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FOTENN
Planning + Design

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Project Description

Client

Appelt Properties is a fully integrated real estate company specializing in the demographic-driven sectors of healthcare real estate and multi-family real estate. Development management and property management are handled in-house to ensure that development goals are achieved and asset profitability is maximized. The management team is highly skilled and experienced, with a proven track record of success. Appelt Properties prioritizes investors by providing a clear and transparent process focused on meeting or exceeding return expectations. The company’s core value is to under-promise and over-deliver, a principle that defines its commitment to excellence.

Project Summary

The proposed construction project is a six-story apartment building situated in Ottawa, near Algonquin College. Designed to provide quality and affordable housing, the development aims to serve a diverse range of residents in the area, not limited to students. The building’s U-shaped massing is carefully planned to maximize street frontage on both the front and rear, taking advantage of its location along two streets. This design not only enhances the building’s visual presence but also fosters a stronger connection to the surrounding neighborhood.

At the heart of the development is a central courtyard, which serves as a private outdoor space for residents. This feature enhances the living experience by offering a communal green space that encourages interaction while also providing a quiet retreat from the urban environment. On the ground floor, thoughtfully designed amenity spaces will further enrich the community atmosphere, giving residents access to shared facilities that support convenience, social engagement, and overall well-being.

In addition to high-quality living spaces, the project includes a below-grade parking garage, ensuring secure indoor parking for residents while minimizing surface parking and preserving pedestrian-friendly streetscapes. The development is designed with efficiency, affordability, and long-term sustainability in mind, helping to meet the demand for rental housing in the area. With its well-integrated design and focus on livability, the building will make a valuable contribution to the neighborhood, supporting a vibrant and inclusive residential community.



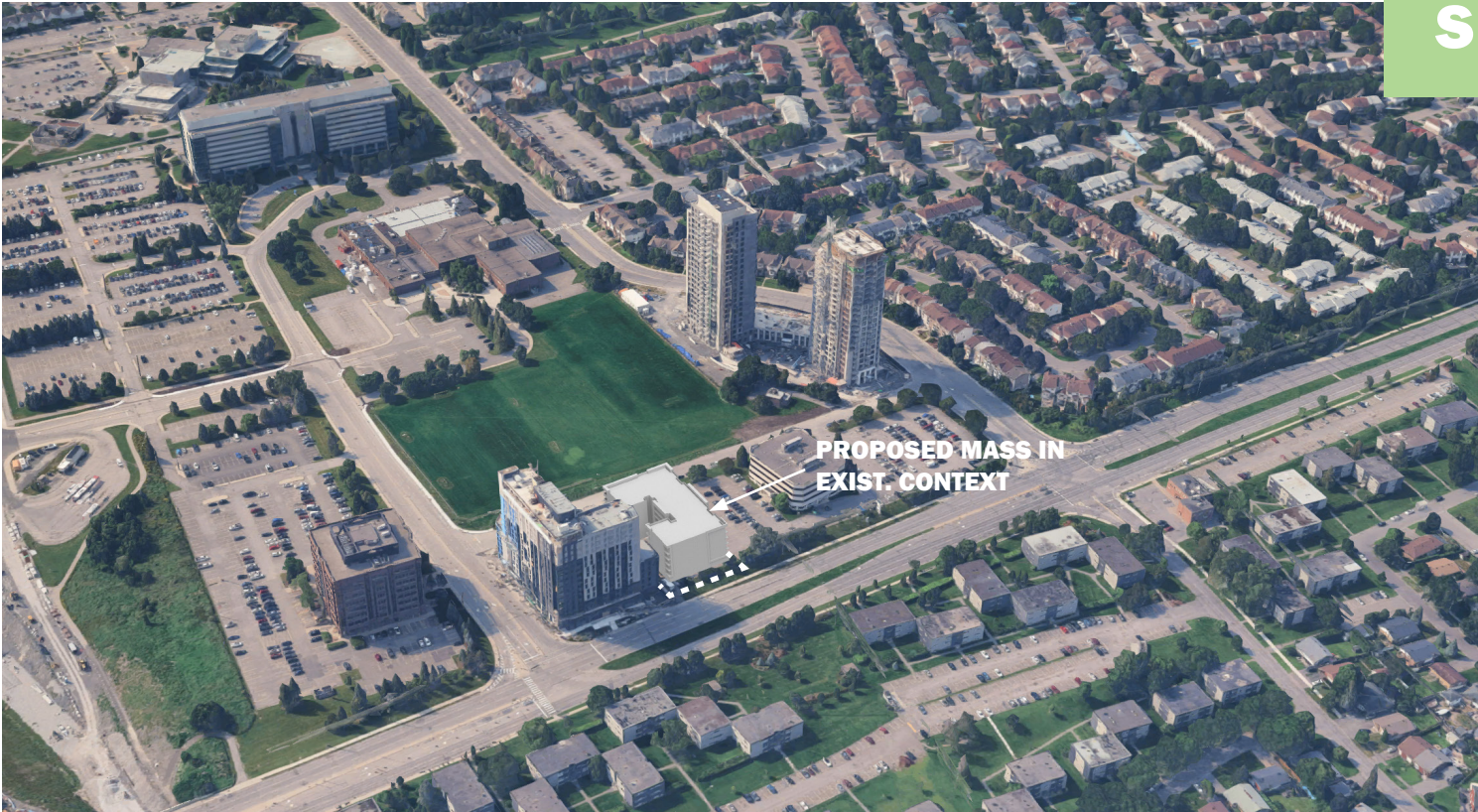
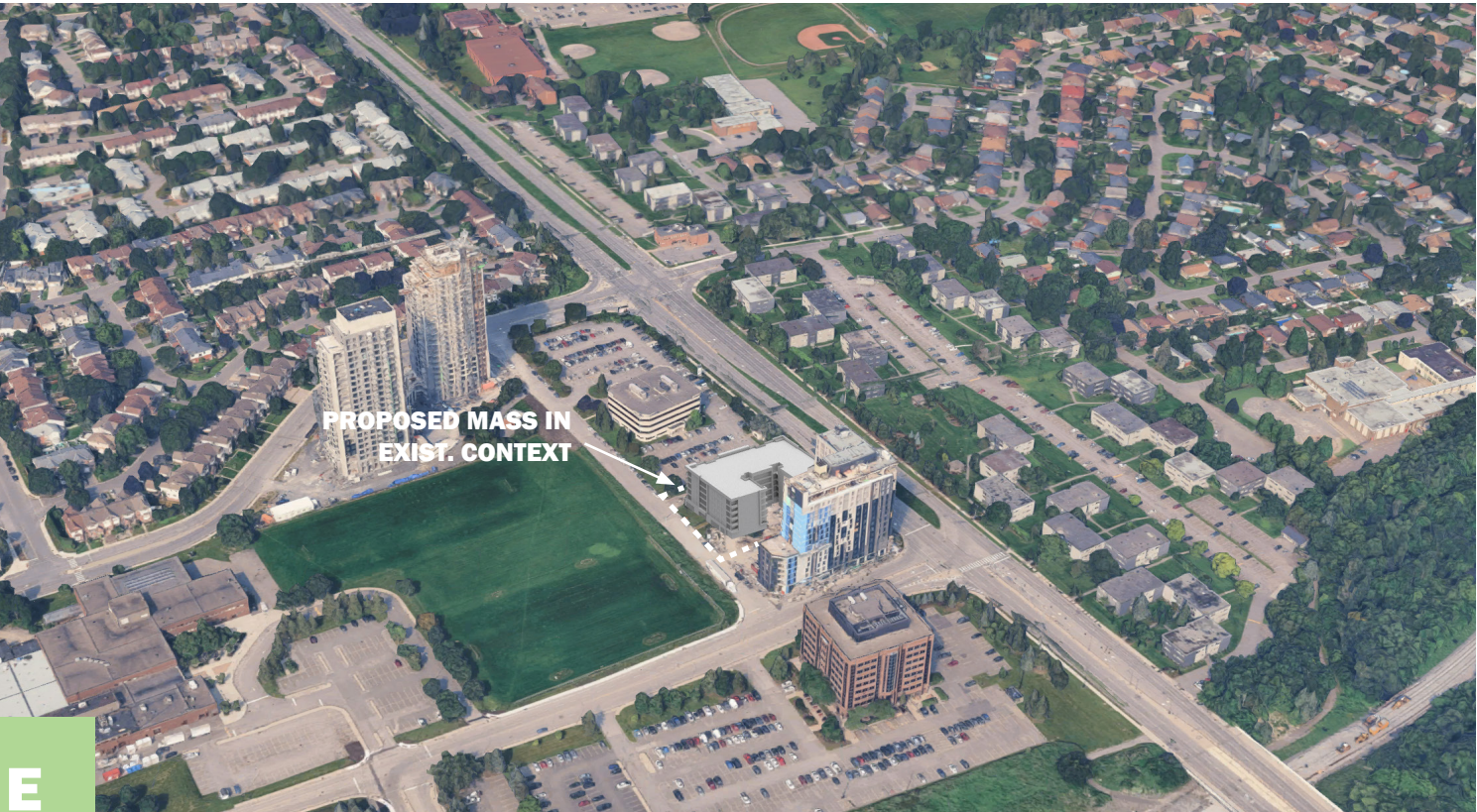
Sustainability Statement

This six-story residential apartment building is designed with sustainability as a key consideration. The proposed structure is wood construction, a renewable and low-carbon material, with which the building minimizes its environmental footprint while enhancing energy efficiency. The site location promotes sustainable living, with nearby amenities within walking distance and three adjacent bus stops providing convenient access to Ottawa’s public transit network. By reducing reliance on personal vehicles and prioritizing eco-friendly building materials, this development supports a greener, more connected urban future. The project aligns with CMHC Sustainability Parameters by incorporating energy-efficient building systems, high-performance insulation, and sustainable materials to enhance long-term durability and reduce environmental impact. Additionally, the design prioritizes indoor environmental quality through natural lighting, efficient ventilation, and thoughtfully planned green spaces, promoting a healthy and comfortable living environment for residents.

