



DESIGN BRIEF

**ZONING BY-LAW AMENDMENT &
SITE PLAN CONTROL
CF RIDEAU CENTRE REGISTRY SITE
70 NICHOLAS STREET
OTTAWA, ON**

November 15, 2021

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Owner	
Architect	 
Heritage Architect	 
Landscape Architect	
Planner	
Pedestrian Wind Study and Acoustics	
Traffic and Civil Engineer	
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application submission / response to city documents



Application Submission

The current applications apply to the lands at 70 Nicholas Street in the City of Ottawa, commonly referred to as the “Registry Building Site” and part of the larger CF Rideau Centre property.

The purpose of the submitted applications are to permit the redevelopment of the property with a high-rise, mixed-use building and rooftop enclosed amenity area that features commercial uses at-grade along Nicholas Street and residential units above. The preservation, integration, and adaptive re-use of the existing heritage City Registry Office is an integral aspect of the proposed redevelopment program.

To facilitate the proposed development, Zoning By-law Amendment, Site Plan Control, and Heritage Permit Applications are required. The Zoning By-law Amendment application addresses site-specific provisions for the subject property while the Site Plan and Heritage applications will help facilitate the development of the lands.

Response to City Documents

City of Ottawa Official Plan

/ The site is designated Central Area within the Official Plan (OP). The Central Area is considered to be the central hub of the city, based on its unique combination of employment, government, retail, housing, entertainment and cultural activities.

/ In the Central Area, new buildings should reflect a human scale of development, and will be guided by design criteria which will result in an enhanced pedestrian environment. The various character areas within this designation will flourish. Vibrant streets with enhanced pedestrian environment and office, residential and other uses above the street, which serve as important components of the Central Business District.

/ The Central Area is identified in the Official Plan as a target area for intensification. The proposed development will help achieve the goal for intensification within the downtown core by redeveloping a vacant parcel and in proximity to rapid transit, services and amenities.

/ The proposed development conforms with the evaluative criteria set out in Section 2.5.1 and 4.11 of the Official Plan dealing with issues of design, access and traffic, lighting, privacy and amenity space, and other considerations. The proposed development is not adjacent to other residential uses. It will create a series of attractive indoor and outdoor amenity spaces for residents as well as soften the site edges adjacent to the public realm.

/ A key objective of the OP for the Central Area is protecting the visual integrity and symbolic primacy of the Parliament Buildings and other national symbols.

/ On Annex 8A, the lands are in an area of “background” control. In this area buildings cannot rise above the ridgeline of the roof of the Centre block, and thus cannot visually mar or dominate the silhouette of the parliament buildings and other national symbols.

/ Annex 8B establishes maximum building heights and angular planes that apply on the lands. Any amendment to this schedule would require an Official Plan Amendment.

/ The proposed development respects the existing permitted heights prescribed by the OP and the existing zoning for the lands.

Central Area Secondary Plan

/ The subject lands are within the “Rideau Centre-Congress Centre” character area of the Central Area Secondary Plan.

/ An important objective of the Secondary Plan is to protect and recognize the significant heritage resources of the area such as the City Registry Office, Albion Hotel, Carleton County Courthouse, and Gaol buildings as a very significant cluster of heritage buildings.

/ Further, the Secondary Plan states that development around the Rideau Centre should ensure the creation of an appropriate building transition to the cluster of heritage buildings.

/ The proposed development appropriately responds to the heritage cluster and enhances the Registry Office building.

/ The Secondary Plan encourages the protection of significant public views, particularly those of Parliament Hill, the Canal, and the cluster of heritage buildings (City Registry Office, Albion Hotel, Carleton County Courthouse, and Gaol buildings) as seen from the Rideau Centre rooftop terrace and/or the MacKenzie King Bridge. The proposed development will not impact the views of Parliament.

/ The Secondary Plan states that the pedestrian environment will be enhanced by the provision of active at-grade uses and small pedestrian amenity areas. The proposed development animates the street edge with retail at-grade and a large lobby space, and the proposed landscape creates a series of spaces along the street for pedestrians.

Comprehensive Zoning By-law

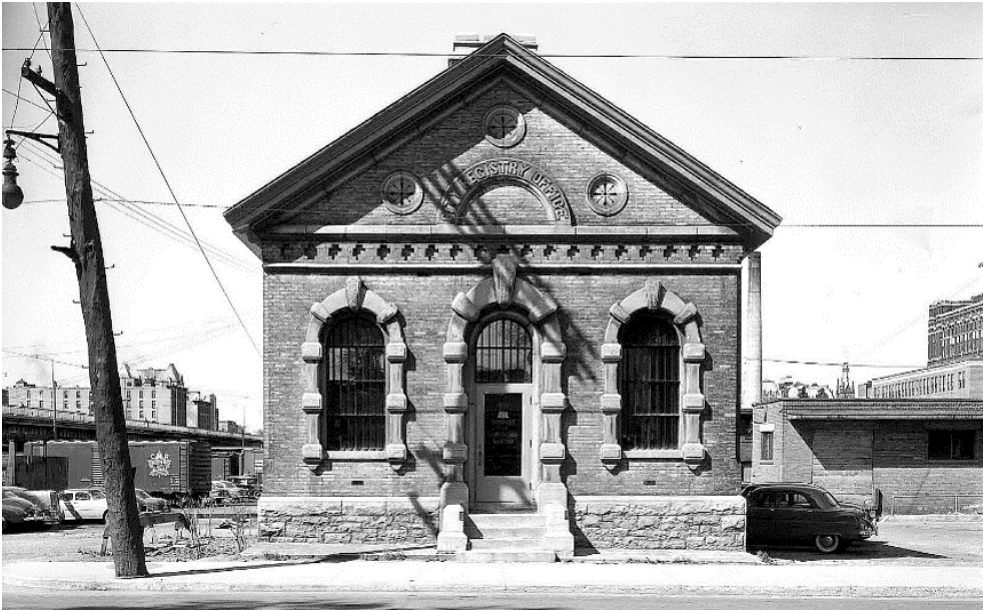
- / The lands are currently zoned, “Mixed Use Downtown, Exception 1425, Schedule 57 (MD[1425] S57)”.
- / The purpose of the MD Zone is to support the Central Area, as the central place in the region for employment and commerce while also allowing residential, cultural and entertainment uses and facilitating more intense, compatible and complementary development to ensure that the active, pedestrian-oriented environment at street level, is sustained.
- / The MD zone also imposes standards that will protect the visual integrity and symbolic primacy of the Parliament Buildings while having regard to the existing character of the various neighbourhoods and existing heritage structures.
- / The MD zone is permissive with no minimum lot area, width or setbacks but states that at least 50% of the ground floor must be occupied by active uses with separate and direct access to the sidewalk.
- / Urban Exception 1425 addresses parking garages along Nicholas Street and requires that they be constructed to accommodate a future conversion to retail/active ground floor uses.
- / Schedule 11 of the Zoning By-law is applied to the lands and restricts projections above the height limit established in Schedule 57.
- / A Zoning By-law Amendment is proposed to address site-specific amendments.

City of Ottawa Draft New Official Plan

- / Ottawa City Council approved the draft New Official Plan on October 27, 2021. The final adoption by Council is anticipated for November 24, 2021.
- / The New Official Plan provides a vision for the future growth of the city and a policy framework to guide the city’s physical development. Following adoption by Council, the policy document will require review by the Ministry of Municipal Affairs and Housing for adoption and implementation.
- / In the new Official Plan, the subject lands are within the Downtown Core Transect and the Hub Area Designation. This policy framework for the site is meant to guide, highrise, mixed-use development in close proximity to the City’s Light Rail Transit System and established and well-served Downtown Core.
- / The proposed development supports the intensification target put forward for the new Official Plan in proximity to the downtown core, rapid transit, and transit priority corridors. The intensification at this location, where it will redevelop an under-utilized property in a downtown neighbourhood, contributes to a land use pattern that is consistent with a 15-minute neighbourhood.

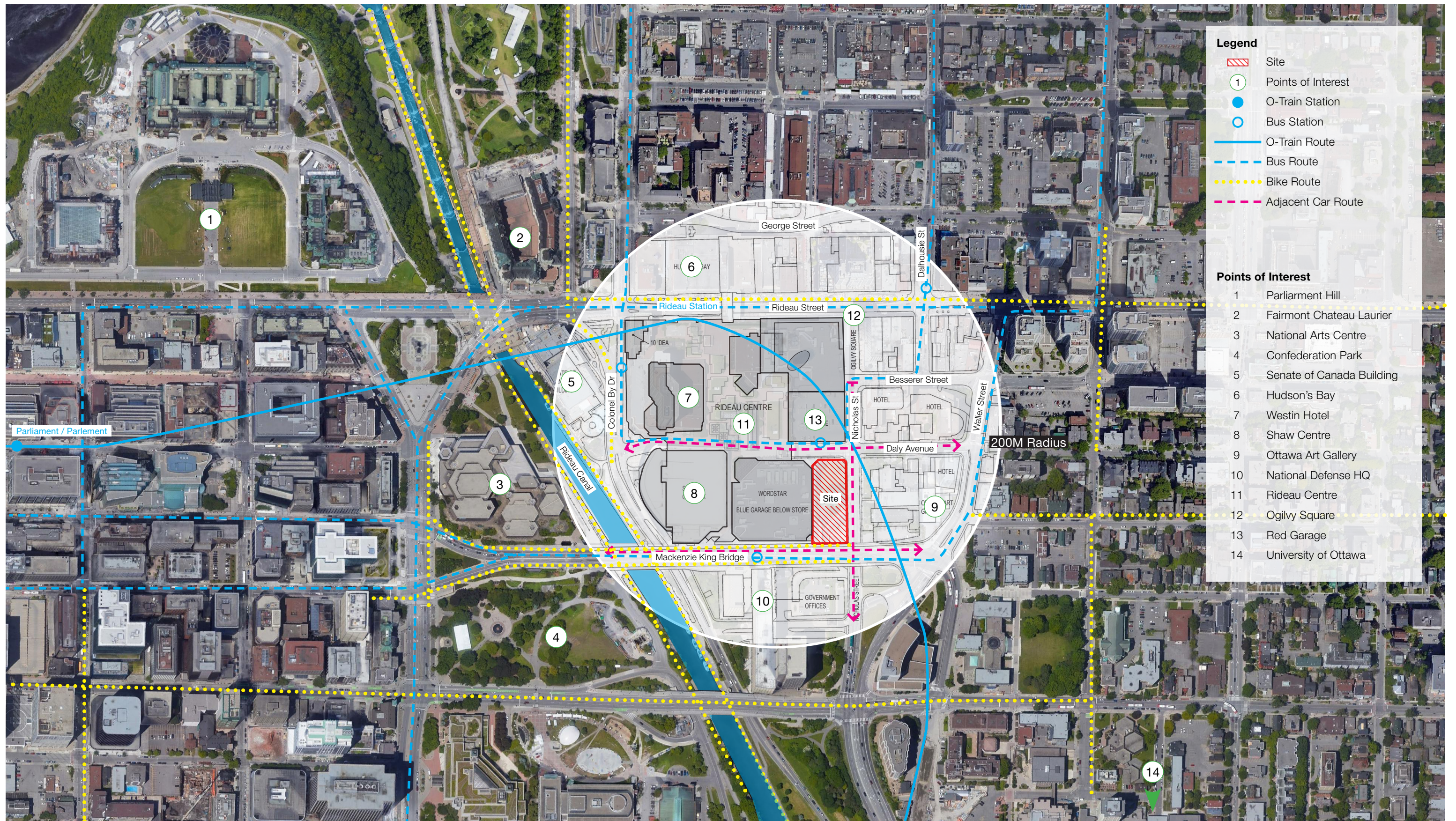
Heritage Considerations

- / The former City Registry Office, a heritage property designated under Part IV of the Ontario Heritage Act, currently sits at the centre of the site, and is proposed to be retained and relocated to form part of the proposed redevelopment.
- / Where a Part IV structure is being altered, added to, demolished or relocated, the approval of Council and the Built Heritage Sub-Committee is required.
- / The proposed development includes the retention and relocation on site of the building and comprehensive integration into the overall building design and program.
- / The subject lands are within a Heritage Conservation District and are therefore subject to the Heritage Overlay of the Zoning By-law, as described in Section 60.
- / Section 60 of the Zoning By-law establishes a number of additional provisions pertaining the form and layout of the new building as they relate to the heritage structure. The intent of the heritage overlay zoning provisions are to ensure compatible, complementary, and appropriate development when impacting properties with heritage attributes.

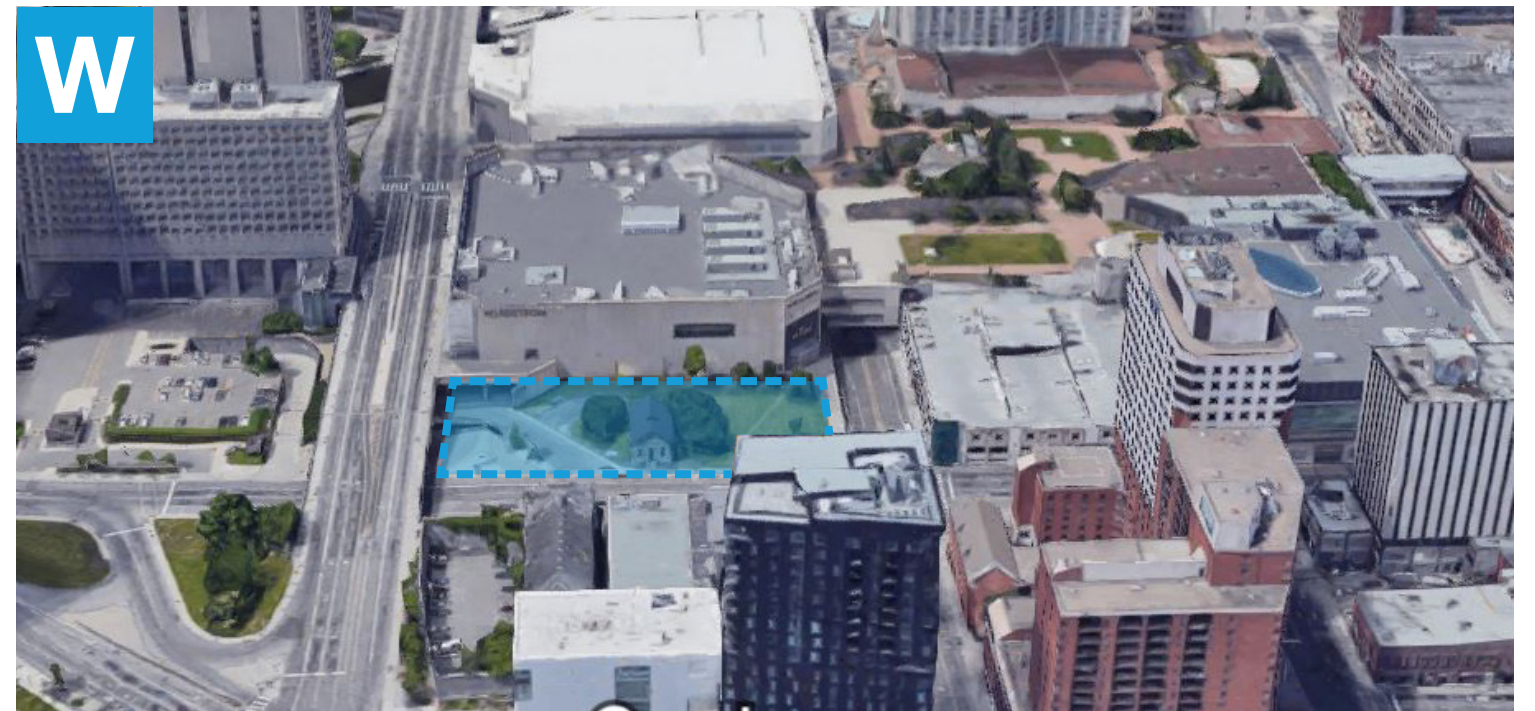
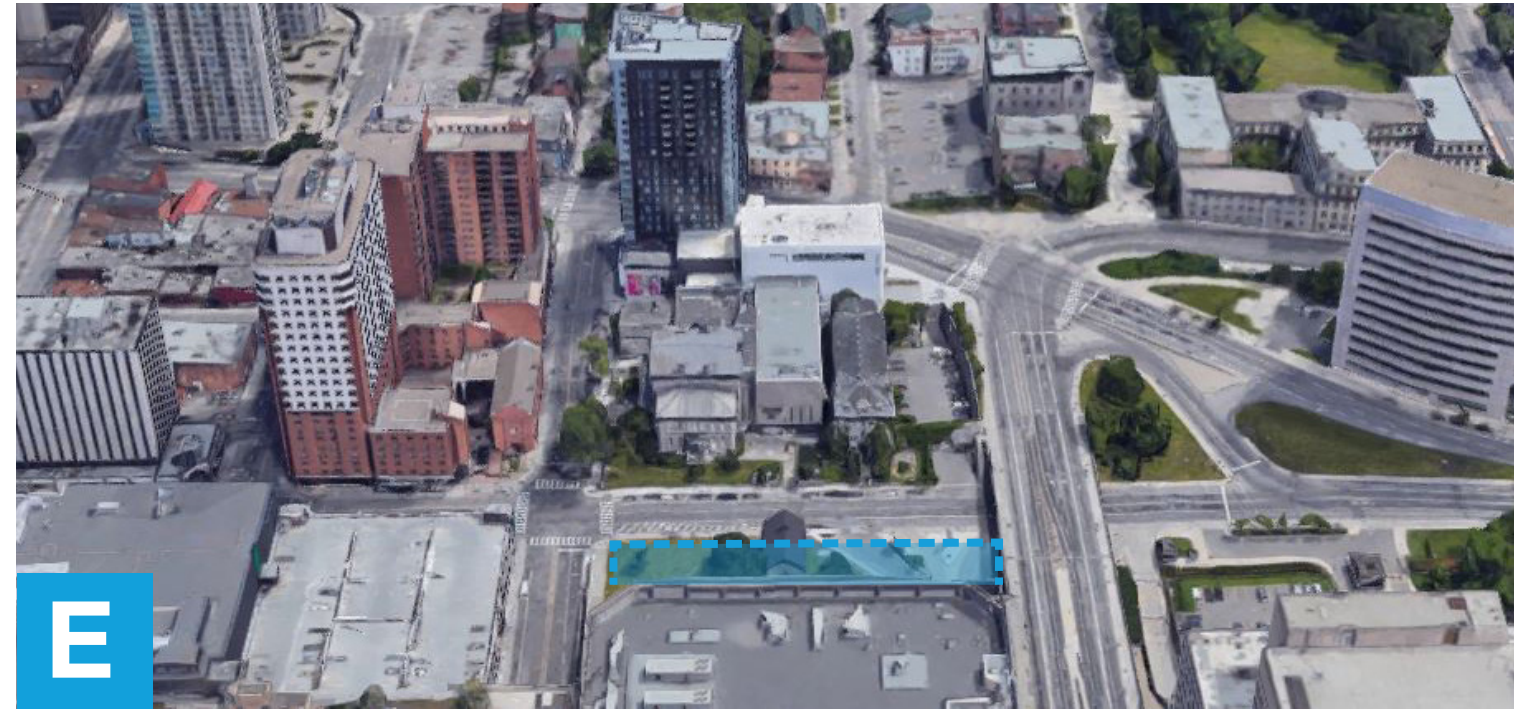
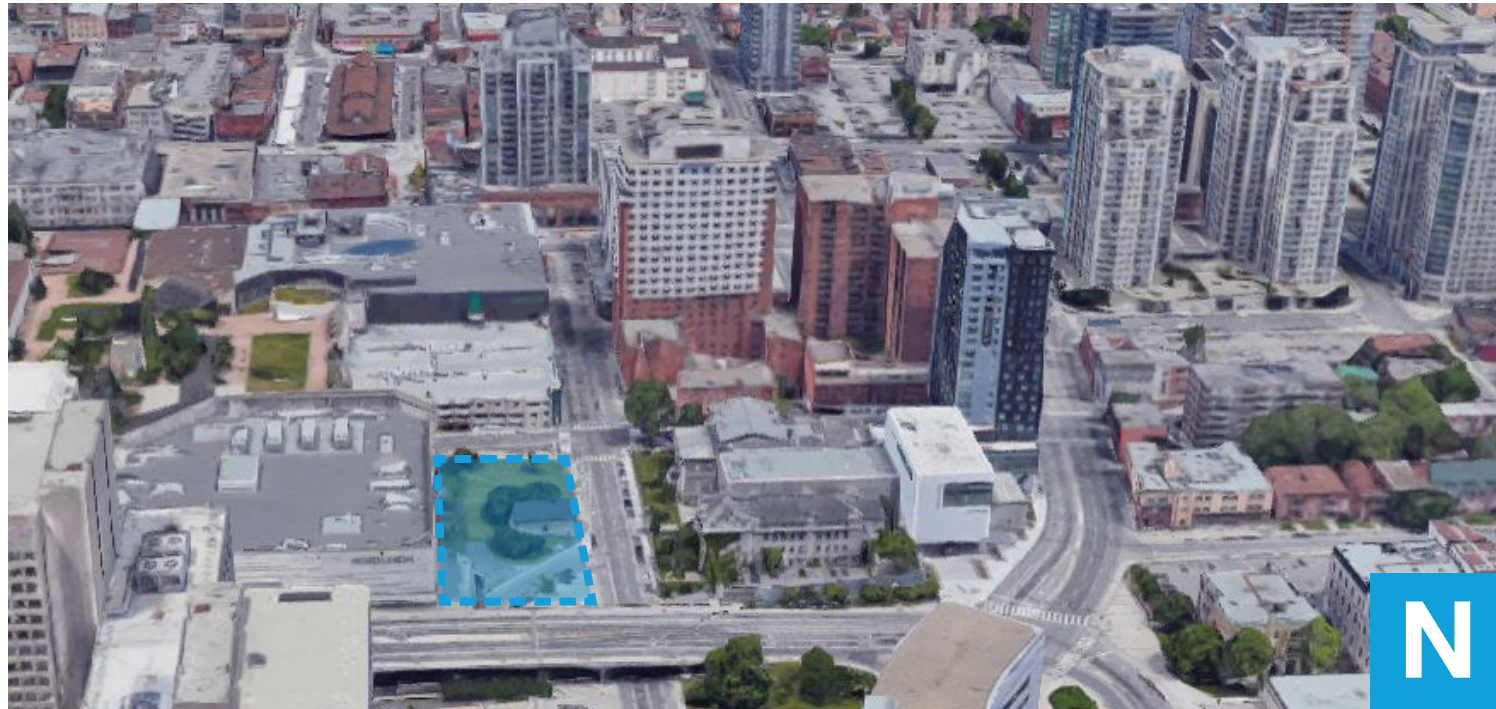


context plan





Site Context



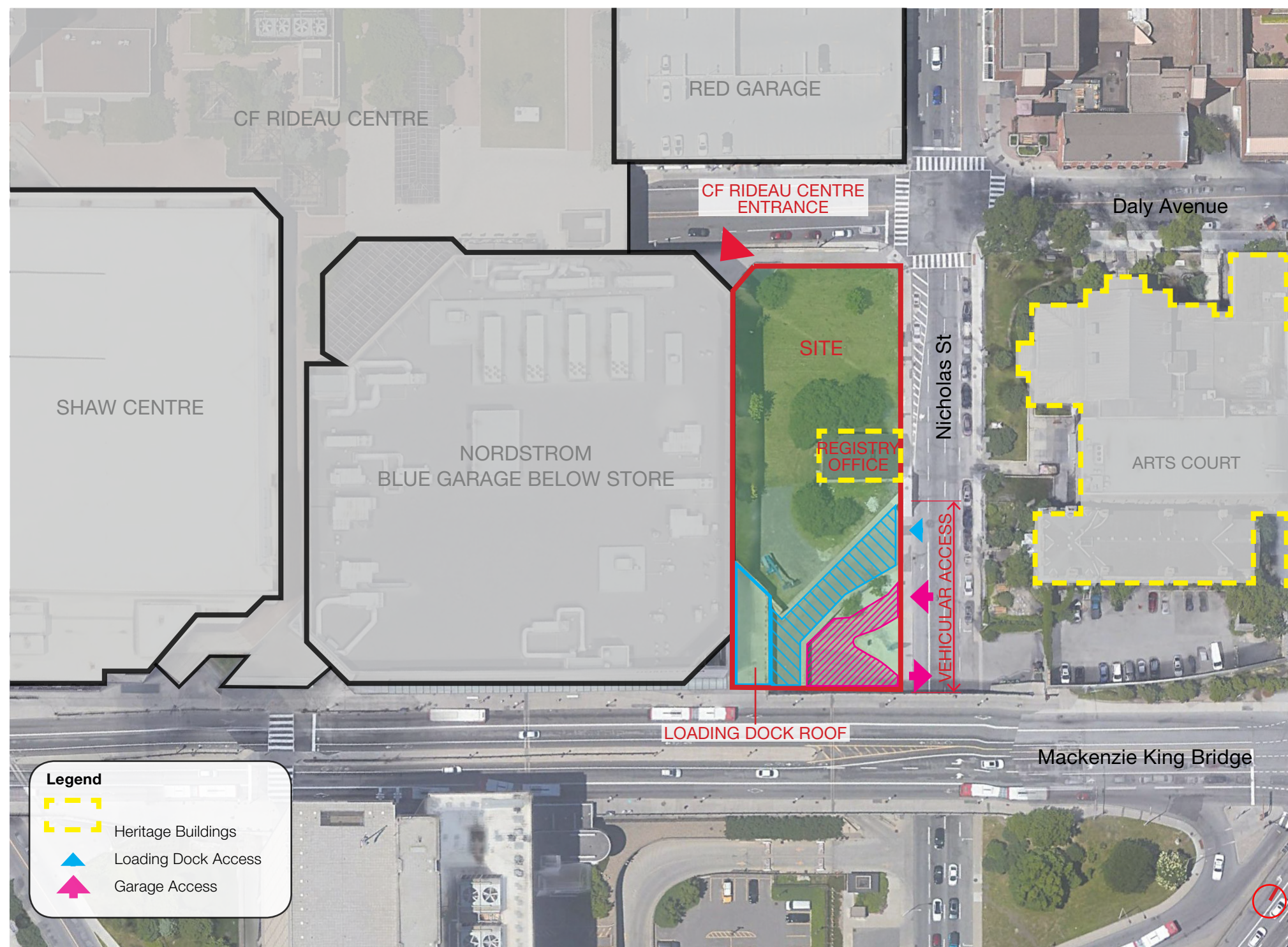
Site Photo



Site Photo

design proposal





Situated at the southeast corner of CF Rideau Centre, the proposed infill development is located at 70 Nicholas Street at the intersection of Nicholas Street and Daly Avenue. The site is currently occupied by the Registry Office, a registered heritage building. Along with the Arts Court complex across the street, this section of Nicholas Street forms an area of significant heritage value to the city of Ottawa.

