

350 Sparks Street
Issue for Site Plan Control
Design Brief
Issue B
June 26, 2015

Morguard **WZMH ARCHITECTS**

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DESIGN BRIEF

Morguard is proposing a redevelopment of its site at 350 Sparks St. and 137 Bay St, which currently houses two conjoined hotel towers on the west side of the site, an office tower on the east side of the site and a small residential apartment building on the southwest corner of the site. The current proposal includes the demolition of the two hotel towers and the residential apartment building which will be replaced with separate residential and hotel towers. The existing office tower will remain, with minor interior and exterior improvements proposed at grade level. The two proposed towers will share a common podium, entry plaza and parking access. The podium is comprised of grade level retail, hotel amenities and private residential amenities.

At 250 units, the residential tower occupies the northwest portion of the site and sits on a six (6)-storey podium base with an overall height of 77.55m (23 Floors plus mechanical) and a total Gross Floor Area (GFA) of 14,744 m². The proposed 303 suite hotel tower is located on the southwest corner, at Queen St and Bay St with an overall height of 84.55m (27 Floors including mechanical) including a three (3)-storey podium with a total GFA of 18,618m².

The proposed podium heights reflect the adjacent contextual characteristics and are intended to create an appropriate compatibility of scale and urban composition. The proposed towers' heights fall within the absolute height limit dictated by the City of Ottawa as outlined in Annex 8A of the City of Ottawa Official Plan. Visual interest is added to the skyline by lowering the height of the north residential tower, resulting in a subtle transition of scale in the south north direction. Views from the Museum of Civilization, Portage Bridge and Confederation Boulevard have not been compromised.

The solid architectural language with the elegantly proportioned window openings of the West Memorial Building and Library Archives Canada inspired the exterior façade articulation of the proposed towers. The towers include a solid lattice layer which wraps the exterior glass skin to create a visual continuity in a contemporary fashion. At grade, the interior planning and organization takes careful consideration of the pedestrian experience and promotes an active and lively street edge by maximising front of house functions and establishing clear sight lines to entry points.

The introduction of a Public Open Space at the corner of Sparks St. and Bay St. on the northwest corner of the site embraces the opportunity to improve relationship between the building and the pedestrian public realm, enhances the overall streetscape and visually relates to the Garden of the Provinces and Territories. A generous outdoor entry plaza centrally located within the development block and accessed from Queen St functions as the main access point and drop off area for all three project components (Hotel, Residential and Office). A secondary access for the residential building and office is provided on the Sparks St. frontage.

Access to an underground parking garage is located off Sparks St. The existing access point to the garage on Queen St. will be demolished and replaced with a pedestrian entry to the existing office tower lobby. Three (3) levels of below grade parking include 348 parking spaces broken down as follows: 142 cars serving the existing office building, 93 spaces for hotel parking and 113 spaces for residential parking (including 15 visitor spaces and the potential for 3 car share spaces).

A total of 1,500m² of amenity space is provided throughout the residential tower and podium in the form of both private and communal amenity space. The application proposes a total of 750m² of communal amenity space, in the form of a rooftop terrace and interior space on the 4th floor and 750m² of private amenity space in the form of balconies.

The 350 Sparks St redevelopment provides a welcomed public realm improvement that puts in consideration the significance of the adjacent context and its urban characteristics, establishes an appropriate relation to the built environment at street level and adds a subtle playfulness to Ottawa's skyline. Overall, the proposed development will extend qualities of Sparks St liveliness and will promote an enhanced mixed use environment that is appropriate to the location and its established community.

An aerial photograph of a city, showing a complex highway interchange on the left side. The city is densely packed with buildings, mostly multi-story structures, and interspersed with green spaces and trees. The overall scene is captured from a high angle, providing a clear view of the urban layout and infrastructure.

