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ARCHITECT(E)S

PRESENTATION TO
URBAN DESIGN REVIEW PANEL

Albert & Lyon Street Development

September, 2018

CLARIDGE HOMES



This Design Brief is submitted as part of a development proposal presented by Claridge Homes (Centretown) Inc. to the City of Ottawa, and subject to Ottawa's Urban Design Review Panel (UDRP). The project, a mixed-use development at 383 Albert St. and 340 Queen St., incorporates an area of almost 1 acre on the blocks delineated by the following streets: Albert St., Lyon St. Queen St. and Bay St. The targeted location is officially defined as the Upper Town portion of Ottawa's Central Area. As such, it falls under the provisions of the City of Ottawa's Official Plan, the Central Area Secondary Plan, the Downtown Moves initiative, as pertains to Albert Street and the Urban Design Guidelines for High-Rise Housing. Claridge Homes (Centretown) Inc. brings this design proposal to the City of Ottawa's Urban Design Review Panel in the objective of securing City approval on proposed minor variances to building height and setbacks, and general approval for the further design and subsequent realization of the proposed development.

The project under study here is mixed-use in nature, grouping a predominantly residential vocation with ground floor commercial uses, in keeping with the City of Ottawa's stated objectives for the development of the Upper Town, and more specifically, Albert Street. The project was developed as a direct response to the City's long-term planning vision, and as such seeks to contribute to the vitality of Central Area by prioritizing pedestrian, bicycle and public transit, initiating a dialogue between the public and private realms and activating the streetscape through a combination of front-facing resident-serving commercial spaces and character-enhancing, creative landscaping strategies. In addition to these core objectives, the proposal is mindful of Upper Town's specific considerations in the heritage conservation and public/green space departments. Through targeted architectural and planning strategies, it is the aim of Claridge Homes and its architects to contribute positively to the area's interest, efficiency and liveability.

Another crucial consideration of a project of this scale is the dialogue it will engage in with its surroundings. The Upper Town's rich heritage is rightly a major consideration of any urban renewal intervention upon the neighborhood. Major such points of interest in the vicinity of the proposed development include the Cathedral Hill Heritage Conservation District, the subject of its own planning initiative, the East and West Memorial Buildings and Arch, and the Ottawa Technical High School. The Memorial Buildings, located on Wellington Street and constructed in 1949, are in a stripped down Art Deco style, and offer an architectural rhythm and scale to build from. The two buildings are connected on either side of Lyon Street by the Memorial Arch, creating a gateway and striking approach to the Albert and Lyon Street development site, emphasising both mixed-use residential and public transit as important nodes within the area. The West Memorial building is currently vacant, but will undergo renovations set for 2018-2023 to house the Supreme Court of Canada, Federal Court of Appeal, and the Federal Court. Additionally, the neighboring New Central Park, 0.8 hectares of landscaped, public space bordered by Bronson, Slate, Bay and Laurier Streets, is also sure to contribute to Upper Town's evolution into a more liveable, welcoming dense residential area, befitting its prime location on the City Centre's western edge. The site is also extremely well positioned with regard to the City's increased transit efforts. Indeed, it shares its site with a major LRT station, is across the street from a Confederation Line bus stop and in the proximity of the North-South Mid-Block Mews linking Laurier & Albert streets for both pedestrian and bicycle traffic. As evidence by these measures, the area in which this project is situated is slated for increased activity, renewal and beautification. It is the intent of this design brief to outline the ways in which the Albert & Lyon mixed-use project contributes to that vision.



AERIAL VIEW OF SITE 1965
(GEO-OTTAWA)