The western boundary of the site is formed by the existing Rideau Centre, and in particular a three storey precast concrete wall.

In addition to the existing heritage building, the site also provides loading dock access to CF Rideau Centre and Shaw Centre as well as parking access to the mall. These accesses are crucial to the functions of the mall and the convention centre and must be maintained during and after construction. The current configuration of vehicular access and the length of curb cuts creates an unfriendly pedestrian environment that poses another challenge to the site.

Site Analysis



The proposed 21-storey building will feature the Registry Office as a focal point and provide 280 purpose built rental residential units to the Ottawa housing market. The development will also significantly improve the pedestrian realm leading up to the underpass below Mackenzie King Bridge.

One of the key elements toward reorganizing the site is to relocate the Registry Office approximately 18m to the north. This creates a larger separation from the vehicular access to the south and brings the heritage building closer to the intersection of Nicholas and Daly. Mimicking the street corner setback conditions at the Arts Court and Novotel, the proposed building will also be set back from Daly Avenue creating an entrance plaza at the proposed new entrance to the Rideau Centre and an outdoor seating area for a new commercial retail (café/bar) unit that will incorporate the Registry Office. The public space at this corner will also allow for required grade changes with public stairs and ramp from Nicholas Street to the new proposed interior ground floor level.

The relocated Registry Office will be separated from the surrounding hard landscape areas by a buffer of soft landscape planting. This will allow for the maximum exposure of the existing rubble foundation of the Registry Office while creating a level access to the Registry Office interior from the adjoining retail unit.

The Registry Office will intersect the proposed building in a three-storey glass atrium. The generous space and volume will feature the Registry Office as a unique heritage structure that will be featured in both the new residential lobby as well as the retail unit. The heritage building exterior will be maintained, the original brick and stone chimney which was demolished in a previous renovation will be rebuilt, and the interiors will be restored to their original design.

The existing Rideau Centre entrance off Nicholas is set back significantly from the street front. A new two storey high entrance atrium will be extended from the existing entrance to the new corner plaza at Daly and Nicholas.

Relationship to Public Realm



The residential lobby entrance will be located to the south of the relocated Registry Office. Residential uses such as lounge and meeting areas will surround the southern half of the Registry Office. The Registry Office will be the primary feature for both entrances as well as a separation between commercial use and residential use on the site.

Directly in front of the residential lobby will be a vehicular drop-off and lay-by to minimize the impact to street traffic. It will also provide access to the below grade parking.

Both the plaza at the corner of Daly and Nicholas and the vehicular drop-off and residential entrance will feature a consistent landscape treatment minimizing the visual impact of the lay-by, parking, and loading entrances.

Access to the existing loading will be incorporated within the proposed building to create a uniform appearance. The existing roof over the loading area will also be extended to minimize the visual impact of the vehicular access to the mall and significantly improve the pedestrian experience along both Nicholas Street and along the north side of Mackenzie King Bridge.

Relationship to Public Realm

View from Proposed Lobby



View from Proposed Retail



The former City Registry Office (constructed in 1874) was designated by the City of Ottawa in 1978 under Part IV of the Ontario Heritage Act. It will be relocated approximately 18 m north and serve as a focal point for a new plaza along Nicholas Street as part of the Registry Site development.

The architectural and site/landscape design proposal gives regard to the heritage values and character defining elements of the Registry Office by introducing the following measures :

1. The relocated position of the Registry Office maintains the building's (informal) spatial relationship to the three other buildings in the "Judicial District" (Carleton County Courthouse, Nicholas Gaol and Albion Hotel)
2. The Registry Office maintains its visual prominence in the public realm with a portion of its form (30%) imaginatively incorporated within a 3 storey atrium to permit the modest floor area to be repurposed with an active retail use.
3. The ground floor of the new residential mixed-use building is aligned with the level of the relocated Registry Office (67.00 masl) to provide universal access to the restored interior.
4. The structural columns on the new building's East façade are intercepted by a transfer beam at the 4th floor level to ensure that the volume of the Registry Office is unencumbered by the impact of the structure above.
5. The East façade of the new building's three storey atrium is a simple glazed curtain wall to create a neutral backdrop for the articulated form of the Registry Office and maximize the visual perception of the whole Registry Office volume (particularly at night) .
6. The proposed ground plane setting of the Registry Office includes an outdoor terrace and an apron of soft landscaping to permit the stone foundation to be visible and reference the soft landscape setting of the former Courthouse in the "Judicial District".

Relationship to Heritage



Situated above the glass podium, the tower is designed as two distinct volumes. The north volume of the building is set back from Nicholas Street to create the entrance plaza and feature the Registry Office. It is parallel to the Rideau Centre wall to the west and setback approximately 6.4m from it to allow residential units to open onto the space between the new building and the existing wall. The north volume will be 20 storeys high with an outdoor rooftop amenity accessed from the taller (21 storeys) south volume.

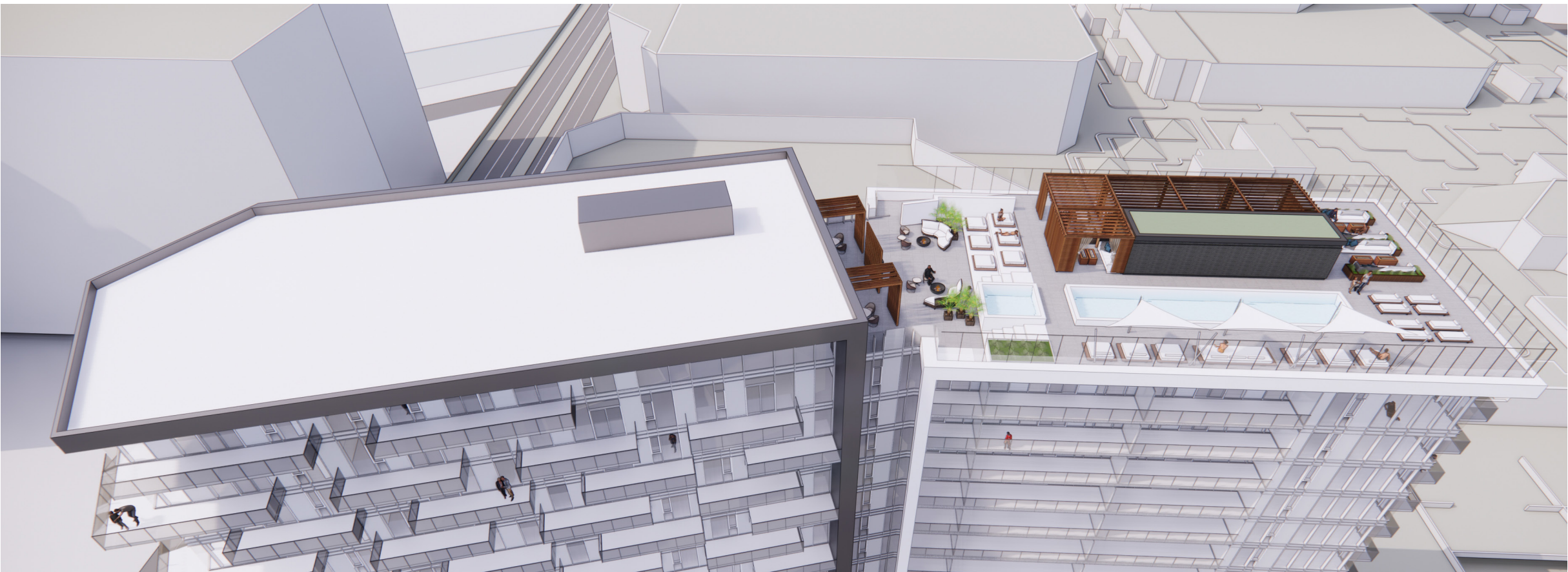
The south volume is angled towards the southeast to shield the residential entrance area from the mall parking entrance and to create a more generous separation from the existing Rideau Centre (Nordstrom) wall to the west. The resulting trapezoidal space on the Mackenzie King Bridge level will be developed as outdoor amenity space for the residential tenants.

This change in plan geometry will also provide a natural separation between the north building and the south building. Highlighted by a reveal, the different balcony arrangement and different colour frame will provide a unique and distinctive look to the two masses.

The building envelope system will be a window wall system of vision glass and spandrel glass panels. The architectural frames around the south and north towers will be clad in a flat metal panel. The balconies will have glass railings and with a frit pattern for the balconies at the North Building. A glass wind screen railing will be installed on the top exterior amenity level.

Tower Design

View of Level 21 Rooftop Outdoor Amenities



View of Level 3 Outdoor Amenities



In addition to the preservation of the Registry Building, the proposed residential development will provide a unique offering of ‘wide and shallow’ units to the rental residential market. Each unit is designed with over 9m of exterior facade, which will provide excellent light exposure to the interior living spaces and views of the city.

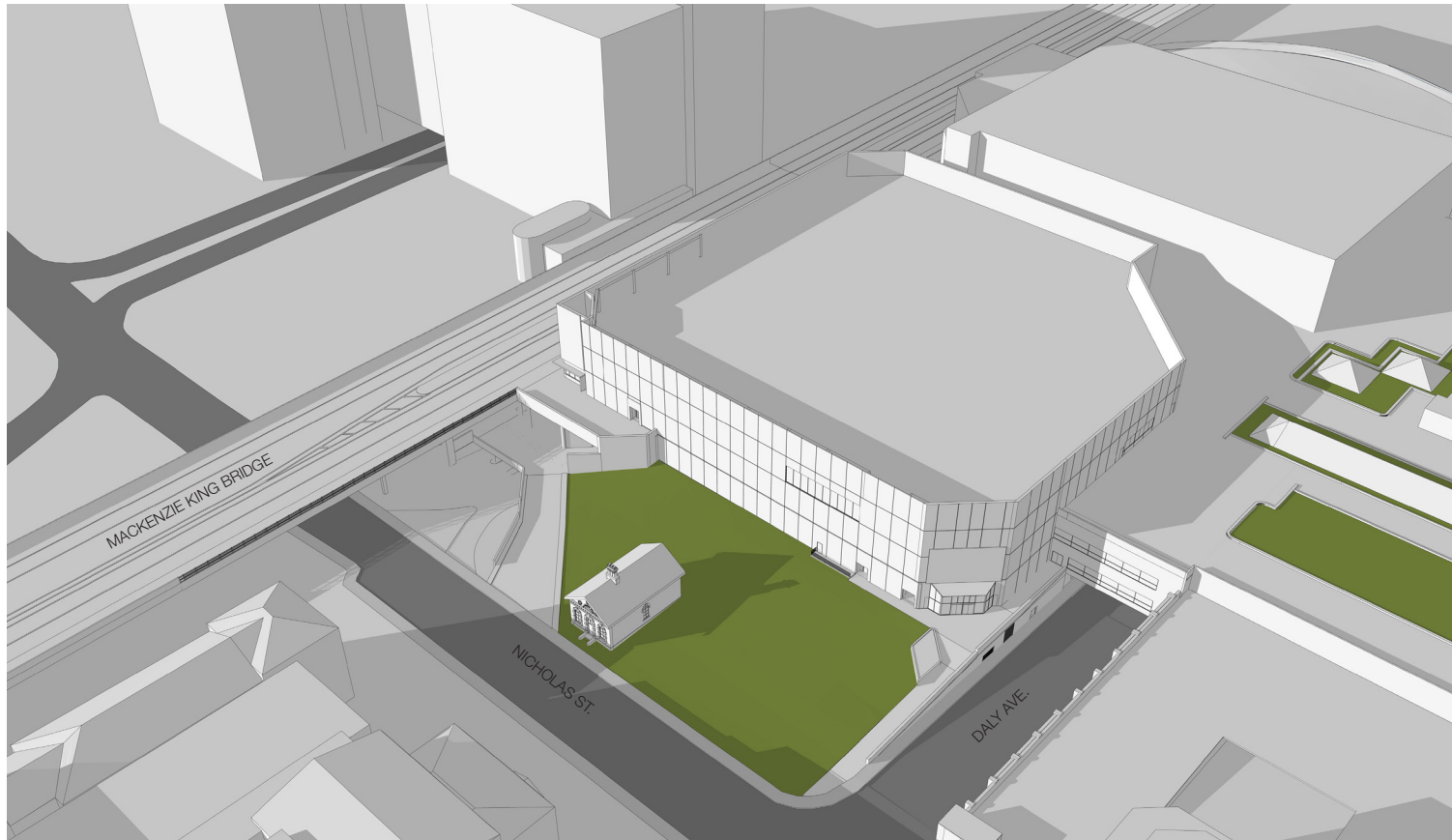
The new development will also provide an extensive indoor and outdoor amenities package. Level 3 will be comprised of party rooms, child play and gym with access to outdoor sitting and BBQ’s. A dog walk and relief area is located directly adjacent to MacKenzie King Bridge.

Level 21 will focus on health and wellness facilities, including indoor wet rooms and outdoor swimming pool and hot tub. In addition, the rooftop flexible seating area will offer a 360 degree view of the city of Ottawa.

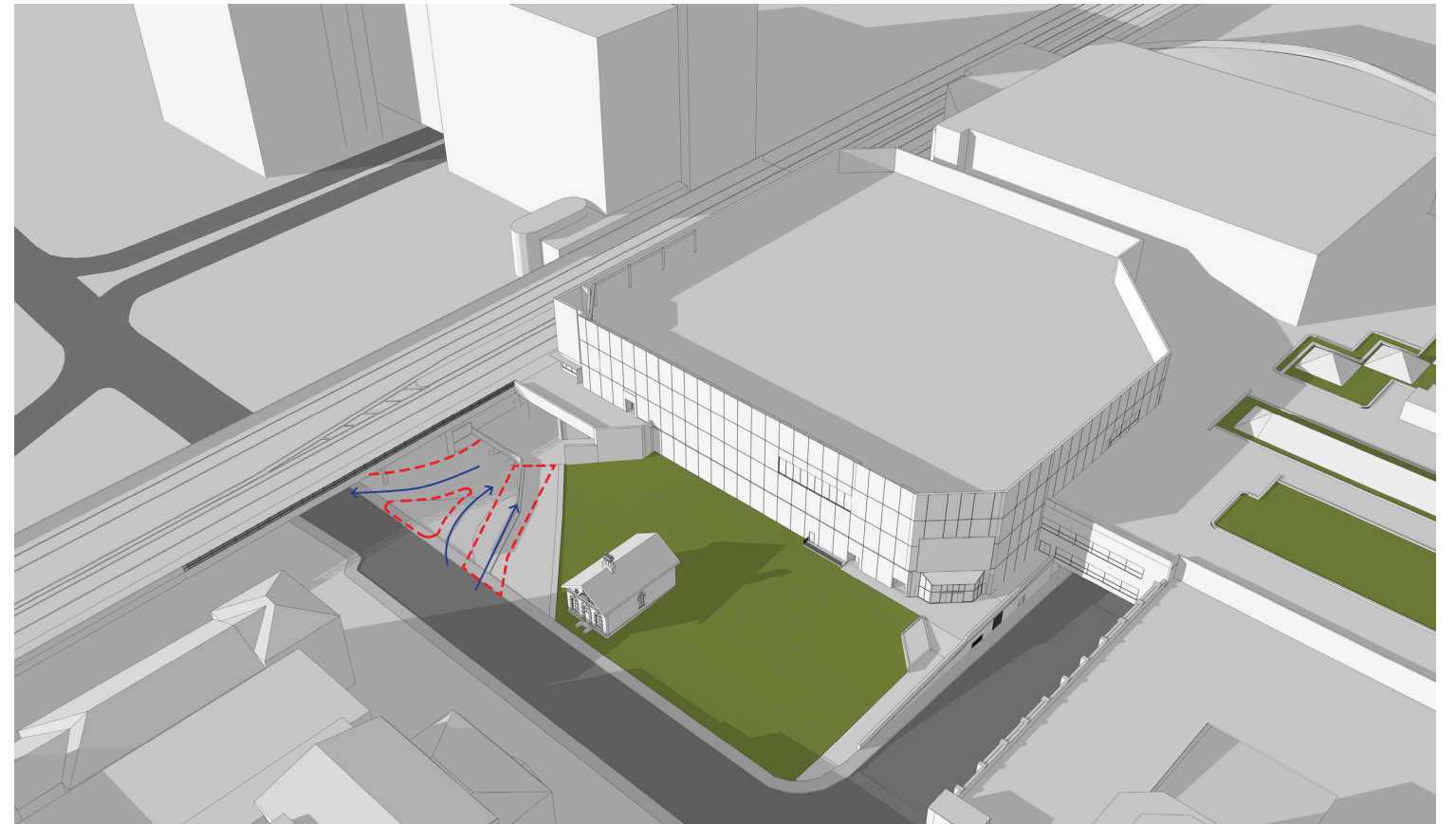
Project Statistics

Number of Storeys Above Grade	21
Number of Storeys Below Grade	2
Number of Units	280
Gross Floor Area	19,428.9 m²
Resident Parking	103
Bicycle Parking	241