CONTEXTUAL ANALYSIS

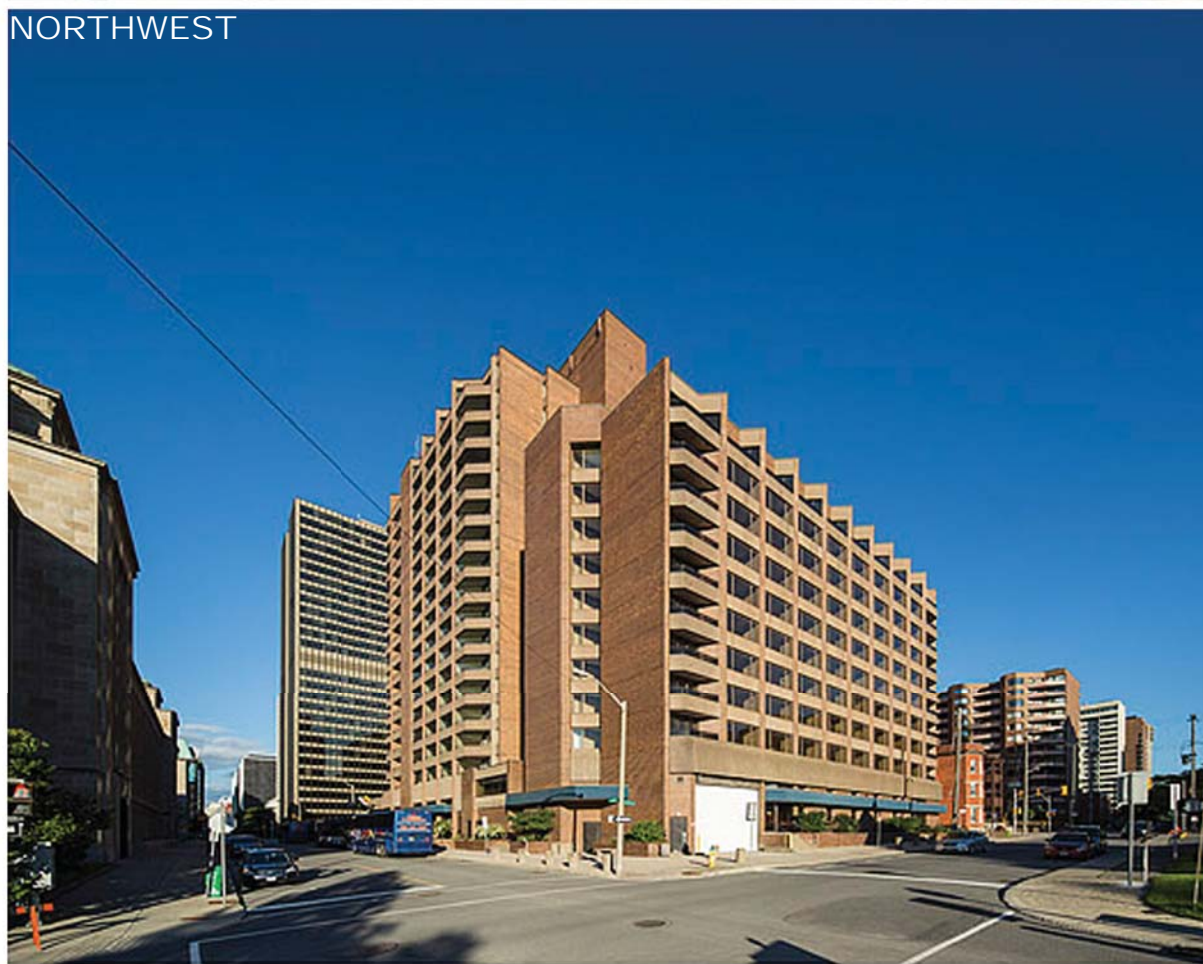




SOUTHEAST
NORTHWEST



SOUTHWEST
NORTHEAST





EAST
