

175 MAIN STREET

BLOCK 2A AND BLOCK 2B MIXED-USE

URBAN DESIGN REVIEW PANEL FORMAL CONSULTATION

SUBMISSION DATE: JUNE 21, 2018

PANEL MEETING DATE: JULY 5, 2018



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01 THE SITE

The subject site is located within on Main Street in the Old Ottawa East community of Ottawa. It is part of the greater Greystone Village Oblates Lands Redevelopment. This particular location acts as a gateway into the new development. Flanked by Main Street to the West and a proposed Grande Allée, a historical urban park and pedestrian corridor to the south. The northern facade borders Des Oblats Avenue to the north. The eastern facade will front Deschatelet avenue and offer views towards the river.

In its current state, the empty site, which sits in a traditional street grid creates a gap that obstructs the retail potential on Main Street. This missing piece of the grid also keeps the Old Ottawa East population density low, limiting the availability of community resources and services for this neighbourhood.

The parcel of land has an area of 6590 square meters, with a frontage along Main Street of 45.7 meters. The southern edge of the site has a depth of 113 meters along the Grande Allée and an irregular depth along Deschatelet and Des Oblats Avenue.



02 NEIGHBOURHOOD CONTEXT

The community of Old Ottawa East is served by a traditional main street grid, a strong central avenue, and bounded by two beautiful watersways, the Oblate Monastery and its inward focused institutional neighbours occupy a large land parcel that obstructs the retail potential of Main Street while breaking the links between north and south halves of the district.

The site is located within close proximity to a number of mixed-use urban neighbourhoods including the City's Central Business District, Centretown, Sandy Hill, Old Ottawa East, and the Glebe. The site is also within close proximity to major institutions including the University of Ottawa, the Museum of Nature, and Ottawa City Hall.

The area surrounding the subject property consists of a variety of uses:

The northern edge of the site comprises mainly of residential uses. Springhurst Avenue leads to Springhurst Park along the Rideau River and is populated with houses backing onto the site. New condos are being built directly north of the subject property.

To the east, the site will be surrounded by the new Greystone Village Development which will have a variety of housing types.

Saint-Paul University borders the site the to South and also fronts Main Street which borders the site to the West.





1. RIDEAU RIVER



2. BRANTWOOD PARK



3. CLEGG ST. HOMES



4. ST-PAUL UNIVERSITY



5. VIEW NORTH ON MAIN ST.



6. DES OBLATS AVE.



7. SPRINGHURST AVE. HOMES



8. LEES AVE TOWERS BEYOND

03 THE PROPOSAL

Regional Development in collaboration with Hobin Architecture is looking to build two (2) rental buildings on the proposed site. A six (6) storey mixed use building along Main Street with store fronts on the ground floor along Main Street as well as the Grande Allée linear urban park. This six storey building on the western edge of the site will be referred to as Block 2A in this application. It will include 114 units. Units will range from bachelor units to two bedroom units. This building will have a variety of amenity spaces. The rooftop will house a large landscaped outdoor terrace. The building layout of the upper five (5) floors will create a sheltered courtyard that will also be used as landscaped terrace. Residents will also have access to the Grande Allée linear park directly abutting the building.

The second building, a nine (9) storey rental building along the eastern boundary of the site will be referred to as Block 2B. This building will consist of 108 units, many with views to the Rideau River. The units in this building will range from one (1) bedroom units to three (3) bedroom units.

Both buildings will sit on a shared parking garage with 144 parking spaces. An additional 36 parking spaces will be provided at grade to serve the retail on the ground floor of Block 2A.



04 DESIGN CONSIDERATIONS



The site was built up by prioritizing a variety of concepts. The first main move was to create two buildings rather than one. Rather than following the main street rational to the letter, the permitted mass was broken into two pieces with two different identities. In traditional main street zoning, the building mass should reach four (4) storeys before stepping back - however, in order to better relate to the surrounding context, the step back on the mass fronting Main Street was lowered to a double height space ground floor. This building face on the sidewalk is dominating, more human scaled and pedestrian friendly.

The design of the base is intended to ground the building and the use of a natural stone piers setup a cadence along Main Street containing the main entrance to an expected grocery store as well as a variety of smaller retail shops. Large spans of glass are setback and fill the gaps between the piers further animating the streetscape to complete the overall composition of the street.

The rear block, 2B was conceived by removing a part of the permitted massing from the center and placing

it atop the permitted mass. This provides a similar permitted density but allows pedestrians to move through the site more fluidly. This also prevents the lot from becoming one giant mass. Being that Oblats Avenue to the north is such a narrow right-of-way that can't accommodate any on street parking, this separation between both buildings allows parking to be strategically placed to serve the retail along Main Street and the Grande Allée. Having the parking tucked in within the site allows us to have more generous, pedestrian friendly sidewalks that will be built on private property in order to give the street a more generous width.

Furthermore, this gap between buildings allows us to remove all the service spaces such as garbage pick-up, loading, etc. from public streets. The service spaces for these buildings are accessed either through the gap or are built-in to the architecture of the building to be discreet and unnoticed.

A important design consideration for both buildings was connectivity to the site and context. Having the extra height on block 2B allows this building to have better views of the Rideau River to the East.



With the same intent, the upper part of building 2A, was lowered to create a courtyard. This maximizes the amount of units that have access to a variety of private and public outdoor spaces that have a connection to the colonnade of mature trees that were preserved along the Grande Allée.

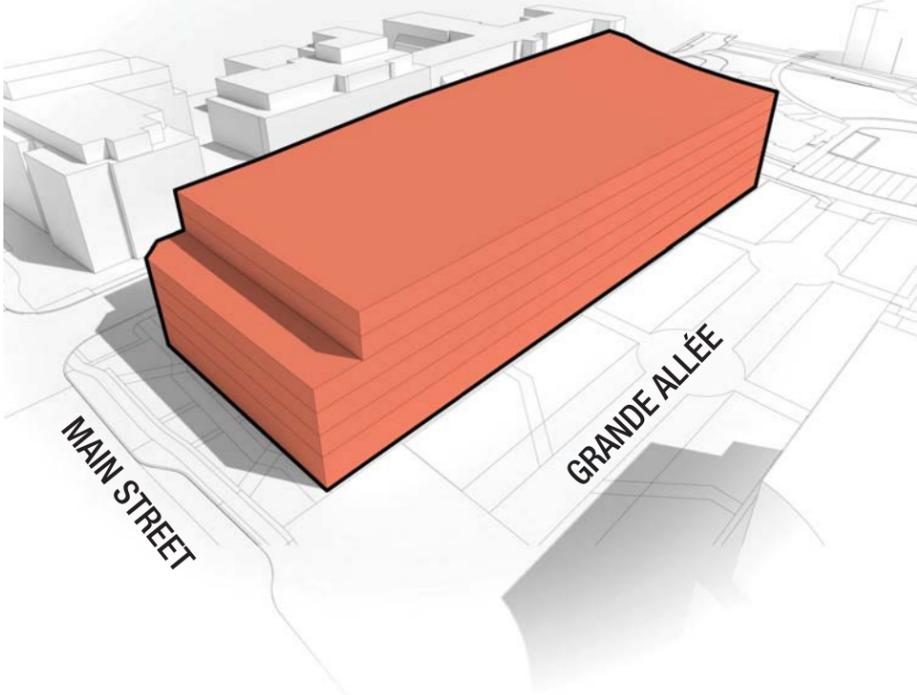
Both block 2A and 2B were set back further than required to avoid the critical root zone of mature trees that have been on the site for decades. The preservation of these trees was deemed essential in the design of these two buildings. They anchor the site's historical importance as well as provide a rich green environment that line the outer edges of the Grande Allée. The provide shelter for the generous sidewalks and patios in front of small retailers along the length of the Grande Allée.

Aesthetically, these buildings are meant to both celebrate and contrast the materials on site. Both buildings incorporate natural stone that mirror that of the Deschatelet Monastery. Block 2B, which is in the inner part of the site uses more traditional materials echoing the historical palette of the site while incorporating more contemporary design elements.

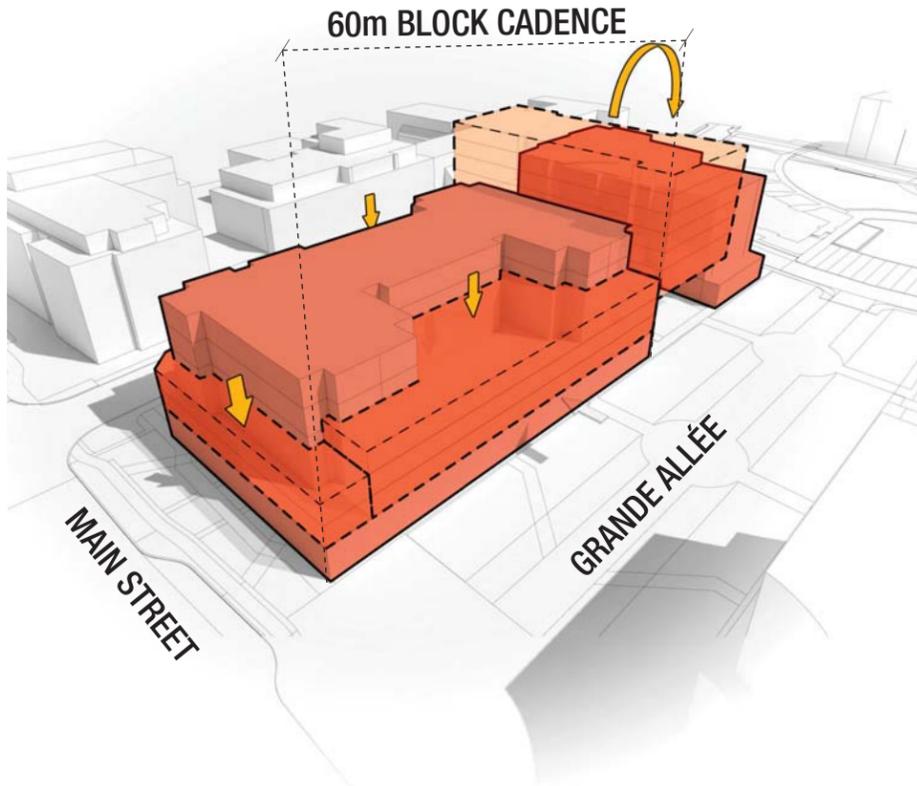
This building is targeted at a more established demographic.

Block 2A, however, is targeted at a younger generation in order to vary the population and income levels within this development. In order to do so, this building takes on a more contemporary approach. The base of Block 2A is still a formal stone base to continue the natural rhythm of the street. The upper part is designed with a slightly more industrial and 'bare-bones' feel. This is achieved using more traditional masonry that evokes older warehouses as well as using exposed steel elements and aluminum panels.

MASSING + PRODUCT DIVERSITY



01 PERMITTED TM MASSING ENVELOPE



02 SEPARATE MASSING + CREATE COURTYARD FACING GRANDE ALLÉE

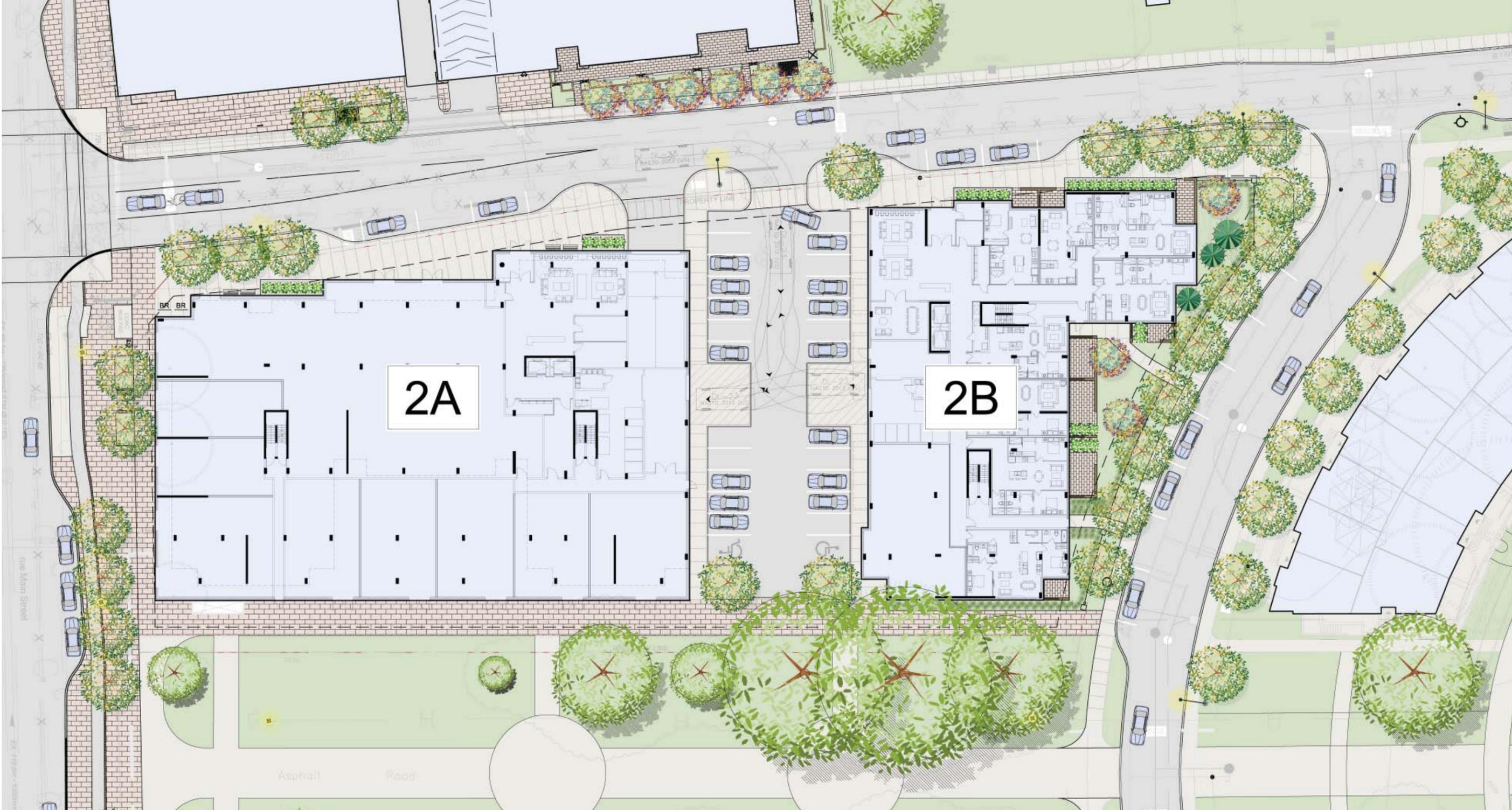


03 RELOCATE VOLUME ABOVE BLOCK 2B

MASSING + PRODUCT DIVERSITY



SITE + LANDSCAPE PLAN



PEDESTRIAN

A main design driver of the whole Oblates Lands Development was the redevelopment of the Grande Allée leading to the Deschatelet Monastery. This central pedestrian boulevard creates a lively and rich public amenity for the built environment around it. In designed this building, we wanted to celebrate it and make good use of the Grande Allée and other pedestrian friendly spaces as much as possible.

The podium of Block 2A houses a variety of small retail spaces that front onto the Grande Allée providing services that enhance the pedestrian experience. Furthermore this large pedestrian area will house a variety of farmers markets and other events to further enrich this experience.

Along the northern border of this site, on Des Oblats Avenue, a sidewalk as well as other hard landscaping features will be built on the property to further facilitate the movement of pedestrians within the greater neighbourhood.



TREE PRESERVATION

The Grande Allée, the long central axis which leads to the center of the Oblates Land Redevelopment has been lined by a colonnade of mature trees for decades. This natural feature invites the public within the site to a large park that will be created to celebrate the Deschatelet building. It was of utmost important that in this development preserve these long standing trees.

Both new buildings on the site were further set back in order to protect the critical root zone of the tree to insure no damage comes to them and that they can thrive for many more years to come.

