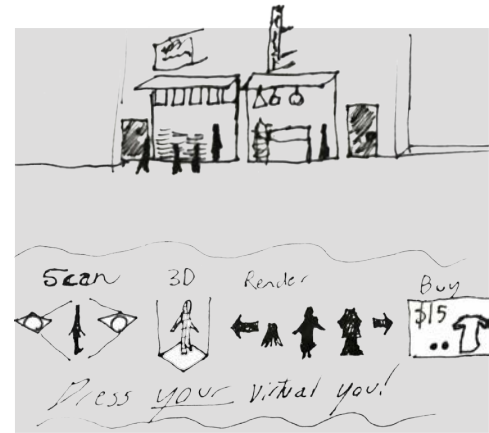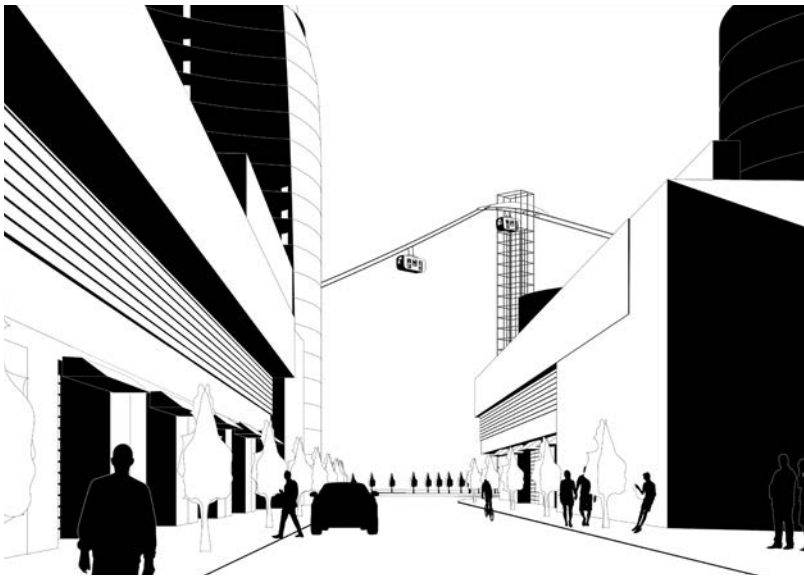
We seek to integrate showrooms outfitted with VR and/or hologram technologies into our retail outlets, allowing customers to flip through options and see them visualized within real spaces and simulate the act of feeling the materials with samples provided by on-site staff. Incorporating such virtual technologies will increase the number of available services to the public by reducing the storage and display space required on site.

PARCEL A7: ARENA
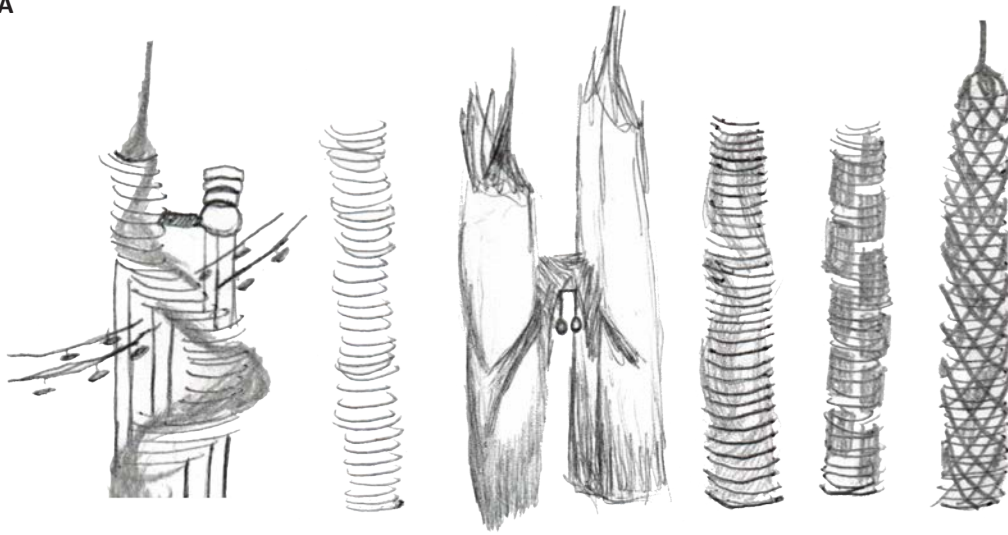
Let's face it: the current home of the Ottawa Senators is so far out of the city it may as well be the home of the Kanata Kanucks. There has been talk of bringing the arena to LeBreton Flats, but why not aim for something a bit more iconic? How about the Rideau River waterfront? We propose to construct Ottawa's proud arena within our future Vanier, connected directly with the proposed air tram network to bring in fans from downtown and the rest of the city.
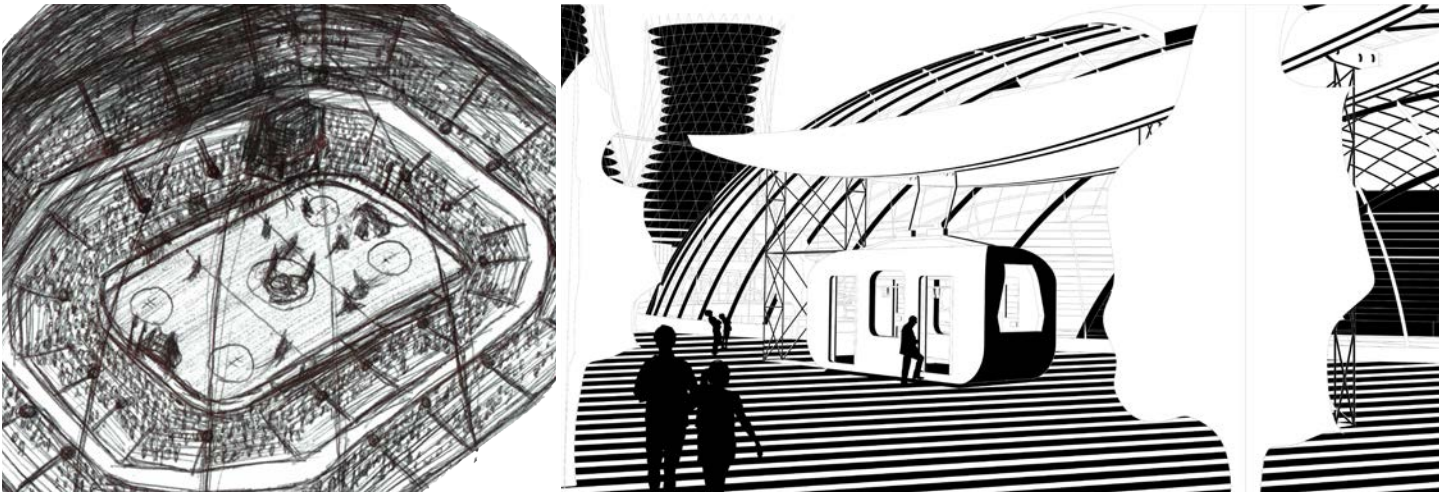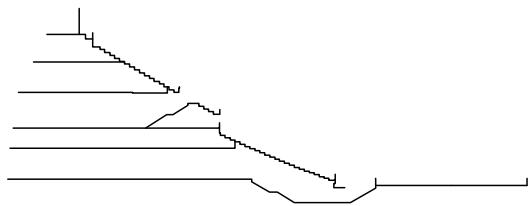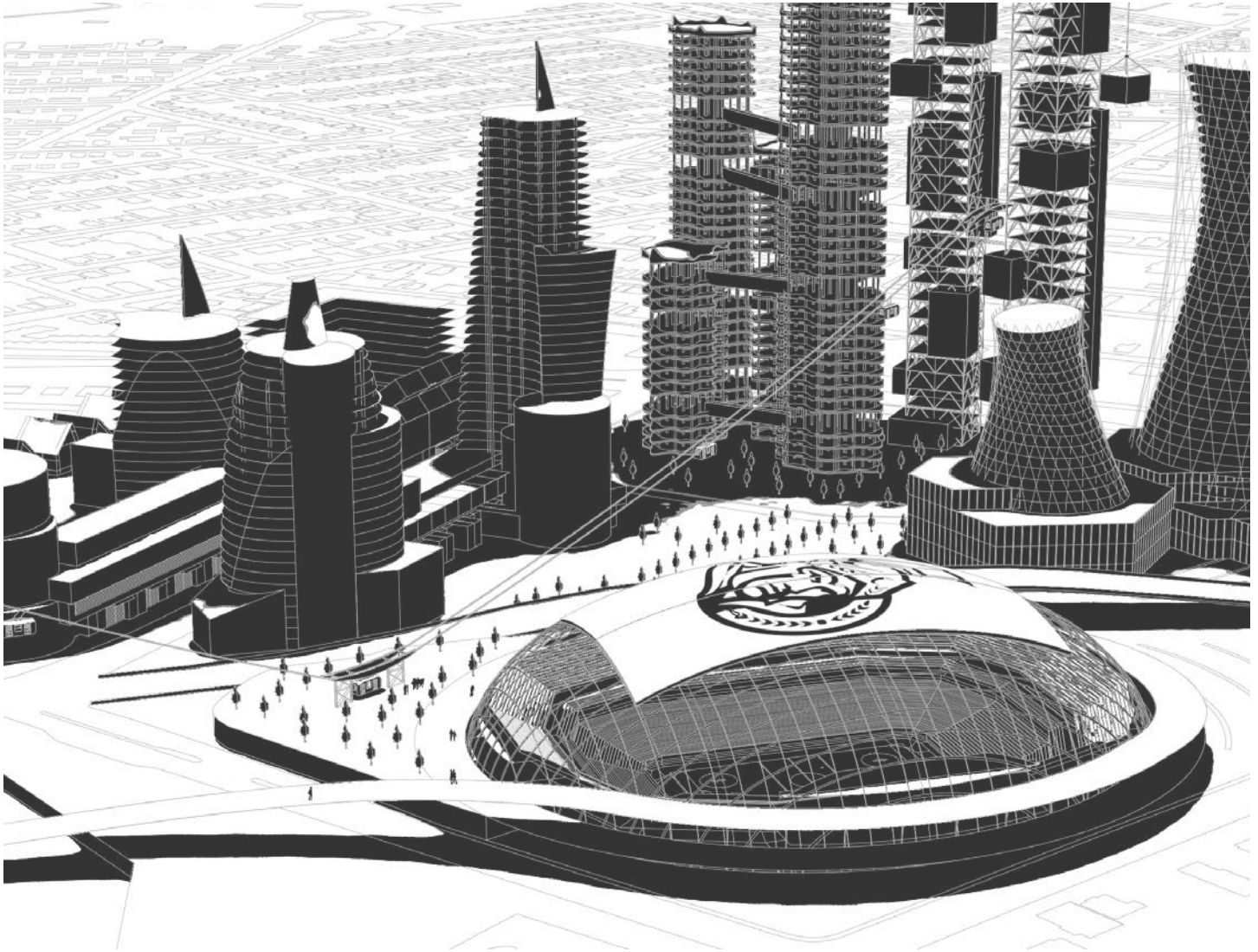
Total GFA: 20,119m² Height: 43m Estimated Total Occupancy: 20,000   Parking Units Required: 5,000
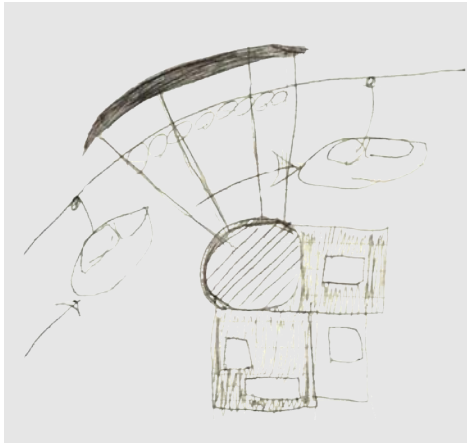
The Tramline Gateway Towers (a2) are the capital of the project, an iconic beacon of sorts for the hub. The interior of the TGT are designed to be modular and compact, increasing the population density while reducing the cost to own the space. Features include compact shelving and sliding partitions to increase / decrease privacy, controllable via tablet to suit the needs of residents.

Support pylons for the air tram network will be modelled after this prototype, initially being constructed as empty infrastructure and sold to prospective condo developers.
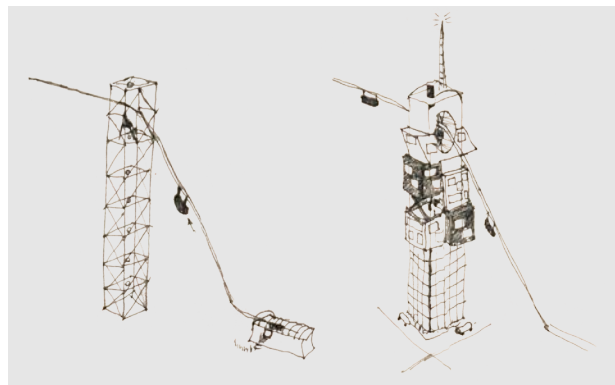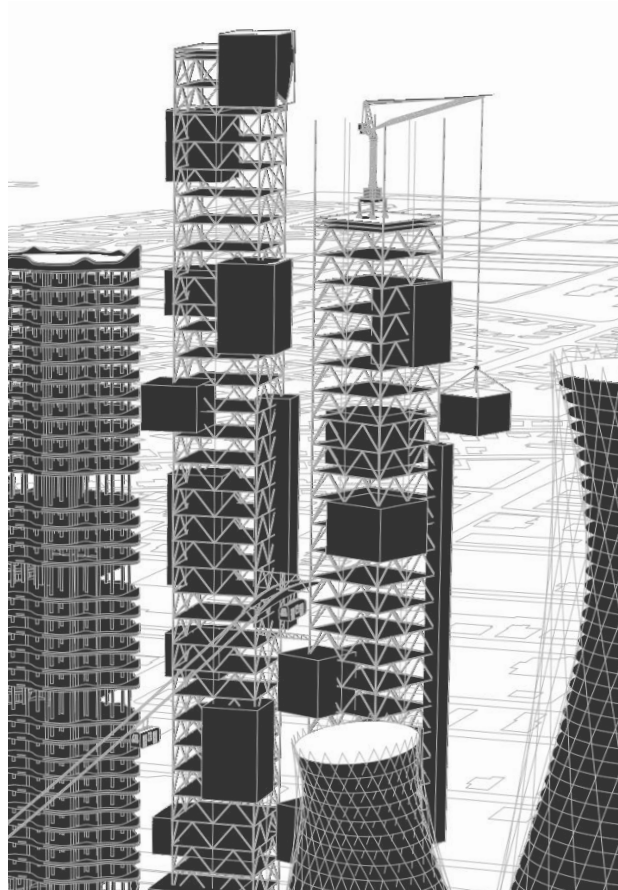
THE AIR TRAM NETWORK
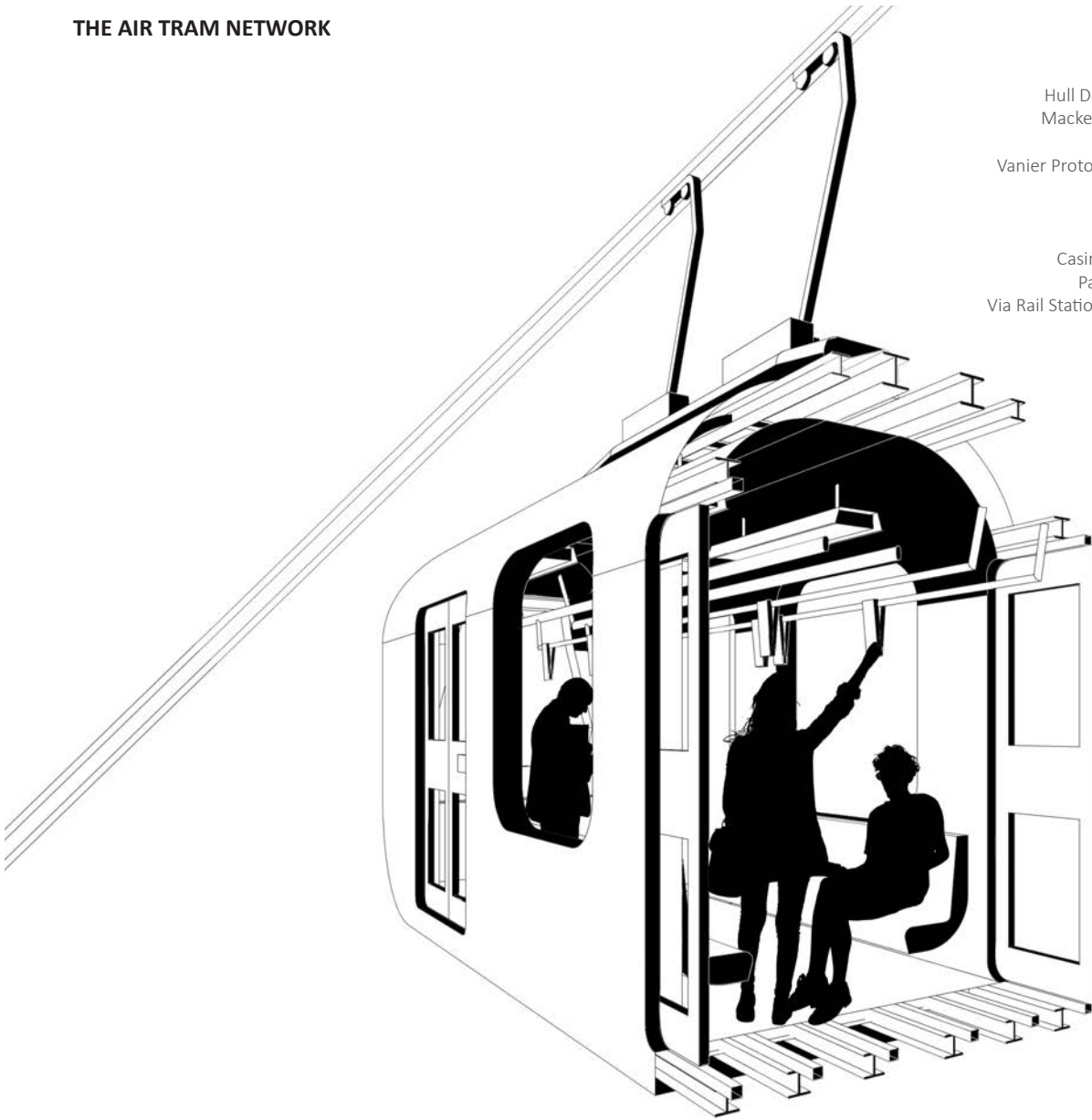
The core objective of the air tram network is to bridge the gap between the major downtown cores of Ottawa and Hull, providing a financially viable transit corridor with spectacular views across the water. Deeper connections are meant to provide efficient city-wide transit without vehicular traffic woes.

