

RIDEAU + CHAPEL

Urban Design Review Panel
Formal Review
2019.05.03



TRINITY

rla / architecture

FOTENN Planning
+ Design

Policy Context

Application Submission

The current applications are for a minor Zoning By-law Amendment and a Site Plan Revision. A redevelopment scheme was previously approved for the lands in 2016 which included two (2) 25 storey residential towers atop a shared retail podium and a nine (9) storey podium along Rideau Street, and an eight (8) storey podium along Chapel Street.

The current applications seek to split the redevelopment into two (2) distinct phases, with a shared underground parking garage and an courtyard on the interior of the site with limited surface parking and loading space. Smaller retail units front onto Rideau Street while the building heights remain generally unchanged. The Zoning By-law Amendment is required to modify the previously approved site specific exception and zoning schedule.

Consistent with the previous approvals, a 200 square metre privately-owned public space (POPS) is proposed at the corner of Rideau and Chapel Streets in the southwest corner of the property while a 400 square metre public park is also proposed for the northwest corner of the subject property.

The Site

The subject property (151 and 153 Chapel Street) is located at the northeast corner of Rideau Street and Chapel Street with frontage onto Rideau to the south, Chapel to the west, and Beausoleil Drive to the north. The property is unique within the area for its large size (7,569 square metres) and as a through lot with multiple road frontages.

The subject property has a significant grade change, falling from the high-point at Rideau Street in the south to the low point at Beausoleil Drive in the north.

Response to City Documents

City of Ottawa Official Plan

- / The property is designated “Traditional Mainstreet” on Schedule B of the City of Ottawa Official Plan. The Traditional Mainstreet designation seeks to encourage mixed-use and compact and pedestrian oriented development patterns. The policies of the designation encourage more compact forms of development, a lively mix of uses, and a pedestrian-friendly environment.
- / A broad range of uses are permitted on Traditional Mainstreets, including retail and service commercial uses, residential, and institutional uses.
- / Mainstreets are also identified in the Official Plan as target areas for intensification. The proposed development will redevelop and intensify an under-utilized property within the City’s downtown core.
- / The Official Plan generally supports mid-rise (defined as five (5) to nine (9) storeys) building heights on Traditional Mainstreets but notes that Secondary Plans may identify circumstances where different buildings heights may be permitted.

Uptown Rideau Street Secondary Plan

- / The Secondary Plan designates Rideau Street as a Traditional Mainstreet and states that uses permitted by the Official Plan for Traditional Mainstreets are permitted on properties designated Traditional Mainstreet in this Plan.
- / The Secondary Plan identifies the baseline building height along Rideau Street generally as 6 and 9 storeys as shown on Schedule B of the Secondary Plan. The subject property has been identified a nine (9) storey baseline height. The Secondary Plan also specifies a maximum floor space index (FSI) for the Rideau Street corridor.
- / The subject property is identified in the Secondary Plan as an appropriate site for greater density given its size,

shape and location, subject to specific criteria.

- / The subject property adheres to the criteria in regards to size, design criteria, public street frontage and site layout and was therefore approved for increased density as part of the previous zoning by-law amendment and associated Zoning Exception and Schedule. The permitted building height is 25 storeys and the maximum permitted FSI is 6.0.

Zoning By-law

- / The subject property was rezoned in 2016 to its current zoning: “Traditional Mainstreet, Exception 2339, Maximum Floor Space Index of 6.0, Schedule 354 (TM[2339] F(6.0) S354)” and “Parks and Open Space (O1)”.
- / The TM zone is intended to accommodate a broad range of uses including retail, service commercial, office, residential and institutional uses, including mixed-use buildings but excluding auto-related uses, and to foster and promote compact, mixed-use, pedestrian-oriented development that provide for access by foot, cycle, transit and automobile.
- / Exception 2339 is a site-specific exception established through the previous development approvals. All zoning and setback information was placed on a schedule to facilitate the development specifically as proposed at the time. Schedule 354 was adopted to provide this direction.
- / The proposed Minor Zoning By-law Amendment application seeks to revise and replace Schedule 354 with a new schedule that reflects the changes to the proposed development and to revise the language of exception 2339.

Design Statement

The subject property is a corner through lot, bounded by Rideau Street to the south, Chapel Street to the west and Beausoleil Drive to the north. Trinity Development Group plans to develop this site in two phases.

Phase 1 consists of a 25-storey mixed-use building with a total gross floor area (GFA) of 24,961 square metres (268,679 square feet) located along the Rideau Street frontage at the south edge of the subject property. Phase 1 includes 315 residential units, 855 square metres (9,203 square feet) of retail space, 279 parking spaces, and 2,173 square metres of amenity space, 1,257 square metres of which is communal. Phase 1 also includes 166 bicycle parking spaces with the majority (160 spaces) located in the underground parking garage and the balance located at-grade.

Phase 2 consists of a second 25-storey plus mezzanine residential building with a total GFA of 20,421 square metres (219,806 square feet) located along the Beausoleil Drive frontage at the north end of the subject property. Phase 2 will include and additional 318 residential units, 198 parking spaces, and 2,437 square metres of amenity space including 1,291 square metres of communal amenity area. Phase 2 also includes and additional 164 bicycle parking spaces with 160 provided in the underground parking garage.

The development has been designed to break down the mass to a smaller scale, through the articulation of a two-tier podium and a slender tower. For phase 1, the building is broken down with a one (1) storey (two storey height) commercial ground floor along Rideau Street, a nine (9) storey podium that extends to the north and east, and the 25-storey residential tower. The 25-storey tower is placed at the southwest corner of the site, consistent with the 2016 approvals. The nine (9) storey podium along Rideau Street reflects the planned function of the street.

Within Phase 2, the intention is to create an intimate residential streetscape and friendly relationship with the residential community to the north. A two (2) storey podium along Beausoleil Drive features ground-oriented residential units with direct access from the street and raised outdoor terraces. The taller nine (9) storey podium is set back from the street and provides over 10 metres of separation from the low-rise residential along Augusta Street to the east.

Given the site's context of primarily brick buildings, brick has been chosen for the exterior cladding of the proposed building. Through the careful arrangement of the various masonry colors - black bricks and white architectural concrete blocks - the mass of the two (2) 25-storey residential towers are further broken down. The slender white towers are located at the southwest corner in Phase 1 and the northwest corner in Phase 2. The towers not only emphasize on the main building entrance and the two public realm components on the site - the corner POPS at Rideau and Chapel and the public park at Chapel and Beausoleil - but also speak to the high-rise residential context in the surrounding area.

Different fenestration patterns on the black and white volumes creates interest at the higher levels. The expression of verticality of the towers rise above the uppermost residential floors, forming the top of the building while concealing the mechanical and functional elements of the building. It is an economical approach combined with contemporary sensibility.

The one (1) storey commercial podium along Rideau Street, clad with black architectural concrete blocks, with generous windows, ensures a pedestrian-oriented scale, defines the street edge, and helps the new development fit into the existing low and mid-rise commercial buildings nearby. The nine (9) storey residential podium facing Rideau Street

is further set back to provide a comfortable pedestrian experience on the street. A square element with white metal frame on the podium will break down the volume and draw attention to the lower levels.

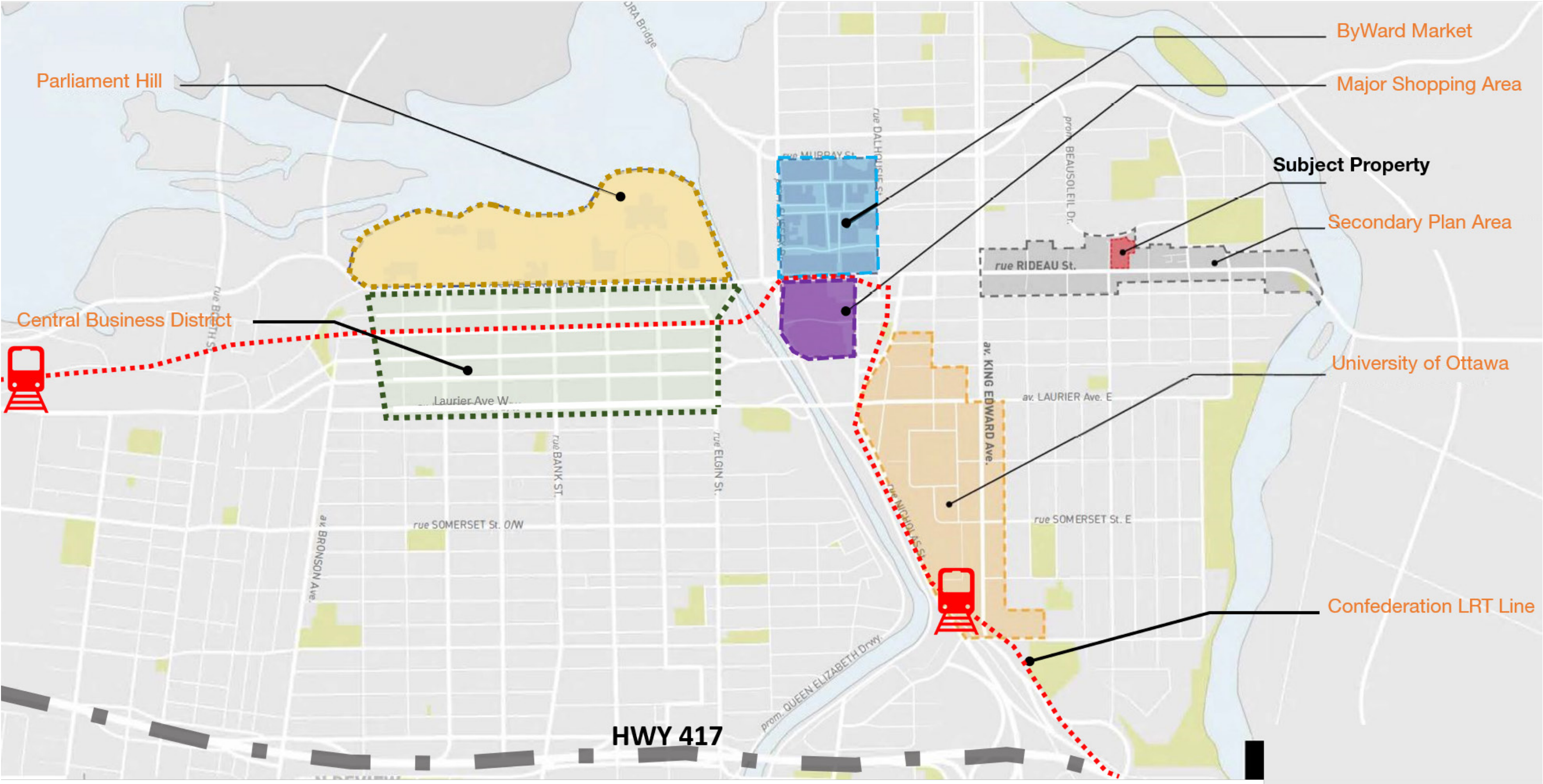
Amenity spaces required for the residential buildings, are located on the second floor facing both Rideau Street and Chapel Street. The generous windows for the amenity spaces and roof deck on the commercial podium promote the interaction between the vibrant inside activities and the street level. These indoor and outdoor amenity spaces will also help to animate the POPS area.

