

**126 York Street Ottawa
Response to
Second Review Comments
for ZBLA / SPC**

2022-02-16



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INTRODUCTION

1

Preamble

Situated in the Byward market area, the existing 5 storey building at 126 York is a former industrial loft warehouse building. A historic report is being prepared for review but it is envisioned that the small 2 and 3 storey expansions to east and rear of the existing building, will be demolished for the new development as they are of no heritage value.

Program

The new program will include a hotel of approx. 214 rooms on the lower 5 floors with a formal entry on York and a covered hotel drop off to the side lane. The ground floor facing York will house the hotel bar and restaurant with an outdoor terrace on York in keeping with the city design guidelines to animate the street.

The upper floors of the tower will house approx. 280 rental apartments with a lobby entry from George street.

The amenities of the hotel will be shared with the apartments including a gym and indoor pool on the 6th floor. In addition, an outdoor space is planned on the 8th floor for the exclusive use of the apartments and will include an outdoor dining area and outdoor spa pool.

The massing of the terraced building edge on York has been designed to fit within the zoning envelope guidelines provided by Fotenn. All terraces will be open to the adjacent apartments or common areas. The proposed solution allows for the retention of the much of the existing building with the required demolition of only the last two rear bays, (approx. 30 feet) to allow for new structure above. The side walls of the existing building are to be treated in the same industrial architectural vocabulary as the York façade and will express the original volume of the building in spite of the demolition of the structure to the rear.

This option may require an amendment to allow for a total of 22 floors.

Access

It is envisioned that a new driveway and pedestrian lane will be established to the west of the property in accordance with the Byward Market guidelines. This lane will allow for the covered hotel drop off.

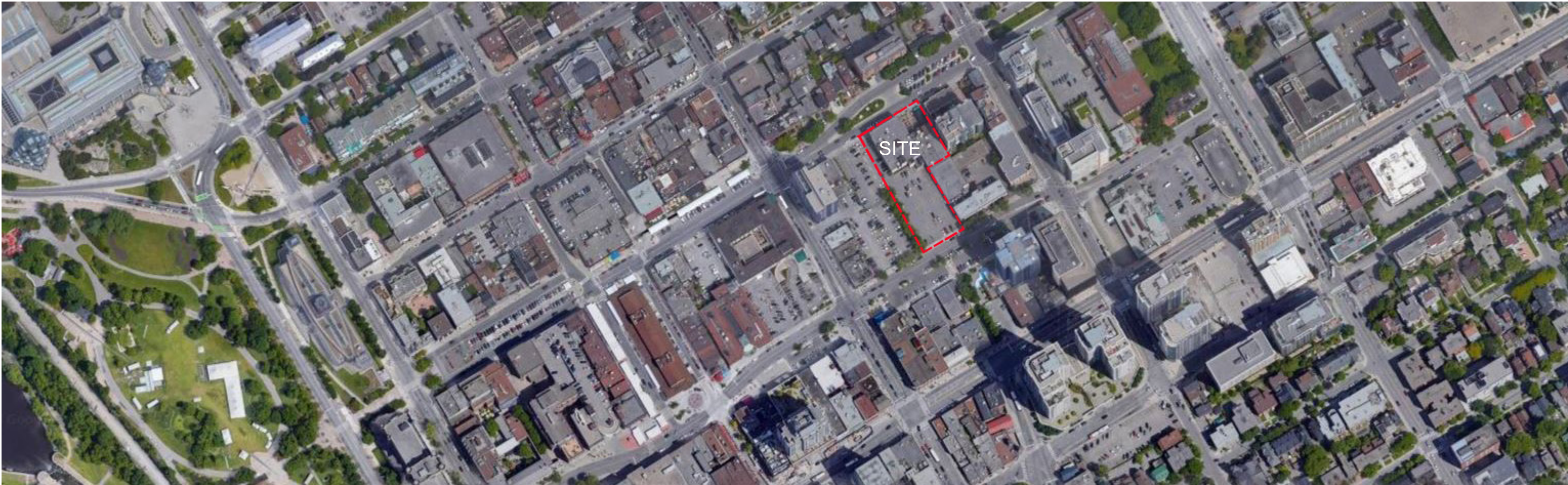
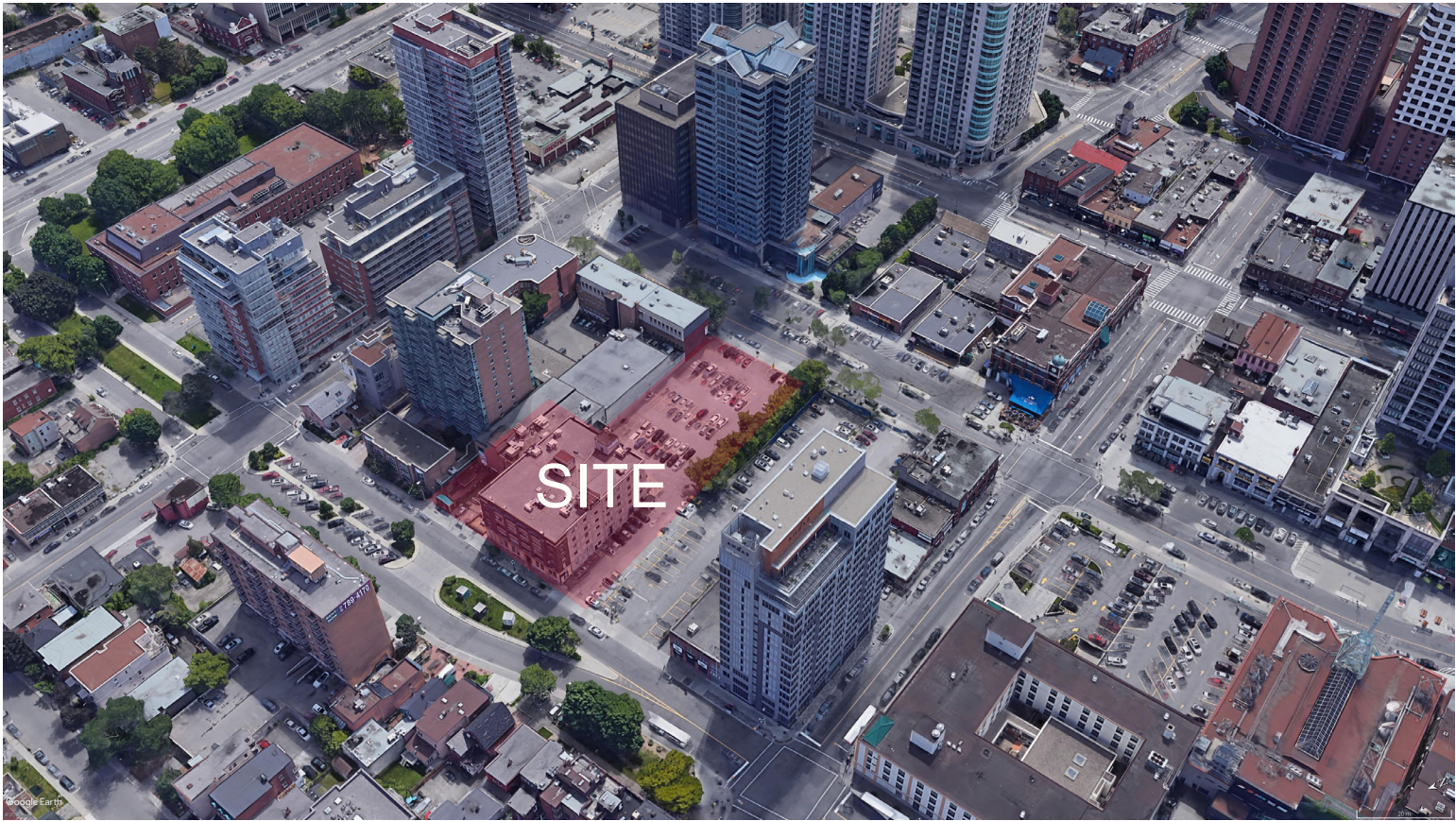
In addition, a trucking access for the hotel, is combined with a hotel parking entry.

A separate covered apartment entry is envisioned for the George Street facade.

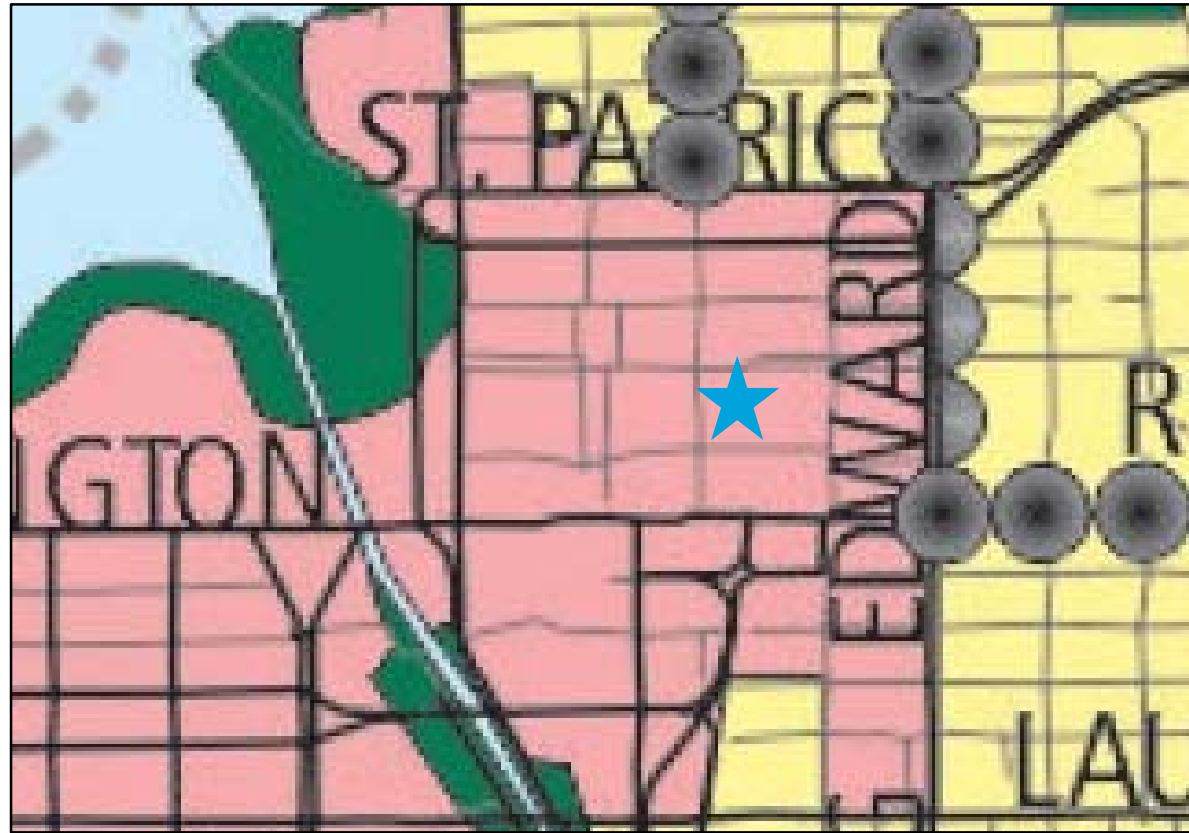
CONTEXT OF INTERVENTION

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2.1 SITE LOCATION



City of Ottawa Official Plan



- / The site is designated “Central Area” in the City of Ottawa Official Plan. The Central Area is promoted as the economic and cultural heart of the city. New buildings are to enhance the pedestrian environment and minimize impacts.
- / York Street is identified as an entrance to, and promenade through, the ByWard Market.
- / Protection of unique heritage resources through heritage conservation and new development that respects and complements nearby heritage buildings.
- / Protect key viewpoints (Parliament Buildings, other national symbols)
- / Implement the Downtown Ottawa Urban Design Strategy (DOUDS)

Central Area Secondary Plan



- / Located within the Lowertown Character Area. Vision for this area is to evolve over time into an attractive pedestrian-oriented and predominantly residential urban village neighbourhood.
- / Lowertown will feature a mix of uses within heritage and sensitively designed newer buildings that respect the character and scale of nearby heritage buildings.
- / York Street will serve as an important pedestrian promenade and entrance to the ByWard Market
- / Heritage is to be protected

ByWard Market Public Realm Plan (Draft)

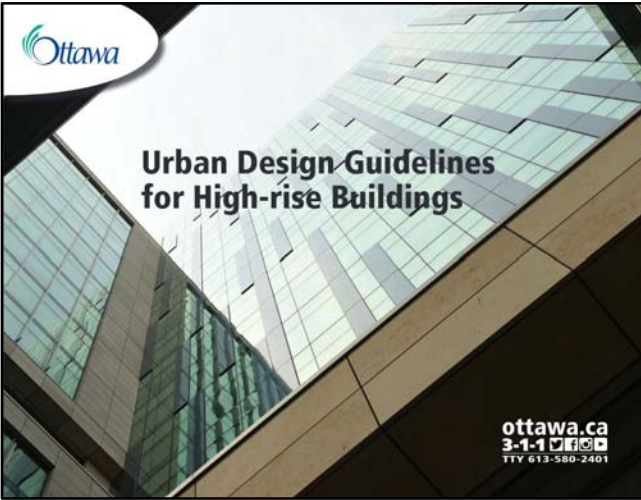


- / Study focuses mainly on the public realm
- / Site is located in a ‘non-core area’.
- / York Street is envisioned as a ‘grand boulevard’ from Sussex Street to King Edward Avenue. This portion of York Street is designated as ‘York Street Lawn and Gardens’, which would be a ‘garden street’ with lawns, greenery, parkettes
- / George Street is envisioned as an ‘interactive boulevard’. Fronting the site is the George Street Promenade – a flexible public space.

Design Guidelines

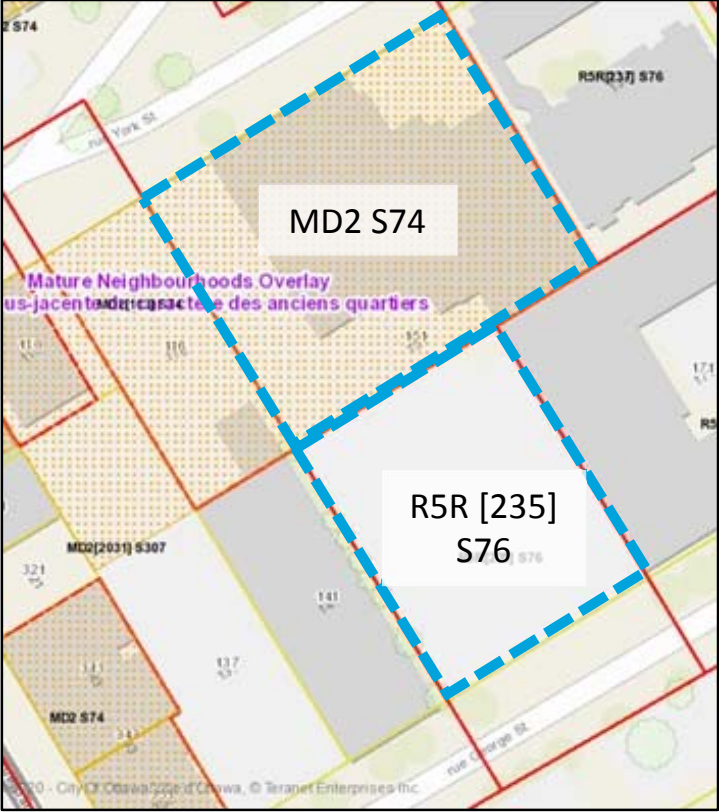


- / Provides a transit-supportive land use within a 600-metre walking distance of a rapid transit station.
- / Locates a high-density residential use close to the transit station.
- / Creates a highly visible building through distinctive design features that can be easily identified and located.
- / Design pedestrian connections that are convenient, comfortable, safe, easily navigable, continuous and barrier-free and that lead directly to transit.
- / Provides architectural variety on the lower storeys of buildings to provide visual interest to pedestrians.

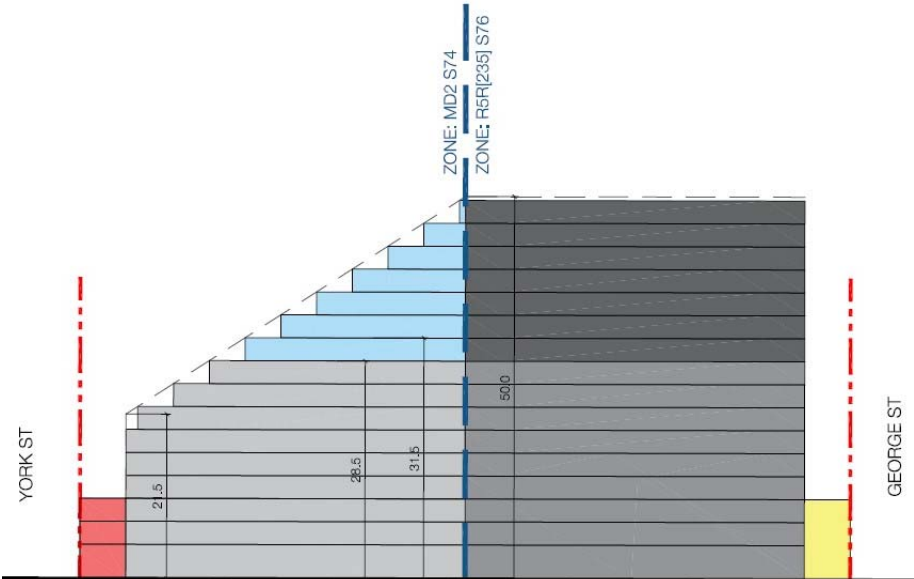


- / Height and scale relates to planned context
- / Heritage building retained along York Street frontage
- / Stepbacks provide height transition and articulation
- / Tower is setback to provide appropriate tower separation
- / Pedestrian environment is enhanced with a terrace and a mid-block connection is provided
- / Vehicular access and service entrances are integrated into the building

City of Ottawa Zoning By-law (2008-250)



- / The site is split zoned as MD2 S74 and R5R [235] S76
- / The MD2 zone permits a range of uses, including hotel, high-rise apartment dwelling and restaurant and limits the ground floor fronting York Street to active uses. Schedule 74 governs the height with 11 m within 6 metres of York Street increase up to 50 m at mid-block.
- / The R5R zone permits high-rise apartment dwelling, as well as hotel provided that it is not located on the ground floor. Permitted height is 10.7 m within 6 m of George Street and 50 m beyond George Street.
- / The Heritage Overlay is applicable to the site
- / The site is located in Area Z, which does not require parking for residential or non-residential uses, and 0.1 spaces/dwelling unit for visitors.



BUILDING DESIGN

This site spanning from the existing parking lot on George to the Heritage building on York represents a unique opportunity to create a mid block break and crosswalk while offering residents the maximum in setbacks, air, light and views to the east and west. Though the current zoning permits 0 lot lines for the first 9 floors, the designers have decided to maximize the negative space around the building to allow the block to breathe.

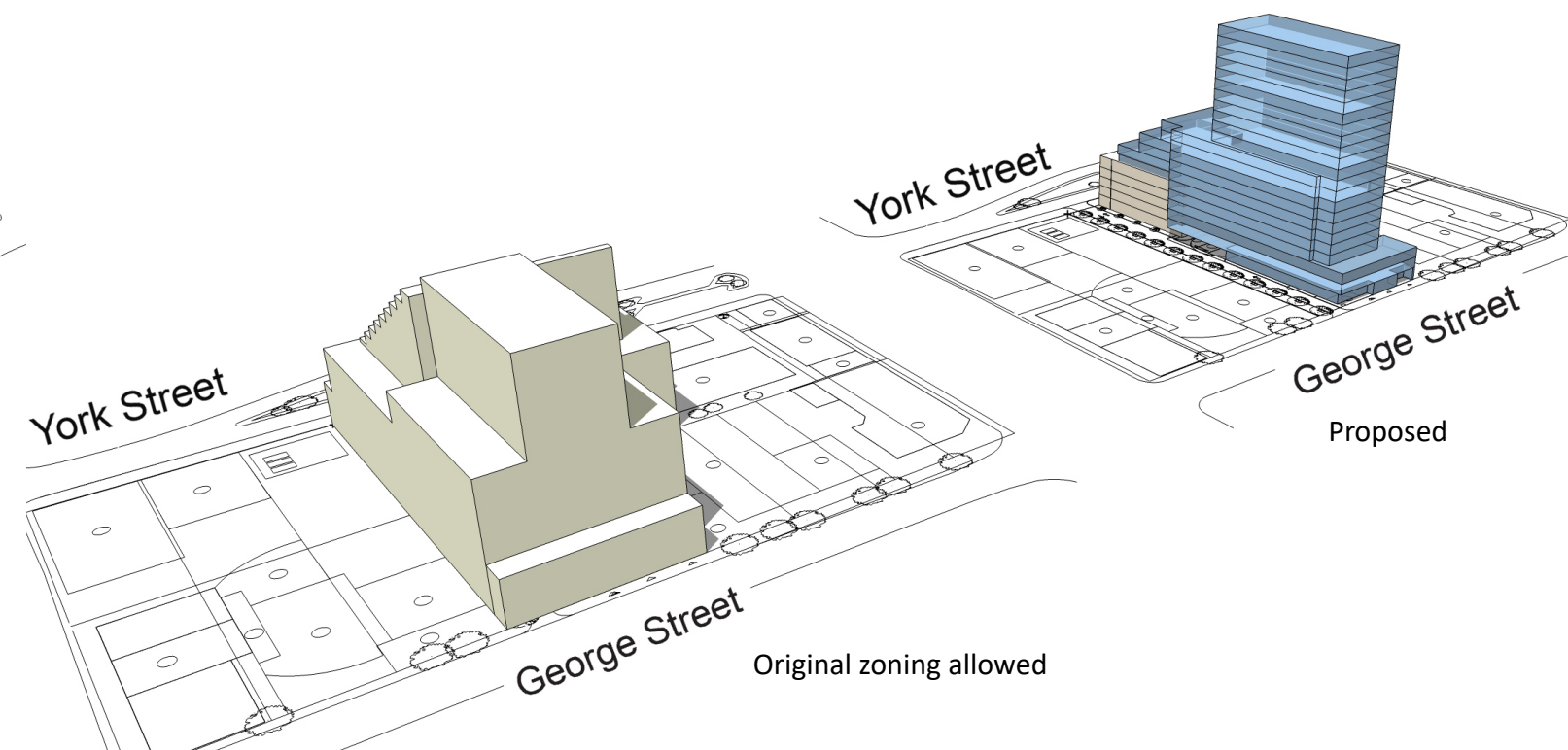
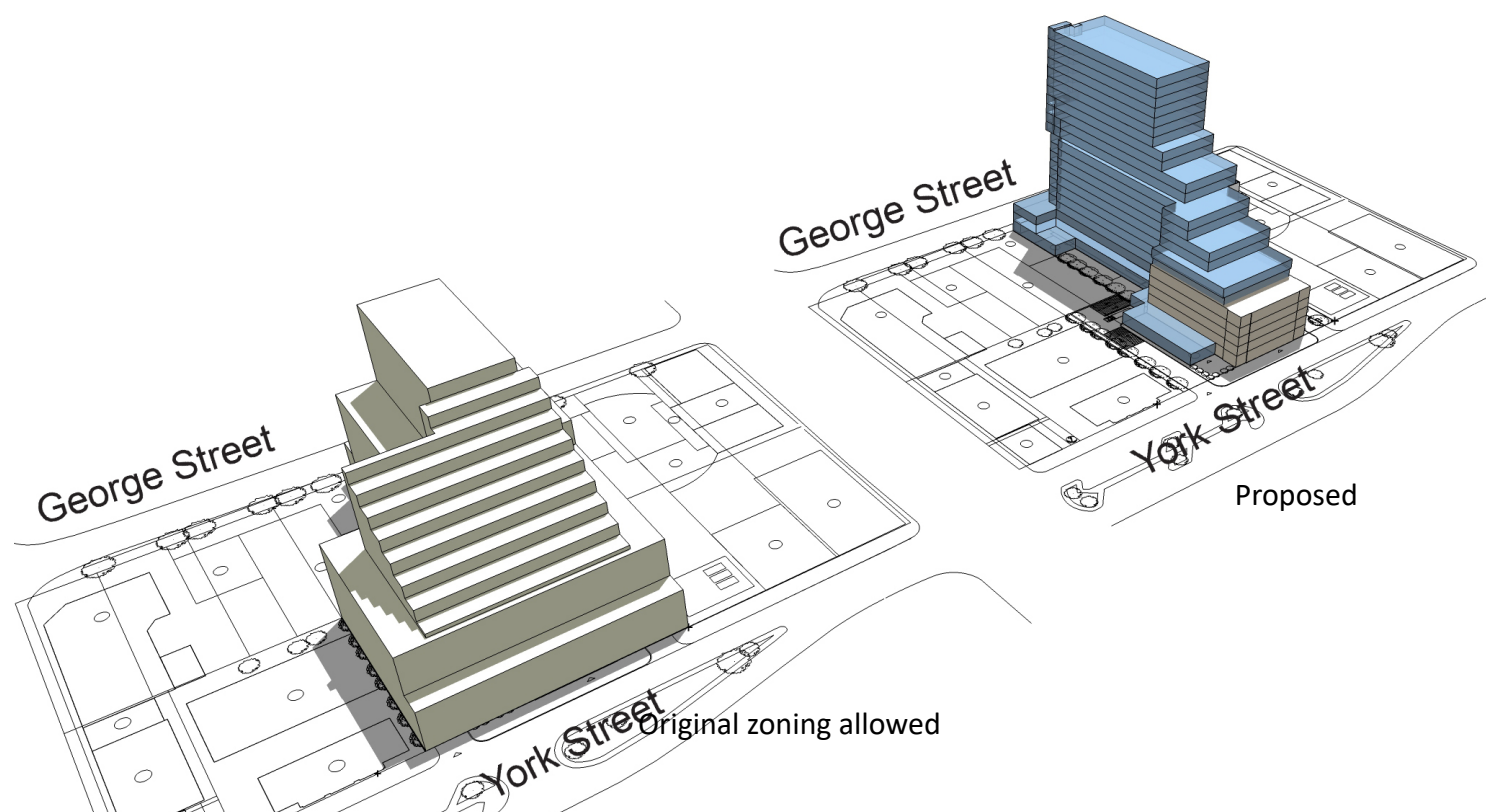
In addition, by not taking full advantage of the at grade density allowable, the project will allow 126 York to be restored to its original massing and exposure.