SOUTHWEST



SOUTHWEST
SOUTHWEST AERIAL

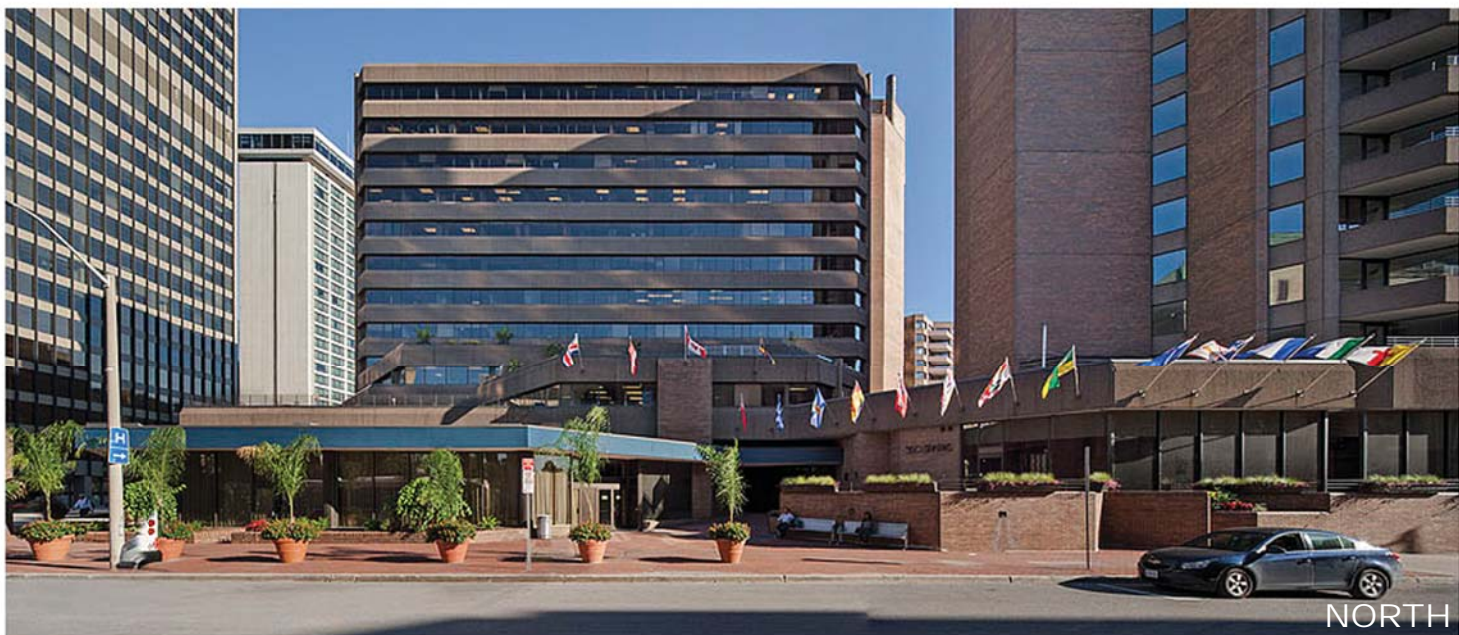


SOUTHWEST AERIAL



SOUTHWEST AERIAL