Casino Lac Leamy

Parc de la Gatineau

Downtown Hull

Prototype Vanier

Mackenzie-King

Parliament

uOttawa

St. Laurent Mall

Lees

LeBreton Flats

Bayview

Hurdman

VIA Rail
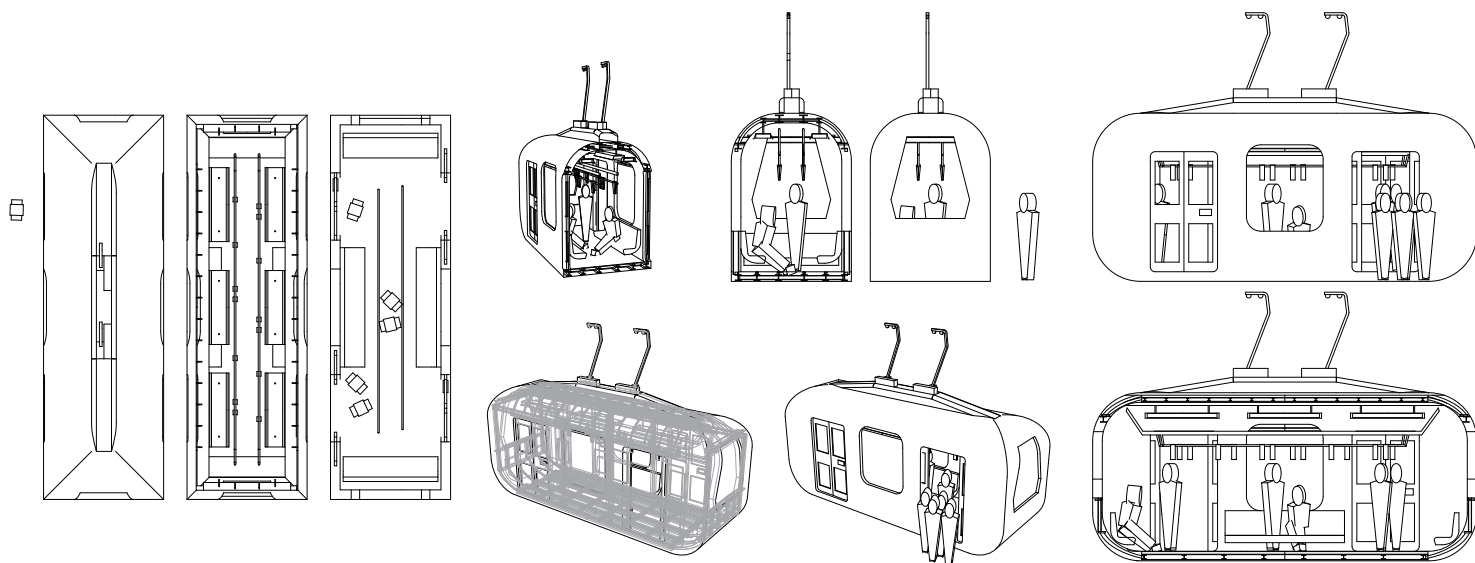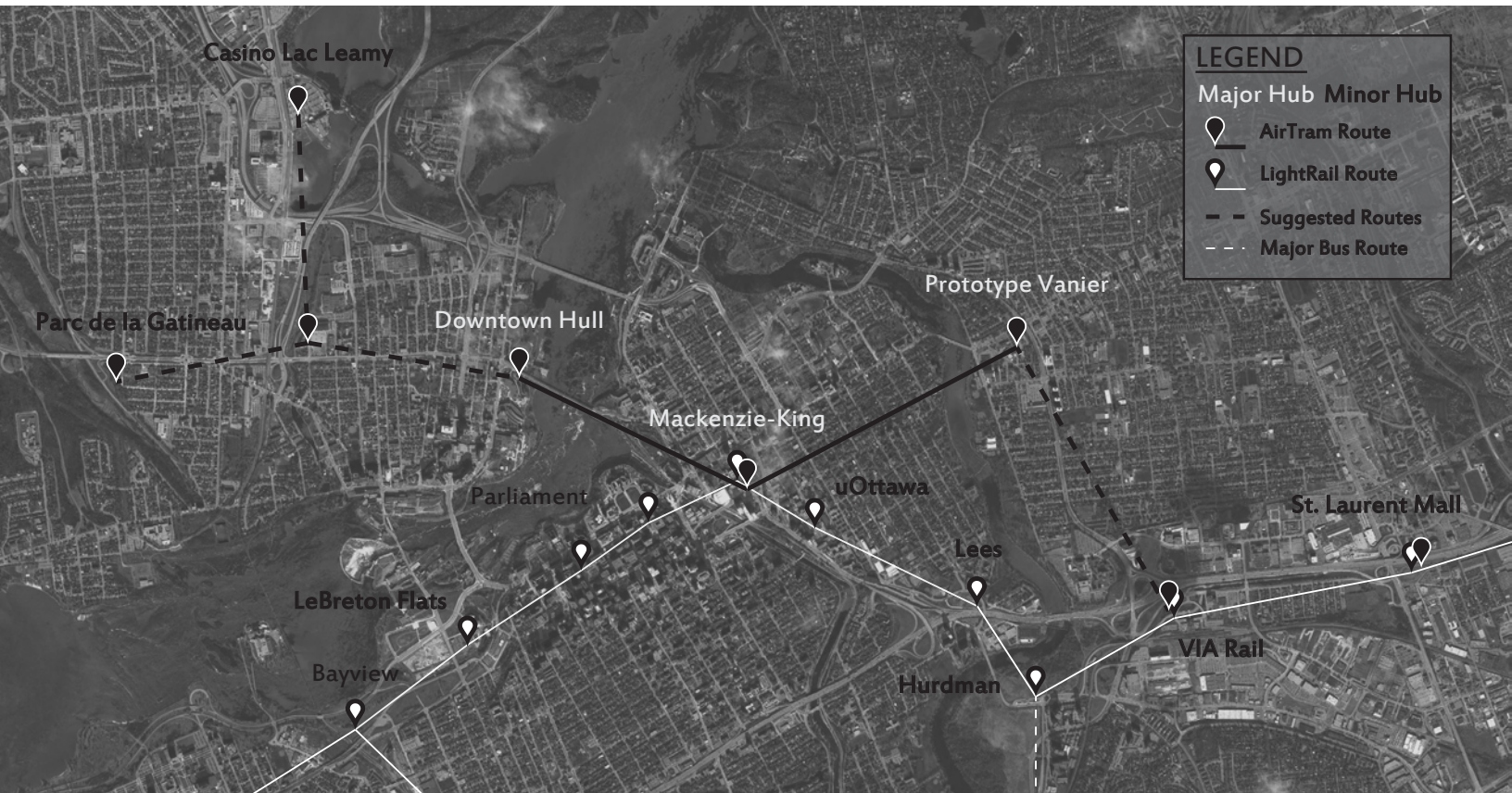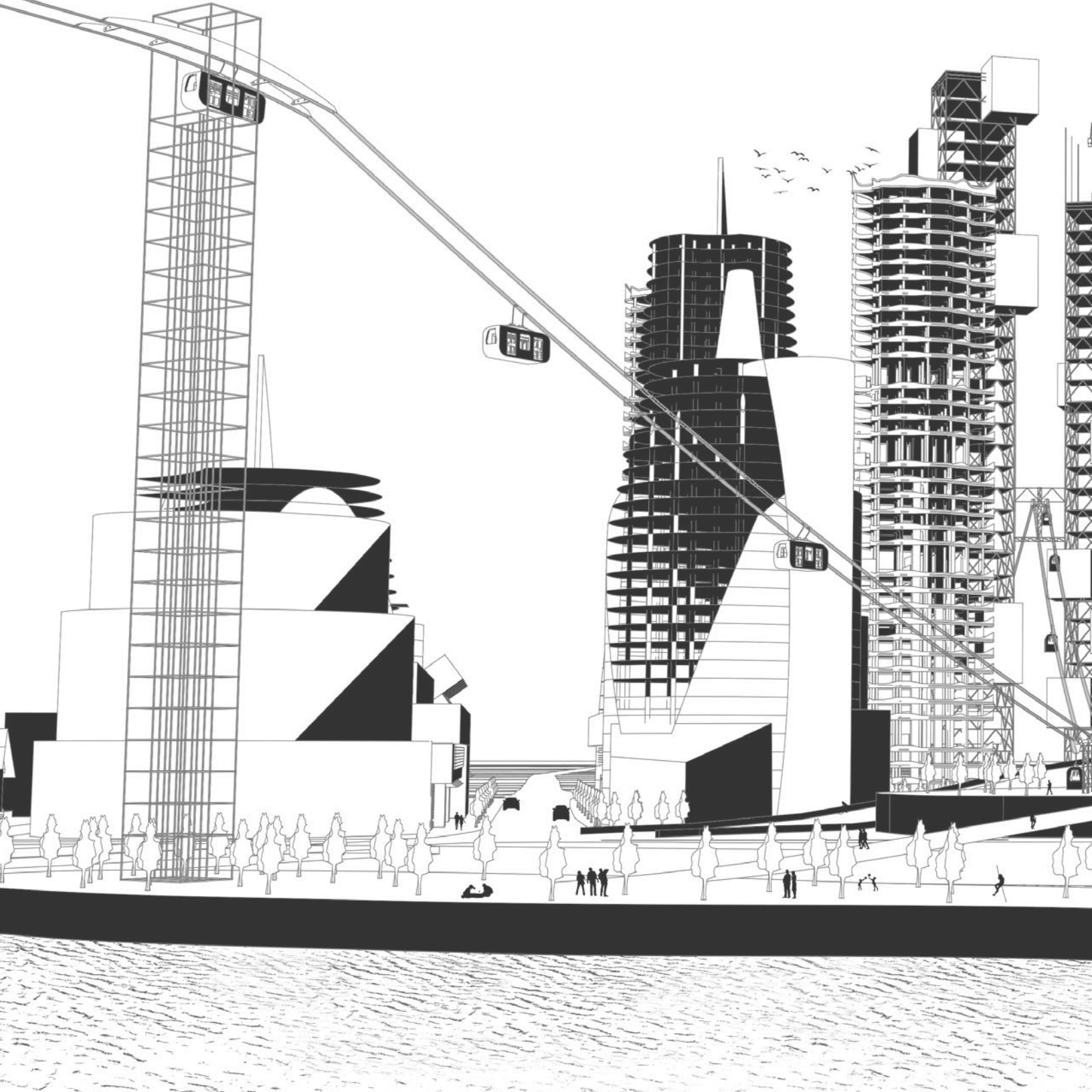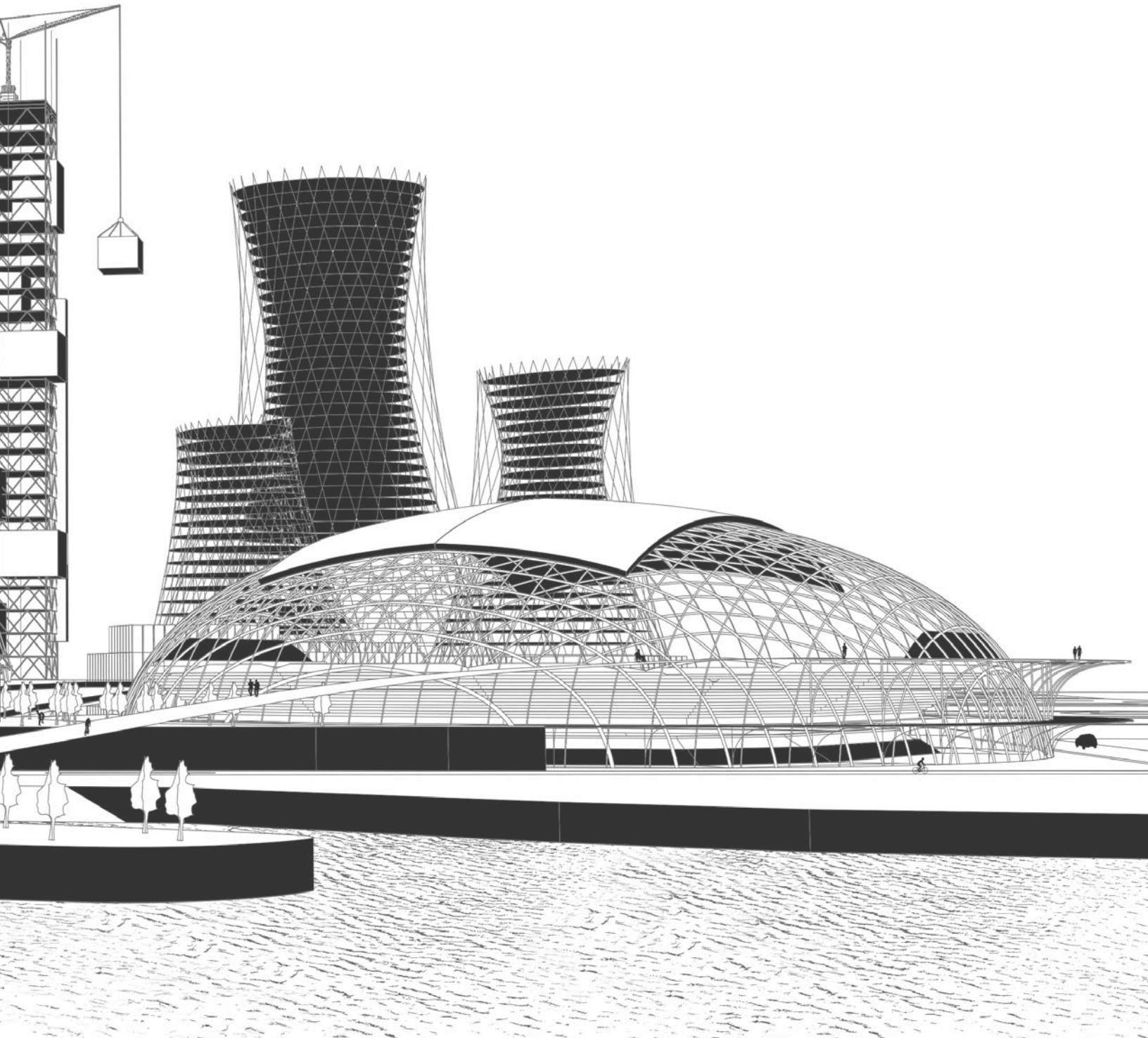
DAYDREAMS

A bright stroll through the street. The birds whistle an old French tune by the name of "J'ai cueilli la belle rose".
Suburbia Vanier Suburbia, viva suburbia urbia urbia...
Could Vanier be reborn as a leader in progressive urban strategy?

I live how I want to live, dreams free to dream. We are not fit to live and think within a box but rather the reality of an ellipsoid: our minds and our humble planet. Our children will inherit the soil that we sow, but what of the seeds(?):

Substance and affordability. We are not the bourgeoisie but we shall live with elegantly without presupposed class and do so with efficiently. Draw forth from the apple tree the fruit of our labour, born from vertical farms; technology manifest agraria. Symbiosis, net zero, chlorophy-synthesis.

They call them desire lines, for we shall carve our own paths into the land and walk the sunlit paths forged by our actions. Less automatic, more kinetic! Pass though, dear automobile, but tread not upon our pastures, foot-trails and yards.

We want: give us our goods! give us entertainment! A stadium for our Senators, a sky rise for our visitors. Towers that speak tomes of our ambitions as citizens of the city! Bring people from across the city along great airbuses in the sky.

Embrace the prototype! Let the charisma of a developing metropolis reach out to its neighbours near and far.

A passion for progressive thought eclipses our rational judgement for the better part of three months time and we present our grand scheme for a dreadfully lackluster capital.
Viva Las Vanier, a naïve desire for risk, excitement and fortune! The daydreams of the future!

N. ALICE CHALLINOR 2000

The Baklava Beach Studio Fall 2015

While the potential of agency is most frequently taken to be the power and freedom to act for oneself, for the architectural community this also involves the power and responsibility to act as intermediaries on behalf of others…..

And yet there's a deep hesitation on the part of architecture to engage with adjacent forms of cultural production, despite the fact that these fields are embedded and historically intertwined within the discipline.......it speaks to a much larger concern among practitioners about the role architecture plays in instigating interventions within the public realm and imagining particular forms of social possibility.

Architecture at the Edge of Everything Else, Choi & Trotter (2010)

The Architectural Politics of Inequality

Dirty Realism is known as literary term coined by Bill Buford in 1983 for the magazine Granta. "Dirty Realism is the fiction of a new generation of American authors. They write about the belly-side of contemporary life – a deserted husband, an unwed mother, a car thief, a pickpocket, a drug addict – but they write about it with a disturbing detachment, at times verging on comedy. Understated, ironic, sometimes savage, but insistently compassionate, these stories constitute a new voice in fiction." In many ways this suits a study of Vanier, Ottawa. Originally Gloucester Township, Eastview Village and amalgamated into Ottawa in 2001. As a strongly detached and vibrant francophone area, it is too easily identified today in the sense of the popular urban myth as seamy, made up of poverty and crime. The picture offered expands; developers are waiting in the wings with condo towers, 'nice' people ready to move in and another tame urbanism to mesh an already tamed Ottawa. Too general we say, too convenient! What is 'identity' in Vanier, what is negotiable, what is shared and shareable space? We design to change and we learn to understand change - but how can change be proposed in such a conservative city? What ways can we work in the contemporary in a city keen to be swayed by nostalgic signs and simulations of the past. Vanier cannot be a form of brocaded heritage and internalized comfort. Shall we go ugly cute, or shall we echo in BIG or OMA, MVRDV or Thom Mayne, Willy Alsop or DS+R? To say that we are dealing with a sub-category of realism is not quite the case.

As many speak - often from outside Vanier - of the seamier, even shabby side of this quarter, where does this 'grit' fit in with our theories of neighbourhood, community, public realm and genius loci? If we prefer to emphasize the diverse community already existing there, can we suggest schemes and options that treat them as homogeneous? Why should we? From Beirut to Kingston Jamaica, from Mont Leban to Creole Sensations? From Bobby's Table to Robert De Niro? From Donnie Brasco to Donnie Darko? Are the communitiesy homogeneous because they exist in Vanier? How long does a temporary resident take up the property offered before fleeing to better places: Orleans? Barrhaven? Overbrook? Just where are those 'better places'? North Vanier, LeBreton, Beechwood or Rockcliffe? A lack of resource and money might create despair at times, and yet we must work within the politics of inequality that Vanier, from its more affluent settled communities to the North to the more unstable, temporary areas south of MacArthhur Road.

•

Dirty Realism offers a wide range of connected and systematic studies to explore and deepen the understanding of housing and architecture and the critical positions taken. What is the emerging (and re-awakened) role for an ethical and engaged post-developer architecture with social and cultural impact? In the current diverse interests in programming housing in Vanier, it is now important to take a position; an architectural 'responsibility' and situate oneself in what appears, at present, a weak and even confused contemporary moment.

* The writers identified by Buford with Dirty Realism were Bukowski, Carver, Wolff, Ford, Brown, Barthelme, McCarthy, Gutierrez, Medina, McCullers and Phillips.

Post-Developer Housing

Dirty Realism! It's a useful phrase; it's even catchy! But what does it mean? Dirty Realism accepts the diversity and contradictions present in the quarter; if it is a low income livelihood, if it is car-free but restless, if it is an ordinary but dignified life, whatever income bracket this will offer an opportunity to explore what we invite you to consider, a post-developer vision of housing. What do we mean by this? We are thinking of urban hybrid housing schemes that focus on a clear contemporary palette. But what is this clear contemporary palette which we think is not achieved by developers with their power-rendered corporate schemes and smart housing solutions for the up and coming urban professional? Lightness and elegance of fabric, service and solutions, lightness of both surface and interior quality, have no boundaries. This is no post-code lottery. Is gentrification so over-rated?

Object and field, picking up from the urbanist Stan Allen, will extended an understanding for a new, more horizontal shaping of the Vanier environment; the idea of lateral urban cuts across the quarter not necessarily along the main arteries. However, objects themselves do not dictate urban meaning or civic shape, but the relation between options and ideas forms a context to allow a community to develop.
 How do we engage public engagement through connectors. If we speak of the ordinary and the unremarkable we do not slight the quarter that was once a village, nor do we suggest that it always needs to go to those outside influences from the city of Ottawa to improve it, beautify it or prettify it.

We are not in opposition to developers who are spot-developing various parts of downtown Ottawa, and who work for the best response to the market conditions their smart housing or developments offer. All with almost-good intentions this generally leads to repetitions of housing models of economic stringency with often strange, caricatured European traces. But it's a lean dream, and many are beginning to question whether this will scar Ottawa with a homogeneousness of city housing models that are rendered and neutered by weak imagery and icons. These urban landscapes and condo-washes, if the city is not careful, become exhausted before they are even completed.

For this Dirty Realism Housing in Vanier selected sites are chosen for infill solutions often in embedded communities. The Baklava Beach studio propose options for a regional and relational urbanism. We propose the following starting points: in our naivety and contradiction, they can and should be inspiring:

1 Housing is an urban form with and without pre-established boundaries or forms.
2 Housing can be incremental, additive, partial, scripted and narrative (avoiding total solutions).
3 Housing requires a community engagement that impacts on the agency of the development(s)
4 Housing options imply new inclusive funding streams and models.
5 Housing is about integration not segregation, dignity not gentrification, lightness not nostalgia.

* One must remember, like any usefully framed critical movement, none of these authors accept that they write a dirty realism. It will be the same with the architecture and urban solutions to the housing offered.

01 PARK+ HOUSING
INCREMENTAL HOUSING - THAT'S SO VANIER

Audrey Caron + Kripa Gyawali

Using a holistic approach to design and living, situated just off Montreal Road on the site of existing schools, PARK+ housing offers affordable housing as a catalyst for sensitive densification and revitalization in Vanier. Allowing communities to access their most fundamental needs (including local urban market gardening/light food production) provide important neighboring social interaction spaces, promoting sustainability, community building and intergenerational activities. The massing is sensitive to both the existing small house vernacular of the area whilst incrementally expanding to show a landscape form. Sensitive articulation, ground floor access and terraces help in neighborhood watch and crime prevention with other spaces for leisure and exercise. PARK+ HOUSING will be one of Vanier's newest affordable developments aiming for social, environmental and economic benefits.
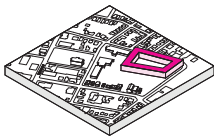
+ PERIMITER EDGES

A mass is affixed onto the site, wrapping around Lajoie St. and Jeanne Mance St. The North edge is available for manipulation to eliminate the 'Perimeter Block'.
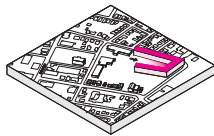
+ TRANSFERABLE EDGES

Pushing the building volume simultaneously creates a North facing courtyard.
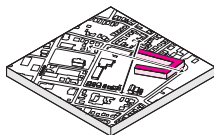
+ AXIAL CUTS

The building mass is transected by a series of perpendicular openings, creating three program functions as well as creating a pedestrian connection between streets.

