

PORTFOLIO

by **Keyur Ghinaiya**

Urban Planner
GIS Technician
Jr. Landscape Architect

2024

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WHO AM I?



Keyur Ghinaiya

London, Ontario, Canada

*Designing a dream city is easy;
rebuilding a living one takes
imagination.*

- Jane Jacobs

EDUCATION

Honours Bachelor of Environmental Design & Planning
Fanshawe College
London, ON

SKILLS & QUALITIES



WORK EXPERIENCE

Fanshawe College
Research Intern

London, ON
(August 2023 – December 2023)

- Conducted in-depth analysis of 20th-century urban planning models and their sustainability in today's context.
- Drafted comprehensive reports highlighting key ideas, target areas, and sustainability elements of various models.
- Refined report formatting for seamless data integration, improving readability and comprehension.

ACTIVITIES

- Smart Cities and Communities Workshop
- Circular Cities: Material Mapping
- iNaturalist for City of London
- Effect of Climate Change on Public Spaces
- Circular Economies in World-wide Cities Webinar

London, July, 2024
Online, May 2024
London, April 2024
London, March 2024
Online, February 2024

01

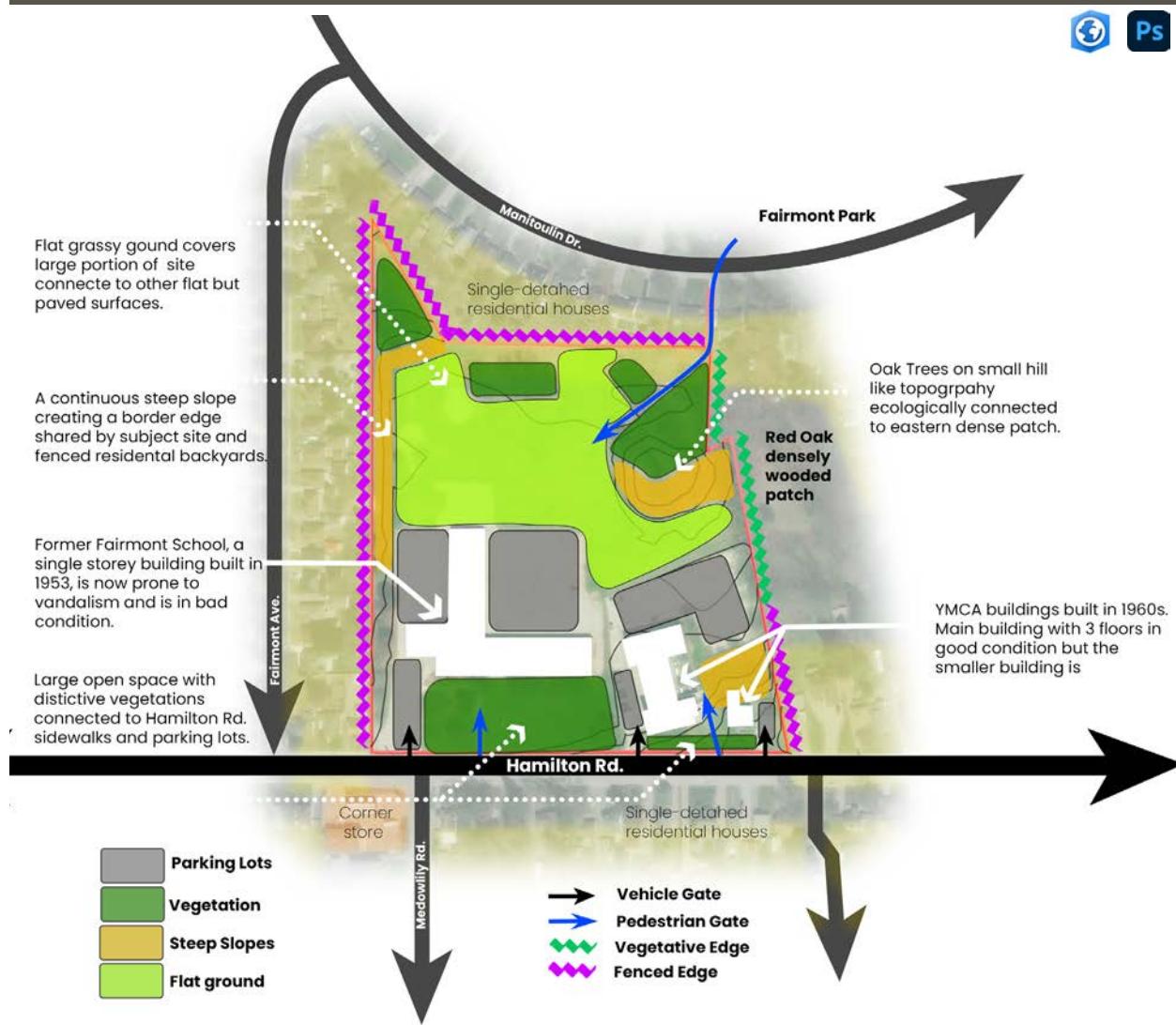
URBAN OASIS

The theme of this Capstone project is to create an uplifting neighbourhood inspiring sustainable living through diverse, pedestrian-friendly and compact design.

