

BONI · MADDISON

Architects

*A Corporate Partnership*

## **Design Rationale 4949 Heather Street Modular Transitional Housing**

Temporary development of the west central portion of the 4949 Heather Street site consists of two temporary modular buildings, sited on an asphalt paved area of the site occupying the majority of the paved area adjacent to Heather Street. The north building will have 52 units and the south building will have 52 units. Both buildings contain an office area, an amenity room, lounge and commercial kitchen. The first building is orientated south facing a common entrance walk, proposed fire access route, and the façade of the south building. The location to the west of the buildings is used as an amenity area consisting of tables and chairs with planters for resident use.

The front of the buildings have a ramps and stairs for access from the existing paved surface. A new opening will be cut into the existing hedge along Heather Street to provide fire and pedestrian access. There will be no vehicular access to site save for emergencies. The 12 bicycle parking spaces, located adjacent to the south building, are open air parking. There has been no internal bicycle parking included in the development, as the owner/operator has stated it goes unused by the residents, tenants tend to store their bicycles in their units.

Garbage location is being arranged to be off the lease area site. The services for the complex will be brought from Heather Street for water and sewer on the east side of the site above grade. Hydro will be overhead.

The conceptual approach to landscaping is planters placed on the asphalt surface. There is a common amenity area with planters, trees, and tables. The surface of the amenity area will be existing asphalt and existing trees and hedges will be retained to screen the buildings and provide shade.

The building is predominately Artic White Hardie panels for cladding with a simple massing and minimal expression for economy. Vertical extrusions mark and express the grid of the modules and allow for the rainwater leaders to be concealed. The black jambs create a deep shadow line around each window and add to the depth to the modular system facade. The soffit of the roof of the main building is extended to provide a deeper overhang and the underside of the soffit is clad in a wood look aluminum plank product.

There are random wood screens located within the recess of the windows to provide variety to the façade and depth to the elevation of the building. The common area and entry modules of the building are denoted by a change in colour and cladding type as is the extended module that accommodates the service room on the upper floors. This area has a large overhang in the warm yellow accent colour of the building. This is mirrored on the back of the building with an extruded rectangle around the amenity rooms that matches the yellow accent colour over the front entry and the exterior window jambs. The stair modules are clad in a dark grey plank that differentiates them from the residential modules.

Each building has 6 accessible suites. There is a large amenity space with a commercial kitchen for the residents near the entrance to the building to encourage social interaction and provide a communal space for the residents to gather. There is also laundry, a staff room, office, and meeting rooms for the staff and residents use. Each suite contains a small kitchenette, private washroom, and living/sleeping area. Each unit has individual heating and cooling allowing the residents autonomy in their living spaces. There is common laundry and an administration office near the entry of the ground floor to provide support for the residents in an independent but supported lifestyle.