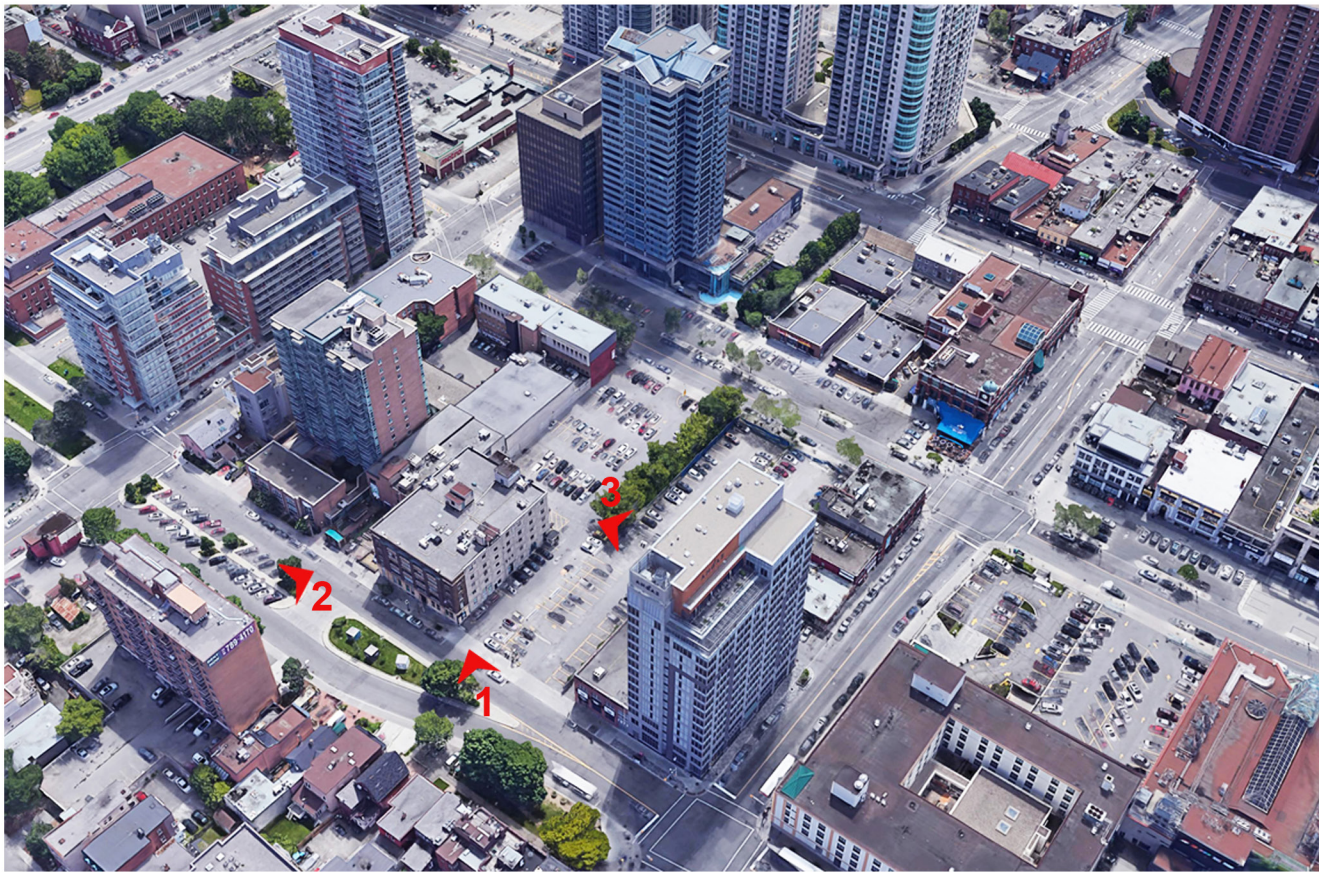
The tower design is meant to invoke a cascade of landscaped terraces transitioning down from the taller zoning on George to the low rise zoning on York.

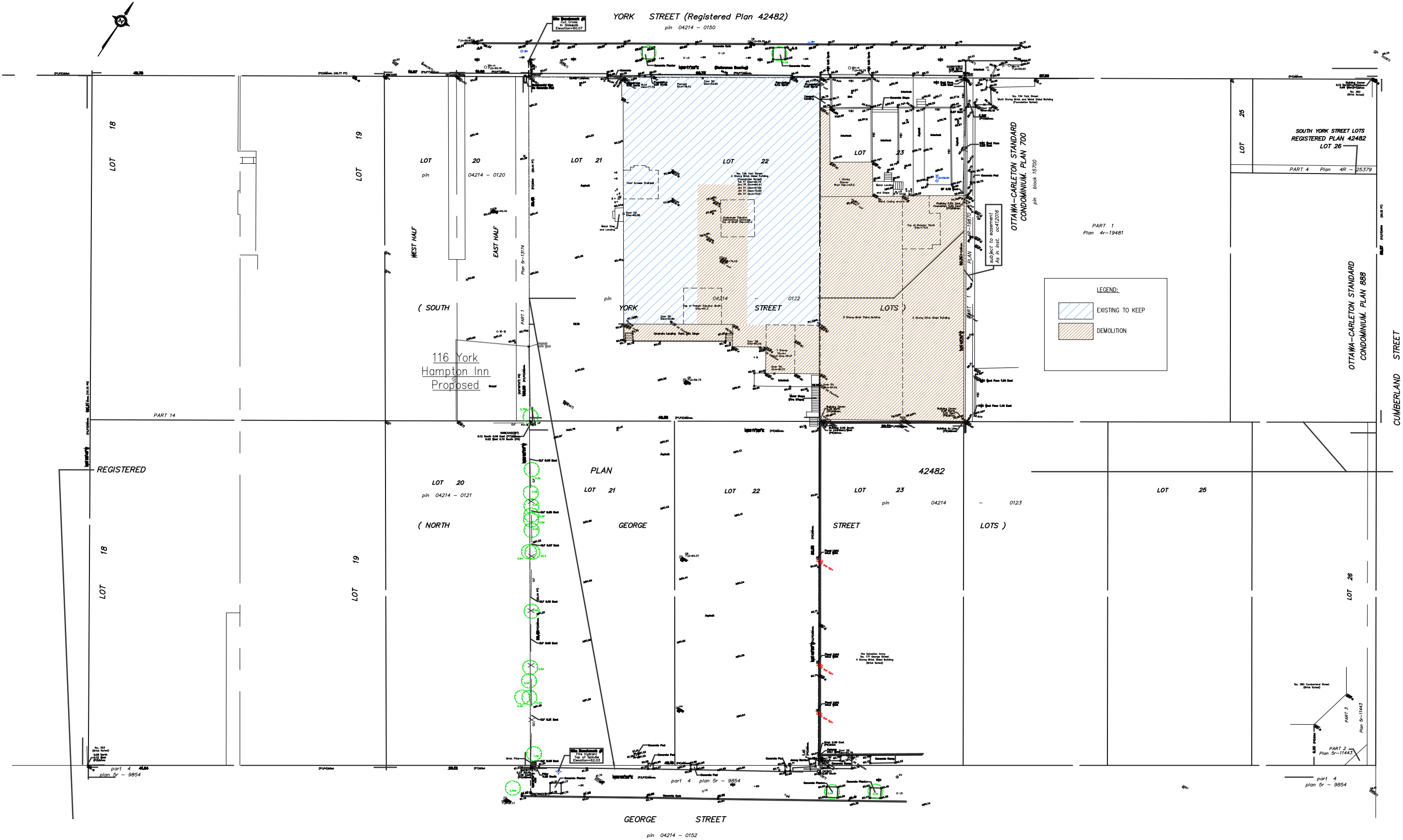
The building is designed as a series of light cantilevered trays which will float over the existing traditional solid masonry base on York.

The lower levels, are slightly expanded to provide the opportunity for loggias on the floors 6 to 9, while the upper floors are setback at 10m in accord with the high rise guidelines.

Given that the developer has reduced significantly the build volume at grade on both George and York, (see attached volume study) it is not possible to conform to the suggested 750sqm max tower plan. Its mid block location will not affect any views to the tower from the street level, and its expanded setbacks will provide better siting opportunities as indicated above.

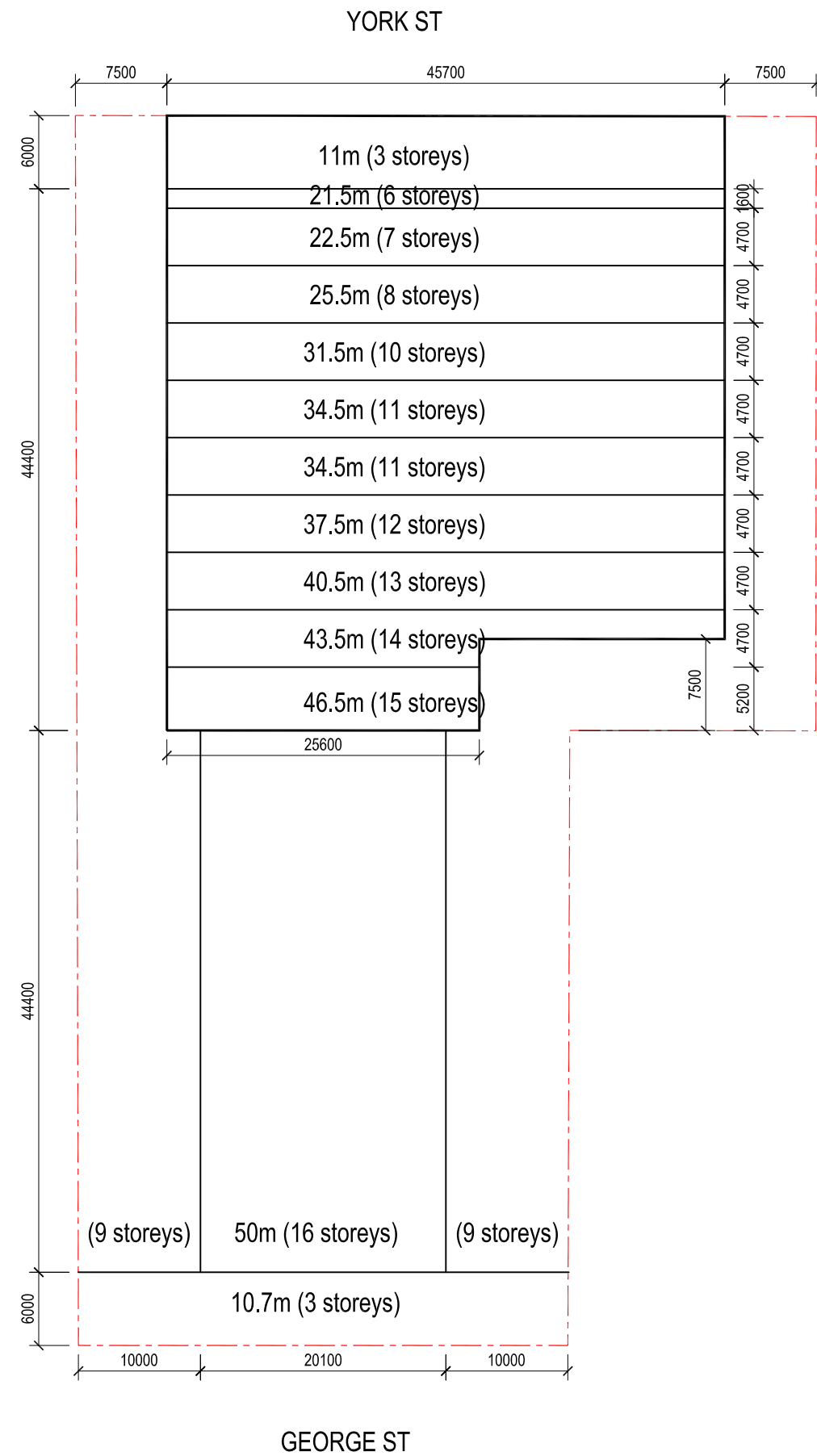


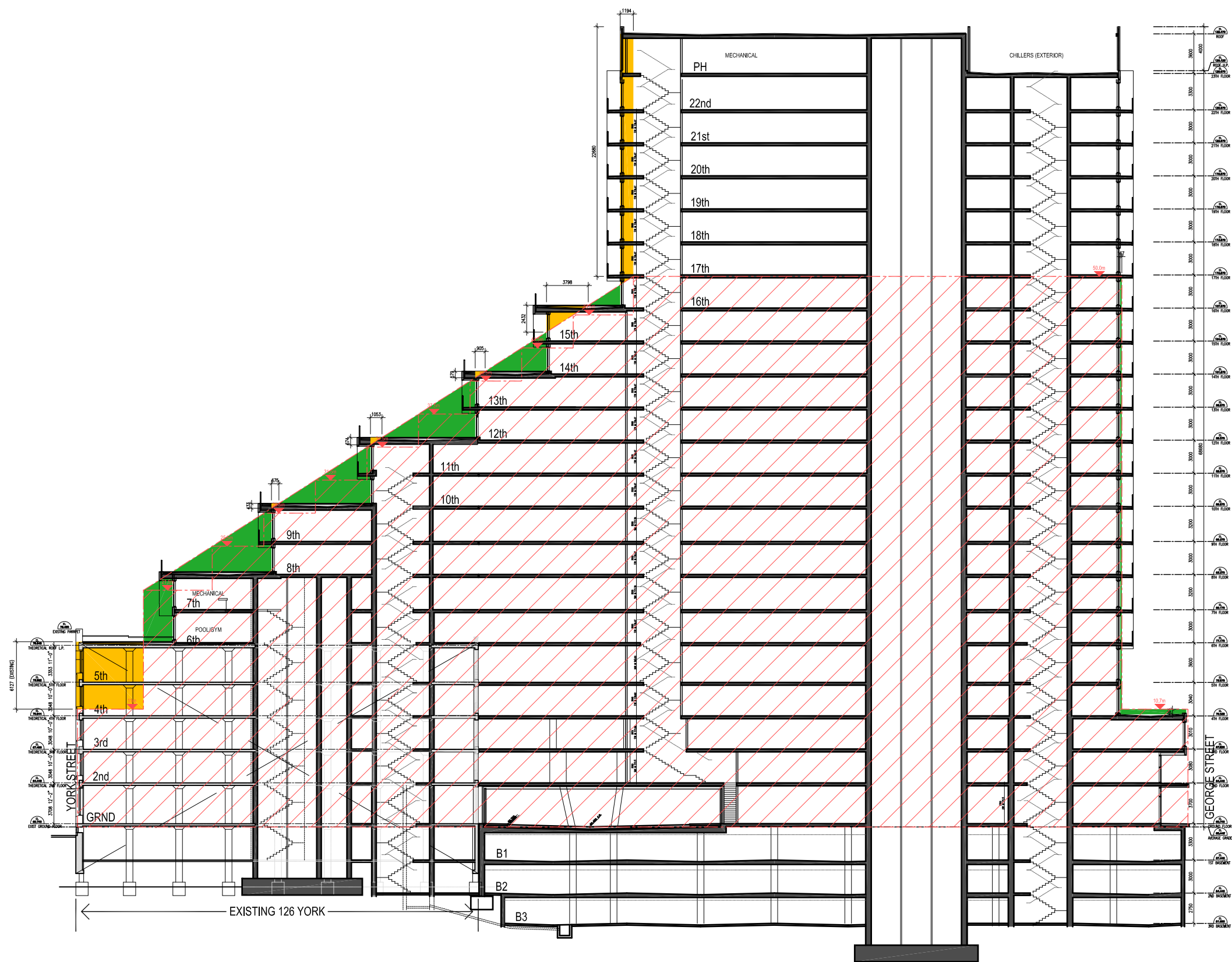




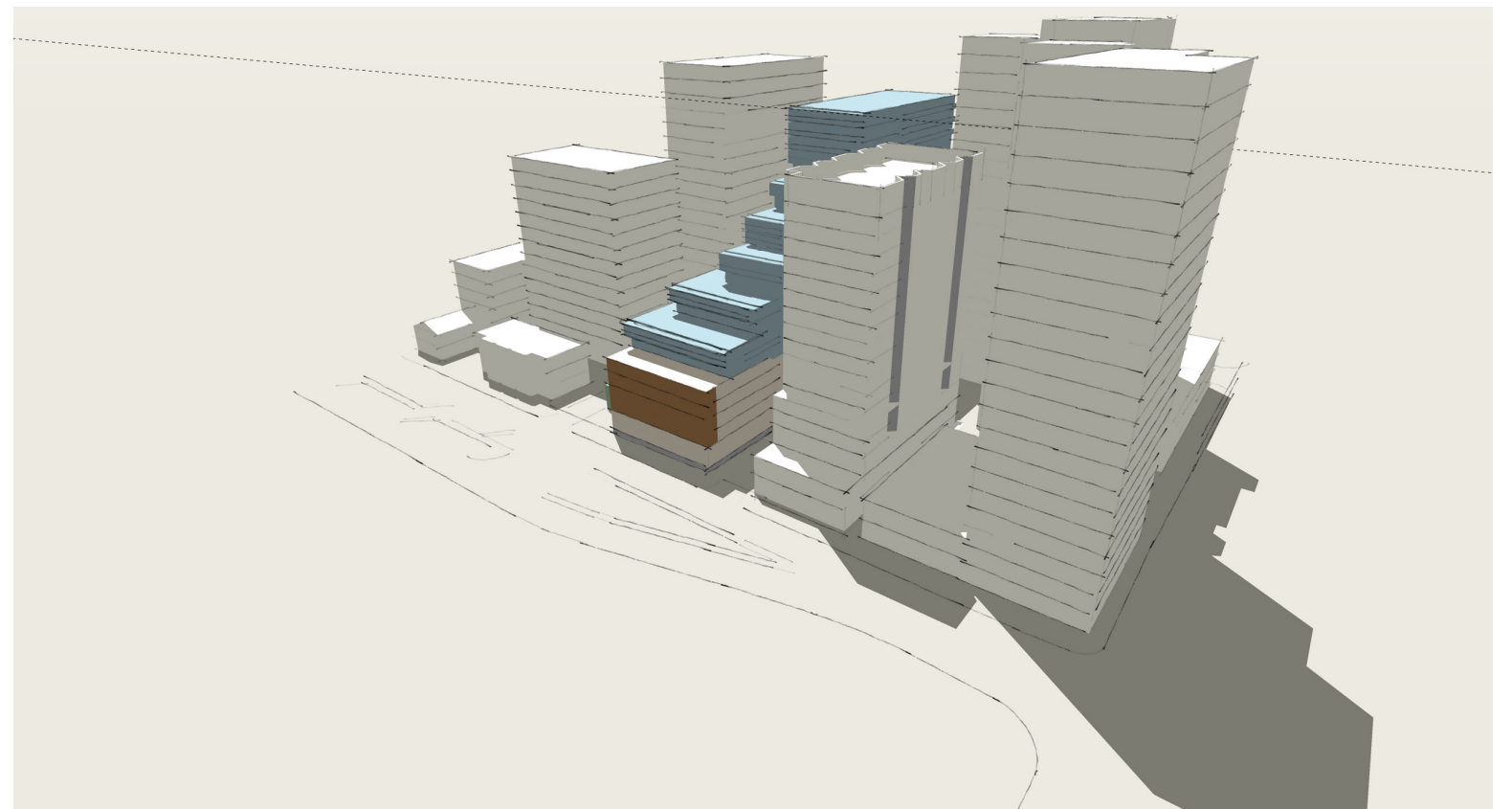
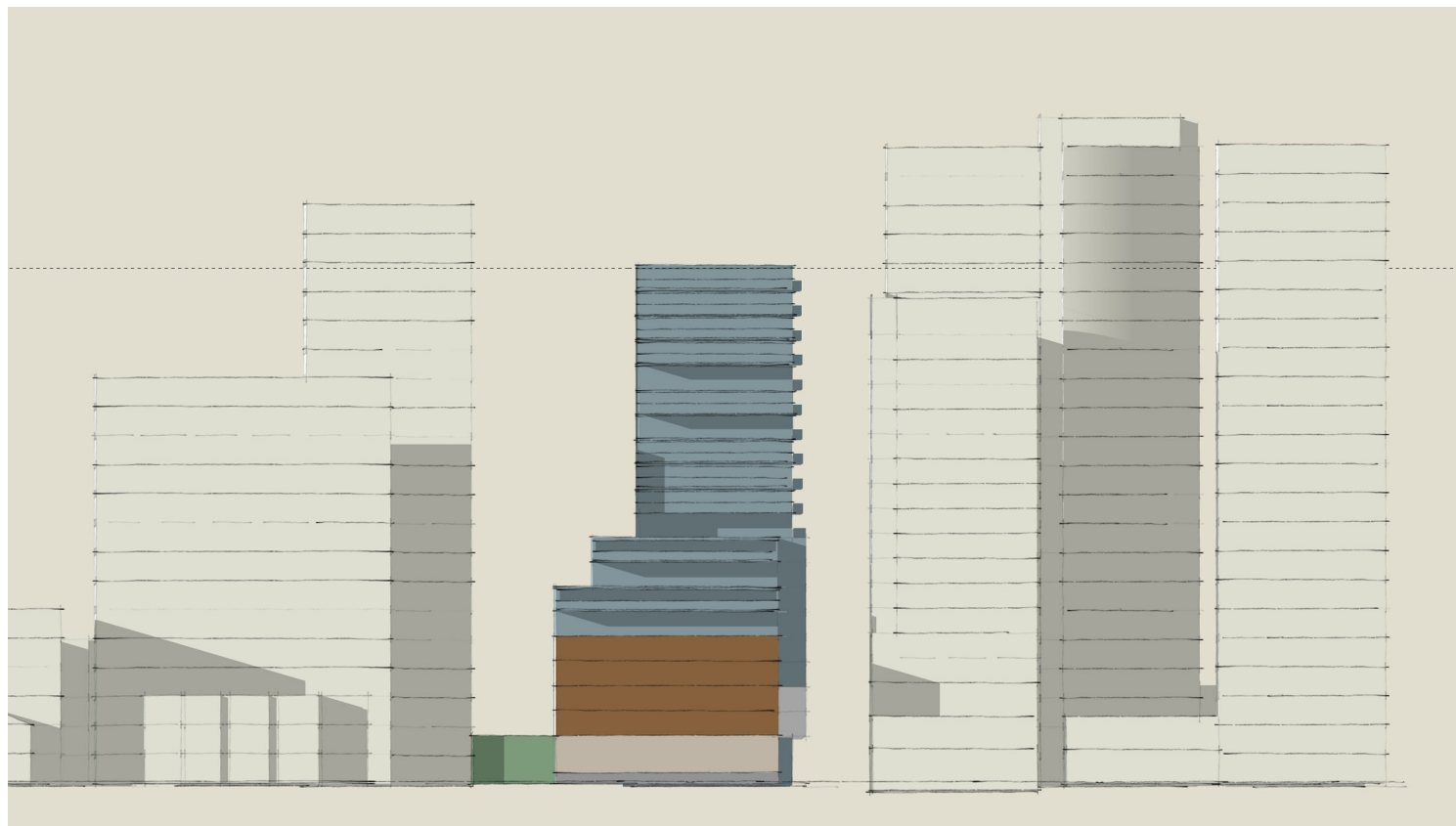
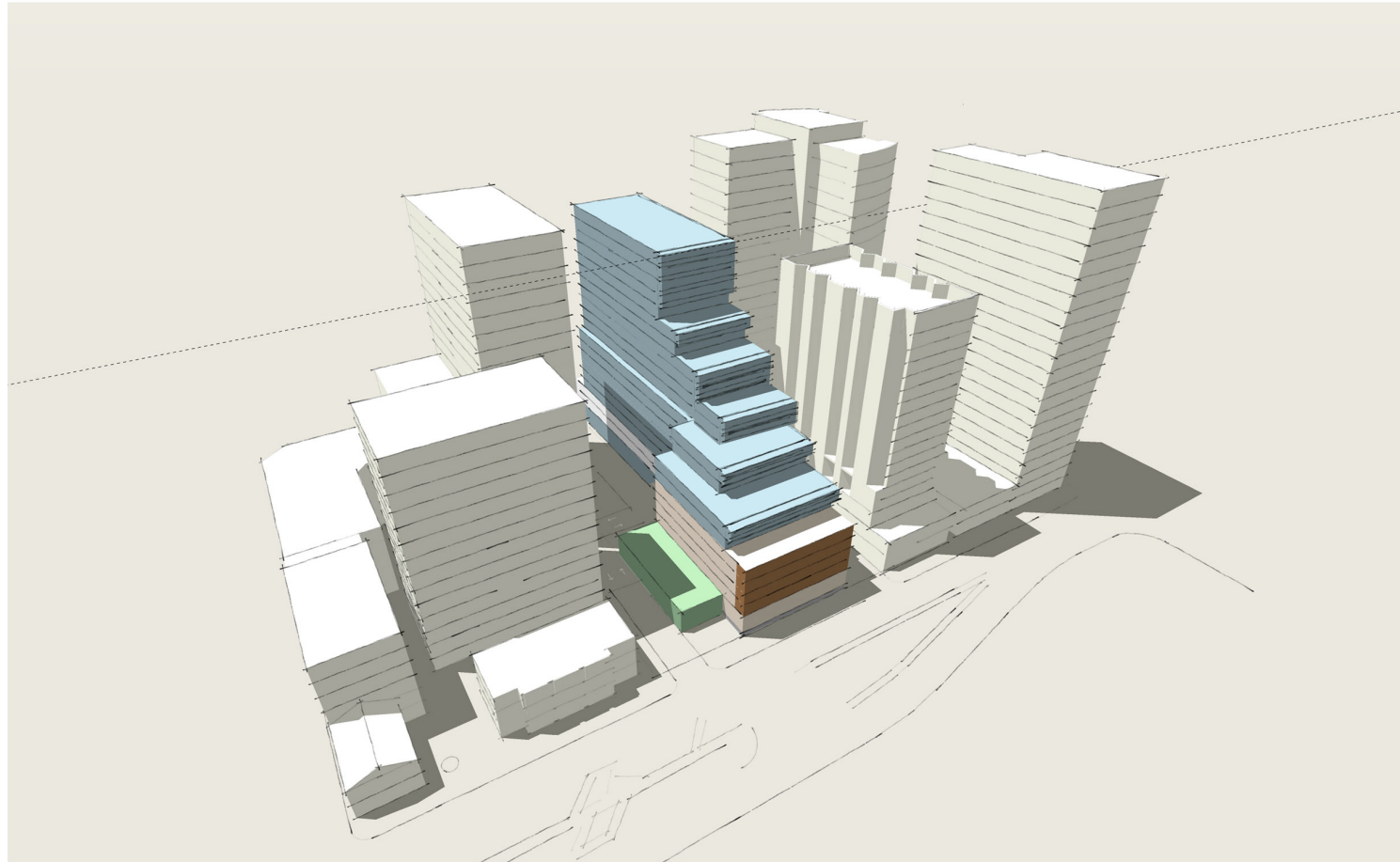
ARCHITECTURAL CRITERIA