On-going housing crisis, deteriorating mental & physical health and climate change are deeply interconnected.

- 1.1 Site Inventory
- 1.2 Surrounding Context
- 1.3 Comprehensive Plan
- 1.4 Orthographic Plan
- 1.5 Building Design
- 1.6 Visual Renderings
 - 1.6.1 Visualization - 1
 - 1.6.2 Visualization - 2
 - 1.6.3 Visualization - 3

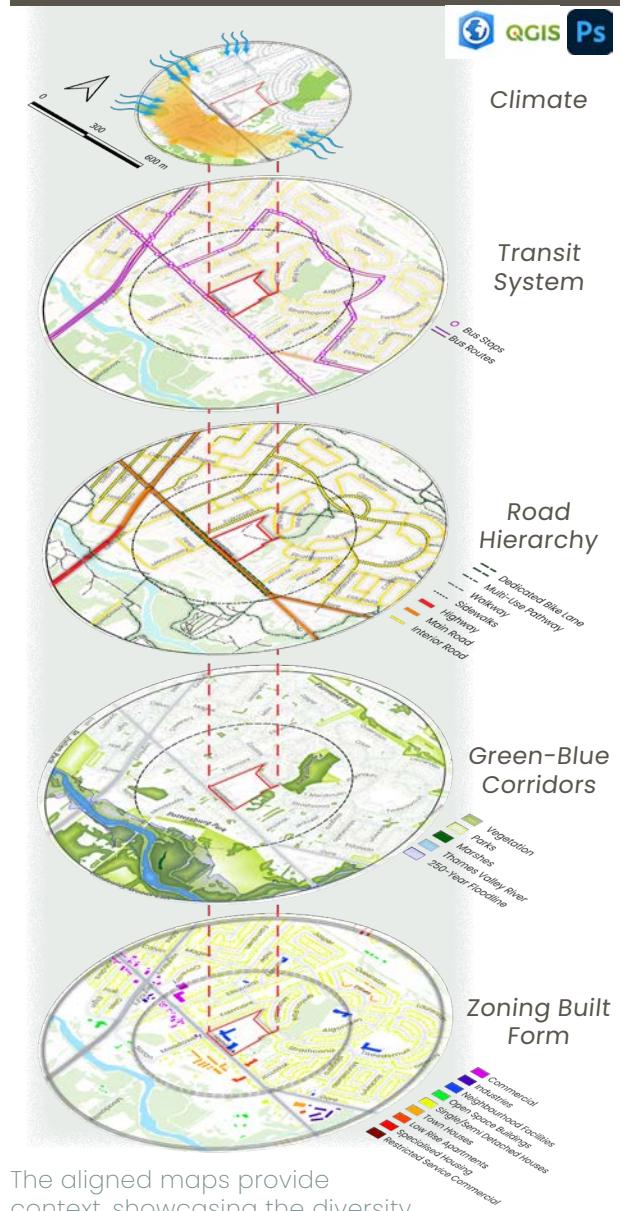
1.1) Site Inventory



The map offers a detailed inventory of the site, showcasing flat terrain, corner slopes, existing buildings, roads, pathways, and vegetation. It also analyzes surrounding land uses in relation to on-site features, aiding in the preservation of neighborhood harmony. Pathways and fragmented ecological features are highlighted alongside the natural terrain. Building

outlines indicate sun orientation and varying setbacks from Hamilton Road. The presence of flat terrain, including grassy plains, parking lots, and front setbacks, presents opportunities for development. The site borders fenced backyards and is accessible solely from Hamilton Road.

1.2) Surrounding Context



The aligned maps provide context, showcasing the diversity of built forms, existing green spaces, road hierarchy, walkways, transit infrastructure, and micro-climate. These elements inform our design proposal, enhancing the existing community while making optimal use of current infrastructure.