MEMORIAL ARCH



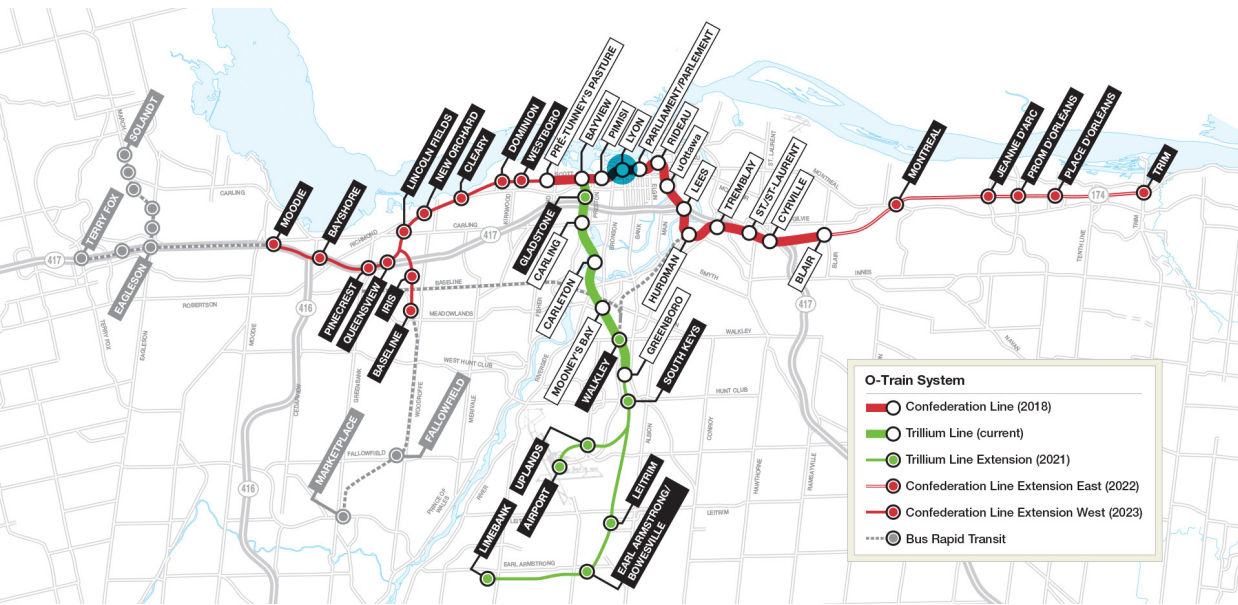
EAST AND WEST MEMORIAL BUILDINGS

DESIGN BRIEF

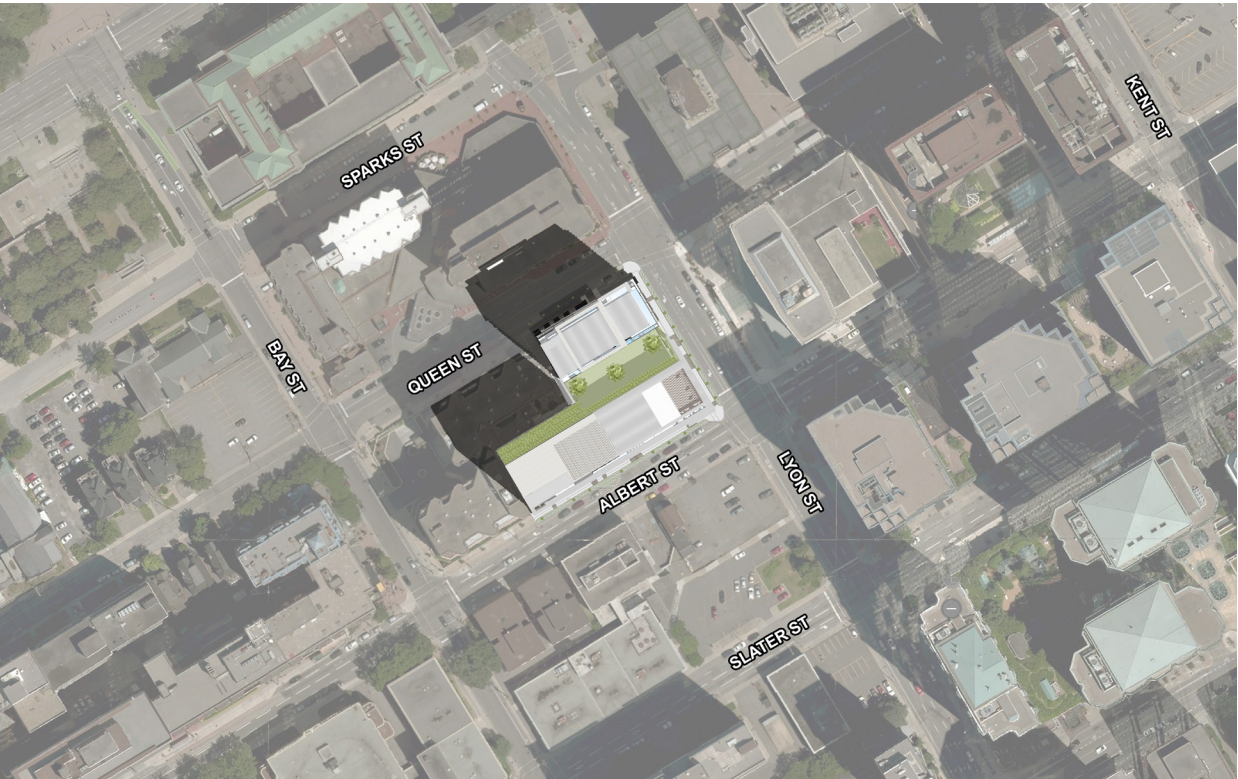
As stated above, the proposal is subject to the City of Ottawa's Official Plan. As outlined in Section 2.5.1 "Urban Design and Compatibility", complying projects are to make use of the 'building blocks' of built form, open spaces and infrastructure in crafting a 'fitting' addition of the area's urban fabric. The proposal at the corner of Albert and Lyon streets is exceptionally well-positioned to achieve this, as it incorporates an important LRT station within its very built form. Additionally, the project will sit directly across from a much-anticipated bus station on the proposed Confederation Line, on Albert Street, and as such intends to implement pedestrian-friendly strategies at grade level, in the overall objective of contributing to the street's enhanced dynamism. This is in keeping with another objective stated in Section 2.5.1.: the infill of empty space between buildings, promoted especially through the continuity of street frontages. Beyond these public space provisions at the ground floor level, ample private outdoor space shall be provided atop the project's podium. With the intention of delivering as high-quality open spaces as possible, the footprint and height of the project's two residential towers are modulated for optimal sunlight on the landscaped garden amenity. The amalgamation of such design interventions seeks primarily to create distinctive, pleasant spaces befitting the existing urban context and fostering a strong local spatial identity. Another site-specific consideration to contend with is the site's proximity to Ottawa's Central Business District and Parliament Hill. Mentioned in Section 3.6.6. of the City's Official Plan, "Central Area", is the importance of programming new developments for day/night, year-round activities and a lively tourist presence. The incorporation within this mixed-use project of residential and retail uses is evidence of the proposal's forward-thinking in matters of future neighborhood identity and density.

The City of Ottawa's planning authorities go in further detail as to their vision and objectives for the site in the Secondary Plan specifically targeting Central Area (1.0) and Upper Town (1.10). The City's preference for mid- to high-rise, high-quality mixed-use projects is fully respected by the present proposal's combination of desired residential accommodation and ground-floor commercial space. As outlined in the Secondary Plan, the city blocks in which is located the project are to play a crucial role in linking the area's heritage interest points, Cathedral Hill Heritage Conservation District, the Ottawa Technical High School, and the East and West Memorial Buildings to the city centre. Furthermore, Albert Street's transformation into a rapid transit corridor into the Core will no doubt increase the importance and profile of the project.

It is as such tantamount to the success of the proposed development that it incorporate measures to mediate the interaction at street level of its private uses and the public realm. In order to contribute positively to the neighborhood's liveability, the ground floor is entirely occupied by resident-servicing commercial uses, save for the residential lobby spaces. In façade treatment, these uses will be marked by increased transparency and a horizontal visual transition above the first storey. Atop the podium, sheltered by the built form from the high-activity streetscape, sits a landscaped garden. Atop the 9th floor, at the South-East corner of the site, is a second amenities space featuring an indoor pool and outdoor sun deck and green space. This mid-level break in the massing of the building creates a node of interest at the corner of Albert and Lyon Street and visually softens the taller towers. This treatment of terraced roof areas helps create layers of interest in the building's form from the street level and break up the massing to bring more light and dynamism to the street.