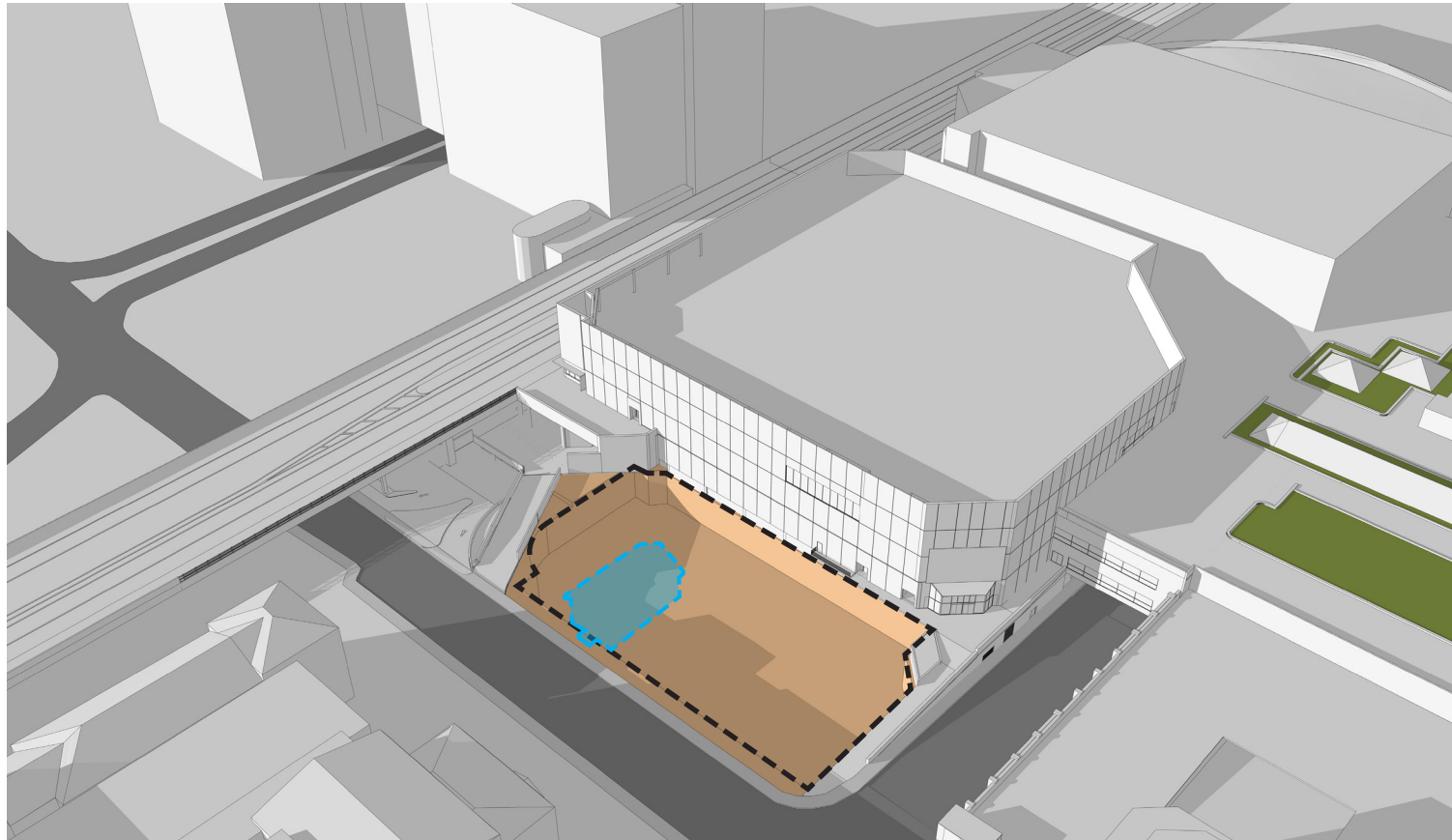
Building Features



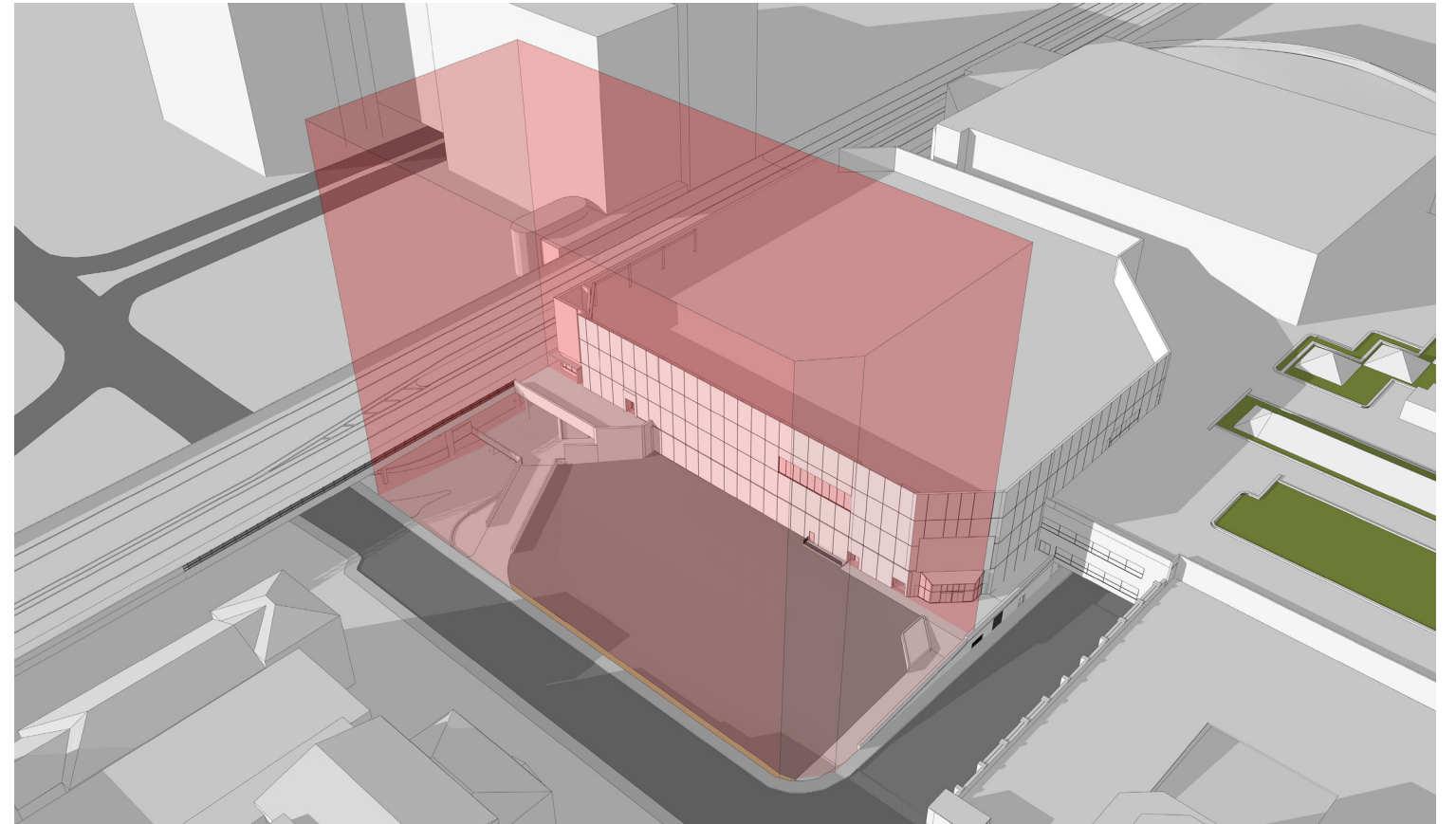
1. EXISTING CONDITION



2. REALIGN PARKING AND LOADING RAMPs

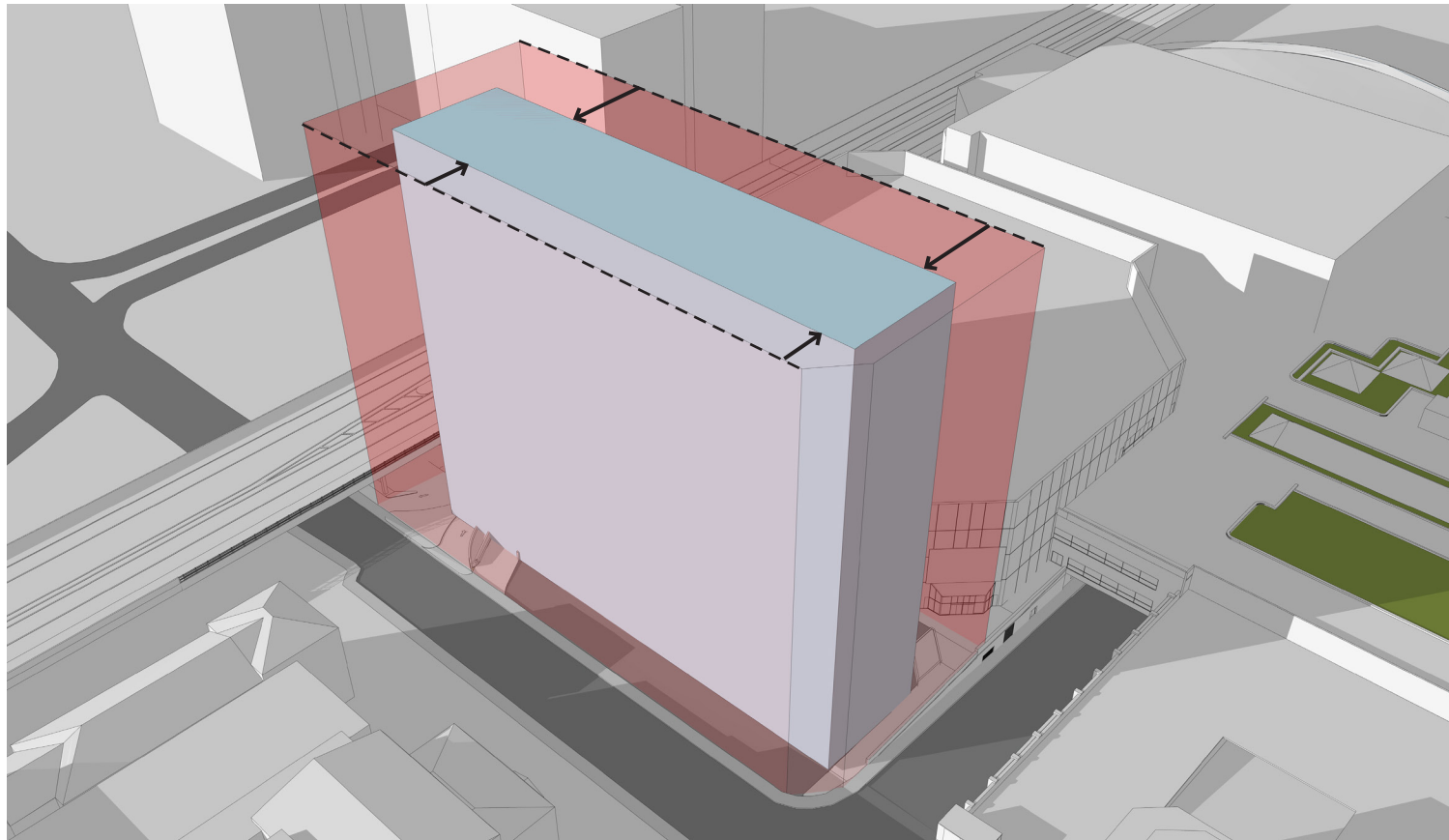


3. RELOCATE REGISTRY OFFICE AND CONSTRUCT 2 LEVELS OF UNDERGROUND PARKING

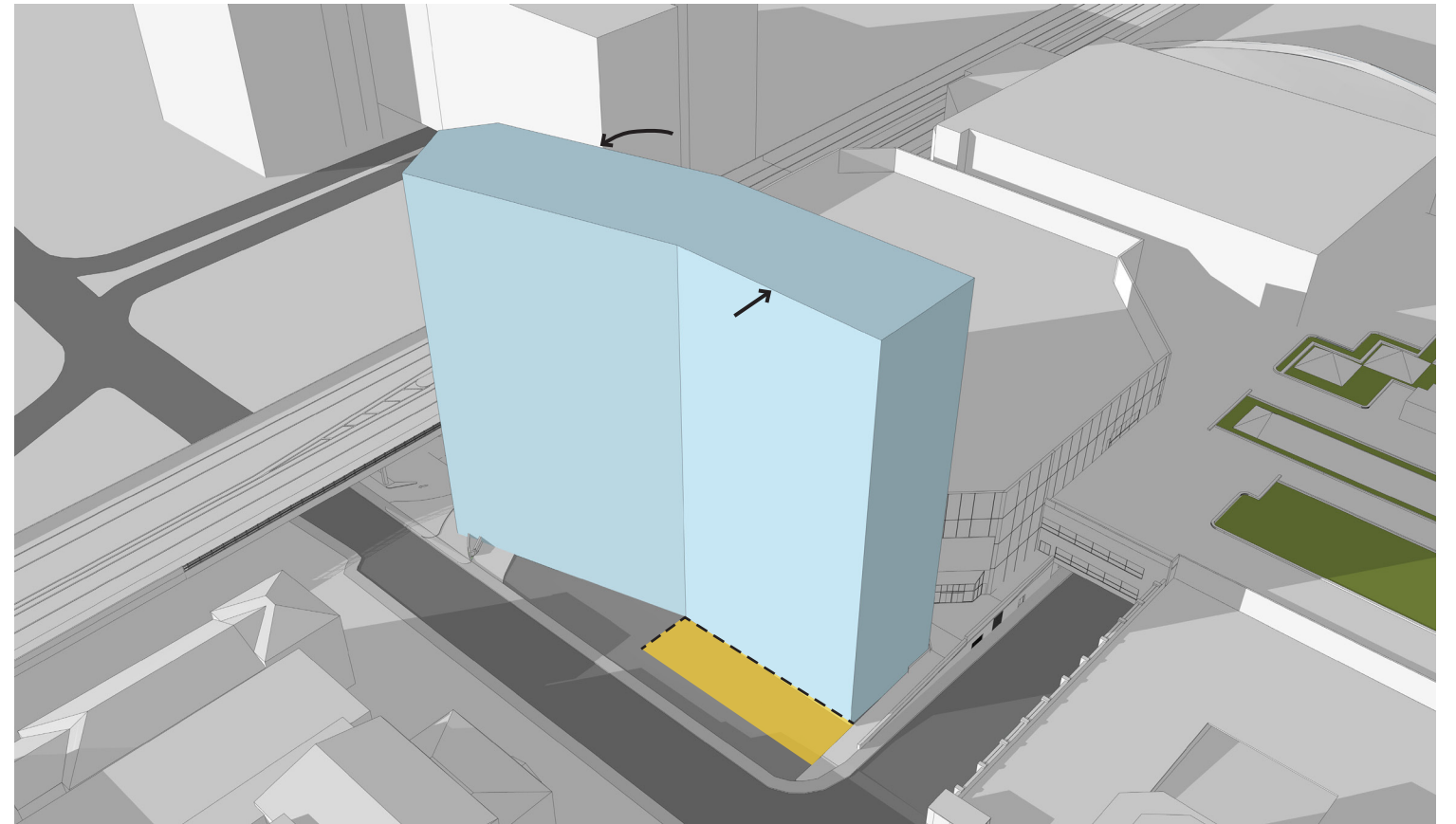


4. AS-OF-RIGHT ZONING TO VIEW-PLANE LIMITS

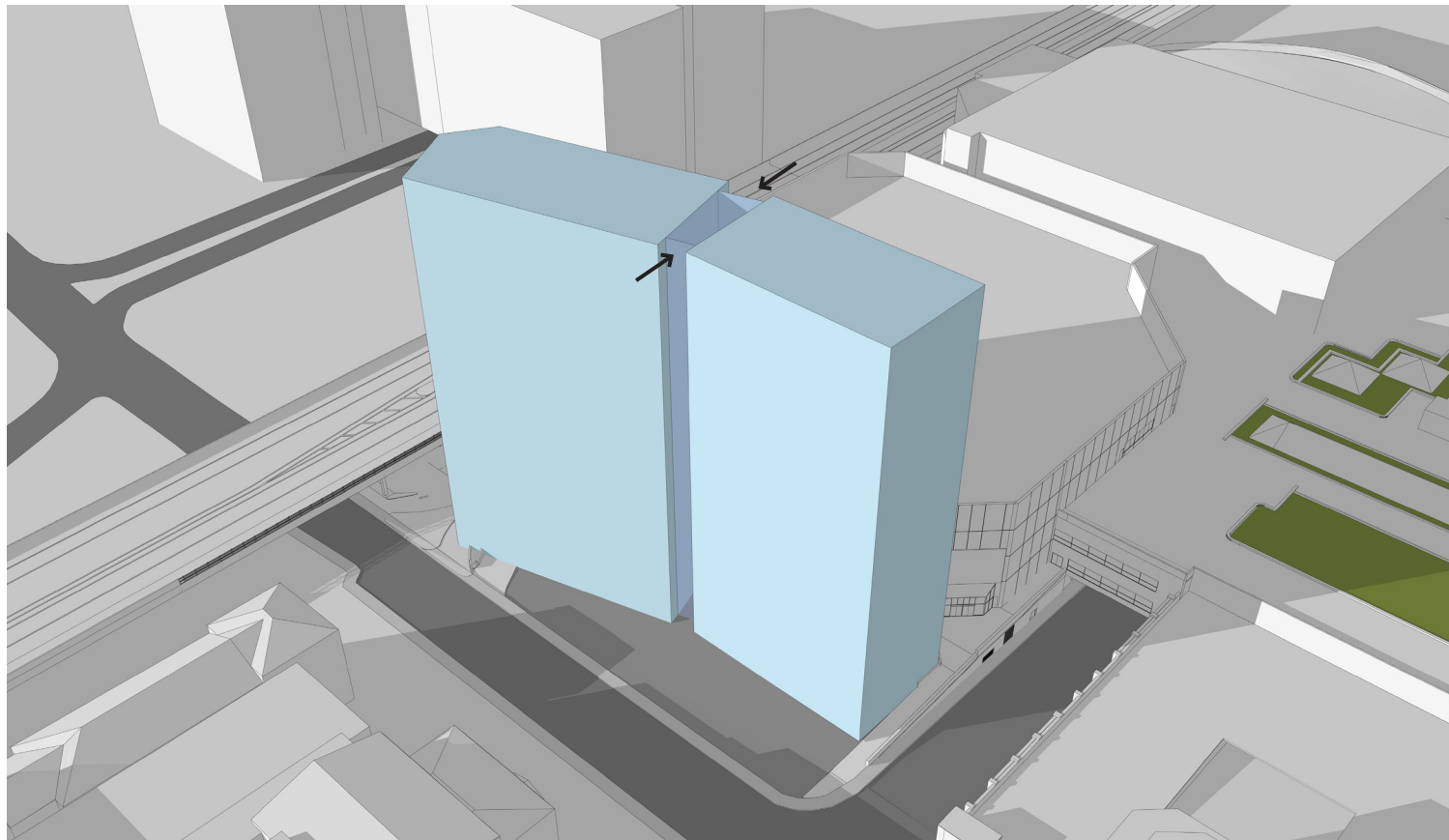
Building Massing



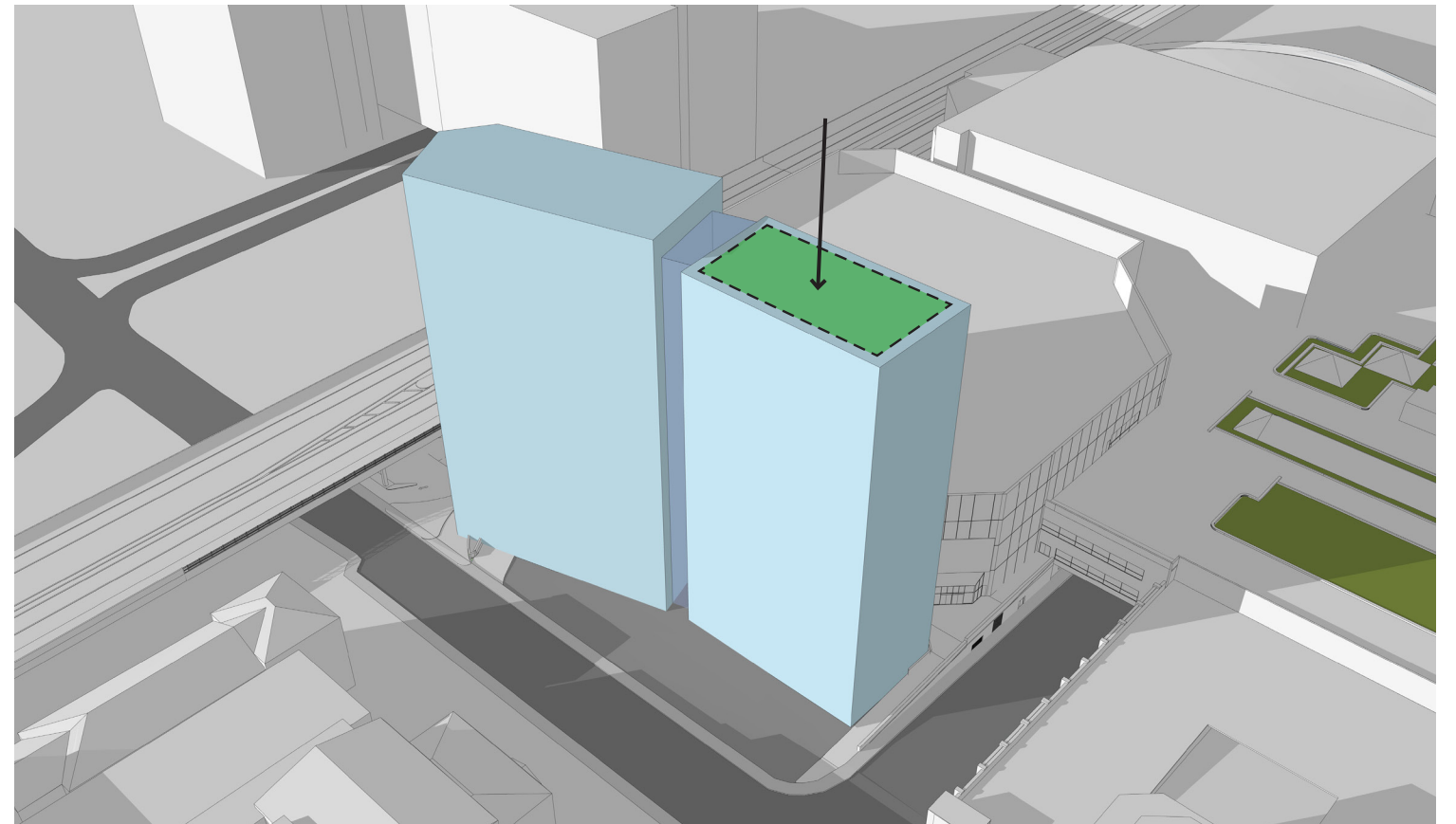
5. REDUCE MASS TO TYPICAL RESIDENTIAL FLOOR PLATE WIDTH



6. SHIFT MASS TO CREATE PUBLICLY ACCESSIBLE CORNER PLAZA @ NICHOLAS & DALY

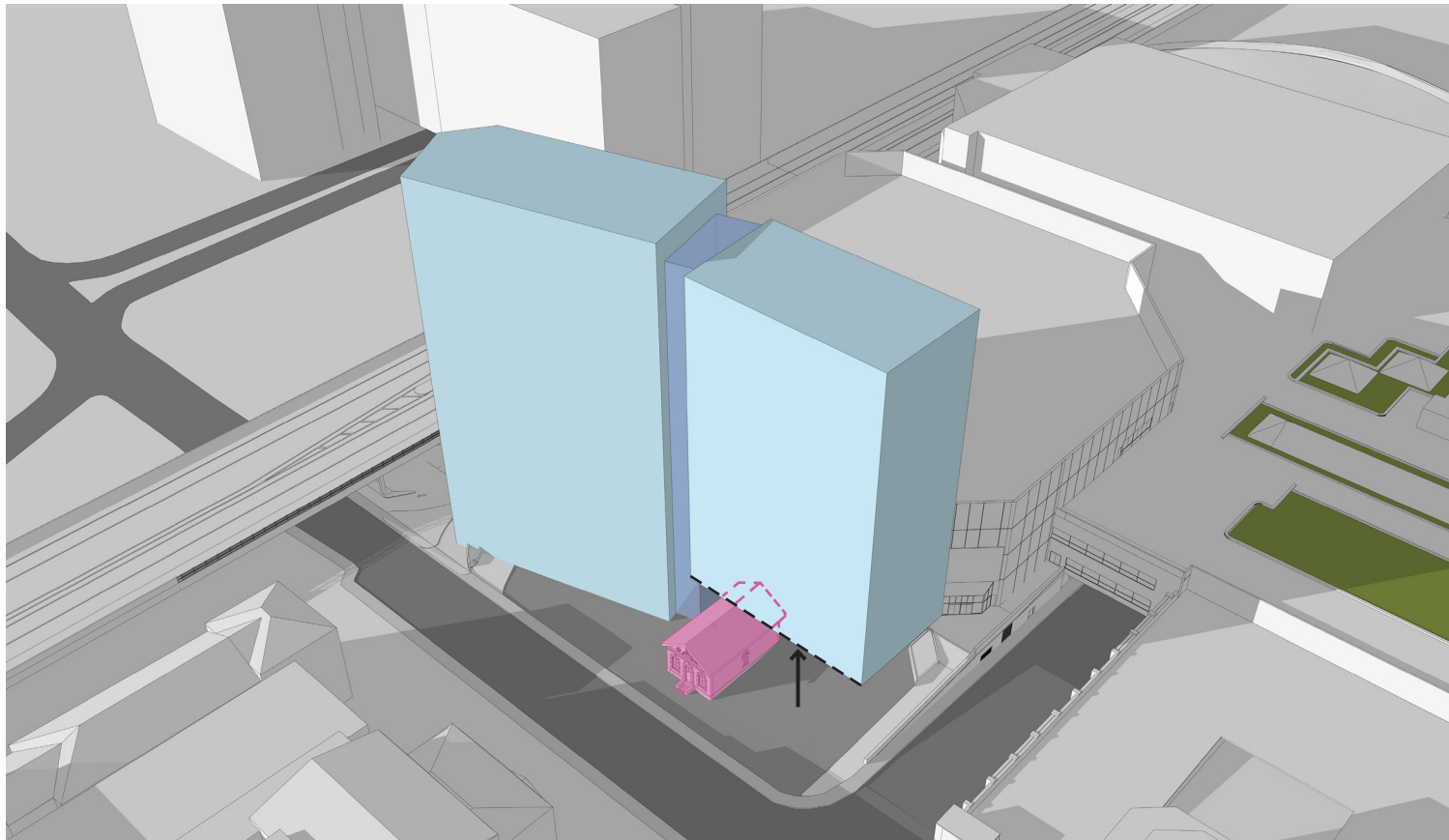


7. SUBDIVIDE THE MASS

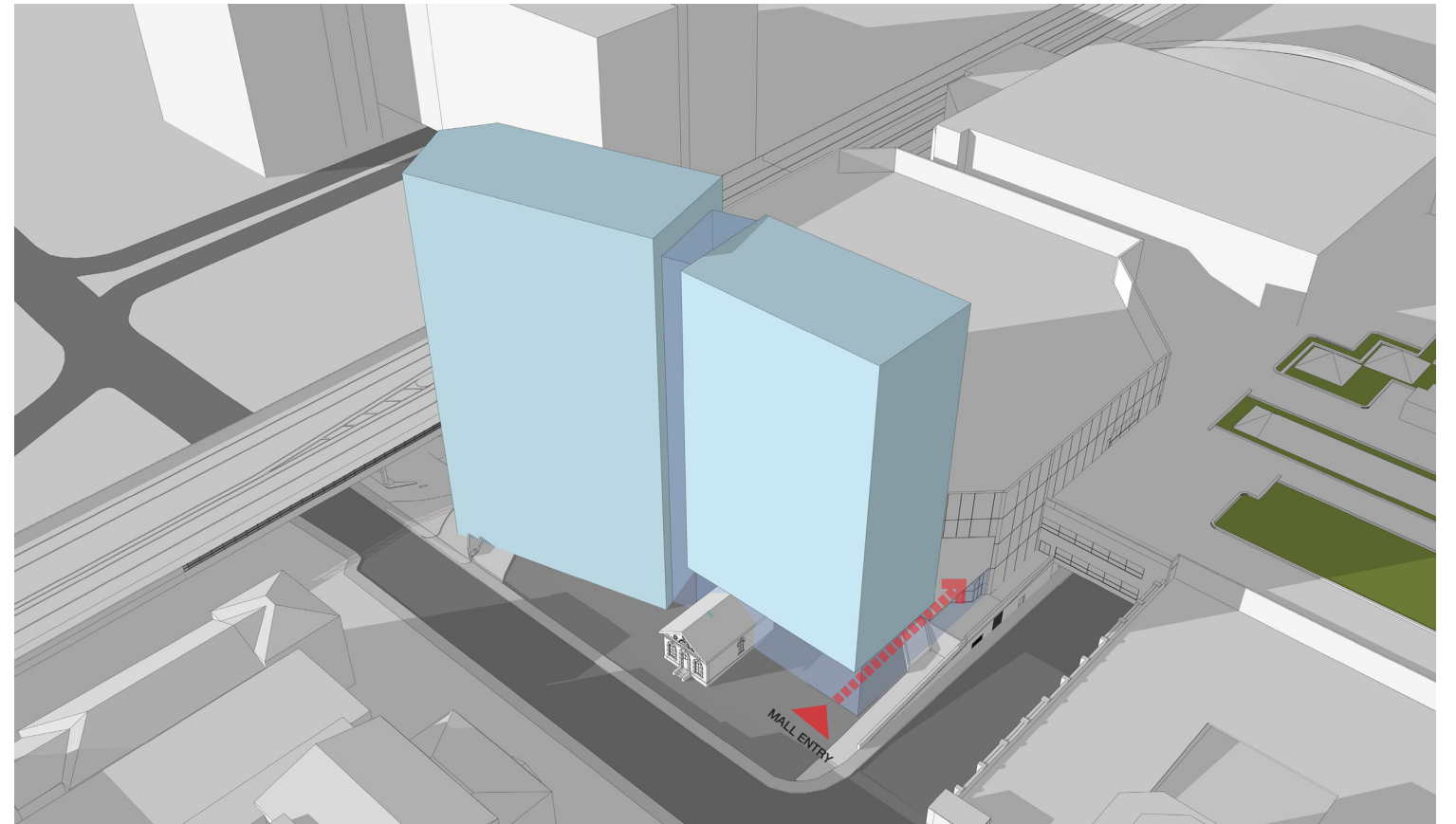


8. LOWER NORTH MASS TO CREATE AMENITY ROOFTOP

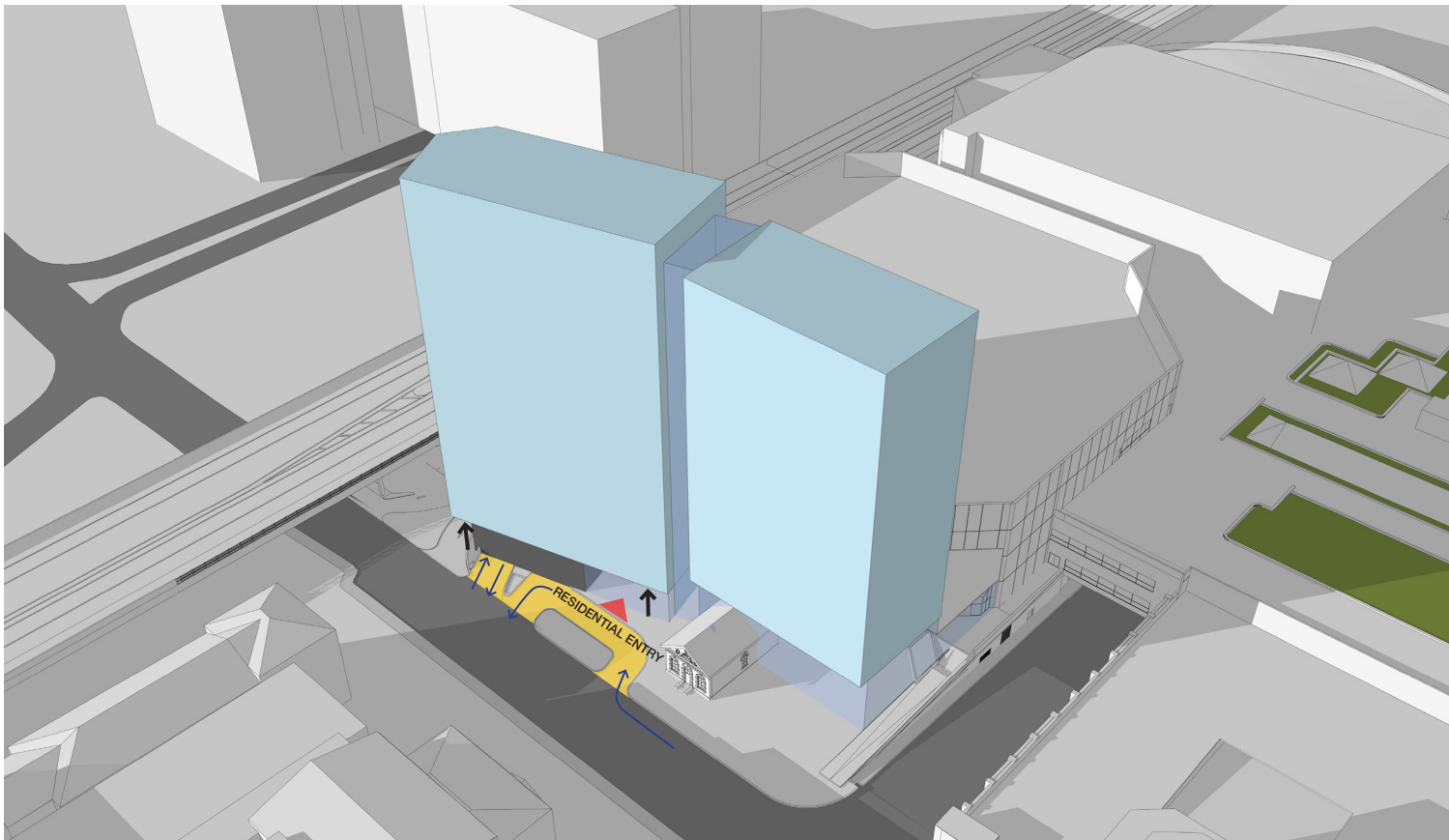
Building Massing



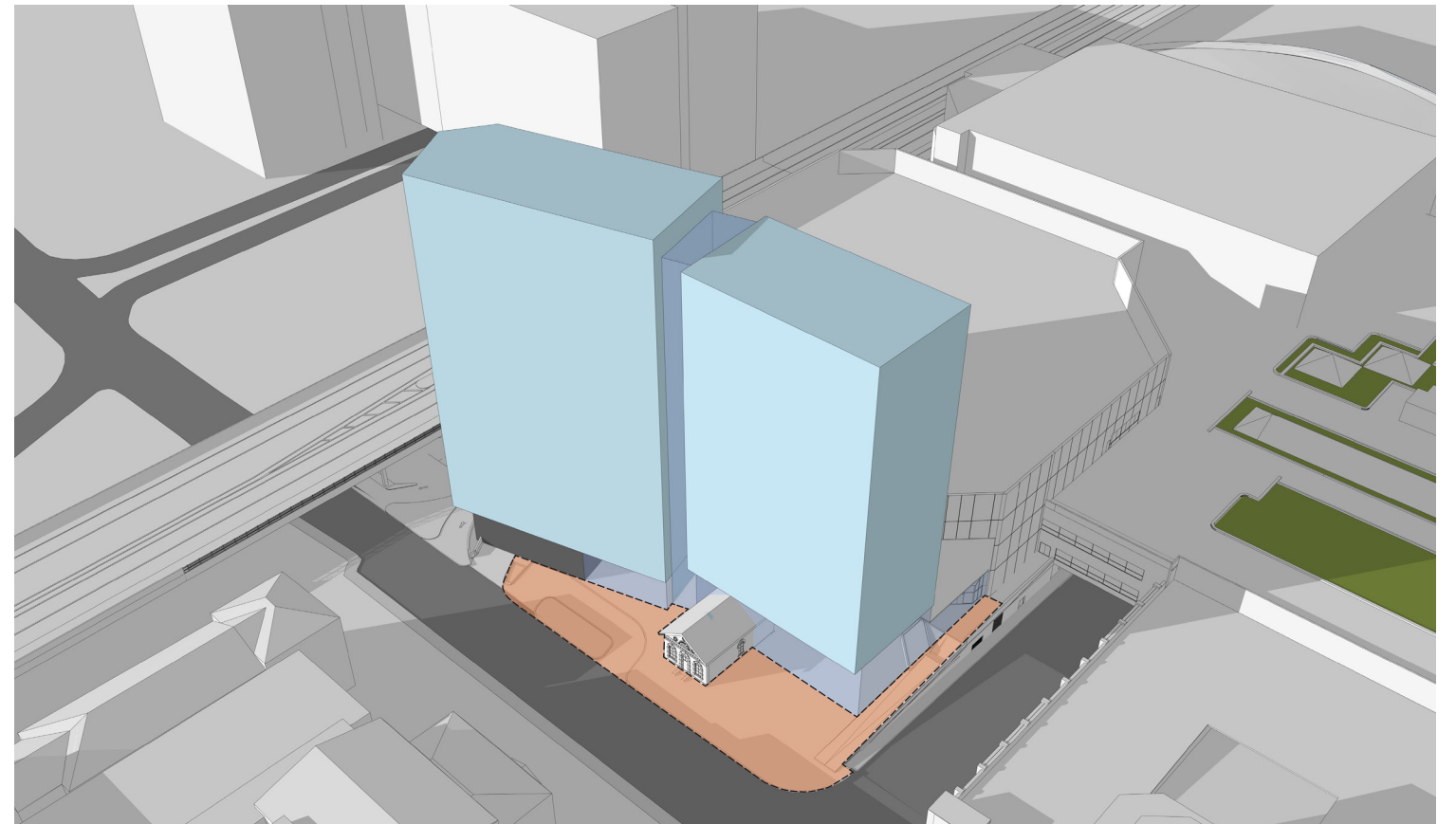
9. LIFT NORTH MASS TO ACCOMMODATE RELOCATED REGISTRY OFFICE



10. ADD NEW RIDEAU CENTRE ENTRANCE AND LOBBY



11. LIFT SOUTH BLOCK TO CREATE RESIDENTIAL ENTRANCE



12. LANDSCAPED PLAZA

Building Massing



View from Southeast towards Parliament Hill - Existing Condition



