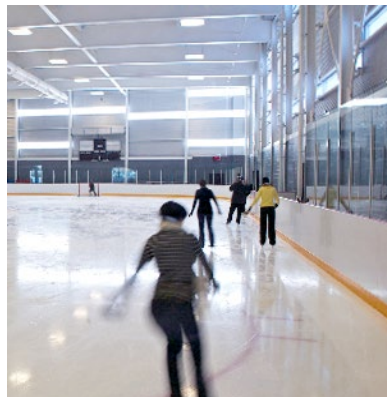


Whitby Sports Complex

Concept Options

March 1, 2021



Guiding Principles

Spirit of Whitby

Placemaking

- Creating a stage for indoor and outdoor activities
- A crafted and timeless approach to design

A Focus on Recreational Use of Sport Components

- Provide options for a wide range of ages, interests and abilities
- Explore designs that invite active participation

Find the Right Balance Between Informal and Programmed Uses

- Spaces for sport and directed programs as well as flexible and multi-use spaces
- Exposure and connection to public space or outdoor space

Setting the Stage for Sustainability

- Embrace a “Living Design” approach and strive for Net Zero
- Making the right first moves to set-up a design that takes advantage of site features and passive strategies

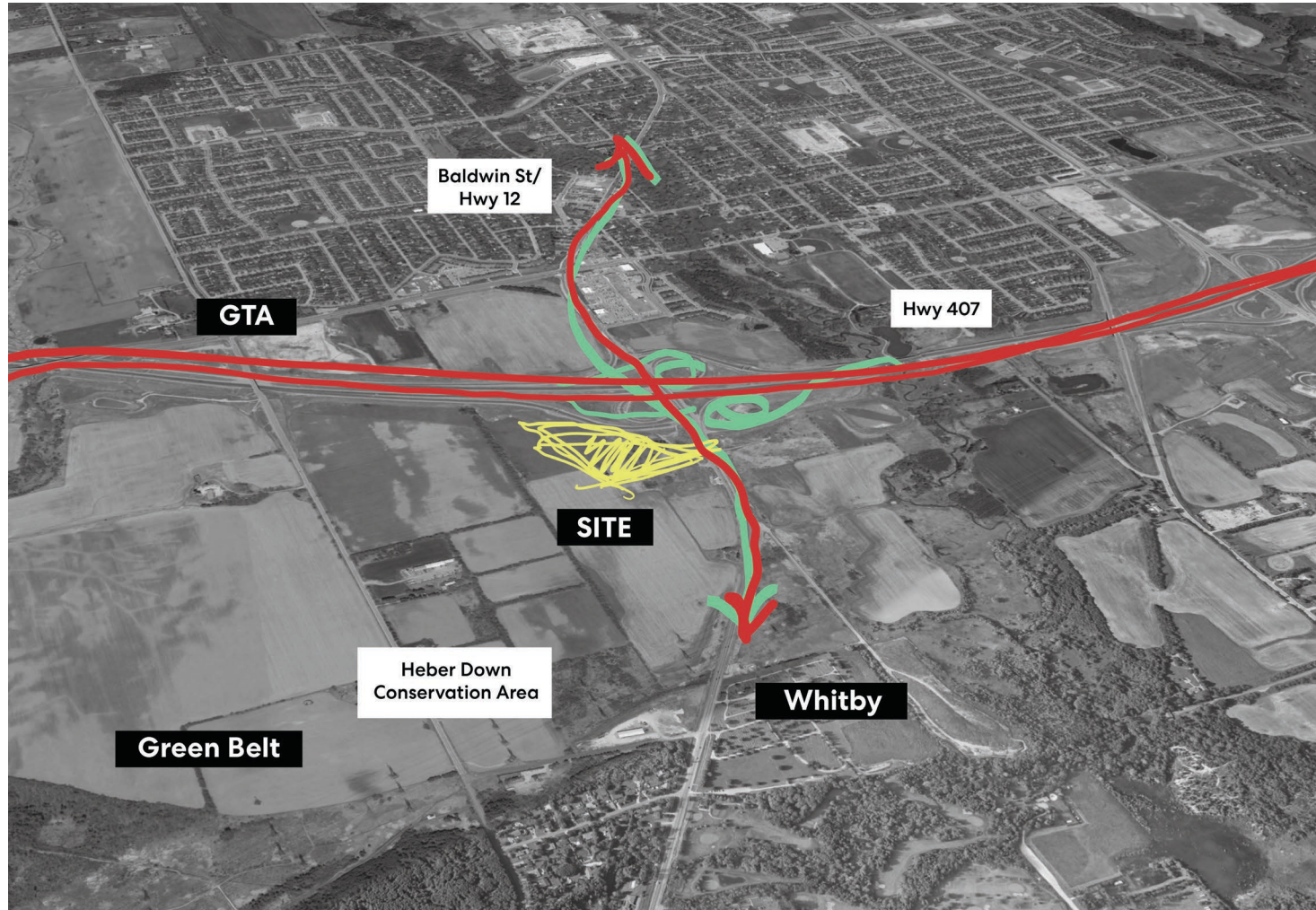
Constructability and Value

- Upholding Whitby’s commitment to design excellence, enduring and quality materials
- Ensure the building form and site design aligns with the budget
- Identify the elements that will deliver the greatest impact



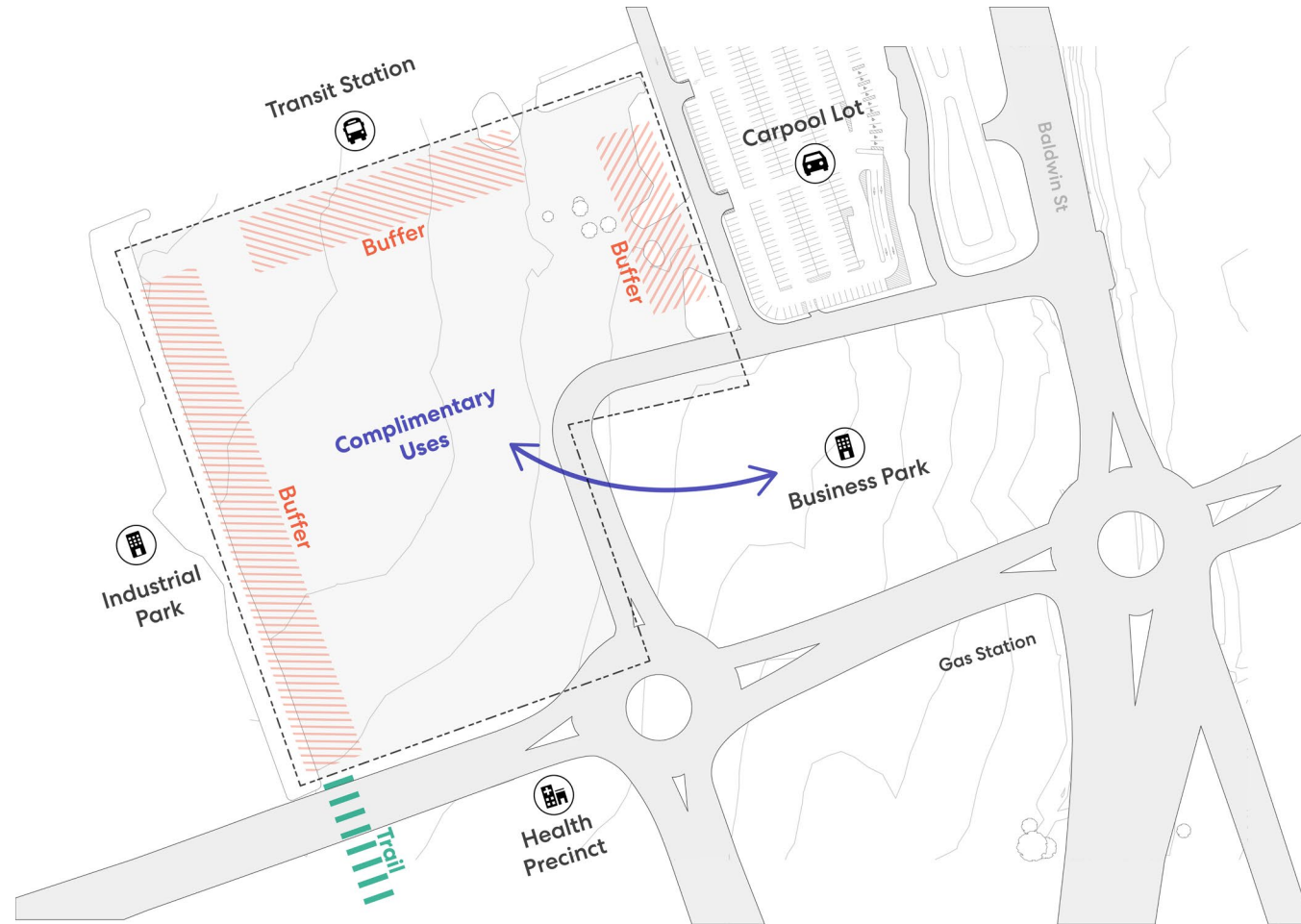
Location

A Gateway Site

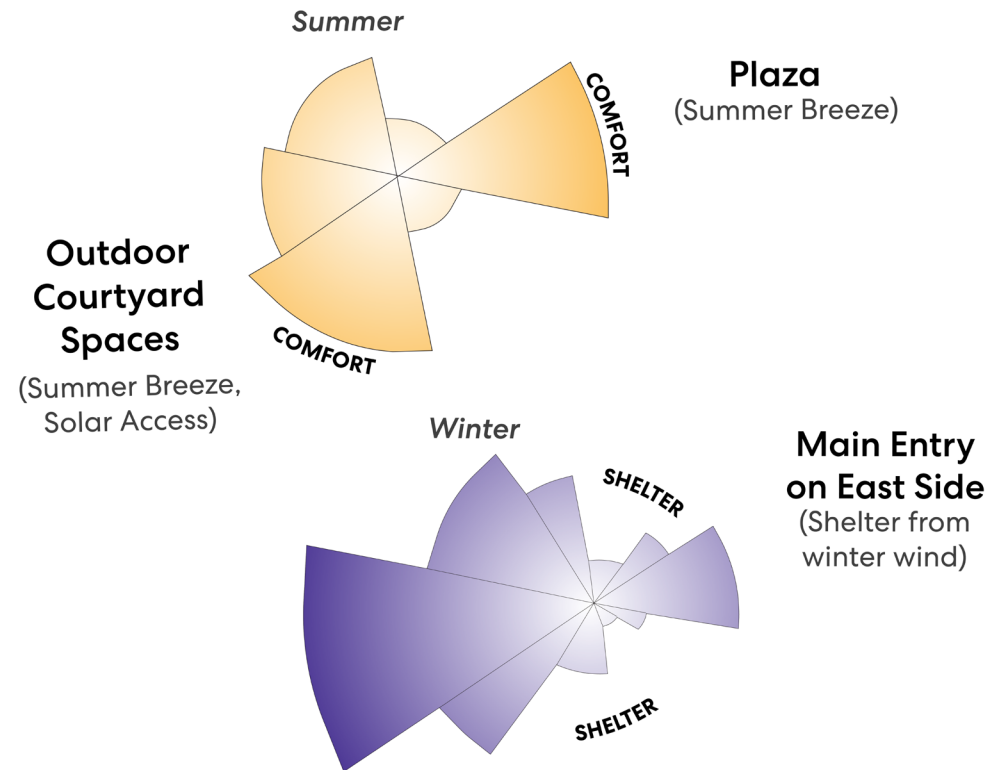


Site Analysis

Future Neighbours



Solar Orientation and Wind Rose

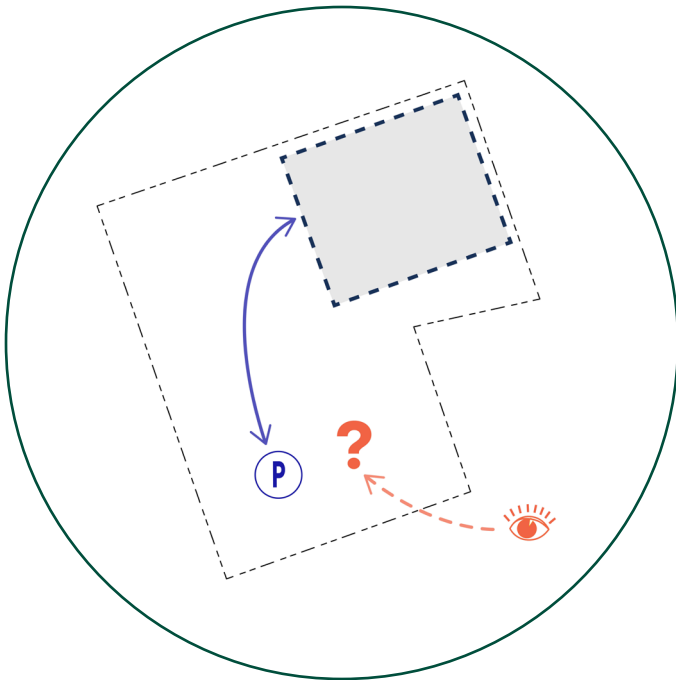


Site Analysis

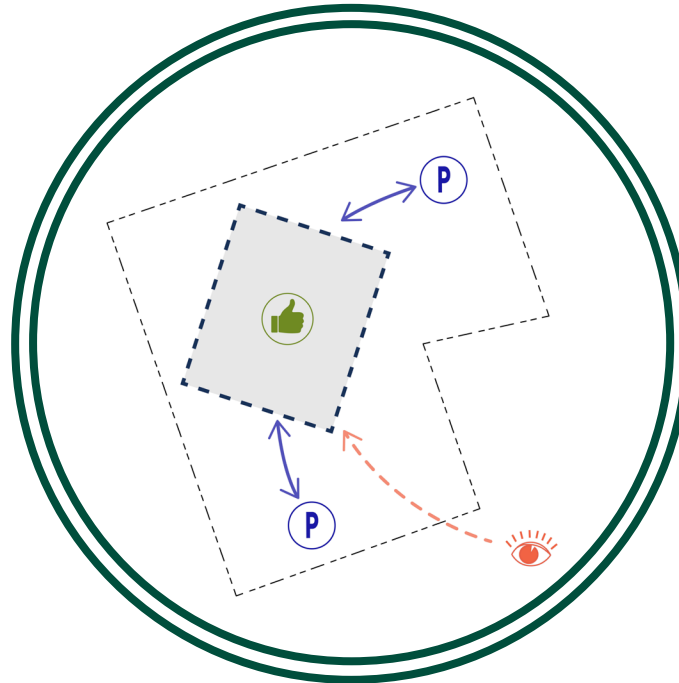
Locating the Building on the Site

Measures of Success:

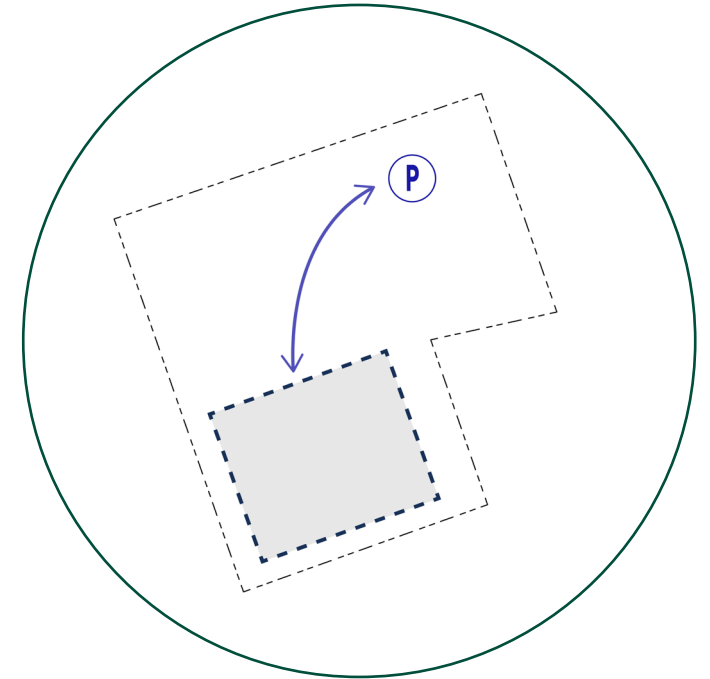
- Presence from the street and high visibility of entrance and program elements
- Distributed parking and multiple entry points
- Integration in the landscape, considering access to light and protection from winds with great, programmable outdoor spaces



Too distant for a civic presence



Ideal location

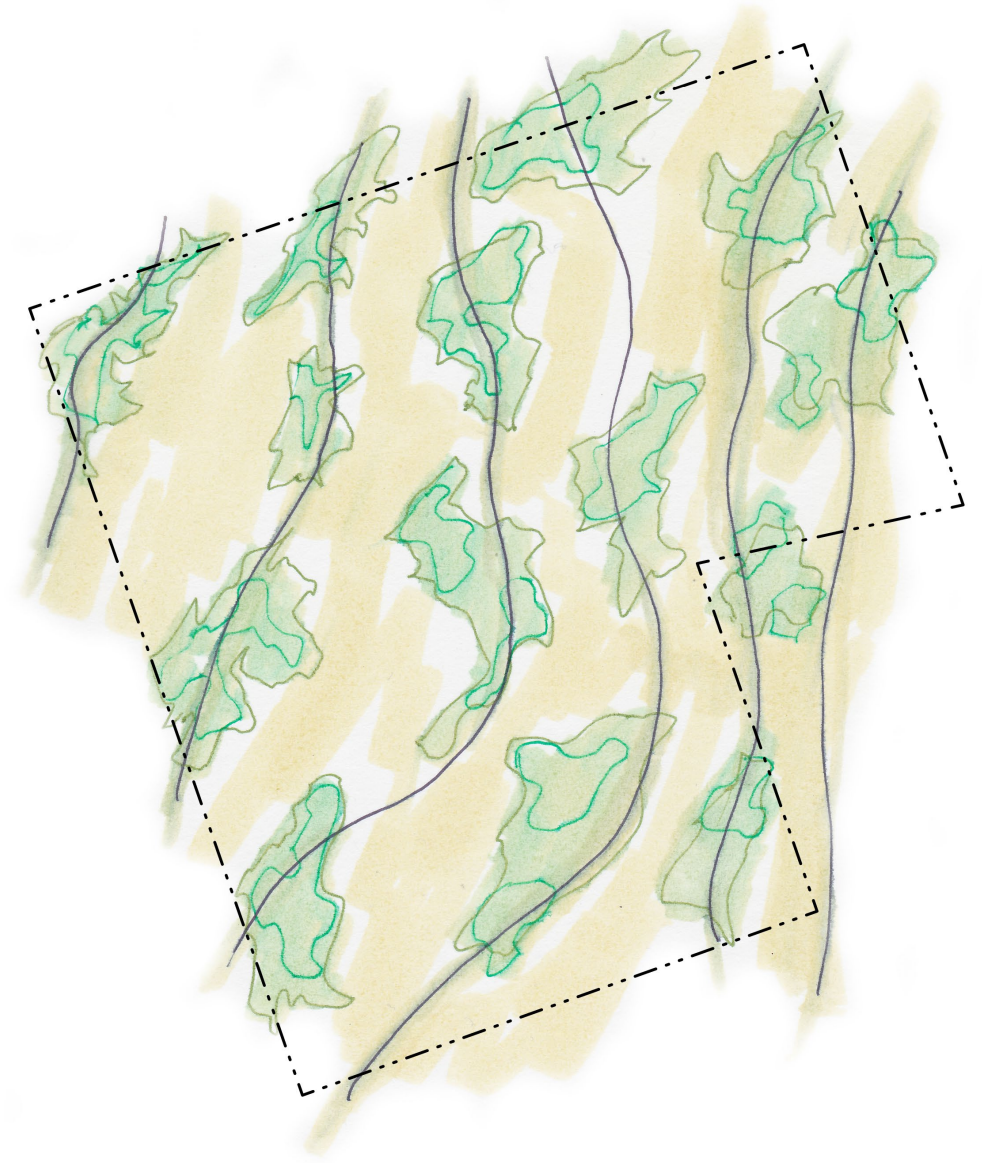


Too little room for integrated outdoor spaces

Evolution of the Site

A natural state

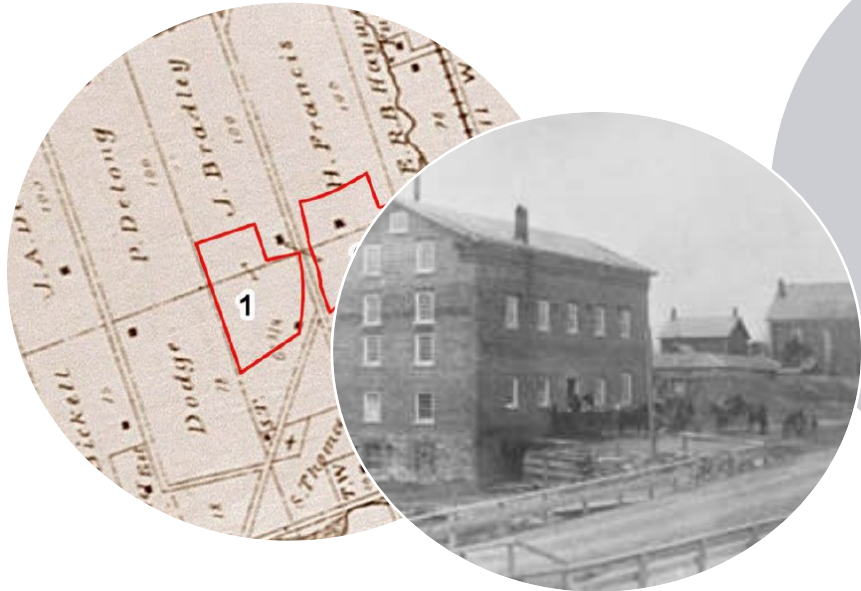
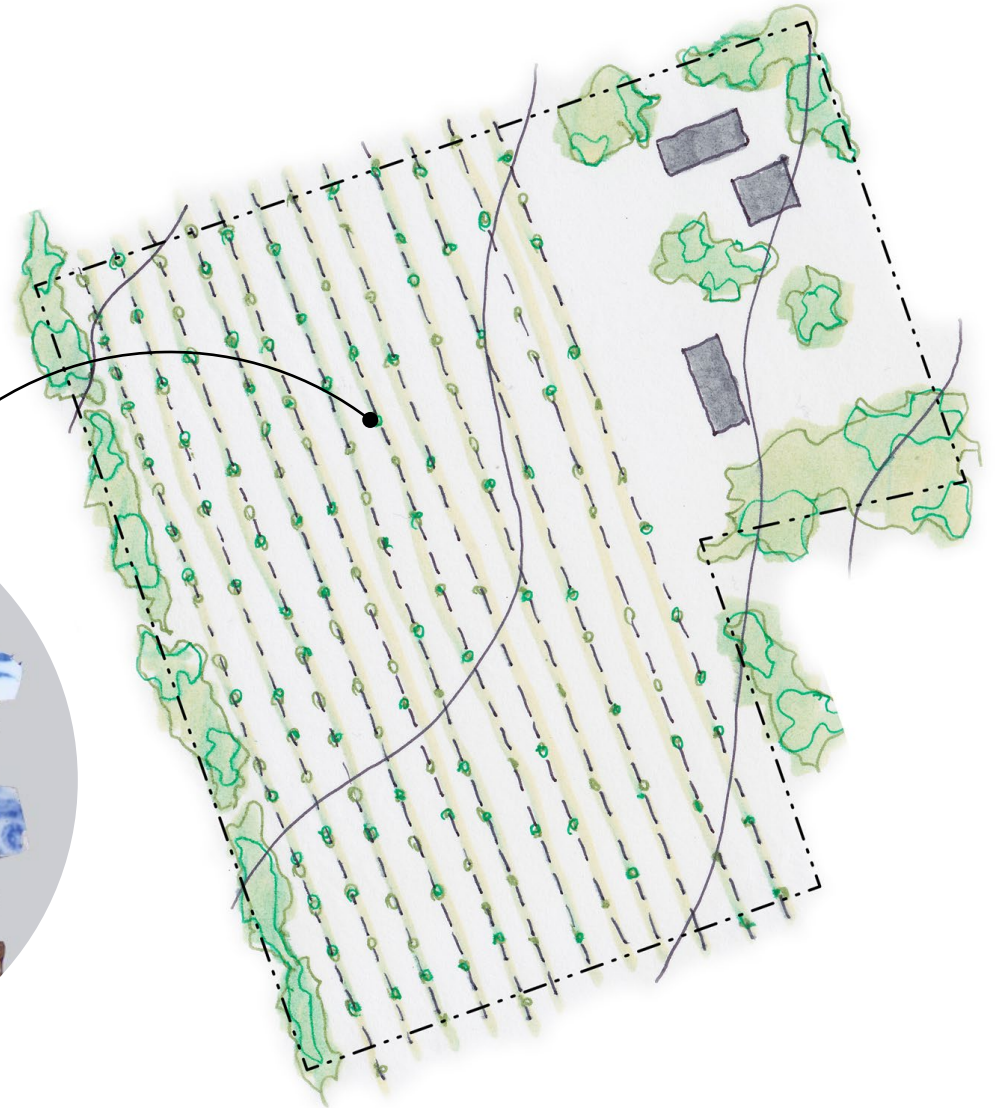
- Biodiverse, mixed forest (pine, oak, birch)
- Valley lands(lowlands), dry uplands(meadow) and wet woodlands
- Lynde Creek Watershed, Oak Ridges Moraine to the North



Evolution of the Site

Farmed

- Site stretches across two original properties owned by J. Bradley and J. Blair.
- Field cleared, leveled slightly, rocks moved to the perimeter
- Some treed areas remain around the area chosen for the farm buildings
- Pottery and agricultural artifacts dating between 1800 and 1900 found on site



Crafting a New Landscape

A Regenerative Approach

- As the site changes use, we imagine a re-naturalized site by expanding out from the hedgerow and restoring the tree canopy
- introducing variation in the topography to create a microclimate using soil from excavation of the new building's foundation