O-TRAIN SYSTEM MAP



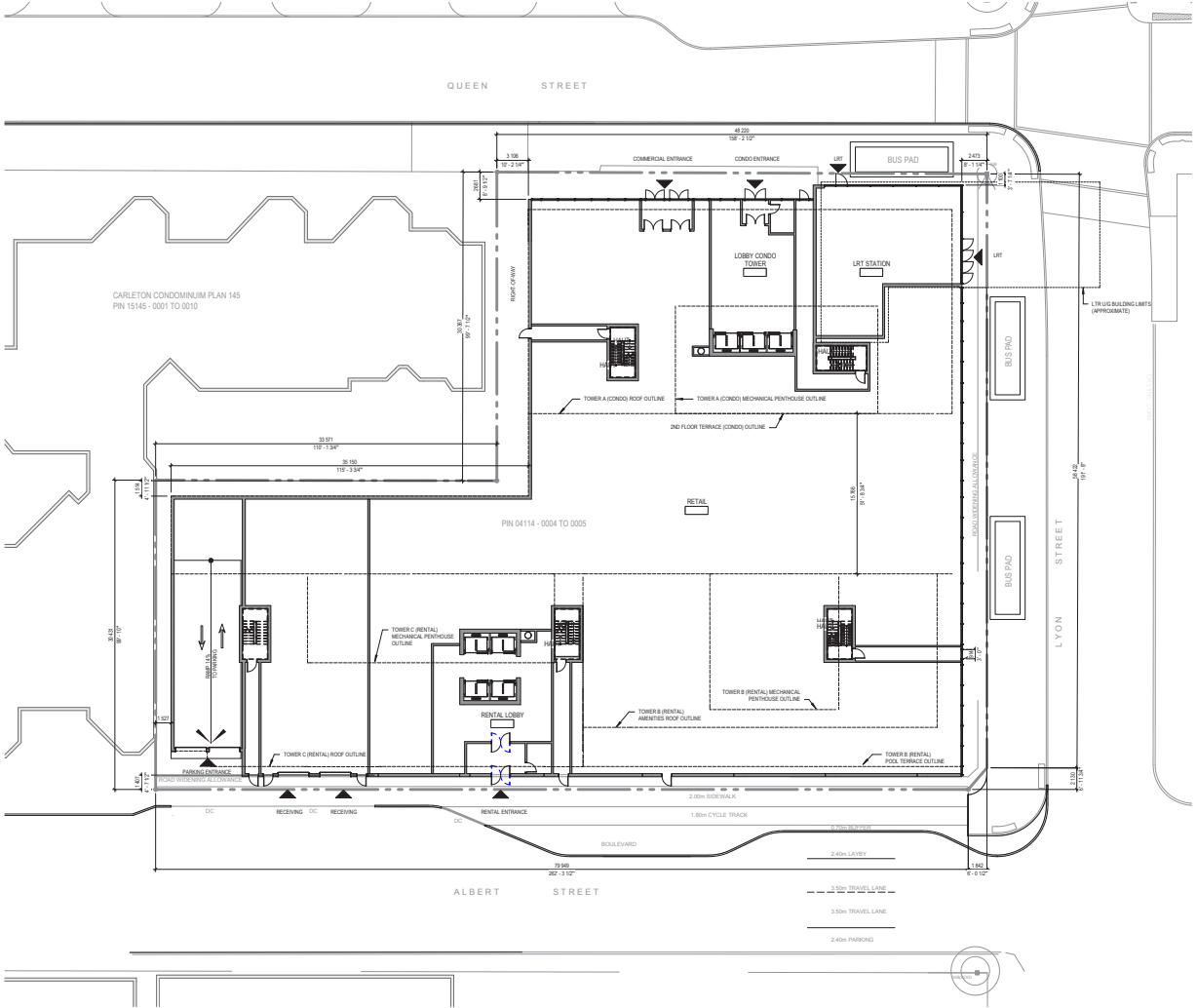
PROPOSED BUILDING - SITE PLAN AT ROOF

DESIGN BRIEF

2018.09.18

Even more specific in its scope, the Downtown Moves initiative’s “Move C” targets the major transit corridor of Albert St. for street renewal and special attention. Cognizant of the prime location and opportunity afforded by such a designation, the proposed development endeavours to respond to the initiative’s main stated objectives. Indeed, the project is especially friendly to the increased pedestrian and bicycle transit spaces along Albert St., providing ample setbacks and visual interests sure to foster opportunities for socializing at the street’s edge. The project also aims at beautifying the streetscape by mindfully integrating the commercial street frontage of its retail uses to the improved sidewalk condition (P2.1). In a similar fashion, the building’s residential lobbies and retail space, paired with the public transit, will animate the street and building relationship, aligned with the provisions of the Downtown Moves initiative (P7.1, P7.4). In the same optic, the project’s multiple setback conditions subscribe to the initiative’s P7.2 requirement, while its articulated corner condition and first-storey facades respond to point P7.8 and P7.3, respectively. Combined, these spatial strategies are sure to be at the forefront of creating the “complete street” condition the City of Ottawa hopes to foster through this planning initiative. As mentioned in the opening lines of this design brief, Claridge Homes hopes to secure through the UDRP process minor variances with regard to building height. The specific heights of both towers are clearly indicated on the architectural documents provided with this proposal. In pre-application discussions with the City, it’s Urban Design Strategy stated that there was “no evidence that the proposal was out of scale” when one took into account predicted height increases in the Upper Town area resulting from increase development (PL101388, May 2011). The Urban Design Guidelines for High-Rise Housing encourage the integration of mixed uses to high-rise residential projects, and define this one, per its height, as a skyscraper. As such, it is to be divided visually into three components: the base/podium, the middle/tower and the top/crown. The Albert & Lyon design subscribes to these provisions by its first storey podium, additional setback and reduced-footprint crown condition at the end of the tower. The Guidelines devises this “top” portion of the tower so as to incorporate the mechanical equipment and provide visual interest to the sky views. In its integration of mixed-uses, open spaces and the modulation of its built form, the present proposal makes sure to comply with the regulations and guidelines of the City of Ottawa’s Urban Design Guidelines for High-Rise Housing, in addition to the City’s other planning documents, discussed previously in this brief.

