

## A PLACE FOR PEOPLE

Located in a pivotal site as the cornerstone of future development in Commons the propose St. Lawrence Market of Bellville offers a revitalization plan with spaces and amenities such as:

1. New Market building of 30,000 sq.ft.
2. Hockey Hall Gallery showcasing the history and memories of Memorial Arena which is accessed from the market floor and Roof Garden.
3. Public Open Spaces:
  - a. Urban Square at corner of Pinnacle and Market
  - b. Pedestrian Promenade and Colonnade along the entire frontage of Pinnacle St.
  - c. Market Court to the south of the market hall fronting Pinnacle.
  - d. Roof Garden (23,000sf) an oasis atop the Market with juggling tracks, landscaped area, sitting and sandy beach plot.
  - e. Grand Stairs connecting Market Court to Terrace Gardens and Roof Gardens.
4. Children CTR. and Playground with indoor swimming pool for residents and employees and visitors
5. Stores along the Pinnacle frontage to encourage connectivity with street and sidewalk.
6. Two apartment building with over 210 units with mix of 1, 2 and 3 Bedroom with 20% of the units to Barrier Free standards.
7. Fitness Club located at the north tower with direct access to the Roof Garden.
8. Rooftop Café and patio located on the Roof Garden



ST. LAWRENCE MARKET OF BELLVILLE AND RESIDENCES



ST. LAWRENCE MARKET OF BELLVILLE AND RESIDENCES : A PLACE FOR PEOPLE

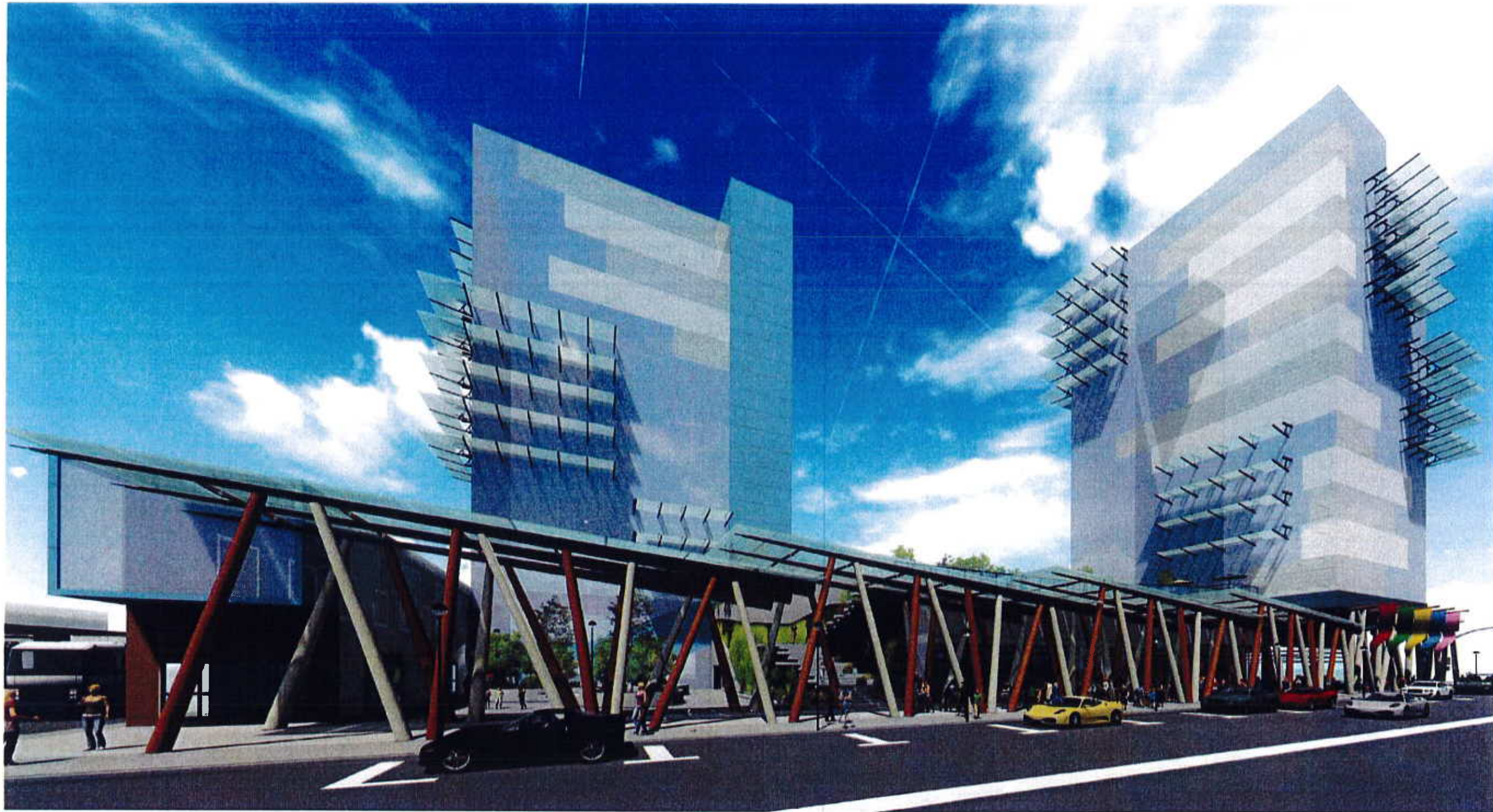
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SUBMITTED TO BELLEVILLE . ONTARIO . 10 SEPT. 2019

