diamond schmitt

384 Adelaide Street West, Suite 100
Toronto, ON M5V 1R7
t: 416 862 8800

1075 West Georgia Street, Suite 1701
Vancouver, BC V6E 3C9
t: 604 674 0866

1776 Broadway, Suite 2200
New York, NY 10019
t: 212 710 4329

www.dsai.ca
info@dsai.ca

Urban Design Review Panel Report

July 20th, 2026

Riverside South Community Centre and Library
250 Town Square Place, Ottawa, ON, K1X 0B7

UDRP Meeting date: April 10th, 2026

UDRP Attendance:
Panel members: David Leinster, James Parakh, Emmanuelle van Rutten, Heather Rolleston, Colin Berman, Philip Evans, Alex Taranu
Consultant team: Jarle Lovlin (DSAI), Euan Cox (DSAI), Janis Hamacher (KWC)
City of Ottawa: Kevin Voelker, Burl Walker, Durwin President, Randolph Wang, Karanpreet Kaur, Tracey Scaramozzino, Mark Young, Sahara Shresta

The consultant team has reviewed the compiled UDRP panel comments provided in the ***Urban Design Review Panel Recommendations*** letter, date April 10th, 2026. We appreciate the considered recommendations and provide the following responses describing the design development approaches that address them:

Site Design and Public Realm

In coordination with the clients (RCFS and OPL) and the City's Development Review group, the public realm along Town Square Place (TSP) has been redesigned to:

- Increase the setback by roughly 2m to allow for a more generous entry plaza, sidewalk, drop off, and seating along TSP.
- Reduce the exterior stairs by one step (due to increased setback)
- Collocate the main stair and ramp entrances, creating an intuitive, equal, and dignified access to all users, better defining the sequence to, and arrival at, the main entrance.
- Increase the width of the planting beds along TSP and integrate columnar trees in the bed facing the portico/canopy, visually extending a more generous planted landscape around the building to the main street.

- Slope the planter bed retaining walls down to streetside reducing the height at the widened sidewalk allowing for integrated benchtops along TSP.
- The integrated landscape design improvements noted above, and increased set back create a generous and animated arrival sequence approach from the LRT.

The landscape design strategy has been revisited to create meaningful connections to the building access points and site desire lines in a more informal arrangement. The park amenities remain largely as previously located but are now arranged around a central node with picnic tables and shade structure at the southwest building corner.

The Community Centre has robust programming that will translate to the exterior park area through summer camps, community rentals, and various sports activities. The public art program for the site is currently in development with all parties and while multiple locations are currently being explored, there is a primary focus centered within the main lobby and extending out to both TSP to the east and the park to the west, providing an opportunity to bridge all the park to the street.

Sustainability

The phase 1 site has limited to no existing trees, so tree preservation strategies will largely be focused on the phase 2 District Park project (future implementation). However, the new planned tree canopy for phase 1 is targeting 40% coverage and opportunities to incorporate landscaped islands and trees within the parking area are being implemented where feasible to assist with stormwater management. The park program requirements limit opportunities for meadow planting; however, the team is exploring options for incorporating native species into the planting program, and hardscape has been minimized where possible.

Areas capable of accommodating solar panels at the roof levels have been identified and are being sized and incorporated into the proposed electrical system design.

Built Form and Architecture

As noted, the strong horizontal datum is integral to the clarity of the architectural concept, however some refinement is recommended to prevent the metal-clad upper section from overwhelming the lower glazing and interior activity.

The previous vertical metal panel design emphasized the verticality of the upper level, visually extending the height and ‘weight’ of the upper level. The redesigned metal panel option is based on a diamond tile pattern that reorients the vertical joint lines by rotating them 45

degrees and visually minimizing the height of the upper layer. The vertical breaks in the horizontal datum are focused on the full height curtain walls of the main Lobby. These breaks in the building mass visually connect the future urban realm of Town Square Place through to the park beyond with the Lobby acting as the building's central connecting point.

A colour gradient has been introduced in the diamond tile pattern in an intentionally randomized pattern with darker green panels starting out from the Lobby that gradually dissolve into lighter shades of green at the building corners, animating the façade and relieving some of the visual weight, particularly at the largest volume facing the park that is the gym.

The canopy design, particularly the expression of the mass timber columns will be a focus in design development that is respectful of the human scale; the introduction of columnar tree planting along the east side of the canopy echoes the vertical rhythm of the columns and acts as acting as a natural screen.

The curtain wall glazing that extends down to grade opens up and makes visible the active programming within the Library and Community Centre to the surrounding street and park. The active program wraps around the public facades of the building - gym, fitness room, multi-purpose rooms, and library are all publicly visible. These connections serve to animate the building and celebrate the civic program.

Accompanying this letter are the following documents:

- Applicant Project Summary Sheet
- Riverside South Community Centre & Library UDRP Submission by DSA, dated March 25th 2026
- Riverside South District Park Concept Plan by NAK, dated February 26th 2026
- Urban Design Review Panel Recommendations, Dated April 10th 2026

Yours sincerely,

Diamond Schmitt Architects



David Dow, OAA AAA MAA FRAIC

Principle

Applicant Project Summary Sheet

Urban Design Review Panel

Applicant Name	DSA/KWC ARCHITECTS ON BEHALF OF CITY OF OTTAWA & OTTAWA PUBLIC LIBRARY
Panel meeting date	APRIL 10th 2026
Project address	250 TOWN SQUARE PLACE, OTTAWA, K1X 0B7
Date of panel pre-consult [if applicable]	VIRTUAL MEETINGS HELD 16TH OCTOBER 2025 & 24th NOVEMBER 2025

Project Data

Application Type [e.g. Site Plan, Re-zoning]	MINOR RE-ZONING
Proposed use [e.g. Office, Residential]	COMMUNITY CENTRE & LIBRARY BRANCH

Policy and guideline documents examined in preparing proposal [please list specific guidelines examined]

RIVERSIDE SOUTH SECONDARY PLAN, TOWN CENTER POLICIES
CITY OF OTTAWA OFFICAL PLAN
2954 BY-LAW 2024-240 L2[2954] S269
BY-LAW 2013-244
CITY OF OTTAWA ZONING BY-LAW 2008-250
BY-LAW 2018-206
BY-LAW 2016-249
CITY OF OTTAWA ACCESSIBILITY DESIGN STANDARDS

Brief description of adjacent uses

SUBURBAN RESIDENTIAL DEVELOPMENT
RETAIL PLAZA
TRANSIT RAIL STATION TERMINUS
GREENSPACE (TREE PRESERVATION AREA)

Existing zoning [with brief explanation]

RIVERSIDE SOUTH SECONDARY PLAN, SCHEDULE A - DESIGNATION - DP - DISTRICT PARK

RIVERSIDE SOUTH SECONDARY PLAN, SCHEDULE B - NO MAXIMUM BUILDING HEIGHT INDICATED

Zoning / Site Plan Details [complete relevant sections]

Permitted height and/or permitted density	Proposed height and/or proposed density
7m MINIMUM BUILDING HEIGHT FOR ANY PART OF A BUILDING LOCATED WITHIN 20m OF THE MAIN STREET	ROOF HEIGHT VARIES - LIBRARY 5M - COMMUNITY CENTRE 5-7m

Permitted Setbacks		Proposed Setbacks	
Front yard	3m MAXIMUM	Front yard	VARIES (0.5m - 6m)
Side yard	NO MINIMUM	Side yard	N/A
Rear yard	NO MINIMUM	Rear yard	N/A

Permitted parking [please provide ratio and total e.g. 0.5 spaces/unit = 60 spaces]	Proposed parking [please provide ratio and total e.g. 0.5 spaces/unit = 60 spaces]
2 SPACES/100m2 FOR COMMUNITY CENTRE 1.25 SPACES/100m2 FOR LIBRARY	4 SPACES/100m2 FOR COMMUNITY CENTRE GFA 2.5 SPACES/100m2 OF LIBRARY GFA

If certain zoning provisions cannot be met, please explain why

7m MINIMUM HEIGHT ON TOWN SQUARE PLACE FRONTAGE - INTERNAL PROGRAM OF BUILDING DOES NOT REQUIRE ADDITIONAL HEIGHT. HEIGHT IS RETAINED FOR A LARGE PORTION OF THE TOWN SQUARE PLACE FRONTAGE AT THE LOBBY & RECREATION CENTRE. HEIGHT REDUCED FOR REMAINDER OF FRONTAGE WHERE IT IS A SINGLE STOREY LIBRARY BRANCH.

3m MAXIMUM FRONT YARD (TOWN SQUARE PLACE) - PROPERTY LINE ALONG STREET IS NOT STRAIGHT. STEP IN BUILDING FRONTAGE ADDED TO BREAK UP LONG FRONTAGE AND ALLOW FOR MORE ENGAGING SPACE AT MAIN ENTRANCE. INCREASING ACCESSIBILITY, LANDSCAPING OPPORTUNITIES AND PUBLIC REALM ENHANCEMENTS FOR THE MAIN STREET.

Riverside South Community Centre & Library

City of Ottawa **Urban Design Review Panel** Submission – March 25th 2026

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1.0

Introduction

Introduction

The proposed Riverside South Community Centre and Library Branch aims to integrate and respond to its surrounding site context. The development includes a gymnasium, fitness studio, multipurpose and program rooms, as well as a public library branch designed to serve the growing Riverside South community.

Diamond Schmitt Architects has been collaborating with the City of Ottawa to advance the project through the Schematic Design phase. This process has involved a series of meetings and workshops with city staff from building design, representatives from the Ottawa Public Library and other municipal stakeholders.

In parallel, the design team has coordinated with consultants across multiple disciplines, including structural, mechanical, electrical, landscape, and civil engineers.

The functional building and site program was developed by Parks and Facilities Planning within the City of Ottawa.