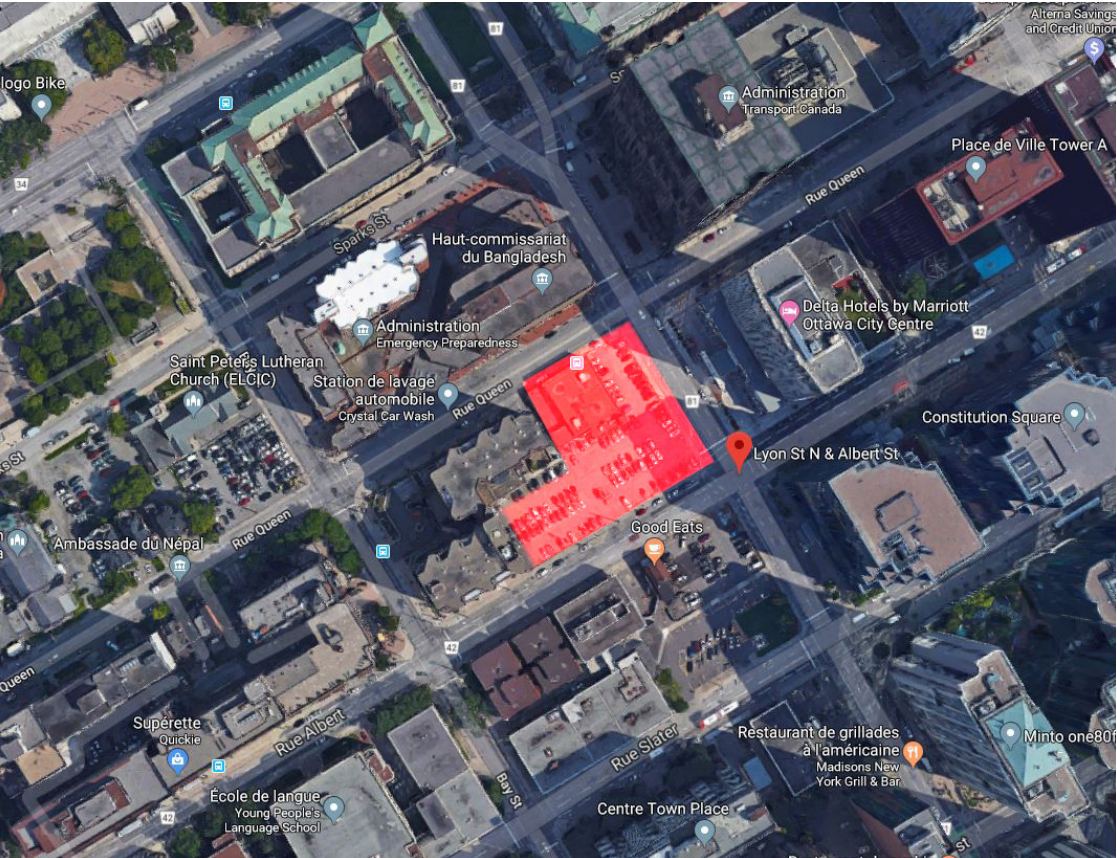
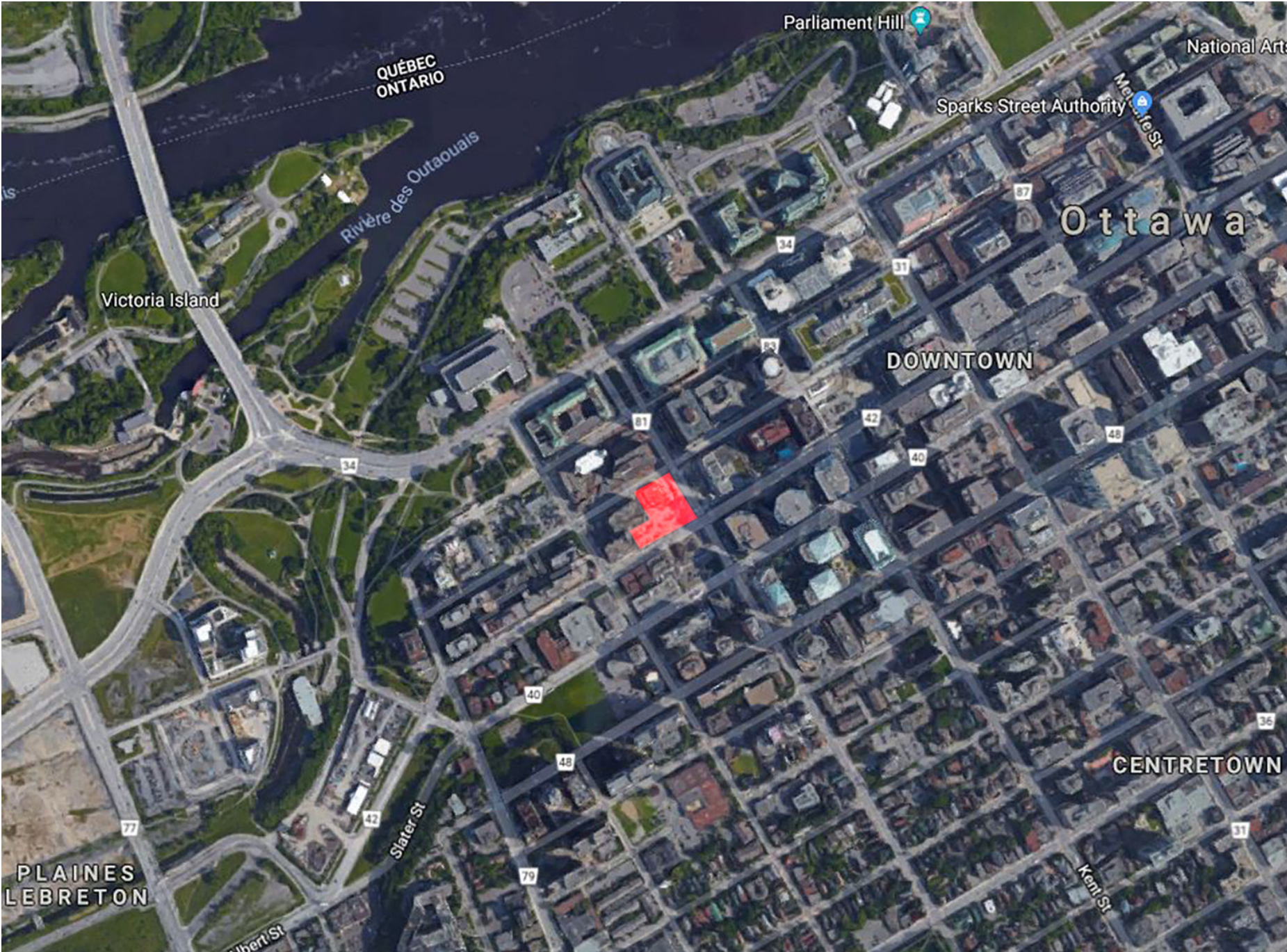
It is the hope of Claridge Homes and its architects that the present design brief and UDRP proposal make the case for the approval of these minor variances, and for the progression of the Albert & Lyon development as a whole. As discussed in this brief, the project is aligned with the City of Ottawa’s stated objectives for the development of Upper Town, especially with regard to pedestrian and streetscape planning, service allocation, green space provisions and architectural interest. Thus, there is no doubt the Albert & Lyon proposal will prove to be a worthy addition to the area’s urban fabric and contribute positively to its liveability and vitalization.



