

traverse

orleans, ottawa

45.26.51.3 N - 75.31.28.8

a fabric of landscape

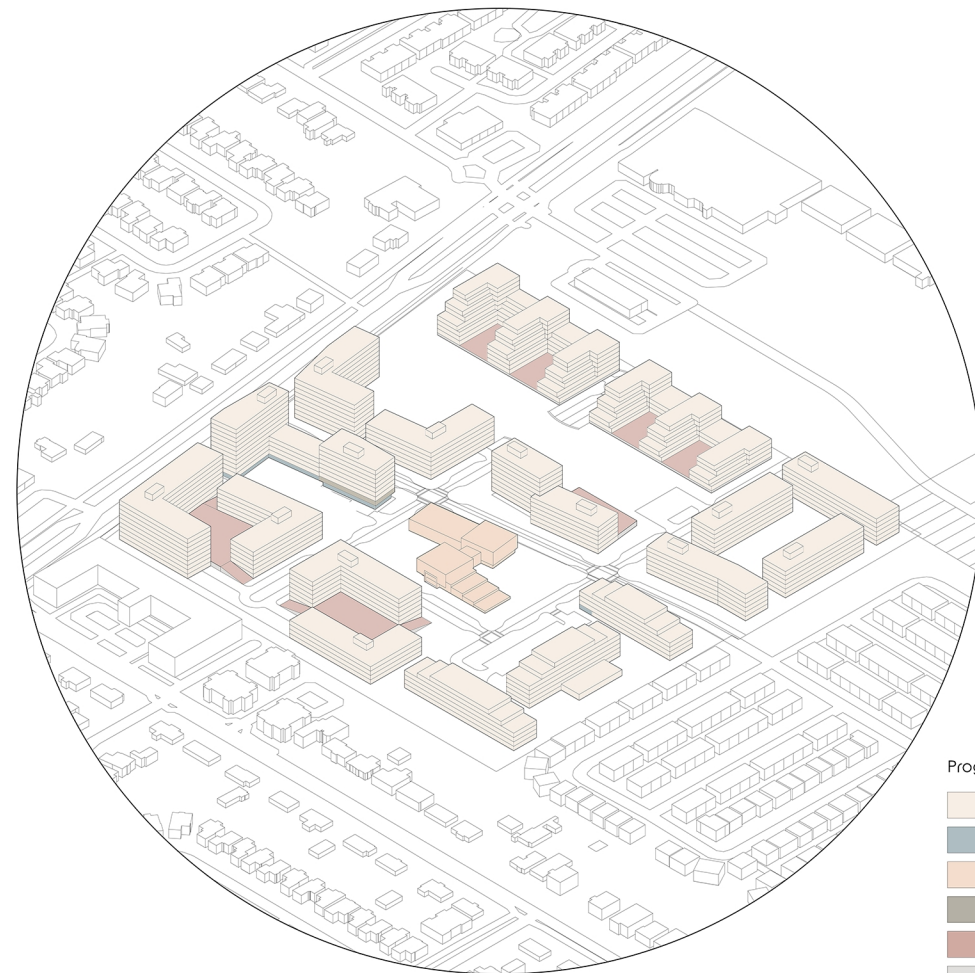
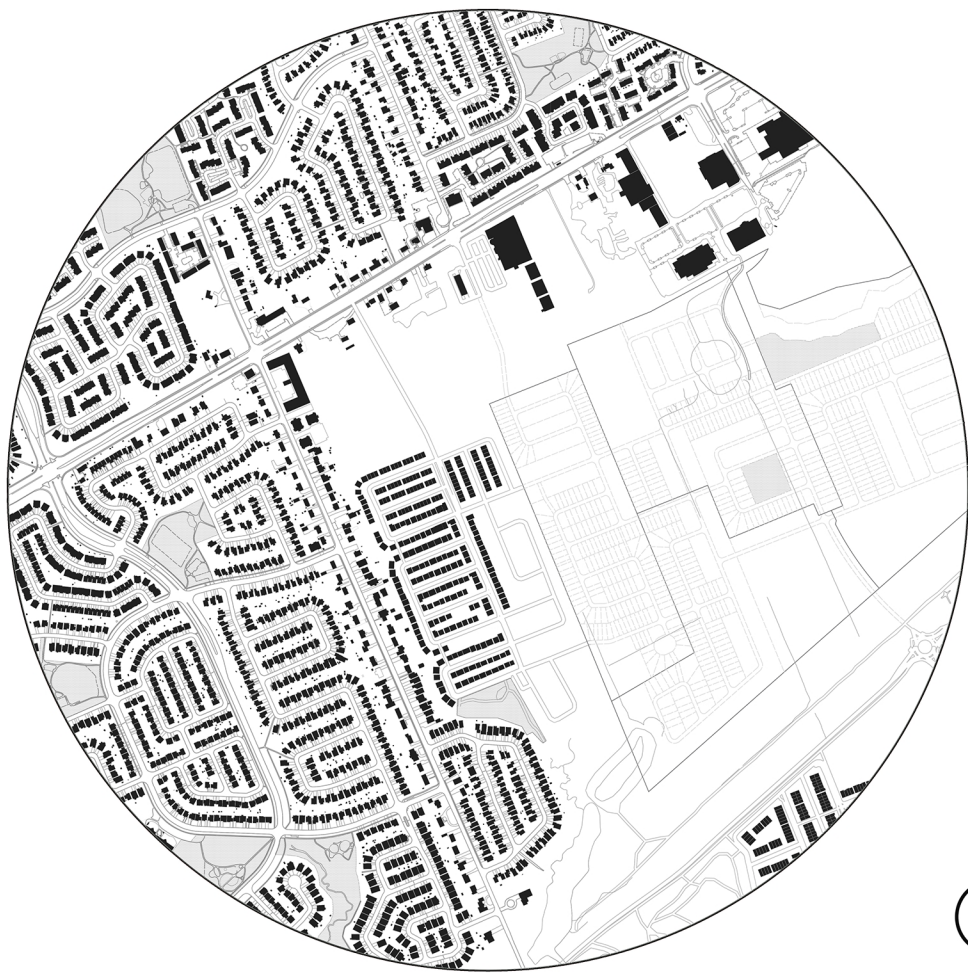
*Traverse proposes a "fabric of landscape" in the quickly urbanizing East Urban Community of Orleans. With significant densification anticipated over the coming decade, Traverse fosters a vibrant, mixed-use community comprised of adaptable residential units, service-oriented retail, and remote-working solutions. Simultaneously, as Orleans becomes progressively urbanized, the project strives to respect the suburban context it situates itself within by allocating generous greenspaces, such as the municipal park and community gardens. As Orleans evolves, Traverse is designed to support demographics including (but not limited to) young couples and adults as well as individuals aging-in-place. Accordingly, Traverse offers a diverse range of homes and public amenities to support the unique socio-spatial needs of each resident. Offering a wide breadth of private and public programmes, Traverse becomes a highly inclusive community that welcomes individuals from all walks of life.*

*The project is organized based on three programmatic nodes. To the North-West is the commercial node comprised of a public plaza framed by ground-oriented retail units. Complimenting the retail is a co-working hub, supporting young entrepreneurs and remote-workers of the Traverse community. Adjacent to the south of a commercial plaza is the recreational node; the heart of the development. The culmination of public outdoor areas, an amenities pavilion and community gardens offer residents a wide range of recreational services. To the East of Ave. de Lamarche is the third node: the public park. Aggregating the parkland requirements to this region, an expansive public park is created for the use of both residents and the general public. Moreover, by stretching across two parcels of land, the park becomes a vital link between Innes Road and the southern edge of the site, towards the remainder of the East Urban Community.*



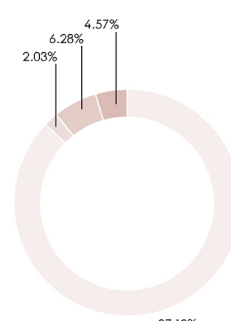
Urban Perspective A: Amenities Pavilion & Recreational Node





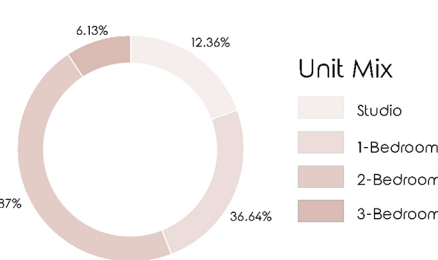
Programmatic Distribution

- Residential
- Commercial
- Amenity Pavilion
- Co-working
- Based Courtyard
- Parking



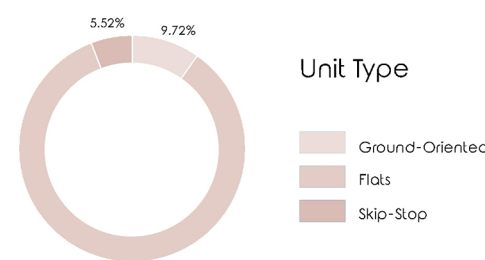
Programmatic Distribution

- Residential
- Commercial
- Amenity Pavilion
- Co-working



Unit Mix

- Studio
- 1-Bedroom
- 2-Bedroom
- 3-Bedroom



Unit Type

- Ground-Oriented
- Flats
- Skip-Stop

Project Statistics:

Site Area: 25.00 acres / 10.30 hectares / 101,171.00 m<sup>2</sup>

Gross square footage: 174,310.02 m<sup>2</sup>

Residential: 87.12%

Commercial area: 2.03%

Amenity: 6.28%

Co-working: 4.57%

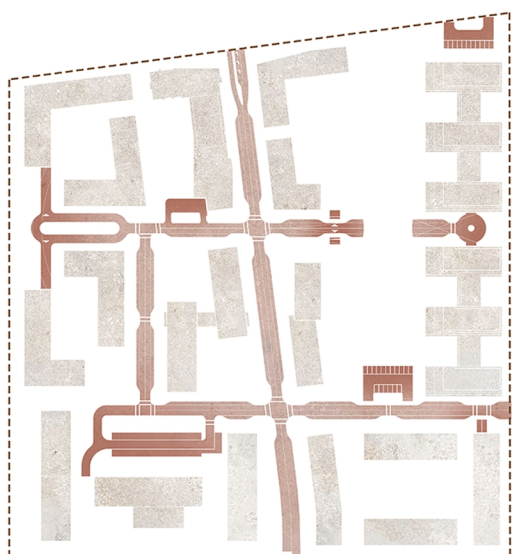
Units Provided: 2168

UPA: 77.16

PPA: 126.53

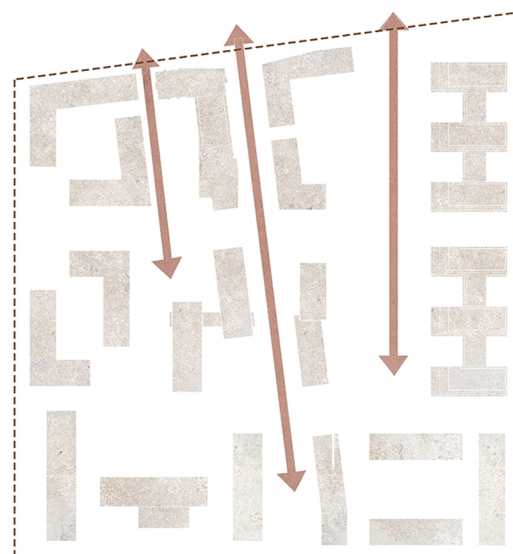
UPH: 183.71

PPH: 301.25



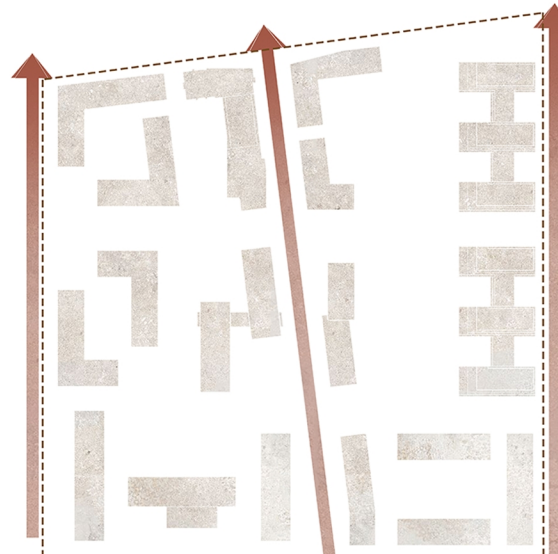
Street Organization

- Parking Nodes
- Streets



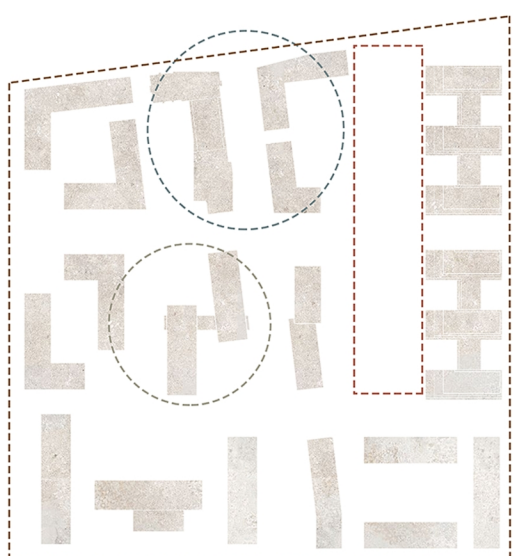
Axes / Corridors

- Primary Organizational Axes



Building Heights

- Taller Building Elevations
- Shorter Building Elevations

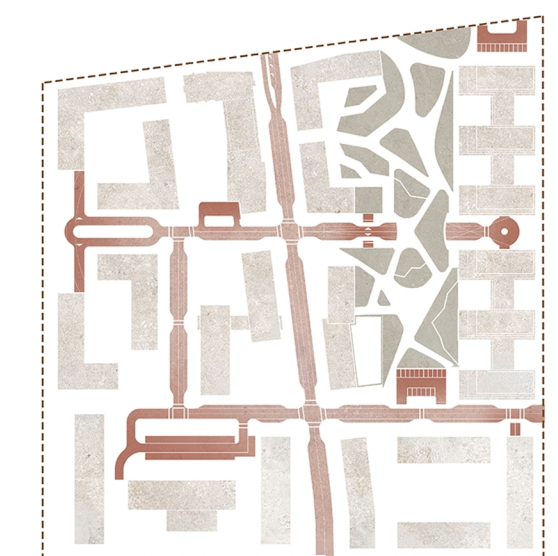


Public Nodes

- Commercial Node
- Recreational Node
- Public Park and Pond



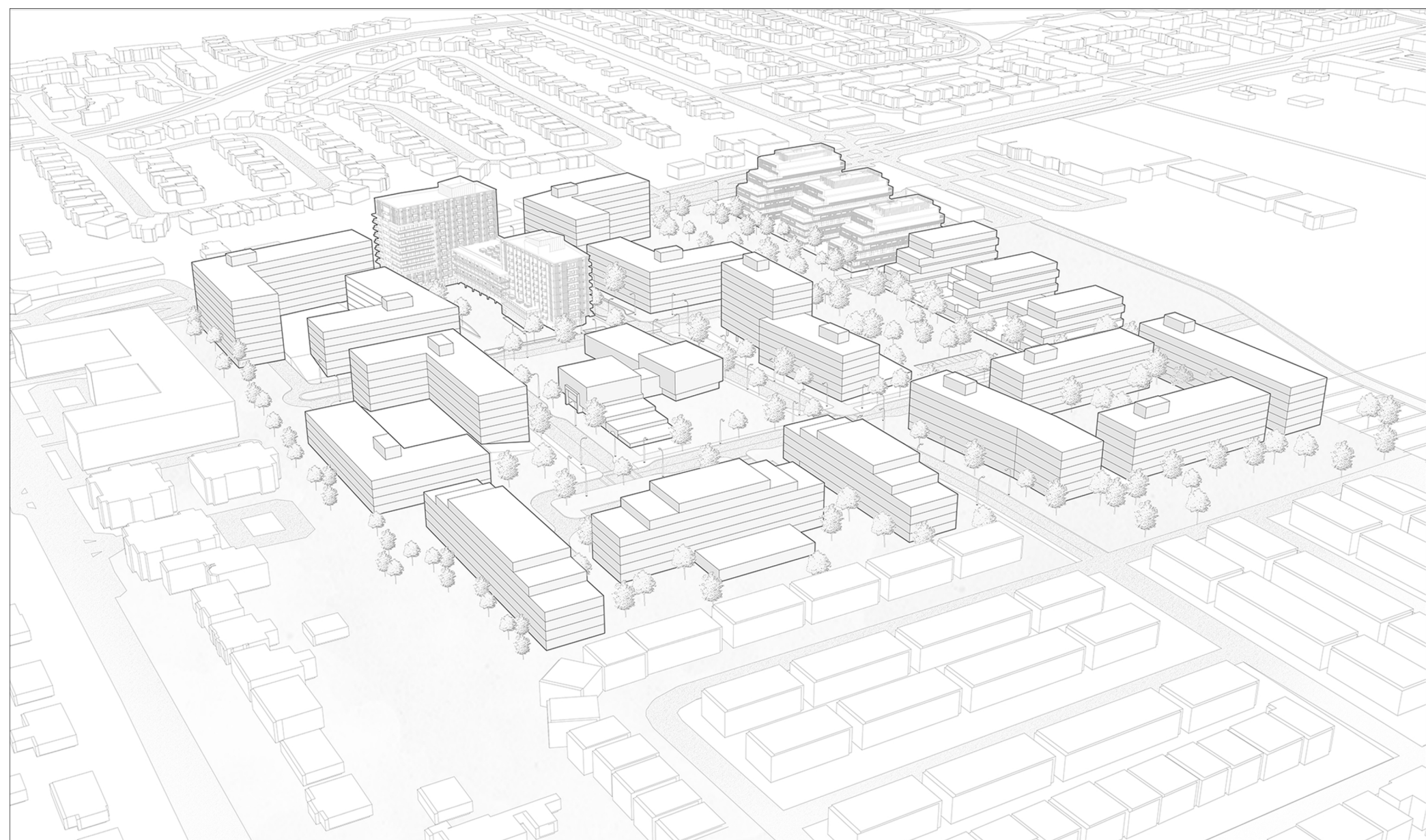
Public Park & Walking Paths



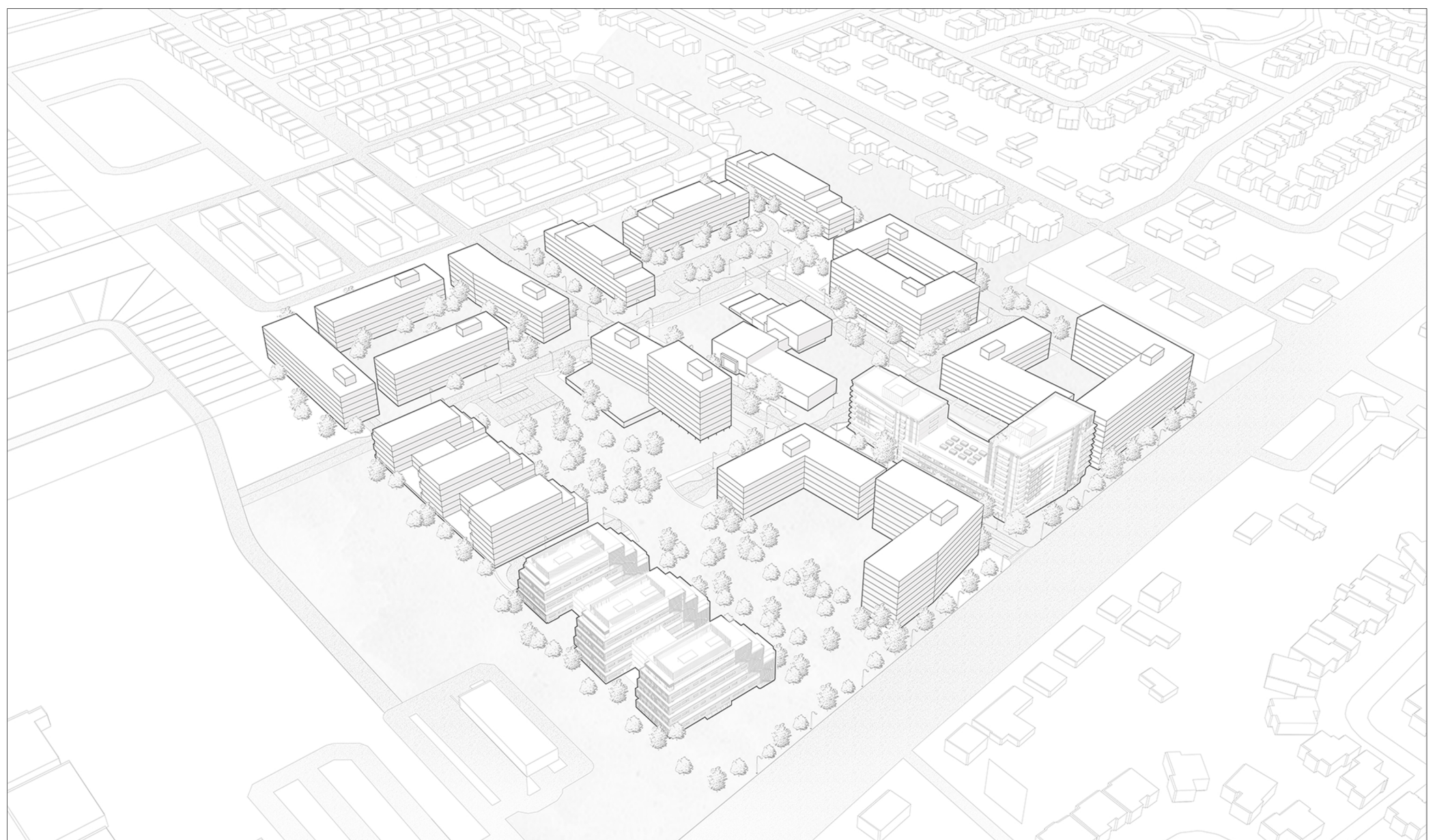
Combination of Elements



Urban Perspective B: View Looking Northbound From Linear Park



Urban Perspective C: Birds-Eye View Looking North-East

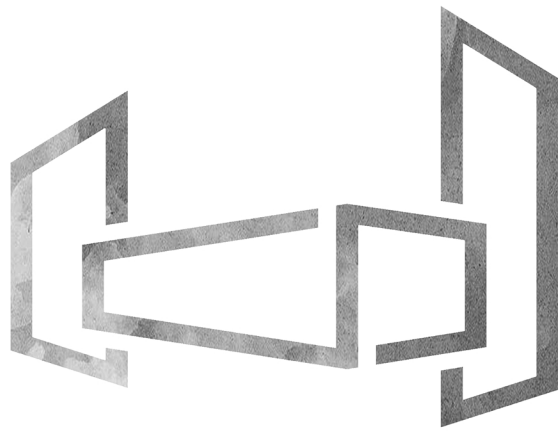


Urban Perspective D: Birds-Eye View Looking South-West



Urban Section: Cutting Through Park & Bridge Looking West

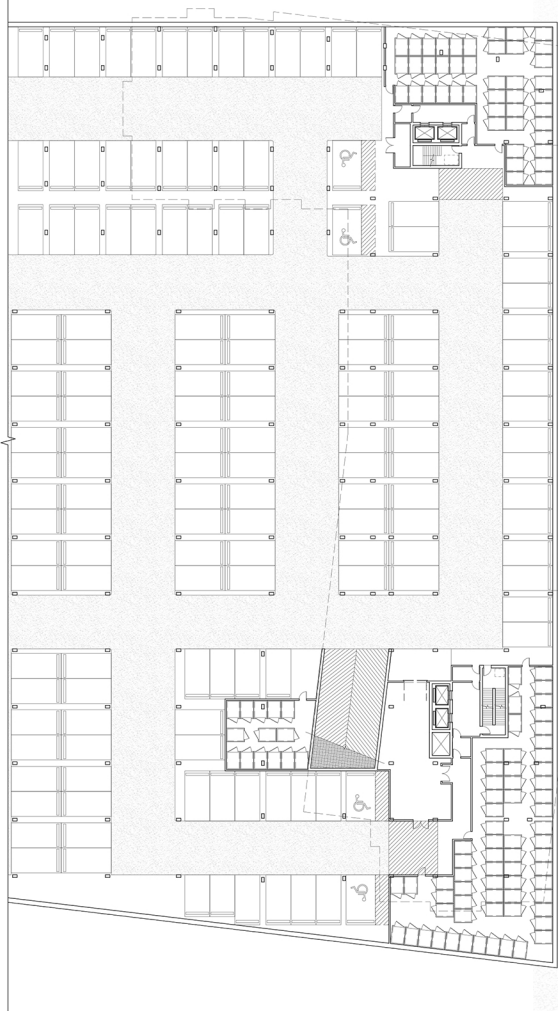
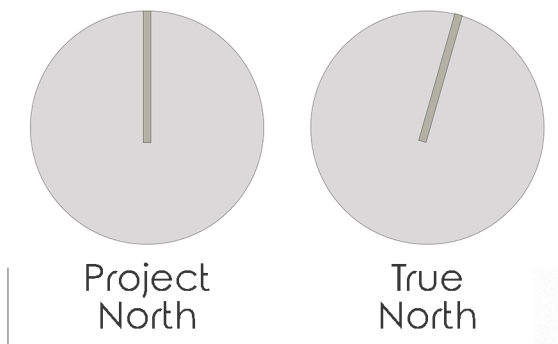
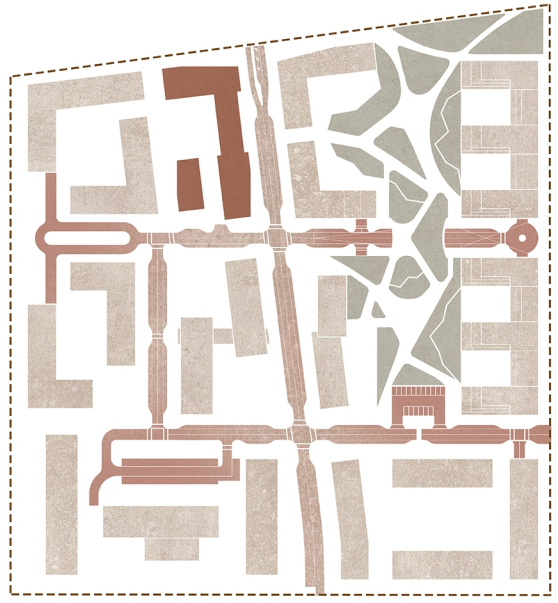




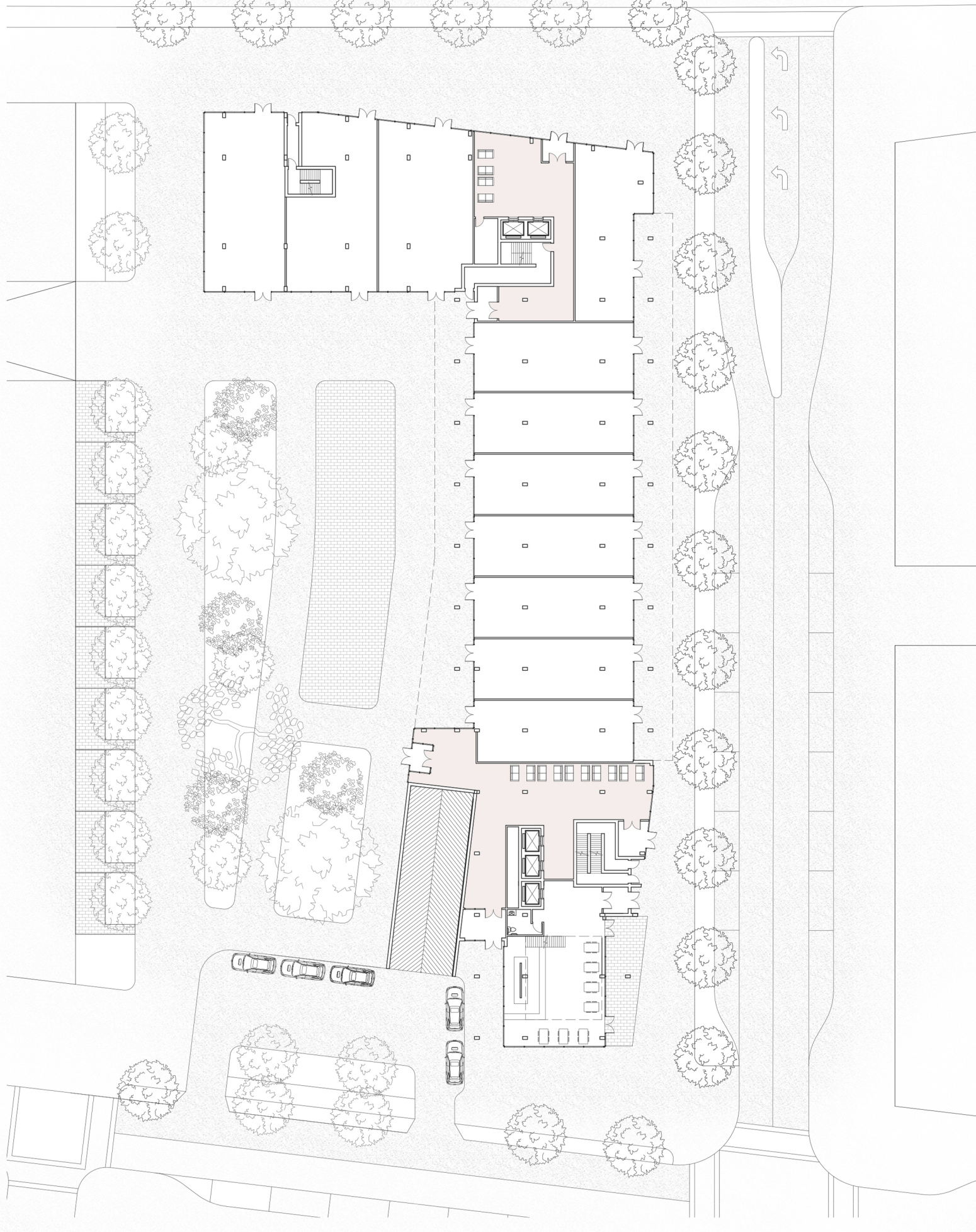
# TRAVERSE GATEWAY

Traverse Gateway is situated along the intersection of Ave. de Lamarche and Innes Road, framing the entrance into the Traverse community. The differing angles imposed by the site and roadways are reconciled by tapering the corners of the