COMMUNITY CENTRE + GREEN HOUSES

PARK + PLAZA

PLAYGROUND

COMMUNITY GARDEN

Underground
Parking

Garden

Street

Housing

Pedestrian
Street

Courtyard

Pedestrian
Street

Housing

1

2

3
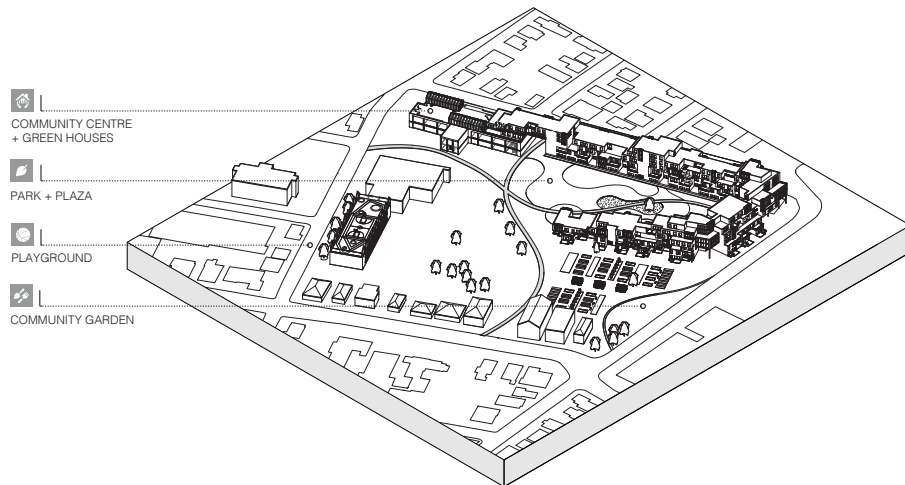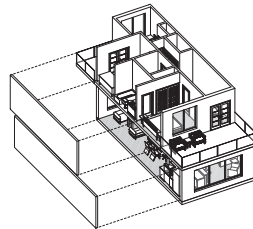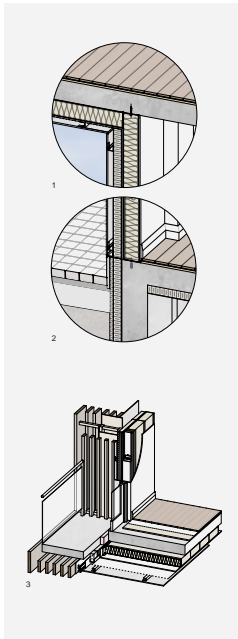
■ 2 BEDROOM + STUDY

Ground Floor 6 x 15 m
Second Floor 6 x 15 m
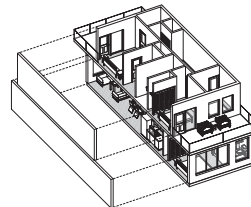
■ 3 BEDROOM + STUDY

Ground Floor 6 x 18 m
Second Floor 6 x 12 m
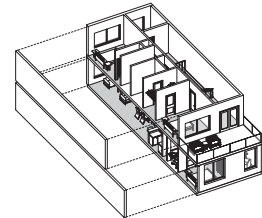
■ 3 BEDROOM + STUDY

Ground Floor 6 x 18 m
Second Floor 6 x 15 m

02
LEMON DRIZZLE HOUSING
THAT'S SO VANIER

Eisa Hayashi

Lemon Drizzle respects the existing fabric of Vanier providing a new urban edge within the embedded community not a long way from Beechwood Avenue. The massing and assemblage increases the potential of density with the addition of coach houses to the existing tight--knit houses. The project contains 50 mixed--income affordable dwellings of new flats, maisonettes and coach houses neatly inserted into a delicate part of the community (with a community kitchen and green house/sun house). It offers an open attractive program which encourages the old and young to come together in a public realm for community engagement and increasing social responsibility The units are constructed using 4x4m cubes offering a variety of assemblage. There is one focal larger public community space for special events and several small courtyards with more privately controlled intimate spaces. The housing will be further developed by smart living where units are adaptable, energy conscious and encouraging interaction with the street and/or inner courtyard. A sure, safe and lively housing development embedded within New Vanier.

LADDERS
Ladders are used instead of stairs in the units. They ncourages residents to have small but efficient living .

BERMUDA LEMON DRIZZLE

Lemon Drizzle respects the existing fabric of Vanier providing a new urban edge within the embedded community not a long way from Beechwood Avenue. The massing and assemblage increases the potential of density with the addition of coach houses to the existing tight-knit houses. The project contains 50 mixed-income affordable dwellings of new flats, maisonettes and coach houses neatly inserted into a delicate part of the community (with a community kitchen and green house/sun house). It offers an open attractive program which encourages the old and young to come together in a public realm for community engagement and increasing social responsibility The units are constructed using 4x4m cubes offering a variety of assemblage. There is one focal larger public community space for special events and several small courtyards with more privately controlled intimate spaces. The housing will be further developed by smart living where units are adaptable, energy conscious and encouraging interaction with the street and/or inner courtyard. A sure, safe and lively housing development embedded within New Vanier.

PUBLIC COMMUNITY SPACE
Landscaping with curvilinear design, showing the difference of public and private spaces

LONGPRE ST.

PERES-BLANCS AVE.

MARIER AVE.

Pathways are created to connect two major roads (Montreal Rd. & Beechwood Ave.), While increasing additional residential density to this area.

PRIVATE/ INNER COURT YARD
Elevated down
Possible natural skating rink

GREENHOUSE & COMMUNITY KITCHEN
(A public realm for community engagement and increasing social responsibility)
Additional exterior field for plantation

RETAIL AT GROUND LEVEL
Aligns with urban edge
Relationship with the surrounding suggests subtle changes in Vanier neighbourhood

PARKING LOT
Turfstone pavement:
Water absorbing tiles

Metal exterior cladding (Bed room)

Wood exterior cladding (Public room, living romm, etc.)

Layout of units allows cross ventilation

Crow space foundation

Finish flooring

Moisture barrier Insulation

Strapping Frames

Subfloor

Cross Laminated Timber

Insulation and air barrier, vapour barrier

Exterior finished vertical wood siding

Air space

COACH HOUSES
Additional residential density while respecting Vanier urban fabric
Not required to have a driveway reaching to coach houses

POSSIBLE RE-PURPOSE AS COMMERCIAL/ RETAIL
Attraction people from out side while supporting self sustainable community

DESIGN BRIEF

194 Peres-Blancs Ave.

50 units:
13 x studio
31 x one bedroom
06 x two bedrooms
(06 of them are coach houses)

Green house with community kitchen

25 parking lots

15 buildings on site
Demolished 8 Buildings

Maximum of 4 storey
Maximum of 8 units

Large balcony is available under certain unit layout

STUDIO TOWER

It is made of one bedrooms and studios and 172ft² optional balcony. Units are made of 4 m x 4 m boxes.

LEMON
516ft² + optional balcony

LIME
344ft²

GRAPE FRUITS
516ft²

TANGE.
344ft²

ORANGE
538ft² (2 bed)

CLEMENT.
538ft² (2 bed)

03
EASY OVER BUDDHA HOUSING
THAT'S SO VANIER

Heeva Salemi

The complex has a marine feel, designed in a compact way in 2 sections, residential and commercial. The massing and feel is one of a cruise liner with central atriums. The residential part has a central courtyard that is continuous through the whole building with a skywards atrium opening upwards from the third floor. The two parts are designed in such way that creates a central courtyard in the middle open to communal activities bringing the neighborhood together. The commercial 'retail anchor' of the complex is dedicated to leisure and exercise activities, all kinds of yoga and tai chi activities on the first level that can also be open to the exterior courtyard in the summer. The second level is meant for indoor gardening activities with solar panels on the roof for locally generated supply. Residents can walk through the building as if a green pathway; waving from the ship not drowning.
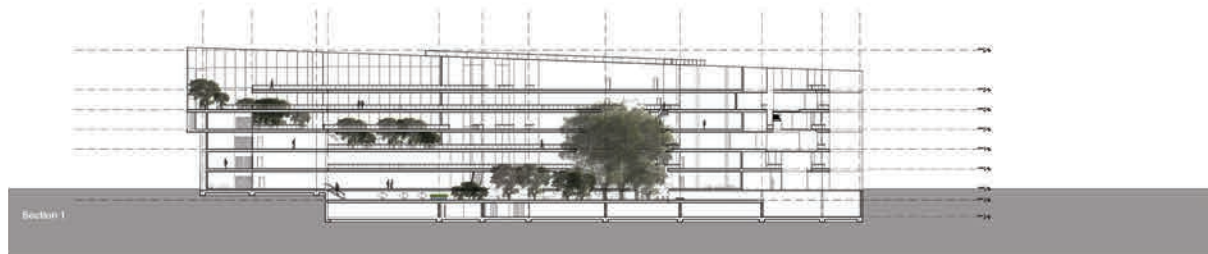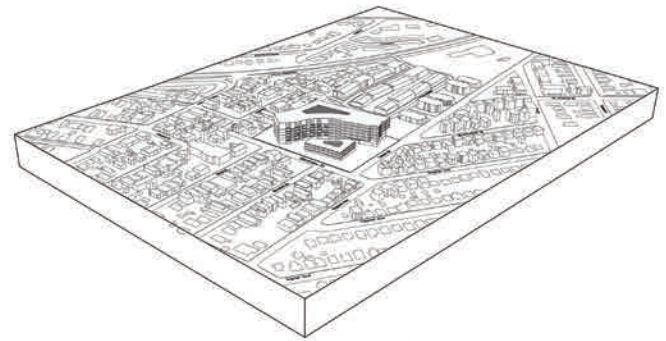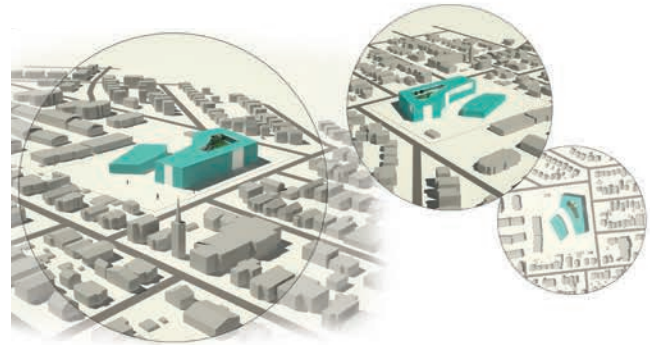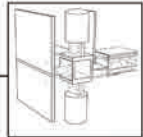
Granite and Glass Joint Detail
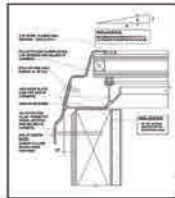
Skylight Detail

Solar Panel Detail

Intensive Green roof Detail

1. Flashing (Fasten to J-Track)
2. Blocking
3. Quad-Lock metal J-Track
4. Quad-Lock 6" tie bars
5. Quad-Lock wire top tie
6. Interior Wall Finish
7. Quad-Lock Panles
8. Reinforced Concrete Core
9. Quad-Lock 8" tie yellow
10. Exterior Wall Finish
11. Drain
12. Void Holes for Utilities
13. Quad-Deck Panls
14. Welded Wire Mesh
15. Rebar Chair
16. Quad-Deck Steel
17. Topriaction 10-G
Reinforcement
18. Microfab
Rebar Chair
19. Growing Medium
[Saprofer type X or L]
20. Vegetation
Void Holes for Utilities
21. Microfab Double Layer
22. Concrete, wood or steel
curb
23. Gravel or Paver
24. Cap sheet Membrane
25. Cap sheet Mestheane
26. Base sheet Membrane
27. Primer

The commercial part (Retail Anchor) of the complex is dedicated to yoga and tai chi activities on the first level that can also be open to the exterior courtyard in the summer. The second level is meant for indoor gardening activities. There are also solar panels on the roof of the commercial part.

The Structure is made up of concrete columns and falt slab (plate) with reinforced bar inside.

The complex is designed in 2 sections, residential and commercial. The residential part has central courtyard that is continuous through the whole building. There ae aslo scattered atrium starting from the third floor. Therefore, people can walk through the building through this green pathway. The two parts of the complex are placed in such way that creates a central courtyard in the middle. This is meant for communal activities. It is open to the public and it can bring the neighbourhood together.

DANGEROUSLY ENCIRCLED
THAT'S SO VANIER

Jason Surkan

The Path of the Head, the way of the Heart -- "Everything the Power of the World does is done in a circle... Our tepees were round like the nests of birds, and these were always set in a circle... But the Wasichus (Settlers) have put us in these square boxes. Our power is gone and we are dying, for the power is not in us anymore. You can look at our boys and see how it is with us. When we were living by the power of the circle in the way we should, boys were men at twelve or thirteen years of age. But now it takes them very much longer to mature. Well, it is as it is." Black Elk, Holy man of The Lakota. People. Why is it that we impose Colonial Architectural solutions in Canadian cities? Is this the appropriate solution for the original and immigrant peoples of Turtle Island? There is much to be learned from Indigenous societal structures. I would argue that to reconcile with the indigenous people in cities, an Indigenous knowledge needs to be implemented in urban design in order to create generous and ecological futures for our children and grandchildren. How do we do this? We believe that every action we take, effects our grandchildren for seven generations. It is critical that we adopt a sustainable, responsible and ethical urban solution for housing here in Vanier. Each opportunity we have we must take. There is no room for compromise or excuses in Architecture: only solutions. Dangerously Encircled is one solution. Don't distrust it too quickly!

SITE PLAN // 1:500

1. Existing Apartment (15 Units)
2. Townhome (6 Units)
3. Townhome (12 Units)
4. Makerspace+Apartment(40 Units)
5. Elders Ceremonial Space
6. Community Market+Performance
7. Commercial+Flats Abv. (17 Units)
8. Restuarant+Gym+Townhome (12 Units)

CENTRAL FIRE //
Fire is sacred. Fire is what we have. that other species do not. The project is organized around the central fire in the four directions that correspond to medicine wheel teachings.

DESIRE LINES //
Their is an existing desire line running through the site. It is important to respect the communities use of the site. A need for a central community space exists on site.

COURTYARDS //
The Northeast corner of the site sits at the heart of Vanier. It is programmed as a community gathering space for large events. A smaller, more private courtyard holds Ottawa's first Urban Sweat-lodge.

SUNLIGHT //
Sunlight brings life. The development is kept to a maximum height of 17m to respect the neighborhoods access to sunlight.

COMMUNITY //
Large timbers are erected in the central courtyard space, allowing an infrastructure for farmers markets, outdoor vendors, and concerts to manifest in the heart of Vanier.

PROGRAMMING //
Small boutique shops compliment Montreal Road's fabric, A resturaunt engages the courtyard on Dupuis Street. Community makerspace and an Elders Circle are the foundation of an apartment massing.

APARTMENTS

TOWNHOMES

GREENROOF

LV 3

LV 2

LEVEL 1

TOWNHOMES

GREENROOF

LV 3

LV 2

LEVEL 1

GREENROOF

LV 5

LV 4

ROOFTOP PATIO

LV 3

LV 2

MAKERSPACE

LEVEL 1

CRAFTING

URBAN SWEATLODGE

FLATS

GREENROOF

LV 4

ELDERS CEREMONY SPACE

FLATS

GREENROOF

SHARED PATIO

LV 3

LV 3

4 DIRECTIONS GARDEN

LV 2

COMMUNITY MARKET + PERFORMANCE

LV 2

LEVEL 1

GYMNASIUM

RETAIL 3

CAFE PATIO

R2

CAFE

R3 R4

R5

LEVEL 1

RESTAURANT

URBAN ARACHNID
THAT'S SO VANIER

Oliver Tang

The Urban Arachnid on Montreal Road is a stitching of buildings of occupants and programme, creating a web with bridge lines, nodes/radials and capture spirals. The bridge lines between two existing commercial structures create a new spatial web. The nodes/radials -- independent small local businesses – promote community and engagement. The capture spiral is a hybrid program that attracts residents and diversifies the growth of the community. Densification of the urban fabric of Vanier must be drawn as a web by interweaving the occupant and independent small business network (recycling centre, hardware store & small workshops, community drop--in spaces, active roof garden (fresh produce), fresh market restaurant, recording studios, radio station and public performance spaces. Live on Montreal Road & experience the New Vanier.
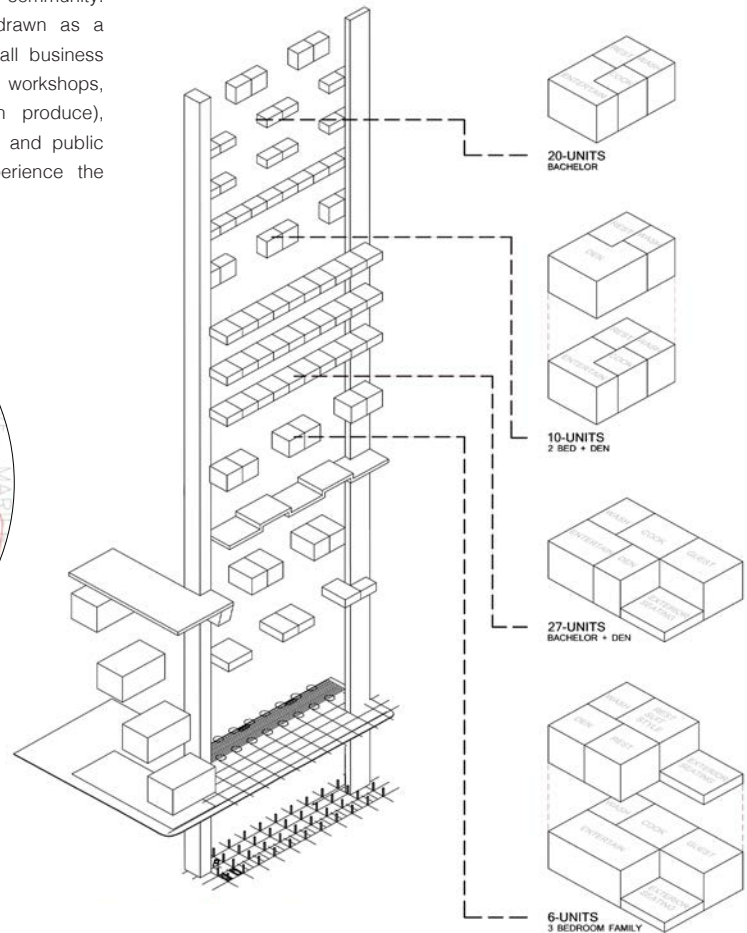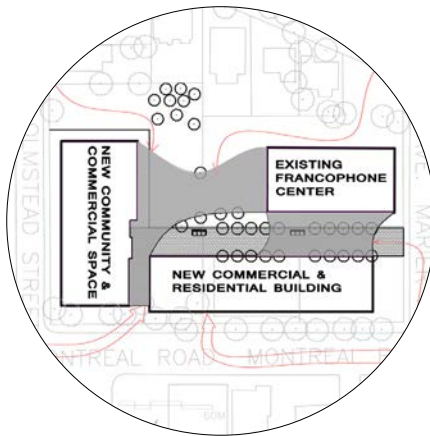
BAYVIEW
22 BACHELOR UNITS FULLY
ACCESSIBLE WITH 36" DOORS
& BAY WINDOW VIEWING
COMMUNITY SPACES. SUIT
AREA 109SQM
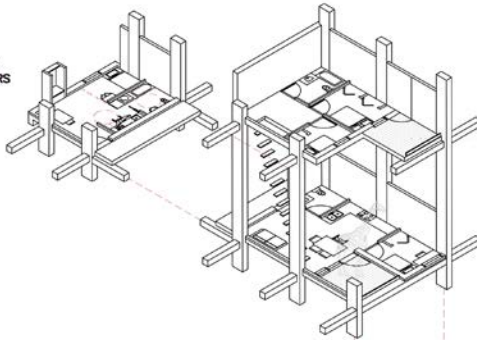
SUNNYSIDE
6 UNITS 3BED FAMILY UNITS
ACCESSIBLE GROUND AREA
SUNROOMS ON EACH FLOOR
WITH WINDOWS FACING SOUTH
226.2 SQM LIVING AREA
15.6 SQM SUNROOMS

MARIER AVE.

