
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

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OTTAWA
You're So Vanier!

HYPERBOLIC URBANISM
SKETCHBOOK

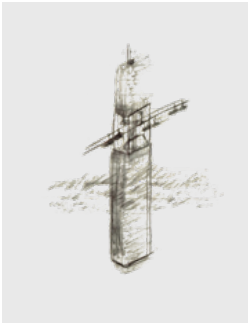


Baklava Beach 2015 (F) Archipelago 2016 (W) with Roger Connah

Edited by

Mia Giommi, Audrey Caron & Roger Connah

THE CITY IN THE CITY

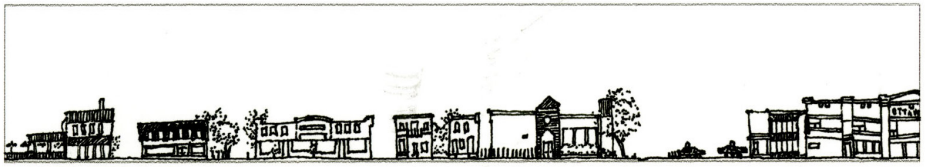


Lost in the streets, where the dogs run,
roaming suburban boys…
Suburbia Pet Shop Boys

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.

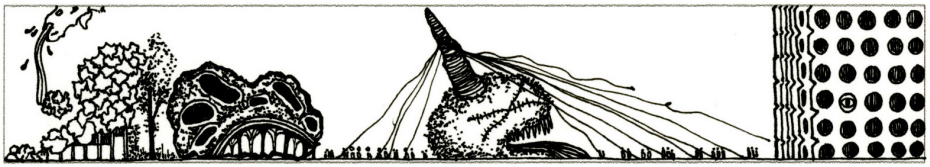
When we say that, we are often told to get serious. The economic conditions are set, the political processes are often changing but inflexible in Ottawa. This government city and many of the planning codes, many say, are in safe hands. They are already put in place. Setbacks, zoning and tall building 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

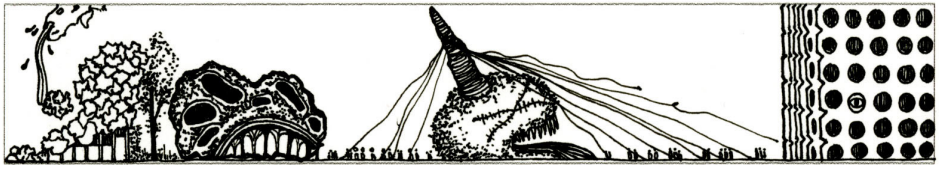


Vanier 2017, Vanier 2020, Vanier 2025, Vanier 2030. We are speaking about New Vanier, Smart Vanier, the city in the city that Ottawa has forgotten.. A quarter so close to Downtown with its own francophone legacy and tight-knit community offers more than an unusual opportunity. What is that opportunity – 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.



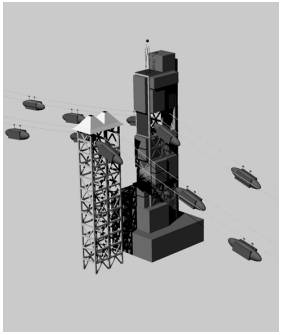
This 4 pronged Urban Framework is the second part of a two-stage process to re-think Vanier as a city within Ottawa. The first involved a series of Housing Studies under the project Dirty Realism Housing. Along with this second stage, the primary objective of this studio enquiry and process is to provide 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)

•

THREE ECOLOGIES

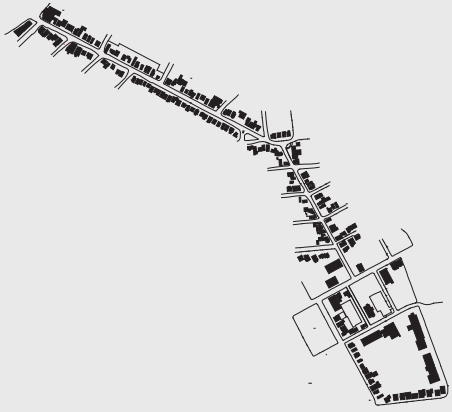
SOCIAL

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.

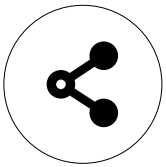
ECOLOGIES

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 ECOLOGIES

1 SOCIAL

HUBS

NETWORKING

MULTI-CULTURALISM

EVENTS

COMMUNITY CENTER

2 ENVIRONMENTAL

FACILITIES

FITNESS

HOLISTICS

AGRICULTURE

URBAN FARMING

RESOURCES

RESTORATION ECOLOGIES

EDUCATION

3 ECONOMICS/ TECHNOLOGY

MAKER SPACE

HACKER SPACE

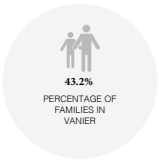
TACTICAL URBANISM

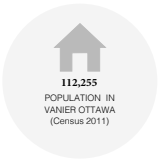
GREEN BUSINESSES

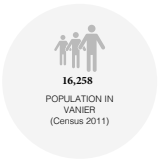
GUERILLA

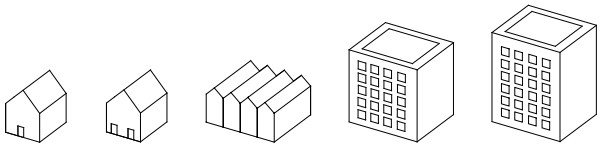
SOCIAL-POLITICAL

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.







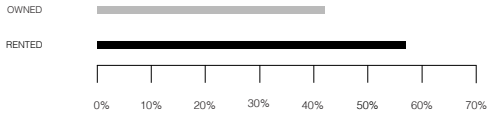


TYPES OF DWELLINGS IN VANIER OTTAWA

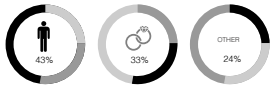
HOUSEHOLD SIZE



OCCUPIED DWELLING



MARITAL STATUS

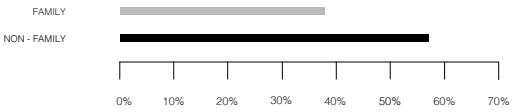


SINGLE / NEVER MARRIED

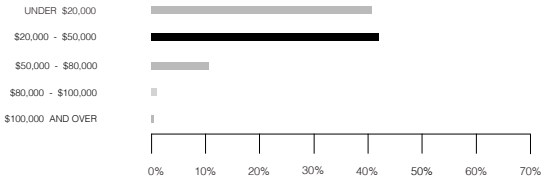
MARRIED

DIVORCED / SEPERATED / OTHER

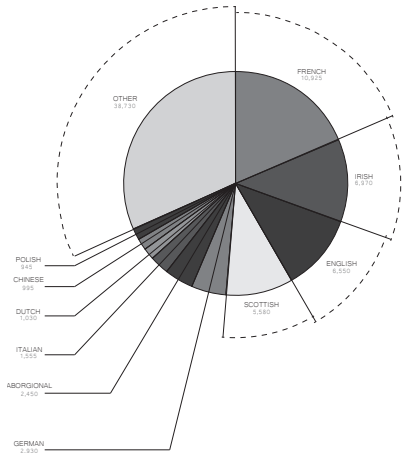
TYPE OF HOUSEHOLD

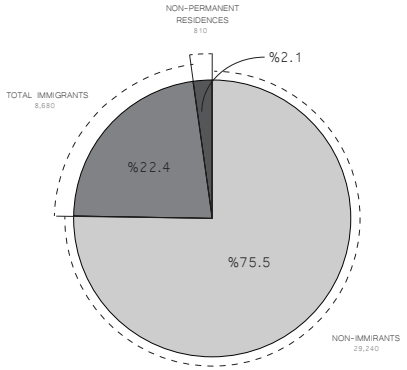


RESIDENT INCOME



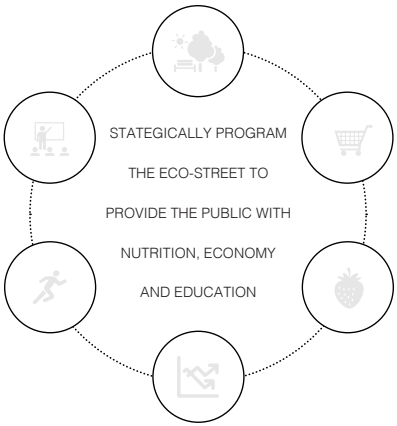

CENTRE D'ACCUEIL CHAMPLAIN
SUGAR SHACK
CAMP DE L'AMITIE
BIBLIOTEQUE OTTAWA VANIER
RICHELIEU-VANIER COMMUNITY CENTER
LADY OF MOUNT CARMEL PARISH
ST DAVID + ST MARTIN PRESBYTERIAN CHURCH
GROTTE NOTRE DAME DE LOURDES
OUR LADY OF LOURDES
NOTRE DAME DE LOURDES
AHLUL-BAYT CENTRE
CENTRE FRANCOPHONE DE VANIER
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
8,370
ENGLISH
6,550
SCOTTISH
5,580
GERMAN
2,930
ABORGIONAL
2,450
ITALIAN
1,555
DUTCH
1,030
CHINESE
995
POLISH
945
OTHER
38,730


NON-PERMANENT RESIDENCES
810
%2.1
TOTAL IMMIGRANTS
8,680
%22.4
%75.5
NON-IMMIRANTS
29,240

ENVIRONMENTAL + HEALTH

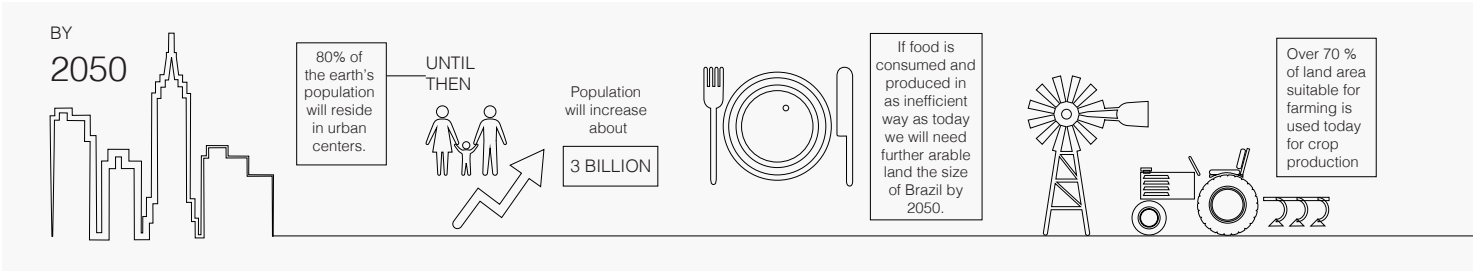
A key feature of Vanier is the multitude of existing green spaces spread out across the community. There are several community gardens and parks scattered around the neighbourhood, but they are fairly sparse and there appears to be no network connecting these different spaces together. However, one may 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.

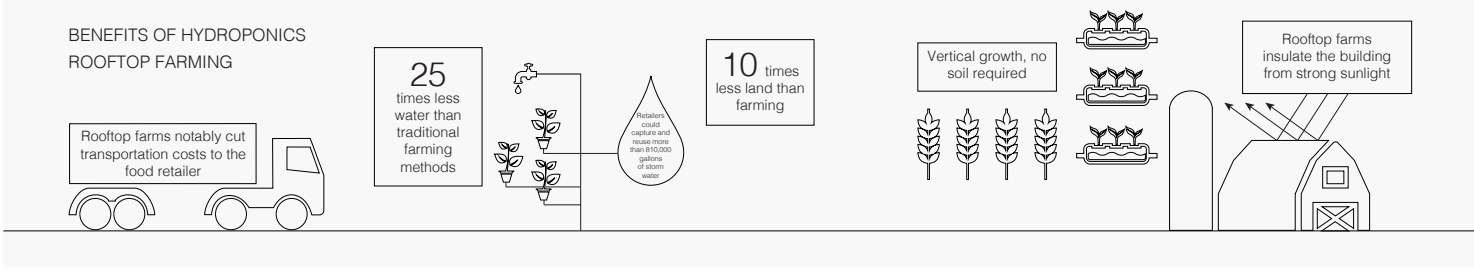












BENEFITS OF COMMUNITY GARDENS



Save travel miles in transporting produce to stores.



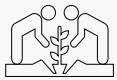
Grow it, pick it, eat it. The community has constant access to fresh food.



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



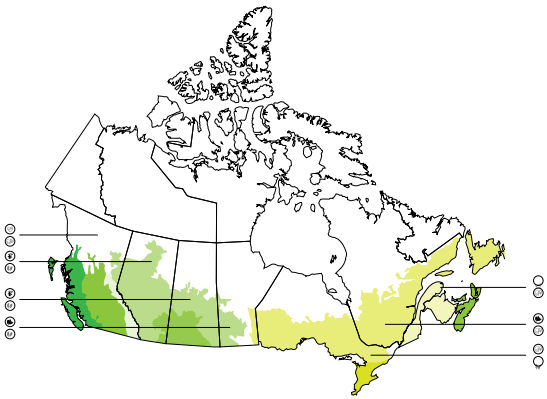
Limit exposure to foodborne illnesses associated with conventional food production systems.



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

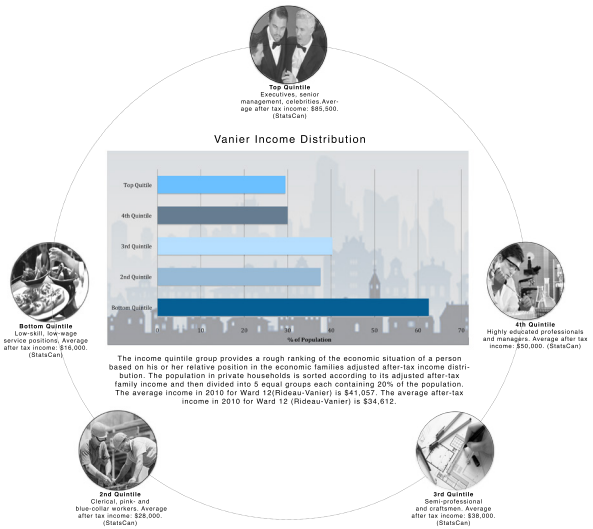
CANADIAN AGRICULTURAL REGION

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.

ECONOMICS + TECHNOLOGY



The Average Business :



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



... 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 ...



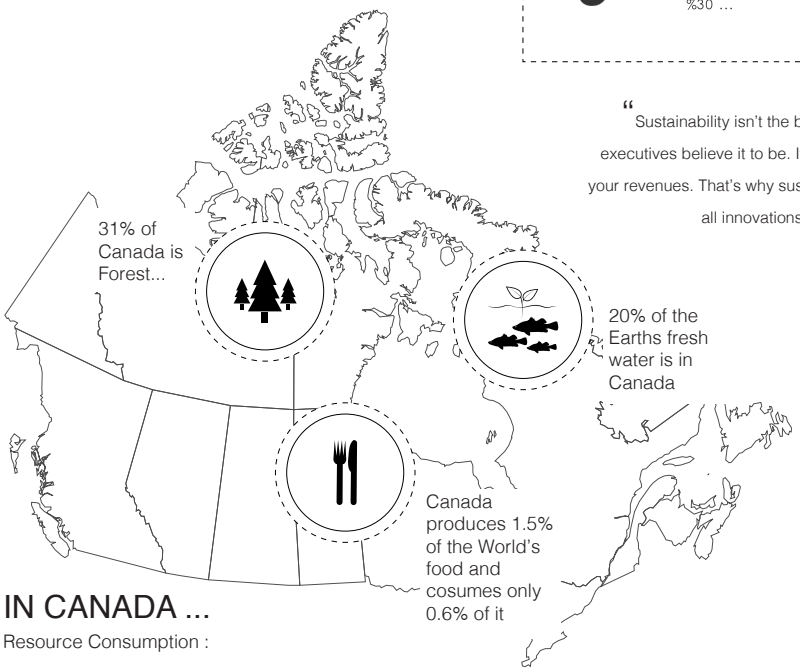
... Consumes 1,175,000 KWH per year = powering 65 homes for a year. Businesses account for %40 energy consumption in a country. A green business reduces energy consumption by %30 ...

Green Business Savings :

↓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 ...

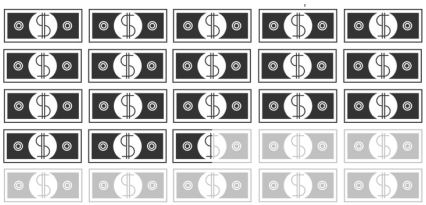


IN CANADA ...

Resource Consumption :

"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

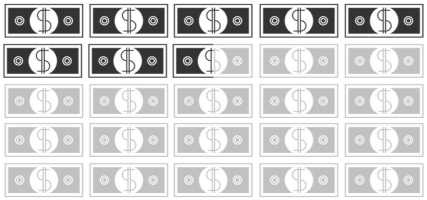
WHY? Local Businesses produce more income, jobs and taxes for communities than big-box stores do :



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 ..

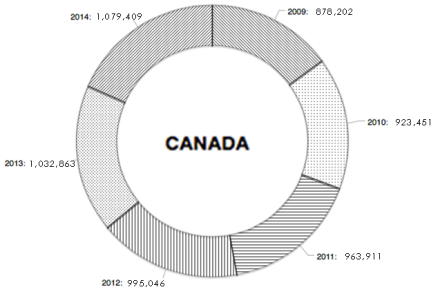


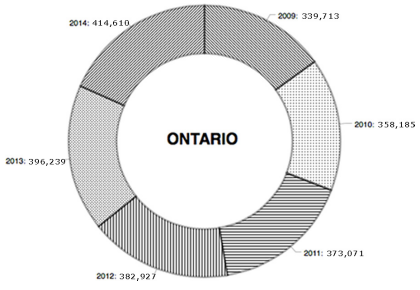
... With a "Buy Local" campaign in 2010, the average change in revenue was %5.6. %57 saw an **increased revenue**. %32 saw a revenue decrease. %11 did not see any changes ...



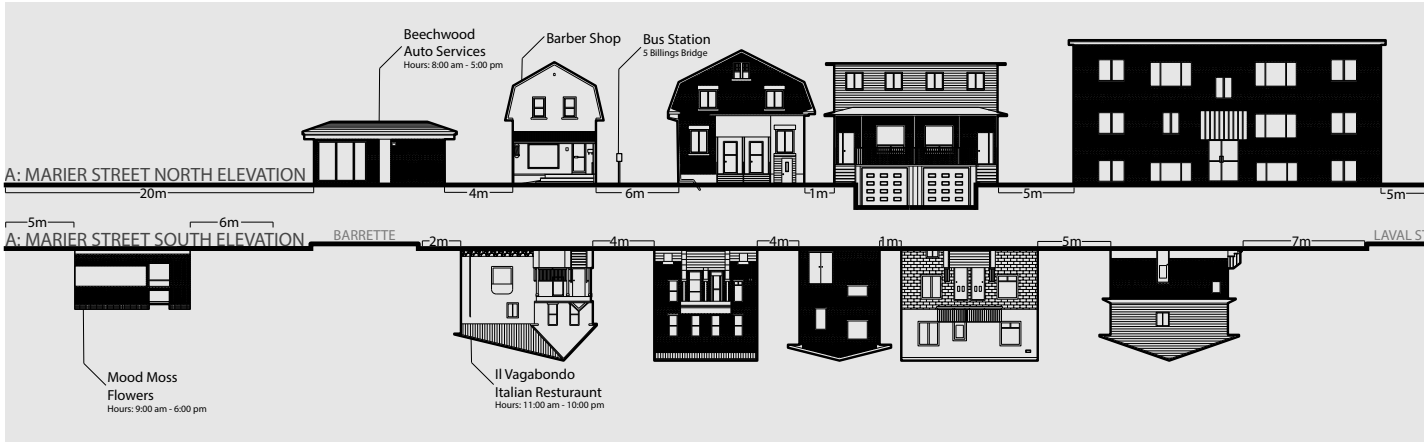
... People are increasingly becoming **aware** of and seeking out independant businesses. Public awareness of the **benefits** of supporting local businesses have increased by %64 ...

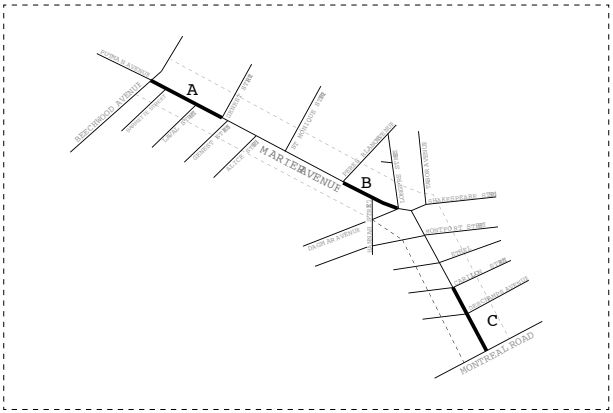
ANNUAL HOUSEHOLD FINAL CONSUMPTION EXPENDITURE :
(Dollars x 1,000,000) ...

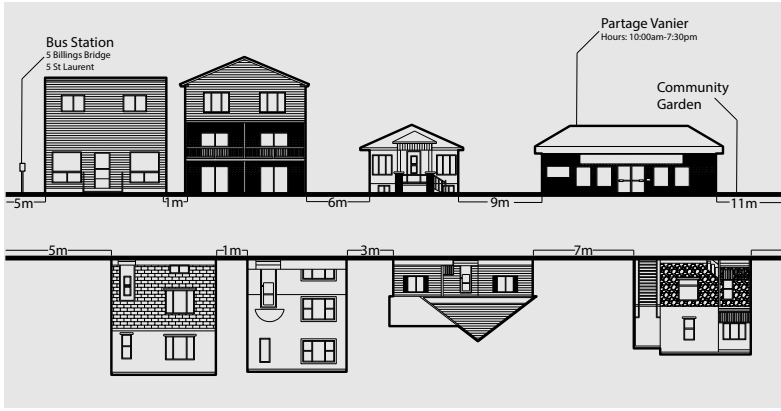


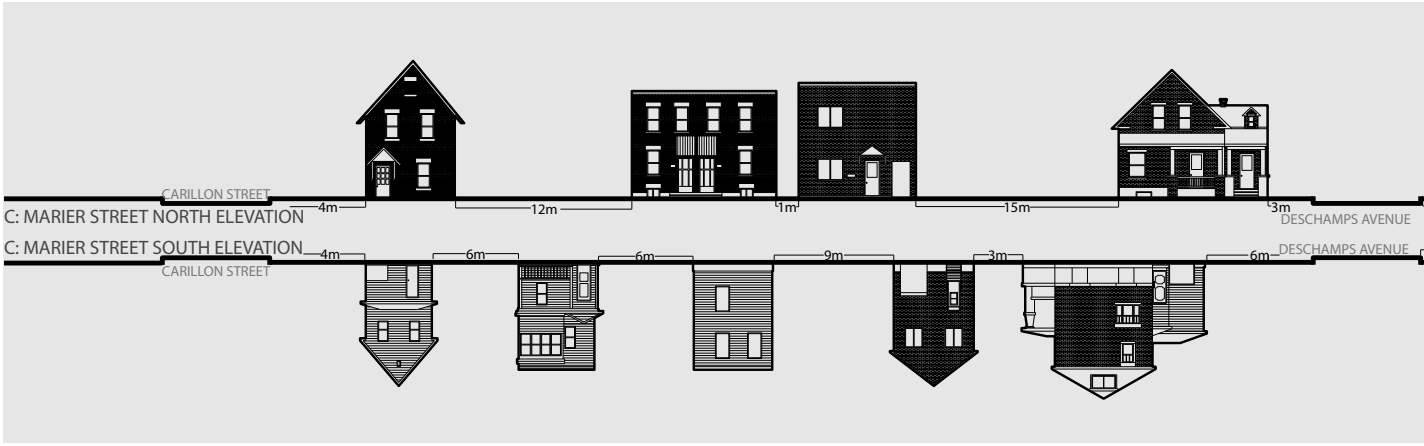


EXISTING STREET CONDITION

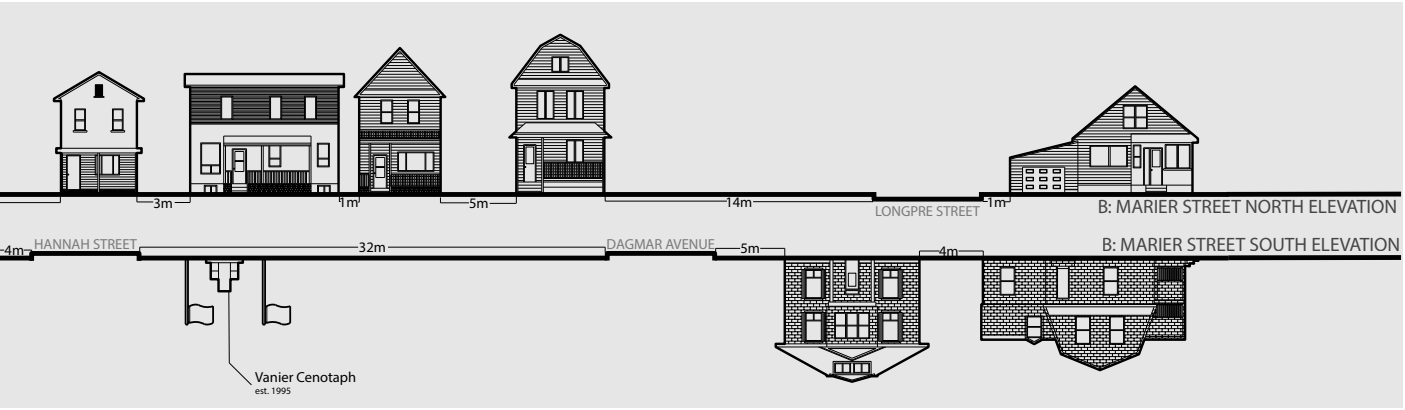


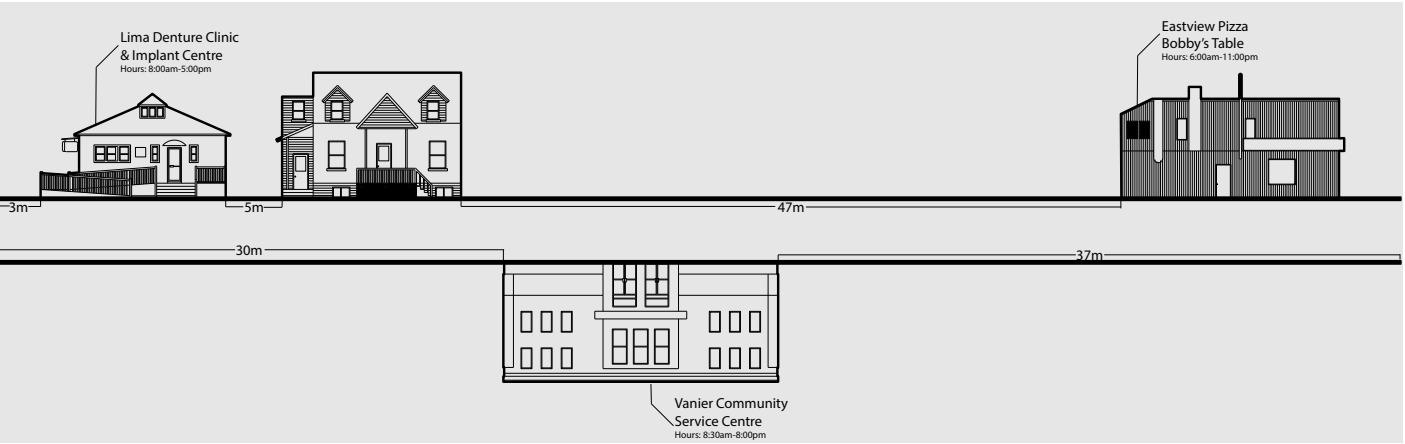







Cash for Games
Canada
Hours: 11:00pm - 9:00 pm
3m
5m
4m
3m
8m
6m
GENEST STREET
TREET
7m
4m
5m
6m
7m
GENEST STREET
Kelly's Barber
& Beauty
Hours: 8:00 am - 8:00 pm


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.



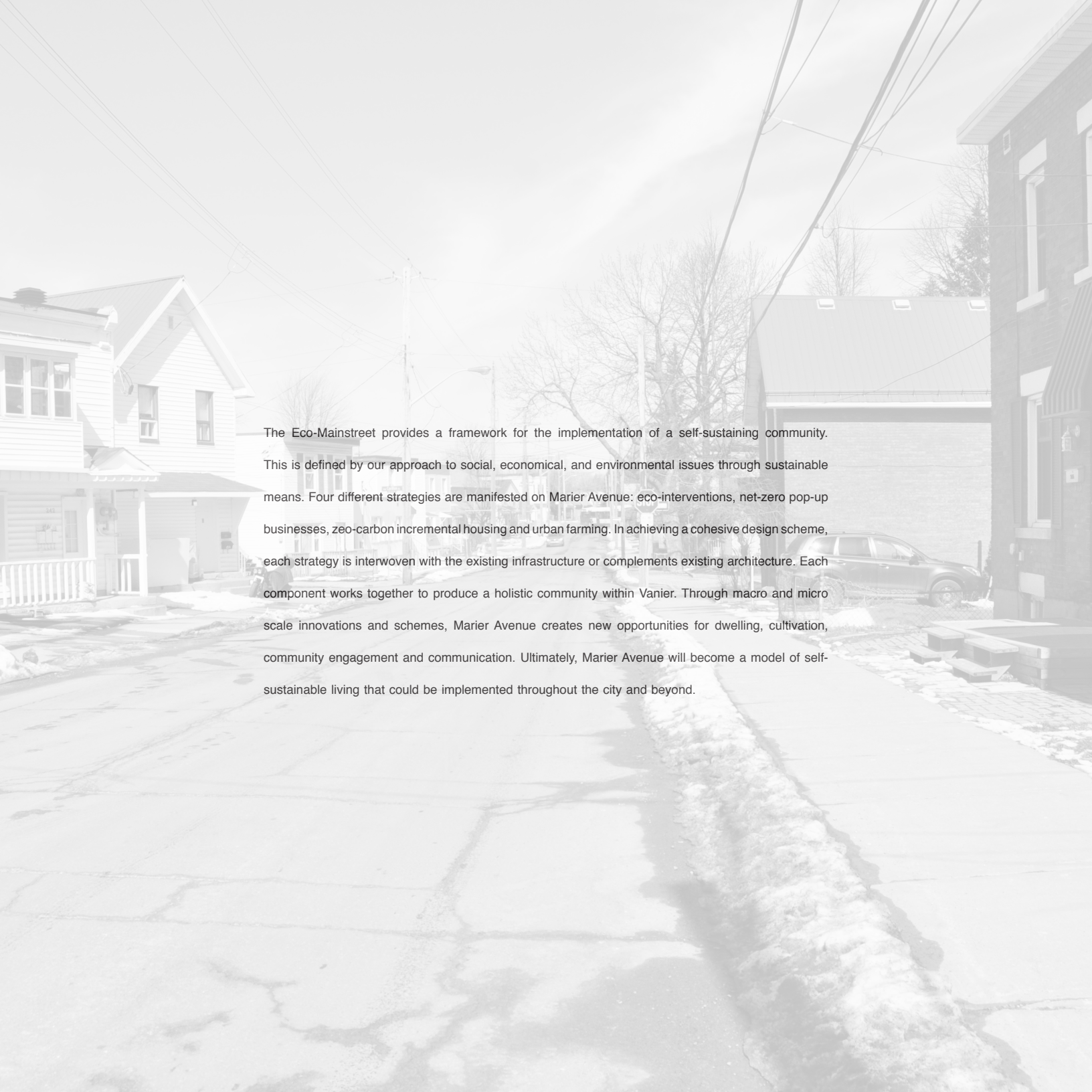
3. URBAN FARMING

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.

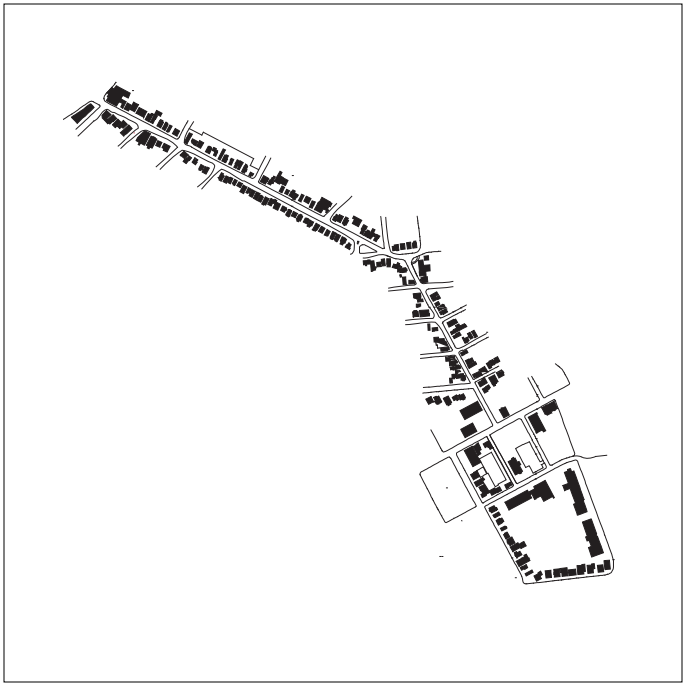


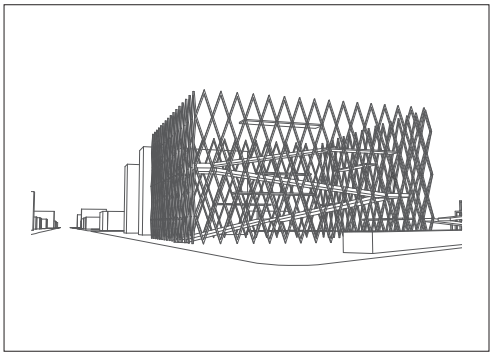
4. NET ZERO POP-UP BUSINESSES

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.

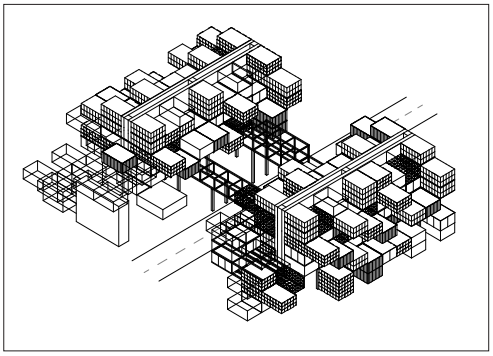


The Eco-Mainstreet provides a framework for the implementation of a self-sustaining community. This is defined by our approach to social, economical, and environmental issues through sustainable means. Four different strategies are manifested on Marier Avenue: eco-interventions, net-zero pop-up businesses, 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.





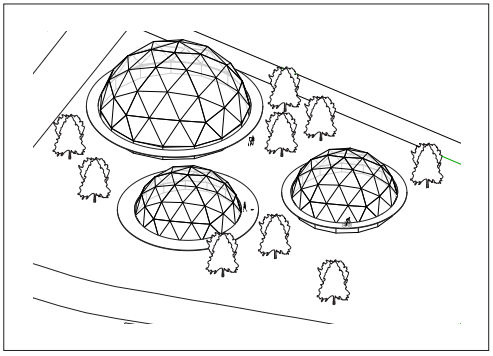
ECO-INTERVENTIONS



ZERO CARBON ARACHNID HOUSING



ECO VS EGO - NET ZERO POP-UP BUSINESSES



URBAN FARMING - PRODUCTIVE ECOFARM

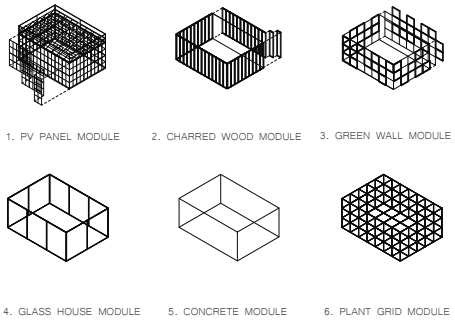


SOCIAL URBAN STRATEGIES

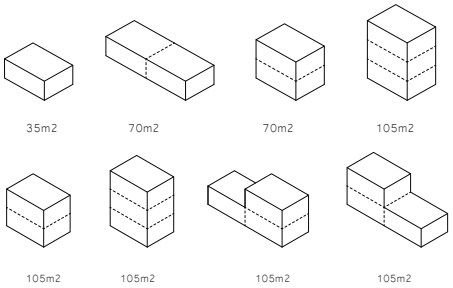
PURPOSE: INCREMENTAL ZERO CARBON HOUSING

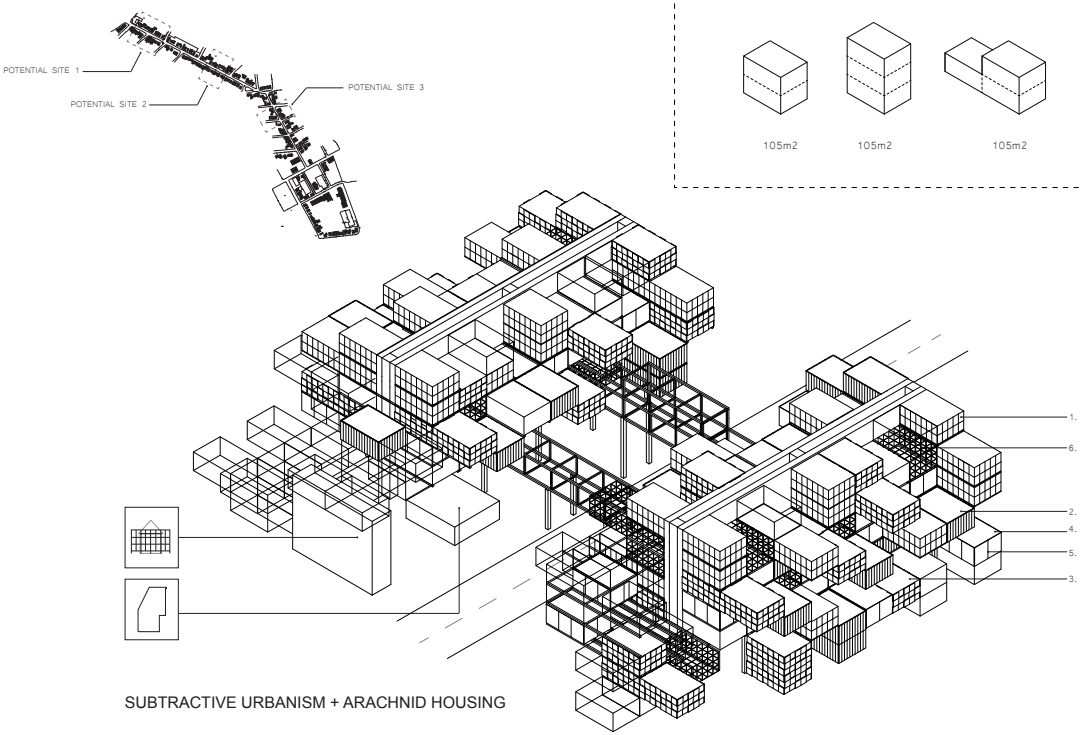
As population inevitably increases, housing becomes an ongoing issue of density, space, economics, and social realm. Cities need to consider alternatives to housing that don't require ample amounts of space, as expansion and demolition + reconstruction is not always an option. This project explores these 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

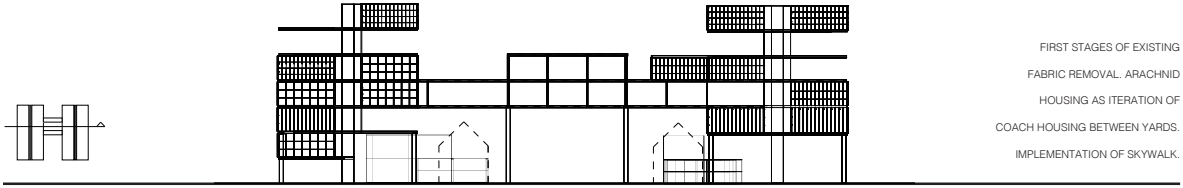


EIGHT MODULE ORIENTATIONS



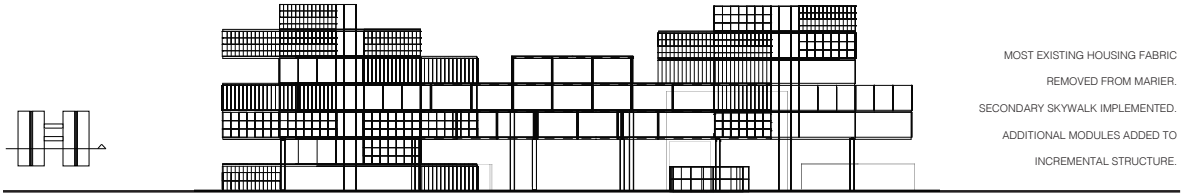


SUBTRACTIVE URBANISM + ARACHNID HOUSING



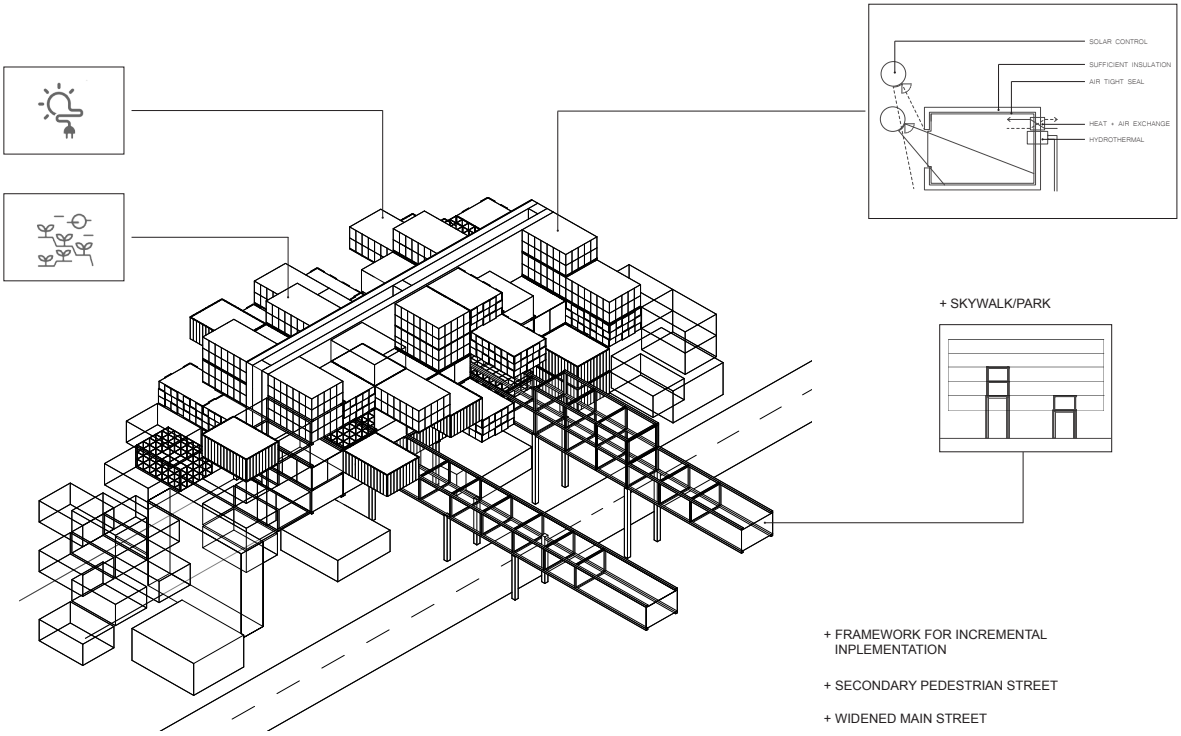
FIRST STAGES OF EXISTING
FABRIC REMOVAL. ARACHNID
HOUSING AS ITERATION OF
COACH HOUSING BETWEEN YARDS.
IMPLEMENTATION OF SKYWALK.

SECTION 1 - 2025



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

SECTION 2 - +2030



+ SKYWALK/PARK

+ FRAMEWORK FOR INCREMENTAL
INPLEMENTATION

+ SECONDARY PEDESTRIAN STREET

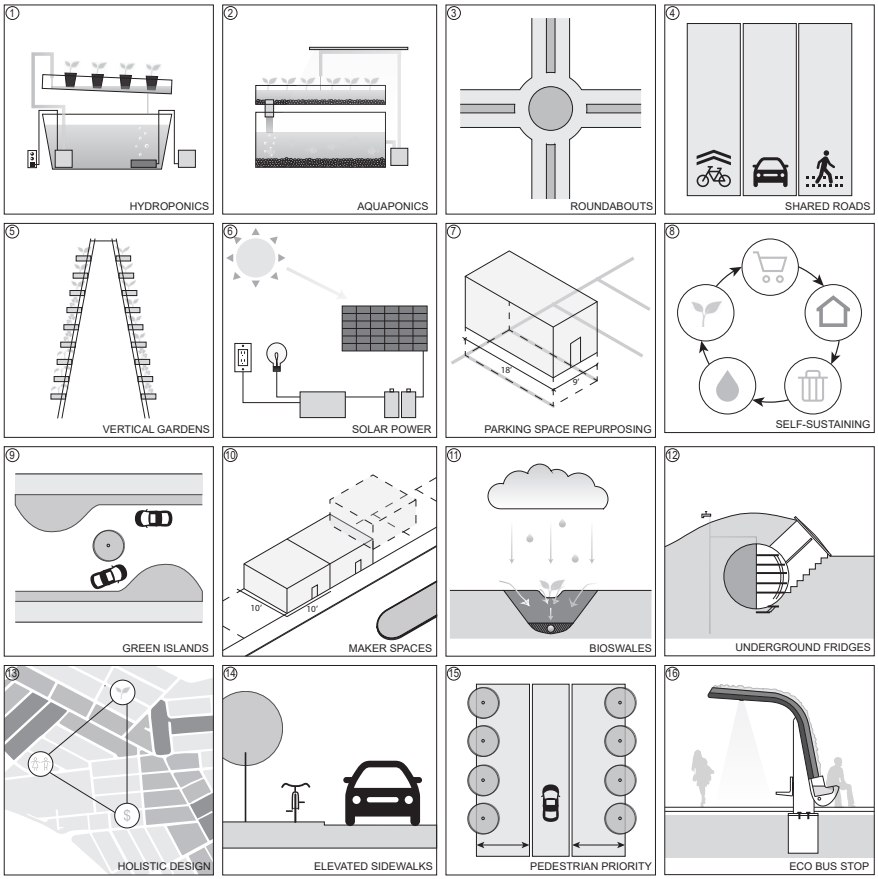
+ WIDENED MAIN STREET

ENVIRONMENTAL URBAN STRATEGIES

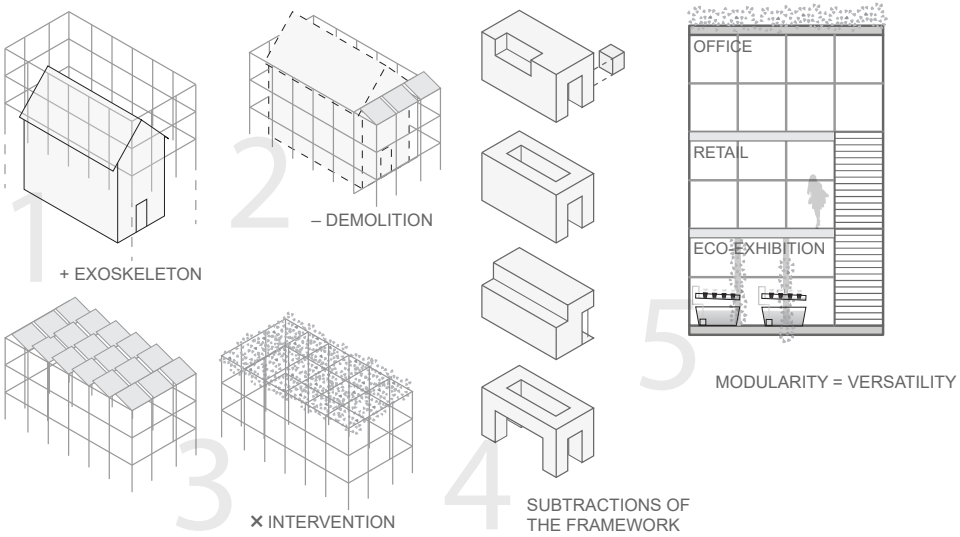
PURPOSE: ECO-INTERVENTIONS

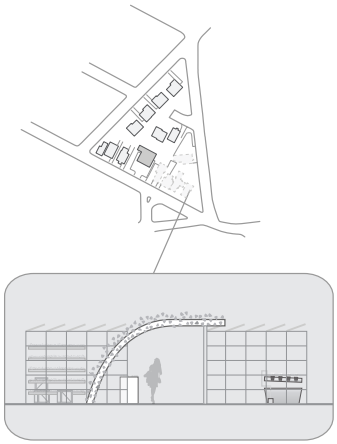
Marier Avenue has the potential to become a main artery of traffic in Vanier, connecting main routes, Beechwood Avenue and Montreal Road. The main proponent of the eco-district concept is to incorporate eco-interventions to Marier Avenue, without initially disrupting existing homes and businesses. By 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



ECOSTREET STRATEGIES

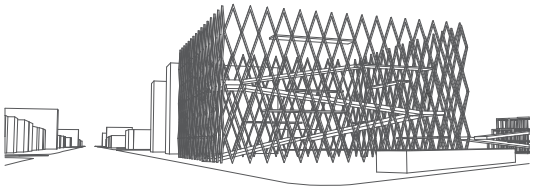




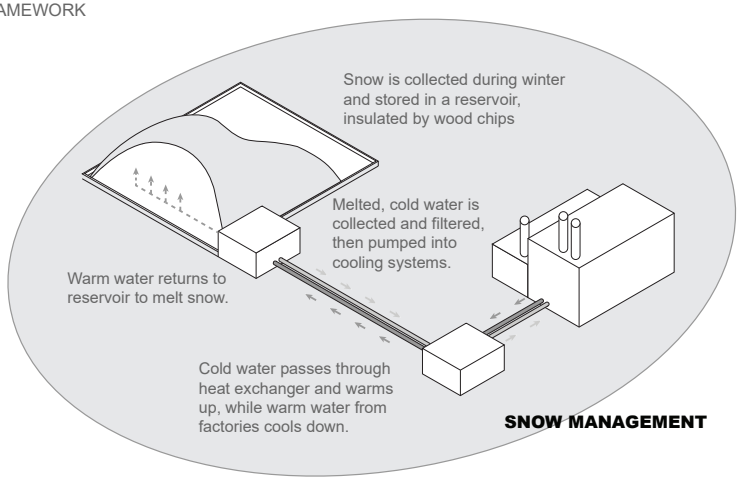
GATEWAY TO ECOSTREET

STEEL HI-JACK

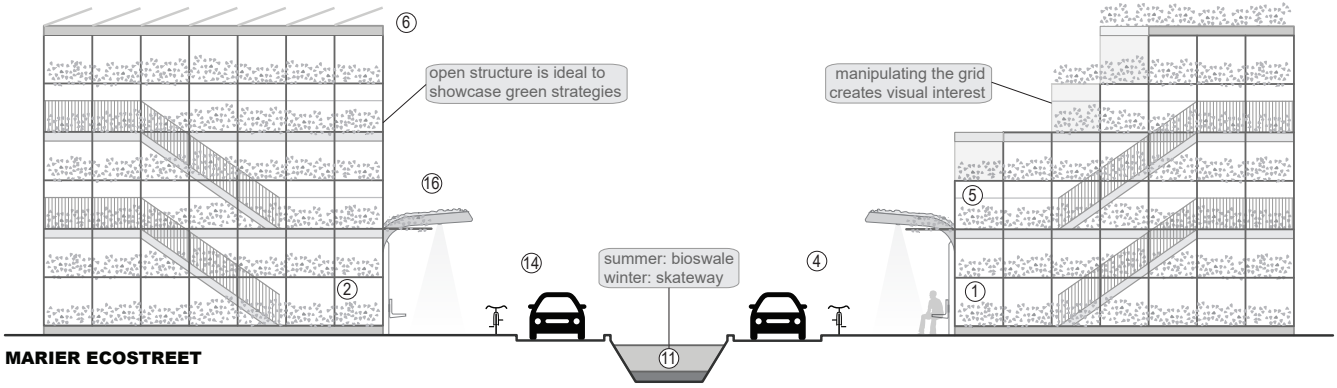
1. Construction of the steel framework for the eco interventions before demolition of existing houses.
2. Demolition of existing houses on Marier Street in phases.
3. Post demolition, the grid is easily manipulable to house all types of program.
4. Subtractions can be made from framework to customize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



ECO STREET EXHIBITION CENTRE



SNOW MANAGEMENT



MARIER ECOSTREET

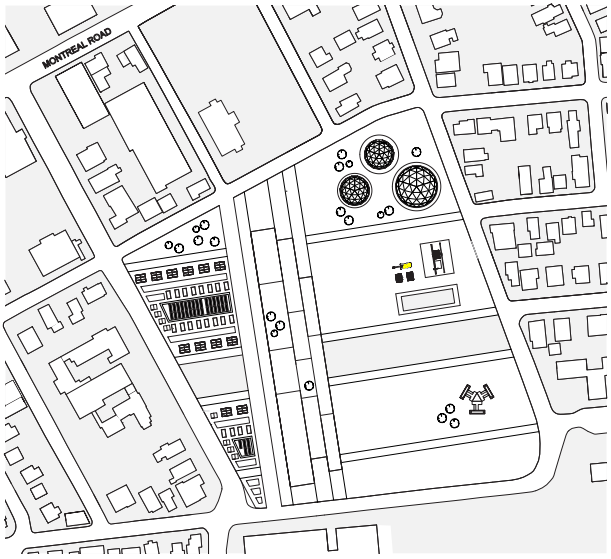
ENVIRONMENTAL URBAN STRATEGIES

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:

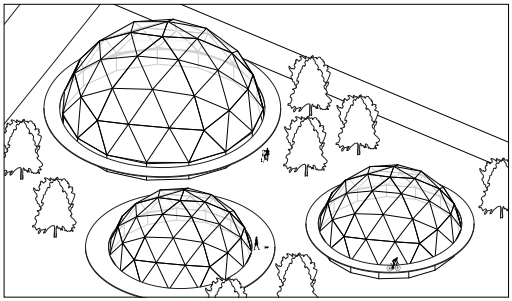


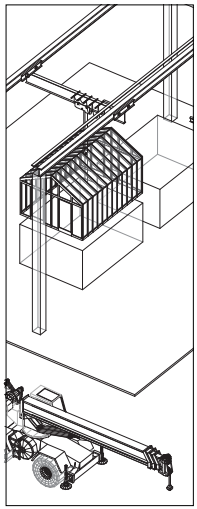
[PRODUCT]IVE ECOFARM

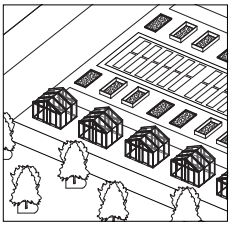
Concept //

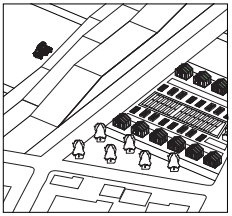
Envisioning how agriculture + architecture in Vanier can coexist.