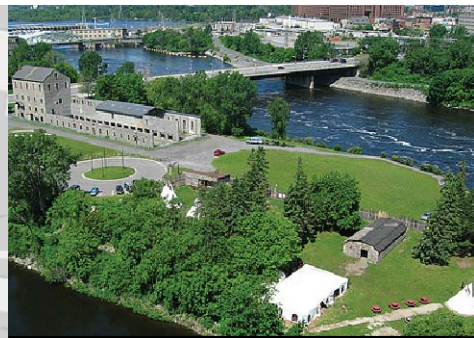


NORTH





CANADIAN WAR MUSEUM



VICTORIA ISLAND



SUPREME COURT OF CANADA



SPARKS STREET MARKET



PARLIAMENT HILL



NATIONAL WAR MEMORIAL



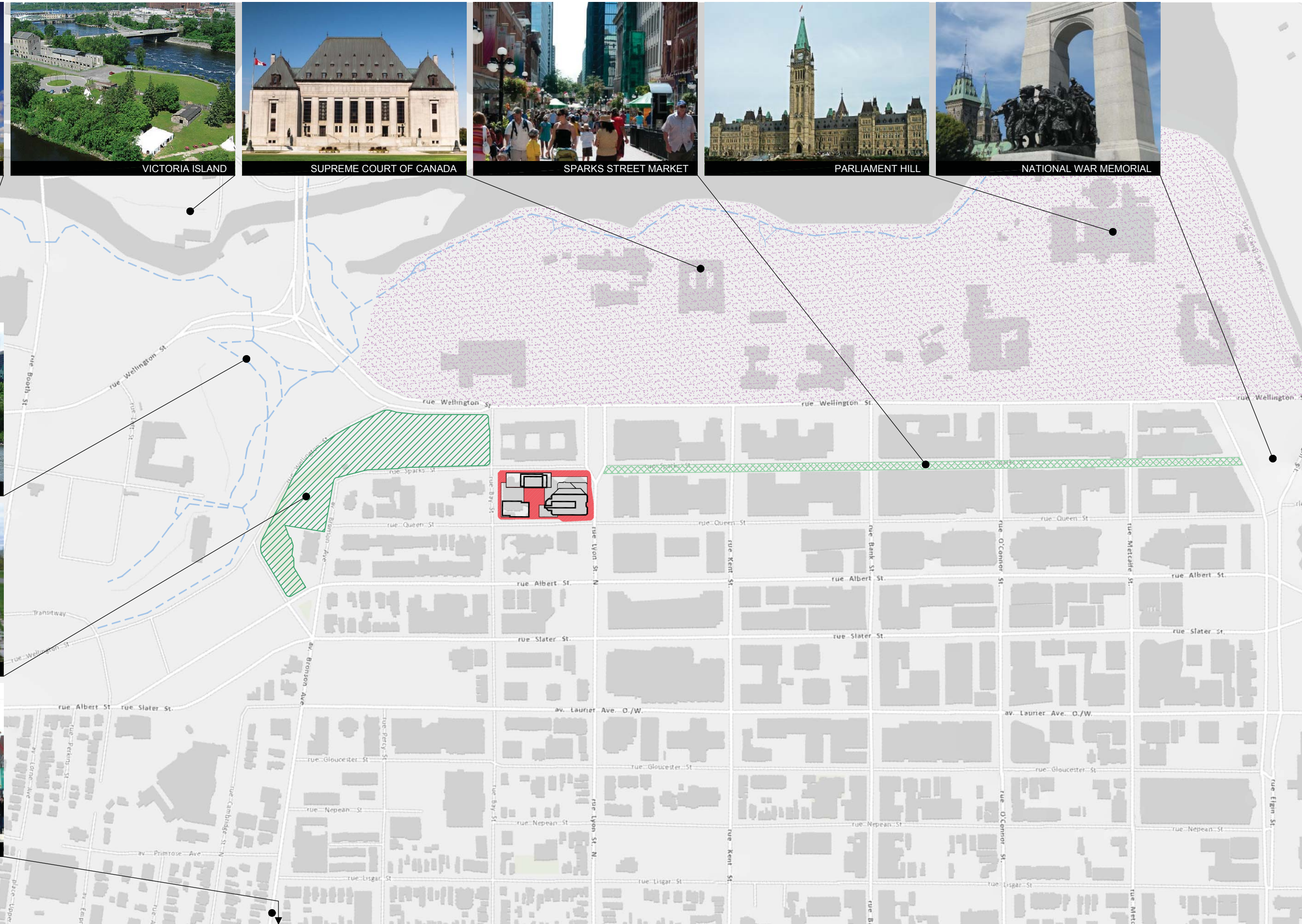
TRANS CANADA TRAIL

