

TREAD *Lightly*

Our proposed modern, ecological design seeks to 'tread lightly' by restoring the environment through landscape, celebrating the lightness of the architecture and honoring our past through steps towards reconciliation



OUR PAST

Our team has contacted the Moccasin Identifier project, developed by Carolyn King in partnership with Mississaugas of the Credit First Nation and The Greenbelt Foundation, to promote public awareness of significant cultural historic sites and the ancestral presence of First Nations, Metis and Indigenous Communities. They are interested in partnering for an installation on the OAA site. With the installation, there would also be an opportunity for education.

Our concept for the installation includes a 'river' leading to the front door consisting of concrete stamped with the moccasin stencil, providing a daily reminder of the connection First Nations have to the site. An educational panel will be mounted by the front entrance with information about the installation.

ARCHITECTURE

Inspired by the architecture of the building, that has a 'lightness' in both its colour and elevated design, we sought to restore the connection between the building and its environment.

We have invited the Don River back up to the building through native plantings, as well as opened the front of the building to the Don River. Removing the retaining wall from the front, and extending the patio greatly improves sightlines and safety as well as provides a functional event space. We have made full use of the view with the addition of a pergola and patio that echoes the lines of the vestibule in front of the new cistern.

PERSPECTIVE FACING NORTHWEST- SPRING LANDSCAPE



SITE PLAN

SCALE 1:300 METRIC



REPLACE CURB WITH INDIVIDUAL CURBS TO ALLOW DRAINAGE TO FLOW FROM PARKING LOT TO RAIN GARDEN
 RELOCATED OVERHEAD PARKING LIGHT FIXTURES