View from Southeast towards Parliament Hill - Proposed Building



View from Northwest towards University of Ottawa - Existing Condition



View from Northwest towards University of Ottawa - Proposed Building



VIEW 12



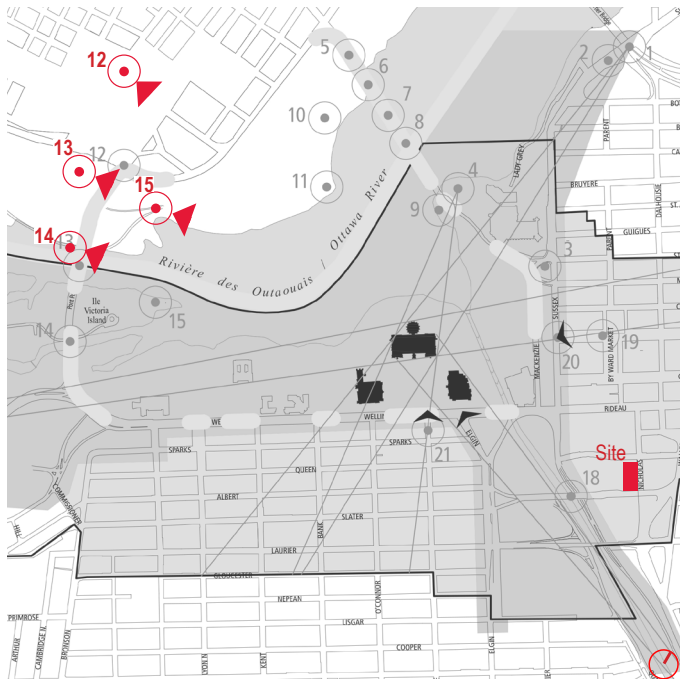
VIEW 13



VIEW 14



VIEW 15



Visual impacts of proposed building from view points defined in Annex 8a of the Official Plan

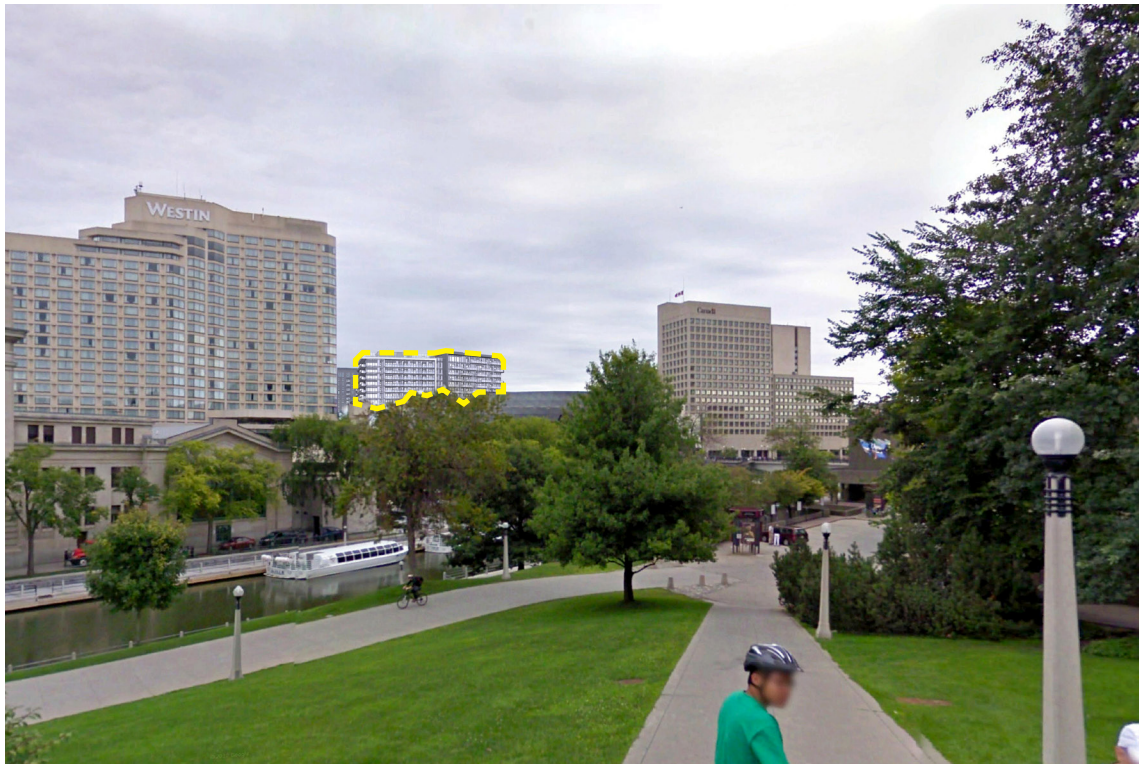
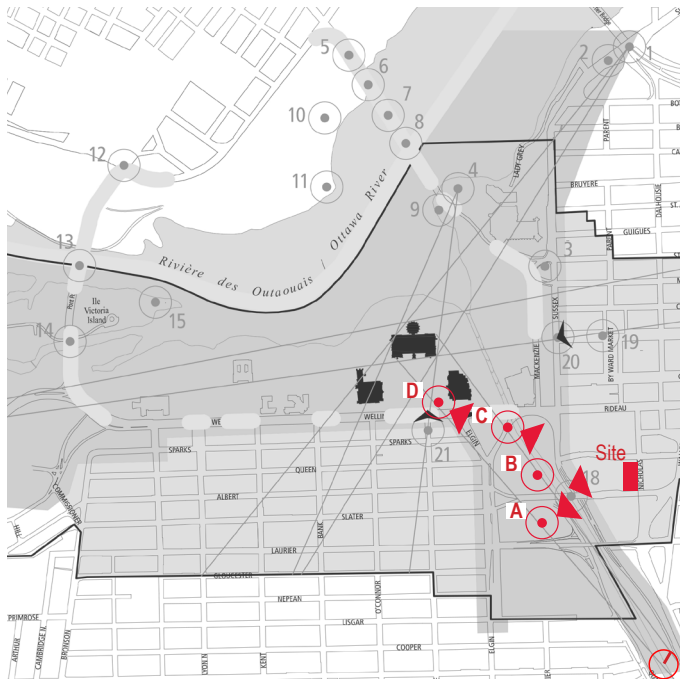
Views as per Annex 8a of the Official Plan



VIEW A



VIEW B



VIEW C



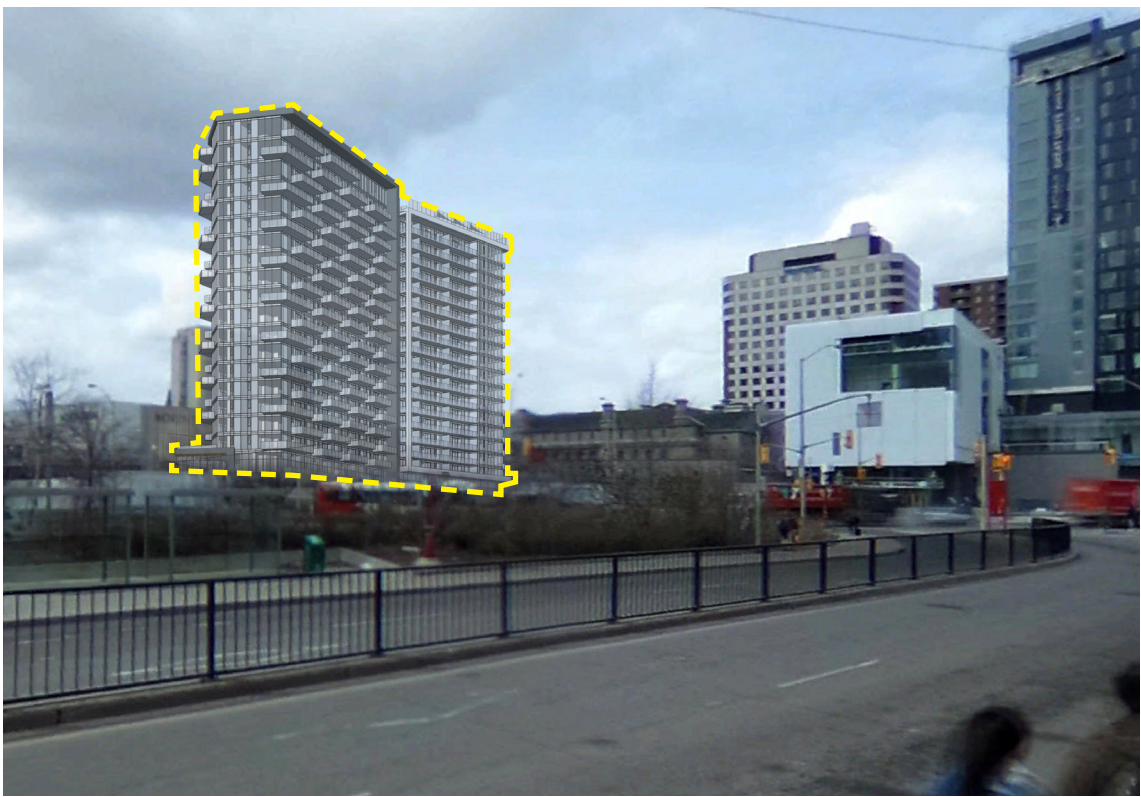
VIEW D

City staff have identified views from the canal as being important to understand the impact of the proposed building on the skyline. The following views show the positioning of the proposed building at various points along Rideau Canal.

Views from Rideau Canal



VIEW E



VIEW F



Additional views along Mackenzie King Bridge and Nicholas Street.

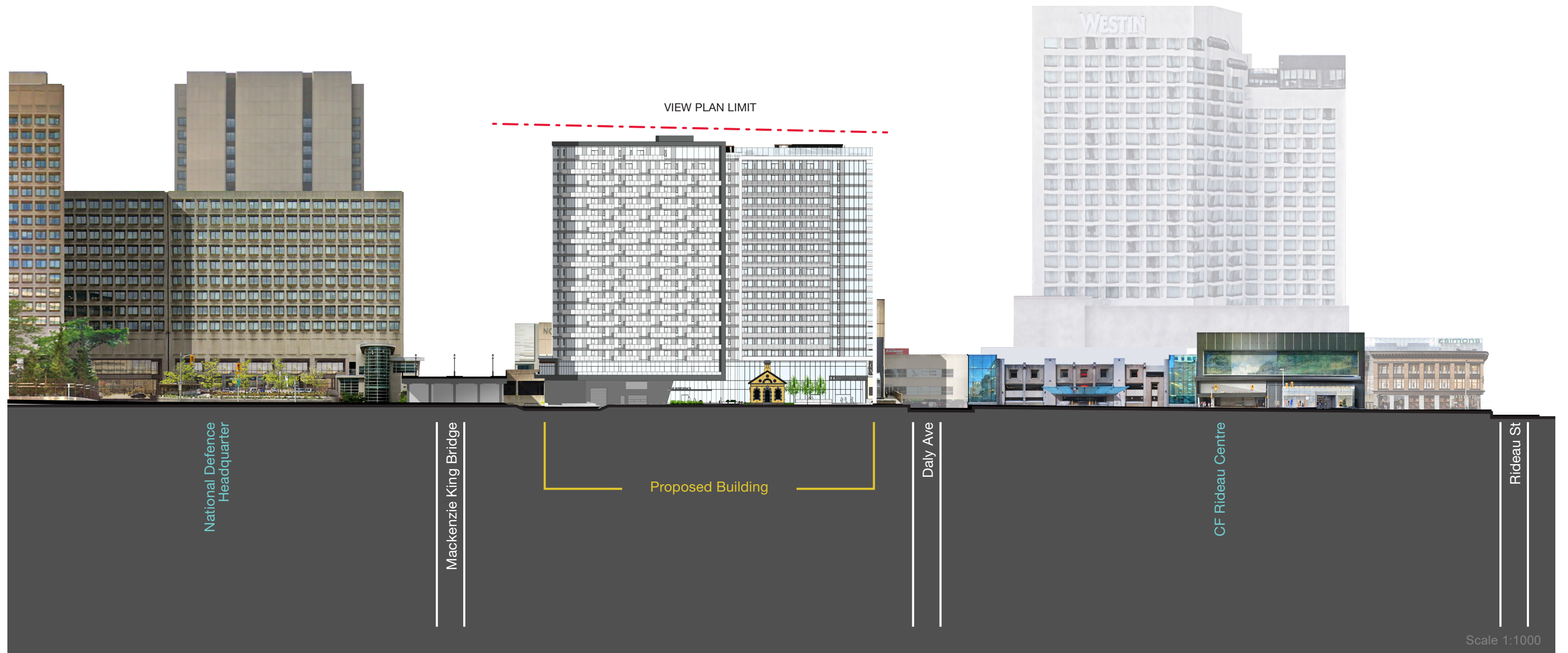


VIEW G

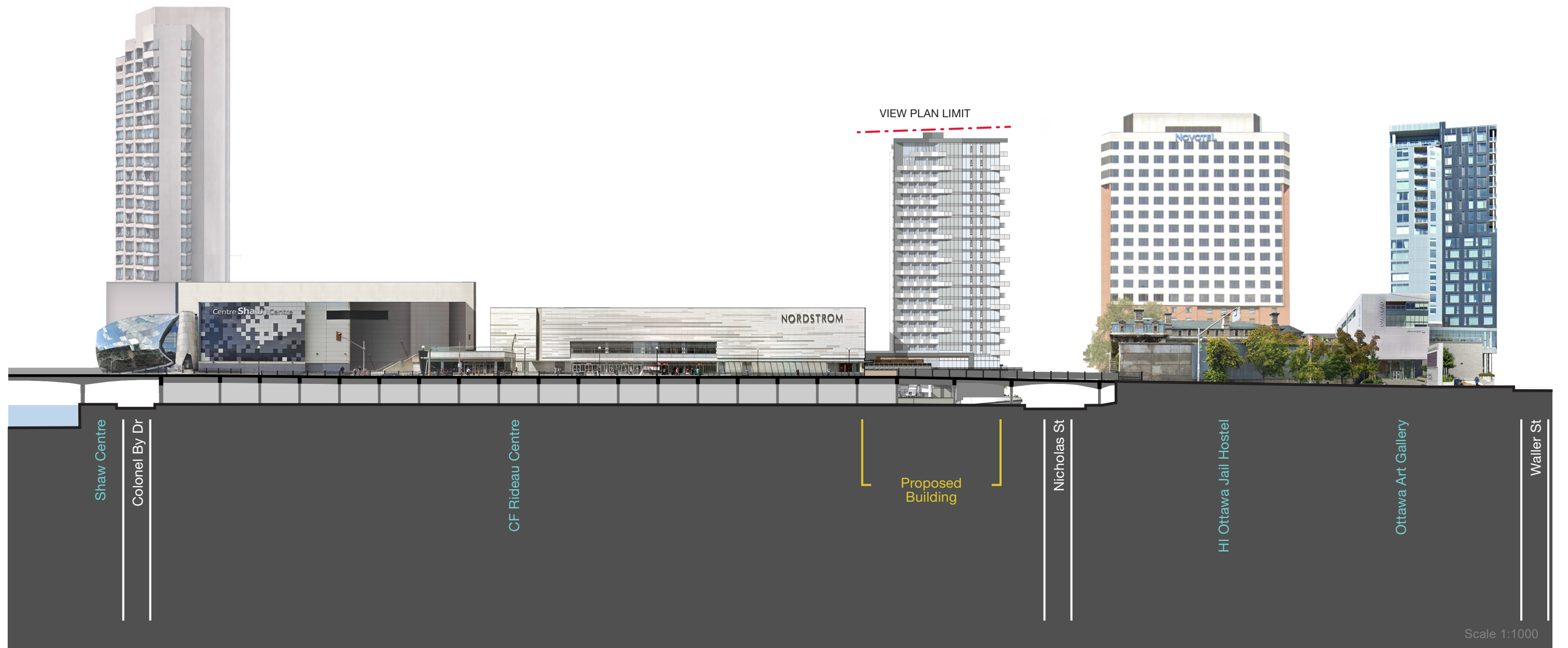


VIEW H

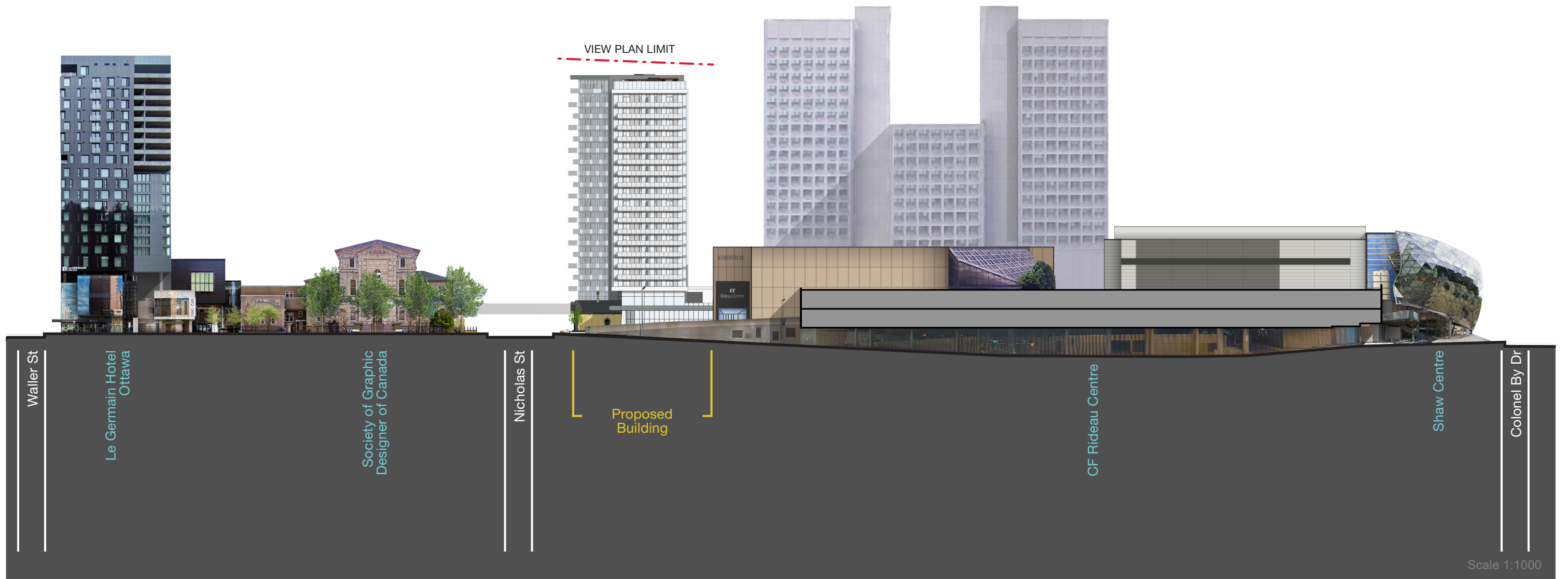
Views along Mackenzie King Bridge and Nicholas Street