Selected Projects

1.3) Comprehensive Plan

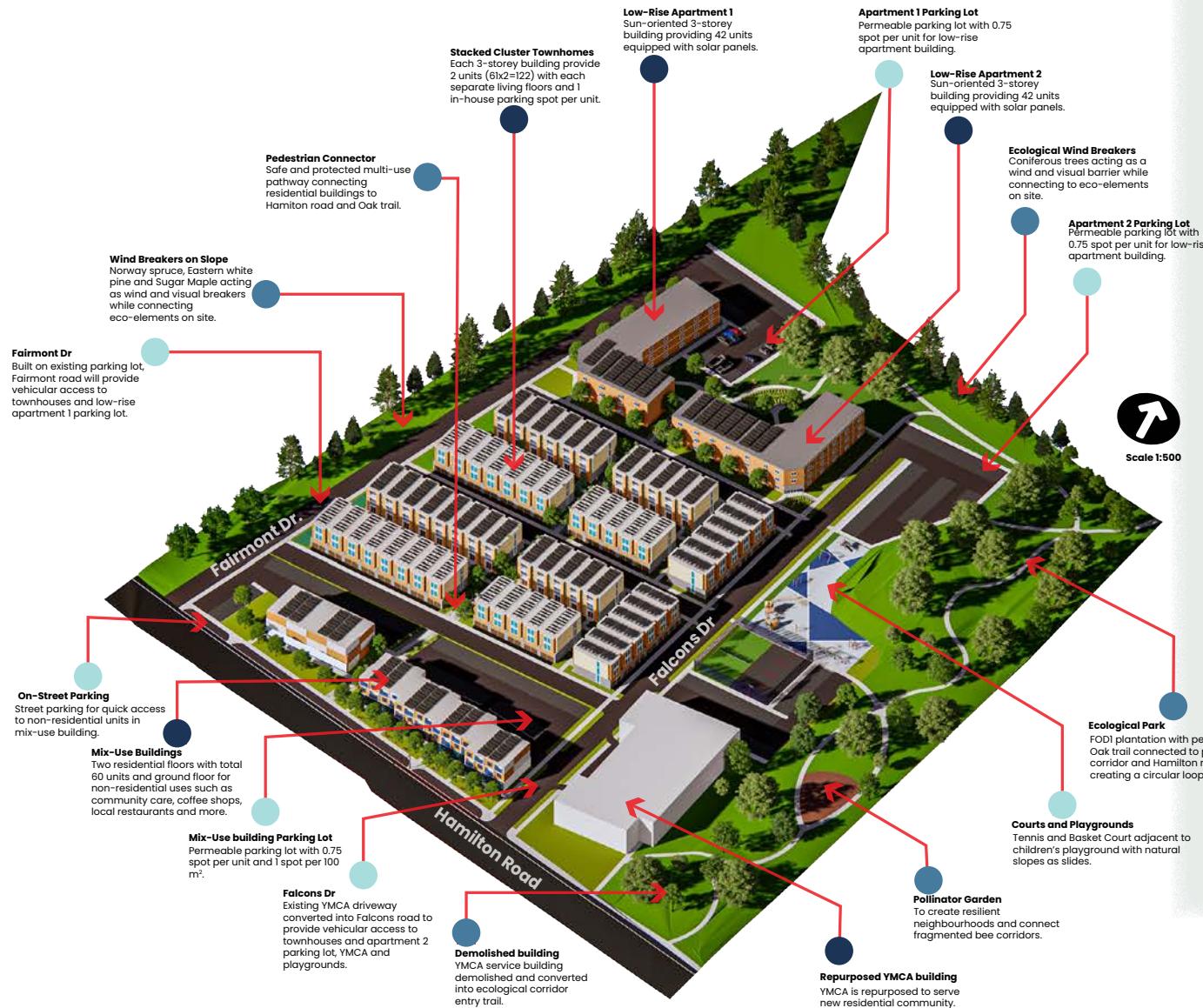
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- 1 Mix -Use Buildings
- 2 Stacked Cluster Townhouse
- 3 Low-Rise Apartment
- 4 Repurposed YMCA building.
- 5 Pedestrian Connector
- 6 Pedestrian Corridors
- 7 Raingardens
- 8 Windbreakers
- 9 Northern Passage
- 10 Oak Trail
- 11 Ecological Park
- 12 Pollinator Planting
- 13 On-Street Parking
- 14 Building Parking
- 15 Courts and Playground
- 16 Fairmont Dr. and Falcons Dr.

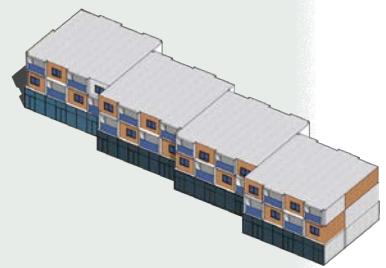


1.4) Orthographic Plan

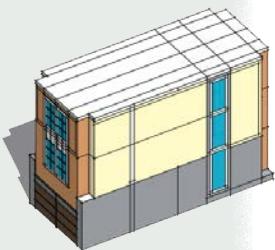
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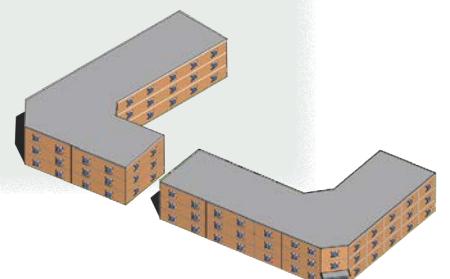
1.5) Building Design



Mix-Use Building providing necessary non-residential activities while adding 80 housing units.