Outdoor parking, the entrance to the underground parking garage, and loading/service areas have been arranged on the site such that they are internal and screened from the public streets. These areas will also be shared between the two phases of the development. This arrangement will ensure a safe and pleasant pedestrian path around the site.

The development incorporates sustainable design elements including stormwater management on the site, large green roof spaces, and the use of the sustainable cladding materials.

In the interim on Phase 2, a temporary parking area with landscaping to screen the site edges is proposed. Access to the interim parking area will also be provided from Chapel Street.

Site Context



Subject Property



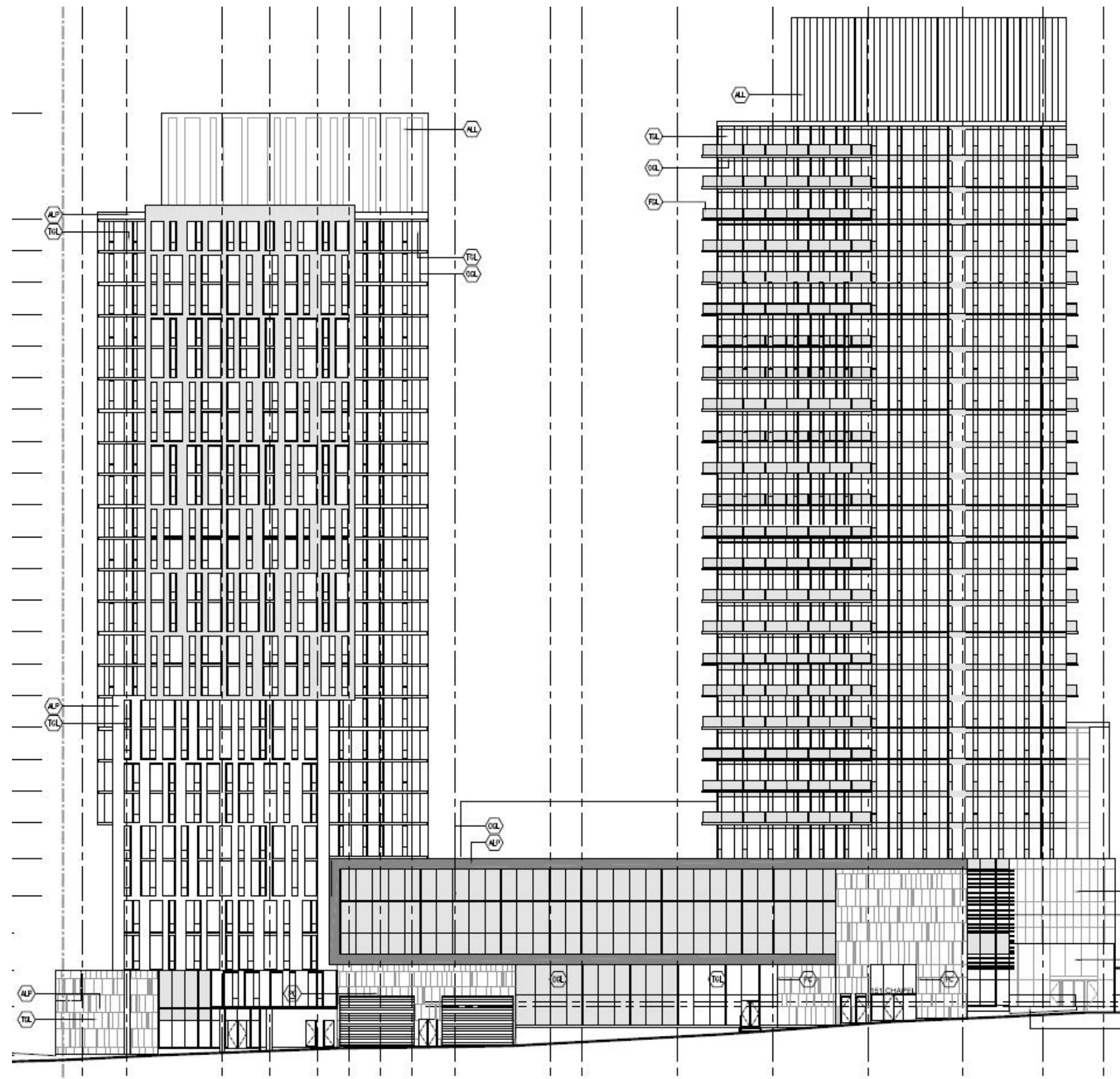
Subject Property



Site Photos



Approved 2016 Design Concept



West Elevation



TRINITY

rla/architecture

FOTENN Planning + Design

RIDEAU + CHAPEL

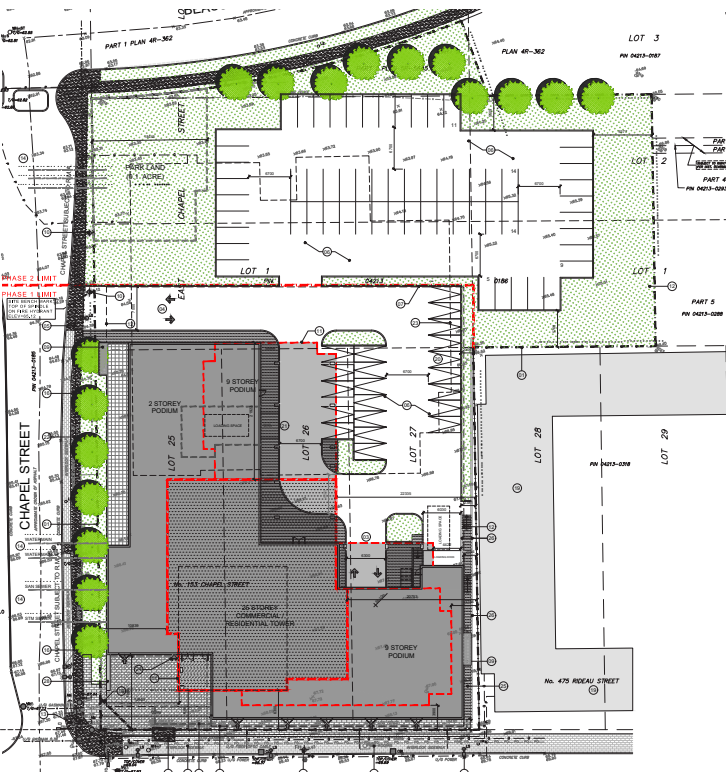
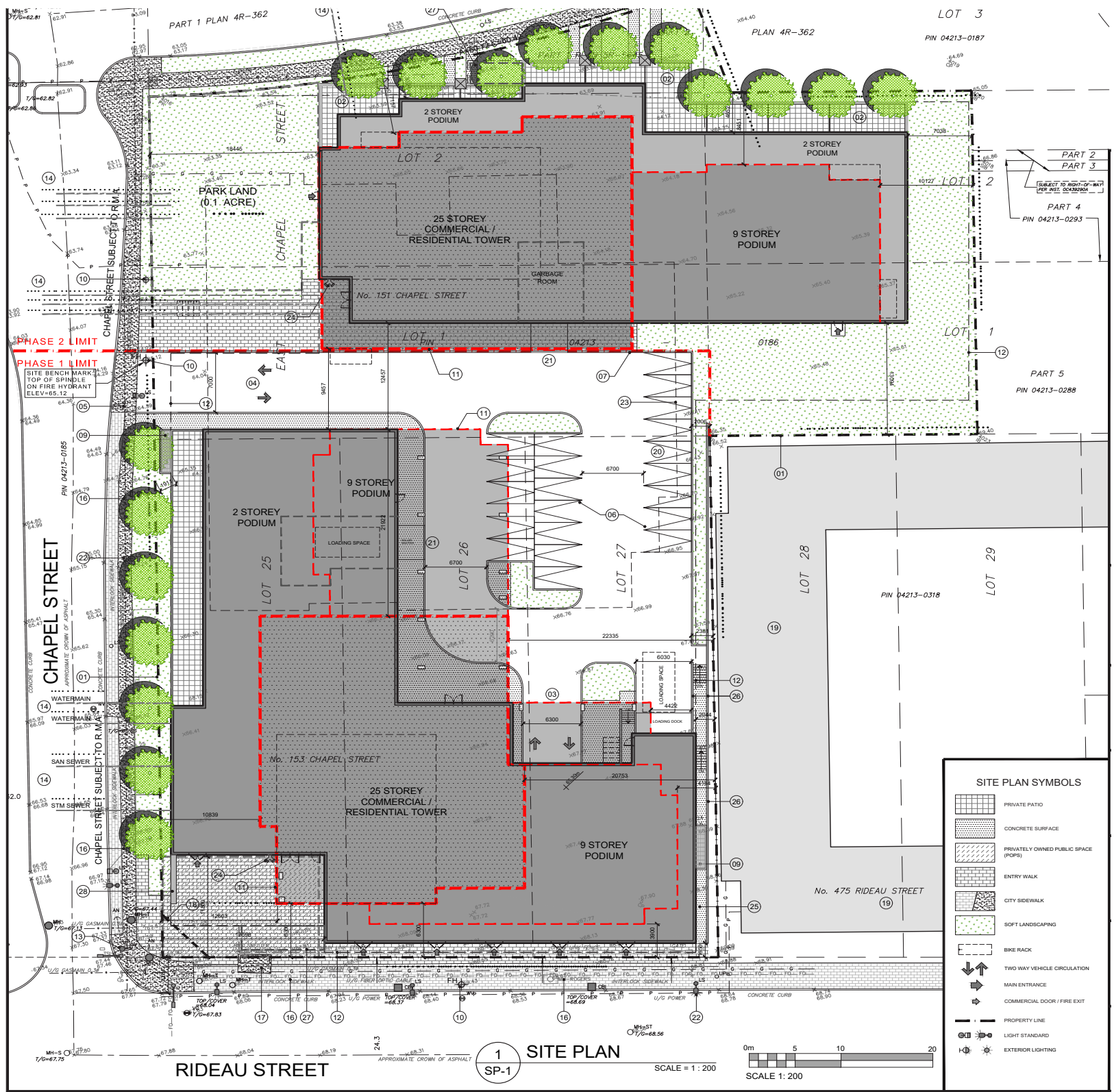
Proposed Site Plan