REMOVE EXISTING CHAINLINK FENCE

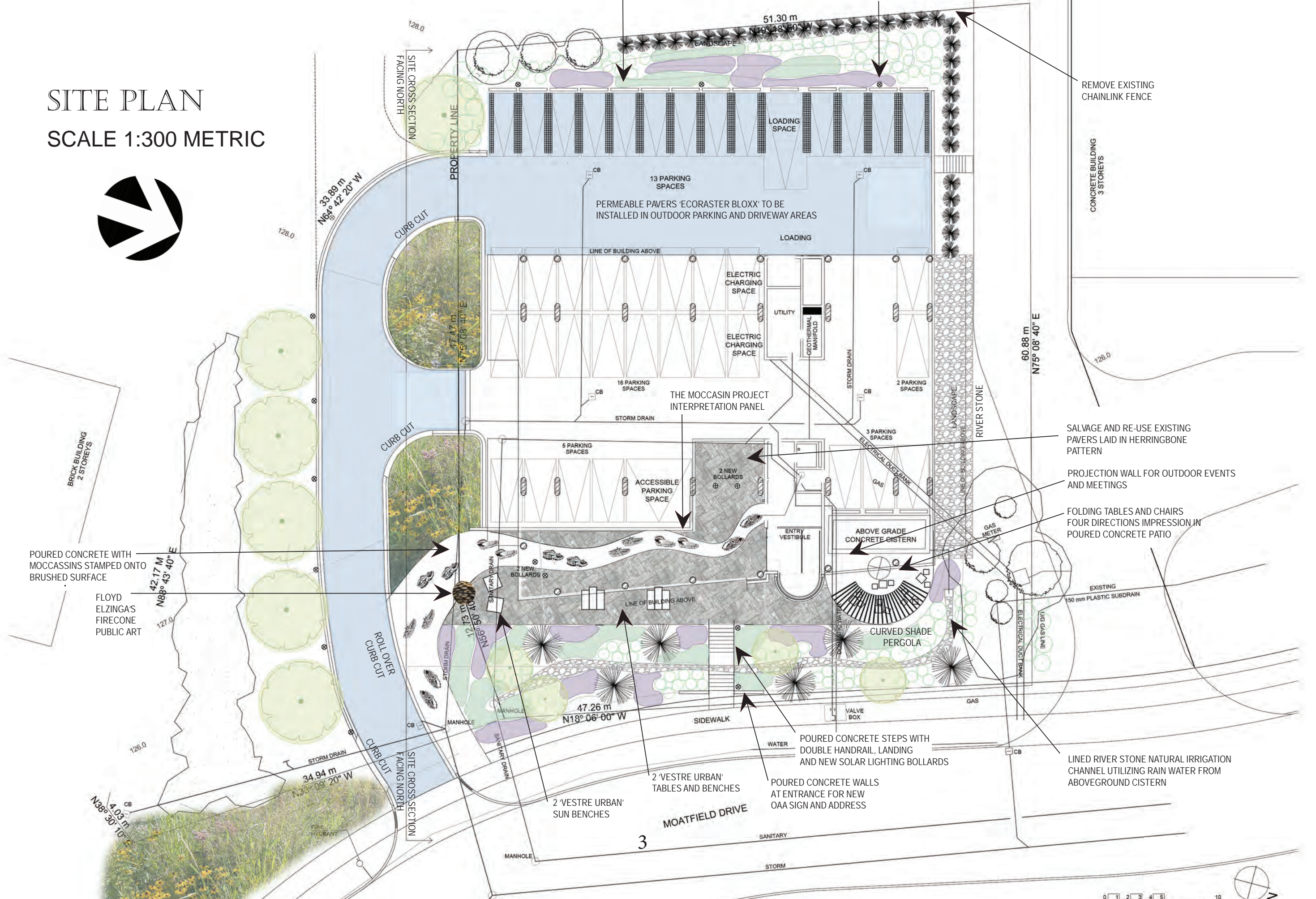
CONCRETE BUILDING 3 STOREYS

SALVAGE AND RE-USE EXISTING PAVERS LAID IN HERRINGBONE PATTERN

PROJECTION WALL FOR OUTDOOR EVENTS AND MEETINGS

FOLDING TABLES AND CHAIRS FOUR DIRECTIONS IMPRESSION IN POURED CONCRETE PATIO

LINED RIVER STONE NATURAL IRRIGATION CHANNEL UTILIZING RAIN WATER FROM ABOVEGROUND CISTERN



POURED CONCRETE WITH MOCCASSINS STAMPED ONTO BRUSHED SURFACE

FLOYD ELZINGAS FIRECONE PUBLIC ART

POURED CONCRETE STEPS WITH DOUBLE HANDRAIL, LANDING AND NEW SOLAR LIGHTING BOLLARDS

POURED CONCRETE WALLS AT ENTRANCE FOR NEW OAA SIGN AND ADDRESS

2 'VESTRE URBAN' SUN BENCHES

2 'VESTRE URBAN' TABLES AND BENCHES

CURVED SHADE PERGOLA

ABOVE GRADE CONCRETE CISTERN

THE MOCCASIN PROJECT INTERPRETATION PANEL

PERMEABLE PAVERS 'ECORASTER BLOXX' TO BE INSTALLED IN OUTDOOR PARKING AND DRIVEWAY AREAS

LOADING SPACE

LOADING

UTILITY

ELECTRIC CHARGING SPACE

ELECTRIC CHARGING SPACE

13 PARKING SPACES

16 PARKING SPACES

5 PARKING SPACES

2 NEW BOLLARDS

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PLANTING PLAN

SCALE 1:400 METRIC

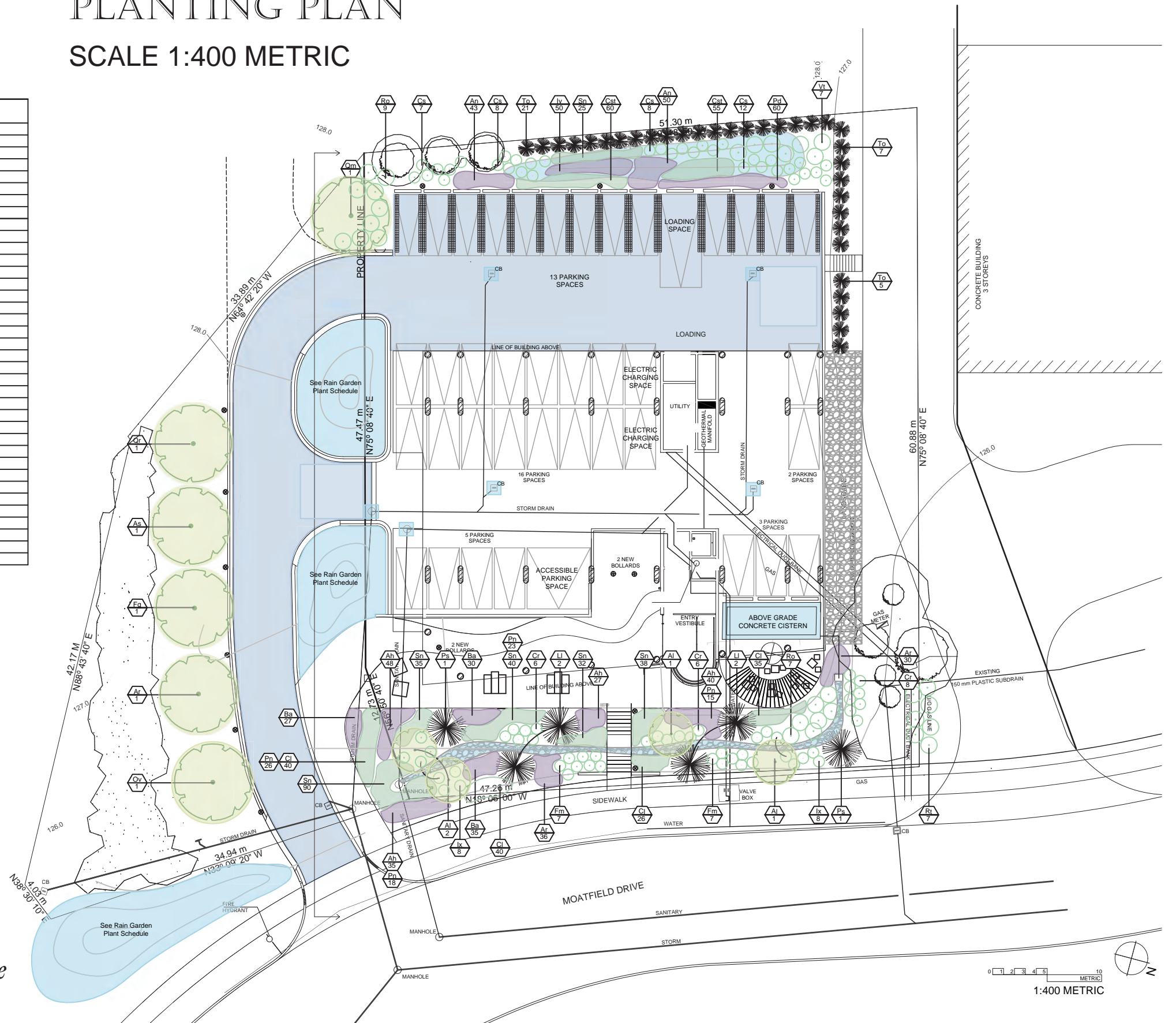
PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME
Deciduous Trees			
Al	4	Amelanchier laevis	serviceberry
Ar	1	Acer rubrum	red maple
As	1	Acer saccharum	sugar maple
Fg	1	Fagus grandifolia	American beech
Qv	1	Ostrya virginiana	ironwood
Qm	1	Quercus macrocarpa	bur oak
Qr	1	Quercus rubra	red oak
TOTAL 10			
Coniferous Trees			
LI	4	Larix laricina	tamarack
Ps	2	Pinus strobus	eastern white pine
To	31	Thuja occidentalis	white cedar
TOTAL 37			
Deciduous Shrubs			
Cr	20	Cornus racemosa	gray dogwood
Cs	35	Cornus sericea	red osier dogwood
Ix	16	Ilex verticillata	winterberry holly
Fm	14	Fothergilla major	large fothergilla
Ro	16	Rubus odoratus	purple flowering raspberry
Rt	7	Rhus typhina	staghorn sumac
Rt	48	Rhus typhina	staghorn sumac
TOTAL 156			
Perennials			
Ar	66	Actaea racemosa	black cohosh
Ah	150	Amsonia hubrichtii	blue star
An	93	Aster novae-angliae	New England aster
Ba	92	Baptisia australis	false blue indigo
Iv	50	Iris versicolor	blue flag iris
Pd	60	Penstemon digitalis	beardtongue
Pn	82	Pulsatilla nigra	prairie crocus
TOTAL 593			
Ornamental Grasses			