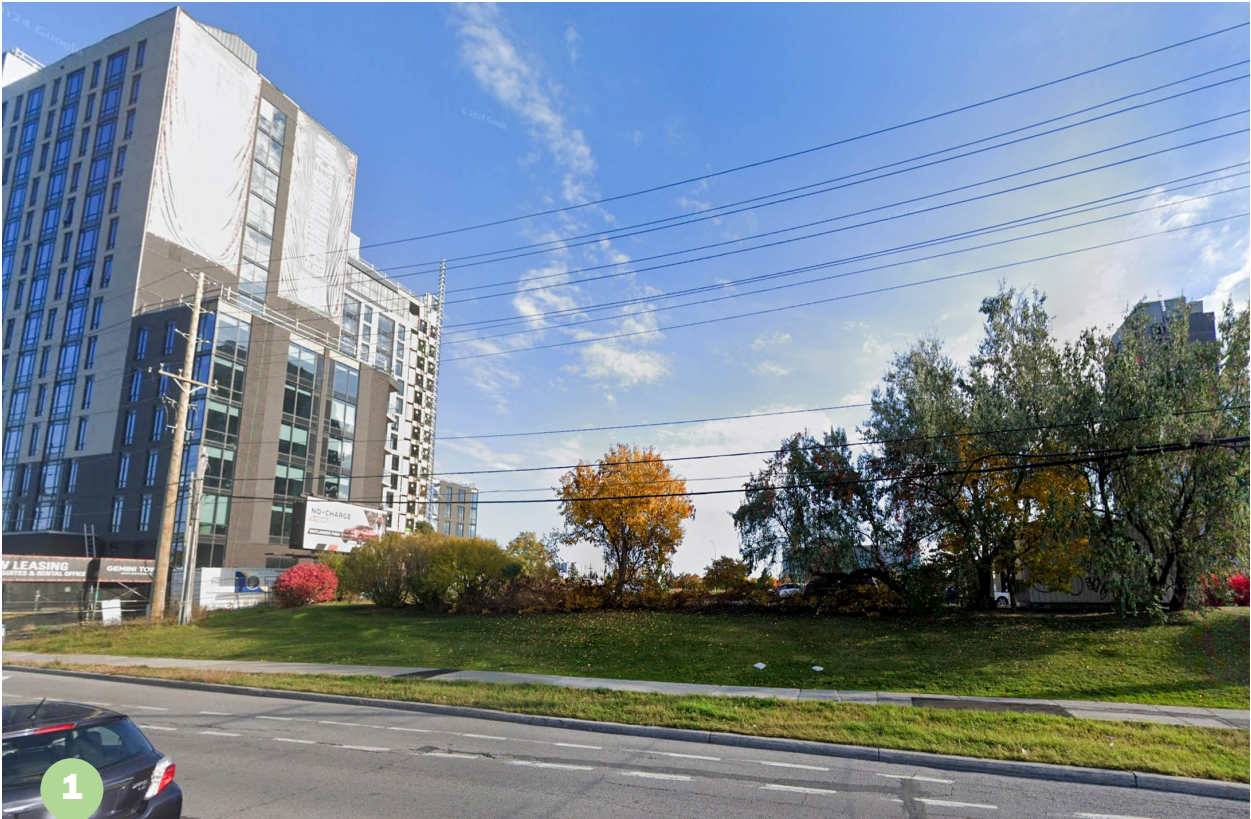
Bird-Safe Design Practices

The development project integrates bird-safe design principles to minimize risks to avian species while maintaining a functional and aesthetic environment. Large swathes of uninterrupted glazing, which are major causes of bird collisions, have been avoided. The design also avoids creating potential traps, such as glass passageways, corners, and parallel windows, ensuring that birds do not perceive illusory flight paths. Additionally, the landscaping plan considers bird safety by carefully selecting plant placements to minimize reflections, avoiding attractant vegetation near glass façades, and ensuring safe flight pathways. By embedding these considerations into the design, the project contributes to a safer built environment that aligns with best practices in urban wildlife conservation.