N
Earl Armstrong Road
Ruelle Flavescent Lane
Cours Jesse Chenevert Walk
Tows Square Place
Limebank Station
Portico Way
Larimar Circle
Phase 1
Phase 2

1.1

Summary Report

Zoning Summary

Address: 250 Town Square Pl. Ottawa, Ontario K1X 0B7

Existing Zoning: L2[2954] S269

Setback	Maximum Front Yard Setback	For buildings which front onto the main street as shown in Schedule 269, maximum front yard setback: 3.0m
Building Height	Minimum Building Height	7.0m minimum for any part of a building located within 20.0m of the main street as shown in Schedule 269
Parking Space	Minimum Parking Space Rates	a) 4 per 100m2 of Community Centre GFA b) 2.5 per 100m2 of Library GFA c) 2 Type A & 3 Type B Accessible Parking Stalls *Minimum parking space rates are in reference to Existing Zoning (By-Law 2008-250)

Guidelines and Policies:

City of Ottawa Zoning By-Law 2008-250

City of Ottawa Accessibility Design Standards

Leadership in Energy and Environmental Design (LEED) v5 Energy Certification

Green Municipal Fund (GMF) Energy Efficiency and Carbon Emission Requirements

High Performance Development Standards (HPDS)

Major Urban Facility Policy

City of Ottawa Official Plan

Riverside South Secondary Plan

Plan of Subdivision, Planning Act

Decarbonization Plan

1.2

Future Development

Phase 2 Development

The project is planned in two phases. **Phase 1** (current) includes development of the Community Centre and Library, associated parking space, designated pick-up and drop-off areas, an outdoor fitness area, a splash pad and shaded seating structures.

Phase 2 focuses on further enhancing community recreation and outdoor amenities. This phase includes the development of a baseball diamond, two full-size soccer fields, tennis and pickleball courts, a basketball court, a volleyball court, a permanent boarded rink, a seasonal puddle rink, a skateboard park, an additional parking lot, and a tree preservation area with nature trails.

Blue outline indicates the outline of **Phase 2** development

- A Double Tennis Court
- B Basketball Court
- C Boarded Rink/Multi-Use Court
- D Puddle Rink
- E Pickleball Courts
- F Skateboard Park and Pump Track
- G Soccer Field
- H Beach Volleyball Courts
- I Shade Structure
- J Baseball Diamond
- K Field House
- L Parking Lot (100 Stalls)
- M Tree Preservation Area



*Note: Phase 2 development illustrated above can be subjected to change

2.0

Existing Site

Site Context

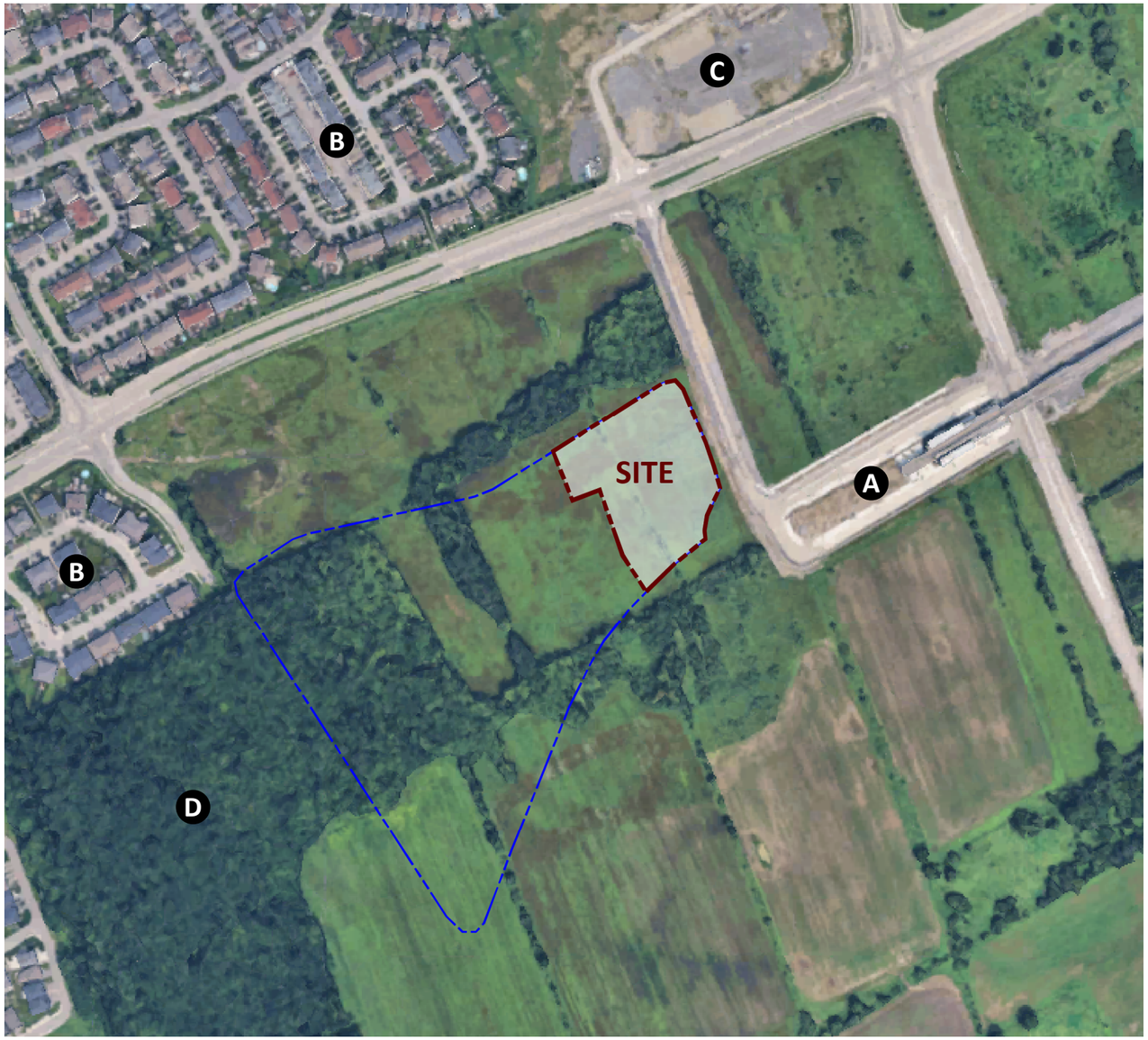
The site at **250 Townsquare Place** is located within the Riverside South community in Ottawa. The property forms part of a planned civic and recreational hub surrounded primarily by low-density residential neighborhoods and parkland.

The site is located near key local including Earl Armstrong Road and Limebank Road, providing convenient access to the surrounding community. The proposed development will serve as a civic anchor that supports recreational and community programming for the growing Riverside South neighborhood.

Site Amenities

Across North of Earl Armstrong Road, a retail plaza is situated to serve the surrounding housing and the new Limebank Station.

- **A** Limebank Station
- **B** Suburban Houses
- **C** Retail Plaza
- **D** Tree Preservation Area



2.1

Existing Context

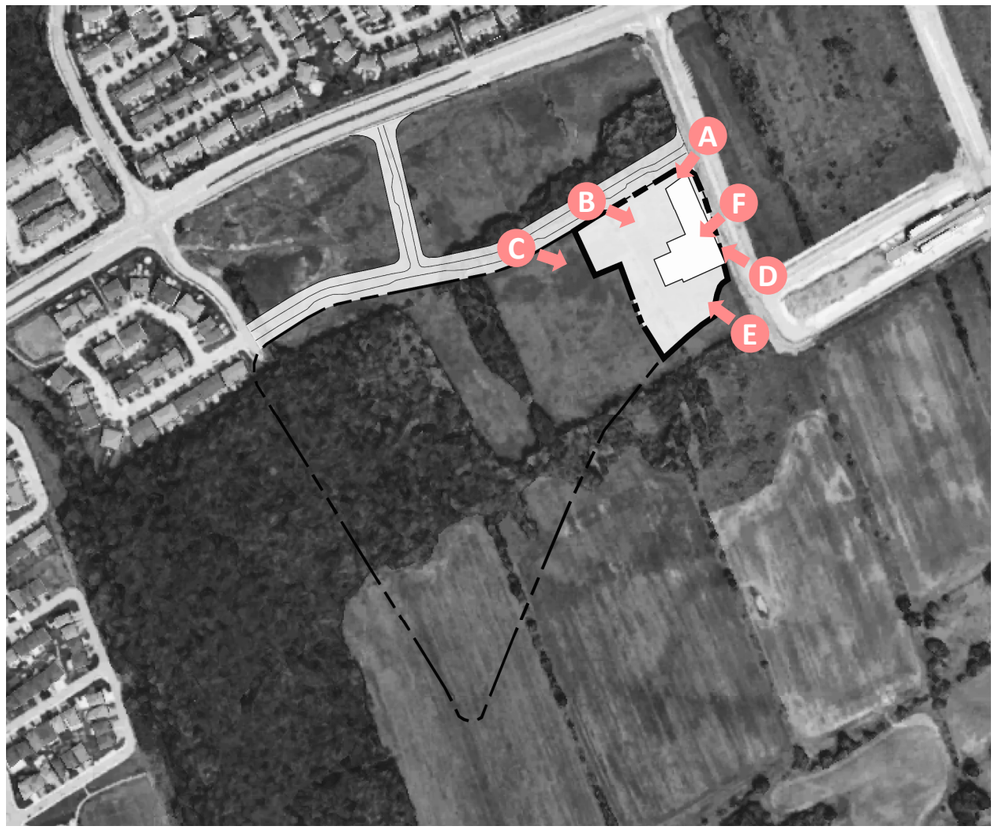


*Diagram indicates where the respective photograph was taken from



A View from Cours Jesse Chenevert Walk & Town Square Place Intersection



B View from Cours Jesse Chenevert Walk



C View Along temporary Town Square Place Street



D View from Limebank Station & Town Square Place Intersection



E View from South edge of Phase 1 property line



F View from Town Square Place

Riverside South / Riverside-sud
SECONDARY PLAN - VOLUME 2
Schedule A - Designation Plan

PLAN SECONDAIRE - VOLUME 2
Annexe A - Plan de désignation

Ottawa

0 125 250 500 750 1,000 m

Planning, Real Estate and Economic Development Department, Geospatial Analytics, Technology and Solutions
Direction générale de la planification, de l'immobilier et du développement économique
Analyse géospatiale, technologie et solutions

Main Street

Phase 1 Site

Town Centre Boundary
Limite du centre ville

Vimy Memorial Bridge / Pont commémoratif Vimy

SPRATT

EARL ARMSTRONG

LEITRIM ROAD REALIGNMENT
NOUVEAU TRACÉ DU CHEMIN LEITRIM

SPRATT ROAD EXTENSION/
PROLONGEMENT DE CHEMIN SPRATT

BOWESVILLE

Airport Operating Influence Zone
Zone d'influence d'exploitation de l'aéroport

400m

200m

COLLECTOR/
COLLECTRICE 'F'