MONTREAL ROAD

OLMSTEAD STREET
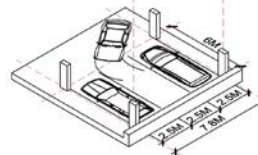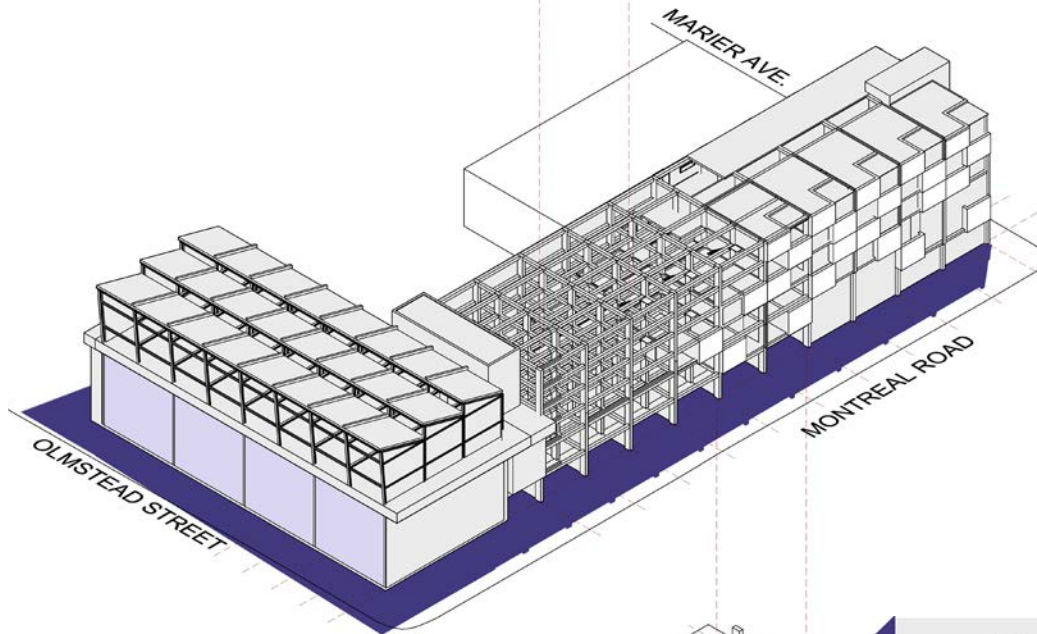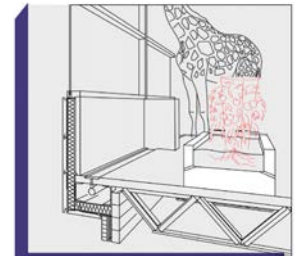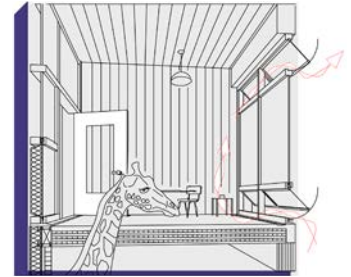
NORWEGIAN
THAT'S SO VANIER

Tori Hamatani + Michelle Harper

Norwegian Wood is a Perennial Siedlung, the experiment of housing that Vanier so desperately needs. Not in imitation of Ottawa'' disguised develop housing but something real and alive. Imagine having the opportunity to create a home that is catered exactly to your family's needs. Supporting Vanier's demographics, Norwegian Wood accommodates young families as well as the mature population. They belong together. No one should say they don't. Using the existing site and scale of Jean Vanier Catholic Intermediate School and St. Joseph's Adult School Norwegian Wood animates and reincarnates a landscape of timber housing to celebrate the character and diversity of Vanier. Sensitively stacked housing looks onto a community garden tended to by the young and the old, promoting inter--generational experiences. No one should say this is not needed! It becomes a diverse and re--programmable facility to educate the young about nurturing and preserving ecologies; play works across education and landscape. Vanier needs such housing to intensify the roots of its past but enter the present before the City of Ottawa draws its other future.

EXPLODED AXONOMETRIC
STRUCTURE AND SKIN
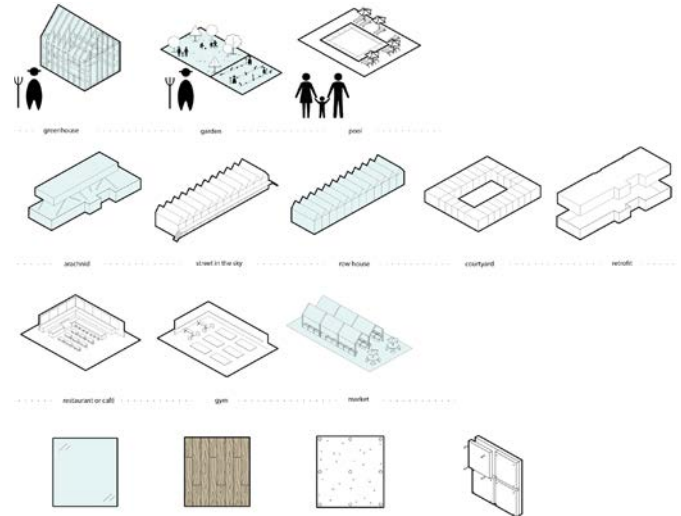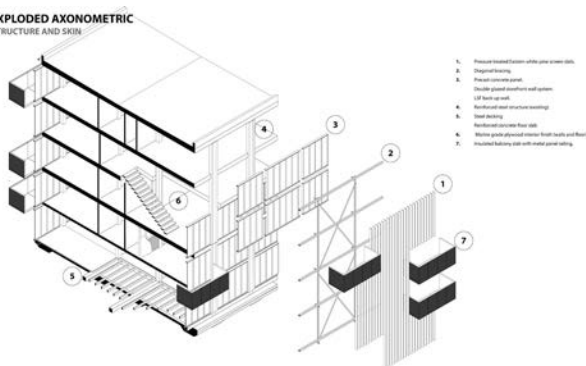
APARTMENT UNIT PLANS

BACHELOR
1:100

1 BEDROOM
1:100

NORWEGIAN WOOD features adaptable units where families can purchase a base unit for a lower price without upgraded finishes - allowing them to **customize** their own unit

Norwegian Wood will offer condos **for sale** or apartment units **to rent** to address the diverse levels of income in Vernier

The units are designed to support and promote **inter-generational housing** dynamics. The townhouses allow for people to **'age-in-place'** while still being close by to their family and maintaining independence.
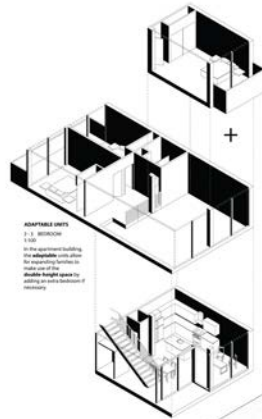
ADAPTABLE UNITS
2 - 3 BEDROOM
1:100

In the apartment building, the **adaptable** units allow for expanding families to make use of the **double-height space** by adding an extra bedroom if necessary.

KINDERGARDEN

1:100

SAUNA

1:75
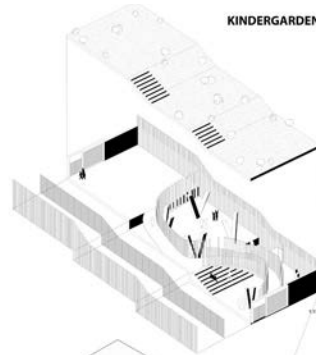
COACH HOUSE UNITS
2 - 3 BEDROOM
1:100

The townhomes offer the home owners the opportunity to purchase the **coach house'** to be used as a spare bedroom or as a separate **rental unit** for **secondary income**.

TOWNHOME UNIT PLANS

1 BEDROOM
1:100

2 BEDROOM
1:100

PARTIAL EAST ELEVATION: TOWNHOMES, 10:30AM
1:200

URGENT AFFORDABILITY
THE HABITATION DANCE & HOUSING EXPERIMENT

Balquis Attef

The Habitation Dance & Housing Experiment is a hybrid project that separates the previous Concorde Motel site on Montreal Road into three main components. The first and most important component responding to today's urgency, is the prefabricated housing experiment. This 100--unit micro community has a variety of apartments with foldable furniture to allow spaces to transform at nighttime. The second component is the Housing Reception Centre, where occupants, recent visitors to Ottawa and Vanier (including transient residents, refugees and the homeless) can be acclimatized to the city and begin the integration into the neighbourhood. The third component is the urban edge. With a community clinic, police station, and retail spaces in a double height glass facade with this will offer a safe, vibrant and interactive street environment with parking behind. For future additions, three small apartment towers simple elegant housing units will be located above the urban edge offering rentable and ownership housing. This will offer a new affordable model of tightly designed and elegantly robust housing on Montreal Road.

Green Roof Detail

metal deck
vapour barrier
insulation
seperation layer
membrane
drainage composite
growth medium
vegetation

steel stud
insulation cavity
adhesive
Exterior insulation (EPS)
reinforcing mesh
base coat
finish coat

EIF System

steel beam
floor finish
insulation
double-glazing system
mullion
air space

Mullion detail

Brief Site Analysis

Circulation

Final Proposal

Sustainability

Unit Design & Construction — What are practices in the modular and prefabricated design and construction process to improve the time efficiencies and cost effectiveness?

Housing Form — What types of modular and prefabricated buildings are proving affordable, efficient and durable? What innovations are being made?

Materials — What are the materials that can improve affordability, sustainability and performance?

Sustainability

On-site Assembly — What are the options for on-site integration of modular and prefabricated housing units at development sites to ensure the process is as time-efficient and cost-effective as possible?

Materials

On-site Assembly

Housing Form

MASSING/ STRUCTURE

EXTERIOR LUMBER SUPPORT

SOLAR PANEL

UNIT 1

UNIT 4

UNIT

UNIT 3

UNIT 1

UNIT 2

2 units perspective floor plans

COLORFUL RADIUSING LAMINATED WOOD

EXTERIOR CORRIDOR BETWEEN UNITS

Axonometric View/ Exploded view

08 BINDING BARIBEAU TIDES
THAT'S SO VANIER!

Neha Bhargava

Like the tides that rise and fall along the river, multi--unit housing should be transformative. The goal of this project is to foster a sense of community while maintaining the splendors of suburban life in a high--density environment. Baribeau Tides is organized as a 5 X 8 grid containing 2 or 3 units. The type of units range from bachelor to 3/4 bed and offers rental and ownership flexibility. The blocks rise and fall along the grid to create a wave--like form. This form provides units with more fenestrated walls allowing natural light to filter throughout the spaces. Several blocks are removed from the centre to create a courtyard in which the community can gather together to host events and socialize. Additional programming includes a preschool combined with a gymnasium as well as a security guard training school combined with a gym. Bright and colourful surfaces with enclosed parking makes use of thought--provoking super graphics. In the winter, the courtyard features an illuminated skating rink and in the summer it is a performance space. Baribeau Tides will revitalize Vanier.

FOURTH FLOOR

THIRD FLOOR

SECOND FLOOR

FIRST FLOOR
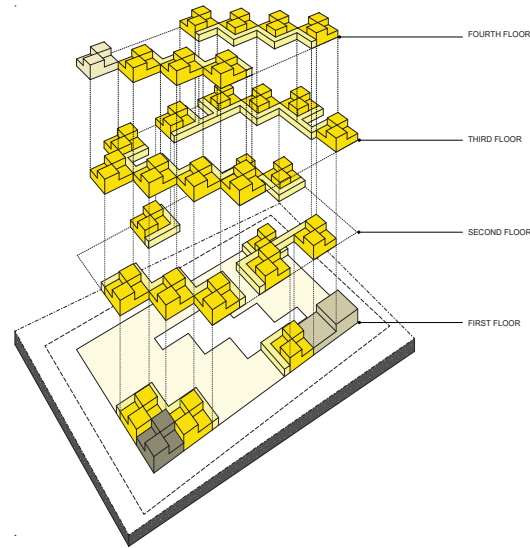
1. PROMOTE COMMUNITY BUILDING BY CREATING A CENTRALLY LOCATED SOCIAL SPACE

2. ESTABLISH STRONG CONDITIONS THAT DIFFERENTIATE INNER PUBLIC SPACE AND AN OUTER

3. HIDE LOADING AND PARKING UNDER THE BUILDING AT GRADE

4. SLOPE THE SOUTHEAST AND NORTHWEST CORNERS OF THE BUILDING TO DECREASE SHADOWS ON THE SURROUNDING HOUSES

5. CREATE A TRAIL THAT CONNECTS THE SOUTHEAST AND NORTHWEST CORNERS OF THE SITE
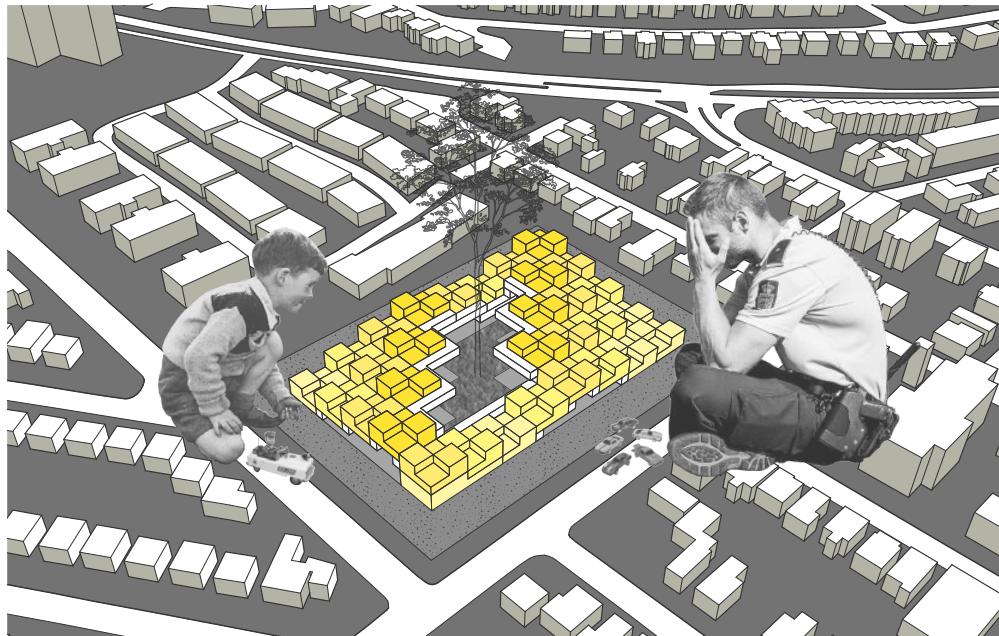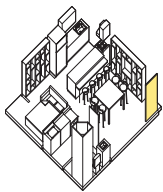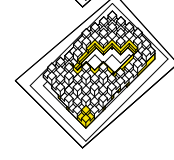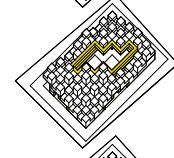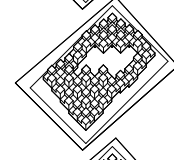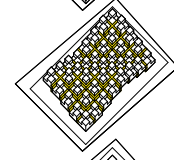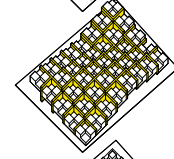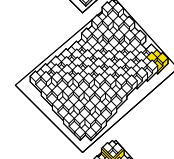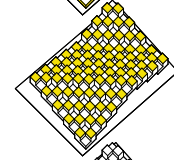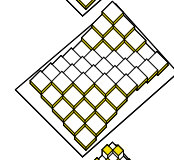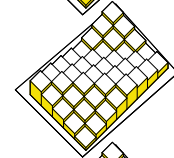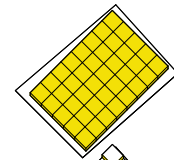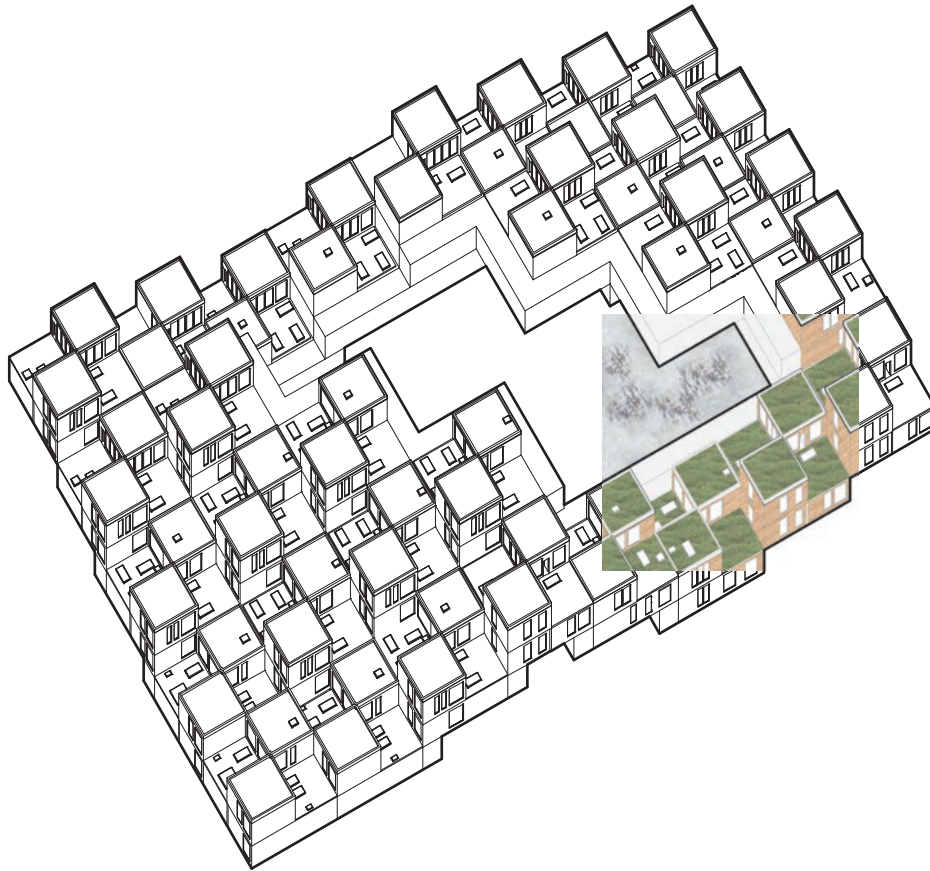
+ SINGLE CUBE
+ BACHELOR
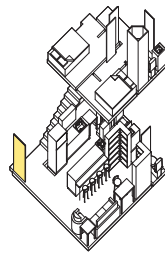
+ DOUBLE CUBE
+ 2 BEDROOM
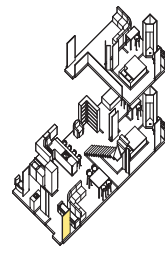
+ TRIPLE CUBE
+ 3 BEDROOM
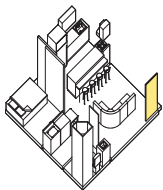
+ SINGLE CUBE
+ 1 BEDROOM
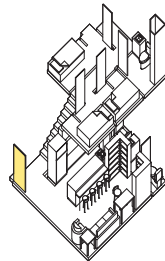
+ DOUBLE CUBE
+ 3 BEDROOM
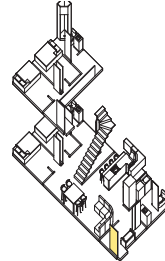
+ TRIPLE CUBE
+ 4 BEDROOM

09
RAW TEN
HYBRID HOUSING - THAT'S SO VANIER

Shawn Duke

The Vanier Neighborhood in Ottawa has been widely recognized as a very community oriented area, but it still has a certain "hard exterior". When given a choice of four sites, the decision was made based on the site which played the role of a "bridge" between this sense of community and a hard (even Ottawa--urban) exterior. 200 Baribeau street is currently occupied by a single storey Islamic school; the building in place for over half a century. Located at the heart of a small community in which gentrification has begun, this is the perfect site for a new mid to high class, multi--unit residential project. The design of the project is based on the preservation and re--purposing of the existing school. Raw--Ten is a new hybrid housing project; the school remains an urban memory under an exquisite row of 10 town houses perched deliciously above. Who could resist living there? Raw--ten is angled and textured to produce a hard urban environment distancing itself from soft developer architecture. Within the site is a dense housing development that extends Ottawa's convention for housing models.