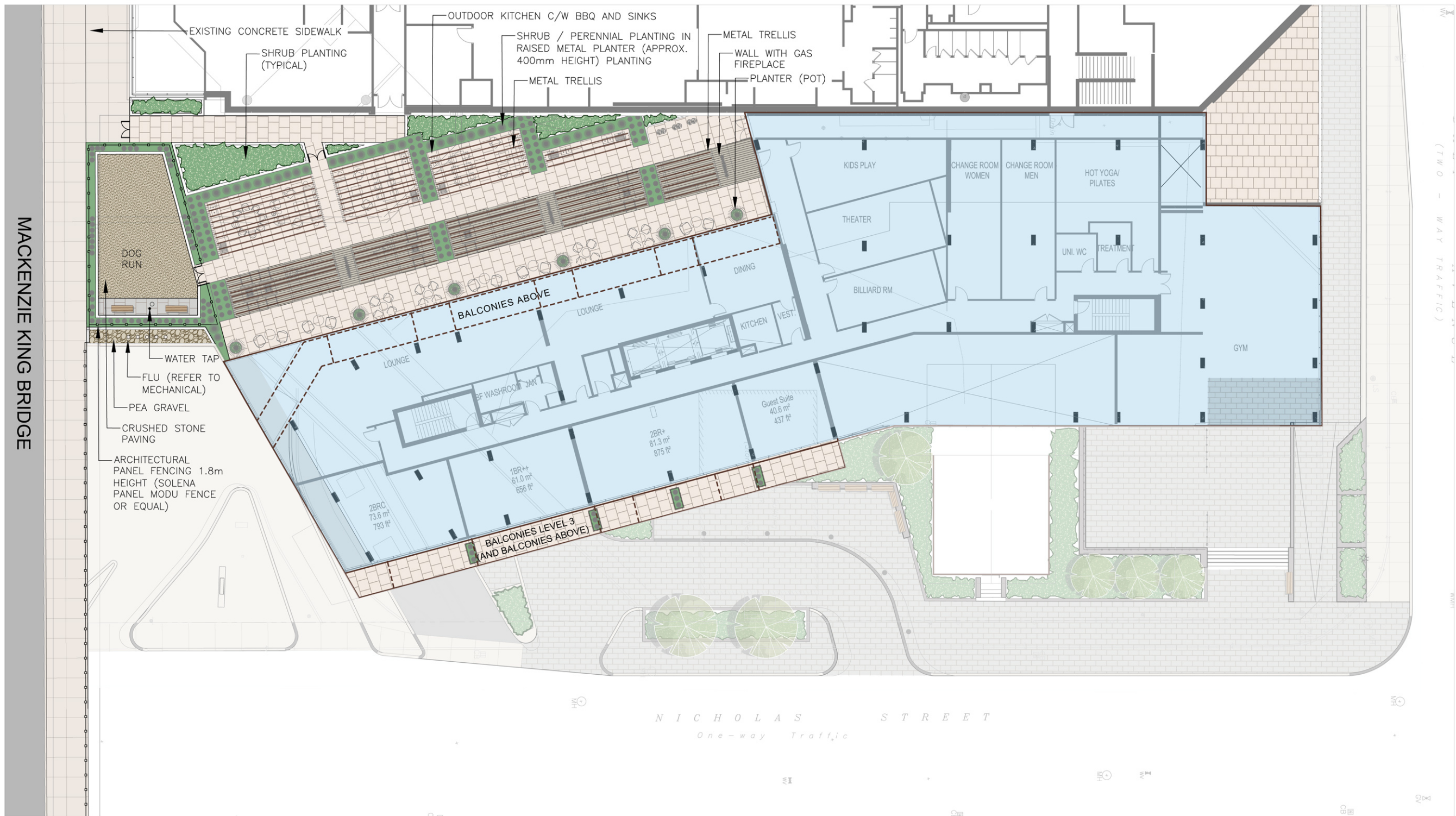
Building Transition - Nicholas Street



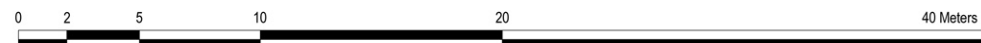
Building Transition - Mackenzie King Bridge



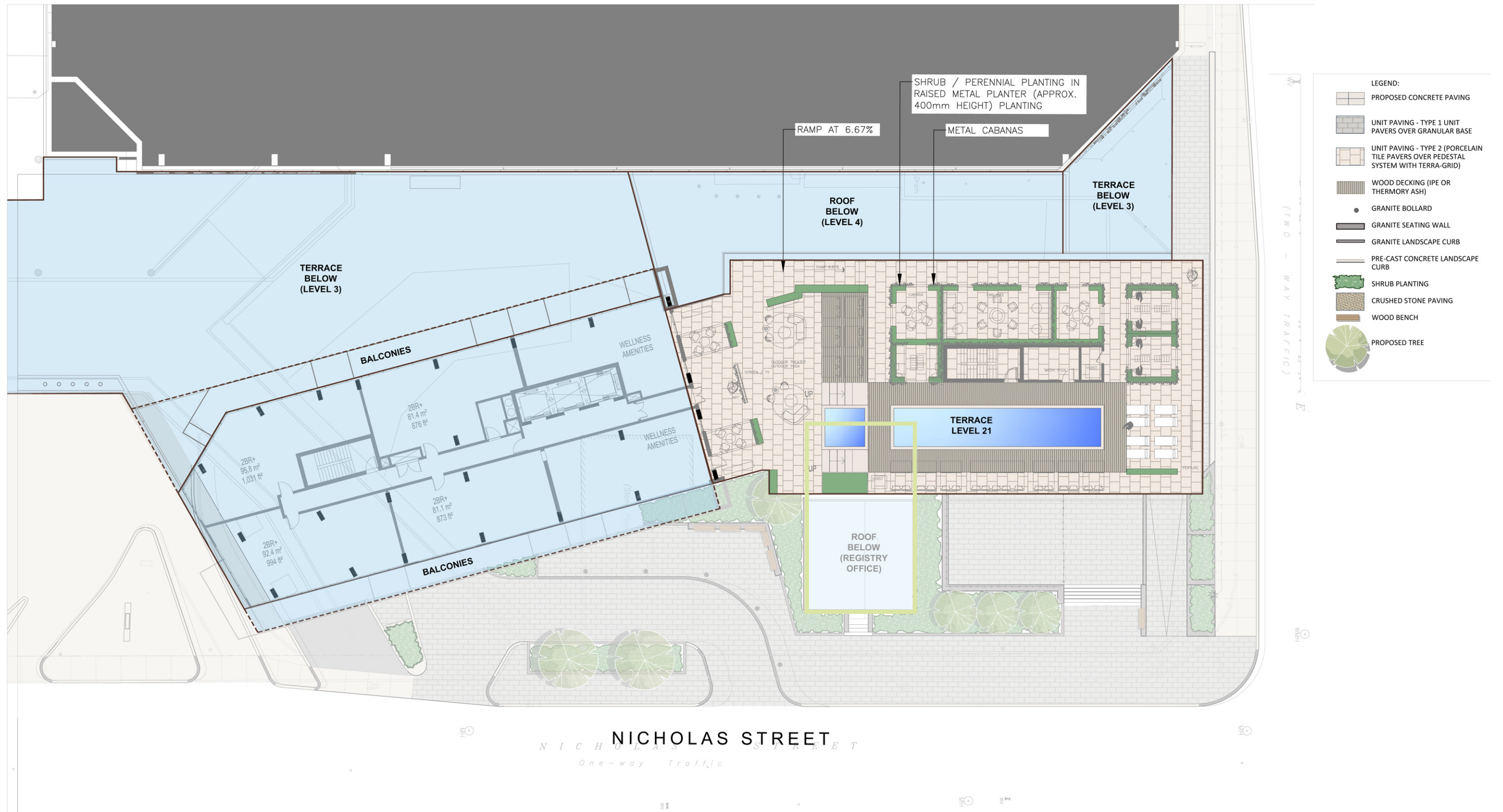
Building Transition - Daly Ave



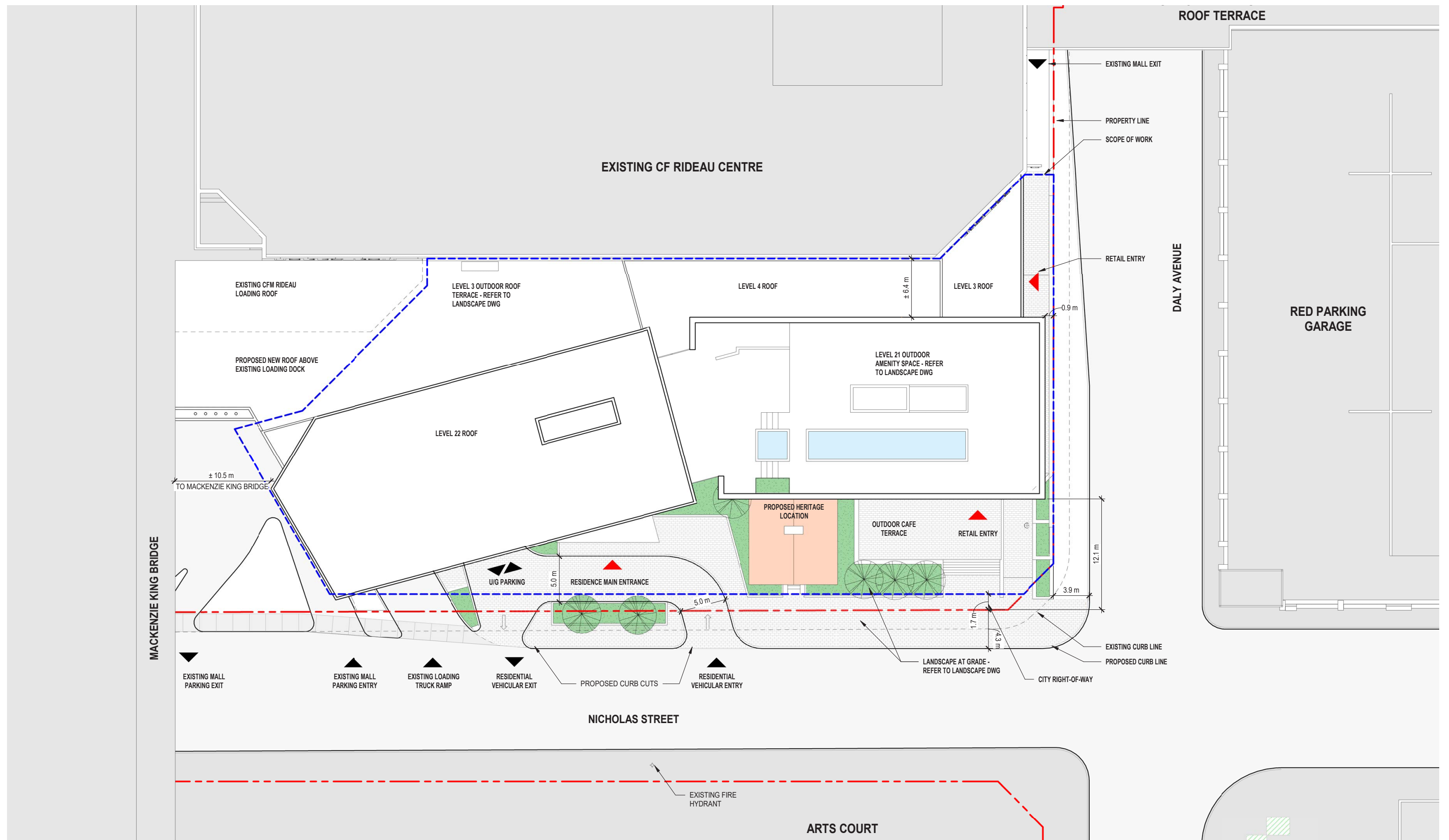
- LEGEND:
- PROPOSED CONCRETE PAVING
 - UNIT PAVING - TYPE 1 UNIT PAVERS OVER GRANULAR BASE
 - UNIT PAVING - TYPE 2 (PORCELAIN TILE PAVERS OVER PEDESTAL SYSTEM WITH TERRA-GRID)
 - WOOD DECKING (IPE OR THERMORY ASH)
 - GRANITE BOLLARD
 - GRANITE SEATING WALL
 - GRANITE LANDSCAPE CURB
 - PRE-CAST CONCRETE LANDSCAPE CURB
 - SHRUB PLANTING
 - CRUSHED STONE PAVING
 - WOOD BENCH
 - PROPOSED TREE



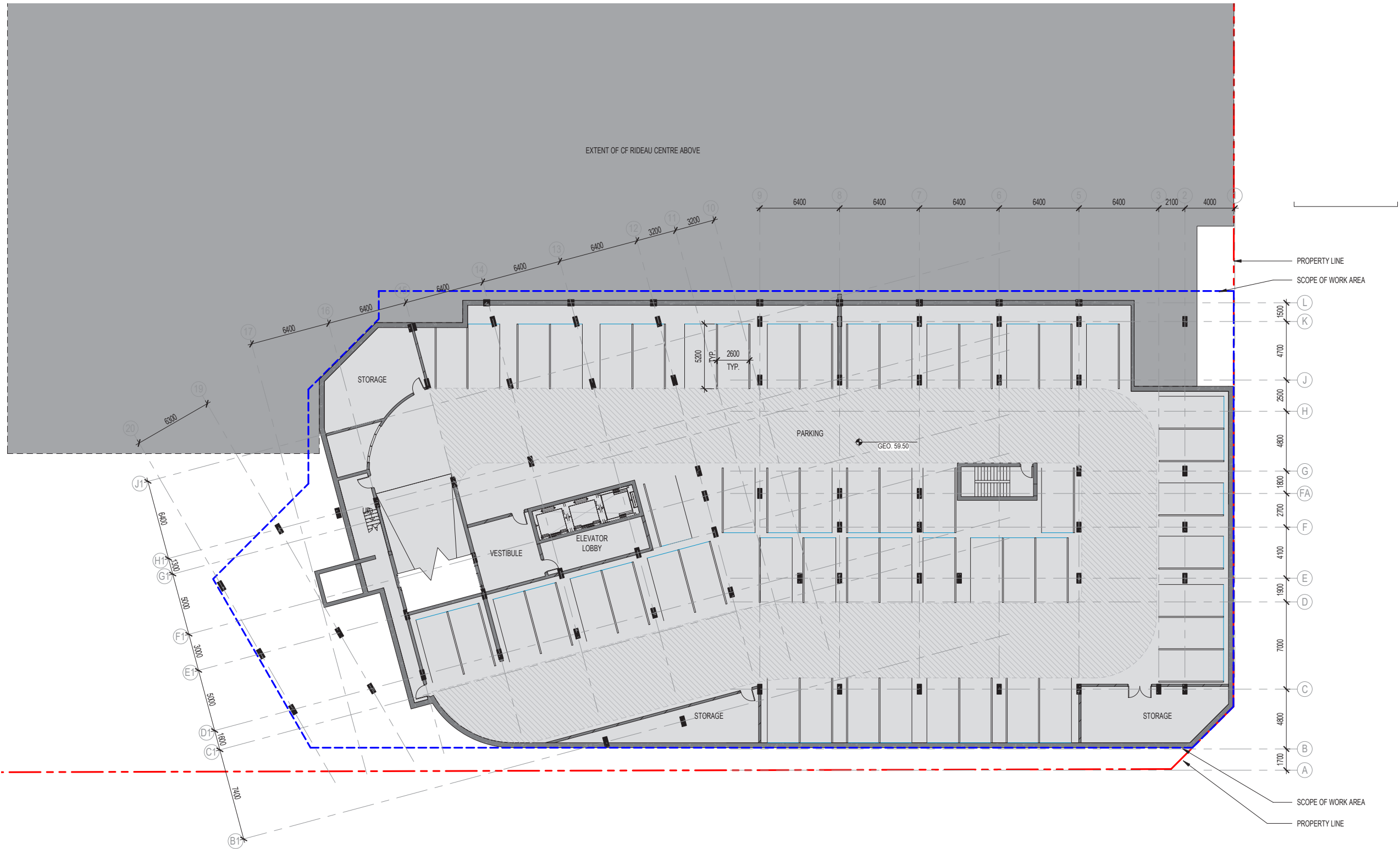
Landscape Plan - Level 3 Amenities Terrace



Landscape Plan - Level 21 Rooftop Amenities Terrace

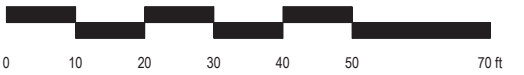


Architectural Drawing - Site Plan

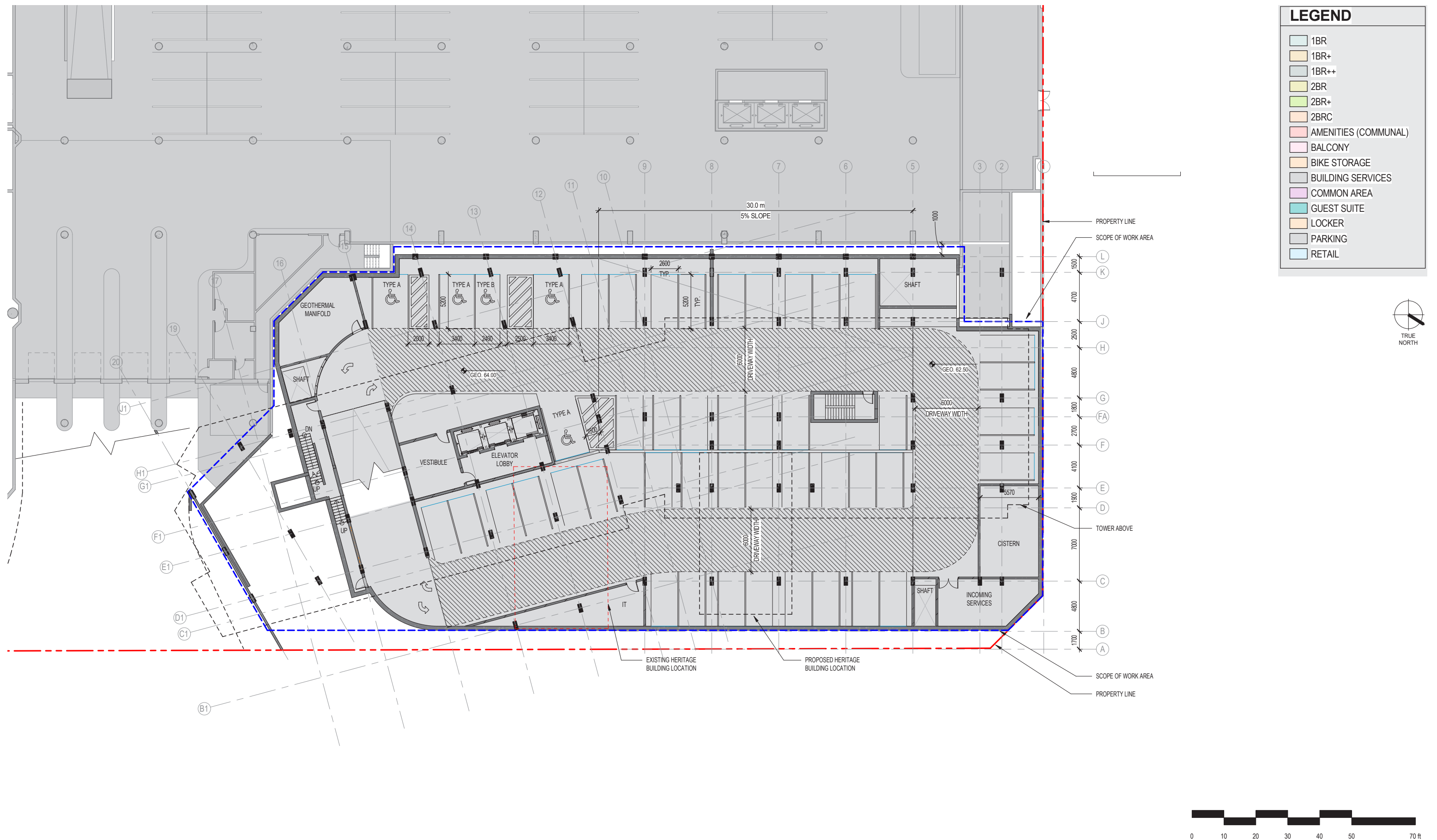


LEGEND

- 1BR
- 1BR+
- 1BR++
- 2BR
- 2BR+
- 2BRC
- AMENITIES (COMMUNAL)
- BALCONY
- BIKE STORAGE
- BUILDING SERVICES
- COMMON AREA
- GUEST SUITE
- LOCKER
- PARKING
- RETAIL



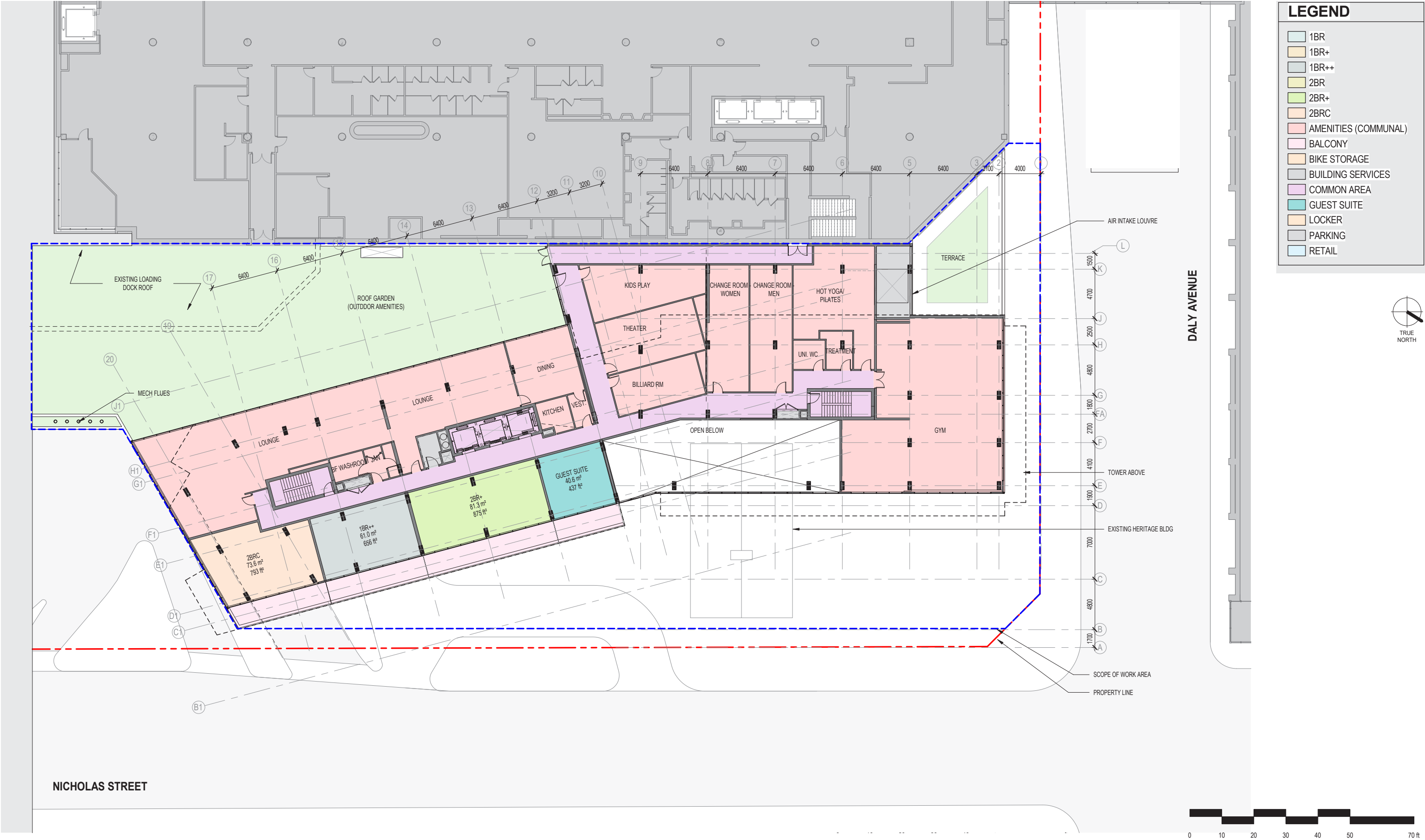
Architectural Drawing - Parking Level P2 Plan



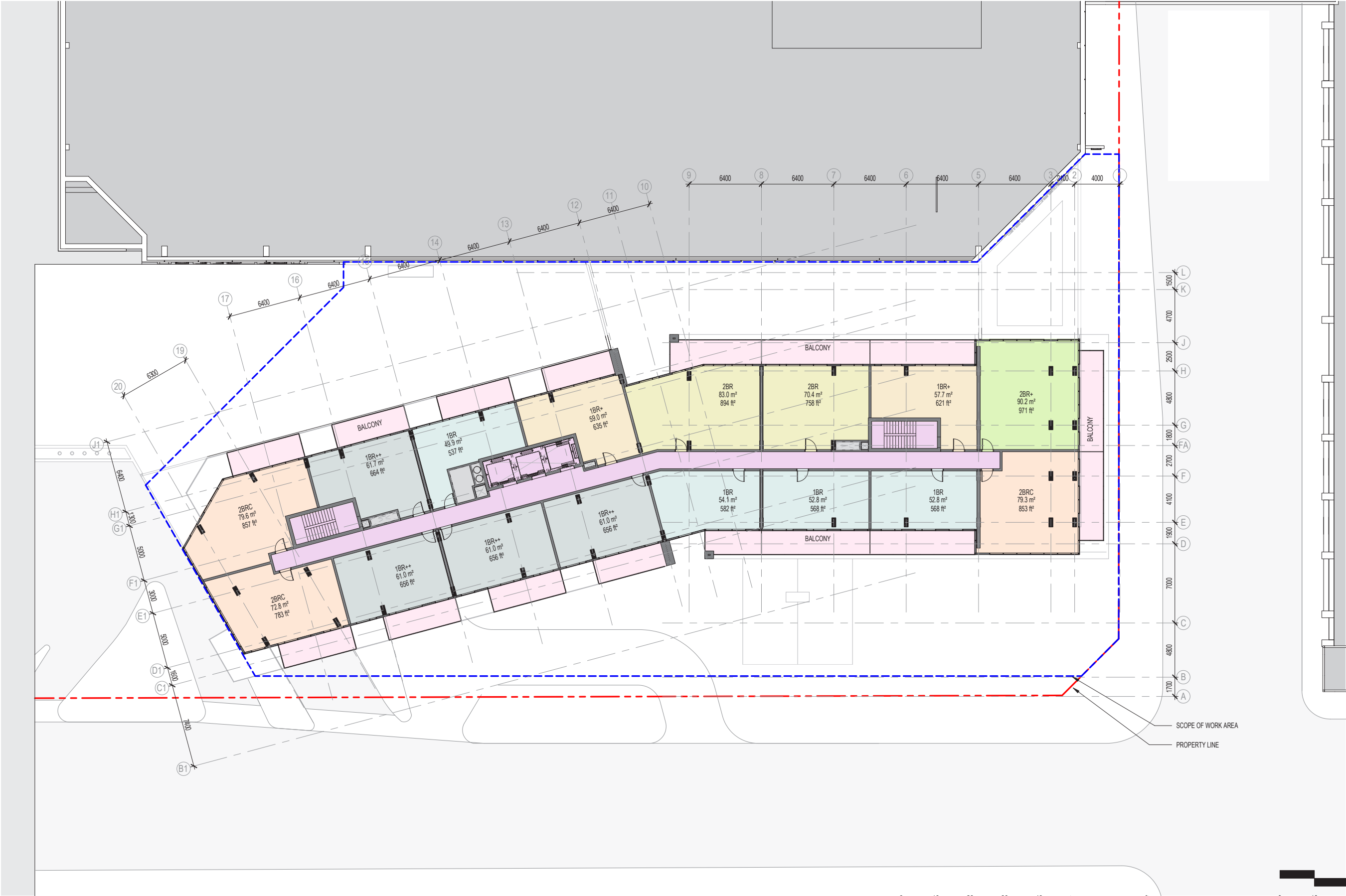
Architectural Drawing - Parking Level P1 Plan