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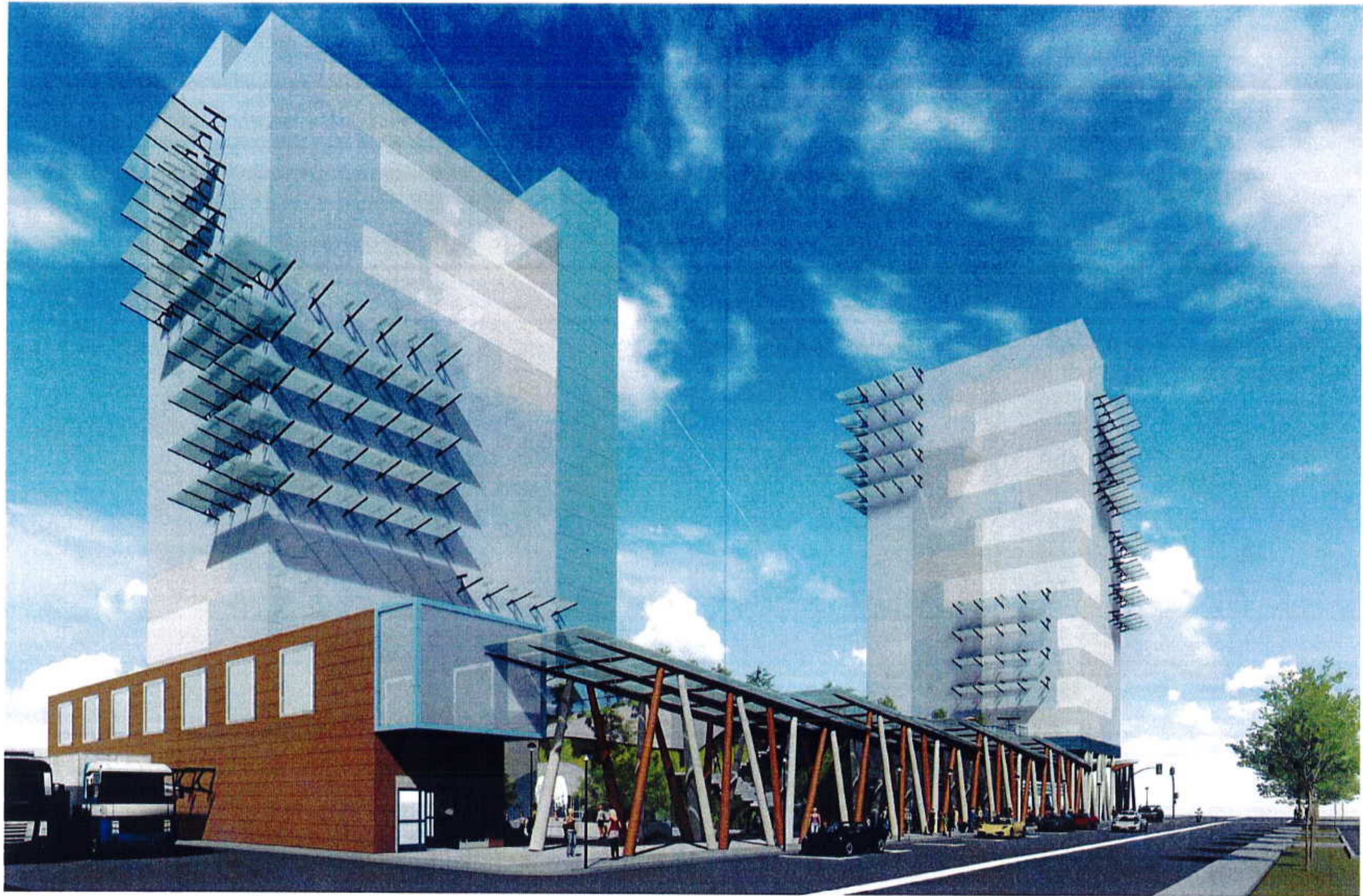
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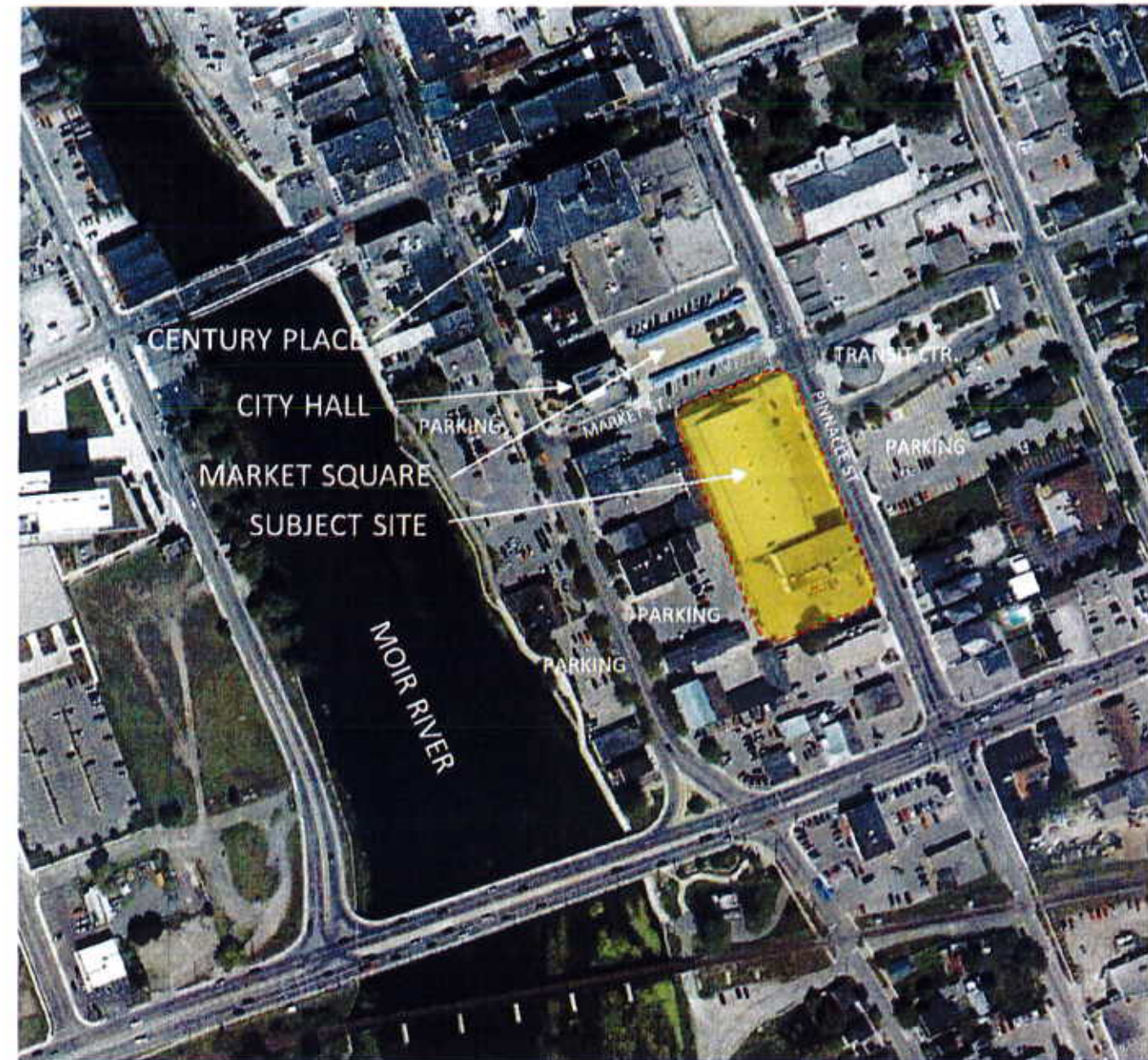


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THIS IS A PRESENTATION AND DESIGN APPROACH FOR AN ARCHITECTURAL RESPONSE TO THE CITY OF BELLVILLE CALL FOR A REDEVELOPMENT CONCEPT OF THE SUBJECT SITE.