COLLECTOR/
COLLECTRICE 'G'

COLLECTOR/
COLLECTRICE 'A'

COLLECTOR/
COLLECTRICE 'B'

COLLECTOR/
COLLECTRICE 'C'

COLLECTOR/
COLLECTRICE 'D'

COLLECTOR/
COLLECTRICE 'E'

LIMEBANK

RIVER

DESIGNATION / DÉSIGNATION

- LD - Neighbourhood - Low Density / Quartier de faible densité
- MDI - Neighbourhood - Medium Density I / Quartier de densité moyenne I
- MDII - Neighbourhood - Medium Density II / Quartier de densité moyenne II
- HD - Neighbourhood - High Density / Quartier de densité élevée
- TC - Town Centre / Centre ville
- NC - Commercial - Neighbourhood / Commercial quartier
- LC - Commercial - Local / Commercial local
- IL - Industrial and Logistics / Industrie et Logistique
- IF - Institutional / Firehall / Institutionnel / Caserne de pompiers
- FC / FP / EC / EP - Schools - Secondary - Elementary / Écoles - secondaire - élémentaire
- Future O-Train Station Area / Zone des stations futures de l'O-Train
- DP - Park - District / Parc secteur
- CP - Park - Community / Parc communautaire
- NP - Park - Neighbourhood / Parc quartier
- SP - Park - Parkette / Mini-parc
- OS - Passive Open Space(s) / Espace(s) de détente
- NEA - Natural Environment Area / Zone écologique naturelle
- SWM - Stormwater Management Facility / Installation de gestion des eaux pluviales
- UNF - Urban Natural Feature / Caractéristique naturelle zone urbaine
- UC - Green Transportation and Utility Corridor(s) / Transport vert et couloir(s) des(s) service(s) public(s)
- P&R - Park and Ride / Parc-o-bus
- Multi-Use Pathway / Sentier polyvalent

- Transfer Station / Station de correspondance
- Future O-Train Station / Station O-Train (futur)
- O-Train and Station / O-Train et station
- Transitway – at grade / Transitway – Voie à niveau
- Scenic Route / Route panoramique
- Main Street / Rue principale
- Transit Street / Rue longeant la Ligne Trillium, où circulent les autobus
- Secondary Plan Boundary / Limite du Plan secondaire

Consolidation and Amendments / Amendement au plan directeur approuvé

Official Plan – Designation Plan

Riverside South / Riverside-sud
SECONDARY PLAN - VOLUME 2
Schedule B - Maximum Building Heights
PLAN SECONDAIRE - VOLUME 2
Annexe B - Hauteurs maximales des immeubles

Ottawa

0 125 250 500 750 1,000 m

Planning, Real Estate and Economic Development Department, Geospatial Analytics, Technology and Solutions
Direction générale de la planification, de l'immobilier et du développement économique
Analyse géospatiale, technologie et solutions

Main Street

Phase 1 Site

Town Centre Boundary
Limite du centre ville

MAXIMUM BUILDING HEIGHTS / HAUTEURS MAXIMALES DES IMMEUBLES

- 2 Storeys / étages
- 4 Storeys / étages
- 6 Storeys / étages
- 9 Storeys / étages
- 12 Storeys / étages
- 18 Storeys / étages
- 25 Storeys / étages

Maximum building heights shall be lowered, per the Ottawa Macdonald-Cartier Airport Zoning Regulations / Les hauteurs maximales des immeubles seront réduites, selon le règlement de zonage de l'aéroport international Macdonald-Cartier d'Ottawa

- Transfer Station / Station de correspondance
- Future O-Train Station / Station O-Train (futur)
- O-Train and Station / O-Train et station
- Transitway – at grade / Transitway – Voie à niveau
- Transit Street / Rue longeant la Ligne Trillium, où circulent les autobus
- Main Street / Rue principale
- Secondary Plan Boundary / Limite du Plan secondaire

Consolidation and Amendments / Amendement au plan directeur approuvé

Vimy Memorial Bridge / Pont commémoratif Vimy

Airport Operating Influence Zone / Zone d'influence d'exploitation de l'aéroport

LEITRIM ROAD REALIGNMENT / NOUVEAU TRACÉ DU CHEMIN LEITRIM

SPRATT ROAD EXTENSION / PROLONGEMENT DE CHEMIN SPRATT

Official Plan – Maximum Building Height Plan

3.0

Design Intent

The intent of the project is to foster a stronger, more connected community through the introduction of a welcoming civic facility complemented by thoughtfully designed landscape amenities. The proposed Community Centre and Library Branch will offer inviting, visually engaging spaces that supports diverse range of recreational, cultural, and educational activities for residents of all ages.

As the initial phase of a 25-year master plan, the project represents a foundational step in the long-term development of the Riverside South district in Ottawa.

Riverside South Secondary Plan – Guiding Principles

The Phase 1 development follows the Riverside South Guiding Plan:

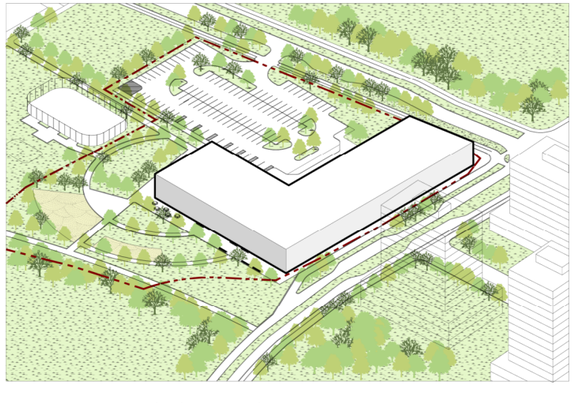
1. To ensure high-quality public facilities and infrastructure
2. To insist on an urban built form with sufficient density and variety of land uses to create an efficient and lively community with local amenities
3. To provide an attractive public realm
4. To ensure the building façade define, frame, and animate the public realm



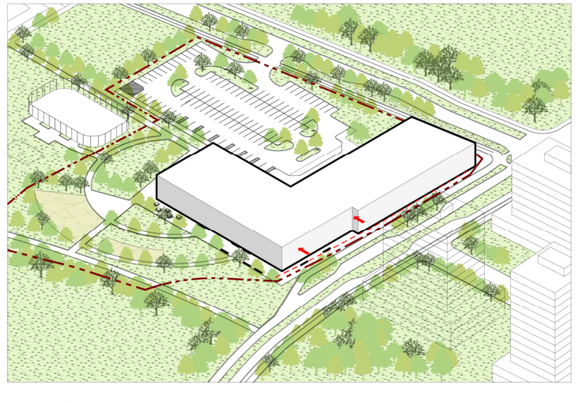
Northwest View from Cours Jesse Chenevert Walk

3.1

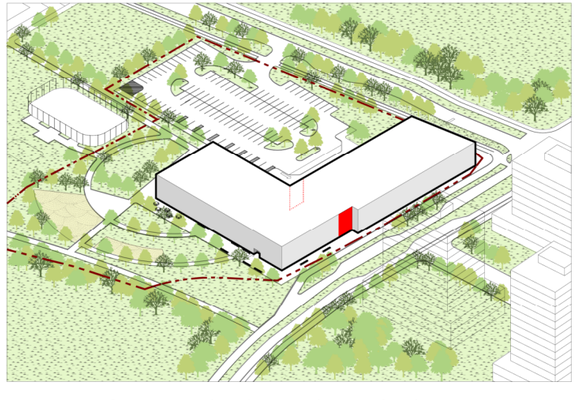
Design Parti



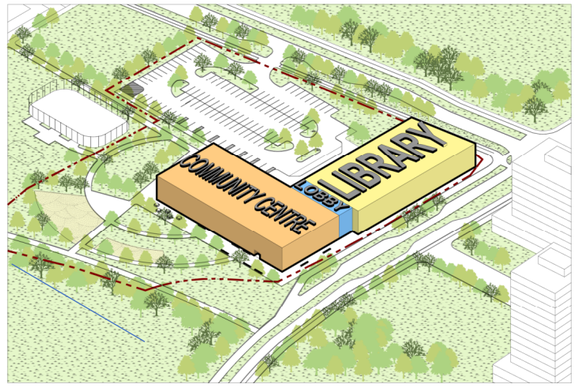
1. Building outline shaped, as per lot coverage and landscape design.



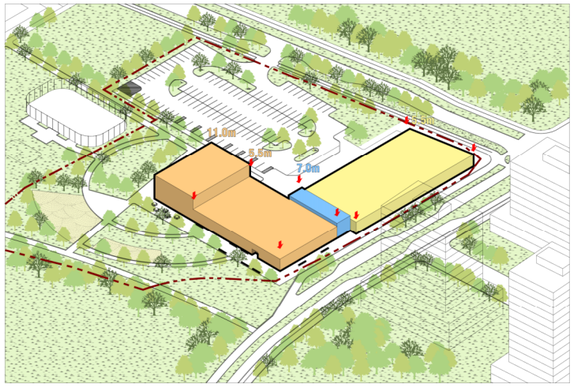
2. Southeast corner pushed back to provide an engaging entrance.



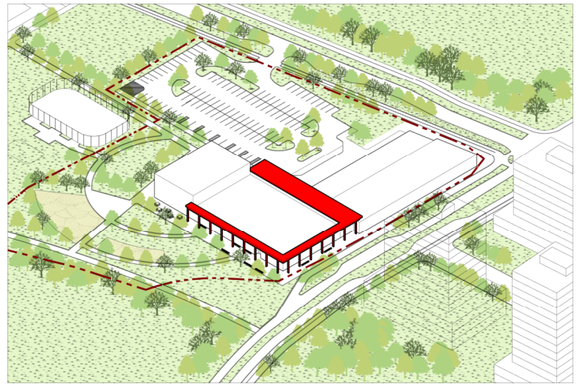
3. Areas highlighted in red indicates primary entrance points into the building.