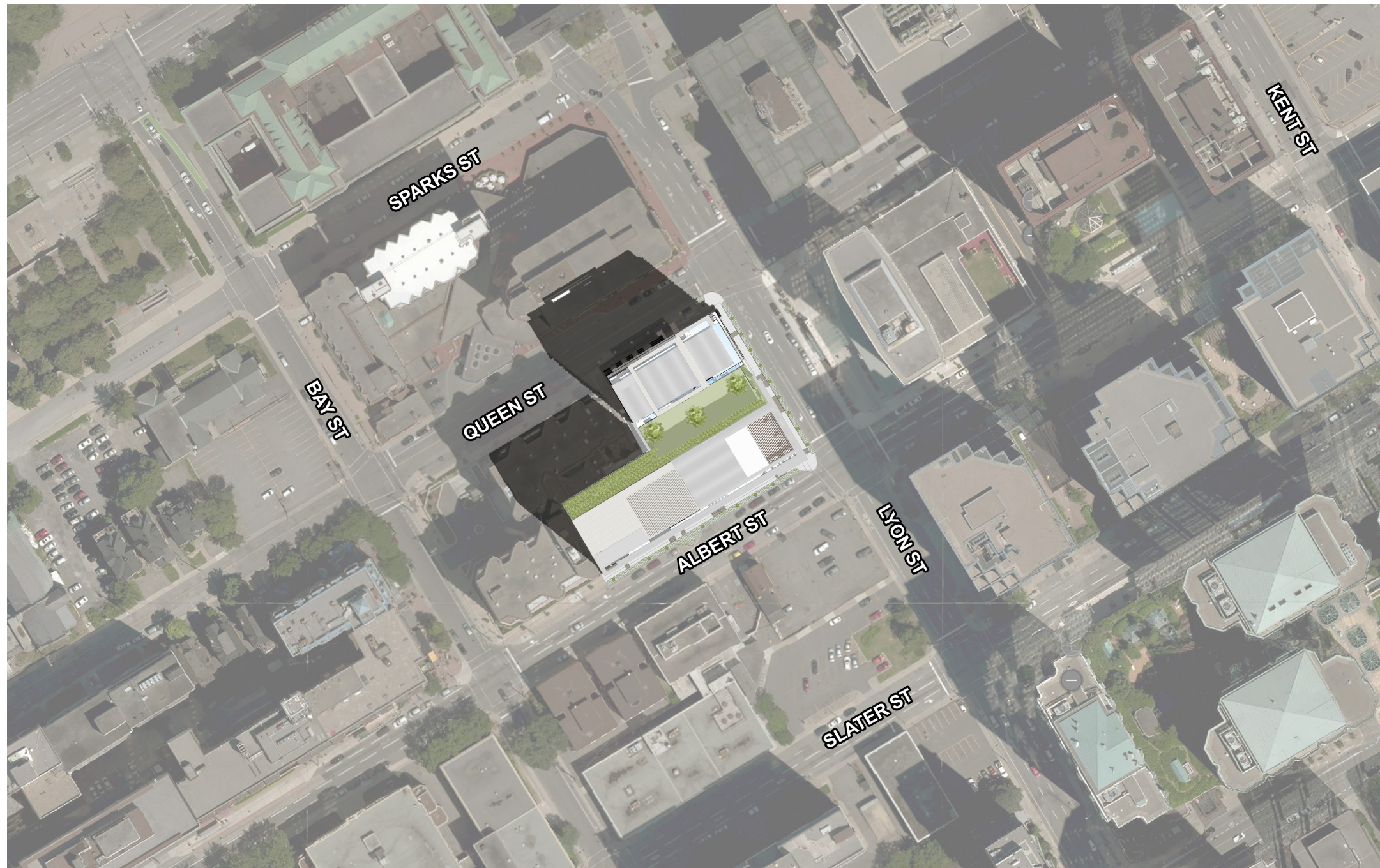
PROPOSED BUILDING - SITE PLAN

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LOCATION PLAN



PROPOSED BUILDING - SITE PLAN AT ROOF

2018.09.18

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BUILDING QUALITY & VALUE FOR OVER 25 YEARS

NEUF
ARCHITECT(E)S



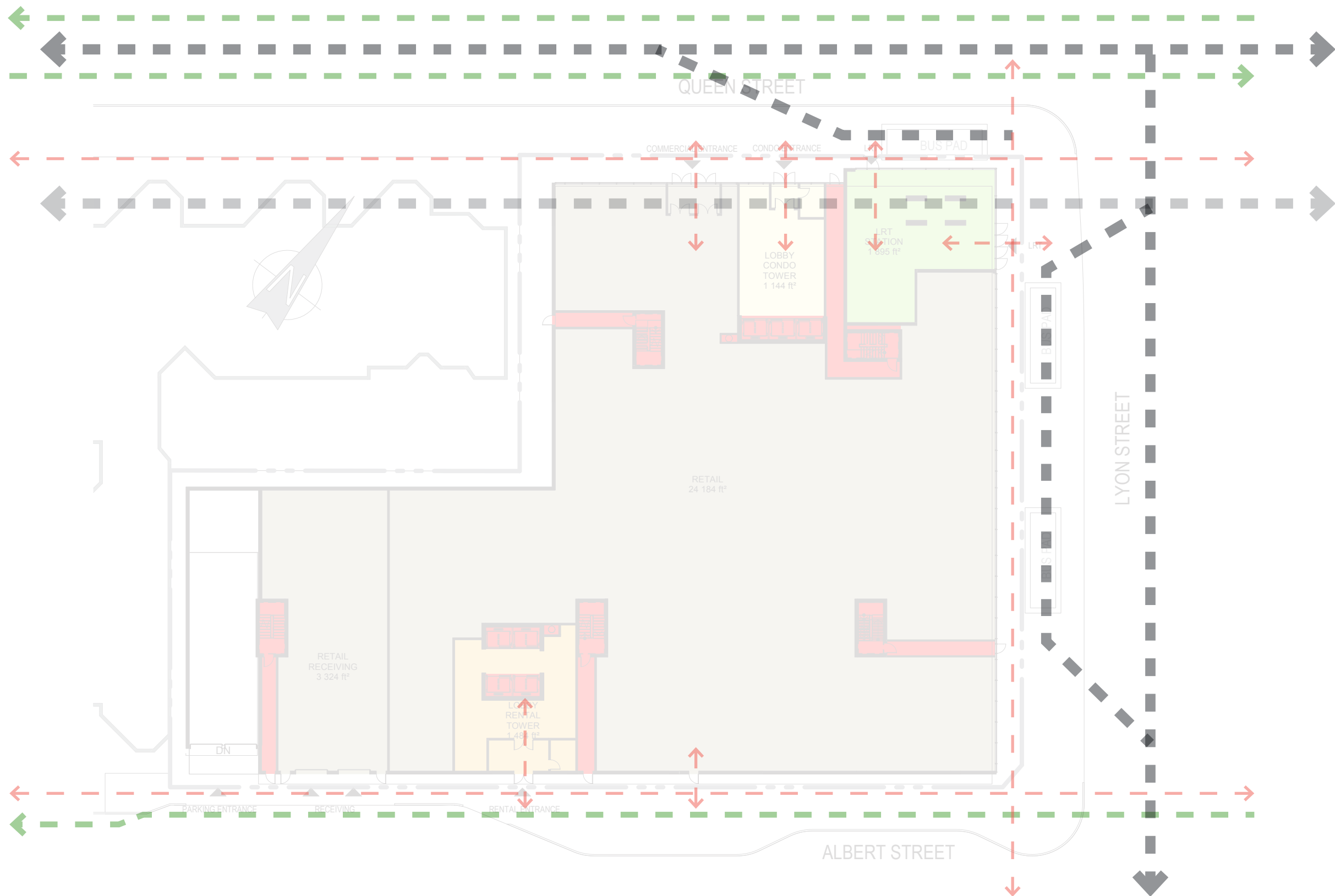
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Albert & Lyon Street, Ottawa