project. In doing so, the architecture becomes gestural and inviting to oncoming pedestrians, alluding to the public programmes residing beyond. To articulate the project in elevation, the building is organized into three main sections: two point-access building on the North and South, with a midrise linking the two together. Subsequently, the corners of the site are given a monumental presence while the horizontality of the mid-block encourages movement between these two anchor points. Defined by the "L-profile" of the building, the public commercial plaza is complimented by a continuous band of retail wrapping around its perimeter. With the plaza's close proximity to the recreational node, the two programs reinforce one another, invigorating the public realm.

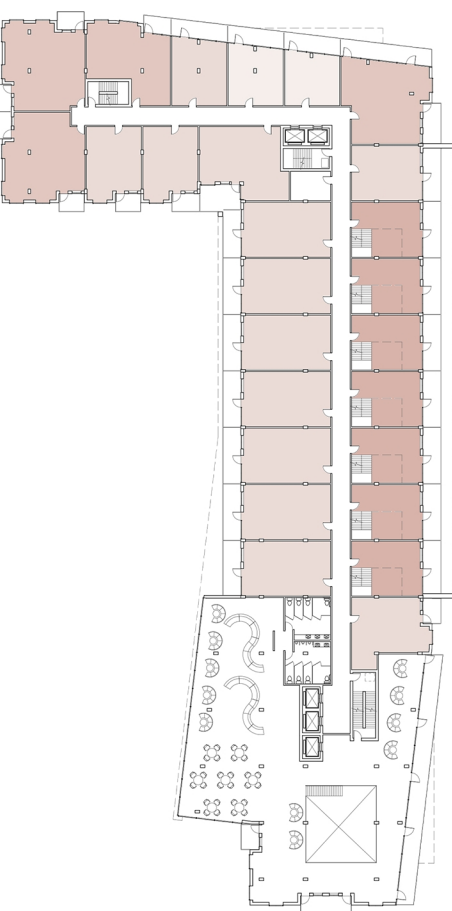
Along the midrise portion of the building, a series of skip-stop units offer spacious living alternatives for young families, in addition to an optional home office studio at the loft level. Below the skip-stop units are "accessible units" designed for individuals with specific spatial needs. These units address concerns pertaining to universal design while simultaneously being adaptable as user needs evolve overtime. Further, these accessible units can be converted into "combination units" whereby an auxiliary room can serve as either a home office, secondary bedroom or flex space. Supported by public and commercial programmes, the flexibility and diverse unit mix of Traverse Gateway allows various demographics and walks of life to call this project home.