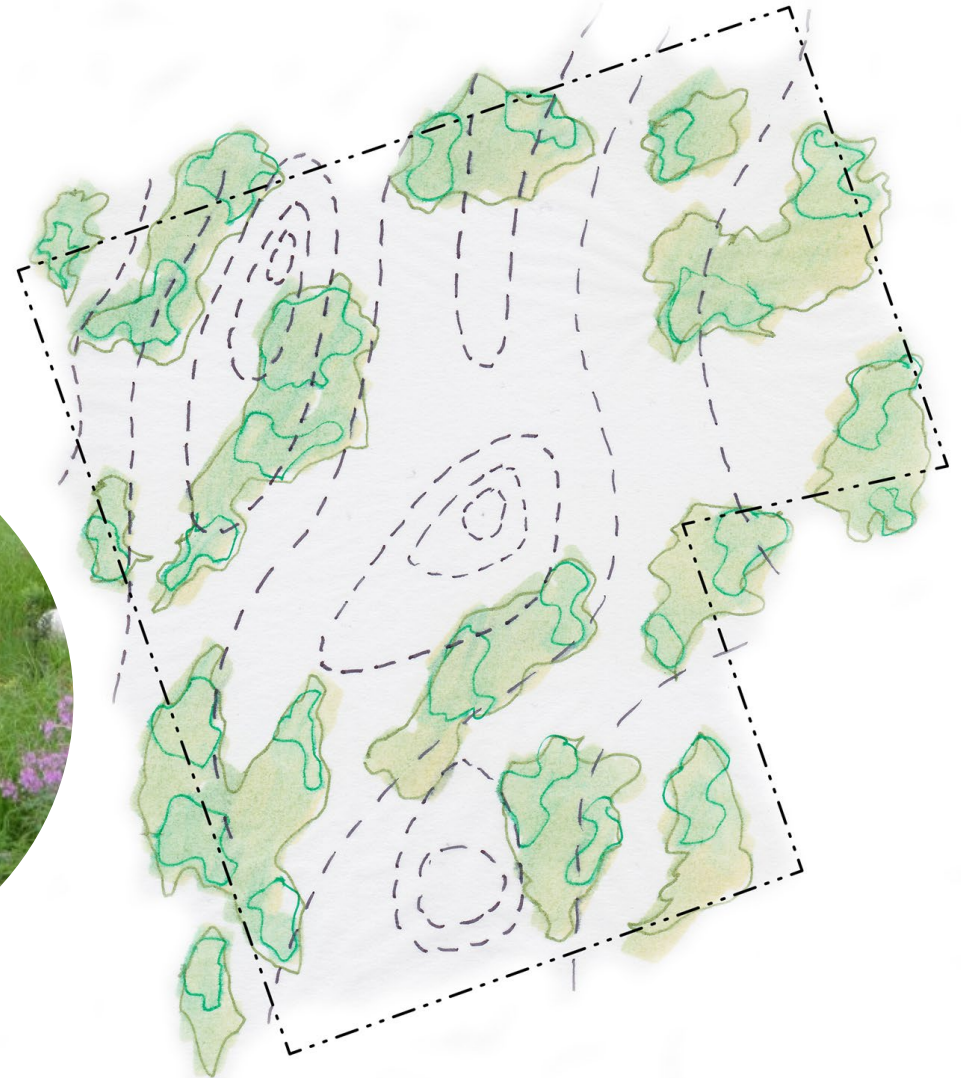
**Support
local
wildlife**



**Planting
native to the
Lynde Creek
Watershed**



**Storm Water
Management
mimics natural
processes**



Crafting a New Landscape

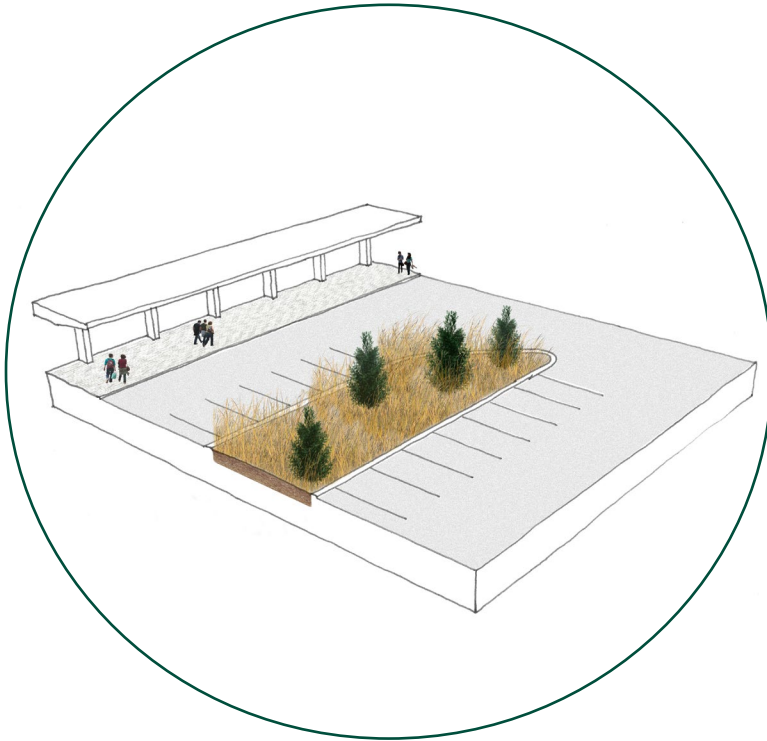
An Integrated Approach

- And finally shaping that landscape to weave around the building and outdoor programmed spaces
- protect and frame key views
- Connect green spaces with adjacent sites

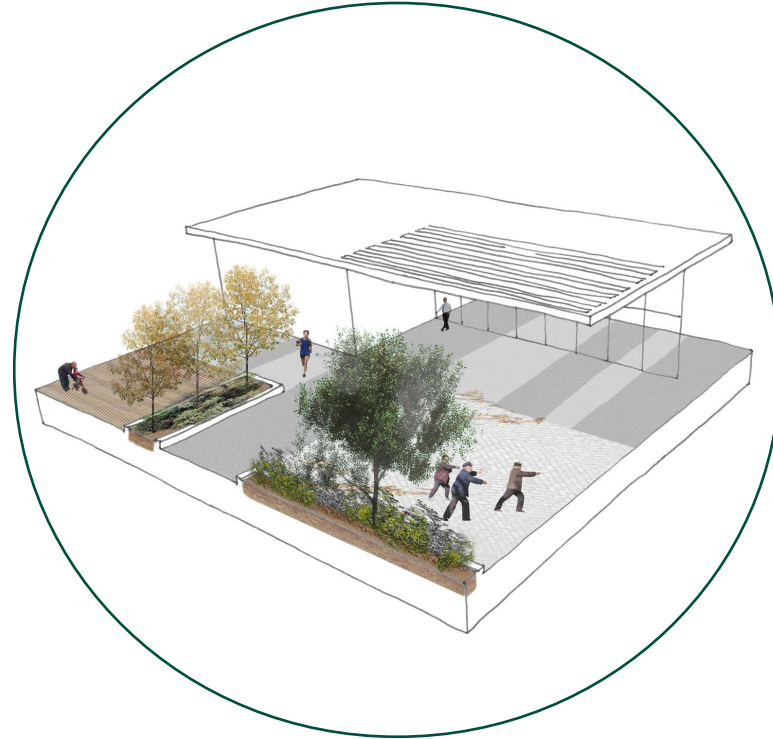


Crafting a New Landscape

Weaving Landscape and Architecture



**Landscape areas break-down
blocks of parking**



**Outdoor spaces framed
by architecture and landscape**



Site Response

Three options

Site Response

Character and Organization

Character:

- open
- views

Program and Activities:

- Level courtyards
- Possible connection to second floor of building

Complimentary indoor program:

- Recreational arena
- Activity/multi-purpose rooms



Character:

- Dense tree canopy
- Wild/un-maintained

Program and Activities:

- Parking
- Picnic area

Complimentary indoor program:

- lobby

Character:

- Sloping and sheltered

Program and Activities:

- SWM or water play features
- Terraced area for events

Complimentary indoor program:

- pool
- Arts and culture

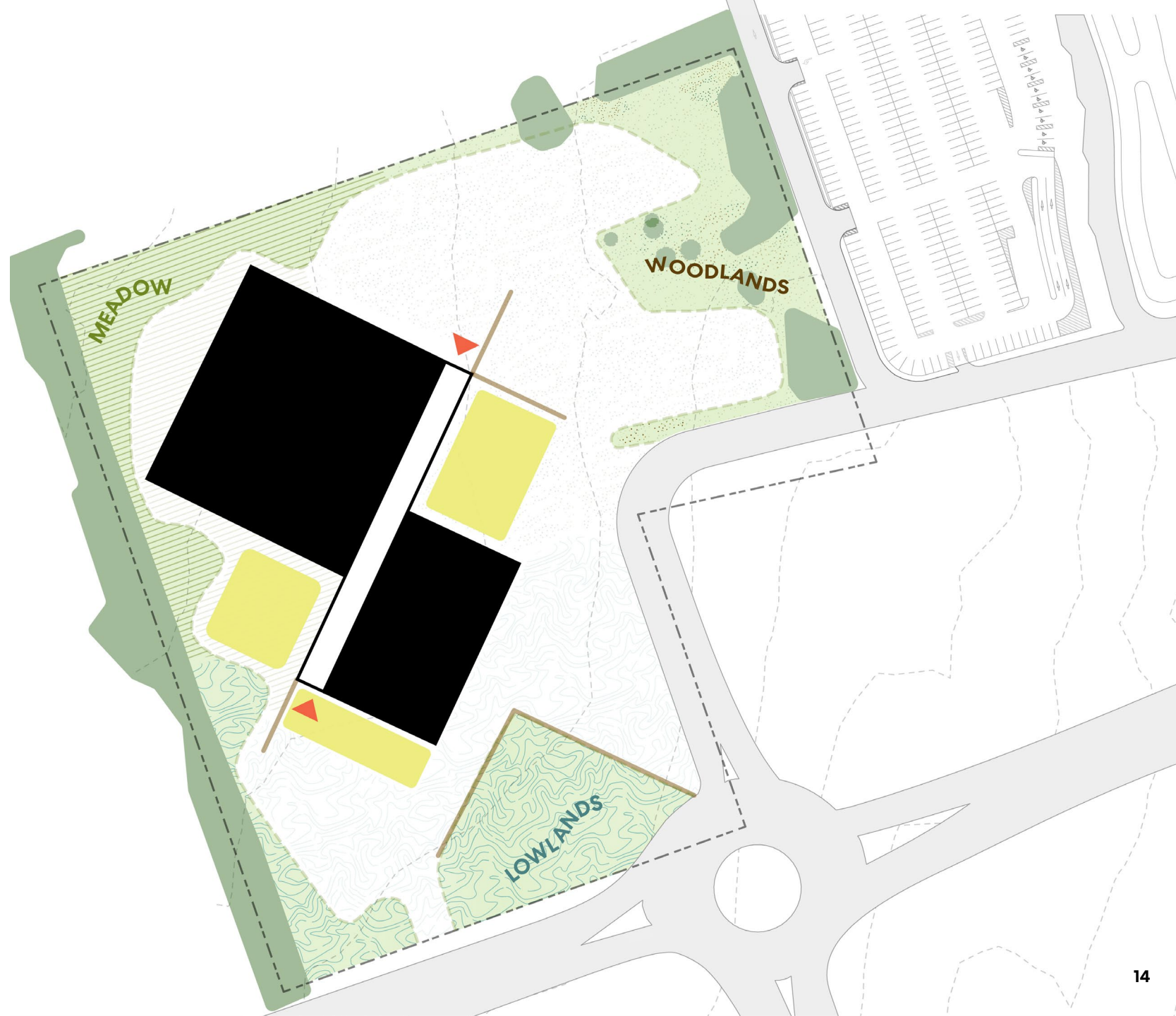


Site Response

1 Terraced Courts

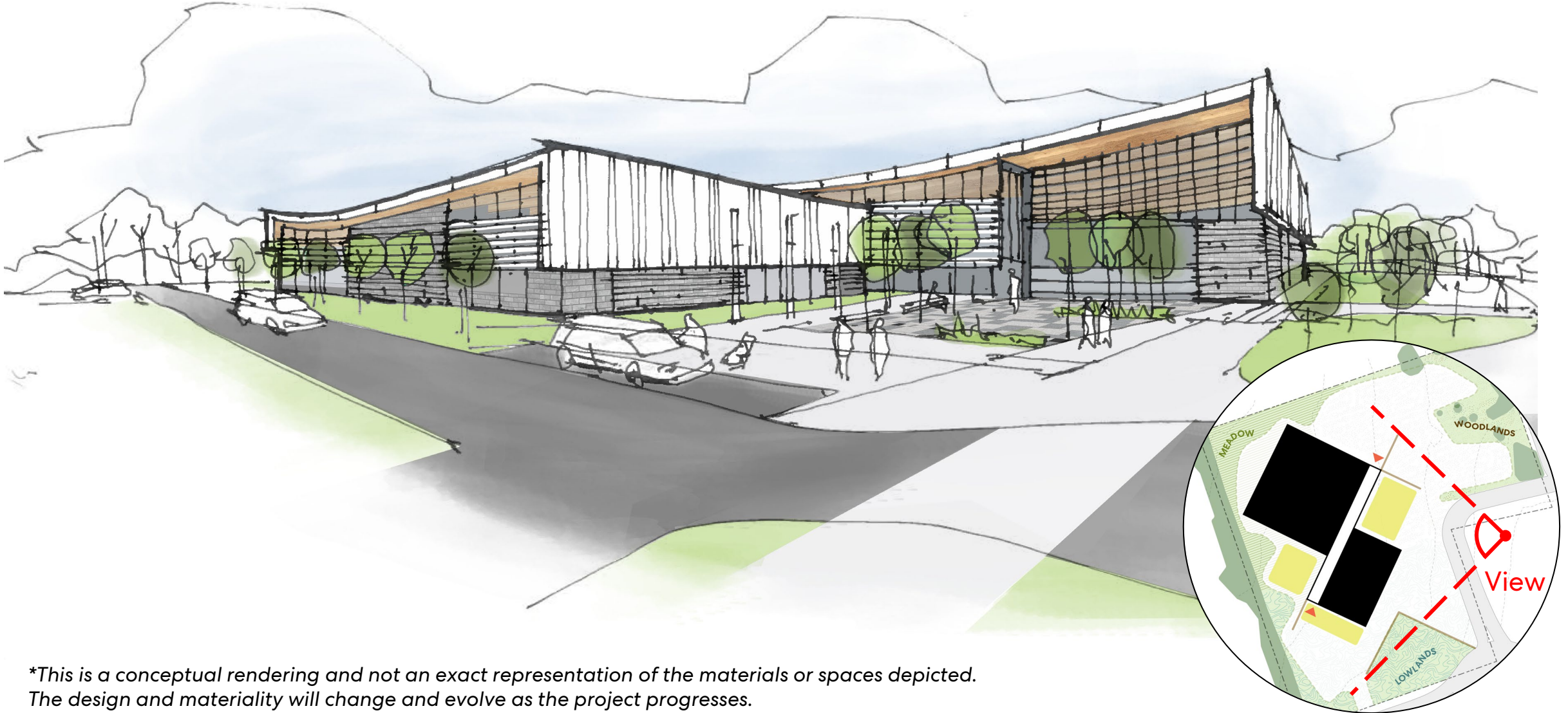
Aligned with the topography of the site, the building steps down and frames a series of terraced areas and unique microclimates