PROPOSED BUILDING - SITE PLAN AT GROUND FLOOR

2018.09.18

- PEDESTRIAN
- BICYCLE
- PUBLIC TRANSIT



CIRCULATION DIAGRAM

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2ND FLOOR PLAN - CONDO ROOF GARDEN TERRACE

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10TH FLOOR PLAN - RENTAL POOL TERRACE

2018.09.18



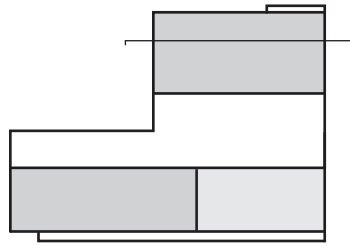
TYPICAL FLOOR PLAN (12TH-24TH)

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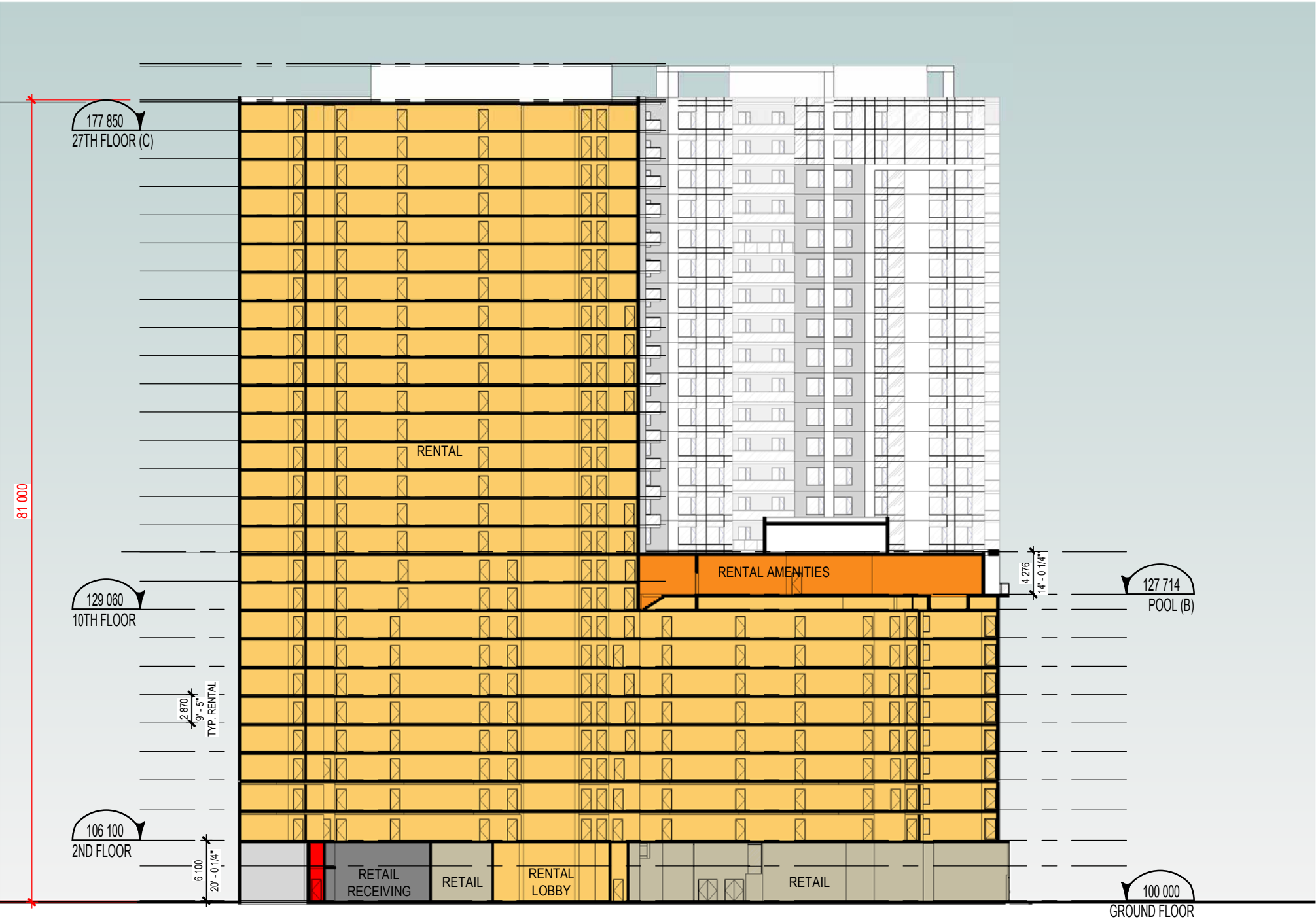


TYPICAL FLOOR PLAN (25TH-26TH TOWER A) (26TH-27TH TOWER C)