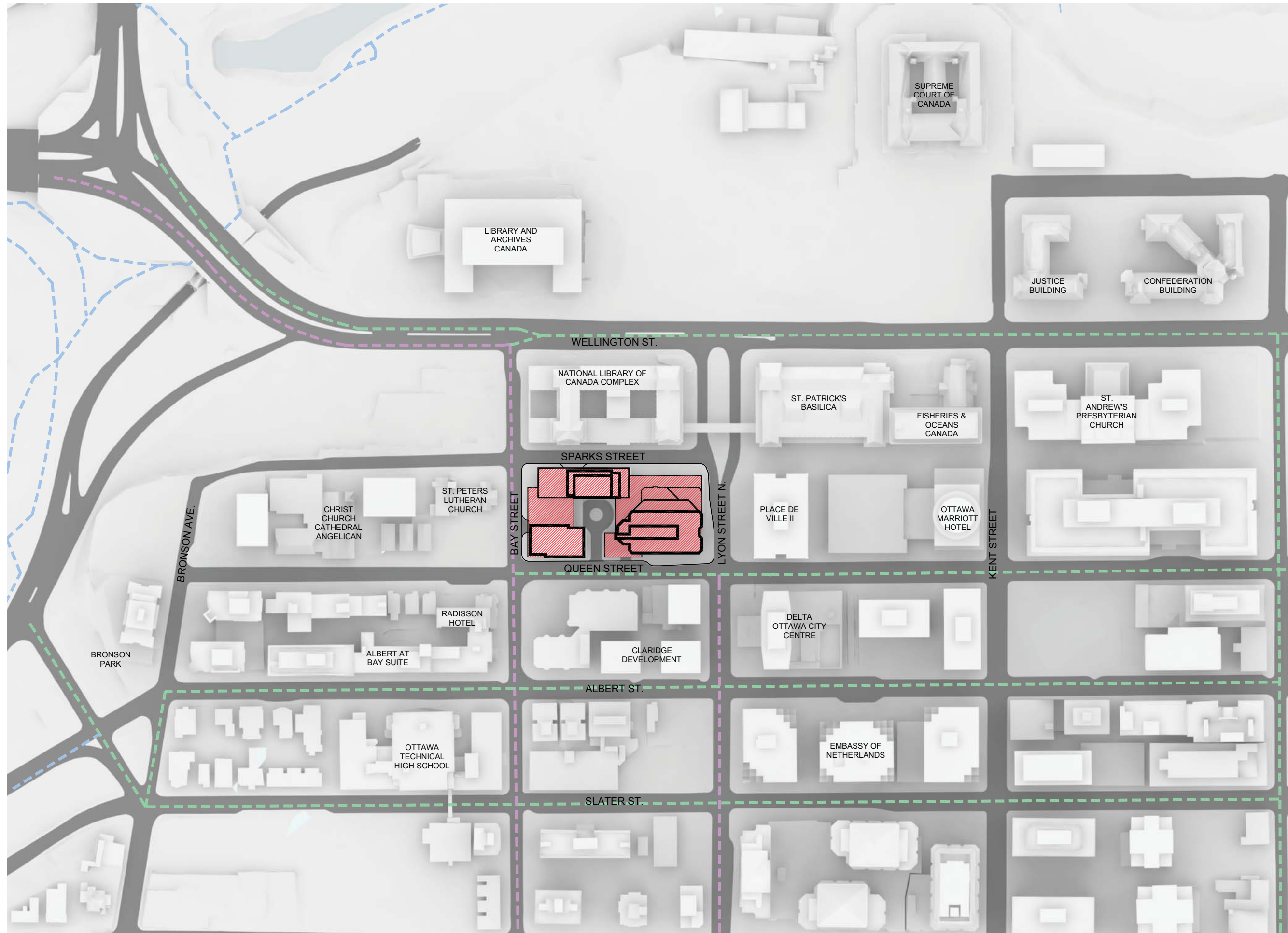


GARDEN OF THE PROVINCES & TERRITORIES



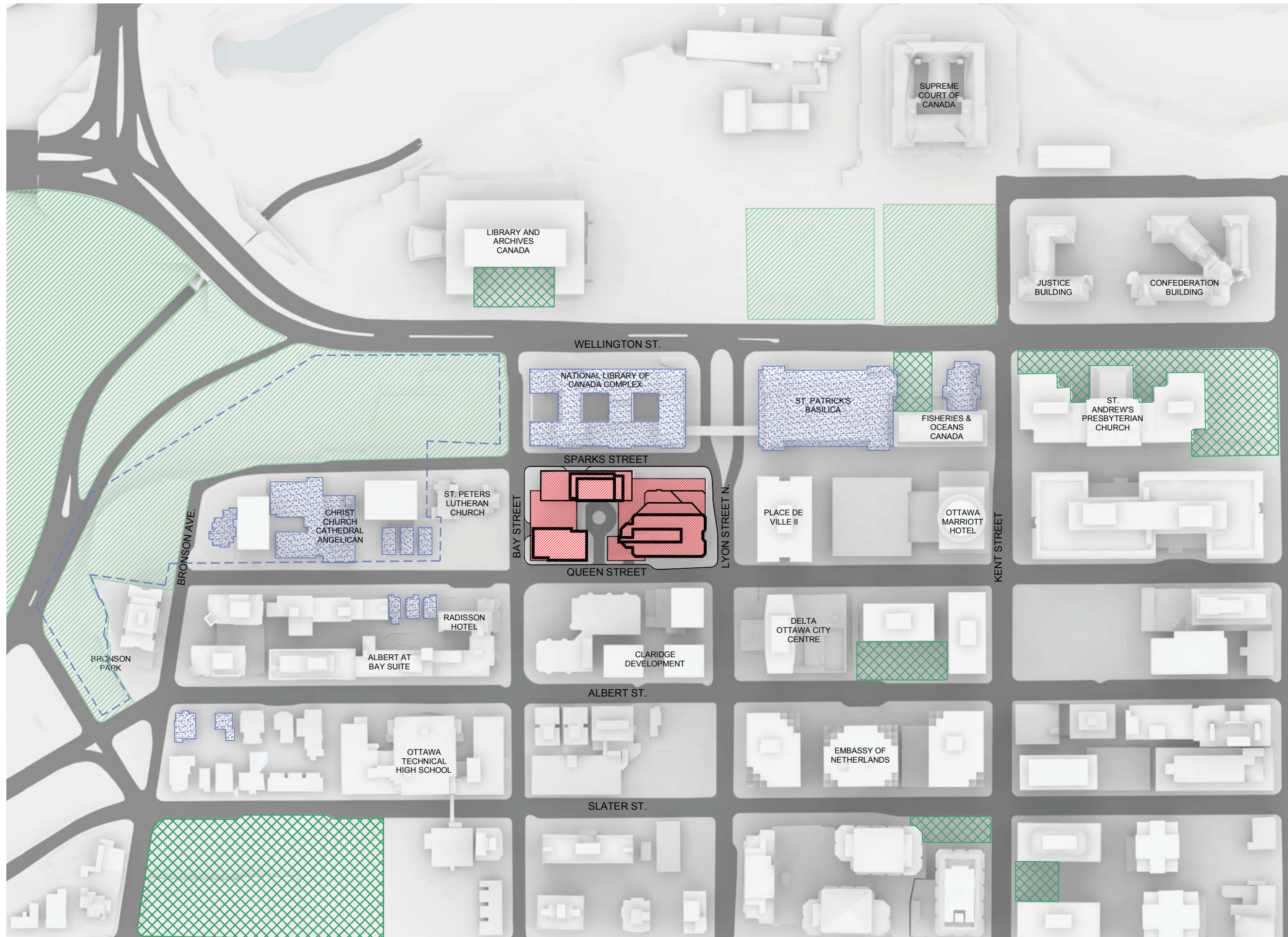