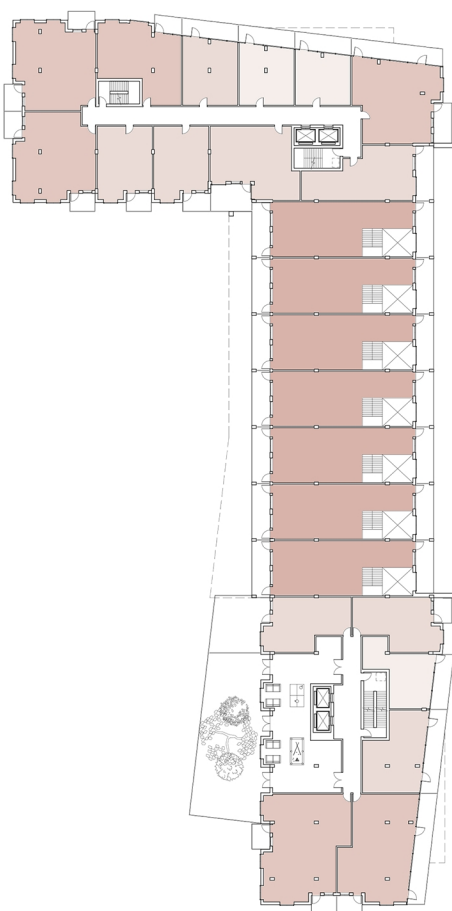
Parking Level P1



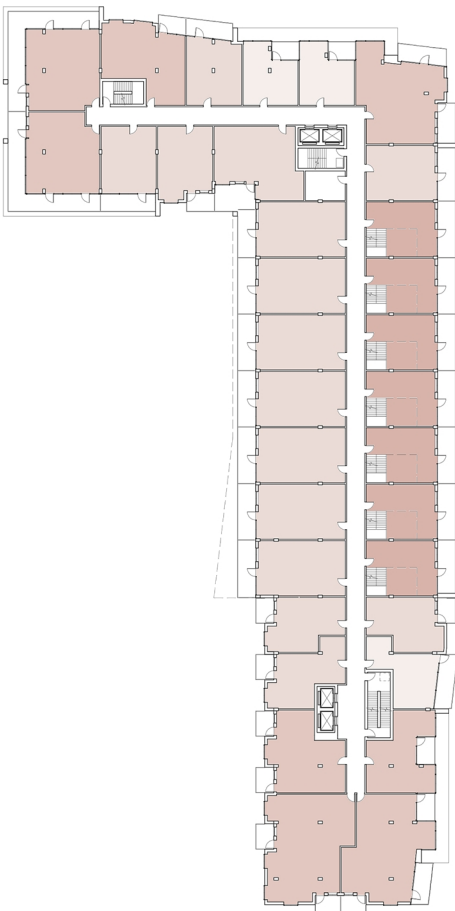
Ground Level



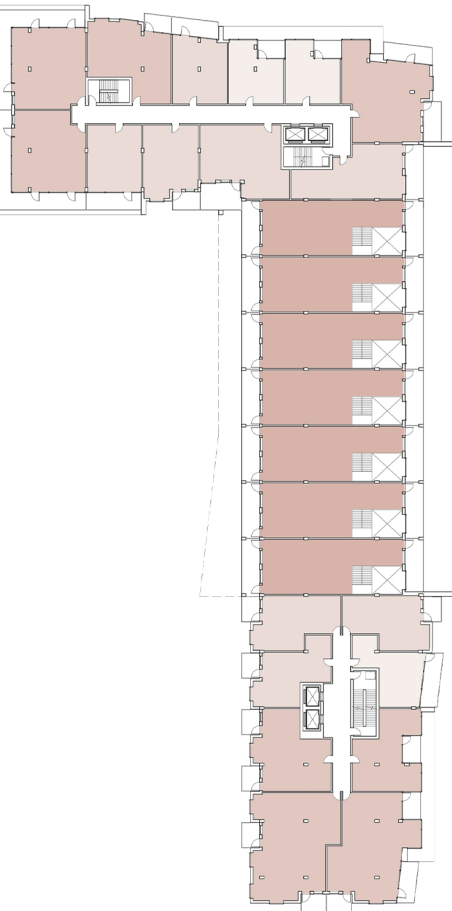
Level 02: Co-Working Hub



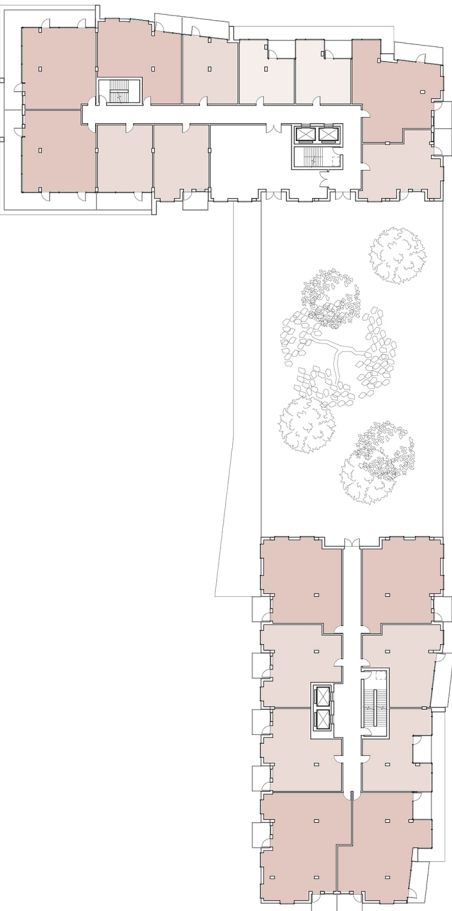
Level 03: Amenities



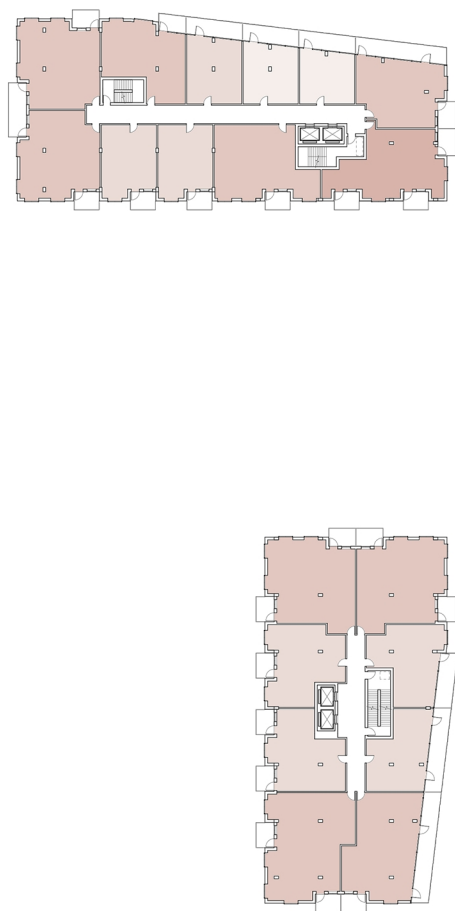
Level 04



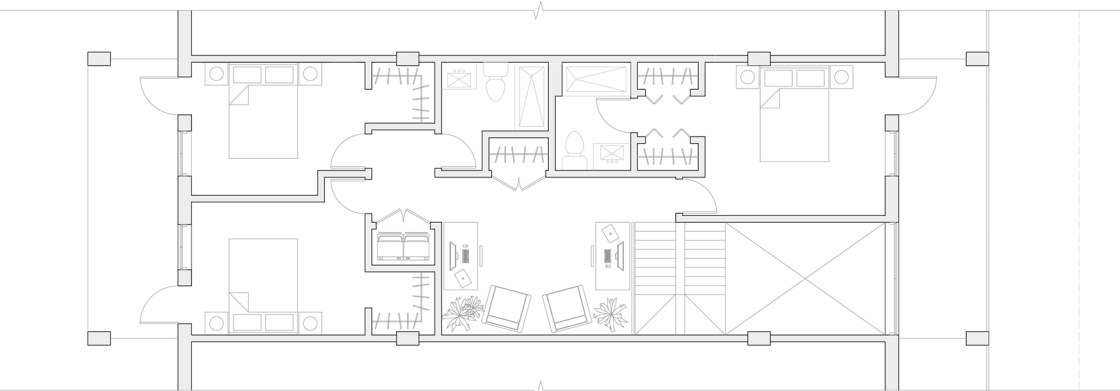
Level 05



Level 06



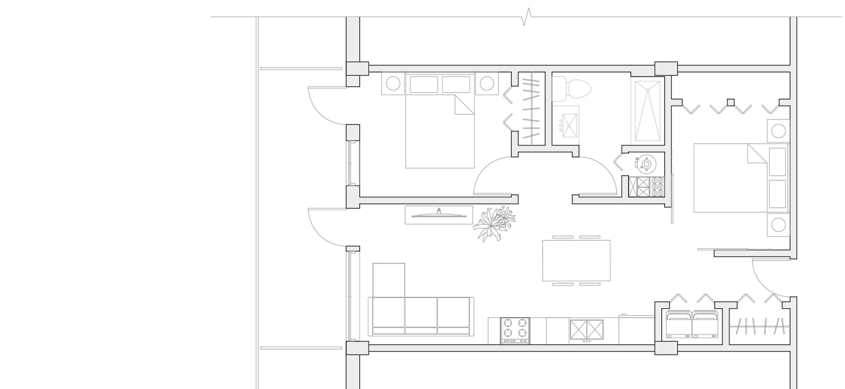
Level 07-12



Unit Type A: Skip-Stop



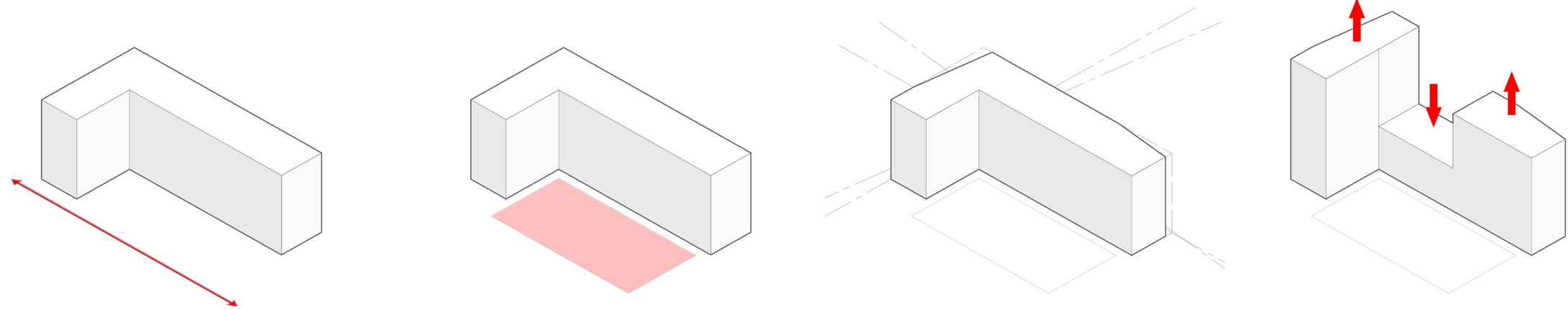
Unit Type B



Unit Type C (Option 1): Combination



Unit Type C (Option 2): Accessible



Parti Diagrams

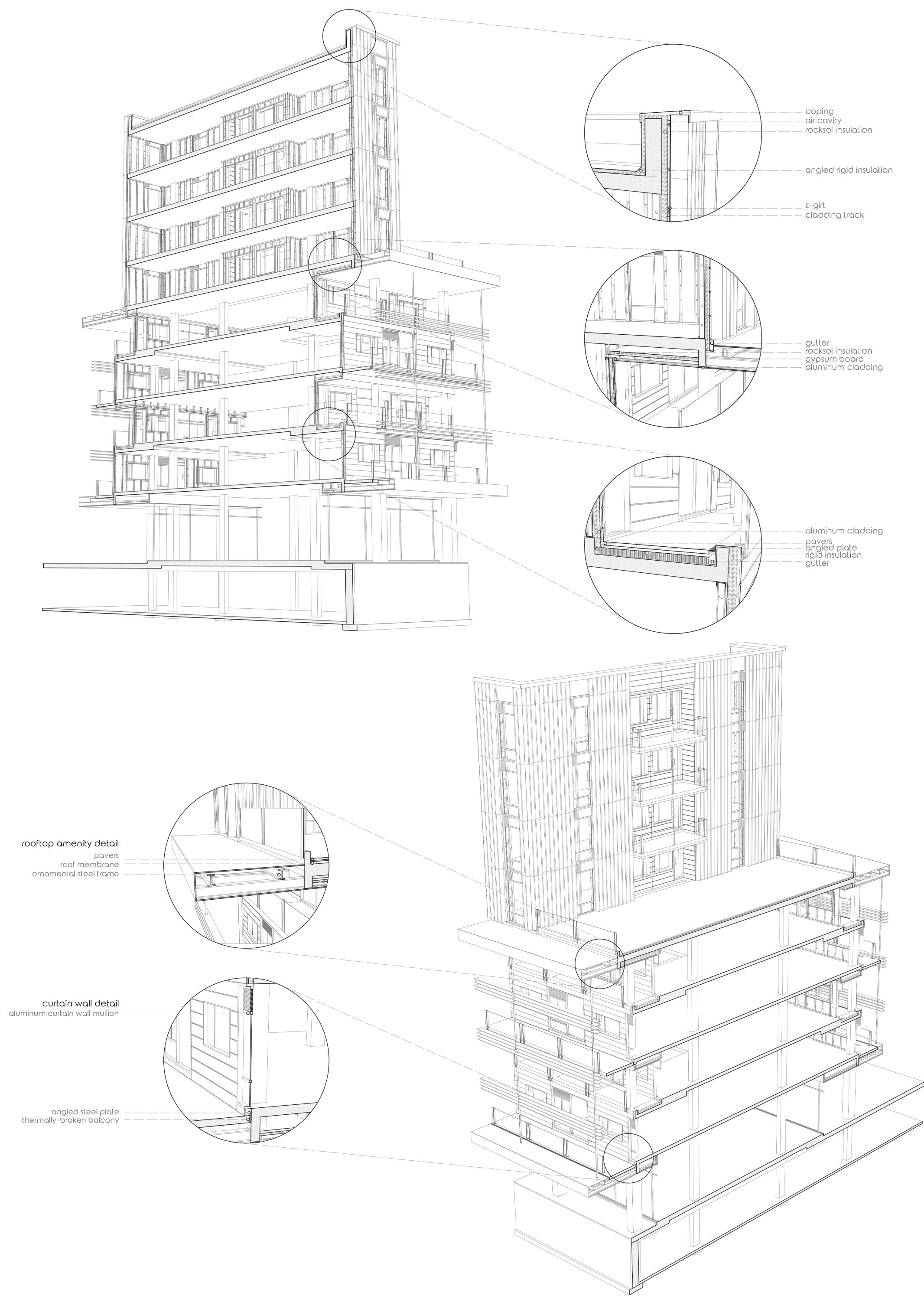


Perspective A: Ave. de Lamarche



Perspective B: Ave de Lamarche & Innes Rd.