Stacked Cluster Townhome modular design with in-house parking and separate pedestrian entrance enhancing living experience.



Three storey **Low-Rise Apartments** creating 42 housing units each with 33% reserved for affordable units.

Selected Projects



1.5.1) Visualization - 1



The rendering highlights the completed design of a mixed-use building on Hamilton Road. Ground-level non-residential spaces, including community care facilities, coffee shops, corner stores, and restaurants, will boost pedestrian and cycling activity. These additions will address the missing elements of a complete neighborhood. Alongside

the proposed pedestrian corridor and existing bike infrastructure, new on-street parking will help reduce traffic speeds while providing convenient access to these new services. Street benches and bike racks will act as active amenities, encouraging a sustainable lifestyle.



1.5.2) Visualization - 2



The rendering illustrates the proposed pedestrian corridor linking Hamilton Road to new low-rise apartments and extending to the northern passage and planned Oak Trail. This connection preserves current pedestrian activity while encouraging a healthier lifestyle for new residents. It links all new units with minimal roadway intersections for a safer

experience. The corridor will feature FOD1 plantings, unifying its fragmented sections. As a multi-use pathway, it will include benches positioned near large shade trees, providing a comfortable and inviting sitting area throughout.

Selected Projects



1.5.3) Visualization - 3



The rendering provides a view of a children's park, accessible through new developments. A green vegetation buffer shields the park from traffic, while its proximity to tennis and basketball courts makes it an active space. The park's location next to a topographical slope attracts children to play on the slopes. Blue-colored recycled rubber contrasts

with the natural grassy slope. The playground is also used by children whose parents visit the nearby YMCA, and it is overseen by townhouses facing the park.

02

LEBRETON FLATS

The main aim of this project is to redevelop LeBreton Flats by building denser housing, attract tourist economy and revive its Indigenous historical significance .

LeBreton Flats was a significant ceremony ground for Indigenous culture surrounded by multiple historical buildings that survived the Ottawa Hull Fire.

2.1 Conceptual Diagrams

- 2.1.1 Connectedness
- 2.1.2 Conceptual Land Use
- 2.1.3 Land Use Relationships
- 2.1.4 Final Concept

2.2 Comprehensive Plan

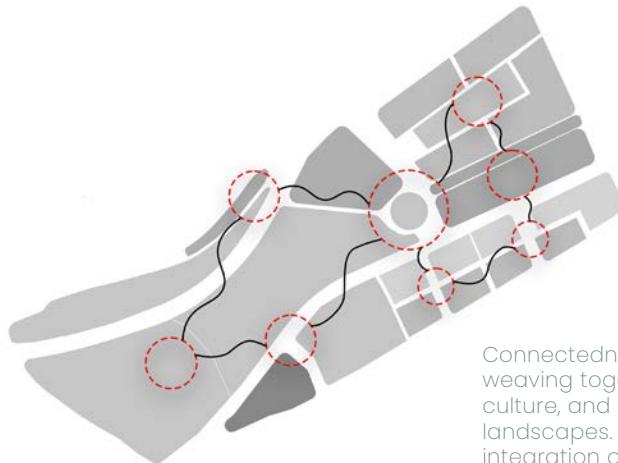
2.3 Visual Renderings

- 2.3.1 Visualization - 1
- 2.3.2 Visualization - 2

Selected Projects

2.2.1) Interconnectedness

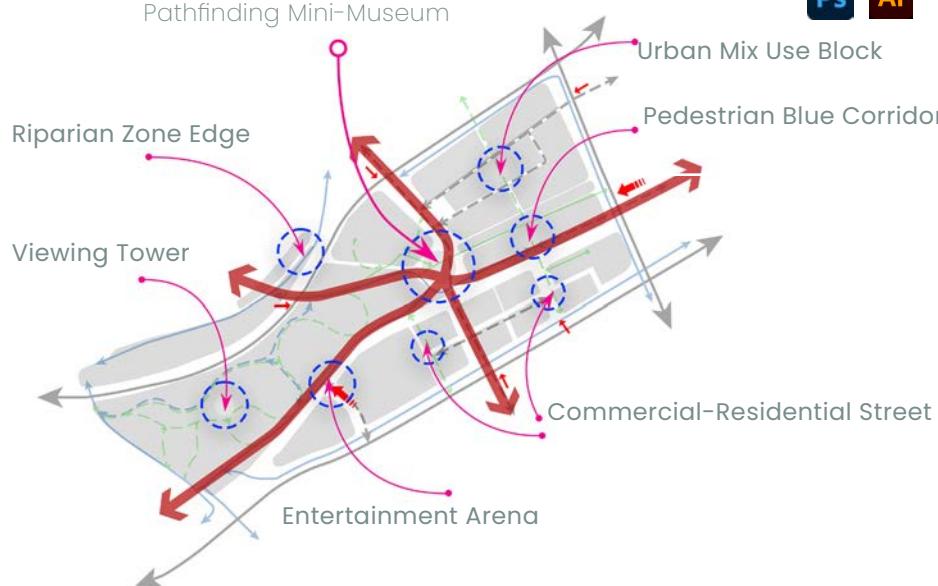
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Connectedness is the intricate web weaving together nature, people, culture, and space in our urban landscapes. It's the seamless integration of architectural marvels with natural surroundings, harmonizing human creations with the environment.