Subject Lands - Satellite Imagery



Subject Lands - Site Images



Block Plan - Current & Future Uses



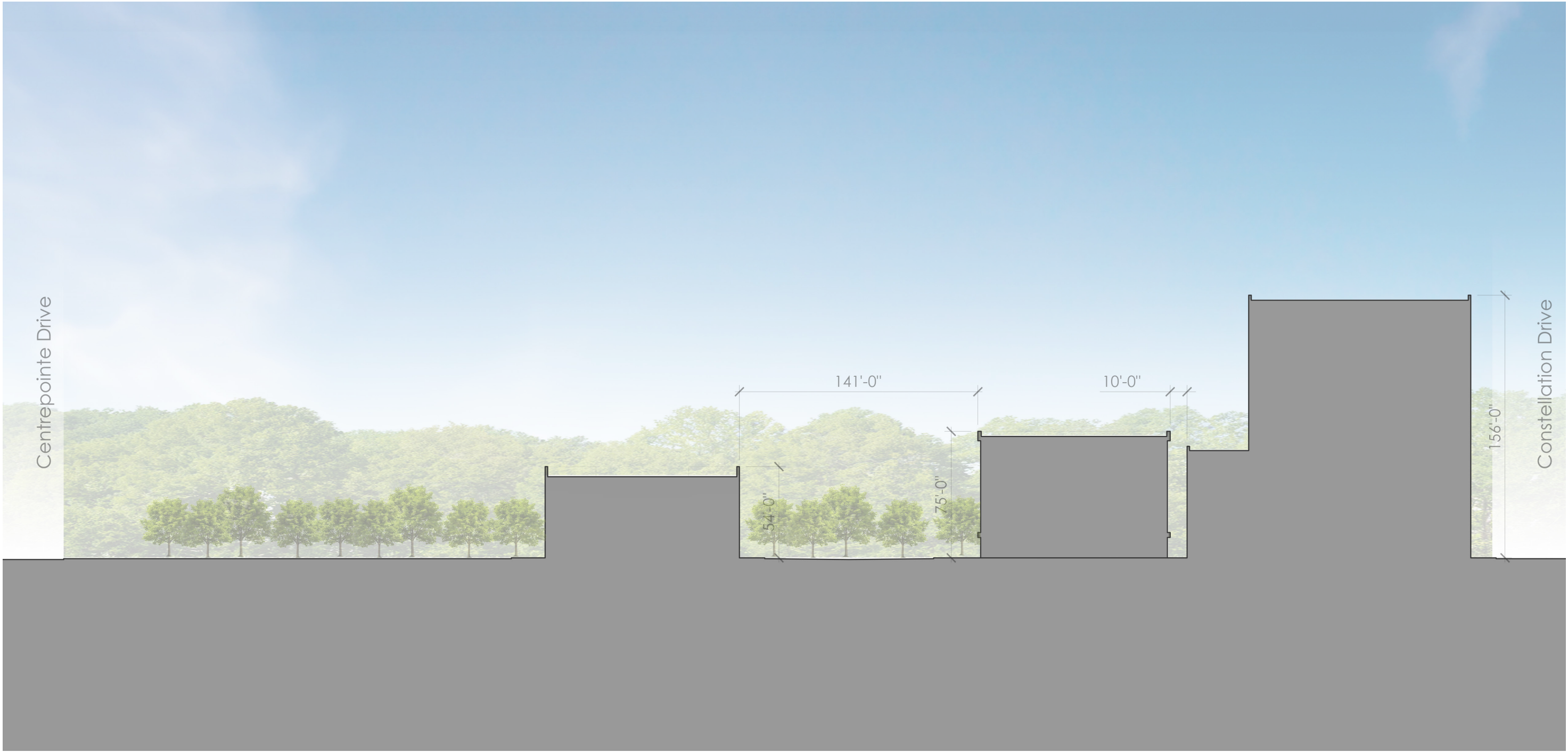
Site Context



Site Context



Proposed Site Section

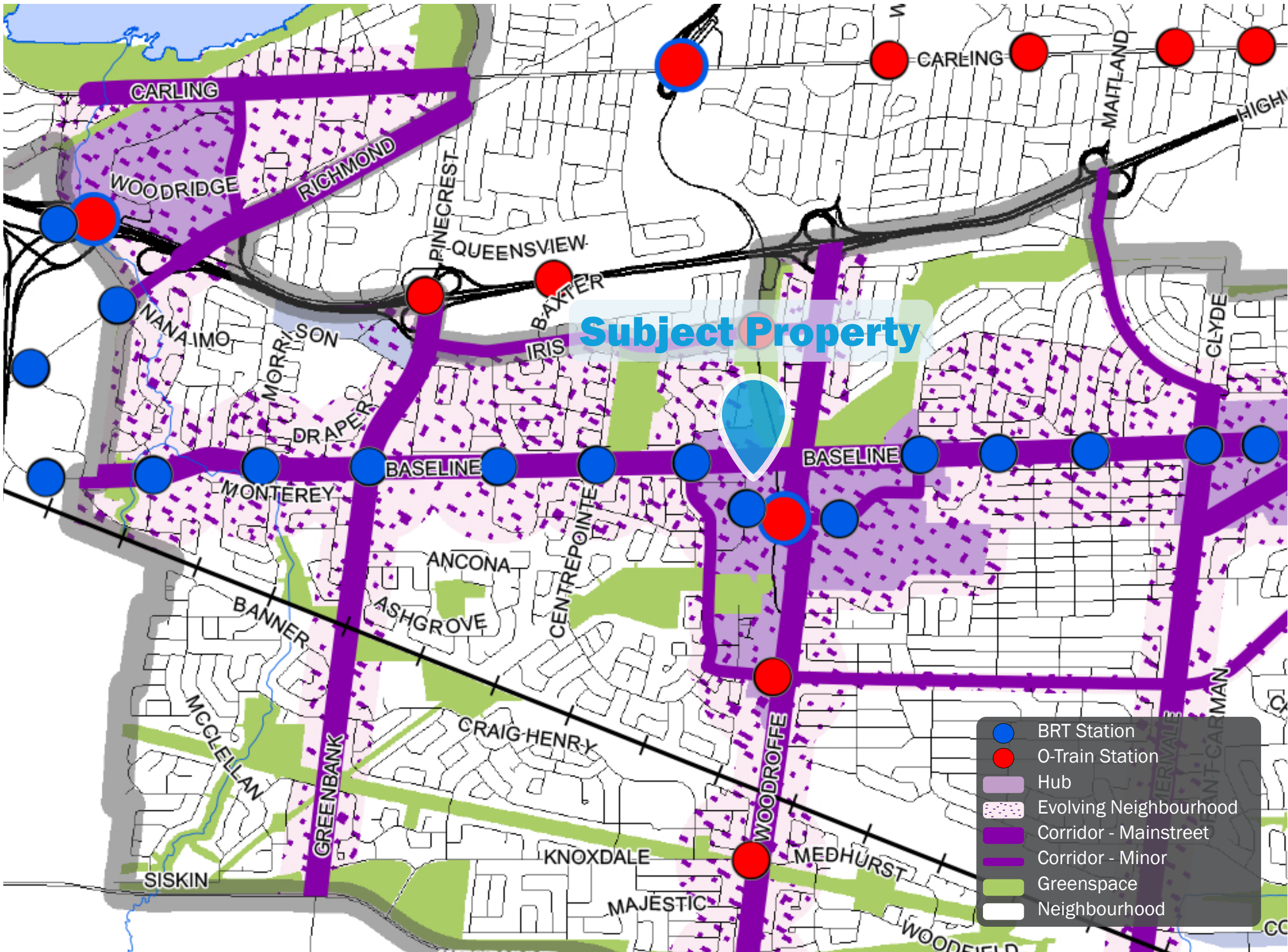


Policy Context - Official Plan

The subject property is located in the Outer Urban Transect of the City of Ottawa Official Plan. The Outer Urban Transect comprises neighbourhoods inside the Greenbelt built in the last third of the twentieth century.

The subject lands are designated Corridor - Mainstreet on Schedule B3 of the City of Ottawa Official Plan. Together Mainstreet Corridors, Minor Corridors generally have a higher level of transit service and permit higher density than the surrounding Neighbourhood designations, but a lower density than Hub designations surrounding Transit Stations.

The Mainstreet Corridor designation applies to lands up to 200 metres from the centreline of the corridor street (Baseline Road), including along side streets. Generally, building heights up to 40-storeys are permitted, subject to any specific policies in the Secondary Plan.



Policy Context - Design Guidelines



Transit-Oriented Design Guidelines

These guidelines are to be applied throughout Ottawa for all development within a 600 metre walking distance of a rapid transit station or stop. The following selected guidelines are applicable to the proposed development:

Land Use

- Transit-supportive, being high-density residential with commercial spaces at grade

Built Form

- Create highly visible landmarks through building design, easily identified and located
- Set tower back from the property line to provide space for pedestrians and landscaping

Parking

- Parking is located underground and in at the side/rear of the property



Arterial Mainstreets Design Guidelines

These guidelines are to provide urban design guidance at the planning application stage in order to assess, promote and achieve appropriate development along Arterial Mainstreets. The following selected guidelines are applicable to the proposed development:

Streetscape

- Locate buildings along public street edge

Built Form

- Create intensified development in close proximity to rapid transit stations
- Design the built form in relation to the adjacent properties to create coherent streetscapes

Landscape

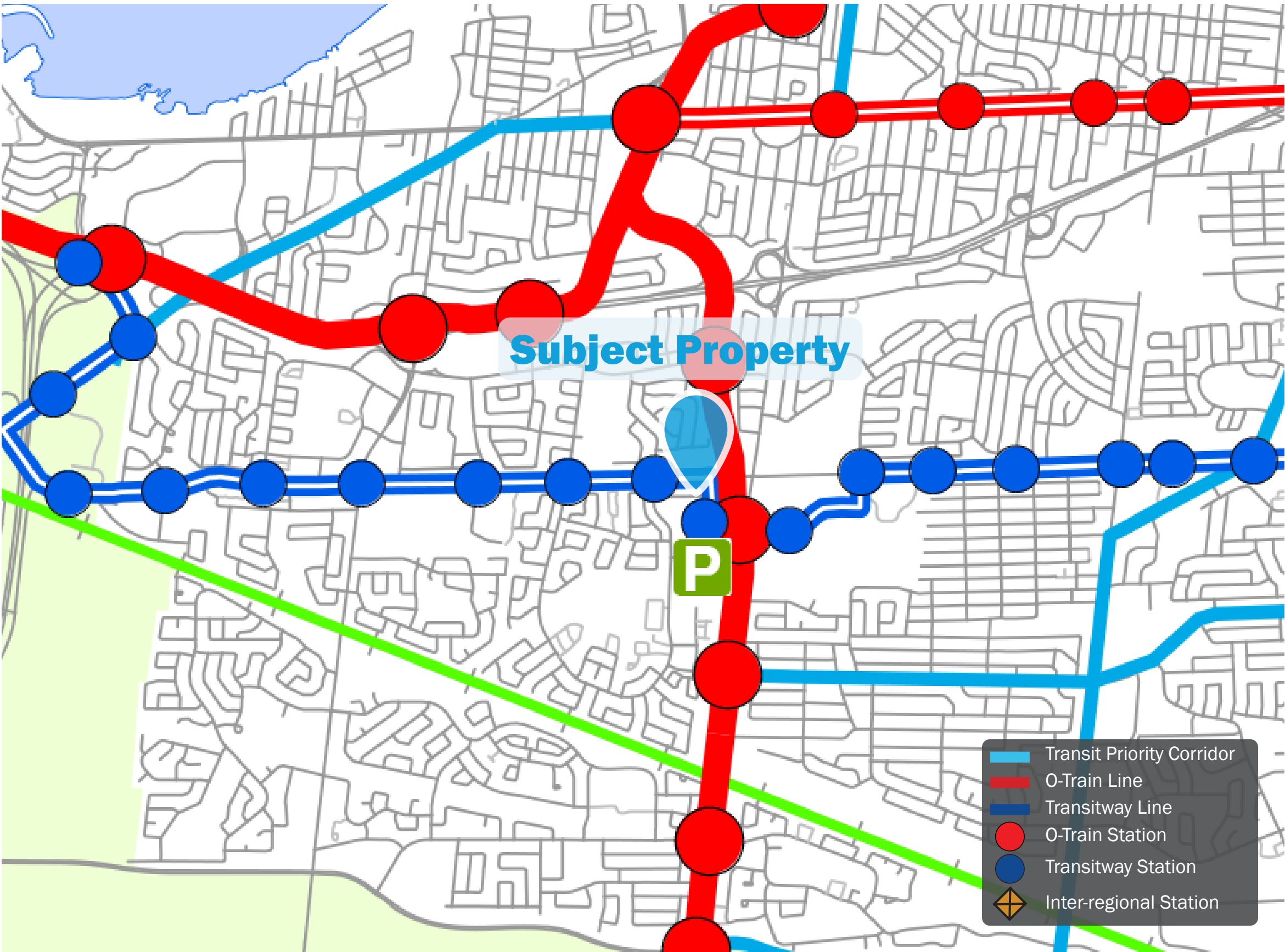
- Plant trees away from the curb next to private property when the boulevard is narrower than 4 metres

Site Analysis - Transit Network

The subject property fronts Baseline Road, which is identified as a Transit Priority Corridor on Schedule C2 - Transit Network, in the City of Ottawa Official Plan. These corridors provide a higher-level of bus service than conventional local routes.