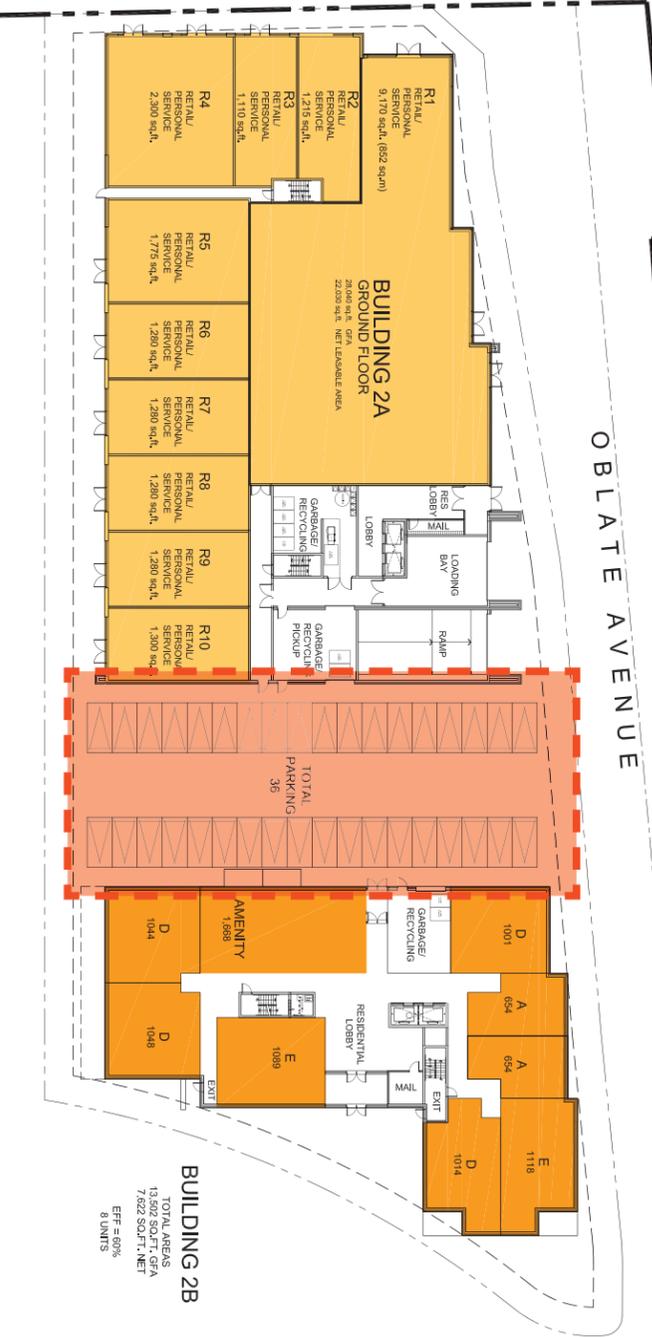
A landscape strategy was developed to celebrate the tree colonnade by using a lot of soft landscaping around these trees and a central axis of hard landscaping further back.



STRATEGIC PARKING

Both buildings sit on top of a large shared parking garage that serves the whole site. This parking garage will have 135 parking spaces for visitors as well as residents of the six (6) storey building - Block 2A and of the nine (9) storey rental building, Block 2B. A second storey of under ground parking is being explored based on market demand.

However, in order to serve the retail spaces along Main Street and the Grande-Allée, twenty six (26) short term parking spaces were created within the gap left over by creating two separate buildings. This will allow quick access to shops and leaves frees the surrounding streets to further emphasize the pedestrian realm.



SERVICE SPACES

As mentioned previously, the both buildings cover a large underground shared parking garage that comprises the whole area of the site. Access to this garage as well as other services needed to be discrete in order for it to not distract of the richness of the public realm as well as the architecture.

In order to do this, all the service spaces were tucked in behind the building so that garbage collection and small loading can happen in between both buildings. Where that was not possible, the loading bay as well as the ramp to the parking garage are accessed from Des Oblats Avenue but are completely built-in to the architecture. The entrances are surrounded by large natural stone piers that match the rest of the podium. The doors are recessed and appear to be part of the residential lobby to access the upper floors of building 2A.



