

Design Principles and Guidelines

About the Architectural Design Competition

The competition will follow the guidelines of the Royal Architectural Institute of Canada for a non-endorsed, invited competition.

Three of Canada's top architects with relevant experience will be invited and asked to partner with a reputable Canadian landscape architect and to include an Indigenous designer or artist on the team.

The design teams will have approximately four months to prepare a concept for the site illustrated and described to a schematic level of exterior design. They will be paid an honourarium, with the amount to be determined.

Urban Strategies will manage the competition, and a jury chaired by George Dark will select the winning concept. The jury will also include representatives of Claridge Homes, a representative from the City of Ottawa, and another design professional.

About the Architectural Design Competition

The invited design teams will be asked to submit the following:

- Vision statement and description of how the concept aligns with the Design Principles.
- Dimensioned overall site plan showing the site in its immediate context.
- Rendered landscape plan for the landmark open space.
- Rendered elevation drawings of the landmark building.
- Conceptual ground floor plan, typical podium floor plan and typical tower floor plan.
- Two (2) rendered aerial perspectives showing the proposal in the context of surrounding blocks, including the Canadian Museum of Nature.
- Two (2) rendered aerial perspectives showing the proposal in the broader context of Centretown.
- Three (3) eye-level photo-realistic or comparable perspective views of the proposal:
 - One from the intersection of Metcalfe Street and McLeod Street looking north to the site, showing the landmark building and open space;
 - One from Metcalfe Street looking southeast across the public open space, with the Canadian Museum of Nature in the background;
 - One looking east or west along Gladstone Avenue showing the landmark building's relationship to the street.
- Precedent photographs of proposed open space, streetscape or building elements (optional).

Principles

The jury will evaluate the submissions against the following Design Principles.

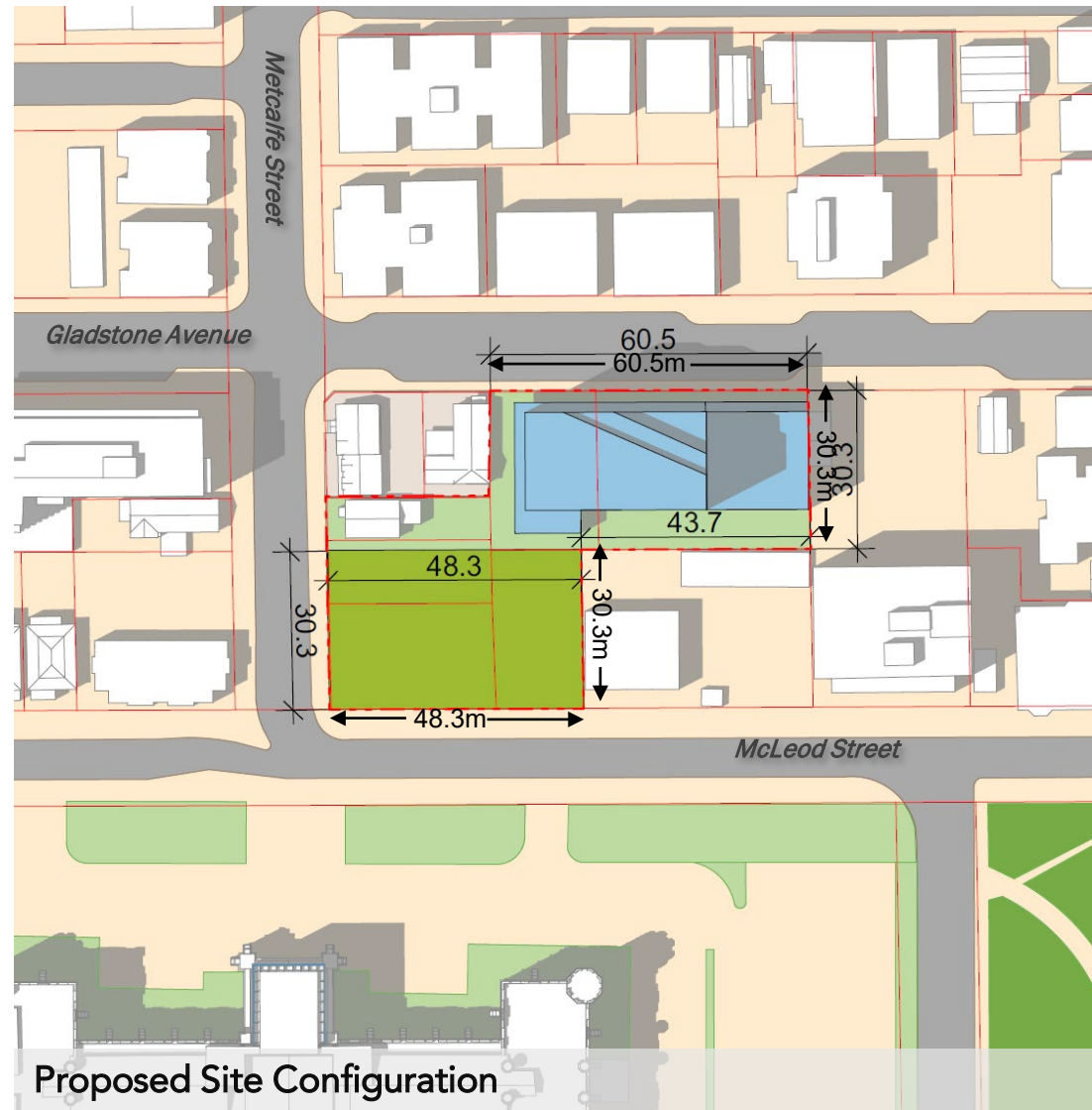
1. Respect and complement the Museum of Nature.
2. Respect and complement Centretown's historic character.
3. Display creative, awe-inspiring architecture and landscape architecture not seen elsewhere in the city.
4. Balance aesthetics with functionality and durability:
 - Ensure the building's form has programming flexibility and is buildable;
 - Ensure the public open space is inviting and usable to people of all ages and abilities.
5. Be capable of achieving as many of the City's High Performance Development Standards as practical.
6. Generally align with the City's applicable design guidelines or provide a compelling rationale for deviations.