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  - h. Child Centre and Playground
  - i. Barrier Free Design
  - j. Service Court for Shipping, Receiving and Waste
  - k. Sustainability and Energy
4. St. Lawrence Market of Bellville



SITE CONTEXT AERIAL VIEW

THE URBAN GROWTH IN THE COMMON IS WELL SUPPORTED BY THE PRESENCE OF THE CITY HALL, MARKET SQUARE, CENTURY PLACE AND THE TRANSIT CENTRE. THE NEW DEVELOPMENT OF THE MEMORIAL ARENA AND 132 PINNACLE IS CONSISTENT WITH THE GROWTH TENDENCIES ENCOURAGED IN THE AREA AND WILL CONTRIBUTE TO MAKING AND AN EXCITING AND VIBRANT URBAN CENTRE. THE SITE IS EASILY ACCESS BY CAR AND PUBLIC TRANSIT. THE PROPOSED DEVELOPMENT FOR THIS SITE ATTEMPTS TO ENHANCE THE EXISTING FACILITIES BY OFFERING PUBLIC OPEN SPACES AMENITIES, AN INDOOR MARKET AND RESIDENCES TO CONTRIBUTE TO INCREASING PRESENCE OF LOCAL RESIDENTS THROUGHOUT THE DAY.



## VISION AND MANDATES

### INTRODUCTION

The Memorial Arena has served Bellville as the premier place for hockey players and fans for over 90 years. However, it has been for sale for over 10 years and the City has now called a renewal and revitalization plan by proponent purchasers. The new Quite Sports and Wellness Centre on Cannifton Road has successfully emerged as the successor. The City has called for redevelopment proposal to include 2 preparties of the Arena and 132 Pinnacle.

### VISION PLAN

The Arena site once again plays a pivotal role and is the cornerstone of future development in this area in downtown core. The Vision Plan in this proposal is to create a place of commerce for people and merchants and in a complex is envisaged to create an urban centre to be a public space both indoors and outdoors. It will include a major market building as a place for commerce and for farmers, artisans and people to come together under one roof.



VIEW FROM MARKET STREET

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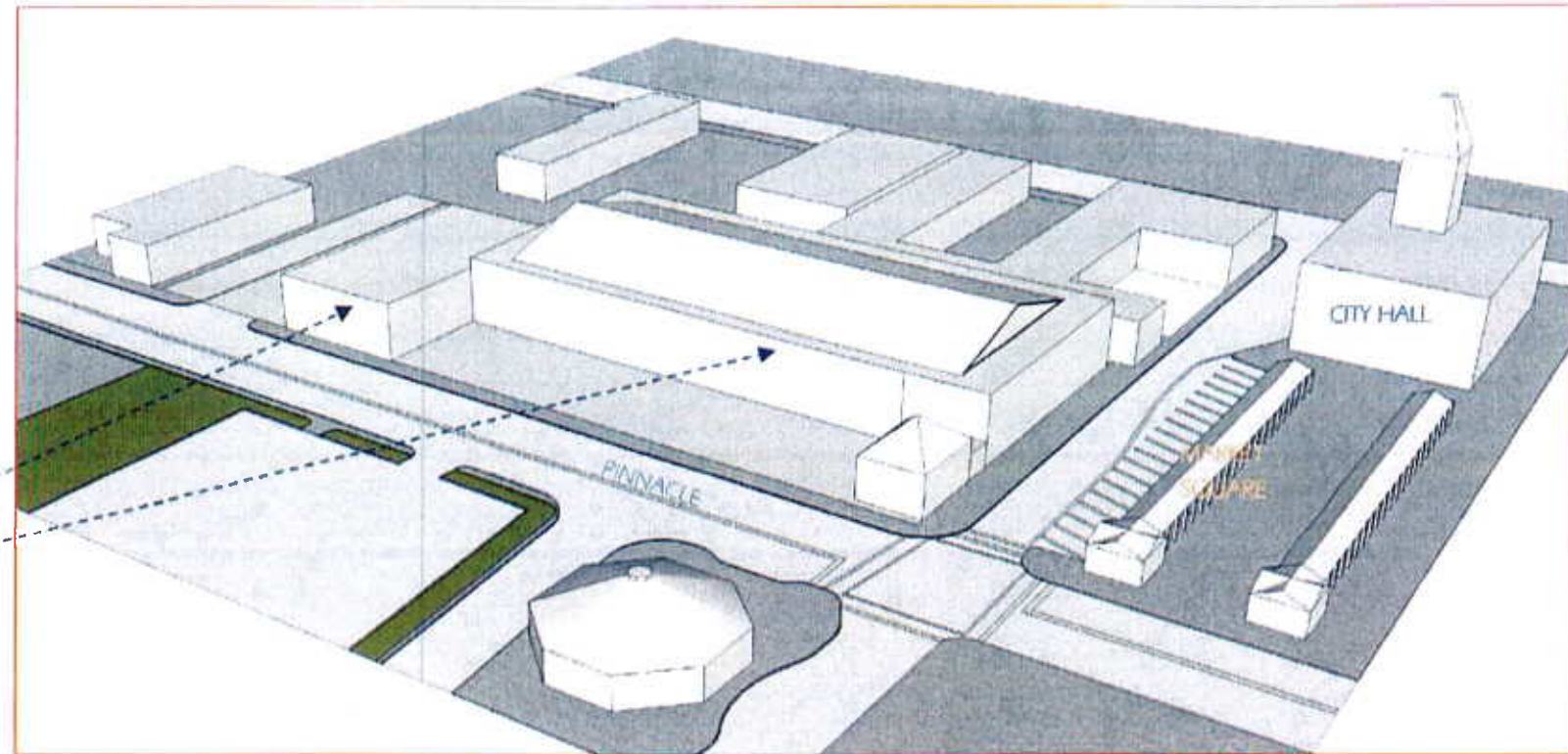


## DESIGN APPROACH

In development of an architectural concept for this project, an approach is employed to first examine the existing buildings and site to determine the parts to keep and parts to demolish. In this approach an assumption is made to remove parts as indicated in the diagram.2 and further interventions are illustrated in diagrams 2 to 6.