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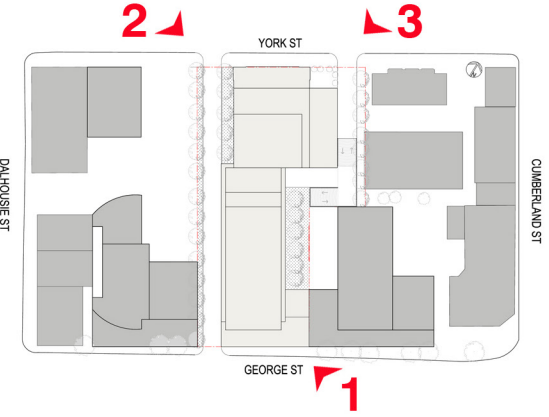








3.5 MASSING STUDY - GEO LOCATION



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PROJECT PRESENTATION

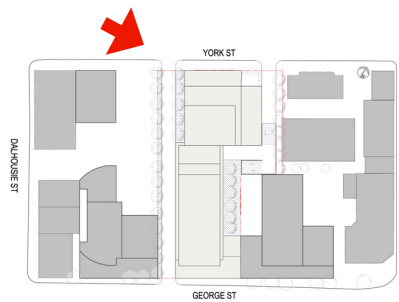
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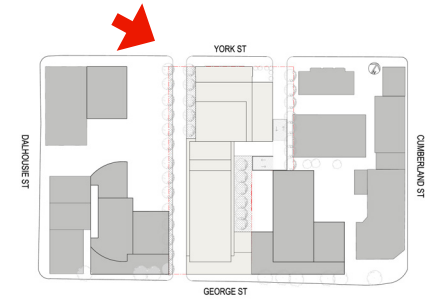
Google Earth



4.2 STREET VIEW FROM YORK



4.21 STREET VIEW FROM YORK



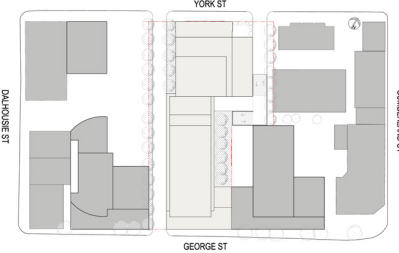


4.3 STREET VIEW FROM YORK



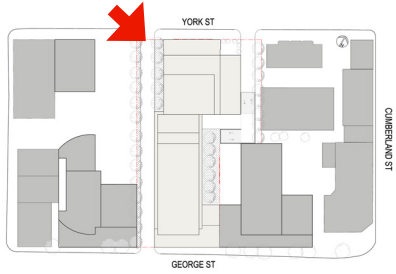


4.4 STREET VIEW FROM GEORGE

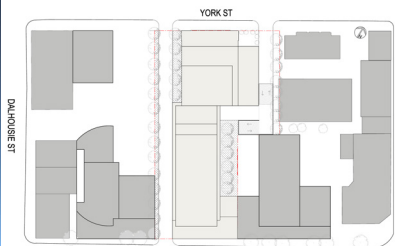




4.6 STREET VIEW FROM YORK



4.7 STREET VIEW
GEORGE & CUMBERLAND



4.8 STREET VIEW
-
GEORGE & DALHOUSIE

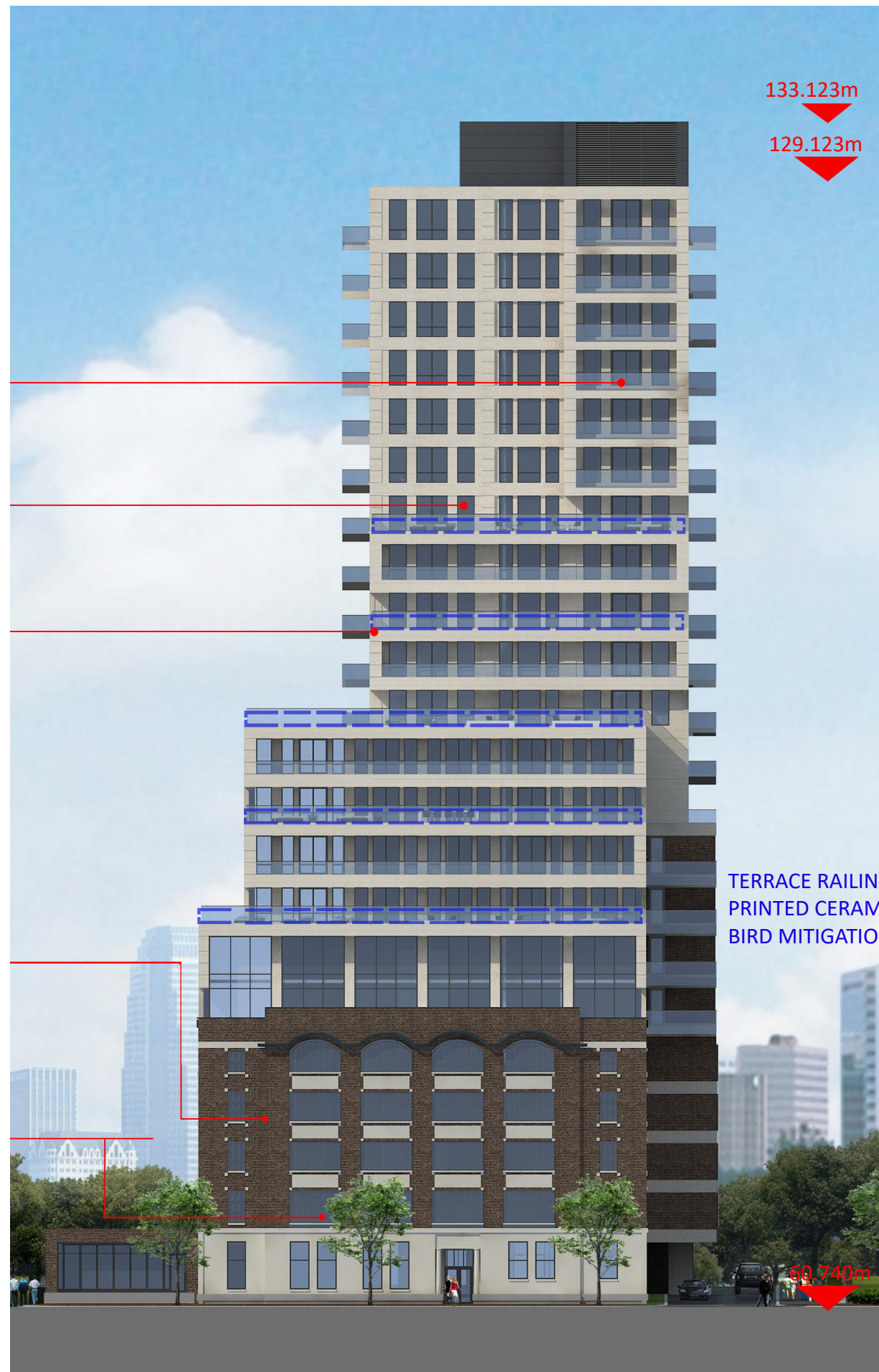
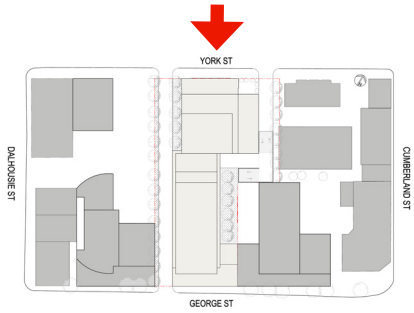


4.9 STREET VIEW
YORK & CUMBERLAND





4.11 ELEVATION - YORK



PRECAST CONCRETE LIGHT GREY

THERMOPANE GLAZING WITH GREY ALUMINUM PANELS.
LOUVERS IN MATCHING ALUMINUM FOR APARTMENT WINDOWS.

EXPOSED CONCRETE BALCONY.
GLASS RAILINGS

EXISTING BRICK AND STONE TO BE REMAINED. JOINTS TO BE REPOINTED,
SURFACE TO BE CLEANED AND BROKEN ELEMENTS TO BE REPLACED WITH
SIMILAR FEATURES.

NEW THERMOPANE GLAZING IN FACTORY STYLE MULLIONS
TO MATCH EXISTING.

TERRACE RAILING TO HAVE
PRINTED CERAMIC DOTS FOR
BIRD MITIGATION

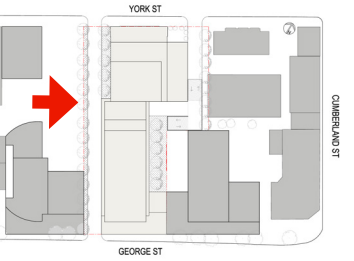
BUILDING HEIGHT: 68.68m

AVERAGE GRADE: 60.443m

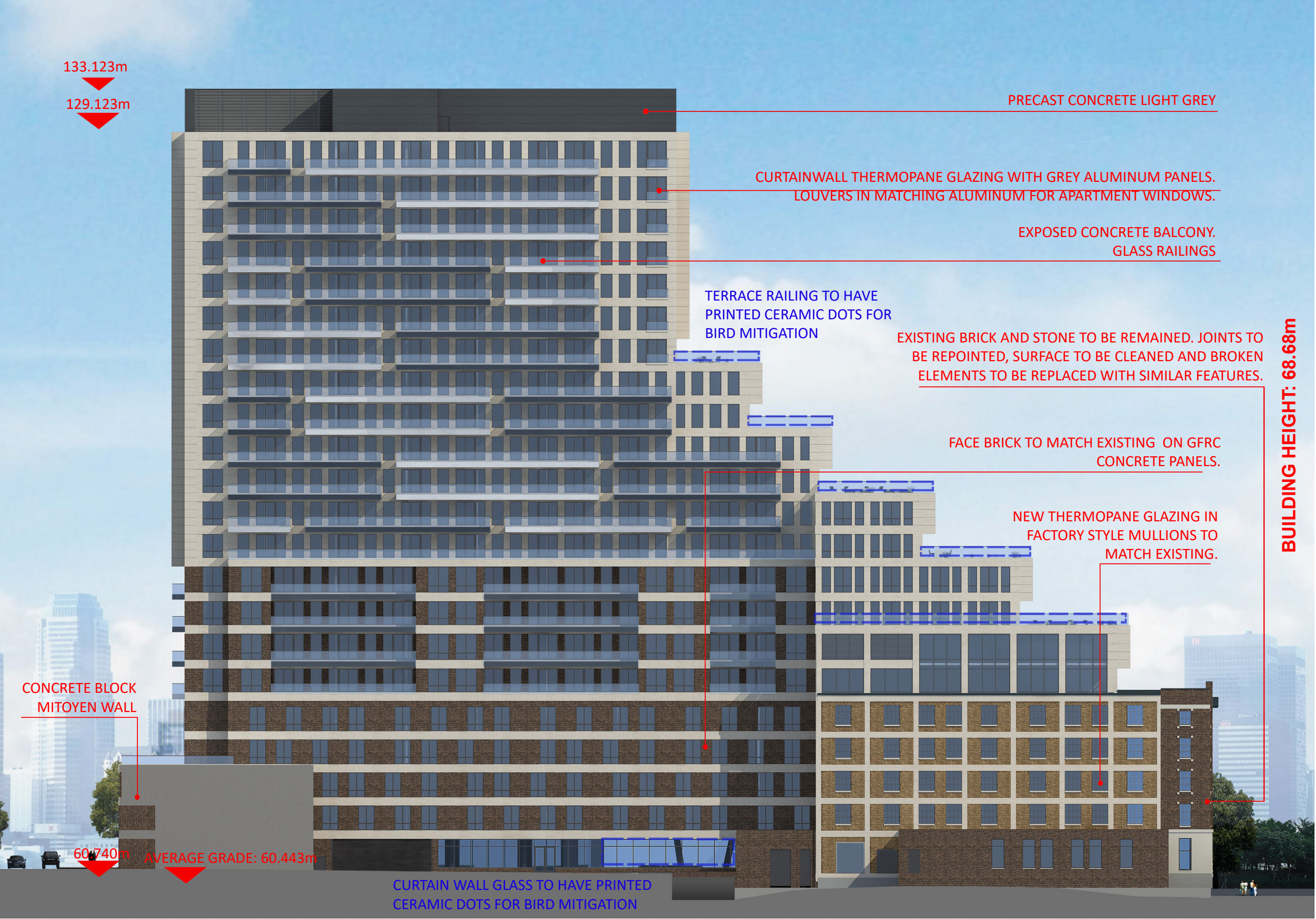
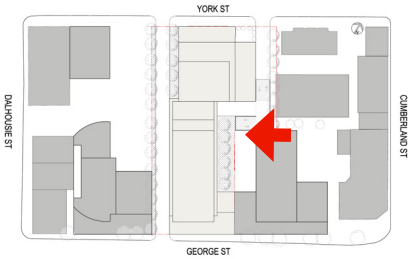
4.12 ELEVATION - GEORGE