Project Statistics - Phase 1

Gross Floor Area:	24,961 sq. m.
Residential Units:	315
Retail Floor Area:	855 sq. m.
Parking Spaces:	279 spaces
Bike Parking Spaces:	166 spaces

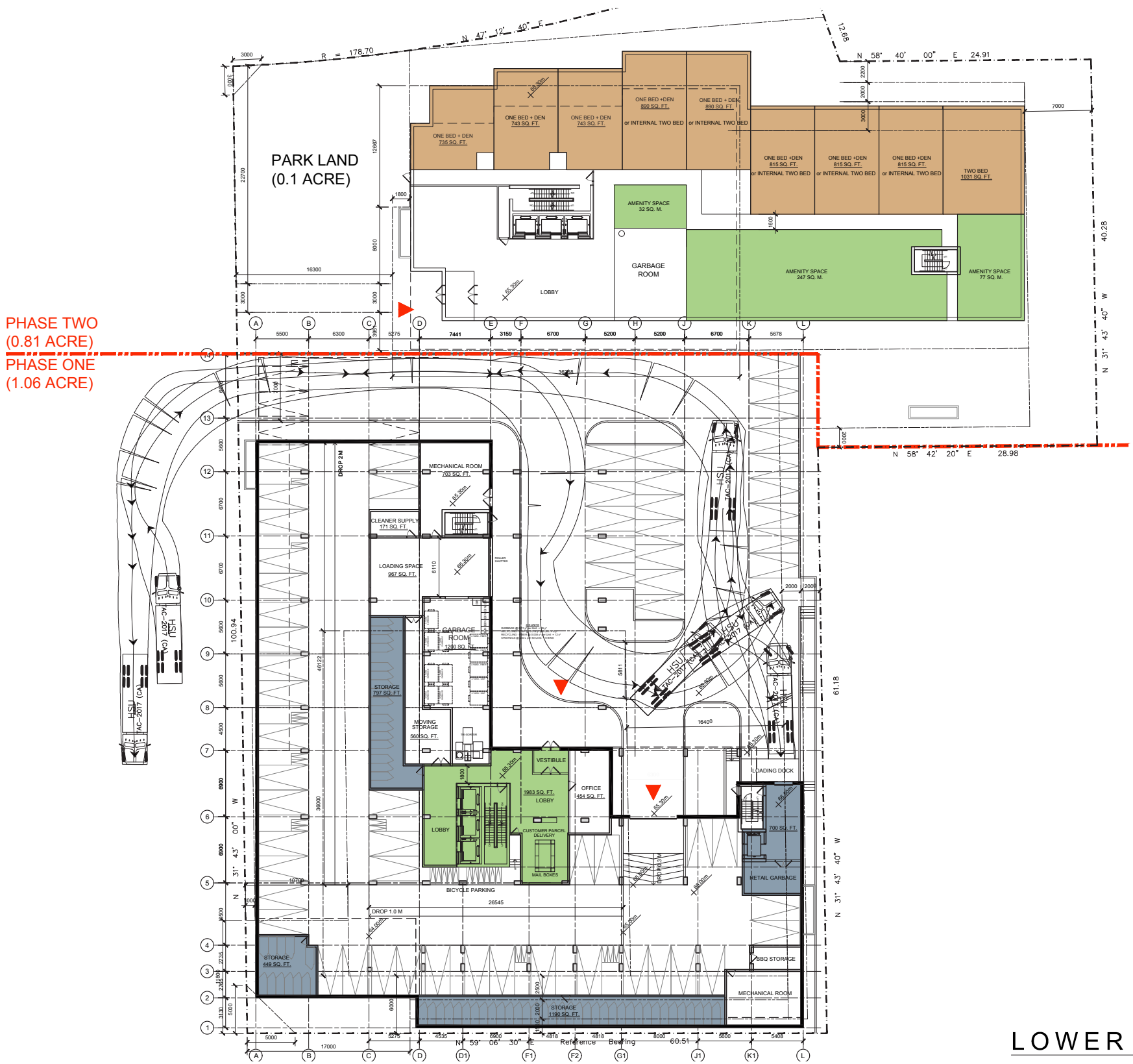
Project Statistics - Phase 2

Gross Floor Area:	20,421 sq. m.
Residential Units:	318
Retail Floor Area:	N/A
Parking Spaces:	198 spaces
Bike Parking Spaces:	164 spaces



Interim
Site Plan

Floor Plans



PHASE TWO

FLOOR AREA 1557.5 SQ.M.
16765 SQ.FT.

FLOOR AREA (Zoning Definition)
606.1 SQ.M.
6524 SQ.FT.

RESIDENTIAL AREA 8279 SQ.FT.

STUDIO	
ONE BED	
ONE BED + DEN	8
TWO BED	1
TOTAL	9

GROUND FLOOR

PHASE ONE

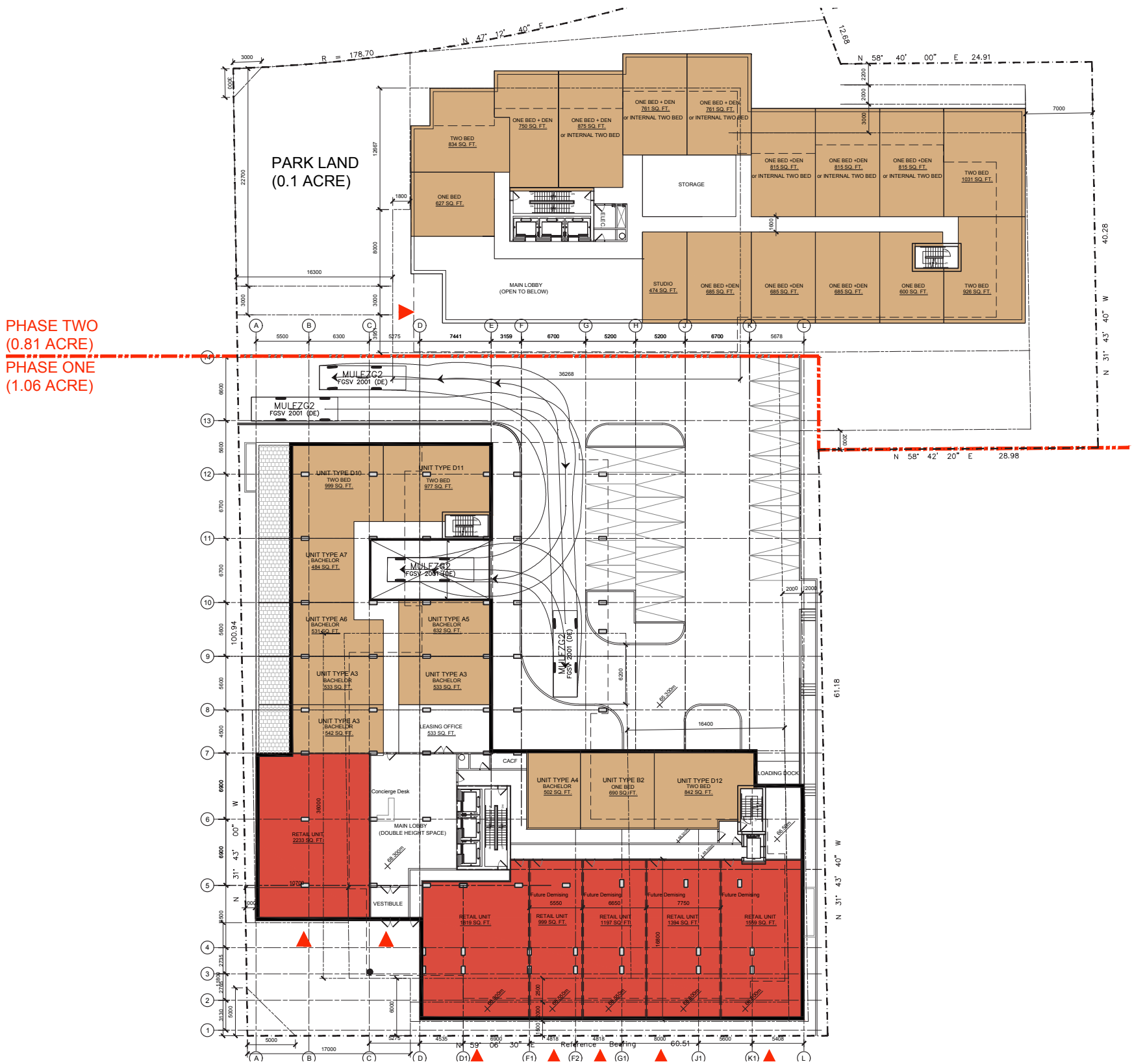
FLOOR AREA (Construction Area)
2292.6 SQ.M.
24678 SQ.FT.

STORAGE AREA

65 CAR PARKING
(INCLUDING 21 OUTDOOR PARKING)

LOWER LEVEL ENTRANCE FLOOR

Floor Plans



PHASE TWO

FLOOR AREA 1557.5 SQ.M.
16765 SQ.FT.

FLOOR AREA (Zoning Definition)
1080.9 SQ.M.
11635 SQ.FT.

RESIDENTIAL AREA 12184 SQ.FT.

STUDIO	1
ONE BED	2
ONE BED + DEN	10
TWO BED	3
TOTAL	16

2ND FLOOR

PHASE ONE

FLOOR AREA (Zoning Definition)
1465.4 SQ.M.
15774 SQ.FT.

FLOOR AREA (Construction Area)
2023.5 SQ.M.
21781 SQ.FT.

RESIDENTIAL AREA 7455 SQ.FT.
RETAIL AREA 9257 SQ.FT.

STUDIO	7
ONE BED	1
ONE BED + DEN	1
TWO BED	3
TOTAL	11

GROUND FLOOR RIDEAU

Floor Plans

PHASE TWO

FLOOR AREA 1342.5 SQ.M.
 14451 SQ.FT.