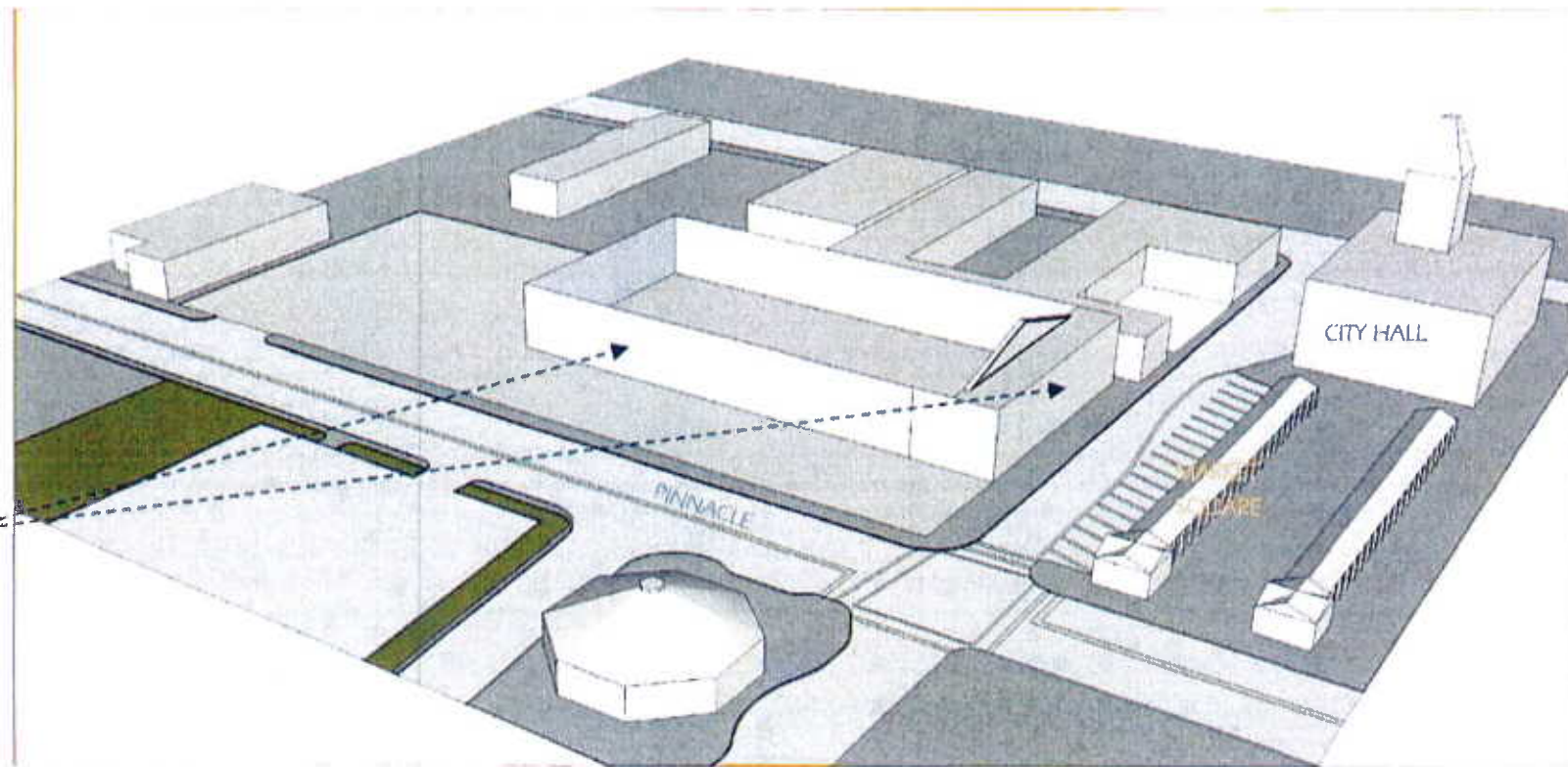
Royal Canadian Legion  
Memorial Arena

Diag.1 The existing buildings on this site includes the Memorial Arena at 12 Market St. and Royal Canadian Legion Building at 132 Pinnacle St.



Memorial Arena perimeter walls and front  
façade are to remain

Diag.2 In preparation of the site for the new development the building at 132 Pinnacle will be removed as well as the roof of the arena. However the front façade of the arena on Market St. is intended to be kept and enhanced by new design.



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CONCEPT DESIGN , BELLEVILLE , ONTARIO

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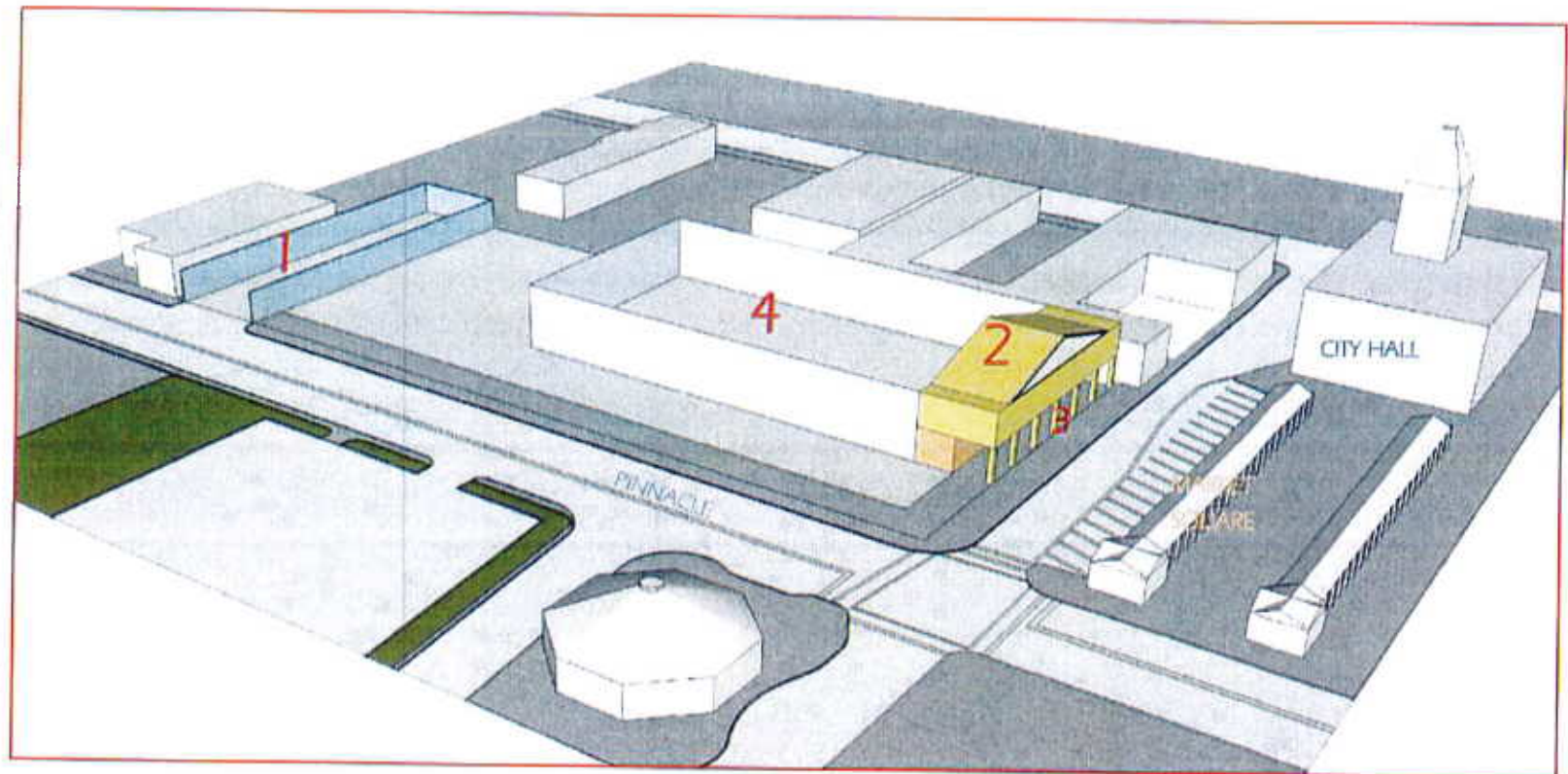
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## DESIGN APPROACH

Assuming the condition of the selected parts to remain are verified viable structurally to remain, they will be removed and new additions are welcome to the complex including a new Arena Gallery to showcase and preserve artifact and photo collections from the hockey era of the site and its history. Some modification to the lower parts of the façade on Market St will create a colonnade to enhance connectivity to sidewalk and protection for people from rain and snow.