4. Community Centre and Branch Library is split into two by lobby.



5. Building height adjusted to meet program requirements.



6. Canopy signifies major entry points and engages with the public plaza.

3.2

Program, Proposed Site Context and Site Statistics

Phase 1

- **A** Community Centre
- **B** Library Branch
- **C** Parking Area
- **D** Splash Pad
- **E** Junior/Senior Play Area
- **F** Sand Play
- **G** Shade Structure
- **H** Outdoor Fitness Area

Community Centre

Gym
Fitness Studio
Universal Change Room
Washrooms and Shower Stalls
Multi-purpose Rooms

Library

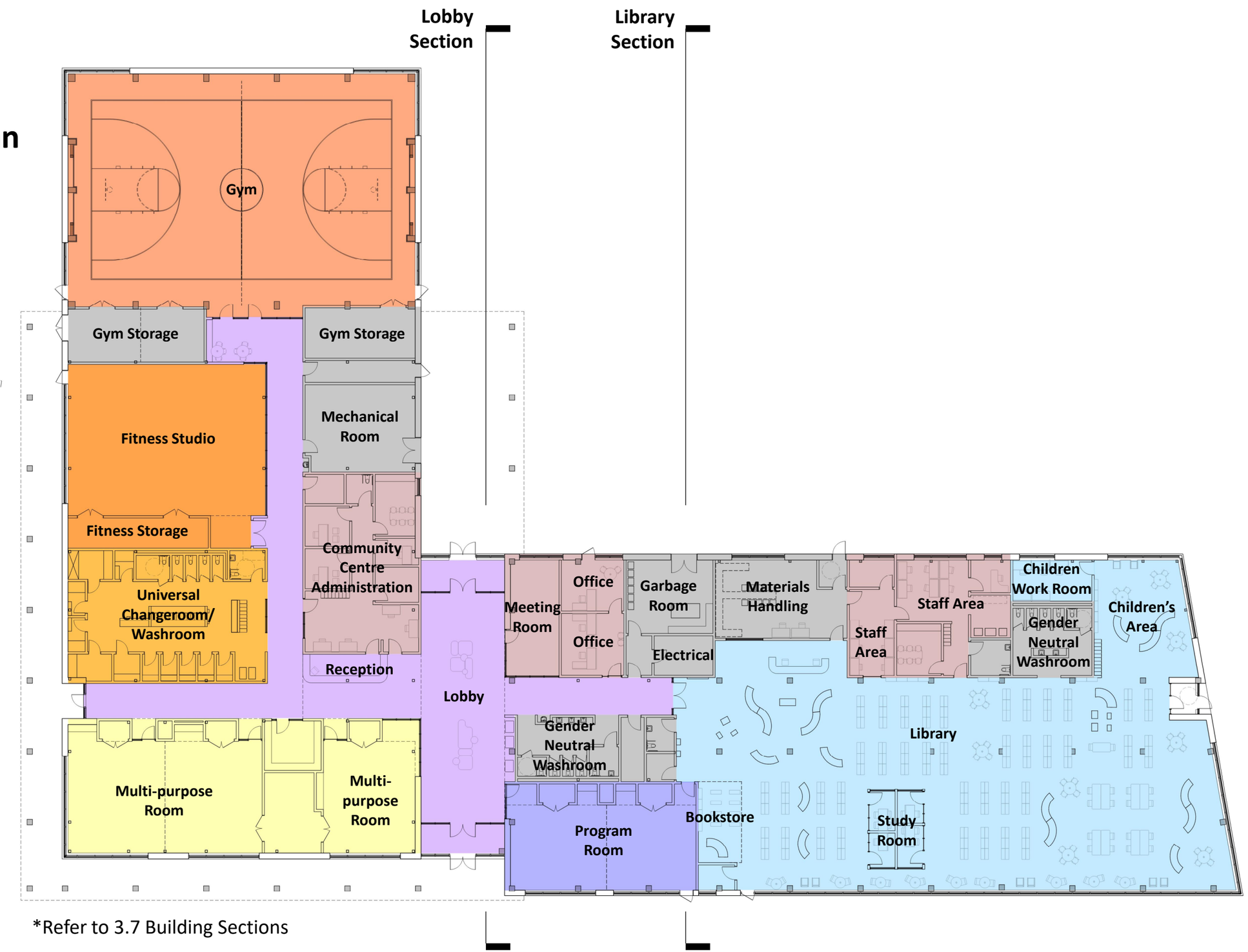
Meeting Rooms
Ward Councillor's Office
Gender Neutral Washrooms
Program Room
Ottawa Public and Library Branch

Site Statistics	Proposed
Building Coverage	22.8%
Building Height	11.0m
Gross Floor Area (GFA)	3970.74m²
Parking Stall Count	114 Stalls
Bicycle Stall Count	21 Stalls



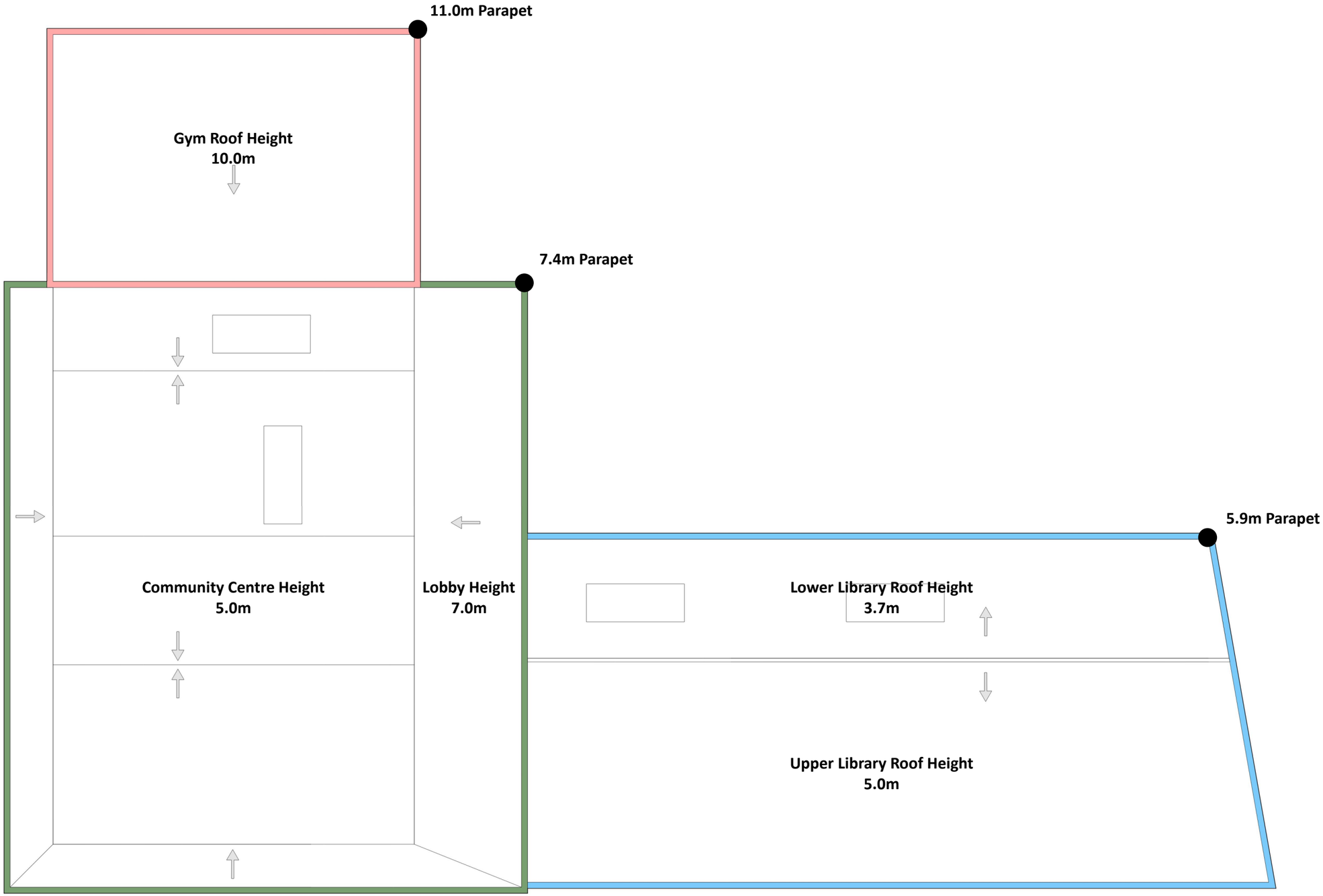
3.3

Floor Plan



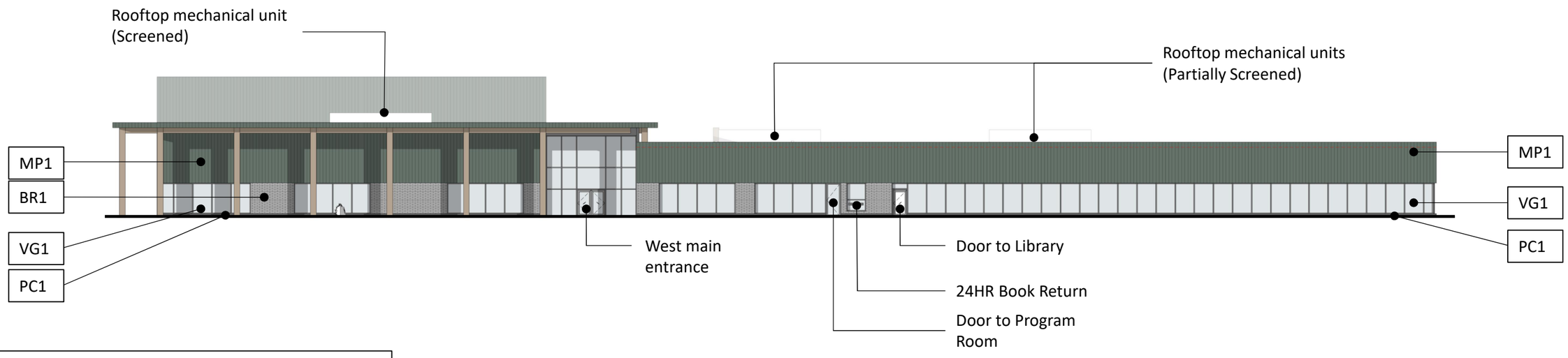
*Refer to 3.7 Building Sections

Roof Plan


11.0m Parapet
Gym Roof Height
10.0m
7.4m Parapet
Community Centre Height
5.0m
Lobby Height
7.0m
5.9m Parapet
Lower Library Roof Height
3.7m
Upper Library Roof Height
5.0m