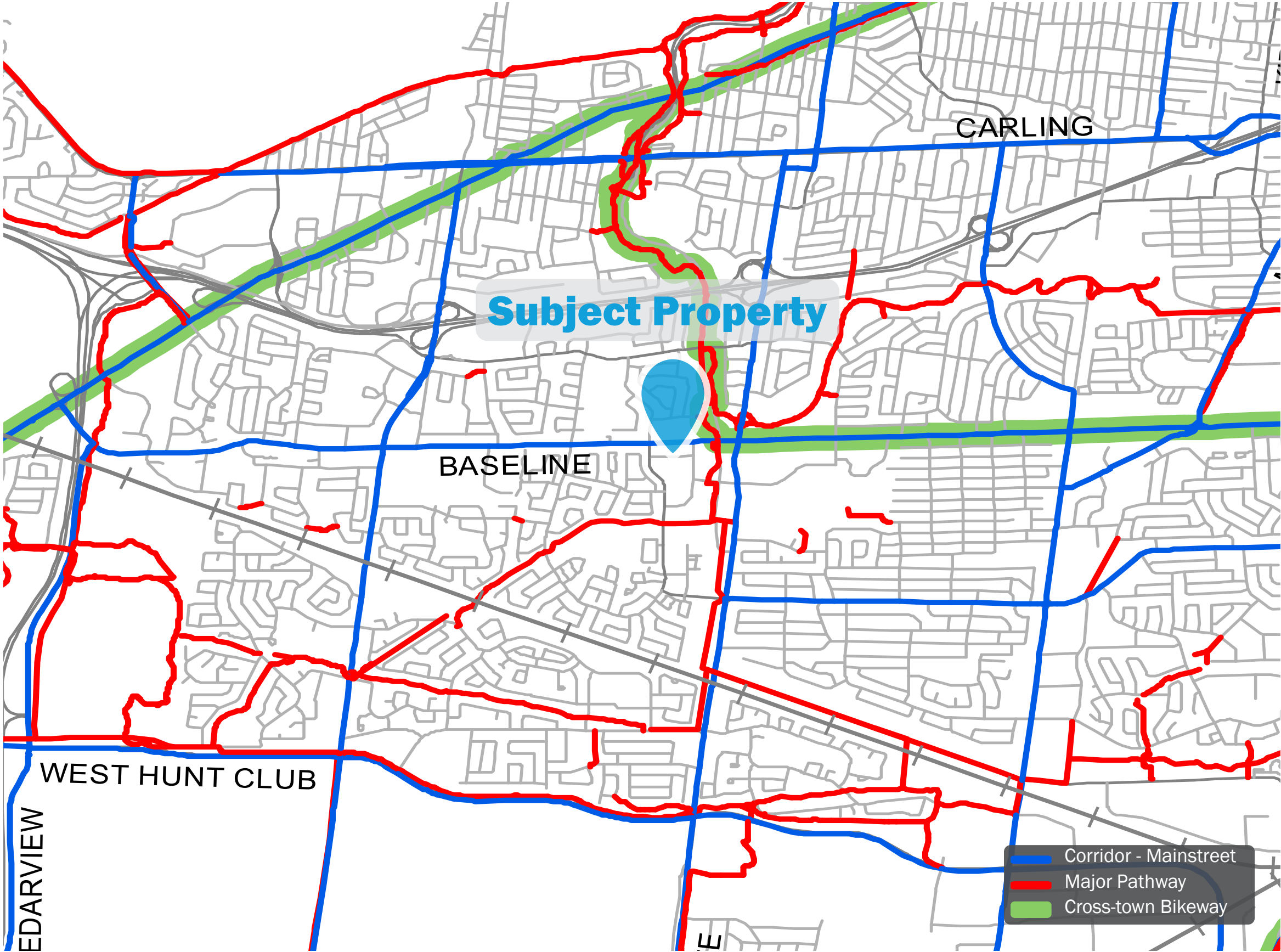
The lands are also located in close proximity to two future bus rapid transit stations, located on Baseline Road and Constellation Drive. The future Algonquin LRT Station is less than 400 metres from the subject property.

Local OC Transport service is can also be found in close proximity to the subject property. Routes offered within walking distance of the subject property include the following, 88, 270, 271, 272, 273, 277, 646, and 688.



Site Analysis - Active Transportation Network

The subject property is located in close proximity to a Major Pathway network, which follows the Transitway, providing active transportation in a north-south direction. Additionally, east of the subject property, Baseline Road is designated as a Cross-town Bikeway. Cross-Town Bikeways are continuous on-road or off-road links over long distances. They serve as major connecting routes between more distant parts of the city, and provide a consistently high level of comfort with cycling-friendly features such as bike boxes, coloured intersection crossings, route signage, and signal timing adjustments

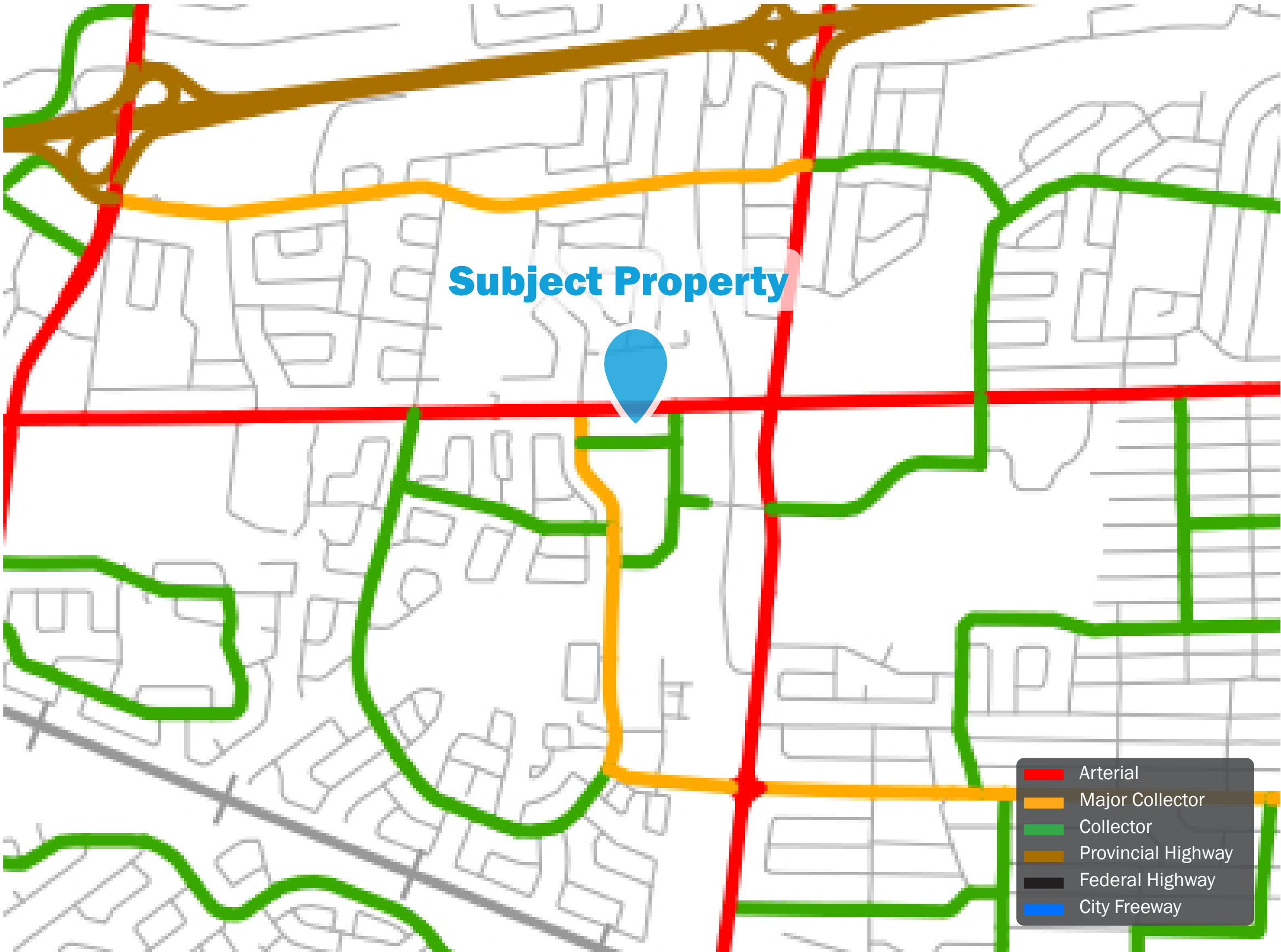


Site Analysis - Street Network

As per Schedule C4 of the Official Plan, the subject property is located on both of an Arterial Road (Baseline Road) and a Major Collector Road (Gemini Way).

Arterial Roads are the major routes of the City's transportation network that generally carry large volumes of traffic over the longest distances. Arterials function as major public and infrastructure corridors in the urban communities and villages they traverse.

Major Collector Roads connect communities and usually provide connections between arterial and local roads. These roads tend to be shorter and carry lower volumes of traffic than do arterials.