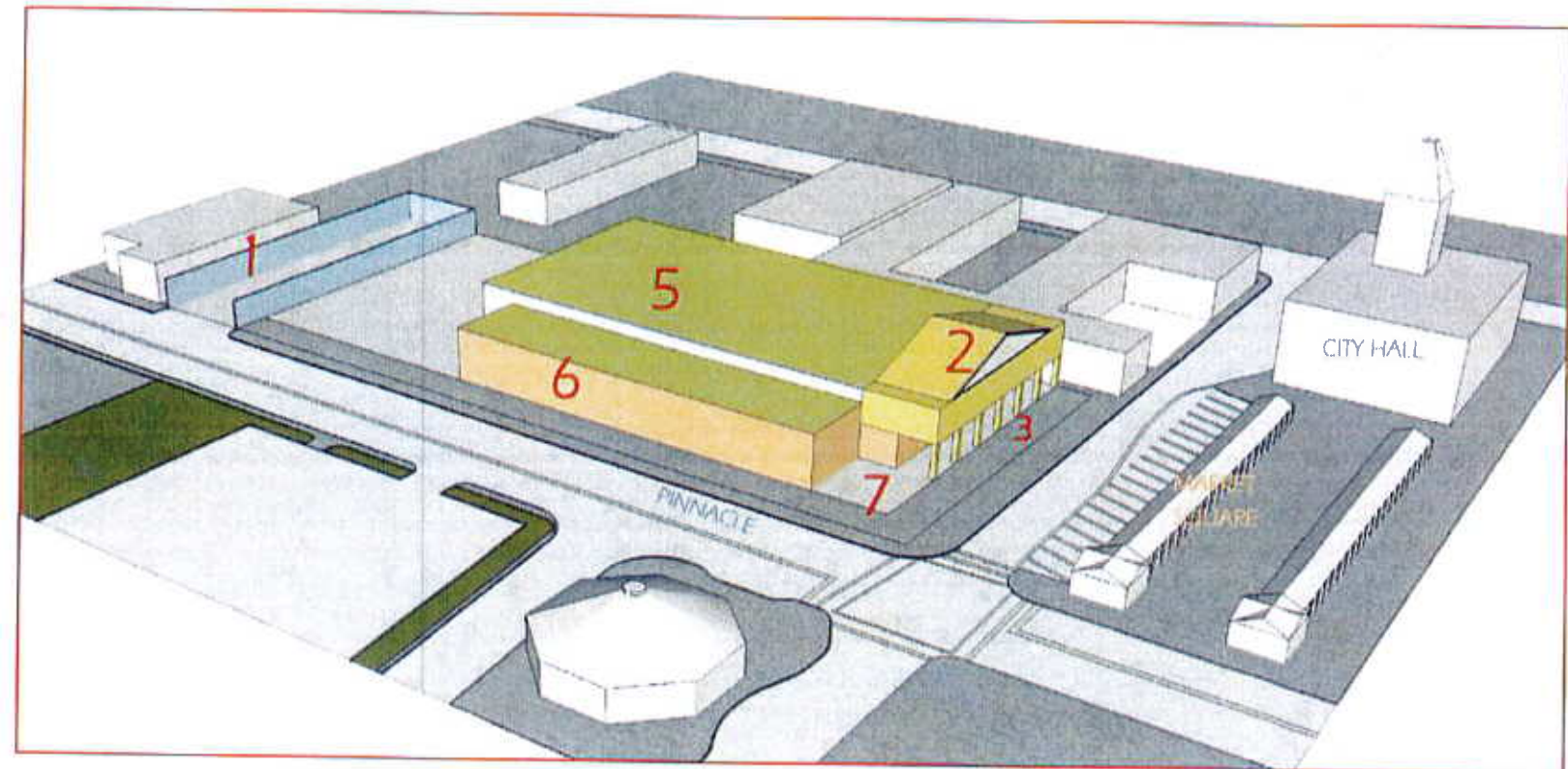
Diag.3 The new parts are added in sequence to make the site active and offer services in the Arena Galley so that people can start benefiting from the project as quickly as possible. A Service Court at the south end of the site will service for all shipping, deliveries, and waste removals.