Town houses - Steel Construction
Apartment building - Reinforced Concrete Construction

Unit Mix
3 Bedroom Town Houses   10
2 Bedroom Apartments   24
1 Bedroom Apartments   50

Metal Mesh and Corten Steel Panelling to reinforce 'dirty' look and fit into neighborhood.
Green Roofs, Green Spaces and Old school building as a step towards sustainability
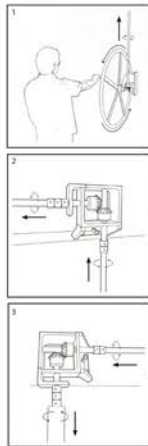
Mechanical system for large windows

Suspended ceiling detail
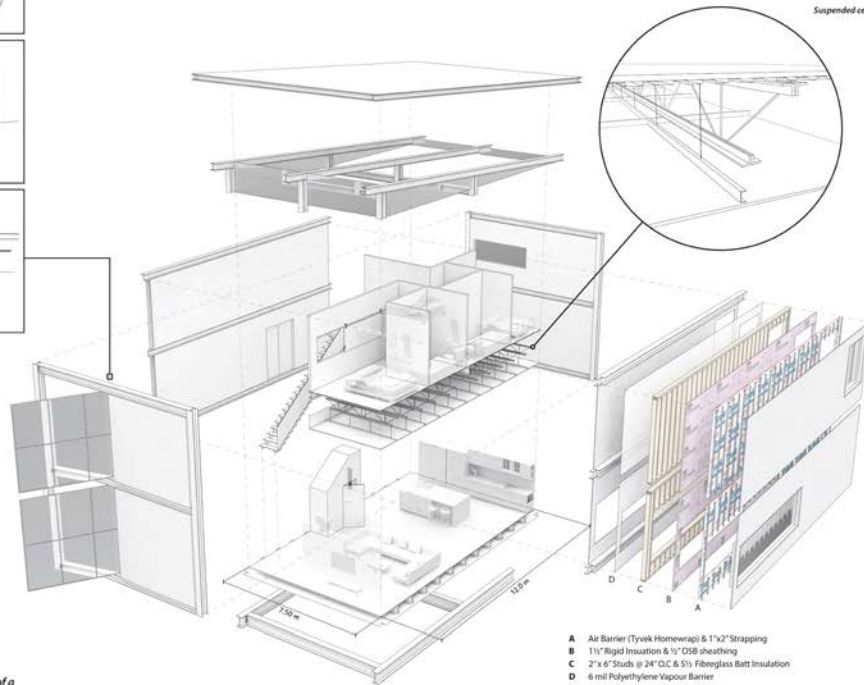
Exploded Axonometric of a single townhouse

A Air Barrier (Tyvek Homewrap) & 1"x2" Strapping
B 1½" Rigid Insuation & ½" OSB sheathing
C 2" x 6" Studs @ 24" O.C & 5½" Fibreglass Batt Insulation
D 6 mil Polyethylene Vapour Barrier
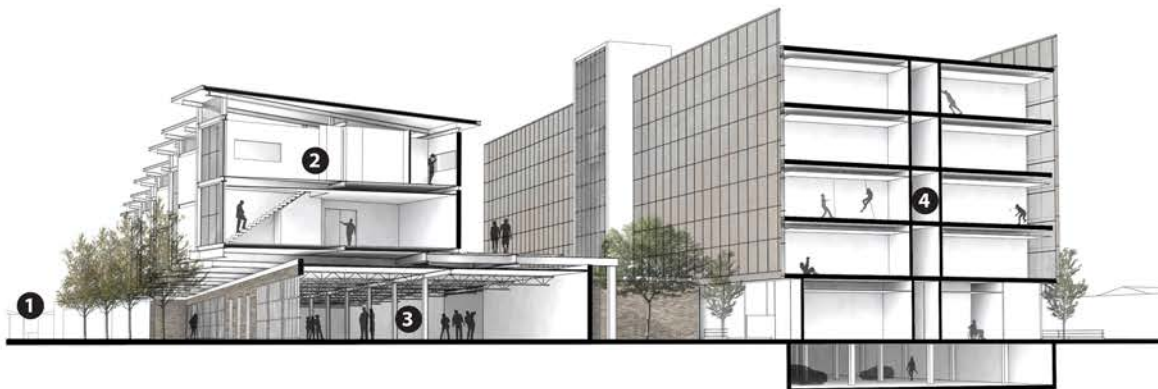
1 *STREET*
Site located at 200 Baribeau Street

2 *TOWNHOUSES*
Ten townhouses cantilevered over existing building

3 *RETAIL ANCHOR*
Existing school building being repurposed to a multi functional community auditorium

4 *APARTMENT BLOCK*
Five story apartment building with 74 units and one floor of underground parking

VANIER IN MOTION
THAT'S SO VANIER

Tyson Moll

Vanier's commercial strip lacks a particular solidity that other urban centers in Ottawa possess. It lacks ambition and does very little to proclaim that which it is proud of. Why should one visit Vanier? What does it have going for it for potential homebuyers beyond delicious sandwiches and relatively affordable prices? The angular form of the building drives attention through the underused Dupuis Road into an internal plaza. Residential 'skip-step' units pass over and underneath the six storey building's two circulation corridors, providing inhabitants views towards the southern sunlit interior public plaza and the northern cascading semi-translucent façade. The decadent street side brings attention to the core of Vanier and the plaza provides the opportunity to retain it. This is a 'flagship' project investigating the potential of architectural form as a petri dish for urban culture and development with the intention of rekindling Vanier's housing market. The first and foremost priority for anyone developing in Vanier should be to change the attitudes and impressions that people have of the space, develop Vanier's identity into something worth visiting and encourage positive growth within the community.

Virtually all units feature visitable common spaces and cross over and underneath the circulation corridor to provide views from interior and exterior sides of the building.

FLOOR 5 & 6

■	Oventopper: 73m²	■	Undertopper: 72m²
■	Corner Cap: 82m²	■	Cuttlehead: 38m²
■	Super Skipsuper: 132m²	■	Flat Bachi: 38m²
■	Tall Loft: 47m²	■	Skipsuter: 102m²

FLOOR 2, 3 & 4

■	Corner Cap: 35m²	■	The Hipster: 140m²
■	Crab Claw: 71m²	■	Circulation and Non-Residential

TOTAL UNIT COUNT: 47

Unit Manual Control

Heat   Weather   Light

Sensor Data   1001011001110   CPU   011101001011001   Unit Data

Facade Angular Index   75°

EASY ANGST HOUSING
THAT'S SO VANIER

Stephanie Agar

Easy Angst -- Vanier is not desperate it is vital. 200 Baribeau is a mixed--use complex that provides housing and a business anchor, an Intergenerational Day Care Center. Easy Angst Housing is incentivized by the fact that 1 in 4 families in North America are currently living with their grandparents. The middle--aged adult now often has their parent(s) and their children(s) to take care of. 200 Baribeau offers a clear solution. The stacked and staggered housed form create courtyards/semi--enclosed spaces at different scales.   The architecture is spliced diagonally across the site to draw in the neighborhood, 'cutting through' and dividing the business and housing zones. Pavilions, boardwalks, seating, playgrounds and garden landscapes create an active, multi--generational and seasonal outdoor community space. The housing is grouped into courtyard shaped "blocks" with intimate inner courtyards, spaces where family members can independently roam and exist within a safe distance. Each unit has a 6' deep terrace complete with a vegetation wall and innovative glass railings that slide up to enclose space during the cold season. This aggressive thinking for intergenerational care influences the architecture with a sustainable future. The existing school building's concrete block structure is reworked into the new building business anchor with green roofs, PV panels, passive heating and ventilation systems and rainwater collection systems. Vanier needs its memory certainly, but also more courage to withstand conventional models of housing.

SCARCELY CUTE
THAT'S SO VANIER

Anna Leung

Scarcely Cute describes the collection of Mews--laneway inspired houses and apartments that looks at redefining and revitalizing the existing six--plex housing complexes in Vanier – this is a dynamic densification within an embedded neighborhood concept. The houses come in three modular widths; 2.5m 3m, and 4m. Vanier needs such real experiments. The new 2.5m Vanier Mews house is a three level complex with compact--living Bachelor units on each floor and a rooftop patio that allows the residents private access. The 3m and 4m wide Vanier Mews allows for a more generous but intimate living environment. Scarcely Cute offers existing and new residents of Vanier the opportunity to own affordable property less costly than traditional home ownership. The existing six--plexes have existed on the site from the 1950s and offer little heritage value. Re--zoning the site to allow a different living options will revitalize this area. Scarcely Cute is a long overdue experiment for affordable home ownership, and the site (along Pere--Blanc Ave and Tabor Ave) is ideal for kick--starting this idea. By achieving such exciting and courageous interventions in its special neighborhoods Vanier will not look back!
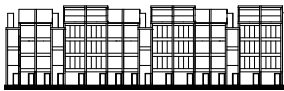
CURRENT: SCARCELY CUTE COMPACT HOUSING IN TOWNHOUSE COMPLEX ARRANGEMENT
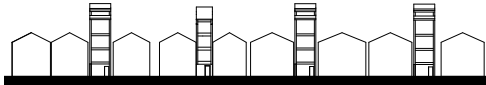
ALTERNATIVE: SCARCELY CUTE COMPACT HOUSING AS INFILL IN EXISTING HOUSING
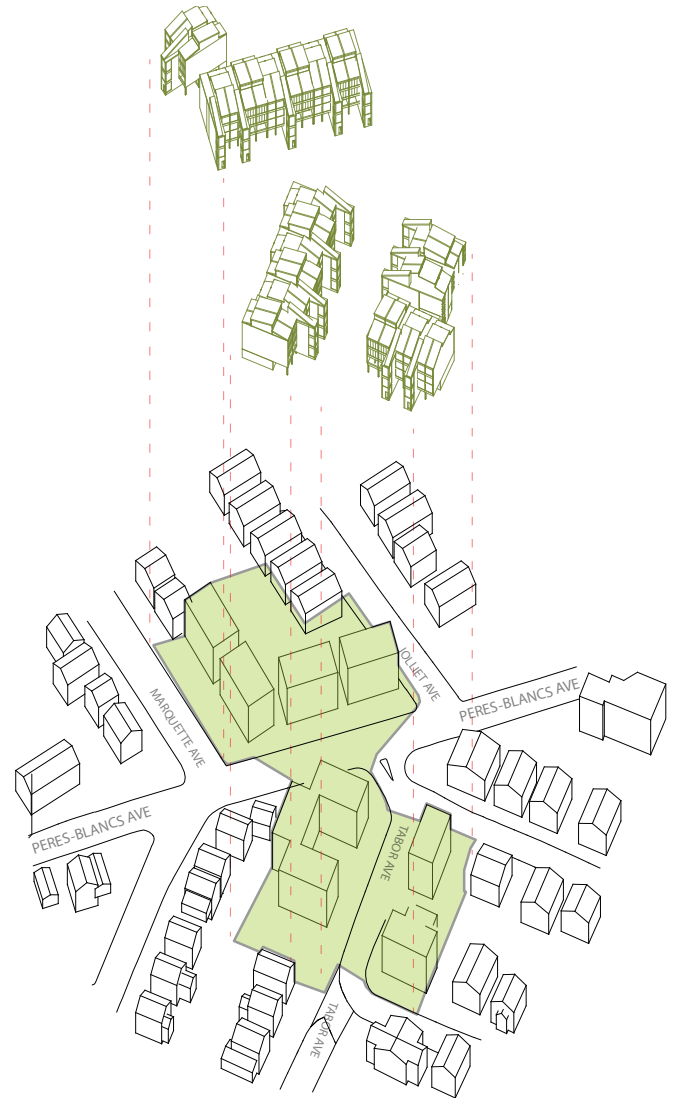
BACHELOR UNITS

3m MEWS

4m MEWS
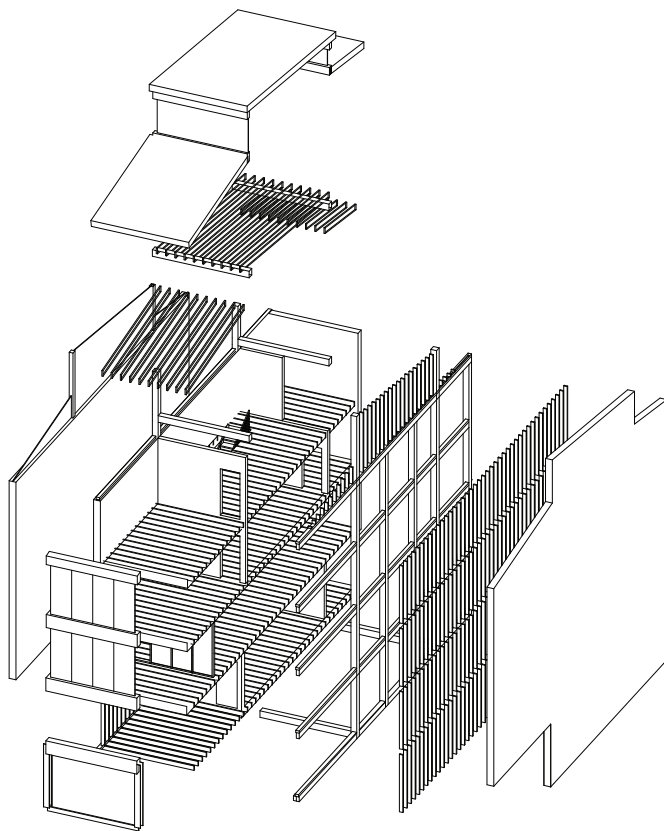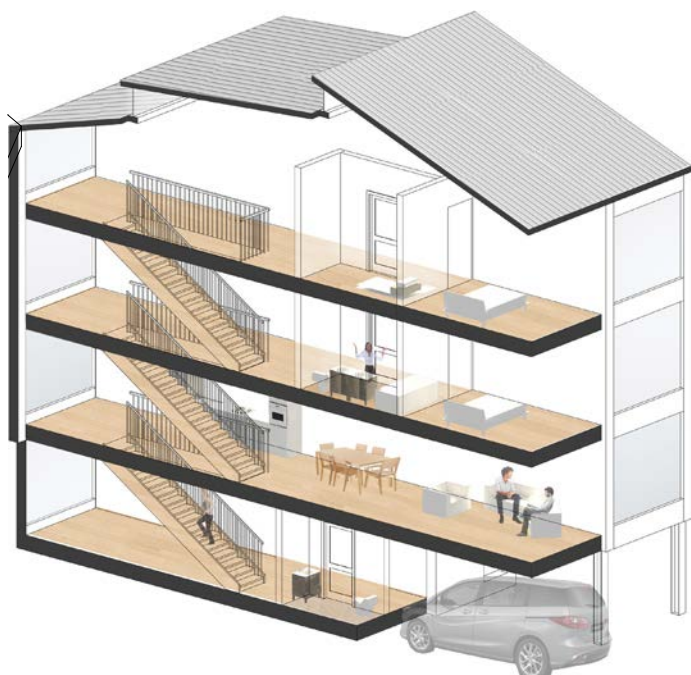
Jolliet Ave - Tabor Ave

View along Peres-Blancs Ave

Q·ARTIER
HOUSING / STUDIO / STORE / WORKSHOP

THAT'S SO VANIER
Sabrina Shen

"One in every seven Ottawa residents belongs to the 'creative class'." (Q)Artier is not only about providing more modern dwellings in Vanier, but aims to create a new arts destination for this area. This is a long overdue revitalization introducing a new housing dynamic for the embedded neighborhood. The project resonates with the 798 Art District in Beijing, previously a factory; and City Center in Ottawa, previously a warehouse. The existing Islamic school currently on the site and other old/abandoned schools or churches in Ottawa, have that potential to be transformed and reprogrammed. Vanier needs to retain its urban and community memory. The classrooms of the existing building will be refurbished with adaptive re--use as workshops/studios/shops for local artists and artisans. The school gym will be turned into a mixed--use space for open events and exhibitions. Partial elements of the new project inserted behind the existing building offers a new method of living/working for artists and artisans, with private studios and customized atelier spaces. Vanier needs such revitalization; a well--organized heart for this creative and innovate community. This careful arrangement of space, form and units aims to attract both local residents and visitors to experience the new vibrancy and colorfulness of (Q)Artier.

MEILLEUR PVT
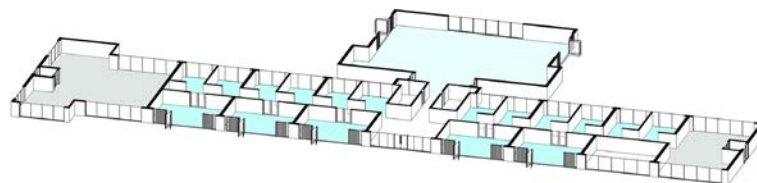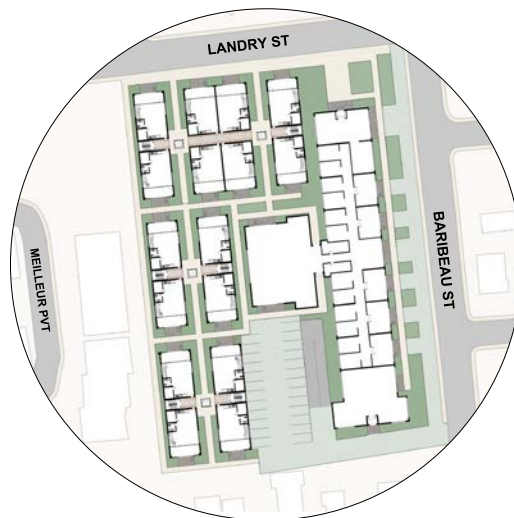
	MIXED USE SPACE FOR OPEN EVENTS AND EXHIBITIONS
GYM	
CLASSROOMS	WORKSHOPS/ STORES/STUDIOS
CLASSROOMS	BREWERY/ ROASTRY

STUDIO UNIT:
16
3-BEDROOM UNIT:
7
2-BEDROOM UNIT:
44
TOTAL RESIDENTIAL UNIT:
67

SMALL SHOP/STUDIO/WORKSHOP:
12
LARGE SHOP/STUDIO/WORKSHOP:
5
MICRO-BREWERY:
1
MICRO-ROASTRY:
1
TOTAL COMMERCIAL UNIT:
19
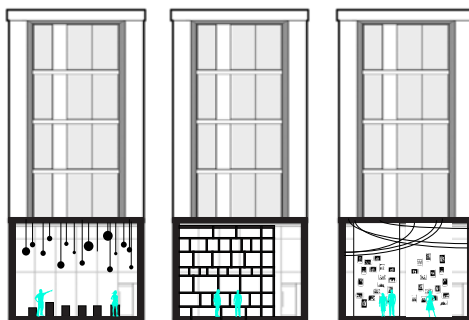
SHOW YOUR WORK!

ALL 16 STUDIO UNITS HAVE A DOU-BLE-HEIGHT DISPLAY SPACE/SHOPS OPENED TO THE PUBLIC. ARTISTS/ARTISANS WHO ARE LIVING/WORK-ING IN Q·ARTIER WILL CONTRIBUTE IN CREATING A MUCH MORE INTER-ESTING AREA BY CREATING DIFFER-ENT TYPES OF DISPLAY SPACES. IT CAN BE A GALLERY FOR PHOTOGRA-PHERS AND PAINTERS; IT CAN BE A SHOWCASE STORE FOR ARTISANS; IT CAN BE ANYTHING THAT CAN ATTRACT VISITORS TO COME AND DISCOVER THE ART IN Q·ARTIER.
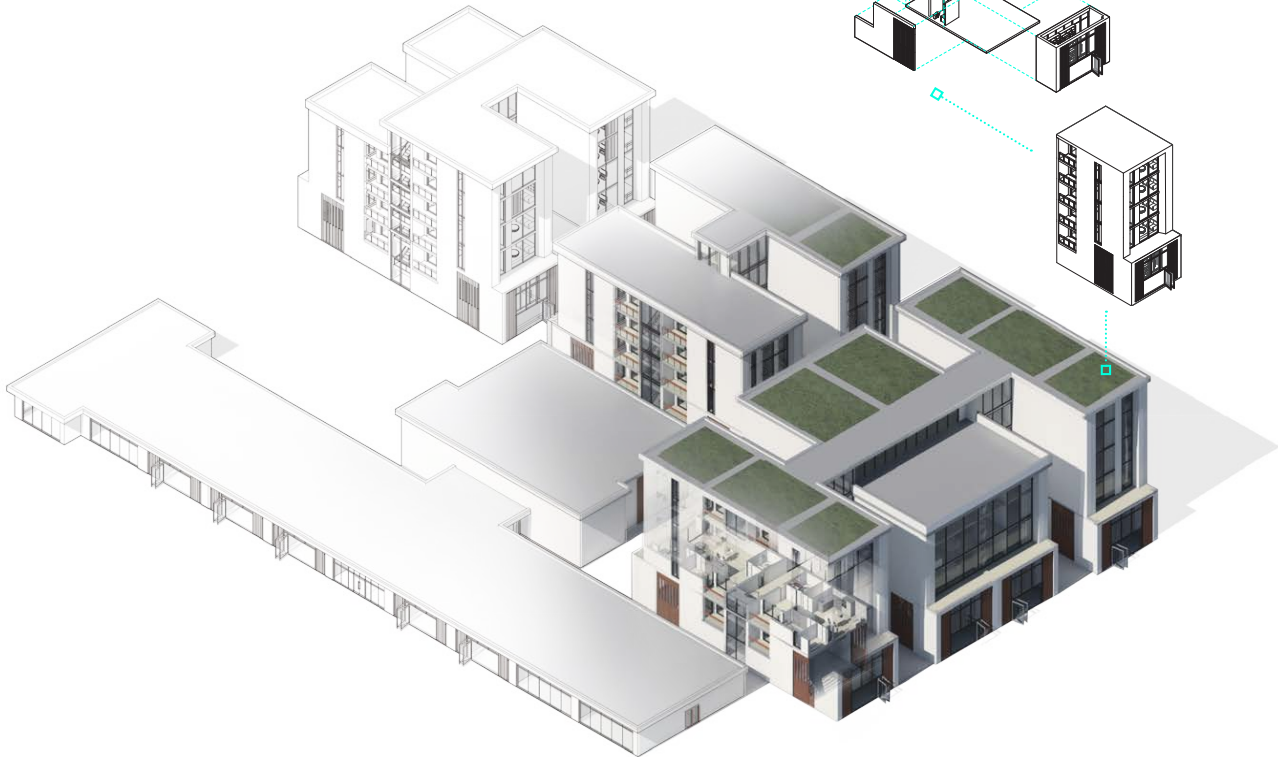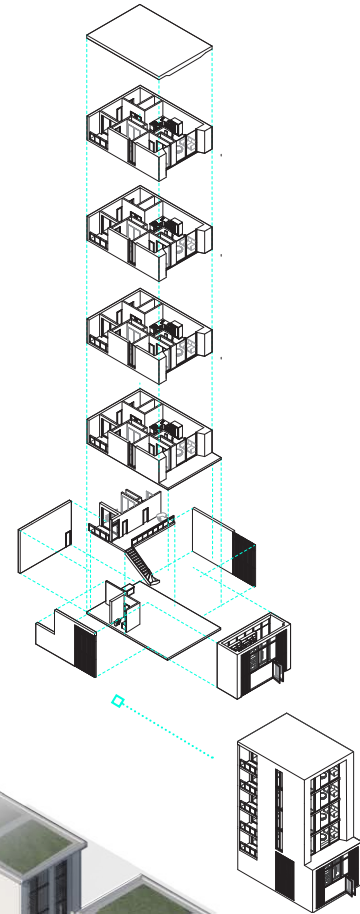
VANIER GRAND
THAT'S SO VANIER

14

Cristina Hoang

Vanier Grand brings some panache and presence to Montreal Road and introduces a unique experimental housing solution for city residents searching for permanent or temporary living space. The ground floor represents the branch that carries the residential units above. On Montreal Road, double height commercial retail areas offer space for small restaurants, service units, and other relevant local community businesses. Behind, the ground floor offers desirable visitable units for families who wish to reside permanently in Vanier. These spacious one level units are affordable and meet the code for accessible living. The floors above are triangle shaped and offset slightly as the building gets higher demonstrating the layers of the 'nest'. Down the center of each floor is an attractive inner circulation area where residents can socialize in safety and make their way up to the garden rooftop: a secure, adaptable and iconic addition to Montreal Road.