The terraces knit the building into the landscape and provide level areas that can be programmed



Exterior Rendering

1 Terraced Courts

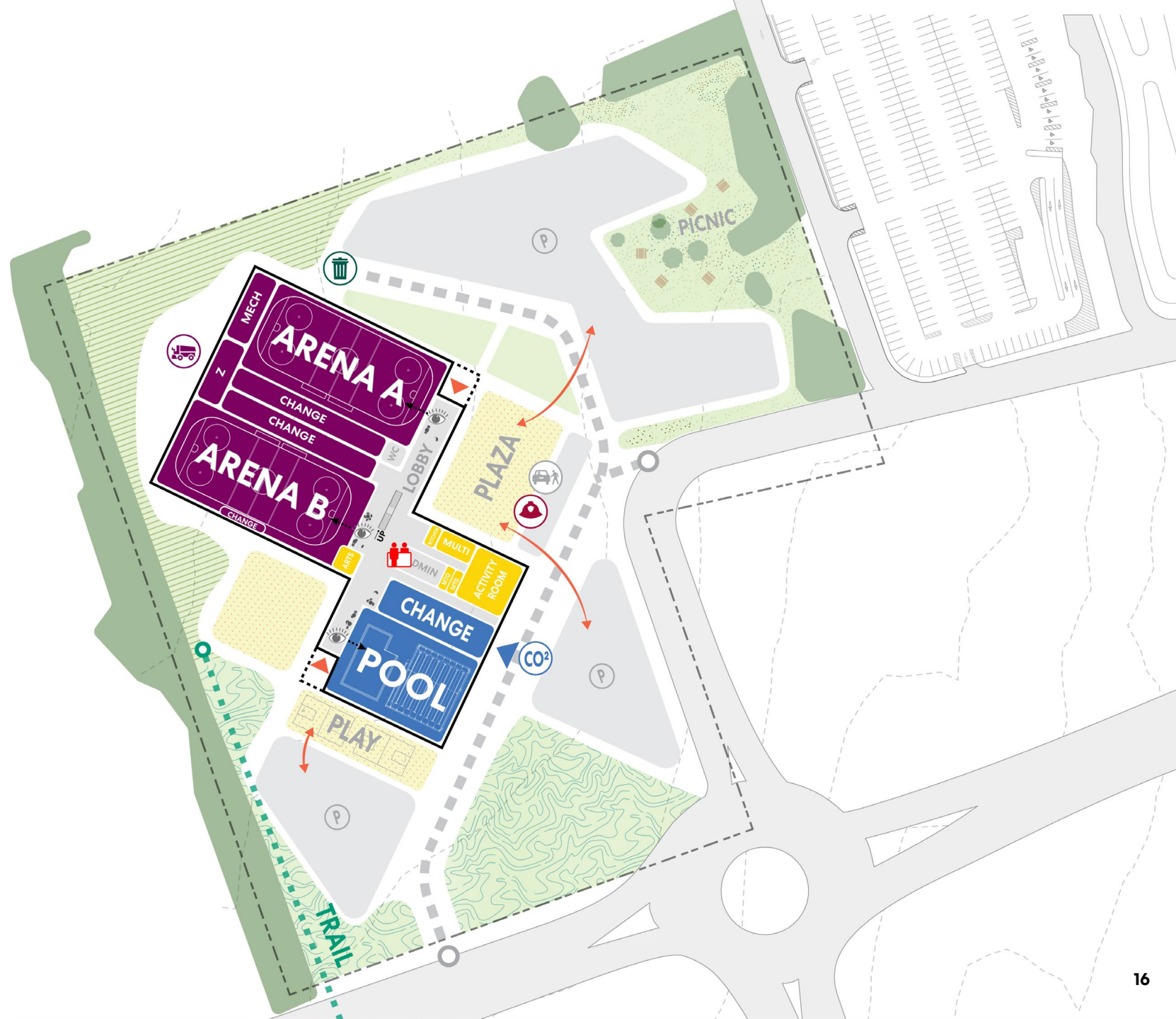


**This is a conceptual rendering and not an exact representation of the materials or spaces depicted. The design and materiality will change and evolve as the project progresses.*

Site Plan

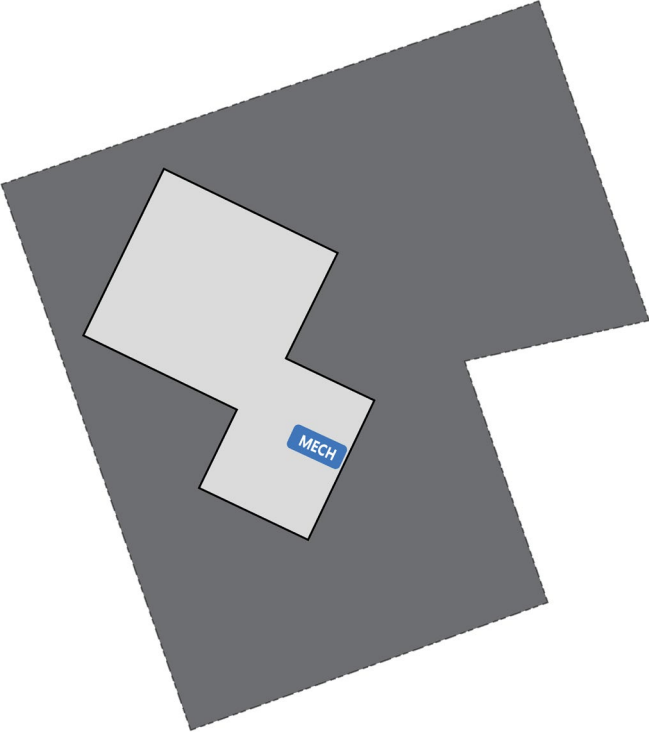
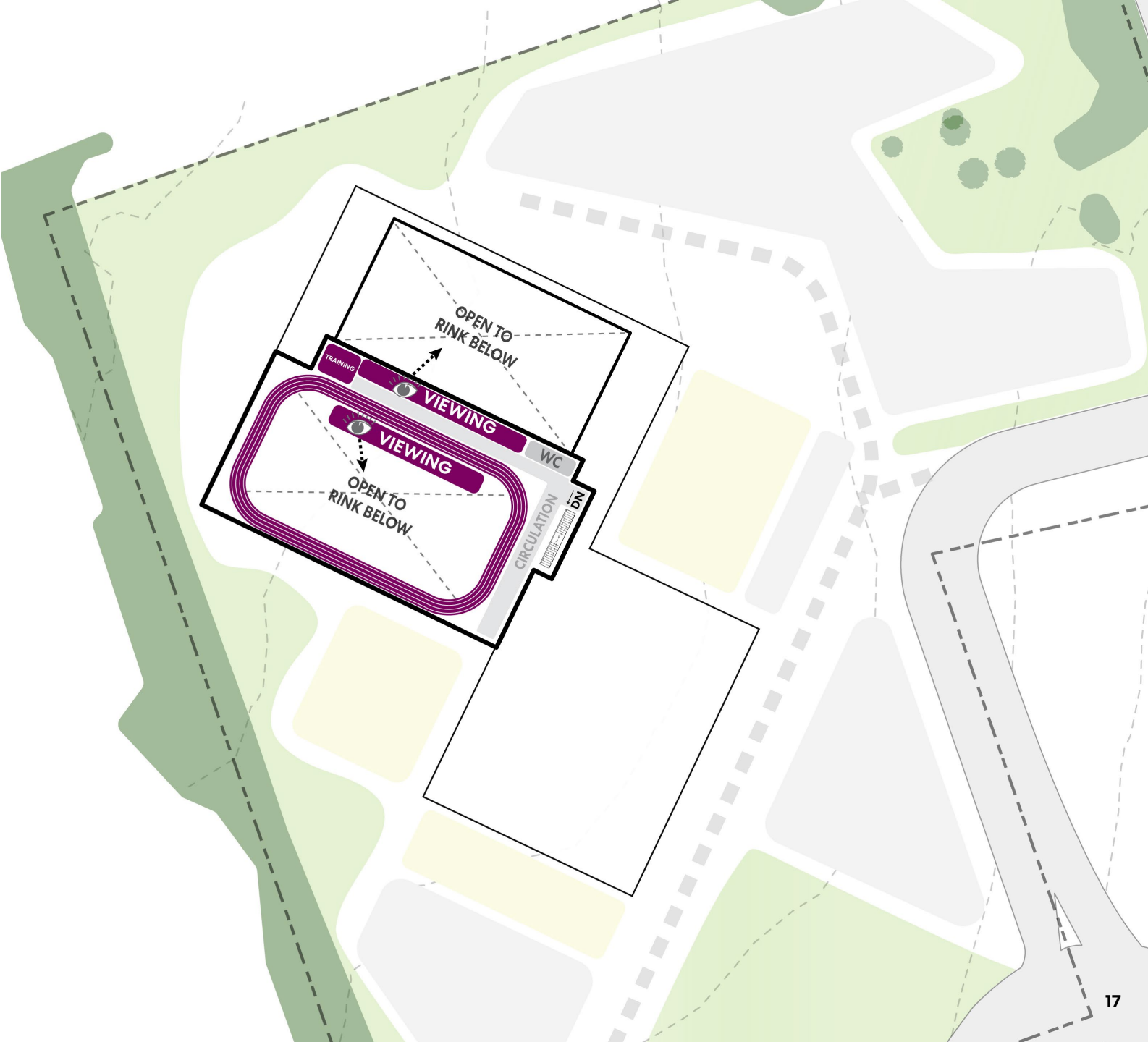
1 Terraced Courts

- Compact and efficient
- Conventional/functional arena and pool configuration
- Defines two distinct exterior spaces