3.4

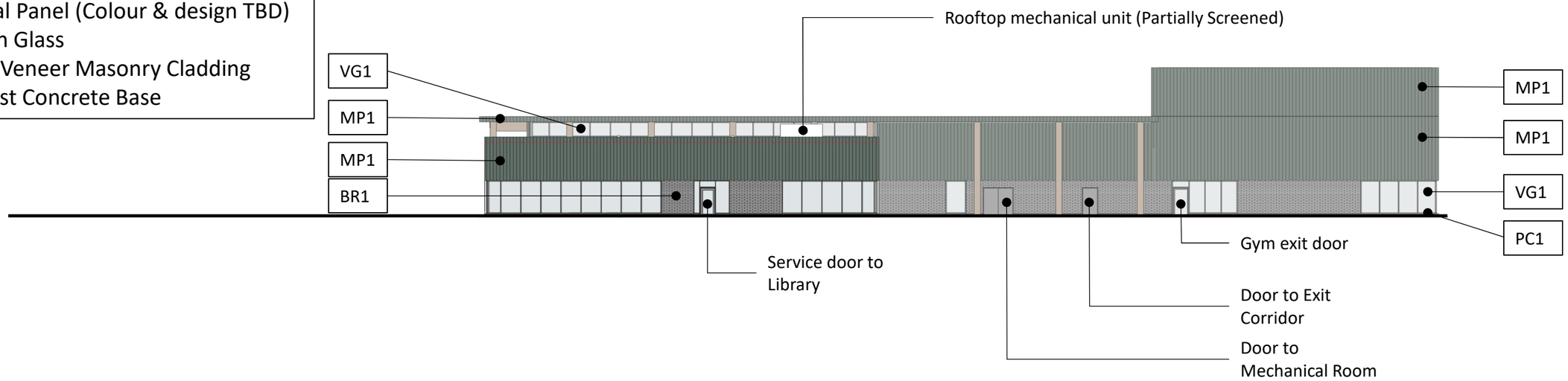
Building Elevations



East Elevation View from Towns Square Place

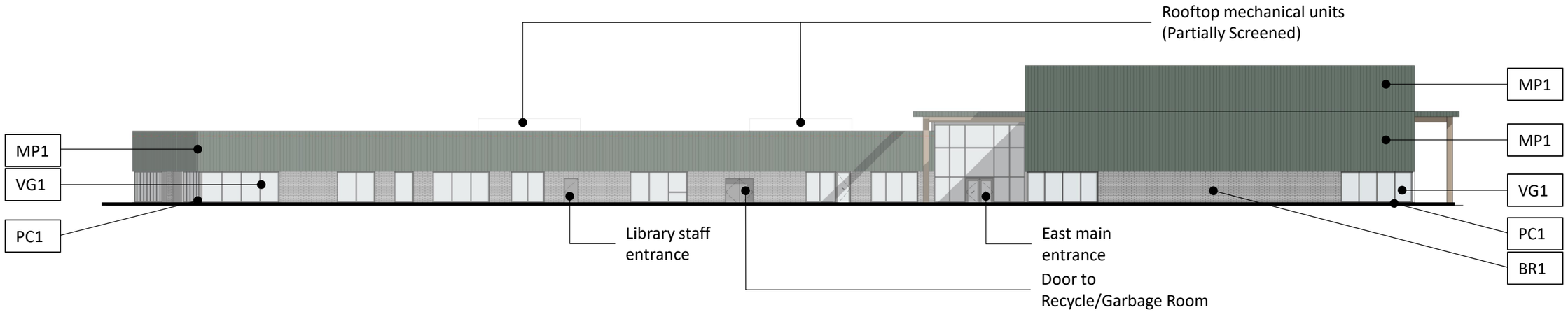
Materials Legend

MP1 – Metal Panel (Colour & design TBD)
VG1 – Vision Glass
BR1 – Brick Veneer Masonry Cladding
PC1 – Precast Concrete Base



North Elevation View from Cours Jesse Chenevert Walk

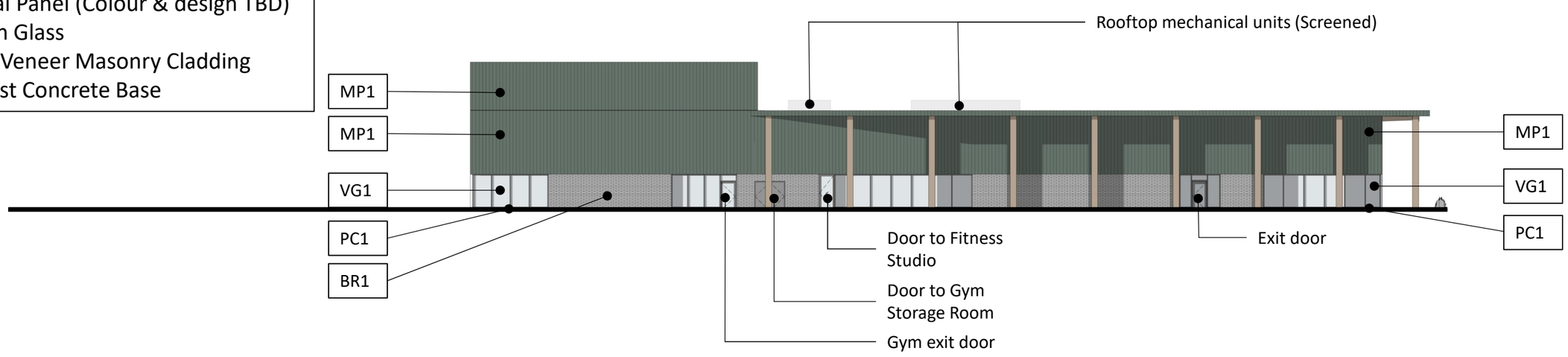
Building Elevations



Materials Legend

MP1 – Metal Panel (Colour & design TBD)
VG1 – Vision Glass
BR1 – Brick Veneer Masonry Cladding
PC1 – Precast Concrete Base

West Elevation from Parking Lot



South Elevation from Outdoor Fitness Area

West Park View



West Entrance View

South Park View



3.5

Urban Design Response

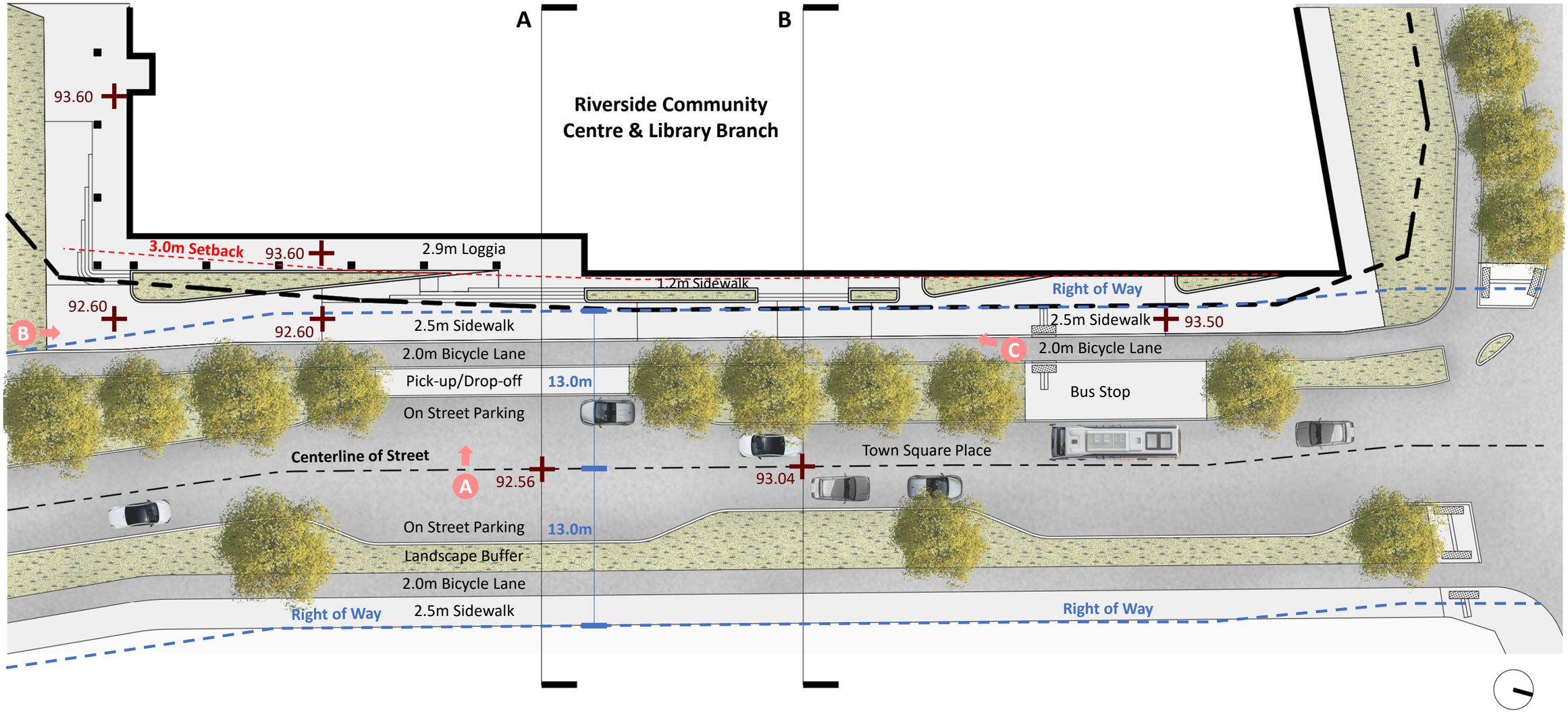
The proposed streetscape design along Town Square Place aims to support the creation of a vibrant and successful public realm. One of the key urban challenges is accommodating current conditions while also planning for future growth. Given the site's proximity to the new O-Train Limebank Station, the design team anticipates steady pedestrian activity around the site. Furthermore, a bus stop is located at the intersection of Town Square Place and Cours Jessie Chenevert Walk, along with designated pick-up and drop-off areas, which further increase the demand for a wider sidewalk leading toward the civic facility.

In alignment with the Official Plan—specifically the Designation Plan and Height Plan—the surrounding development adjacent to 250 Town Square Place is expected to evolve into a high-density town centre. Following the completion of Phase 1, Phase 2 will introduce a grand public park accessible to the surrounding community, further increasing pedestrian activity and the overall use of adjacent sidewalks.

Based on the existing survey drawings prepared by Arcadis, the site exhibits a gradual grade decline from the north side of Town Square Place toward the central pick-up/drop-off zone. To ensure accessible entry into the civic facility, the design incorporates appropriate hardscape interventions, including stairs and ramps, to address these grading challenges in accordance with the City of Ottawa Accessibility Design Standards. Proposed softscape elements are strategically integrated to break up the extensive hardscaping along Town Square Place, contributing to a more balanced and pedestrian-friendly streetscape.