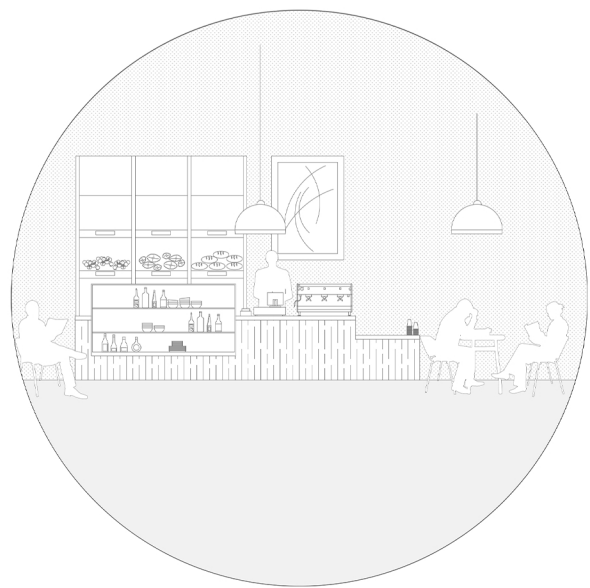
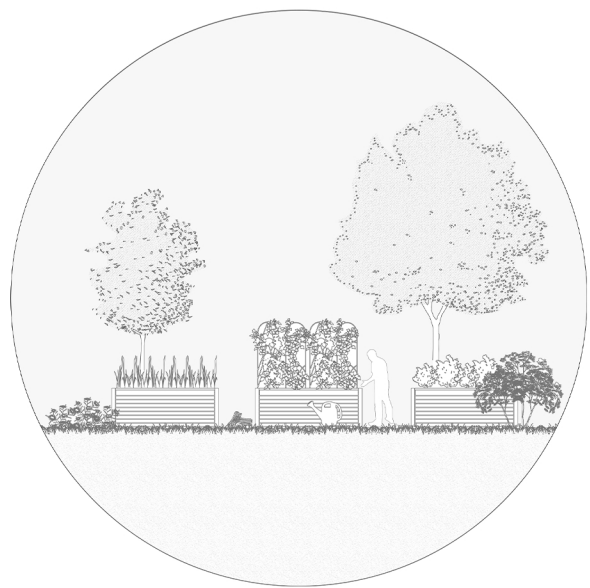
Building Envelope & Detail



Perspective C: Commercial Node



Perspective-Section: Commercial Node & Skip-Stop Units



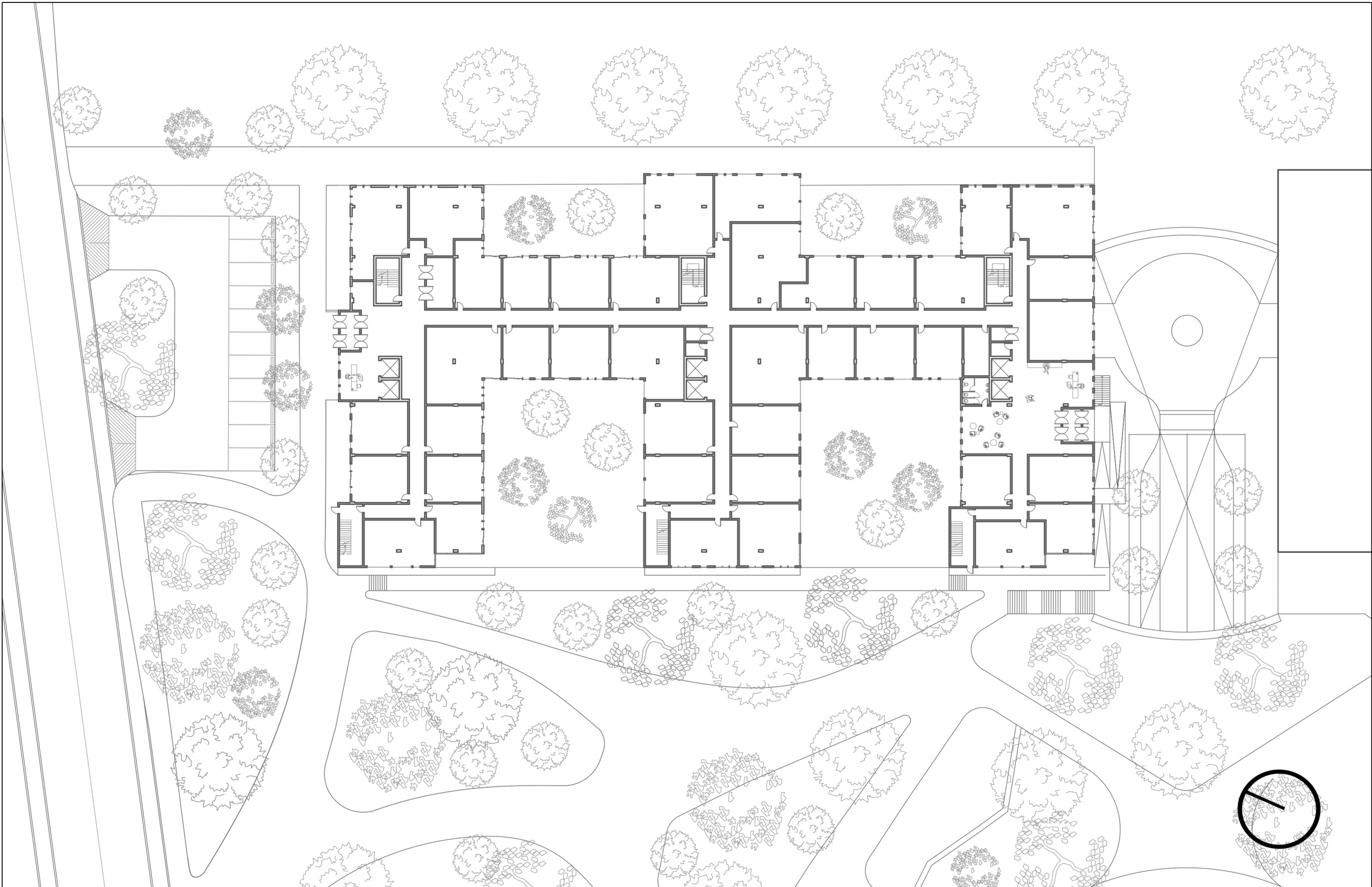
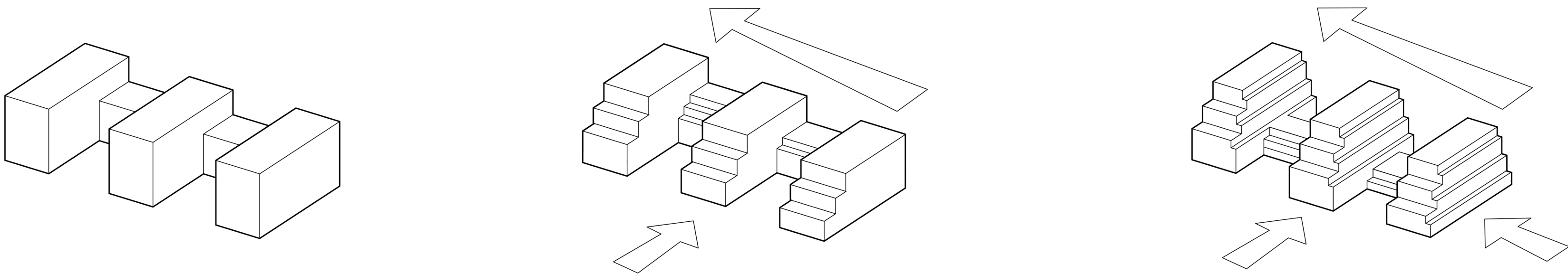
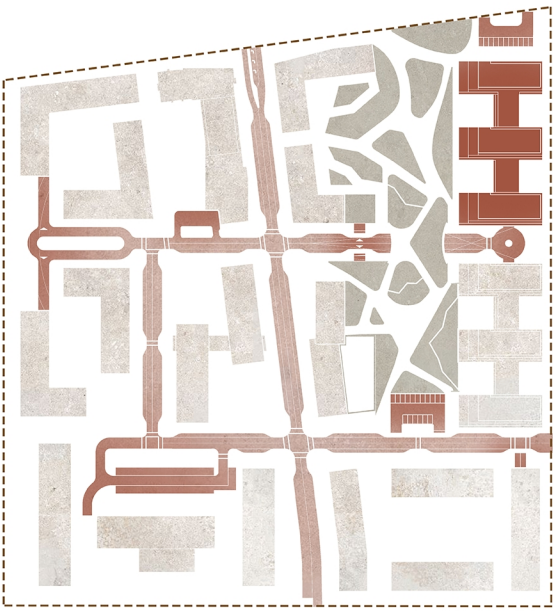




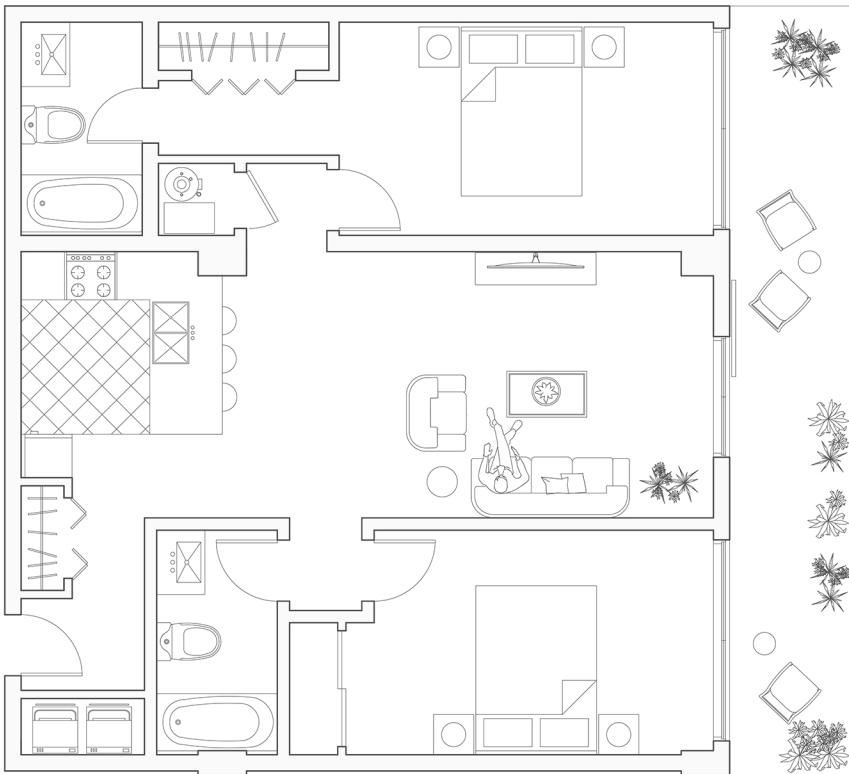
# TRAVERSE TERRACE

Traverse Terrace is situated along the North-Eastern portion of the site, and acts as a frame for the linear public park which extends across two parcels of land. The project gestures to the public realm by 'spilling' into the municipal park through the use of large terraces that provide shared private gardens for residents. The complex is comprised of three midrise buildings which are linked together along the North-South axis stretching across the first three stories. The resulting configuration emulates an 'E' shape, with large light-filled courtyards nestled in between for residents to enjoy.