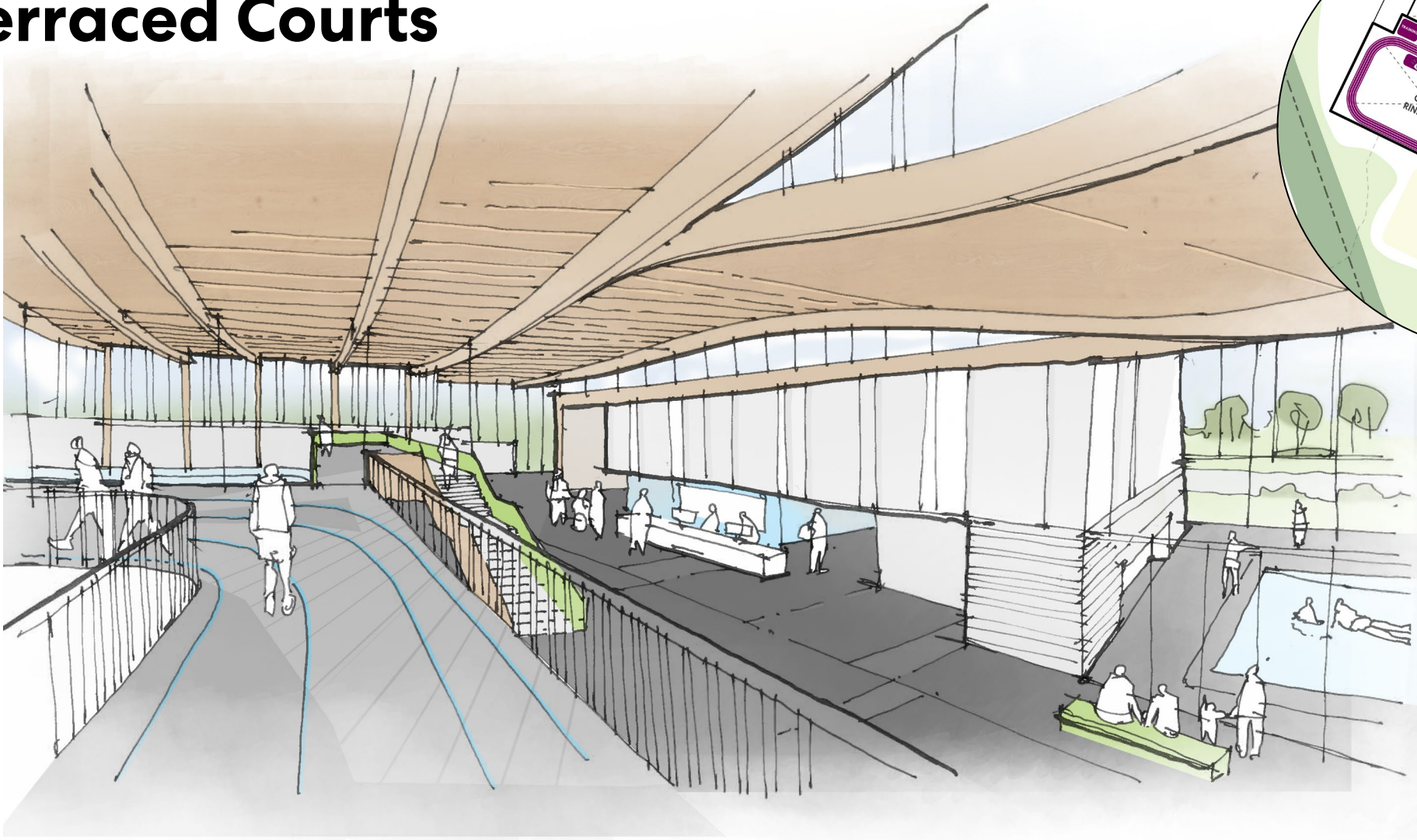
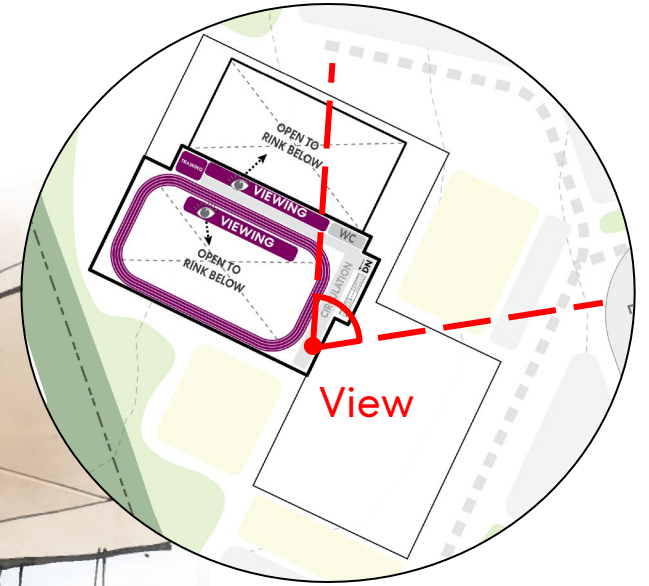
Second Floor
1 Terraced Courts

Basement



Interior Rendering

1 Terraced Courts



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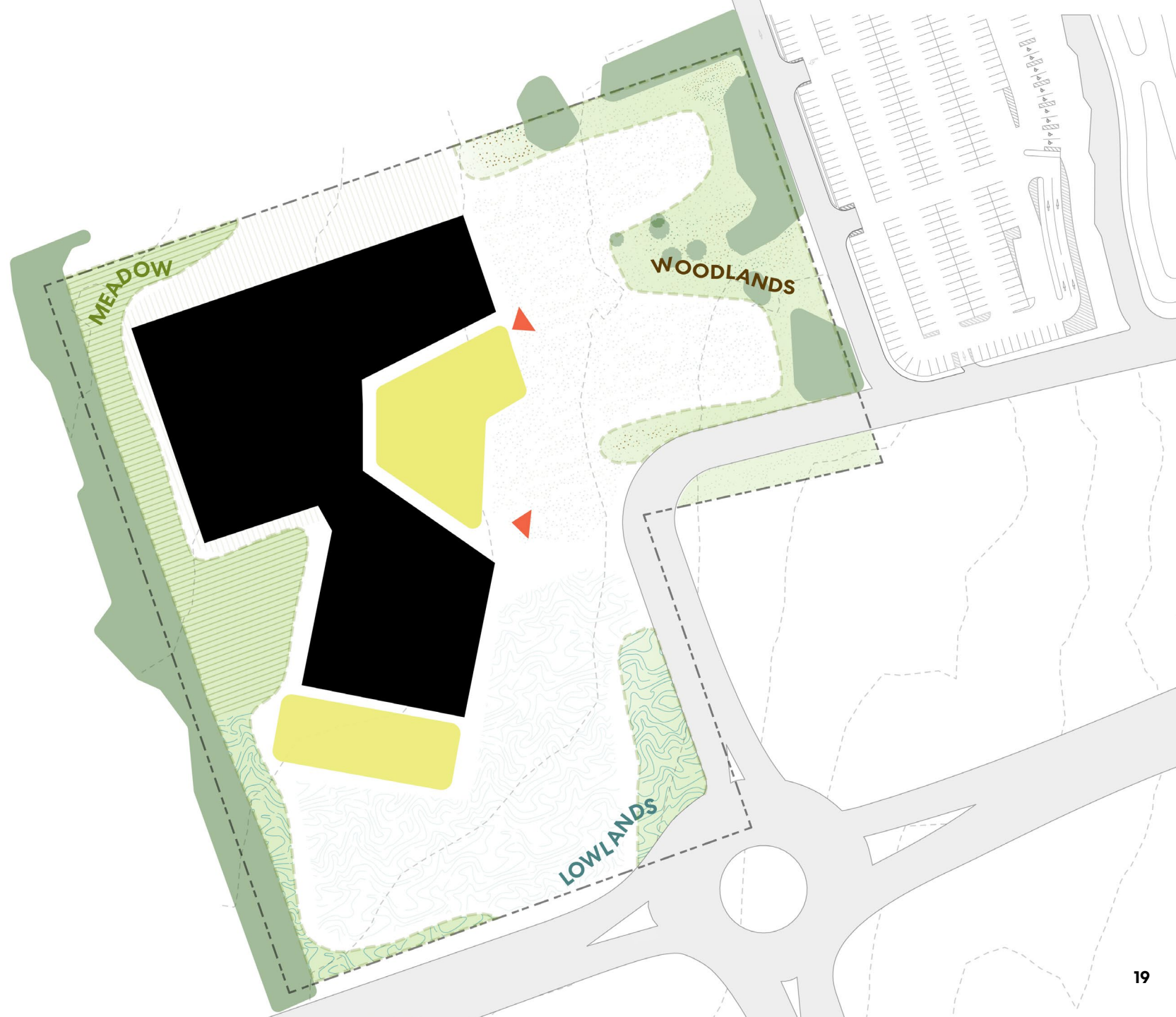
Site Response

2 Active Plaza

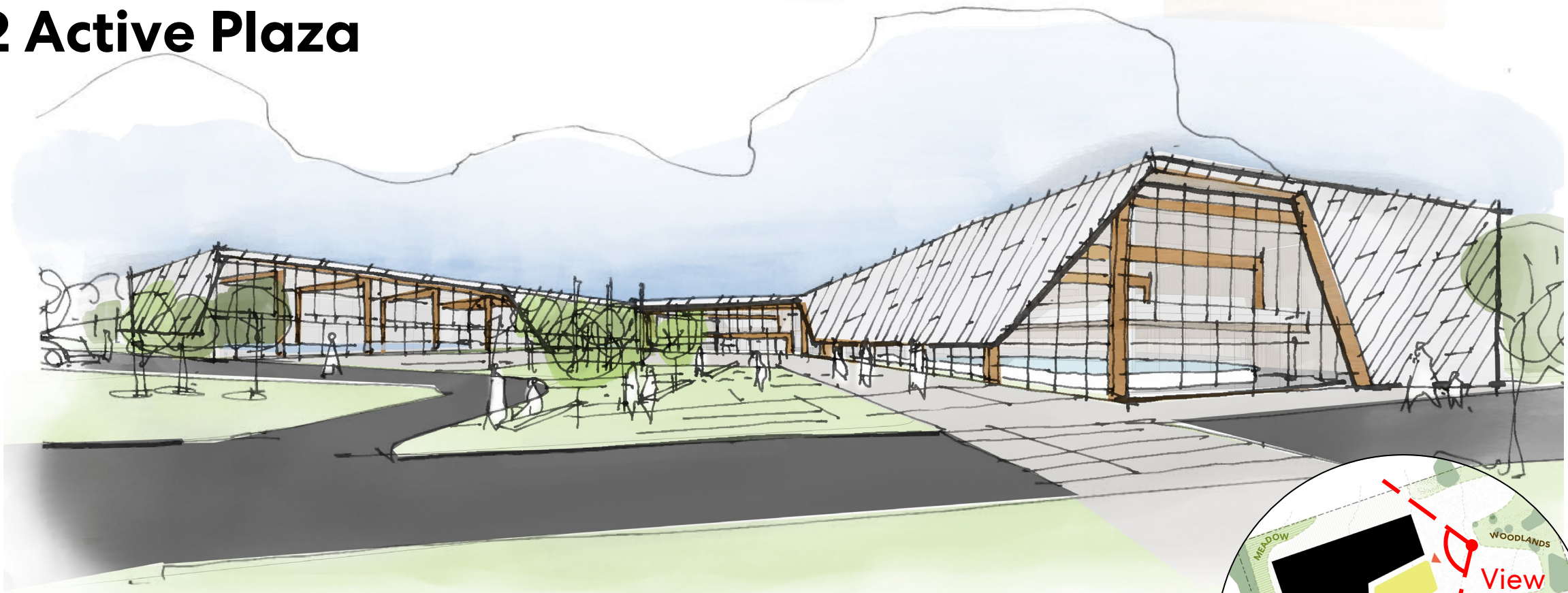
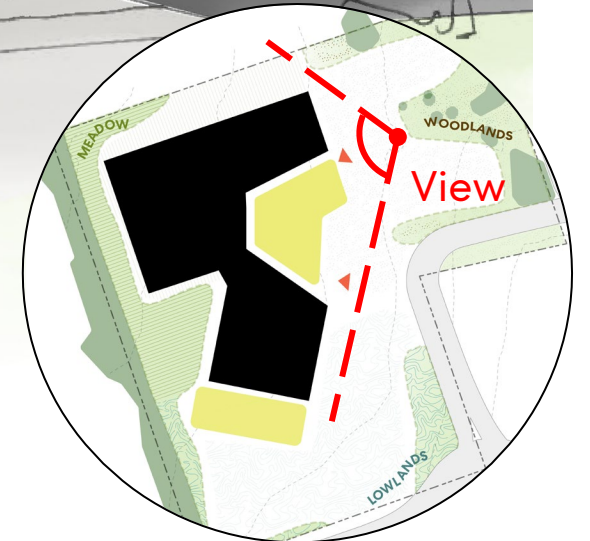
A bold and singular form acts as a counterpoint to a wild and organic landscape design

A colourful or otherwise contrasting cladding strengthens the form and creates a landmark seen from the highway and new street network

The entry plaza is animated by the major program elements and has the potential for complimentary outdoor programming