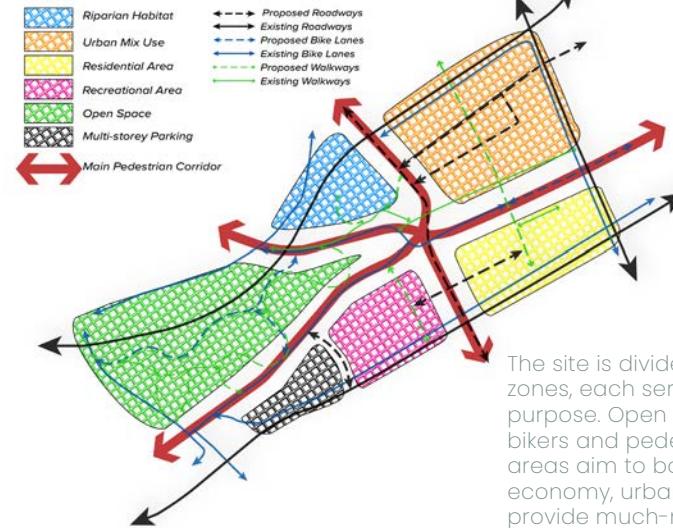
2.2.3) Land-Use Relationships

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2.2.2) Conceptual Land-Use

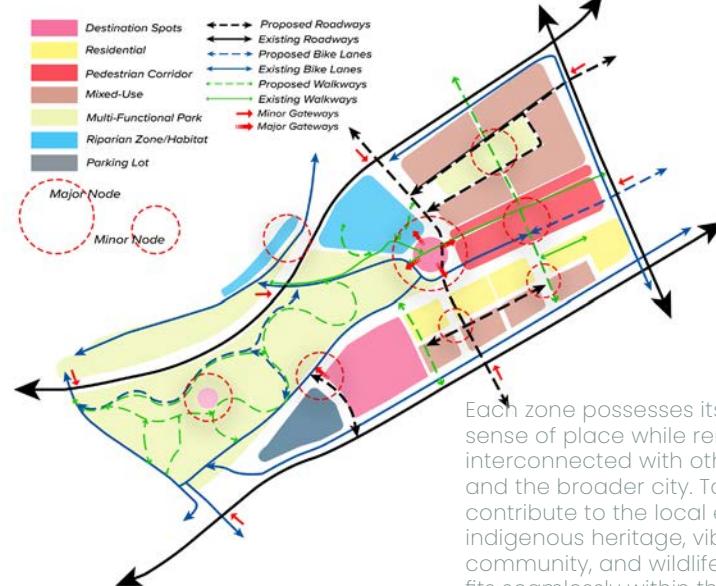
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The site is divided into five major zones, each serving a distinct purpose. Open spaces cater to bikers and pedestrians, recreational areas aim to boost the tourism economy, urban mixed-use zones provide much-needed housing, and the riparian zone is reserved for migratory and aquatic tourists.

5.1) Final Concept

Ps Ai



Each zone possesses its own unique sense of place while remaining interconnected with other zones and the broader city. Together, they contribute to the local economy, indigenous heritage, vibrant community, and wildlife. This blend fits seamlessly within the context of Ottawa, the capital city.