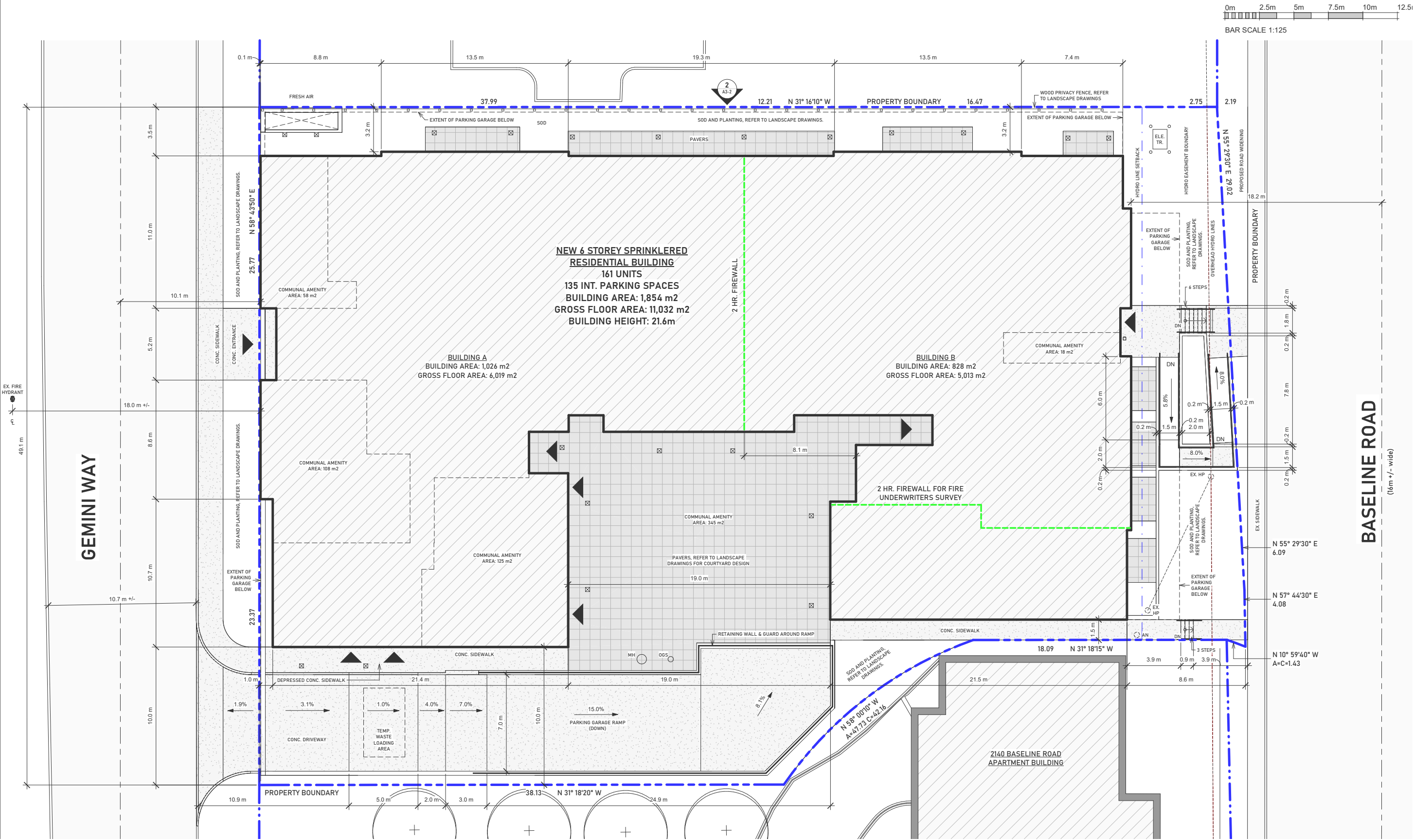
Renderings of Proposed Development



Renderings of Proposed Development



Proposed Site Plan



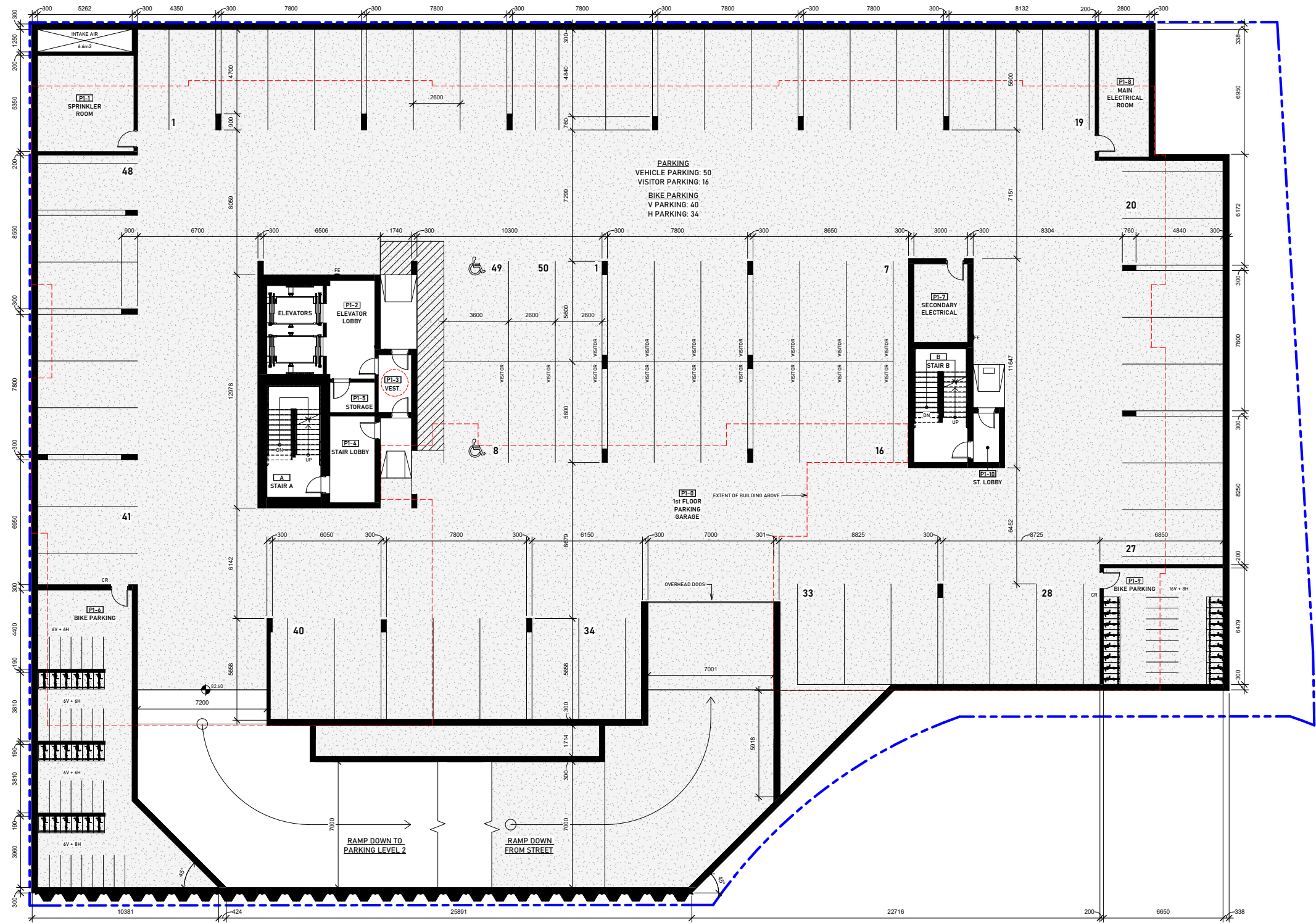
Proposed Ground Level Plan - Residential and Amenity



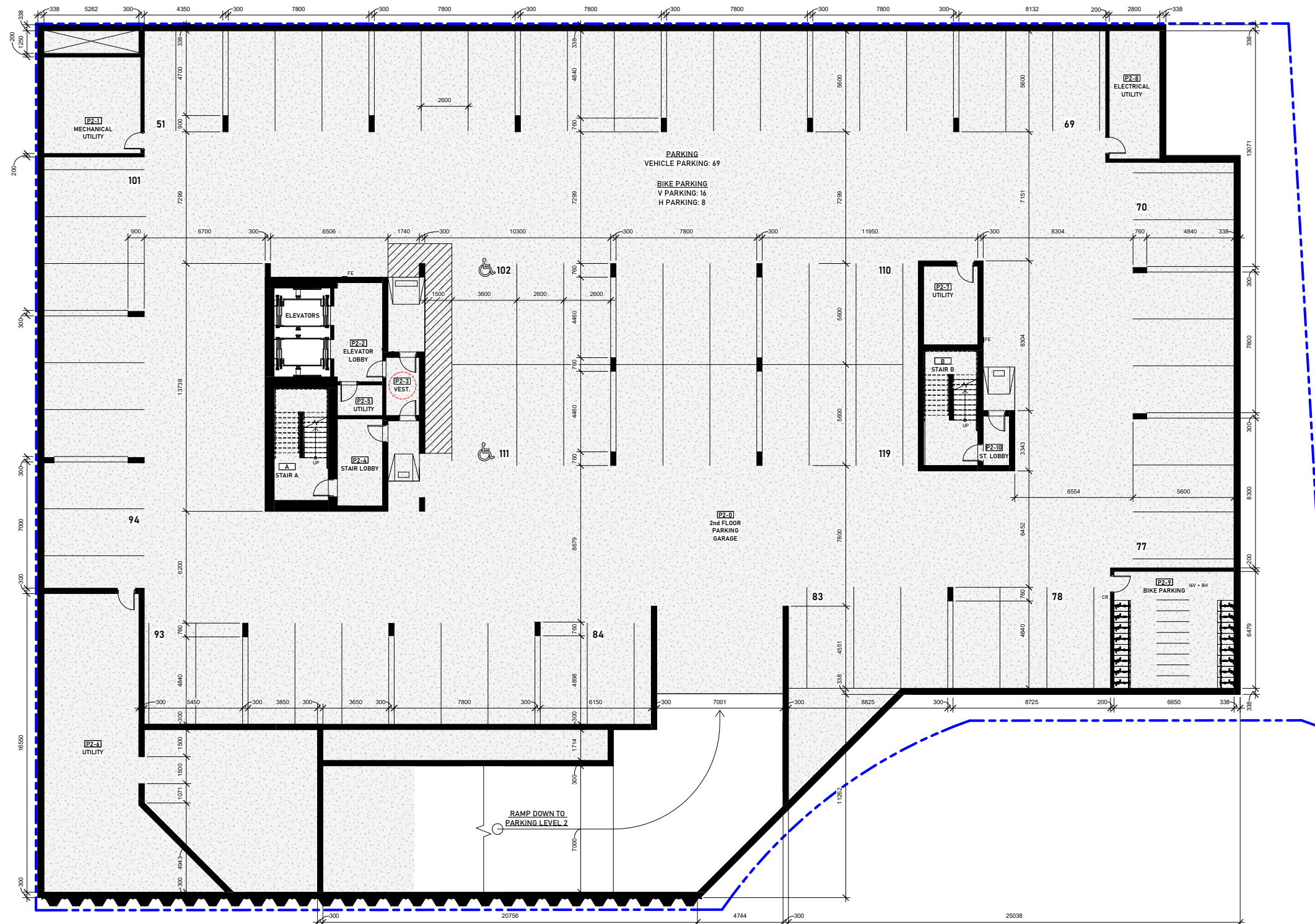
Proposed Typical Level Plan - Residential