FLOOR AREA (Zoning Definition)
1076.3 SQ.M.
11586 SQ.FT.

RESIDENTIAL AREA 12233 SQ.FT.

STUDIO	1
ONE BED	7
ONE BED + DEN	4
TWO BED	5
TOTAL	17

3RD FLOOR

PHASE ONE

FLOOR AREA (Zoning Definition)
797.1 SQ.M.
8580 SQ.FT.

FLOOR AREA (Construction Area)

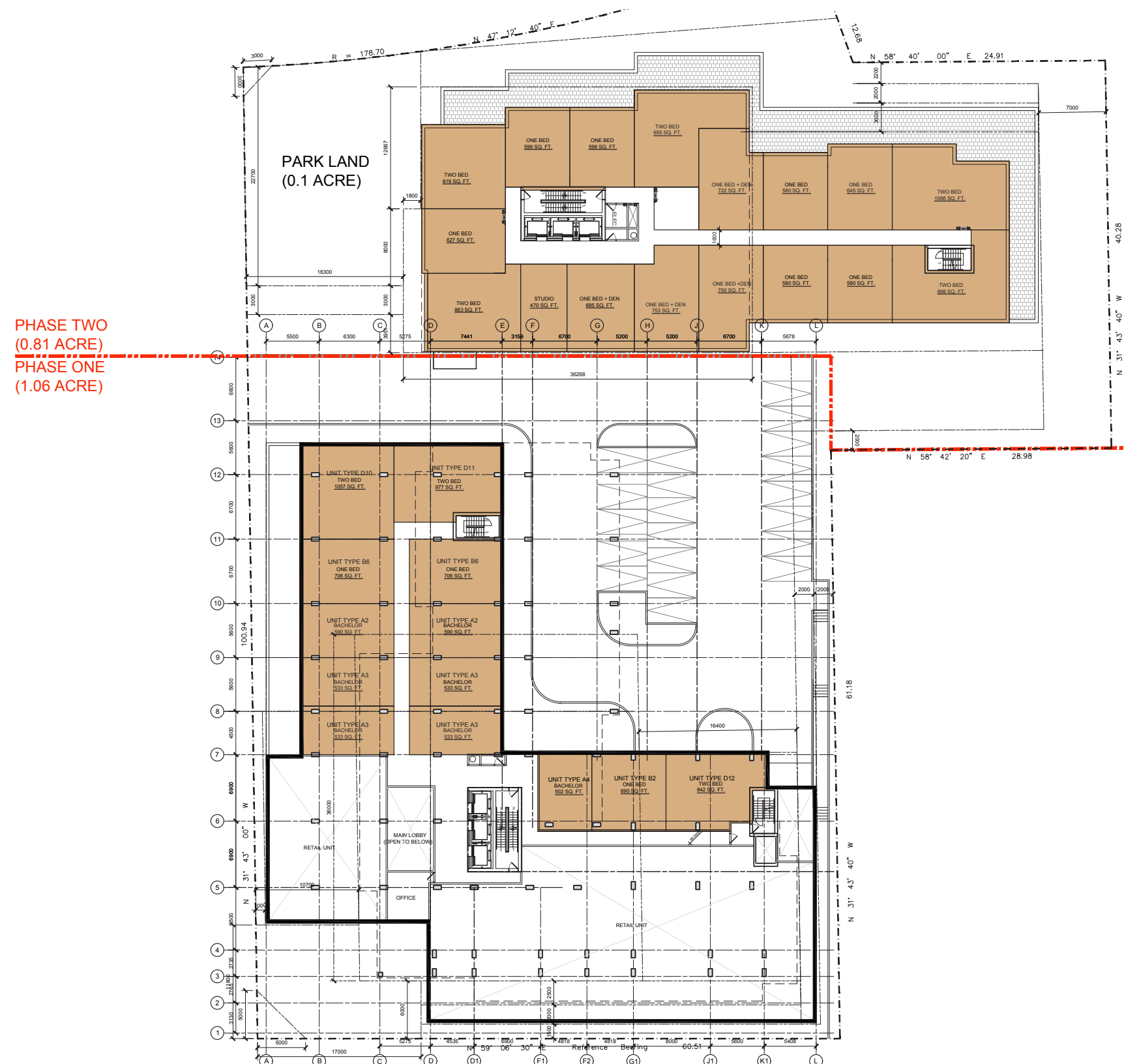
1138.1 SQ.M.

12251 SQ.FT.

RESIDENTIAL AREA 8813 SQ.FT.

STUDIO	7
ONE BED	2
ONE BED + DEN	1
TWO BED	3
TOTAL	13

GROUND FLOOR
MEZZANINE LEVEL



Floor Plans

PHASE TWO

FLOOR AREA 1342.5 SQ.M.
 14451 SQ.FT.

FLOOR AREA (Zoning Definition)
1076.3 SQ.M.
11586 SQ.FT.

RESIDENTIAL AREA 12233 SQ.FT.

STUDIO	1
ONE BED	7
ONE BED + DEN	4
TWO BED	5
TOTAL	17

4TH FLOOR

PHASE ONE

FLOOR AREA (Zoning Definition)
1040.8 SQ.M.
11203 SQ.FT.

FLOOR AREA (Construction Area)

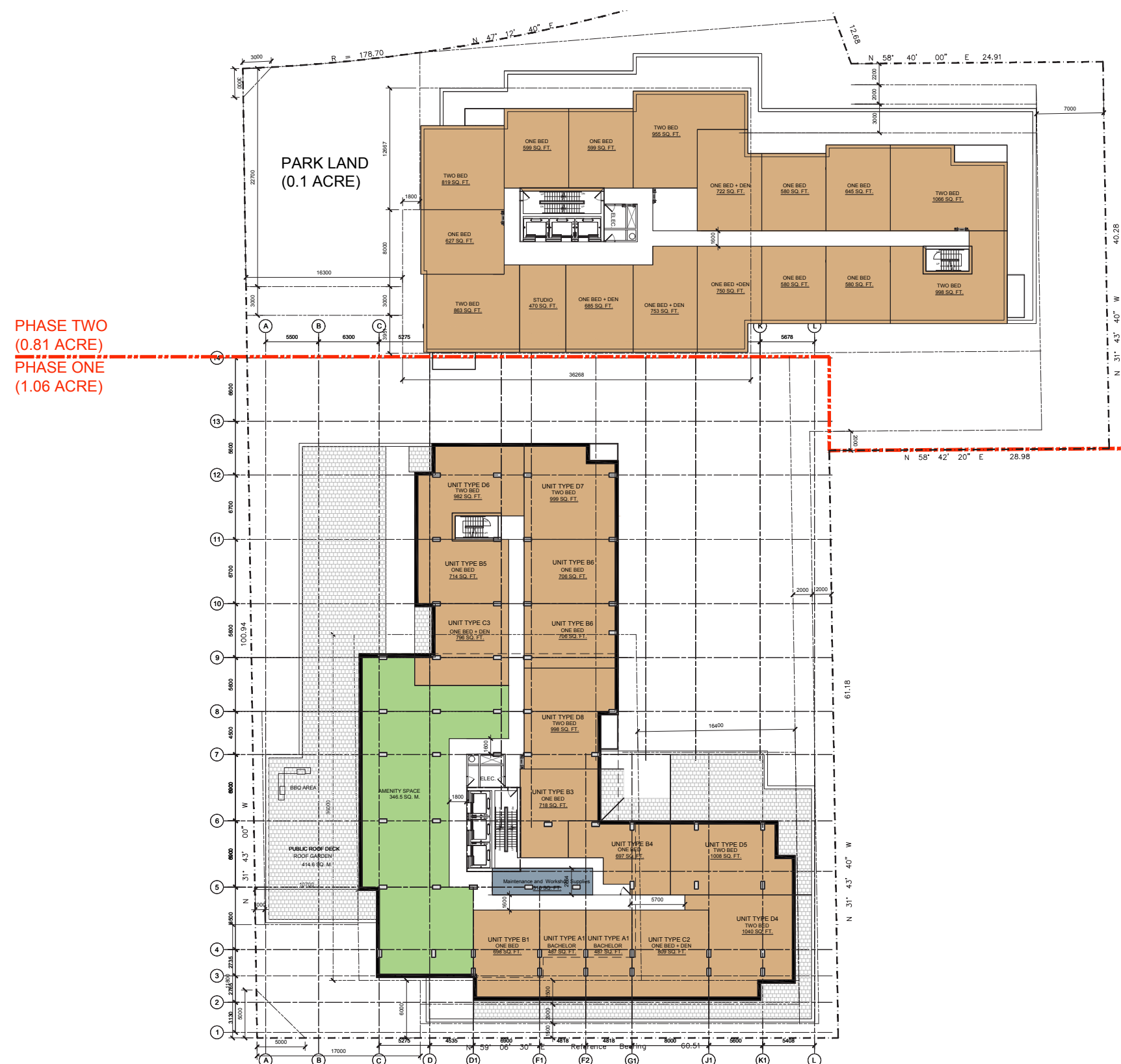
1687.2 SQ.M.

18161 SQ.FT.

RESIDENTIAL AREA	11827 SQ.FT.
AMENITY AREA	3730 SQ.FT.
STORAGE AREA	310 SQ.FT.

STUDIO	2
ONE BED	6
ONE BED + DEN	2
TWO BED	5
TOTAL	15

2ND FLOOR



Floor Plans

PHASE TWO

FLOOR AREA 1342.5 SQ.M.
14451 SQ.FT.

FLOOR AREA (Zoning Definition)
1076.3 SQ.M.
11586 SQ.FT.

RESIDENTIAL AREA 12233 SQ.FT.