2.3) Comprehensive Plan

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Selected Projects

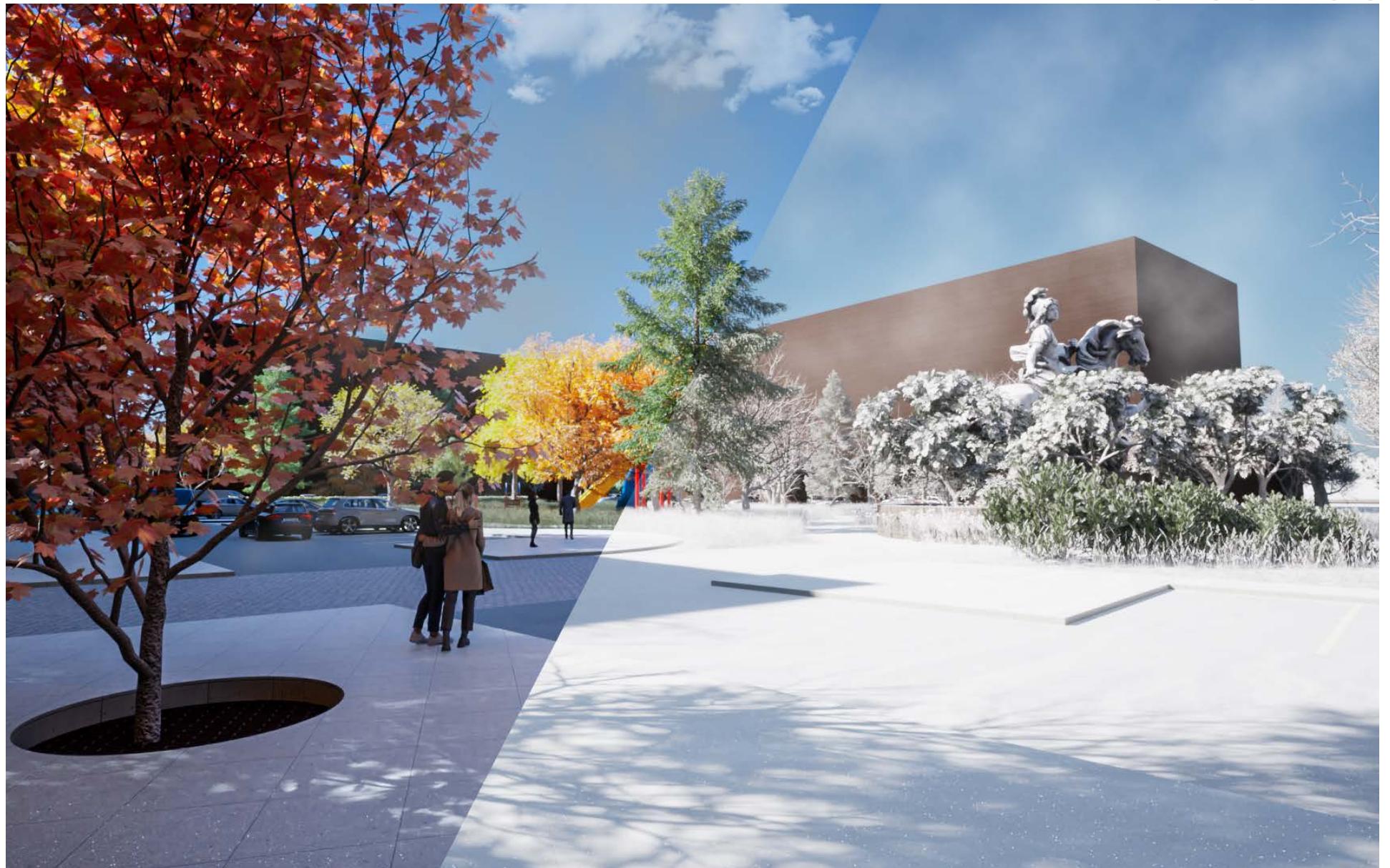


2.4.1) Visualization - 1



The rendering visualizes the Urban Park in an evening setting. With its unique diamond like design, sitting space and planting beds are efficiently combined to create a protected and semi-closed space. It provides an opportunity for social cohesion and promote healthier lifestyle among residents. The space is semi-open safeguarding

pedestrian from possible threats, making it safer for all groups. Use of materials, such as Wood, Red-bricks, are readily available in the locality. Entire space is surrounded by parking spaces, reducing street design speed.



2.4.2) Visualisation - 2



The rendering visualizes the Urban Park in a Autumn and Winter season. By planting native deciduous trees with varying autumn colours, it transforms into a eye-catching theme park in contrast to the centre concrete sculpture. Its vibrancy invites people to spend their leisurely time while learning of the history of the site.

In Winter, the site transforms into a monotonous theme with green, brown and red colors. However, the sheet of snow, eluminate the entire space sparkling peace visually. Buildings protect pedestrians from fast Eastern Winds, further make it more inviting.

03

RETHINK FANSHawe

The main aim of this project is to rethink Fanshawe College's pedestrian environment responding to its projected growth and existing flaws.

It proposes to improve sustainable accessibility, experiential beauty and its diverse ethnic cultural representation throughout the campus.