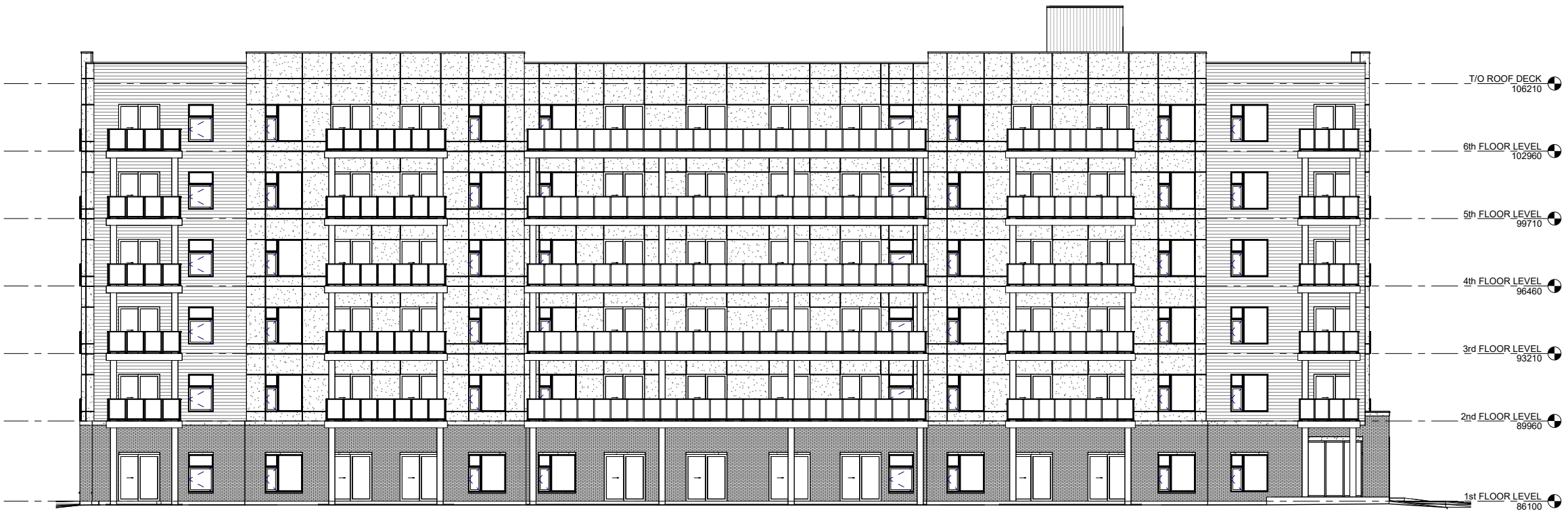
Proposed First Level Plan - Parking Garage



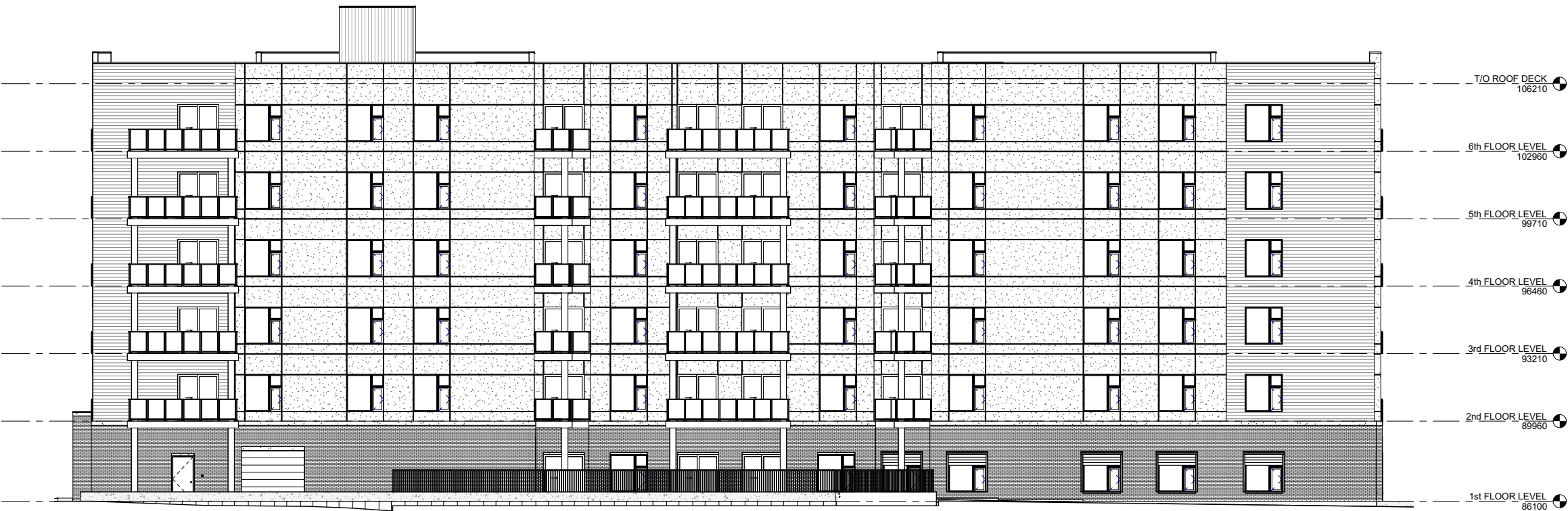
Proposed Second Level Plan - Parking Garage



Proposed Elevations



West Elevation

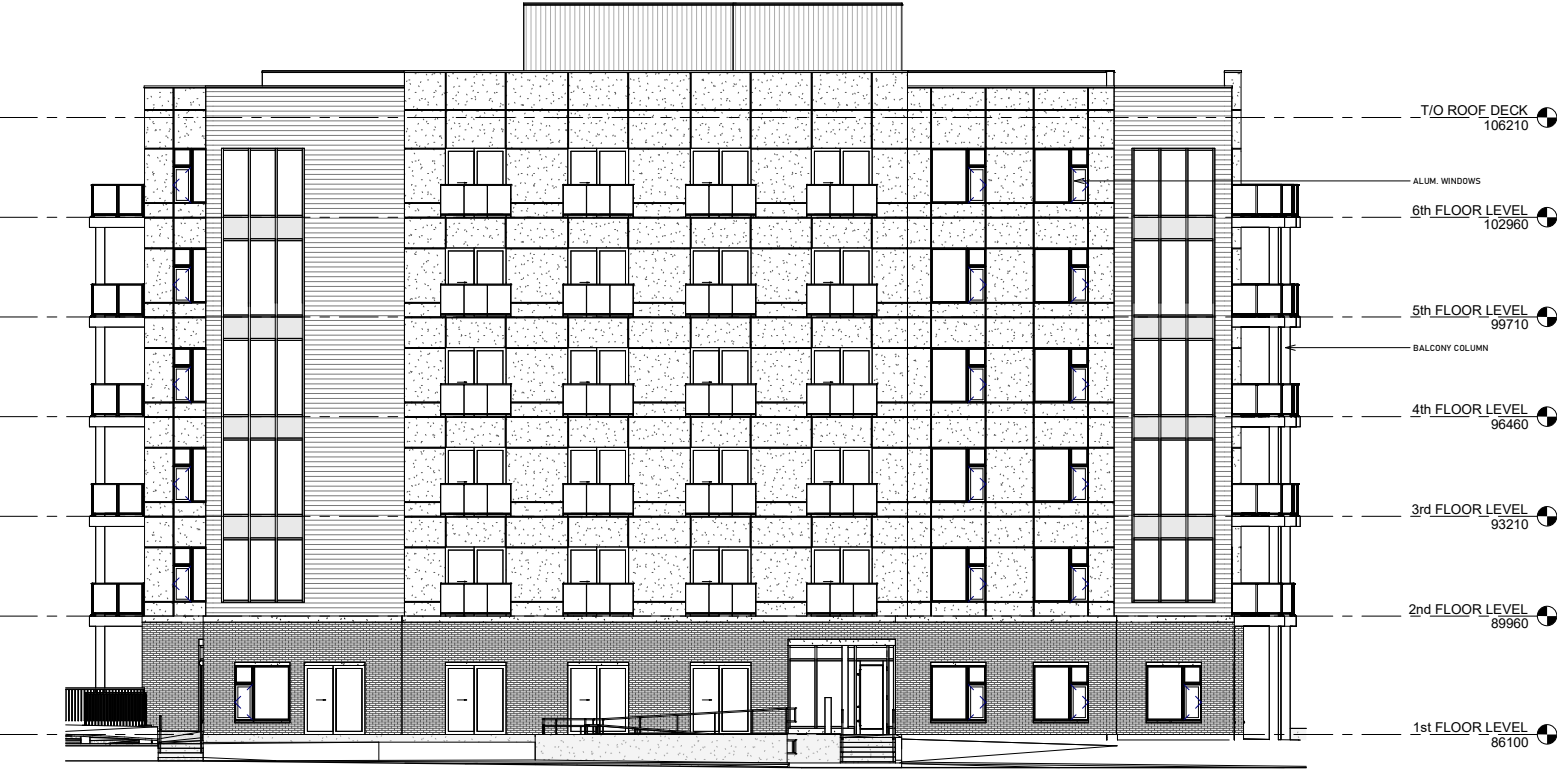


East Elevation

Proposed Elevations



South Elevation



North Elevation

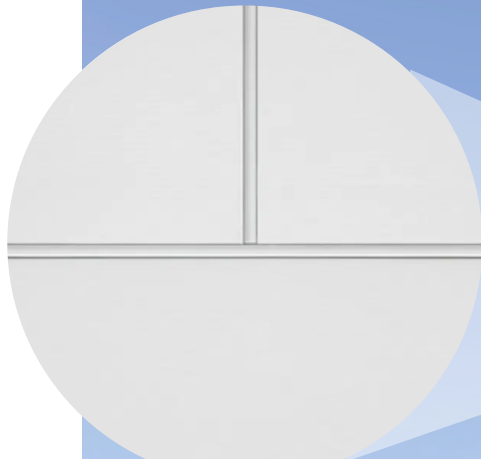
Proposed Material Legend



WOODGRAIN SIDING (ALUMINUM OR PVC)



SLIDING PATIO DOORS
(BLACK ALUMINUM OR VINYL)



HARDIE PANEL WITH FRY REGLET REVEAL
SYSTEM (OR SIMILAR)



EIFS STUCCO SYSTEM (GREY)