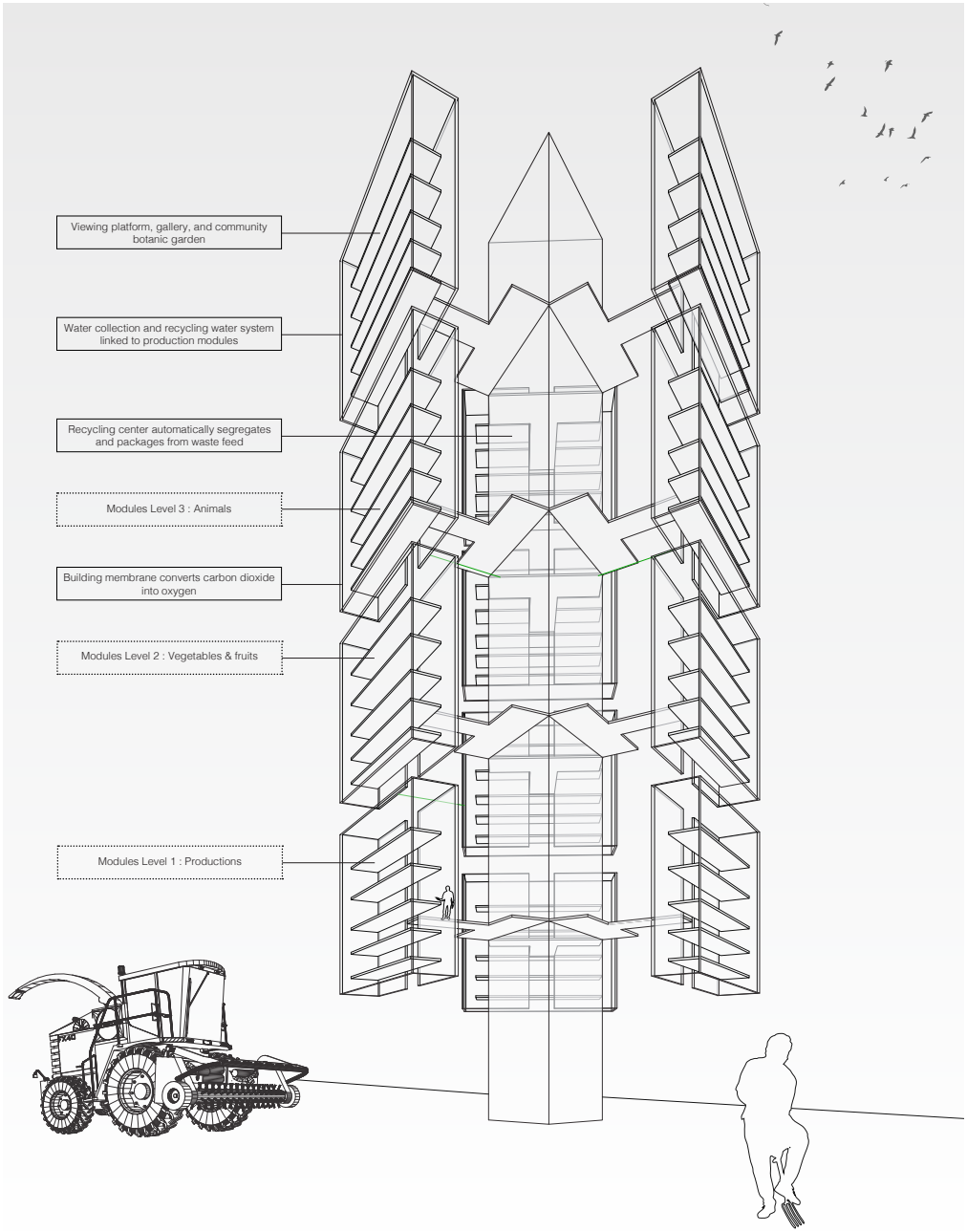
Education + Market + Agriculture









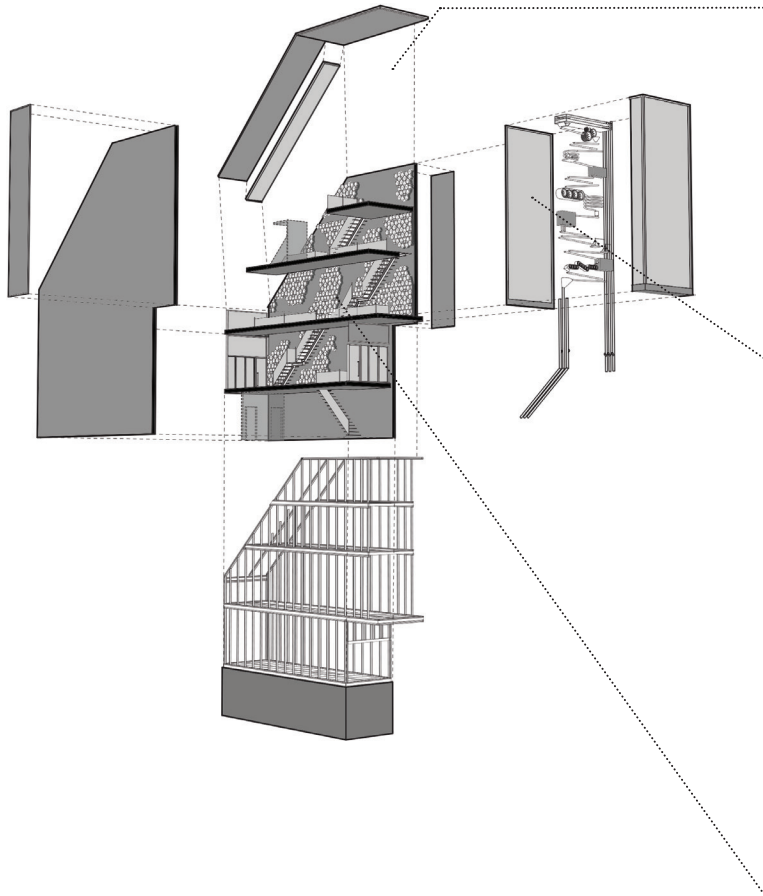


[Product]ive EcoFarm - Urban Farming Tower

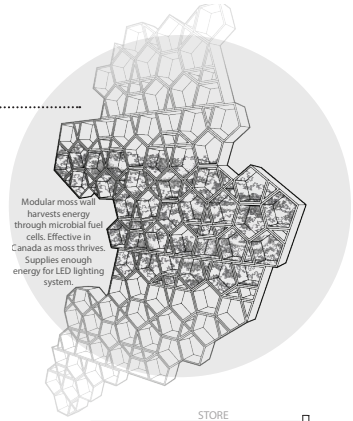
ECONOMICAL URBAN STRATEGIES

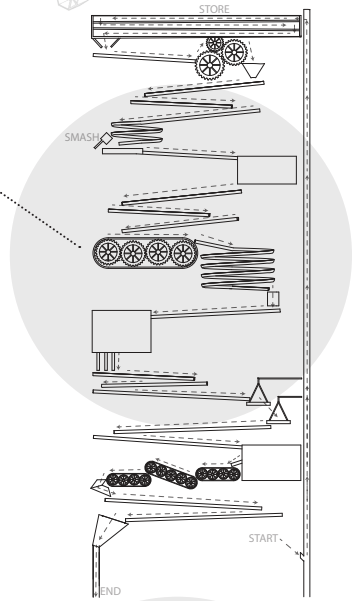
PURPOSE: ECO VS EGO // Net-Zero Pop-Up Businesses

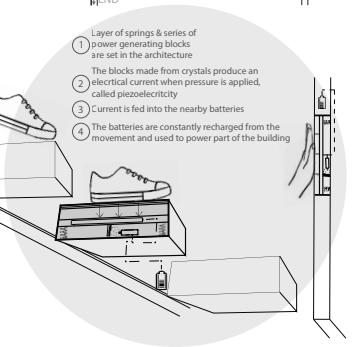
Vanier is a close-knit community within its social, economic and environmental realms. ECO VS EGO sets out to improve the ecology within Vanier's businesses with a series of four storey, 3.5 x 15m infill local commerical projects. These inventive wedges fit in between the existing buildings as small 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.

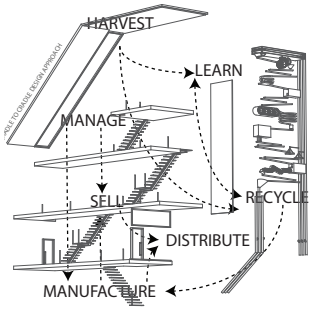


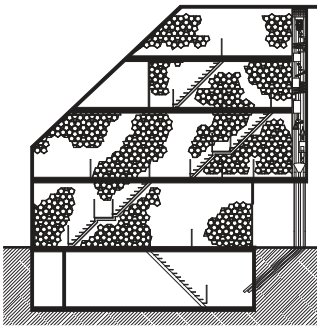


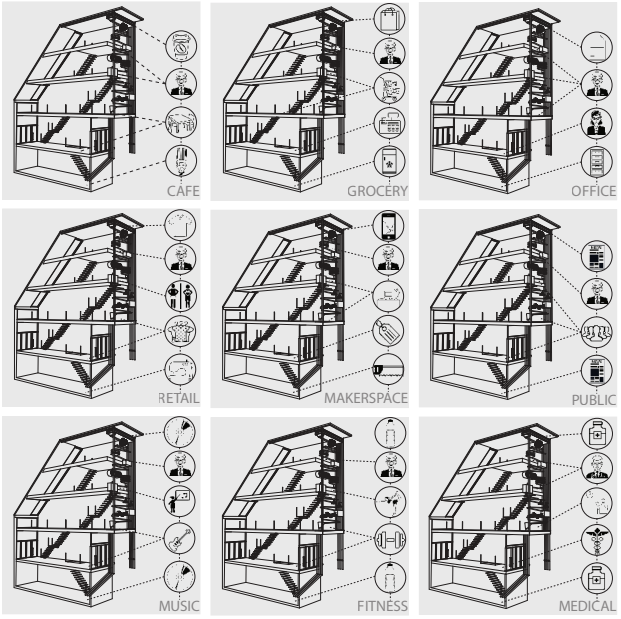












Through intelligent technology and smart design, the energy required for the buildings' function is harvested. For instance, piezoelectric transducers are used to harvest energy from the occupants' kinetic movement through the building. Piezoelectric transducers measure changes in pressure, acceleration, 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

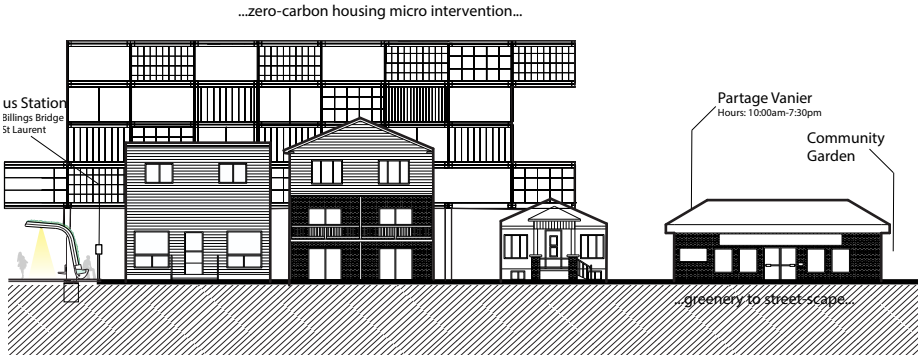
(2) Interconnection of Vanier as a whole vie the development of a new Ecology: the marriage of scoio / cultural + health/environmental + economic/ technology ecologies

(3) Gentrification - How to deal with this?

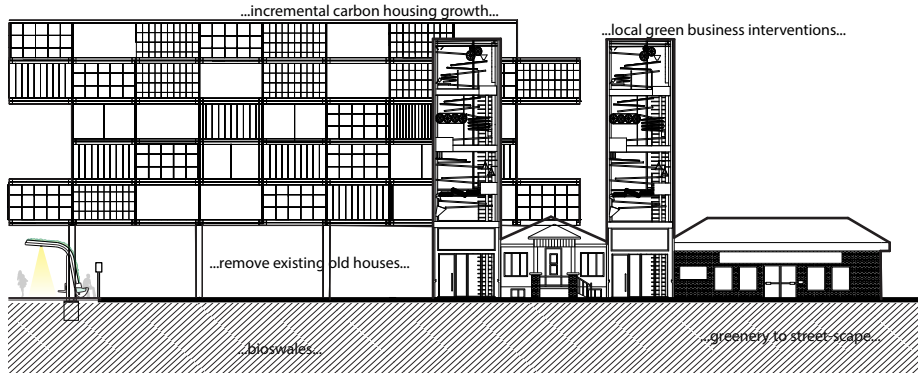
(4) Develop strategies and implement new urban framework for development of Vaniers ecological realm - Framework to assist neighbourhood in growth/development over time

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

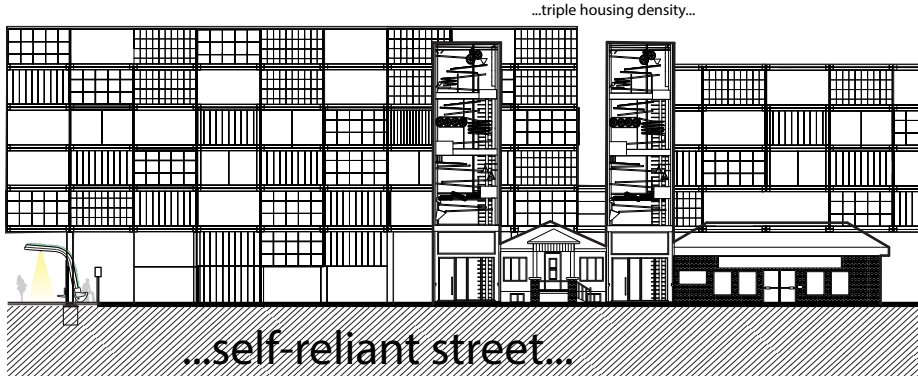
2016

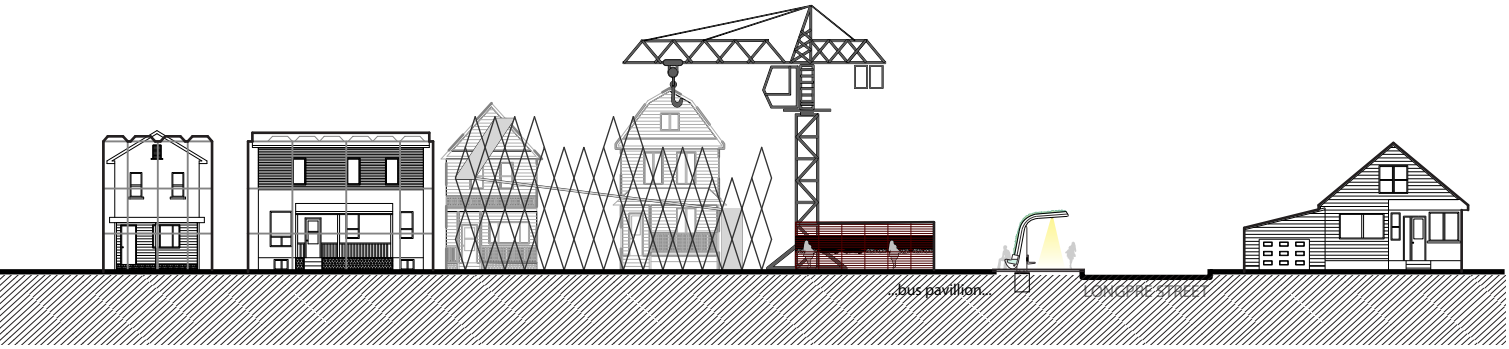


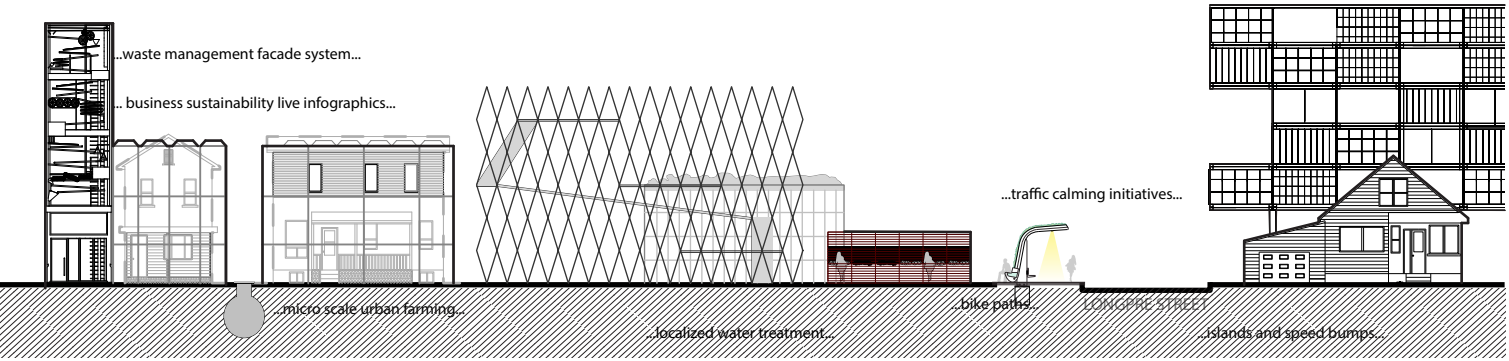
2025

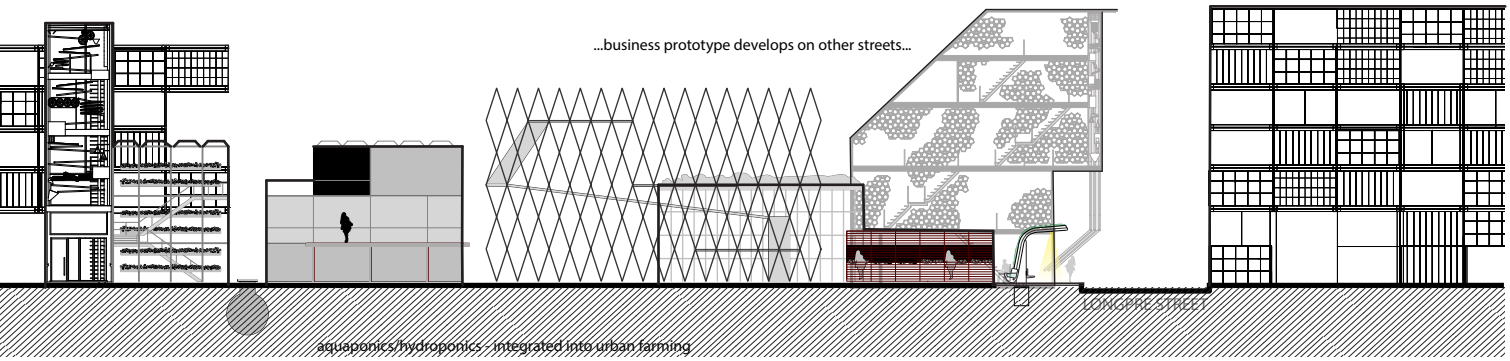


2035




...bus pavillion...
LONGPRE STREET


...waste management facade system...
... business sustainability live infographics...
...traffic calming initiatives...
...micro scale urban farming...
...localized water treatment...
...bike paths...
LONGPRE STREET
...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

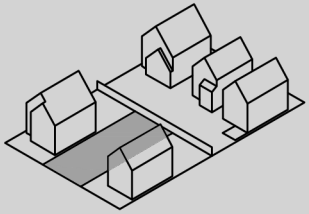
SIGMA proposes an experimental urban and community housing development in the residential neighbourhoods of Vanier, Ottawa.

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.

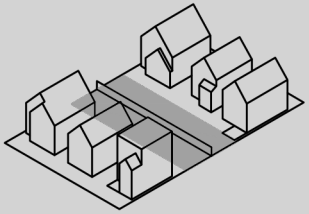
The embedded neighbourhood interventions involve new urban strategies linking with the Vanier 2030. To achieve this, SIGMA Design Group proposes to work with the City of Ottawa's plan for the future of Vanier and its recent outline for the BBRN 2016 (Building Better Revitalized Neighbourhood 2016).

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.

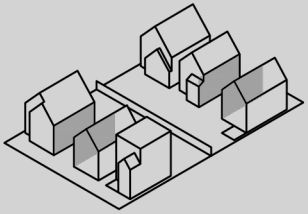
ANNA LEUNG **CRISTINA HUANG** **EISA HAYASHI** **OLIVER TANG** **SABRINA SHEN**



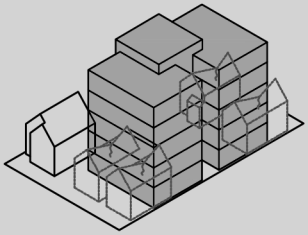
VOID SPACE



BACKYARD



SPACE BETWEEN

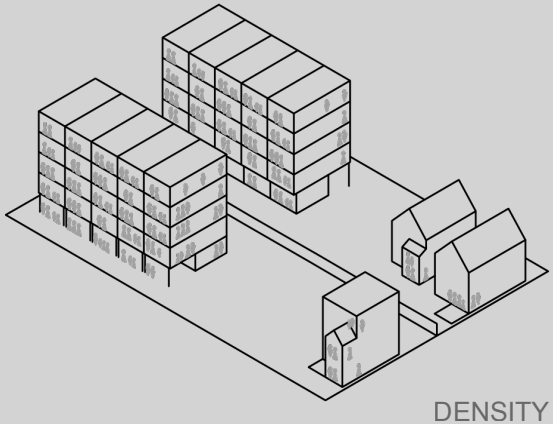


BUILD UP

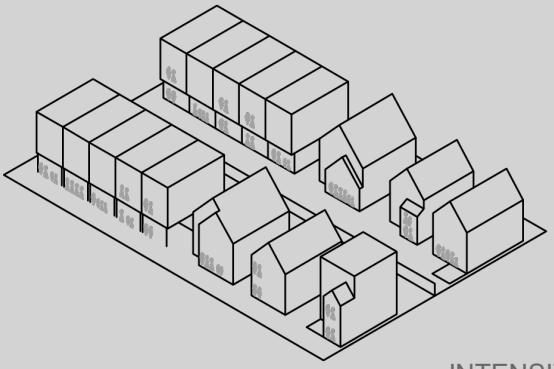
INTENSIFICATION **EMBEDDED NEIGHBOURHOODS** **RE-ZONING**

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.



KEY DESTINATIONS



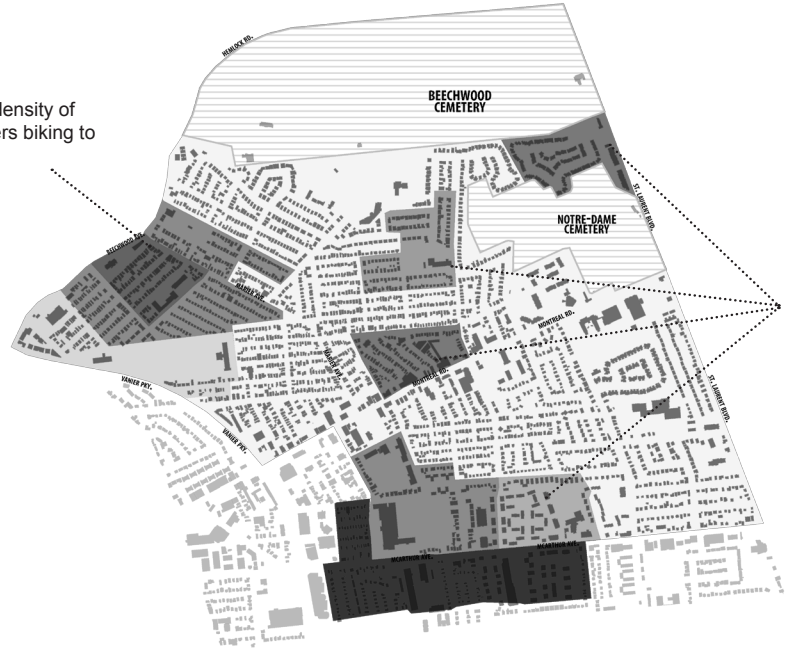
CHILDREN PER SQKM



% BIKING TO WORK

high density of workers biking to work

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



EMPLOYMENT INCOME

high percentages of people living on an employment salary

areas high with people living without emplyment salary



HOUSING COST



buying a standard house in Vanier

RENTAL HOUSEHOLD

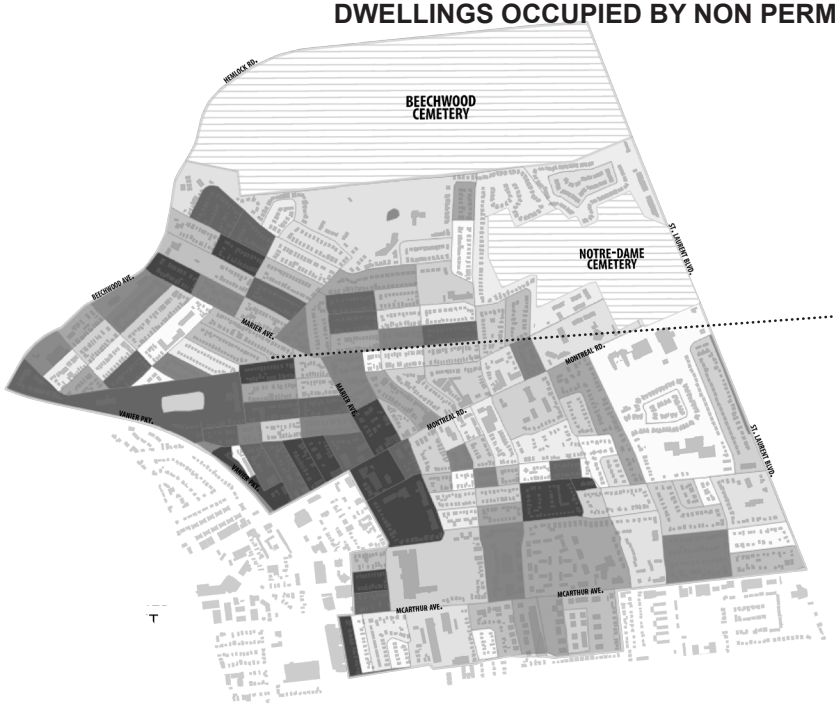


area is dense with unsuccessful "FOR RENT" signage

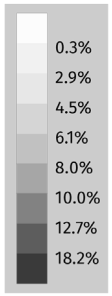
higher rental density closer to mainstreet areas

area with moderate to high-success in rental

DWELLINGS OCCUPIED BY NON PERMANENT RESIDENTS



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

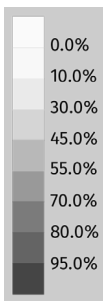


3+DWELLINGS

Vanier has a low houses with 3+ dwellings



area dense with 3 or more dwellings



LOW INCOME HOUSHOLD



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

RENT POOR



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

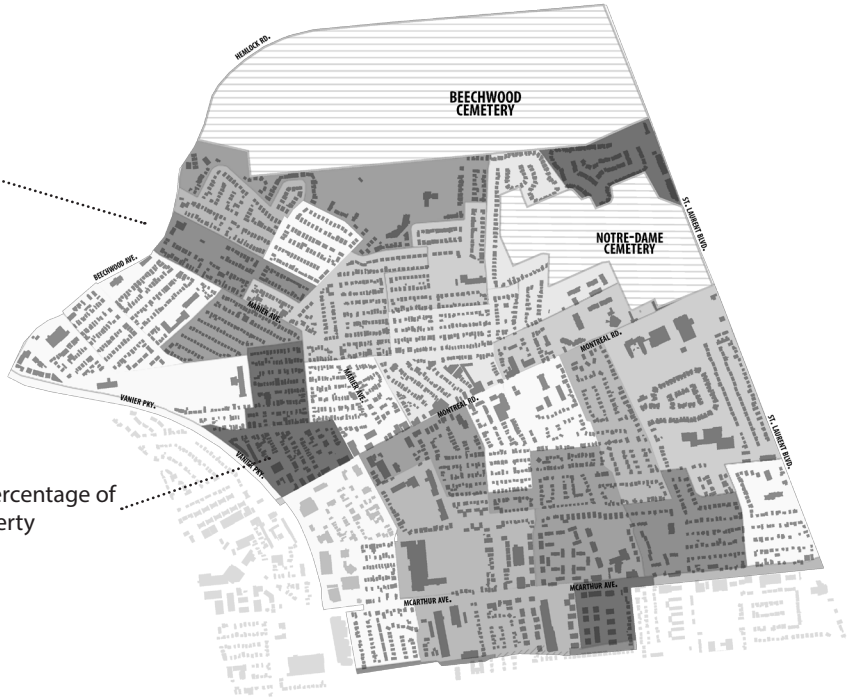
SENIORS IN POVERTY



closer to the cemetary = more seniors living in poverty

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

CHILD POVERTY



residentials closer to cemetaries have higher percentage in child poverty

denser percentage of child poverty

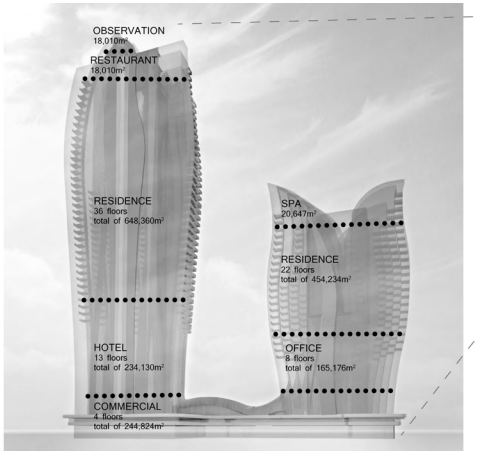
8.0%
20.0%
27.6%
40.0%
56.1%
72.4%

0 1km

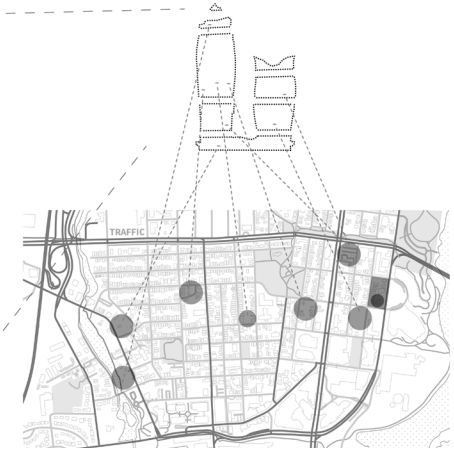
COMPARATIVE HOUSING ANALYSIS

HULL, GATINEAU

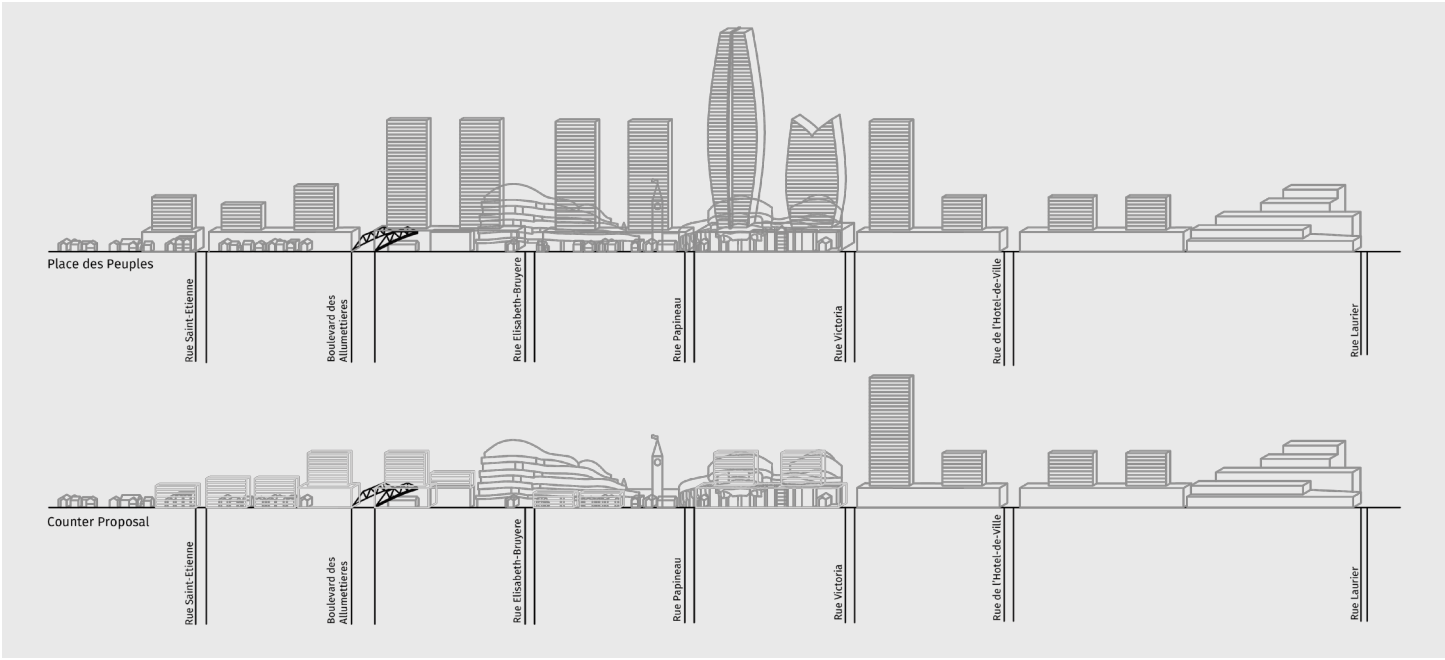
A future realistic proposal in an embedded neighbourhood of Hull, Gatineau, north of Ottawa River. This uses intense low-rise programmes to add density and is a radical move away from developer high-rise housing and full site demolition. The proposal utilizes dense infill strategies to counteract the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



EXISTING PROPOSAL



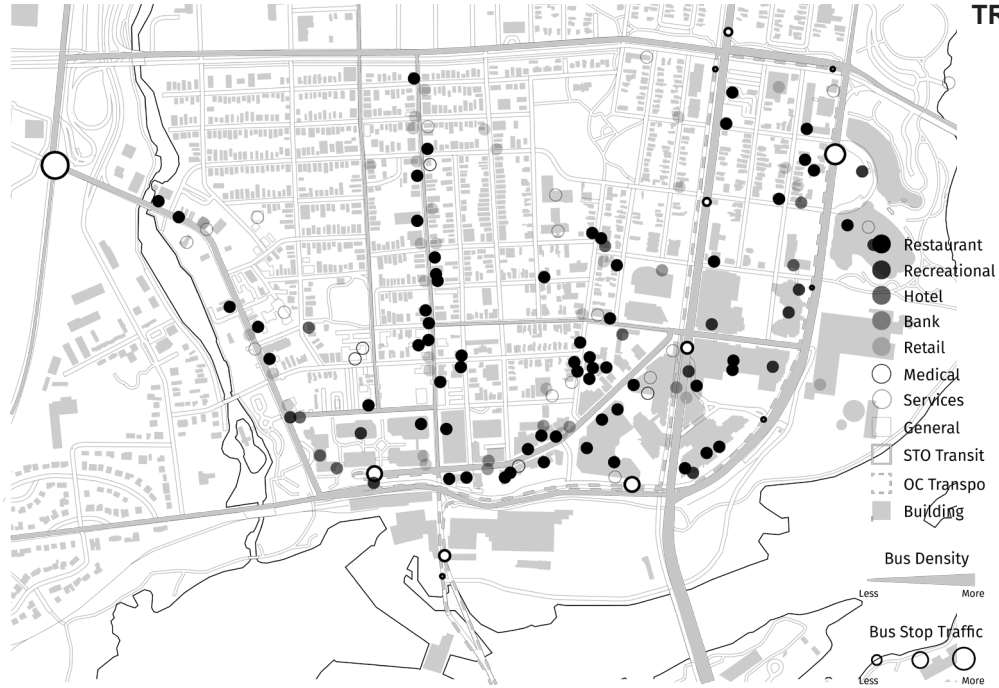
SIGMA PROPOSAL



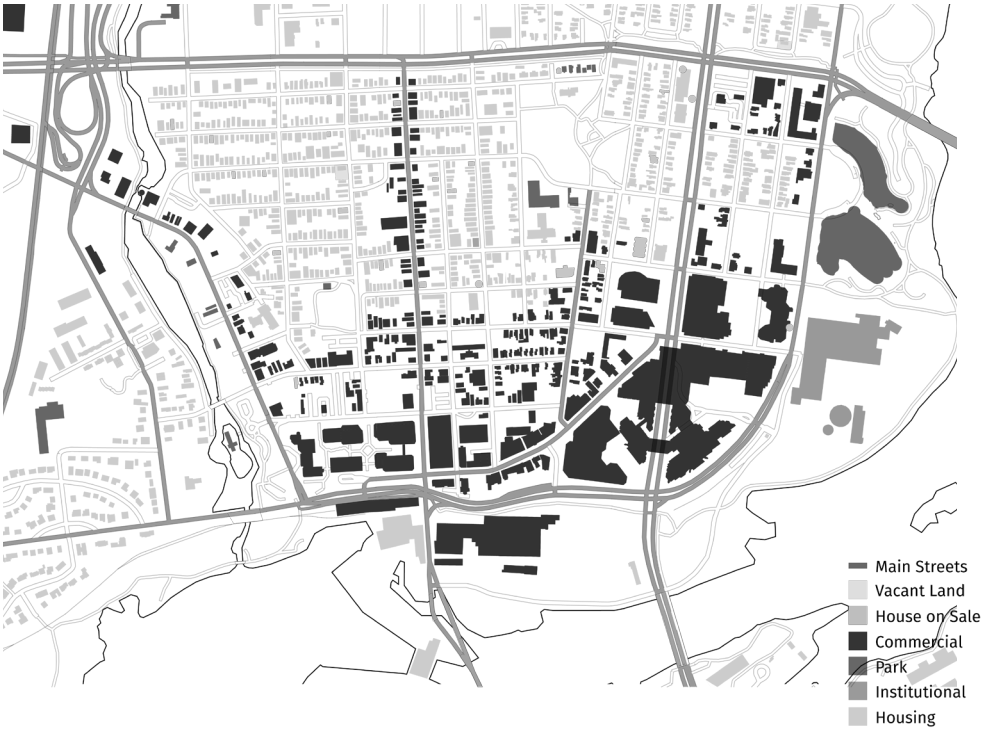
CITYSCAPE-MORPHOLOGY COMPARATIVE SECTION

TRANSPORTATION & COMMERCIAL

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



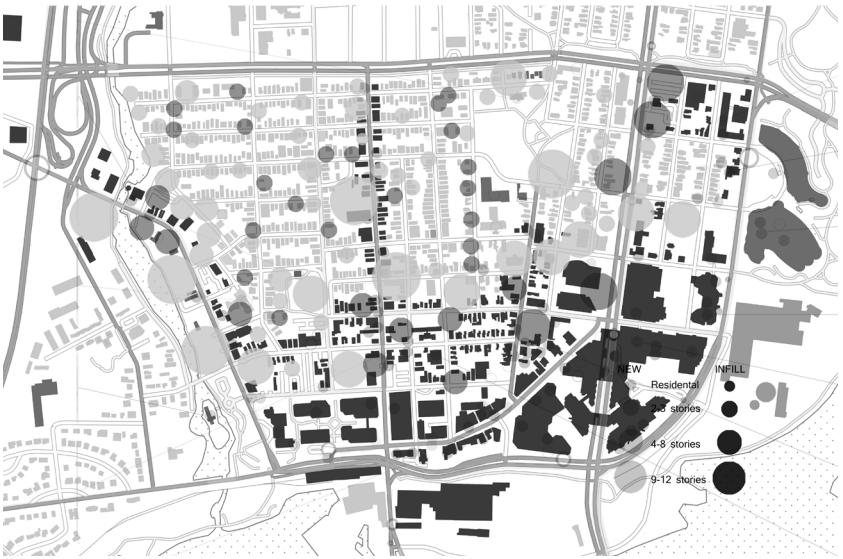
ZONING & RENT



KEY DESTINATION

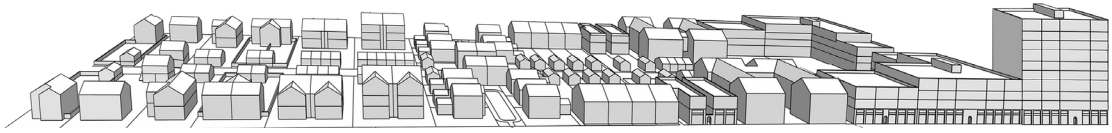


IN COLLABORATION WITH SOPHIE LAMONTE, A4 ARCHITECTURE + DESIGN INC., GATINEAU, QUEBEC



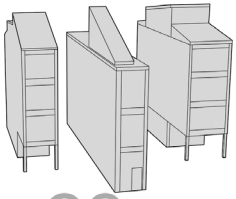
POTENTIAL AREA

DENSITY PROPOSAL



27 10 7 4 9 6

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



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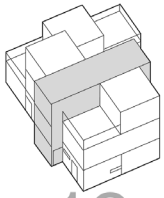

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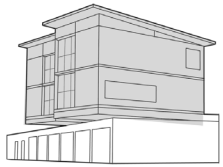
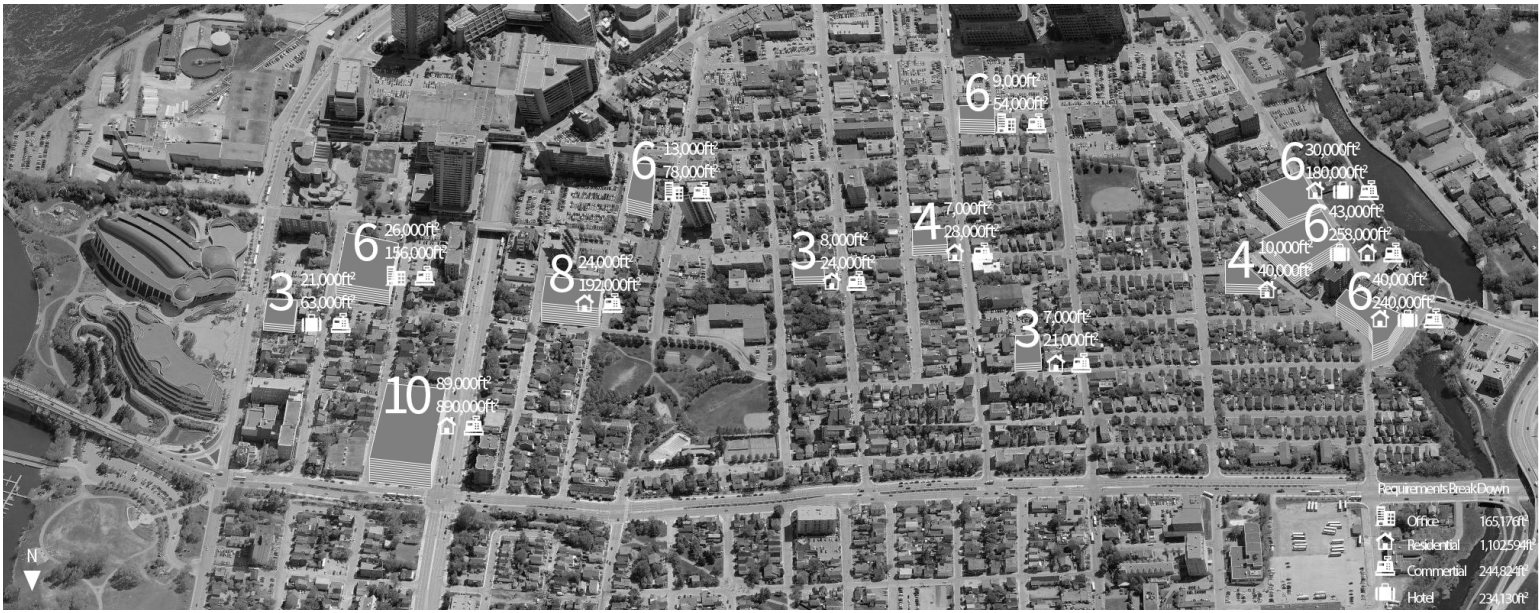


5

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

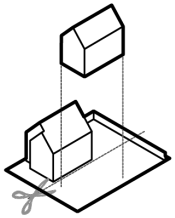
DESIGN GUIDELINES

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

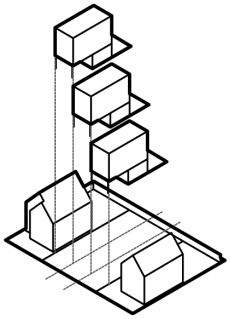
Urban Strategies:

1. Traffic / transportation
2. Redesign urban edge
   a. Streetscape
   b. Retail, mixed-use



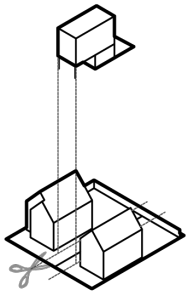
INFILL

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



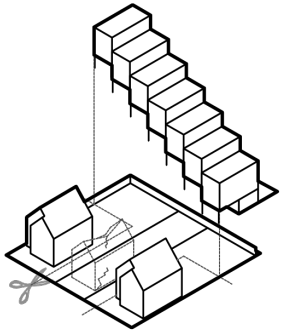
ROW HOUSE

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



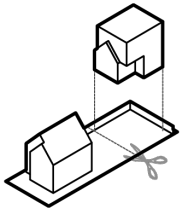
MUSE HOUSE

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



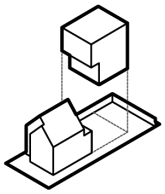
COURTYARD

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



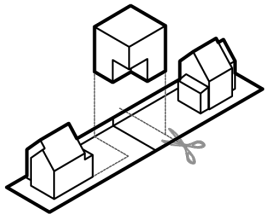
COUCH HOUSE

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



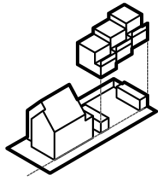
SUIT ADDITION

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

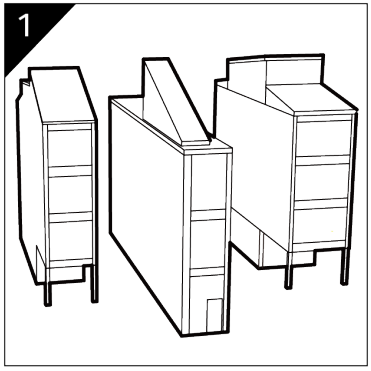


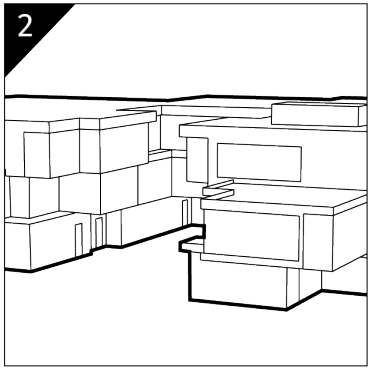
BRIDGE

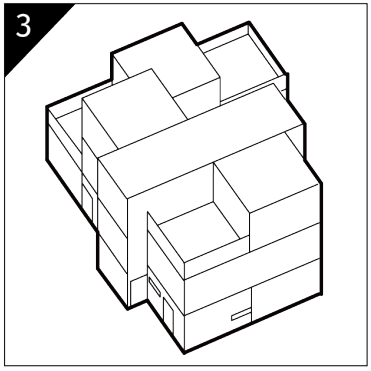
severance	$282
water	$200
minor zoning	$3,000
legal fees	$8,448
private roadway	$489
maintenance agreement	$423
maintenance fund	$2,500
new build (each)	$250,000

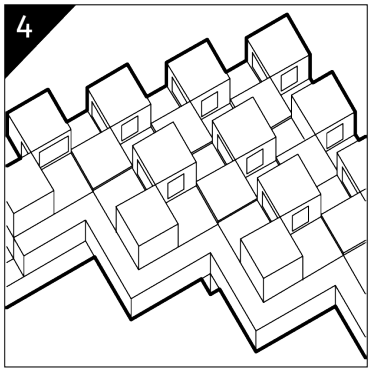
TYPOLOGIES

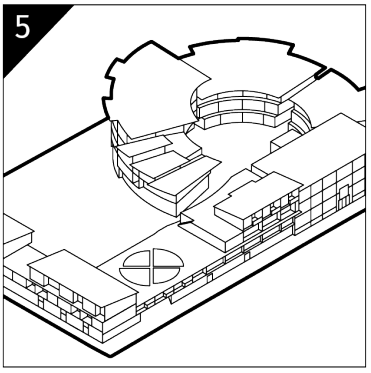
Housing types proposed in Dirty
Realism Housing Studio Vanier 2015