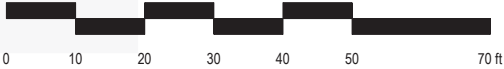
Architectural Drawing - Level 1 Plan



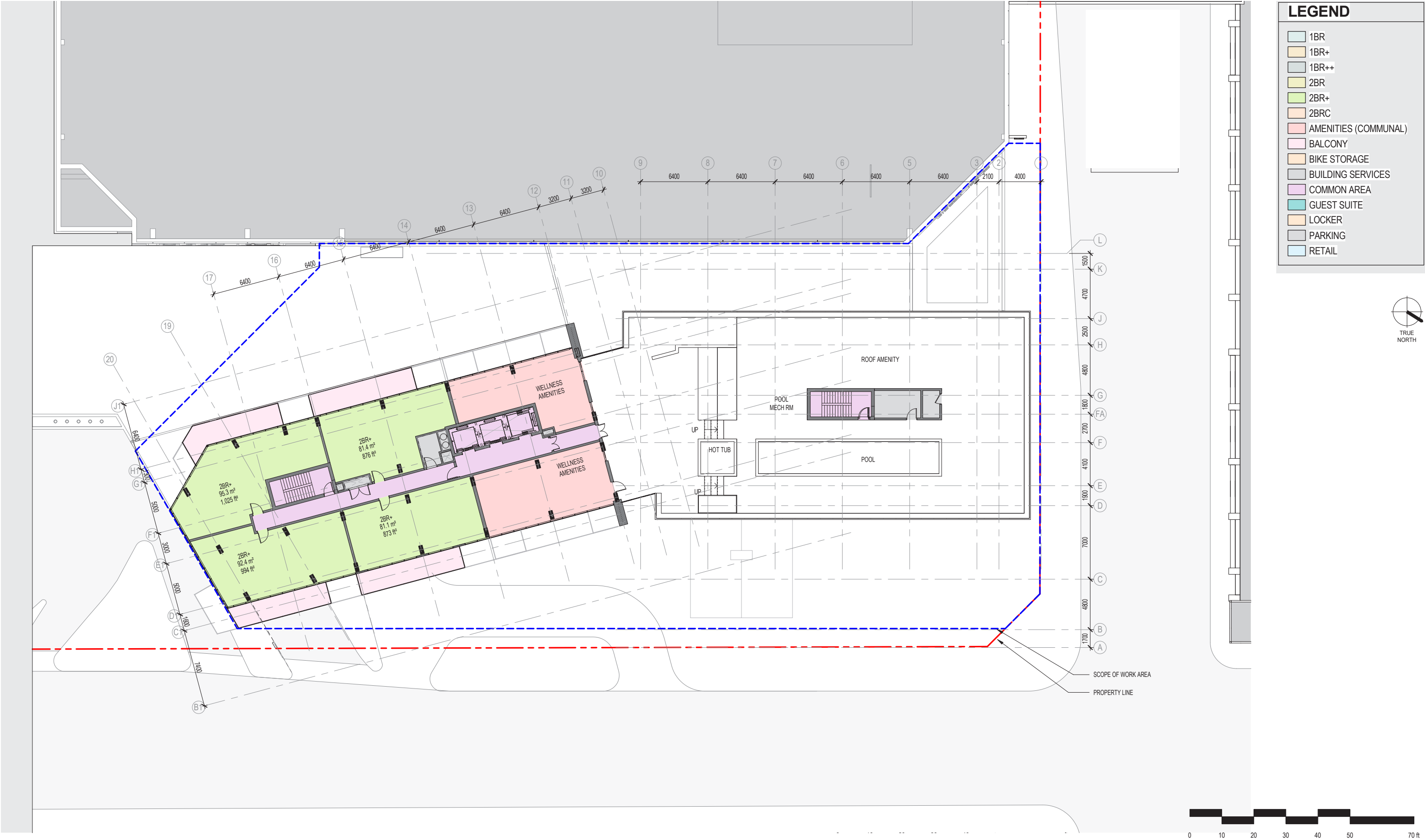
Architectural Drawing - Level 3 Plan



LEGEND	
1BR	
1BR+	
1BR++	
2BR	
2BR+	
2BRC	
AMENITIES (COMMUNAL)	
BALCONY	
BIKE STORAGE	
BUILDING SERVICES	
COMMON AREA	
GUEST SUITE	
LOCKER	
PARKING	
RETAIL	



Architectural Drawing - Typical Floor Plan (Even Floor)



Architectural Drawing - Level 21 Plan



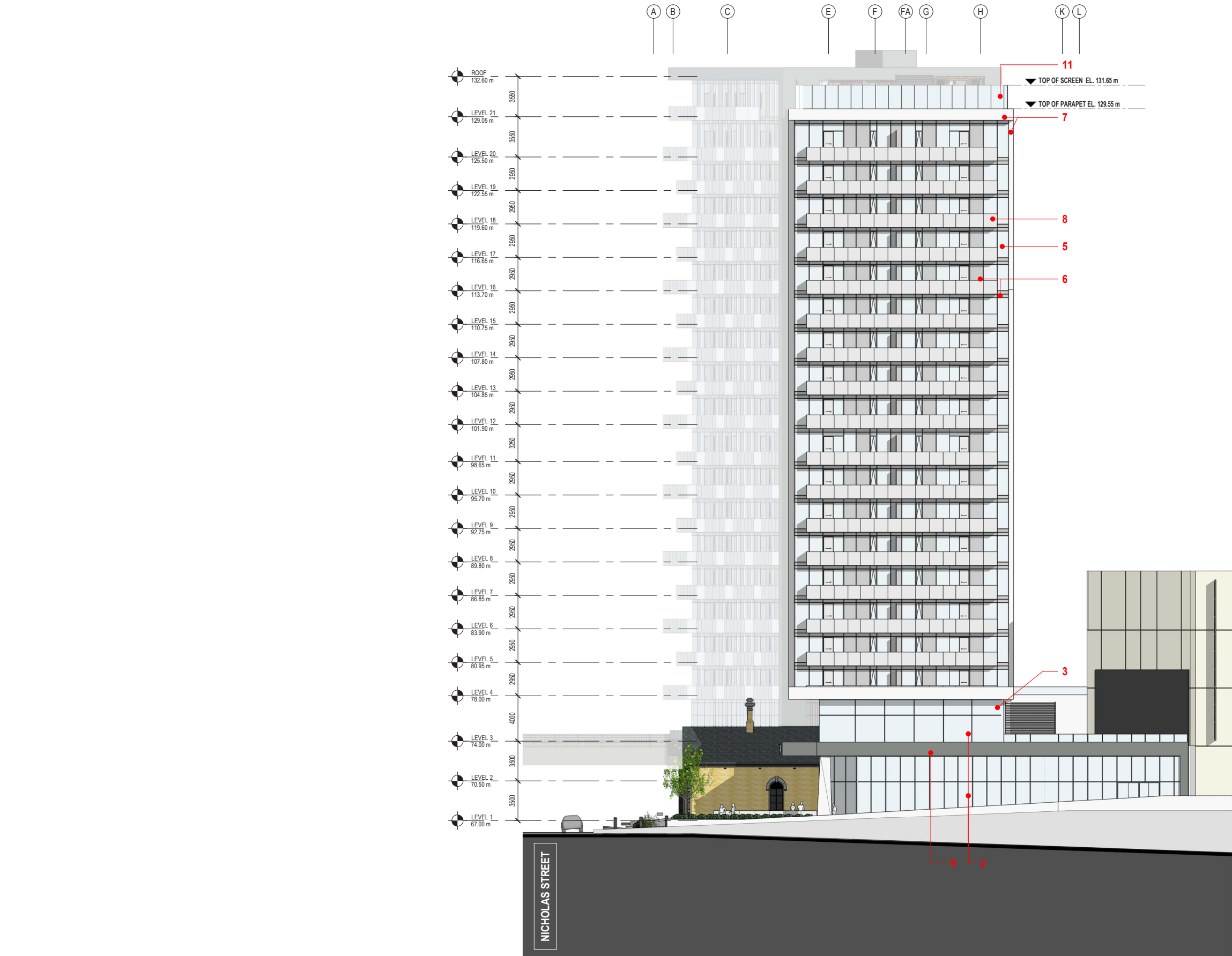
Materials Legend

1. Stone
2. Podium Low Iron Glazing
3. Podium Glass Spandrel
4. Glass Railing
5. Tower Vision Glazing
6. Tower Glass Spandrel
7. White Metal Panel
8. Fritted Glass Balustrade
9. Grey Metal Panel
10. Glass Balustrade
11. Glass Screen



- Materials Legend**
- 1. Stone
 - 2. Podium Low Iron Glazing
 - 3. Podium Glass Spandrel
 - 4. Glass Railing
 - 5. Tower Vision Glazing
 - 6. Tower Glass Spandrel
 - 7. White Metal Panel
 - 8. Fritted Glass Balustrade
 - 9. Grey Metal Panel
 - 10. Glass Balustrade
 - 11. Glass Screen

Architectural Drawing - West Elevation



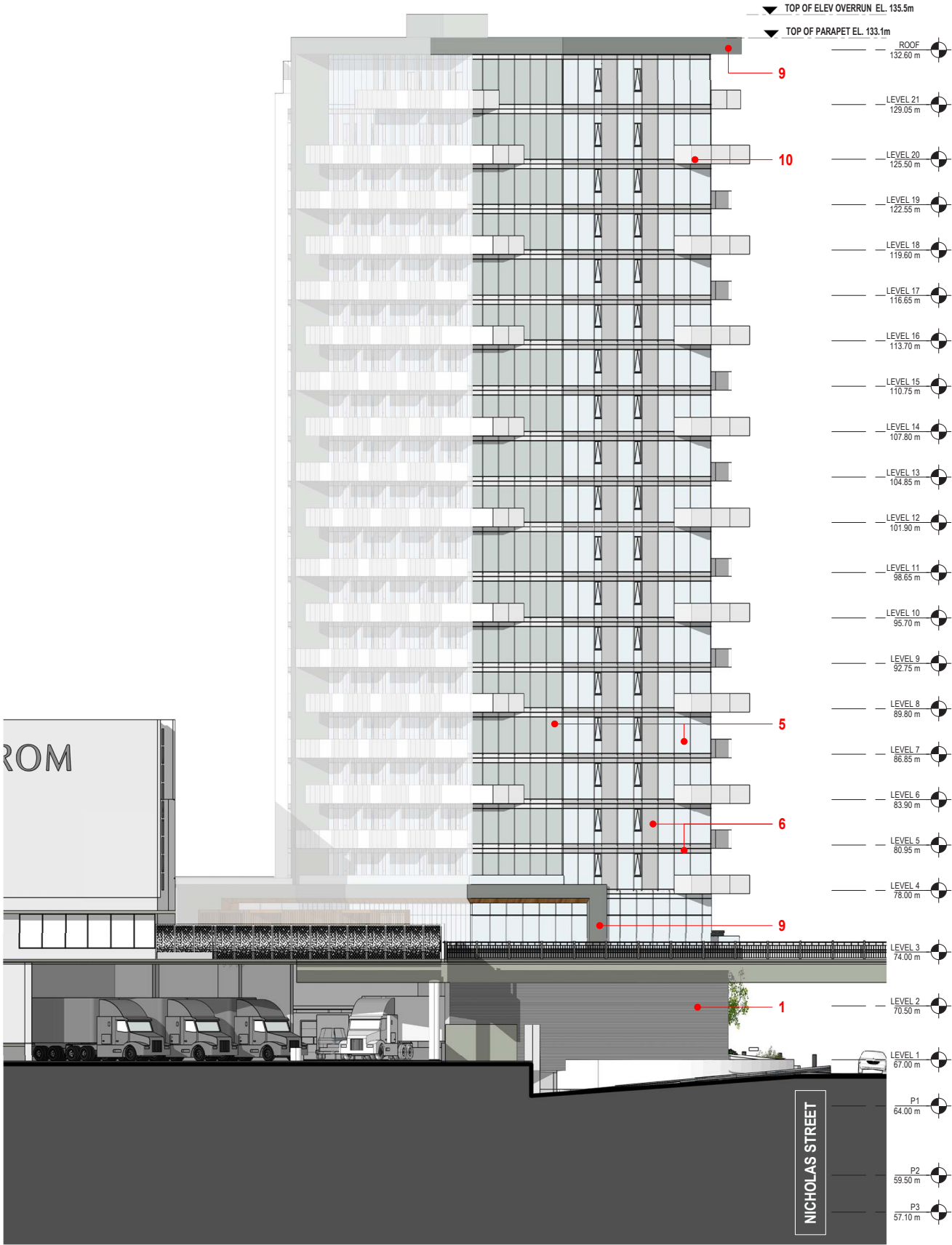
Materials Legend

1. Stone
2. Podium Low Iron Glazing
3. Podium Glass Spandrel
4. Glass Railing
5. Tower Vision Glazing
6. Tower Glass Spandrel
7. White Metal Panel
8. Fritted Glass Balustrade
9. Grey Metal Panel
10. Glass Balustrade
11. Glass Screen

Architectural Drawing - North Elevation

Materials Legend

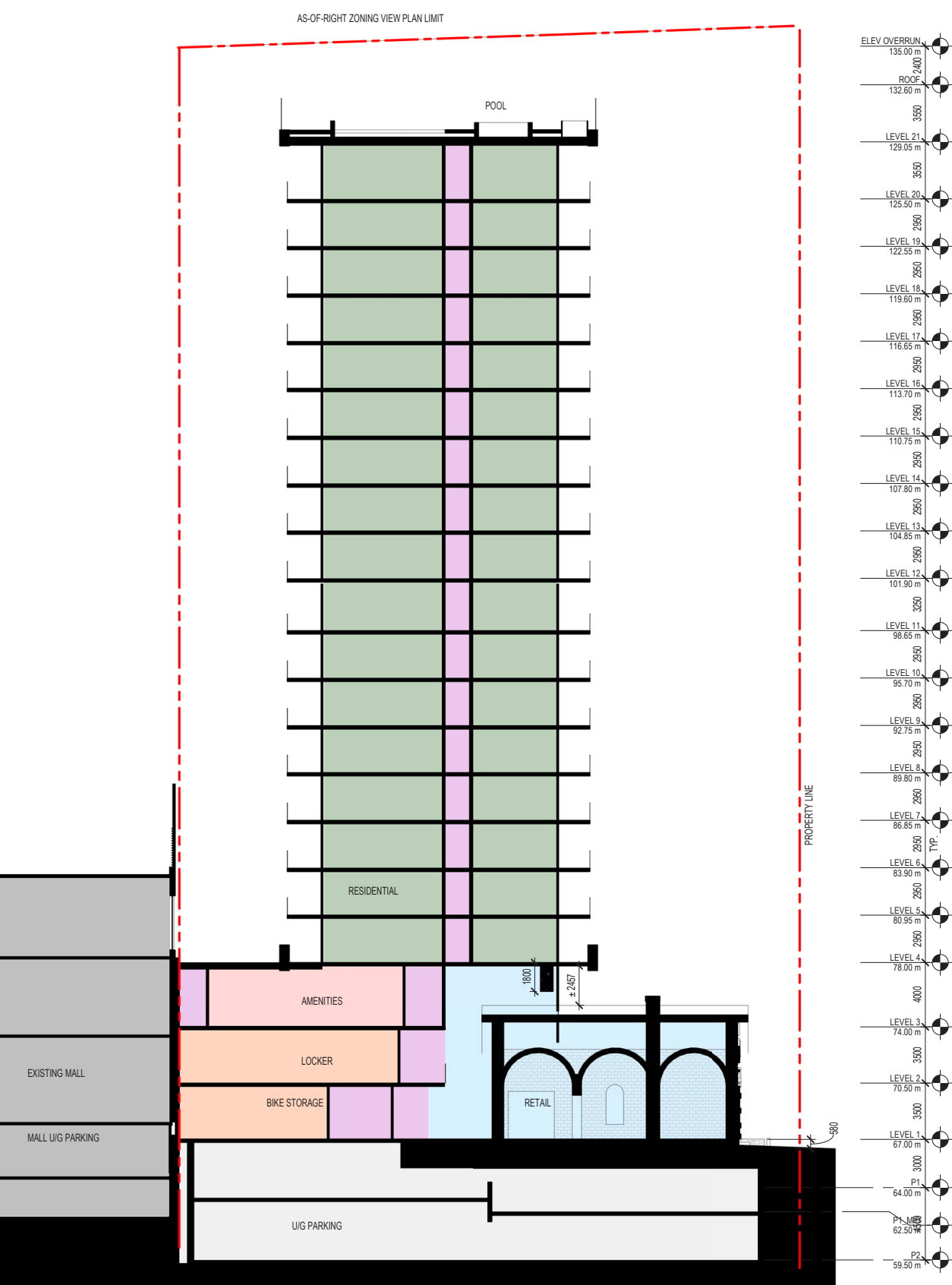
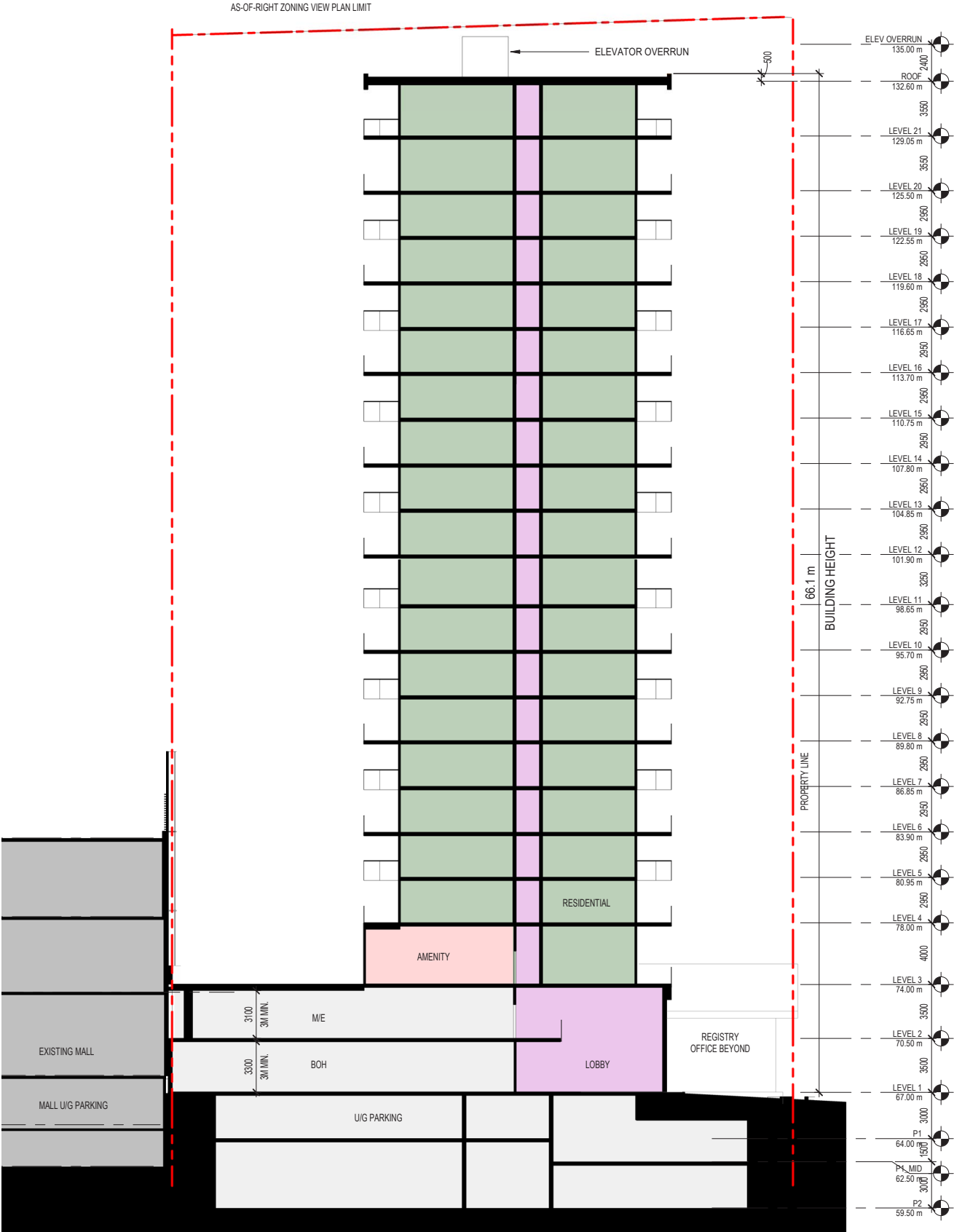
- 1. Stone
- 2. Podium Low Iron Glazing
- 3. Podium Glass Spandrel
- 4. Glass Railing
- 5. Tower Vision Glazing
- 6. Tower Glass Spandrel
- 7. White Metal Panel
- 8. Fritted Glass Balustrade
- 9. Grey Metal Panel
- 10. Glass Balustrade
- 11. Glass Screen



Architectural Drawing - South Elevation

Materials Legend

- 1. Stone
- 2. Podium Low Iron Glazing
- 3. Podium Glass Spandrel
- 4. Glass Railing
- 5. Tower Vision Glazing
- 6. Tower Glass Spandrel
- 7. White Metal Panel
- 8. Fritted Glass Balustrade
- 9. Grey Metal Panel
- 10. Glass Balustrade
- 11. Glass Screen



Architectural Drawing - East-West Building Section

Architectural

- / The site is situated in a transit oriented location, with easy access to an extensive public transit network.
- / Use of high quality, durable material to prolong life cycle of the building and to support a long term ownership of the purpose built rental building by Cadillac Fairview.
- / Materials with highly recycled content will be prioritized, such as aluminum for the window wall.
- / High performance exterior envelope with low-e coating glazing.
- / Entrance vestibules to reduce heat lost.
- / Green roofs will be installed at the amenity spaces.
- / Extensive amenities package to promote health and wellness.

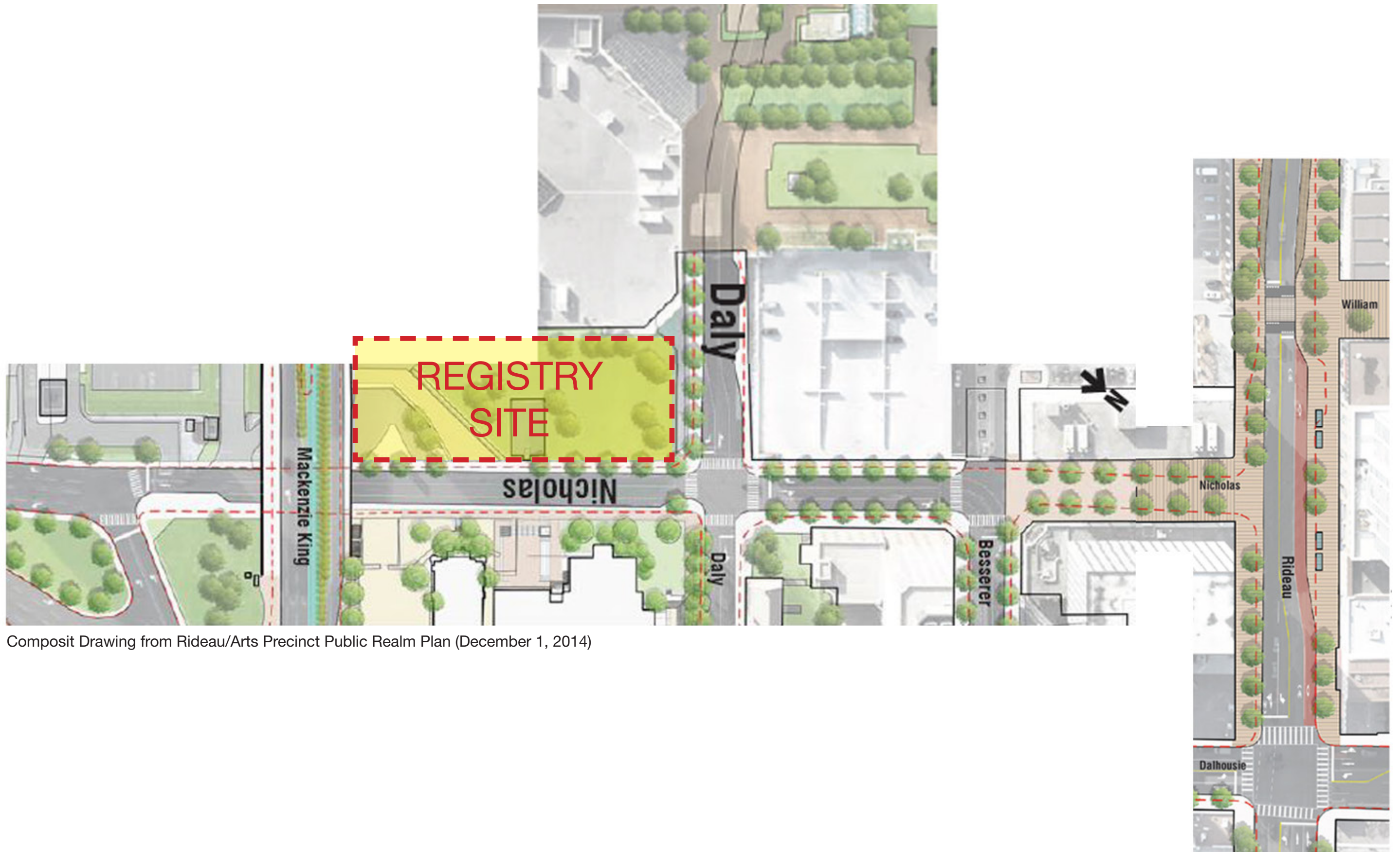
Mechanical

- The base mechanical design incorporates energy conservation and sustainable design measures in order to reduce the building’s operating costs, lower the impact it will have on the environment and improve the quality of the indoor environment. Some of the measures incorporated or to be considered are as follows:
- GEOTHERMAL
- / The project will explore the use of a geothermal system. Geothermal systems act as a large source or sink for thermal energy, essentially using the earth as a thermal battery. The system can draw heat from the earth when the building requires it and reject heat back to the ground when the building requires cooling. A geothermal system significantly increases the overall system efficiency and reduces associated greenhouse gas emissions.
- WATER USAGE
- / Low flow fixtures shall be used throughout to minimize water usage.
- HEAT RECOVERY
- / Outside air for the suites will be provided through heat recovery cores to reclaim energy from general exhaust and sanitary systems.
- EQUIPMENT IMPROVEMENTS
- / All mechanical cooling equipment shall be CFC and HCFC free.
 - / All new supply fans shall be selected to operate at a static efficiency of 60% or greater.
 - / Condensing boilers shall be used for heating water. Condensing boilers can improve combustion efficiencies over 90% .
 - / Low temperature heating systems shall be employed to improve condensing boiler efficiency.
 - / Ultra-high efficiency motors shall be specified throughout.
 - / Variable frequency drives shall be used on pumping and fan systems to save considerable energy at part loads as described in the HVAC systems section.
- INDOOR AIR QUALITY
- / Ventilation systems shall meet the requirements of ASHRAE 62.1.
 - / Indoor air quality shall meet ASHRAE 55.