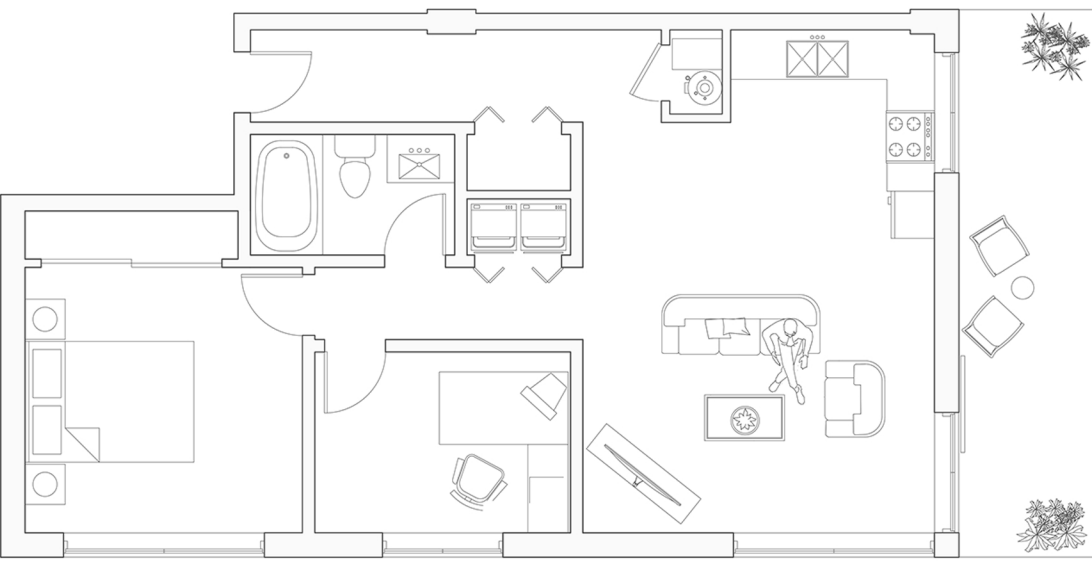
The project manifests with a series of three different terracing systems. 1) The larger terracing along the West faces spill into the park and are shared spaces for all residents to occupy. 2) Terracing along the South faces provides private outdoor patios for each unit. Additional balconies are offered to units across the North and East faces as well. The change in floor plate depth allows for a large variety of different unit types – ranging from studio apartments to 1, 2, and 3 bedrooms with some also offering additional den/flex spaces. 3) The final terracing system exists between the midrise buildings themselves – building up in height as one moves northbound. This gesture creates a smooth transition between the lower-density single-family homes belonging to the site directly south of this property, and the high-density midrise complexes occupying the north end of the site. Traverse Terrace is a project which frames Innes Road, the municipal park, and the adjacent property and ultimately, it explores the possibilities of how terracing can be used as a tool/system to connect to the urban fabric and how its application can create compelling and healing green spaces for residents.