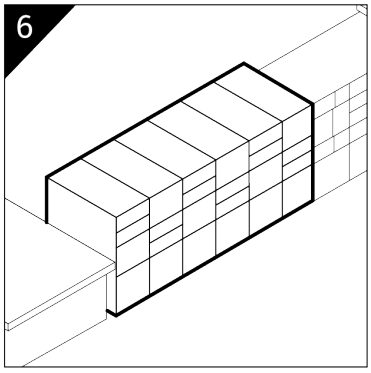


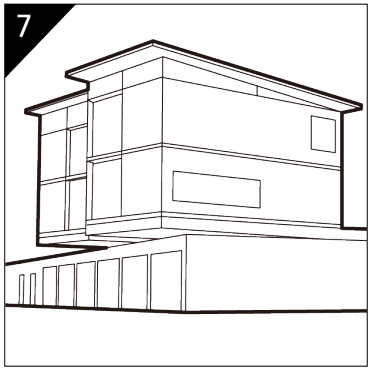


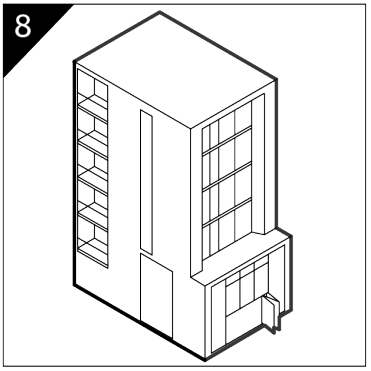


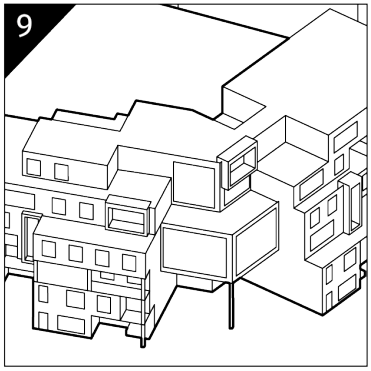






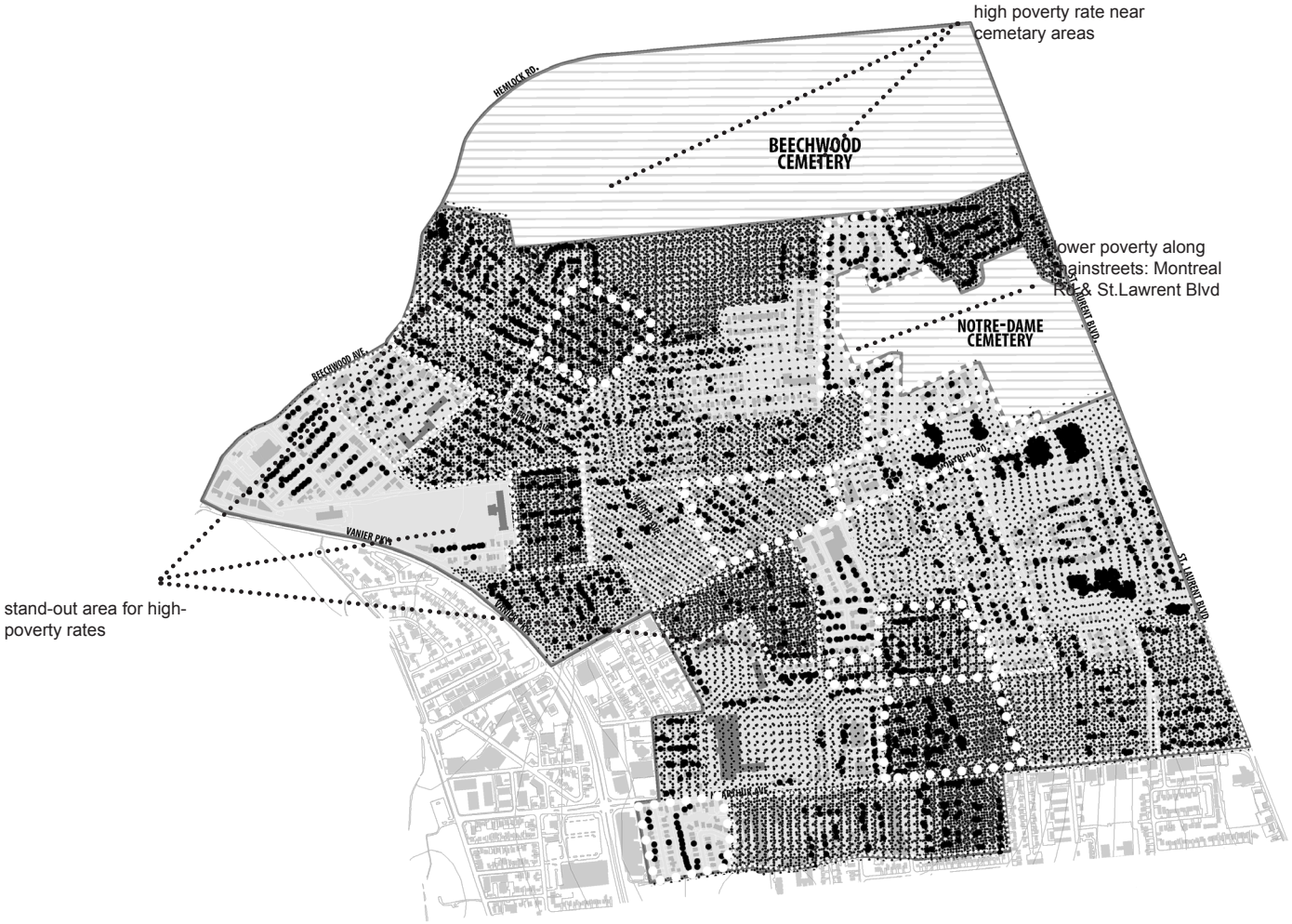






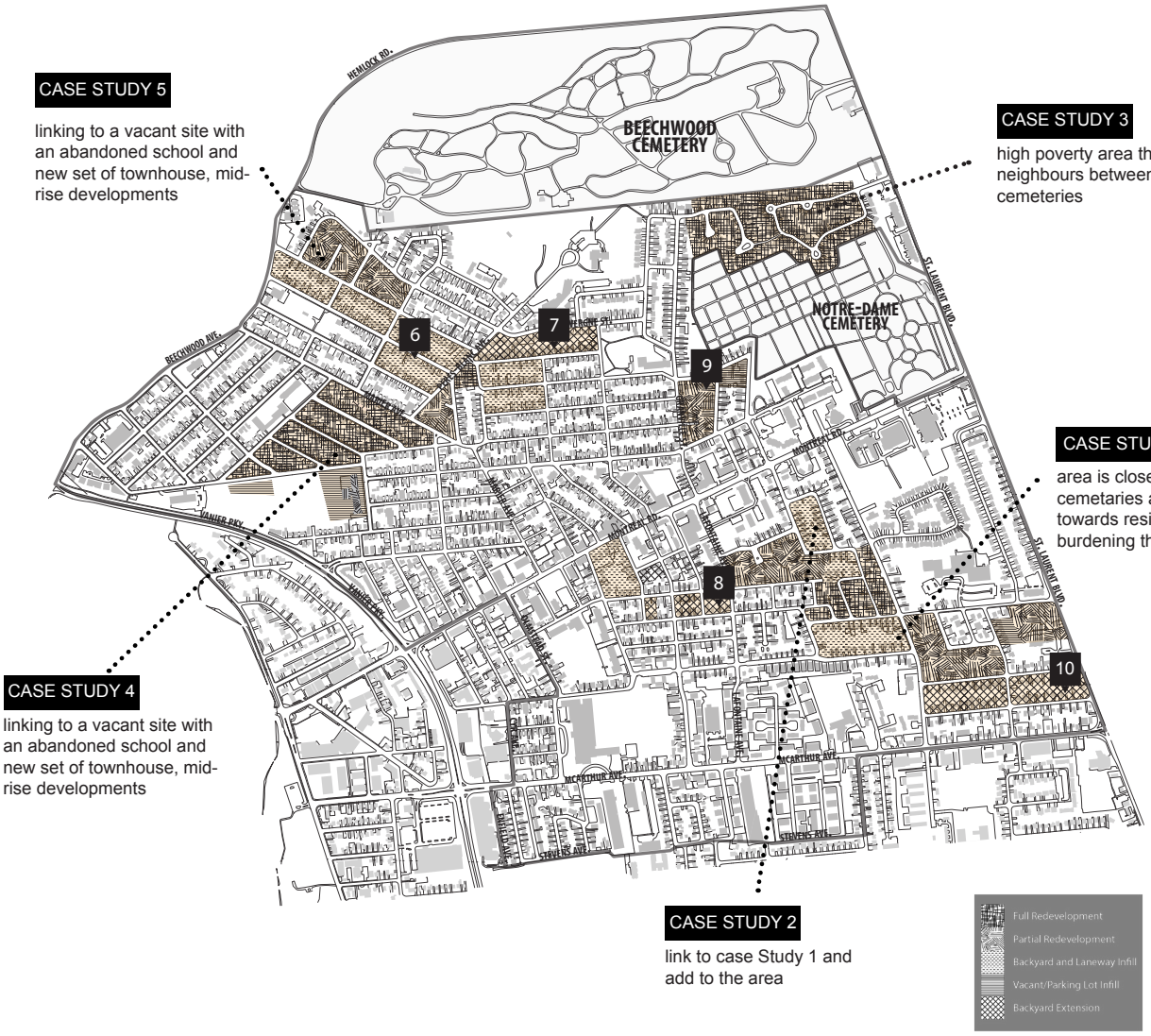
1 Anna Leung
2 Steph Agar
3 Eisa Hayashi
4 Neha Bhargava
5 Jason Surka & Tyson Moll
6 Oliver Tang
7 Shawn Duke
8 Sabrina Shen
9 Audrey Caron & Kripa Gyawali

POVERTY MAP



ALL MAPS SOURCED FROM: statcan.gc.ca/

DEVELOPMENT PROPOSALS



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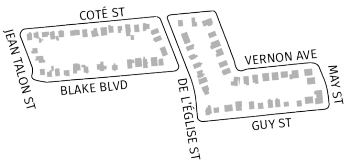
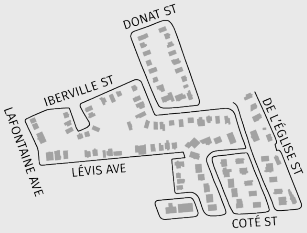
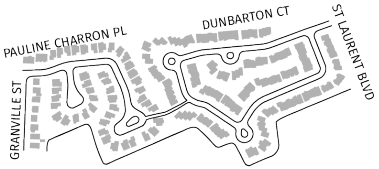
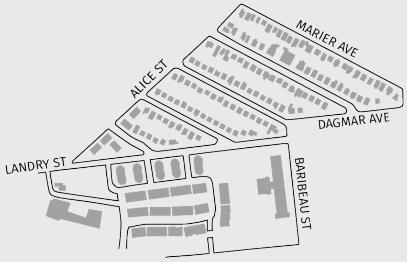
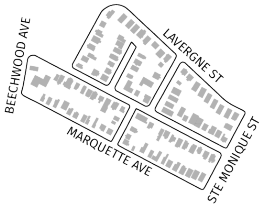
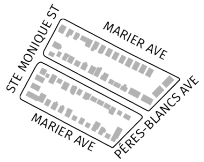
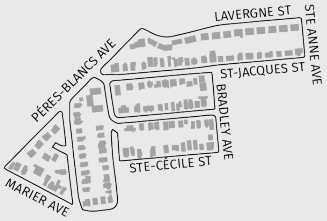
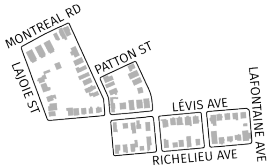
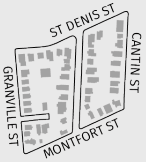
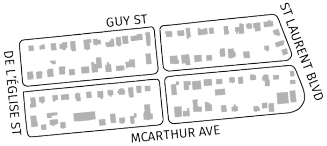
SITE 1		66	215	Recording Studio
SITE 2		135	273	Produce Market
SITE 3		200	296	Toolshop Library
SITE 4		244	1024	Art & Culture District
SITE 5		135	273	Food Bank

		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

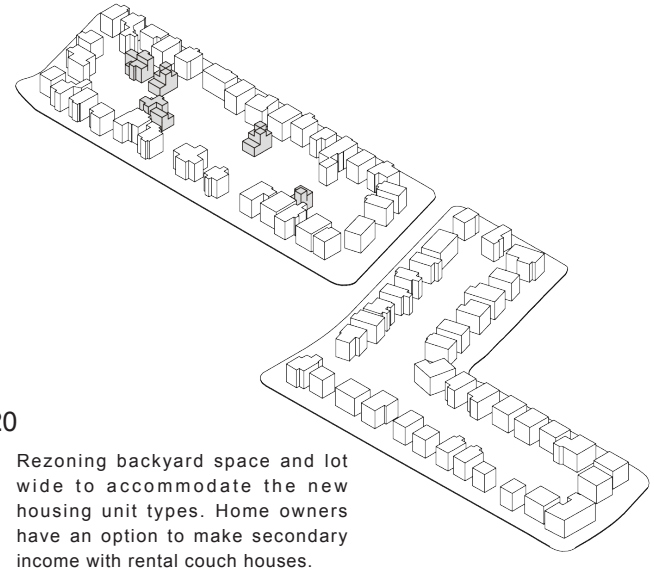
CASE STUDY 1

of existing dwellings: 66

# of new dwellings: 225

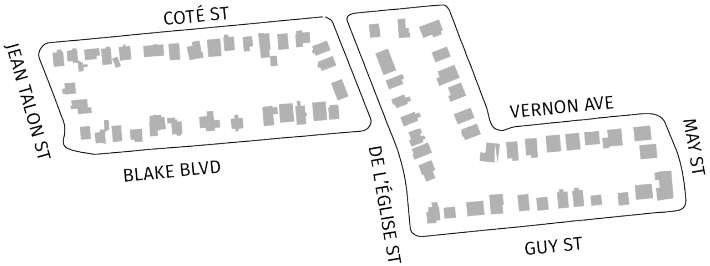
# of dwellings in 2030: 215

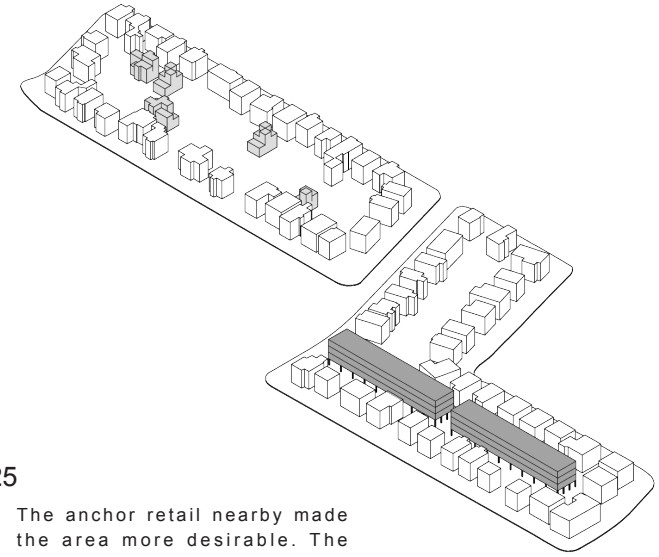
In the data analysis of the mapping, Site 1 was selected as a sensible area for housing development. Several small blocks converged and transformed into park making the area more desirable neighbourhood. The adjacent areas have high rental units and ample space to intensifying the park.



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

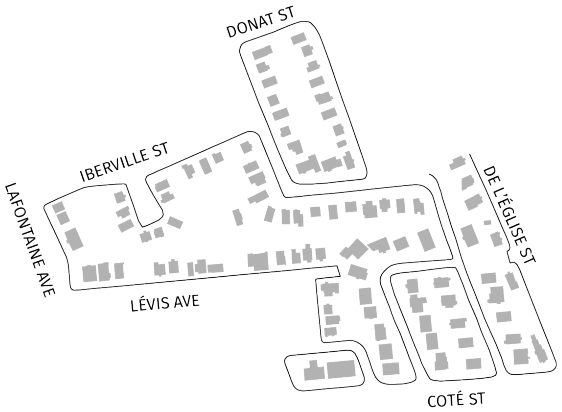
CASE STUDY 2

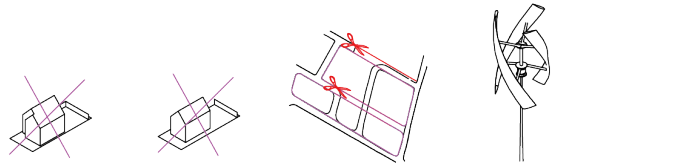
of existing dwellings: 135

# of new dwellings: 311

# of dwellings in 2030: 273

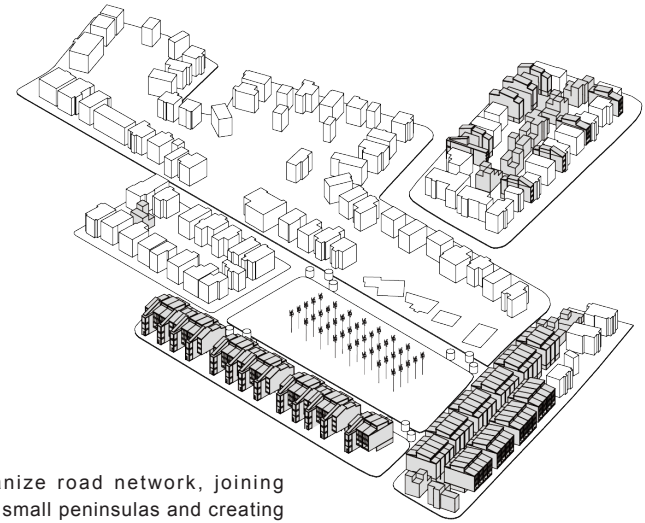
In the data analysis of the mapping, Site 2 was selected as a sensible area for housing development. The data shows there is a high density of people and a need for lower-rise units. These areas also have the largest back yard space, making couch and mews housing great density solutions.





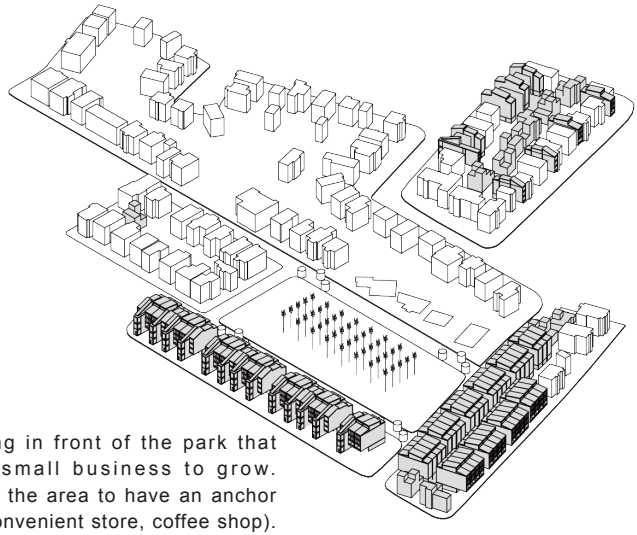
Multi-unit	Single Family	Road Work	Supplementary Power
7	25	2	40

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.

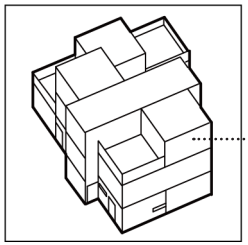


2025

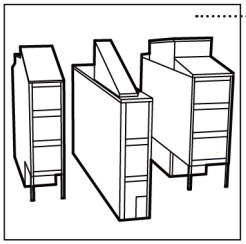
Rezoning in front of the park that allows small business to grow. Allowing the area to have an anchor retail (convenient store, coffee shop). Also the housing intensification for couch housing can be built as one unit instead of multiple separated buildings.

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.

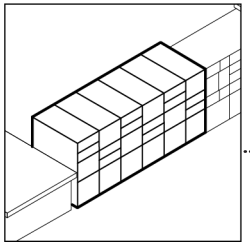
The Lemon Drizzle housing creates miniature courtyards and transitions into the higher Mews houses in the next blocks.



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.



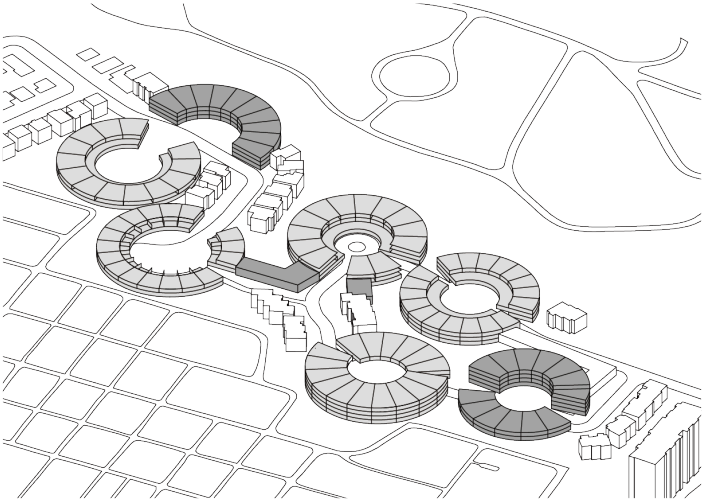
CASE STUDY 3

of existing dwellings: 200

# of new dwellings: 200

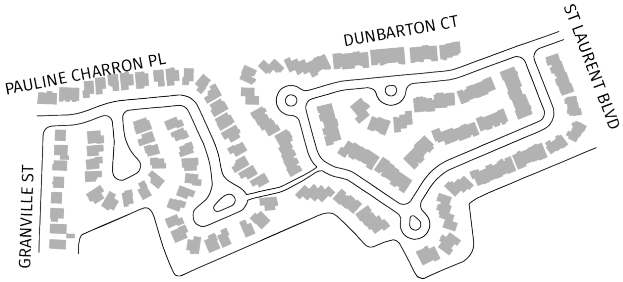
# of dwellings in 2030: 296

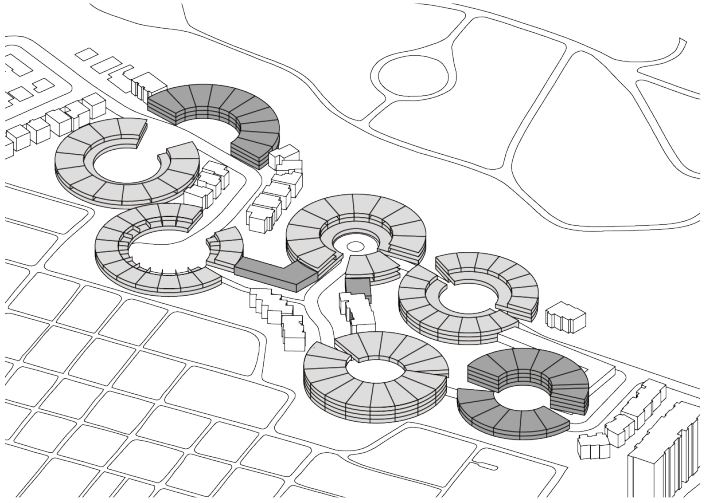
Located in between the Notre-Dame and Beechwood Cemeteries and borders against the St. Laurent Blvd mainstreet. Through Data Interpretation, this location is dense with senior households, high-poverty, and love-income with larger unsuccessful rental units.



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.

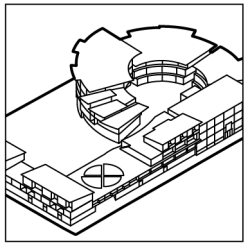


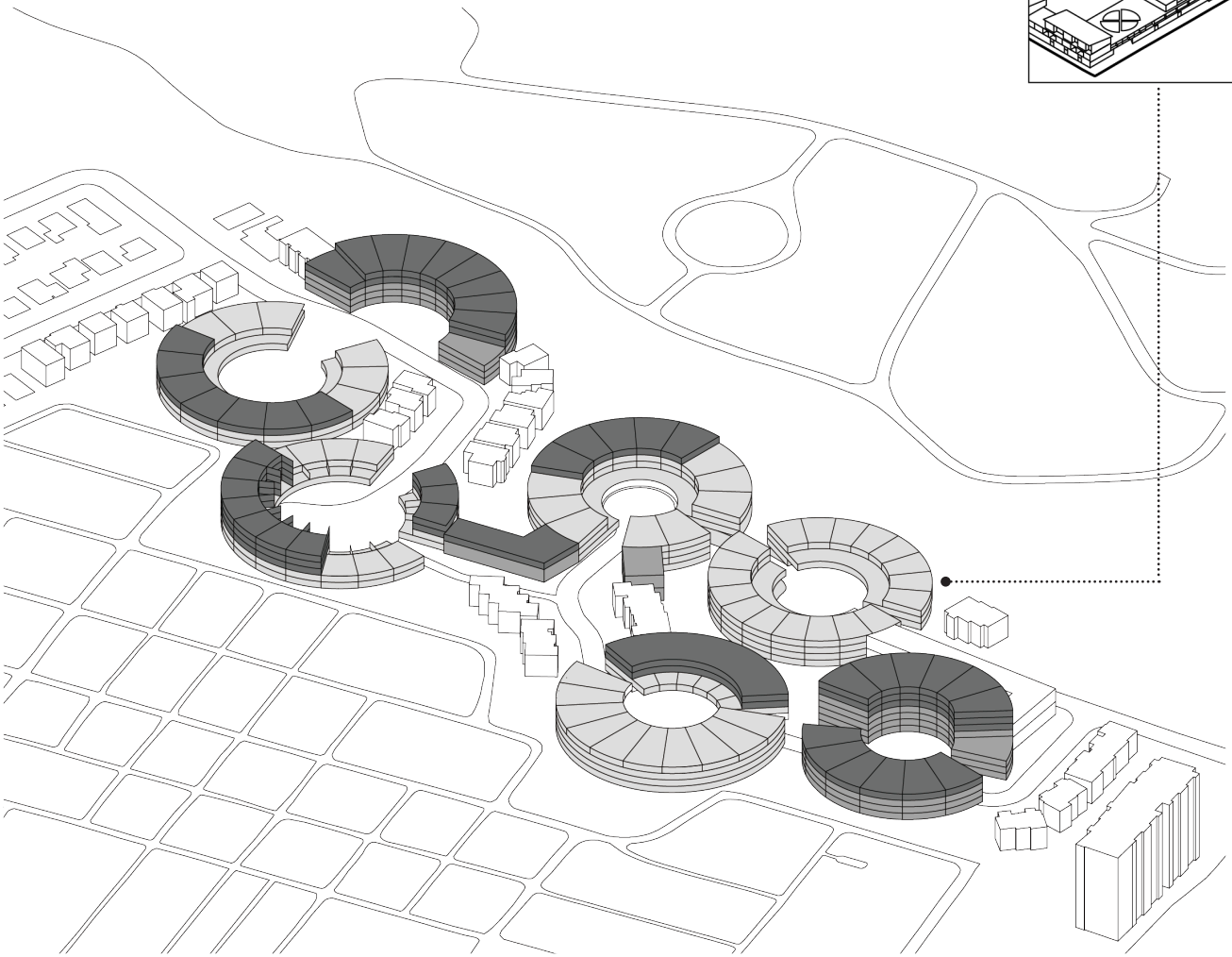
Single Family

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.





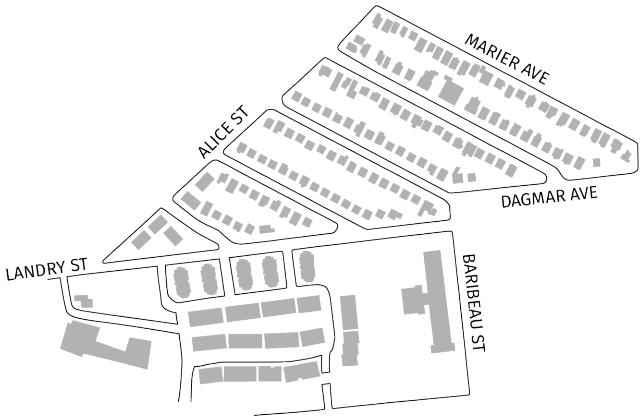
CASE STUDY 4

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.





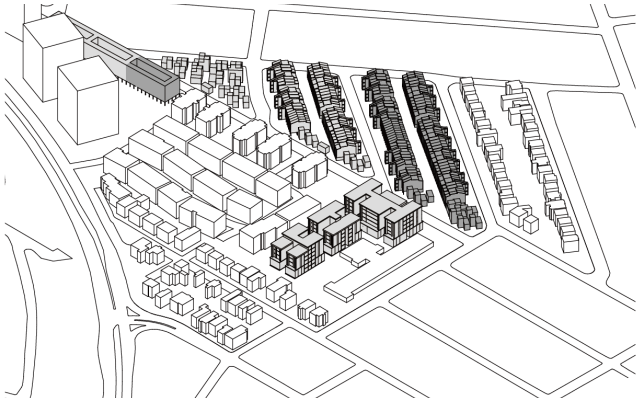
Multi-unit

7



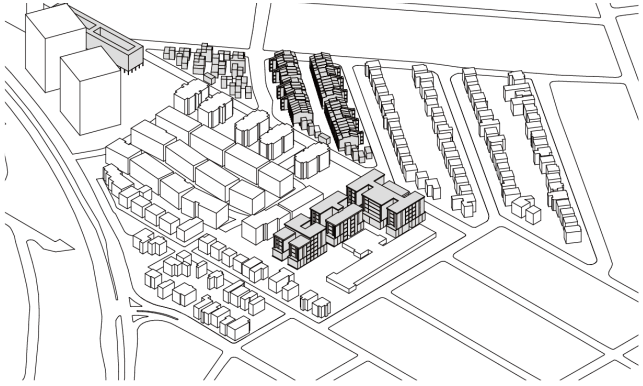
Single Family

85



2020

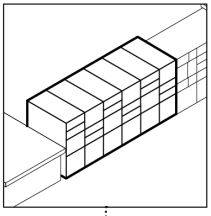
The Ahlul-Bayt Islamic School has been repurposed and used as housing. In front, 8 new mid-rise residential buildings are constructed. The vacant land in front of the two high-rise towers on Vanier Parkway and Landry St allows for a residential infill of the first 2 of the 6 elevated Arachnid residential 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.



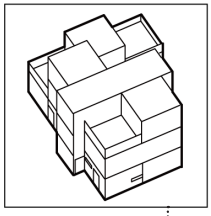
2025

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

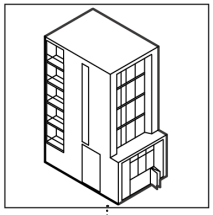
The Arachnid residential mid-rise building compliments the neighbouring mid-rise buildings in the block.



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.



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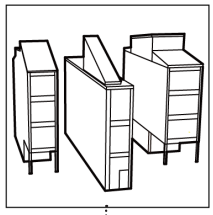
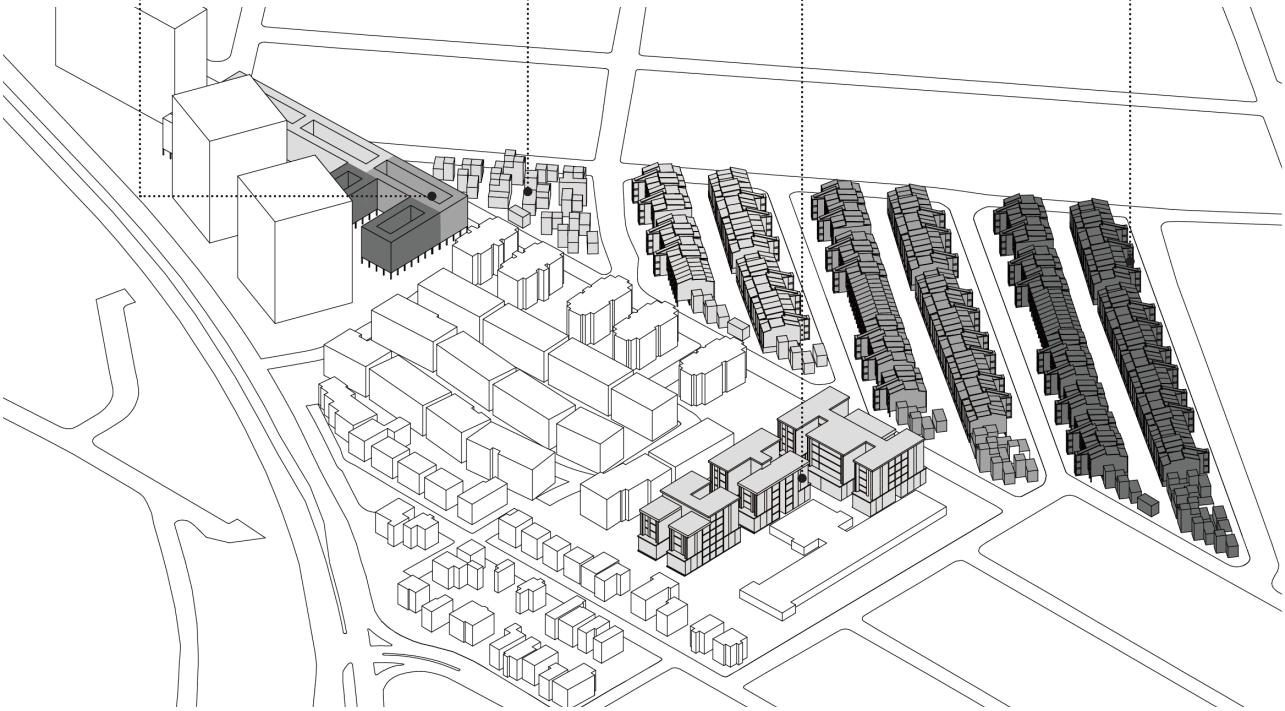




2030

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.

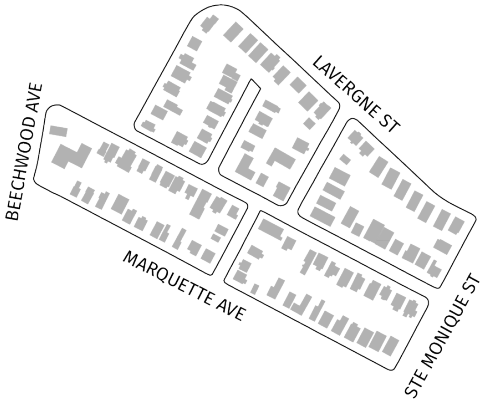
CASE STUDY 5

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.



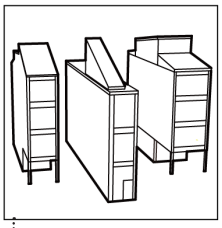
2025

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.

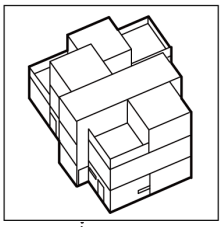


Single Family

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.

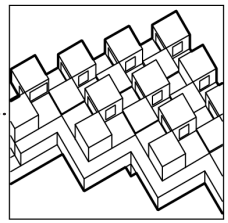


2030

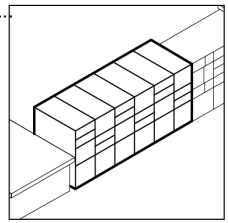
On the final phase, the Baribeau Tide, a larger complex, is added in addition with Lemon Drizzles to re-organize the block, while demolishing some unmaintained or underused houses.

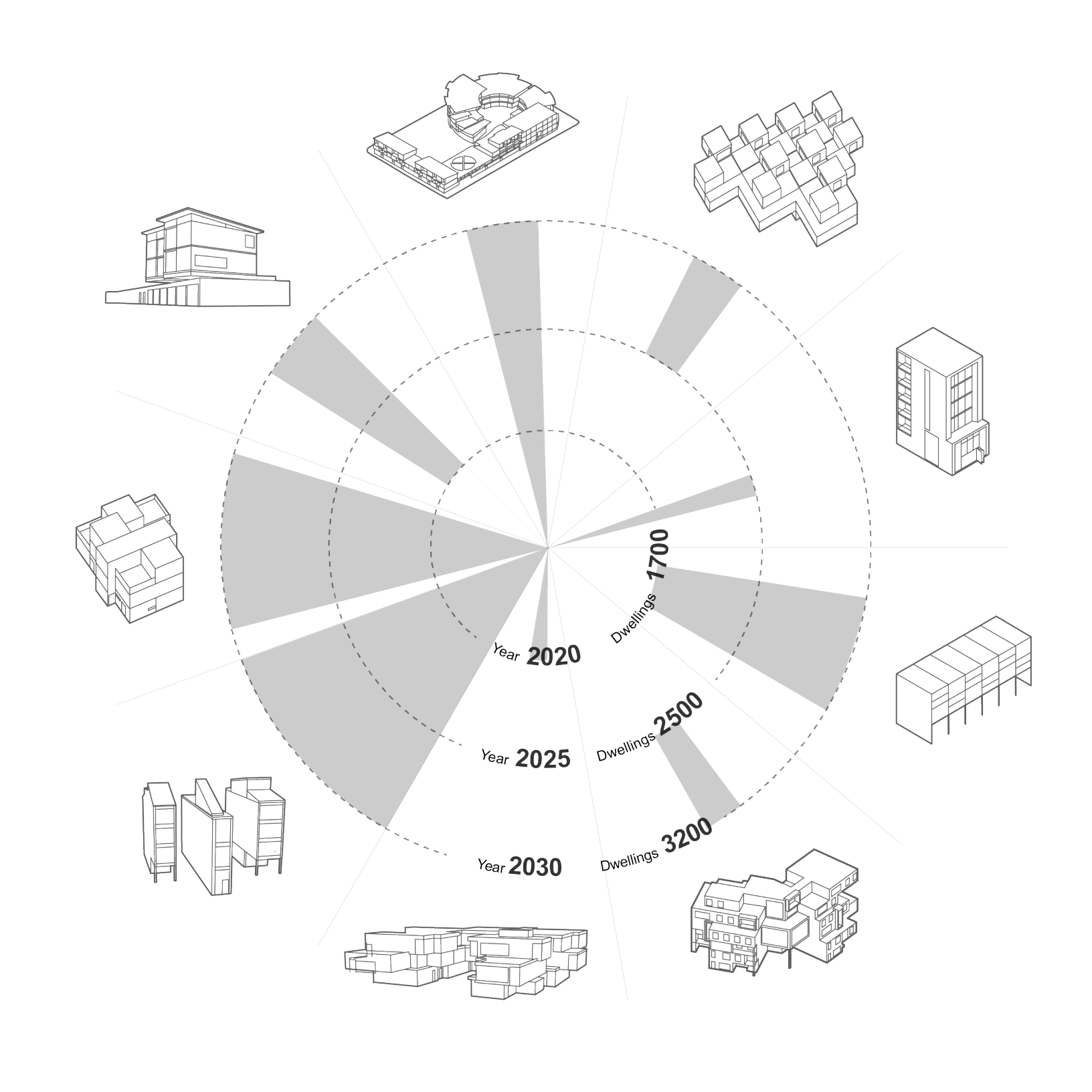


the Baribeau Tide is transformative multi-unit housing includes to create a high density in a suburban environment.



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




Year 2020
Dwellings 1700
Year 2025
Dwellings 2500
Year 2030
Dwellings 3200

MAINSTREET

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.

ROAD NETWORK DIAGRAM



SOURCE: GEO OTTAWA, JANUARY 2016

CIRCULATION DIAGRAM



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 Parkway 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.

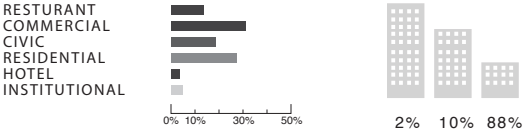
ANTICIPATED IMPACTS

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.

SOURCE: WARD PROFILES, CITY OF OTTAWA, RETRIEVED MAR, 2016

http://ottawa.ca/en/city-hall/get-know-your-city/statistics-and-economic-profile/ward-profiles

LAND-USE



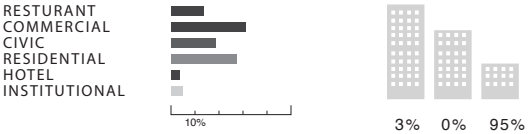
The current state of land use and building heights on Montreal Road suggest the need for more developments and more population on the street. Based on the research most of the building at street side are dispersed lowrise on separate land parcels. More high rise housing is necessary to activate the future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

montreal road





mcarthur avenue



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.

ALL MATERIAL SOURCED FROM LOCATE OTTAWA.COM & GOOGLE.COM/MAPS, RETRIEVED JAN, 2016

HIGH-RISE GATEWAY



URBAN PLAZA

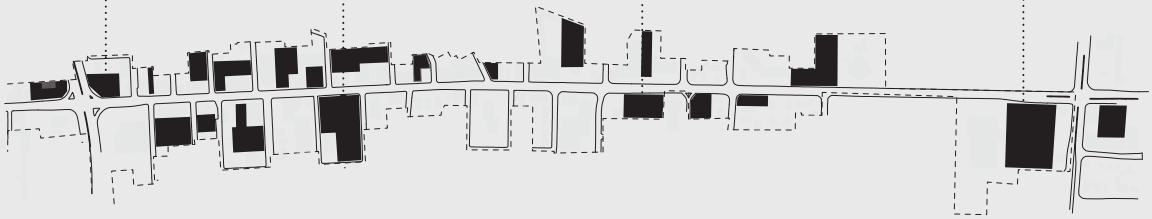


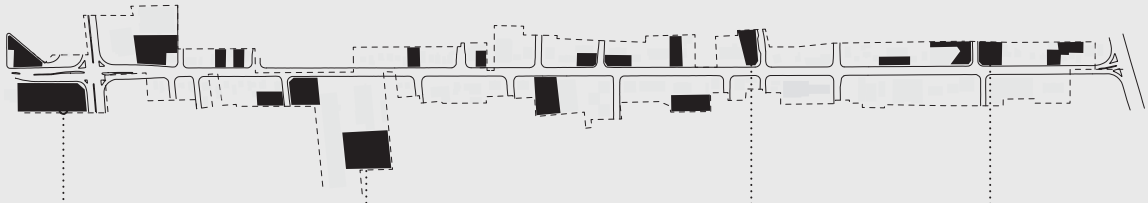
'SIEDLUNG HOUSING



RETAIL GATEWAY









URBAN GATEWAY



STUDENT-CAM-PUS

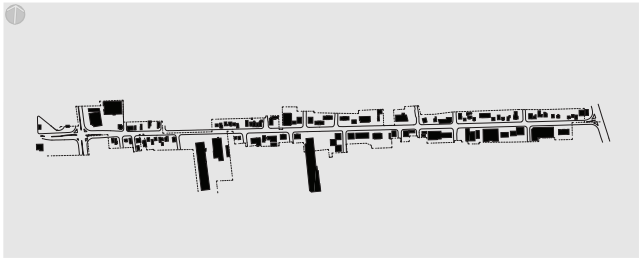


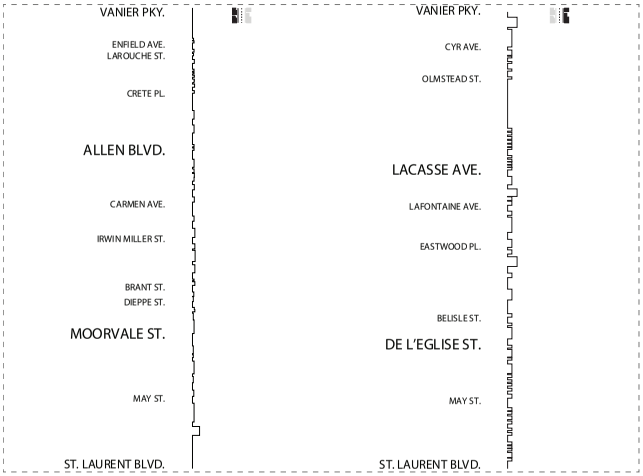
RETAIL & PUBLIC SPACE

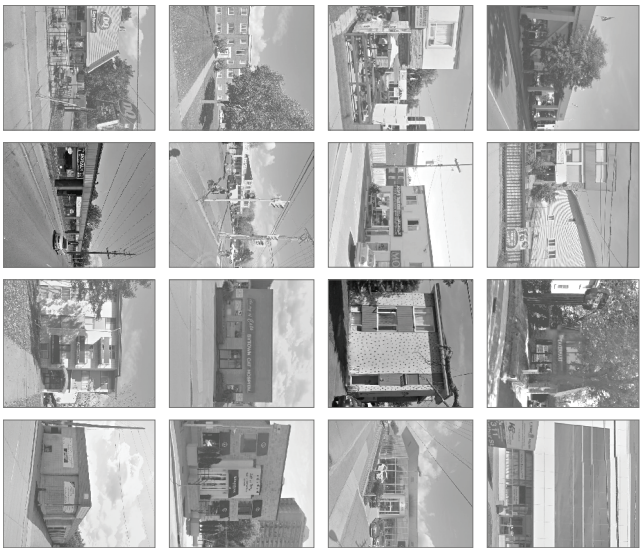


HOSPITAL & PARKSCAPE

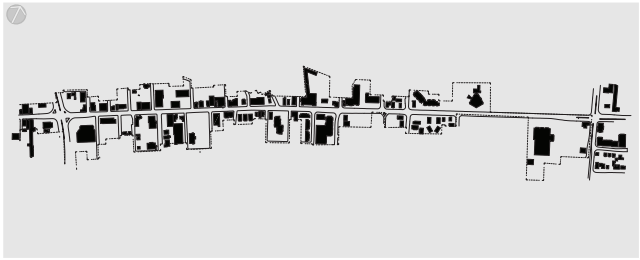
McARTHUR AVENUE

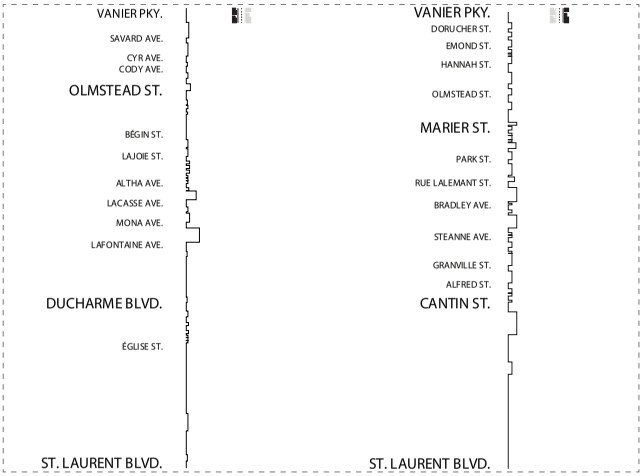






MONTREAL ROAD







AERIAL

ELEVATION

STREETSCAPE

BUILT FORM

PEDESTRIANS AND CYCLISTS





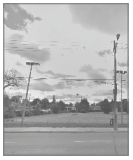













VEHICLES AND PARKING

LANDSCAPE AND ENVIRONMENT










SIGNS

















SERVICING AND UTILITIES

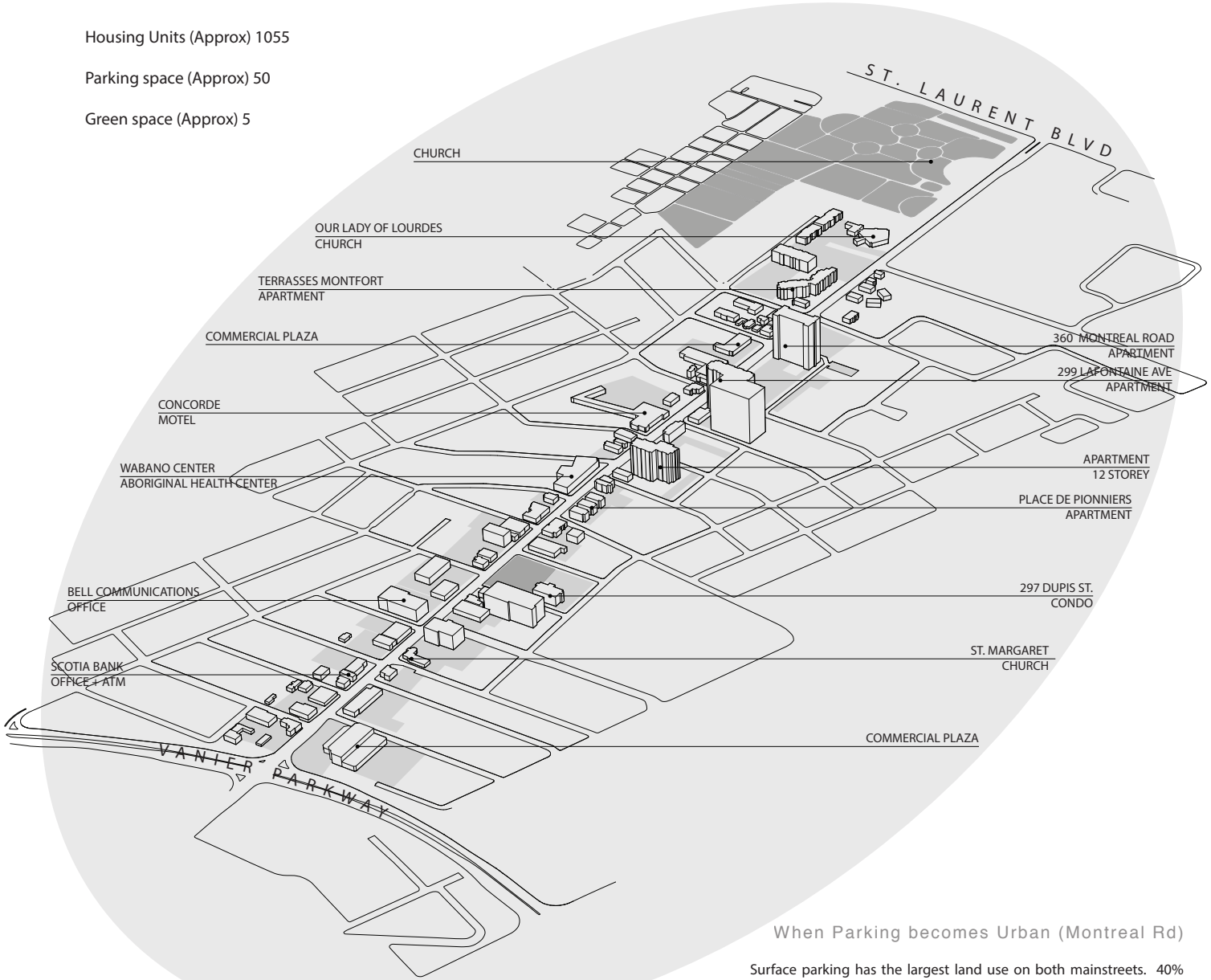
MONTREAL ROAD 2016

AXONOMETRIC

Housing Units (Approx) 1055

Parking space (Approx) 50

Green space (Approx) 5



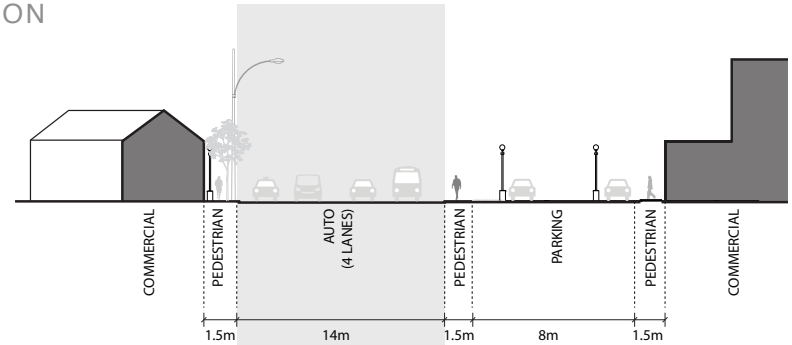
Parking

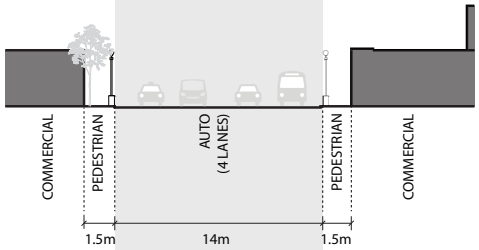
Green

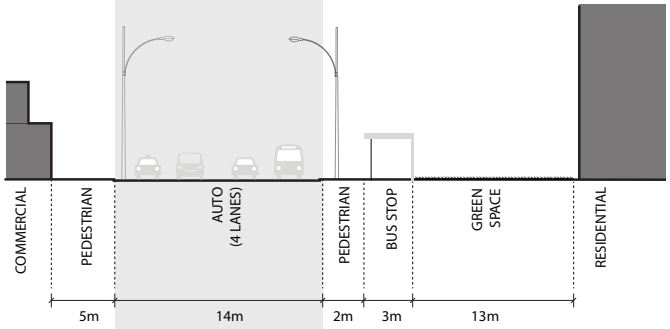
When Parking becomes Urban (Montreal Rd)

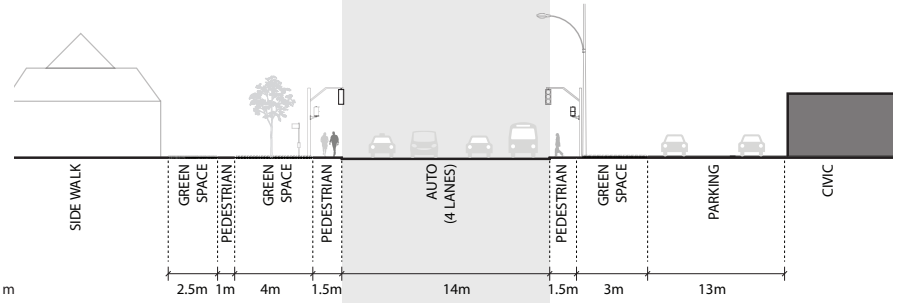
Surface parking has the largest land use on both mainstreets. 40% on Montreal Road belongs to surface parking dominating mainstreet. This inappropriate amount of parking damages any continuity in the urban and neighborhood fabric.

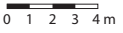
CROSS-SECTION

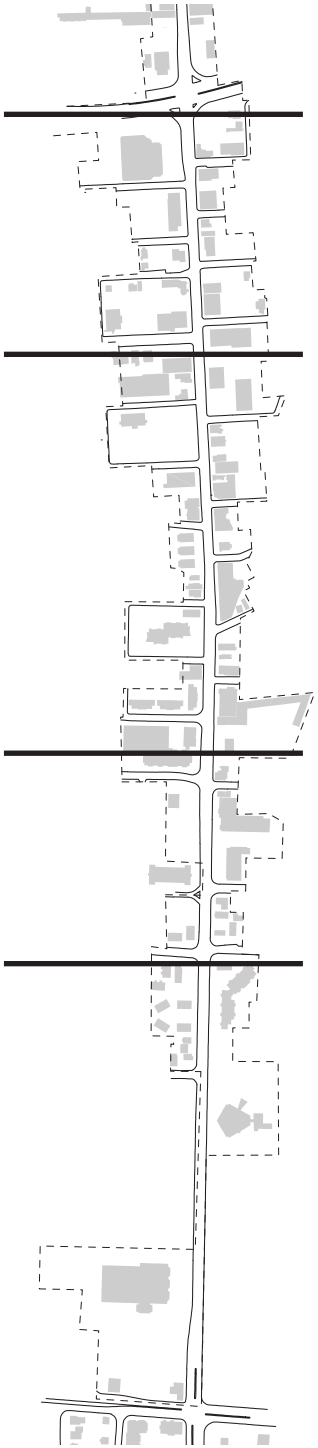










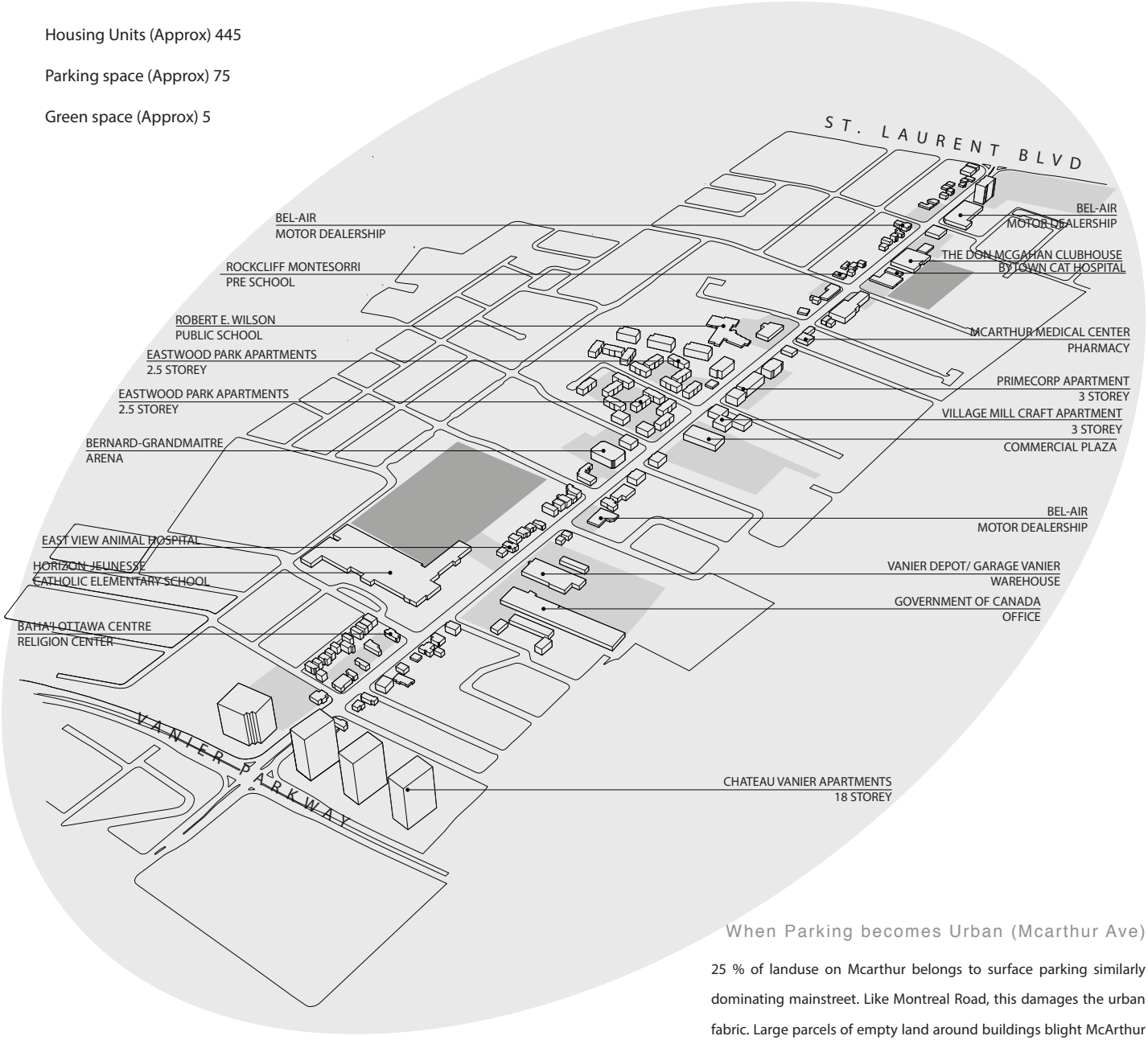


MCARTHUR AVENUE 2016

Housing Units (Approx) 445

Parking space (Approx) 75

Green space (Approx) 5



Parking

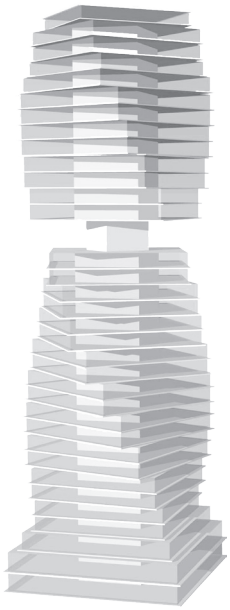
Green

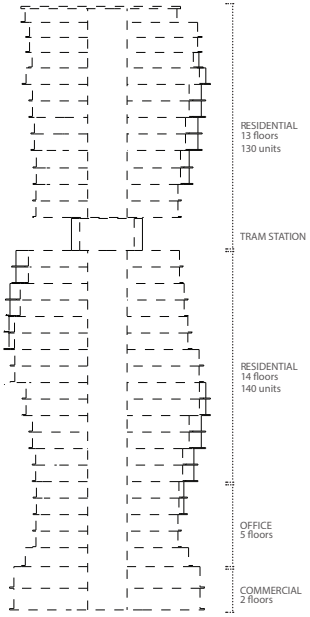
When Parking becomes Urban (Mcarthur Ave)

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.