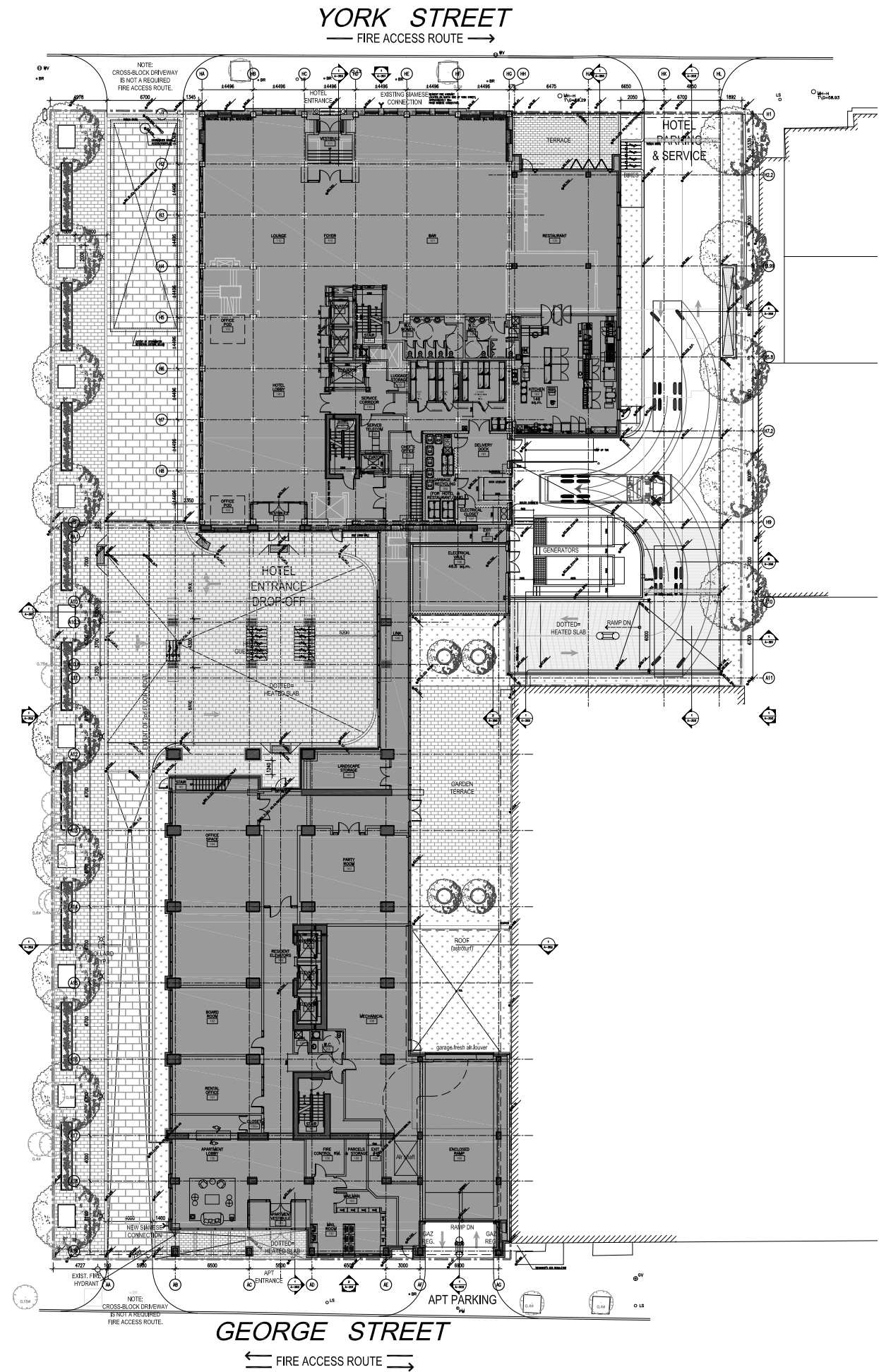


4.13 ELEVATION - WEST



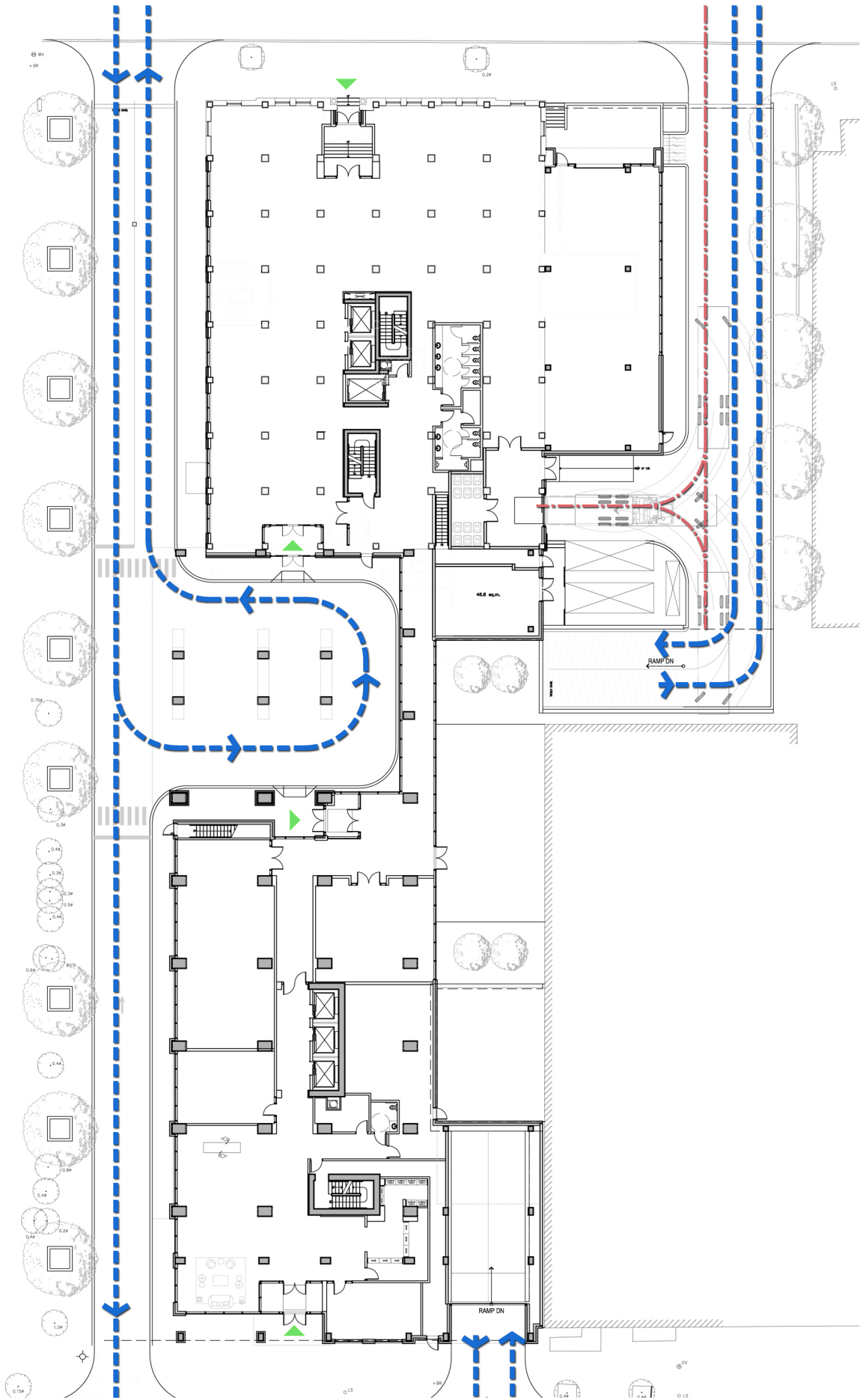
4.14 ELEVATION - EAST

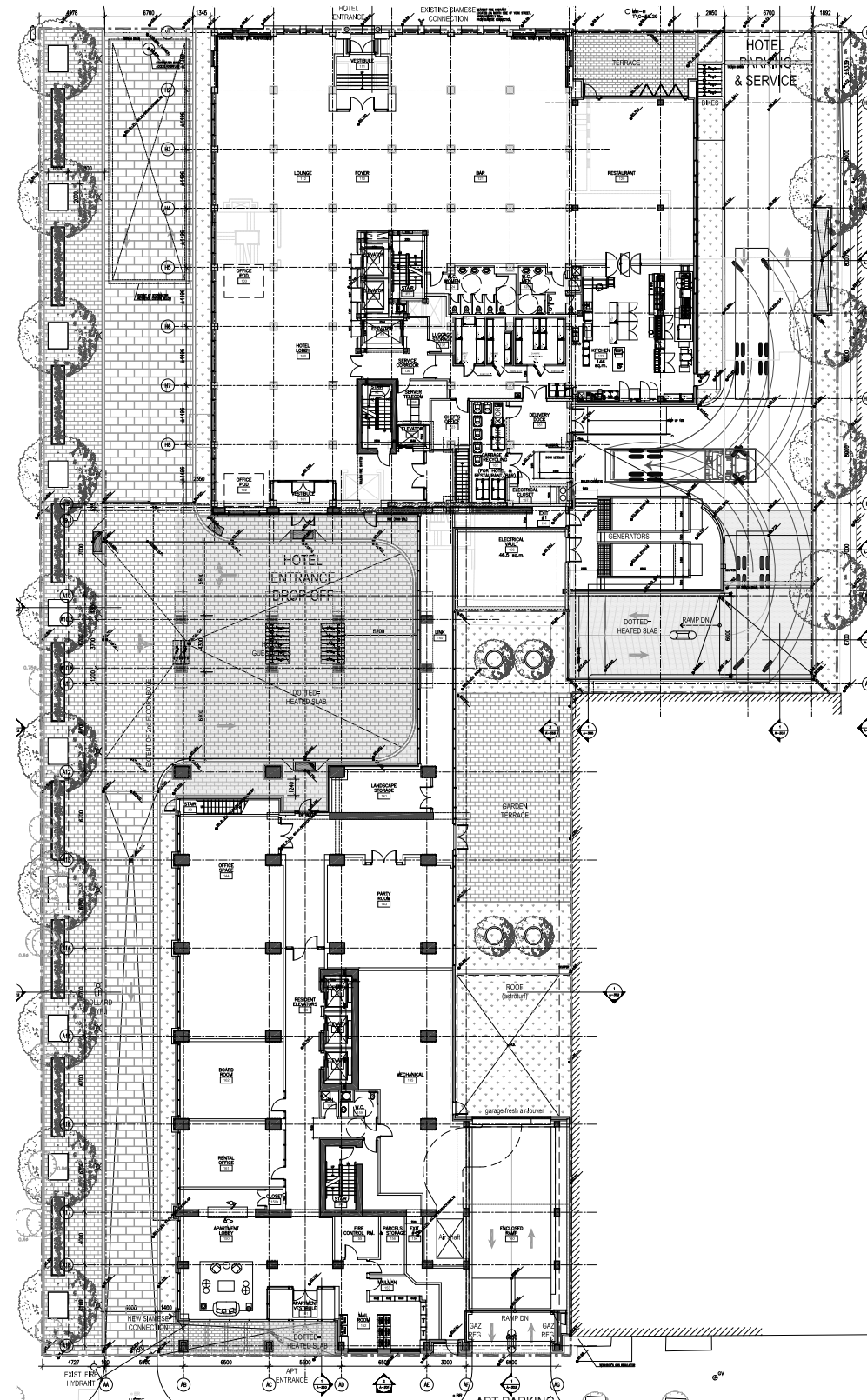


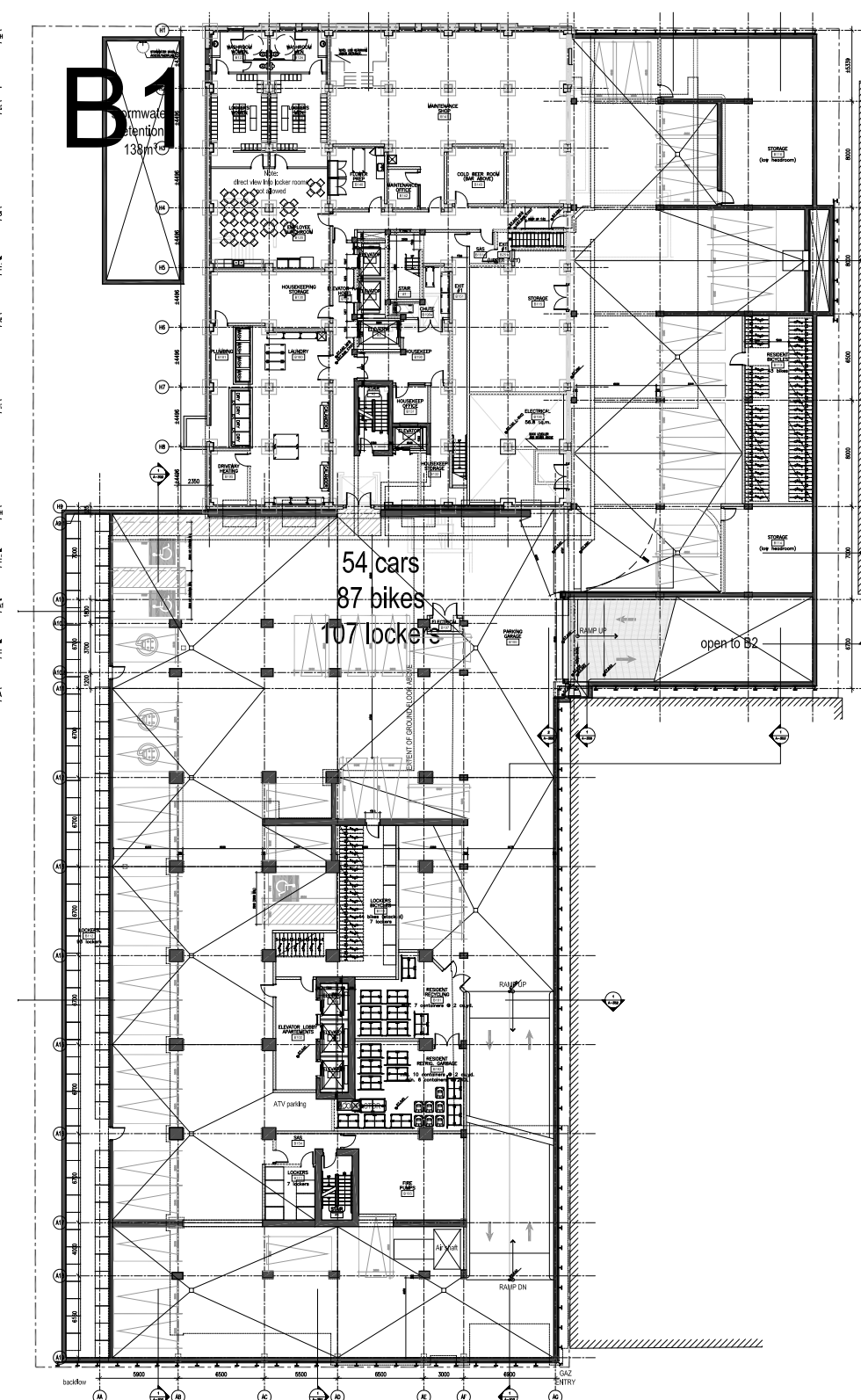
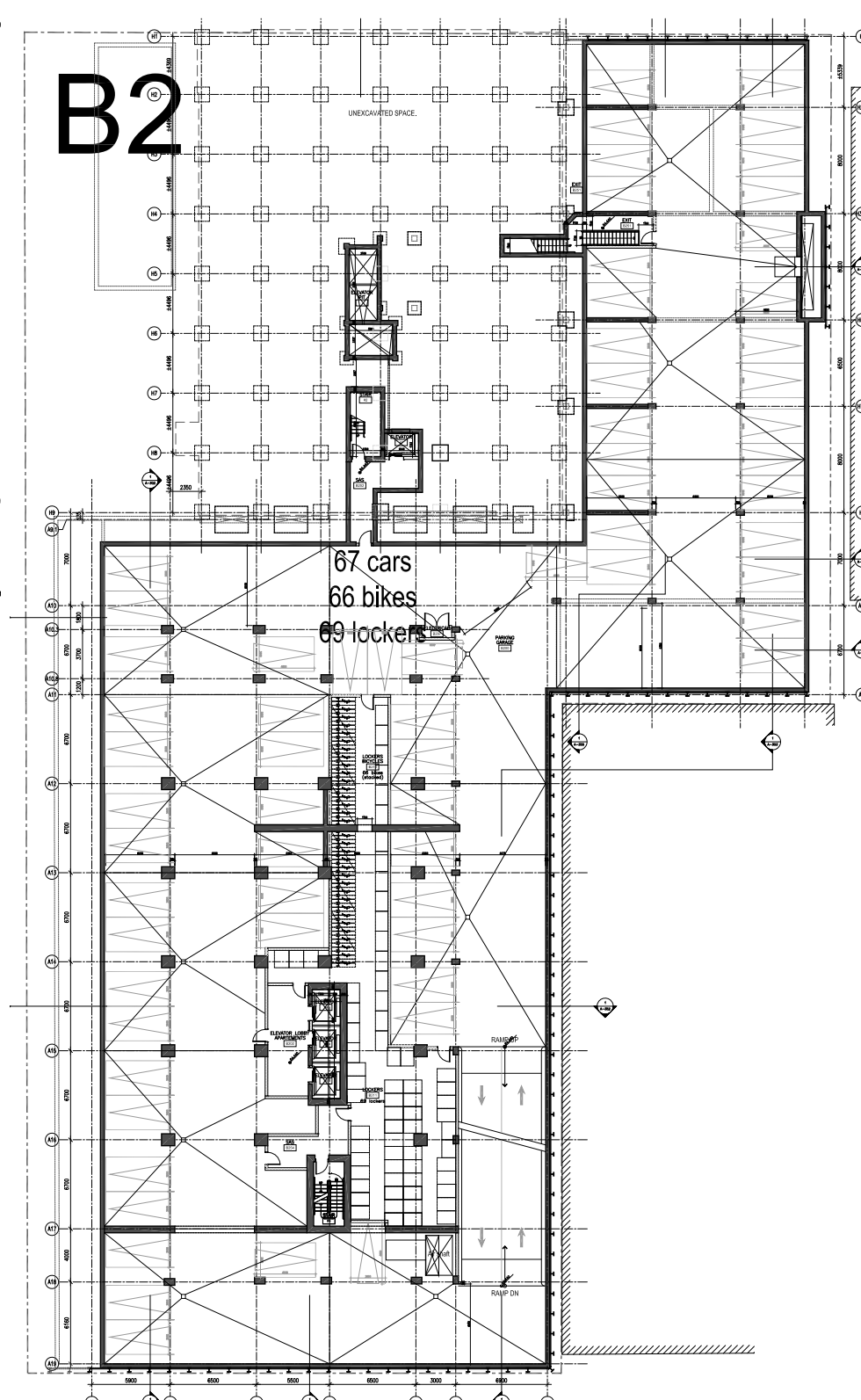
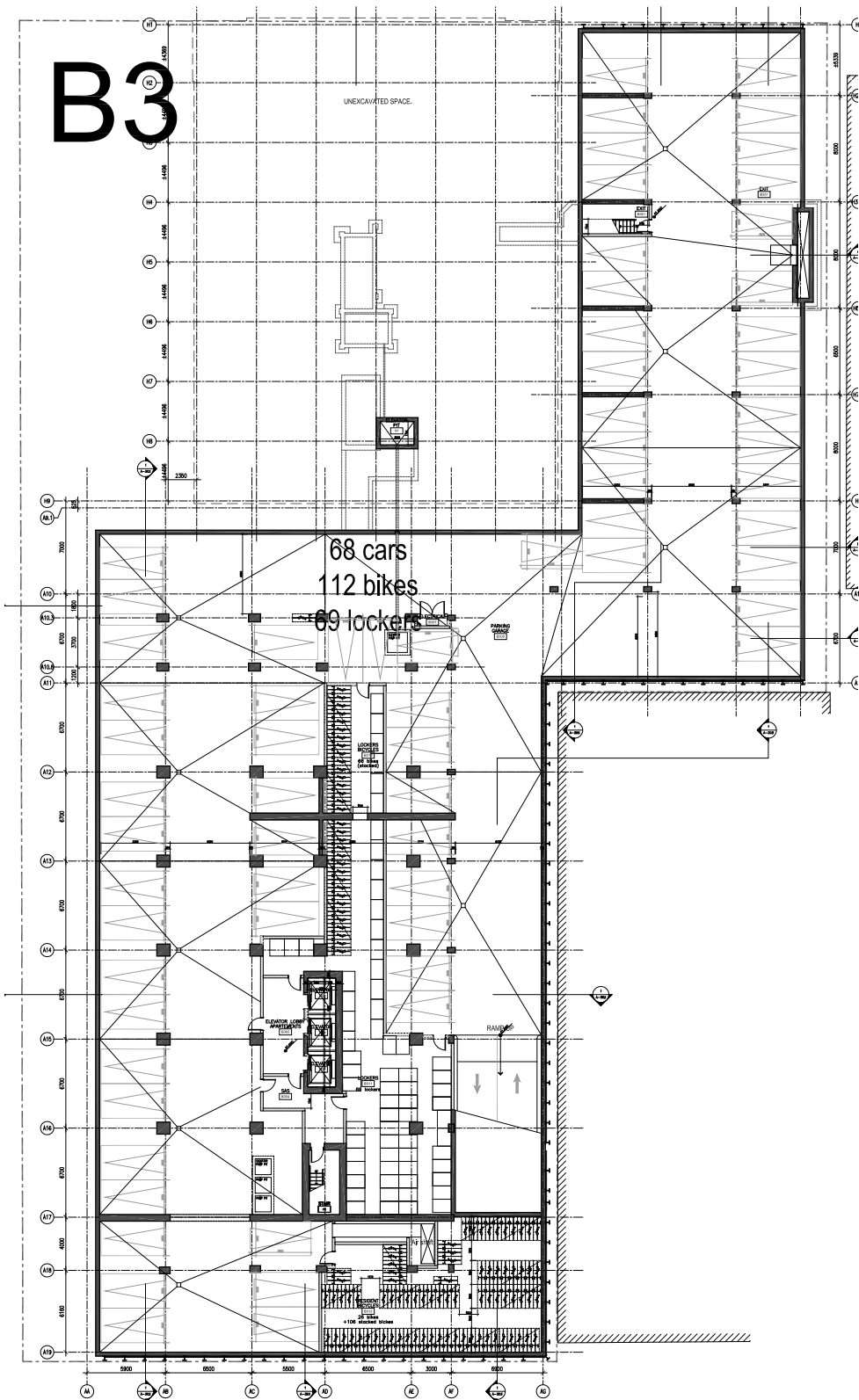


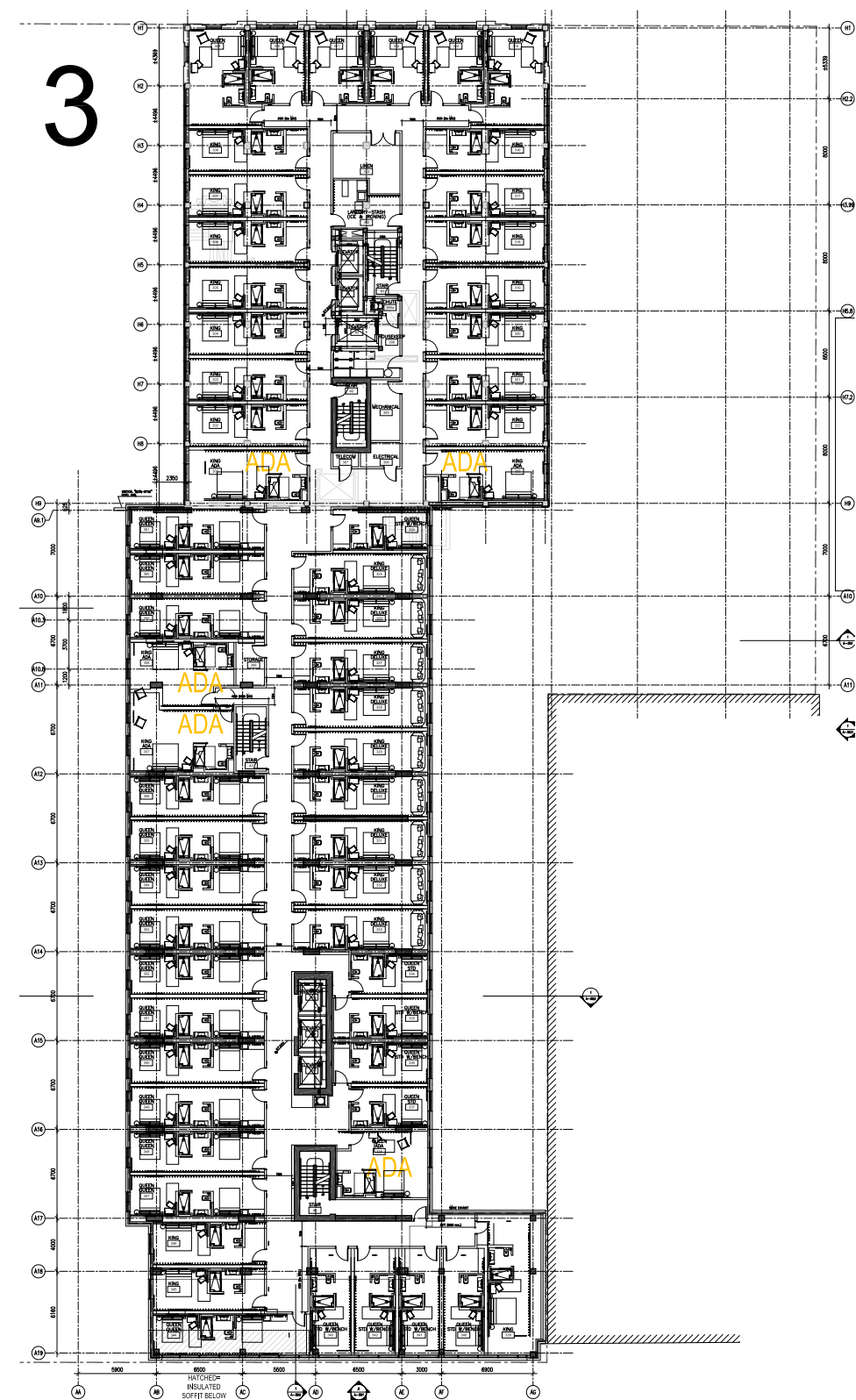
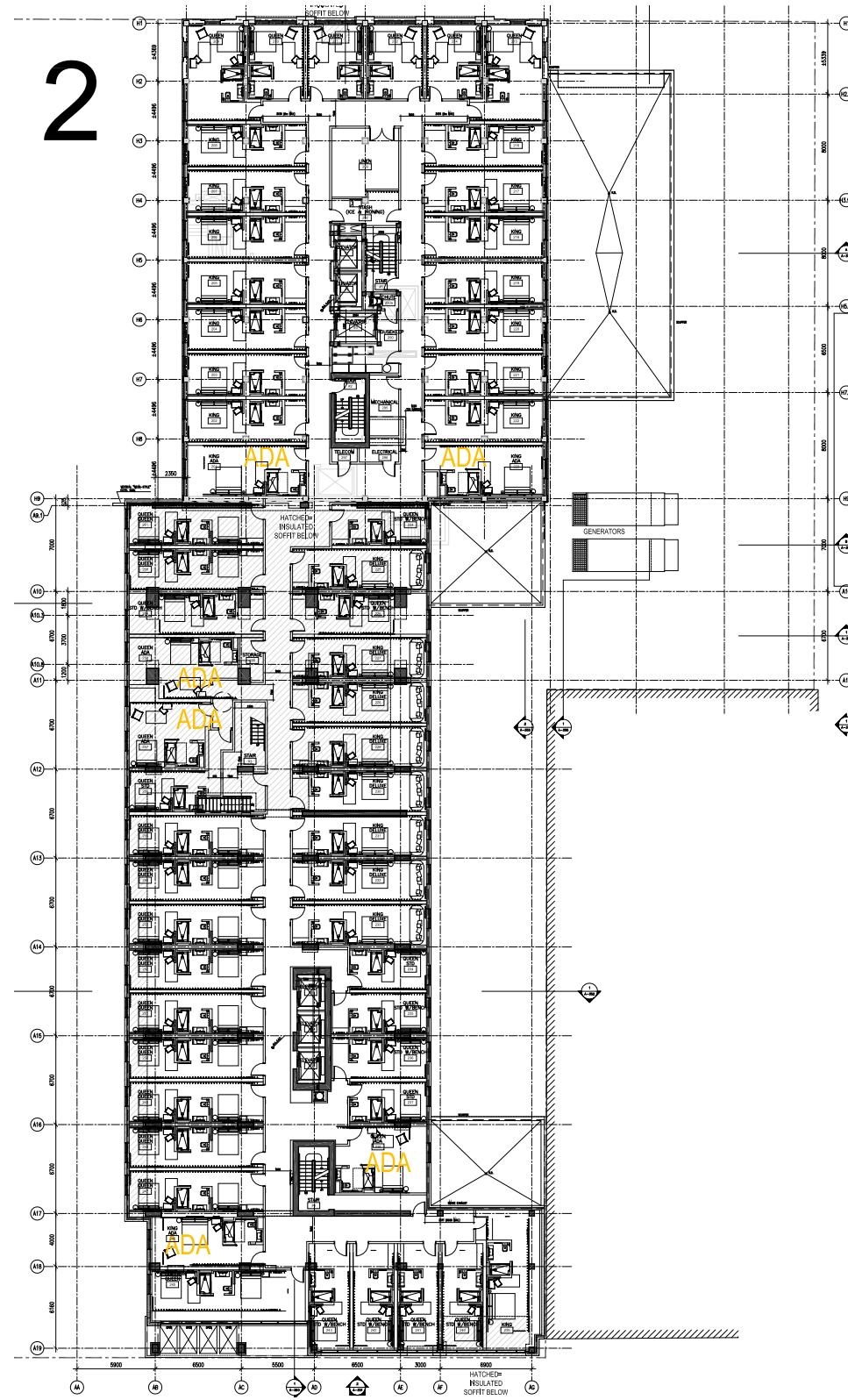
LEGEND:

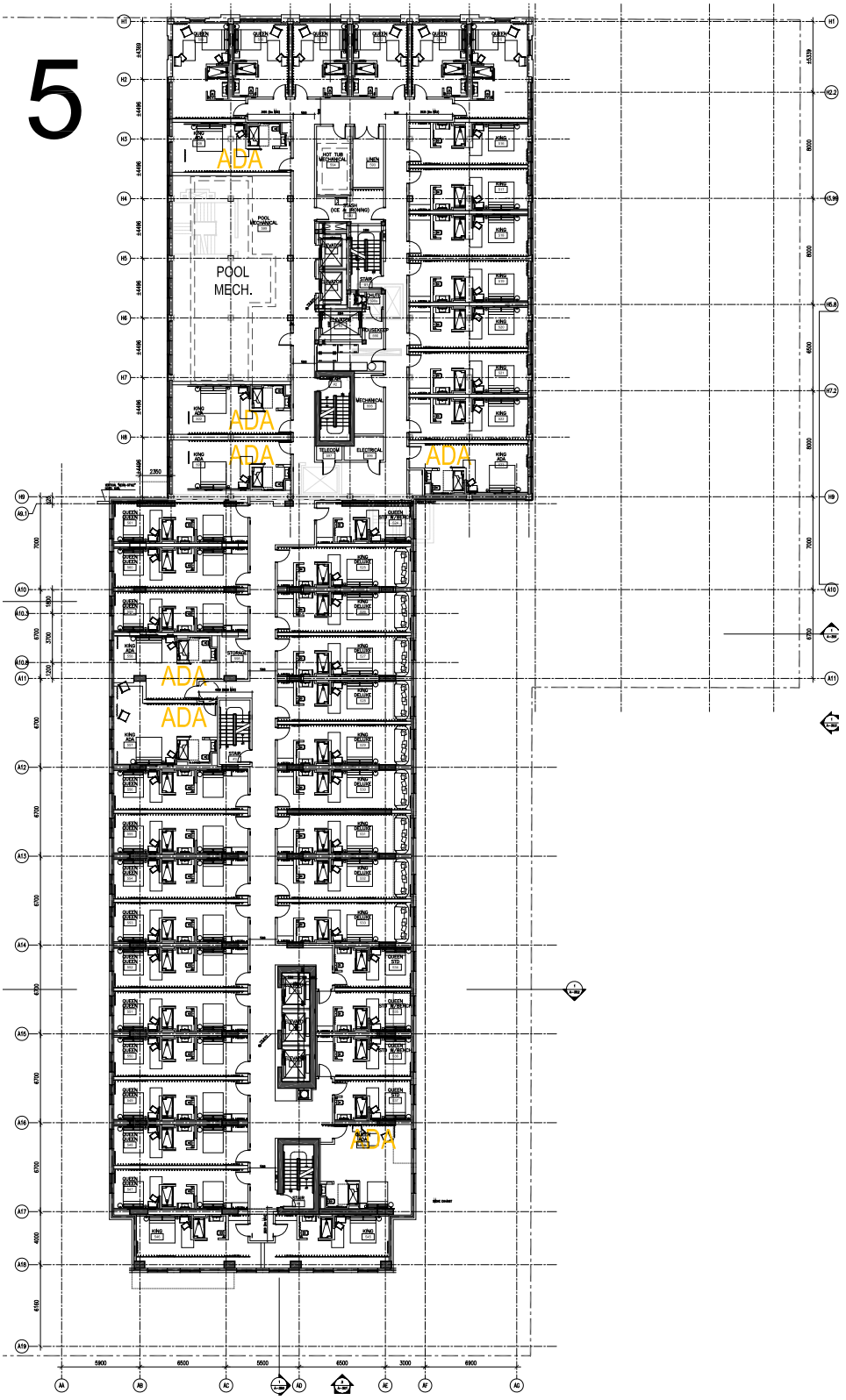
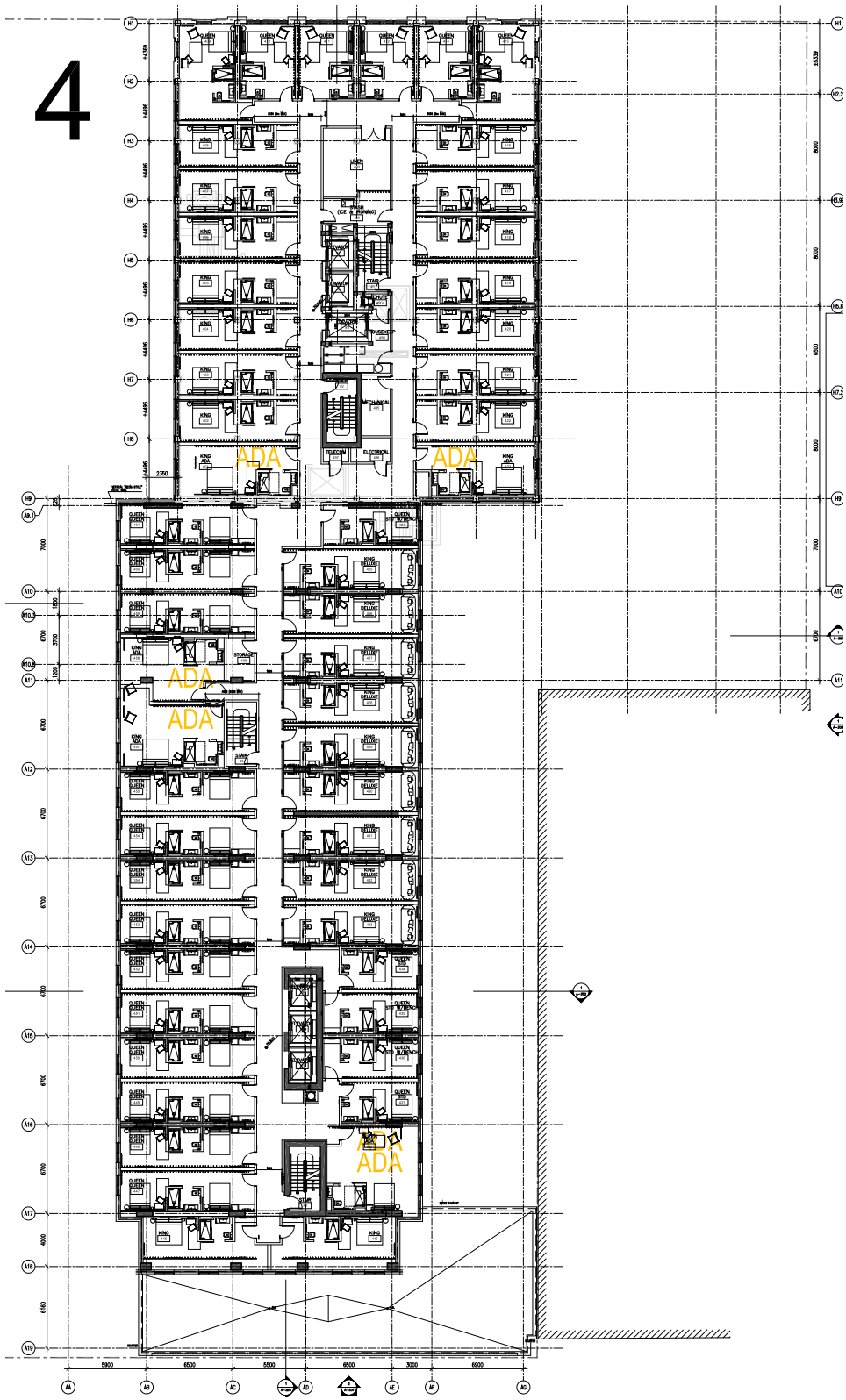
- VEHICLE CIRCULATION
- SERVICE CIRCULATION
- PEDESTRIAN ENTRANCE

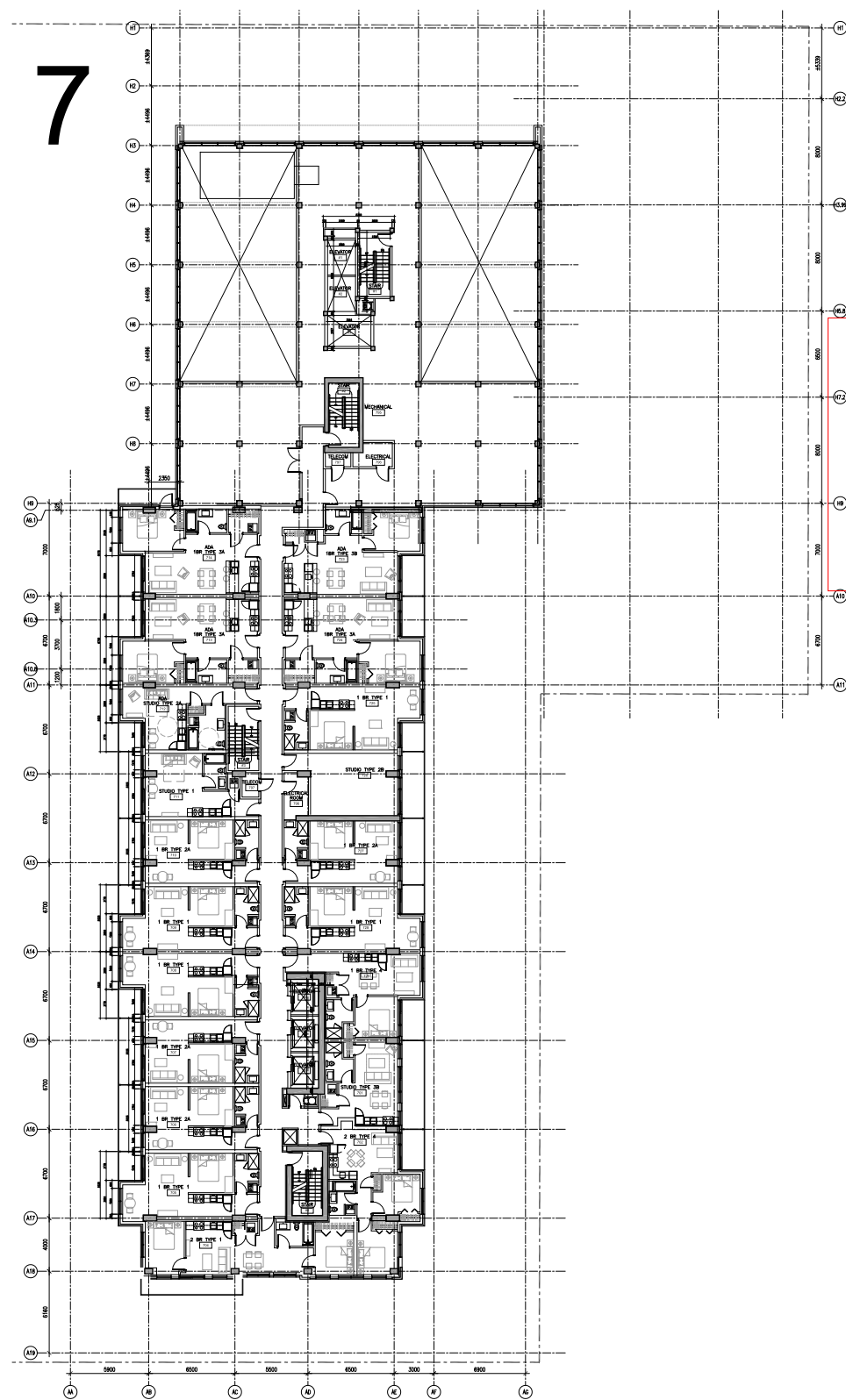
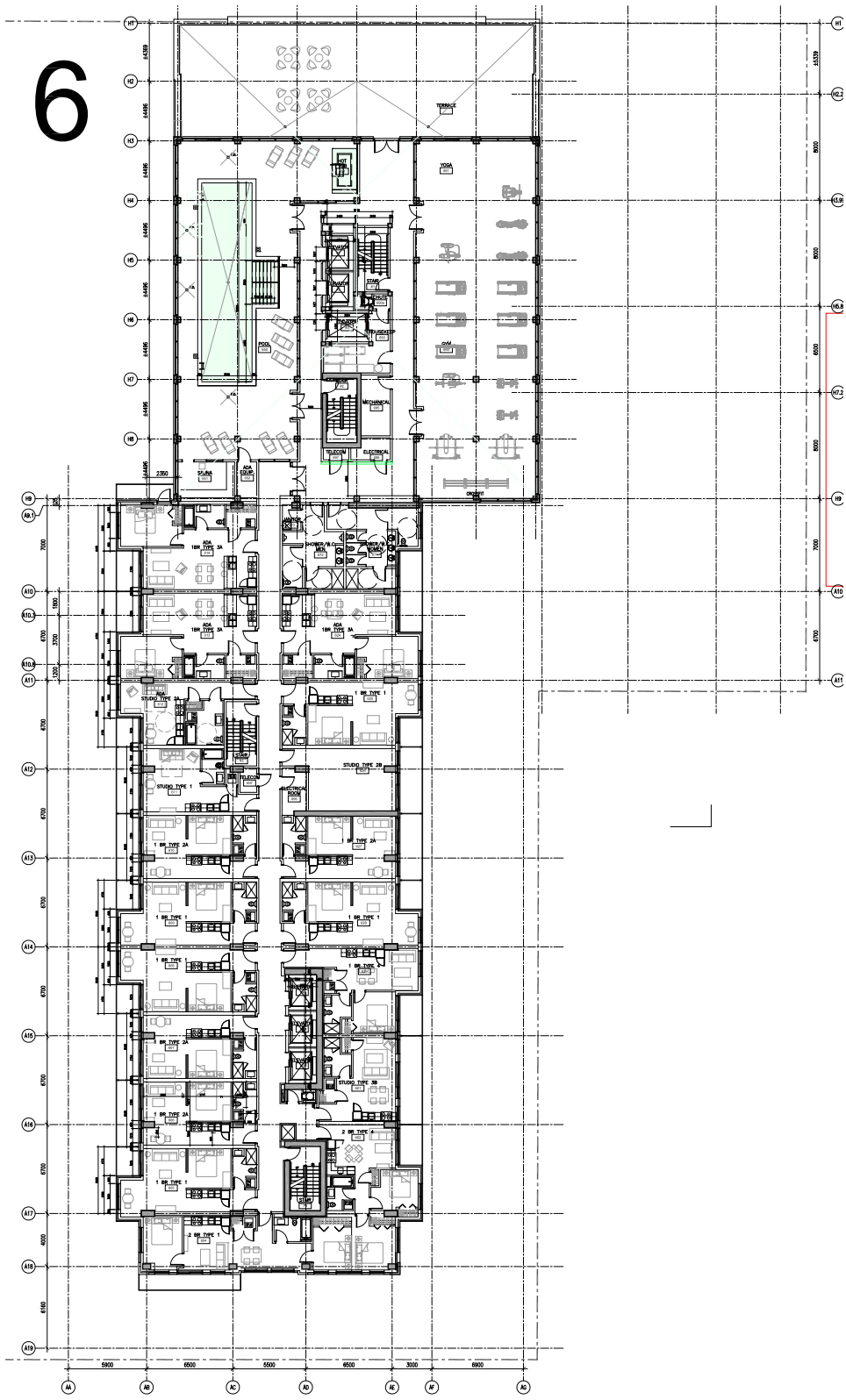


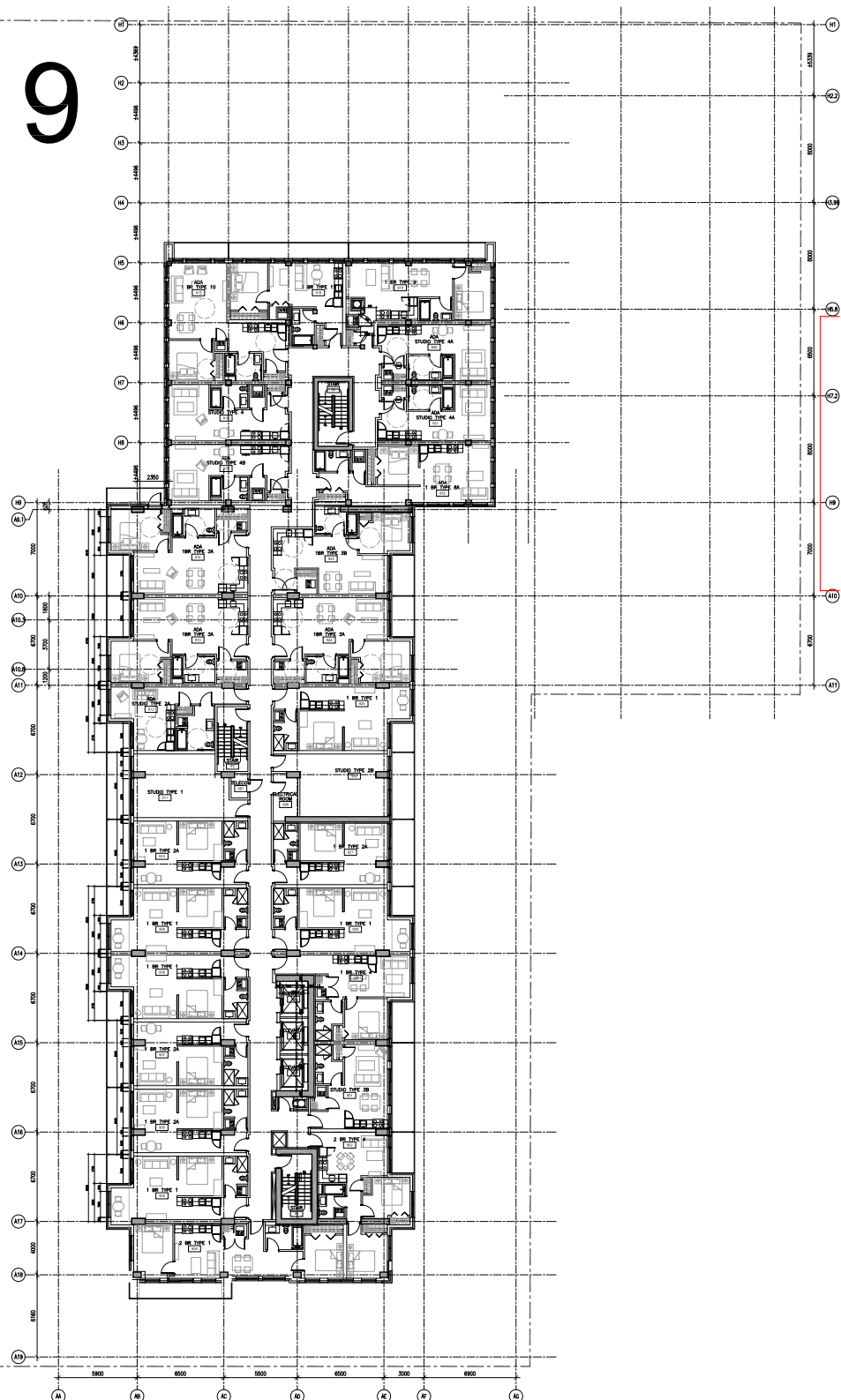
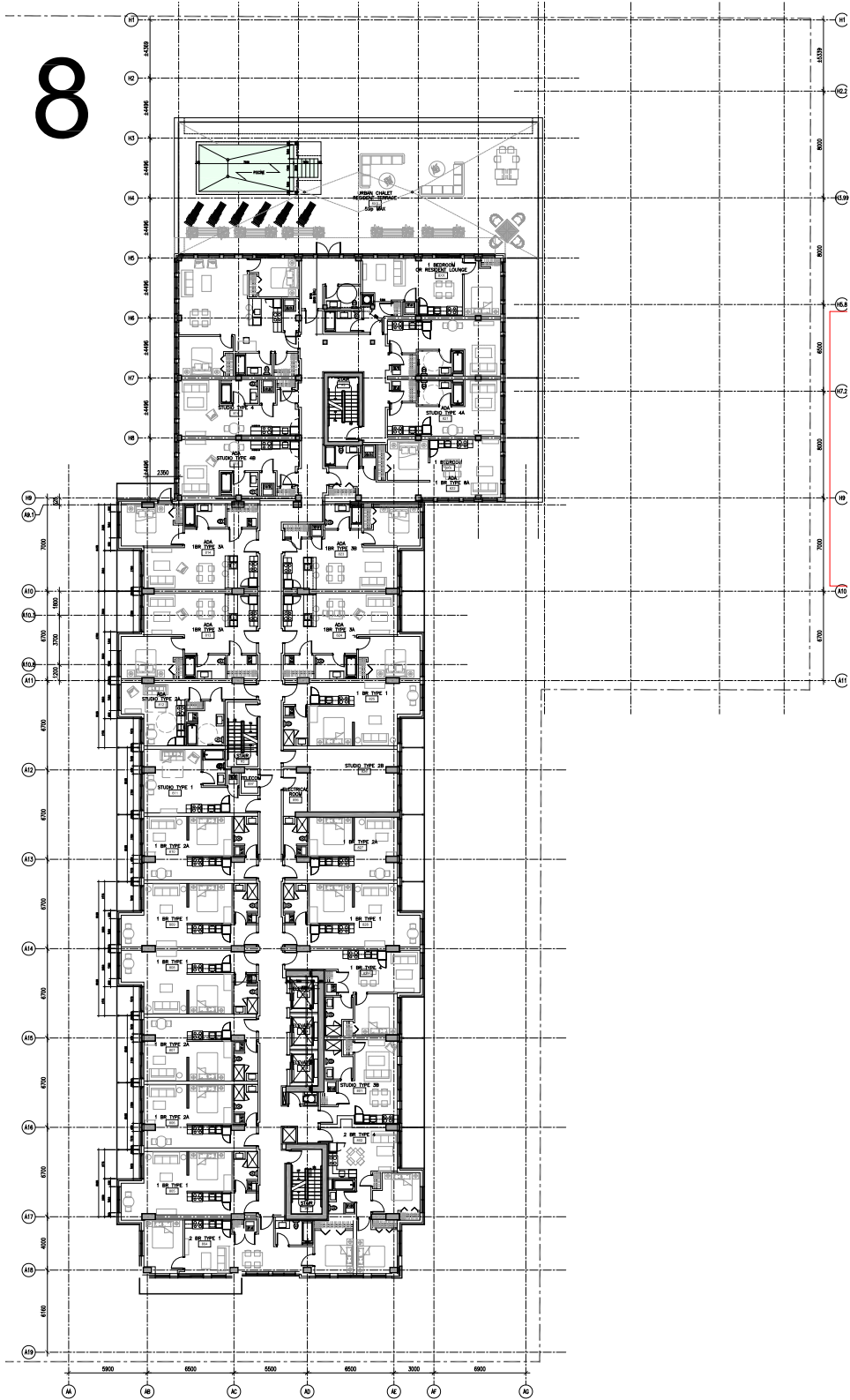


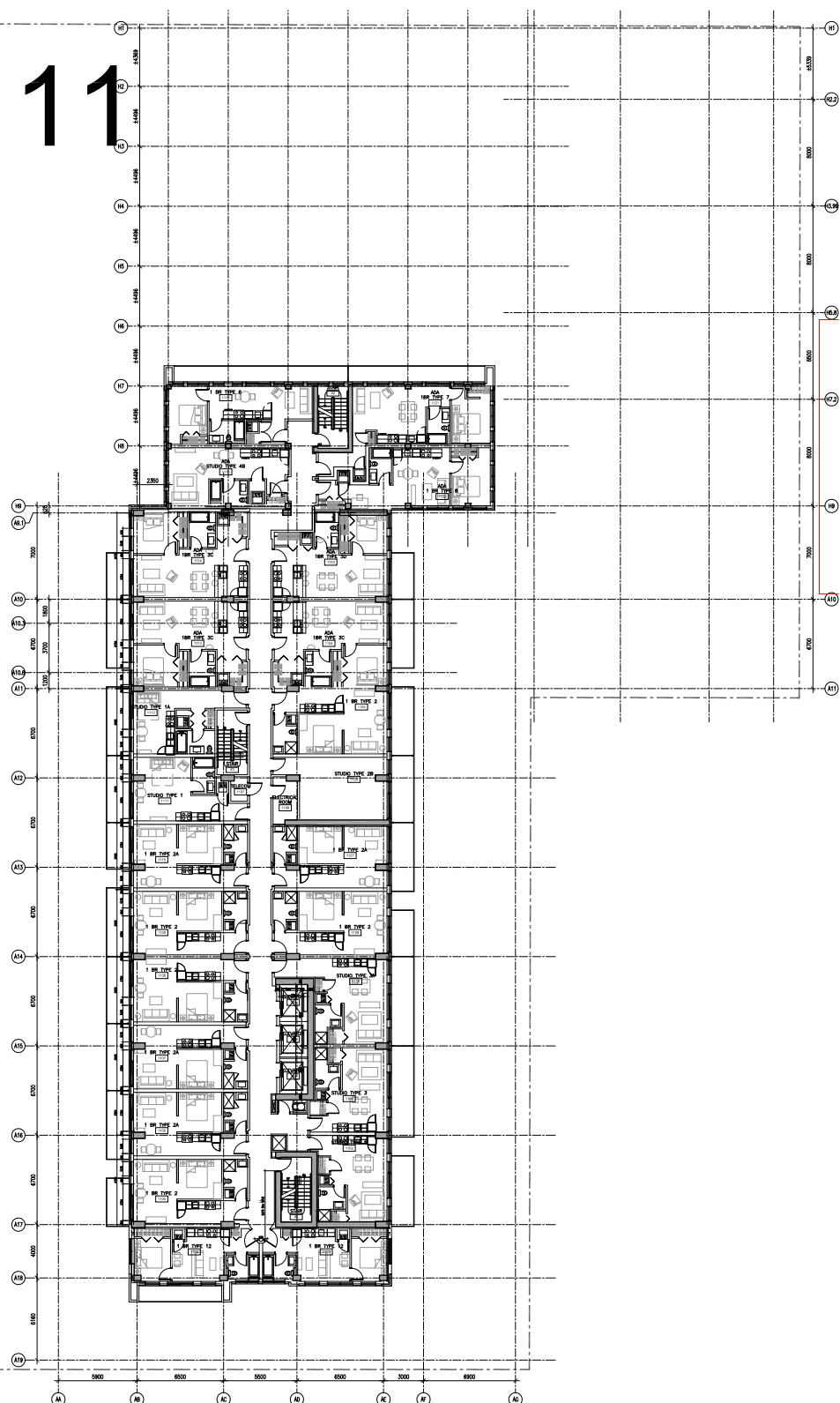
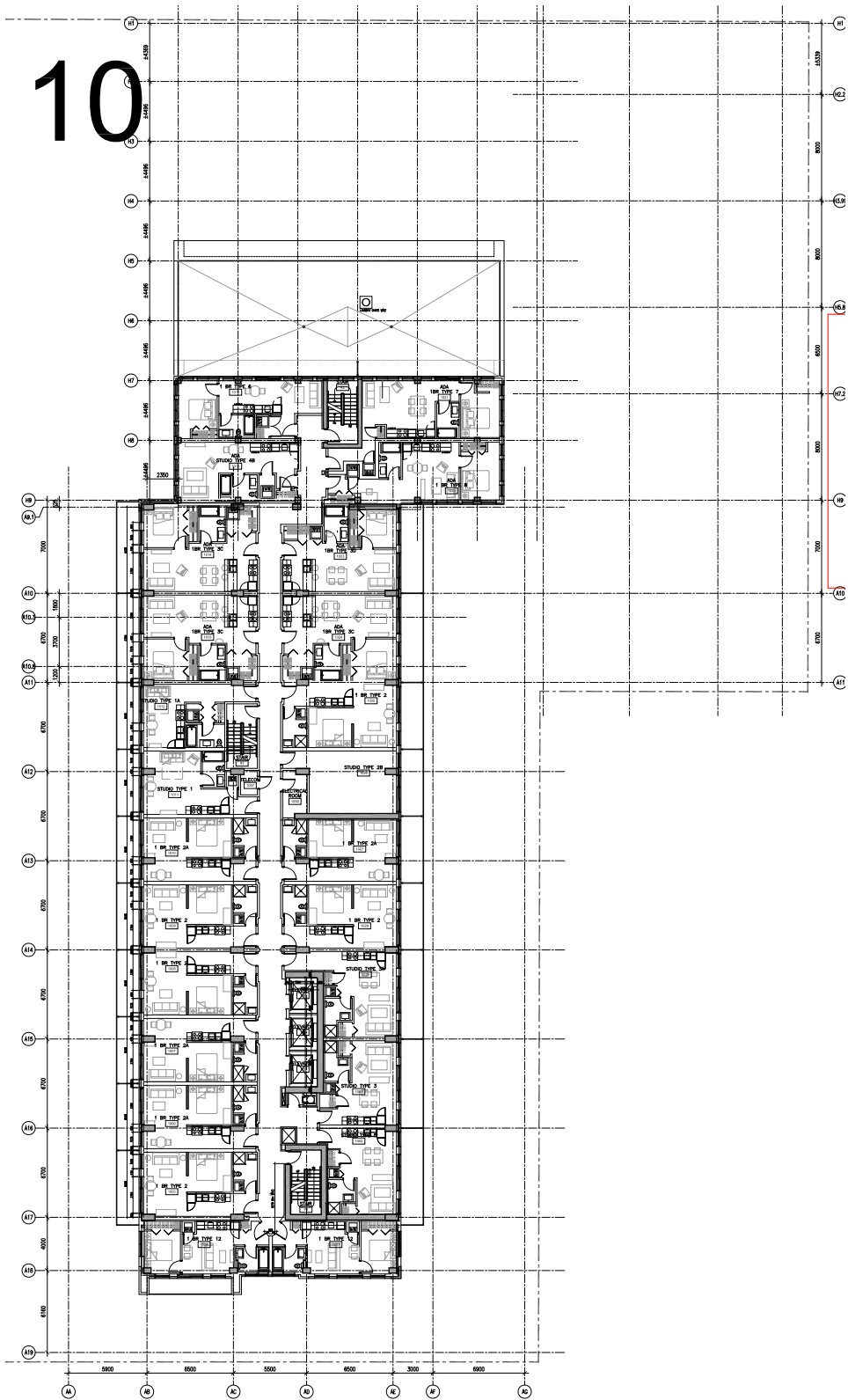