VIEW SOUTH FROM DES OBLATS AVENUE

ROOFTOP AMENITY SPACE



BLOCK 2A ROOFTOP AMENITY



BLOCK 2A ROOFTOP AMENITY



BLOCK 2A ROOFTOP AMENITY



BLOCK 2B ROOFTOP AMENITY



BLOCK 2B ROOFTOP AMENITY



BLOCK 2B ROOFTOP AMENITY

GROUND FLOOR AMENITY SPACE



BLOCK 2A RETAIL ALONG MAIN STREET



ANIMATE DES OBLATS AVENUE



BLOCK 2A RETAIL ALONG GRANDE ALLEE



WALK-OUTS ALONG DESCHATELETS AVENUE



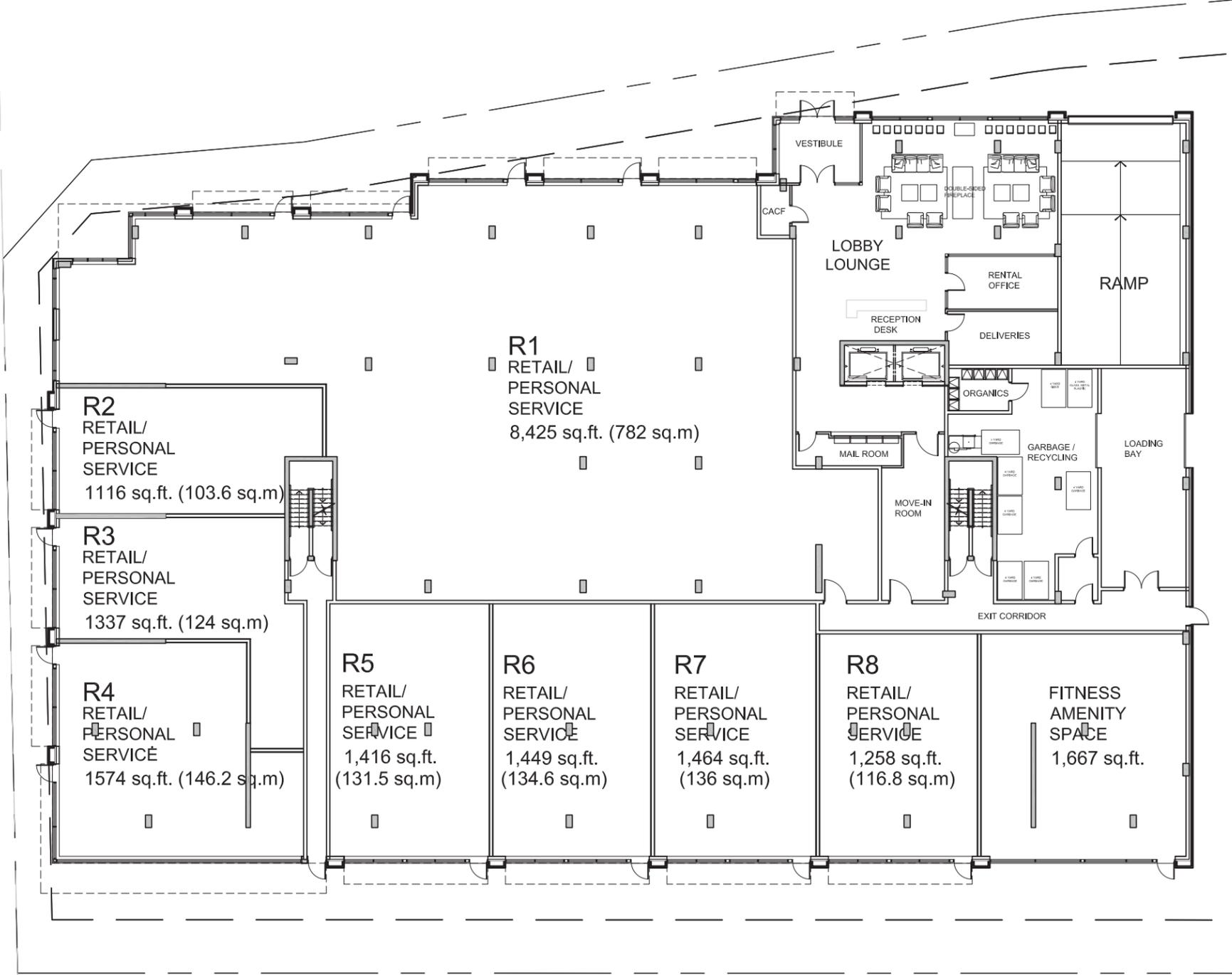
PATIOS ALONG DESCHATELETS AVENUE



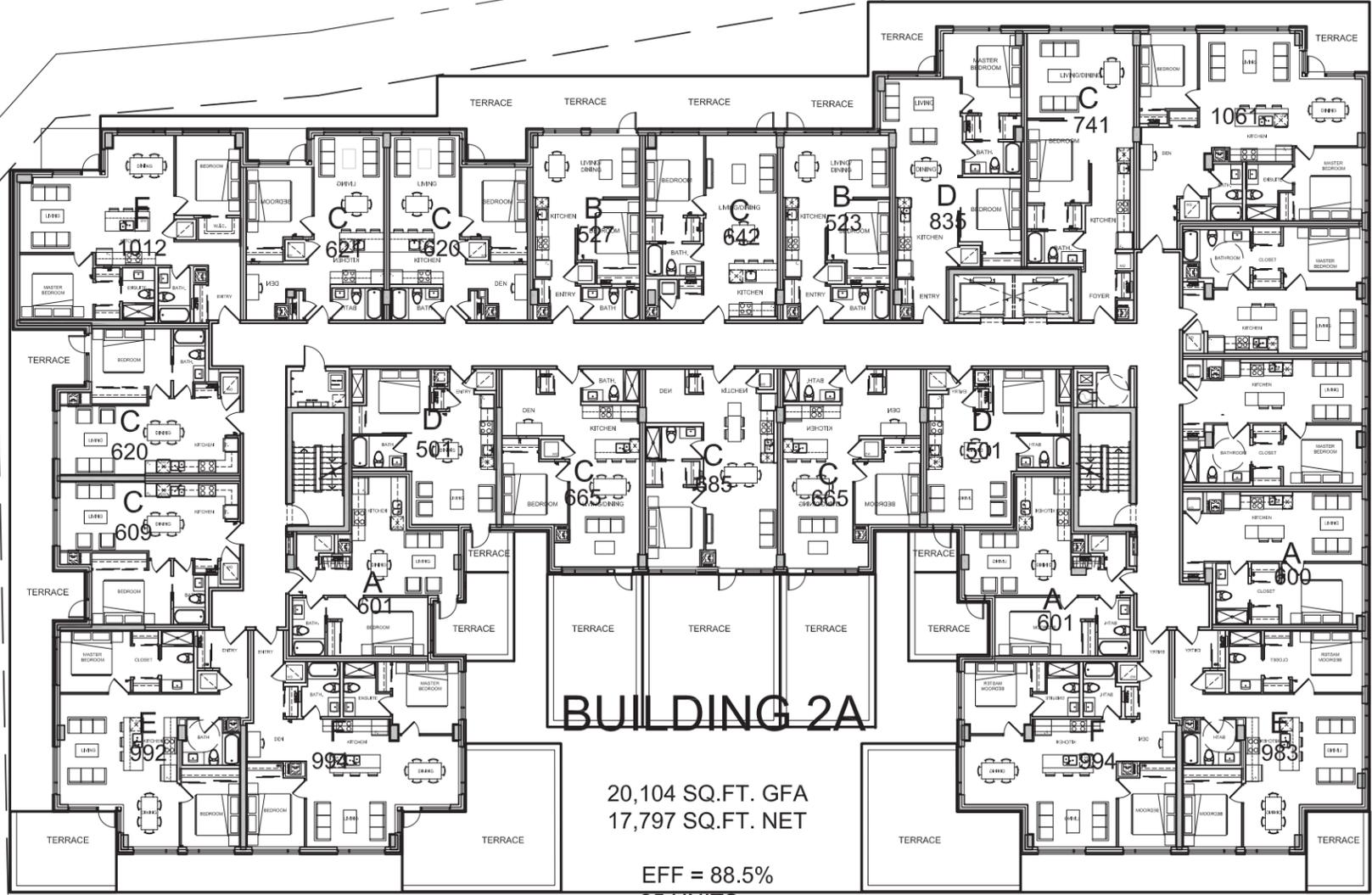
05 BLOCK 2A



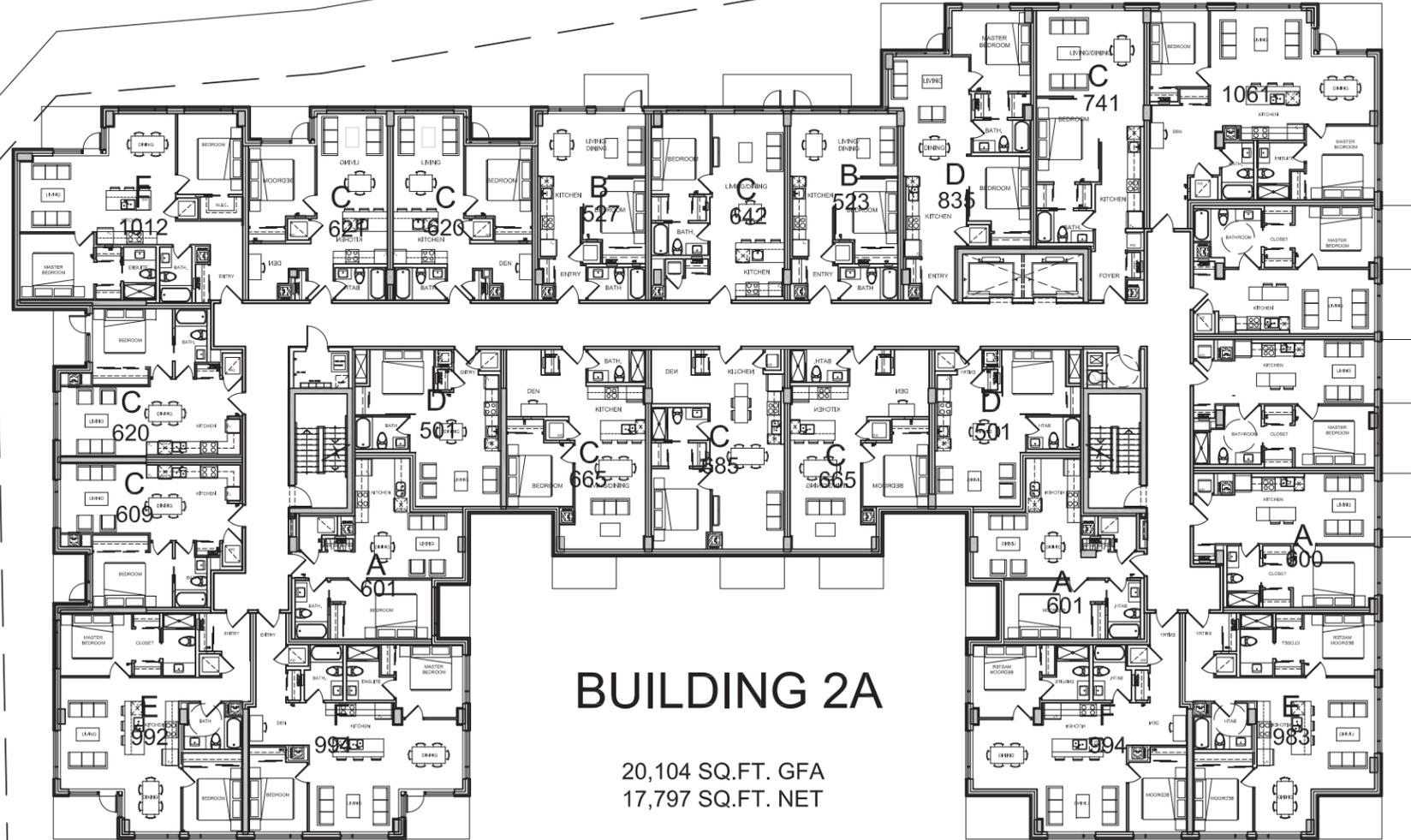
GROUND LEVEL



LEVEL 2



LEVEL 3-6

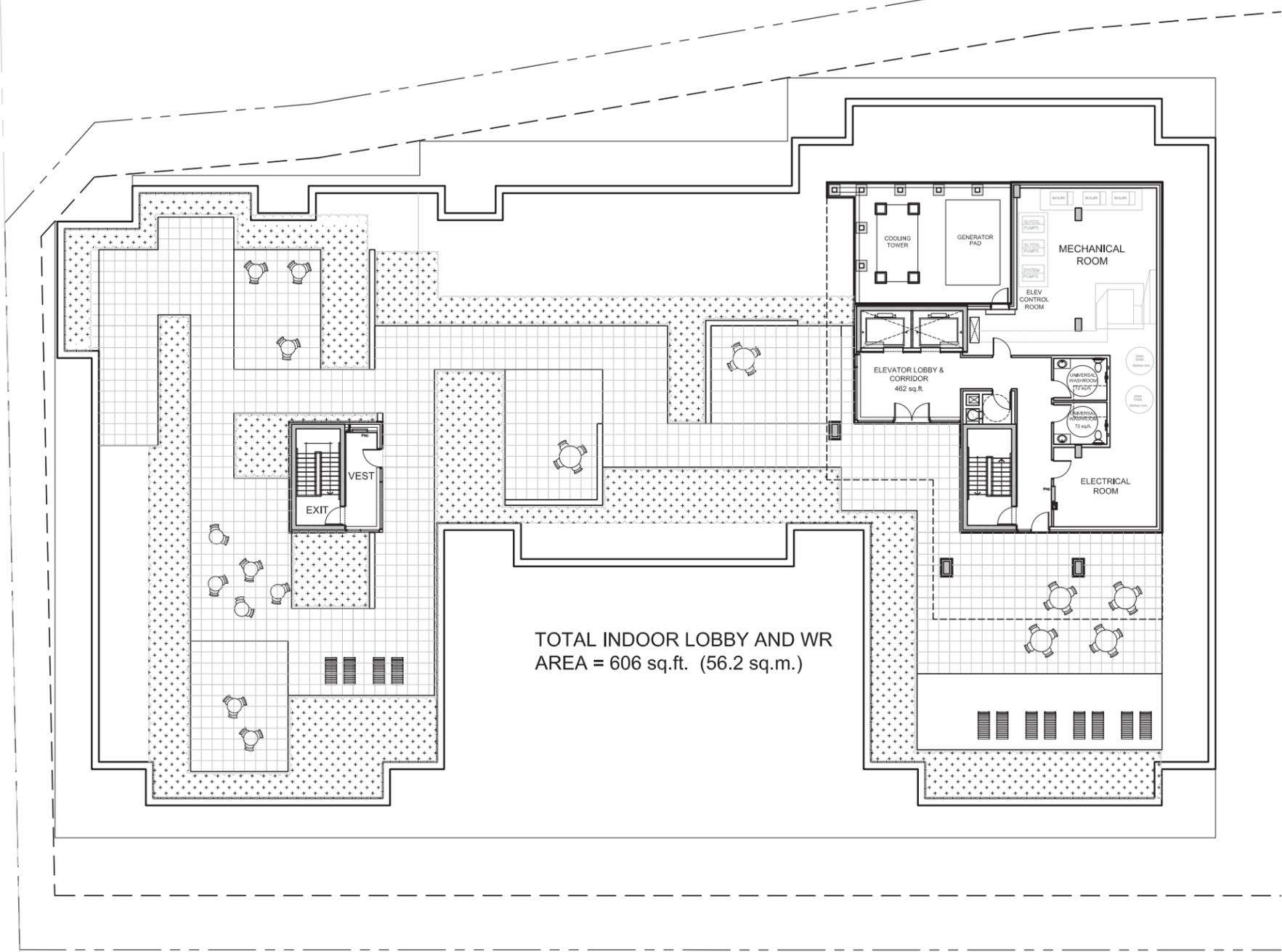


BUILDING 2A

20,104 SQ.FT. GFA
17,797 SQ.FT. NET

EFF = 88.5%
25 UNITS