CROSS-SECTION







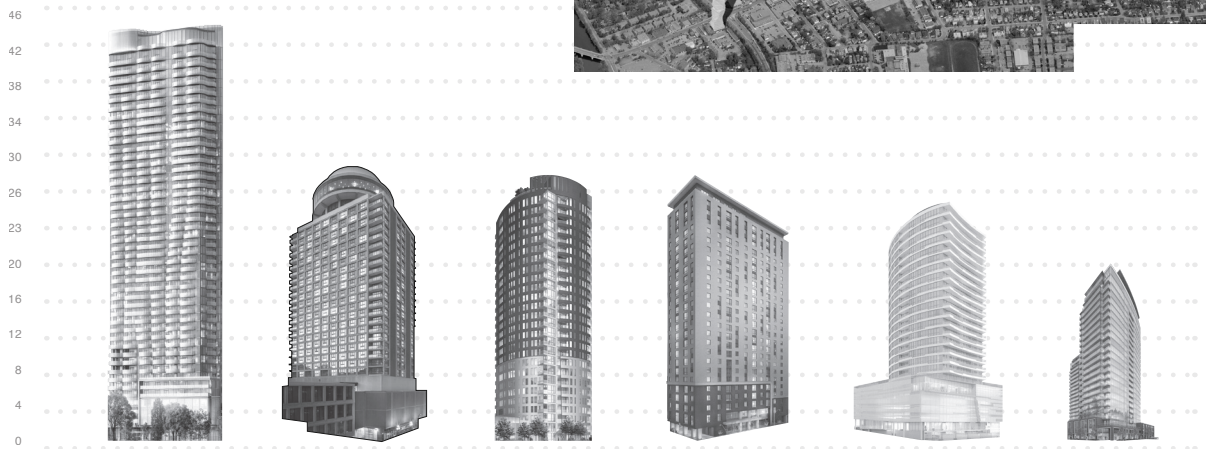




MODELS LOCATED IN MONTREAL ROAD



MEASURING URBAN DENSIFICATION



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

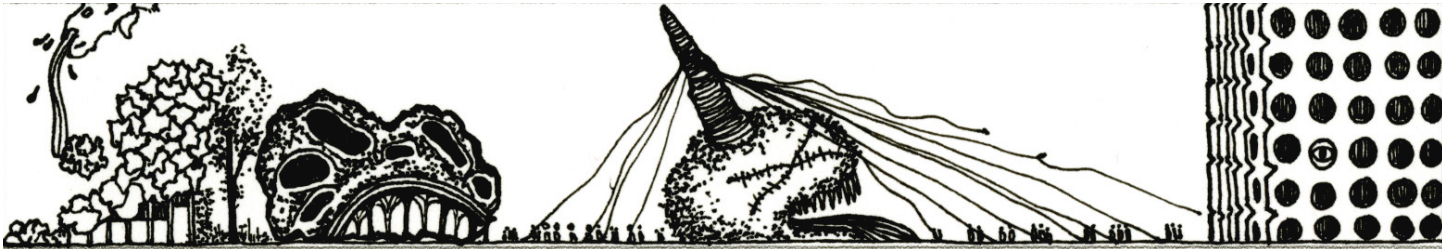
Urban density is a term used in urban planning and urban design to refer to the number of people inhabiting a given urbanized area, excluding non-urban land-uses.



2016



2020



2025



VANIER PKWY.

OLMSTEAD ST.

2030

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

MCARTHUR AVENUE



2016



2020



2025



2030

DRAWINGS BY NEHA BHARGAVA ©2016

SUBSTRACTION DIAGRAM - MONTREAL ROAD (INCREMENTAL URBANISM)



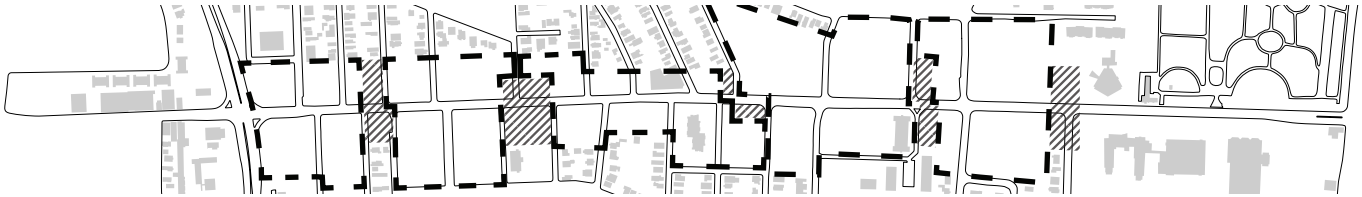
2016



2020



2025



2030

HIGH RISE DEVELOP-

HARD EDGE RETAIL

HARD EDGE RETAIL

HIGH RISE DEVELOPMENT

HOUSING DEVELOP-

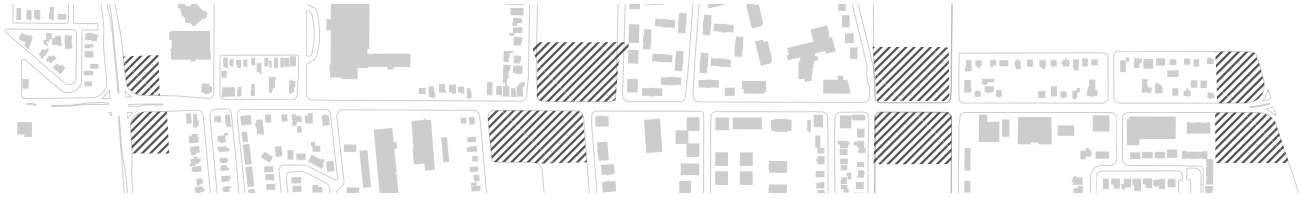
HARD EDGE RETAIL

SUBSTRACTION DIAGRAM - MCARTHUR AVE

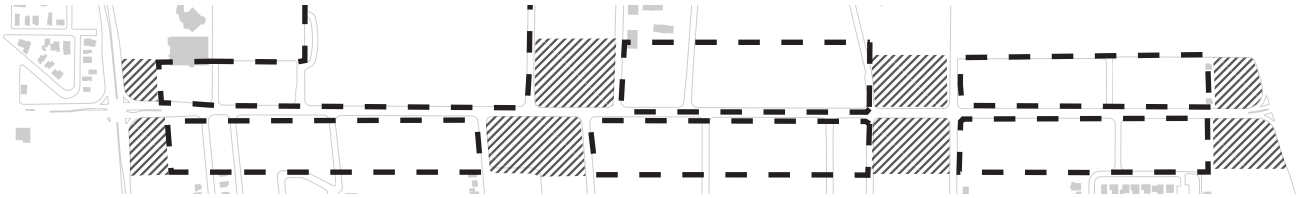
2016



2020



2025

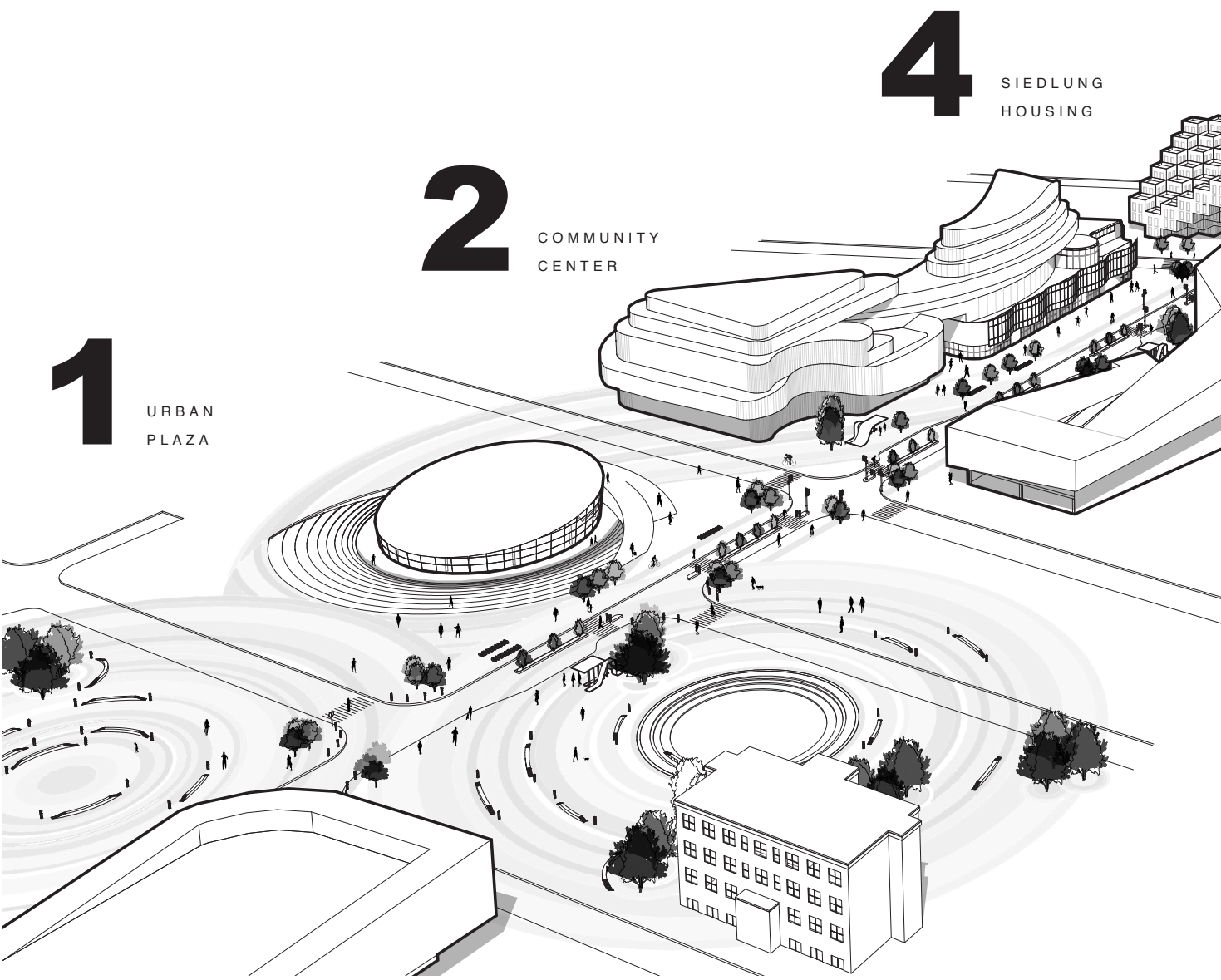


2030

INSTITUTIONAL + RESIDENTIAL

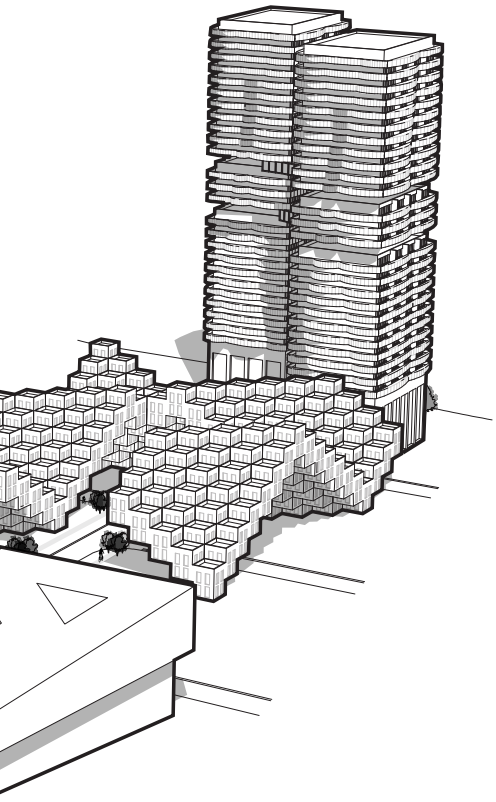
HARD EDGE RETAIL

HOUSING


4
SIEDLUNG
HOUSING
2
COMMUNITY
CENTER
1
URBAN
PLAZA

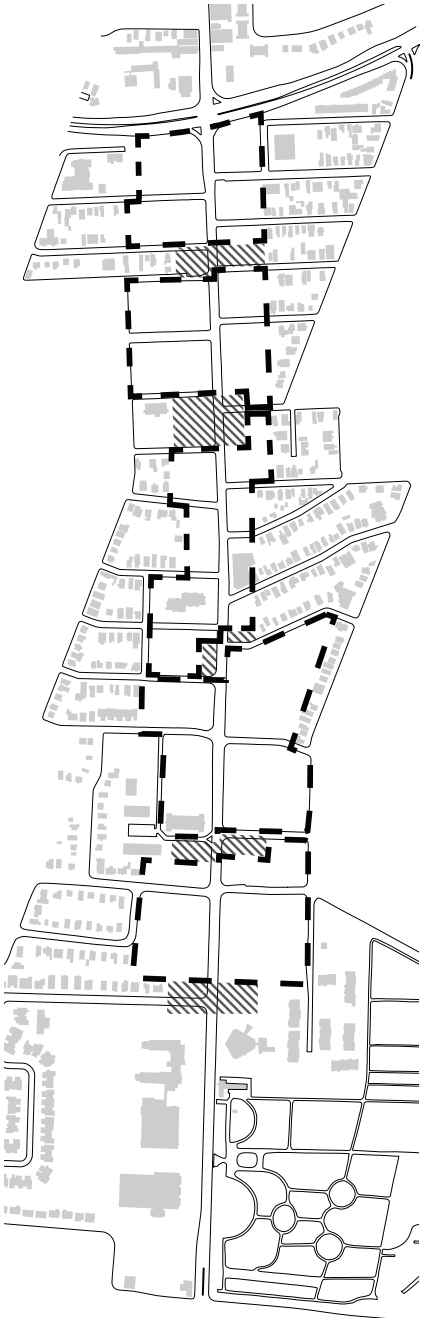
MONTREAL ROAD

URBAN FRAMEWORK

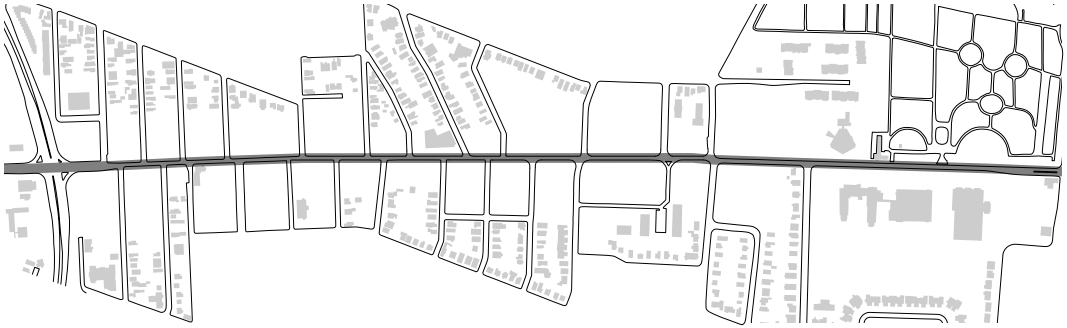


5 HIGH-RISE DEVELOPMENT

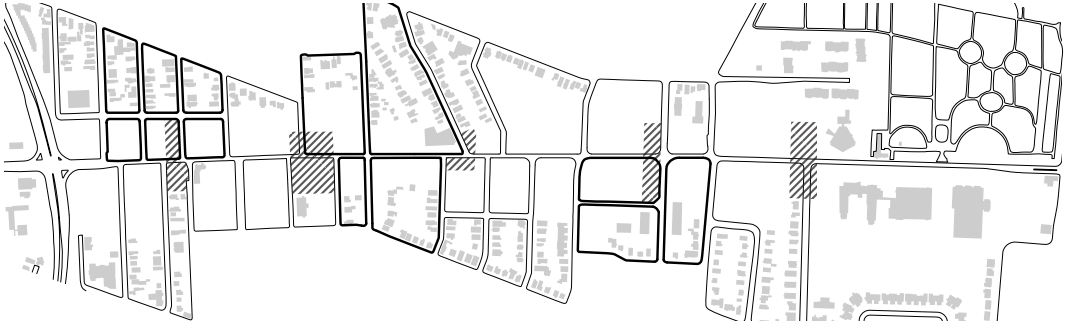
3 RETAIL EDGE



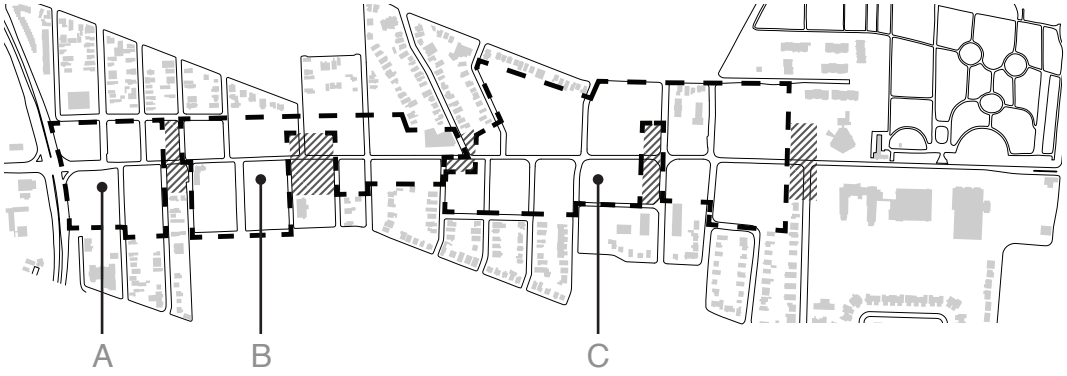
+ Create a pedestrian districts
+ Reduce 4 lane traffic to 2 lane
+ Widen the pedestrian side walk
+ Add bike path



+ 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



DEVELOPMENT AREA

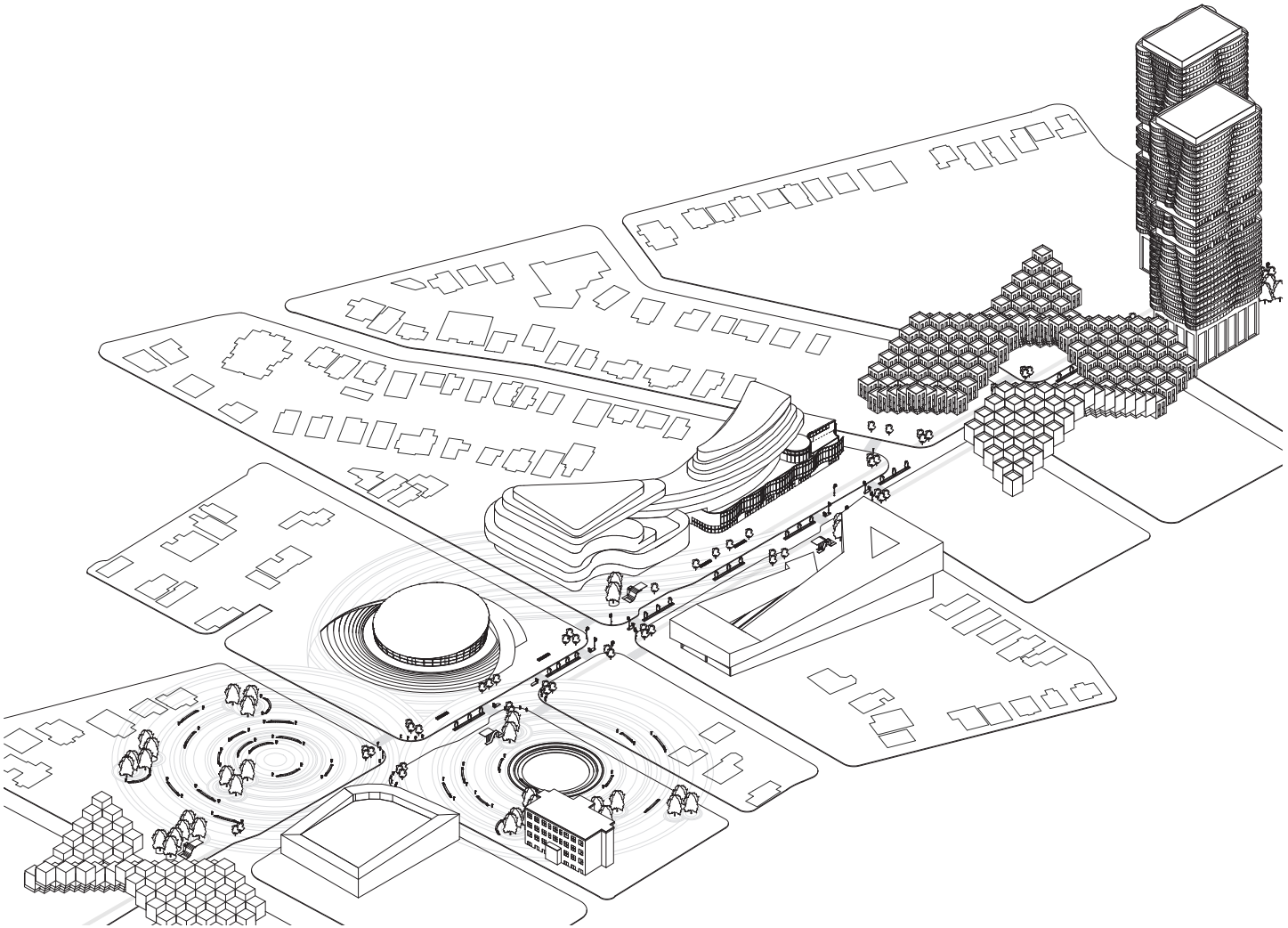
PROGRAMS

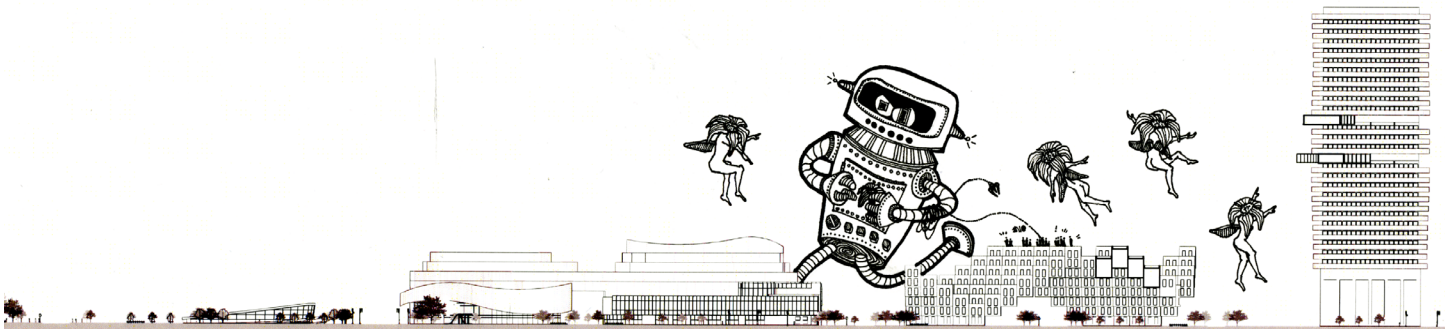
STREETSCAPE

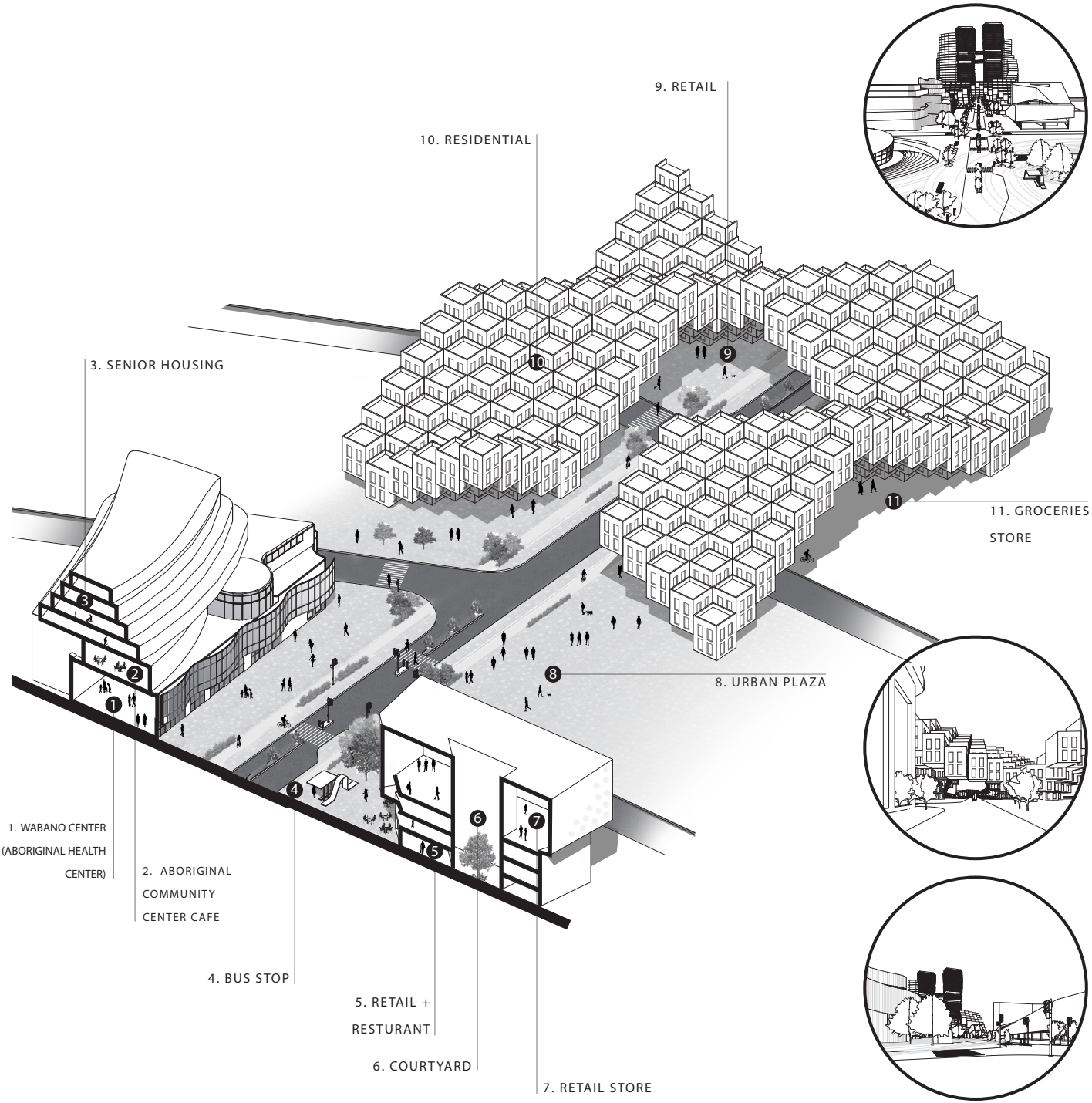
A

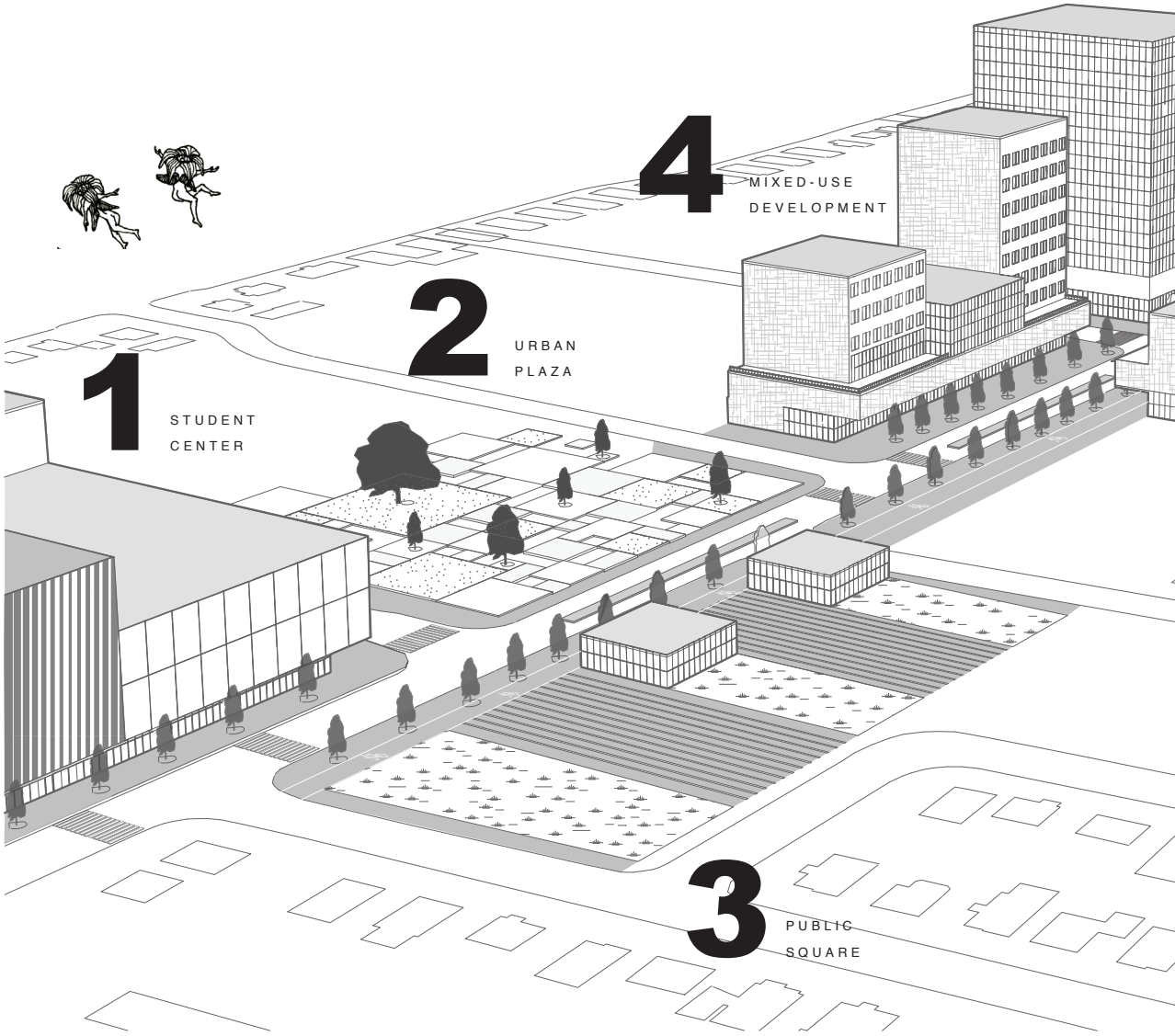
B

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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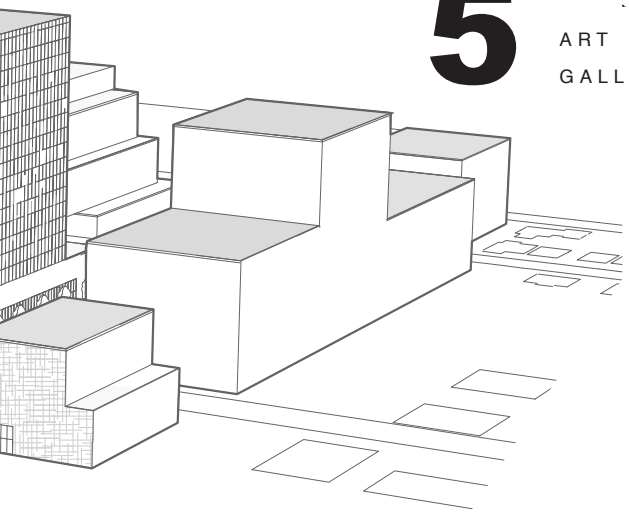
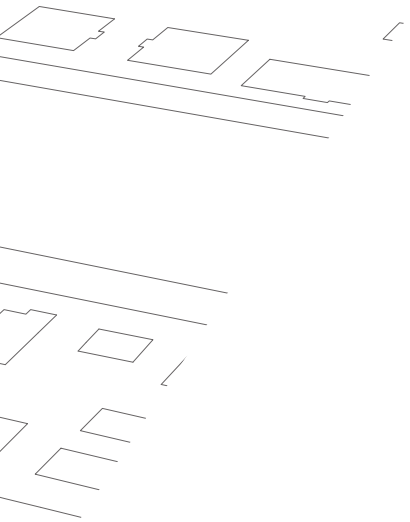
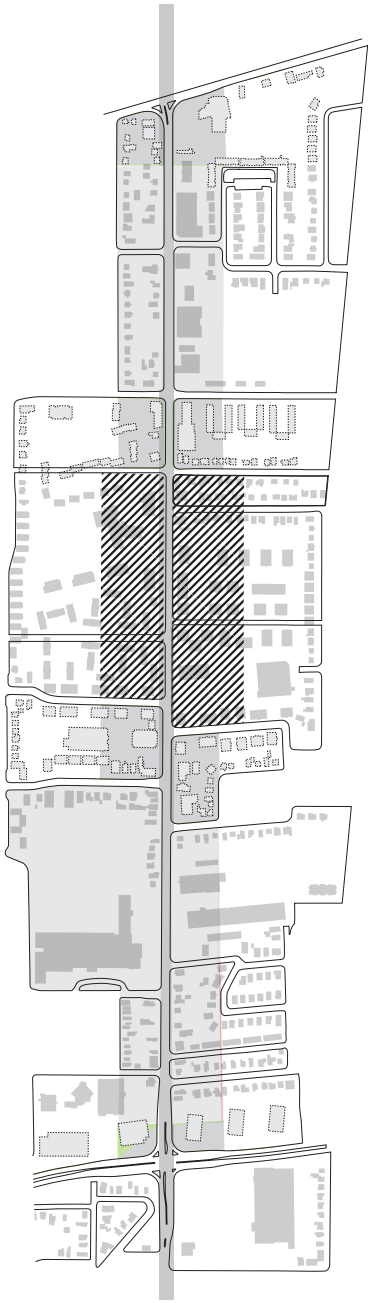
MIXED-USE
DEVELOPMENT
2
URBAN
PLAZA
1
STUDENT
CENTER
3
PUBLIC
SQUARE

5 ART GALLERY



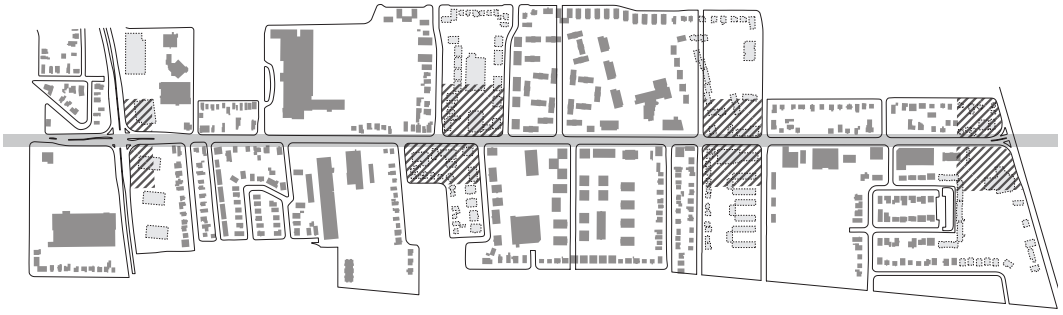




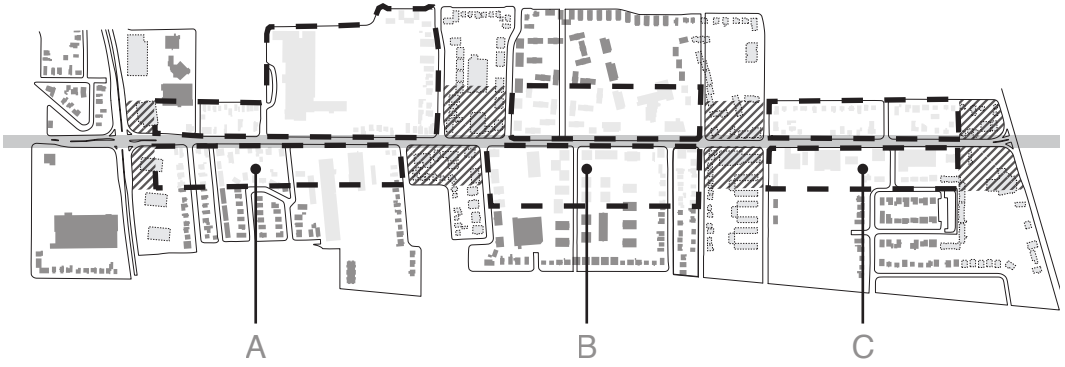
+ Create a transit districts
+ Widen the road for high traffic
+ Add traffic Islands



+ Create gateways
+ Correct block divisions
+ Eliminate deadend allies
+ Add green spaces and public plazas



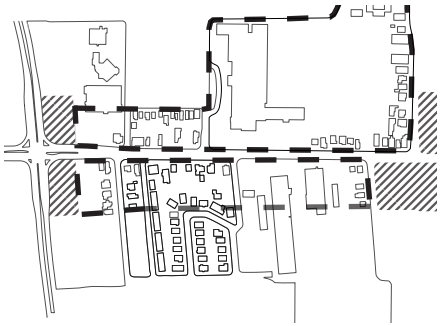
+ Divide McArthur Ave into 3 Districts
+ A-Campus Corridor
+ B-Art Corridor
+ C-Health Corridor

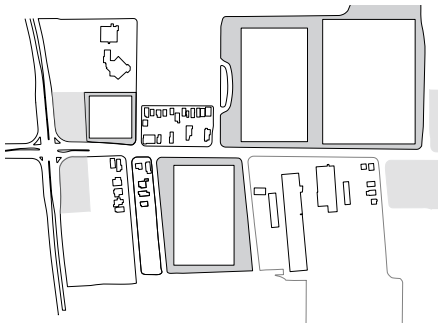


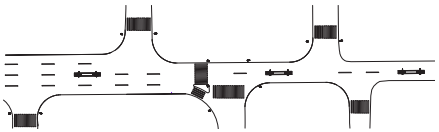
DEVELOPMENT AREA

PROGRAMS

STREETSCAPE







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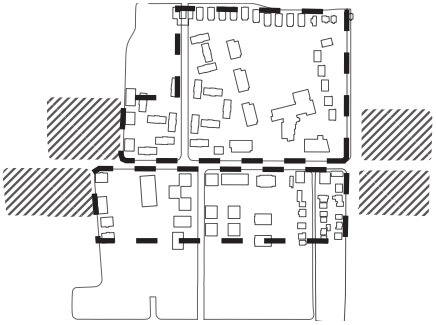

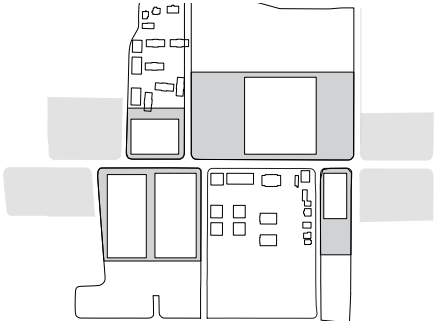

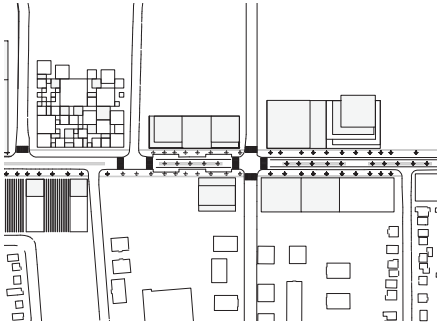

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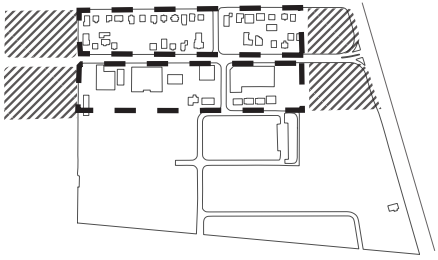

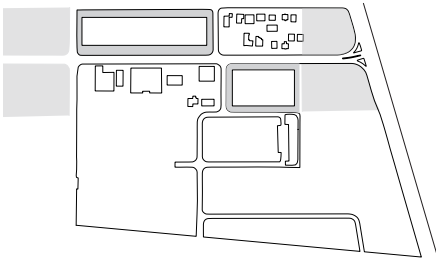

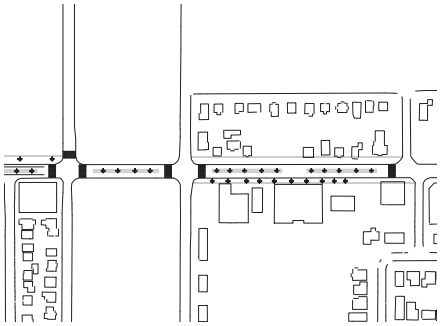

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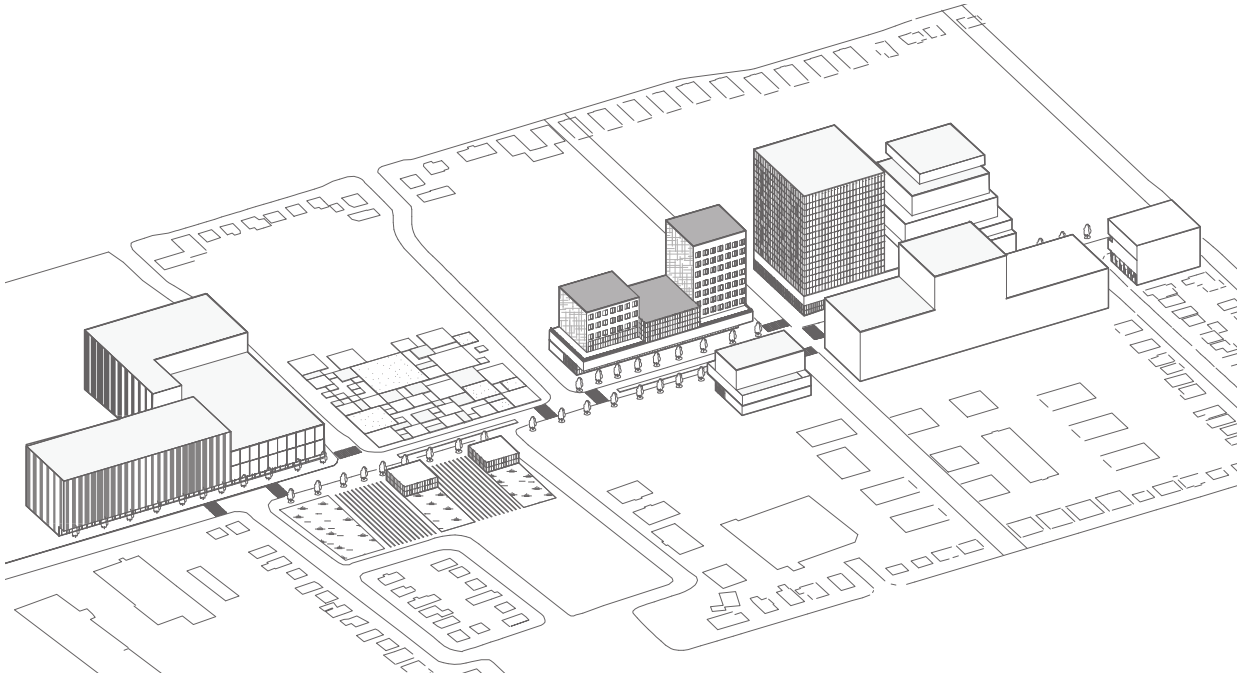
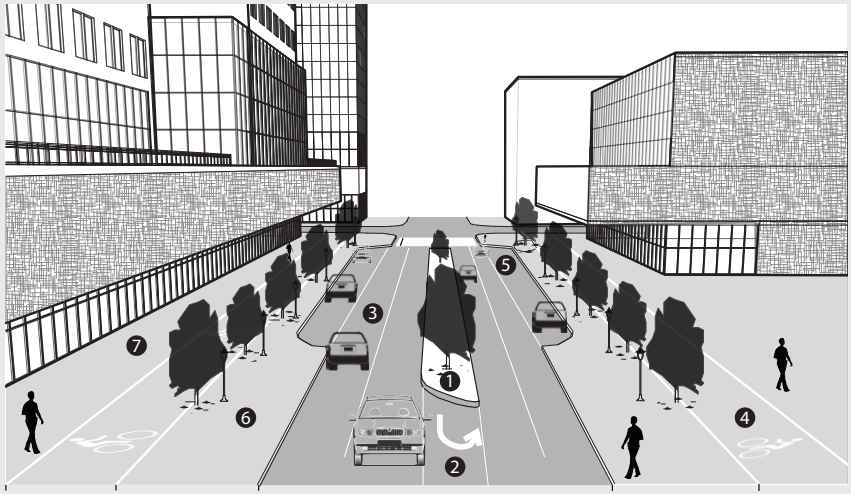
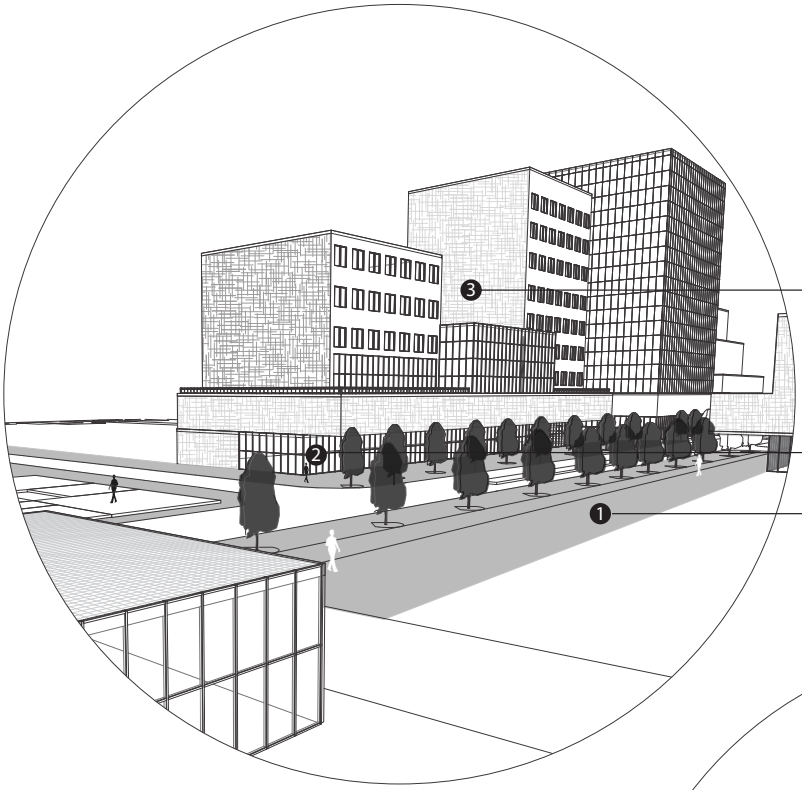




NEIGHBOURHOOD MAINSTREET

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

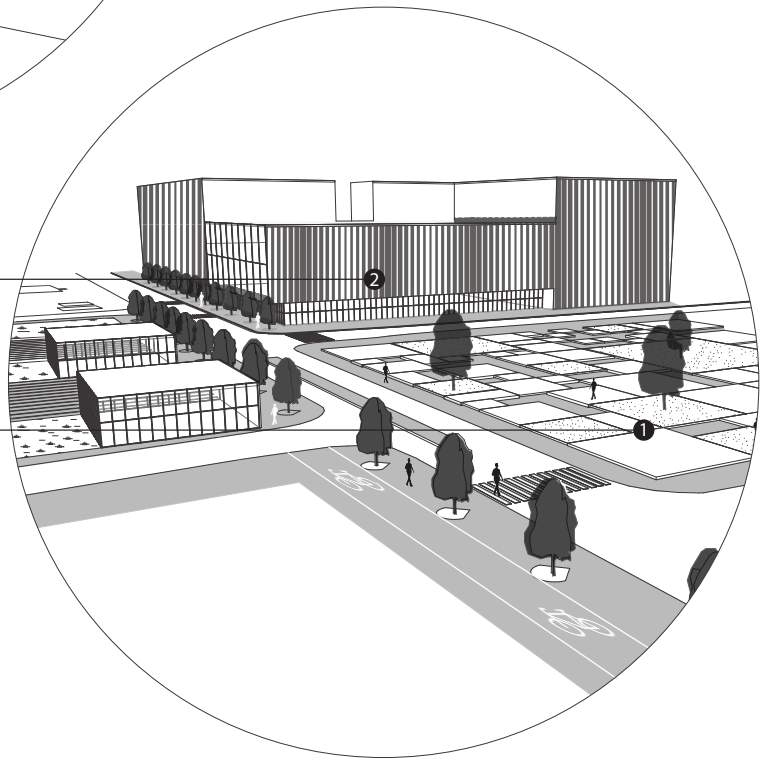
1. ROAD DIET CAN IMPROVE TRAFFIC FLOW AND REDUCE CONFLICTS WITH TURNING VEHICLES. FROM AN ECONOMIC STAND POINT ROAD DIETS HAVE POSITIVE IMPACT ON LOCAL BUSINESS ACTIVITIES.



MIXED-USE HIGHRISE BUILDINGS WITH NO SURFACE PARKING FACING THE STREET .

2 FLOORS OF RETAIL SHOPS SETBACK ALONG THE STREET .

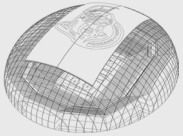
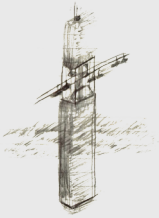
5M PEDESTRIAN SIDE WALK REQUIRED BY THE CITY TO IMPROVE THE PEDESTRIAN EXPERIENCE ALONG THE STREET.



OTTAWA UNIVERSITY CORRIDOR CAMPUS STUDENT CENTRE

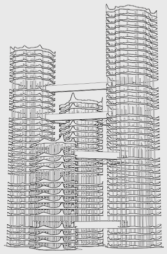
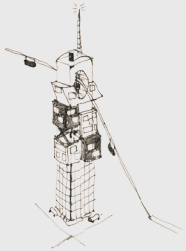
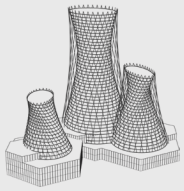
PUBLIC PLAZAS DESIGNED AS GREEN POCKETS IN THE DENSLY DESIGNED STREET.