OTTAWA'S CHINATOWN









LEGEND

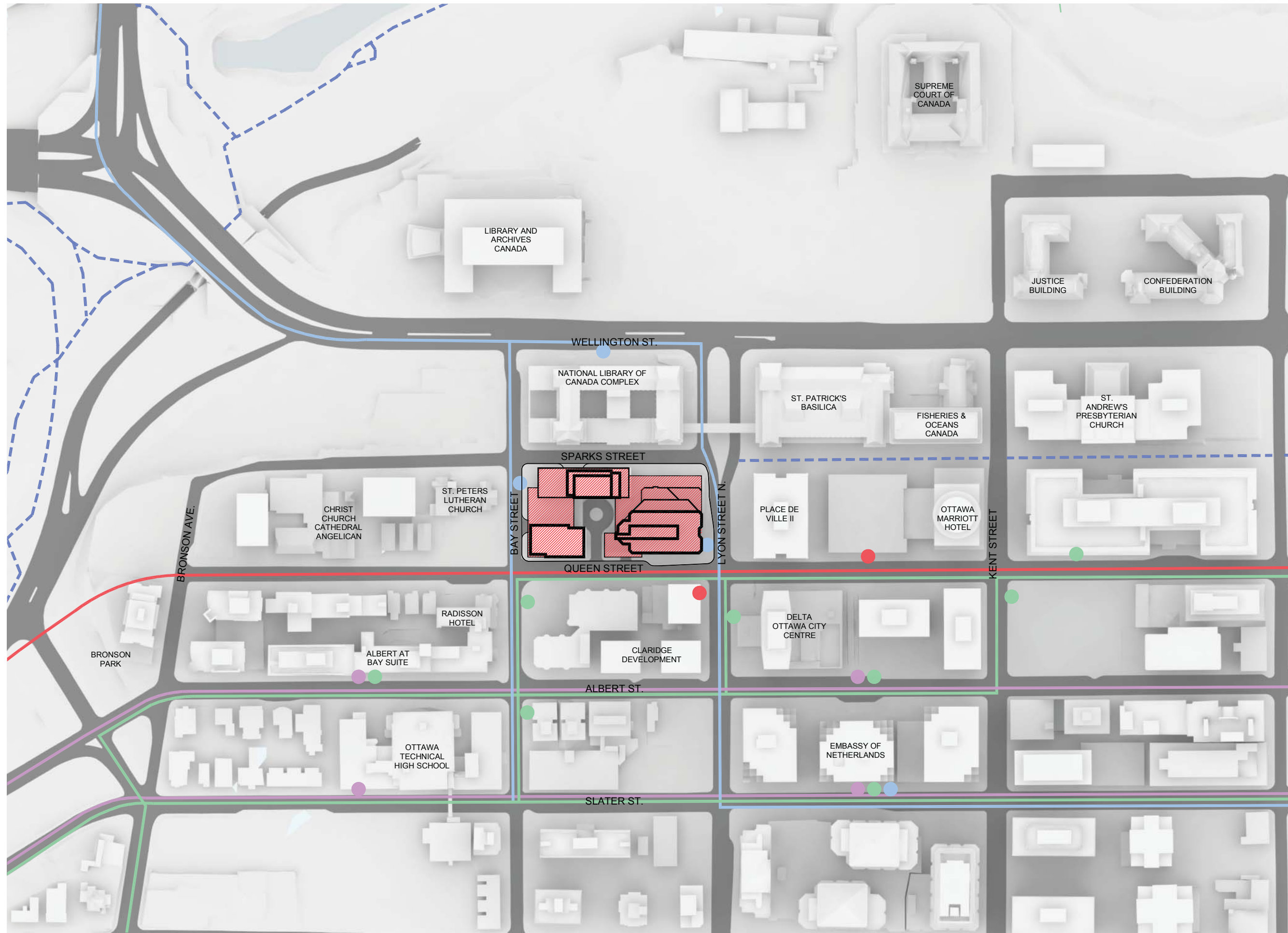
- BIKE LANES
- SUGGESTED ROUTES
- BIKE PATHS