ROOFTOP PATIO



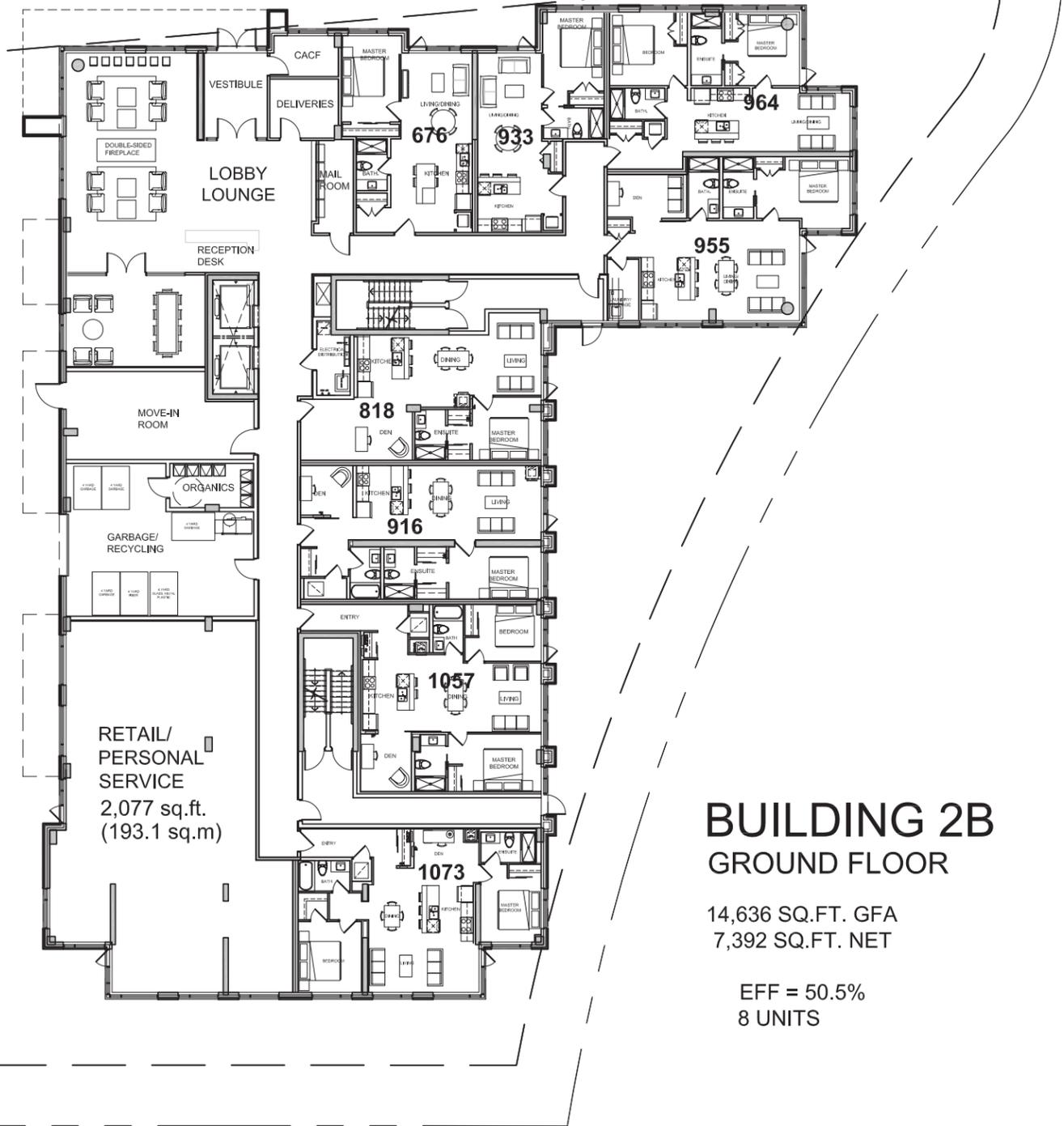


VIEW DOWN THE GRANDE-ALLÉE TOWARDS DESCHATELETS

06 BLOCK 2B



GROUND LEVEL



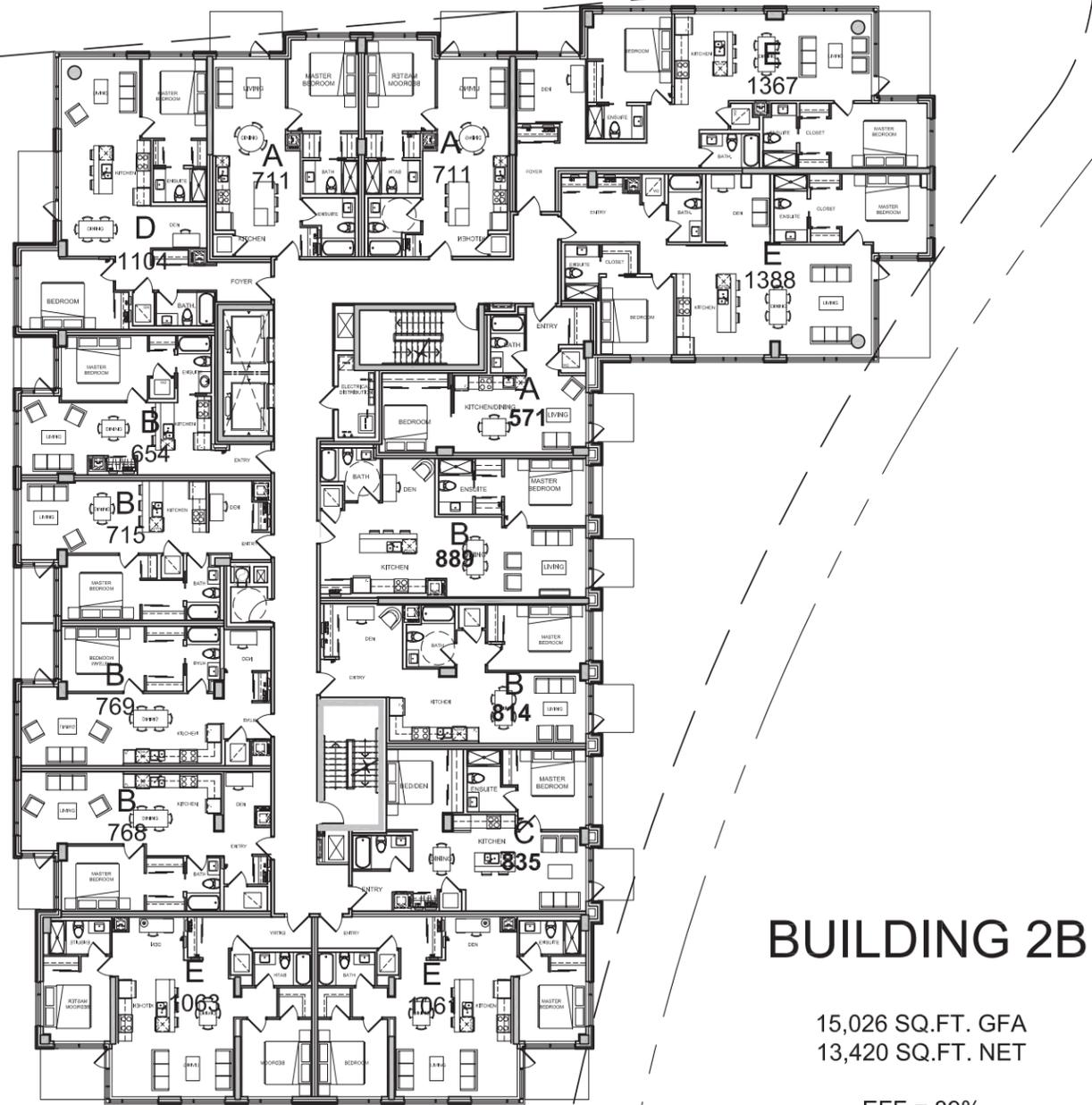
BUILDING 2B GROUND FLOOR

14,636 SQ.FT. GFA
7,392 SQ.FT. NET

EFF = 50.5%
8 UNITS

LEVEL 2

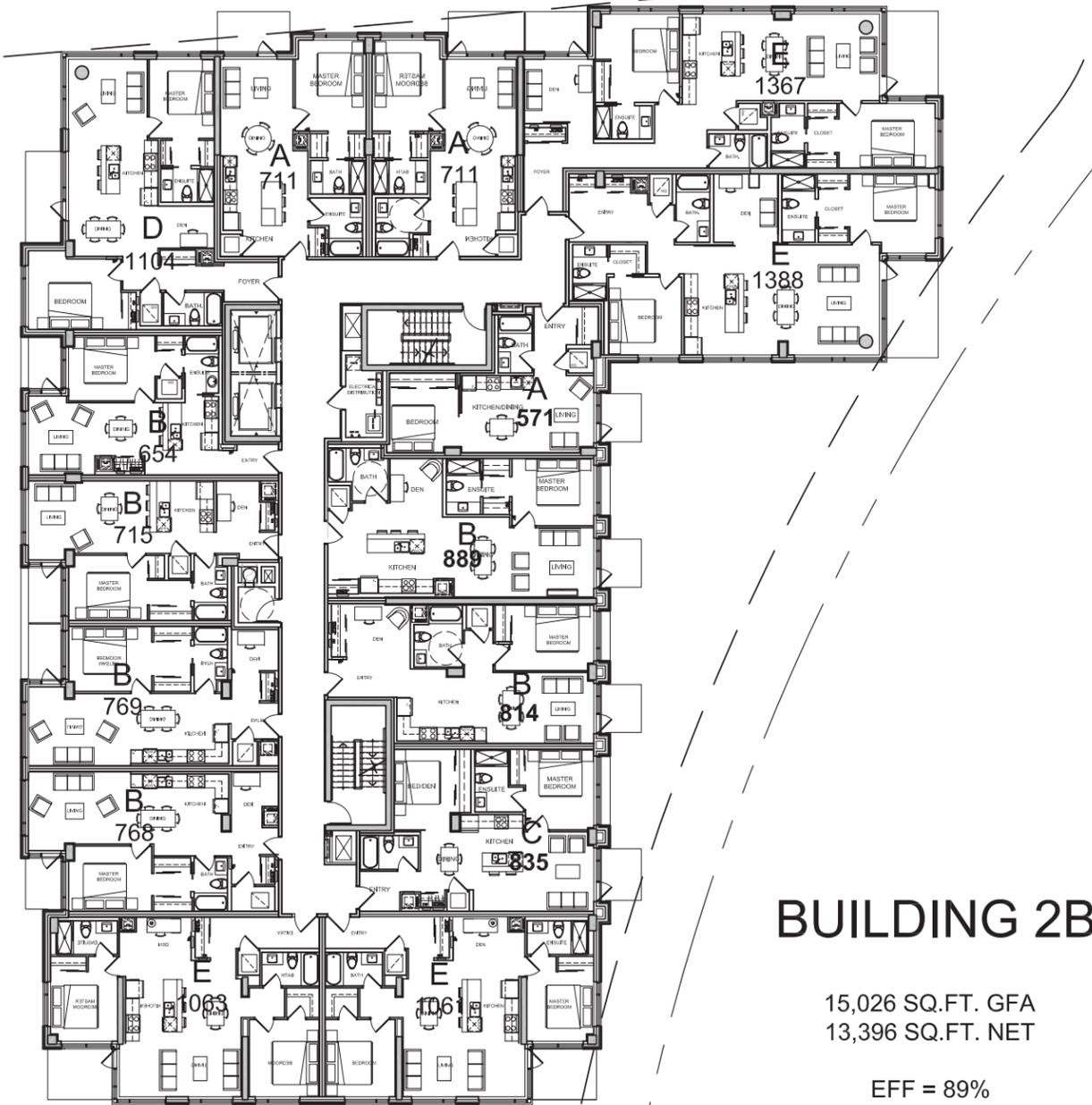
LEVEL 3-6



BUILDING 2B

15,026 SQ.FT. GFA
13,420 SQ.FT. NET

EFF = 89%
15 UNITS



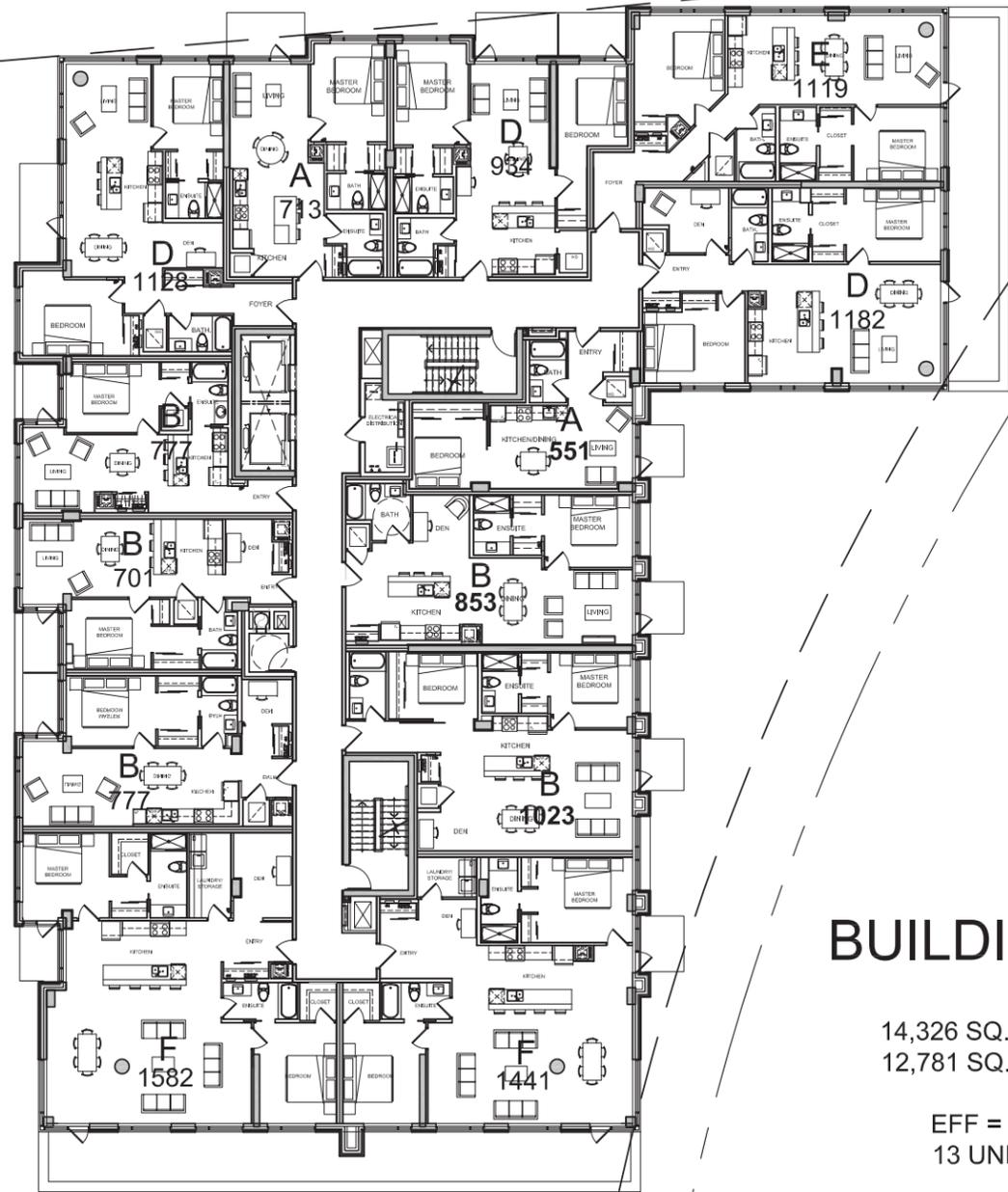
BUILDING 2B

15,026 SQ.FT. GFA
13,396 SQ.FT. NET

EFF = 89%
15 UNITS

LEVEL 7

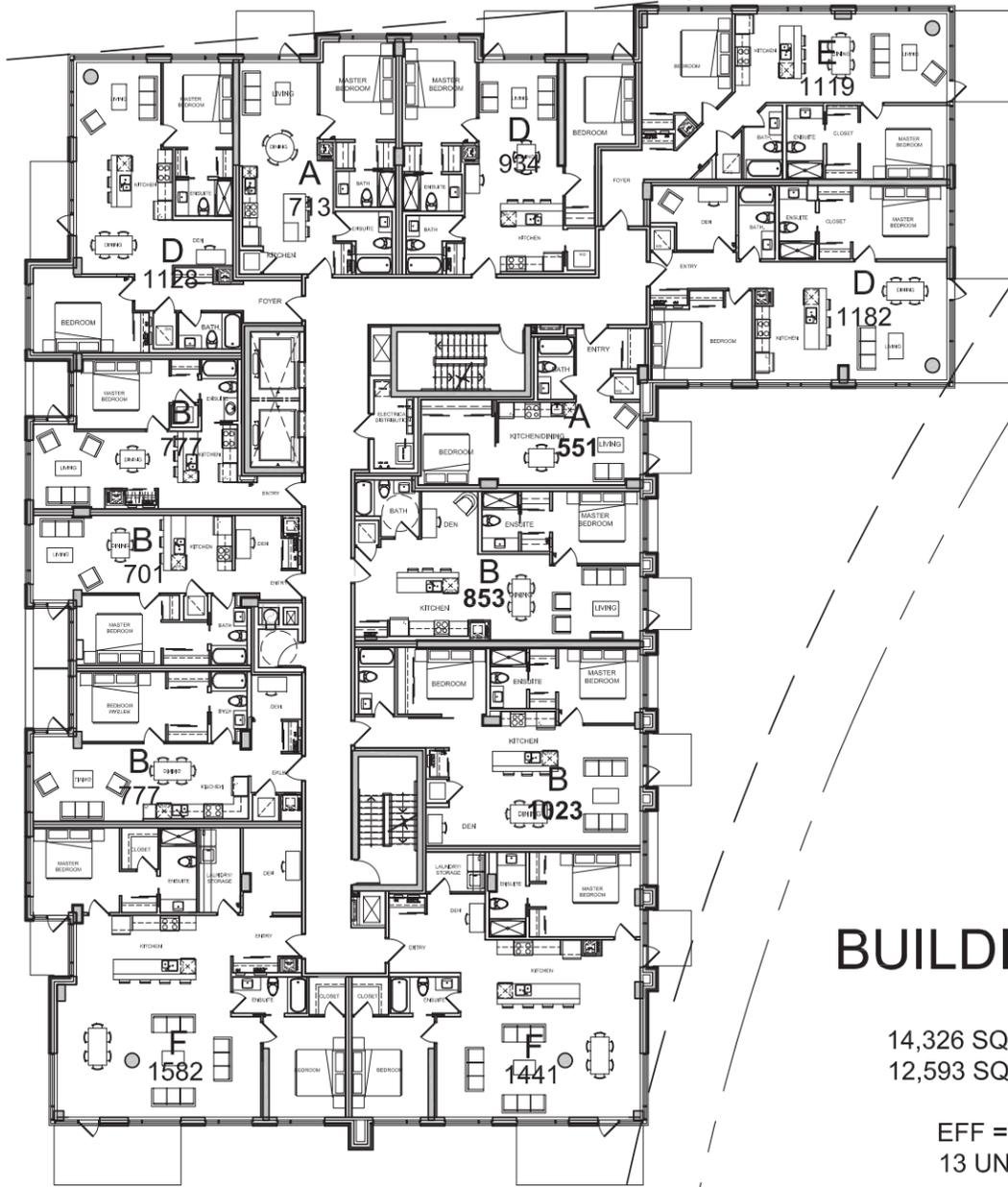
LEVEL 8



BUILDING 2B

14,326 SQ.FT. GFA
12,781 SQ.FT. NET

EFF = 89%
13 UNITS



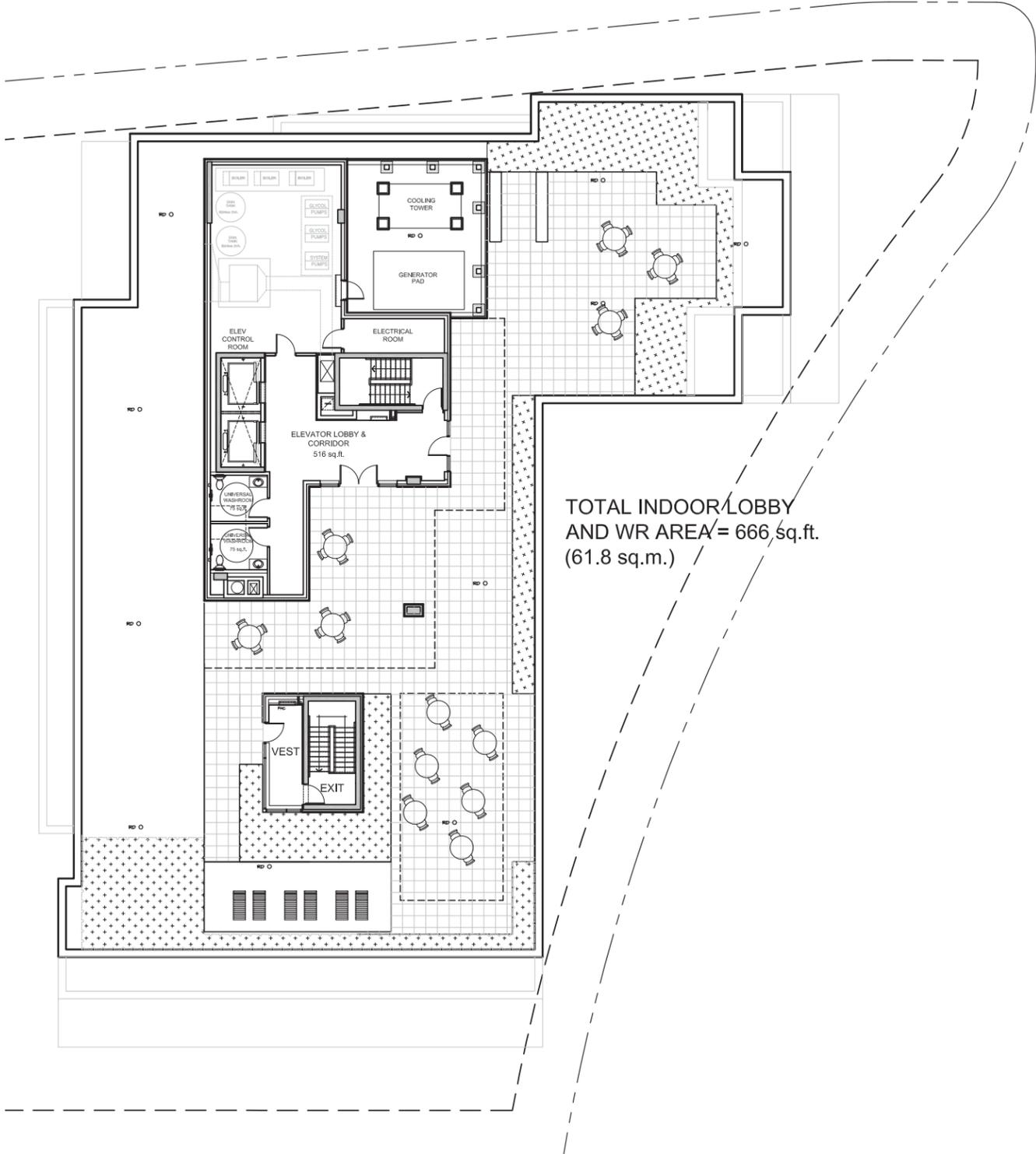
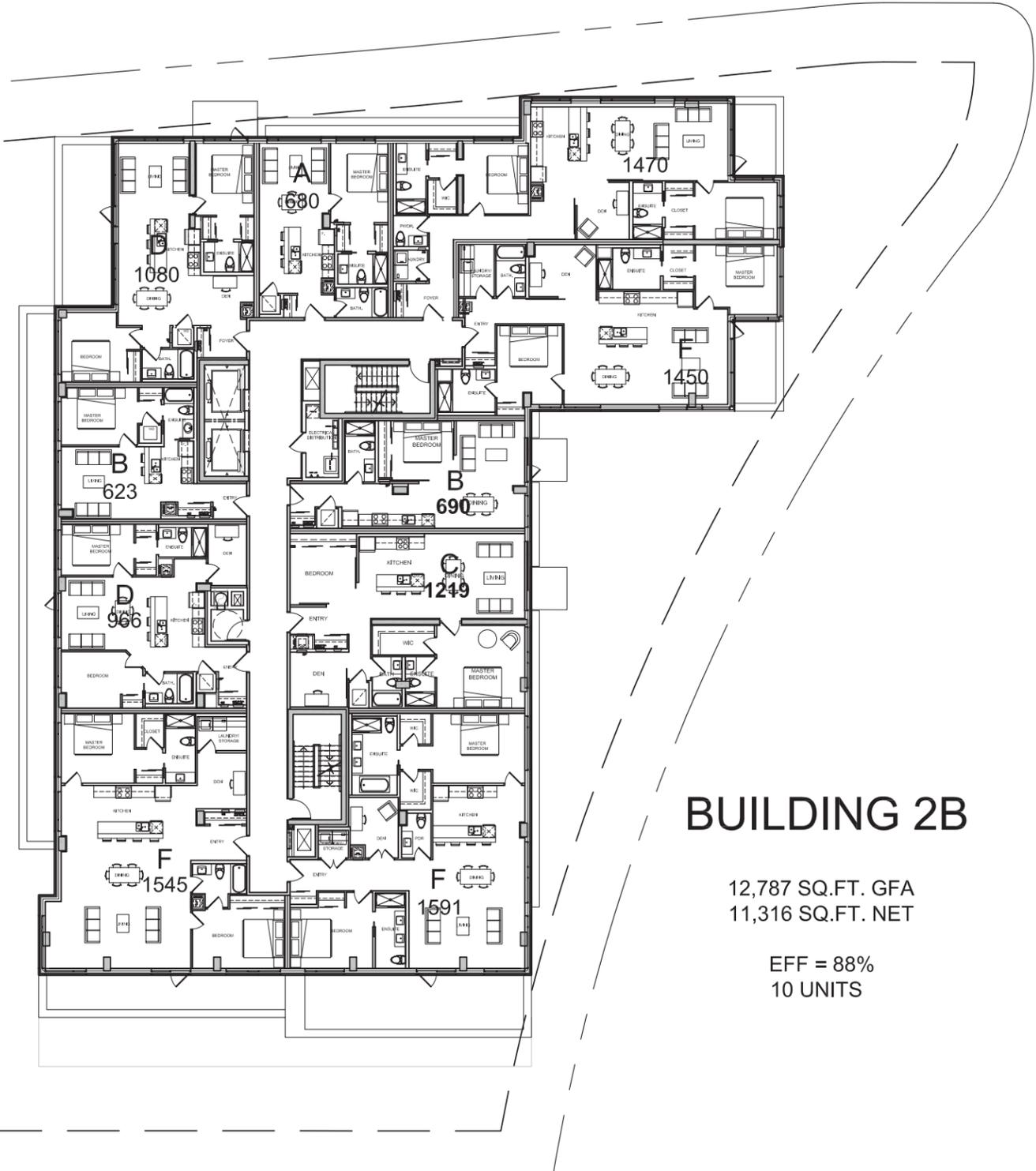
BUILDING 2B