The overall quality and completeness of each submission will also be evaluated.

Site Configuration

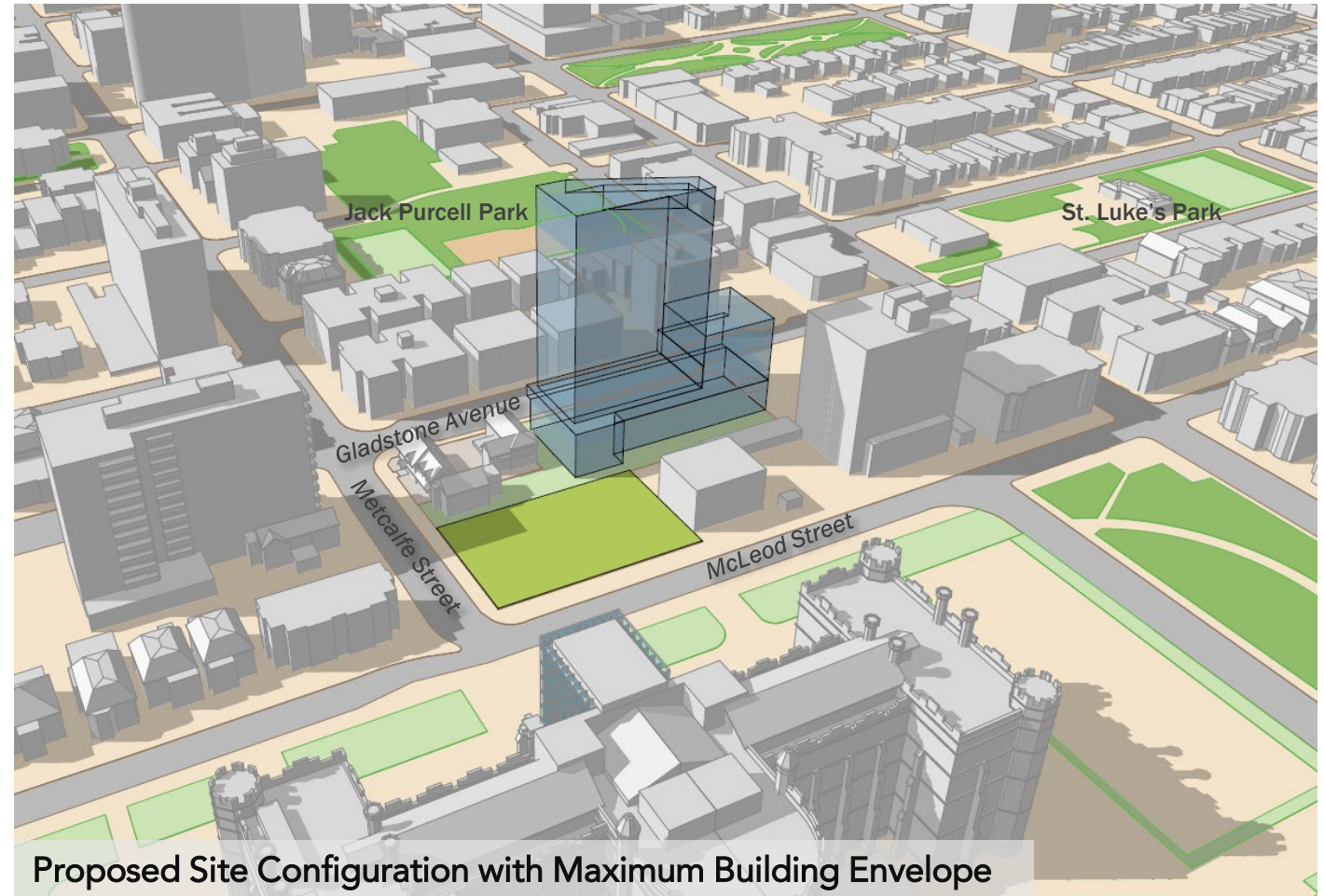
The design teams will be directed to locate the landmark building on the north half of the site and the public open space on the south half to achieve the following goals:

- Maximize visibility and access to the future public open space.
- Open up views to the Museum from Metcalfe and the new open space.
- Improve the Gladstone Avenue streetscape.
- Separate the Landmark Building from the Museum.



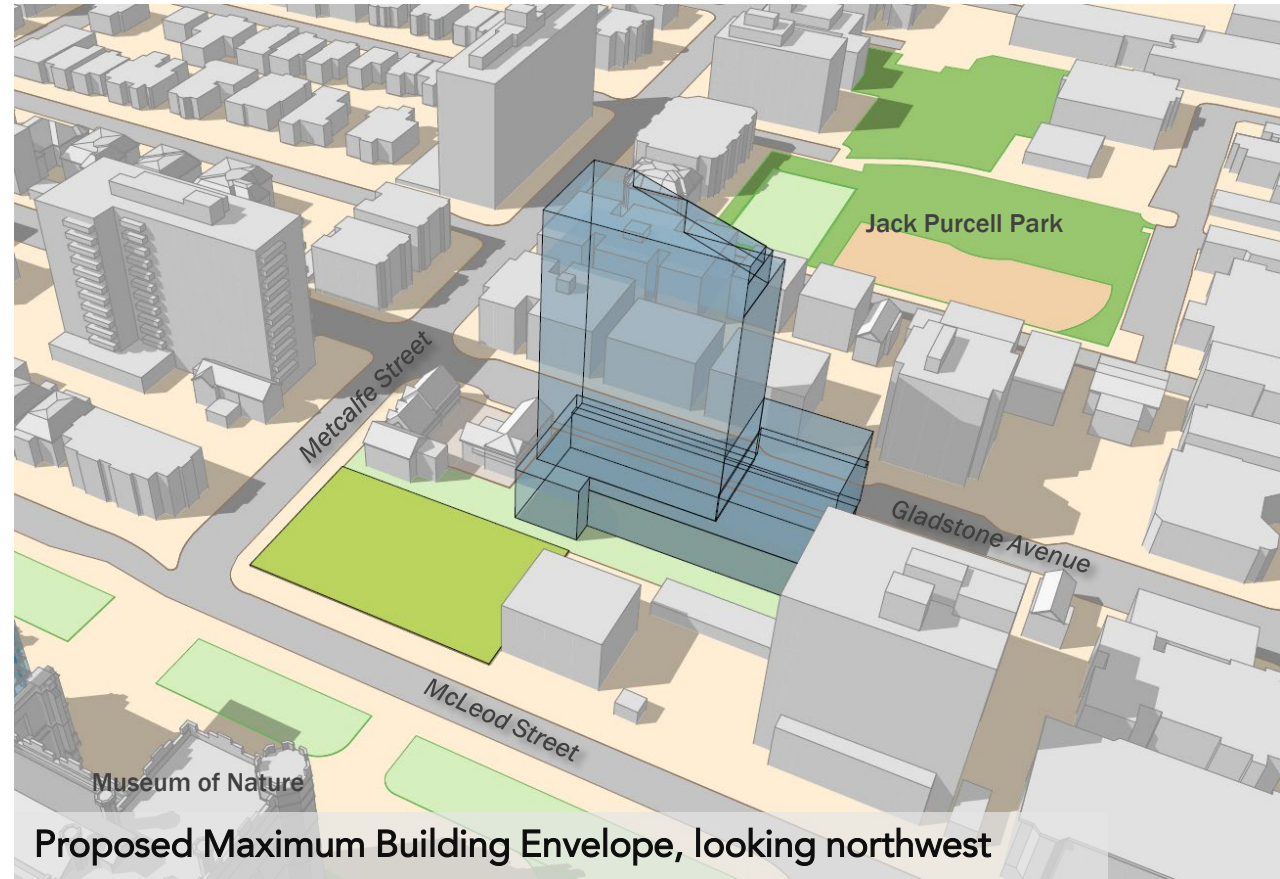
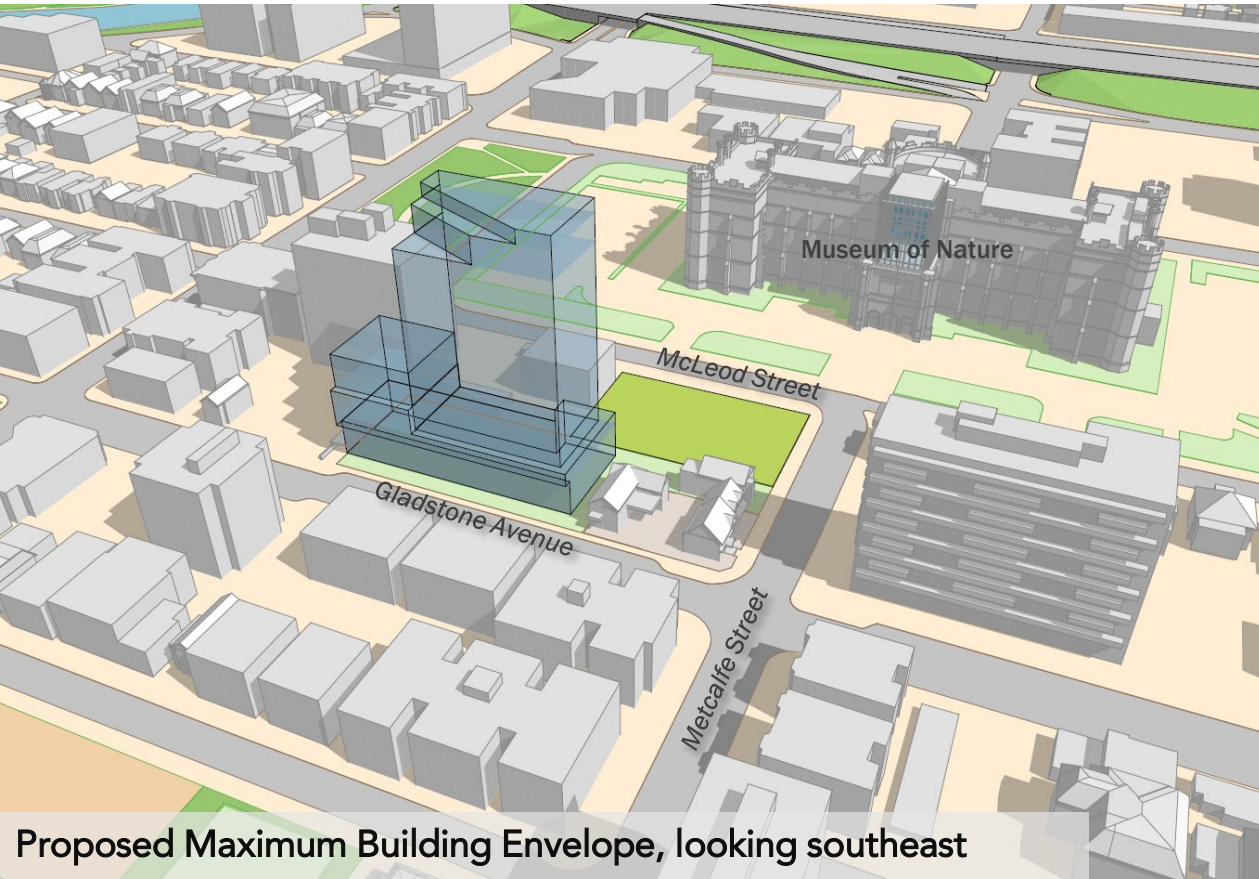
Site Configuration

The maximum building envelope has been informed by the City's guidelines for high-rise buildings and will accommodate a building up to 27 storeys that will not have greater shadow impacts on Jack Purcell Park and St. Luke's Park than a 9-storey building.



Proposed Site Configuration with Maximum Building Envelope

Site Configuration



Landmark Building Guidelines

The **landmark building** should stand out for its remarkable, iconic and timeless design, while also respecting the character of its historic surroundings and the City's approach to urban design.