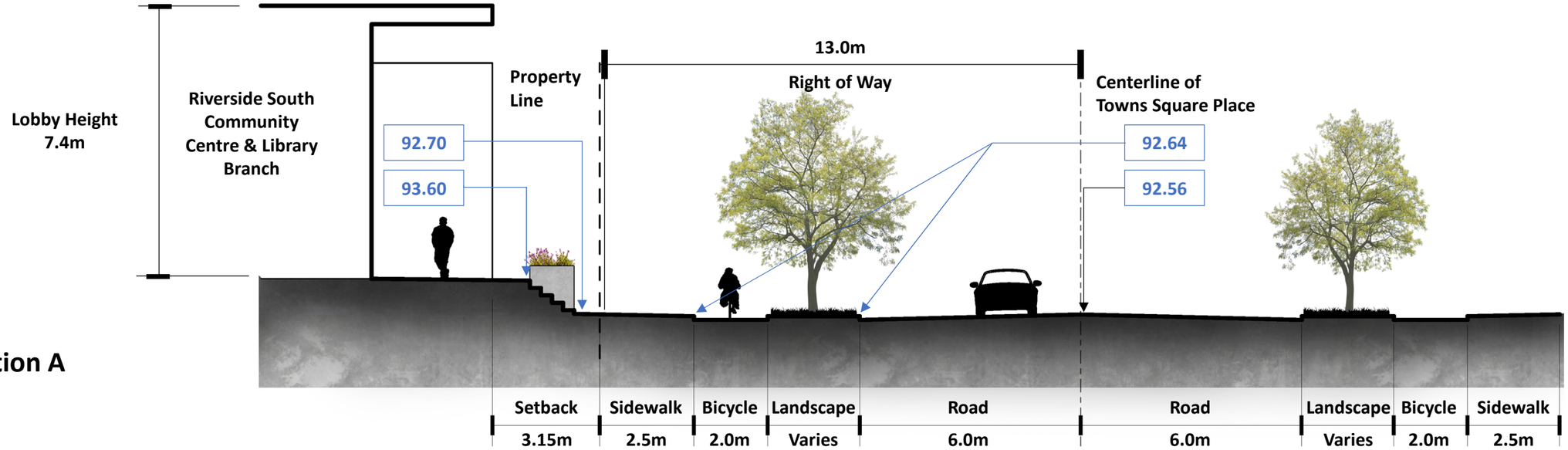


Town Square Place Streetscape Plan

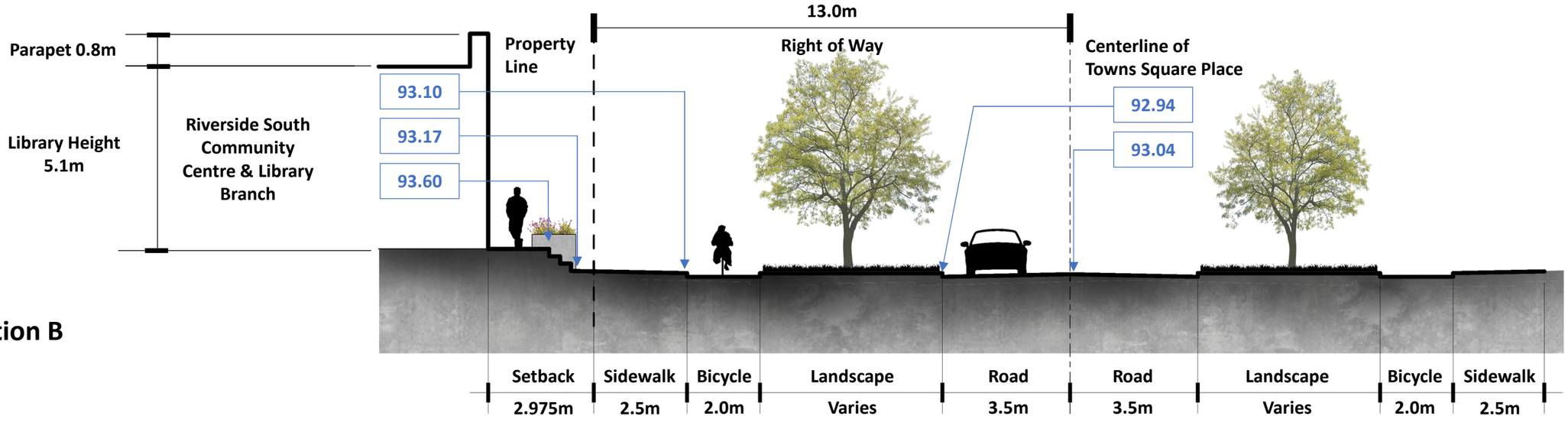


Town Square Place Streetscape Sections

Section A



Section B



A. East Entrance Street View

B. Southeast Corner View



C. East Streetscape View

3.6

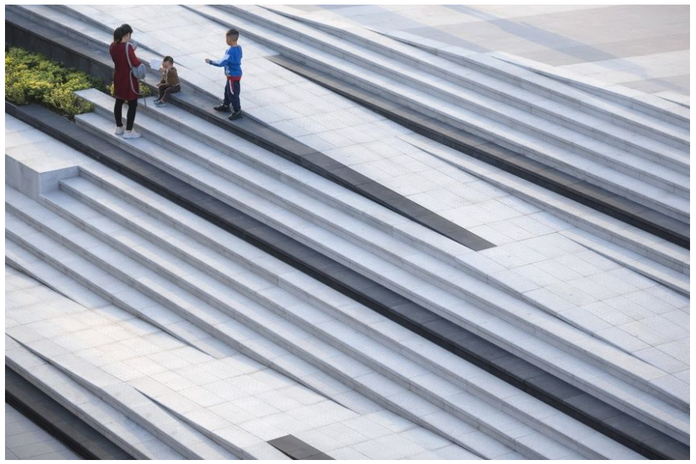
Stair & Ramp Precedents



Gross Max Landscape Architects –
Royal Festival Hall, Southbank



Lemay Architecture and Design – **Vauquelin Place**



Waterlily Design Studio –
SUNAC Wonderfulness Shopping Park



Studio Vulkan Landschaftsarchitektur –
Meilen Town Hall Square

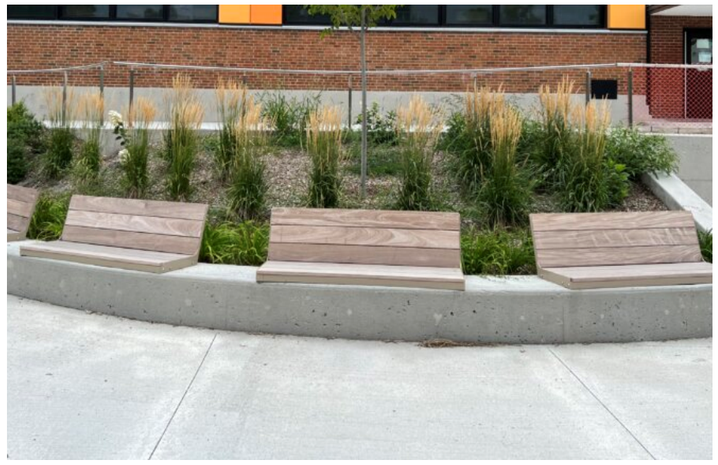
Planters with Integrated Seating Precedents



MacLennan Jaunkains Miller Architects (MJMA) –
Churchill Meadows Community Centre and Sports Park



John Cradock LTD – **Market Square in Dundalk**



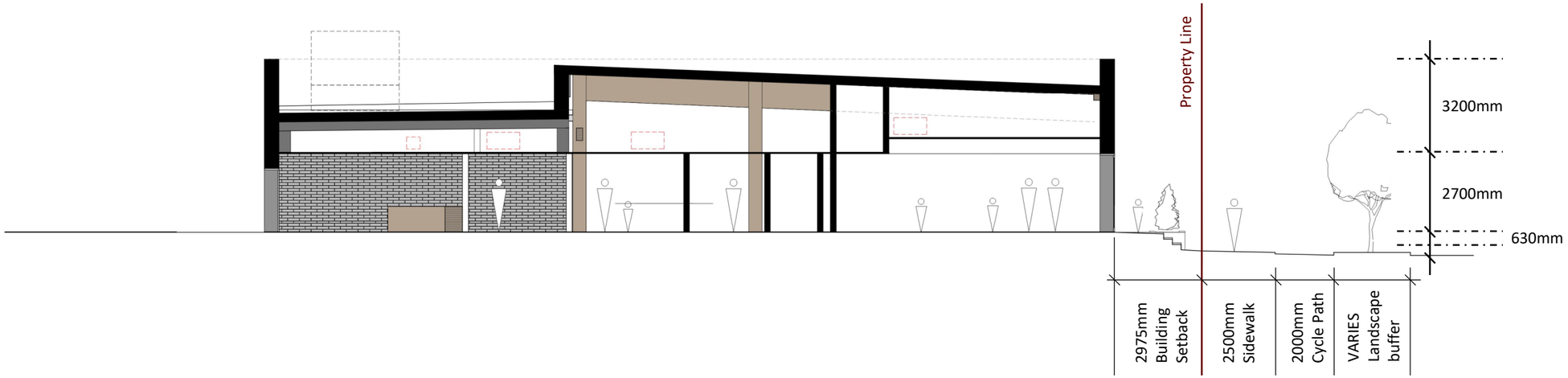
EVOQ –
Saint-Justin Elementary School Annex