### LEGEND

1. Service Court
2. Arena Gallery
3. Colonnade
4. Market Floor
5. Garden Roof
6. Stores on Pinnacle
7. Urban Square

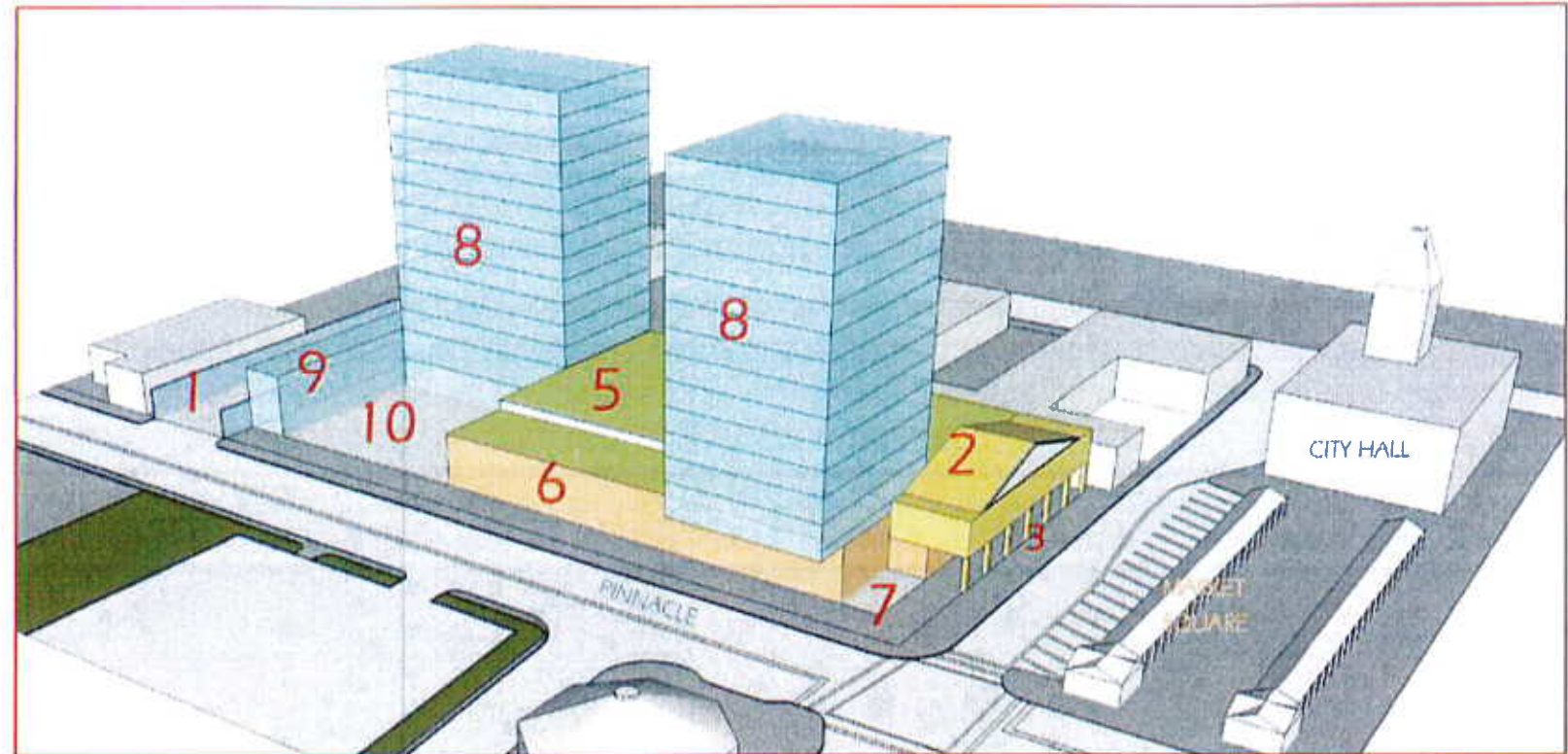
Diag.4 In the next step a new roof is proposed for the Arena that can provide green roof and Gardens as public open space. Additional building component are also added along the Pinnacle frontage to activate the street and sidewalk. In creating additional open public space an Urban Square is proposed at the corner of Market and Pinnacle.



## DESIGN APPROACH

It has been well recognized strategy that residential buildings bring vitality and people's presence to a complex such as this proposed here, Additionally, a child centre and playground are proposed to serve the working parents' needs as well as providing a children play area for visitors to the Market.

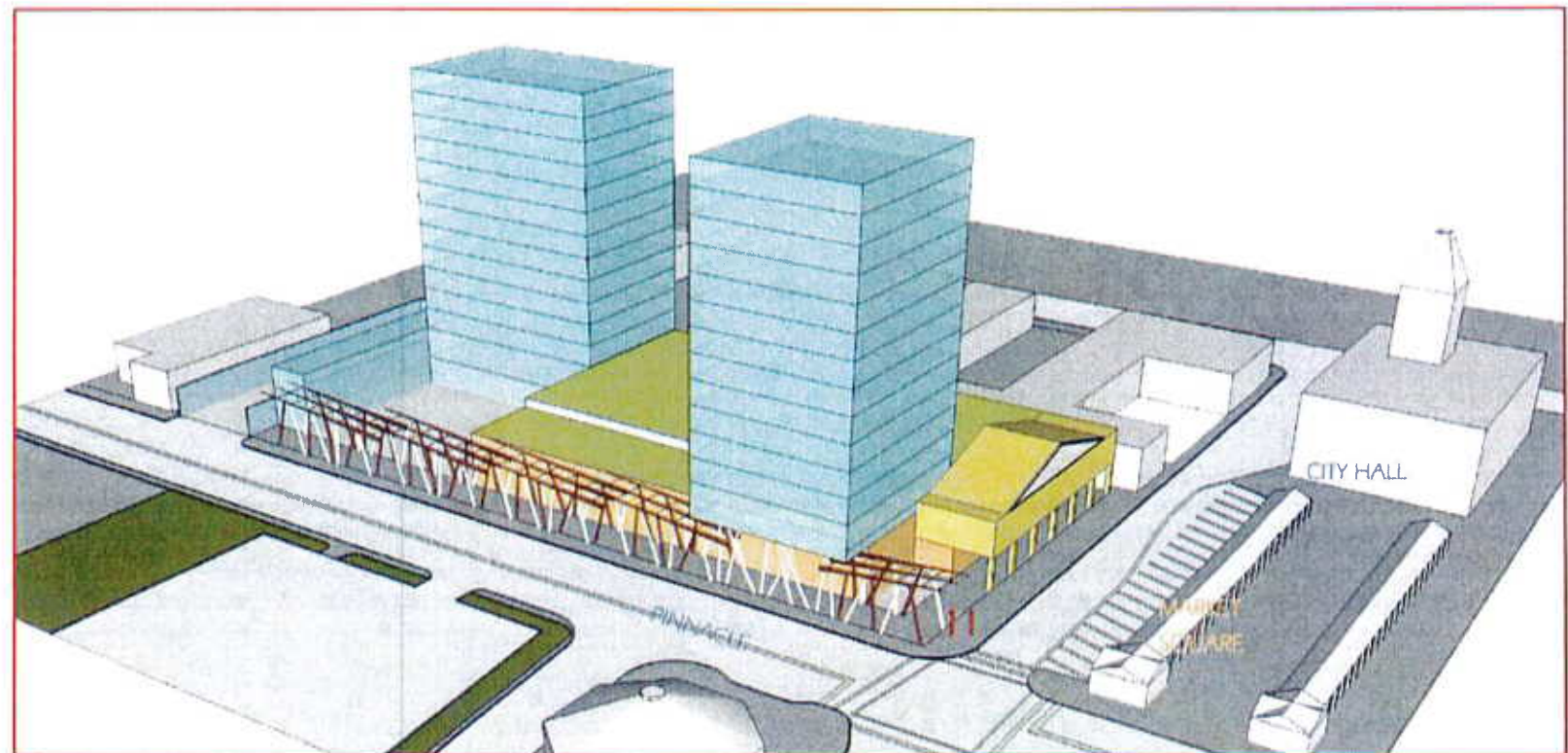
Diag.5 Two new apartment buildings are proposed at the opposite ends and a Child Centre wing flanks to create an enclosed courtyard, as another open public space.