2018.09.18

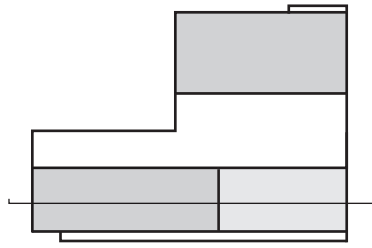


KEY PLAN

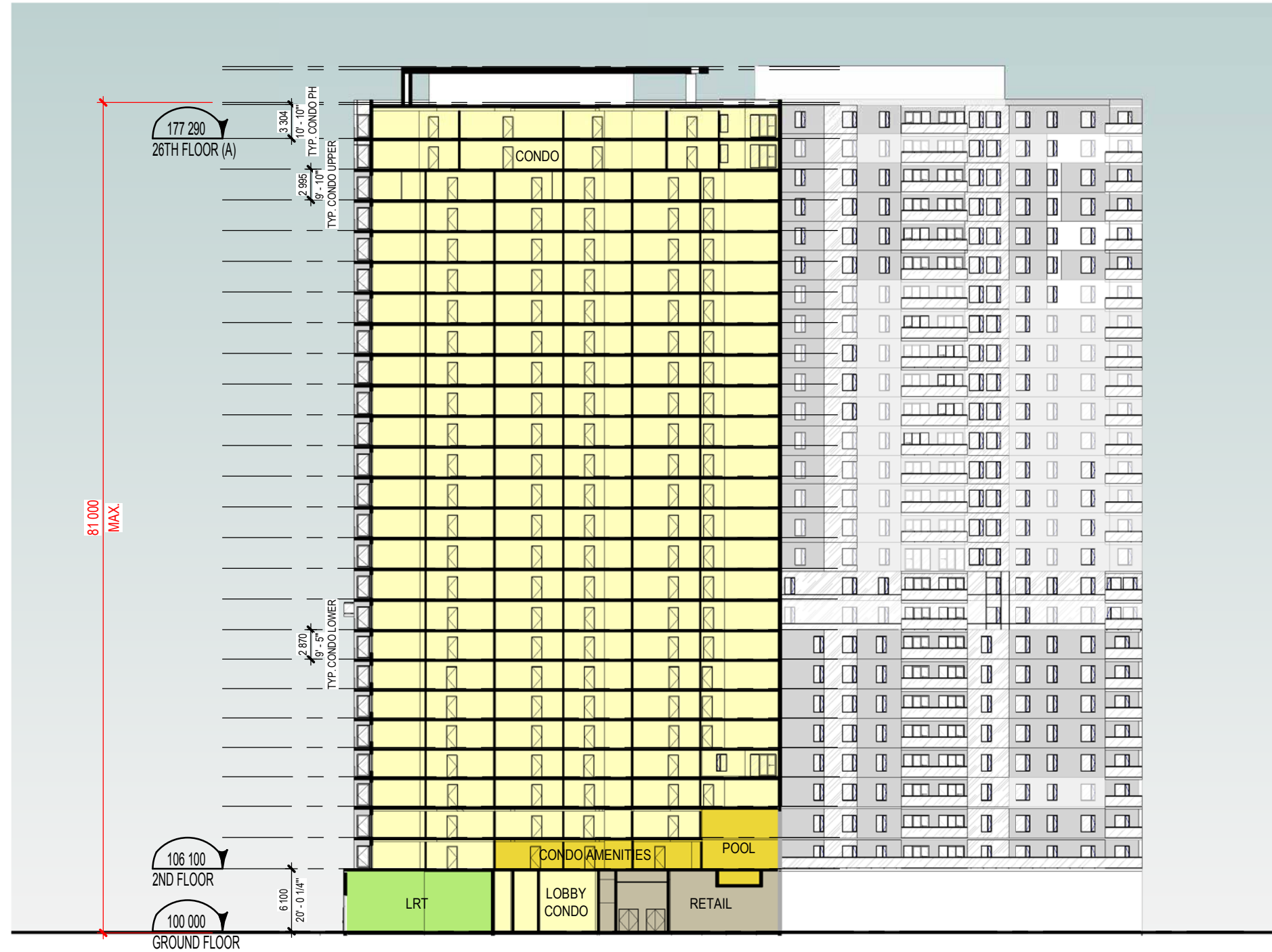


- RETAIL
- CONDO
- CONDO AMENITIES
- RENTAL
- RENTAL AMENITIES
- LRT STATION
- VERTICAL CIRCULATION
- PARKING ENTRANCE
- SHIPPING / RECEIVING