STUDIO	1
ONE BED	7
ONE BED + DEN	4
TWO BED	5
TOTAL	17

5TH - 9TH FLOOR

PHASE ONE

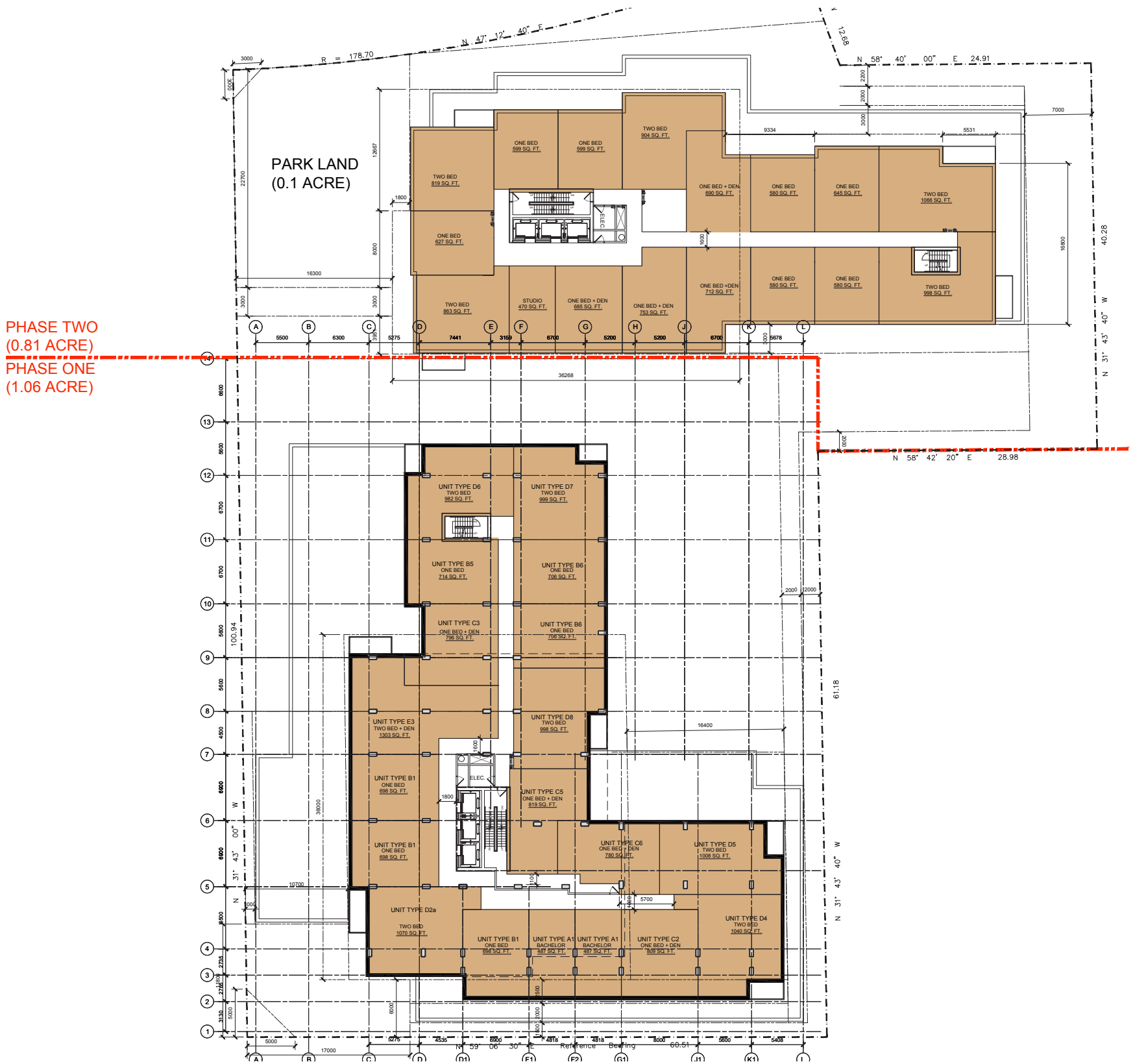
FLOOR AREA (Zoning Definition)
1397.5 SQ.M.
15043 SQ.FT.

FLOOR AREA (Construction Area)
1687.2 SQ.M.
18161 SQ.FT.

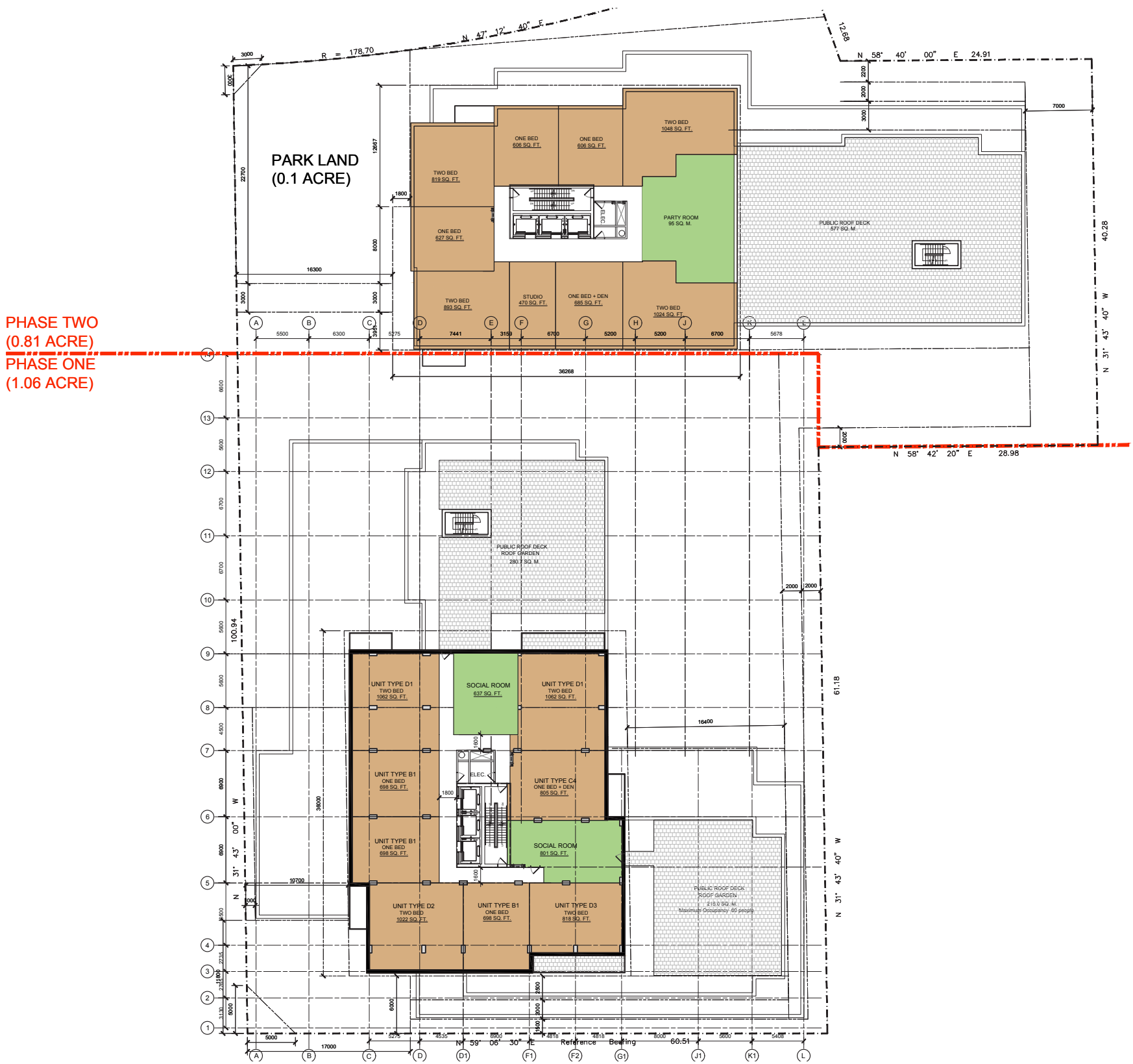
RESIDENTIAL AREA 15821 SQ.FT.
EFFICIENCY 87.1%

STUDIO	2
ONE BED	8
ONE BED + DEN	2
TWO BED	7
TWO BED + DEN	
TOTAL	19

3RD - 9TH FLOOR



Floor Plans



PHASE TWO

FLOOR AREA 868.6 SQ.M.
9350 SQ.FT.
FLOOR AREA (Zoning Definition)
594.6 SQ.M.
6400 SQ.FT.

RESIDENTIAL AREA 6602 SQ.FT.

STUDIO	1
ONE BED	3
ONE BED + DEN	1
TWO BED	4
TOTAL	9

10TH FLOOR

PHASE ONE

FLOOR AREA (Zoning Definition)
604.0 SQ.M.
6502 SQ.FT.

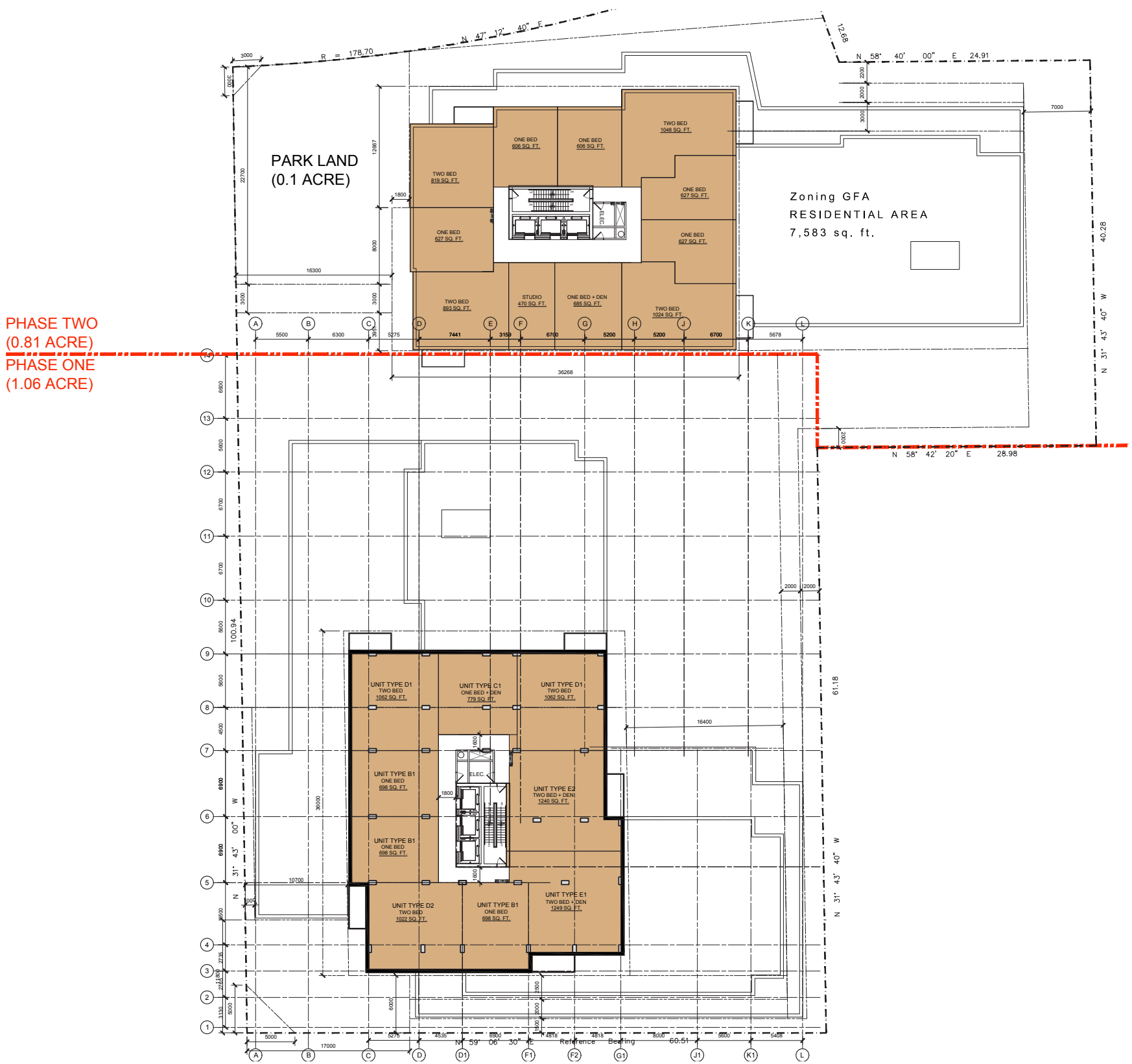
FLOOR AREA (Construction Area)
905.6 SQ.M.
9748 SQ.FT.