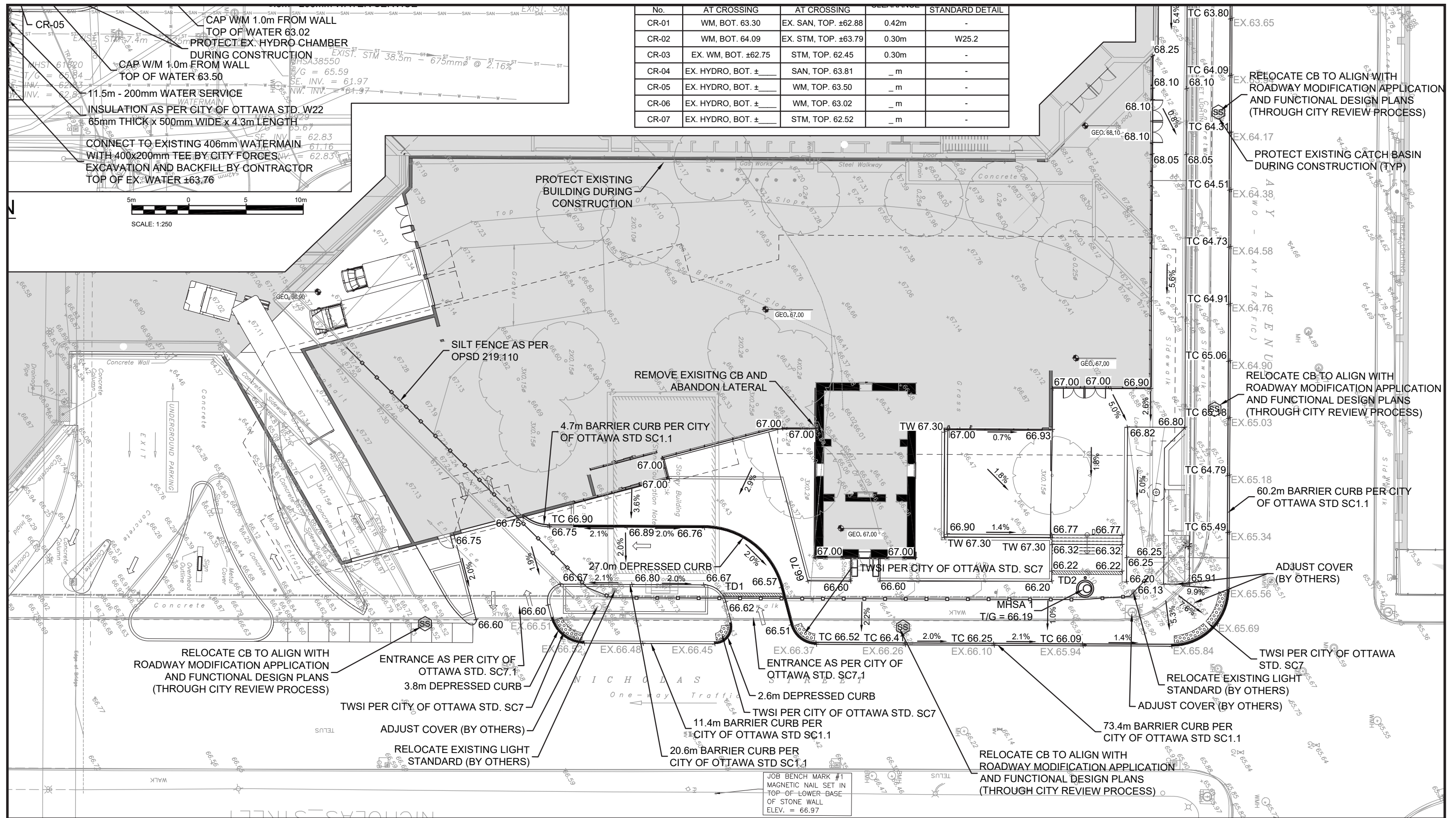
Electrical

- /Lighting fixtures will consist of energy efficient LED fixtures to limit the demand on the building.
- /Daylight harvesting will be provided in common area that will be exposed to natural light. Daylight sensors will control the output of the artificial light to supplement the natural lighting in these areas.
- /Occupancy/vacancy control will be provided for lighting in areas with transient occupancy.

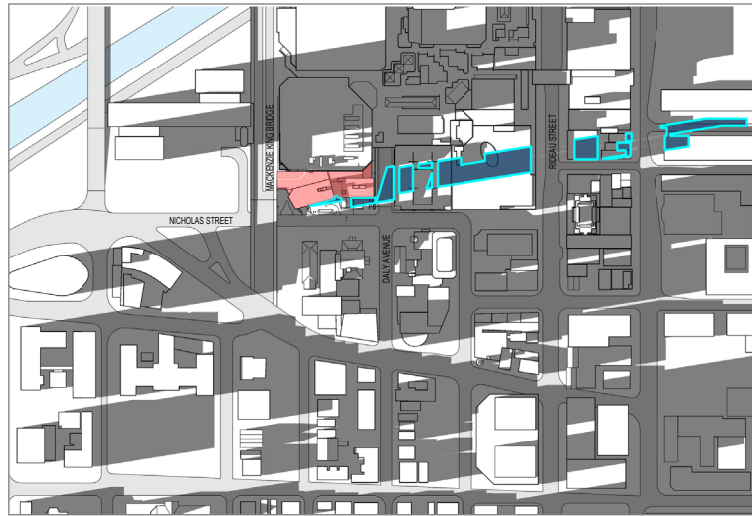




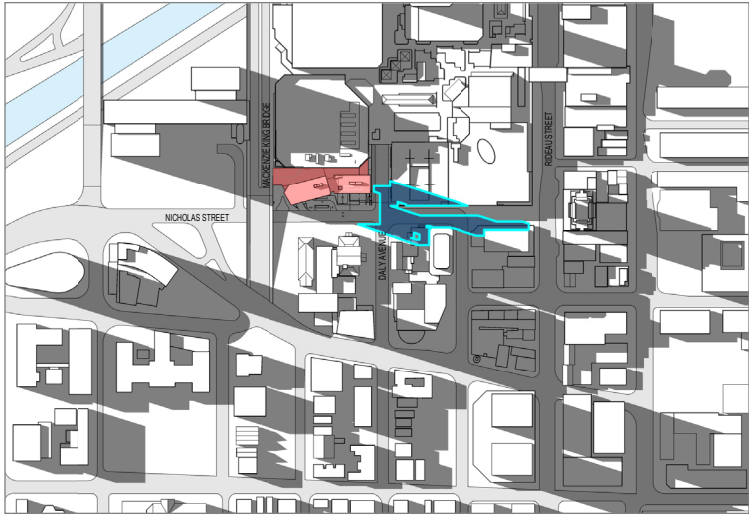
Composit Drawing from Rideau/Arts Precinct Public Realm Plan (December 1, 2014)



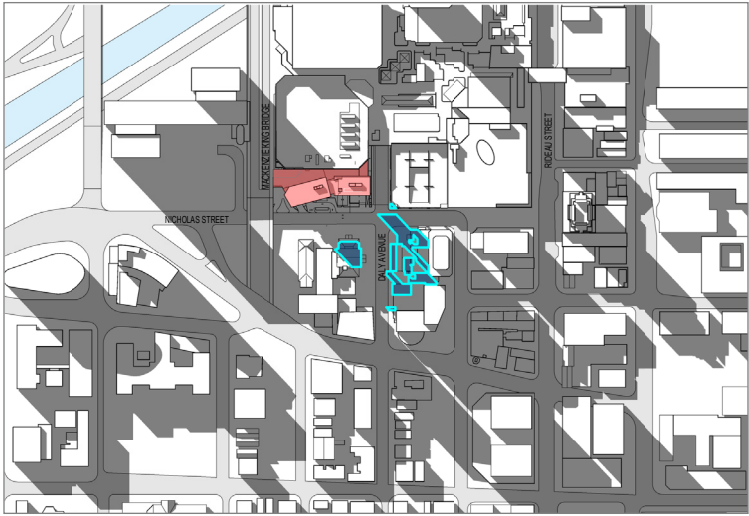
Grading Plan



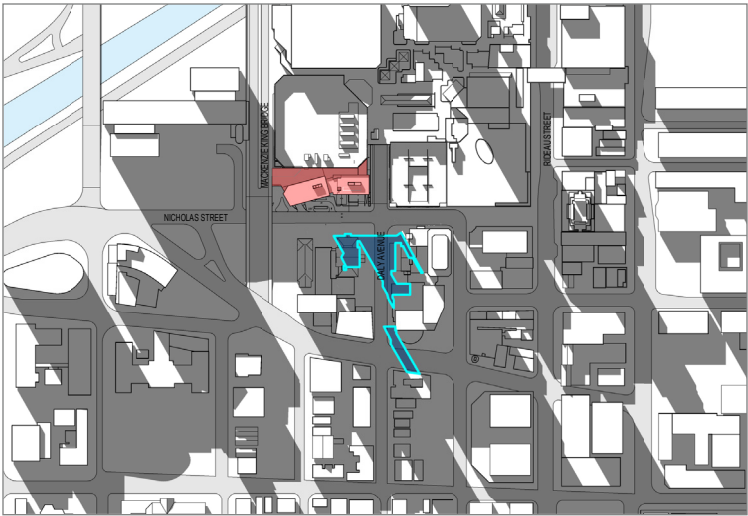
DEC 21 10H00



DEC 21 12H00



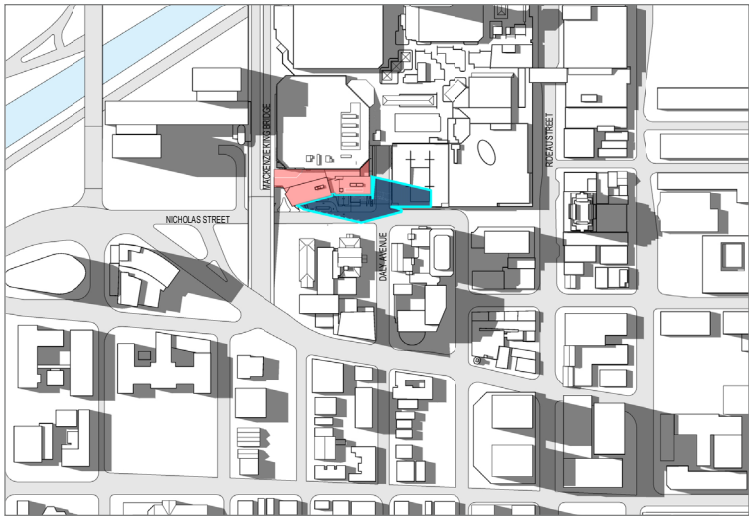
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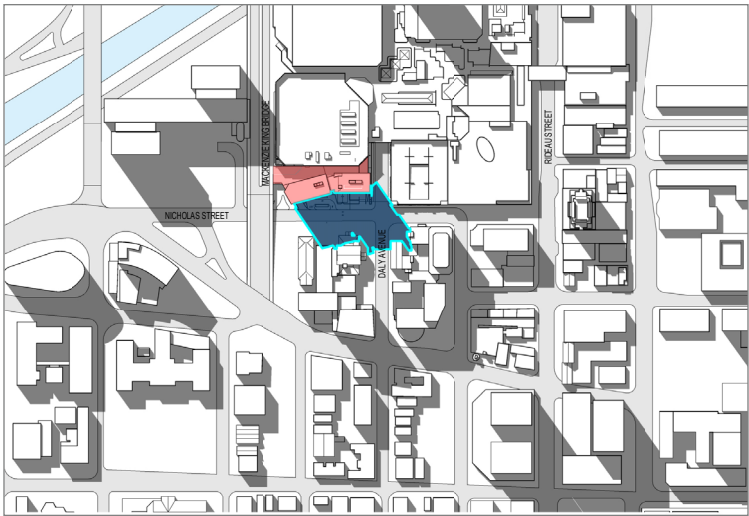
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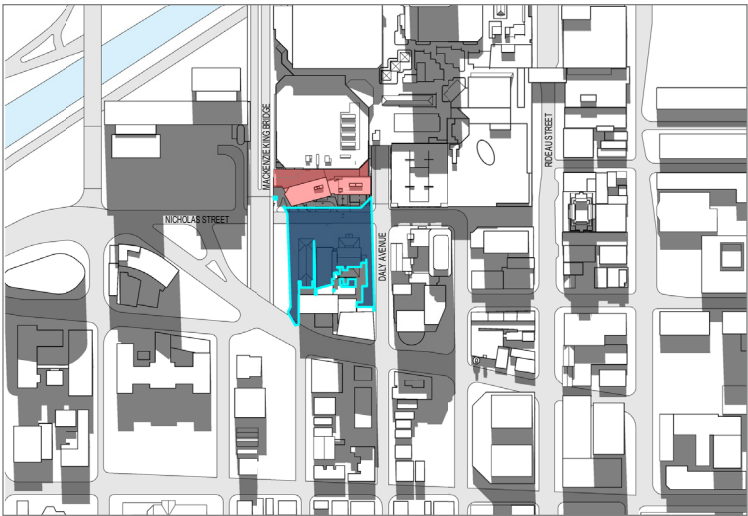
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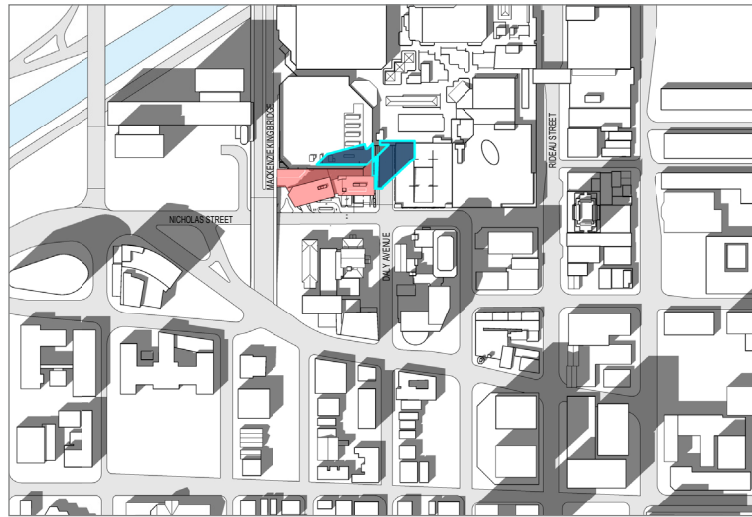
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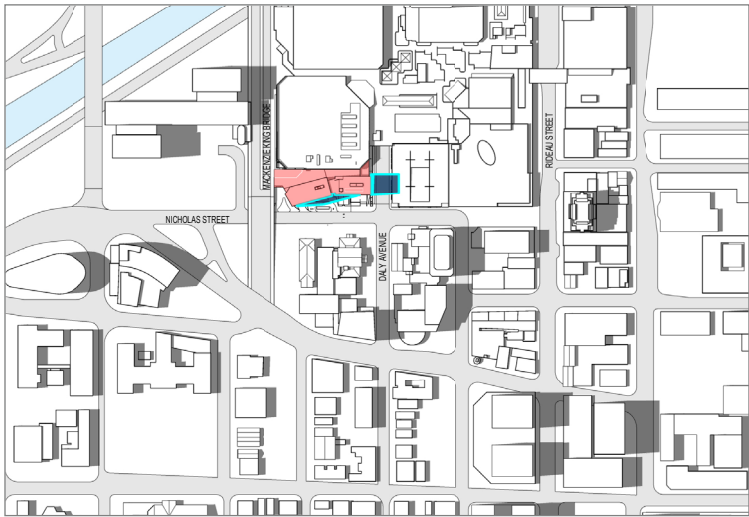
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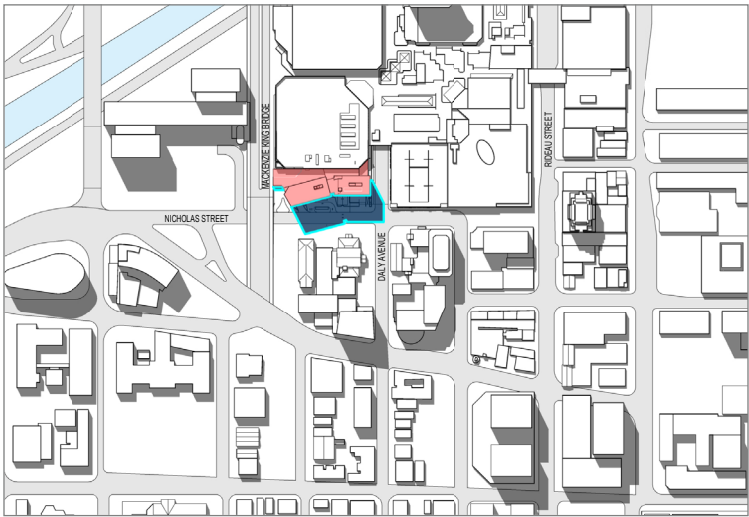
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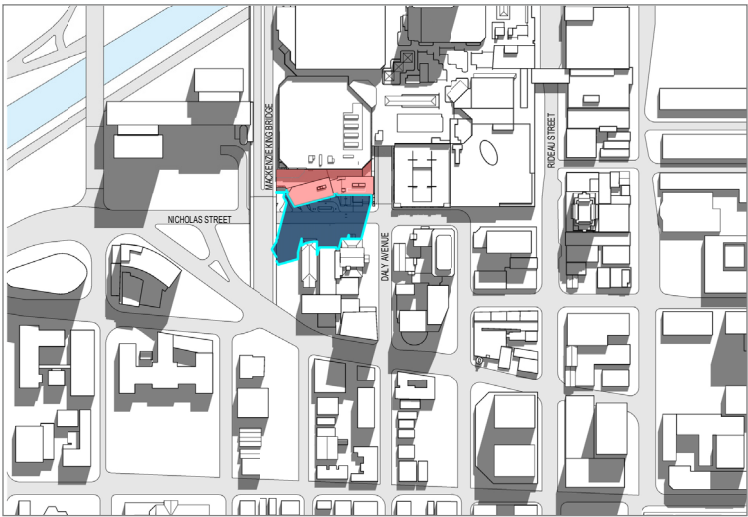
JUN 21 10H00



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JUN 21 14H00



JUN 21 16H00

Shadow Analysis

Guideline Objectives

- Promote high-rise buildings that contribute to views and vistas and enhance the character and the image of the city;
- Address compatibility and the relationship between high-rise buildings and their existing and planned context;
- Create human-scaled, pedestrian-friendly streets, and attractive public spaces that contribute to liveable, safe and healthy communities;
- Coordinate and integrate parking, services, utilities, and public transit into the design of the building and the site; and
- Promote development that responds to the physical environment and microclimate through design.

1. Context

Views and Vistas

1.1 Identify existing and future landmarks with the associated views and vistas. Existing and future landmarks with associated views and vistas are typically determined by the Official Plan (OP), a Secondary Plan and/or a CD.

See view analysis provided in this package.

1.2 The Official Plan has established a series of views and angular planes in the Central Area and the vicinity to protect the visual integrity of the Parliament Buildings and other important national symbols. These views and angular planes must be respected in the development process. A comprehensive view analysis, including a three-dimensional computer model is required to evaluate the potential impact of the proposed development on these views and view planes.

See view analysis provided in this package.

1.3 A comprehensive view analysis will be required when a proposed high-rise building is located within an emerging downtown district, particularly in an area adjacent to the established views and view planes. Such an analysis should explore how the proposed development will be integrated into the background views of the Parliament Buildings and other national symbols or frame the foreground views of these elements by:

- a. extending and extrapolating the existing views and views planes;
- b. establishing new views and view planes; and
- c. enhancing the characteristics of the skylines.

See view analysis provided in this package.

1.4 In the absence of Council policies, the proposal for a high-rise development should clarify whether or not the proposed building will be a landmark building or a background building through a thorough context analysis, documented in the Design Brief or Scoped Design Brief.

The proposed building is a significant addition to the community as it will be a new residential community. With the connection to Rideau Centre the building will act as the East anchor for the Rideau Centre building complex, as the Westin Hotel anchors the West edge.

However, the building is intended to be a background building as its primary function is residential rather than institutional. The repetition of residential suites and balcony elements lend themselves to a background building definition. However, the public elements of the building such as the Registry building and entrance atrium to the Rideau center will act as landmark elements in the public realm. These elements are treated with an institutional character in scale, quality of materials, and transparency.

1.6 If the proposed high-rise building is determined to be a background building that will frame important views and vistas, the context analysis should indicate:

- a. the characteristics of the views and vistas;
- b. the characteristics of the background that frames the views and vistas, such as the scale, skyline, fenestration patterns, texture, materials, and color; and
- c. how the proposed high-rise building will respect and enhance the characteristics of the background.

The proposed building is within an urban context with adjacent high-rise buildings. The building will enhance the character of the skyline through its articulated massing and quality of materials. The height and position of building is consistent with the surrounding context and creates a continuity of high-rise buildings in the downtown core area.

The view of the building from Nicolas Street Northbound is framed by existing buildings and will allow a view on the short edge of the building. This view highlights the slender edge of the building in the north-south direction.

From the north edge of the Rideau Centre buildings – the top of the tower will be visible in the distance, marking the south edge of the Rideau Centre.

1. Context

Background Building

1.9 A background building should:

- respect and enhance the existing and planned views and vistas through the placement of the building, height transitions, setbacks and step backs, and landscaping; and
- respect and enhance the overall character of the existing and planned urban fabric and the skyline by maintaining a harmonious relationship with the neighbouring buildings through means such as height transition, built form design, fenestration patterns, color, and materials without necessarily being the same.

The proposed building respects the existing views and vistas by remaining beneath the overall view plane height relative to the Parliament buildings. The building provides an edge to the Rideau Centre on the east side complimentary to that of the West edge provided by the Westin Hotel. The height and scale are consistent with the neighboring high-rise buildings = Novotel, Le Germain, National Defence Headquarters, and University of Ottawa buildings. The buildings materials and fenestration patterns will be consistent with the surrounding hotel buildings which are of a similar scale and residential nature. The balconies on the proposed building will add additional character and texture that are less present on the hotel, government, and university buildings.

At the City, Community, or Neighbourhood Level

1.10 When a high-rise building or group of high-rise buildings are proposed within an identified growth area, design the buildings nearer the edge of the growth area to be progressively lower in height than those in the “centre” (Diagram 1-1).

In a city cross section from the west to east, the new building follows the gradual height increase away from the canal and Parliament.

1.11 When a high-rise building or group of high-rise buildings are proposed on a site surrounded by other high-rise buildings of consistent height, relate the height and scale of the proposed buildings to the existing context and provide variations (Diagram 1-2).

In a city cross section from the north to south, the new building follows the scale and height of adjacent buildings along both sides of Nicolas Street.

Reference to Urban Design Guidelines

At the site level

1.12 Include base buildings that relate directly to the height and typology of the existing or planned streetwall context.

The building podium is tied directly to the level of the MacKenzie bridge and the existing Rideau Centre. The scale and levels of this podium are consistent with the Rideau Centre and the Arts Court buildings. From a pedestrian viewpoint, the podium will provide a welcoming scale and will frame the corner of Daly and Nicolas with the 3-storey high buildings.

1.13 An angular plane, typically 45°, measured from the relevant property lines, should be used to provide a frame of reference for transition in scale from proposed high-rise buildings down to lower scale areas.

Lot configuration

1.15 The lot should abut the public realm, including streets, parks, plazas, and privately owned public spaces (POPS) on at least two sides.

The building provides activation along Nicolas and Daly for the public. Due to the grade transition on Daly, the activation of this street face is a visual connection with the large atrium space which is accessible from Nicolas.

Heritage buildings on site

1.19 Conserve the integrity of the cultural heritage value, attributes, and character of the heritage building.

The existing historic Registry Building is integrated into the design plays a critical role in the public realm of the project.

1.20 Design the base of the high-rise building to respect the architectural scale, proportion, rhythm, and character of the heritage building.

A large 3-storey glass atrium surrounds the heritage building to provide a prominent setting for the building and to maximize its importance in the public realm. The simplicity of the atrium and glass allows the richness of the historic building to be showcased. The 3-storey

volume allows the Registry building to be viewed from multiple angles within interior spaces. The scale of the atrium is respectful of the heritage building height by allowing the articulation of the new building to be adequately setback from the heritage building.

1.21 Ensure the heritage building will continue to be the character-defining element on site through the design of the tower, including additional step backs, architectural details and materials.

The 3-storey atrium allows the Registry building to be the defining element of the public realm. The architectural frame details of the tower are raised above the atrium to allow adequate breathing room around the historic building being showcased.