Cst	115	Carex stricta	tussock sedge
Cl	141	Chasmanthium latifolium	northern sea oats
Sn	260	Sorghastrum nutans	indiangrass
TOTAL 516			

RAIN GARDEN PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME
Perennials		
Ai	Asclepias incarnata	swamp milkweed
An	Aster novae-angliae	New England Aster
Ep	Echinacea pallida	pale coneflower
Eu	Eupatorium purpureum	Joe pye weed
Rh	Rudbeckia hirta	black eyed susan
Vg	Vernonia gigantea	tall ironweed
Vh	Verbena hastata	blue vervain
TOTAL 1000		
Ornamental Grasses		
Cr	Carex rosea	rosy sedge
Pv	Panicum virgatum	switchgrass
Ss	Schizachyrium scoparium	little bluestem
TOTAL 900		

The planting design bridges the vertical gap between the building and the ground plane with trees that naturally have a strong narrow and vertical presence in front of the building. Mass plantings based in a grass matrix with swathes of colour provide a scale and animation to the site that is currently lacking. There will be colours changing with the seasons in the gardens for year-round interest.



ENVIRONMENT

Seeking to minimize our environmental ‘footprint’, we have developed a comprehensive stormwater plan that will exemplify current stormwater management through the use of Low-Impact Development (LID) and Best Management Practices (BMP).

Design features include permeable driveway and outdoor parking areas, that drain to four rain gardens designed to capture and filter rainfall. Surface pollutants, such as dirt and oils, will settle within the catchbasins using CB-Shield retrofits and smaller fine particles will settle out inside the underground storage units (ADS Stormtech Chambers), achieving virtually 95% pollutant removal from storm runoff prior to infiltration. Our final water polishing occurs through an oil and grit separator connecting all stormwater management features before discharging to the City’s storm sewer network.

Storm runoff directly from the building rooftop will be intercepted from the internal downspout and directed into a 30,000 litre storage tank (Cistern). The purpose of this is to achieve permanent onsite retention through rain-water capture and reuse for purposes including irrigation and use in a river stone water feature.

STORMWATER SITE PLAN

SCALE 1:400 METRIC