RESIDENTIAL AREA 6863 SQ.FT.

STUDIO	
ONE BED	4
ONE BED + DEN	
TWO BED	4
TWO BED + DEN	1
TOTAL	8

10TH FLOOR

Floor Plans



PHASE TWO

FLOOR AREA 868.6 SQ.M.
9350 SQ.FT.
FLOOR AREA (Zoning Definition)
707.0 SQ.M.
7610 SQ.FT.

RESIDENTIAL AREA 7684 SQ.FT.

STUDIO	1
ONE BED	5
ONE BED + DEN	1
TWO BED	4
TOTAL	11

11TH- 25TH FLOOR

PHASE ONE

FLOOR AREA (Zoning Definition)
751.4 SQ.M.
8088 SQ.FT.

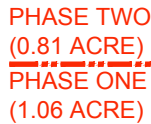
FLOOR AREA (Construction Area)
905.6 SQ.M.
9748 SQ.FT.

RESIDENTIAL AREA 8540 SQ.FT.
EFFICIENCY 87.6%

STUDIO	
ONE BED	3
ONE BED + DEN	1
TWO BED	3
TWO BED + DEN	2
TOTAL	9

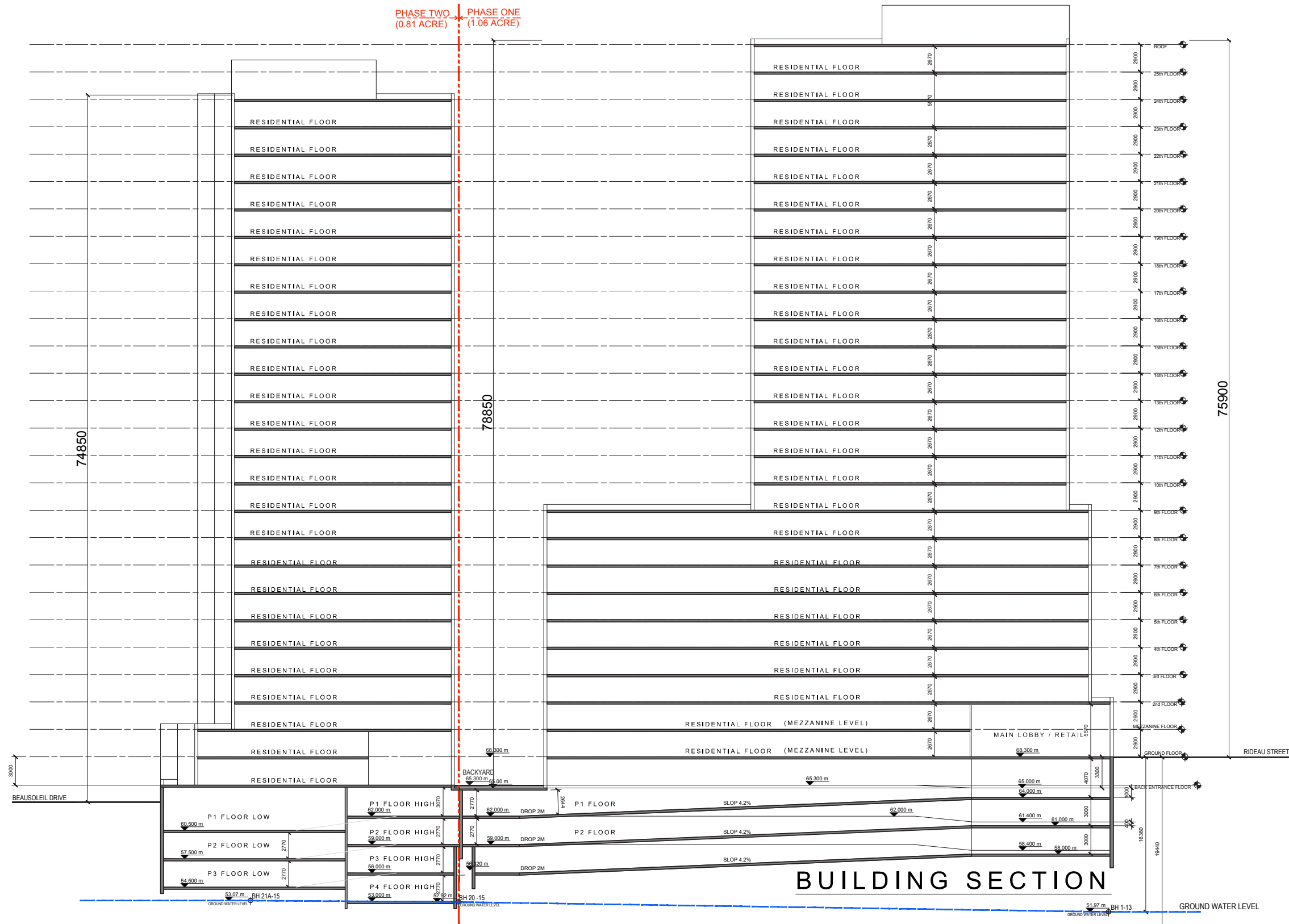
11TH - 25TH FLOOR

Roof Plan

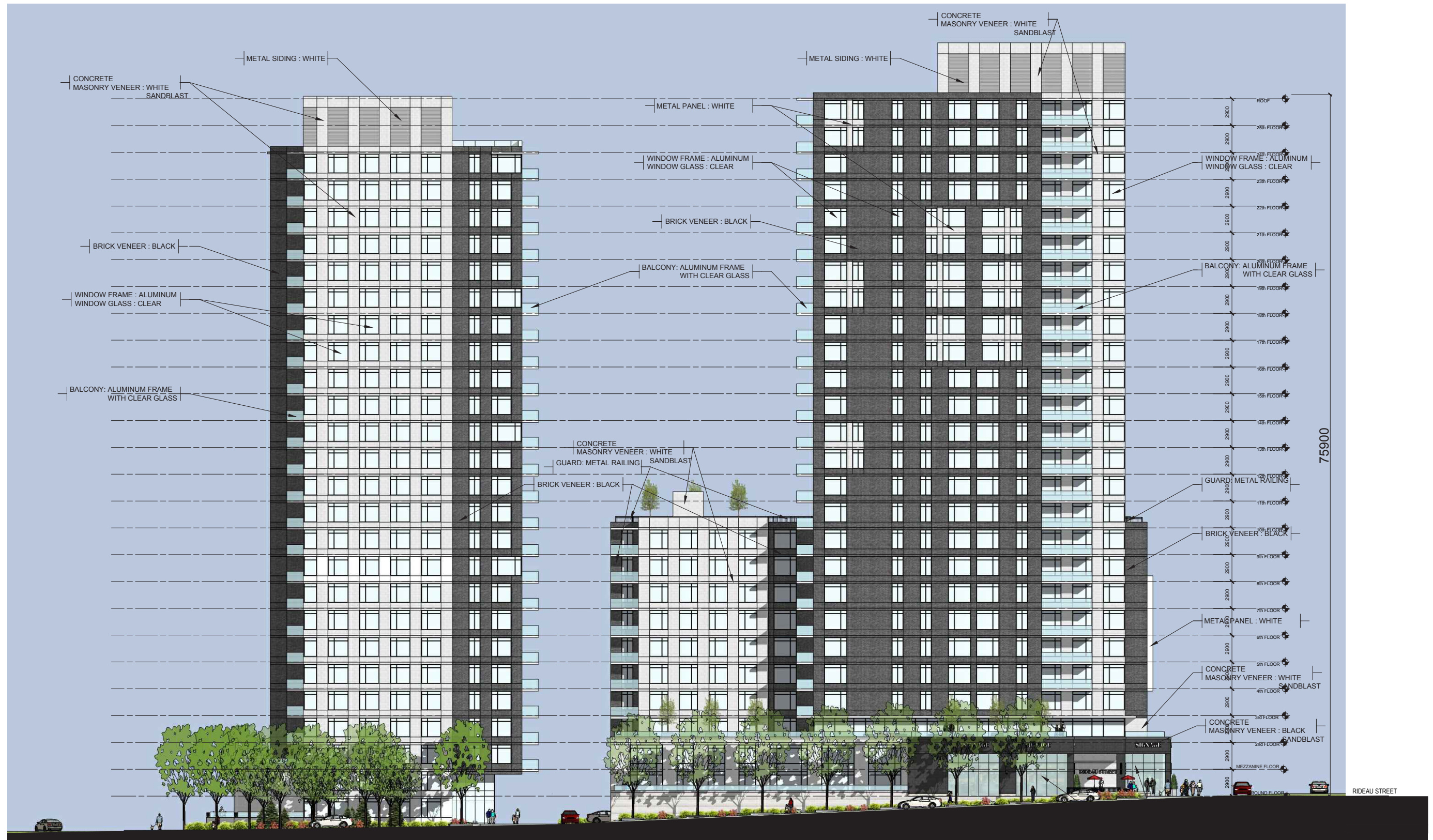


ROOF

Building Section



West Elevation



TRINITY

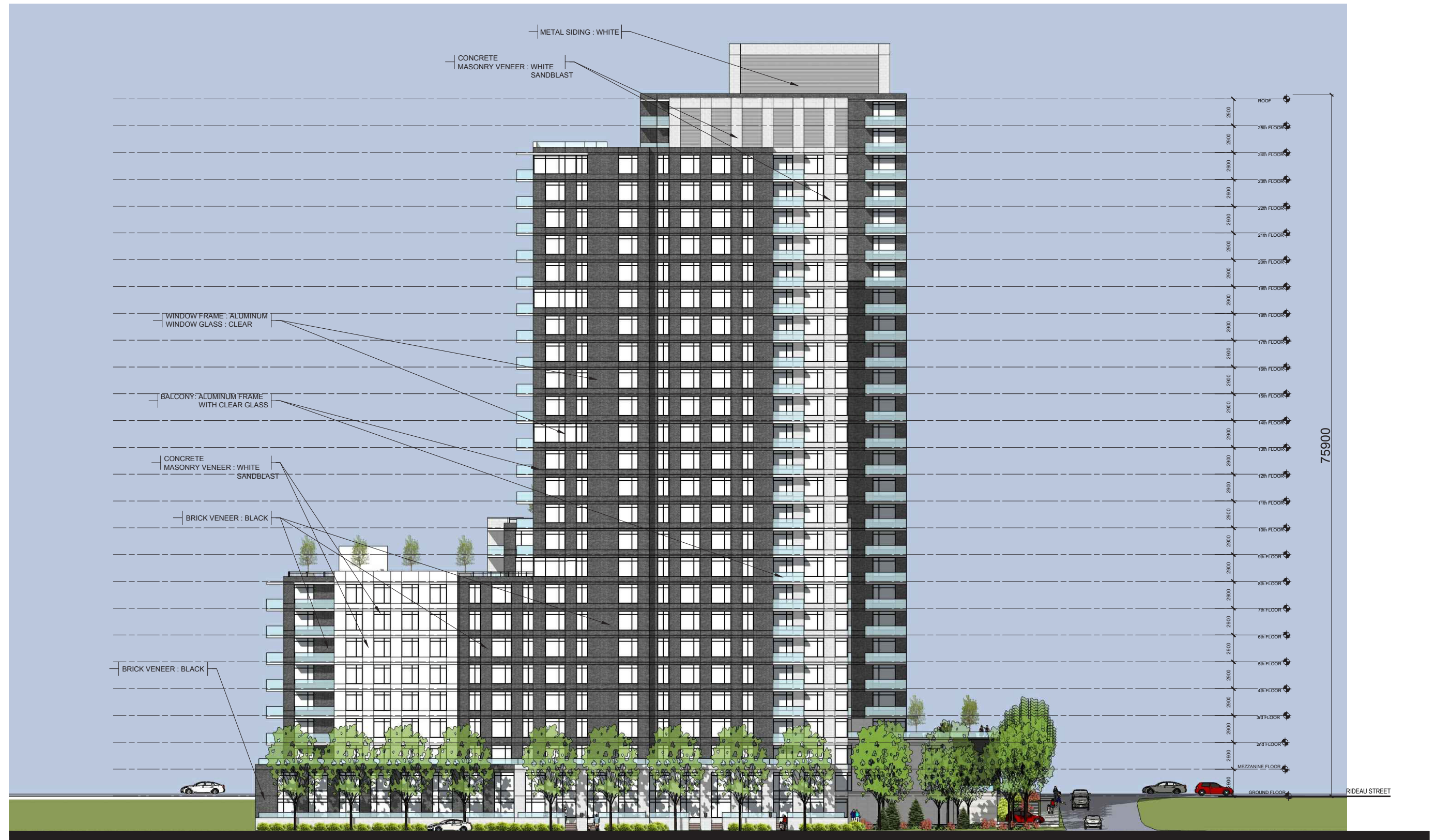
rla/architecture FOTENN Planning + Design