IQ Landscape Architects –
White Plains Library Plaza

3.7

Building Sections



East-West Library Section



East-West Lobby Section

3.8

Materials

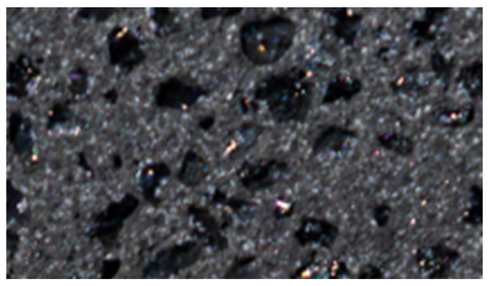
Metal Panel



Brick Veneer Masonry Cladding



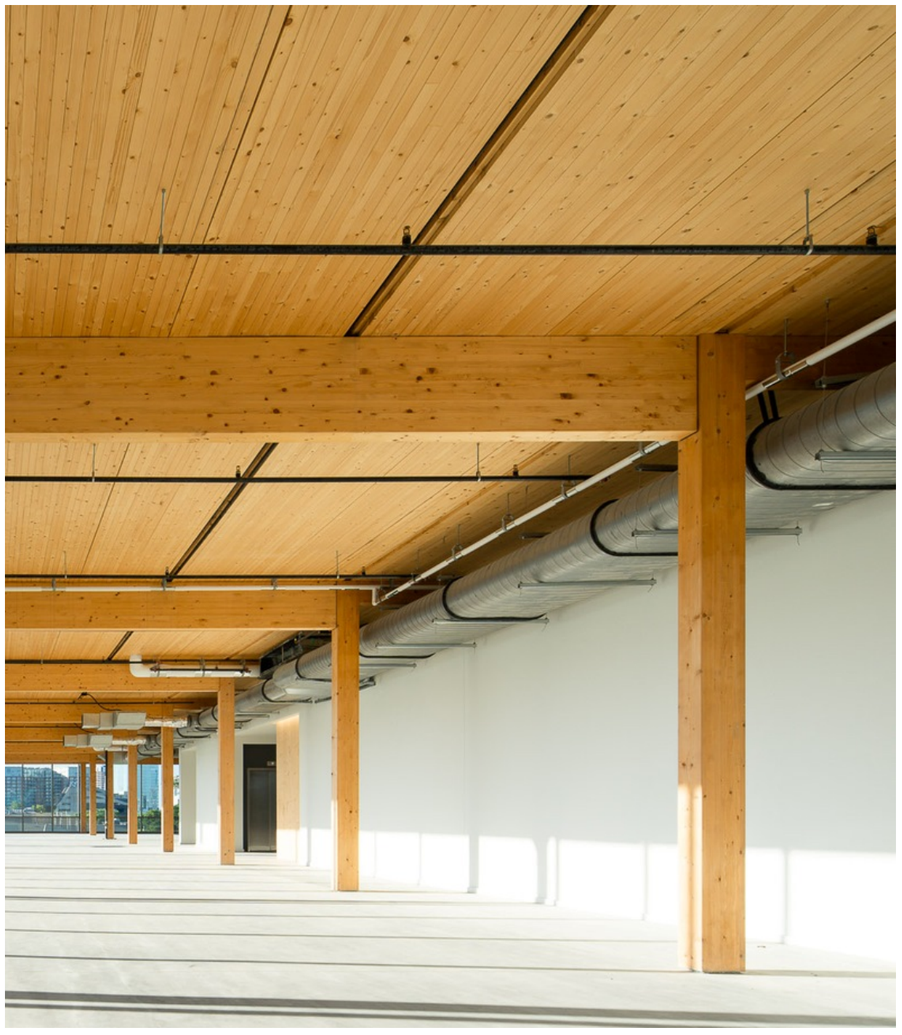
Precast Concrete Base



Triple Glazing w/ Low-E Coating



Glulam Beams, Columns, & CLT Deck



3.9

Lobby



Gymnasium

Library

4.0

Sustainability – LEED v5 New Construction Scorecard Summary

Integrative Process, Planning & Assessment

- Completed a climate and natural hazard assessment
- Completed a human impact assessment
- USGBC to provide the Carbon Assessment for this project
- Conduct a charette amongst the Owner and 4 key perspectives (e.g. the architect, contractor, energy modeler and community engagement representatives)

Location & Transportation

- The project is located within 300m radius of O-Train Limebank Station
- The project location has an existing Walk Score of 45pts and is located within 800m of 4 diverse uses
- 17 short-term and 4 long-term bicycle parking stalls
- 1 Staff shower stall
- 1 bicycle repair station
- The project aims to provide 7 Level 2 EV charging stations

Sustainable Sites

- NAK confirmed the project will conserve 100% special status vegetation and remove existing invasive species
- The project site is designated as a Lighting Zone 1. Electrical (lighting) design to use U0 and backlight and glare rating according to IES TM-15-11

Water Efficiency

- S+A mechanical design to provide metering on all water sources and reclaimed water, as applicable
- S+A mechanical to specify required plumbing fixtures with flow rates listed under LEED v5 BD+C: New Construction Scorecard, to meet about 38% water use reduction
- S+A mechanical to provide submetering on 80% of indoor plumbing fixtures and fittings, irrigation (if provided), and makeup water systems
- Reduced fixtures and fittings water consumption by 38%
- Landscape water requirement reduced to greater than 50%

Energy & Atmosphere

- The project's footprint meets the requirements, as per Decarbonization Plan
- Preliminary energy modelling confirms a 6% reduction in performance index for future energy source, excluding on-site renewable energy contribution
- A metering is to be installed to measure all energy sources
- S+A mechanical to specify refrigerants for all HVAC&R equipment that are not HCFC-based and have a global warming potential less than 700. Mechanical to specify a leak check process for systems with field-assembled joints
- Preliminary energy modelling confirms electrified space heating has an average heating equipment efficiency greater than 1.8 COP
- S+A mechanical to specify heat or energy recovery on outdoor air fans with 70% enthalpy recovery ratio or minimum 75% sensible heat recovery ratio
- Building energy simulation demonstrates an improvement in future source energy calculated per ASHRAE Standard 90.1, Normative Appendix G Performance Rating Method
- Rooftop PV Array units
- Engage commissioning agent prior to 100% Design Development

Materials & Resources

- The project provides a dedicated area for waste, recycling, batteries, and e-waste

Sustainability – LEED v5 New Construction Scorecard Summary

- The project uses a combination of mass timber and steel structure
- Landscape to select hardscape materials with a product specific Environmental Product Declaration and low global warming potential
- Footprint to review preliminary material selection and complete a wbLCA as part of the zero-carbon feasibility study. Footprint will also review architectural specifications prior to tender and provide LEED specifications reiterating requirements
- Footprint to include contractor's fuel and utility reporting requirements within the LEED specifications
- DSA to select finishes, as per LEED v5 BD+C: New Construction Scorecard
- During construction, site separate waste and divert at least 75% of waste from landfill

Indoor Environmental Quality

- S+A mechanical to design to meet ventilation requirements, as per ASHRAE 62.1-2022
- DSA to provide signage that notes smoking and idling is prohibited
- DSA to provide more than 40% of total glazing to have frit
- S+A mechanical design to meet ASHRAE 55-2023
- S+A electrical (lighting) design to provide lighting within occupied spaces that has glare control
- The project is required to meet the City of Ottawa Accessibility Design Standards and the Ontario Building Code
- Indoor air quality testing to be conducted prior to occupancy

Project Priorities & Innovation

- Footprint team members are LEED accredited professionals with a BD+C specialty

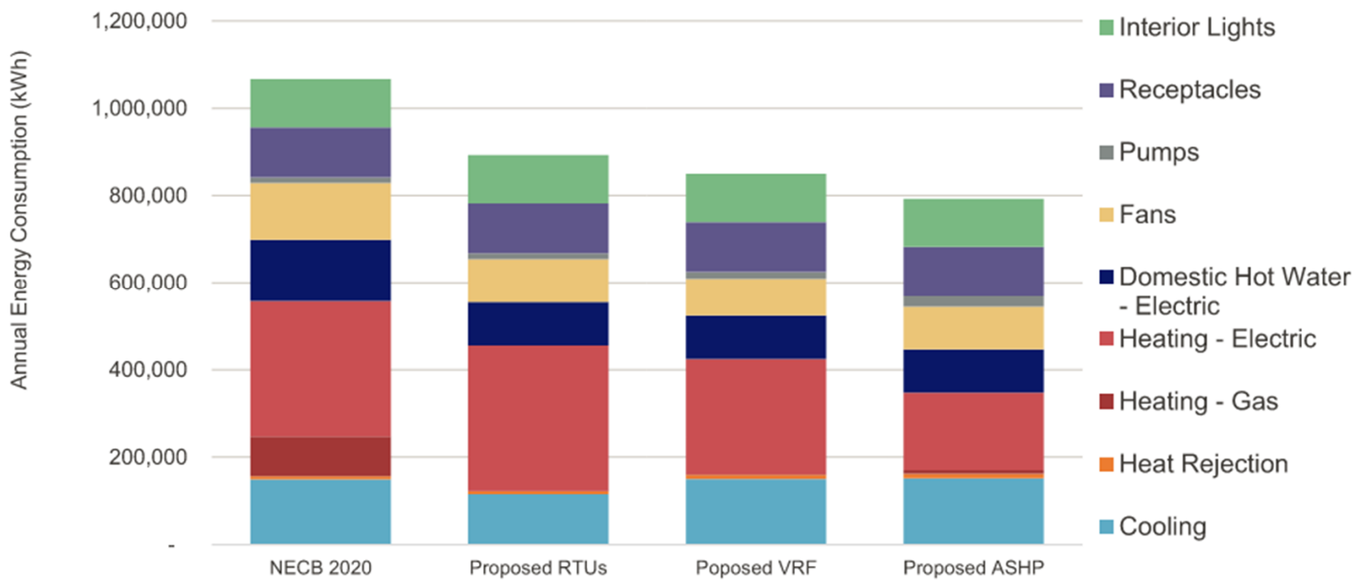
4.1

Sustainability – Preliminary Energy Report

Building Envelope
Lower window to wall ratio (WWR) to 23% (reduced by 5%)
R20 overall effective R-value (increased from R15)
R45/50 effective roof (R5 or R10 higher)
SHGC 0.5/SHGC 0.3
Alternative double pane glazing U0.4 SHGC 0.4
Better air tightness – 1 l/s/m2 at 75Pa

Mechanical & Electrical
Supplemental heating – electrical system
Demand control ventilation
Improve ventilation and heat recovery efficiency
Preheat domestic hot water (DHW) and air source heat pump (ASHP)
Alternative design options
LED lighting 25% better than National Energy Code of Canada (NECB) 2020
Lighting controls – daylight and occupancy sensor controls
Exterior lighting – photovoltaic (PV) sensor control
Renewable energy – roof PV, parking canopy PV and building-integrated PV (BIPV)

Annual Energy Comparison



*Note: Current proposals does not include renewable energy contribution nor energy measures