1. PARKING AREA: 4592M²
2. CONNECTING 3 POINTS OF THE MOTEL LAYOUT DESIGN WILL CREATE A BASIC SHAPE FOR THE RESIDENTIAL BUILDING TO FOLLOW ON TOP. FANNING THE SHAPE ALLOWS FOR MORE FORM AND LAYERS
3. EXTRUDE & LAYERING THE SHAPE TO CREATE MORE HEIGHT
4. OPENING DOWN THE CENTER ALLOWS SUNLIGHT TO PASS THROUGH AND WILL ALSO INDICATES THE MAIN POINT OF CIRCULATION
5. SOFTENING HARSH EDGES CREATES A MORE USABLE SPACE ALONG WITH ADJUSTING THE POSITION AND SUNLIGHT
6. SECOND PROGRAM OF A CAPSULE HOTEL WILL BE PLACED IN THE UN-USED SECTION OF THE MOTEL STRUCTURE / RESIDENTIAL BUILDING FORM

AXONOMETRIC DIAGRAM

READING ROOM FOR FOURTH LEVEL

CENTRAL CIRCULATION RAMPS FOR EACH FLOORS

READING ROOM FOR THIRD LEVEL

FIRE STAIRS NORTH AND SOUTH OF RESIDENTIAL BUILDING

READING ROOM FOR SECOND LEVEL

MAIN STAIRS FOR EACH LEVEL

ATHLETIC ROOM

GARDEN ROOF

PROGRAM AND COMPLEXITY
THE TYPES OF UNIT CHANGES ON EACH FLOOR BUT ALWAYS HAVE THE COMMON FEATURE OF EITHER A BALCONY OR A TERRACE FOR EACH UNIT. THE TERRACE STRETCHES ALONG THE EAST SIDE OF THE BUILDING AND CONNECTS THE UNITS TOGETHER. ALTHOUGH THERE ARE SOME RAILING SEPARATING THE UNITS PROPERTY, THE IDEA WAS BRING EVERYONE IN THE BUILDING TOGETHER WITH SOME SORT OF GATHERING SPOTS SPREAD THROUGH OUT THE COMPLEX. THE OPENING DOWN THE CENTER OF EACH FLOOR ALLOWS FOR CONTINUOUS SUNLIGHT THROUGHOUT THE DAY. THIS AREA ALSO INDICATES THE CIRCULATION CORE FOR THE FLOATING FLOORS.

NORTH PERSPECTIVE
1:1000

WEST PERSPECTIVE
1:1000

EAST PERSPECTIVE
1:1000

SOUTH PERSPECTIVE
1:1000

FIRE STAIRS AREA

CIRCULATION/GATHERING AREA

FIRE STAIRS AREA

EAST SECTION PERSPECTIVE

EAST PERSPECTIVE

Methodologies

Architecture/Concept - Agency & power (typographic re-thinking) - using the diagrammatic mapping begin a self-analysis that takes into account constant feedback and address by small concentrated diagrams & drawings alongside the existing. Eventually prepare a concept statement of 150 words on your 'position' - what concept and thinking about housing will now take you forward?

The strategies to resist instant/total commodification of the site/residential units are there, but should become highly self--aware. They should be architectural strategies, rather than purely economic ones (subsidies, etc.). Basically, the question is what keeps any of these edgy, high--end designed urban--living schemes from being bought up by a developer, or individually by yuppies looking for 'authenticity'? How can the projects make demands on those living there to truly participate in constituting the vitality of the place, rather than soaking it up?

Diagramming - From diagram to detail - how to go beyond 'accessible' diagramming - check the correlate between "diagrammatic aptitude" and critical thinking – (easy diagramming should not be used as a means to seem productive without actual content. Thus re-think this extended diagramming as a tool - why did you diagram what you diagrammed?

Tighten the graphic design perspective– this is a visual language born of a certain pedagogical approach. Typographic rethinking - sketches, diagrams, mappings – keep refining the design whilst communicating without drastically altering the currently clean and concise visual approach. It is possible to resurrect a key sketch/ diagram/mapping that is representative of the fundamental parti (ie, the one sketch to always go back to).

Massing/Form - Making/image building - what role does form play if you are designing a proposal which includes a program, a system and an open method for change? How will you differentiate and move towards 'difference' in the second stage. Challenge the reductive sort of form making (essentially stacking rectangular units on top of each other) and analyse and use more of the site conditions to develop your program/ project.

Remember that although this is a housing studio, dealing with 'private' residential spaces, the project as set up primarily concerns the public: how to reinvigorate/reconstitute the properly public dimension of the neighbourhood, by way of attending to the common stake in a place that residents have, among themselves and with 'other' residents, more or less temporary, more or less invested, etc. This may be less about designating private, semi--private, semi--public, and public 'spaces' /zones/activities, than recognizing/ acknowledging the 'dirty' (great word!) mixed, interpenetrative, simultaneous condition of public/private that may ultimately be more temporal than spatial: what I'm doing, with who, here and now. Bring out the opportunities for 'dirtiness' in common program elements, such as a maker--space, food--bank, community gardens, motel/'hospitality' spaces, etc. How do these co--exist with the properly 'private' residential areas?

Site/Economics - Begin a deeper economic analysis and understanding of the site by checking the land prices/house prices/per square foot prices of current housing. Use this as a way to move toward your deeper 'hybrid' program – cost out alternative programs (how costly are form-making gestures?) Also: check Cty of Ottawa Secondary Plan. Don't overwork 'realistic' proposals - go past the conventional lines of 'feasibility'

●

Lisa Findley, Building Change (Routledge, 2005) - Kossak, Petrescu (eds) Agency: Working with Uncertain Architectures* (Routledge 2010) Trotter /Choi (eds) Architecture at the Edge of Everything Else (MIT Press, 2010) - Jeremy Till Architecture depends (MIT press 2009) Paul Carter, Material Thinking (Melbourne, 2004) Jaron Lanier You are not a Gadget (Knopf, 2010) Nicholas Negroponte, Being Digital, (Knopf 1995) - Meredith, From Control to Design: Parametric/Algorithmic Architecture, (eds. Sakamoto, ferre, Kubo, Actar 2008) Bell, Fisher (eds) Expanding Architecture (Distributed Art 2008) Carter Lawrence Vale, Architecture, Power & National Identity (Yale, 1992) Architecture for Humanity - Design like you Give a Damn (Thames & Hudson 2006) C.Barton (ed) Sites of Memory (Princeton Arch. Press, 2001)

Program & Complexity - Some schemes assigned large spaces to a single, tiny program element, or vice versa: a tiny jack--of--all-- trades space. Be more critical of the needs to be met and actually meet them. If a space is designed to serve a function, show how that works. Ie, a space with a demountable system designed for one function but can be adapted into another). Show how it works, of course. Careful with 'easy' apparently complex massing of overlapping spaces with integrated terraces. Seductive ideas, but deeper study required.

There seemed to be a lot of projects hinging on community integration, yet segregate all of the residents by age/gender/size of unit per floor/wing/ etc… within the development. Some projects also claimed to be outreaching/outward focused, yet schematically were organized to be inward focused, Haussmann style. Look for more opportunities to fundamentally integrate the community stance with the overall parti, or, give us a reason why they are opposing ideas

Tectonics and Structure - Examine how the building(s) can sit on/integrate with existing structures or, in the case of new builds, what new structures are possible. Use this to inform the tectonics of the project. Materiality: make clear material choices informed by strong concepts. Careful with borrowed idea without resolution. Define the material pallet.

If gentrification kills a place by installing a rapacious socio--economic monoculture, how can the dirtiness of diversity and plurality that is necessary for anything truly public be sustained? That being said, it's not about excluding anyone: developers and those who buy into neighbourhoods for their cachet are part of the diversity; it's the monoculture that kills. See Henriquez Partners's Woodward Redevelopment in Vancouver; a good example of how to make a deal with the devil, so to speak. They had to market the project in different ways to different potential constituents, from addressing addiction and homelessness to community activists and local government on one hand, to actually pitching the 'edginess' of the complex to the market rate buyers in glossy images. Playing dirty indeed!(PH)

Keywords
Define (5) keywords integral to the project.
Study the etymology.
Develop a framework/ lexicon
Situate the project within it.
Strengthen the scheme and provide clarity.

I like the direction dirty realism points towards and to my very limited knowledge, understand it as the a spiritual successor to the "dependent architecture" you had introduced us too. The latter provided a template for architects to subvert the gap between their egos and their dearth of power. Yet this "coming to terms" still portrays the architect as victim. Dirty realism, in my mind, would make use of similar strategies, but eschews that personal layer of irony, along with said victimization, and the impossibility of obtaining a healthy dose of agency and power. I think it will make for an awesome, productive studio, and I look forward to seeing what they come up with.

●

Personal Architectural Position Using the five keywords and the material palate, write out a Personal Architectural Position on Dirty Realism and Housing – defend the decisions you will take, the program you will continue to design and the final 'incremental' or 'completed' project. This is a position guided by architecture but beyond massing ideas - think deeply about all of the above - where are the/your exceptions, the fantasy and critical imagination?

PFUI

Adieu Ottawa

Baklava Studio was the nickname given to a unit studio on the maligned fifth floor of the school of architecture where the sun slanted in from pitched roof lights. Through miserable months of snow, leak and thaw, there was always the beach, a sofa, an espresso, and baklava. Students collaborated in ways they have never collaborated before; the atmosphere was infectious, an atelier beyond social media! It began with a comprehensively mapped and designed housing study appropriately named – the Dirty Realism Studio – in the somewhat neglected but one of the remaining vibrant unplanned parts of the city, Vanier. As it progressed to Vanier 2030 (an Urban Agenda) this winter the students were encouraged to stay real in the unreal, to extend beyond the accepted city regulations, to draw, invent and create a parallel world. There is a likelihood as we have attempted to show how Vanier could become a city in the city, might reasonably double its population, we are being told by developers and planners that more and more rules are being laid down. So we say 'pfui' to those rules. This is our combined contribution to a city that is awakening to its lost urban narrative. No one's work is above the other; we are all in this together. And above all this is about the courage (as students and professor) to be wrong; to suggest parallel ideas that open up the discussion. We don't wish only to keep the conversation going, we put on our camo-jackets and shorts and wish to suggest ways real change can be taken on.

MAPPING MONTREAL ROAD, VANIER

LEARNING FROM LAS VANIER

Documents from the Bento-Urban Mapping studio-workshop
integrating the Fundamentals of Urbanism
2015 Fall Urbanism Studio ARCU3501
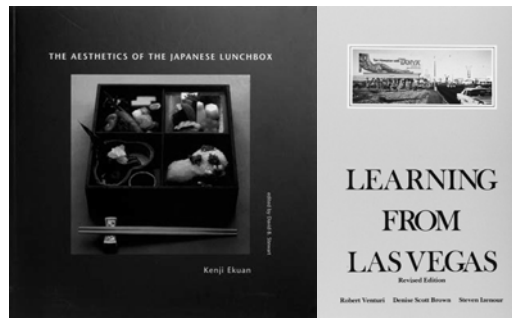
Bento (bentō) is a single-portion takeout
or home-packed meal common in Japanese cuisine.
A traditional bento holds rice, fish or meat, with pickled
or cooked vegetables, usually in a box-shaped container.

The Bento Studio proceeded as weekly sessions with group and individual exercises to study what is conventionally called the fundamentals of urbanism; the mapping and documenting conventions necessary to move from site selection and documentation to urban parcel, from community mapping to city mapping, from municipal planning to urban design and societal change.

Cognitive mapping and qualitative (invisible) mapping further outline what is termed Relational Urbanism. As fields for student collaboration, peer learning and seminars (live pedagogy) the following were studied: informational/relational mapping, (radical) cartographies/ tactical urbanism - morphology, cities & urban form (towers in the park), densificiation & Intensification - street section zoning & community studies, segregation/ integration of uses; NIMBY - flow and transit systems.

Other studies covered: ecological urbanism/ bio-urbanism/ landscape urbanism (LEED-ND) – modern/new/ postmodern urbanism, critical spatial practice & the public realm - neoliberalism & the city - smart growth, bot-culture, drone infrastructure; changing urban ideals & ideologies - urban renewal and the necessity of ruins - the global city, the rebel city, the multi-nodal city - the shifting centre city – informal developments and post-urbanism.

After preparing a series of mapping studies, urban interventions using the 'bento' sushi method were proposed; these were new urban diagrams and spontaneous projects in the form of 'guerilla' narratives (kit-of-parts – user manual - apps – events – structures – pop-up – meta-graffiti) that echo emerging tactically urban Third City concerns in Ottawa. (See The Third City, eds. A. Leung & R. Connah Vertigo Press, ٢٠١٥)

1965

1985

2008

2011

2014

1965

2014

1965

1991

2014

1965

SCALE 1:1600

FIGURE GROUND

LAND USE

● Residential
● Commercial
● Mix-Use
● Civic
● Parks/ Green Areas
● Parking
● Hotel

Residential Area
Commercial Area
Total Area

SCALE 1:1600

LAND USE
AXONOMETRIC

(Nanter To. Marfer, 1:1600)

Preserving the large institutional lot which makes up Notre Dame cemetery is key in future plans regardless of expansion in the area. The cemetery is a landmark for the city and it acts as a buffer between Montreal Road and the surrounding residential areas.

Proposed high-rise buildings (max 20 storeys) will require a master concept plan which includes a view analysis of the proposed building from key viewpoints such as Notre-Dame cemetery and an analysis of the shadow impact on the cemetery and other surrounding institutions

PART 2: RUE DE EGLISE TO ST. LAURANT
Zoning and Circulation Block Size

ZONING

☐ Traditional Mainstreet
☐ Community Leisure Facility Zone
☐ Minor Institutional Zone

MISC

■ Proposed Dealership

CIRCULATION BLOCK SIZE

■ Primary Right-of-Way
■ Secondary Right-of-Way
■ Local Right-of-Way

New buildings that face Montreal Road and St. Laurent Blvd will have window and door entrances that will occupy at least 50% of the building facades. Blank facades facing any street will not be permitted

New buildings at the corners of the site will face all streets and continue the principal facade around the corner

50m

ZONING SECTION TO ST. LAURENT BOULEVARD

New buildings that front onto Montreal Rd or St. Laurent Blvd will have a minimum height of two storeys

Design of sites will include public art reflecting the history of the District and an area for community focus that is a public accessible gathering area for public functions

PART 1: GRANVILLE TO RUE DEGLISE
Zoning and Circulation Block Size

ZONING

☐ Traditional Main Street
☐ Residential Fifth Density Zone

CIRCULATION BLOCK SIZE

■ Primary Right-of-Way
■ Local Right-of-Way

High-rise buildings will be located and orientated towards either Montreal Road or St. Laurent Blvd

Impacts associated with development and redevelopment adjacent to low-rise residential areas and institutional areas will be minimized by providing sufficient setbacks to reduce the impact of noise, shadowing and overlook into private amenity areas.

50m

OTTAWA'S FUTURE PLAN

Residential sector. Zoning of sector remains the same, but buildings along the strip must consider residential sector to not impose overshadowing effects. Building distances is taken into consideration, along with building height.

There will be no net loss of trees. Additional streetscaping elements are encouraged, such as benches and planters.

According to the Future Plan, Vanier Parkway's vegetation buffer must be preserved and enhanced. Pedestrian connections to the parkway are to be made.

New buildings along the street will provide direct pedestrian access to Vanier Parkway

No new vehicular access will be permitted on River Road in order to create uninterrupted pedestrian access to the cyling and walkpaths along the river. Access only permitted to buildinhs that do not have frontage on another street.

Entrance way to district from Downtown. Future Plan suggests making a good impression on incoming traffic with emphasis on greenery and good building design. Intersections will be redesigned reduced pedestrin crossing distances.

Side of the Rideau River. Greenery stays constant in the Future Plan, however more access to cycling paths will be implemented in building and park design.

Buildings along Montreal that have adjacent sides on River Road/Vanier must have both visible facades covered with at least 50% doors and windows, so to not have any empty facing facades.

Area zoned as Mixed Use. The Futre Plan suggests that this area be a mix of commercial and redisential use. Proximity to the Traditional Mainstreets allow the opportunity for redevelopment to non-residential uses that are still compatible with residential uses. Potential of low rise residential units. Maximum 4 story buildings.

Large retailers will be designed in urban multi-storeis along the strip, with pedestrian access on each street that the lot fronts. The maximum building size along the Traditional Mainstreet will be 6 stories.

ZONING

Traditional Mainstreet

General Mixed Use

Flood Zone

Buildings on the strip

CIRCULATION

Primary Right-of-Way

Secondary Right-of-Way

Local Right-of-Way

1:1600

OTTAWA'S FUTURE PLAN

Labels (top, left to right):
TAXATION COURCES
6-11AM BREAKFAST
MONTHLY FILM FESTIVALS
MONTHLY EVENTS FOR HOUSING SUPPORT
6-11AM BREAKFAST
FAST CASH LOANS
LOANS WITH NO INTEREST
MONTHLY EVENTS FOR ABORIGINAL PEOPLE
DANCE FRIDAYS 70s & 80s
INTEGRATED SOCIAL SERVICES
CLOTHING AND FAMILY ASSITANCE PROGRAMS
ORGANISM OF SOCIAL SERVICES
DONATE FOR FUNDRACING EVENTS
DAYLY AND WEEKLY PRICES
KARAOKE FROM 9PM-2AM

Labels (bottom, left to right):
MEDICINE DELIVERY
RESOURCES FOR IMMIGRANTS
COMMUNITY SERVICE CENTER
INCOME TAX CLINIC
FOOD BANK

MONTREAL ROAD MIDDLE SECTION

Crime Map

- ■ Robbery
- ■ Theft
- ■ Drugs

Robbery- 10/30/15
200 Block OE
Montreal Rd.

Breaking and Entering
-Theft -11/06/15
200 Block of Montreal Rd.
There were unknown
items taken.

Drugs- 11/5/15
Montreal Rd. and
Olmstead St.
Drugs Sch. and
Taffic

Robbery- 10/30/15
200 Block of Montreal Rd.
Three male suspects
entered a bank and
fled with an undiclosed
amount of cash.