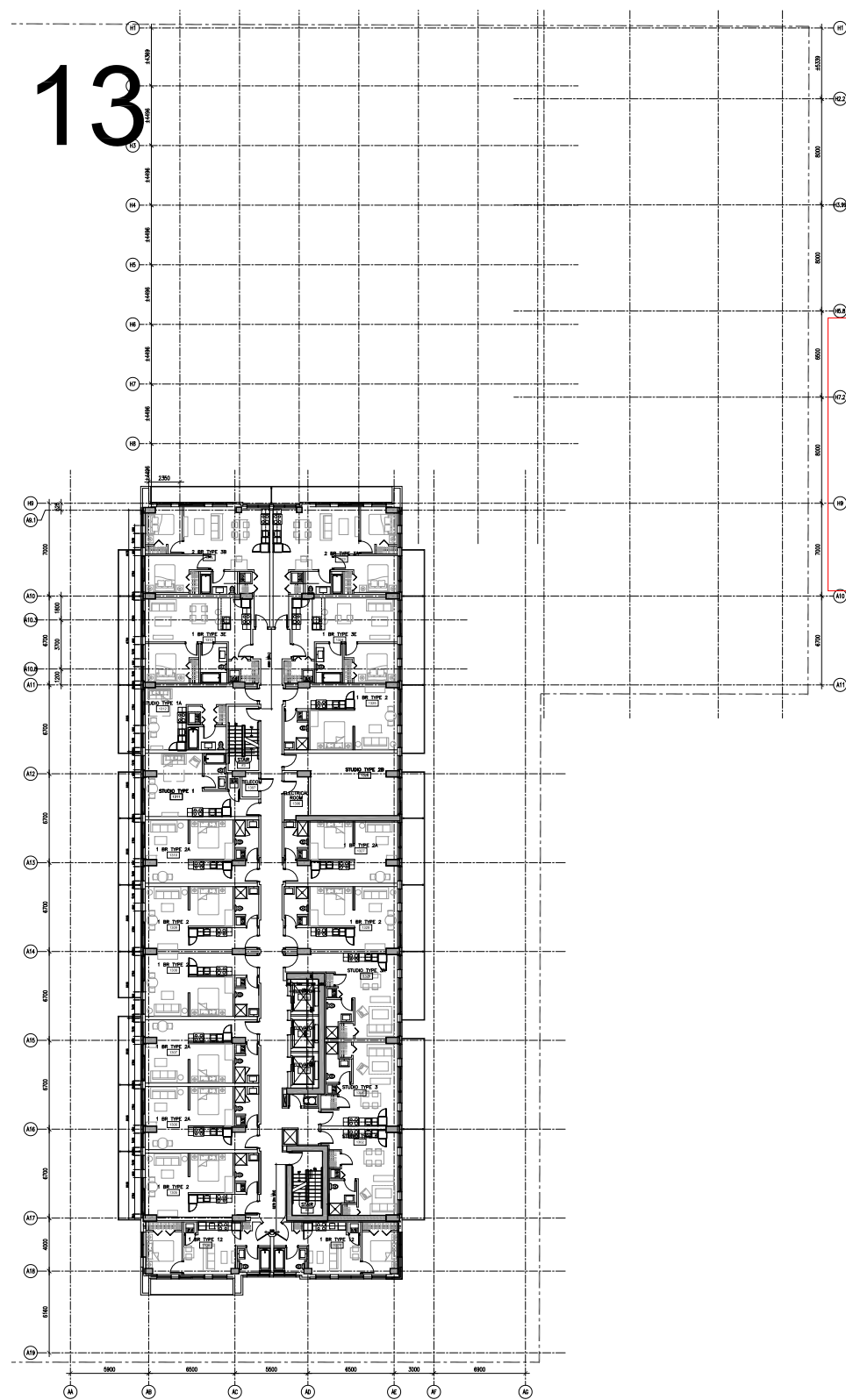
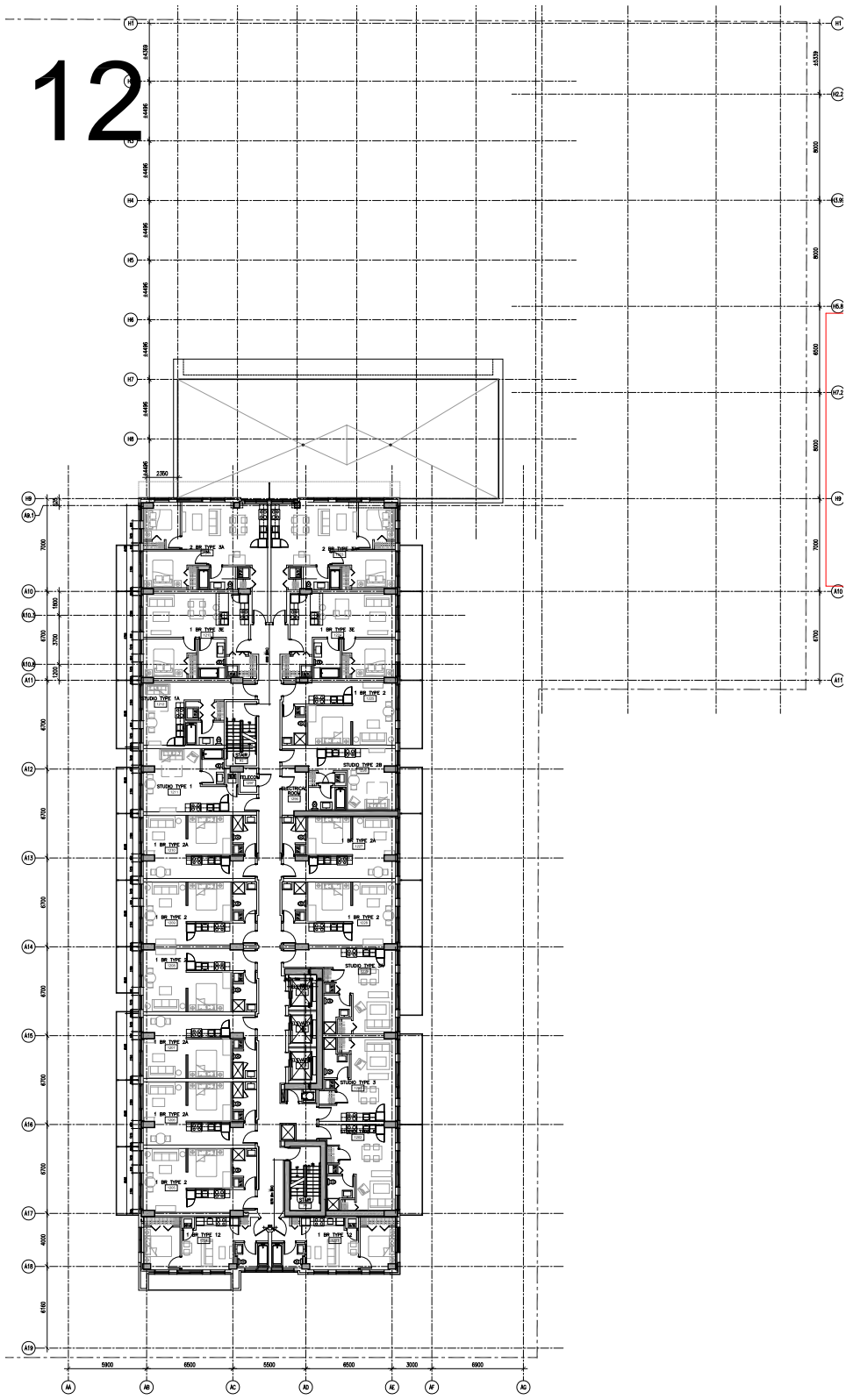


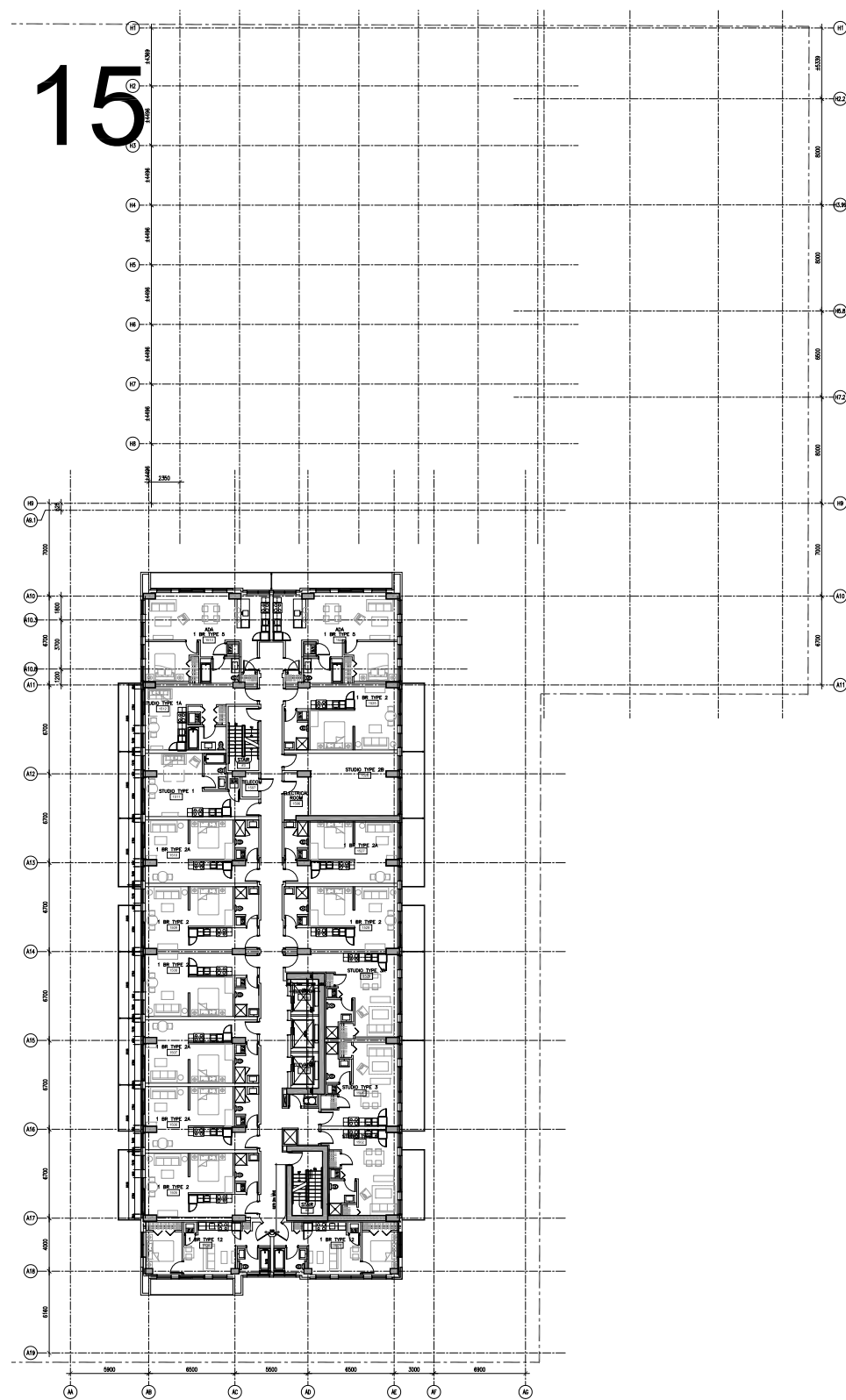
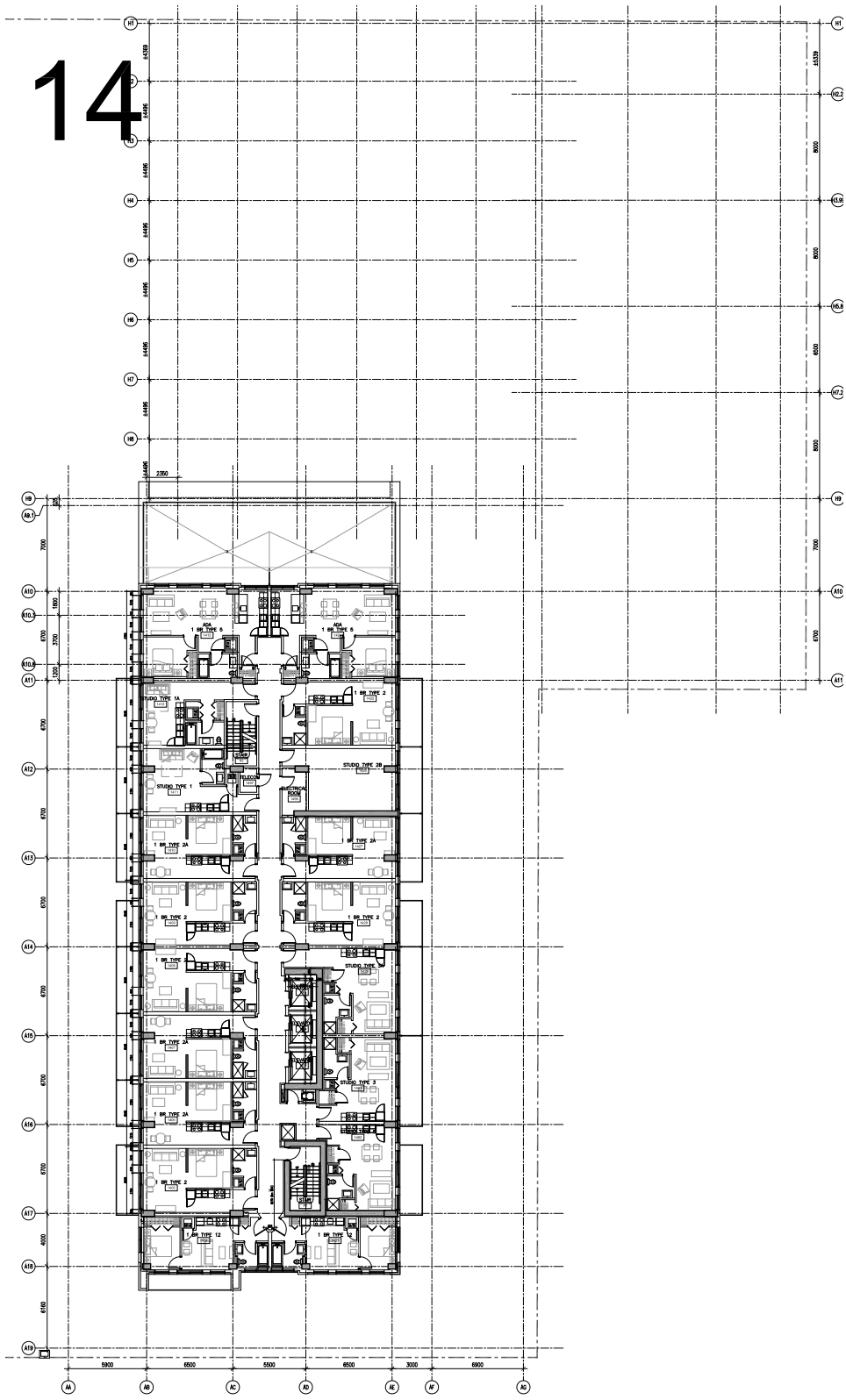


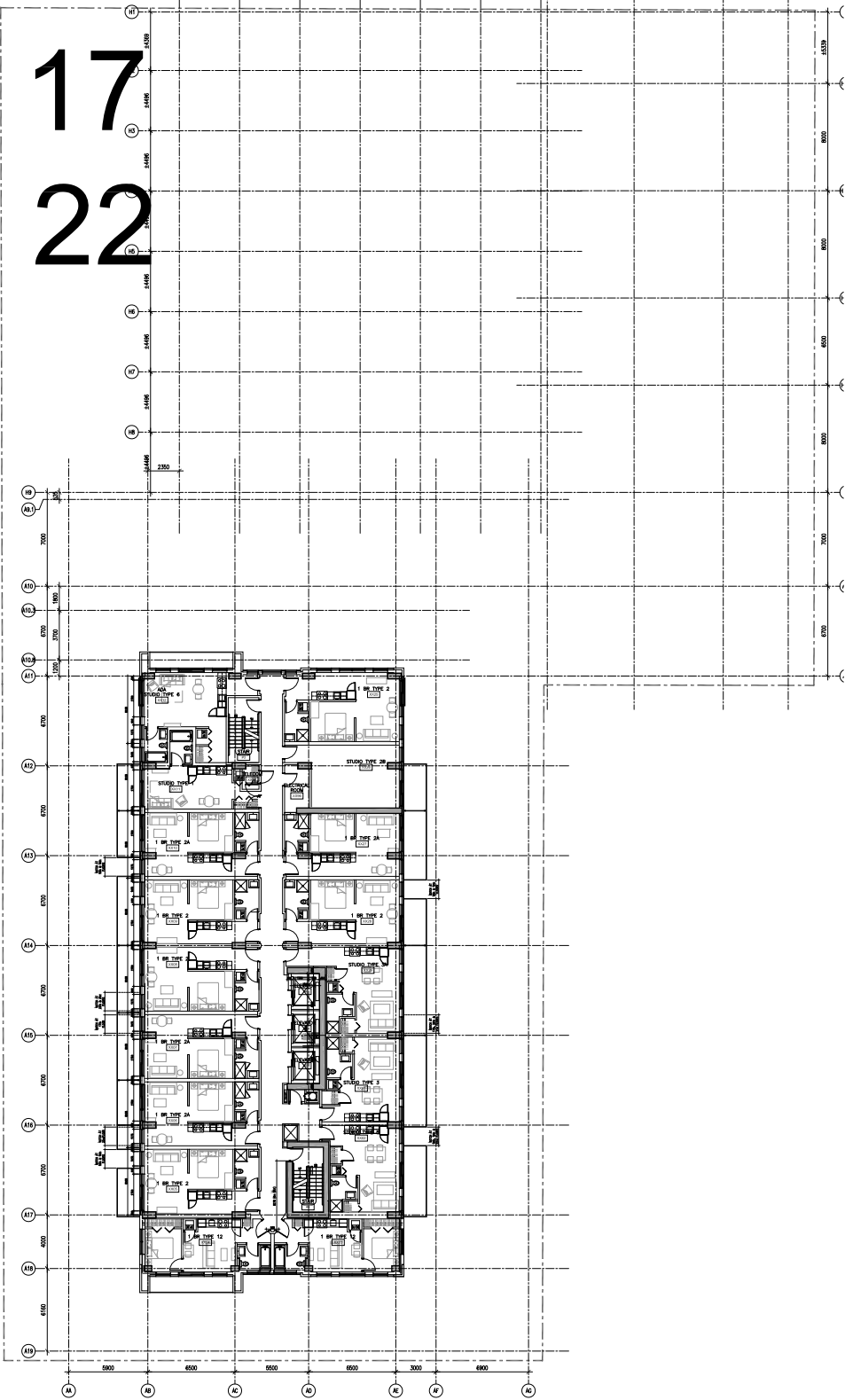
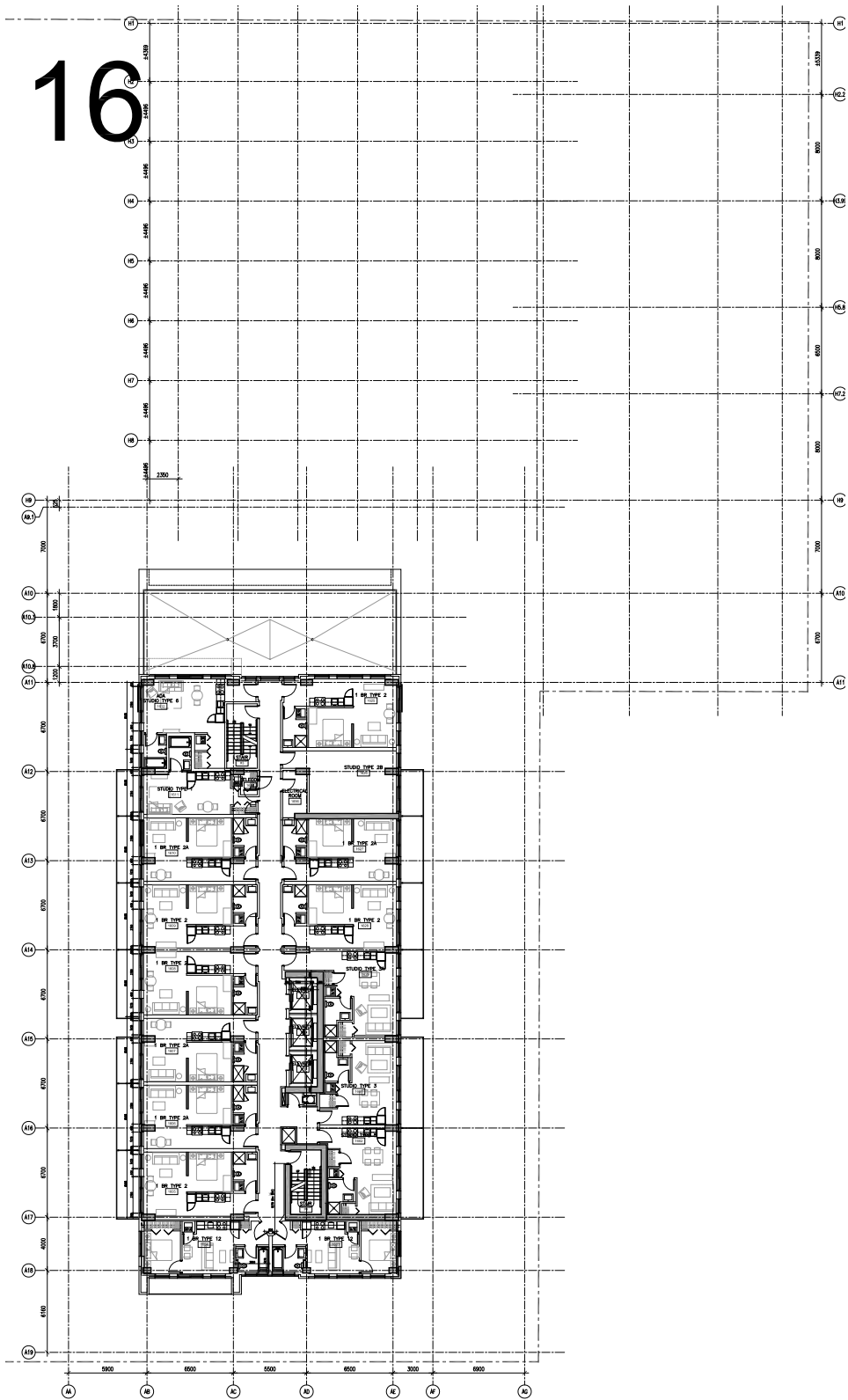