Heritage buildings on adjacent properties

1.22 Respect the overall historic setting, including protecting and enhancing views of the adjacent heritage buildings through placement, scale, and design of the high-rise building.

The location of the Registry building has been shifted on the site in order to bring it closer to the intersection of Daly and Nicolas as well as to align closer to the prominent elements of the Arts Court buildings.

1.23 Respect the character of the adjacent heritage buildings by integrating high-quality, contemporary design cues, particularly at the base of the building.

The podium of the building is aligned with the Rideau Centre, Mackenzie bridge, and the Arts Court buildings.

2. Built Form

Experience

2.1 Enhance and create the overall pedestrian experience in the immediate surrounding public spaces (including POPS) through the design of the lower portion, typically the base, of the building, which:

- a. fits into the existing urban fabric, animates existing public spaces, and frames existing views; and
- b. creates a new urban fabric, defines, and animates new public spaces, and establishes new views.

The building and its entrances have been set back along Nicolas to provide public space, drop-off areas, landscape areas, and monumental circulation areas. The grade transition from Nicolas to the entry of Rideau Centre requires significant ramps and stairs. Some of the stairs have been placed at the exterior to provide a monumental approach to the Rideau Centre. Adjacent to this main entry is an outdoor terrace area which will be used by a café tenant within the Registry building and adjacent space. The Registry building itself is set into a landscaped area to provide trees and a buffer zone consistent with the Arts Court buildings. The residential drop-off zone and entry are set-back from the street to provide a unique identity to the new residential community. The drop-off zone will be treated with a consistent paver pattern and elevation to allow pedestrians and vehicles to share the entry court.

Expression

2.2 Enhance and create the image of a community and a city through the design of the upper portion of the building, which is often comprised of a middle and a top that:

- a. protects and/or creates views and landmarks; and
- b. respects and/or enriches urban fabric and skylines

- *The design of proposed tower enhances the city skyline by providing two distinct tower treatments and articulation to the base, middle and top of the building.*

Appropriateness of a bar building

2.4 A high-rise bar building may be appropriate when:

- a. it is oriented along the north-south direction to provide greater opportunities to minimize shadow impacts and allow for better access to natural light;
- b. it is placed to effectively frame streets and public open spaces; and
- c. it is coordinated with point towers to create a balanced grouping of different high-rise types.

The proposed bar building is appropriate given its north-south access and definition of the edge of Nicolas Street and the edge of the Rideau Centre. The tower frames the scenic entry view from Nicolas travelling northbound. The setback of the north tower from Nicolas allows the public realm, historic building, and Rideau Centre entry to engage the street. The angle of the south tower allows maximum sunlight and space to the courtyard space between the tower and the Nordstrom façade. The bar building is significantly spaced away from the adjacent towers (Novotel, Le Germain, The Suites, and the National Defense Headquarters).

2.5 A high-rise bar building is not appropriate if:

- a. the proposed building is stand alone in the landscape; or
- b. the proposed building is part of a group of the same buildings that are randomly positioned or equally paced without a focal point.

The bar building is appropriate in the local context of other large high-rise buildings and creates a consistent massing and scale to the Central Area’s skyline.

Heights of a bar building

2.6 The maximum height of a bar building should be 12 storeys or 1.5 times of the width of the street it faces (building face to building face distance), whichever is less. A taller building should be designed as a point tower rather than a slab (Diagram 2-3).

Given the specific site constraints and surrounding context, a compact bar building footprint was chosen to minimize the overall massing onsite. Rather than creating two separate point towers, the two-point tower plates have been combined with an articulation in the middle and top to create the effect of two distinct tower treatments. The combined towers exceed the minimum point tower floor plate size but

are far less than creating two separate point towers with 2 cores. This efficient use of the site reduces the overall high-rise massing on the site. In addition, creating two separate point towers would require a closely spaced separation between the towers therefore not allowing any shadow or daylight benefits to the surrounding areas. Two separate cores would overcomplicate the small ground floor plans and compromise the space allocated to public realm uses. Therefore, the benefits of the combined point tower / bar building outweigh those of a different massing.

2.8 When abutting a low-rise residential area at the rear, an angular plane, typically 45°, measured from appropriate lot lines should apply to determine the heights of various portions of a bar building (Diagrams 2-4, and 2-5).

Given the urban context and site constraints, the combined tower plates follow the guidelines set out for high-rise.

Massing of a bar building

2.9 A bar building should follow the base-middle-top approach in design and general guidelines for each portion of the building described below.

2.10 The base and middle portions of a bar building should contribute to enhancing the existing or planned street wall condition.

The base podium of the building aligns with the surround context of Rideau Centre, the Arts Court, and the Mackenzie bridge.

2.11 Where appropriate, articulate the facades of the base and/or middle to vertically to break up the overall mass.

The vertical separation and recess of the mass into two distinct volumes allows the building to read as two towers rather than a single bar building. The north tower and the south tower have their own unique articulation and materials for the facades and balconies to create a separate identity for each.

2. Built Form

2.12 The top portion of a bar building should open up the sky view and avoid a canyon effect by:

- stepping back from the middle portion of the building; and
- breaking up into sections with varied heights and articulation.

The top portion of the south tower is raised to provide further distinction between the two masses. The slenderness of the overall floor plate is function of the wide and shallow units proposed. The wide and shallow units allow maximum daylighting for the residential units. As the width of the building is already narrower than a typical residential tower, an additional setback in the tower is not provided. The articulation in the architectural frame elements provides further definition of the north tower and south tower.

Placement

2.13 Place the base of a high-rise building to form continuous building edges along streets, parks, and public spaces or Privately Owned Public Space (POPS):

- where there is an existing context of street wall buildings, align the facades of the base with adjacent building facades;
- in the absence of an existing context of street wall buildings, create a new street wall condition to allow for phased development and evolution.

The building podium provides a continuous street edge along Nicolas and Daly. The Registry building sits proud of the building face to signify its prominence and historic heritage value. The Rideau Centre entry, café terrace, and residential court entry provide a continuous public realm along Nicolas. The proposed widening of Nicolas Street allows an increased sidewalk and public realm experience, including additional street trees.

2.14 Additional setbacks beyond the zoning requirements and existing prevalent patterns may be necessary and appropriate at street corners, transit stops, building entrances, and other locations to accommodate heavy pedestrian traffic and public and private amenities.

The proposed building is set back at the corner of Nicholas Street and Daly Avenue to allow for an entrance plaza. The Registry Office is featured for its heritage and cultural value.

Reference to Urban Design Guidelines

Base: Articulation and materials

2.20 Respect the character and vertical rhythm of the adjacent properties and create a comfortable pedestrian scale by:

- breaking up a long façade vertically through massing and architectural articulation to fit into the existing finer grain built form context (Figure 2-13);
- determining appropriateness of larger-scale façades in certain areas, such as along the ceremonial routes (Figure 2-14); and
- introducing multiple entrances, where possible, through creative store layout and organization where a large format retail use is located on the ground floor.

2.21 Use high-quality, durable, and environmentally sustainable materials, an appropriate variety in texture, and carefully crafted details to achieve visual interest and longevity for the facade.

2.22 Use bird-friendly best management practices in accordance with the City's guidelines. In particular, apply visual markers or use low reflectance materials on all exterior glazing within the first 20m of the building above grade.

2.23 The ground floor of the base should be animated and highly transparent. Avoid blank walls, but if necessary, articulate them with the same materials, rhythm, and high-quality design as more active and animated frontages. (refer to guideline 3.12).

The base of the building is articulated through the series of entries and functions within the building. At the north end the transparent atrium and Rideau Centre entry is the most public portion of the building and has a maximum transparency to invite visitors into the Rideau Centre. The central part of the podium is defined by the Registry building and its related outdoor terrace and surrounding landscape buffer. The residential building's entry court is intended as a public/private space to allow residents to identify with their entry while opening to public access for visitors. An entry canopy and glazed façade provide this façade its own identity within the overall podium. The south end of the podium contains the logistics and parking entries which are screened with garage doors. The dark masonry base of the building grounds the building in the context and allows the garage entry doors to fade as background elements within the dark masonry.

Middle: Tower floor plates

2.24 Encourage small tower floor plates to minimize shadow and wind impacts, loss of sky views, and allow for the passage of natural light into interior spaces (Figure 2-15):

- the maximum tower floor plate for a high-rise residential building should be 750m² (Diagram 2-8);
- the maximum tower floor plate for a high-rise office building should be 2,000m²; and
- larger tower floor plates may be considered in suburban locations with design features to mitigate shadow and wind impacts, maintain sky views, and allow for access to natural lights.

The middle of the building is proposed as a combined north tower and south tower. While this combined approach exceeds the 750m² floor plate, it is less than two separate point towers at 750m² each. The combined tower approach provides better access to light, further setbacks, and more sky views from key pedestrian angles – Nicolas Street and the Mackenzie bridge.

Middle: Separation between towers

2.25 Provide proper separation distances between towers to minimize shadow and wind impacts, and loss of skyviews, and allow for natural light into interior spaces:

- the minimum separation between towers should be 23m (Diagram 2-9);
- a tower must provide a minimum 11.5m setback from the side and/or rear property lines when abutting another high-rise building (Diagram 2-9);
- the minimum separation between a tower over 30-storeys and a neighbouring tower should be 25m; and
- A tower over 30 storeys must setback a minimum of 12.5m from the side and/or rear property line when abutting another tower over 30 storeys, and 13.5m when abutting a tower up to 30 storeys.

To allow for a maximum separation between adjacent properties the building mass is located in the center of the site and as a single mass.

2. Built Form

Middle: Step backs from base

2.29 Step back the tower, including the balconies, from the base to allow the base to be the primary defining element for the site and the adjacent public realm, reducing the wind impacts, and opening sky views:

- a. a step back of 3m or greater is encouraged.
- b. the minimum step back, including the balconies, should be 1.5m; and
- c. where development lots are very narrow (less than 30m), such as in the Central Area and emerging downtown districts, and a step back is difficult to achieve, use various design techniques to visually delineate the tower from the base (Figure 2-16). Use other measures to mitigate shadow and wind impacts.

The overall building mass is setback significantly from Nicolas Street in order to maximize the public realm space. The framed articulation of the north tower and south tower also allow for a separation of the podium base and glass atrium.

2.30 Up to one third of a tower frontage along a street or a public space may extend straight down to the ground to address the street corner or create a forecourt for the entrance. At these locations, features such as canopies and overhangs are required to mitigate pedestrian level wind impacts (Diagram 2-11).

The canopies, balconies, and building articulation will mitigate pedestrian level wind impacts. The tower massing is separated from the podium massing through architectural articulation and balconies elements to provide a distinct treatment for each building mass.

Middle: Articulation and materials

2.31 Orient and shape the tower to minimize shadow and wind impacts on the public and private spaces.

The building mass is centered on the site in order to maximize the sunlight that can reach Nicolas and Daly streets as well as the surrounding properties. This orientation also allows a maximum daylight for the south courtyard connected to Mackenzie bridge. The building is setback on Nicolas street to widen the street corridor thereby reducing the wind impacts to pedestrians along Nicolas.

2.32 Articulate the tower with high-quality, sustainable materials and finishes to promote design excellence, innovation, and building longevity, including:

- a. orienting and shaping the tower to improve building energy performance, natural ventilation, and daylighting;
- b. articulating the facades to respond to changes in solar orientation, wind effects, and context; and
- c. where possible, include operable windows to provide natural ventilation and help reduce mechanical heating and cooling requirements.

The long and narrow building massing is directly related to the wide and shallow residential units being provided. These units allow a maximum amount of daylight for residents who will inevitably be spending more time in the units due to the new work from home trends.

The north south axis of the building allows an increase solar gain in the winter while the balcony elements provide shading during the summer months.

All occupied spaces will have operable windows. All residential units will include oversized balconies to maximize outdoor space for the residents and allow for large sliding door openings onto the balconies.

The proposed window wall system will also allow a maximum amount of daylight. The glazing specification will be optimized to reduce overheating in summer and maximize solar gains in the winter.

Aluminum is a material with a high recycled content and will be used for the solid architectural elements as well as the primary material in the window walls system.

2.33 For a background building, create a fenestration pattern, and apply colour and texture on the facades that are consistent with and complement the surrounding context

The fenestration pattern and staggered balconies on the south tower provide consistent façade texture that will compliment the surrounding context. While many buildings in the surrounding have a masonry or concrete finish, the glass and metal treatment of the tower is consistent with more recent trends as seen on the adjacent Le Germain Hotel.

Top

2.35 The top should be integral to the overall architecture of a high-rise building, either as a distinct or lighter feature of the building or a termination of the continuous middle portion of the tower.

2.36 Integrate roof-top mechanical or telecommunications equipment, signage, and amenity spaces into the design and massing of the upper floors.

2.37 The top should make an appropriate contribution to the character of the city skyline:

- a. for a background building, the top should fit into the overall character and contribute to the harmony of the city skyline; and
- b. for a landmark building, the top should enrich the city skyline by creating a new focal point.

Most of the mechanical elements have been moved to the base of the building to minimize the effect of a mechanical room and elevator overrun.

The south tower is raised roughly 2 levels higher than the north tower to integrate the elevator overrun and machine room into the main building massing.

The architectural frame element at the top of each tower allows the clear delineation of the tower elements. The horizontal orientation of the frame elements minimizes the overall feeling of the building heights. The framed elements also tie the towers together with the surrounding context to harmonize the building with the city skyline.

The top of the north tower will include a pool and amenity area. The edge of the tower will include a wind screen height glass guard.

3. Pedestrian Realm

Space between curb and building face

3.1 Provide a minimum 6m space between the curb and the building face along the primary frontages of a high-rise building, including the City-owned portion within the right-of-way (ROW) and the building setback area:

- a. the pedestrian clearway must be within the ROW;
- b. on a street with commercial character, introduce hard surfaces between the curb and the building face to maximize the walkable area and provide flexible spaces to accommodate seasonal uses such as outdoor patios, where appropriate; and
- c. on a street with residential character, introduce landscaping and/or residential patios between the sidewalk and the building face to allow for public-private transition.

The ground floor building setback is significantly more than the prescribed 6m setback in order to maximize the public realm space at grade, specifically at the corner of Nicolas Street and Daly. Landscaping and a café terrace surrounding the registry building provide a high quality public realm experience. The residential court entry provides a transition between public and private space.

3.2 At locations with high foot traffic volumes, such as the Central Area and the emerging downtown districts, a wider curb to building face space may be desirable to accommodate pedestrians, street furniture, signs, displays, and vendor space:

- a. provide increased building setbacks at the street corner, where appropriate (Figure 3-3); and
- b. in areas where the streets are narrow and building setback is difficult to achieve, provide additional pedestrian spaces through pedestrian easements, and use arcaded, colonnaded and cantilevered building bases to augment the width of the pedestrian space at grade.
- c. The pedestrian space within the arcade and colonnade, or under the cantilever should be a minimum 2.5m wide and 2 storeys high. Refer to guidelines in the Downtown Moves for detailed reference (Figures 3-4, and 3-5).

The proposed alignment for Nicolas Street would allow for an increased sidewalk width to accommodate the high pedestrian traffic expected in this area.

Public spaces

3.4 Where appropriate, particularly in densely populated areas such as the Central Area and the emerging downtown districts, provide at grade or grade-related public spaces such as plazas, forecourts, and public courtyards, which may be under public or private ownership.

3.5 The public spaces should:

- a. complement and be integrated into the existing network of public streets, pathways, parks, and open space;
- b. provide direct visual and physical connections to the surrounding public streets, pathways, parks, and open spaces;
- c. support the proposed high-rise development particularly at grade functions;
- d. allow for year-round public use and access; and
- e. maximize safety, comfort and amenities for pedestrians.

3.6 When a public space is privately owned, it should:

- a. be perceived as a public space not as a private space; and
- b. be properly signed to welcome the public where appropriate.

3.7 When a privately owned public space is intended to be a POPS and recognized by the City in exchange for height and/or density bonus, it should meet the City's design criteria such as minimum area and location.

The entry sequence and large atrium space accessing the Rideau Centre will be perceived as a public amenity space though it is private land. The nature of Rideau Centre as a semi-institutional commercial space is such the public will comfortable and welcomed to large atrium. As a well lit and highly visible area, safety and comfort of the pedestrians will be maximized.

The historic Registry building is perceived as a public building given its prominent location along the sidewalk and emphasis on the façade. The café terrace use and landscaping around the Registry building provide a welcoming activation zone along Nicolas.

Building access

3.10 Locate the main pedestrian entrance at the street with a seamless connection to the sidewalk.

3.11 Where the main pedestrian entrance is located away from the sidewalk provide a direct, clearly defined pedestrian connection such as a walkway or a pedestrian plaza, between the main pedestrian entrance and the sidewalk.

The location of the Rideau Centre access along Nicolas is highly visible accessible from the sidewalk.

Animation

3.12 Animate the streets, pathways, parks, open spaces, and POPS by:

- a. introducing commercial and retail uses at grade on streets with commercial character (Figure 3-12);
- b. incorporating ground-oriented units with useable front entrances, and front amenity spaces on streets with residential character (Figure 3-13);
- c. providing greater floor to ceiling height at the ground floor to allow for flexibility in use over time;
- d. providing a minimum of 50% of clear bird-friendly glazing on the portions of the ground floor that face the pedestrian realm;
- e. providing a range of amenities appropriate to the context to meet the needs of a diversity of potential uses, including seniors and children, residents and employers, local people and visitors; and
- f. providing public arts that suits the scale and character of the high-rise building and the surrounding pedestrian realm.

The ground floor has an increased floor to floor height as well as in increased volume for the integration of the Registry building and creation of the entry atrium space. The ground floor amenities provide a variety of animation spaces throughout the day. The Rideau Centre entry and atrium will be very active with visitors to the commercial centre as well as pedestrians using the interior of the center as an interior transition. The Registry building and terrace will house a vibrant café activated by the building residents as well as the surrounding community and Arts buildings. The residential entry contains a series of lounge and meeting spaces on the ground floor activated by the residents and visitors.

3.13 Apply Crime Prevention Through Environmental Design principles.

The public nature of the building, amenities, and context will promote a safe environment through well-lit and highly visible spaces.

3. Pedestrian Realm

Parking, loading, and servicing

3.14 Locate parking underground or at the rear of the building. All of the logistics entries are located at the south portion of the building adjacent to the existing Rideau Centre loading docks and public parking access point.

3.15 Locate drop-off and pick up areas on private lands and where possible, at the rear of the property.

A public drop-off area is located on the private land to permit direct access to the residential entry for visitors and deliveries.
3.16 Internalize and integrate servicing, loading, and other required utilities into the design of the base of the building, where possible.

The loading areas are located adjacent to the existing Rideau Centre loading areas. The loading areas are screened from Nicolas by the building mass and covered with a new courtyard amenity above.

3.17 When they are not internalized, screen servicing, loading, and required utilities from public view and ensure they are acoustically dampened where possible.

3.18 Locate and co-locate access to servicing and parking appropriately, ideally from the rear of the building, a public lane, or a shared driveway, to minimize the visual impacts and interference with the pedestrian realm.

3.19 Recess, screen, and minimize the size of the garage doors and service openings visible from streets and other public spaces.

3.20 Design elements such as the screen, garage doors and serve openings as integral parts of the building and use high quality finishing.

3.21 Locate ventilation shaft, grades, and other above grade site servicing equipment away from public sidewalk and integrate these elements into the building and landscape design.

The ventilation shafts and louvers have been carefully located to minimize its visibility from the public realm.

Streetscape standards

3.23 Infill development should fit in and enhance the character of the street by:
a. implementing the applicable City’s streetscape design standards; and
b. implementing streetscape design visions and policies of a CDP and Secondary Plan, where applicable.

3.24 Master planned developments may develop their own design standards in concert with City standards to create a unique character.

3.25 Implement the City’s Accessibility Design Standards.

Wind and shadow

3.26 Conduct a wind analysis for all high-rise developments in accordance with the Wind Analysis Terms of Reference and indicate:
a. how the building is placed and built form is designed to minimize the potential impacts; and
b. how measures have been introduced to mitigate any potential wind impacts.

See wind analysis.

3.27 Conduct a shadow analysis for all high-rise developments in accordance with the Shadow Analysis Terms of Reference and indicate how the placement and the built form is designed and shaped to minimize shadow impacts on the surrounding public and private realms.

See shadow analysis.

Pedestrian weather protection

3.28 Protect pedestrians from wind, rain, snow and intense sun with features such as arcades, canopies, arbours or other elements to moderate the microclimate and facilitate year-round use.

3.29 Provide permanent pedestrian weather protection, such as overhangs or canopies, at the building entrances and along commercial and mixed-use street frontage.

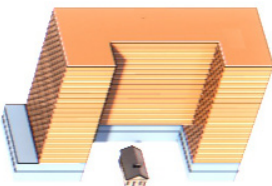
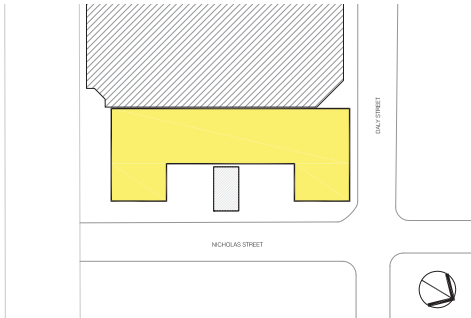
3.30 Coordinate pedestrian weather protection with neighbouring building for continuous shelter and compatibility.

3.31 Integrate pedestrian-scale lighting, signage, street numbering, and other features where appropriate.

Canopies and overhangs have been integrated at each of the entries.

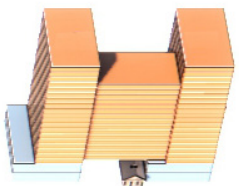
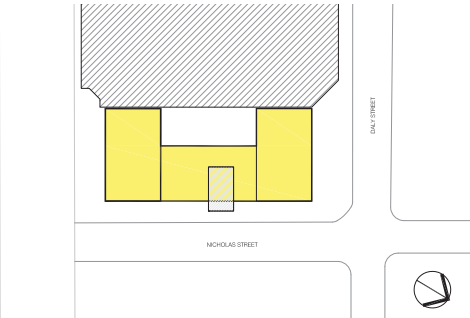
Reference to Urban Design Guidelines

Option 1



GFA	55125 m²	
Residential	51110 m²	92.7%
Commercial	4016 m²	7.3%

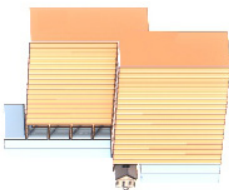
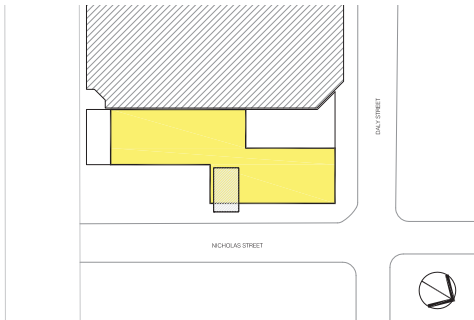
Option 1A



GFA	35978 m²	
Residential	33106 m²	92.0%
Commercial	2872 m²	8.0%

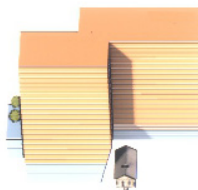
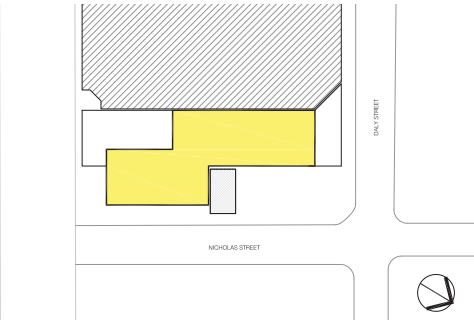
Alternative Massing

Option 2



GFA	55060 m²	
Residential	50711 m²	92.1%
Commercial	4349 m²	7.9%

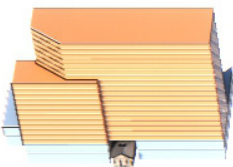
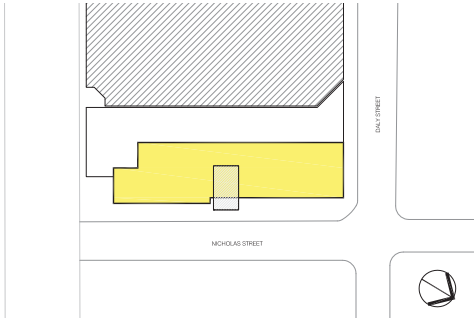
Option 2A



GFA	51433 m²	
Residential	46023 m²	89.5%
Commercial	5409 m²	10.5%

Alternative Massing

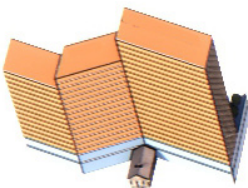
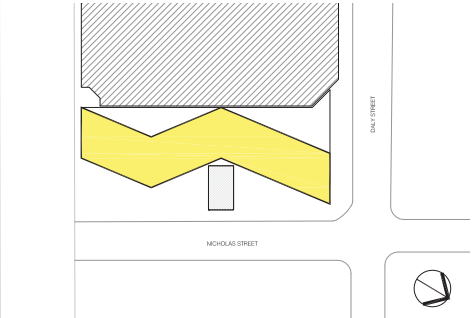
Option 3



GFA	33959 m ²	
Residential	28387 m ²	83.6%
Commercial	5572 m ²	16.4%



Option 3A

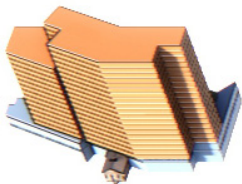


GFA	28883 m ²	
Residential	24565 m ²	85.0%
Commercial	4318 m ²	15.0%



Alternative Massing

Option 3B



GFA	29598 m²	
Residential	25256 m²	85.3%
Commercial	4342 m²	14.7%

Alternative Massing

cf rideau centre registry site