Exterior Rendering 2 Active Plaza

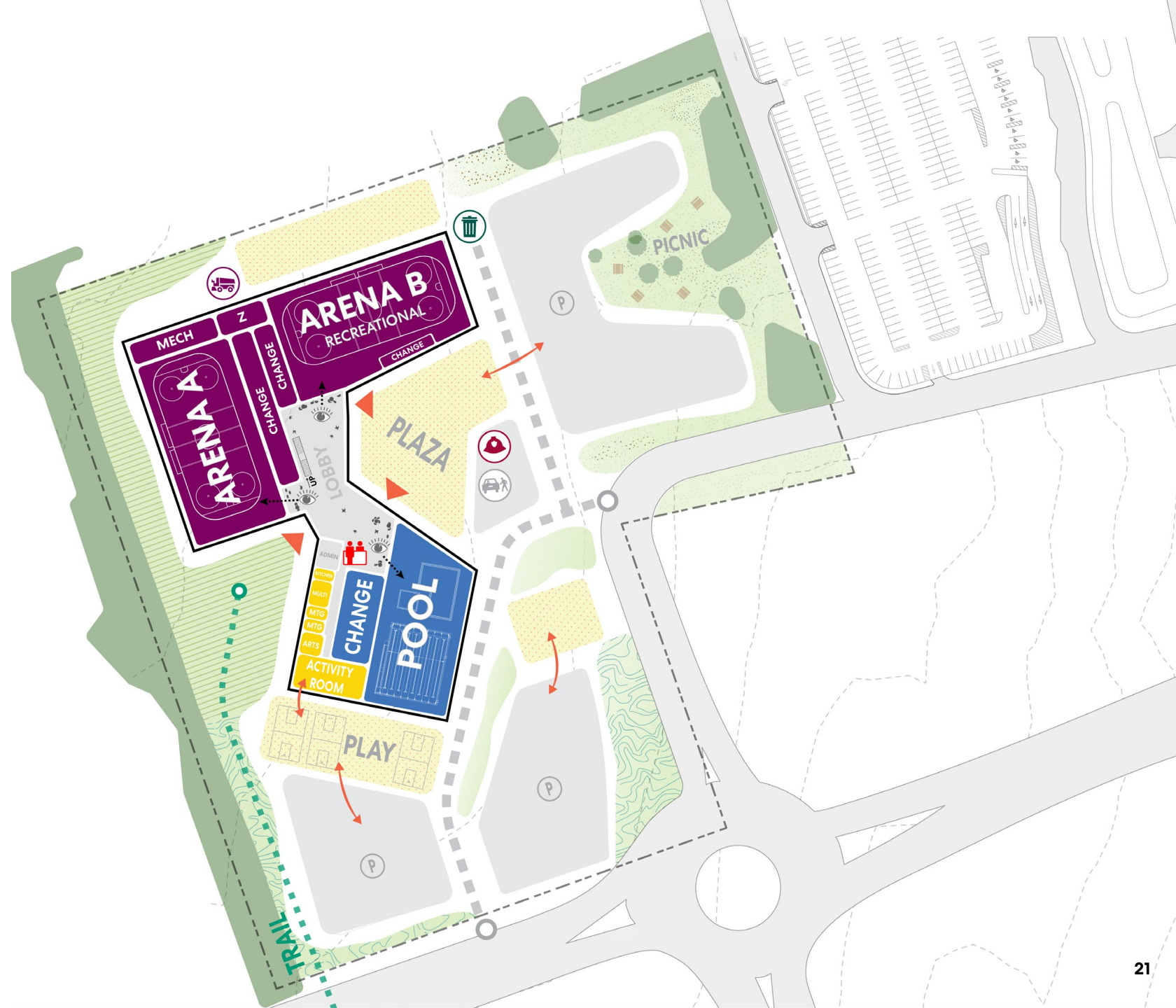


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Site Plan

2 Active Plaza

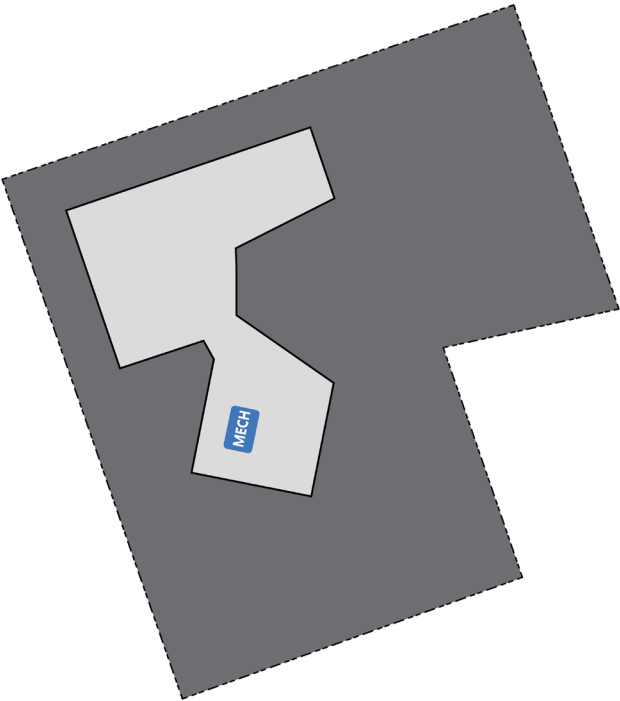
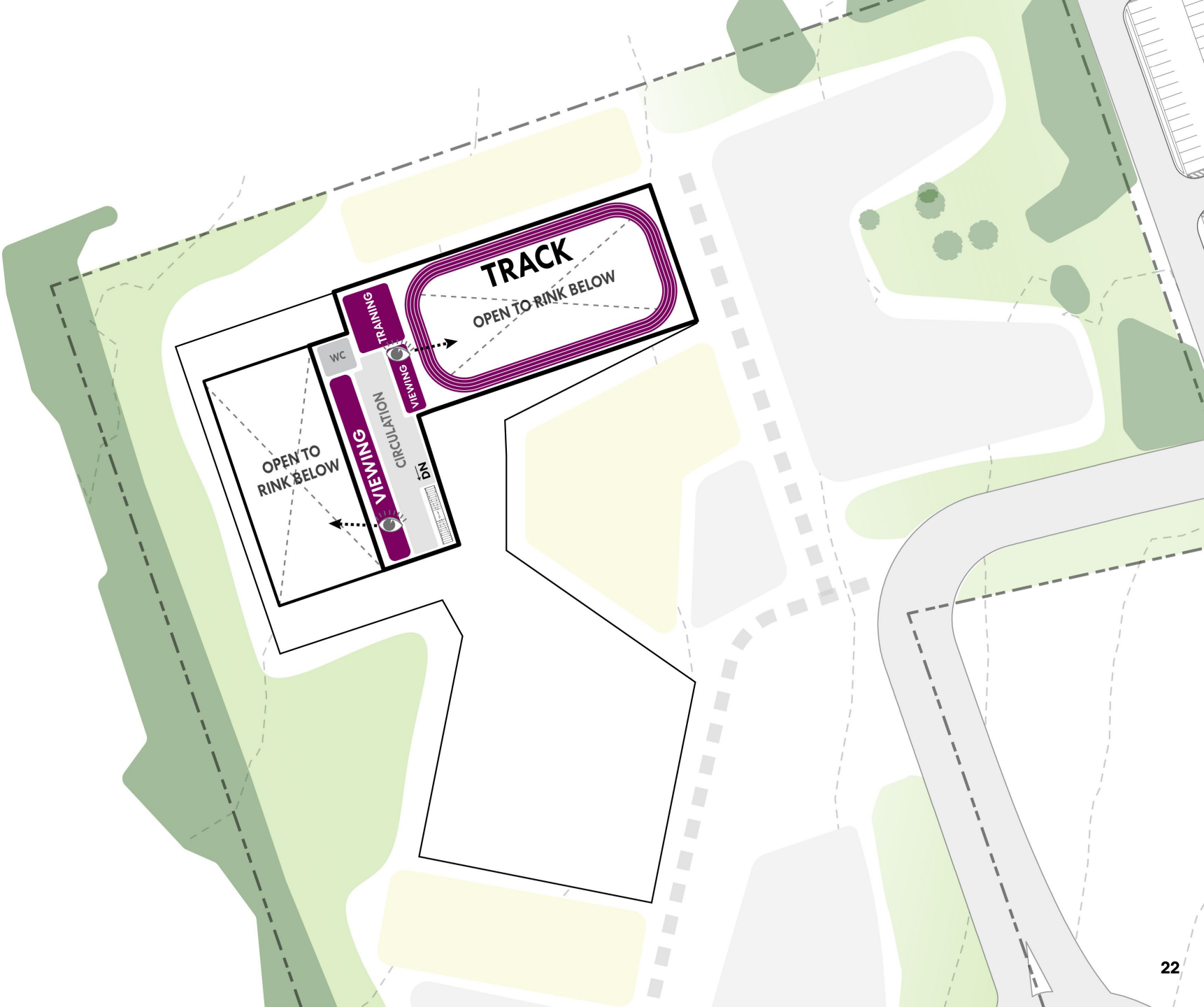
- Explores new opportunities for the arena experience
- Activity in the plaza, pool and arena are on display from the site entrance
- An increased area of building envelope needs further study to align with sustainability targets



Second Floor

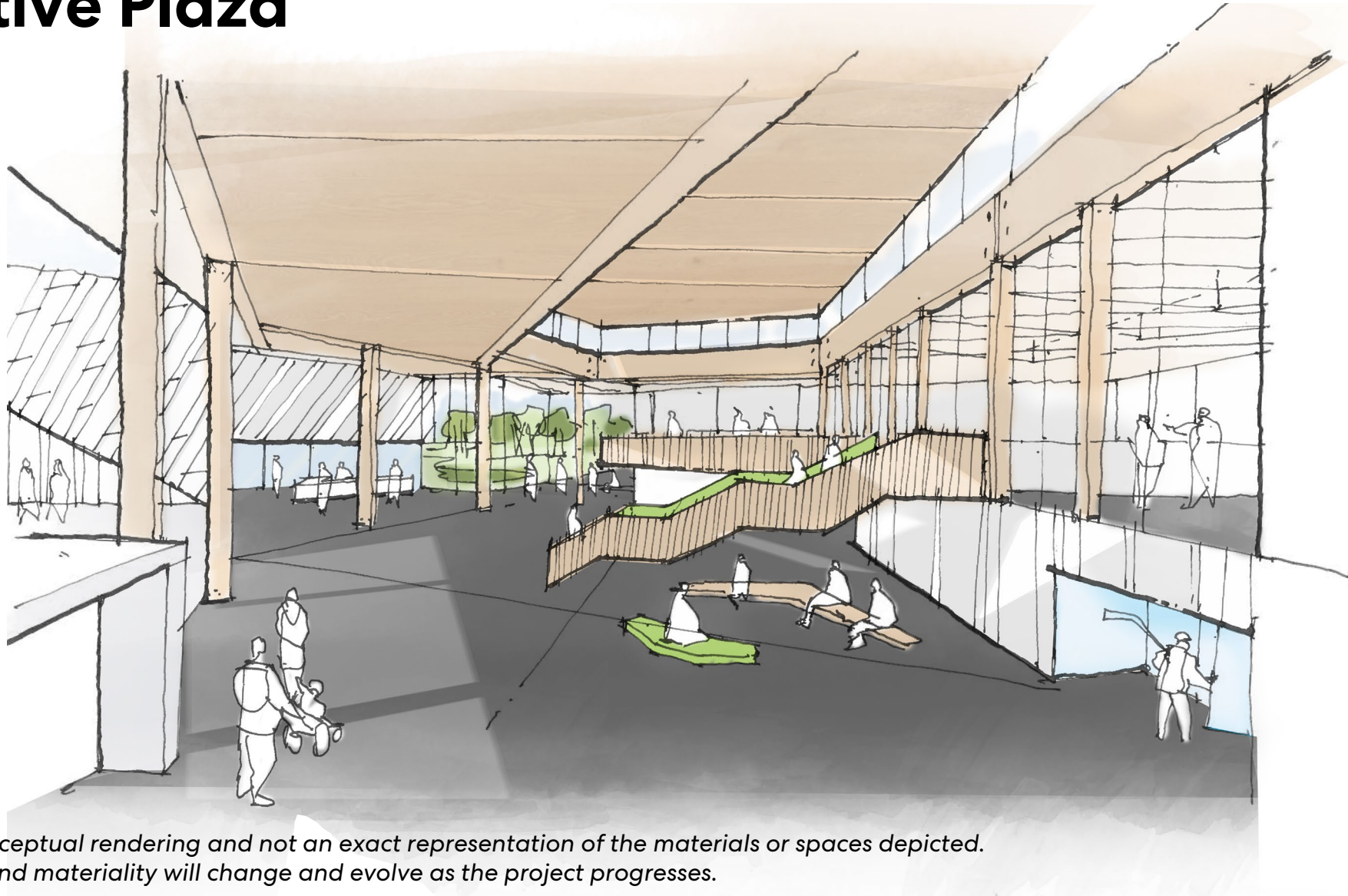
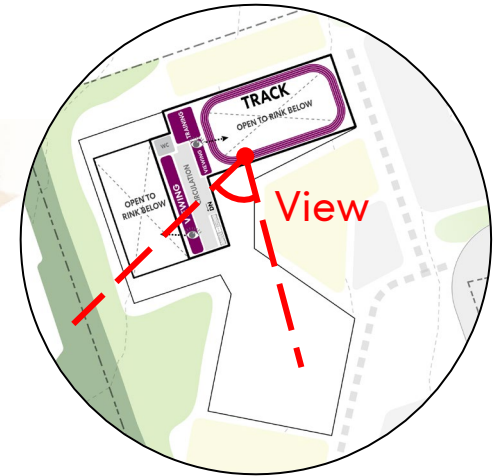
2 Active Plaza