RIDEAU + CHAPEL

South Elevation



North Elevation



TRINITY

rla/architecture FOTENN Planning + Design

RIDEAU + CHAPEL

East Elevation



TRINITY

rla/architecture

FOTENN Planning + Design

RIDEAU + CHAPEL

Looking Northeast



Looking Northwest



Looking Southeast



Looking North from Chapel Street



Looking East from Rideau Street



Looking West from Rideau Street



Looking North from Beausoleil Drive

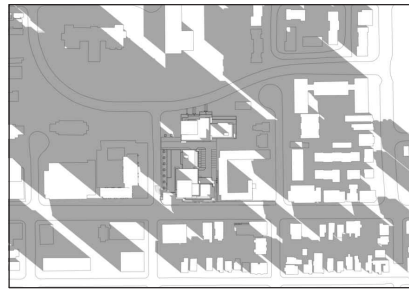


Looking South from Beausoleil Drive



Shadow Study

MARCH 21, DST



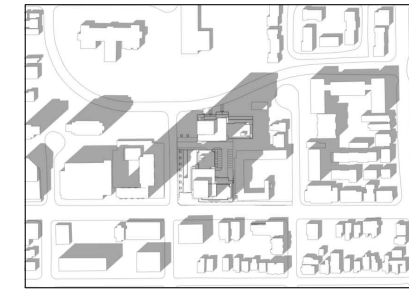
8:00 am



10:00 am



12:00 pm



2:00 pm



4:00 pm

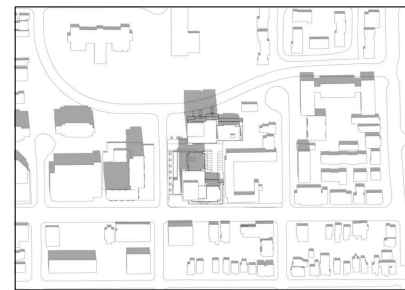
JUNE 21, DST



8:00 am



10:00 am



12:00 pm

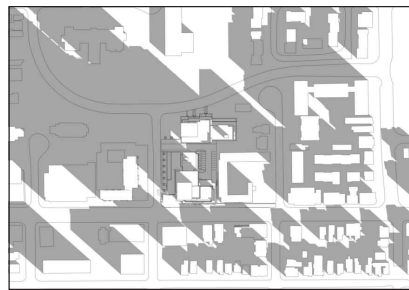


2:00 pm



4:00 pm

SEPTEMBER 21, DST



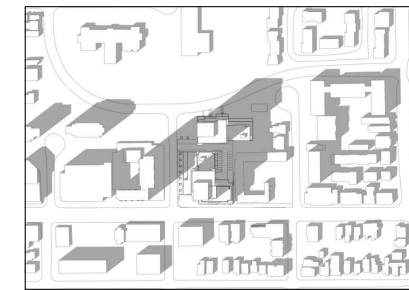
8:00 am



10:00 am



12:00 pm



2:00 pm



4:00 pm

DECEMBER 21



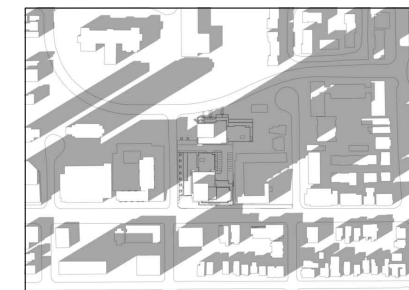
8:00 am



10:00 am



12:00 pm



2:00 pm



4:00 pm



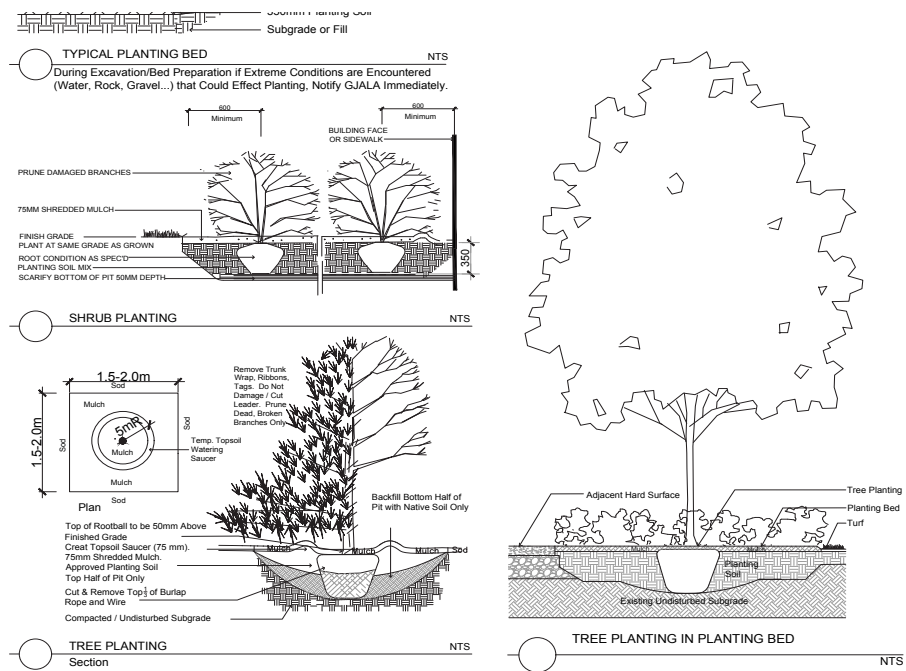
TRINITY

rla / architecture

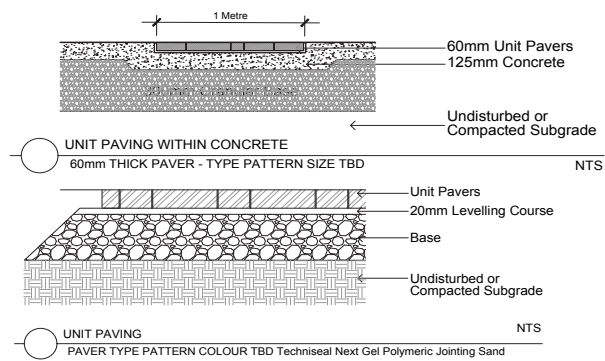
FOTENN Planning + Design

RIDEAU + CHAPEL

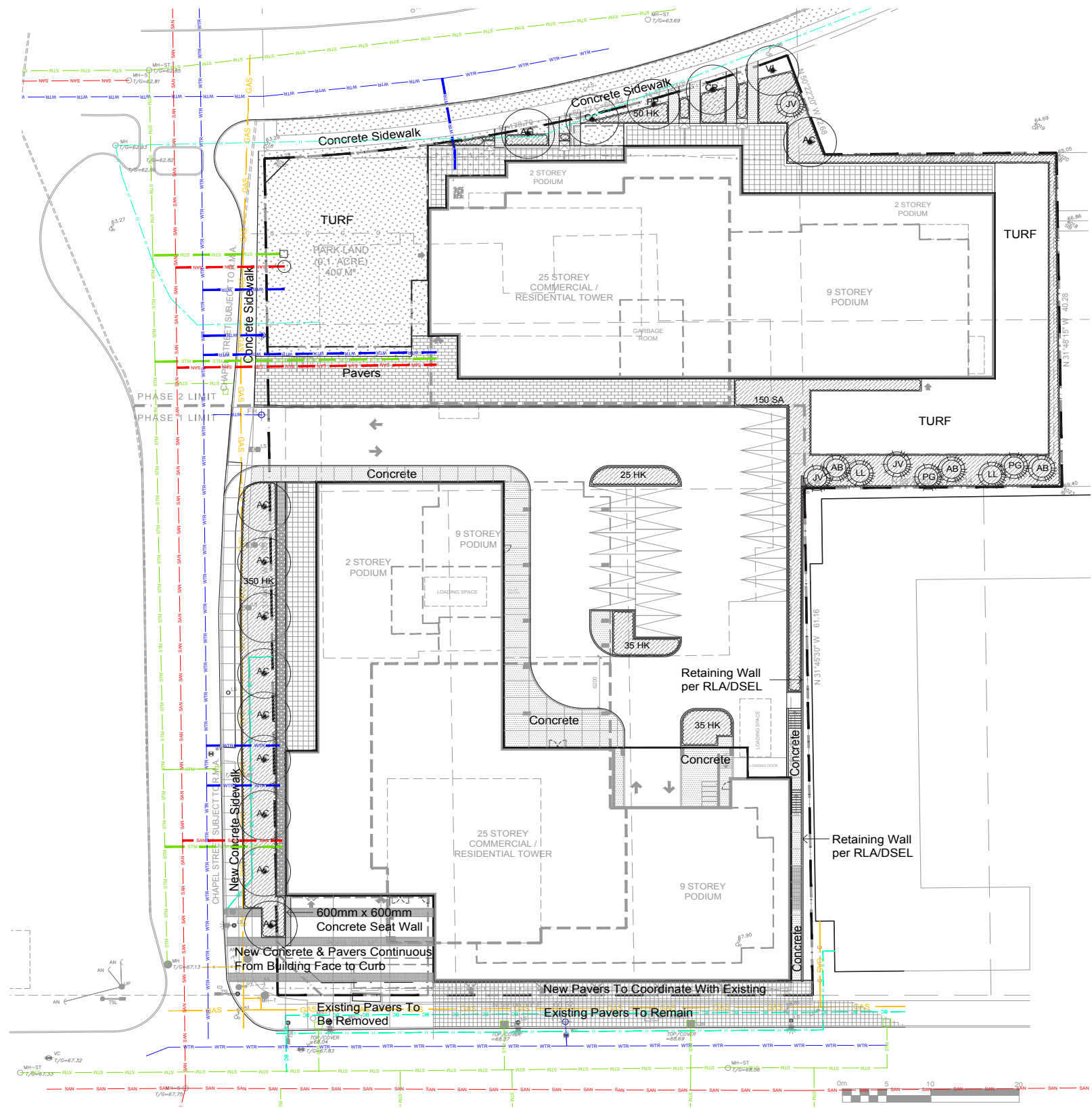
Landscape Plan



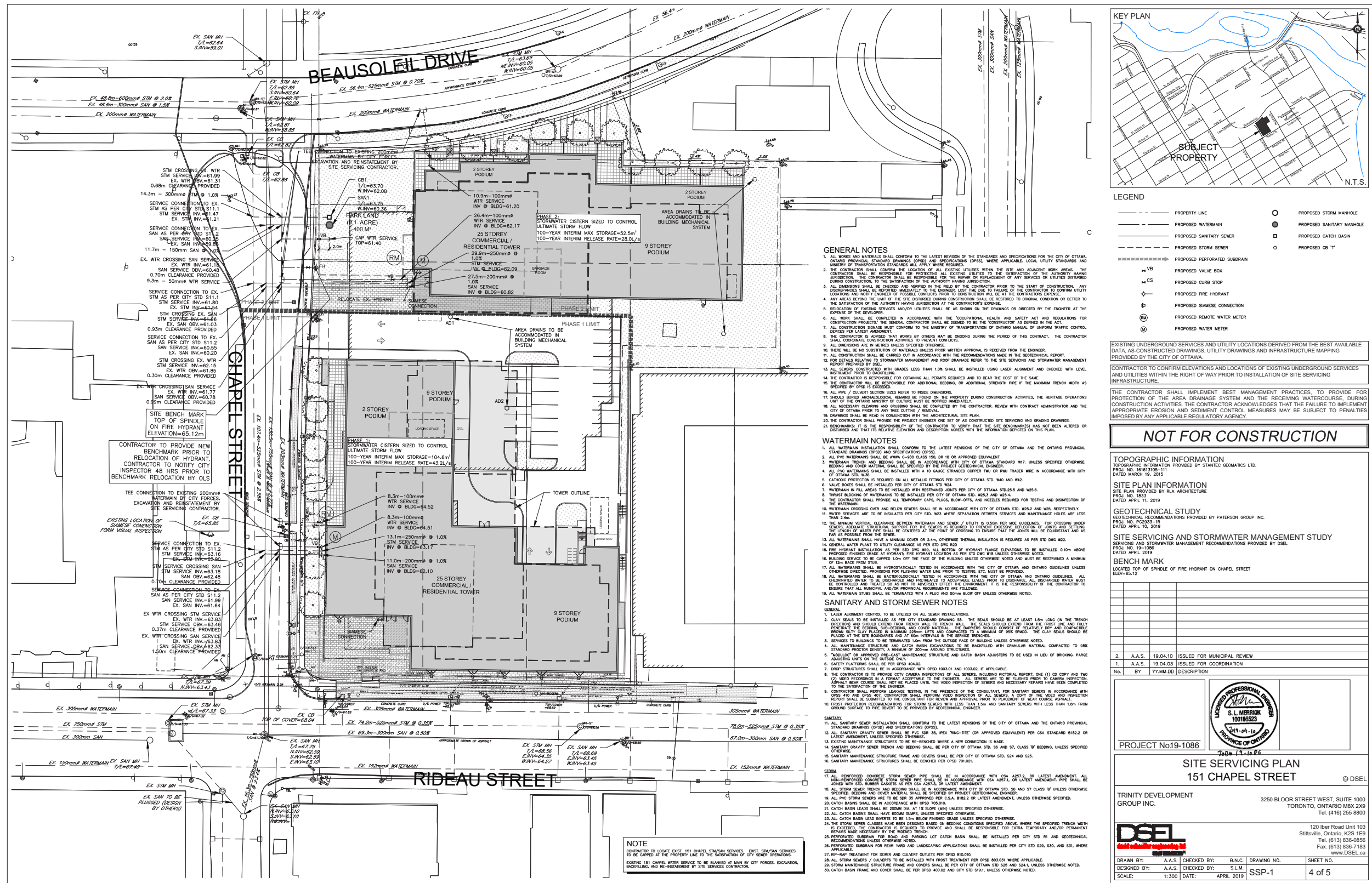
Plant List - Trees - RIDEAU AND CHAPEL TRINITY DEVELOPMENT					
Code	Qty.	Botanical Name	Common Name	Size	Condition
AC	8	Amelanchier canadensis	Tree Serviceberry	60mm cal	B + B specimen
AG	1	Aesculus glabra	Ohio Buckeye	60mm cal	B + B specimen
CR	1	Cornus racemosa	Grey Dogwood	60mm cal	B + B specimen
CC	1	Crataegus gus-gralli 'Inermis'	Thornless Cockspur Hawthorn	60mm cal	B + B specimen