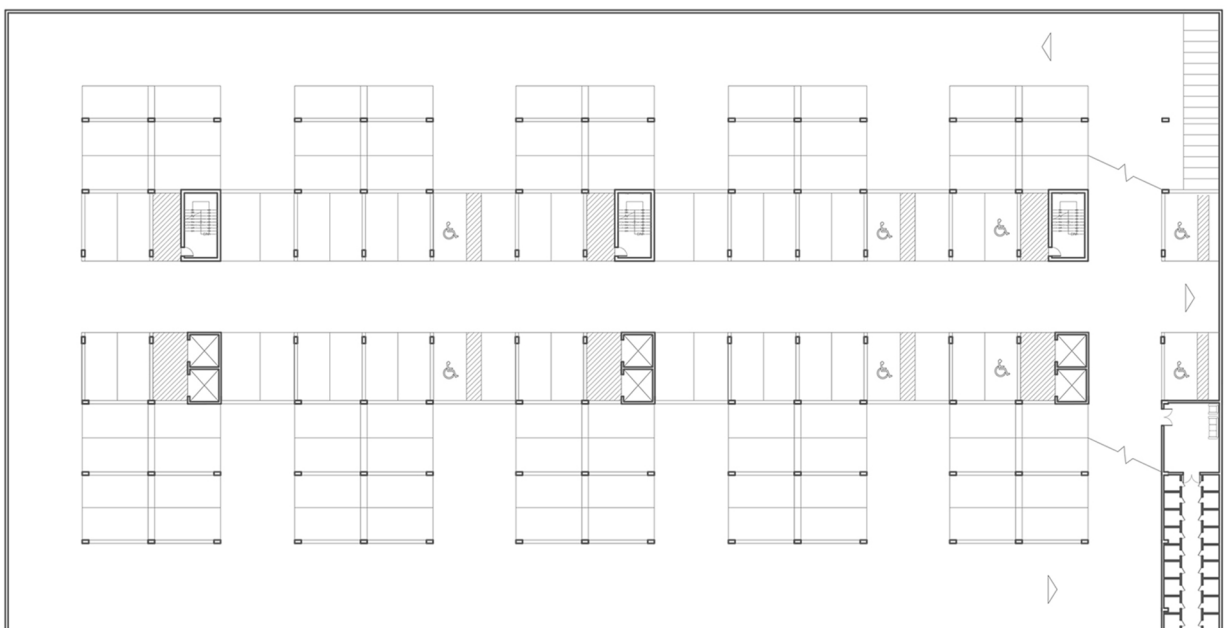
Ground Floor + Surrounding Context



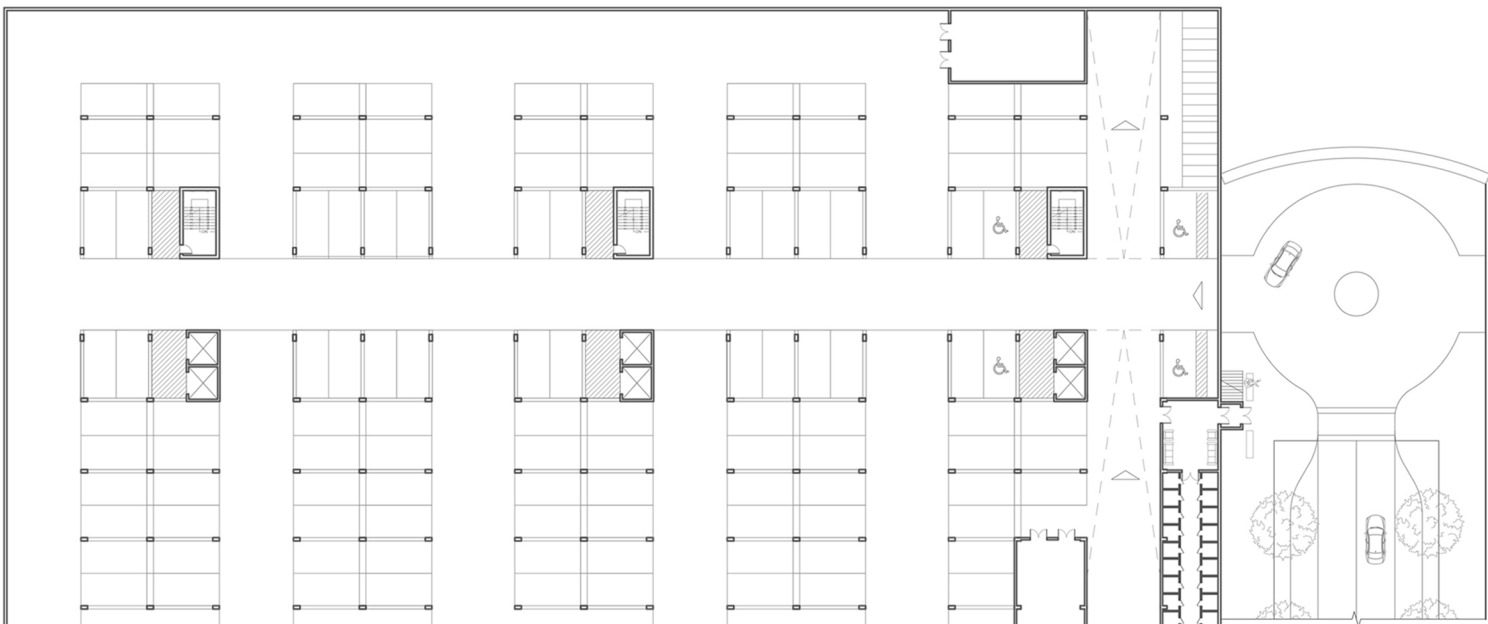
Ground Floor - 2 Bedroom



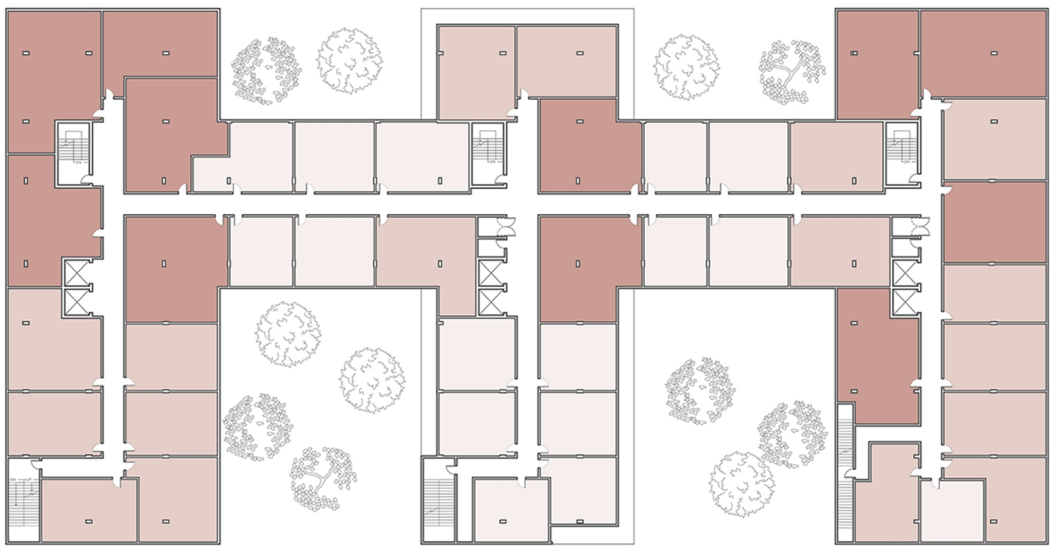
Ground Floor - 1 Bedroom + Den



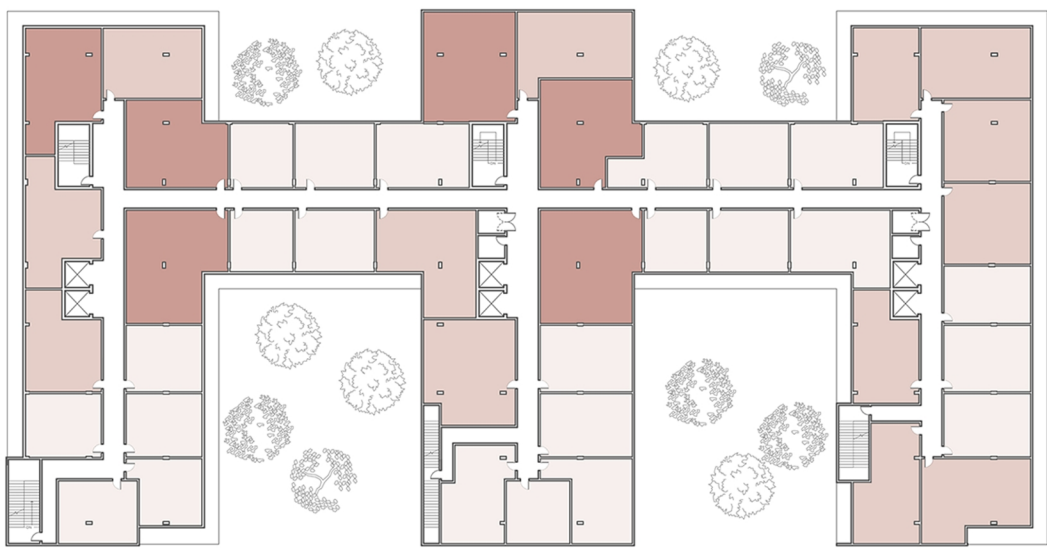
Parking Level -2



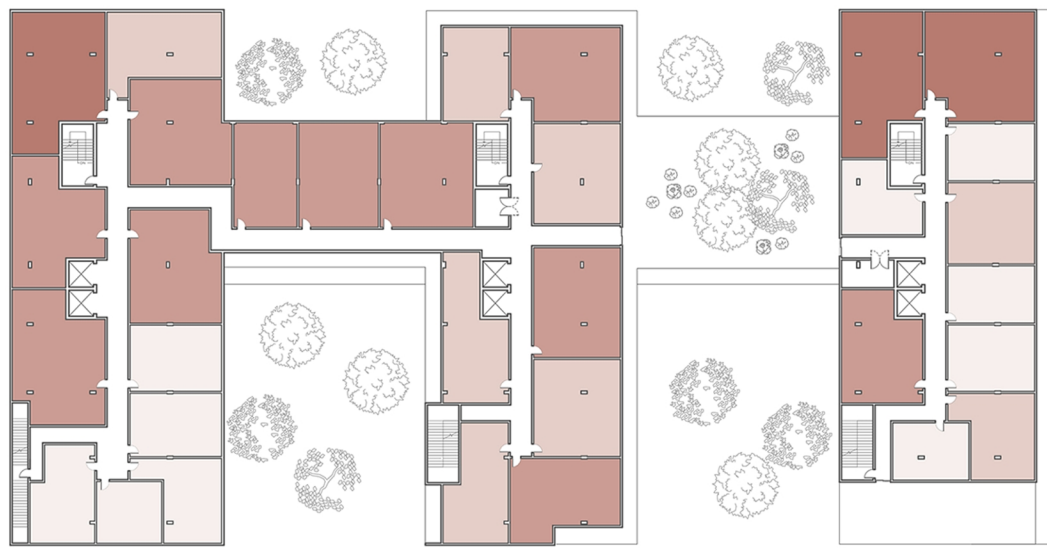
Parking Level -1



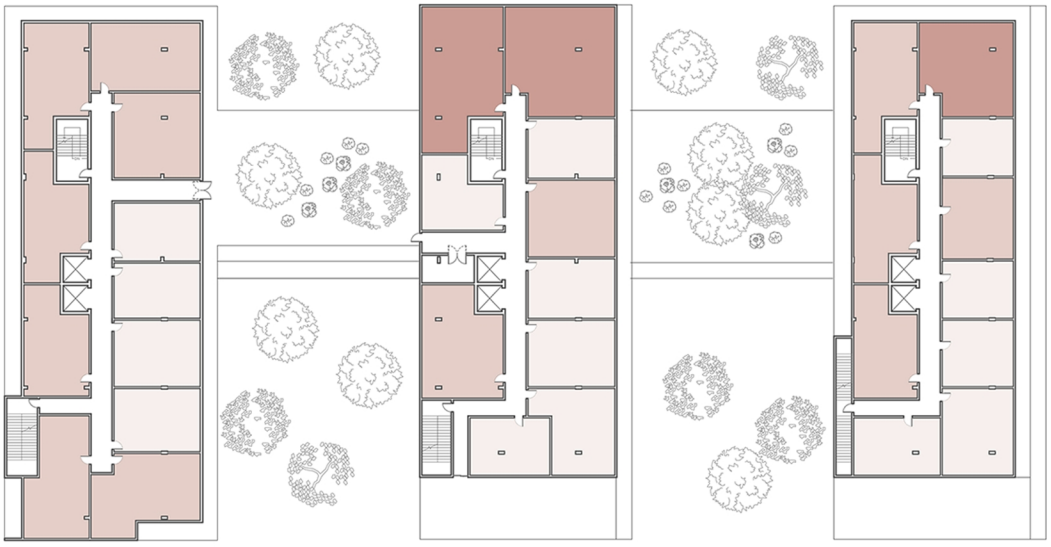
Level 2



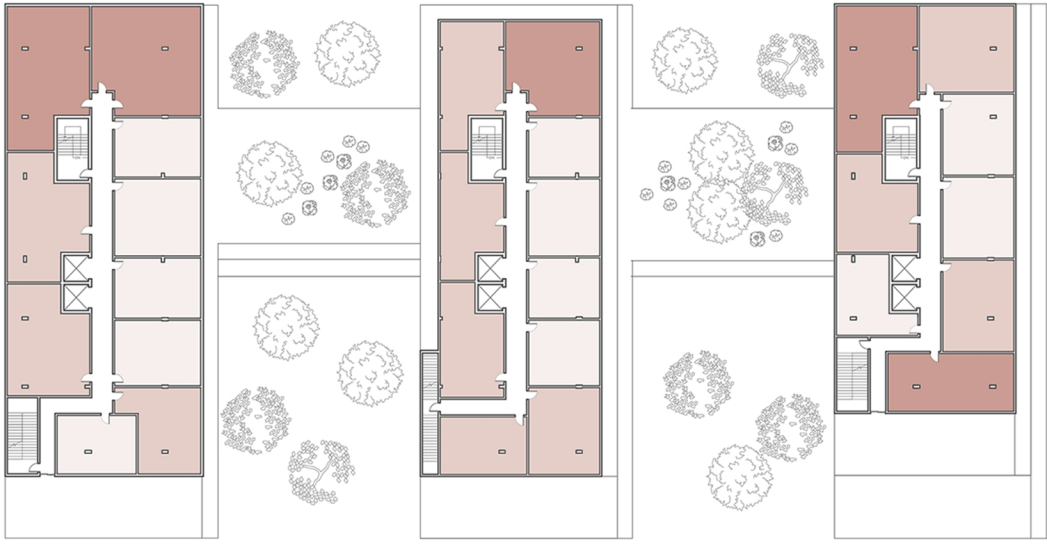
Level 3



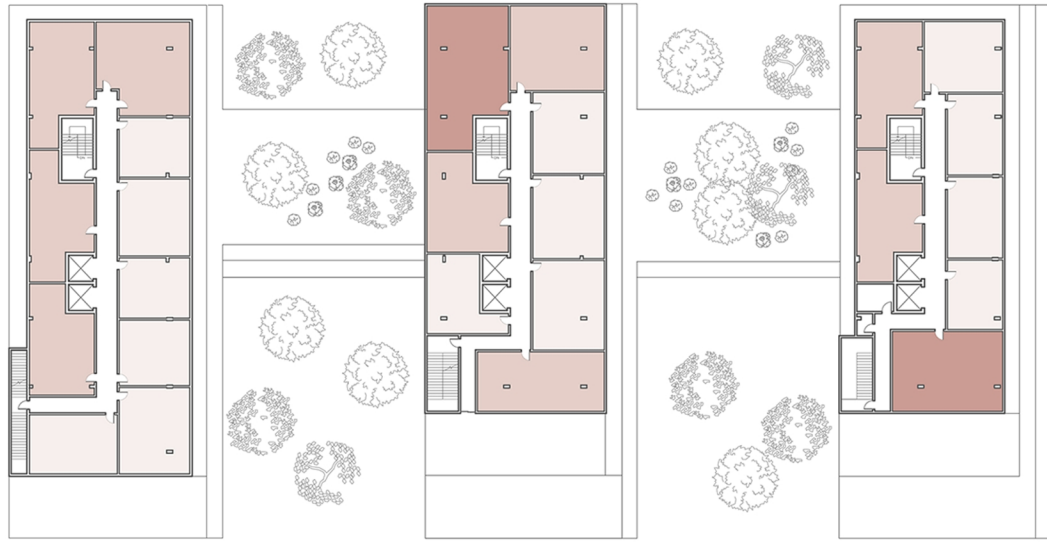
Level 4



Level 5



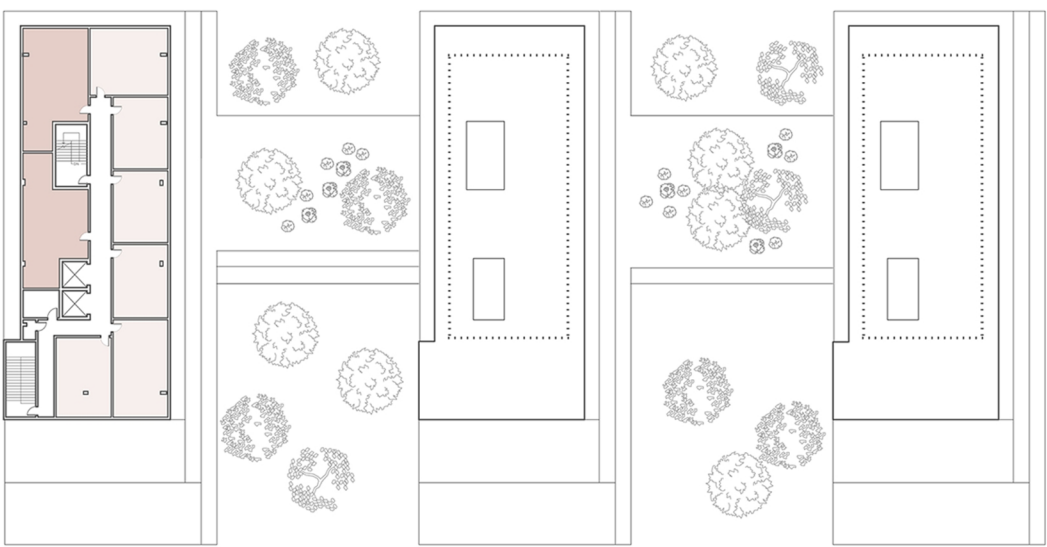
Level 6



Level 7



Level 8



Level 9

Studio  
1 Bedroom  
2 Bedroom  
3 Bedroom

Studio  
1 Bedroom  
2 Bedroom  
3 Bedroom

Studio  
1 Bedroom  
2 Bedroom  
3 Bedroom

Studio  
1 Bedroom  
2 Bedroom  
3 Bedroom

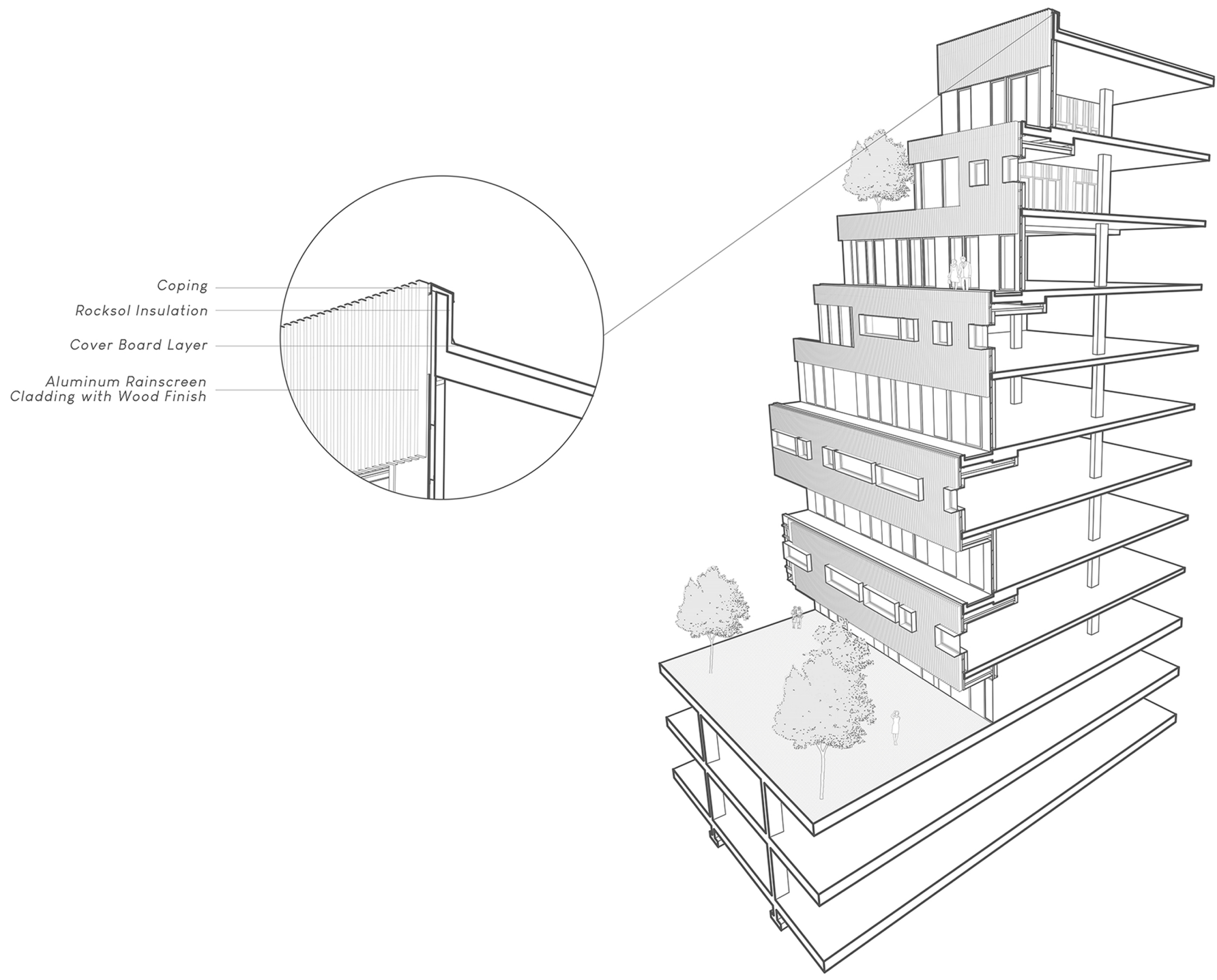
Studio  
1 Bedroom  
2 Bedroom  
3 Bedroom