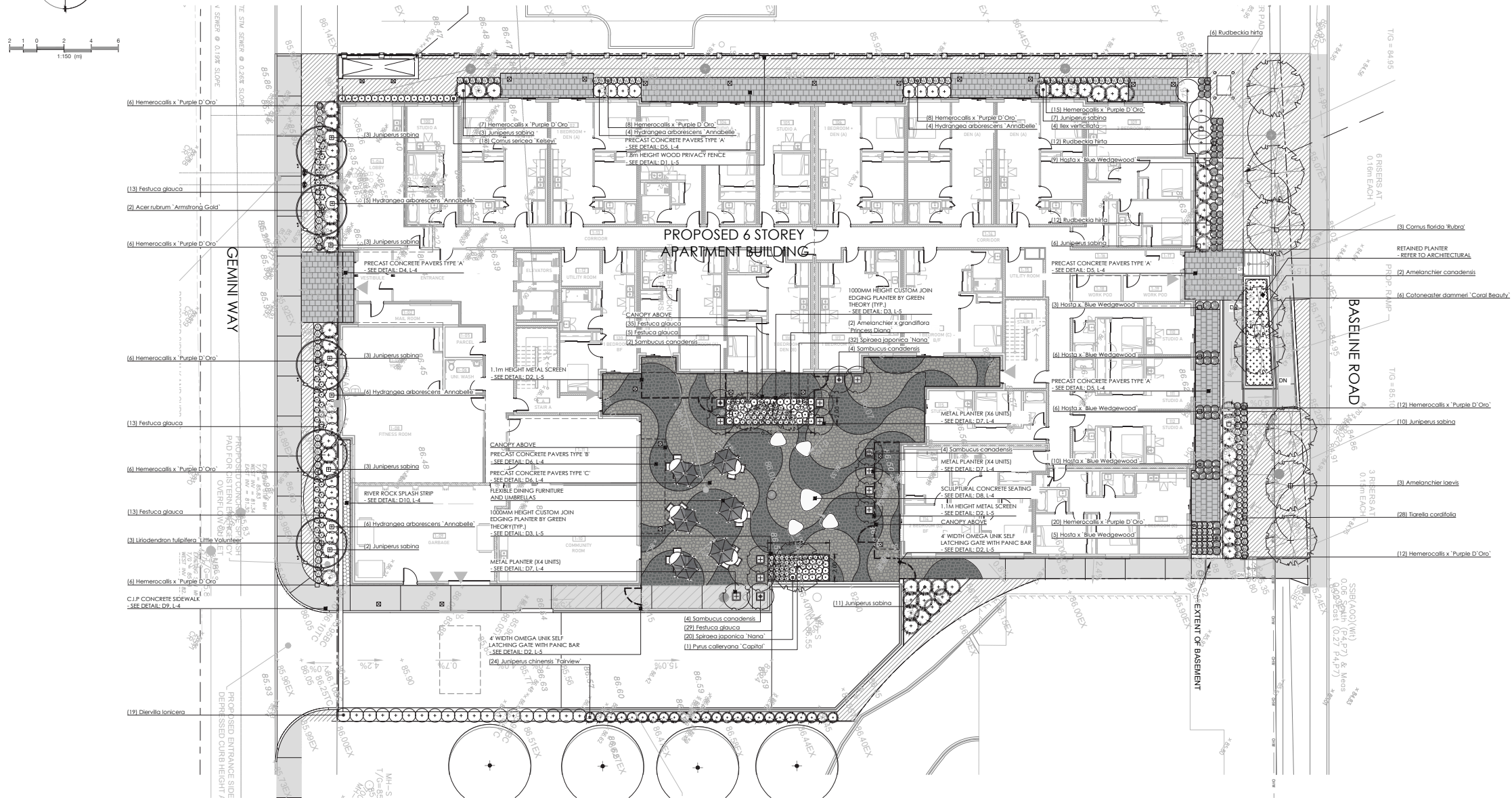
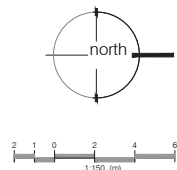
CLAY BRICK VENEER



ALUMINUM CURTAIN WALL SYSTEM (BLACK)



Proposed Landscape Plan



PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HT. (M)	MATURE SP. (M)	O.C. (M)	REMARKS
TREES								
2	Acer rubrum 'Armstrong Gold'	Armstrong Gold Red Maple	50mm Cal.	W.B.	12.0	4.0	As Shown	
2	Amelanchier canadensis	Canadian Serviceberry - Multistem	150cm Ht.	#15 cont.	6.0	4.0	As Shown	Multistem Form. Native to Ontario
3	Amelanchier laevis	Allegheny Serviceberry	50mm Cal.	W.B.	5.0	1.0	As Shown	Native to Ontario
2	Amelanchier x grandiflora 'Princess Diana'	Princess Diana Apple Serviceberry	50mm Cal.	W.B.	6.0	3.0	As Shown	
3	Cornus florida 'Rubra'	Red Flowering Dogwood	50mm Cal.	W.B.	4.5	7.0	As Shown	
3	Liriodendron tulipifera 'Little Volunteer'	Little Volunteer Tulip Poplar	50mm Cal.	W.B.	7.0	1.0	As Shown	
1	Pyrus calleryana 'Capital'	Capital Ornamental Pear	50mm Cal.	W.B.	10.0	4.0	As Shown	
SHRUBS								
18	Cornus sericea 'Kelsey'	Kelsey's Dwarf Red Osier Dogwood	50cm	#3 cont.	0.50	0.50	0.40	
19	Diervilla lonicera	Bush Honeysuckle	40cm	#3 cont.	1.0	1.0	0.90	Native to Ontario
25	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	50cm	#3 cont.	1.1	1.0	0.90	
4	Ilex verticillata	Winterberry Holly	80cm	#3 cont.	1.75	1.75	1.6	Native to Ontario
24	Juniperus chinensis 'Fairview'	Fairview Juniper	80cm	#7 cont.	2.75	0.80	0.70	
51	Juniperus sabina	Savin Juniper	40cm	#3 cont.	1.0	1.25	1.0	
14	Sambucus canadensis	Elderberry	50cm	#3 cont.	2.5	2.0	1.75	Native to Ontario
32	Spiraea japonica 'Nana'	Alpine Spiraea	30cm	#3 cont.	0.30	0.30	0.40	
GRASSES								
108	Festuca glauca	Blue Fescue	--	#1 cont.	0.30	0.30	0.20	
PERENNIALS								
112	Hemerocallis x 'Purple D'Oro'	Purple D'Oro Daylily	--	#1 cont.	0.50	0.50	0.40	Rebloomer
39	Hosta x 'Blue Wedgewood'	Blue Wedgewood Hosta	--	#1 cont.	0.50	0.60	0.50	
30	Rutbeckia hirta	Black-Eyed Susan	--	#1 cont.	0.60	0.50	0.40	Native to Ontario
28	Tiarella cordifolia	Foamflower	--	#1 cont.	0.10	0.40	0.30	Native to Ontario
GROUND COVERS								
6	Cotoneaster dammeri 'Coral Beauty'	Coral Beauty Cotoneaster	30cm	#3 cont.	0.40	1.5	1.3	

LANDSCAPE NOTES:

- All work to be carried out in accordance with by-laws and codes having jurisdiction over site location.
- Complete all work to the satisfaction of the Landscape Architect.
- Report any changes, discrepancies or substitutions to the Landscape Architect for review. Obtain approval from the Landscape Architect before proceeding.
- It is the contractor's responsibility to determine existing service locations.
- Exact locations of plant material will be determined by placement of site services such as hydro vaults, meters, utilities and roof water leaders, driveways, light standards, etc.
- All plant material locations to be staked or marked out and approved by Landscape Architect prior to installation.
- Supply all plant material in accordance with the Canadian Standards for Nursery Stock (8th ed.).
- Install plant material according to details shown.
- Supply and place mulch in accordance with Canadian Landscape Standard (Section 15, Mulching). Disturbed soil areas around trees and shrubs are to be covered with shredded conifer bark mulch such as 'Cedar Bark Mulch' by All Tree Farms or 'Classic Cedar Mulch' by Gro-Bark, or approved equivalent. Alternative mulches must be approved by the Landscape Architect.
- Contractor to utilize layout dimensions where provided.
- Provide planting bed area as noted on the drawing or to accommodate mature size of plant material.
- All support systems must be removed by the contractor at time of final acceptance. No extras will be paid to complete this work.
- Supply and place topsoil in accordance with Canadian Landscape Standard (Section 4, Grading & Drainage and Section 6, Growing Medium) to a minimum depth of 150mm unless otherwise specified.
- Supply and place sod in accordance with Canadian Landscape Standard (Section 7, Lawns & Grass and Section 8, Turfgrass Sod) unless otherwise specified.
- Supply and place seed in accordance with Canadian Landscape Standard (Section 4, Grading & Drainage and Section 6, Growing Medium) unless otherwise specified. All 3:1 or greater slopes to be seeded with topsoil. Contractor to provide necessary erosion control protection as required to ensure soil stabilization and proper seed germination.
- All dimensions in meters unless otherwise noted.
- If discrepancies arise between plant material count shown on drawing and plant list, the drawing shall be considered correct.
- Contractor to provide minimum one (1) year warranty (including trees on municipal property) from date accepted on all work unless otherwise specified.
- Any site plan or grading and servicing shown is for information only. Refer to approved drawings.
- Not for construction unless stamped, signed and dated by Landscape Architect.
- Drawings not to be reproduced without written consent from Landscape Architect.
- Approval of landscape plan to be obtained from municipality.
- All plant material to be planted a minimum of 1.0m from any swales or ditches.
- For grading and servicing information refer to the consulting Engineer's drawings.
- For lighting information and power distribution refer to the electrical consultant's drawings.

KEY MAP - N.T.S.