14,326 SQ.FT. GFA
12,593 SQ.FT. NET

EFF = 89%
13 UNITS

LEVEL 9

ROOFTOP





VIEW OF BLOCK 2B LOOKING EAST FROM DES OBLATS AVENUE



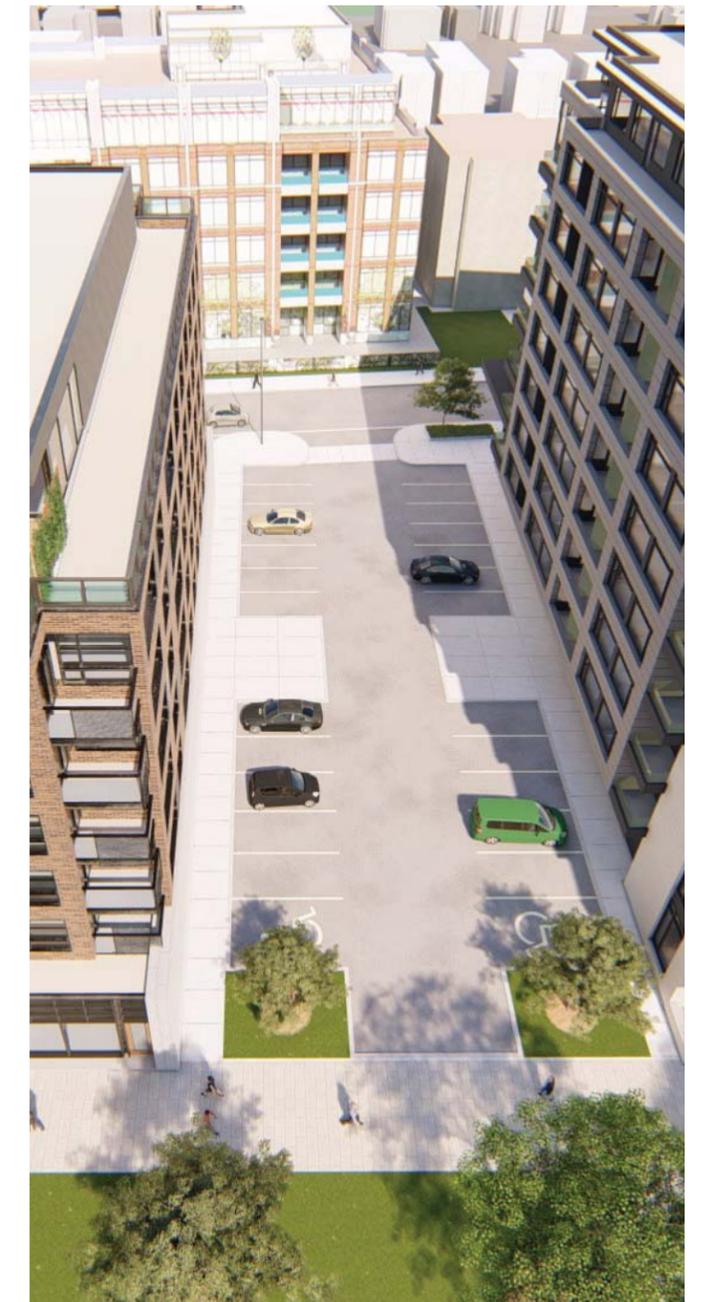
VIEW OF BLOCK 2B LOOKING NORTH WEST FROM DESCHATELETS AVENUE

07 STRATEGIC RESPONSE TO UDRP 1 & COMMUNITY FEEDBACK

BUILDING GAP



GAP ANIMATION AND LANDSCAPING



IMPACT OF 9 STOREY



UPPER FLOOR OFFSET



VIEW FROM DESCHATELETS BUILDING

GROUND FLOOR OFFSET ON THE GRANDE ALLÉE



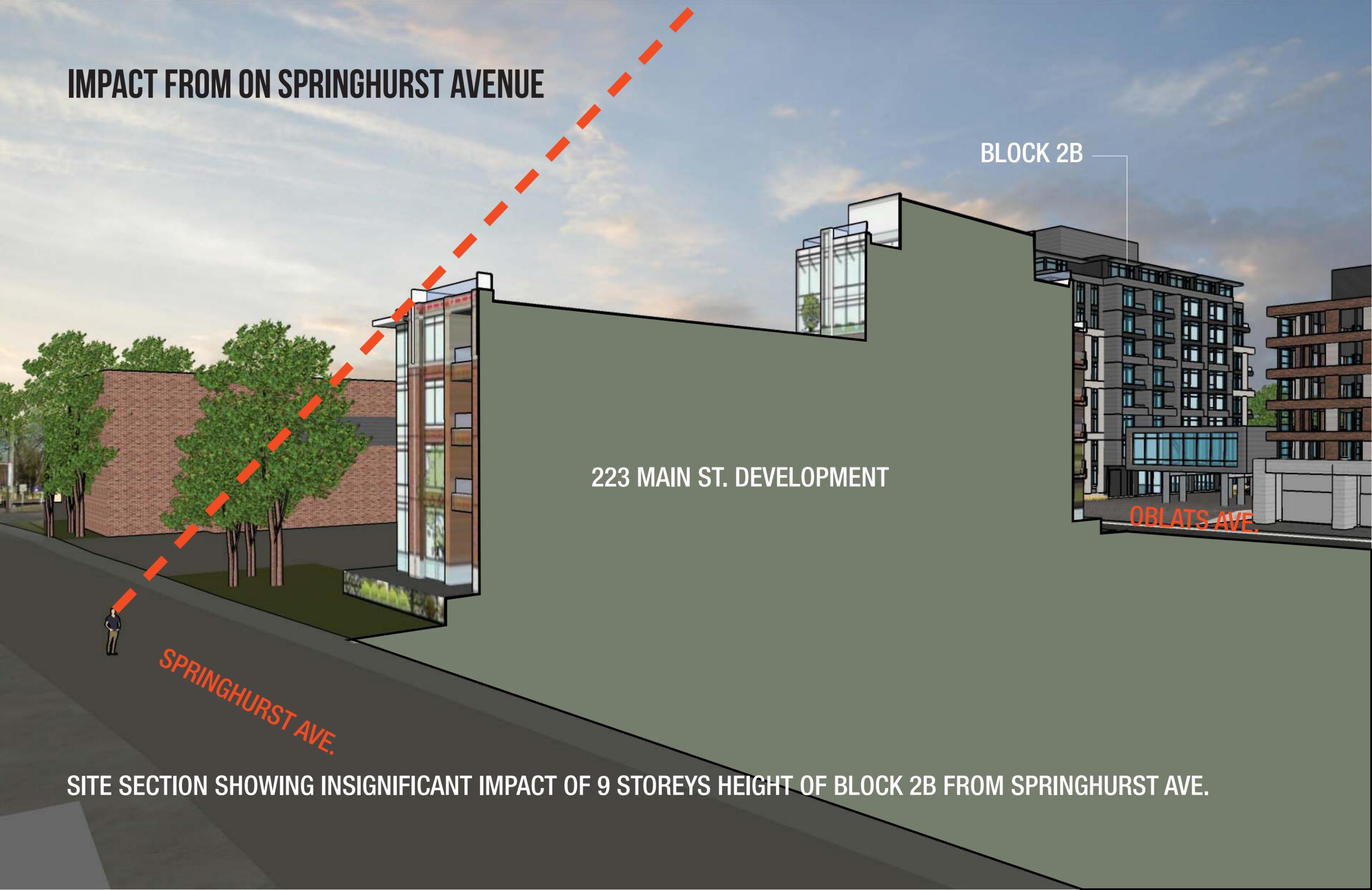
LOOKING EAST DOWN THE GRANDE ALLÉE

GROUND FLOOR OFFSET ON DES OBLATS AVENUE



LOOKING EAST DOWN DES OBLATS AVENUE

IMPACT FROM ON SPRINGHURST AVENUE



BLOCK 2B

223 MAIN ST. DEVELOPMENT

OBLATS AVE.

SPRINGHURST AVE.

SITE SECTION SHOWING INSIGNIFICANT IMPACT OF 9 STOREYS HEIGHT OF BLOCK 2B FROM SPRINGHURST AVE.

DES OBLATS LANDSCAPING AND LAY-BYS



LAY BY ON DES OBLATS IN FRONT OF BLOCK 2A FOR DELIVERIES AND DROP-OFFS



HERITAGE IMPACT

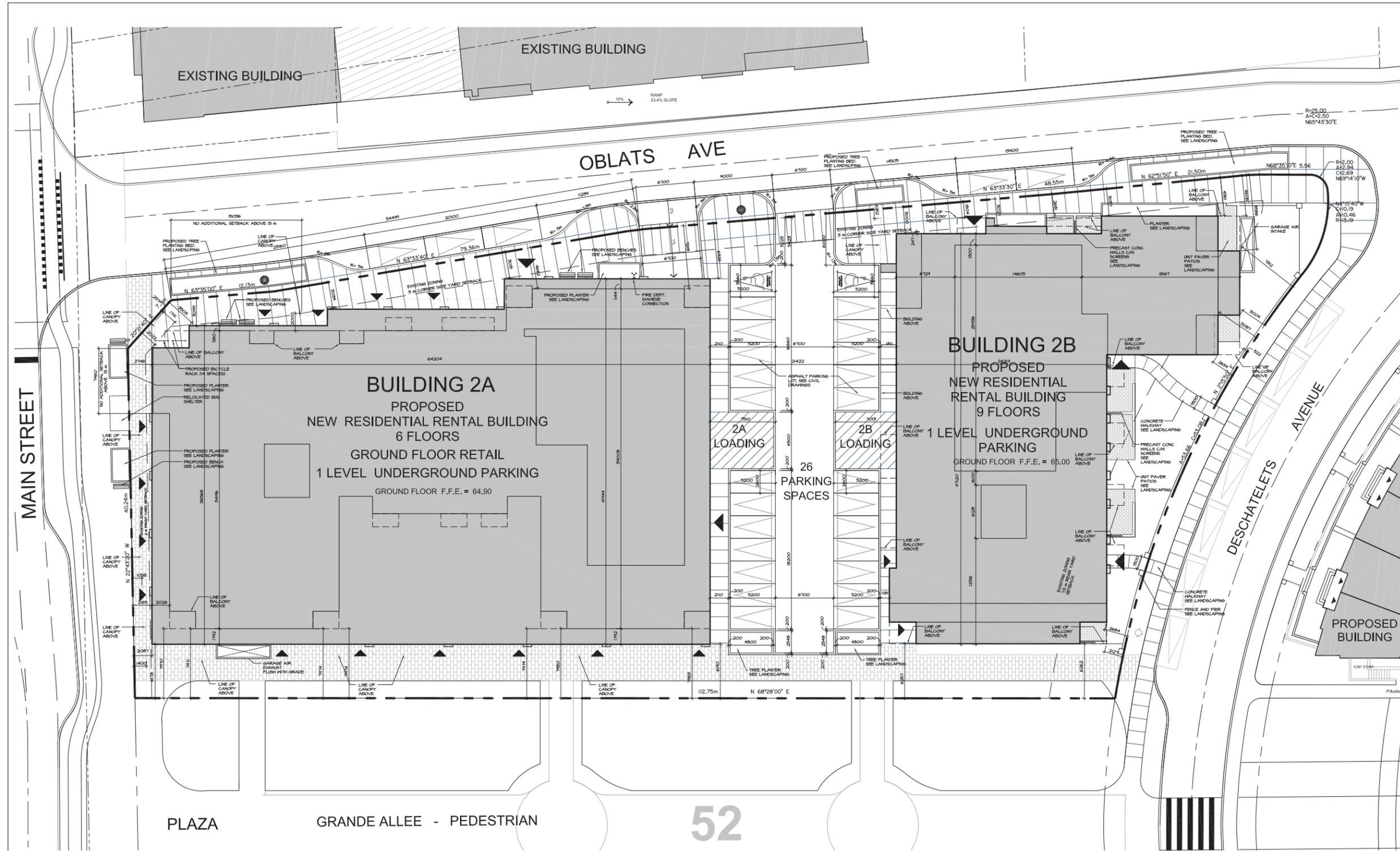


The proposed massing and separation of the two buildings respects the character defining view plane from Main Street to the Deschâtelets Building and maintains the predominance of the heritage building as a focal point in views to the building from the west.

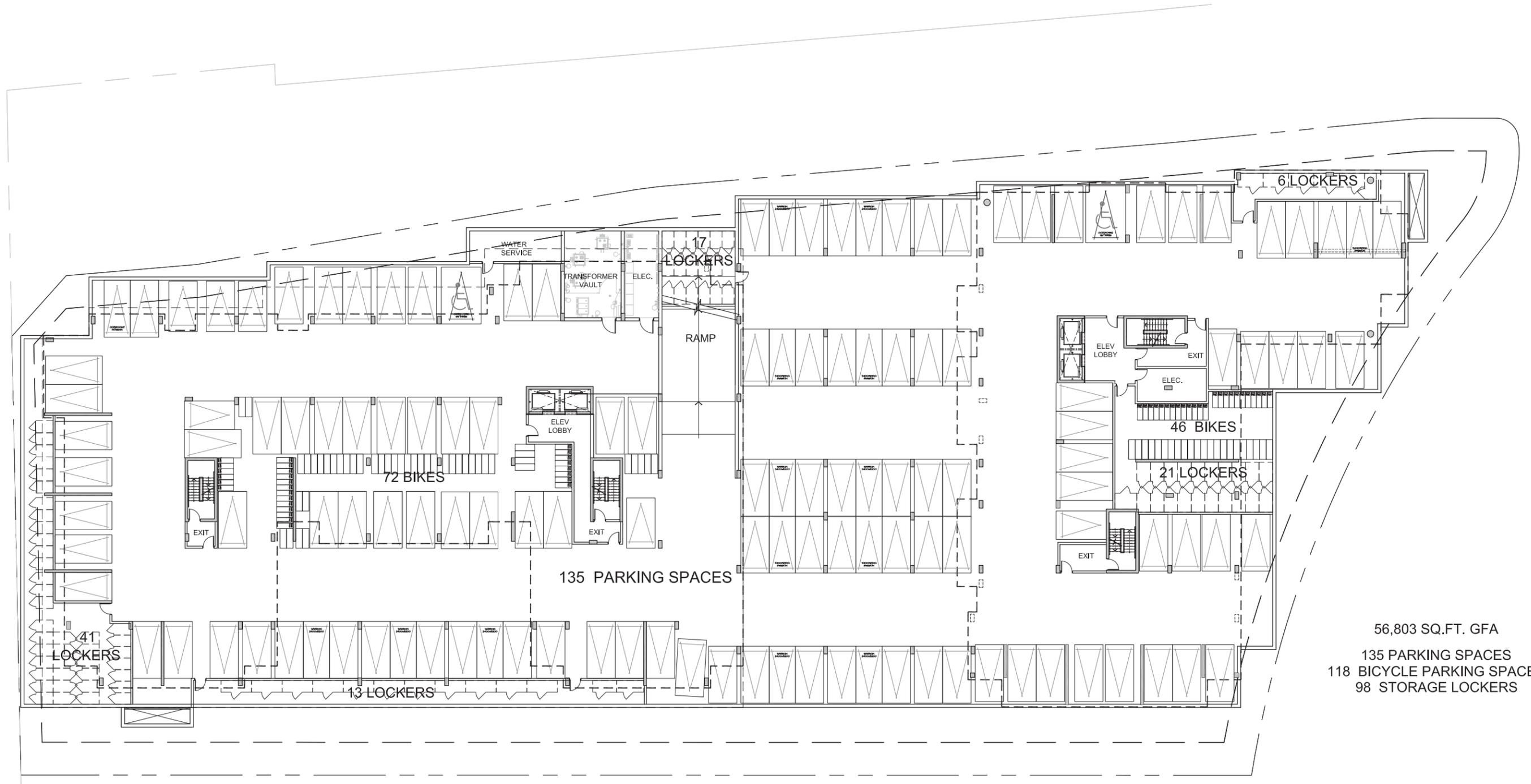
The impact of the proposed height of Building 2B was assessed, in order to ensure a respectful relationship between this building and the Deschâtelets heritage building, as viewed from various locations within the public realm. The radial townhouses although not historic will be distinguishing attributes in the cultural landscape and will be an important part of protecting the landscape setting in front of the Deschâtelets Building.