Model	Energy Reduction (%)	Energy Use Intensity (ekWh/m2)	GHGI (kg/m2)	TEDI (kwh/m2)	Met Targets?
Proposed RTUs	16%	217	8.7	72	No
Proposed VRF	20%	206	8.3	79	No
Proposed ASHP	26%	193	8.0	79	No
NECB 2020		259	13.4	79	No



LEGEND

PROPERTY LINE
PHASE LINE

PLANTING

LARGE DECIDUOUS TREE
CONIFEROUS TREE
SODDING
SEEDING
SPORTS FIELD SEED MIX
PLANTING BED
EXISTING VEGETATION
BERMING

SURFACING

C.I.P CONCRETE
C.I.P CONCRETE - SANDBLASTED
ASPHALT PAVING - HEAVY DUTY
ASPHALT PAVING - LIGHT DUTY
ENGINEERED WOOD FIBER
SPLASH PAD - CONCRETE PAVING
GRANULAR PAVING (BASEBALL)
SAND

AMENITIES

ACCESSIBLE BENCH
TRANSFER BENCH
WASTE RECEPTACLE
PICNIC TABLE
SHADE STRUCTURE
LIGHT
BIKE RACK
BIKE REPAIR STATION
PARK SIGN - DOUBLE POST
WARMING HUT
SEAT WALL
FLAG POLE
BLEACHERS
PLAYERS BENCH
UMBRELLA TABLE
SHADE TRELLIS
PING-PONG TABLE
EV CHARGING STATION
PLATFORM SEAT
RAISED CONCRETE PLANTER WITH SEAT TOP

CANOPY PROJECTIONS (NTS)

LARGE

CONIFER

PROPOSED TREE CANOPY PROJECTIONS

TREE TYPE/SIZE	CROWN AREA PER TREE STANDARD RANGE (m^2)	CROWN AREA PER TREE USED FOR CALC. (m^2)	SITE CANOPY COVER
LARGE (350)	135-285	192	CANOPY (W. OVERLAP): 39,915m^2
CONIFER (116)	45-95	70	

EXISTING TREE CANOPY TO BE PROTECTED

EXISTING TREE CANOPY: m^2 CALCULATION BASED ON PROPOSED AREA OF EXISTING VEGETATION TO BE PRESERVED	CANOPY (W. OVERLAP): 11,482m^2
TRANSFER OF AREAS IS IN ACCORDANCE WITH PROPOSED TREES SPECIES	SITE: 108,769m^2
CROWN AREAS ARE ACCORDING TO THE AVERAGE MATURE CANOPY SIZE OF THE RESPECTIVE SPECIES. CANOPY SIZING HAS BEEN DETERMINED IN REFERENCE TO VARIOUS ARBORICULTURAL AND BOTANICAL SOURCES, SUCH AS: ONTARIO MINISTRY OF NATURAL RESOURCES & FORESTRY (OMNRF); US FOREST SERVICE; FARRAR, J.L. *TREES IN CANADA*, UNIVERSITY OF GUELPH ARBORETUM. *VARIOUS PUBLICATIONS*	TOTAL PERCENT COVER: 47.25%

TO BE UPDATED

*NOTE: CANOPY CALCULATIONS DO NOT ACCOUNT FOR ANY OVERLAP OF EXISTING OR PROPOSED TREES WITHIN ROW.

AMENITY KEY

1. COMMUNITY CENTRE AND LIBRARY
2. PARKING LOT (114 SPACES WITH DROP-OFF ZONE)
3. IN-GROUND WASTE BINS
4. TOWN SQUARE ENTRANCE PLAZA
5. PARK ENTRANCE PLAZA
6. GREAT LAWN
7. SPLASH PAD
8. JUNIOR/SENIOR PLAY, SWINGS
9. SAND PLAY
10. FITNESS
11. SHADE STRUCTURE
12. RINK/MULTI-USE COURT (WITH 3 PICKLEBALL COURTS)
13. WARMING HUT (POTENTIAL FUTURE AMENITY)
14. RINK BUNKER
15. PUDDLE RINK
16. DOUBLE TENNIS COURT
17. PICKLEBALL COURT (4)
18. BASKETBALL COURT
19. SKATE PARK
20. PUMP TRACK (POTENTIAL FUTURE AMENITY)
21. VOLLEYBALL COURT (4)
22. FULL-SIZE SOCCER FIELD
23. SENIOR BASEBALL DIAMOND
24. IRRIGATION BUNKER
25. PARK ENTRANCE (WITH SHADE TABLES/ STRUCTURE)
26. PARKING LOT (100 SPACES)
27. EXISTING VEGETATION TO BE PRESERVED
28. FUTURE FIELD HOUSE
29. SHADE STRUCTURE (POTENTIAL FUTURE AMENITY)
30. STONEDUST NATURE TRAIL (LOCATION/EXTENT TO BE DETERMINED THROUGH DETAILED DESIGN)

RIVERSIDE SOUTH DISTRICT PARK

250 TOWN SQUARE PLACE

0 5 10 20 50 100m
SCALE 1:1750

Date 2026-02-26
Scale 1:1750
Job No. 24-200

NAK design strategies
1285 WELLINGTON ST. W., OTTAWA, ON K1Y 3A8 CANADA
T 613.237.2345
NAKDESIGNSTRATEGIES.COM

URBAN DESIGN REVIEW PANEL RECOMMENDATIONS
April 10th, 2026

250 Town Square Place | Informal Pre-Consultation Review | Site Plan Control Application| Diamond Schmitt, City of Ottawa, and Ottawa Public Library|

Panel Members in Attendance: David Leinster | James Parakh | Emmanuelle van Rutten | Heather Rolleston | Colin Berman| Philip Evans | Alex Taranu |





Key Recommendations

- The Panel thanks the design team for the presentation and expresses strong support for the overall direction of the project, noting the importance of this facility as a civic anchor within an emerging community.
- The Panel appreciates the elegance and clarity of the interior spatial organization and supports the project's role as a park edge pavilion building that is experienced in the round.
- The Panel recommends further exploration of the site planning approach to provide additional breathing room around the building, particularly along the Town Square Place frontage.
    - Increasing the setback in select areas could allow the park to extend more fully around the building and strengthen its relationship to both the street and the open space, especially given the evolving nature of the surrounding context.
- The Panel supports the strong, elemental architectural approach, including the use and expression of mass timber and the prominent porch element. At the same time, the Panel encourages careful refinement of the horizontal datum to ensure it does not overwhelm the glazing and interior activity, particularly at key corners and public-facing elevations.

- The Panel expresses support for the proposed material palette, particularly the metal panel, but emphasizes that this will be a critical component of the building's success.
    - Careful consideration of detailing, jointing, modulation, color, and finish is strongly encouraged, and the Panel cautions against value engineering, particularly toward corrugated metal that could diminish the quality of the material expression or result in a black box appearance.
- The Panel highlights the importance of landscape design in this context, encouraging a more integrated and sustainable approach that aligns with the project's civic role.

Site Design & Public Realm

- The Panel supports the overall site organization and appreciates the pedestrian connection that divides the community centre and library components.
- The Panel recommends exploring opportunities to increase the setbacks and provide additional space along the street edge to create a more generous public realm.
- The Panel encourages further refinement of the entrance sequence and suggests recessing the pedestrian pass-through to create a more defined plaza or forecourt condition.
- The Panel emphasizes the importance of arrival sequences, particularly from the nearby LRT station, and encourages further study of these connections.
- The Panel raises concerns regarding the current landscape strategy, noting that the formal circular geometry may not translate well to the on-the-ground experience or align with building entrances and movement patterns. A more informal landscape approach is encouraged, along with stronger integration between the building and landscape.
- The Panel notes accessibility challenges at the southeast corner due to grade change and a constrained drop odd area. Reducing stairs and increasing the setback may help address these issues.
- The Panel also encourages thinking beyond the building footprint to consider broader community programming opportunities across the site, including how indoor and outdoor spaces can work together to support a more cohesive civic environment.

Sustainability

- The Panel encourages the design team to adopt a more ambitious and integrated sustainability approach, particularly at the landscape level, noting that conventional approaches such as LEED certification alone may not go far enough in this context.
- The Panel recommends exploring strategies such as minimizing unnecessary hardscape, reducing the use of conventional lawn areas, and incorporating meadow planting, micro-forests, and other high-performing landscape typologies that contribute to carbon sequestration.
    - The integration of green infrastructure is strongly supported, with opportunities to treat stormwater as an amenity and educational feature rather than simply a technical requirement.
- The Panel encourages incorporating visible and interpretive sustainability elements within the building and landscape to support public education and engagement.
- The Panel also notes opportunities for rooftop strategies, including green roofs, solar panels and potentially accessible or programmed rooftop spaces that contribute to both sustainability and community use.

Built Form & Architecture

- The Panel expresses strong support for the clarity of the architectural concept, particularly the use of a strong horizontal datum. The elemental approach to architecture is appreciated and encouraged to be maintained as the design evolves.
- The Panel recommends further exploration of the building's public-facing facades to enhance animation and better express interior activity, particularly for the library and fitness areas.
    - Increasing glazing at key locations, including emphasizing the prominent corner condition at the intersection, is encouraged to strengthen visibility and connection to the public realm.
- The Panel notes that the horizontal datum may overemphasize the upper cladding and suggests adjustments to better highlight ground-level activity.

  - Introducing selective breaks in the datum could help create a more dynamic façade, especially when it makes sense from an interior functional point

- The Panel also notes that the current organization of the fitness component may limit the building's relationship to the park, with the bar-like form interrupting the north–south axis.
- The Panel encourages exploration of alternative layouts, such as reconfiguring or rotating supporting spaces (e.g., change rooms), to increase the extent of active, publicly visible frontage along the park.
- The Panel supports the use of mass timber and encourages its expression both internally and externally where feasible. The porch element is identified as a defining feature of the project; however, its scale and detailing should be carefully refined to ensure a comfortable human scale, potentially through column articulation, material variation, or integration of public art.
- The Panel emphasizes the importance of high-quality metal panel detailing, including jointing, banding, and modulation, as well as careful consideration of color variation to avoid a flat or overly dark appearance.
- The Panel also encourages exploration of vertical elements within the composition to complement the strong horizontal expression, particularly at entrances, to reinforce the building's landmark presence.
- The Panel recommends further study of façade systems, integration of service elements, and the use of lighting strategy to enhance the building's architectural expression.
  - Strengthening indoor-outdoor connections throughout the building and maintaining long-term flexibility in programming are also encouraged.