

Ha² Architectural Design

Photo credits: Kevin Belanger

THE GALLERIA PROJECT

Where architecture meets sculpture

By Houry Avedissian

Designed by Ha² Architectural Design and built by RND Construction, Galleria is located on a challenging, west-facing, narrow, and long lot, measuring 33-feet wide by 125-feet long.

The design made use of every inch of floor space in this 2,915-square-foot architectural gem, allowing it to bask in daylight throughout the day. This was achieved by finding the right balance between building height limitations, raising the ground floor and sloping the driveway.

Skylights sprinkled all around make this open concept truly a unique urban sanctuary.

Circulation is a feature component, where form and function seamlessly

co-exist. The owners have the option to choose the scenic artistic journey up the extraordinary staircase, or travel by elevator, to enter the home.

Simultaneously, when an onlooker observes Galleria at a distance, its dramatic angular volumes thrillingly animate this casual passerby's experience.

A large white defining balcony sets the stage upon arrival, flanked by a rich cedar backdrop.

Above, an industrial-looking silver metal office volume is proudly propped up by the grey masonry base, which mirrors its angles and replicates the thin, irregular, and linear exterior patterns.

The remaining upper portion of the home is clad in black steel siding, silently allowing the two former elements to awe you. Galleria is true to its

name because it's a showpiece home and showcases art within. Each of its built-in architectural features are sculptures themselves.

Upon entry, you are seized by the custom fireplace, followed by the live green wall trellises, which serve as a gateway to the green room.

This unique space faces a breathtaking two-part circular staircase at the heart of the home, allowing you to enjoy the art all around the perimeter walls, as you journey up to the private living quarters above. Also, a floating kitchen island emulates the angles from the exterior volumes.

Galleria is located on a narrow lot, allowing the home to have a long and slender design with a large south-facing side yard façade.

The circulation between spaces is a crucial feature within Galleria, with each space naturally flowing into one another. Attention to detail and a creative play on the modern form make Galleria's open-concept interior and angular exterior exquisitely unique. Galleria's distinctive design, in collaboration with its innovative green features, makes this home truly a work of art.

Galleria meets the performance requirements for both the Energy Star and R-2000 programs with an energy rating system value of 90. When compared to the building code, this home operates 57 per cent more efficiently and reduces greenhouse gas emissions by 8.8 tonnes/year.

Galleria's large windows, skylights and open-concept interior allow warm daylight to penetrate deep within the home. Its tripleglazed, argon-filled glazing with two low-e coatings significantly reduce the heat flow through the windows. South-facing windows are used for controlled passive solar heating.

Here are some of home's Green features:

Galleria uses all LED lighting, with most fixtures having a dimmer function. All appliances are Energy Star-certified and the gas fireplace uses a spark ignition, eliminating the need for a pilot light. A drain water heat recovery system is installed in the showers to capture heat from greywater. The home incorporates a high efficiency HVAC system zoned separately for each floor. The garage has an electric car-charging outlet.

Interior finishes were chosen to have the lowest VOC content to improve the indoor air quality. Recycled and sustainably sourced materials are used for many of the home's components.

Advanced framing techniques were used to maximize insulation levels and reduce lumber while improving airtightness throughout the building envelope. These methods reduce the home's energy needs significantly over and above the building code requirements.

This is conveyed through the home's energy rating system and airtightness of 1.4 ACH at 50 pascals.

The previous home was carefully deconstructed and its salvaged components were donated to Habitat for Humanity.

Galleria has won three awards: Ontario Home Builders Association (OHBA) Best Custom Home under 3,000 square feet; Greater Ottawa Home Builders Association (GOHBA) Best Custom Urban Home 3,000 square feet and under; as well as Housing Details awards. (Galleria is also a finalist in these categories: Exterior Details, Any Room in the House and Custom Contemporary Kitchen.

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