3.1 Site Inventory

3.2 Surrounding Context

3.3 Comprehensive Plan

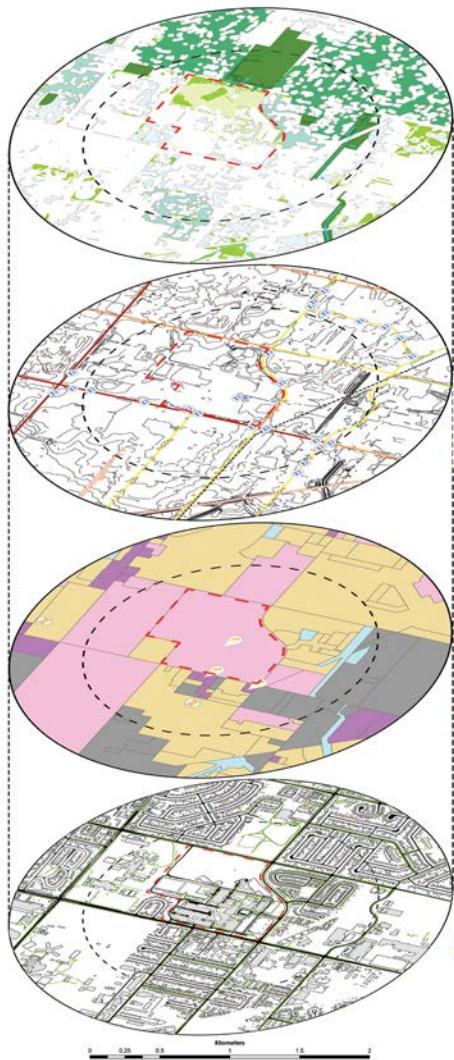
3.4 Action Plans

- 3.4.1 Entrance Park
- 3.4.2 Student Centre Hub

3.5 Sections

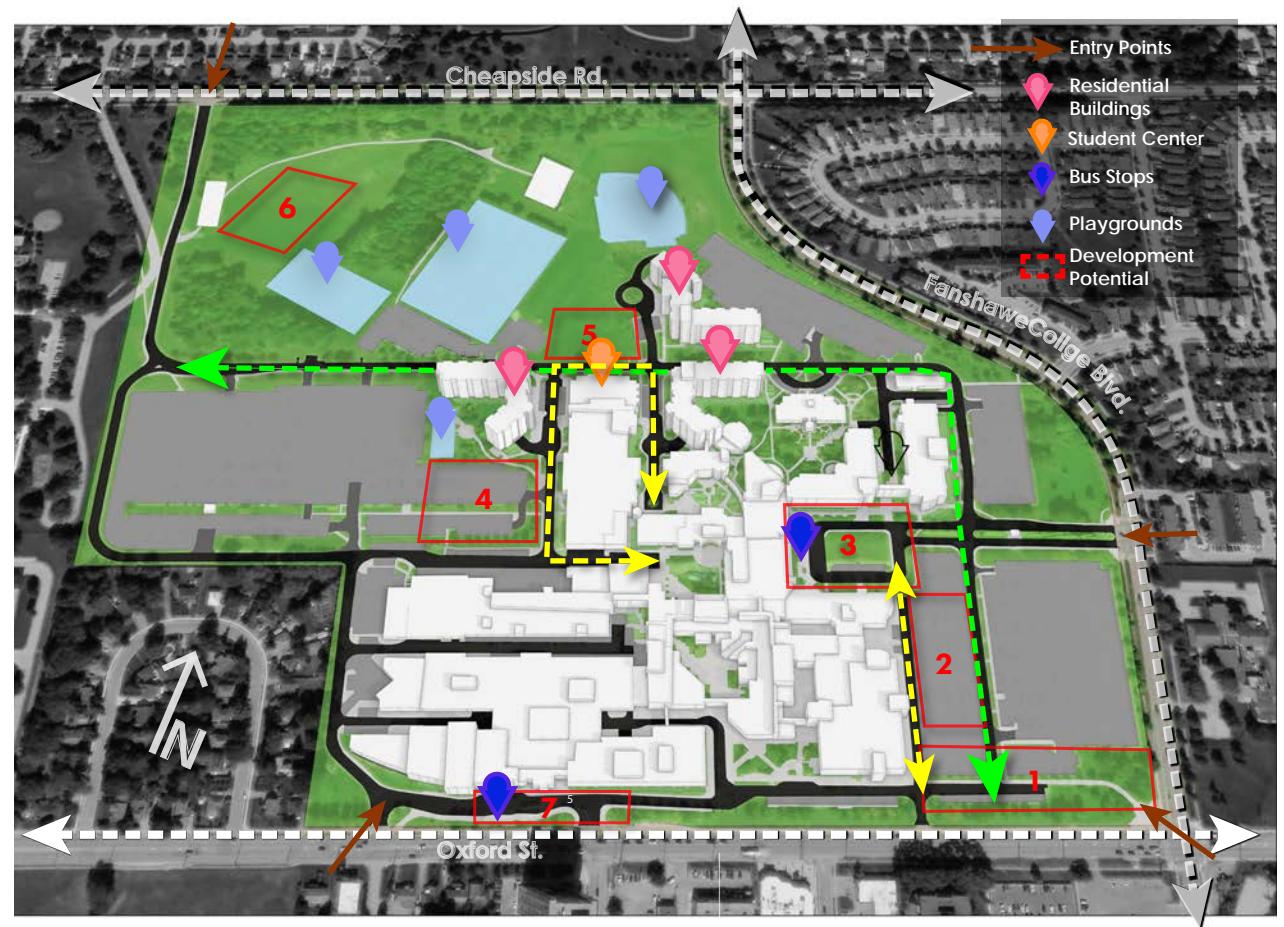
- 3.5.1 Student Centre
- 3.5.2 Corridor Trail
- 3.5.3 Border Streets

3.1) Surrounding Context



The aligned maps offer surrounding context, showcasing the street layout, land uses, road hierarchy, and green spaces. The area is predominantly characterized by a cul-de-sac street pattern, featuring single-detached residential neighborhoods. The Oxford Street entrance provides access to commercial activity, while other entrances are adjacent to residential buildings and neighborhood parks.