For more in-depth information see Appendix D: Cultural Heritage Impact Statement *Greystone Village Mixed Use Development*

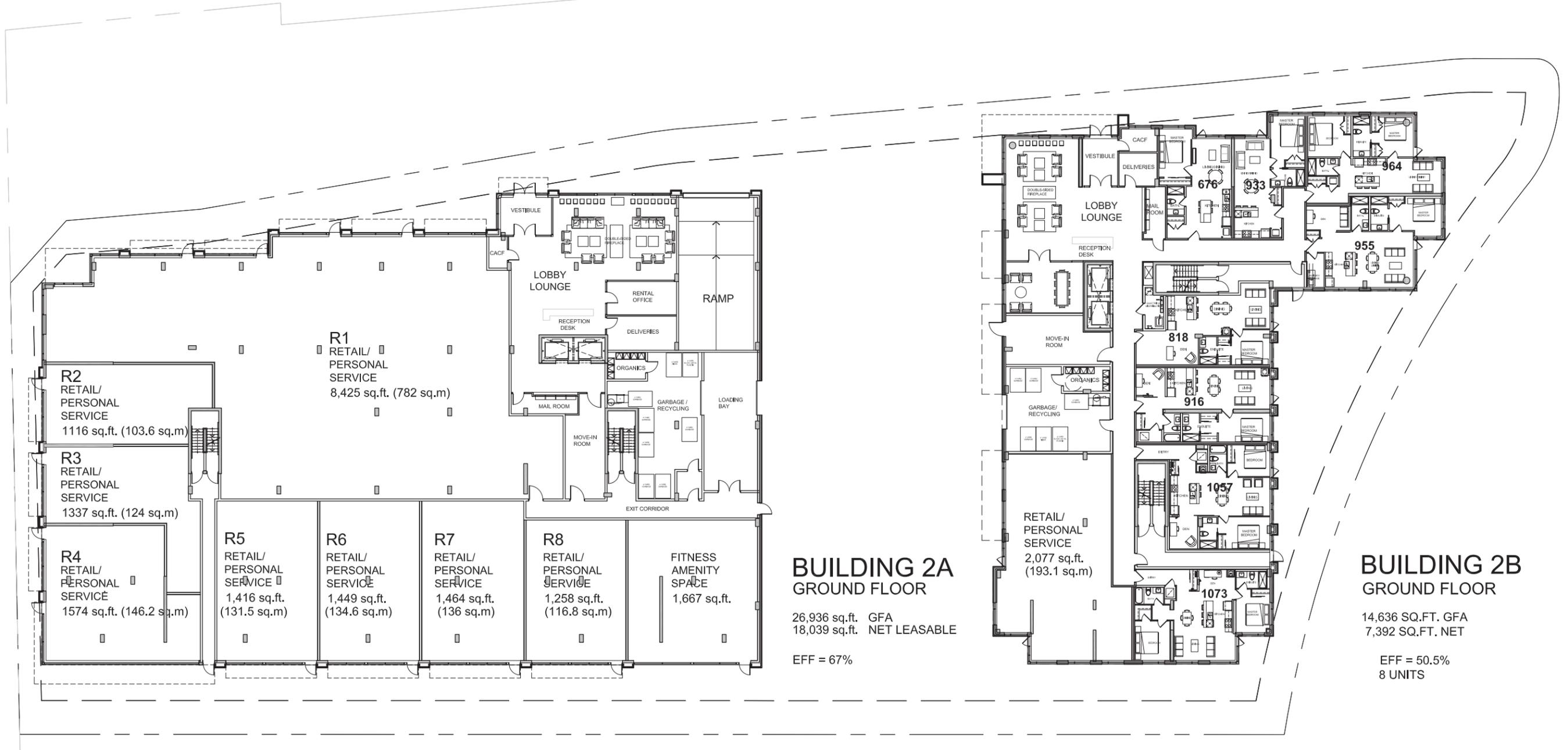
08 PLANS - SITE



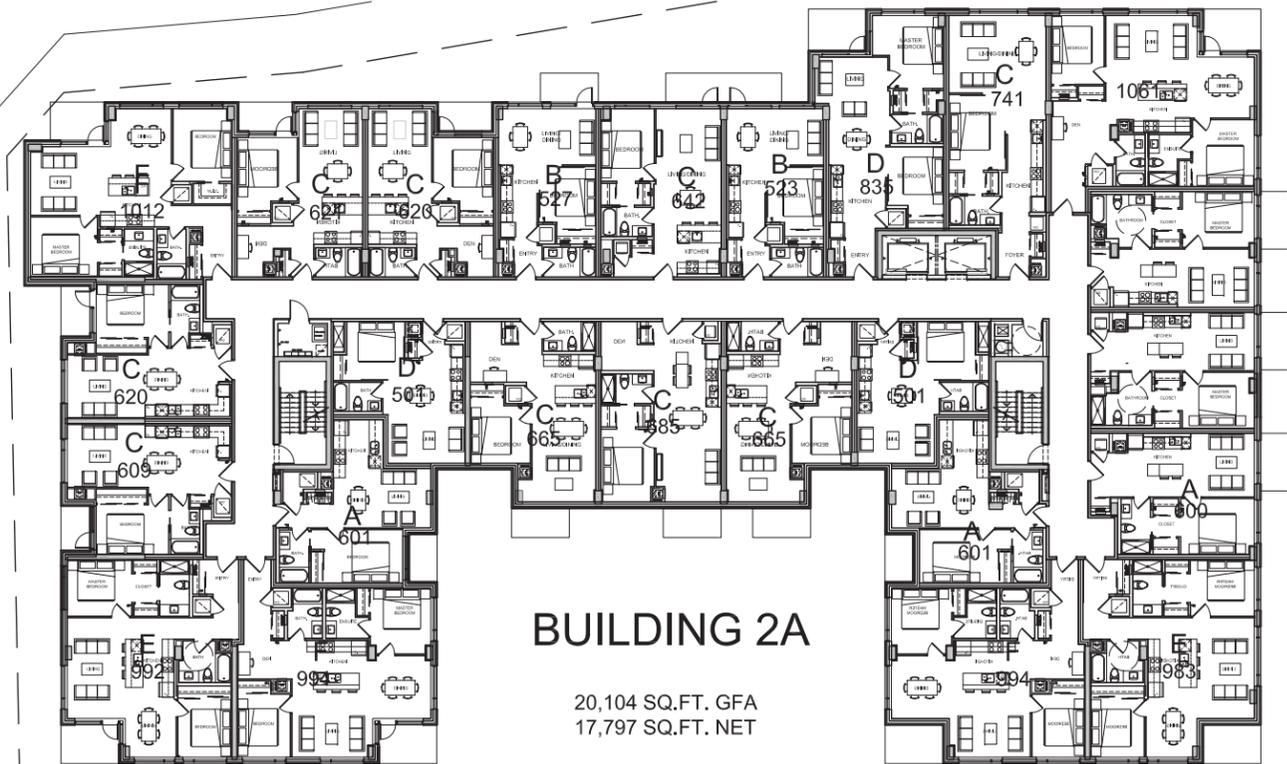
PLANS - PARKING



PLANS - GROUND LEVEL



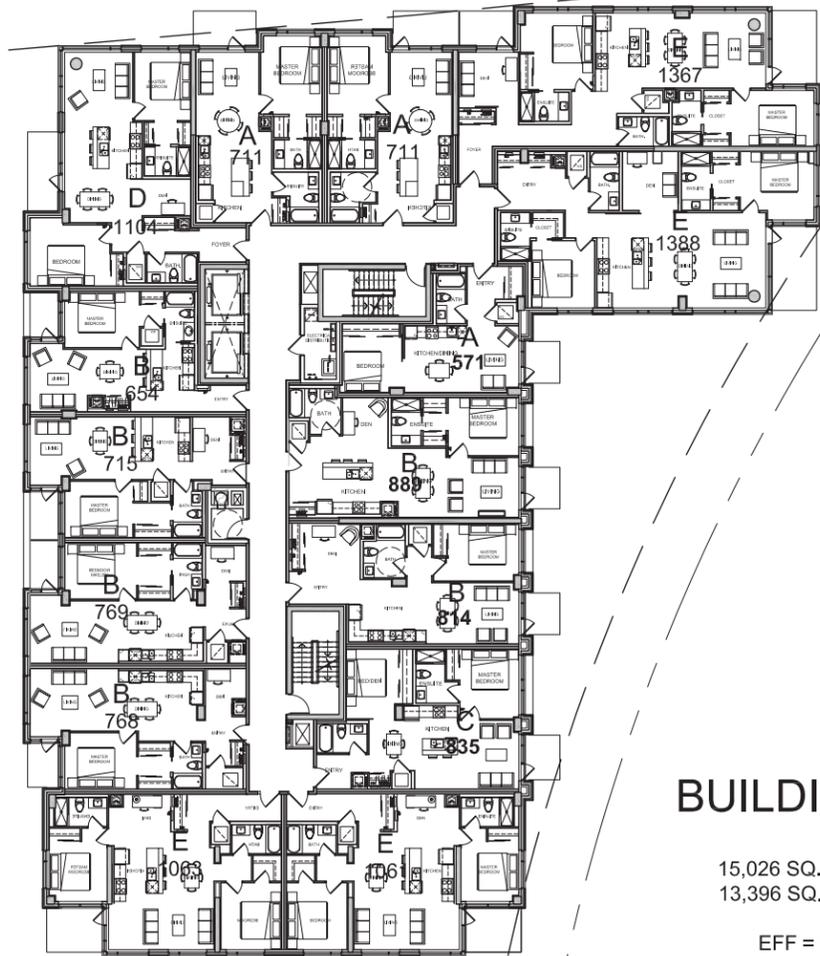
PLANS - LEVEL 3 TO 6



BUILDING 2A

20,104 SQ.FT. GFA
17,797 SQ.FT. NET

EFF = 88.5%
25 UNITS

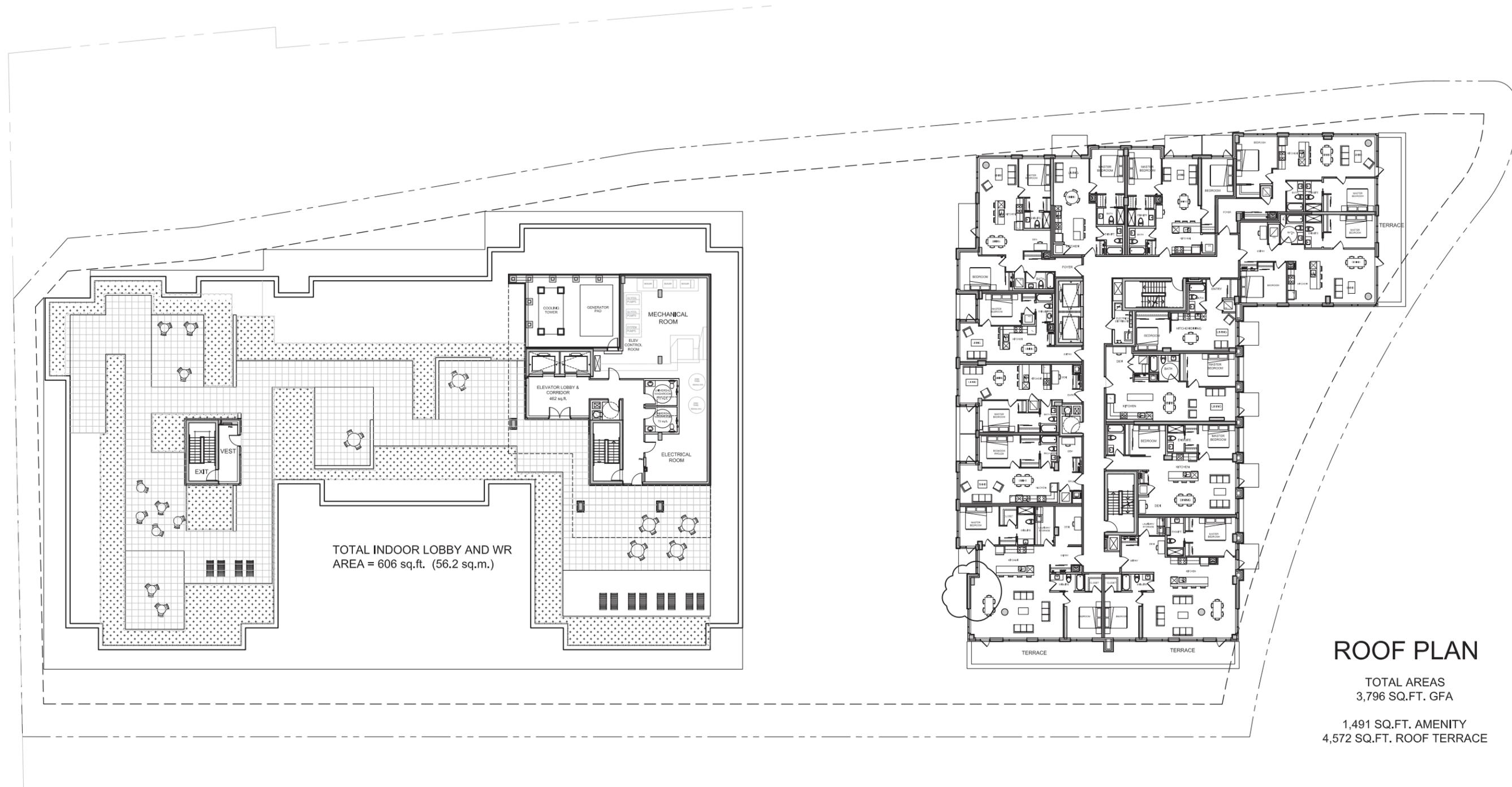


BUILDING 2B

15,026 SQ.FT. GFA
13,396 SQ.FT. NET

EFF = 89%
15 UNITS

PLANS - LEVEL 7

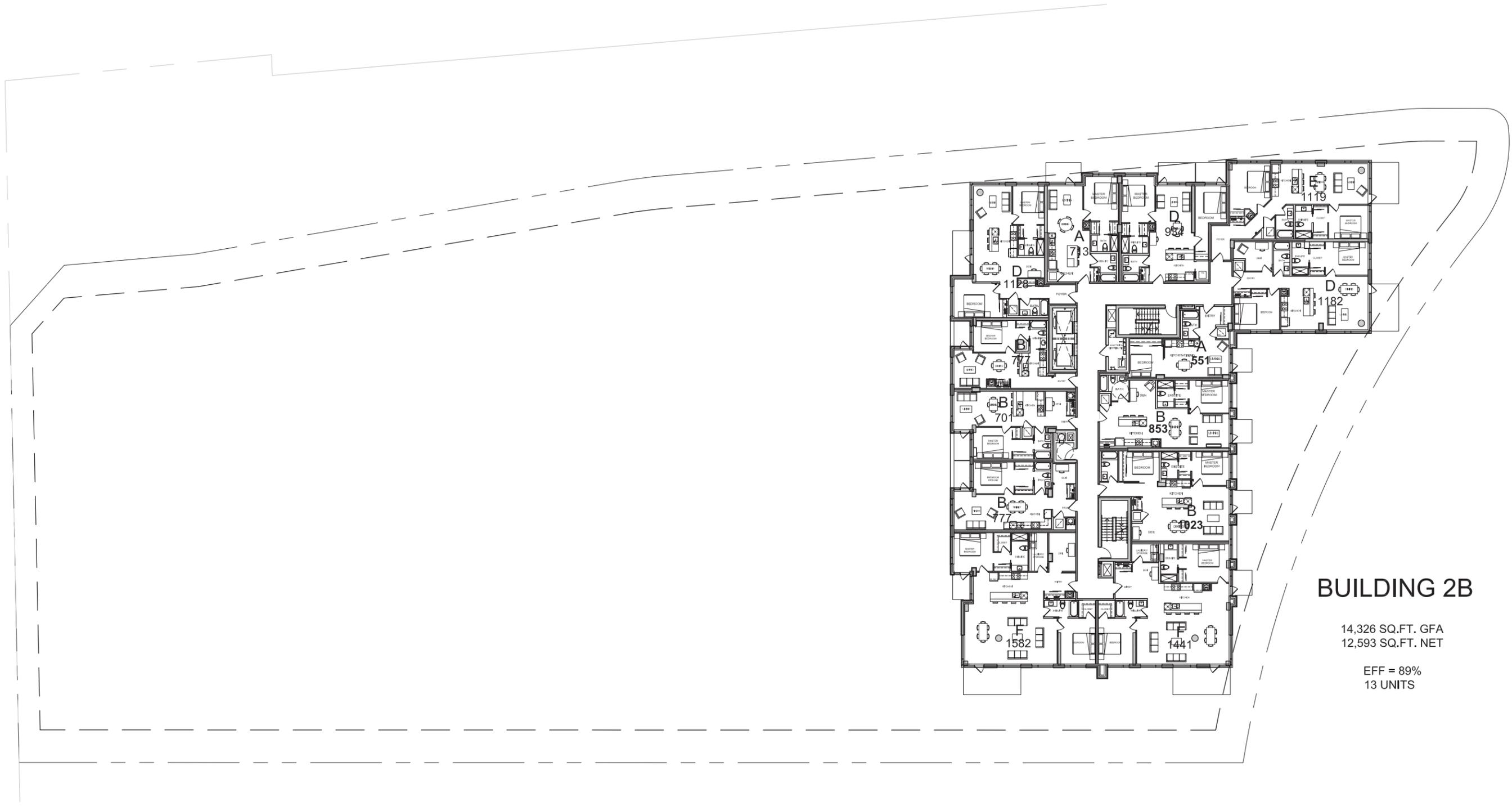


TOTAL INDOOR LOBBY AND WR
AREA = 606 sq.ft. (56.2 sq.m.)