Studio  
1 Bedroom  
2 Bedroom  
3 Bedroom

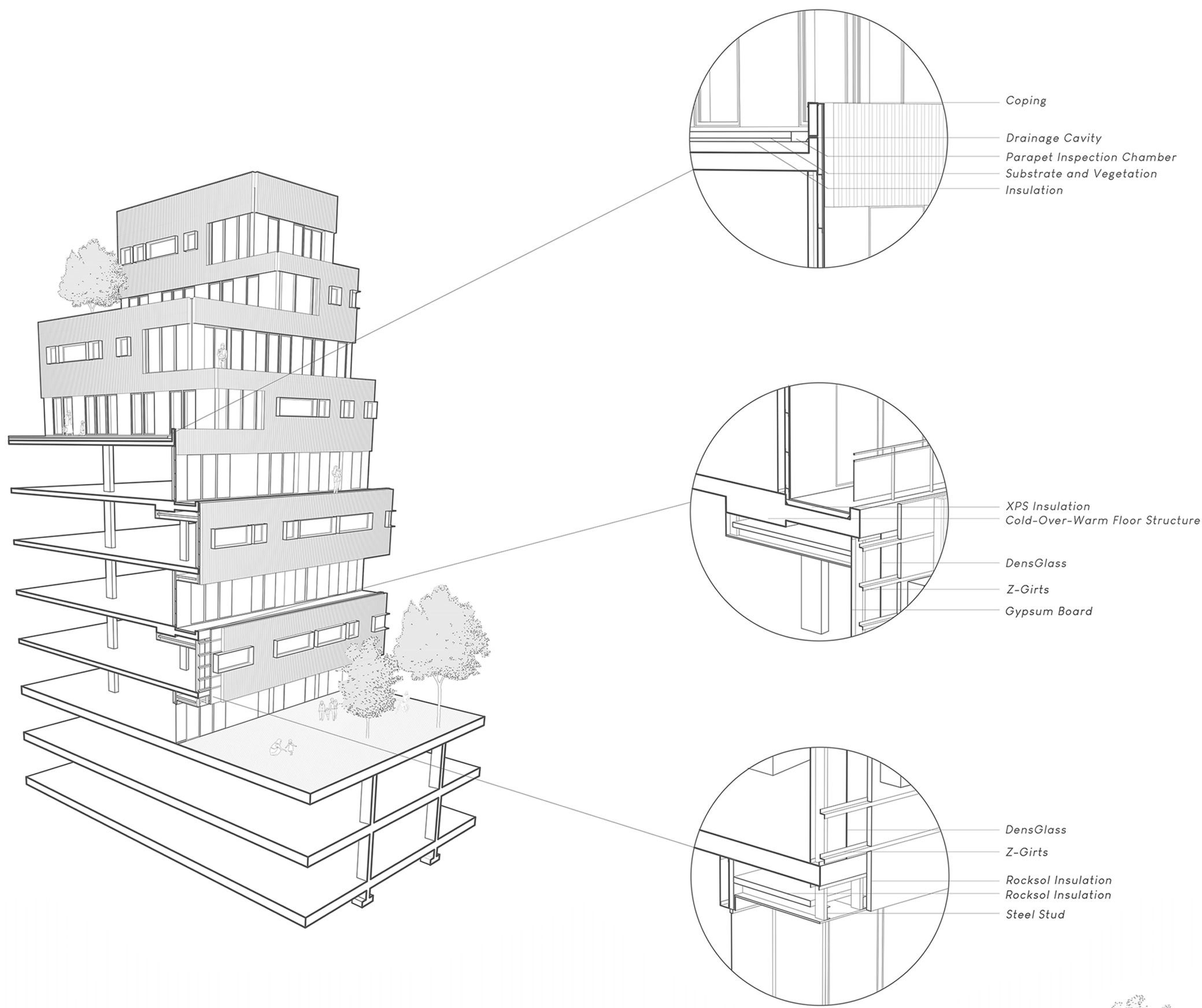
Studio  
1 Bedroom  
2 Bedroom  
3 Bedroom

Studio  
1 Bedroom  
2 Bedroom  
3 Bedroom

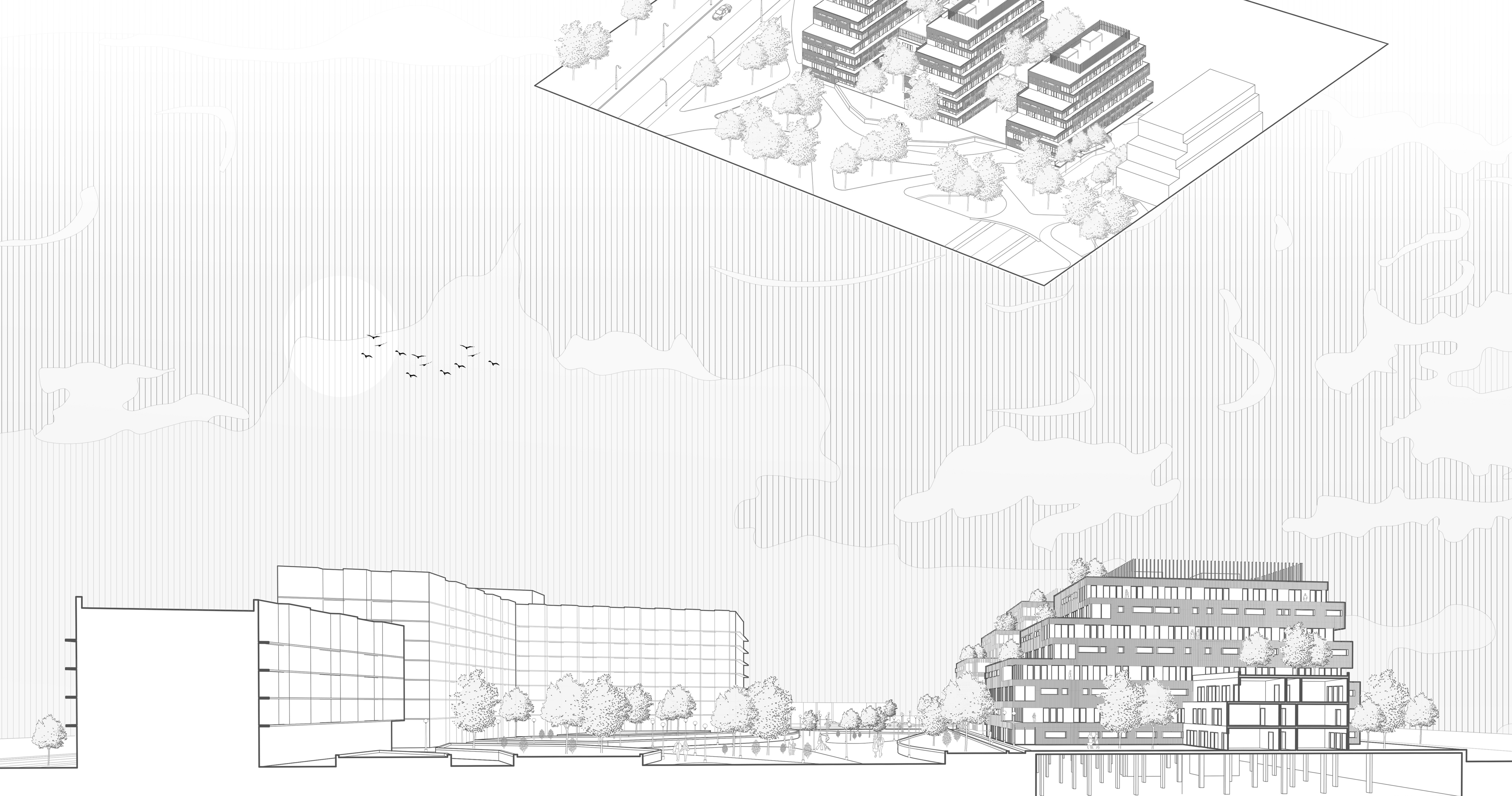
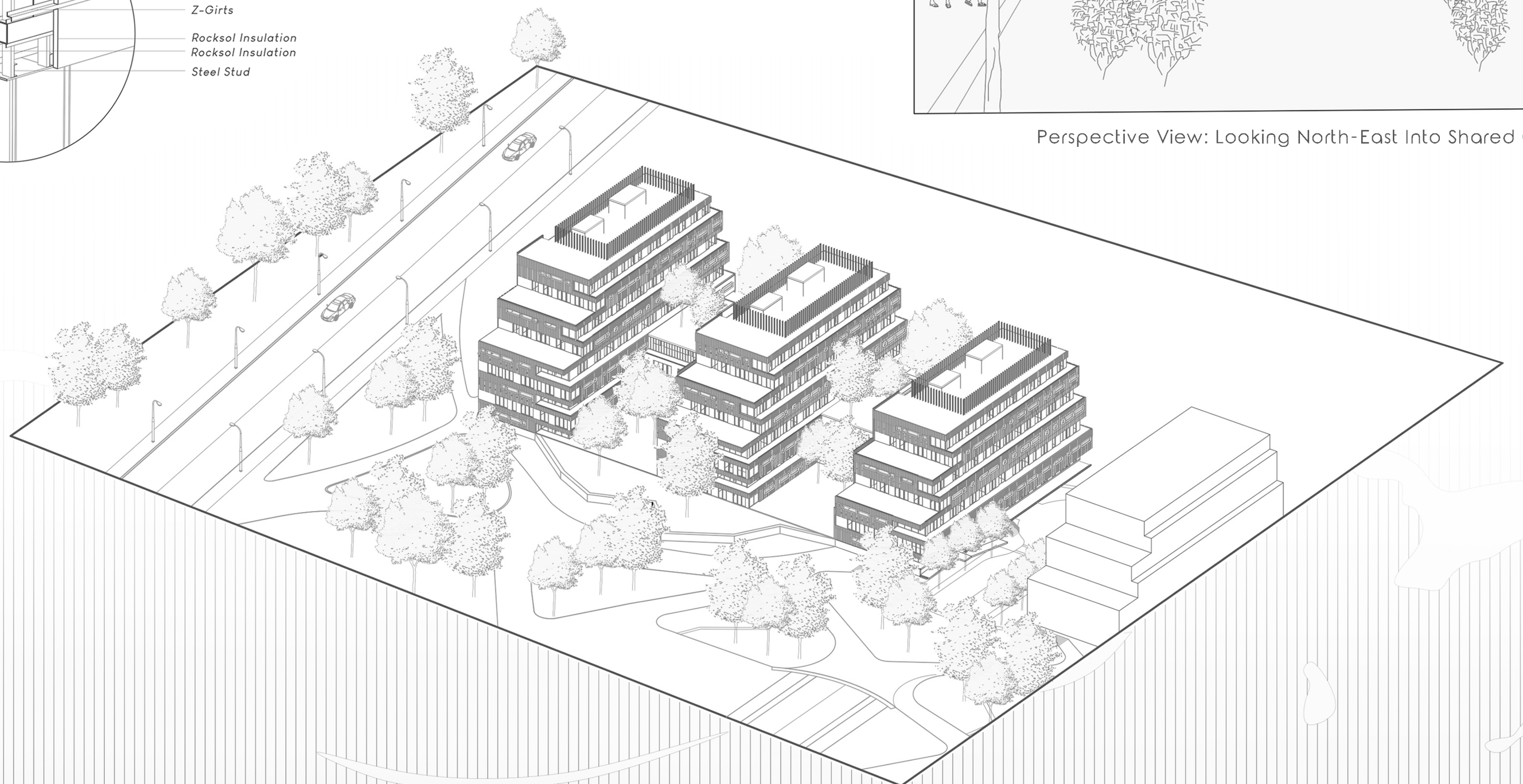




Perspective View: Looking South-East



Perspective View: Looking North-East Into Shared Courtyard



Section Perspective: Looking Northbound Through Park