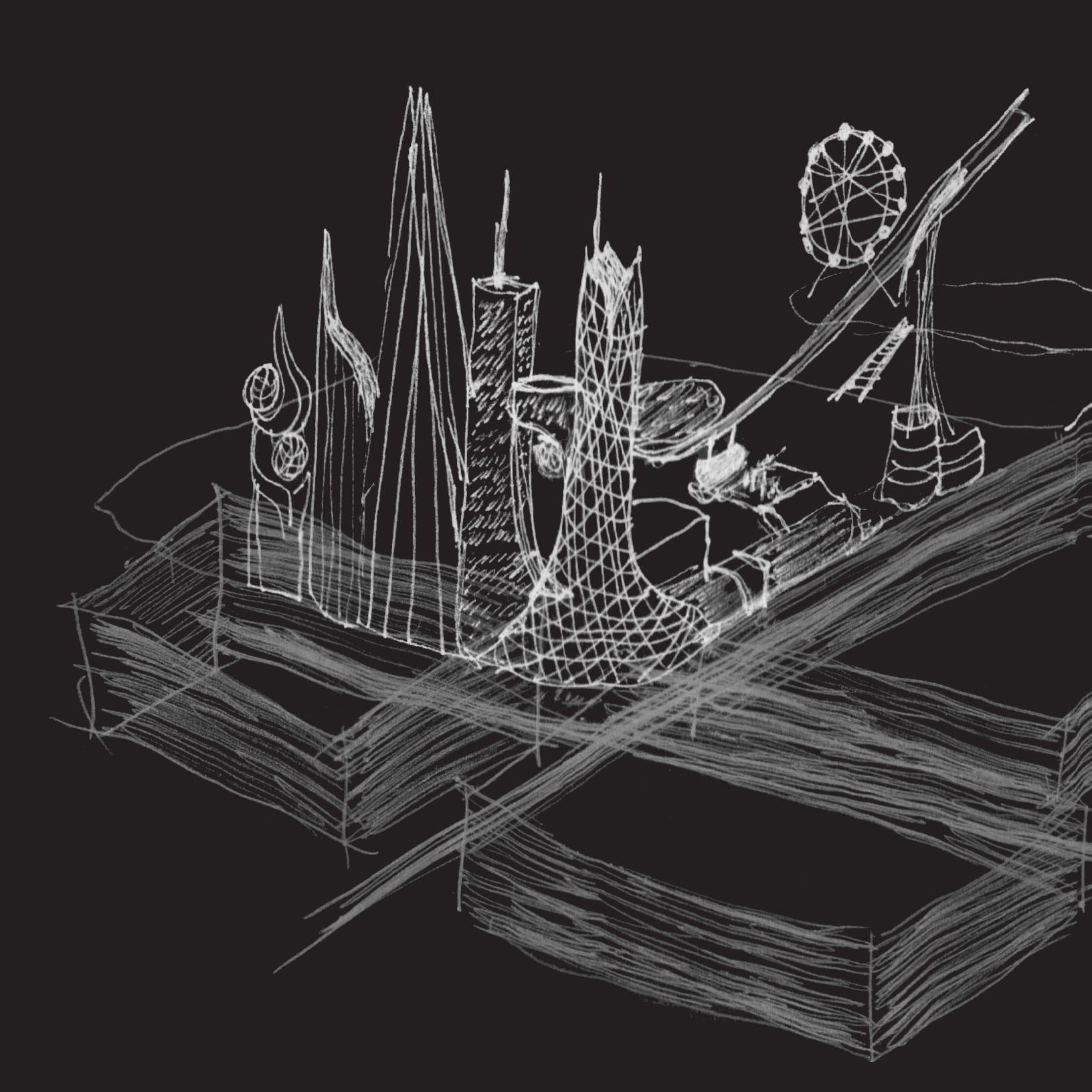


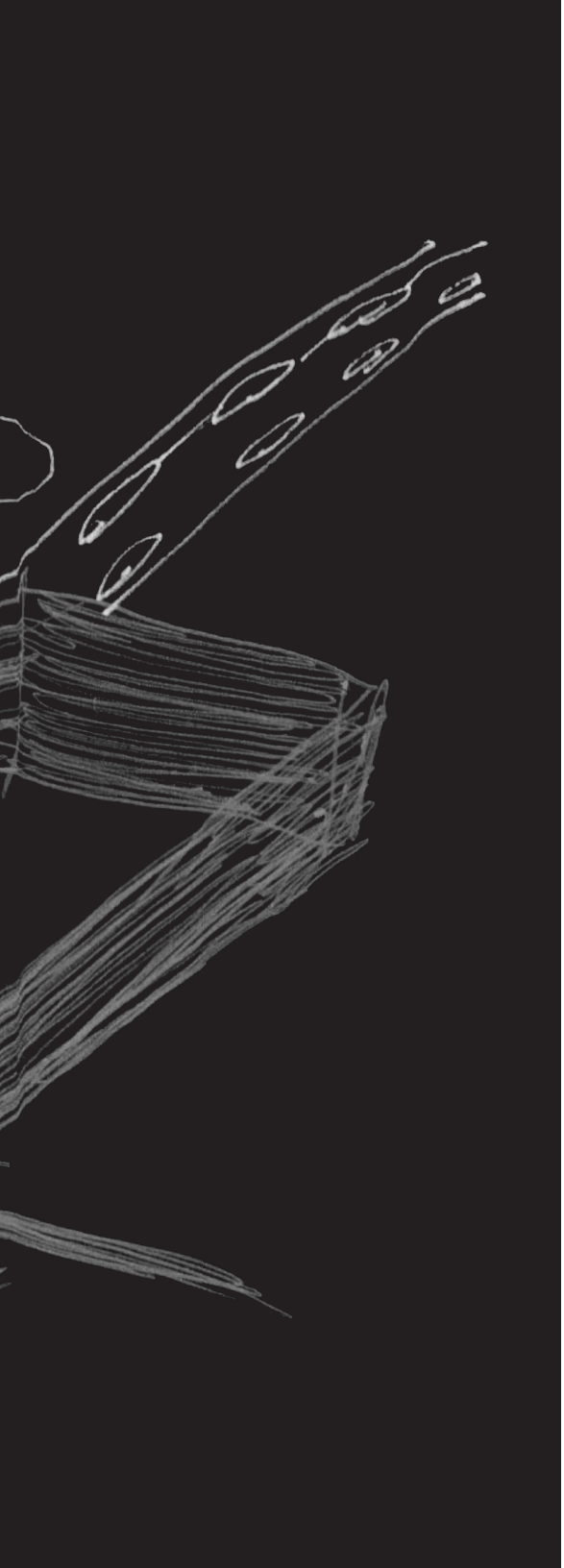
GOSSIPING TOWERS // INCREMENTAL URBANISM

TYSON MOLL

SHAWN DUKE

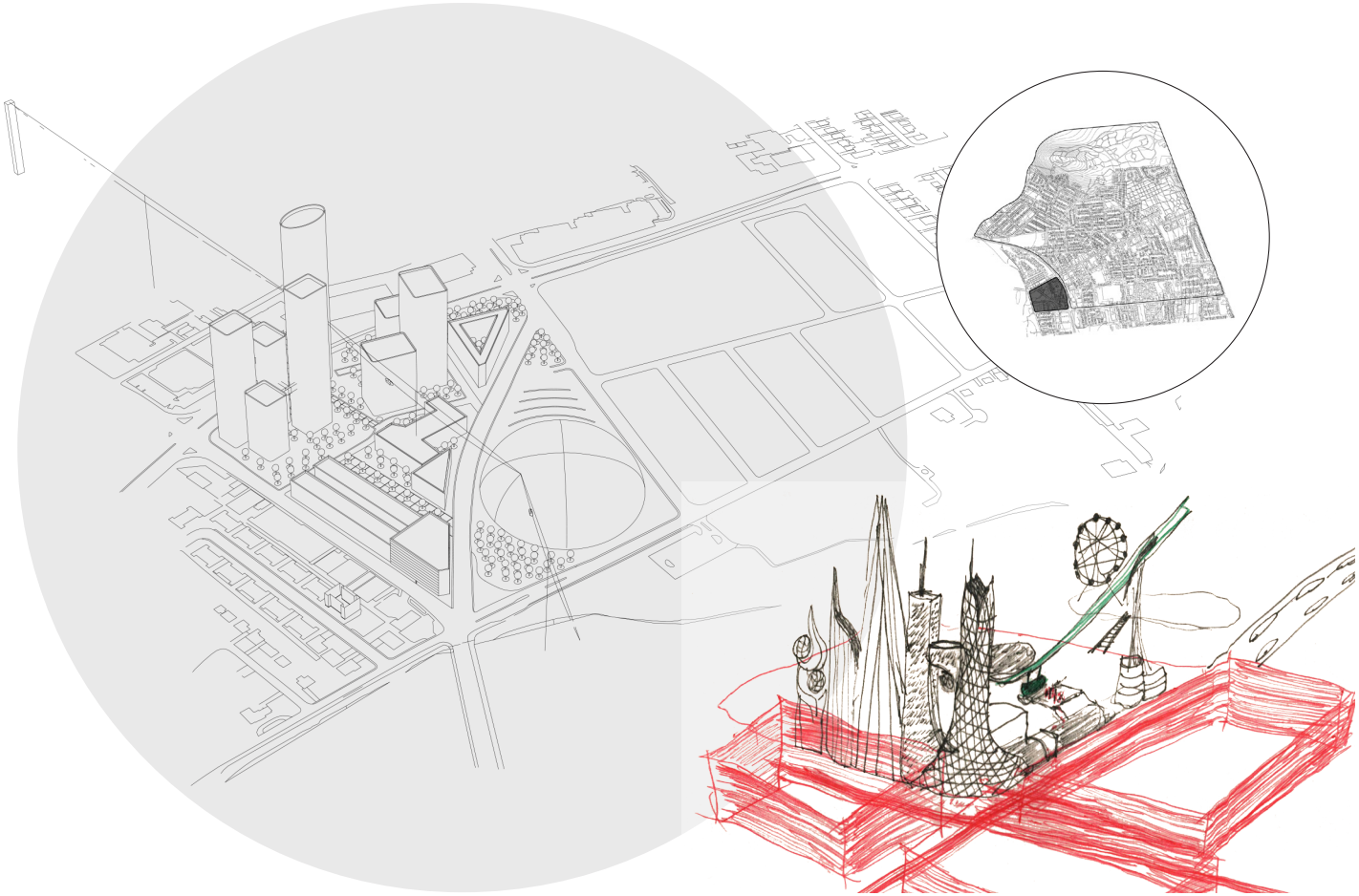




Vanier lacks a core, a sort of hub for the community. The commercial strip lacks a particular solidity that other urban centers in Ottawa possess, its buildings like masses of ice split from an arctic sheet.

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





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

ıtional (I)

ral Mixed Use (GM)

ential (R)

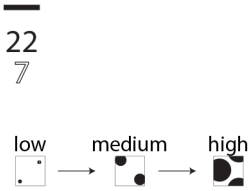
ional Mixed Use (TM)

Public Space

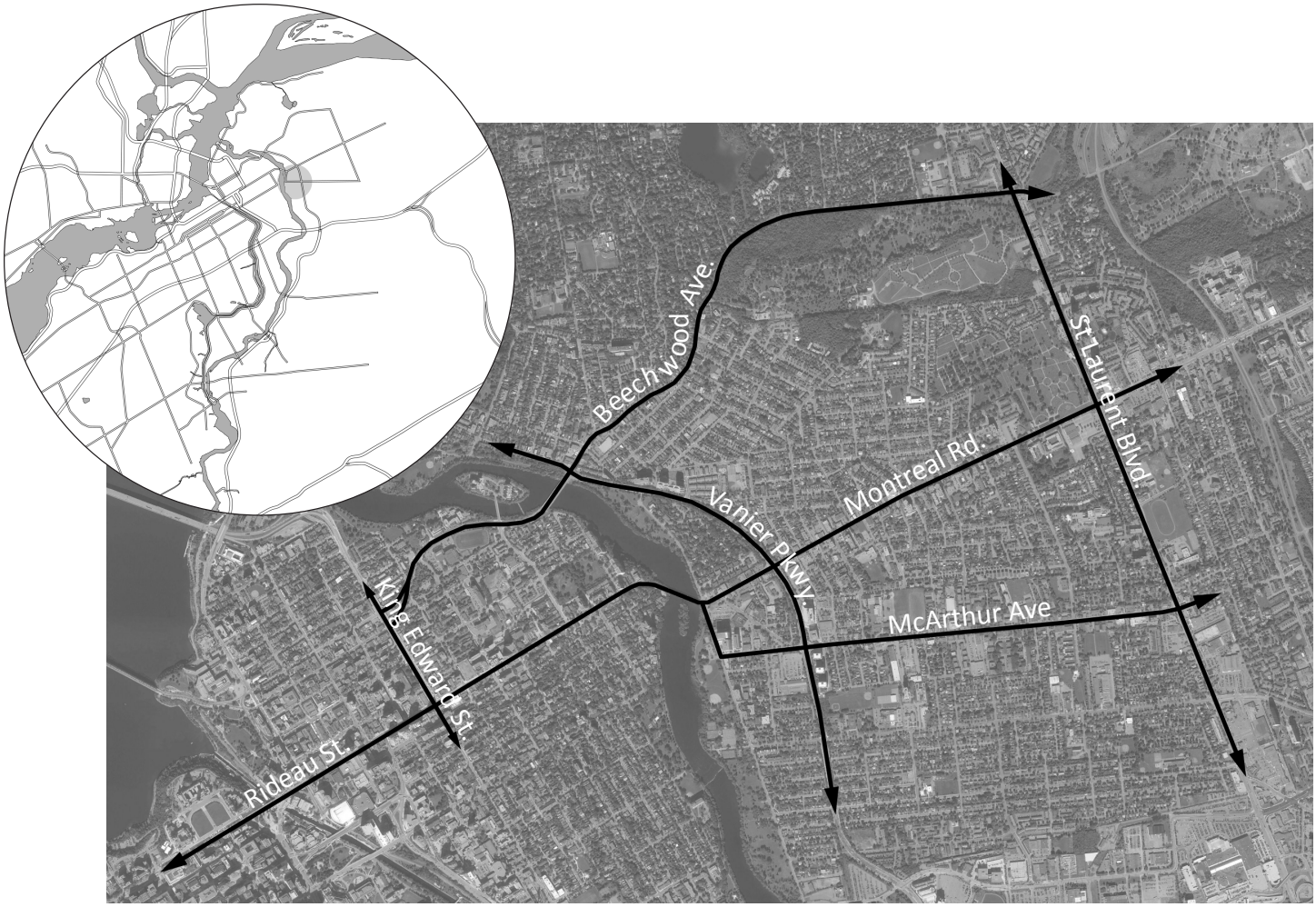


The most densely populated regions surrounding the site are those with the largest concentrations of multi-unit housing, followed by residential lots. The subject property is located within a relatively low density region and underdeveloped region of Vanier, a prime location for an urban intervention.

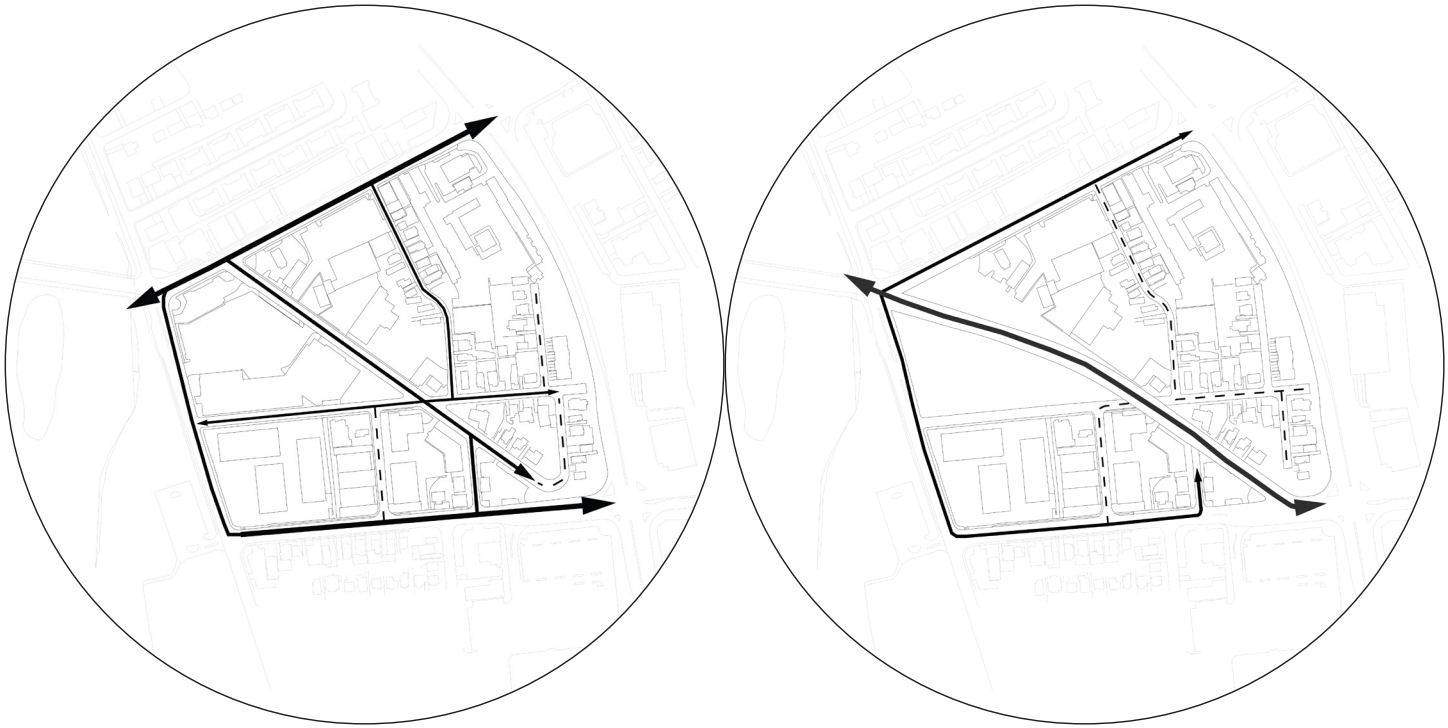




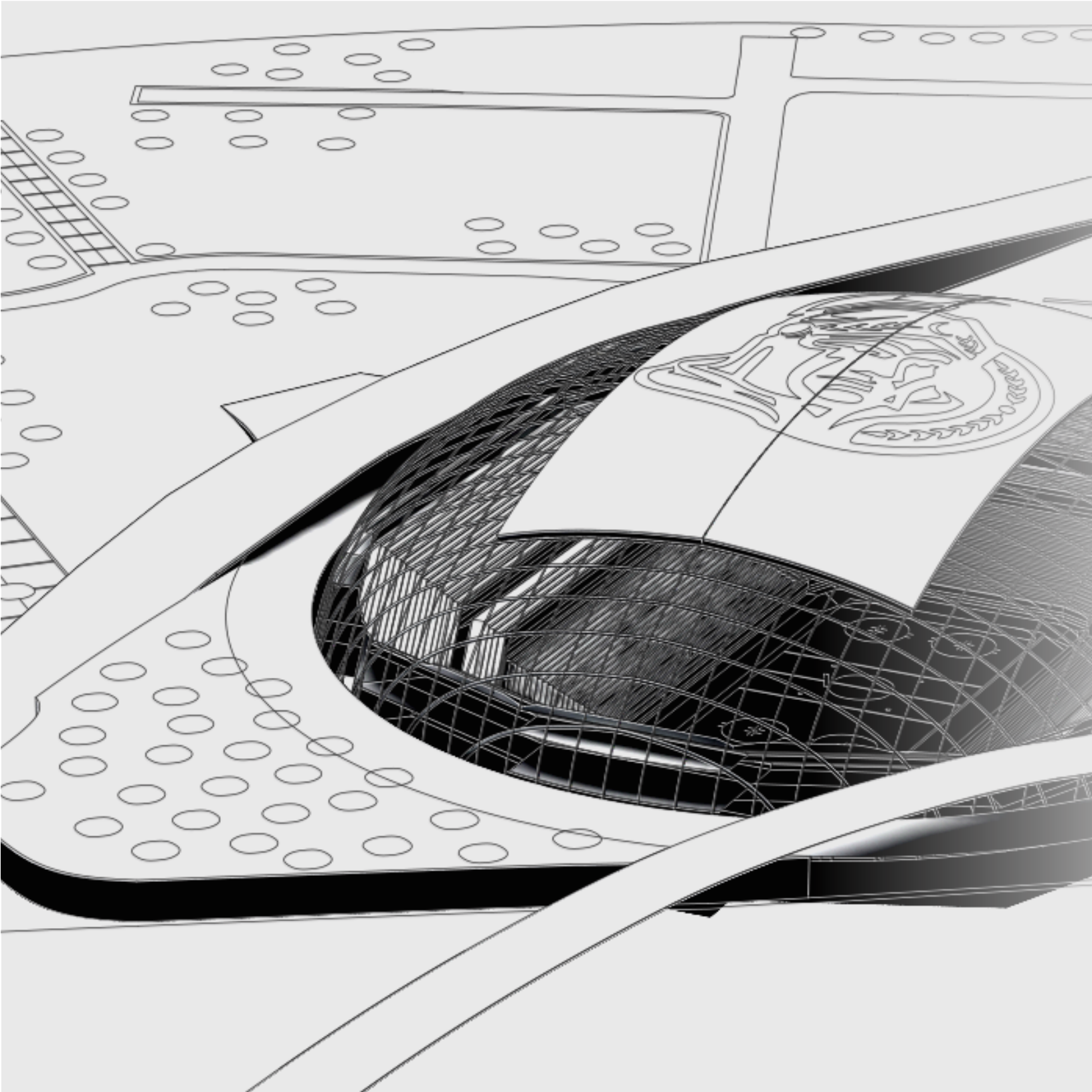
The subject property largely consists of Traditional Mixed Use (TM) and General Mixed Use (GM) zoning provisions surrounded by Residential (R) properties. TM and GM zonings are typically designated for commercial & urban development and are height restricted to a maximum not exceeding 20m, barring zoning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



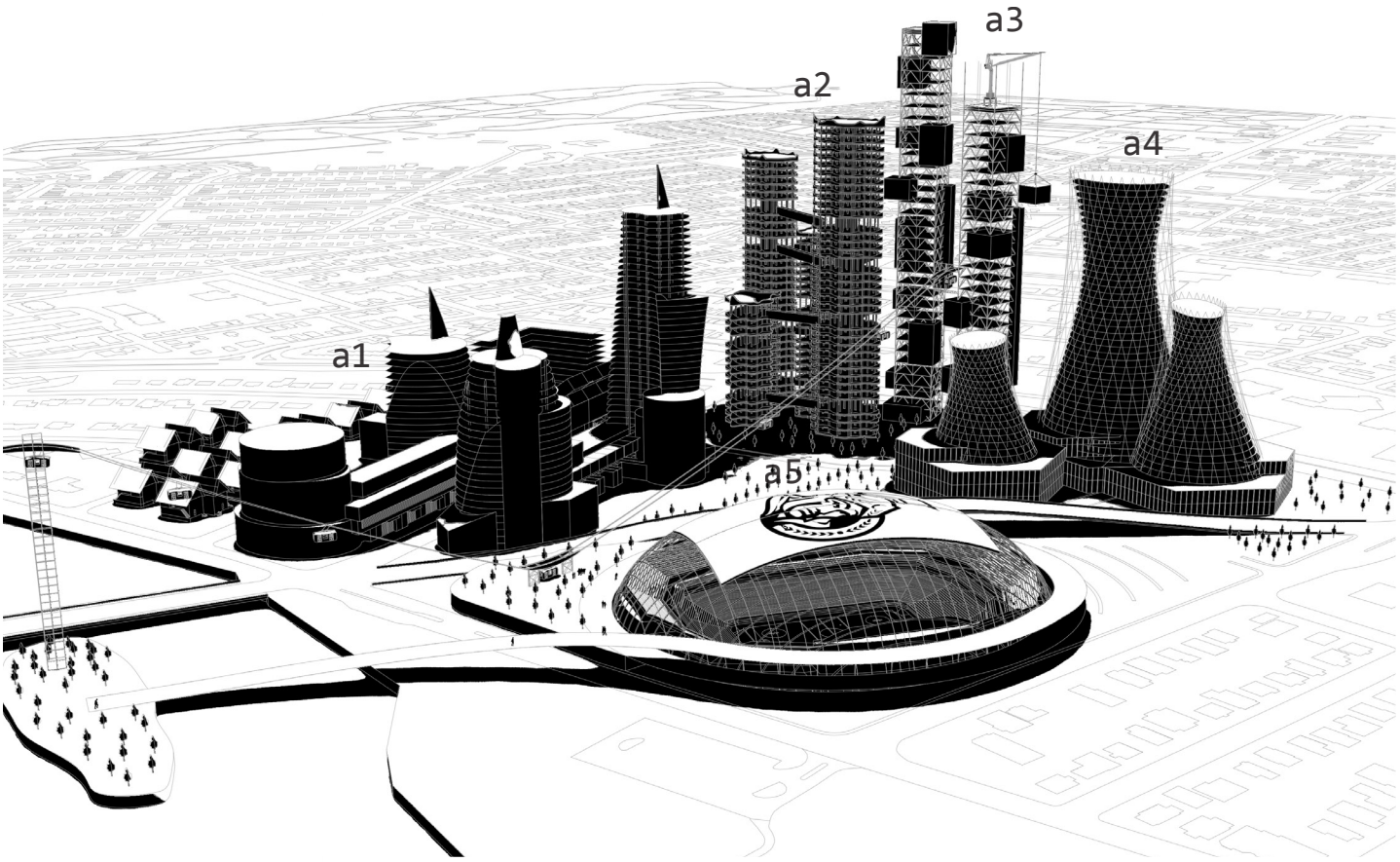
The subject property receives the bulk of its traffic along Montreal Road, Vanier Parkway and McArthur Avenue, which act as the site's connections to downtown, the expressway and the rest of the city. In collaboration with the Downtown 'Mainstreets' planning group, we seek to develop Montreal road into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



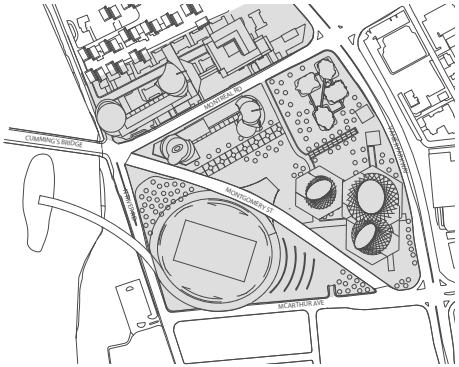
Several of the adjoined roadways will be rerouted as part of our plan to redesign the subject property. Incoming traffic to Montreal Road will largely be diverted through a direct route from Cumming's Bridge down towards McArthur Avenue and Vanier Parkway. Existing local roadways will be converted into pedestrian paths and underground parking for the site will be accessible from the south.

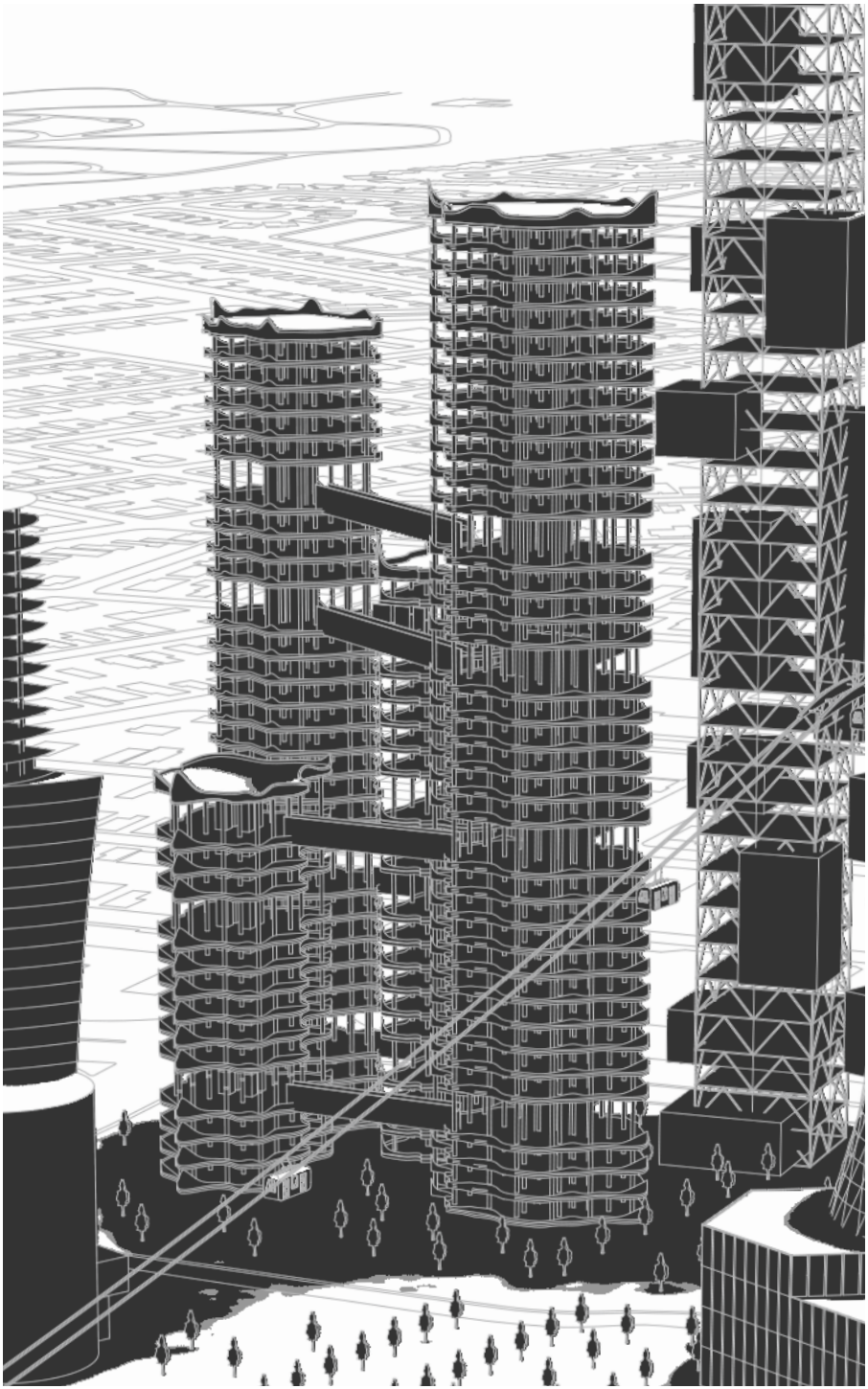


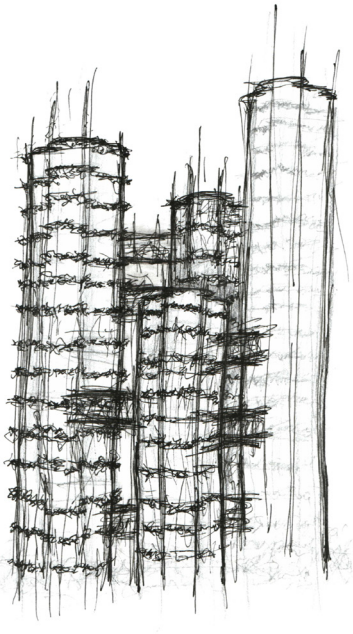
PARCEL A: "THE HUB" (98,800m²) PROPOSED



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)

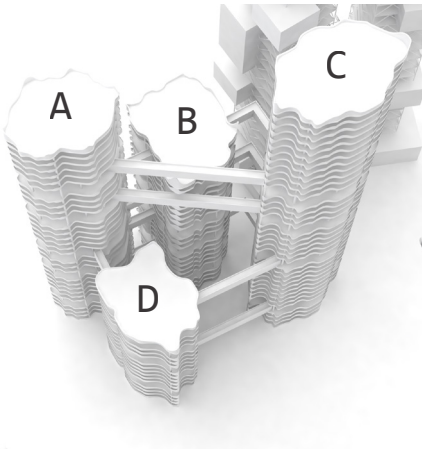








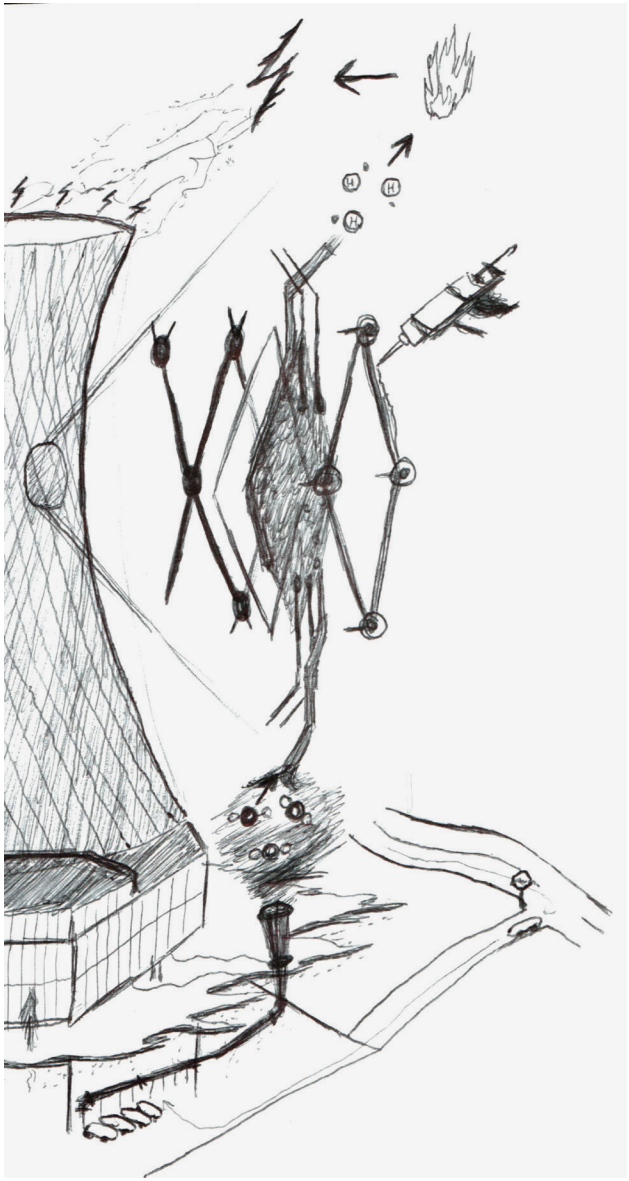
The Hanging Gardens (a2) condominium towers bring the urban in touch with nature. The foilage along the balconies improve the air quality surrounding the buildings and regulate heating and cooling within the building. Bridges connect the towers and reduce the number of dedicated service spaces while promoting community interactions between buildings. A gorgeous winter garden celebrates the communion of the four towers across their respective 19th floor plates.



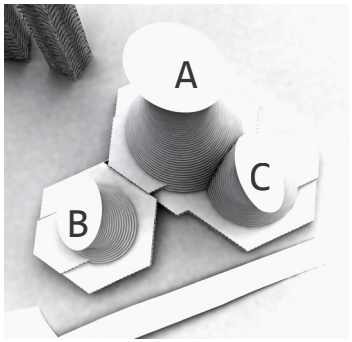
Tower A: 31 Floors (27 Saleable) x 524 m^2 GFA | 419 m2 SFA | 80% | pop. 580 | 160m tall | 11,313m^2 tSFA
Tower B: 23 Floors (19 Saleable) x 685 m^2 GFA | 580 m2 SFA | 85% | pop. 533 | 98m tall | 11,020m^2 tSFA
Tower C: 38 Floors (34 Saleable) x 632 m^2 GFA | 527 m2 SFA | 83% | pop. 881 | 133m tall | 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

PARCEL A3: ALGAE FOUNDRY OFFICES

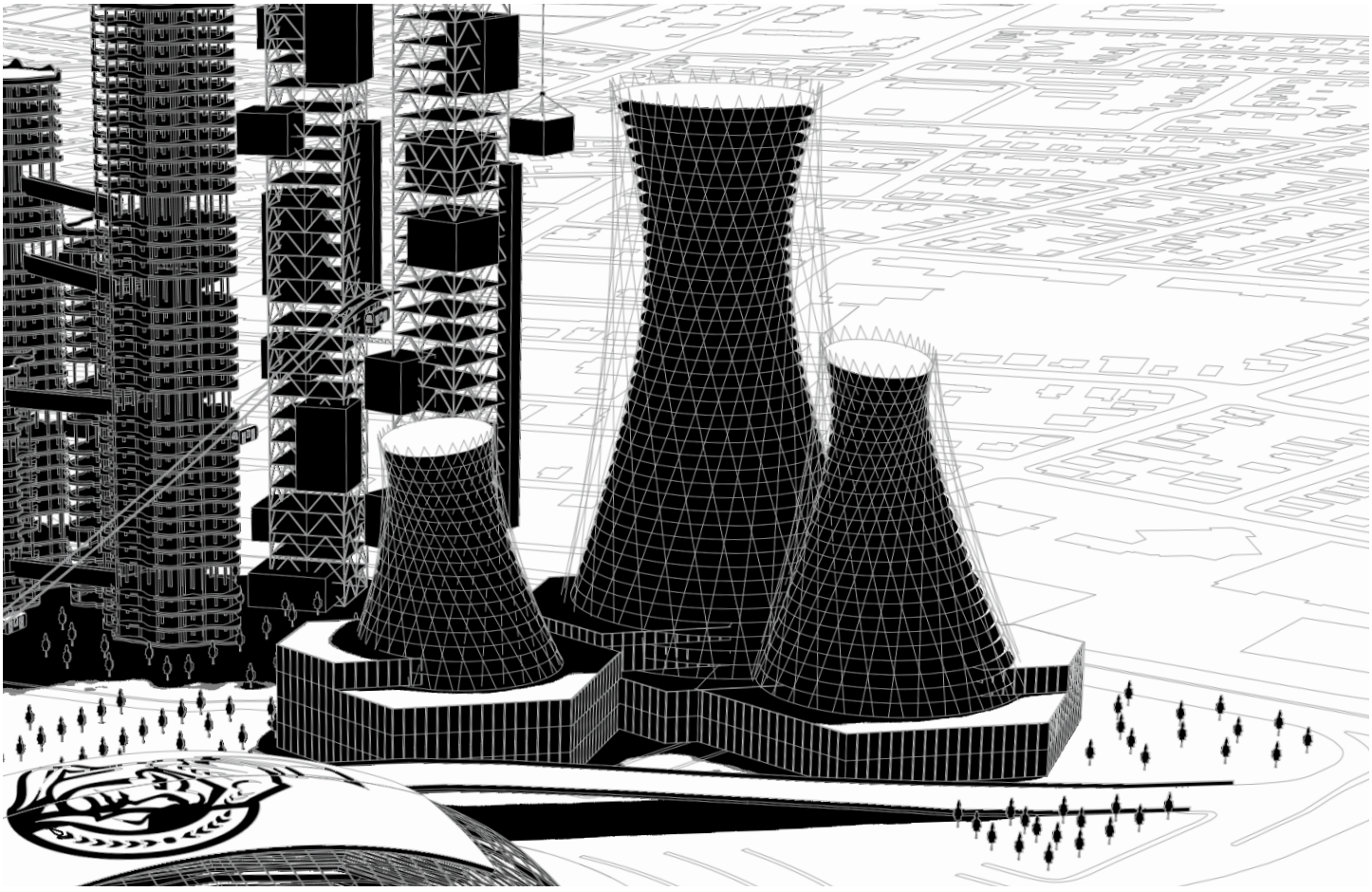


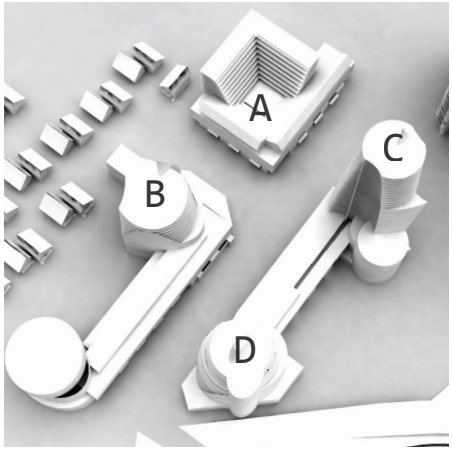
The Algae Foundry Offices (a3)are clad with powerful biofacades that provide sustainable, clean fuel by converting carbon dioxide from the air and parking garage into hydrogen. This fuel can then be reused for the purpose of powering the building or refueling hydrogen-compatable vehicles. The algae panels 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 2137m^2 GFA | 1887m^2 SFA | 88% | 138m tall
Tower B: 23 Floors x 1324m^2 GFA | 1074m^2 SFA | 81% | 69m tall
Tower C: 29 Floors x 1429m^2 GFA | 1179m^2 SFA | 83% | 87m tall
All towers feature one mechanical floor, a lobby and three basement levels.

Total SFA: 145,695m^2
Estimated Total Occupancy: 7,285 (20m^2 per employee)
Parking Units Required: 1092





Tower B: 22 Floors x 1284m^2 GFA | 1034m^2 SFA | 81% | 420 units | pop. 1050 | 63m tall
Tower C: 41 Floors x 914m^2 GFA | 754m^2 SFA | 82% | 615 units | pop. 1517 | 123m tall
Tower D: 27 Floors x 1323m^2 GFA | 1173m^2 SFA | 89% | 540 units | pop. 1350 | 76m tall

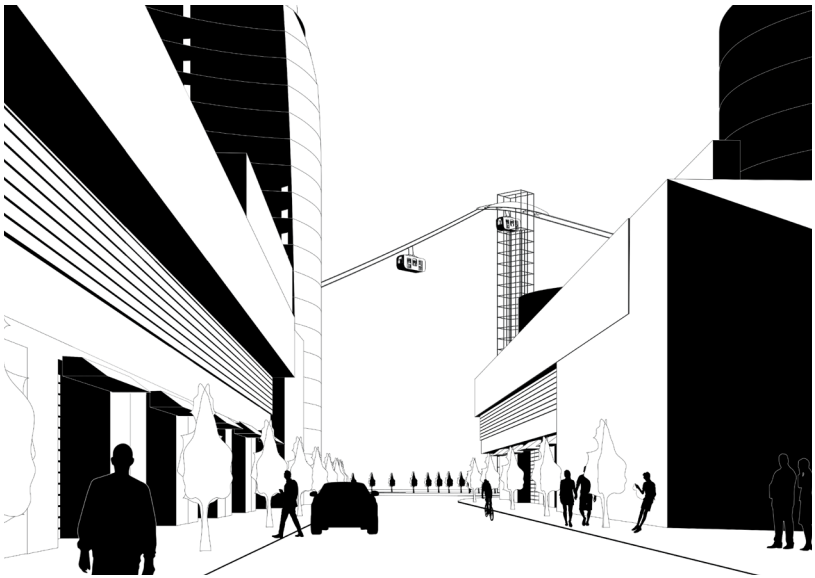
Total SFA: 111,877m^2
Estimated Total Occupancy: 3917

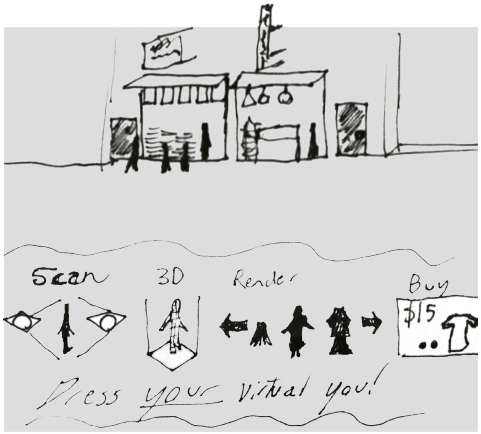
Office Complex A: 14 Floors x 2,196m^2 GFA | 1,896m^2 SFA | 86%| 1,537 employees | 47m tall (30750)
Commercial Space Available: 16290m^2

Parking Units Required: 1,018



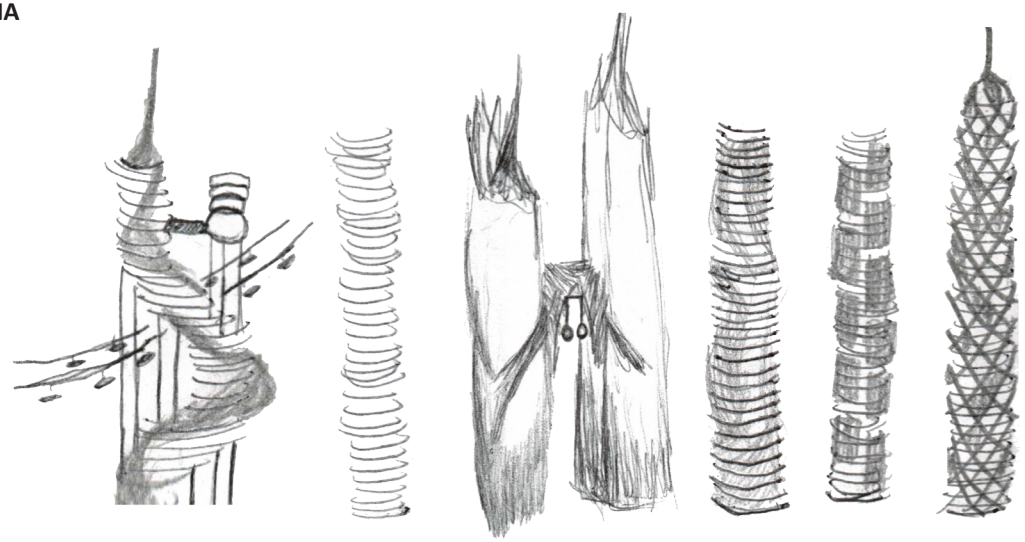
The Commercial Strip (a1) is modelled after the bustling markets of China. The parcel straddles Montreal Road and is typically closed off from vehicular traffic to encourage a more pedestrian-oriented experience. Opposite of the commercial streetfront are enclosed pocket-plazas for farmer's markets or outdoor patio dining.



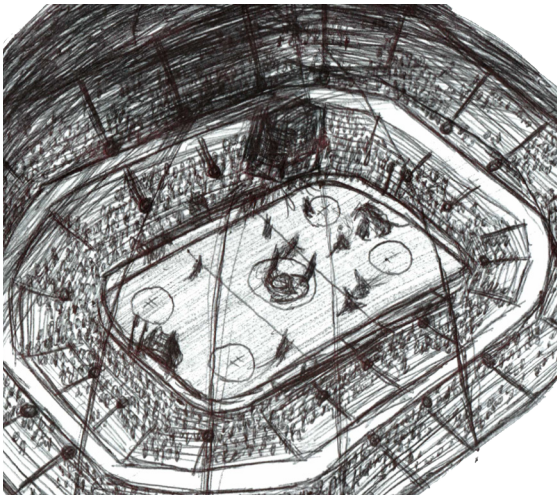


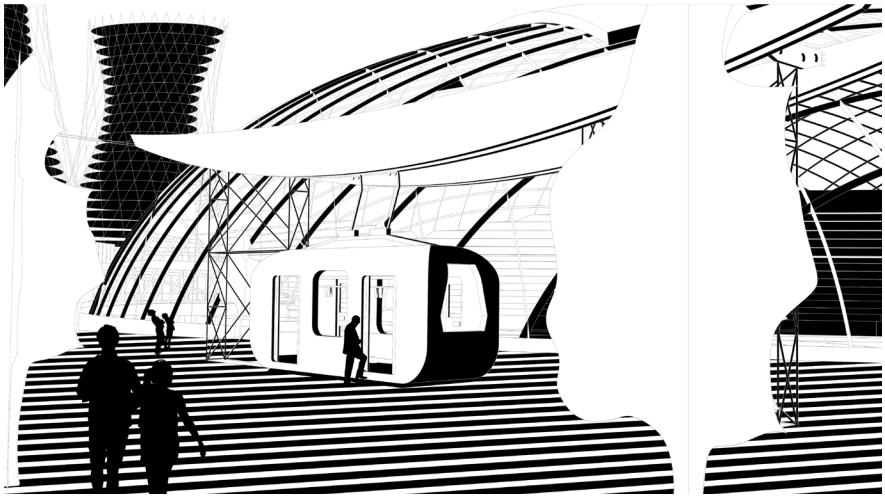
We seek to integrate showrooms outfitted with VR and/or hologram technologies into our retail outlets, allowing customers to flip through options and see them visualized within real spaces and simulate the act of feeling the materials with samples provided by on-site staff. Incorporating such virtual technologies will increase the number of available services to the public by reducing the storage and display space required on site.

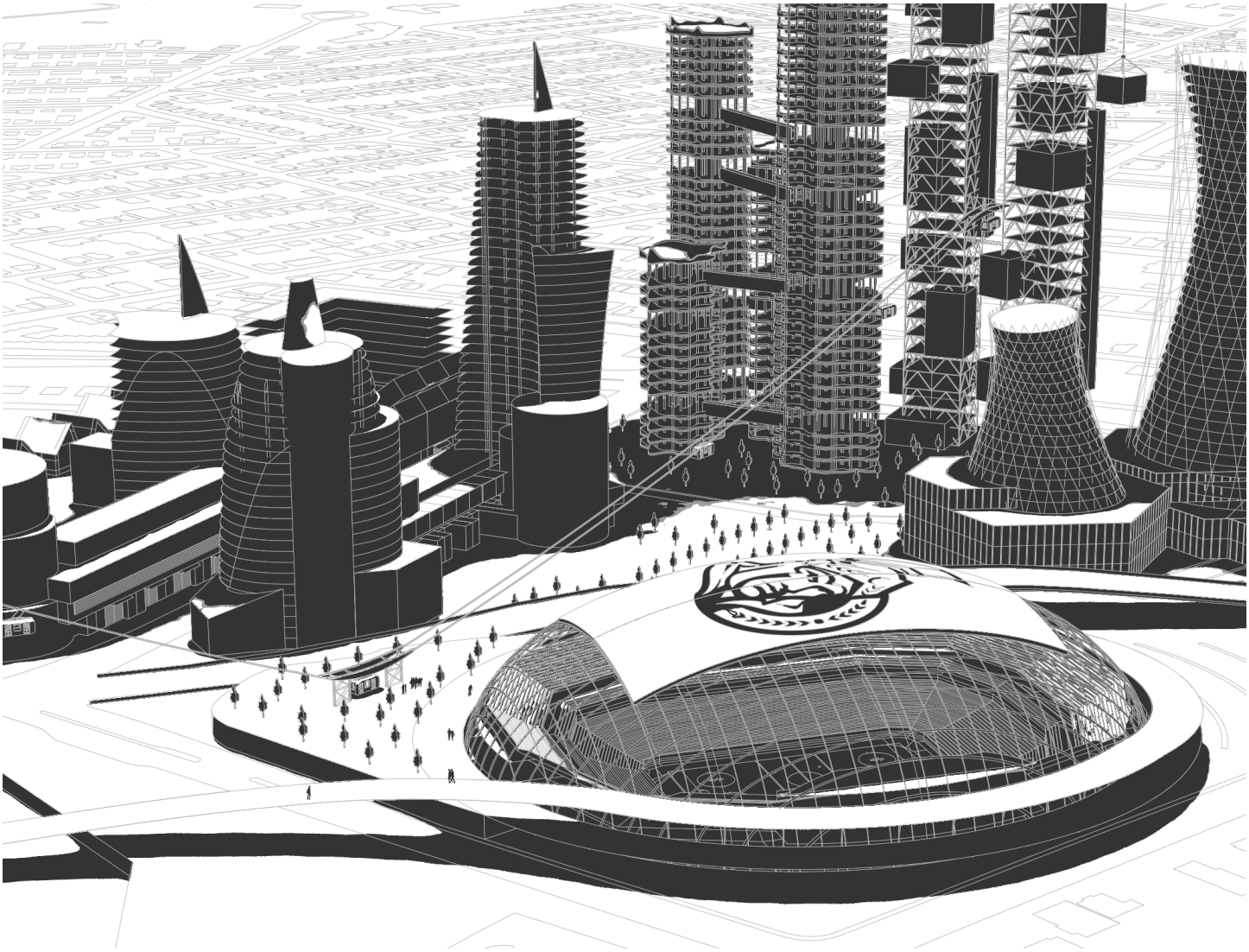
PARCEL A7: ARENA

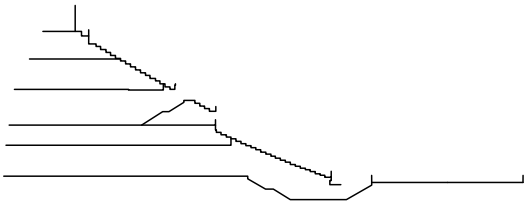


Let's face it: the current home of the Ottawa Senators is so far out of the city it may as well be the home of the Kanata Kanucks. There has been talk of bringing the arena to LeBreton Flats, but why not aim for something a bit more iconic? How about the Rideau River waterfront? We propose to construct 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.



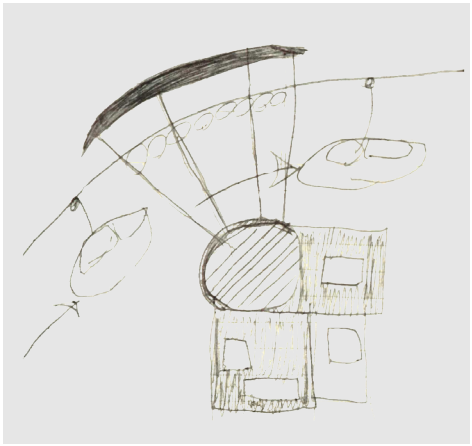






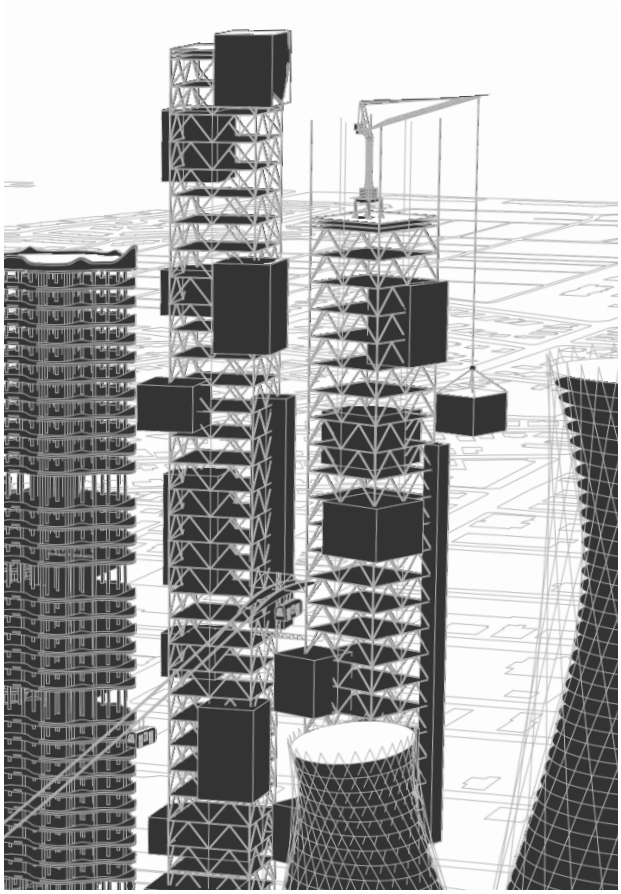
Total GFA: 20,119m^2 Height: 43m Estimated Total Occupancy: 20,000 Parking Units Required: 5,000

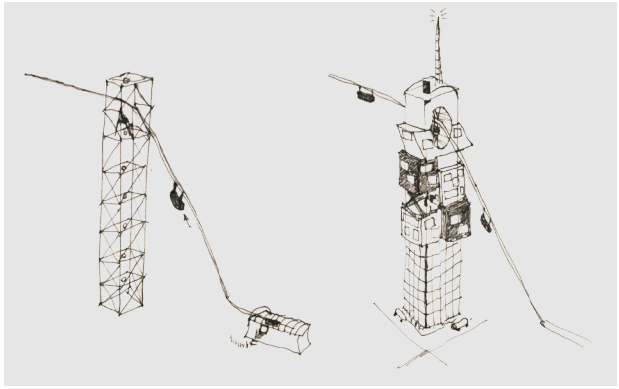




The Tramline Gateway Towers (a2) are the capital of the project, an iconic beacon of sorts for the hub. The interior of the TGT are designed to be modular and compact, increasing the population density while reducing the cost to own the space. Features include compact shelving and sliding partitions 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.