ROOF PLAN

TOTAL AREAS
3,796 SQ.FT. GFA
1,491 SQ.FT. AMENITY
4,572 SQ.FT. ROOF TERRACE

PLANS - LEVEL 8

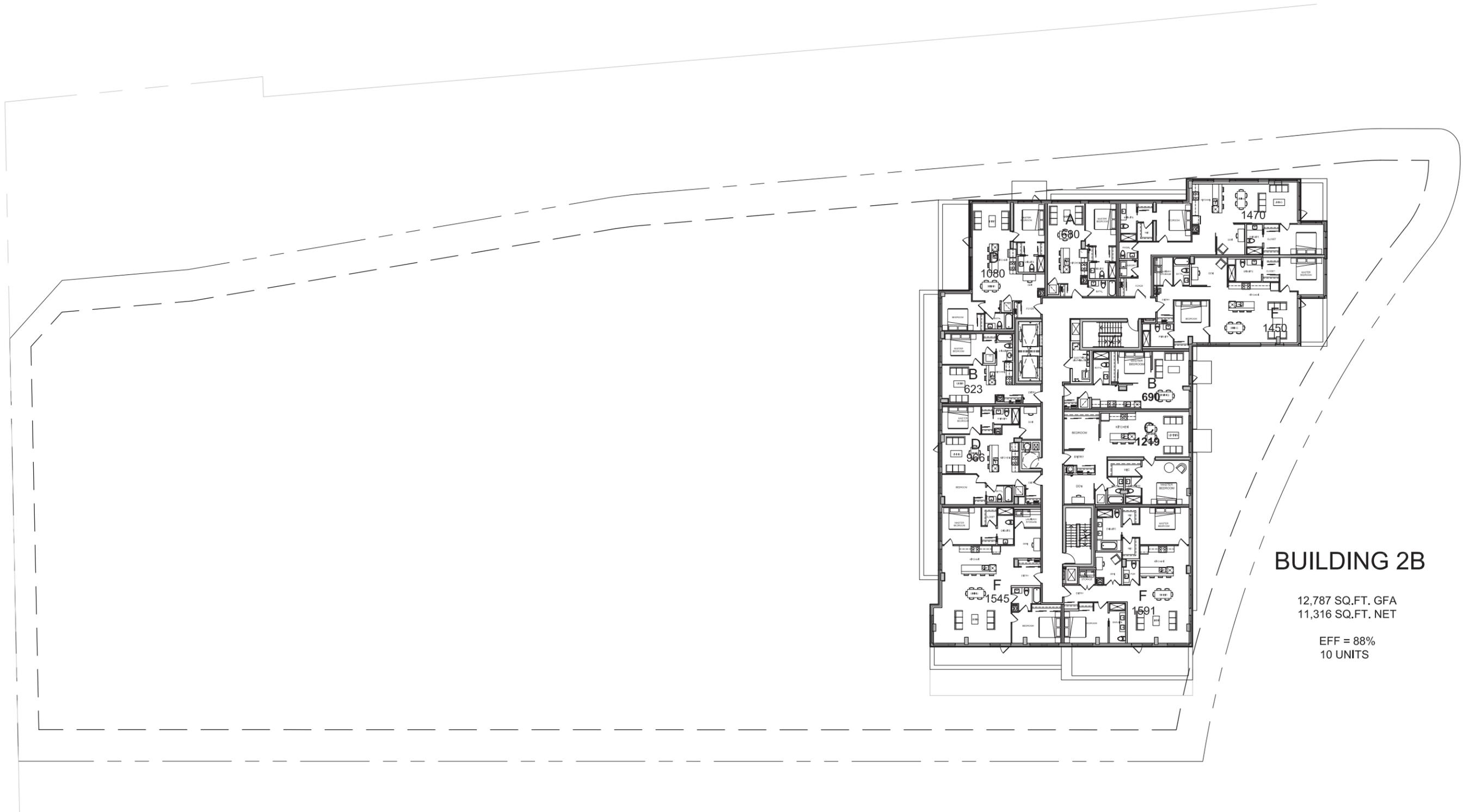


BUILDING 2B

14,326 SQ.FT. GFA
12,593 SQ.FT. NET

EFF = 89%
13 UNITS

PLANS - LEVEL 9

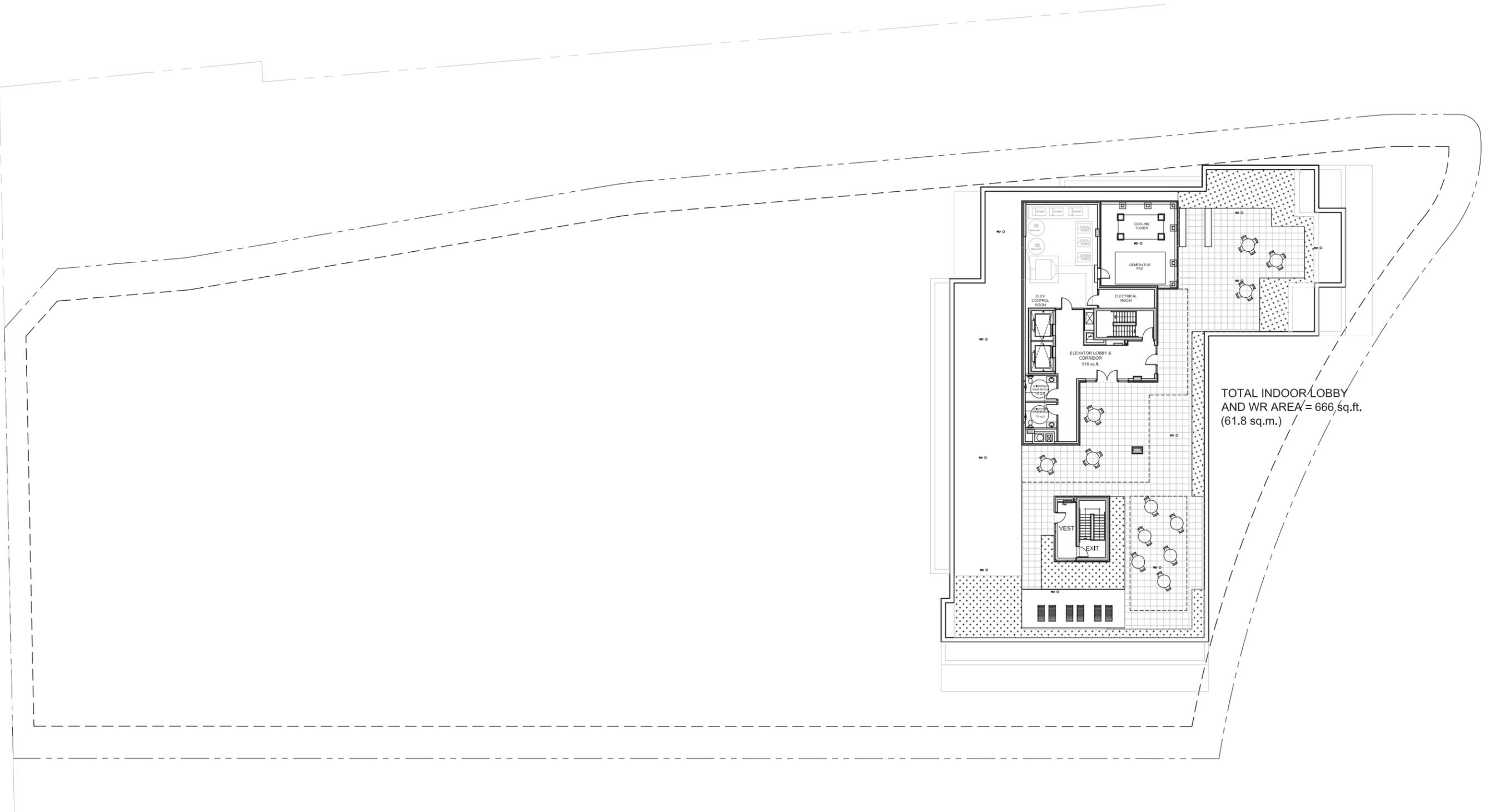


BUILDING 2B

12,787 SQ.FT. GFA
11,316 SQ.FT. NET

EFF = 88%
10 UNITS

PLANS - ROOFTOP



09 ELEVATIONS

2A NORTH ELEVATION

2B NORTH ELEVATION

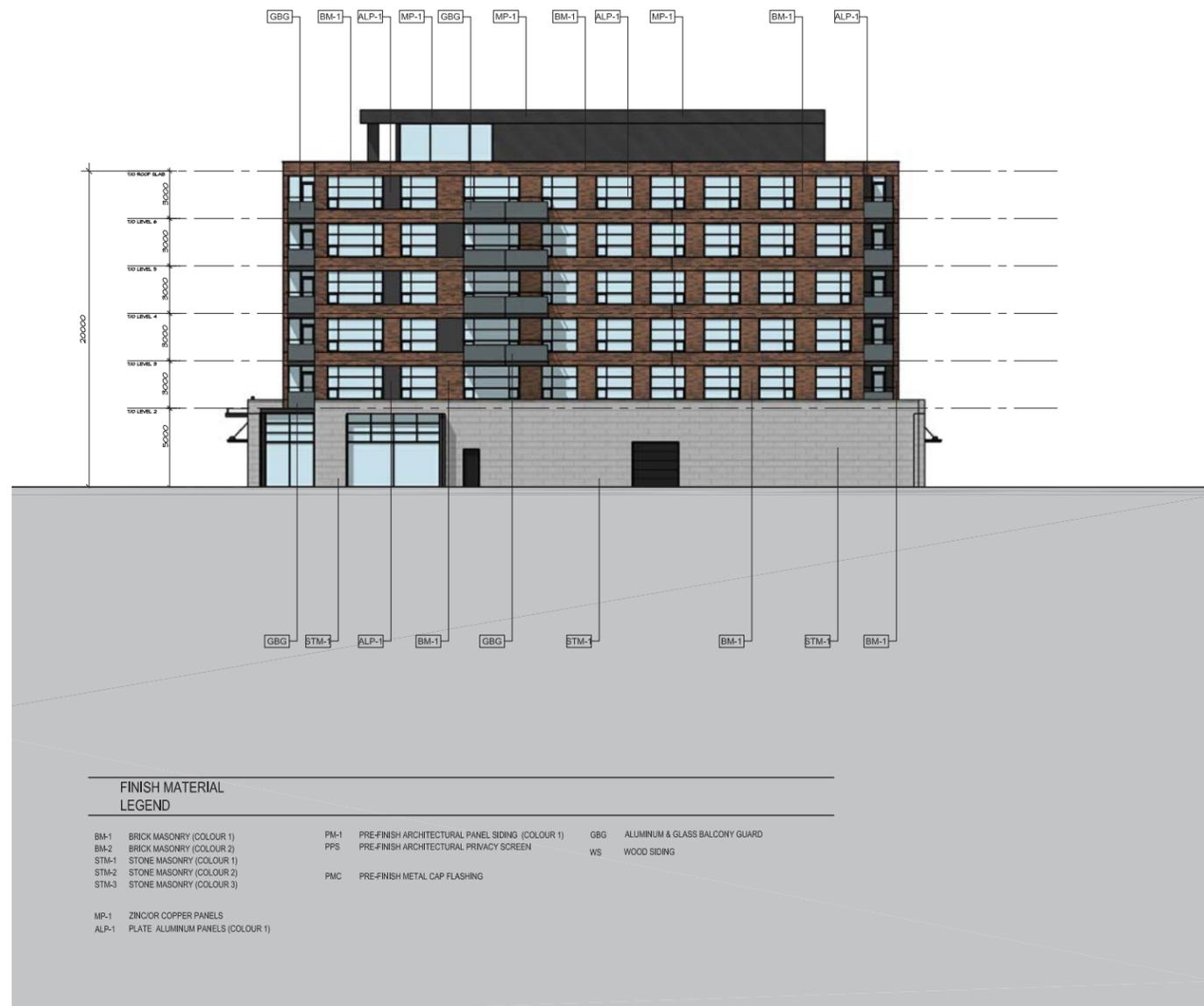


2A SOUTH ELEVATION

2B SOUTHELEVATION



2A EAST ELEVATION



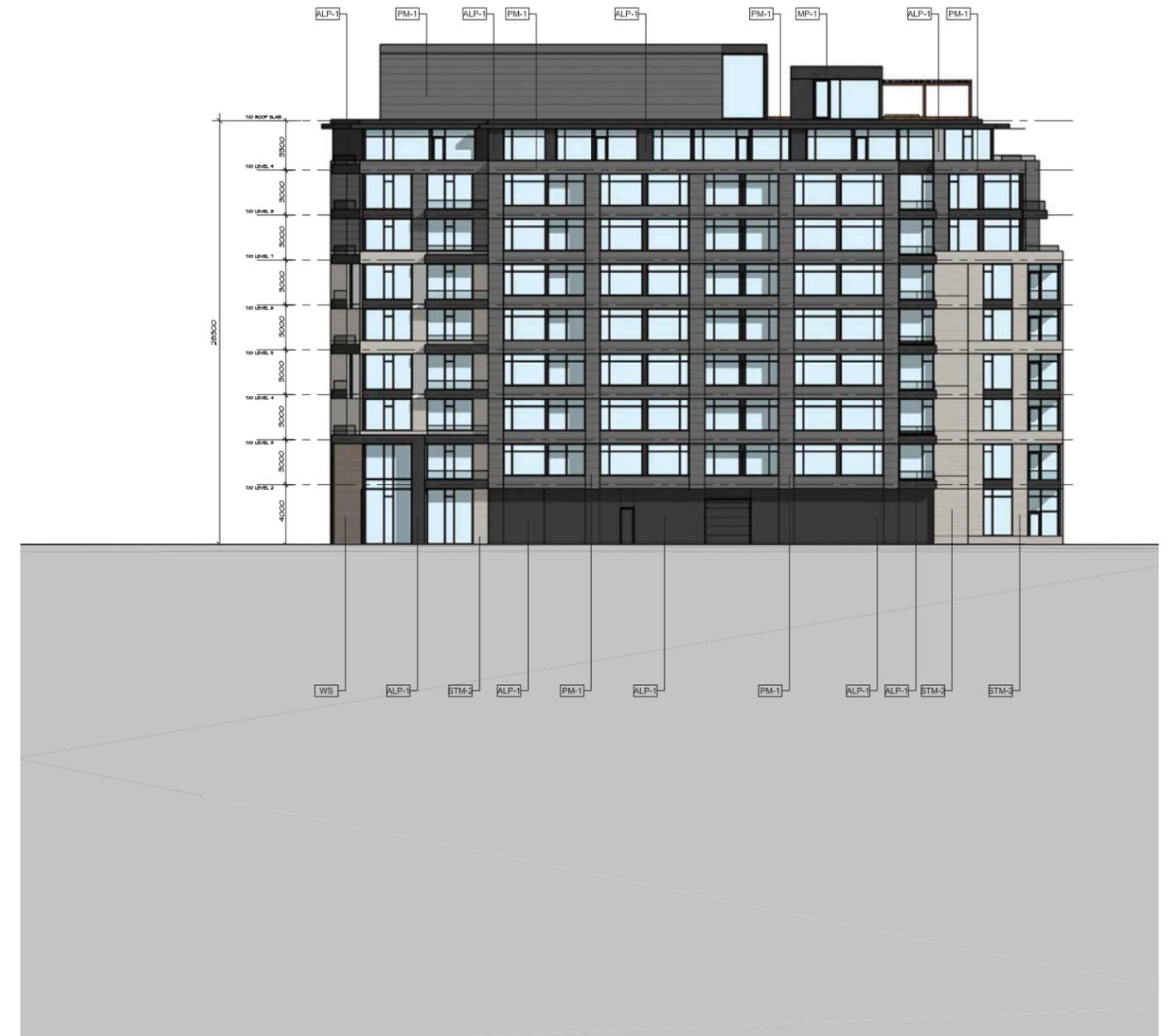
2B EAST ELEVATION



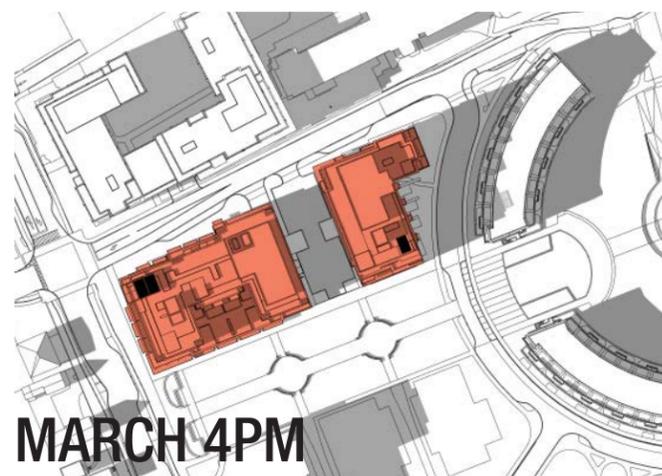