PP	1	Prunus pensylvanica	Pin Cherry	60mm cal	B + B specimen
VL	1	Viburnum lentago	Nannyberry	60mm cal	B + B specimen
AB	3	Abies balsamea	Balsam Fir	1.5m Ht.	B + B specimen
JL	3	Juniperus virginiana	Eastern Red Cedar	1.5m Ht.	B + B specimen
LV	3	Larix laricina	Eastern Larch / Tamarack	1.5m Ht.	B + B specimen
PG	3	Picea glauca	White Spruce	1.5m Ht.	B + B specimen
Plant List - Shrubs - RIDEAU AND CHAPEL TRINITY DEVELOPMENT					
Code	Qty.	Botanical Name	Common Name	Size	Condition
HK	500	Hypericum californicum	St. John's Wort	40cm Ht.	Pot
SA	150	Spiraea alba	Meadowsweet	60cm Ht.	Pot



GENERAL CONCRETE NOTES:
ALL CONCRETE FINISHES TO BE APPROVED BY GJA LANDSCAPE ARCHITECT.
SAWCUT LAYOUT FOR ALL AREAS TO BE MARKED ON SITE IN RED CHALK, REVIEWED, ADJUSTED AND APPROVED BY GJA LANDSCAPE ARCHITECT PRIOR TO ANY CUTTING.
EXPANSION JAW LAYOUT FOR ALL AREAS TO BE MARKED AND Laid OUT ON SITE , REVIEWED, ADJUSTED AND APPROVED BY GJA LANDSCAPE ARCHITECT PRIOR TO ANY CONCRETE POURING.
FINISH: TOOL EDGE FIRST, THEN WIPE OFF TOOL MARKS WHILE APPLYING FINISH
CONCRETE 125mm thick, 32mpa, 6% Air Entrainment 6x6 Wire Mesh, Fibre Exp. Joints at all Hard Edges and 6m O.C. in Both Directions, Sawcut Control Joints (1" depth) 2.0m O.C. minimum



Site Servicing Plan



z:\projects\19-1086_ria_rideau-chapel\p_design\p2_drawings\p2-2_main (dse)\papa_sub\2019-04-10_1086_apa_bnc.dwg



TRINITY

ria / architecture

FOTENN Planning + Design

RIDEAU + CHAPEL

33

RIDEAU + CHAPEL

Urban Design Review Panel
Formal Review
2019.05.03



TRINITY

rla / architecture

FOTENN Planning
+ Design