Basement



Interior Rendering

2 Active Plaza



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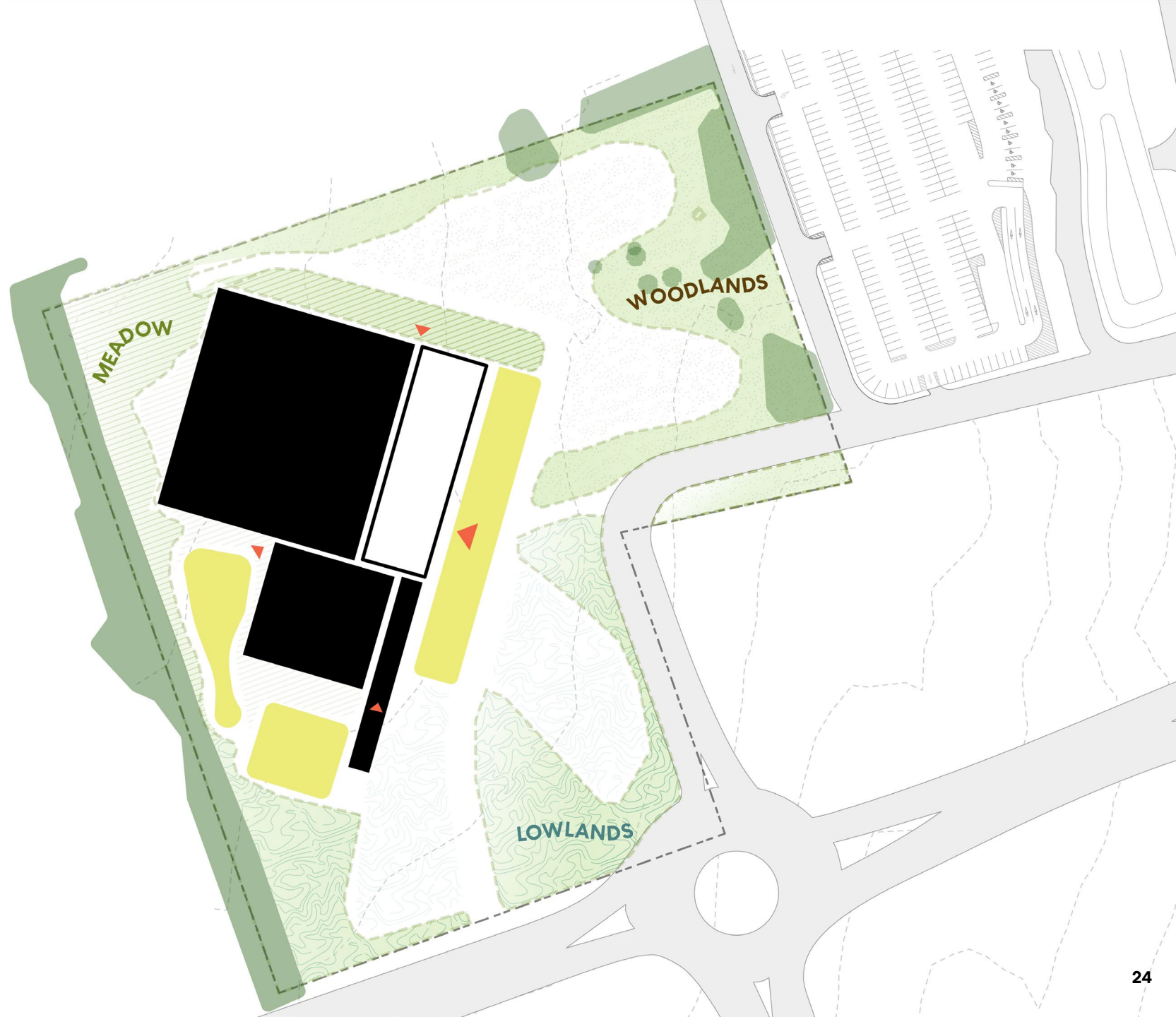
Site Response

3 Bridge

A covered walkway extends into the landscape to frame views and act as a filter between the trail and natural edge of the site and the parking areas

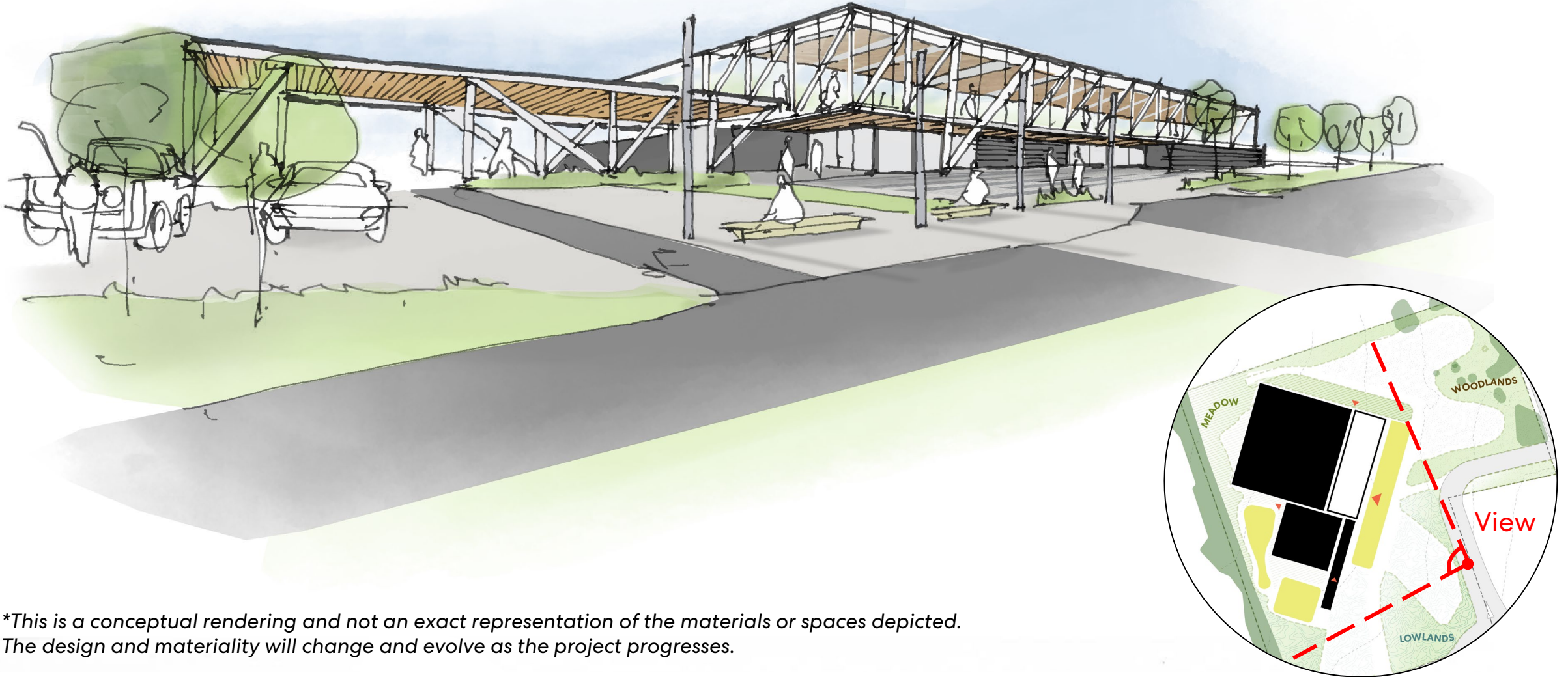
A walking track on the second floor circles the lobby and offers views into each program element and out to the landscape.

The structure supporting the track is inspired by bridge design and forms a critical part of the building's identity



Exterior Rendering

3 Bridge

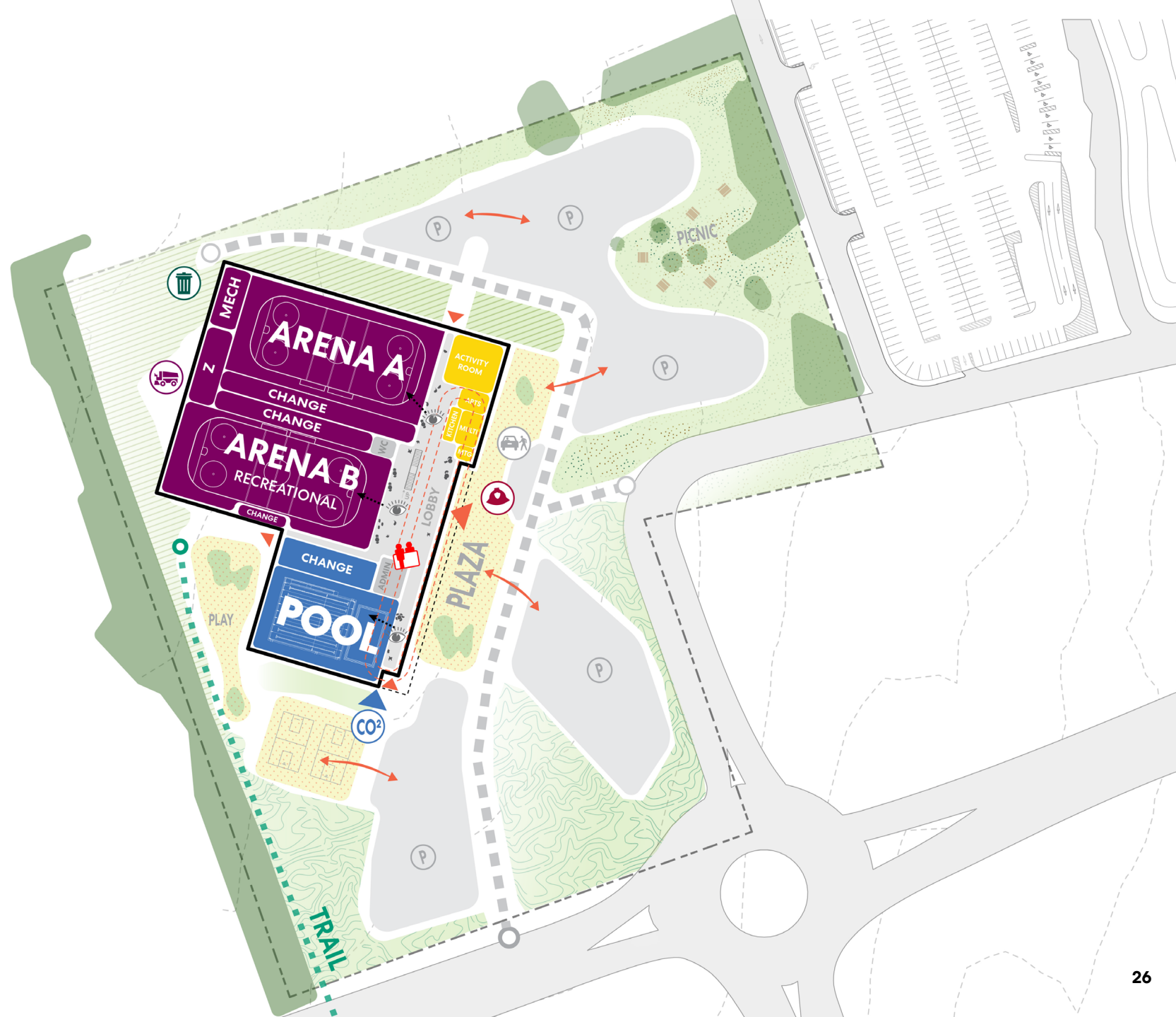


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Site Plan

3 Bridge

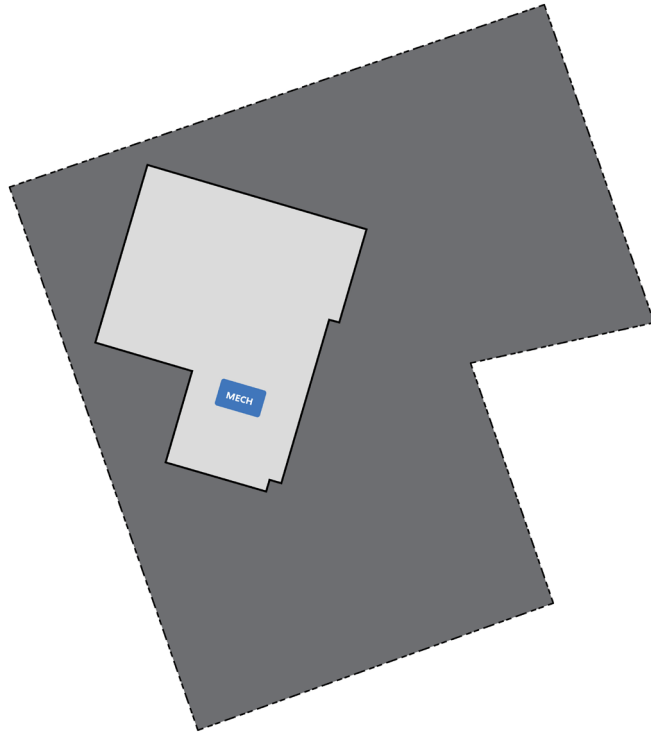
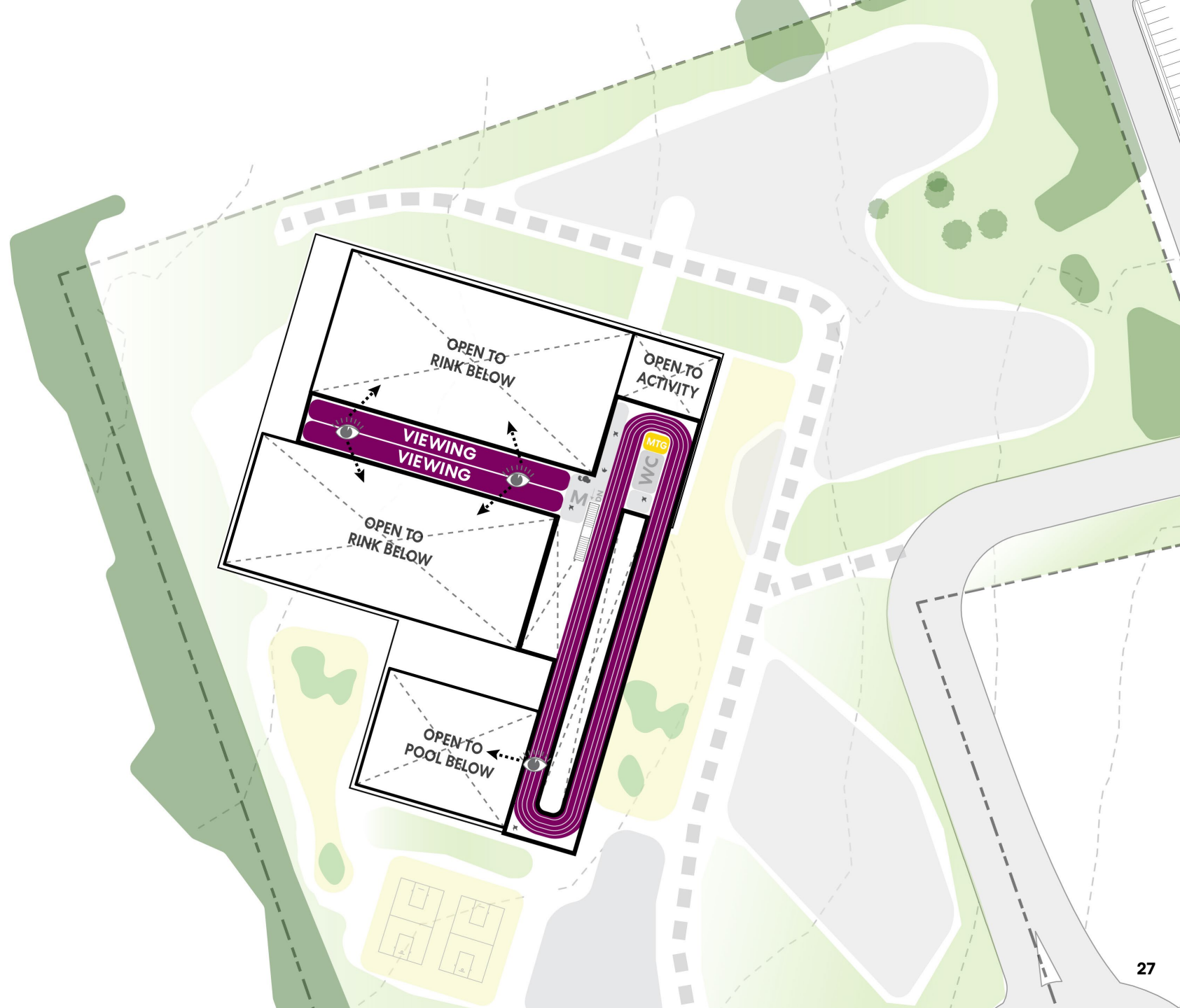
- The track is located within a warm space and it becomes a feature in the design
- Conventional/efficient layout of arena and pool areas