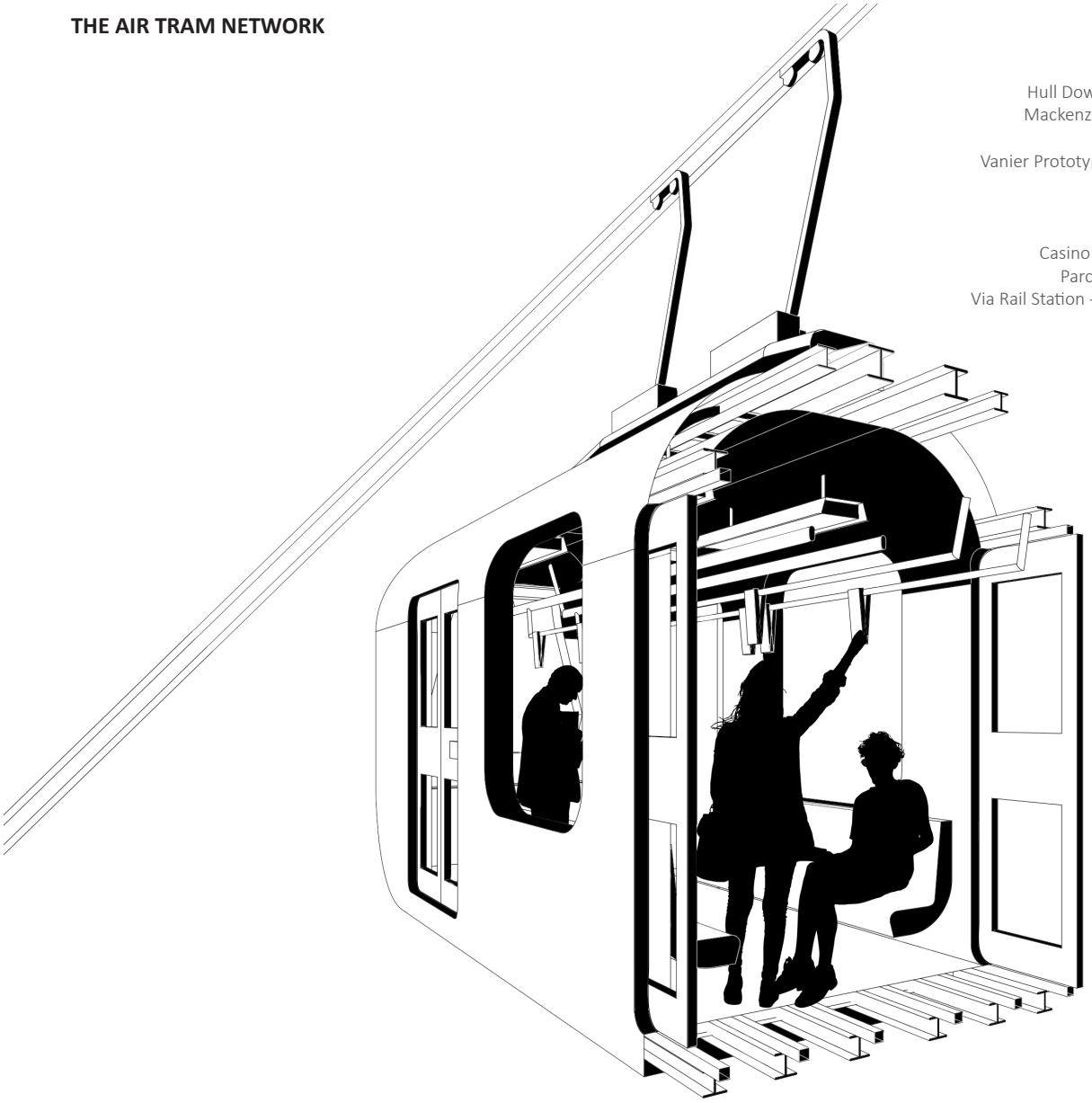




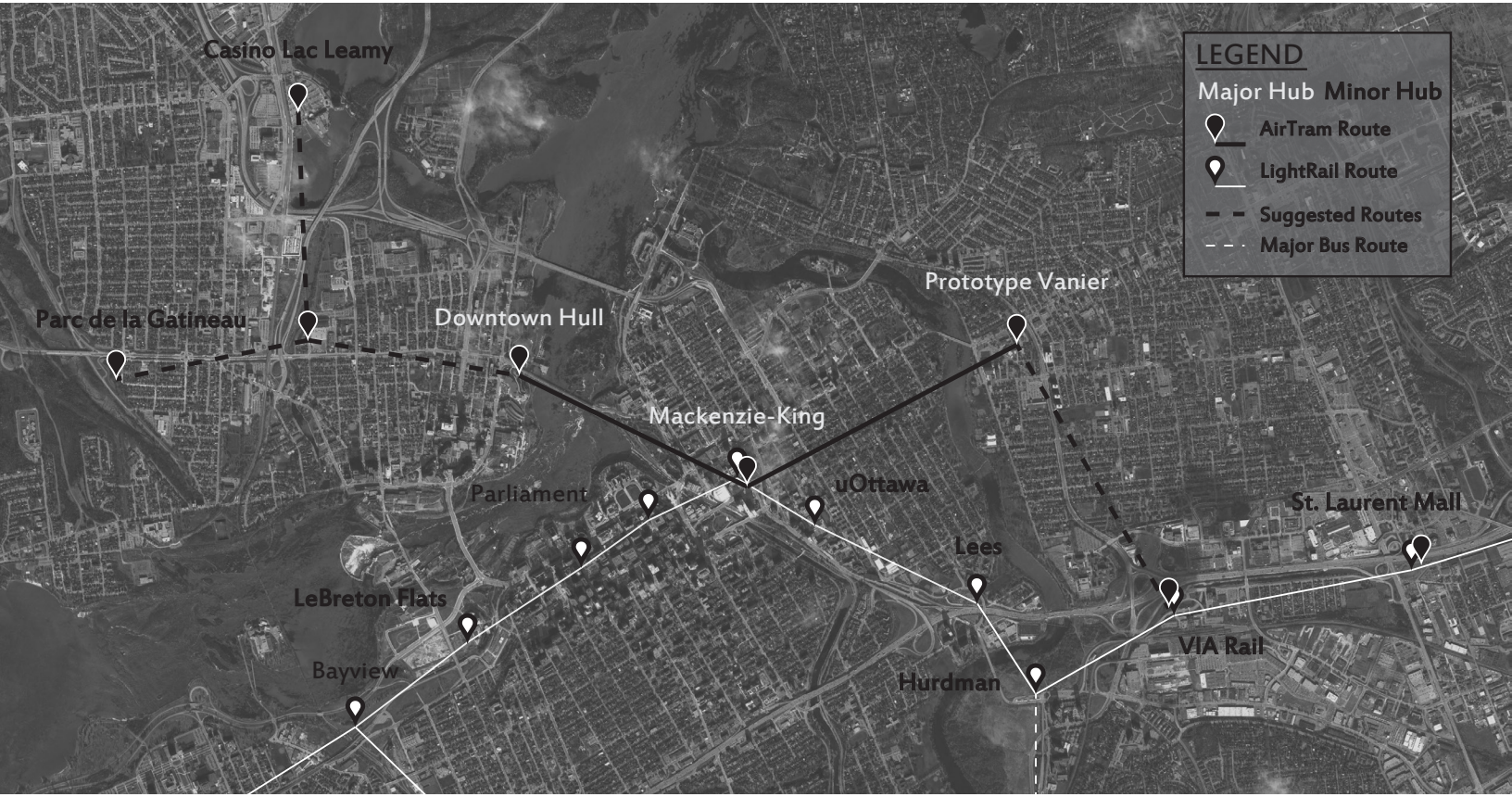
THE AIR TRAM NETWORK

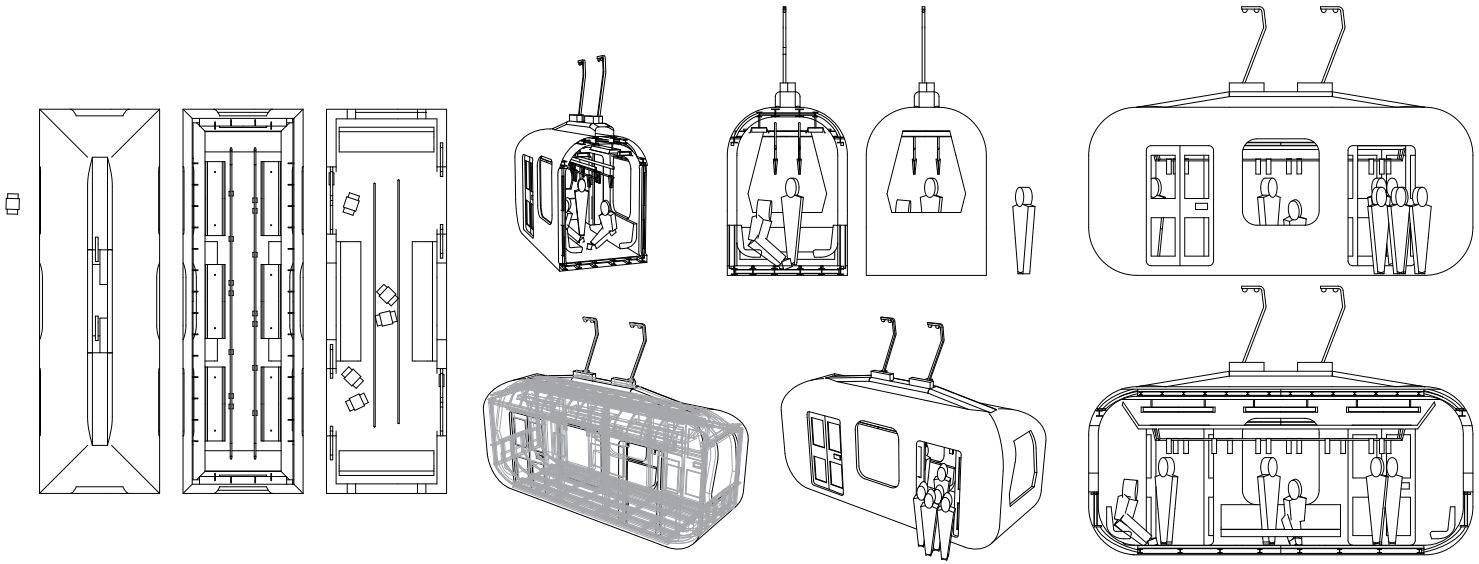
Primary:
Hull Downtown - Quebecois metropolitan core
Mackenzie King Station - bus & LRT transit hub, mall & market access
Vanier Prototype - project hub; expo class amenities, arena

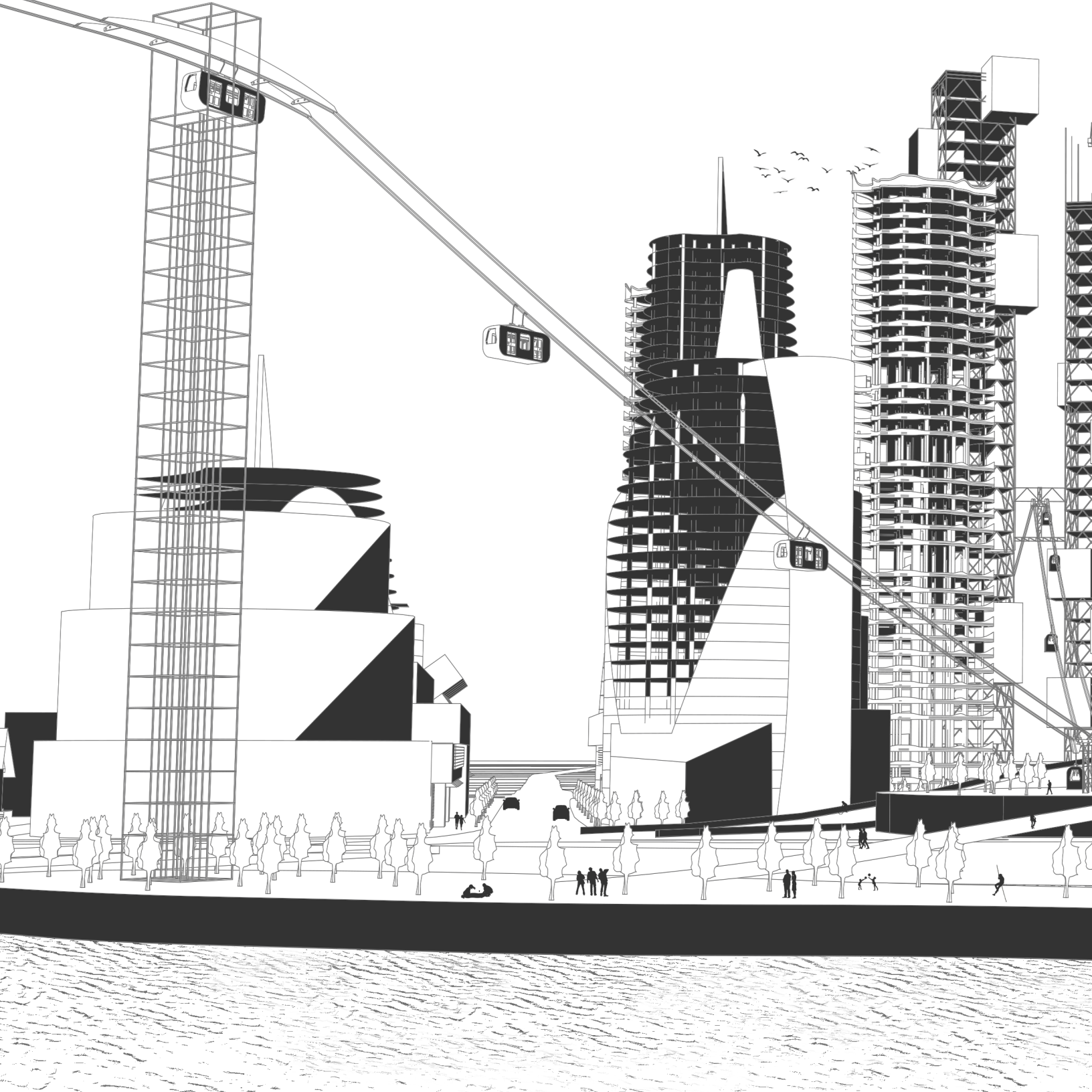
Secondary:
Casino Lac-Lemy - likely funded by the casino
Parc de la Gatineau – massive green space
Via Rail Station - transit hub for national train network

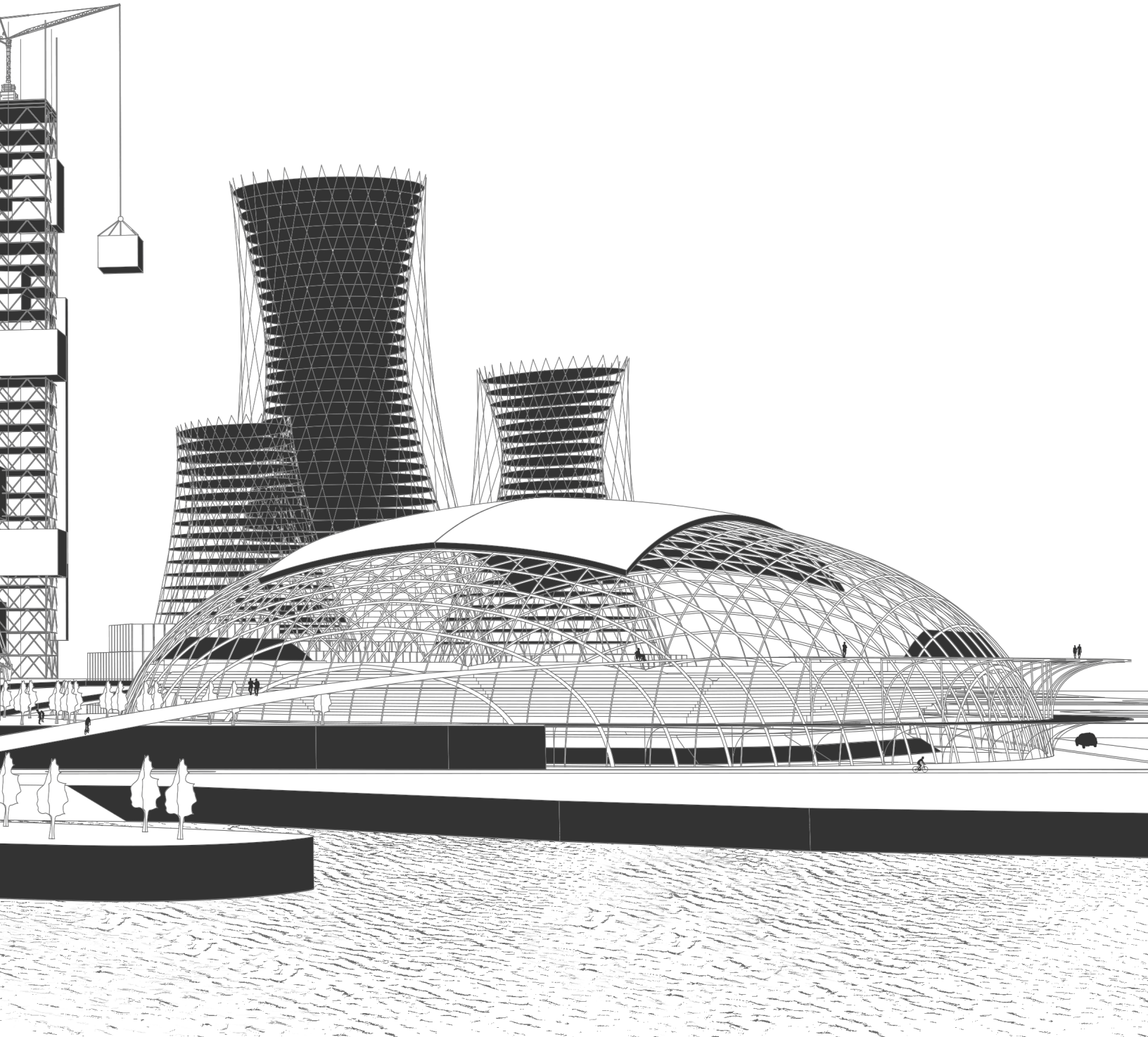


The core objective of the air tram network is to bridge the gap between the major downtown cores of Ottawa and Hull, providing a financially viable transit corridor with spectacular views across the water. Deeper connections are meant to provide efficient city-wide transit without vehicular traffic woes.


Casino Lac Leamy
Parc de la Gatineau
Downtown Hull
Prototype Vanier
Mackenzie-King
Parliament
uOttawa
St. Laurent Mall
Lees
LeBreton Flats
VIA Rail
Bayview
Hurdman
LEGEND
Major Hub Minor Hub
AirTram Route
LightRail Route
Suggested Routes
Major Bus Route







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.

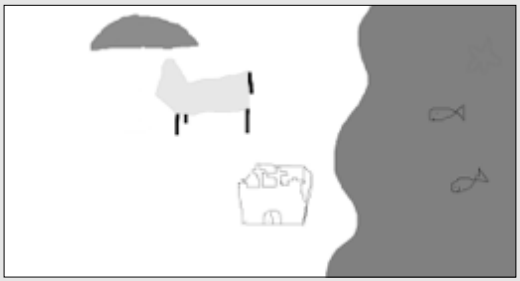
Embrace the prototype! Let the charisma of a developing metropolis reach out to its neighbours near and far.

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!

D I R T Y R E A L I S M You're So Vanier

Housing Scripts



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

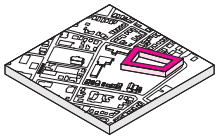
INCREMENTAL HOUSING - THAT'S SO VANIER

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.

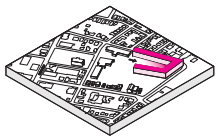






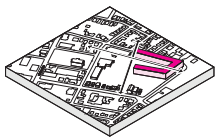
+ PERIMITER EDGES

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



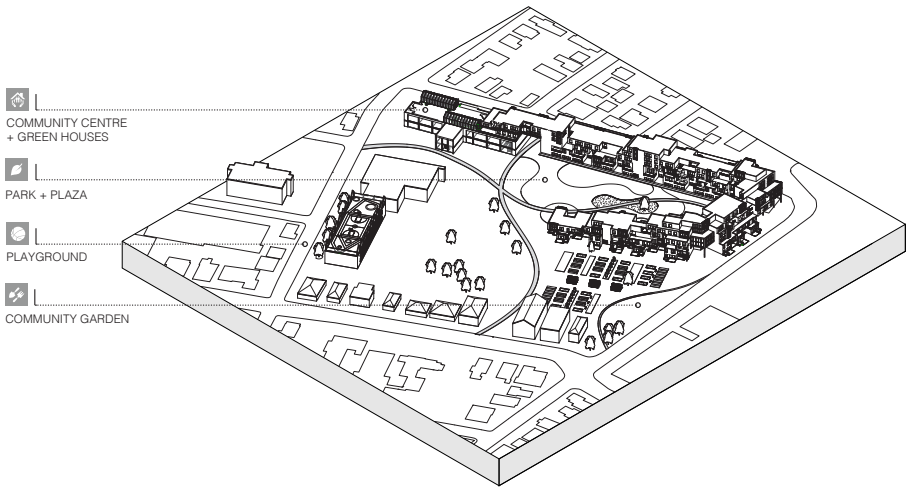
+ TRANSFERABLE EDGES

Pushing the building volume simultaneously creates a North facing courtyard.



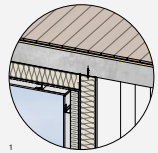
+ AXIAL CUTS

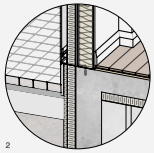
The building mass is transected by a series of perpendicular openings, creating three program functions as well as creating a pedestrian connection between streets.

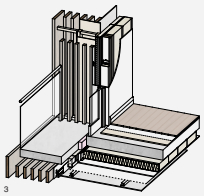


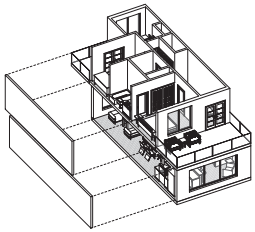






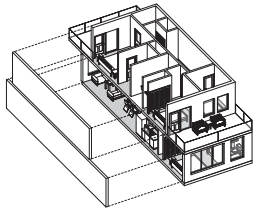






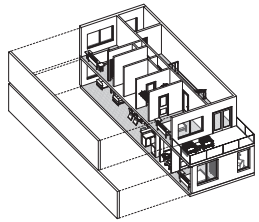
■ 2 BEDROOM + STUDY

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

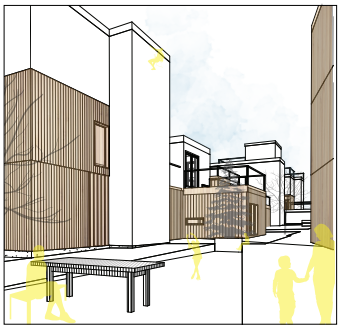
Eisa Hayashi

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.







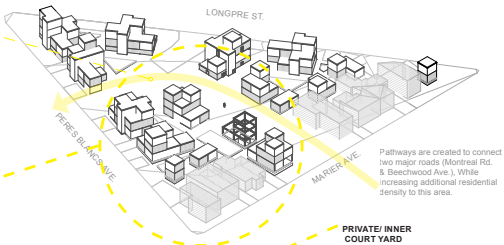




BERMUDA LEMON DRIZZLE

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



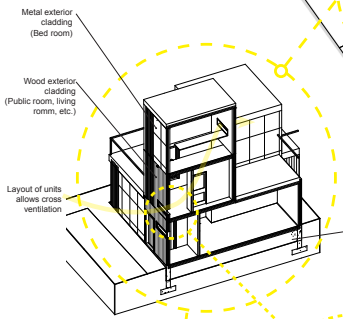
Pathways are created to connect two major roads (Montreal Rd. & Beechwood Ave.), While increasing additional residential density to this area.

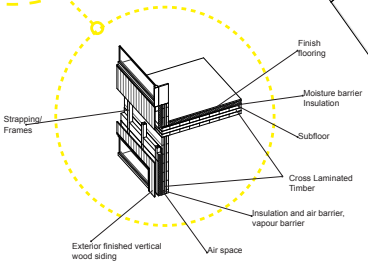
PRIVATE/ INNER COURT YARD
Elevated down
Possible natural skating rink

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





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

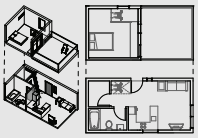
Maximum of 4 storey
Maximum of 8 units

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
616ft² + optional balcony



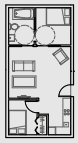
LIME
344ft²



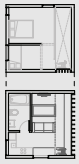
GRAPE FRUITS
516ft²



TANGE.
344ft²



ORANGE
538ft² (2 bed)



CLEMENT.
538ft² (2 bed)

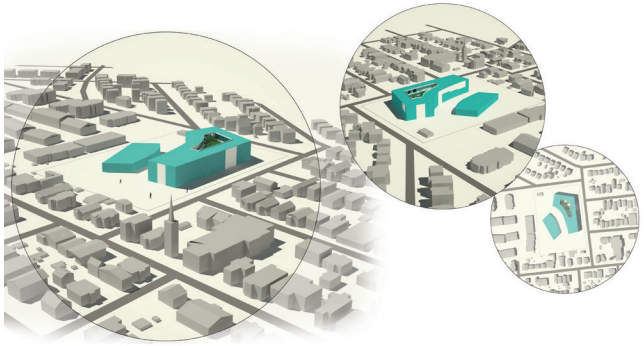
03

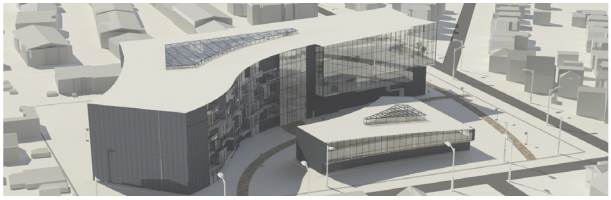
EASY OVER BUDDHA HOUSING

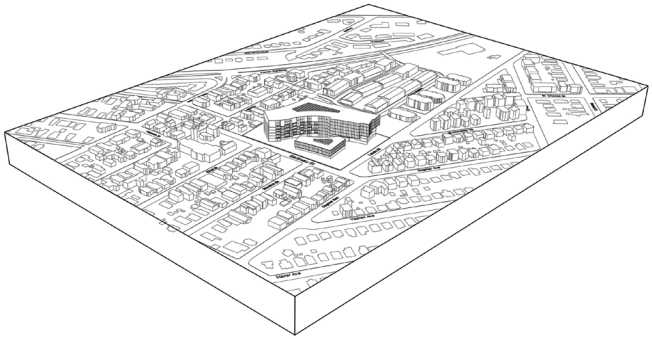
THAT'S SO VANIER

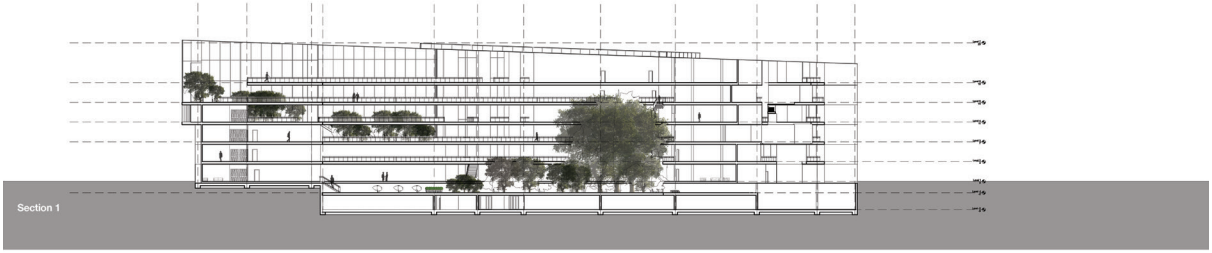
Heeva Salemi

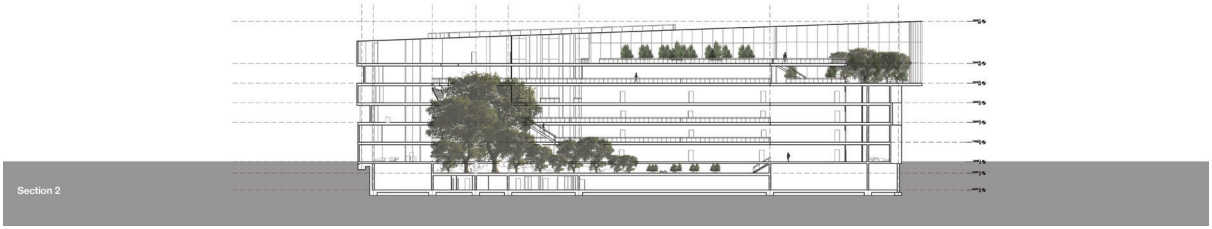
The complex has a marine feel, designed in a compact way in 2 sections, residential and commercial. The massing and feel is one of a cruise liner with central atriums. The residential part has a central courtyard that is continuous through the whole building with a skywards atrium opening upwards from 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.

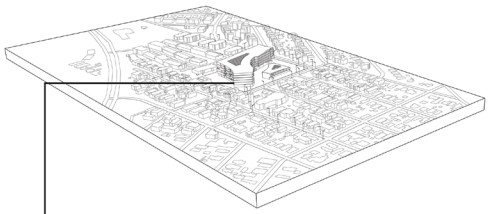


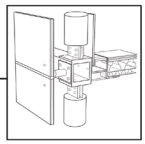




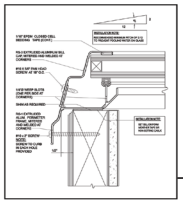




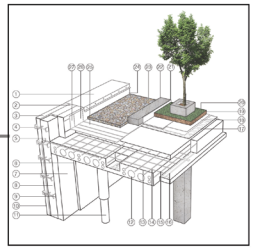




Granite and Glass Joint Detail

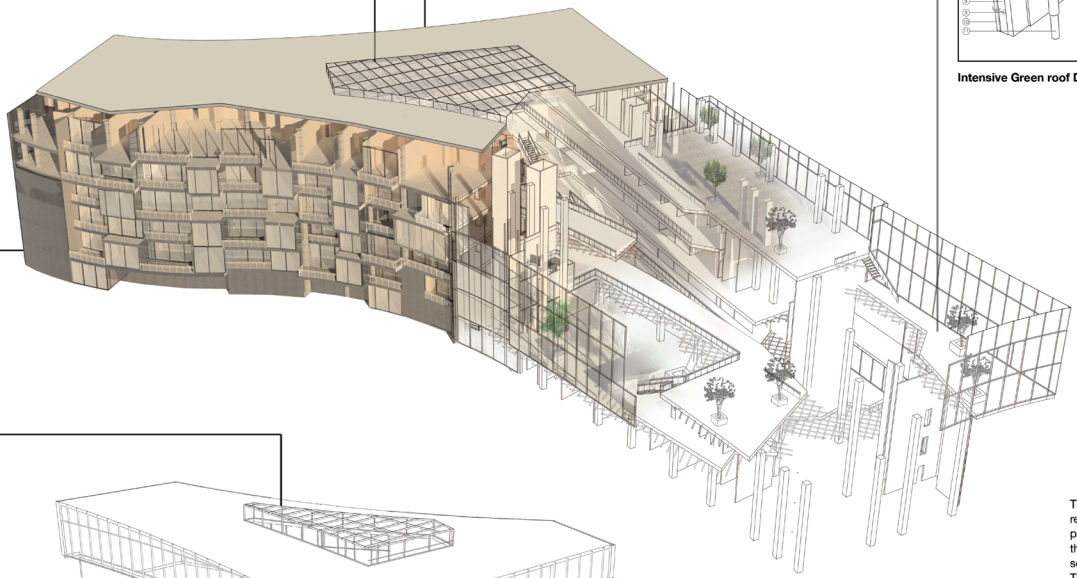


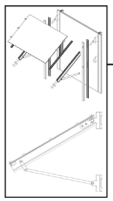
Skylight Detail



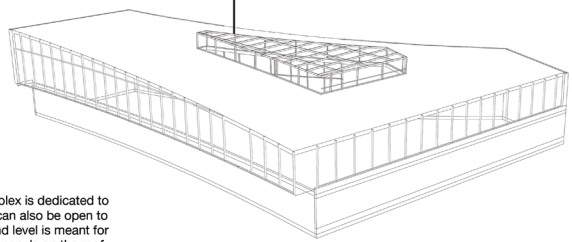
1.Flashing (Fasten to J-Track)
2. Blocking
3. Quad-Lock metal J-Track
4. Quad-Lock 6" tie blue
5. Quad-Lock wire top tie
6. Interior Wall Finish
7. Quad-Lock Panles
8. Reinforced Concrete Core
9. Quad-Lock 8" tie yellow
10. Exterior Wall Finish
11. Drain
12. Void Holes for Utilities
13. Quad-Deck Panel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

Intensive Green roof Detail





Solar Panel Detail



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.

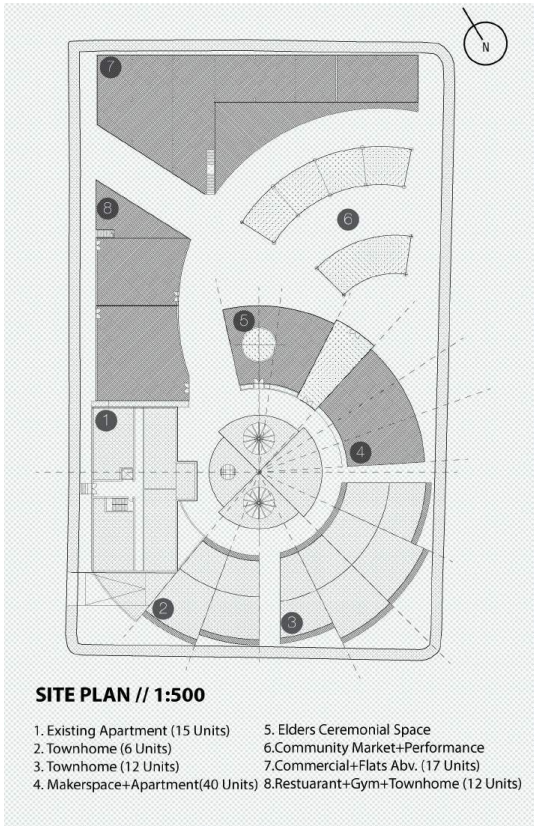
The complex is designed in 2 sections, residential and commercial. The residential part has central courtyard that is continuous through the whole building. There ae aslo scattered atrium starting from the third floor. Therefore, people can walk through the building through this green pathway. The two 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.

04

DANGEROUSLY ENCIRCLED
THAT'S SO VANIER

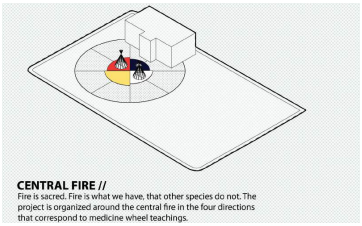
Jason Surkan

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!

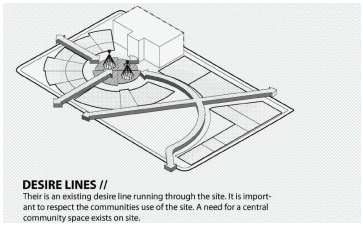


SITE PLAN // 1:500

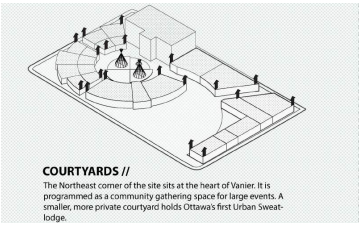
1. Existing Apartment (15 Units)
2. Townhome (6 Units)
3. Townhome (12 Units)
4. Makerspace+Apartment(40 Units)
5. Elders Ceremonial Space
6. Community Market+Performance
7. Commercial+Flats Abv. (17 Units)
8. Restuarant+Gym+Townhome (12 Units)



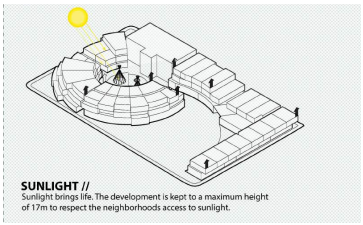
CENTRAL FIRE //
Fire is sacred. Fire is what we have, that other species do not. The project is organized around the central fire in the four directions that correspond to medicine wheel teachings.



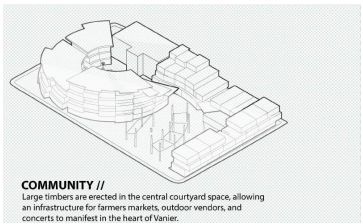
DESIRE LINES //
Their is an existing desire line running through the site. It is important to respect the communities use of the site. A need for a central community space exists on site.



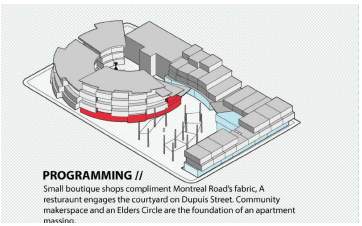
COURTYARDS //
The Northeast corner of the site sits at the heart of Vanier. It is programmed as a community gathering space for large events. A smaller, more private courtyard holds Ottawa's first Urban Sweat-lodge.



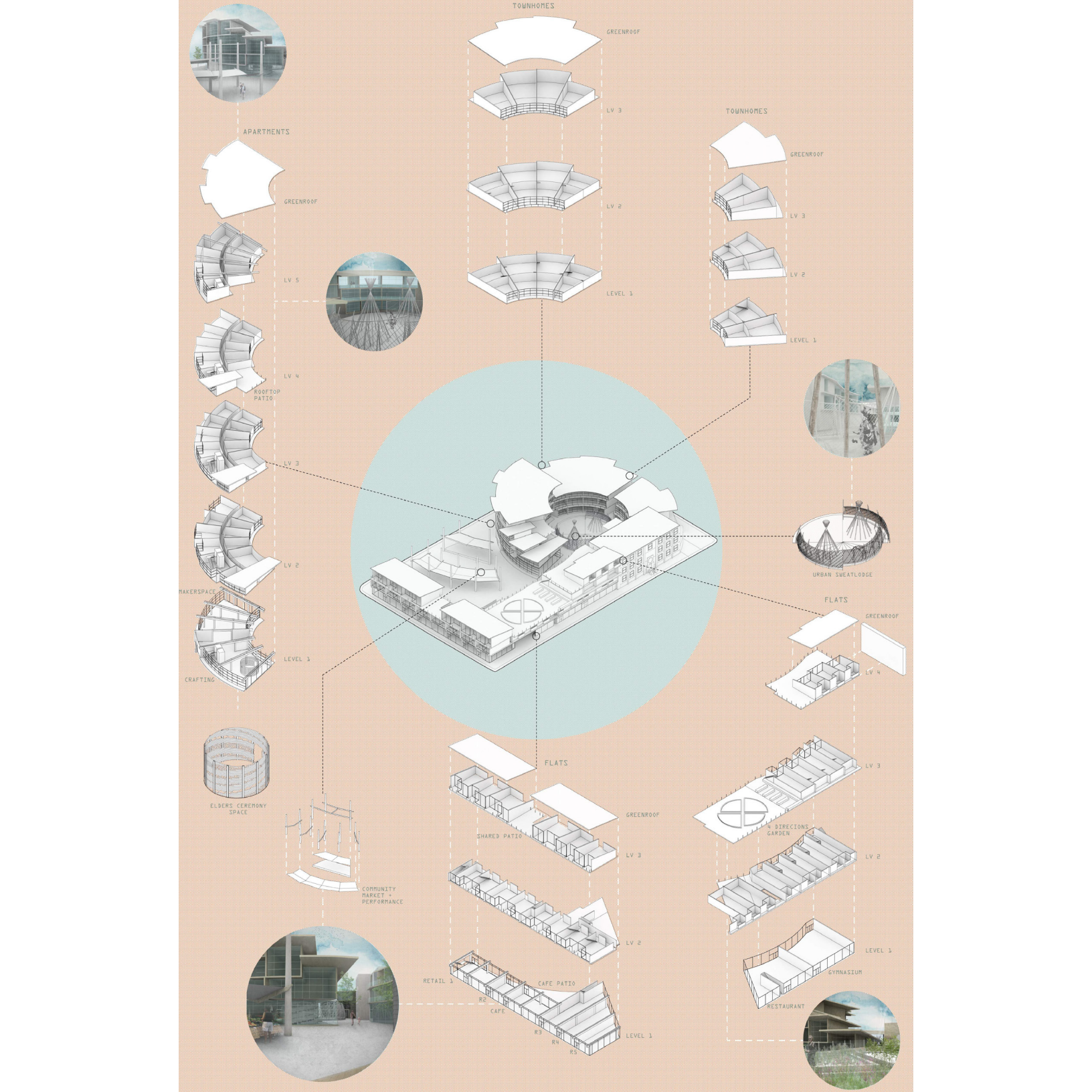
SUNLIGHT //
Sunlight brings life. The development is kept to a maximum height of 17m to respect the neighborhoods access to sunlight.



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.

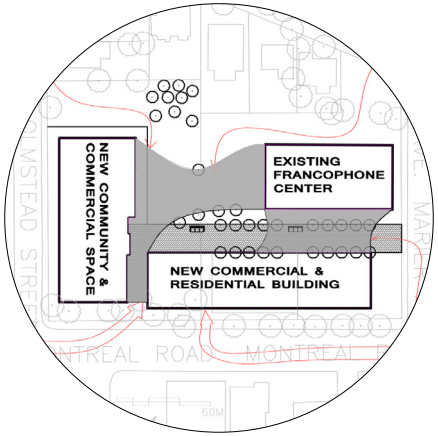

TOWNHOMES
GREENROOF
LV 3
LV 2
LEVEL 1
TOWNHOMES
GREENROOF
LV 3
LV 2
LEVEL 1
APARTMENTS
GREENROOF
LV 5
LV 4
ROOFTOP PATIO
LV 3
LV 2
MAKERSPACE
LEVEL 1
CRAFTING
URBAN SWEATLODGE
FLATS
GREENROOF
LV 4
ELDERS CEREMONY SPACE
COMMUNITY MARKET + PERFORMANCE
FLATS
GREENROOF
SHARED PATIO
LV 3
LV 2
RETAIL 1
CAFE PATIO
R2
CAFE
R3
R4
R5
LEVEL 1
LV 3
4 DIRECTIONS GARDEN
LV 2
LEVEL 1
GYMNASIUM
RESTAURANT

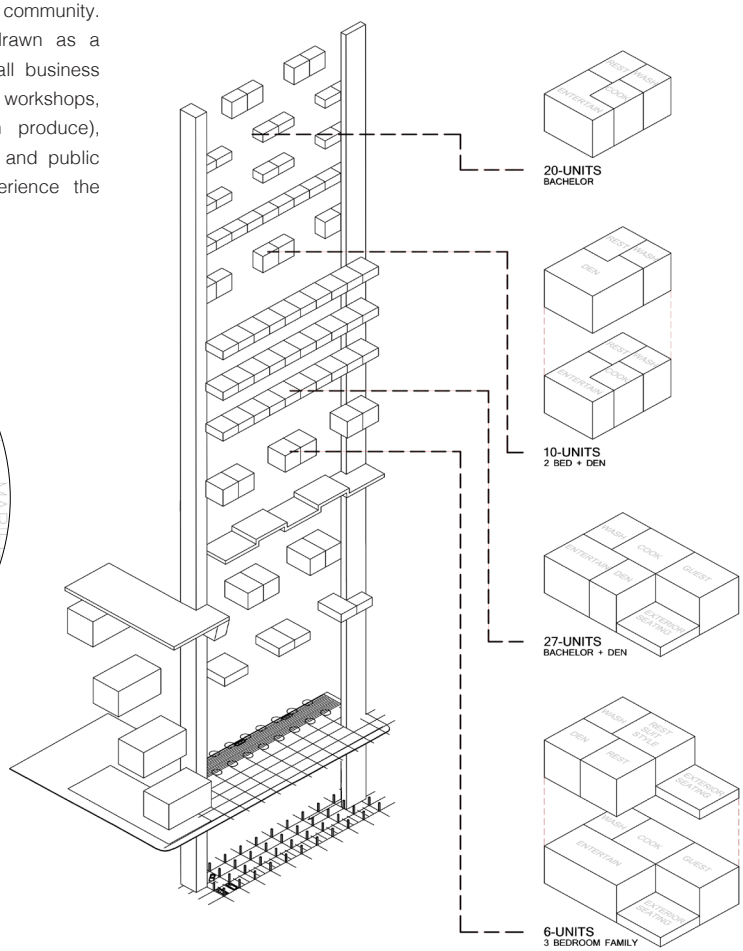
05

URBAN ARACHNID
THAT'S SO VANIER

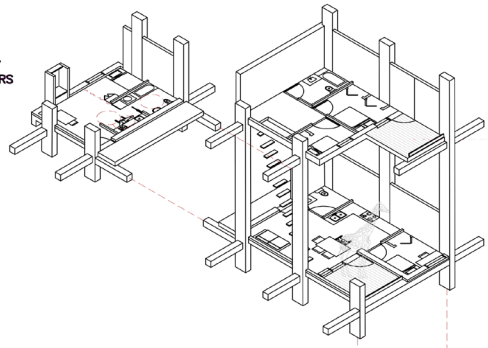
Oliver Tang

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.

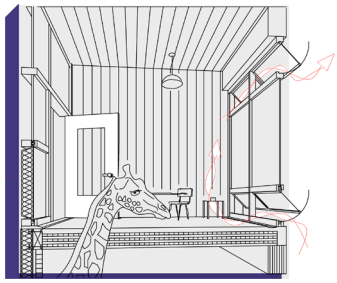




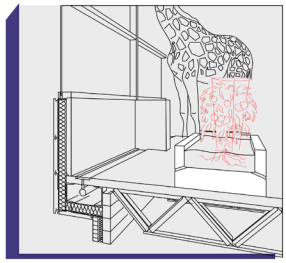
BAYVIEW
22 BACHELOR UNITS FULLY ACCESSIBLE WITH 36" DOORS & BAY WINDOW VIEWING COMMUNITY SPACES. SUIT AREA 109SQM

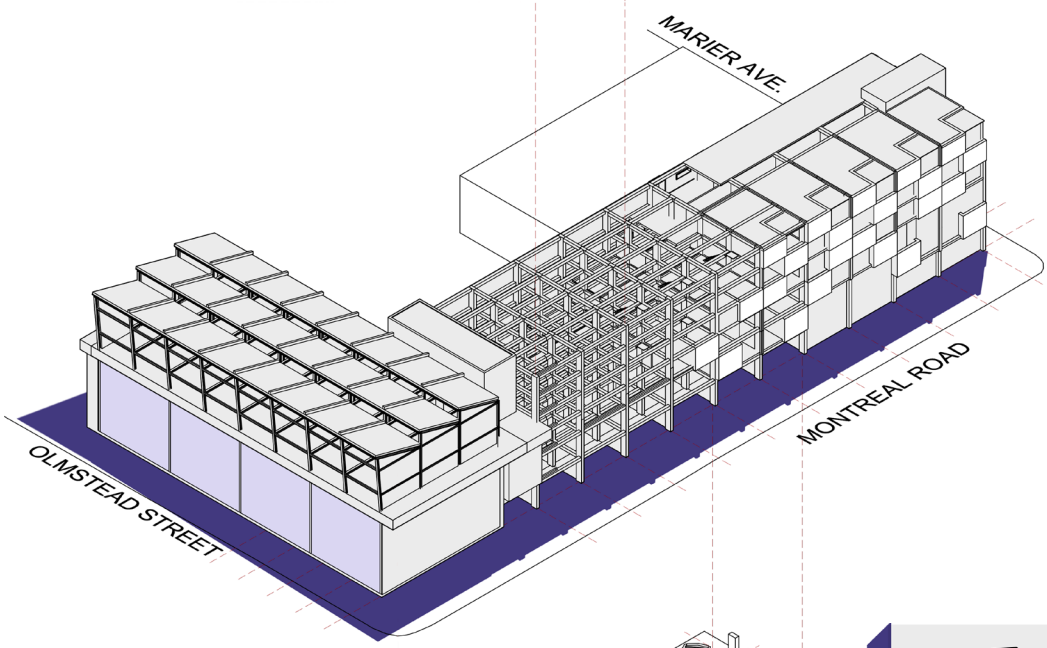


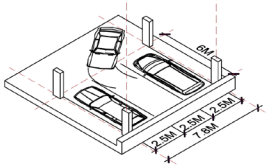
SUNNYSIDE
6 UNITS 3BED FAMILY UNITS ACCESSIBLE GROUND AREA SUNROOMS ON EACH FLOOR WITH WINDOWS FACING SOUTH 226.2 SQM LIVING AREA 15.6 SQM SUNROOMS











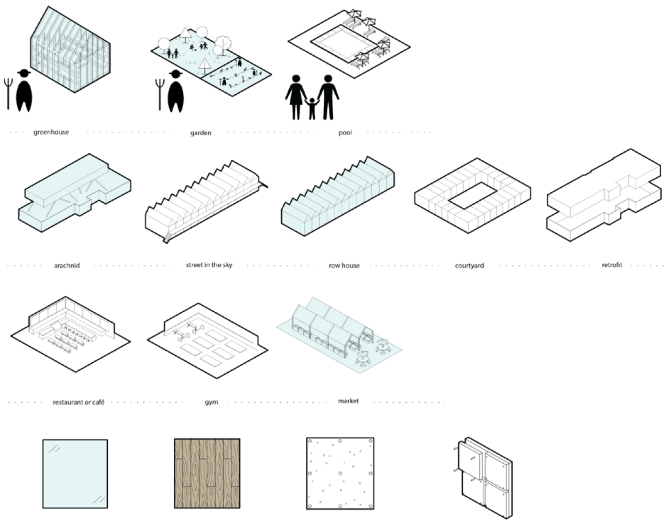


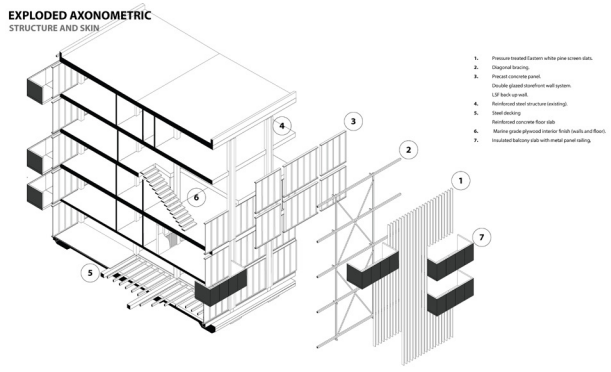
06

NORWEGIAN
THAT'S SO VANIER

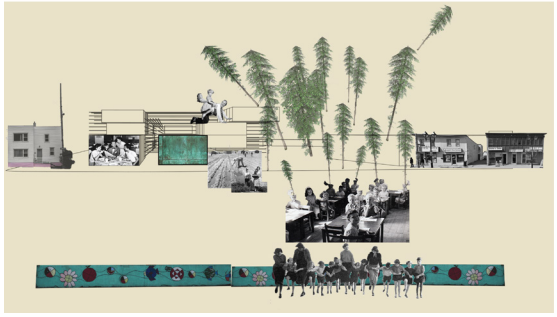
Tori Hamatani + Michelle Harper

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.

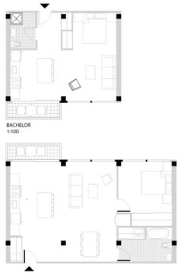






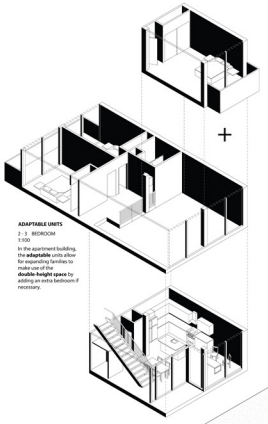


APARTMENT UNIT PLANS



BACHELOR
1:100

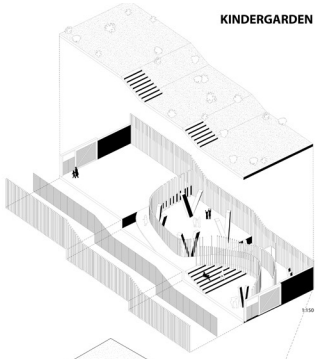
1 BEDROOM
1:100



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

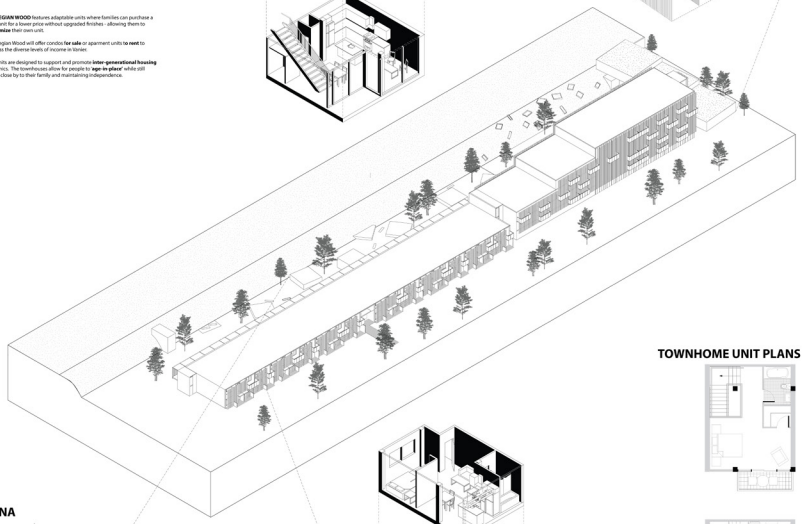


1:150

NOWEGIAN 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 Ionier.