LEGEND

- property line
- proposed deciduous tree
- proposed shrub
- proposed perennial
- existing elevation
- proposed elevation
- min. 150mm topsoil, fine grade & sod
- C.I.P. concrete
- precast concrete unit pavers
- proposed transformer

NOT FOR CONSTRUCTION
ISSUED FOR REVIEW & COMMENTS ONLY

REVISIONS / SUBMISSIONS

#	DATE	DESCRIPTION
1	2025-01-10	Issued for pre IORP
2	2025-05-26	Issued for IORP
3	2025-07-22	Issued for first SPA submission
4	2025-10-24	Issued for review
5	2025-10-31	Issued for coordination

STAMP

CLIENT
Appelt Properties
MUNICIPALITY
City of Ottawa

PROJECT
85 Gemini Way
Ottawa, ON

MUNICIPAL FILE NUMBER

SHEET
Landscape Plan

L-1

adesso design inc.
landscape architecture



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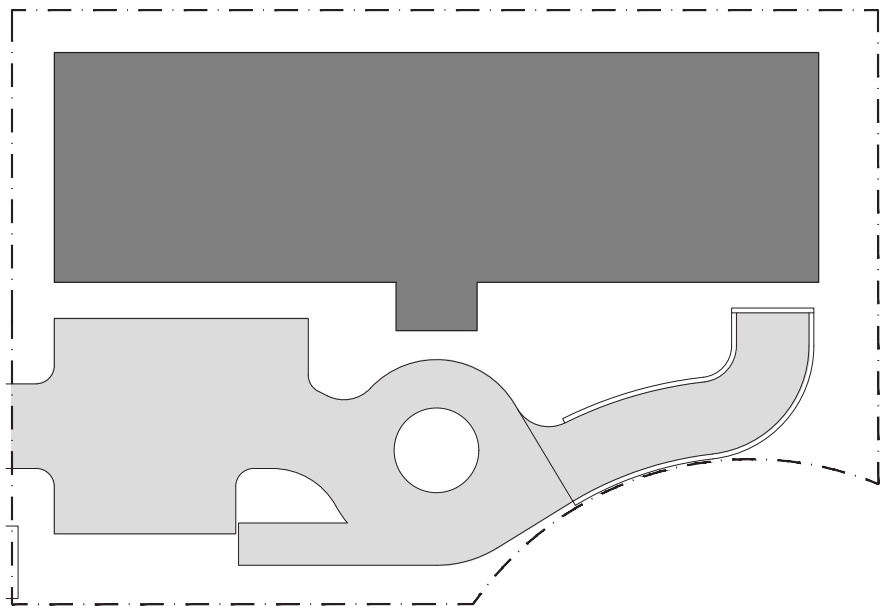
Building Statistics

Unit Type	Barrier Free	Style	Area (sqm.)	Area (sqft.)	Levels						Subtotal	Area Subtotal	Levels						Total	%	BF Required
					1	2	3	4	5	6			1	2	3	4	5	6			
Studio		A	37.0	398	7	8	8	8	8	8	47	1739	259	296	296	296	296	296	53	33%	8.0
Studio	Yes	B	43.5	468	1	1	1	1	1	1	6	261	43.5	43.5	43.5	43.5	43.5	43.5			
1 Bedroom		A	56.2	605	1	1	1	1	1	1	6	337.2	56.2	56.2	56.2	56.2	56.2	56.2	24	15%	3.6
1 Bedroom		B	56.9	612		1	1	1	1	1	5	284.5	0	56.9	56.9	56.9	56.9	56.9			
1 Bedroom	Yes	C	58.3	628	1						1	58.3	58.3	0	0	0	0	0			
1 Bedroom	Yes	D	47.0	506	1	1	1	1	1	1	6	282	47	47	47	47	47	47			
1 Bedroom		E	54.2	583	1	1	1	1	1	1	6	325.2	54.2	54.2	54.2	54.2	54.2	54.2			
1 Bedroom + Den		A	61.8	665	5	5	5	5	5	5	30	1854	309	309	309	309	309	309	51	32%	7.7
1 Bedroom + Den		B	58.2	626	1	1	1	1	1	1	6	349.2	58.2	58.2	58.2	58.2	58.2	58.2			
1 Bedroom + Den		C	62.9	677		1	1	1	1	1	5	314.5	0	62.9	62.9	62.9	62.9	62.9			
1 Bedroom + Den		D	61.6	663		1	1	1	1	1	5	308	0	61.6	61.6	61.6	61.6	61.6			
1 Bedoom + Den	Yes	E	68.3	735		1	1	1	1	1	5	341.5	0	68.3	68.3	68.3	68.3	68.3			
2 Bedroom		A	78.3	843		2	2	2	2	2	10	783	0	156.6	156.6	156.6	156.6	156.6	33	20%	5.0
2 Bedroom		B	87.2	939	1	2	2	2	2	2	11	959.2	87.2	174.4	174.4	174.4	174.4	174.4			
2 Bedroom		C	76.1	819	1	1	1	1	1	1	6	456.6	76.1	76.1	76.1	76.1	76.1	76.1			
2 Bedroom	Yes	D	85.5	920	1	1	1	1	1	1	6	513	85.5	85.5	85.5	85.5	85.5	85.5			
					21	28	28	28	28	28	161	9166.2	1134.2	1606.4	1606.4	1606.4	1606.4	1606.4	161		24

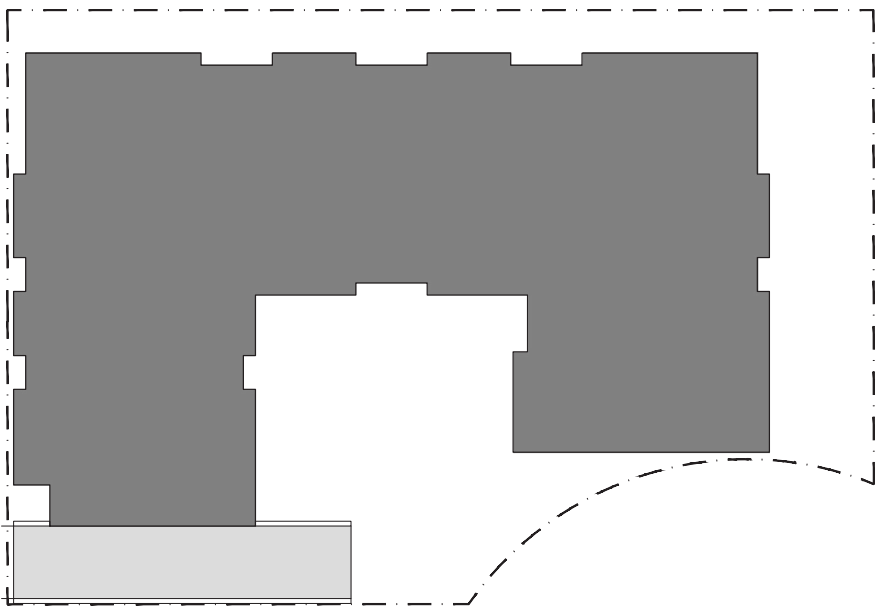
Level	Area (sqm.)	Area (sqft.)	% Unit	Unit Area (sqm.)	Unit Area (sqft.)	Amenity (sqm.)	Amenity (sqft.)	Utility & Circulation (sqm.)	Utility & Circulation (sqft.)	%
Ground	1,854.0	19,956.5	61.2%	1,134.2	12,208.5	309	3,326.1	410.8	4,421.9	22.2%
Second	1,835.6	19,758.4	87.5%	1,606.4	17,291.3	0	-	229.2	2,467.1	12.5%
Third	1,835.6	19,758.4	87.5%	1,606.4	17,291.3	0	-	229.2	2,467.1	12.5%
Fourth	1,835.6	19,758.4	87.5%	1,606.4	17,291.3	0	-	229.2	2,467.1	12.5%
Fifth	1,835.6	19,758.4	87.5%	1,606.4	17,291.3	0	-	229.2	2,467.1	12.5%
Sixth	1,835.6	19,758.4	87.5%	1,606.4	17,291.3	0	-	229.2	2,467.1	12.5%

TOTAL 11,032.0

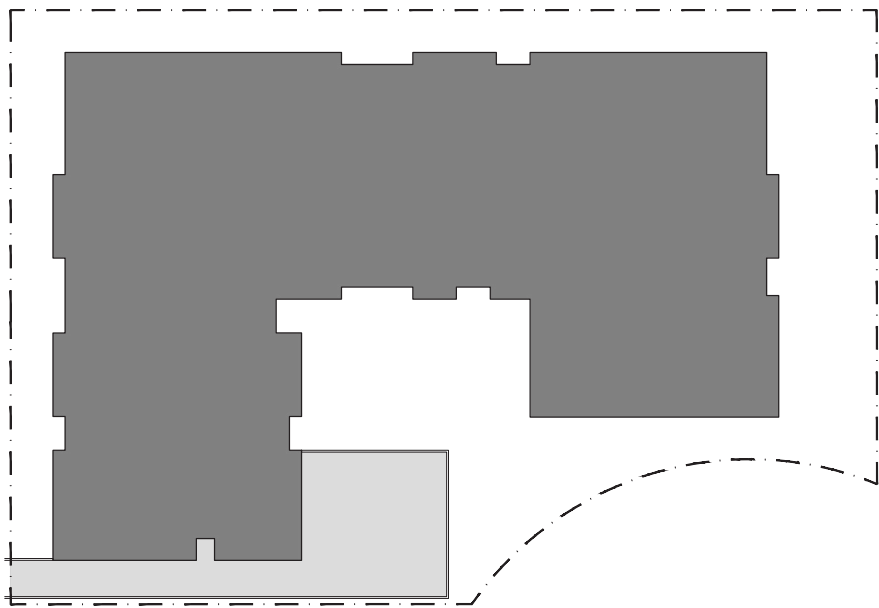
Alternate Site Plan Designs



- Split At-Grade and Below-Grade Parking
- Simplified Massing
- Less density
- Little exterior amenity space



- Below grade parking
- Waste loading in parking garage
- Limited access to courtyard



- At grade parking/waste management
- Insufficient driveway width
- No pedestrian access from Gemini to courtyard