Second Floor

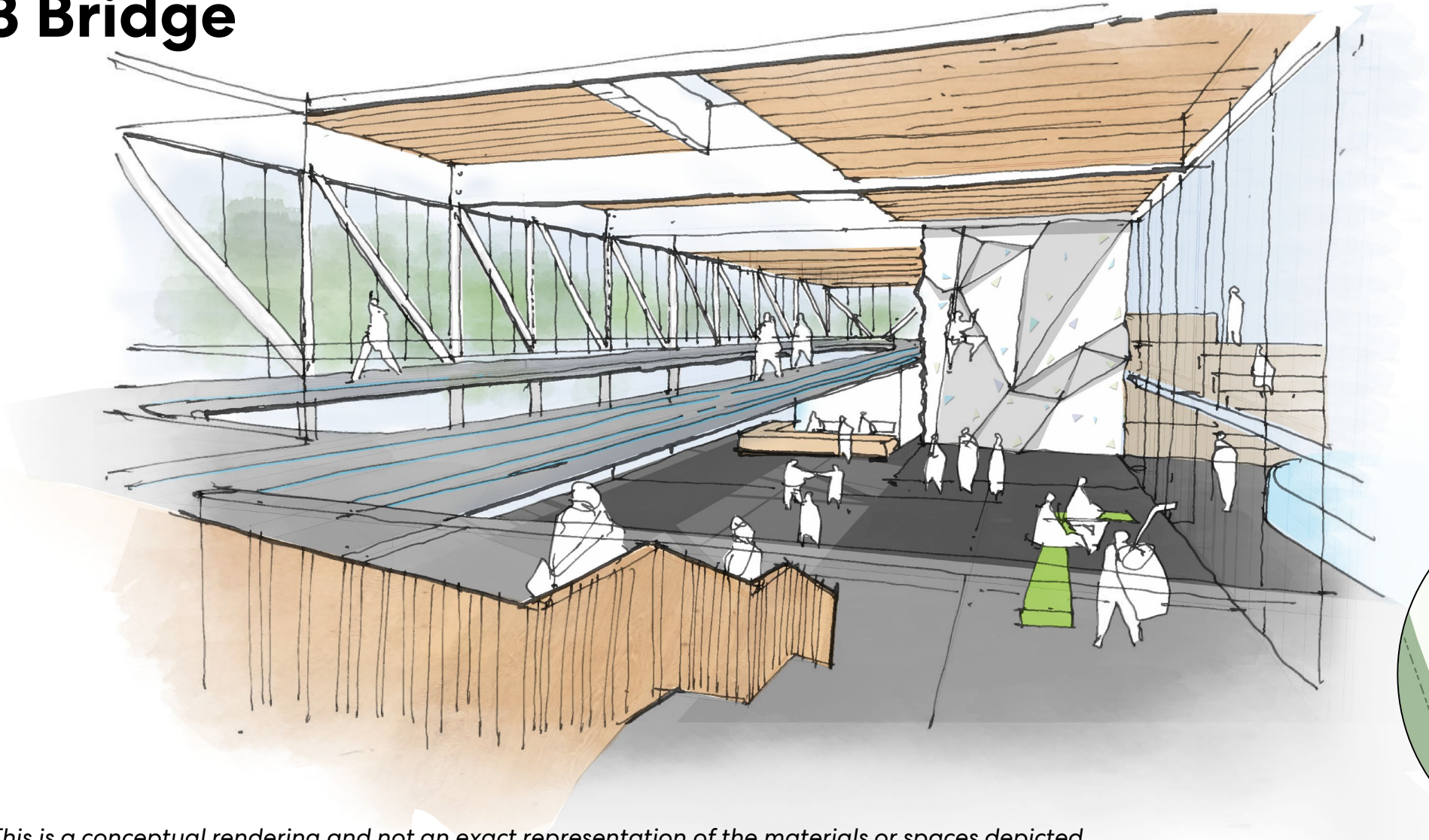
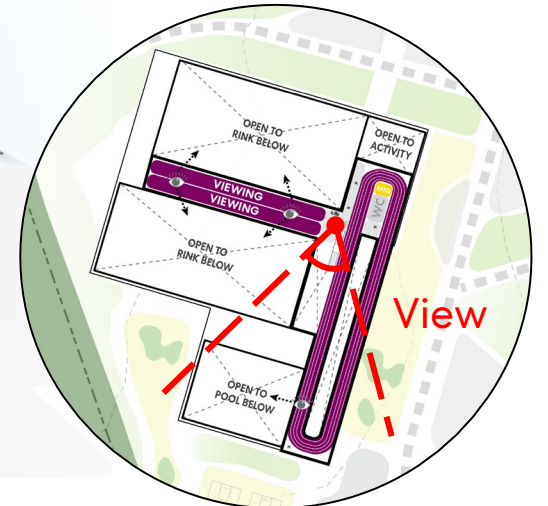
3 Bridge

Basement



Interior Rendering

3 Bridge



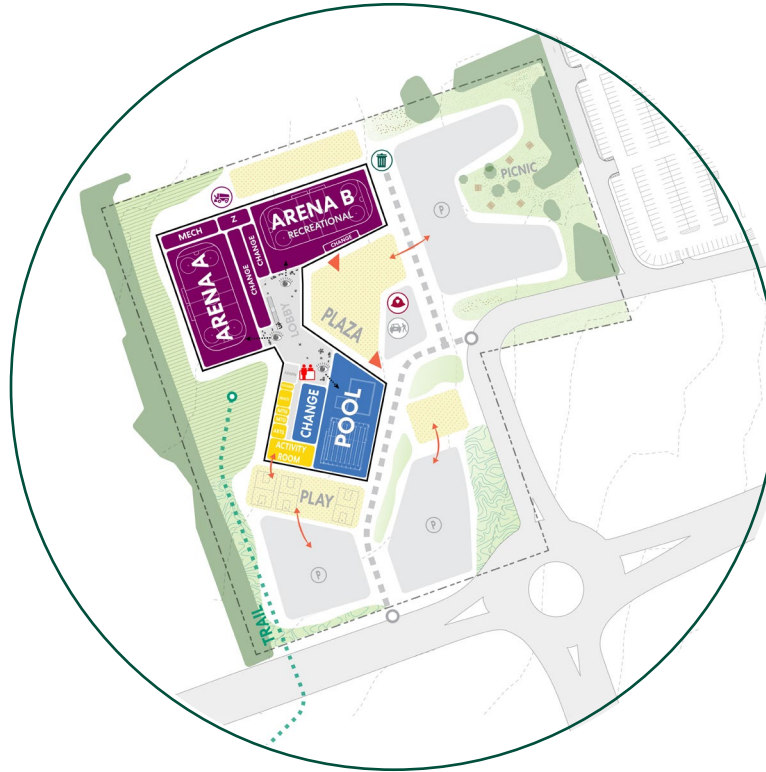
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Summary

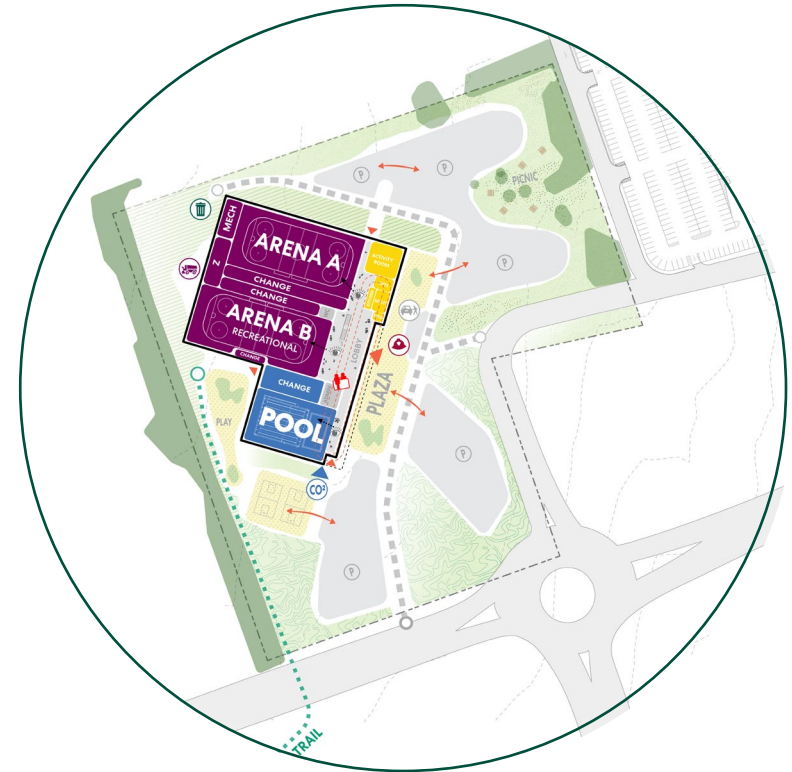
Three Options



1 Terraced Courts



2 Active Plaza



3 Bridge

Summary

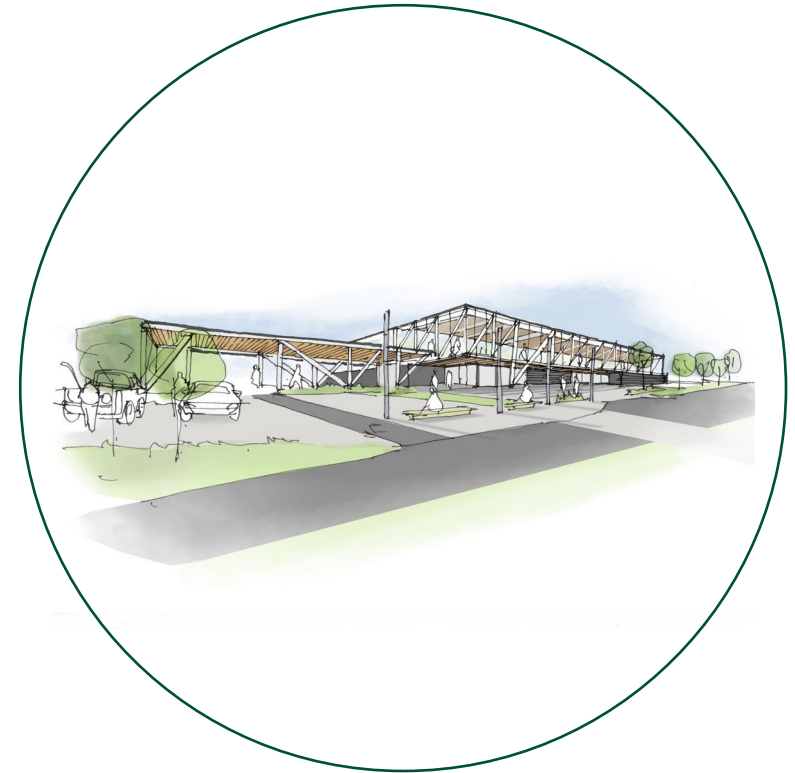
Three Options



1 Terraced Courts



2 Active Plaza



3 Bridge