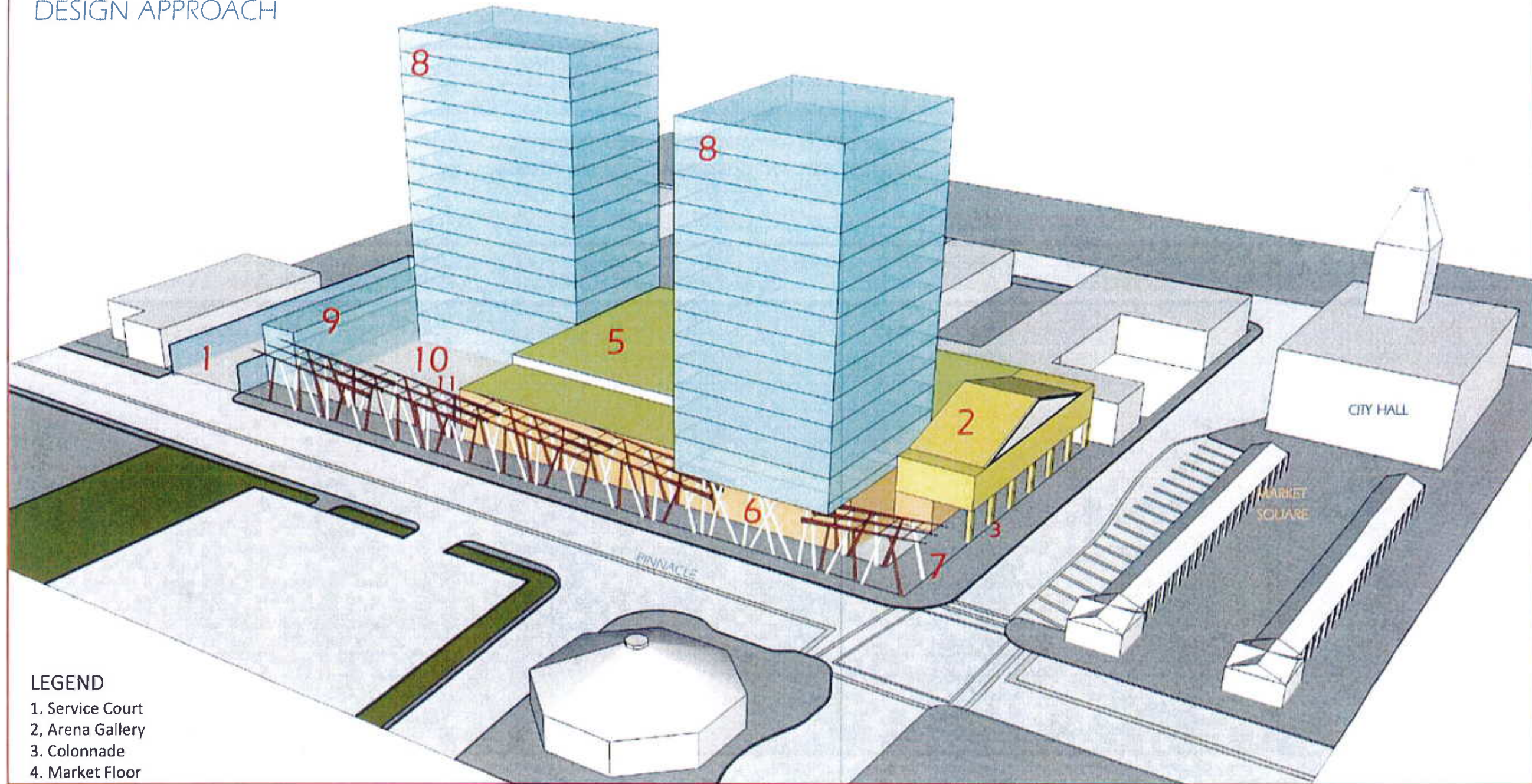
### LEGEND

1. Service Court
2. Arena Gallery
3. Colonnade
4. Market Floor
5. Garden Roof
6. Stores on Pinnacle
7. Urban Square
8. Apartment Building
9. Child Centre
10. Courtyard Urban Space
11. Covered Colonnade

Diag.6 In conclusion a covered colonnade is proposed for the frontage on Pinnacle which will serve in protecting from rain and snow, make the stores more welcoming and give the project a memorable icon image to remember and admire.



DESIGN APPROACH



LEGEND

- 1. Service Court
- 2. Arena Gallery
- 3. Colonnade
- 4. Market Floor
- 5. Garden Roof
- 6. Stores on Pinnacle
- 7. Urban Square
- 8. Apartment Building
- 9. Child Centre
- 10. Courtyard Urban Space
- 11. Covered Colonnade

Diag.7

A visionary design may be realized by commitment from participant. A vivid image is just the beginning.



# A PLACE FOR PEOPLE

The new complex will offer a variety of indoor and outdoor spaces for residents and the community at large to share. Vibrant town market building will comprise a mix of retail, cultural and entertainment areas. Residential towers will add round-the clock dynamic to the area. Urban squares and walkways will provide an extension of the sidewalk, and connection to the buildings within the complex. Low rise building at the south end of the site can accommodate amenities for the community, such as day care, fitness club, arts and crafts spaces.





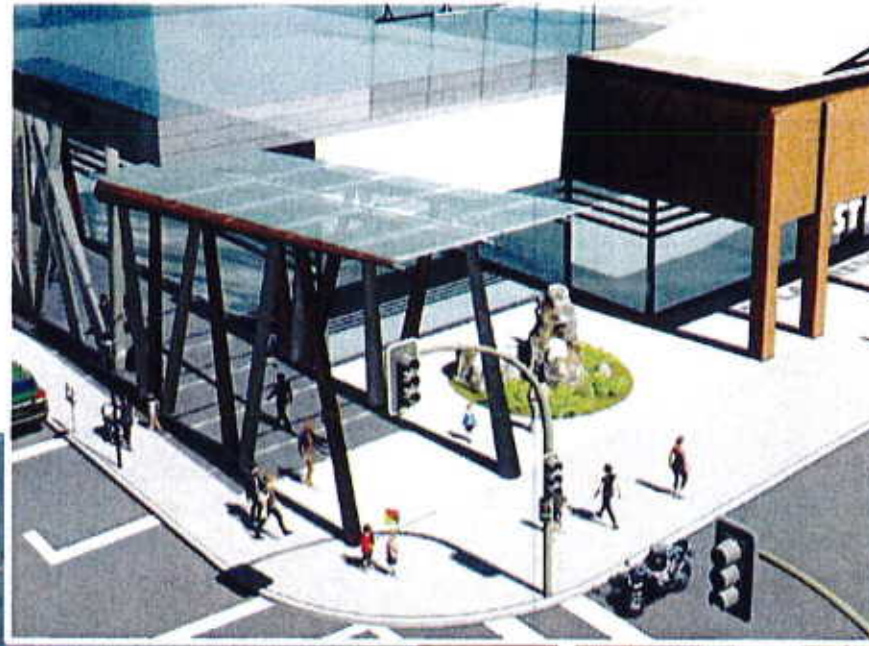
## A PLACE FOR PEOPLE

### URBAN DESIGN CONCEPT

Creating public open spaces is probably the most important in making cities livable. However public space such as sidewalks, squares, piazzas and parks will perform more effectively if in proper context and in the company of other uses and architectural massing. In this proposal the Urban Design concept aim to create an Urban Square at the corner of Pinnacle and Market, a Courtyard to the south of the complex and a colonnade along the frontage on Pinnacle, In addition, a significant Rooftop Garden is also proposed atop the new Market structure that will provide ample space for various activities with outdoor café and juggling tracks.