Theft- 10/29/15
100 Block
Montreal Rd.
Personal acessories
were taken.

N
W   E
S

Mon Plaisir residence

Ottawa Library - Vanier

Richelieu-Vanier community centre

Centre d'accueil Champlain welcome centre

Duford Residence

Partage Vanier food bank

Maison Marie-Louise

Maison Fraternité

Vanier Community Service Centre (Employment & Family Services)

Wabano centre for Aboriginal health

Notre Dames de Lourdes church

Notre Dame de Lourdes cemetery

The Daughters of Wisdom nunnery

Vanier Community Service Centre (Main)

Edgewood Care Centre

1km 900m 800m 700m 600m 500m 400m 300m 200m 100m

N

PROXIMITY
MONTREAL RD, VANIER TO ST.LAURENT

PROXIMITY MAPPING

SIGNAGE MAPPING

	MARIER	BÉGIN/PARK	LAJOIE/LALEMANT	ALTHA/BRADLEY	LACASSE/STE ANNE	MONA/LAFONTAINE	GRANVILLE
BUSINESS	Bobby's Table	LIBERTY TAX SERVICE	WESTERN UNION 300	PAWN SHOP	quelque chose Pâtisserie	Gabriel PIZZA 310.7777	338 Montfort Renaissance / Santa Montfort Health
ADVERTISING	Smoked Meat Sandwich with ¼ dill $6.49 Bobby's Table	shine o light	6.49 $7.0 Million	Needle Drop Box Boîte-dépôt pour aiguilles	$300 LOAN $20	United Way Centraide Ottawa / innovapostes	
TRAFFIC	P	NO EXIT PAS DE SORTIE		12	PARKING	Lafontaine	
GRAFITTI							

What started as a rebelious act, graffiti has become a way for everyone to spread their thoughts. But the most significant part about graffiti is not only about the writing but it is where the message is placed. The chosen area on the strip is the path from the Playmate Club to St. Margaret's Church. This strip is a sort of a transformation as they are looked upon as opposite lifestyles to society. That is why I chose this quote, "Whatever you are be a good one" -A. Lincon. The quote does not neglect any parts of this strip but it reminds the community that no matter what side you end up on, just remember that it will not matter if you are not a good person. Be the best you can be.

The distance from the Club to the Church is about two blocks distant. That is why to create this addition, it would have to be done with a group of artists.

These artists would have to be capable of working at a faster pace because in order to complete the project it would have to be done at a time in which there is not too much traffic on the road. The only time is during the night, preferably during one night. By completing it in one night, it enforces a greater message to the public.

When the quote is complete, it would be open to the public and to their thoughts. This piece should be open for them to display their thoughts on it as well. That is why if additional graffiti is added it would not be cleared off. Everyone has a right to their opinion, which turns back to the rebelious act of graffiti and how it is a great way to display it.

N
W
S
E

MONTREAL ROAD: URBAN GAMES

EAST VIEW PLAZA

Vanier has a reputation of being a dangerous neighburhood. This intervention is designed to bring awareness to the victims of these crimes, rather than simple statistics. Victims of sexual abuse/violent acts are to tie strings across this memorium piece, an act which will accumulate and essentially block off access through the scultpure. Essentially, in tying strings, victims could possibly reach some form of closure and bring awareness to these areas of concern. The blocking of the sculpture would be a physical representation of saying NO to sexual and violent abuse. Green space is also incorporated into the design, as Vanier is lacking in this aspect, and public space is to be utilized more efficiently.
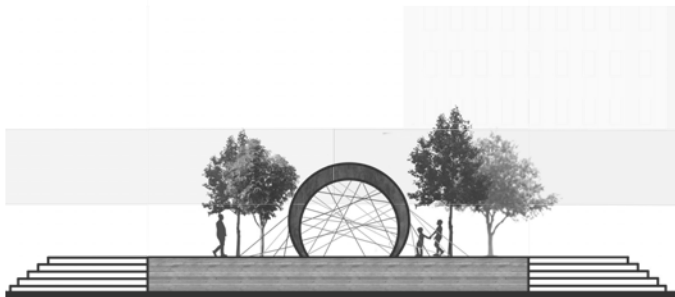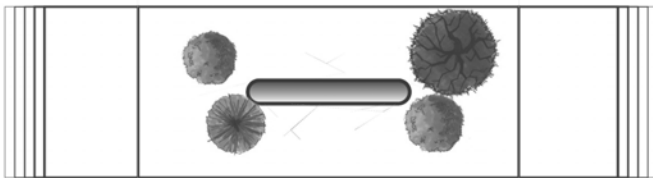
URBAN INTERVENTION
Stephanie Cretien and Shannon Clark

N

1:800

Welcome to Montreal Road. Vanier has the reputation of being the sketchier side of Ottawa: a blue collar town, low income, drugs and prostitution are not extinct here. Moms tells their kids to stay away.
What we propose is a future. That is, we want the residents of Vanier as well as its visitors to understand that there is a future for their neighbourhood.

W E L C O M E
TO *Fabulous*
LAS VANIER

An icecream truck.
Does it symbolzie innocence? Or happiness?
The truck will drive around Vanier selling everyone's favourite treat, playing that nostalgic tune, and projecting the Future Plan of Vanier on a screen attached to the back. We hope that this will strike the fear of change out of the locals' hearts and reassure them that better things are on their way for them.

WELCOME
TO *Fabulous*
LAS VANIER

GUERRILLA GARDENING

SECTION

PLAN
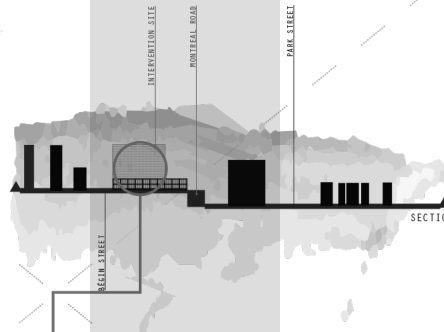
VANIER AND MOST SPECIFICALLY THE VICINITY OF MONTREAL ROAD HAVE BEEN UNJUSTLY LABELLED AS THE MOST VIOLENT AND INFAMOUS AREA IN TOWN. CRIME REPORTS SHOW HOWEVER THAT MOST CRIMES REPORTED ARE HAPPENING IN THE DOWNTOWN AREA. BECAUSE OF THIS NEGATIVE LABELLING, THE NEIGHBORHOOD HAS BEEN TARGETED BY DEVELOPPERS WHO ARE TRYING TO "REVITALIZE" THE AREA WITH NEW, TRENDY HOUSING PROJECTS, WHICH WILL EVENTUALLY RESULT IN AN INCREASE OF THE RENT IN THE NEIGHBORHOOD. HOWEVER, THERE'S IS STILL A CHANCE FOR CITIZENS TO TAKE ACTION TO CHANGE THE NEGATIVE PERCEPTION OF THEIR NEIGHBORHOOD.

VANIER ET PLUS SPÉCIFIQUEMENT LES ENVIRONS DU CHEMIN DE MONTRÉAL ONT ÉTÉ INJUSTEMENT ÉTIQUETÉS COMME ÉTANT L'ENDROIT LE PLUS VIOLENT ET LE MOINS FRÉQUENT-ABLE EN VILLE. POURTANT, LES RAPPORTS DE CRIME MONTRENT QUE LA PLUPART DES CRIMES REPORTÉS SE PRODUISENT DANS LE SECTEUR DU CENTRE-VILLE. À CAUSE DE CETTE MAUVAISE ÉTIQUETTE, LE QUARTIER EST LA CIBLE DES DÉVELOPPEURS QUI CHERCHENT À "REVITALISER" LE SECTEUR AVEC DE NOUVEAUX DÉVELOPPEMENTS RÉSIDENTIELS À LA MODE, CE QUI ENTRAÎNERA ÉVENTUELLEMENT UNE AUGMENTATION DES LOYERS. IL EST ENCORE TEMPS, CEPENDANT, POUR LES CITOYENS, D'AGIR ET DE PRENDRE LES MOYENS DE CHANGER LA MAUVAISE PERCEPTION DE LEUR QUARTIER.

VANIER Y ESPECÍFICAMENTE LOS ALREDEDORES DE LA CALLE DE MONTREAL, HAN SIDO INJUSTAMENTE DISFAMADOS Y JUZGADOS COMO UNO DE LOS VECINDARIOS MAS VIOLENTOS Y MENOS FRECUENTADOS EN LA CIUDAD. SIN EMBARGO, LOS REPORTES CRIMINALES MUESTRAN QUE LA MAYORÍA DE CRIMENES DENUNCIADOS SE PRESENTAN EN EL SECTOR DEL CENTRO DE LA CIUDAD. DEBIDO A ESTA MALA FAMA, EL BARRIO SE HA CONVERTIDO EN EL BLANCO DE DESARROYADORES QUE BUSCAN "REVITALIZAR" EL SECTOR CON NUEVOS PROYECTOS RESIDECIALES MODERNOS, QUE TRAERAN CONSIGO UN AUMENTO EN LAS RENTAS ADYACENTES. ES AHORA QUE HAY UNA OPORTUNIDAD PARA QUE SUS HABITANTES TOMEN MEDIDAS PARA CAMBIAR LA MALA FAMA QUE TIENE SU VECINDARIO.

MAY-JUN 2015   JUN-JUL 2015   JUL-AUG 2015   AUG-SEP 2015   SEP-OCT 2015   OCT-NOV 2015

ASSAULT
THEFT
BREAKING
ROBERY
SEXUAL OFFENCE

CRIMINAL REPORTS

TETRIS URBANISM

WHAT TO BRING?
QUOI APPORTER? - ¿QUE TRAER?

THE TOOLBOX OF A GOOD GUERRILLA GARDENER INCLUDE :
LE COFFRE À OUTILS DU BON JARDINIER REBELLE INCLURE :
LA CAJA DE HERRAMIENTAS DE UN BUEN JARDINERO REBELDE INCLUYE :

- A SPECIFIC SELECTION OF PLANTS
UNE SÉLECTION PARTICULIÈRE DE PLANTES
UNA SELECCIÓN PARTICULAR DE PLANTAS

- A SHOVEL
UNE PELLE / UNA PALA

- A HAND SHOVEL
UNE PALLA À MAIN

- "SEED BOMBS"
"BOMBES VERTES"
"BOMBAS VERDES"

- A LADDER
UNE ÉCHELLE / UNA ESCALERA

- PREPARATION TO WRITE MOSS GRAFFITI
UNE PRÉPARATION POUR FAIRE DES GRAFFITIS EN MOUSSE
PREPARACIÓN PARA HACER GRAFFITI EN MUSGO

HOW TO MAKE SEED BOMBS?
COMMENT FABRIQUER LES BOMBES VERTES?
¿CÓMO HACER LAS BOMBAS VERDES?

SEEDS COMPOST CLAY

MIX IN A BOWL

FORM BOMBS AND SUN-DRY

HOW TO MAKE MOSS GRAFFITI?
COMMENT PRÉPARER LE GRAFFITI DE MOUSSE?
¿CÓMO PREPARAR GRAFFITI DE MUSGO?

HOW TO DRESS?
COMMENT SE VÊTIR? ¿CÓMO VESTIRSE?

BEANY / SCARF / GOGGLES / HOODIE / BOOTS

THE RECOMMENDED OUTFIT FOR A GUERRILLA GARDENER SHOULD PROTECT THE IDENTITY OF THE ACTIVIST. THAT'S WHY THE OUTFIT INCLUDES A HOODIE, BEANIE, SCARF AND GOGGLES TO COVER THE FACE. BOOTS ARE RECOMMENDED FOR WORKING IN THE DIRT, THOUGH IT IS PREFERABLE TO COVER THEM WITH PLASTIC BAGS TO AVOID ANY LINK TO THE INTERVENTION

WHAT IS GUERILLA GARDENING?
QU'EST-CE LE GUERILLA JARDINAGE?
¿QUE ES LA JARDINERIA DE GUERILLA?

GUERRILLA GARDENING IS A REBELLIOUS ACT THAT AIMS AT IMPROVING A SPACE BY PLANTING FLOWERS AND FOOD PLANTS. THE GARDENING INTERVENTIONS CAN SOMETIMES BE CONSIDERED ILLEGAL AND ARE THEREFORE USUALLY CARRIED OUT AT NIGHT AND IN SECRECY. A SUCCEFUL GUERRILLA GARDENING ACTION MUST BE METICULOUSLY PLANNED AND INCLUDE A MEAN TO SPREAD THE WORD SUCH AS A MOSS GRAFFITI.

WHY PLANTING?
POURQUOI PLANTER? - ¿POR QUE SEMBRAR?

BY TURNING VACANT LOTS INTO GREEN SPACES, YOU CAN HAVE THE WHOLE COMMUNITY BENEFIT FROM THE FLOWERS AND THE FOOD THAT ARE GOING TO BE PRODUCED BY THE SELECTED PLANTS. ALSO, A GREENER NEIGHBORHOOD MEANS A PRETTIER NEIGHBORHOOD THAT ITS INHABITANTS ARE PROUD OF.

WHAT KIND OF PLANTS?
QUEL TYPE DE PLANTES?
¿QUE TIPO DE PLANTAS?

FOR OPTIMAL RESULT, THE SELECTED PLANTS SHOULD BE FERAL SPECIES. THAT WAY, THE RESULTING GARDEN WILL REQUIRE VERY LITTLE MAINTENANCE AND THE PLANTS PRODUCED WILL BE STRONGER. IT IS IMPORTANT TO MIX FLOWERS WITH FOOD PLANT TO ENCOURAGE FERTILIZATION. GOOD PLANTS EXAMPLES INCLUDE :

- BEANS
- HERBS
- ANY TYPE OF COMMON FLOWERS

PROPAGANDA
PROPAGANDE - PROPAGANDA

IN ORDER TO HAVE AN EFFECTIVE IMPACT ON THE COMMUNITY, A PLANTING-PROJECT NEEDS TO INVOLVE AS MANY CONSCIOUS CITIZENS AS POSSIBLE. BECAUSE THE APPLICATION OF SUCH A PROJECT RELIES ON CONJOINT CITIZEN ACTIONS RATHER THAN CORPORATE INITIATIVES, A SPACE AND A SYSTEM MUST BE PROVIDED FOR THE CITIZENS TO REGROUP AND ORGANIZE THESE ACTIONS. THIS IS WHY ANY INTERVENTION SHOULD BE SUPPORTED BY A STRONG "PROPAGANDA" WITH AS MANY CREATIVE COMMUNICATION TOOLS AS POSSIBLE, SUCH AS A LARGE MOSS GRAFFITI.

WHERE CAN YOU DO IT?
OÙ INTERVENIR? - ¿DONDE INTERVENIR?

SELECTING A SPOT FOR A GUERRILLA GARDENING INTERVENTION WILL HAVE AN IMPACT ON THE TYPE OF INTERVENTION THAT IS GOING TO BE CARRIED OUT. FOR EXAMPLE, CHOOSING AN ABANDONED TREE HOLE WILL REQUIRE THE SAME PRECAUTIONS AS IF YOU ARE PLANTING ON A PRIVATE VACANT LOT. THE PROJECT CAN BE CARRIED OUT IN DAYLIGHT, WHILE IF THEY ARE LARGE SCALED, IT IS PREFERABLE TO CARRY THEM OUT DURING NIGHT TIME. A SPOT THAT AS A BIT OF GREEN OR BROWN SPACE MAY BE SUITABLE FOR AN INTERVENTION WITH ACTUAL PLANTS, WHILE A SPOT THAT IS MOSTLY COVERED WITH CONCRETE MIGHT NEED THE USE OF SEED BOMBS TO PROVIDE SUFFICIENT NUTRIENTS FOR THE PLANTS TO GROW. FINALLY, A SPOT THAT IS GATED WILL REQUIRED THE USE OF SEED BOMBS TO CARRY OUT THE ACTION WITHOUT HAVING TO ACCESS THE SITE. OVERALL, GUERRILLA GARDENING ACTIONS CAN BE CARRIED OUT ON MANY TYPES OF TERRAINS. THE STRATEGY USED TO CARRY OUT THE ACTIONS WILL SIMPLY VARRY ACCORDINGLY.

MAKE VANIER GREEN AGAIN

Aerial View

185 Montreal Road: One of a number of Alley's wedged between buildings on the main street in Vanier. Along with closed, boarded up stores, it is places like these that perpetuate the negative impression about the neighbourhood.

To counter the negative connontations associated with Vanier, empty spaces alike to this alley must be reclaimed to the public realm. One way to do so is through placement of urban furniture inspired by the game of Tetris.
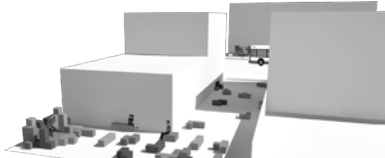
Taking from the playful nature of the game and the polyvalence of its shapes, Tetris inspired furniture allows for a great variety of possible uses. Some of the possible uses can be seen in the above and below figures. However, the form and function of the environment will ultimately be determined by the user.

Following the intervention, the playful nature of the blocks could continue to contribute to the community as a playground for school-aged kids.

The Bento Studio establishes a critical framework for understanding urban thinking, urban design and municipal planning with respect to the implications on urban theory and urban practice. The studio also grounds the students in a critical approach to urbanism. Quantitative data and conceptual mapping, geographical imaginaries and relational urbanism invite the development of critical, graphic and modeling (urbanism) skills.

Software programs and different modeling tools are developed by peer-teaching and group sharing; Photoshop – illustrator - Sketch up – InDesign - AutoCad – Rhino – Grasshopper – (Adobe) AfterEffects - Premier – Flash (PC) - iMovie – Motion (Mac) - Final Cut Pro.

To prepare students to work independently and to impart and improve research, writing and critical thinking exercises deepen the ideas behind cities and urban form and allow students to recognize the use and fluency of moving from 3D modeling (and back again mapping to diagramming to (!)

The exercises and sessions (group and individual) familiarize and de-familiarize students in the agendas (financial – social – cultural – personal) already embedded in the codes, zoning regulations and conventions of 'planning bodies' and municipal/metroplitan urban design.