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.



TOWNHOME UNIT PLANS

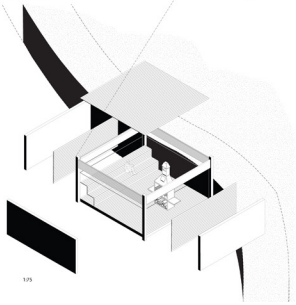


1 BEDROOM
1:100

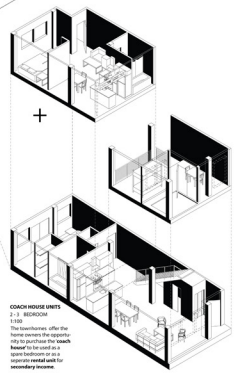


2 BEDROOM
1:100

SAUNA

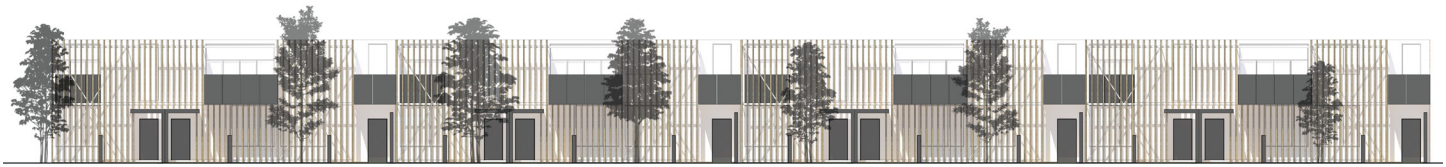


1:75



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 seperate **rental unit** for **secondary income**.



PARTIAL EAST ELEVATON: TOWNHOMES, 10:30AM

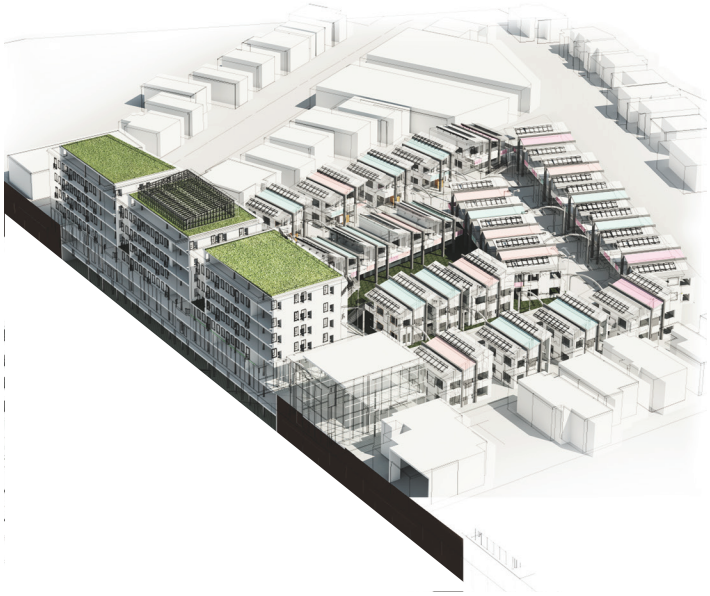
1:200

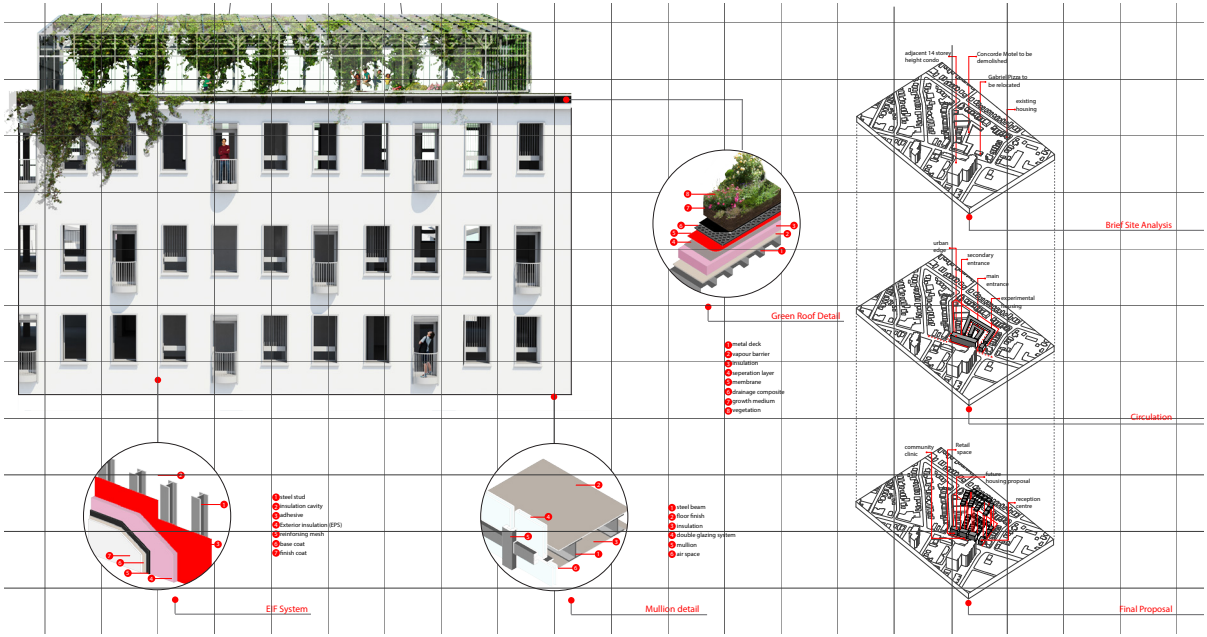
07

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.





Sustainability

Sustainability: What are best practices to maximize the environmentalsustainability of prefabricated and modular housing units during the construction phase and in terms of energy consumption once the units are occupied?

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?

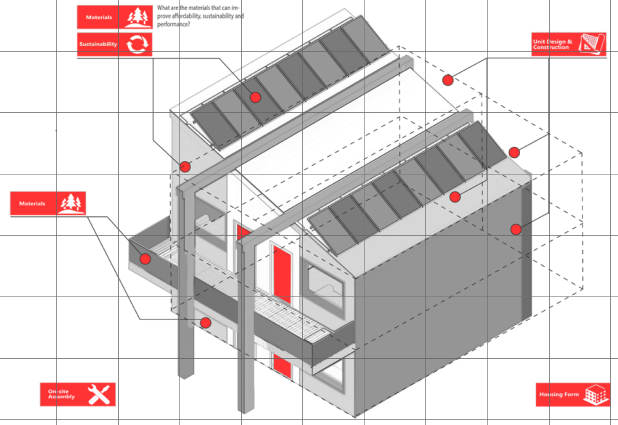
Materials

Sustainability

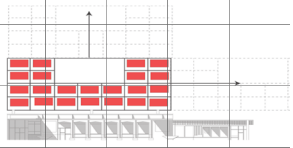
What are the materials that can improve affordability, sustainability and performance?

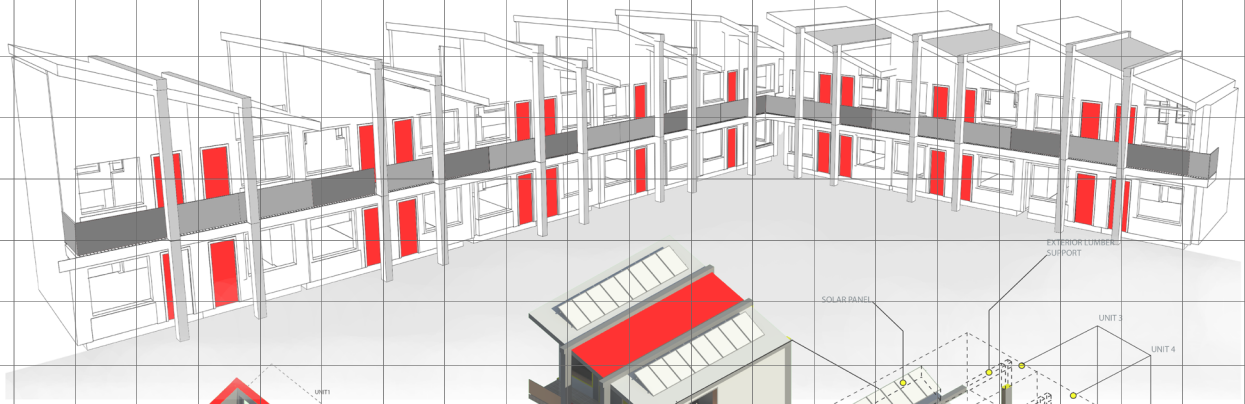
On-site Assembly

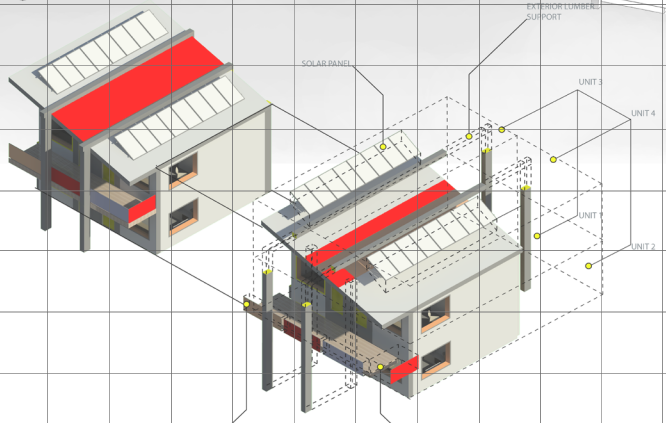
What are the options for on-site integration of modular and prefabricated housing units at development sites to ensure the process is as time efficient and cost effective as possible?

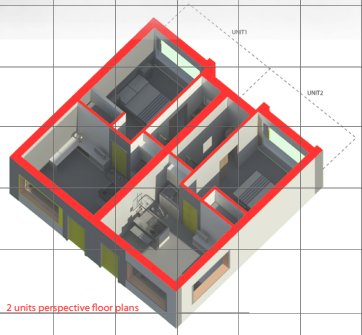


MASSING/ STRUCTURE



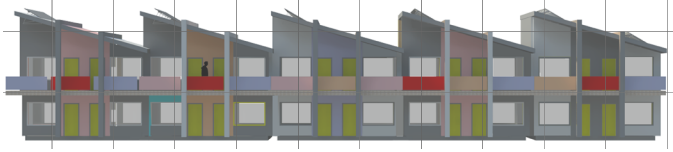


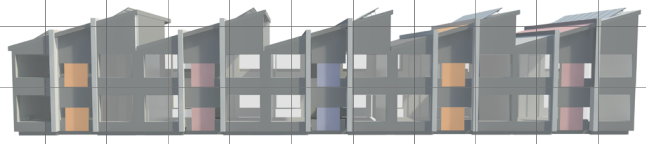




2 units perspective floor plans

Axonometric View/ Exploded view





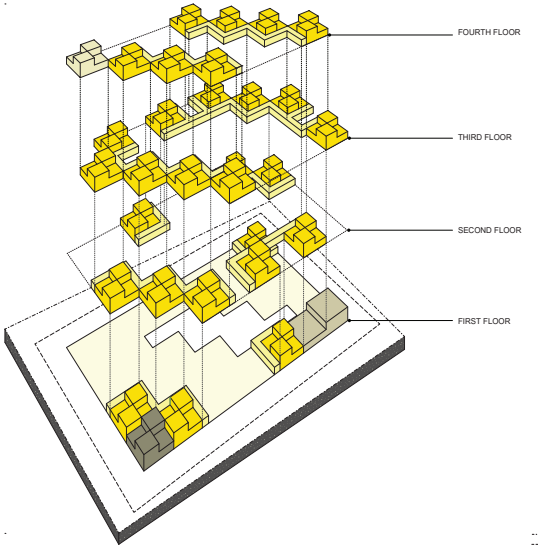
08

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.



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



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



3. HIDE LOADING AND PARKING UNDER THE BUILDING AT GROUND LEVEL

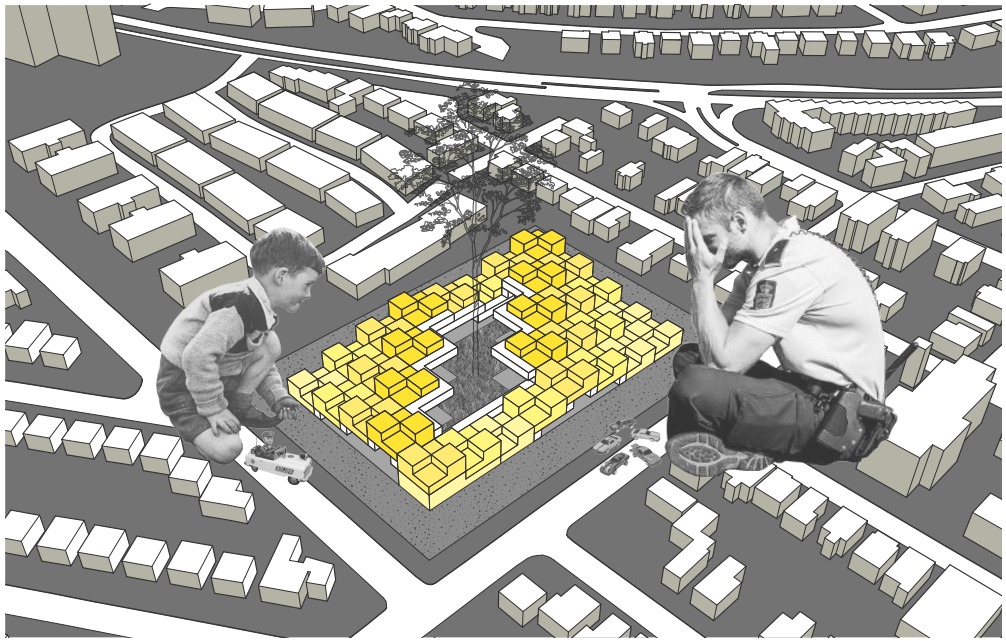


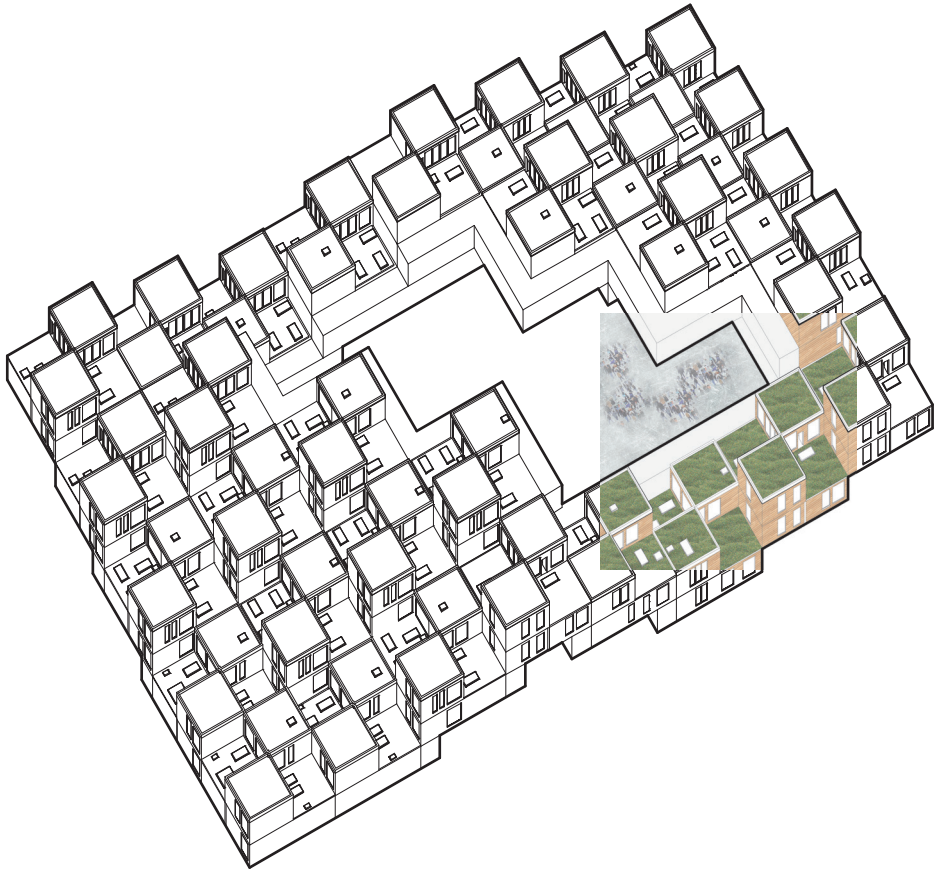
4. SLOPE THE SOUTHEAST AND NORTHWEST CORNERS OF THE BUILDING TO DECREASE SHADOWS ON THE SURROUNDING HOUSES

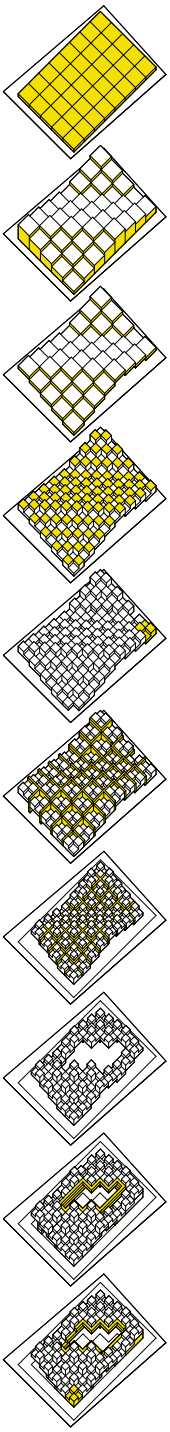


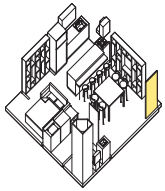
5. CREATE A TRAIL THAT CONNECTS THE SOUTHEAST AND NORTHWEST CORNERS OF THE SITE





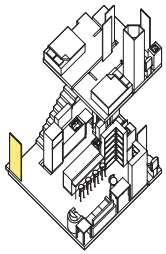






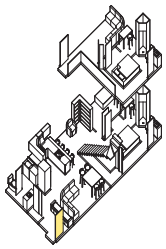
+ SINGLE CUBE

+ BACHELOR



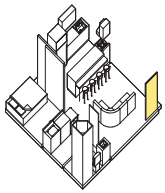
+ DOUBLE CUBE

+ 2 BEDROOM



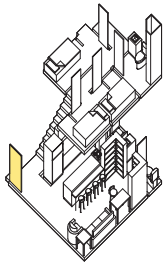
+ TRIPLE CUBE

+ 3 BEDROOM



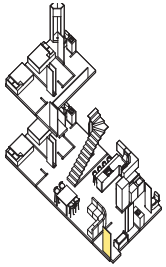
+ SINGLE CUBE

+ 1 BEDROOM



+ DOUBLE CUBE

+ 3 BEDROOM



+ TRIPLE CUBE

+ 4 BEDROOM

09

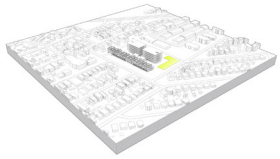
RAW TEN

HYBRID HOUSING - THAT'S SO VANIER

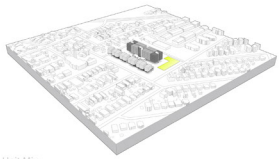
Shawn Duke

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



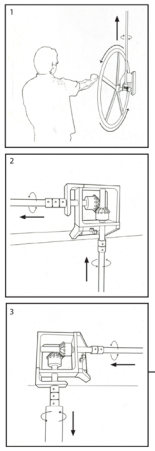
Unit Mix

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



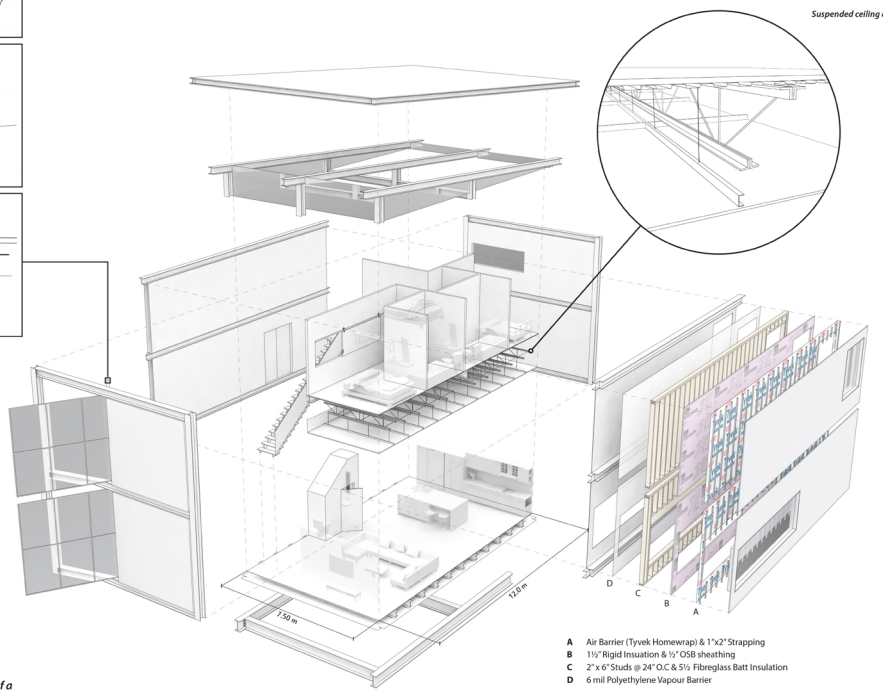
Metal Mesh and Corten Steel Panelling to reinforce "dirty" look and fit into neighbourhood
Green Roofs, Green Spaces and Old school building as a step towards sustainability





Mechanical system for large windows

Suspended ceiling detail



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

Exploded Axonometric of a single townhouse



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

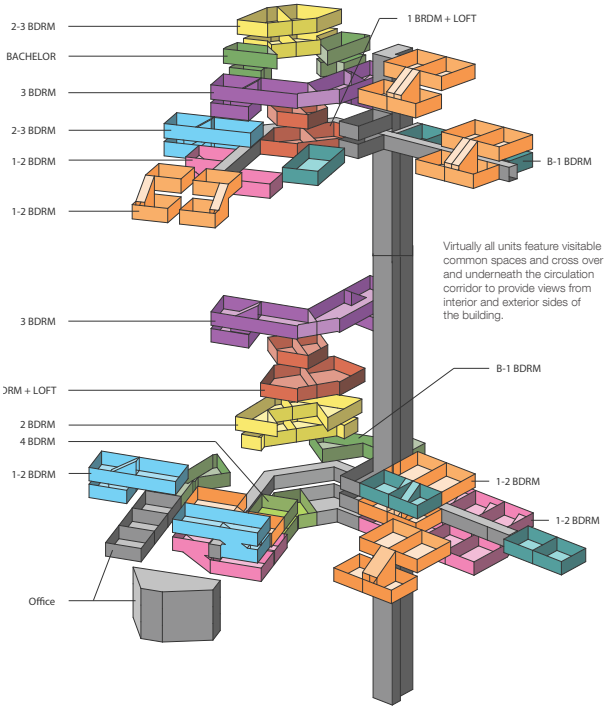
10

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.



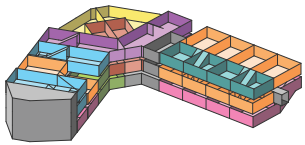


FLOOR 5 & 6



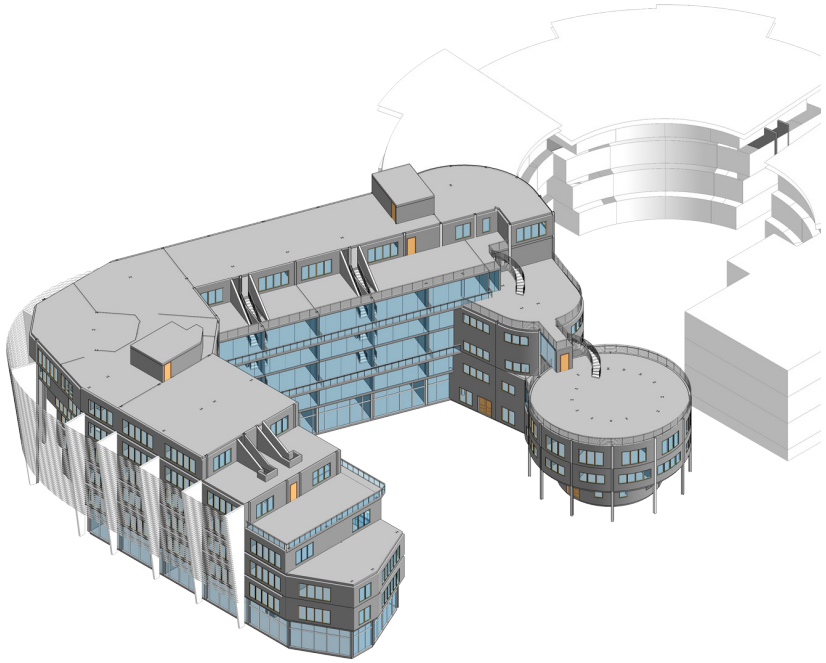


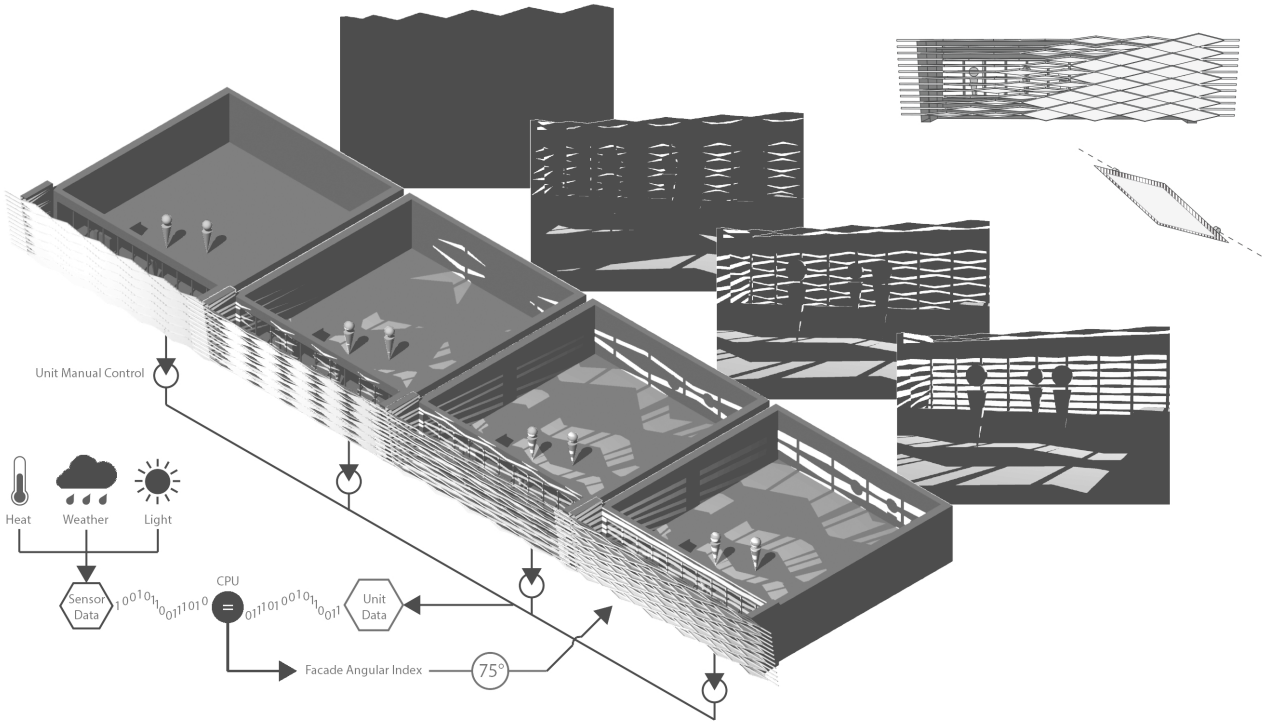
FLOOR 2, 3 & 4





TOTAL UNIT COUNT: 47



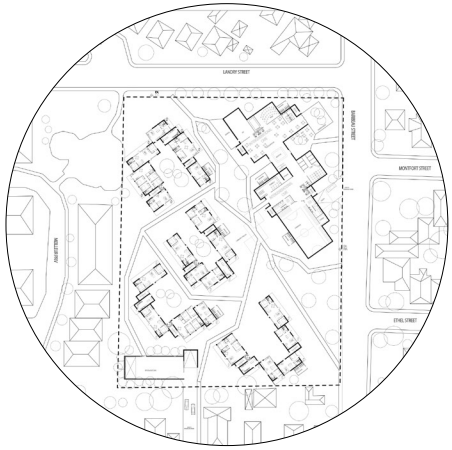


11

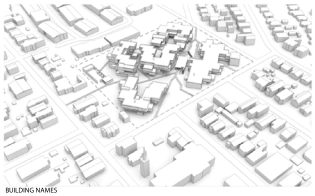
EASY ANGST HOUSING
THAT'S SO VANIER

Stephanie Agar

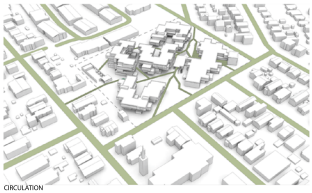
Easy Angst -- Vanier is not desperate it is vital. 200 Baribeau is a mixed--use complex that provides housing and a business anchor, an Intergenerational Day Care Center. Easy Angst Housing is incentivized by the fact that 1 in 4 families in North America are currently living with their grandparents. 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.



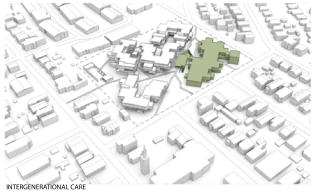




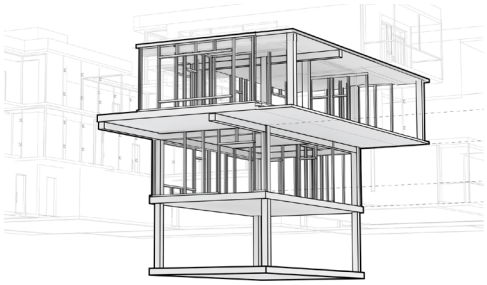


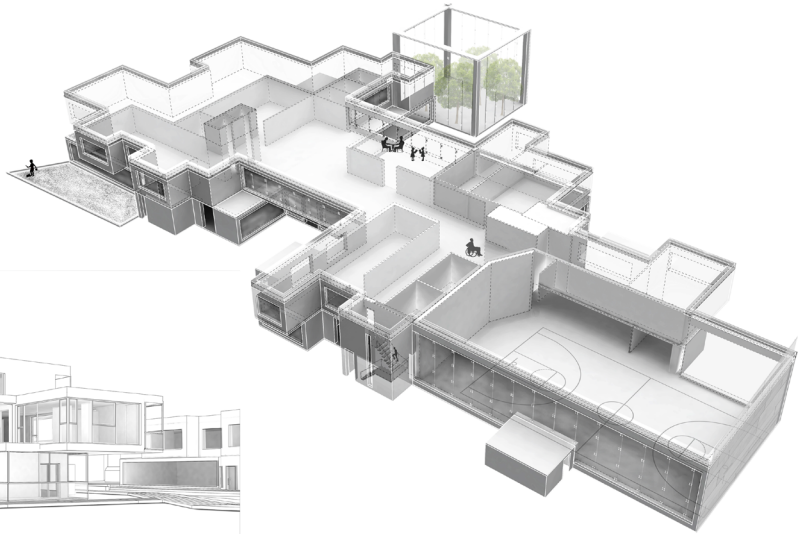






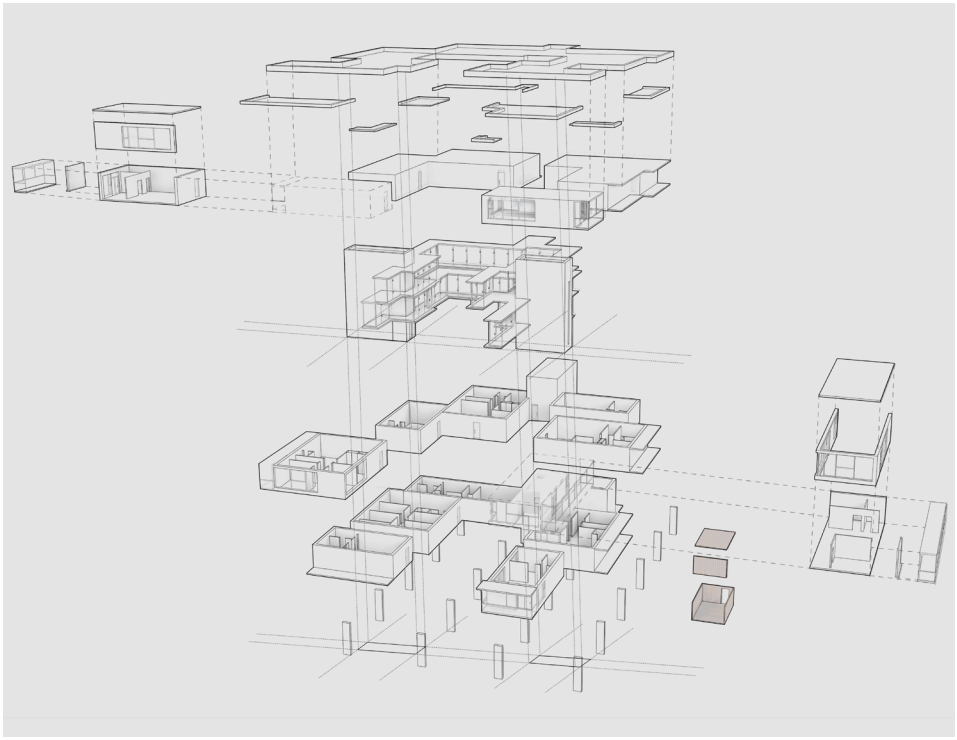






1. 9 x 250 Primed Fibreboard Sweetwood (Alexandria Moulding)
2. 14 Select grade Douglas Fir plywood sheathing (Canyon Lumber)
3. 2 x 6 Hot dipped galvanized steel log bolt (Hillman Group)
4. 76 25 Gauge Z Furring channel (Clark District)
5. 8 Aluminum plate dry joint (Sobotec, 15, 1990)
6. 83 x 83 20 Gauge galvanized stainless steel angle flashing (Gibraltar)
7. 7 x 20 Galvanized stainless steel bent anchor bolt (Hackman)
   (1) Flat washer
   (2) Flat washer



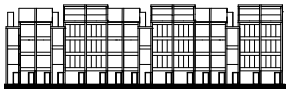


12

SCARCELY CUTE
THAT'S SO VANIER

Anna Leung

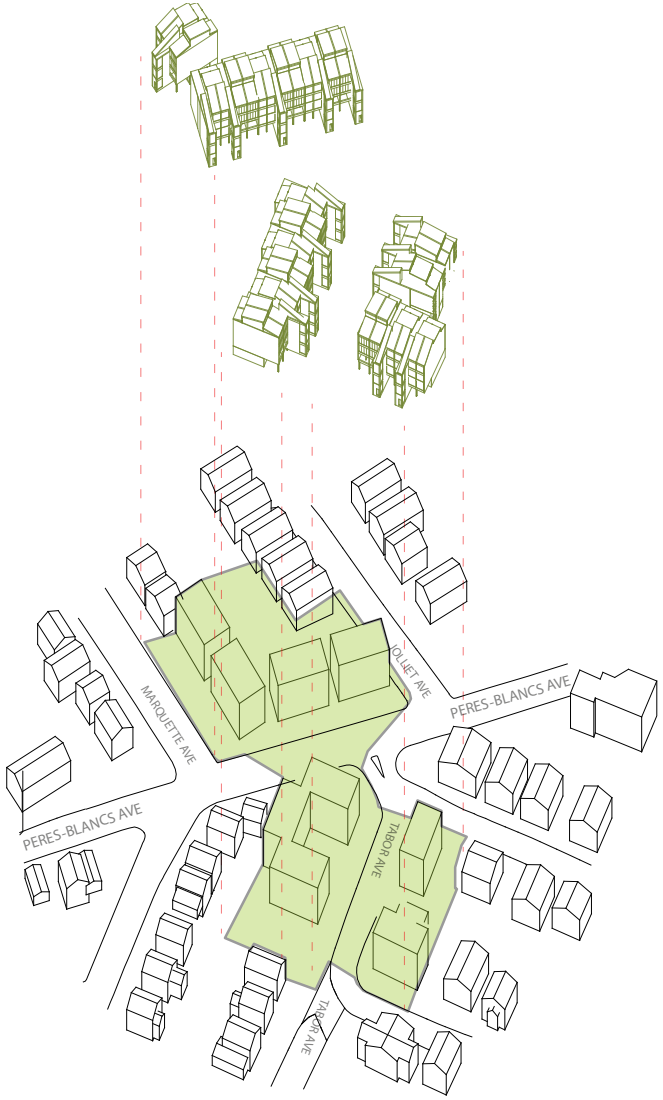
Scarcely Cute describes the collection of Mews--laneway inspired houses and apartments that looks at redefining and revitalizing the existing six--plex housing complexes in Vanier – this is a dynamic densification within an embedded neighborhood concept. The houses come in three modular widths; 2.5m 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

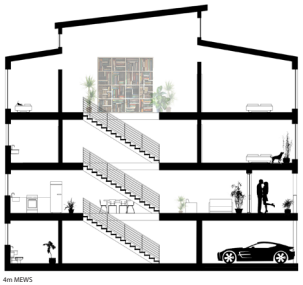




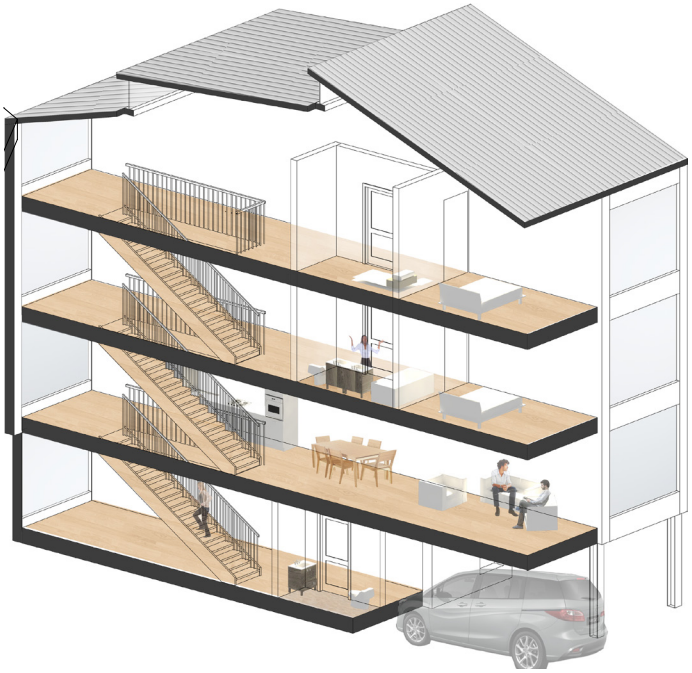
BACHELOR UNITS

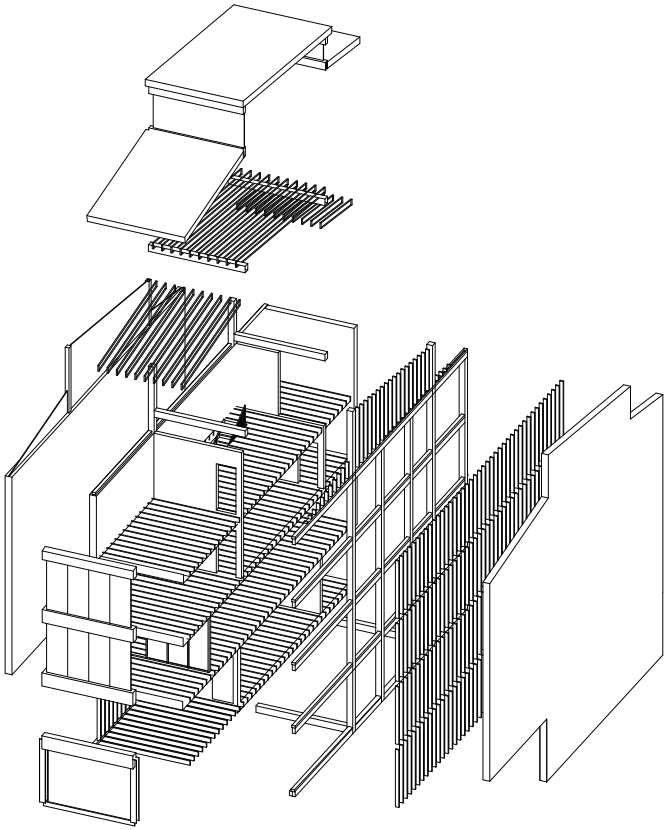


3m MEWS



4m MEWS







Jolliet Ave - Tabor Ave



View along Peres-Blancs Ave

13

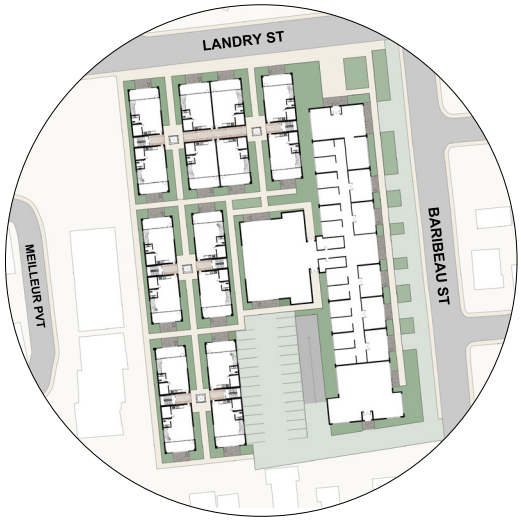
Q·ARTIER

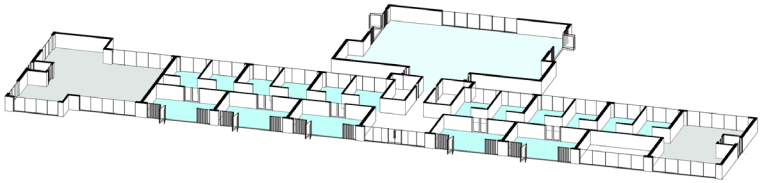
HOUSING / STUDIO / STORE / WORKSHOP

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.





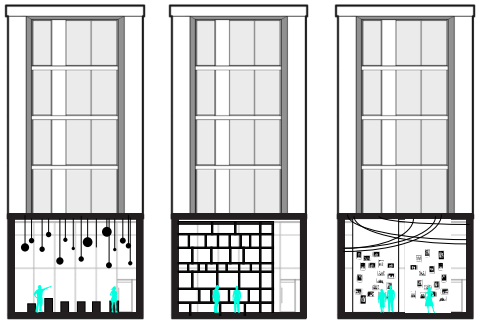
GYM ····· MIXED USE SPAC FOR OPEN EVEN AND EXHIBITION

CLASSROOMS ····· WORKSHOPS/ STORES/STUDIO

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



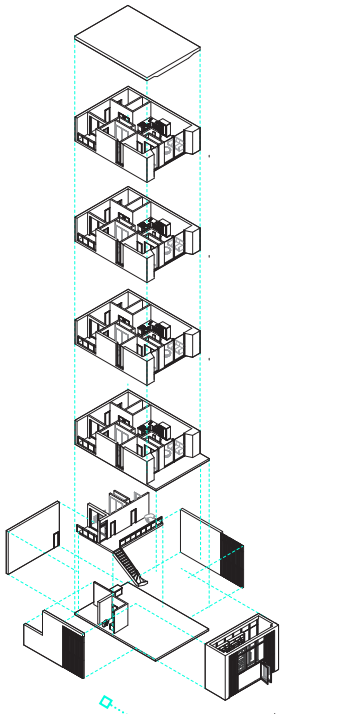
SHOW YOUR WORK!

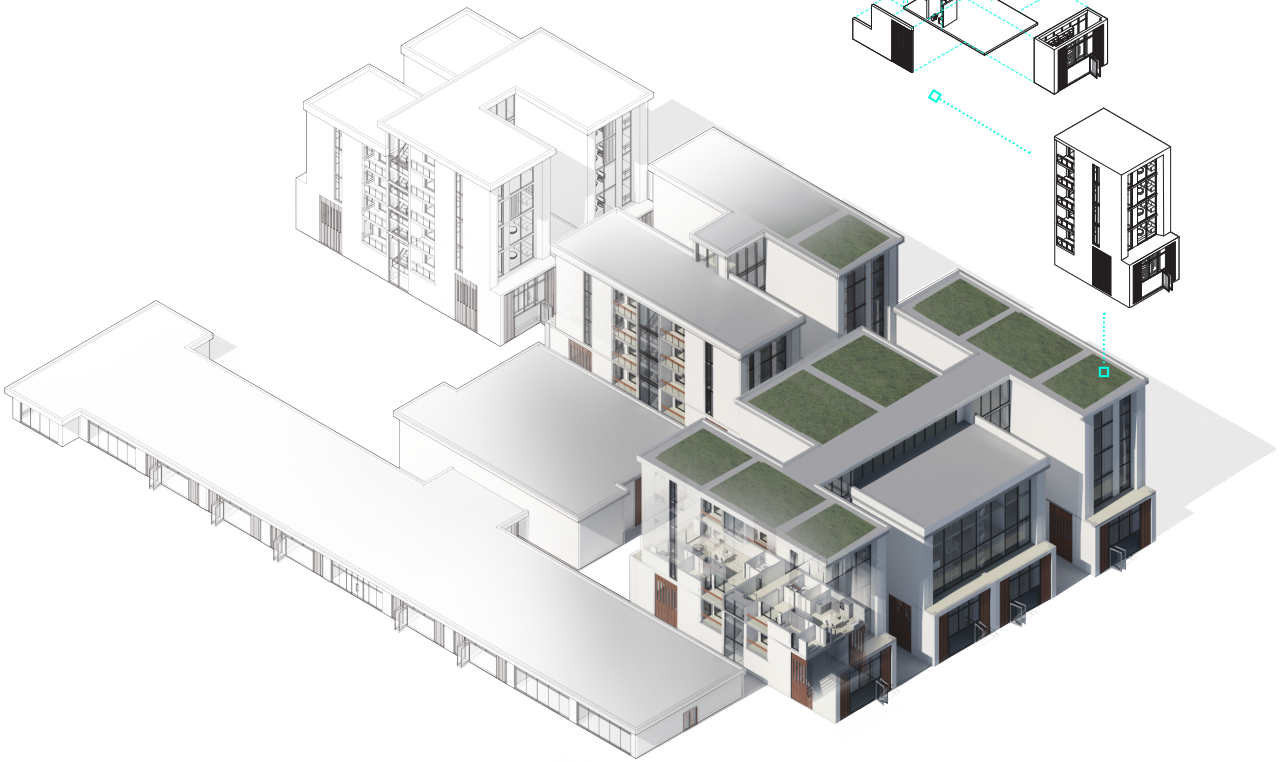
ALL 16 STUDIO UNITS HAVE A DOUBLE-HEIGHT DISPLAY SPACE/SHOPS OPENED TO THE PUBLIC. ARTISTS/ ARTISANS WHO ARE LIVING/WORKING IN Q·ARTIER WILL CONTRIBUTE IN CREATING A MUCH MORE INTERESTING AREA BY CREATING DIFFERENT TYPES OF DISPLAY SPACES. IT CAN BE A GALLERY FOR PHOTOGRAPHERS AND PAINTERS; IT CAN BE A SHOWCASE STORE FOR ARTISANS; IT CAN BE ANYTHING THAT CAN ATTRACT VISITORS TO COME AND DISCOVER THE ART IN Q·ARTIER.









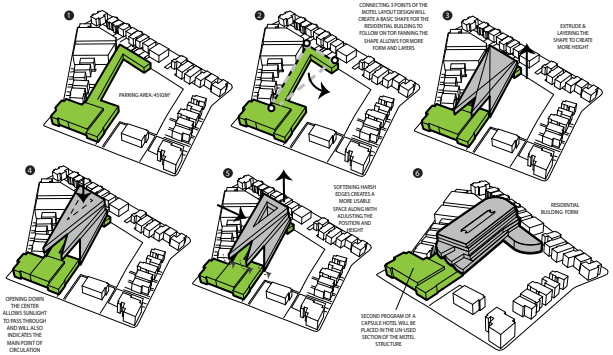


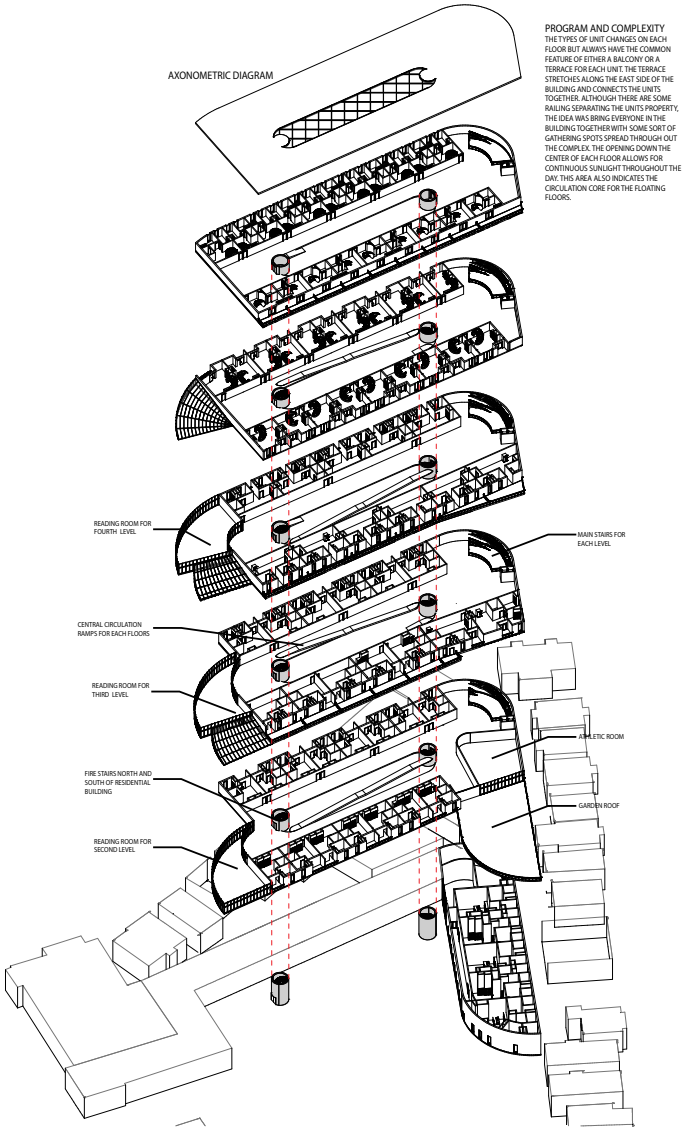
14

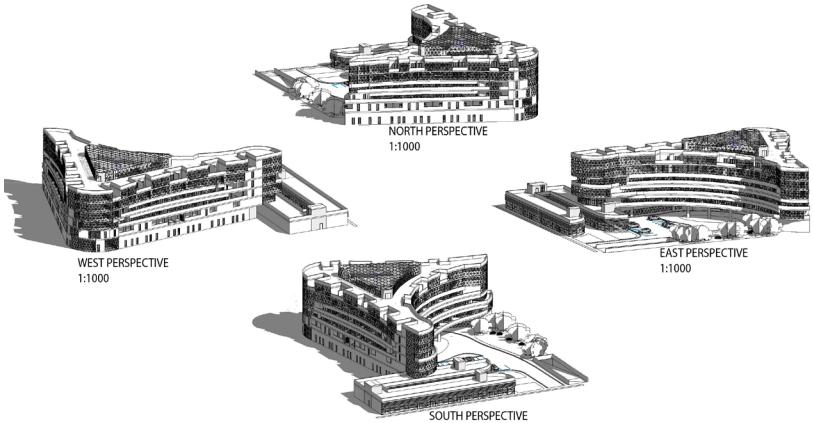
VANIER GRAND
THAT'S SO VANIER

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.





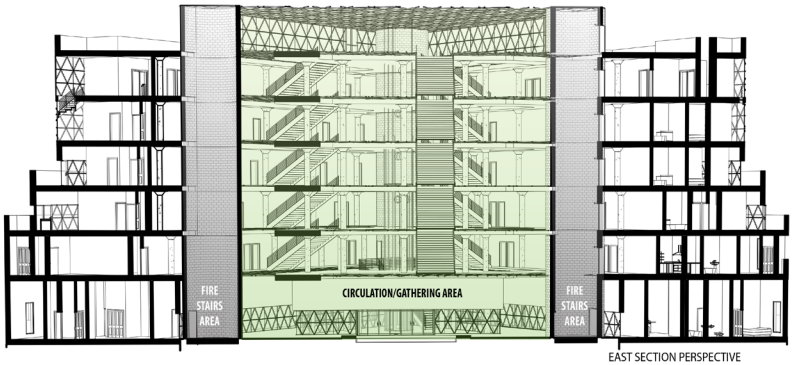


NORTH PERSPECTIVE
1:1000

WEST PERSPECTIVE
1:1000

EAST PERSPECTIVE
1:1000

SOUTH PERSPECTIVE
1:1000



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.