While the building may depart from the City's typical built form standards to achieve an iconic design, the following **key guidelines** should be respected.

Regard should also be given to other relevant City guidelines, specifically those in Section 6 of the Centretown Community Design Plan and the City's Urban Design Guidelines for High-rise Building.

In addition, the overall development should have the potential to achieve the City's Tier 1 and Tier 2 High Performance Development Standards.

1. The entire building is expected to be residential, including the ground floor along Gladstone Avenue; however, the building may include a small commercial component. It will be a market condominium or rental building with a mix of studio, 1-bedroom, 2-bedroom and 3-bedroom units. A proportion of the units will qualify as affordable.
2. In its form, materials and overall architectural expression, the building should complement and be deferential to the Museum of Nature, a landmark of a different type.
3. The building should have a distinct base or podium up to 6 storeys that contributes to a comfortable, pedestrian-scaled environment along Gladstone Avenue. Massing and articulation of the podium should respect the historic rhythm of buildings along Gladstone.
4. The building's main entrance and lobby should be on Gladstone Avenue, and a second entrance should be provided from the public open space.
5. The podium should be set back a minimum of 2.5 metres from the Gladstone right-of-way to accommodate an appropriate buffer between the sidewalk and ground-floor residential units. Ground-floor units should have entrances on the street, and porches or patios for ground-floor units should be elevated.
6. The podium should have a minimum 3-metre setback from the west side lot line. No setback is required from the east side lot line.

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7. The building should frame the public open space, with an appropriate landscaped setback to separate the public and private realms. Any service areas at the rear of the building should not be visible from the open space.
8. The tower should be contained within the illustrated maximum envelope, which will accommodate up to 27 storeys (see pages 28-29). It should be stepped back from the façade of the podium, and the floor plates should have a maximum GFA of approximately 750 square metres.
9. The top portion of the tower should have a distinct architectural treatment. The mechanical penthouse should be architecturally integrated in a manner consistent with the overall character of the tower.
10. Balconies generally should be inset to allow the building's form, materiality and other aspects of architectural expression to be the defining elements of the design. Terraces should be considered, and projecting balconies may be considered where they contribute to a distinct and elegant tower form and do not detract from its primary materials.
11. Common amenity space may be accommodated on the roof of the podium and/or at the rear of the building at grade.
12. All elements of the building should incorporate high-quality, durable materials that reflect or complement materials used in surrounding historic buildings. The use of metal paneling should be avoided.

Public Open Space Guidelines

The **landmark public open space** should be designed as a gathering space and green oasis for neighbourhood residents, an extension of the forecourt for the Museum of Nature, and a destination unto itself for its beauty and unique design.

1. The open space should include:
 - a) A signature artistic or architectural feature that is central to the overall project's identity.
 - b) Elements that acknowledge and reflect the area's Indigenous history.
 - c) Elements that acknowledge and reflect the site's architectural heritage.
 - d) Seating that encourages lingering, facilitates social interaction and provides views of the museum.
 - e) Trees and other vegetation that provide shade, soften hardscaping and contribute natural beauty.
 - f) Unique, creative elements that safely invite children's play.
 - g) Lighting for safety in the early morning and evening, and which creates visual interest in winter.
 - h) Landscaping or structures that define the north and east edges of the open space and provide appropriate buffering/screening of adjacent existing development, i.e., the Iraqi Consulate and the property at 224 Gladstone Avenue.
 - i) High-quality, durable materials that reflect materials used in surrounding historic buildings and landscapes.

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2. The following elements may also be considered for the open space but are not required:
 - a) A small stage for performances (Note: the open space is not intended to accommodate frequent cultural events; however, the design may include facilities that support local community programming, such as outdoor concerts and movies).
 - b) A water feature.
 - c) Space or a structure for seasonal food vendors.
3. The building at 377 Metcalfe Street is to be integrated with the design of the open space and larger landmark development. The property, including the rear yard, is likely to be adaptively re-used for a commercial or institutional tenant with no surface parking. The concept plan for the public open space should include an appropriate buffer at the edge of the property while recognizing that the building's future use may help to enliven the open space.
4. The City may wish to see the building at 231 McLeod Street conserved and integrated within the Landmark development. Design teams should consider relocating and integrating the building into the development if they feel it can contribute to achieving all the objectives for the project. Proposals that include the building should identify its future potential use.
5. Below-grade parking likely will be built under the open space, accessed from Gladstone Avenue, so the design should have flexibility to accommodate tree pits or trenches, underground stormwater retention, ventilation grates and an emergency pedestrian exit. The size and location of these elements will be confirmed at the time of detailed design.