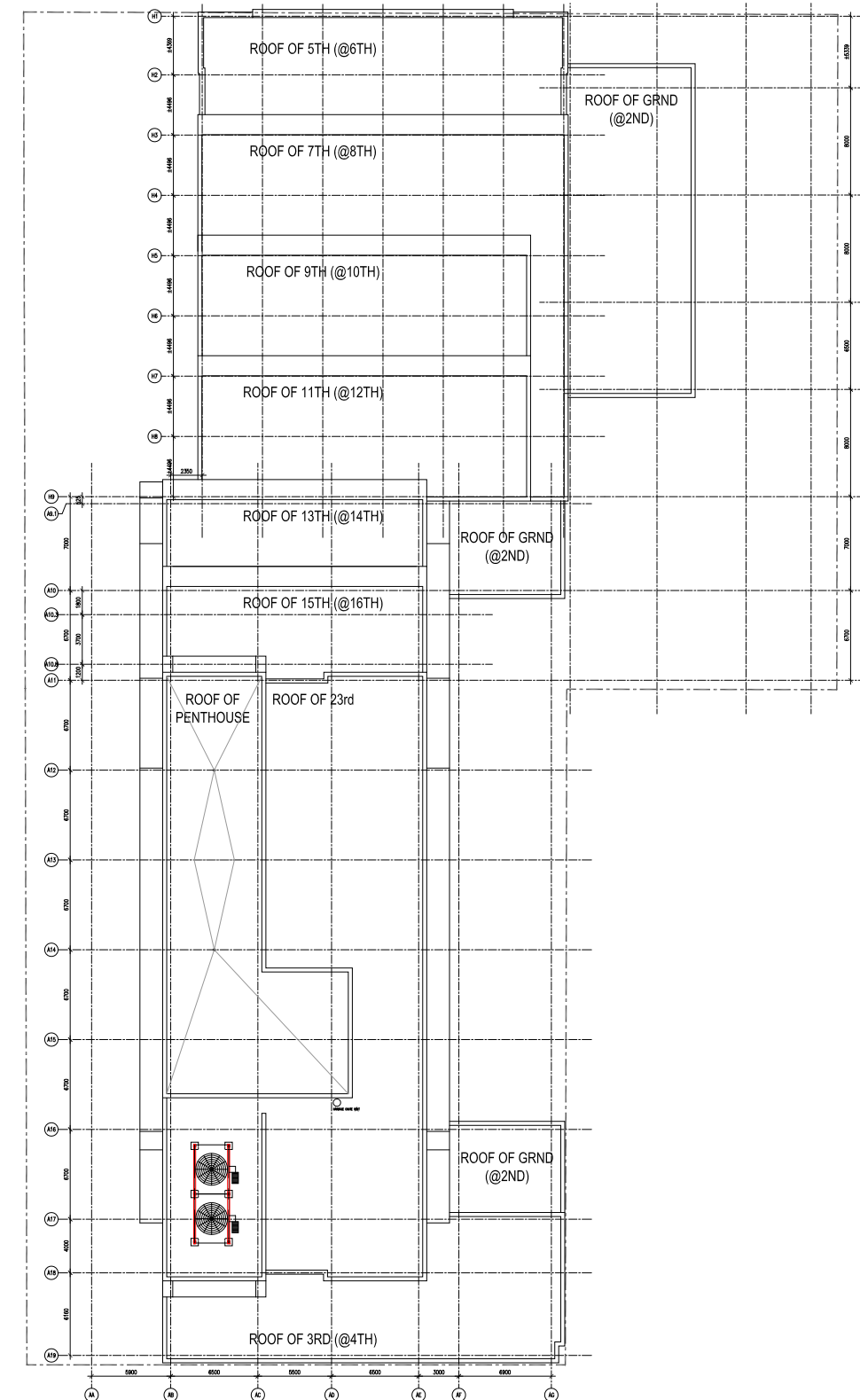
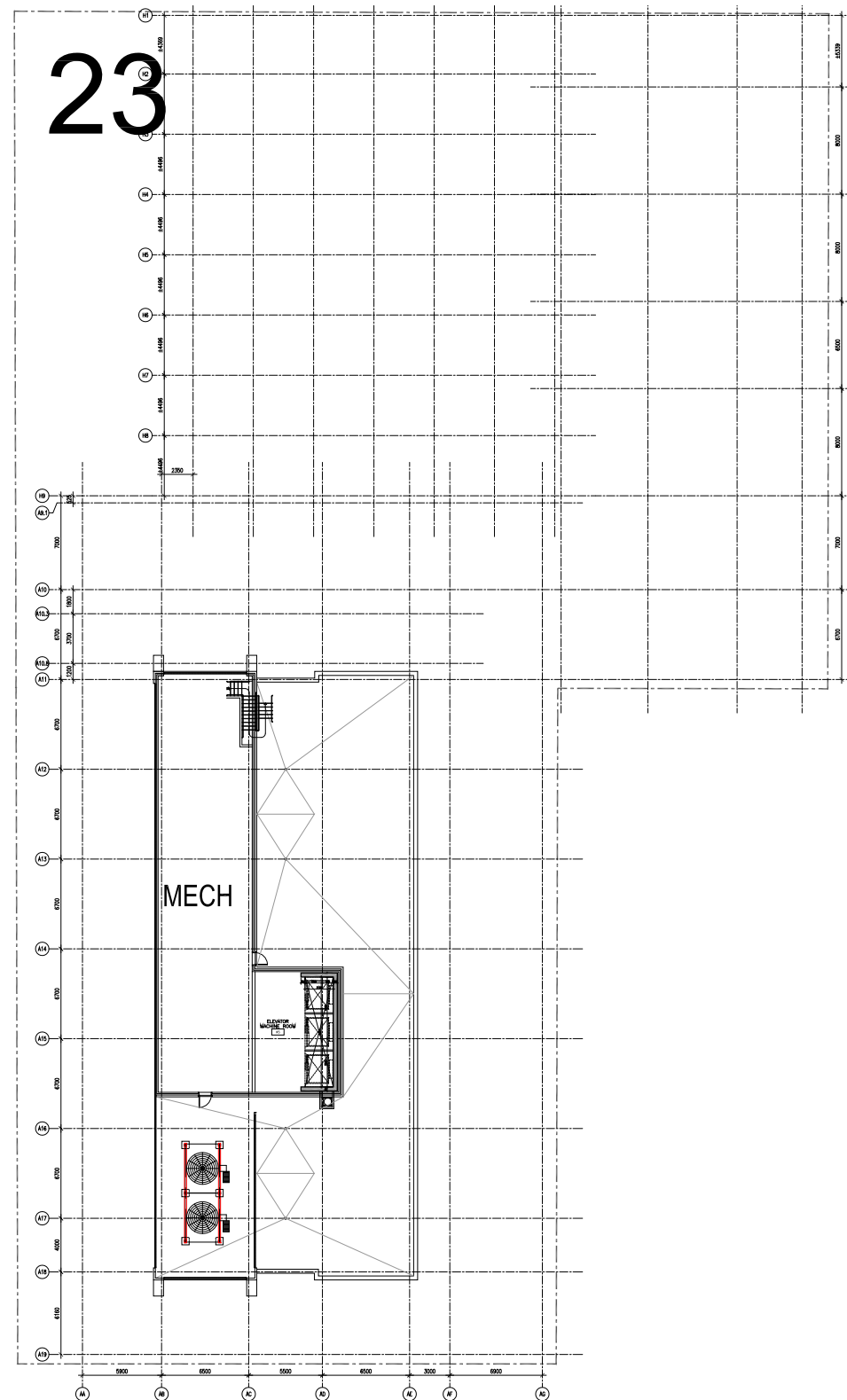


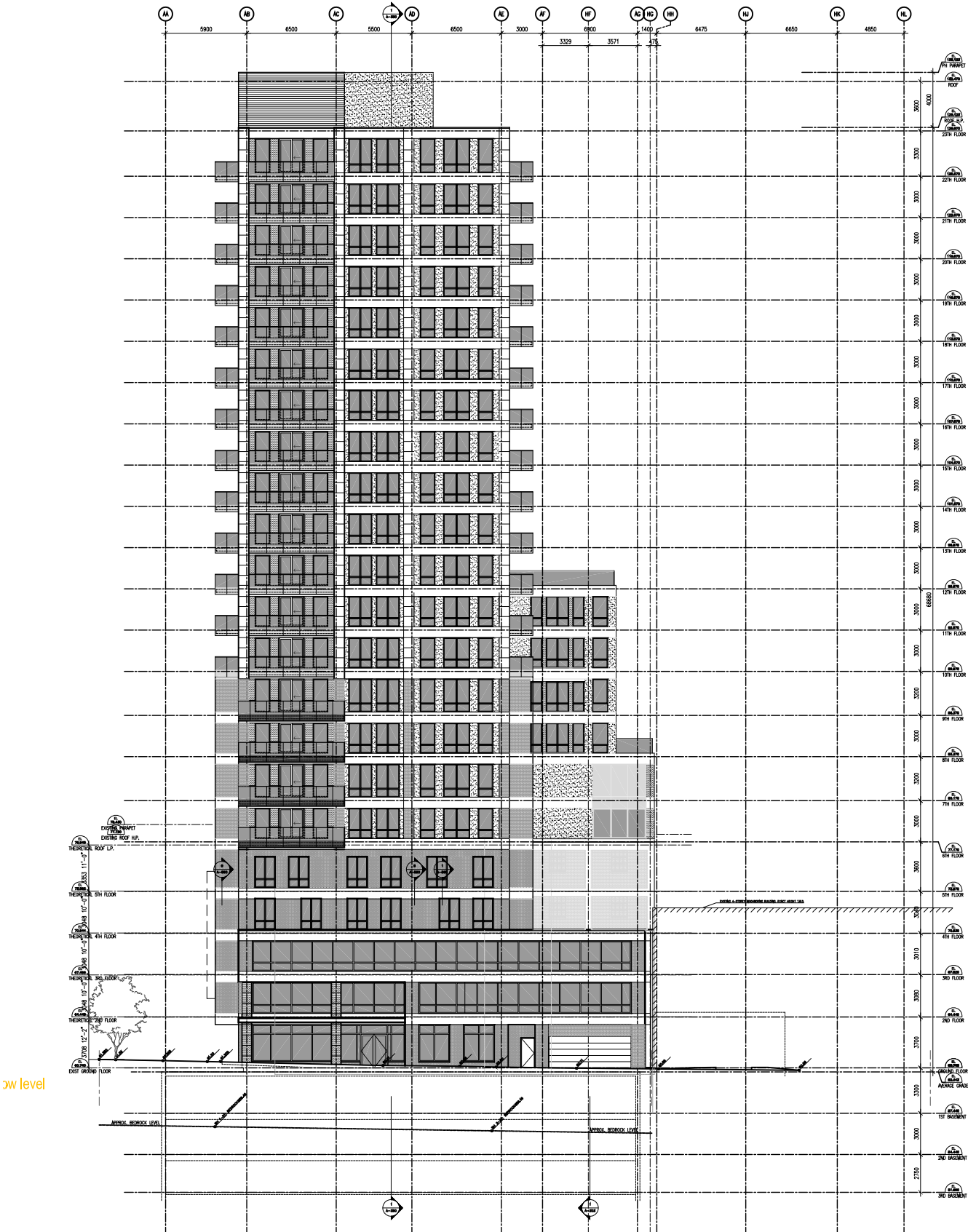
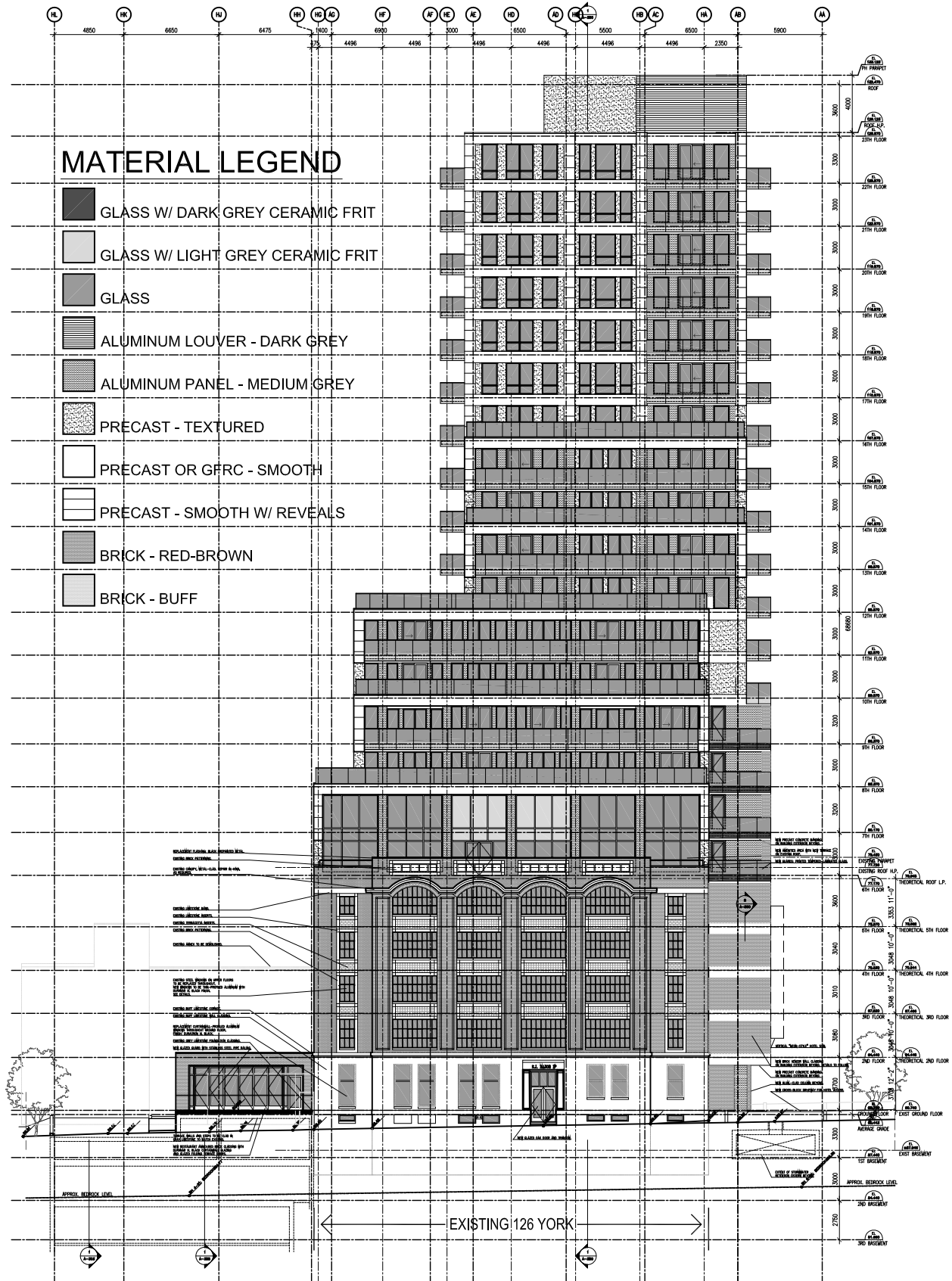