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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

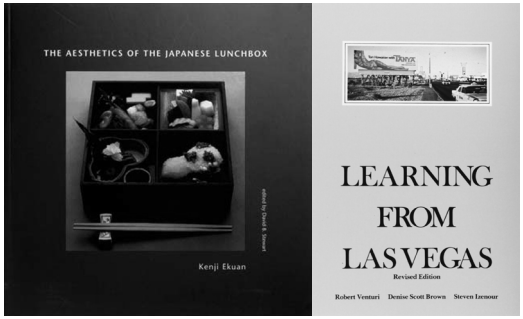
Baklava Studio was the nickname given to a unit studio on the maligned fifth floor of the school of architecture where the sun slanted in from pitched roof lights. Through miserable months of snow, leak and thaw, there was always the beach, a sofa, an espresso, and baklava. Students collaborated in ways 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

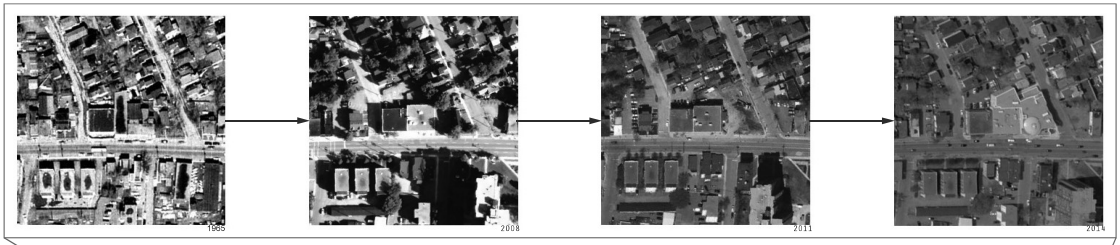
The Bento Studio proceeded as weekly sessions with group and individual exercises to study what is conventionally called the fundamentals of urbanism; the mapping and documenting conventions necessary to move from site selection and documentation to urban parcel, from community mapping to city mapping, 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 (Iive 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 (٢٠١٥ ,concerns in Ottawa. (See The Third City, eds. A. Leung & R. Connah Vertigo Press

MONTREAL ROAD, VANIER



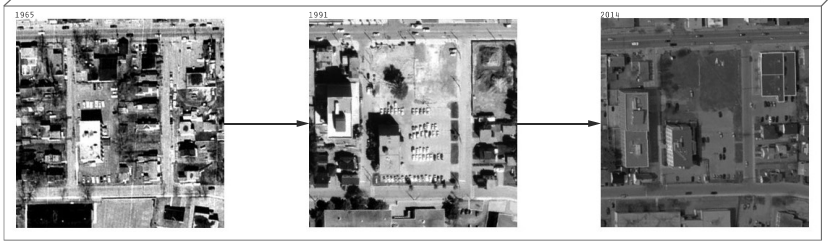


1965





2014





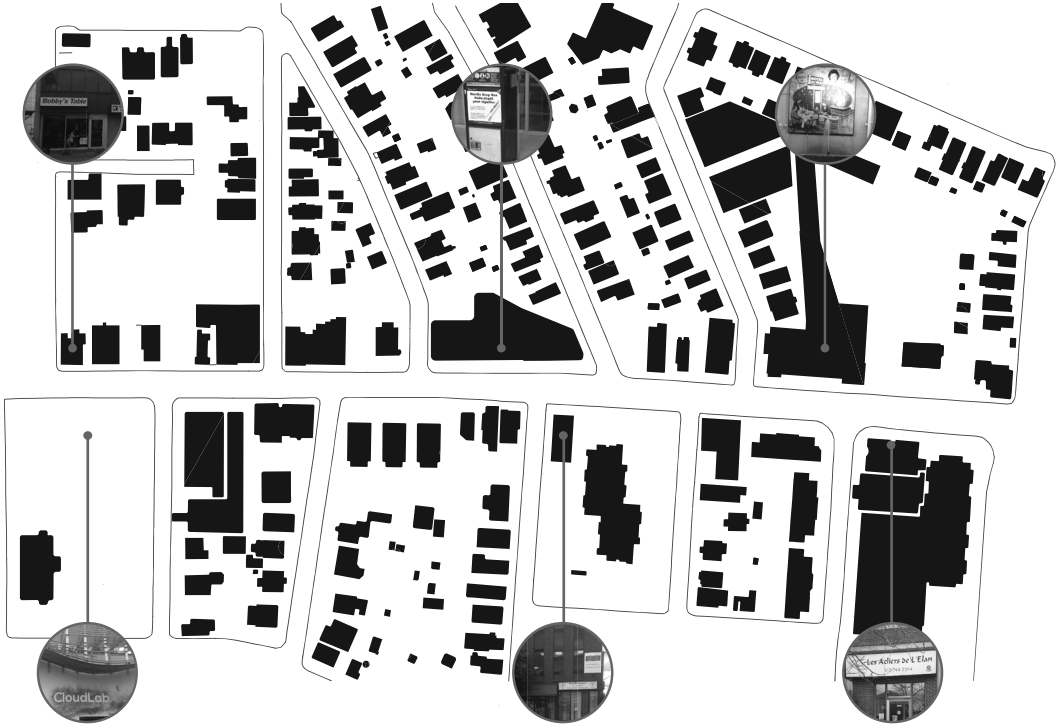


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FIGURE GROUND

LAND USE



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

Residential Area

Commercial Area

Total Area

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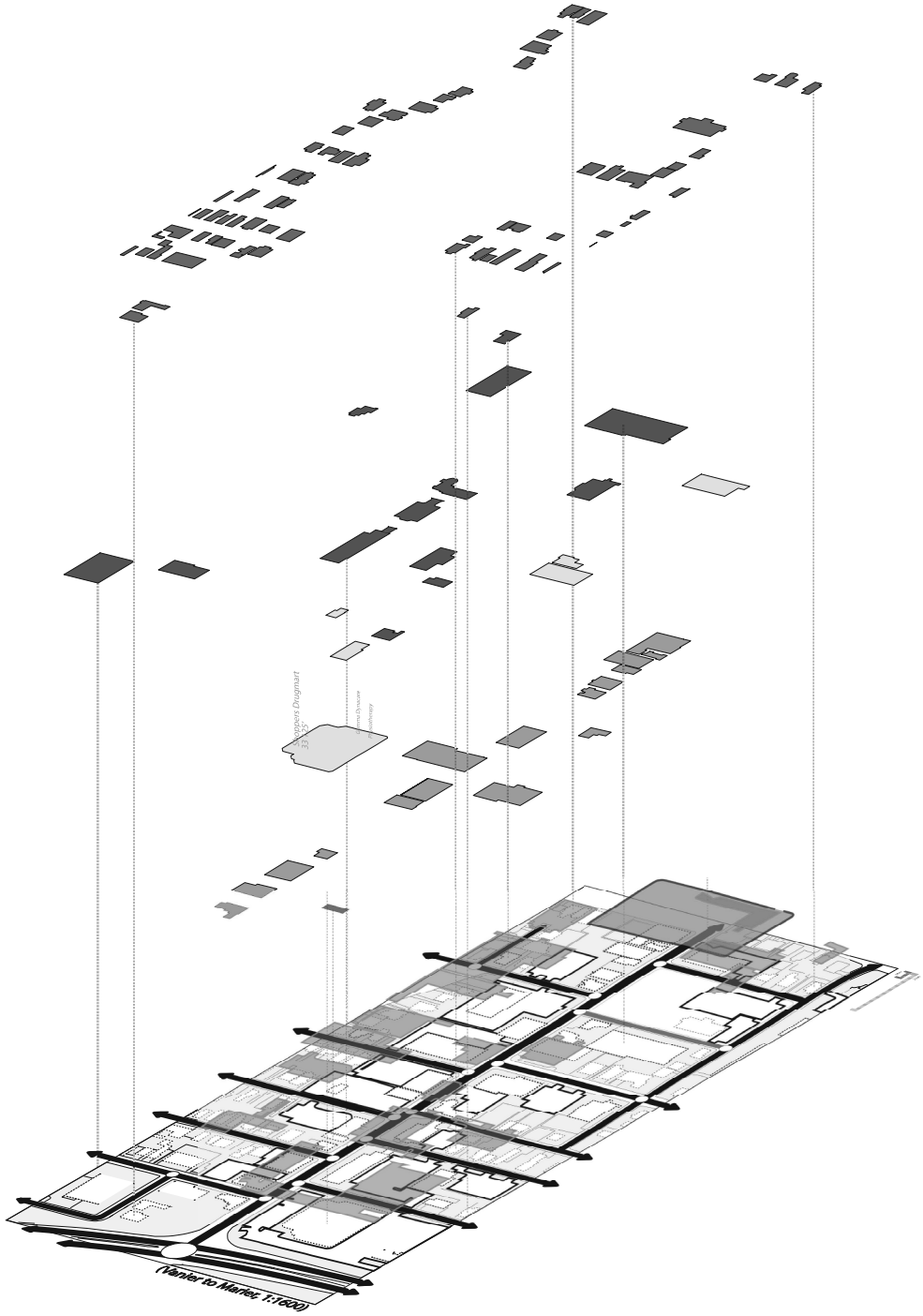
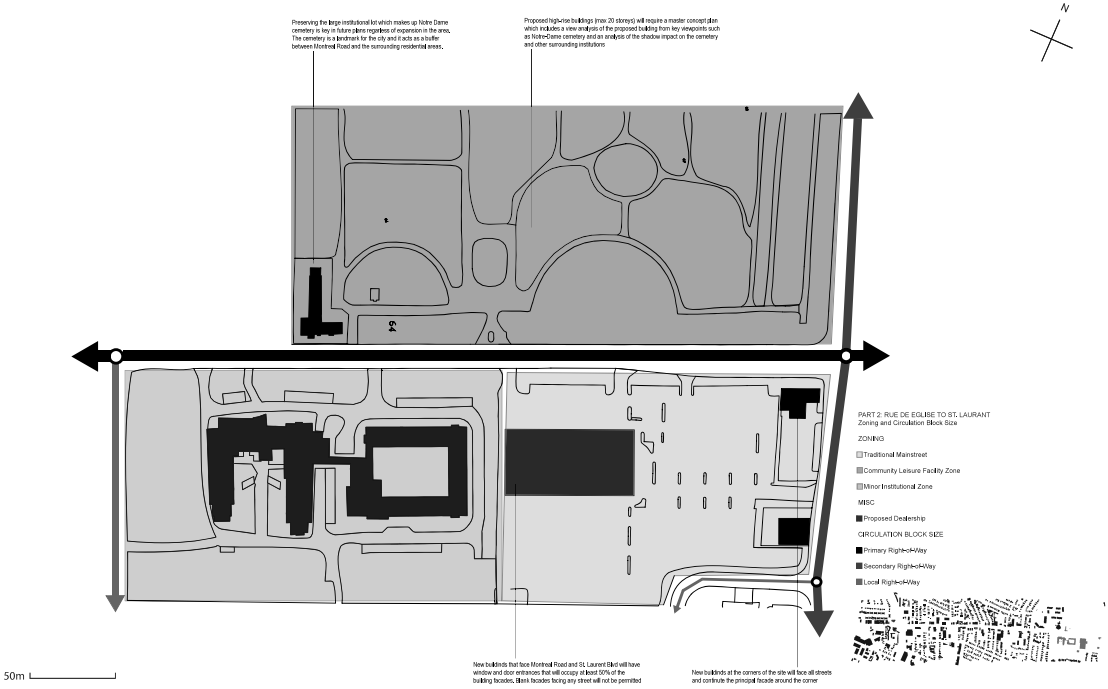
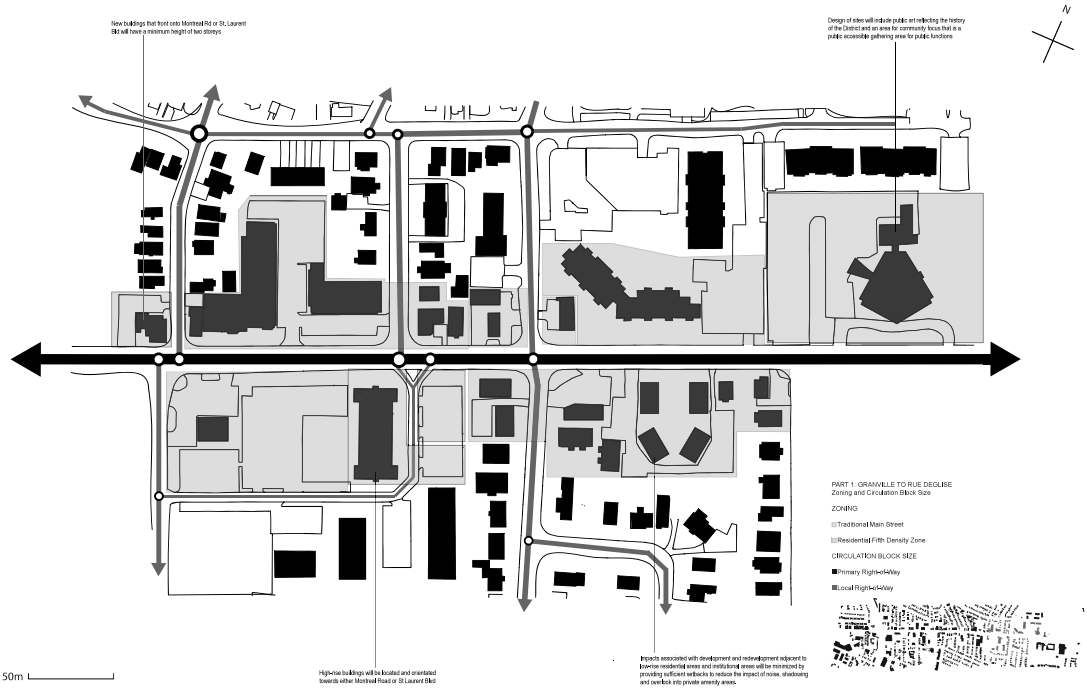
LAND USE

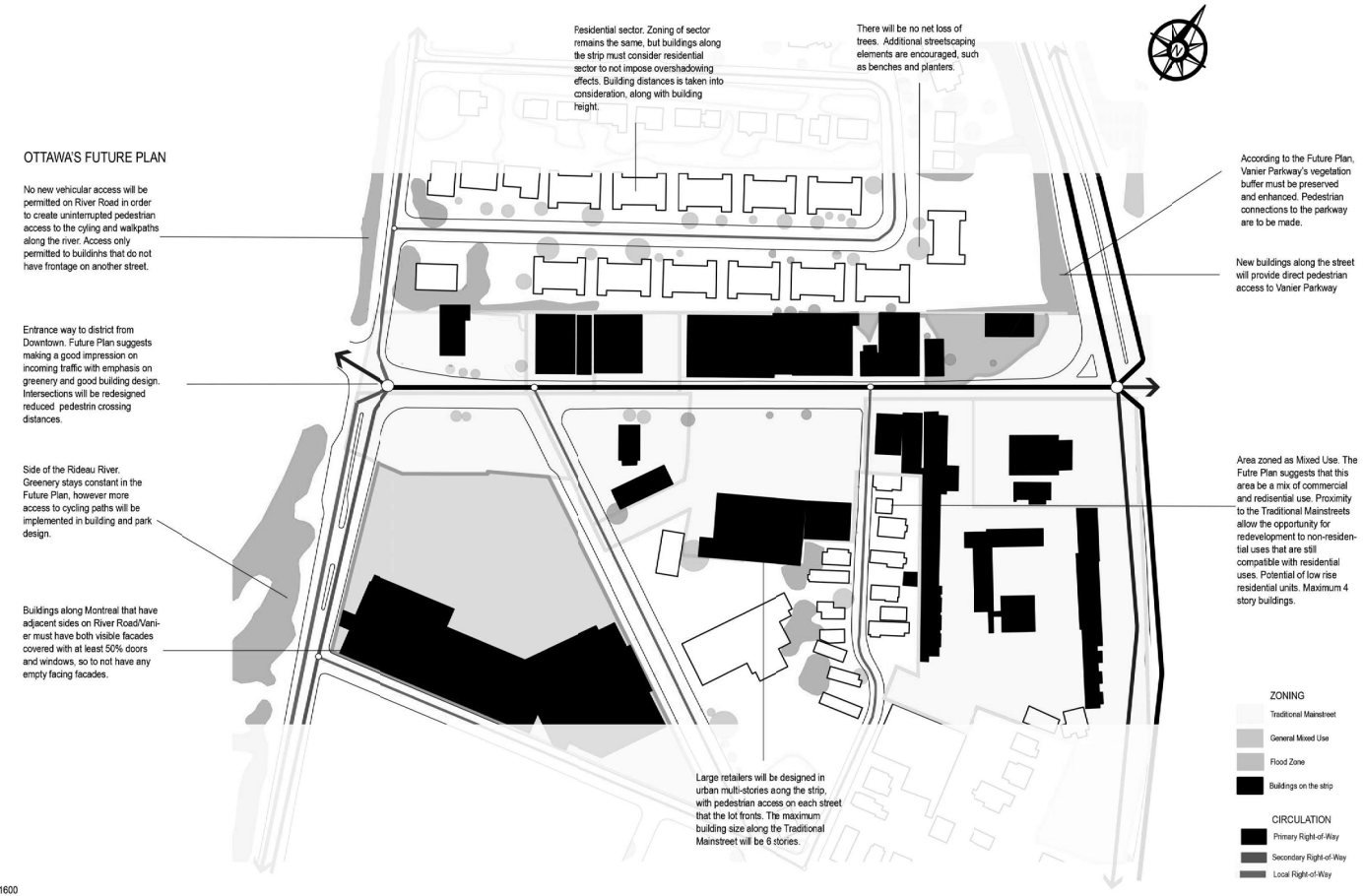
AXONOMETRIC





ZONING SECTION TO ST. LAURENT BOULEVARD





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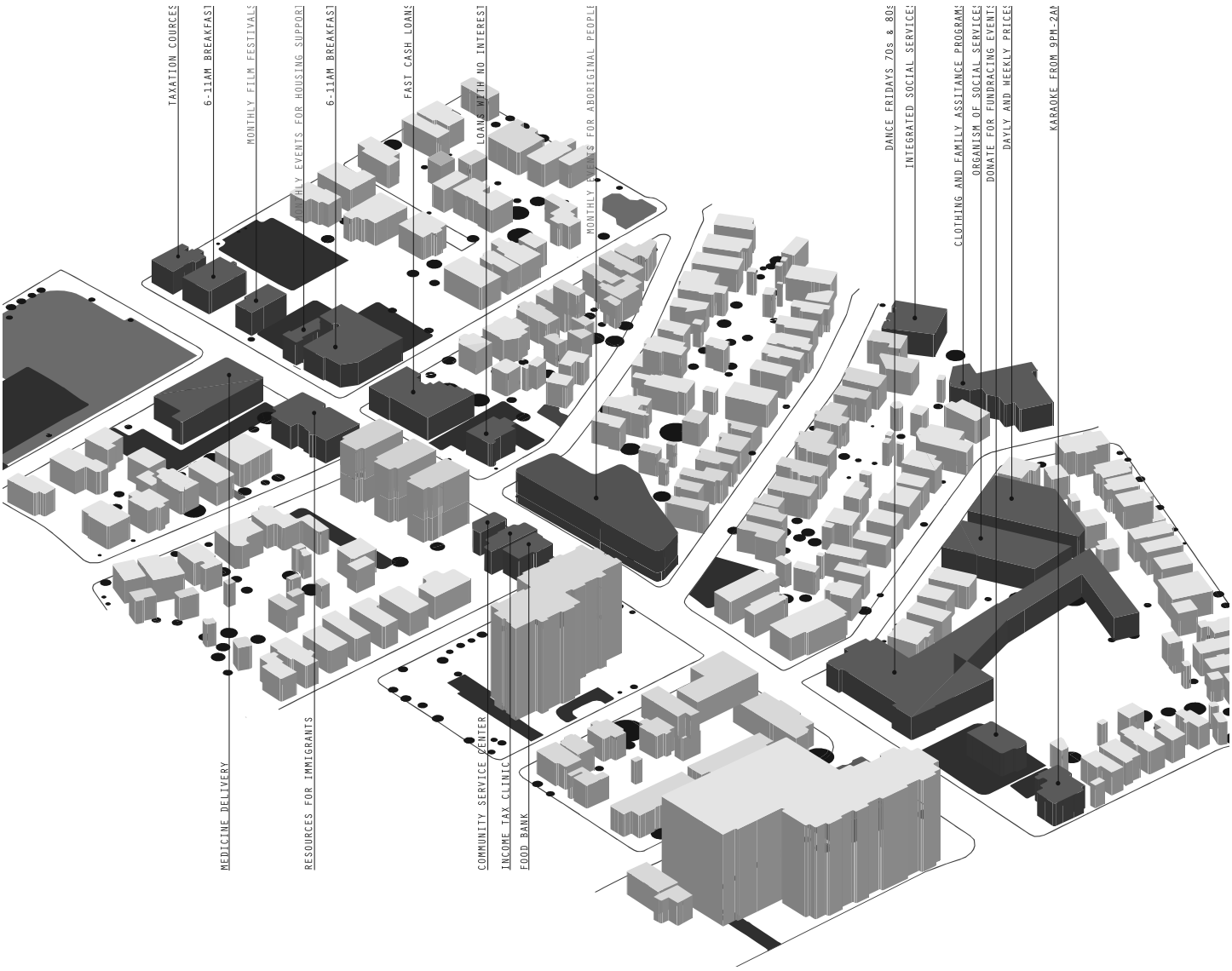
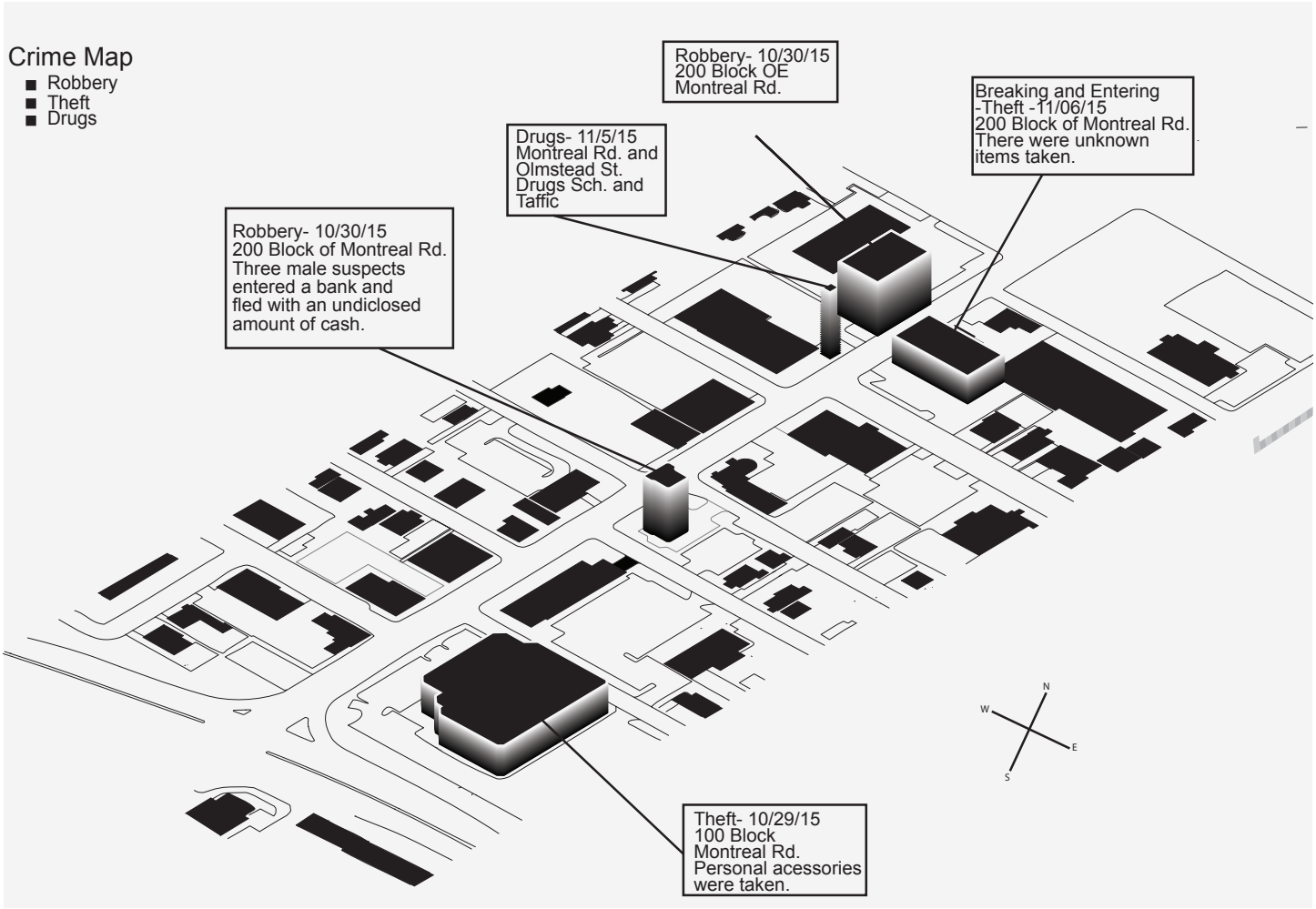
OTTAWA'S FUTURE PLAN

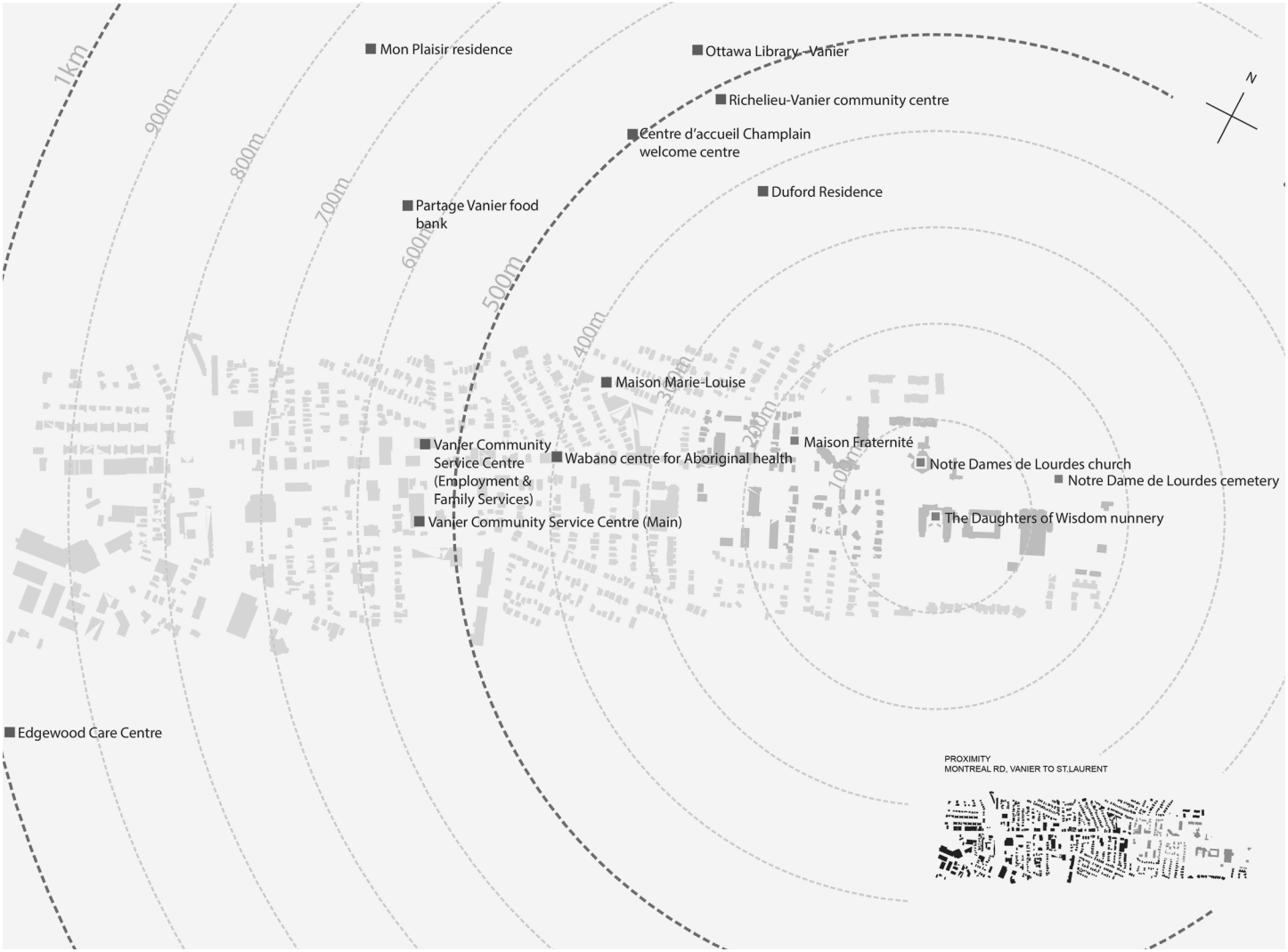


MONTREAL ROAD MIDDLE SECTION



CRIME MAPPING



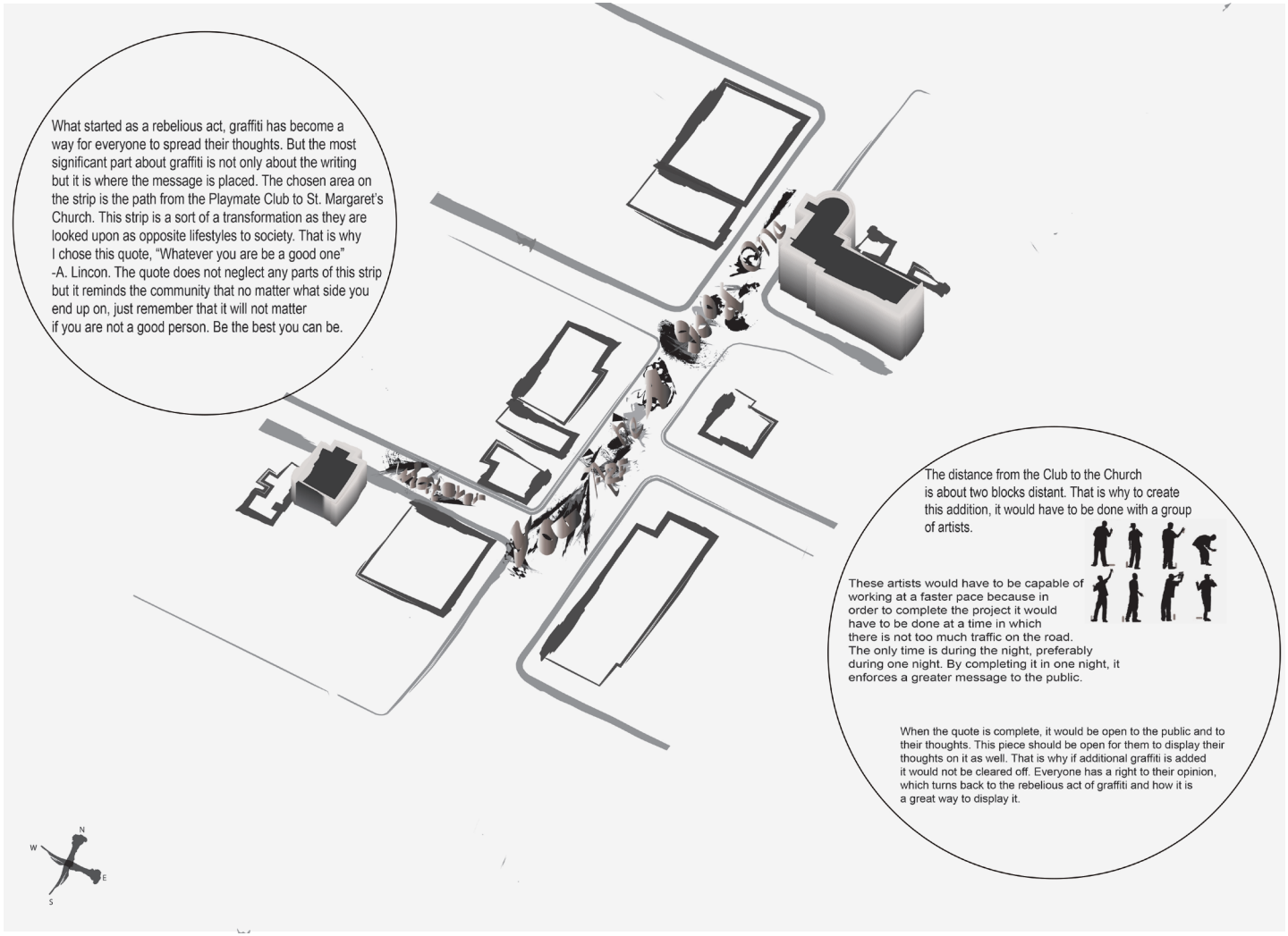


PROXIMITY MAPPING

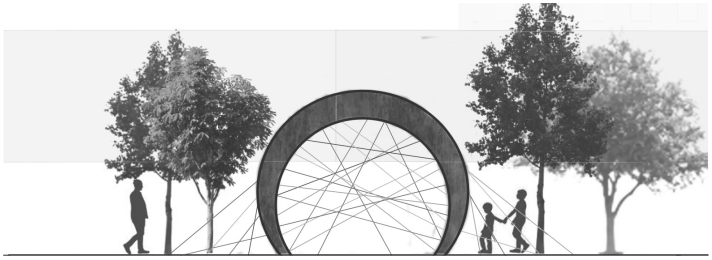


SIGNAGE MAPPING

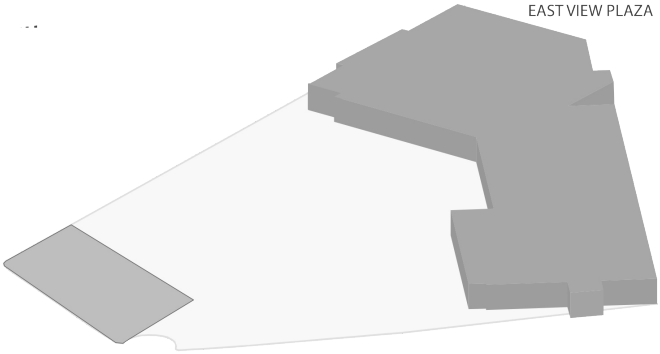




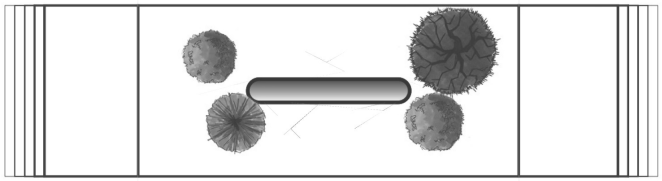
MONTREAL ROAD: URBAN GAMES

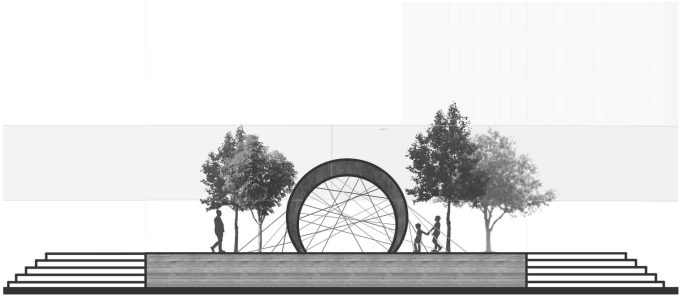


EAST VIEW PLAZA



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 thls 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.

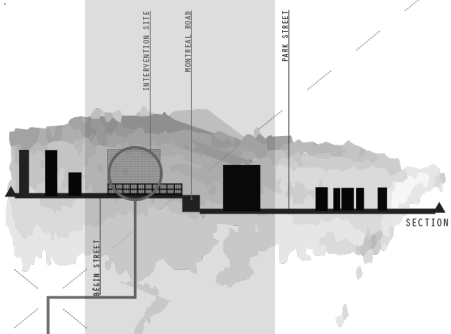
WELCOME TO *Fabulous* LAS VANIER

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.



GUERRILLA GARDENING



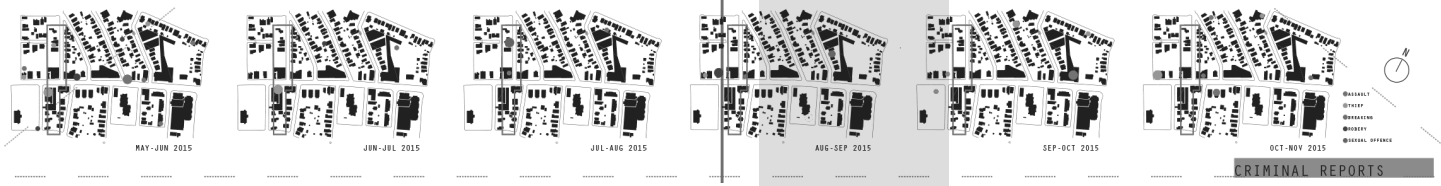




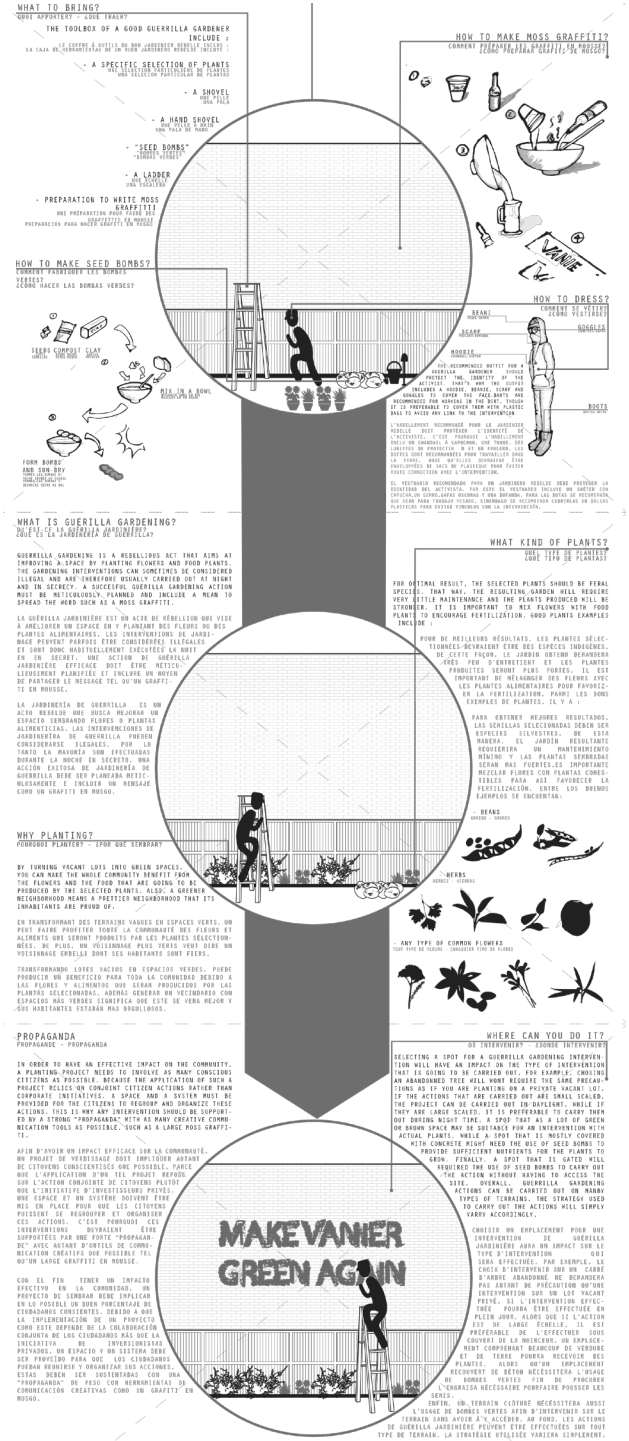
VANIER AND MOST SPECIFICALLY THE VICINITY OF MONTREAL ROAD HAVE BEEN UNJUSTLY LABELLED AS THE MOST VIOLENT AND INFAMOUS AREA IN TOWN. CRIME REPORTS SHOW HOWEVER THAT MOST CRIMES REPORTED ARE HAPPENING IN THE DOWNTOWN AREA. BECAUSE OF THIS NEGATIVE LABELLING, THE NEIGHBORHOOD HAS BEEN TARGETED BY DEVELOPPERS 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 FRÉQUENTABLE 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.



CRIMINAL REPORTS



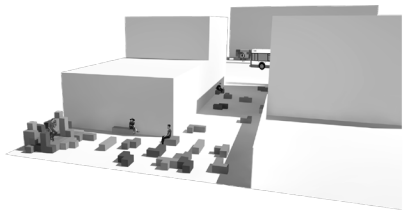
TETRIS URBANISM



Aerial View

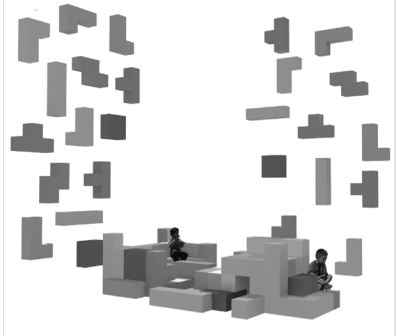
185 Montreal Road: One of a number of Alley's wedged between buildings on the main street in Vanier. Along with closed, boarded up stores, it is places like these that perpetuate the negative impression about the neighbourhood.

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 contribue 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 (!٣D modeling (and back again mapping to diagramming to

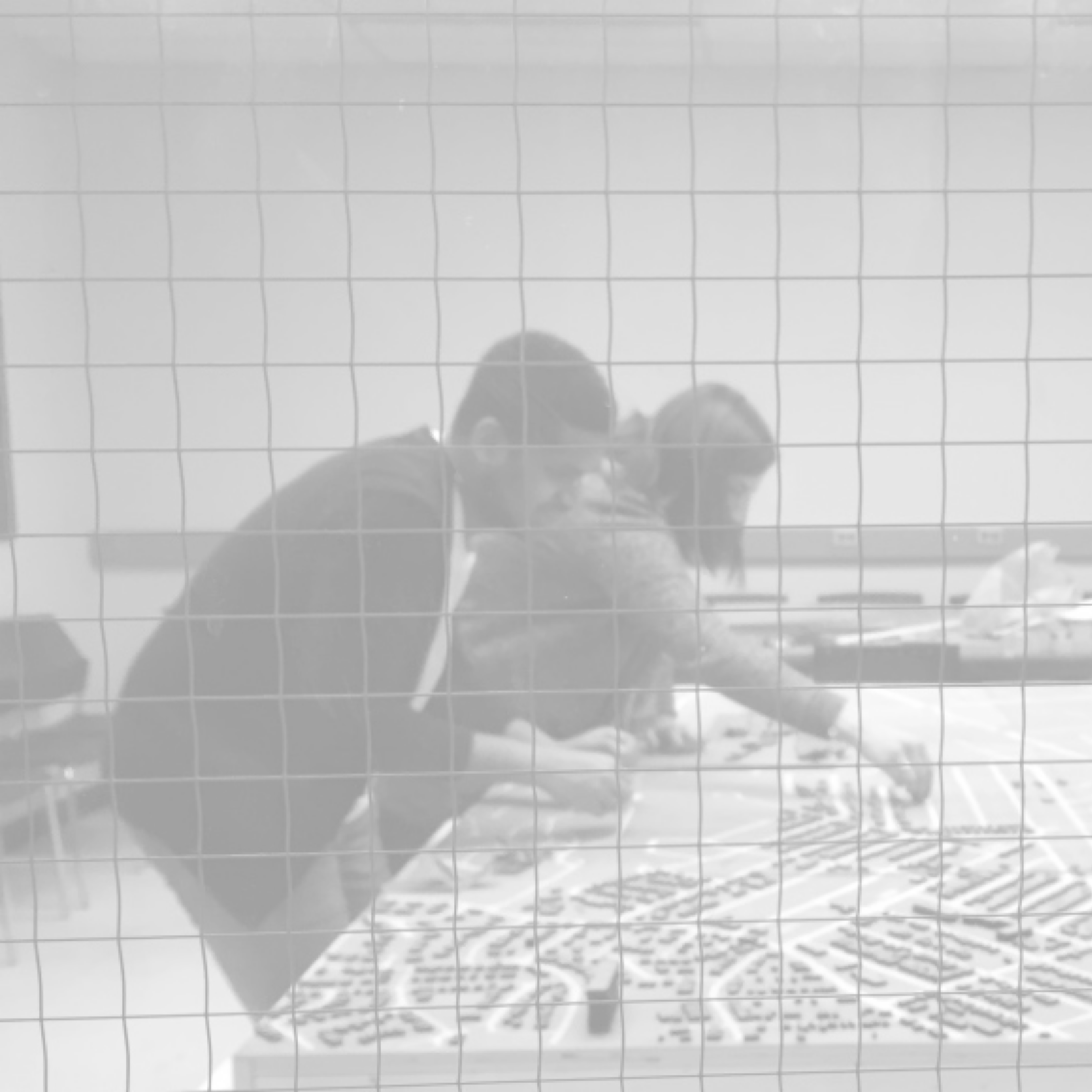
The exercises and sessions (group and individual) familiarize and de-familiarize students in the agendas (financial – social – cultural – personal) already embedded in the codes, zoning regulations and conventions of 'planning bodies' .and municipal/metroplitan urban design



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

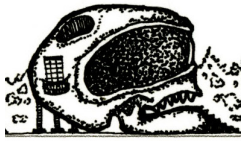
Here we have taken a stand, a position. This is an urban agenda. Vanier could become an advanced experiment in urban settlement, housing and community? The types of urban strategies and frameworks indicated here can lead to a revitalization which could integrate the positive tensions required from Vanier’s 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

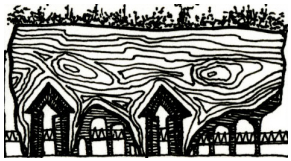
Let us consider four areas of critical debate, oppositions if you wish. We will call these: Against Architecture, Against Design, Against the Program and Against the Narrative. And of course every time 'against' is used, in oppositional strategy a 'for' is implied. It is these that will ultimately frame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



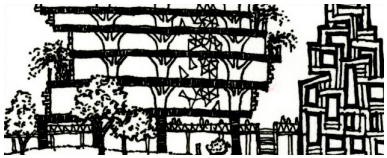


Against Design

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.”

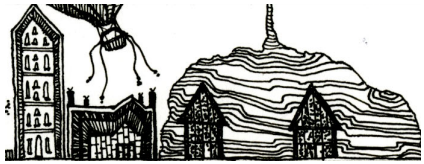


Against the Grand Narratives (Provenance)

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)







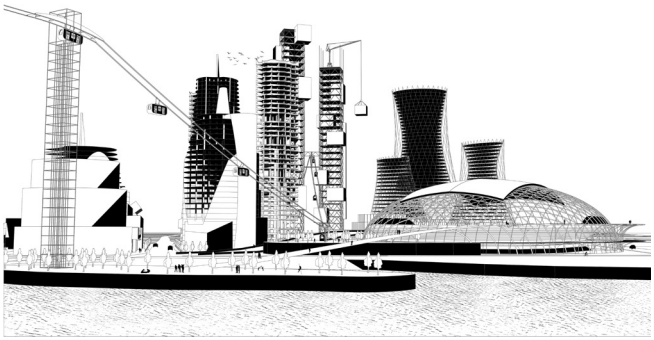
OTTAWA: YOU'RE SO VANIER

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

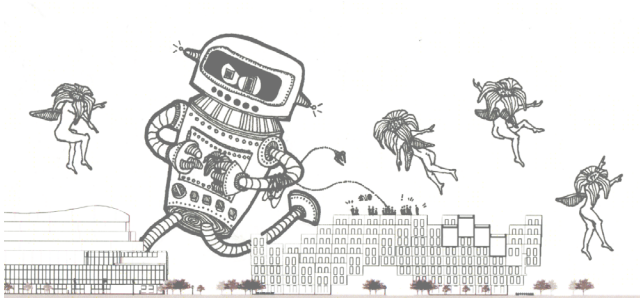
Hyberbolic Urbanism asks questions before questions have arisen. The orientating point in common in Vanier 2030 is what in terms of urban methodology we are calling the ‘hyberbolic’. This methodology exists and uses a seeming extremity to situate and reveal the limitations of the existing. The existing 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.

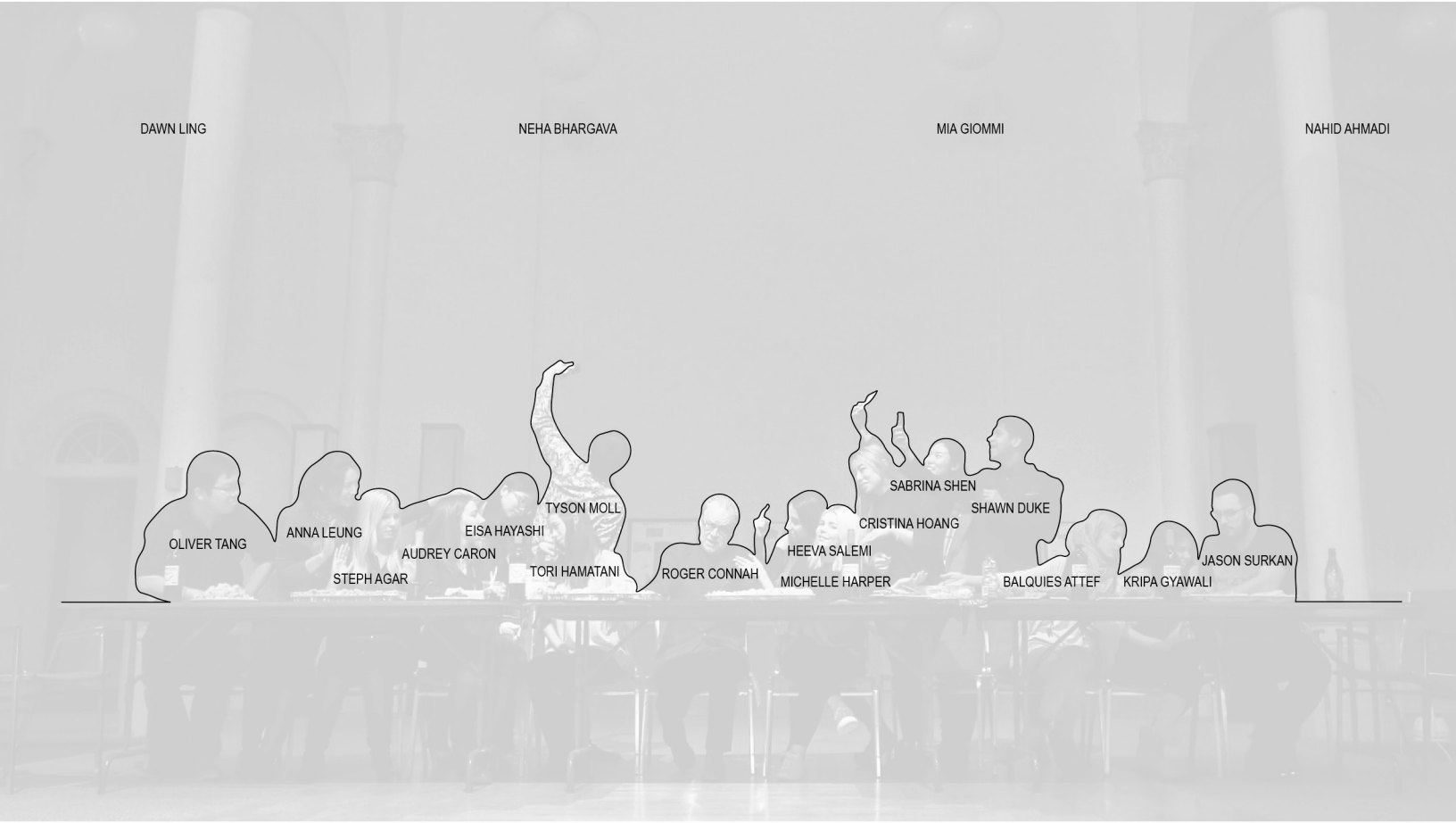
VANIER 2030

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.

Thanks to the following who have helped the Baklava Studio during the 8 months: Jamie Kwong, Janak Alford, Robert Van Lin, Paul Homlquist, Jean-Francois Jacques, Claudio Sgarbi, Adriana Ross, Tom Leung, Sophie Lamothe, Samantha Schneider, David Renfroe, David McRobie, Rikky Papa, Melanie Knight, Veronique Proulx, Donna Marie Roney, Nick Burchevksy, Geoff Heintzman, Andrew Slade, Hisham Attya & The Band - The Arab and the English Men, F. Batista, Susan Ross, Jaiveer Sing Bawa, James and Susan Apostle and the following for attending the Round Table discussion in St. Charles Church December 18th 2015: Ben Gianni, Honorata Pienkowska, John Cook, Manjit Basi, Leah Snyder, Mike Bulthuis and Linda Dicaire. A special thanks to Darryl Squires (Modbox) and Andrew Reeves (Linebox) and Shawarma King Bank Street. Ottawa for all the Baklava and Ikea for its Xmas Glögg/mulled red wine. A final thanks to Oliver Tang for a spirited kitchen, Ali Navid for inventing the name Baklava Beach, Bobby's Table Diner and all other orphan students who have enjoyed Baklava Beach over the last 8 months and are members of youresoaquarius.com.



SOUS LES PAVÉS, LA PLAGE DE BAKLAVA!

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