3.2) Site Inventory



The orthographic map provides a detailed inventory of the Fanshawe Main campus. With a growing student population, current academic buildings are operating at full capacity. Pedestrian connectivity between residential areas and the student center is poor, and inadequate wayfinding compounds the difficulty of navigating the campus. Limited access to green spaces detracts from the overall campus experience. Automobile-centric designs further hinder pedestrian movement, with exposed gray spaces

contributing to harsh conditions such as wind exposure. Inconveniently located bus stops expose transit users to traffic, and large parking lots remain underutilized. Areas 1 to 7 highlight potential development sites by repurposing excess parking and underused green spaces. These areas are adjacent to major campus nodes and offer high connectivity. Cultural spaces could serve as a link between the student center and open spaces, enhancing the campus experience for students.

Selected Projects

- 1 New Academic Building + Residential Building
- 2 Indigenous Wayfinding
- 3 Central Courtyard
- 4 Transit Bus Stops
- 5 Sidewalk Streetscape
- 6 Green Entry
- 7 Nature Corridor Trail
- 8 Outdoor Learning Space
- 9 Gathering Space
- 10 Flex Street
- 11 Indigenous Cultural Building
- 12 Solar Energy Installation
- 13 Residential Village
- 14 Multi-Layered Parking
- 15 Geo-thermal Energy

3.3) Comprehensive Plan



3.4.1) Entrance Park



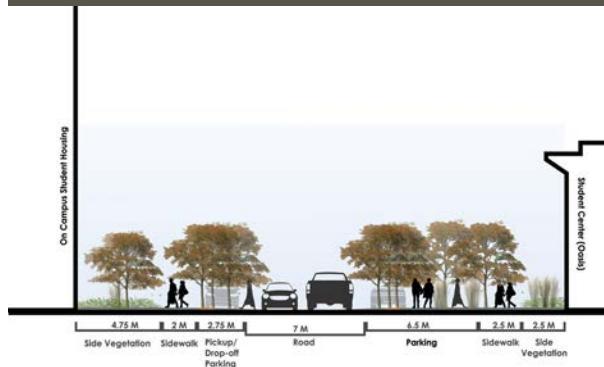
The Entrance Park envisions a vibrant pedestrian space. Visitors are welcomed by Indigenous wayfinding signage at the main entrance, followed by a circular bus stop surrounded by native trees. This design shields transit users from Eastern winds while enhancing the park's aesthetic appeal.

3.4.2) Student Centre Hub



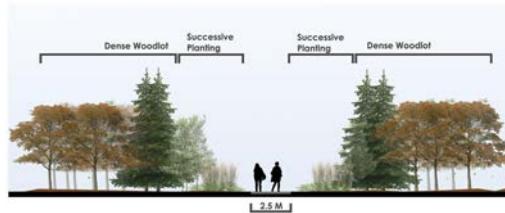
The Cultural Flex Street is designed to boost pedestrian activity and enhance the student experience around the student center. The new flex street will connect residential buildings, cultural facilities, and an ice rink, allowing students to host a variety of seasonal events and enriching their college experience.

3.5.1) Student Centre



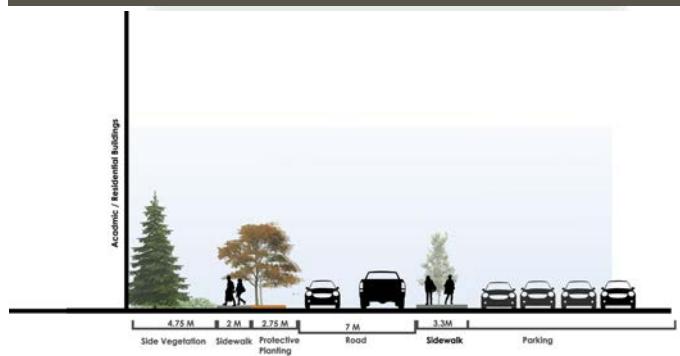
Student Centre section replaces vehicular traffic with pedestrian spaces. Native planting will enhance safety and aesthetics for the users.

3.5.2) Corridor Trail



Corridor Trail enclosed within stepped planting style creates a sense of comfort, aiding to academic stress and depression.

3.5.3) Border Streets



Border Streets section illustrates boundary buildings with enhanced pedestrian safety and green buffers between buildings, streets, and parking areas.

THANK YOU

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