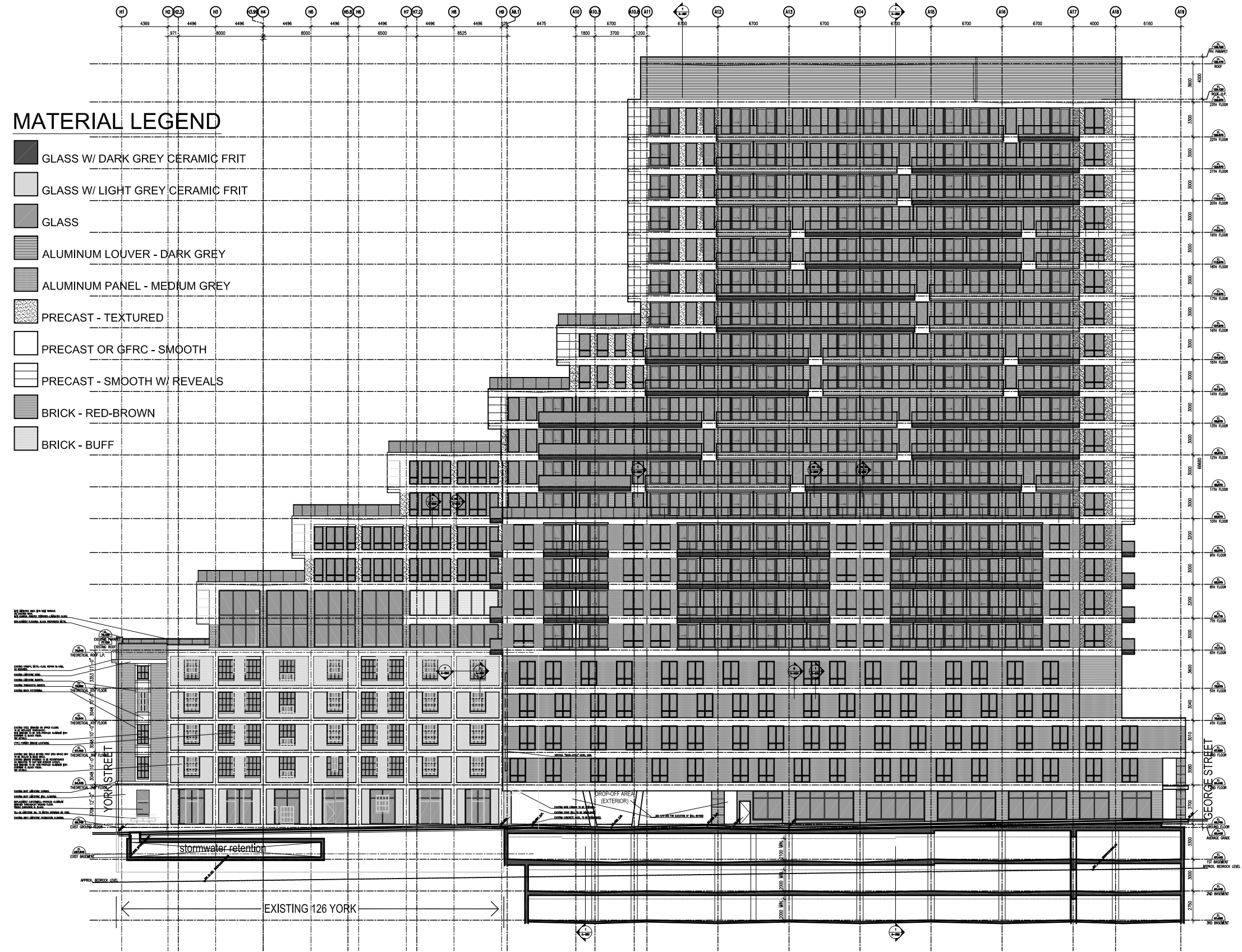


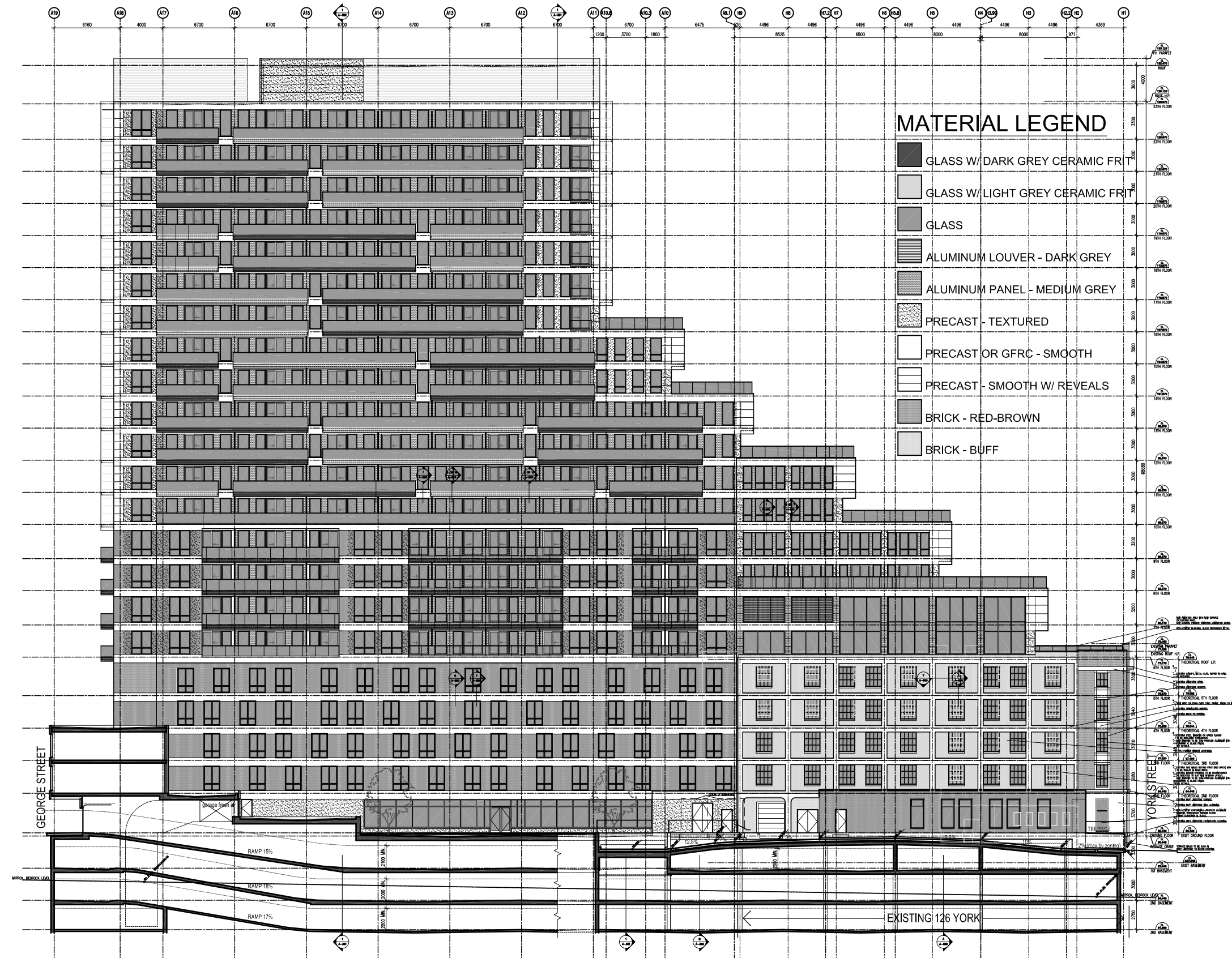


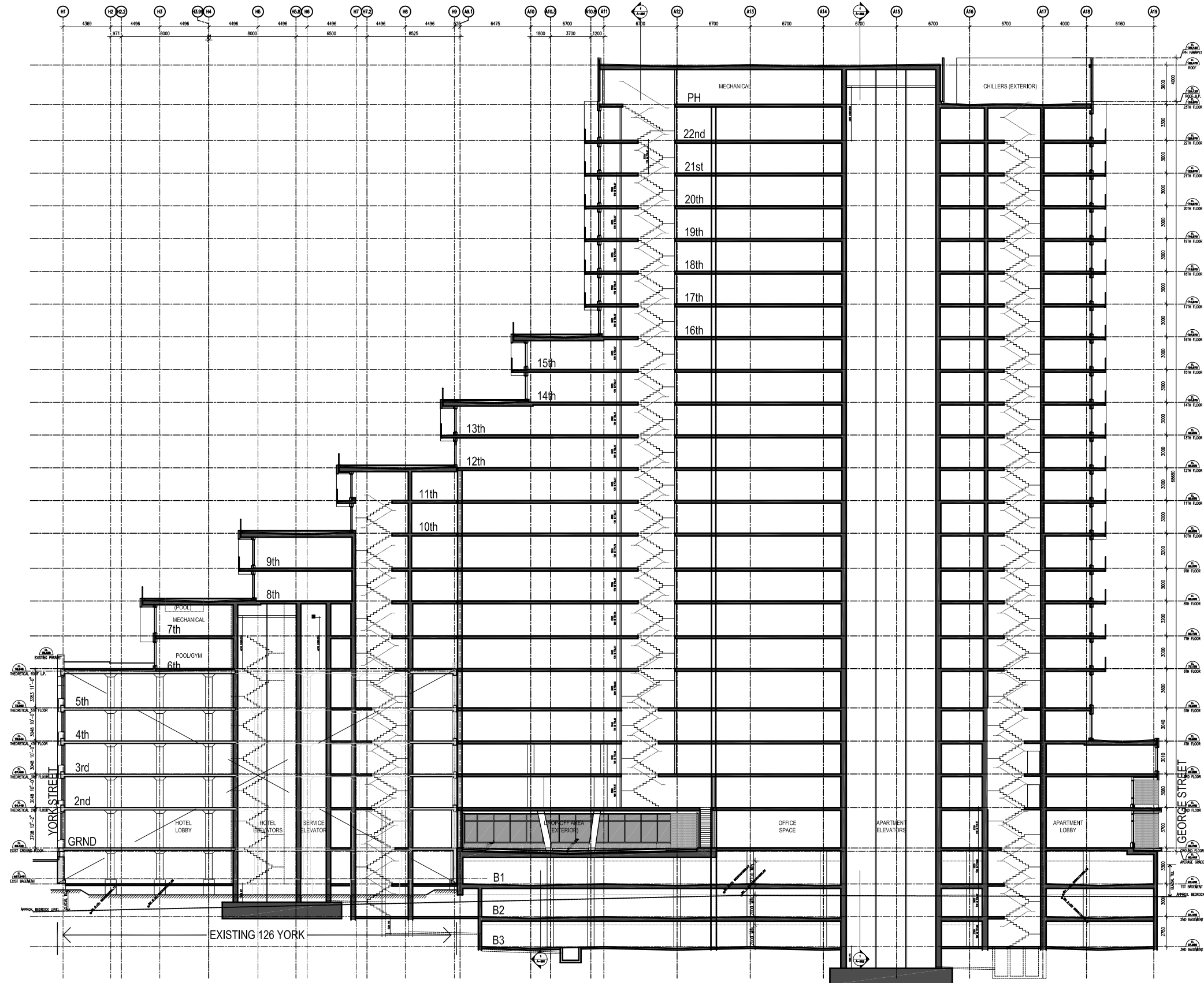


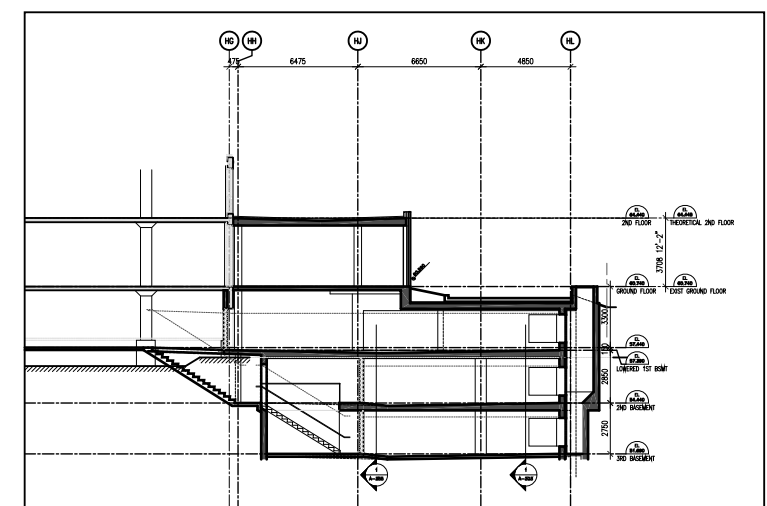
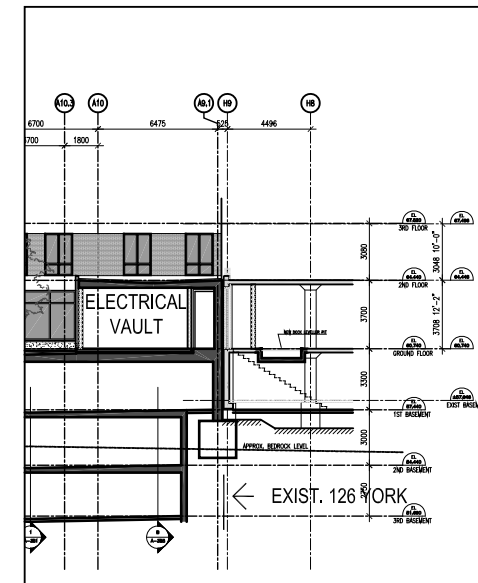
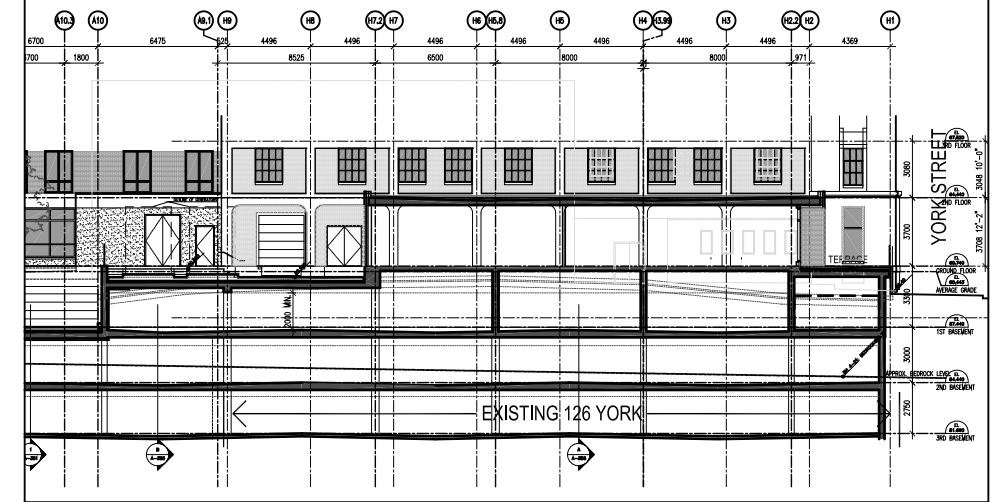
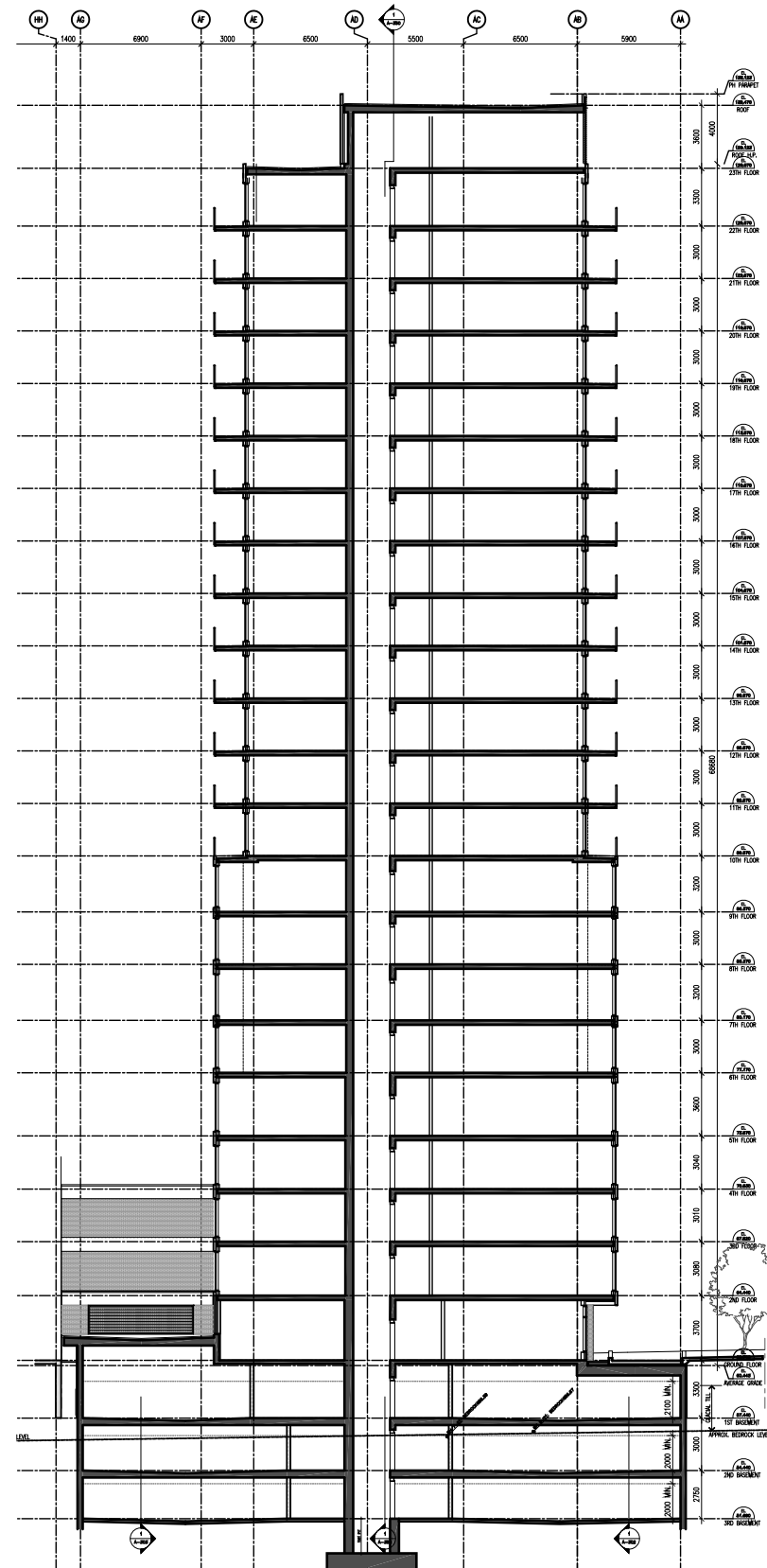
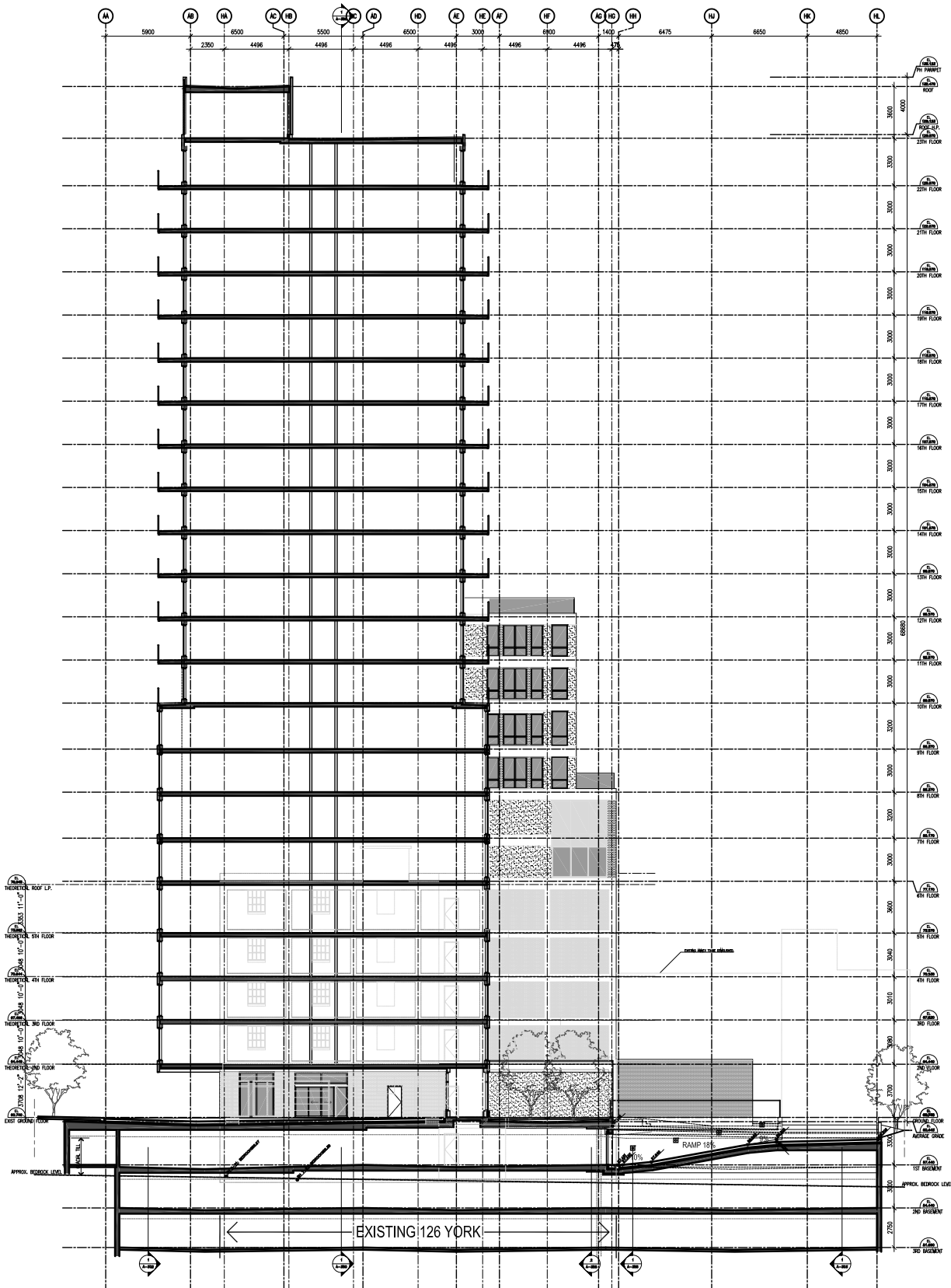












Rimap Development

126 York Ottawa

Rimap Development					Rimap Target areas															33-39															42-51															74-84				
126 York Ottawa						Total Leasable Area																																																
					Unit Leasable Area	40.7	691.9	36.0	468	163.2	505.7	566.8	153.6	249.6	156.8	505.7	318.5	990	2964	3799.5	65.9	789.6	178.8	355.8	107.2	227.6	198.4	274	99	117.4	111.6	125	58.5	64.4	49.4	1159.6	291.2	87.4	292	252.0	16438.1													
Floor	Gross Building area	Gross Hotel area	Gross Residential Area	Rooms	Units	Studio Type 1	Studio Type 1A	ADA Studio Type 2A	Studio Type 3	Studio Type 3A	Studio Type 3B	Studio Type 4	ADA Studio Ttpe 4A	Studio type 5	ADA Studio type 6	1 Bedroom Type 1	1 Bedroom Type 2	1 Bedroom Type 2A	ADA 1 Bedroom Type 3	ADA 1 Bedroom Type 3A	1 Bedroom Type 3B	1 Bedroom Type 3C	1 Bedroom Type 3D	1 Bedroom Type 3E	1 Bedroom Type 4	ADA 1 Bedroom Type 5	1 Bedroom Type 6	1 Bedroom Type 7	1 Bedroom Type 8	1 Bedroom Type 8A	1 Bedroom Type 9	1 Bedroom Type 10	1 Bedroom Type 11	1 Bedroom Type 12	2 Bedroom Type 1	2 Bedroom Type 2	2 Bedroom Type 3	2 Bedroom Type 4	Notes															
B3	3110.0		3110.0																																																			
B2	3194.1	2755.0	439.1																																																			
B1	4043.5	4043.5																																																				
GF	2396.2	1328.8	1067.4																																																			
2	2545.8	2545.8		57																																																		
3	2573.2	2573.2		58																																																		
4	2339.4	2339.4		52																																																		
5	2339.4	2339.4		47																																																		
6	1978.9	756.5	1222.4		19	1	1	1		1						5		5		3						1									1			1																
7	1650.0	432.6	1217.4		20	1	1	1		1						5		5		3	1				1									1			1																	
8	1678.2		1678.2		27	1	1	1		1	2	2				5		5	1	3	1					1					1				1	1		1																
9	1680.0		1680.0		28	1	1	1		1	2	2				5		5		3	1				1						1	1	1	1		1		1																
10	1387.8		1387.8		25	1	1		1	1		1		1			5	5				3	1				1	1	1					2																				
11	1389.6		1389.6		25	1	1		1	1		1		1			5	5					3	1				1	1	1					2																			
12	1155.9		1155.9		21	1	1		1	1				1			5	5							2									2			2																	
13	1157.3		1157.3		21	1	1		1	1				1			5	5						2										2			2																	
14	1028.2		1028.2		19	1	1		1	1				1			5	5								2								2																				
15	1030.0		1030.0		19	1	1		1	1				1			5	5								2								2																				
16	896.2		896.2		18	1	1		1	1				1	1		5	5									2							2																				
17	896.2		896.2		18	1	1		1	1				1	1		5	5																2																				
18	896.2		896.2		18	1	1		1	1				1	1		5	5																2																				
19	896.2		896.2		18	1	1		1	1				1	1		5	5																2																				
20	896.2		896.2		18	1	1		1	1				1	1		5	5																2																				
21	896.2		896.2		18	1	1		1	1				1	1		5	5																2																				
22	896.2		896.2		18	1	1		1	1				1	1		5	5																2																				
MECH PH.			316.1																																																			
Sub total by type		19,114	24152.8			17	13	4	13	13	4	6	4	13	7	20	65	85	1	12	3	6	2	4	4	4	2	2	2	2	2	1	1	1	26	4	1	4	4															
TOTALS	42,951			214.0	350	94										243																			13																			
Site area	5088.5			Total rooms	Total units	27%										69%																		4%																				
GCA/Site(density)	8.44			Rimap Target % 23%												66%																		10%																				
STUDIO					1 BEDROOM					2 BEDROOM																																												
																																								</														

LANDSCAPE DESIGN

5

STUDY OF IMPACT

6



21 MARCH - 09:00H



21 JUNE - 09:00H



21 SEPTEMBER - 09:00H



21 DECEMBER - 09:00H



21 MARCH - 12:00H



21 JUNE - 12:00H



21 SEPTEMBER - 12:00H



21 DECEMBER - 12:00H



21 MARCH - 16:00H



21 JUNE - 16:00H



21 SEPTEMBER - 16:00H



21 DECEMBER - 16:00H



21 MARCH - 07:00H



21 MARCH - 08:00H



21 MARCH - 09:00H



21 MARCH - 10:00H



21 MARCH - 11:00H



21 MARCH - 12:00H



21 MARCH - 13:00H



21 MARCH - 14:00H



21 MARCH - 15:00H



21 MARCH - 16:00H



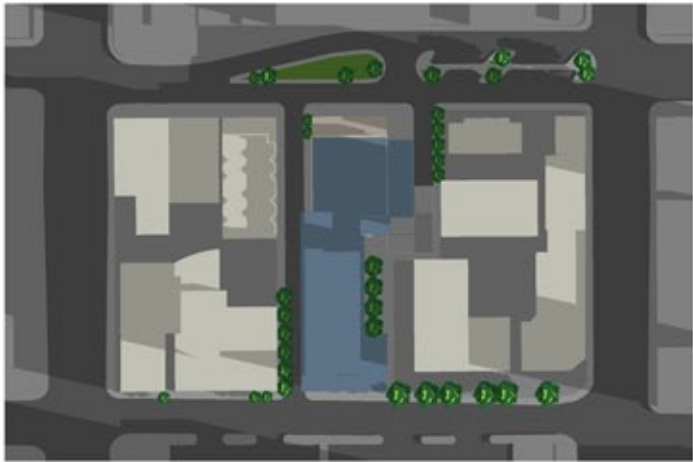
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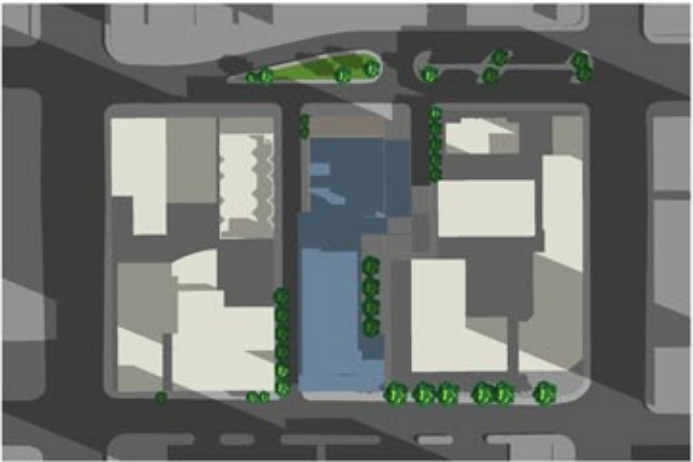
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21 JUNE - 06:00H



21 JUNE - 07:00H



21 JUNE - 08:00H



21 JUNE - 09:00H



21 JUNE - 10:00H



21 JUNE - 11:00H



21 JUNE - 12:00H



21 JUNE - 13:00H



21 JUNE - 14:00H



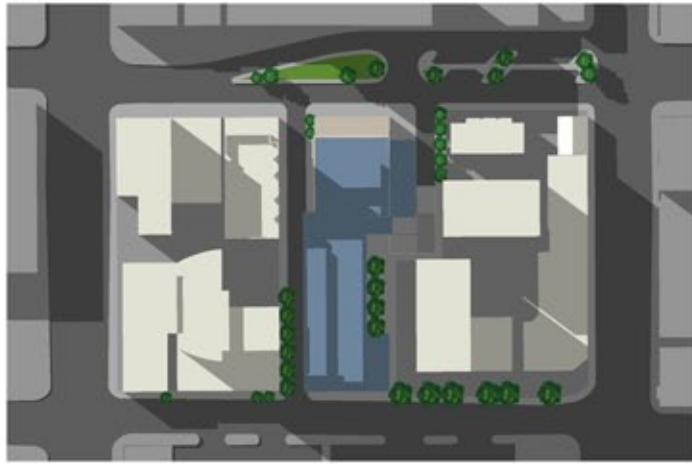
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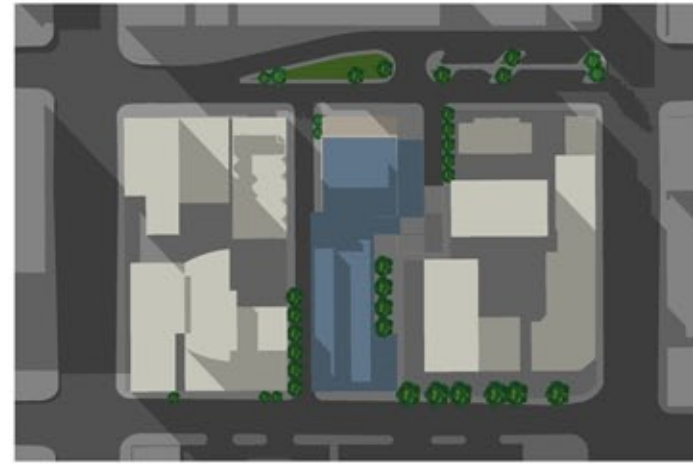
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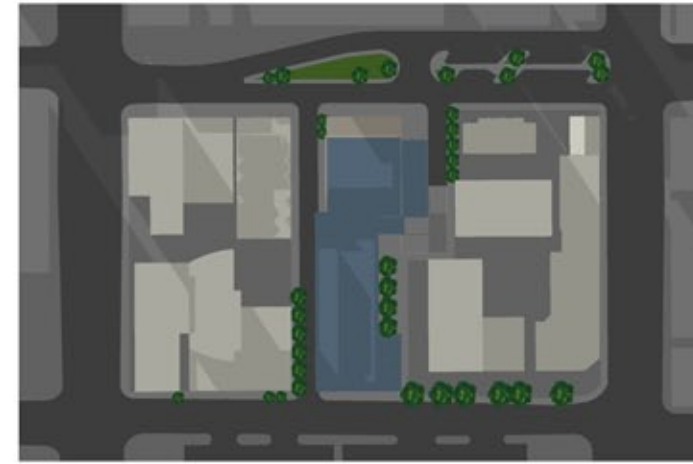
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21 JUNE - 18:00H



21 JUNE - 19:00H



21 JUNE - 20:00H



21 SEPTEMBER - 07:00H



21 SEPTEMBER - 08:00H



21 SEPTEMBER - 09:00H



21 SEPTEMBER - 10:00H



21 SEPTEMBER - 11:00H



21 SEPTEMBER - 12:00H



21 SEPTEMBER - 13:00H



21 SEPTEMBER - 14:00H



21 SEPTEMBER - 15:00H



21 SEPTEMBER - 16:00H



21 SEPTEMBER - 17:00H



21 SEPTEMBER - 18:00H



21 DECEMBER - 08:00H



21 DECEMBER - 09:00H



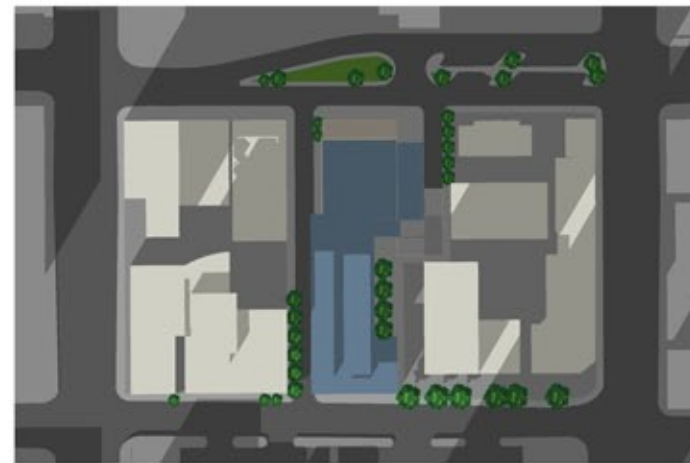
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21 DECEMBER - 15:00H



21 DECEMBER - 16:00H



21 DECEMBER - 17:00H



21 DECEMBER - 18:00H