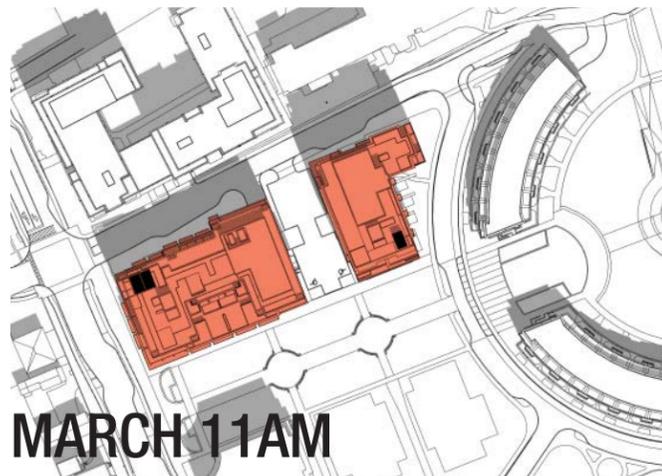
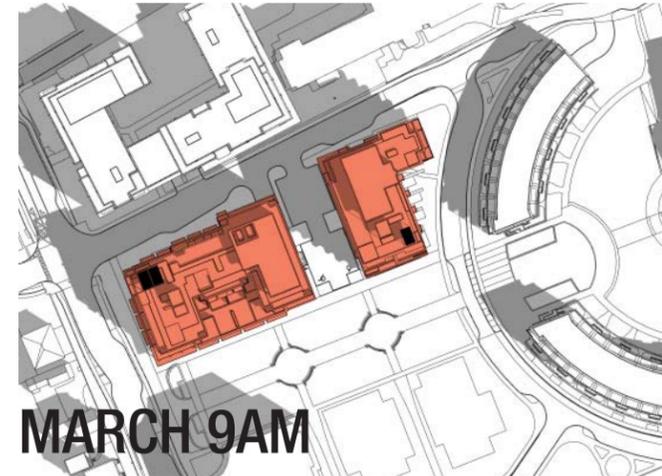
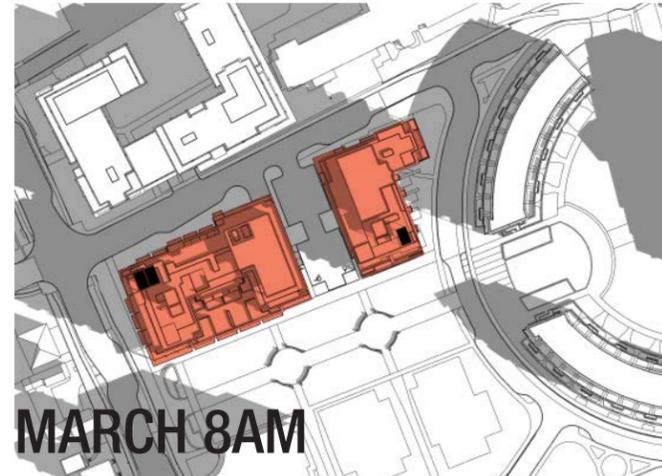
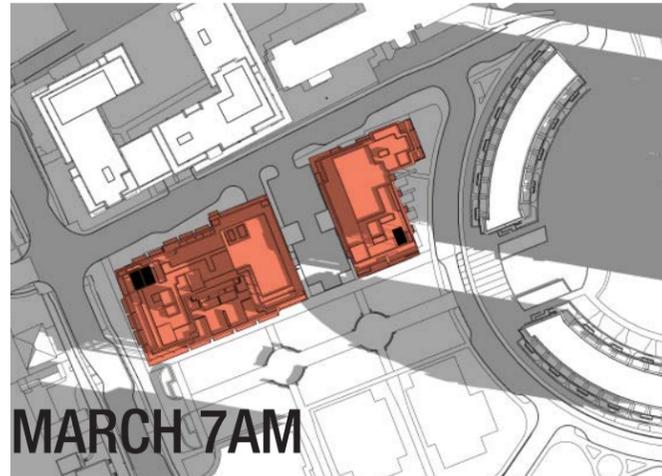
2A WEST ELEVATION



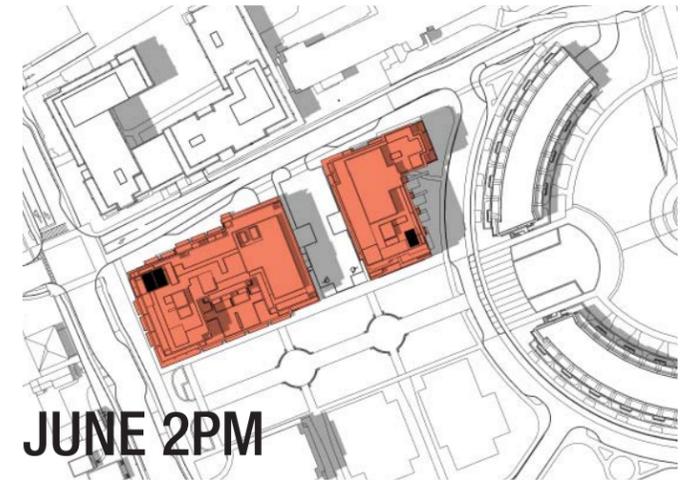
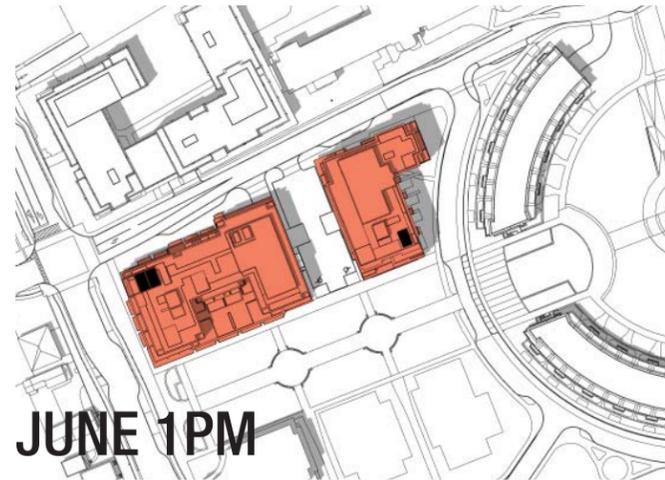
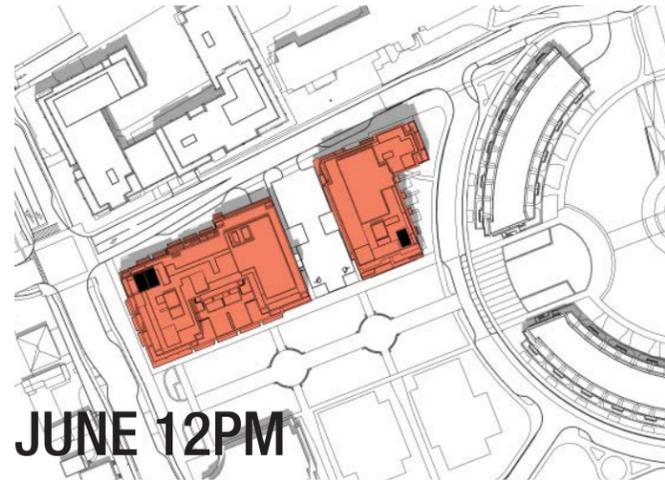
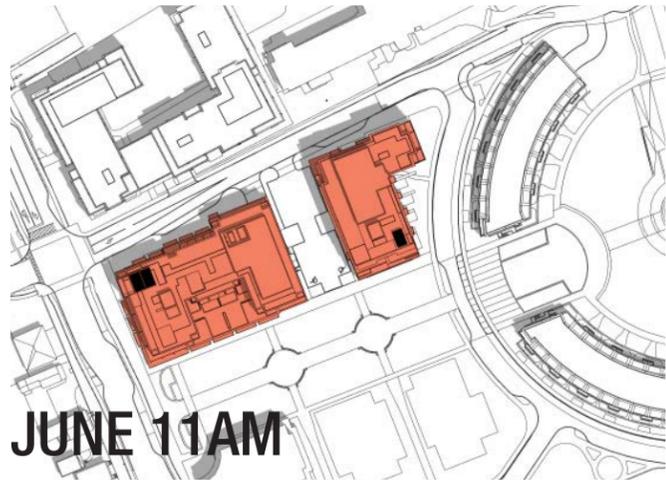
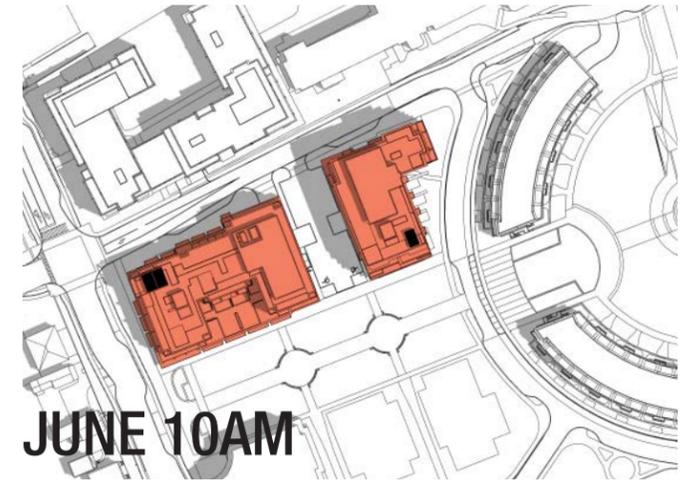
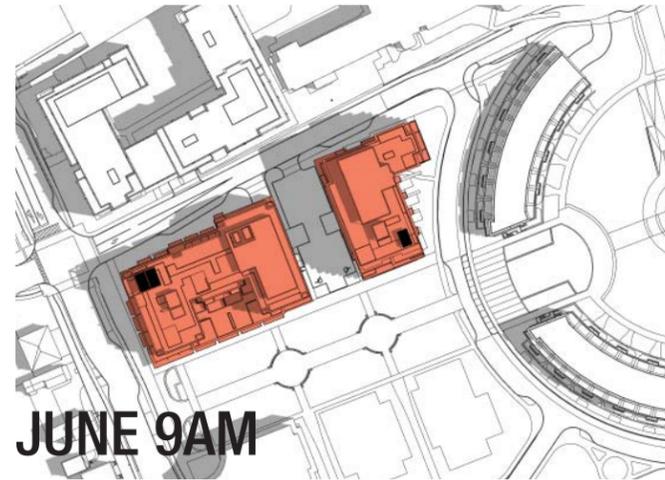
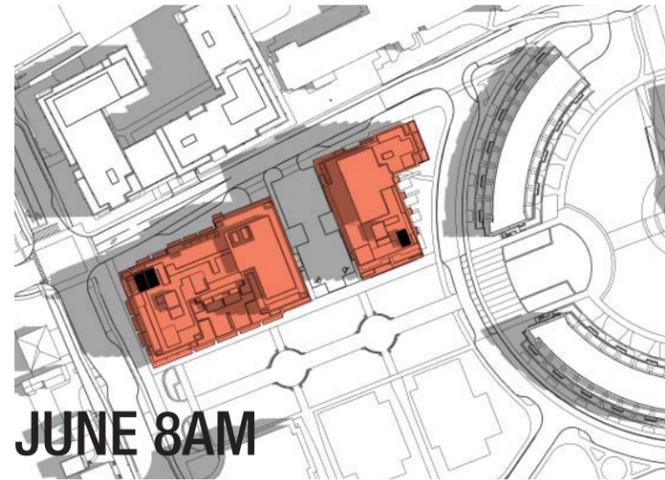
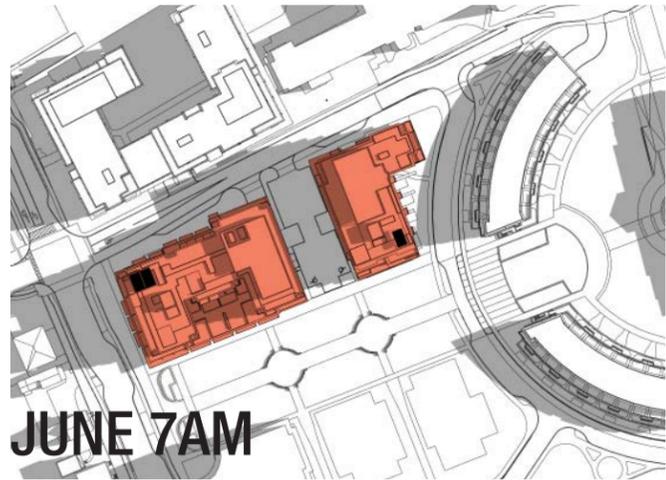
2B WEST ELEVATION



10 SUN SHADOW STUDIES



SUN SHADOW STUDIES



SUN SHADOW STUDIES