### URBAN SQUARE

The corner of Pinnacle and Market will become a welcome force to capture passerby and visitors' imagination. Access to the market from this corner further ensure pedestrian traffic and more.



VIEW OF URBAN SQUARE AT THE CORNER OF PINNACLE AND MARKET



TOP VIEW

A PROPOSAL BY RMS CANADA HOLDING INC.

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**ROOFTOP GARDEN**

Roof over the market building is envisioned as spacious green expanse with gardens, seating areas, and paved pathways for leisurely strolls or fitness activities. It will be open to public, and also available as a meeting place and event space. Part of the green roof can be dedicated to urban farming.





A PLACE  
FOR PEOPLE



VIEW OF ROOFTOP GARDEN

**ROOFTOP GARDEN**

The Rooftop Garden as premier public open space in the complex offers many amenities to be enjoyed by the residents and community alike. The commanding views of the city, Moir river and Lake Ontario add to make this place truly special.



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Architect

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## A PLACE FOR PEOPLE

### COURTYARD

Courtyard off Pinnacle Street between south tower and the sidewalk will provide outdoor communal space /parkette for tower residents, with access to amenities in the low-rise south building. Extension of the colonnade will form a double Loggia as entrance to the courtyard and connect the court yard to the market area.



VIEW OF COURTYARD AND ROOFTOP GARDEN

A PROPOSAL BY RMS CANADA HOLDING INC.

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A PLACE  
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**COURTYARD**

Court yard off Pinnacle Street between south tower and the sidewalk will provide exterior communal space /parkette for tower residents, with access to amenities in the low-rise south building. Extension of the colonnade will connect the court yard to the market area.

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## A PLACE FOR PEOPLE

### COLONNADE

Evoking the feel of historic European towns, the colonnade along Pinnacle street sidewalk will offer an area for strolling, window shopping, sitting and people watching. For added comfort year-round, retractable glass panels will be provided, so this public space can be enjoyed as open or enclosed.



VIEWS OF THE COLONNADE



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A PLACE  
FOR PEOPLE

#### HOCKEY HALL GALLERY

To preserve the history of the arena this design include a designated space dedicated to showcasing and displaying historic and heritage items savaged from the Arena for preserving past memories. Visitors to the Gallery will be able to view photo collections, artifacts from the old arena and watch the footages of games and special events that took place in this arena. The Hockey Hall Arena will be managed and operated as not-for-profit and will offer free entry to all visitors.

#### RESIDENCES

Two residential towers have been planned: 15 storey south tower, and north tower with 13 storeys above the market building. Both buildings will be rental, with a mix of units reflecting the housing needs in the community. Units in both towers will provide unparalleled views of the town, Moira river, and the lake, with the nearby marina. Residents will have easy access to indoor and outdoor amenities, as well as direct connection to the new market building. A total of approximately 190 apartments are possible in the two towers combined, however the final number of apartments will depend on the further consideration and consultation with the City.



#### CHILDREN CENTRE

The proposal includes a new child centre located overlooking the courtyard is readily accessible by the residents and will serve the working parents as well as the victors and employees at the Market. The two storey structure will provide ample spaces for both indoor and outdoor activities including an indoor swimming pool for children.



## A PLACE FOR PEOPLE

### BARRIER FREE DESIGN

Barrier free and accessibility requirements are fully adhered in this design with all area in the complex accessible by wheelchair. Particular attention is given to public open spaces and comfort for mothers with push carts and people with disability. All levels of the apartment buildings are accessible with total of 15% of the units designed to accessibility standards. Similarly the parking space are design to provide barrier free stall as per ministry's recommendations.

### SERVICES COURT

The Service Court accessed from Pinnacle will service as the centre of shipping and delivery for the entire complex. waste collection will also from this area which is internally connected to all parts of the building.



### SUSTAINABILITY AND ENERGY

The goals of sustainability are to avoid harmful and wasteful materials, reduce impact on lands use by reuse of existing building sites, ensure healthy environment, clean air, good natural lighting and natural ventilation. The initial concept is developed in the hope of employing design strategies for sustainably and energy efficiency as described in two tier approach.

#### 1. NatureWise Measures

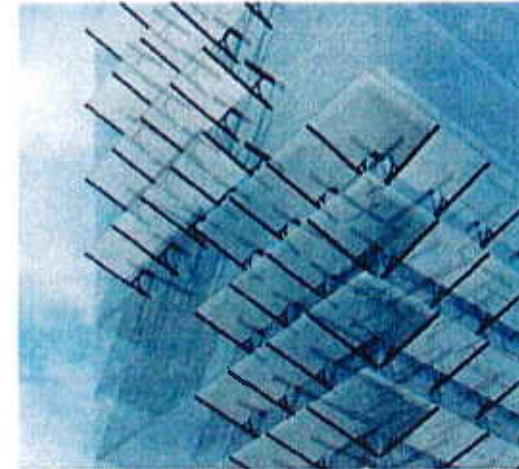
All buildings to be designed with high performance standards to reduce demand for energy and reduce waste and cut down all emissions to zero where possible.

#### 2. NatureRich Design

This Include design and technologies for energy generation such as solar and wind and geothermal where possible. to meet the already reduced demand of the building for energy.

In addition to energy generation, solar panels (located...) will contribute a sculptural element to the complex.

Proposed water conservation measures on the site will include rainwater use for landscaping, and potentially grey water recycling.



SUNSHADES WILL IMPROVE BUILDING PERFORMANCE AND TO ENERGY SAVING



URBAN INTESIFICATIN WITHUSE OF HIGHRISE BUILDING CONTRIBUTES TO SUATAINBILITY AND EFFICIENT LANDUSE AND INFRASTRUCTURE,



HEAVY TIMBER AND OTHER RENEWABLE AND LOCAL MATEERIALS ARE ENCUGAED FOR SUSTAINBILITY AND BOOSTING LOCAL ECONOMY

CONCLUSION: ST. LAWRENCE MARKET OF BELLVILLE AND RESIDENCES



VIEW FROM MARKET STREET



ST. JACOBS FARMERS MARKET



ST. JACOBS FARMERS MARKET



ST. LAWRENCE MARKET . TORONTO



ST. LAWRENCE MARKET . TORONTO

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# ST. LAWRENCE MARKET OF BELLVILLE AND RESIDENCES

Drawing inspiration from Toronto's St. Lawrence Market, the new market building is being planned as indoor market place in addition to the existing outdoor market next door. It will house shops, cafes, restaurants, kids' play area, meeting and event rooms, small performance spaces, as well as Hockey Hall Gallery and Archive Library. Direct connection to two residential towers will be provided.



VIEW FROM PINNACLE STREET



VIEW FROM MARKET STREET



TOP VIEW OF THE PROJECT

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