References: Ian McHarg Design with Nature - Peter Gould and Rodney White Mental Maps - Jane Jacobs The Death and Life of American Cities - Jonathan Barnett City Design: Modernist, Traditional, Green and Systems Perspectives   - Alex Marshall How Cities Work - Venturi , Rauch & Scott Brown Learning from Las Vegas – R Connah How Architecture Got its Hump - Leo Hollis Cities are Good for Us - ETH Zurich After Crisis - Contemporary Architectural Conditions - Choi & Trotter Architecture at the Edge of Everything Else - J Stoner Towards a Minor Architecture – Nathan Cherry Grid/Street/Place: Essential Elements of Sustainable Urban Districts

٢٠١٥ Bento Studio Fall

Lina Hassan - Melissa McDonald - Ian Daygabil - Cole Peters - Susan Garwood Charles Dery - Stephanie Chretien (Yu Luan - Seeton Yuen - Marisa Cordeiro - Andrea Tamayo - Shannon Clark - Lindsay Campbell (Roger Connah
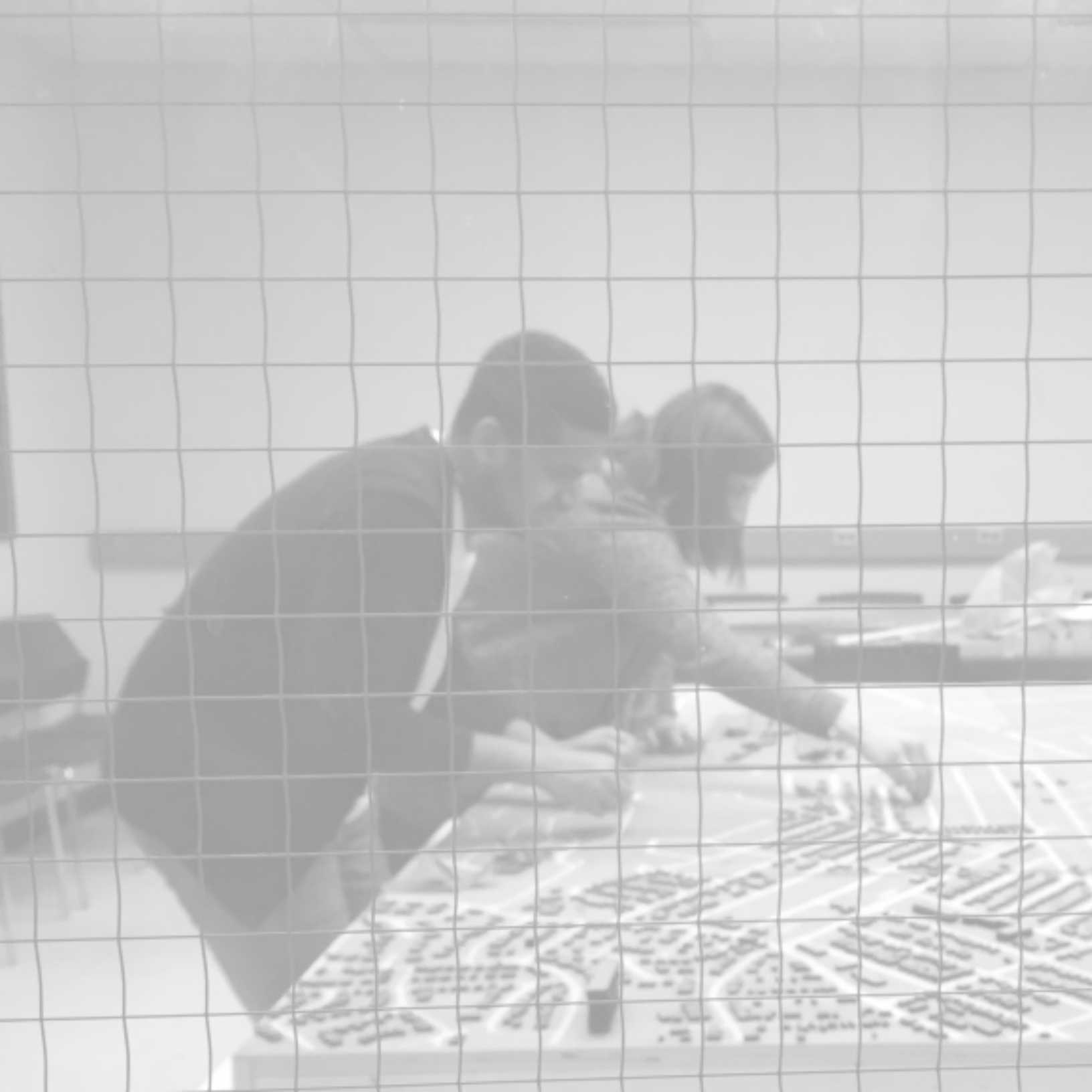
Hello Vanier, Adieu Ottawa
Architecture vs Urbanism

Hello Vanier

There are many urban design models. The imagination is not in doubt, but action and agency. How we can all become agents of change in such a city in the city? Is there a case for a much tighter, high density but more compact urban agenda promoting community, neighbourhood and a civic life? Even the hints of a European model of tighter knit dense landscape-forming housing and retail spaces with public realms threading between. Perhaps a little like Holland & France, or England and Finland, where new tower developments play a part where existing scales are enhanced by new contemporary hybrid city models. Is there an urban potential in Vanier that can be separate yet part of Ottawa – is this a political and social separation or an essential cultural one? What if Vanier became a siedlung, a city in the city? Siedlung is the German word for a settlement, a new garden city, estate or development. Used by Modernists in the 1920s, a 'siedlung' demonstrated potentially new architecture and urban shapes. design could offer the residents of a city. If the market conditions are demonstrated by the rise of developer condos etc. in Ottawa (Hintonburg, Downtown, ByWard Market), does this predetermine the shape and morphology of housing and urban development for the city? Are the models already presented on Bank Street, in Lansdowne or the slow gentrification of Mechanicsville? Are the current codes and guidelines steered by Ottawa City Planning able to produce a new morphology for this part of the city? What is this morphology? What is the shape of Vanier that is not just the shape of Ottawa?

Adieu Ottawa

It's true – we admit it, students admit it – it has always been possible to be rude about this city that tries so hard. Yet that's the problem, Ottawa uses the rear view mirror a little too often. For example, where do we begin on the two recent LeBreton proposals for the NCC's city development in Ottawa? Any disappointment with corporate rhetoric is not really the measure of a city that so often seems to be catching up with a vision from elsewhere, with ideas from another province, from another country, from another world? What is it with this city that puts together two bloated organizations that, as Jorge Luis Borges said about the Falklands Conflict in the 1980s, seem to be like two bald men fighting over a comb? Surely after 60 years of waiting, more was expected from the city than high-developer spectacle kitsch with power renders!

Why does it sometimes seem Ottawa falls for bright but lame models, its corporate imagery not out of place in any casino or Caribbean cruise ship. To call these 'ambitious visions' or 'futuristic' is to confuse neo-liberal de-risk development with the board game Monopoly. Churlish it might be to mention Monsieur Grébert and Mr. Mackenzie King but someone somewhere is going to say, hasn't this city been here before? Instead of Driveways, Lincoln Continentals and Pontiacs there will be laser laneways, freezeways, ice pads, tourist truck stops and an automotive museum. Ottawa deserves more urban vitality than this, it has always deserved more than this. If Northrop Frye was right, Ottawa would need new courage to upset the mentally garrisoned city of Ottawa. A narrow urban geography and federal politics threatens to swallow all local and regional difference in the name of a questionable unity.

Internet Architecture

Is our language too extreme here? Are we to soften our rhetoric to understand the hours put in by this strange marriage of corporate finance, function and fandango? Is it only us, and even the students, that see this as post Berlin Wall city centre planning of the type we saw in the post-Soviet states in the 1990a and which is now creeping back into North America via Design City Dubai, and digital parametric gymnastics. This is a looking glass development. It appears to use a cut and paste architecture, chance urbanism and the built visions of existing designs as pawns in a game between two bloated (and bald?) organizations. Internet-architecture of connective tissue and trauma with a dazzling array of cliché after cliché.

## Urban & Community Revitalization

Here we have taken a stand, a position. This is an urban agenda. Vanier could become an advanced experiment in urban settlement, housing and community? The types of urban strategies and frameworks indicated here can lead to a revitalization which could integrate the positive tensions required from Vanier's unique Franco-phone background. By 2030 Vanier could be the 'original' city for the future that the city of Ottawa might lack.

Identity & Unity

Could Vanier take this on for future development? And what if we speak of incremental urbanism or subtractive urbanism. Projects embed a new future architecture within the old; the new environment will eventually take over what remains of this city. It is not our intention to attack the minds of those who wish for more for this Capital, but we also salute students and visitors who may not opt to stay in this city, who head for other cities that offer more than the sense of predictability in Ottawa. Students often say: "Ottawa - wake up, smell the coffee." Are they right?

Abundance

A recent symposium at the International Alvar Aalto Café in Jyvaskyla, Finland was called Abundance. In keeping with any contemporary abundance that need little to overwhelm us, the topics that are outlined on the program appear strangely straight from the 1960s and Vance Packard's City of the Future. They also recall Philip K Dick and the sort of creative writing exercises given students in the 1990s: prepare small narratives from any of the following and anticipate the future of your past dreams. Something unusual usually appears in these creative writing exercises and we get a cross between J G Ballard and Brett Easton Ellis, possibly with a little Gore Vidal thrown in.
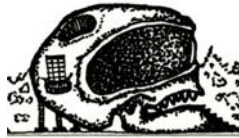
For Example

Brain-Computer Interfaces, Body-adapted wearable electronics, Super-light un-manned cars, Cloud intelligence, Screenless display, Smartness everywhere, 3D printed houses, Nanostructured carbon composites. Three other statements seem oddly tangential to this list as if they state other intentions: Technology rules, Addressing the challenge, and the state of human development. The connection to Alvar Aalto you might be thinking? Well, this is a curated project that echoes the notion of a 'humane architecture' something which has been linked to Aalto ever since he spoke of such things in the 1930s.

Everything and Nothing

These topics are all about and nothing about architecture. They are however a wish list for what architects would like to be engaged in, and how architects imagine the future. Here it is the urban agenda that is hidden within architecture and like many programs today they reveal themselves through a form of advertising copy. To some this is akin to recreated television programs where architectural expectations follow those of Mad Men from the 1950s. The contents tick all the boxes of research that have been on the margins of architectural thinking but are now making their way into the mainstream of research and design scholarship.

Architecture vs. Urbanism

Let us consider four areas of critical debate, oppositions if you wish. We will call these: Against Architecture, Against Design, Against the Program and Against the Narrative. And of course every time 'against' is used, in oppositional strategy a 'for' is implied. It is these that will ultimately frame our interest and urban agenda.

Against Architecture

We will identify this debate through the book Against Architecture by Franco LaCecla (2012). If something is 'against architecture' then we can reasonably say it is for something else. What is this something else? Are we for some form of urbanism, as LaCecla suggests? And if we accept that argument, what is then the architecture that we are against; is it the icon-builders, the heroes of new spectacular architecture, architecture of the market, and/or other such generalisations?

"The new architecture is communication, media, and the substantiation of the city must go and be blessed.." LeCecla writes, "The vocation of the architectural profession today is to dematerialize the city, to remove from it the daily flesh of its stones and its inhabitants and to transform it into liquid crystal....It is beautiful to hear it said, and it would be interesting for us too, the country of architecture par excellence, if there were at least a tiny group capable of opposing the 'chic' dissolution of the city."
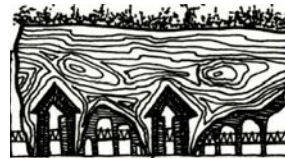
Against Design

Characterised through the thesis presented by Per Vittorio Aureli in The Possibility of an Absolute Architecture. "The possibility of an absolute architecture consists in the alteration of this dialectic (between integration and closure) by reclaiming separation, not only as part of the principle of urban management but as a form that exceeds it." Here Aureli's metaphor of the archipelago is key: "The islands of the archipelago describe the role of architectural form within a space more and more dominated by the 'sea' of urbanization." If we accept this argument, it would appear Aureli is asking for a re-sharpening of architectural form, possibly in a more traditional sense of the pure autonomous object. He offers a clue to architecture's role and 'form' as the 'project' vis a vis 'design': "Design reflects the mere managerial praxis of building something, whereas the project indicates the strategy on whose basis something must be produced, must be brought into presence." In other words the mere act of building, the design typologies repeatedly taught to turn out more or less acceptable, professionally-coded architectural forms (those icons?) are secondary to the conditions under which this architectural form exists, the decisions and judgments made through any design process. Whether this moves to favour the project (of architecture? of form?) rather than the typological and aesthetic pattern language often taught at architecture school will be an issue when discussing 'the possibilities of an absolute architecture.'

Against the Program (the building machine)

This is possibly best described by the word Unbuilding. Current thinking along these lines is characterized in many critical writings, especially Critical Spatial Practice and the work of Keller Esterling. "Unbuilding is the other half of building." Easterling writes in a recent volume (4) of Critical Spatial Practice entitled Subtraction. "Buildings, treated as currency, rapidly inflate and deflate in volatile financial markets. Cities expand and shrink; whether through the violence of planning utopias or war, they are also targets of urbicide. Repeatable spatial products quickly make new construction obsolete; the powerful bulldoze the disenfranchised; buildings can radiate negative real estate values and cause their surroundings to topple to the ground. Demolition has even become a spectacular entertainment." Whether we take this demolition on, the erasure of fabric, whether we call is subtraction or not, the notion of loss in the city is too often considered negative. We see spaces disappearing, cities cleared, we see voids, where there might be growth. How can we read this as a flow within the city? Can this also be re-imagined and designed? This is an architectural and urban thinking working against the exhaustion of so many of our buildings, landscapes and environments. Failure clearly needs re-framing and in failure "buildings can create their own alternative markets of durable spatial variables that can be managed and traded by citizens and cities rather than the global financial industry....Architects - trained to make the building machine lurch forward - may know something about how to put it into reverse."

Against the Grand Narratives (Provenance)

This thesis ostensibly aims for a minor architecture but it a much wider argument and one that has been around for many decades. It is best characterized today by Jill Stoner's Toward a Minor Architecture; a re-reading of architectural aridity (and many other issues) through Gilles Deleuze and Felix Guattari's book on Kafka, Toward a Minor Literature, Stoner makes it clear what we are presented with. Though resonating with unbuilding, Stoner outlines a vibrancy which may well be situated in just the buildings and fabric that are not special, those that remain mute, outside our interpretive games, those buildings and environments written off, outside the propagation of the building and academic machine. "They are not special, they have no provenance," Stoner writes, "and this is our opportunity: without the anxieties that often accompany architectural transformation, their arid language can be deconstructed and diminished towards language without meaning." It is the perceived poverty of these buildings that release us, according to Stoner, from a 'responsibility to adhere to any laws, conventions or precedents.' This can be taken further. Vulnerable, minor, natural but more importantly a latent but very present resource this might be a form of architettura povera where "minor architecture will emerge through (and as) the substance of architecture."

Taking the Urban Turn

Many university teachers come out of a design stream with an art school leaning. This is not only the myth it suggests. Conceptual emphasis on drawing and intuition is often supported by the architectural profession's framework for instruction and registration, based on a diligent but rather dull model of architectural practice. Architecture for many architects and educators was and still is a carefully managed normative practice whereby knowledge is passed on through codes, precedents and – in general – variations on how things have been done in the past. Only more recently has data, analysis or spatial and cognitive mapping - besides software and computer aided design - become an inseparable part of the critical and professional process (not to mention here Big Data). Urban thinking all around and within architecture is asking from the student an emerging contemporary critical practice. This includes spatial and social practices, political and economic, cultural and ecological along with, to some extent, a strong design conscience. Taking this urban turn though is not as simple as saying we merely need to expand the students understanding of urbanism from form to space (design) to socio-cultural-political context (strategy). We are talking about societal change.

The New Project

Urbanism quite simply asks us to understand issues that cannot always be solved by case study research, design thinking or precedent analysis. This is not bad thing. Urbanism is cross-disciplinary in nature and all the more intoxicating and often ambiguous for that. It is not as easy to bring in geography and sociology and consider this an essential widening of the students' outlook on architecture. By so doing we expand architecture itself but we are also asking students to enter and understand the conditions for society itself. We are asking for a shift whether we accept it or not. Urbanism asks for quite a different commitment from that expected from a professionally–bound design education. Which is why young students with their social media and software fluency have to take the field. They must situate themselves in what is now being called a Post-critical world. Whether this resonates with what some are seeing and calling The New Project will only become clear if we let the frameworks and strategies run further than our imaginations hold us back. To avoid new wastelands, we might think to The Waste Makers by Vance Packard (1960) who when writing about the city of the future asked: WHAT WILL THE WORLD OF TOMORROW BE LIKE?

The Waste Makers

In the course of this book we shall examine a number of probabilities based on projections of current trends. Spokesmen for industry like to speculate about tomorrow even more than the rest of us. They invite us to peer out onto the horizon and see the wondrous products their marketing experts are conceiving for us. We are encouraged to share their dreams and to tingle at the possibility of using voice writers, wall-sized television screens, and motorcars that glide along highways under remote control.

Most of these marketing experts, despite their air of chronic excited optimism, are grappling with a problem that would frighten the wits out of less resolute people. That problem is the specter of glut for the products they are already endeavoring to sell.

If we could probe the real dreams of these marketing people as they slumber restlessly at night, we would find-when a smile finally settles on their faces-that they are not dreaming merely of more bewitching products to sell to us. More likely, they are dreaming that they are in their private world of the future, where selling has again become easy because the haunting problem of saturation has been vanquished. This utopia might be called Cornucopia City, and its setting is out on the misty horizon of time.

In Cornucopia City, as I understand it, all the buildings will be made of a special papier-maché. These houses can be torn down and rebuilt every spring and fall at housecleaning time. The motorcars of Cornucopia will be made of a lightweight plastic that develops fatigue and begins to melt if driven more than four thousand miles. Owners who turn in their old motorcars at the regular turn-in dates-New Year›s, Easter, Independence Day, and Labor Day-will be rewarded with a one-hundred-dollar United States Prosperity· Through-Growth Bond for each motorcar turned in. And a special additional bond will be awarded to those families able to turn in four or more motorcars at each disposal date."

(Vance Packard 1960)

OTTAWA: YOU'RE SO VANIER

The Baklava Studio - Saying No to What?

The Baklava Studio Unit (Carleton University – Azrieli School of Architecture & Urbanism respects the laws, conditions and professional guidelines set out by the city of Ottawa's 's municipal planning practices and its other guiding body the National Capital Commission. But only so far! To offer a vision that is not already predicated on these guidelines and practices – often bewilderingly restrictive – we have released ourselves from these rules. We know of course that as soon as the students leave a school like this usually many of them face more and more professional rules and requirements. Are we to ready them for such strait-jackets? So here for a short time in the life of a 4th year student (about to graduate) we say 'pfui' to laws, bylaws, zoning guidelines and the creep of small-world planning. There is a parallel world out there in Ottawa and – along with espresso coffee and baklava - we seek it. We celebrate the not-so-impossible Vanier 2030. Adieu, we say to an Ottawa of such small potatoes and predictable, uncurious developments. Hello to unpredictability and the excellence of incremental urbanism, the running delights of the unknown.

HYPERBOLIC URBANISM

Hyberbolic Urbanism asks questions before questions have arisen. The orientating point in common in Vanier 2030 is what in terms of urban methodology we are calling the 'hyberbolic'. This methodology exists and uses a seeming extremity to situate and reveal the limitations of the existing. The existing in this case in the City of Ottawa is its bylaws, zoning regulations, guidelines and other steering mechanisms used in planning the city.
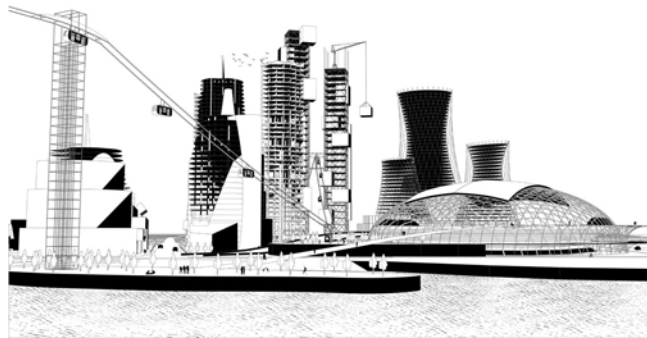
The hyperbolic in this sense is not excessive so much as iterative. It engages the incremental and partial, it does not deny accessible planning conditions or solutions but it suggests an urban thinking that pushes prescribed limits unused in a city like Ottawa. This is not an outrageous method but uses careful exaggeration to explore the unplanned, the unsaid and the unrealized in Ottawa.

VANIER 2030

Bylaws, zoning, regulations can be just or unjust. We do not act in ignorance of these rules or guidelines but attempt through an incremental and even partial urbanism to go beyond the apparent suitability and complacency of these existing 'rules'. Any idea that this city will be comforted by such laws and guidelines is not, we think, in the city's interest.
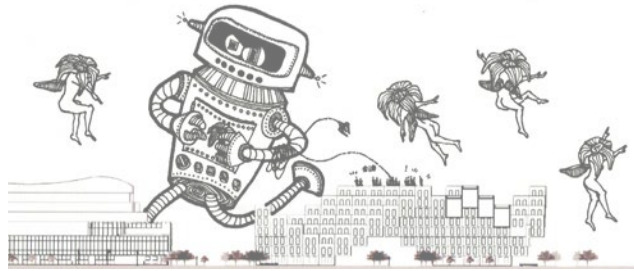
The future is always hyperbolic and beyond the law, having no potential structure until it is imagined and acted on. The future belongs to nobody except all those wishing to take it on – politicians, civic campaigners, artists, planners, residents, students, academics, retailers and entrepreneurs. *Ottawa: You're so Vanier* consciously opens up this part of the city to the future through a hyperbolic urbanism.

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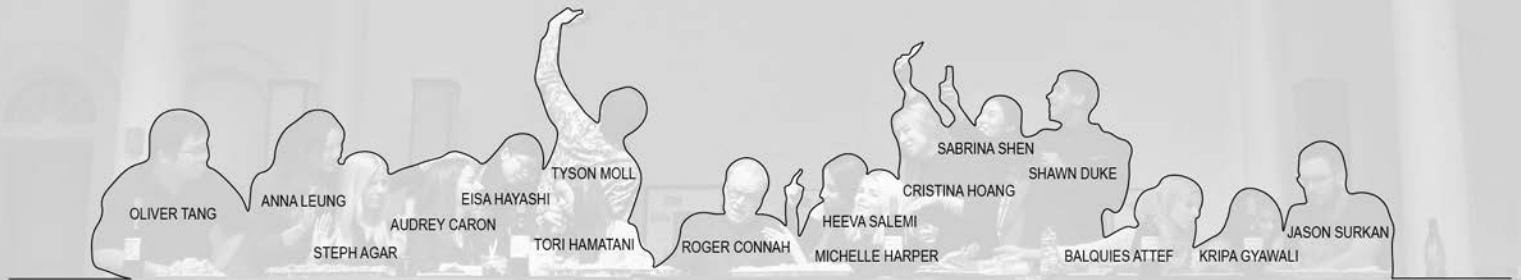
SOUS LES PAVÉS, LA PLAGE DE BAKLAVA!