SCHEMATIC SECTION 1



KEY PLAN



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SCHEMATIC SECTION 2

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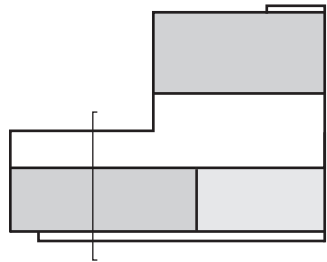
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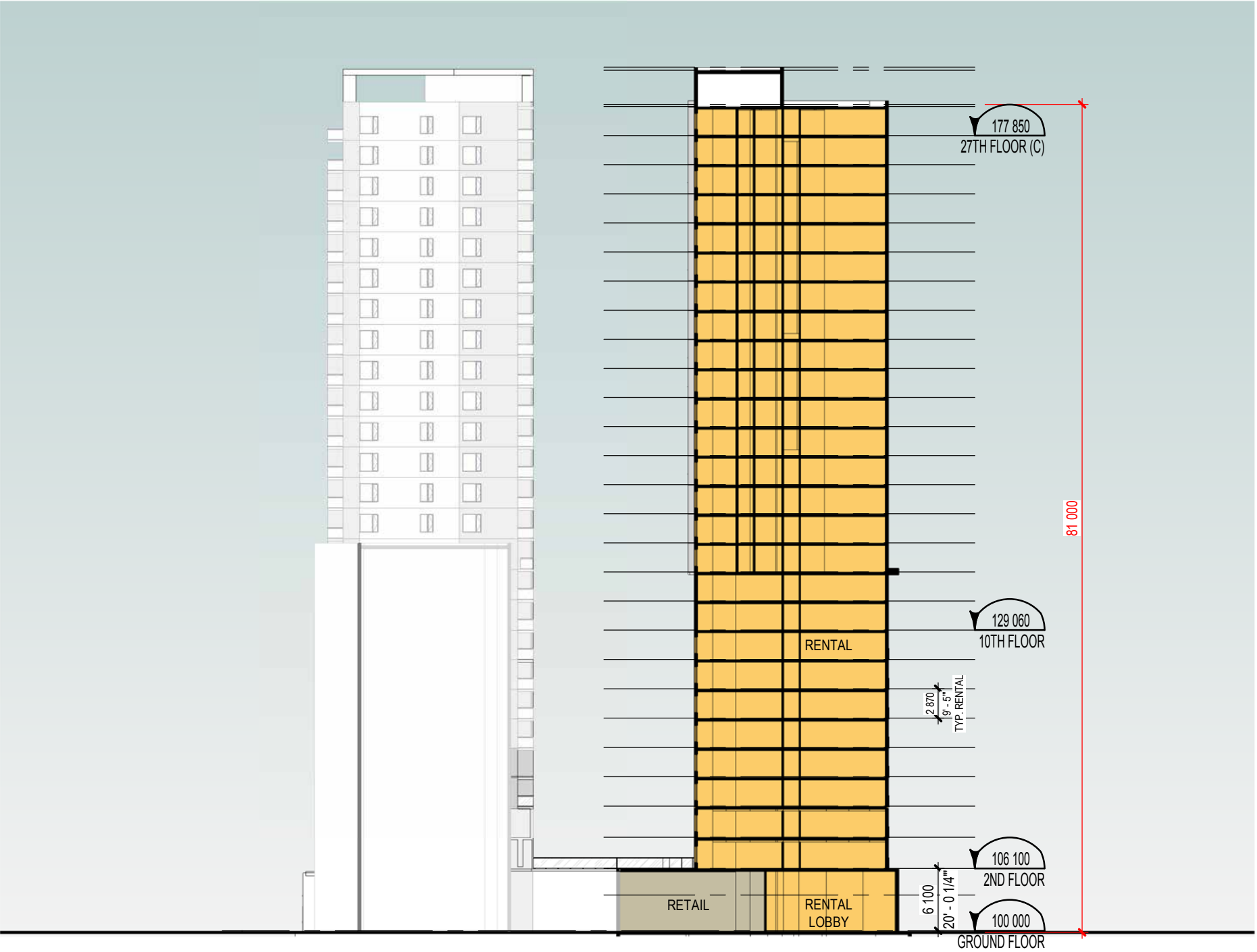


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Albert & Lyon Street, Ottawa

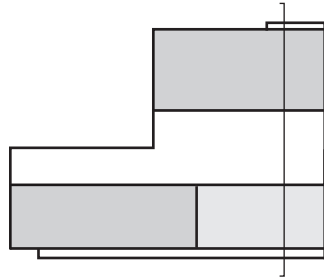


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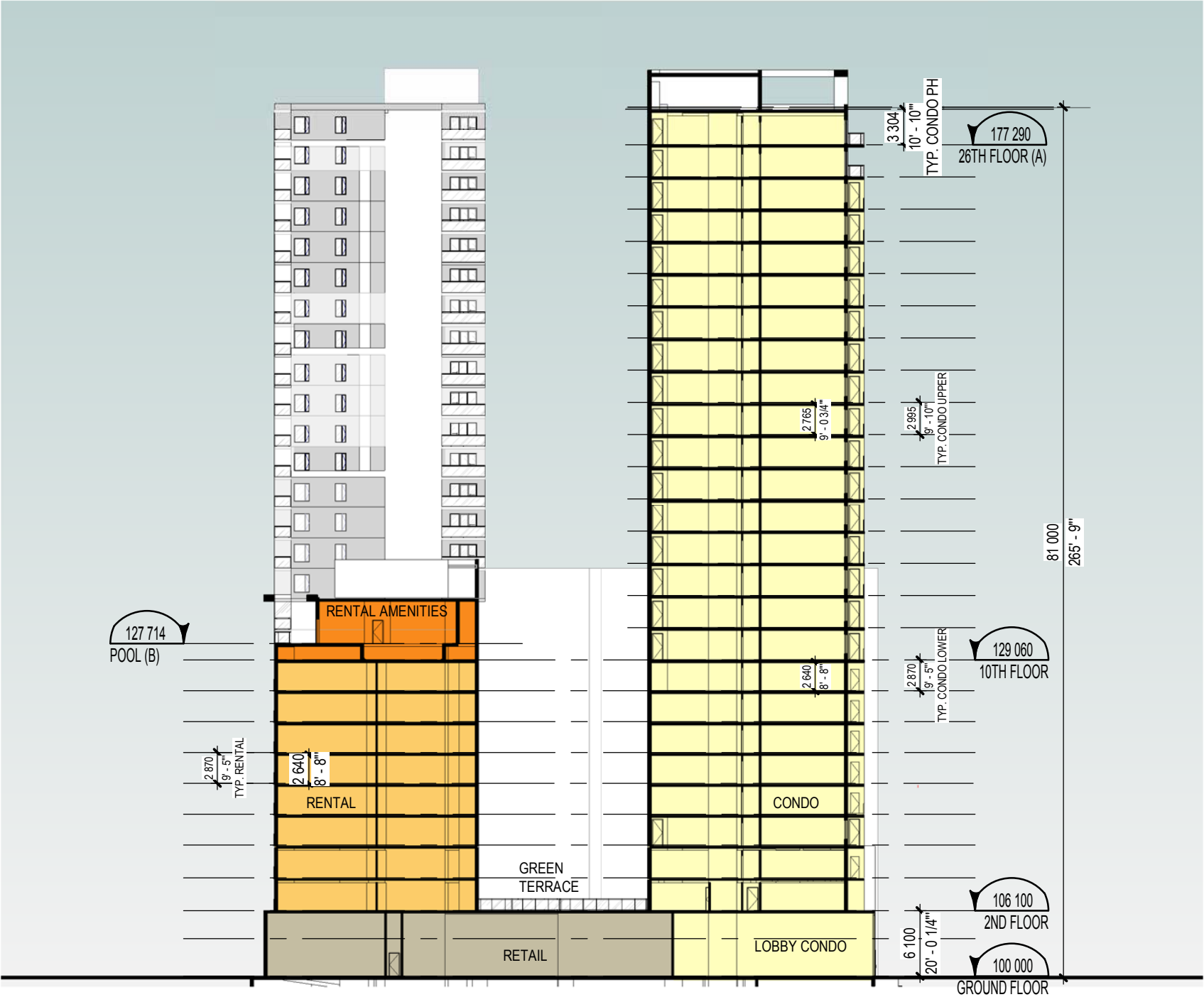


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SCHEMATIC SECTION 3



KEY PLAN



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- RENTAL AMENITIES
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SCHEMATIC SECTION 4