LEGEND

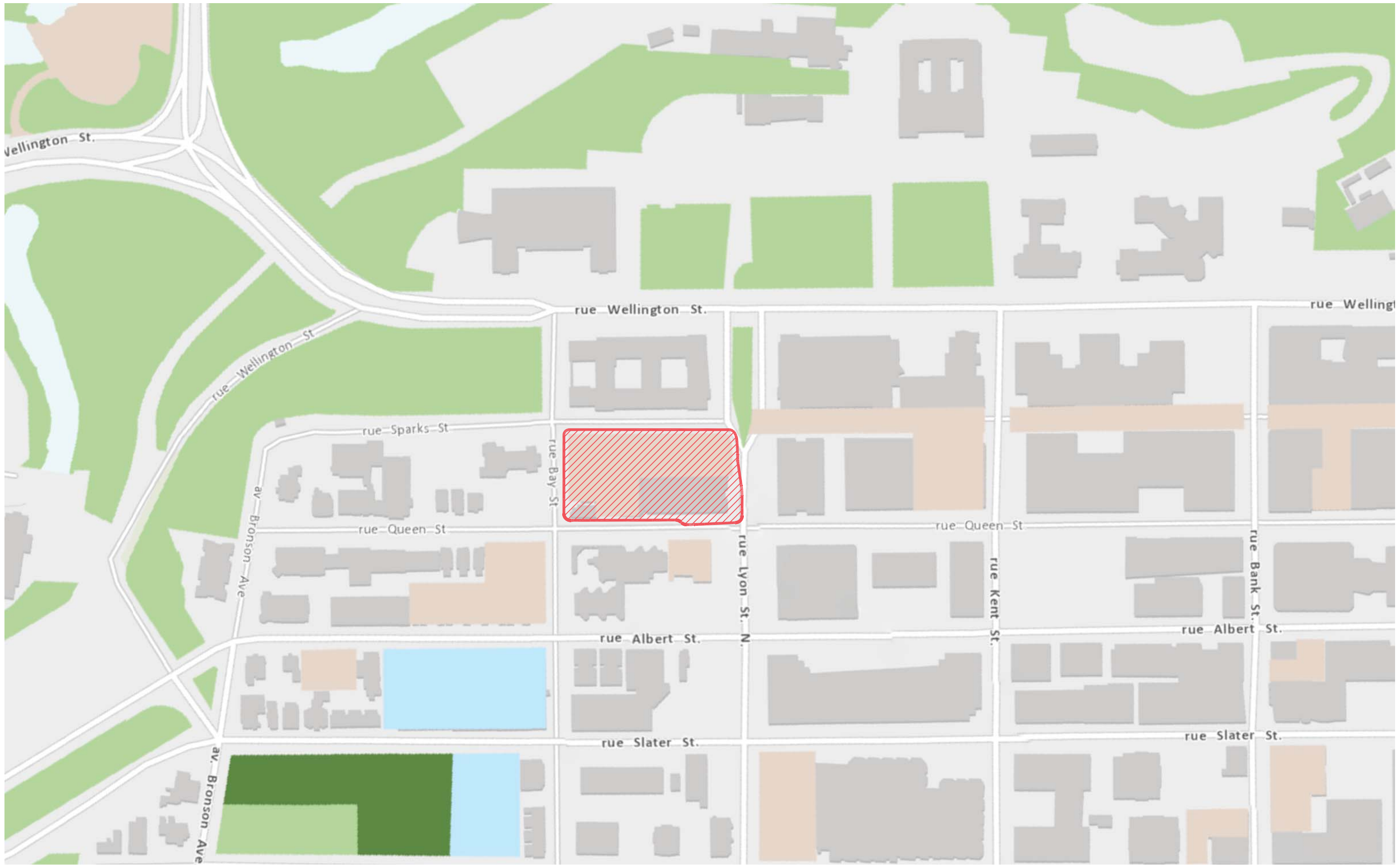
-  PUBLIC OPEN SPACE
-  SEMI-PUBLIC OPEN SPACE
-  HERITAGE BUILDINGS
-  HERITAGE CONSERVATION DISTRICT





LEGEND

- PEDESTRIAN
- BUS TRANSIT STOP
- LOCAL BUS ROUTES
- FUTURE LRT ACCESS
- FUTURE LRT
- TRANSIT WAY STOP
- TRANSIT WAY
- PEAK/EXPRES BUS STOP
- PEAK/EXPRES BUS ROUTE



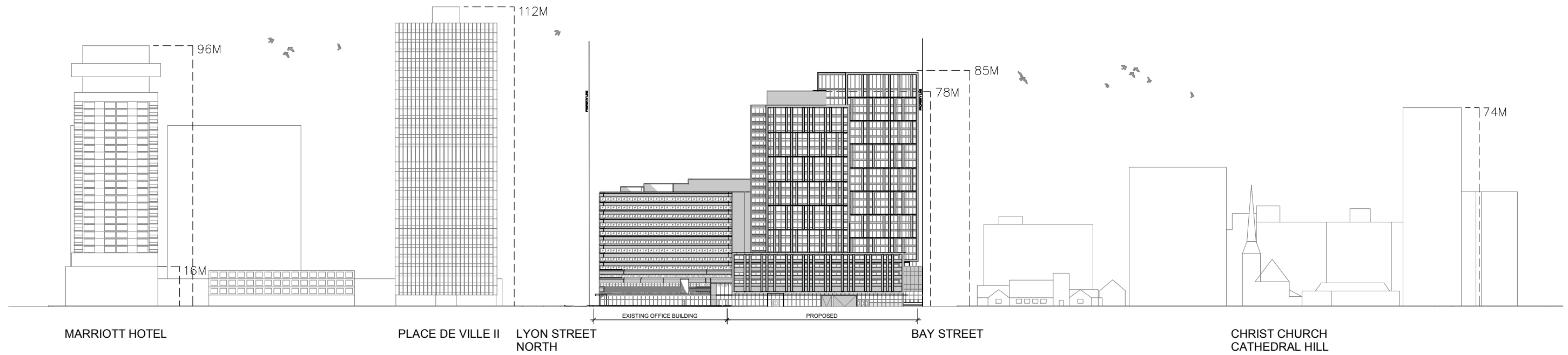




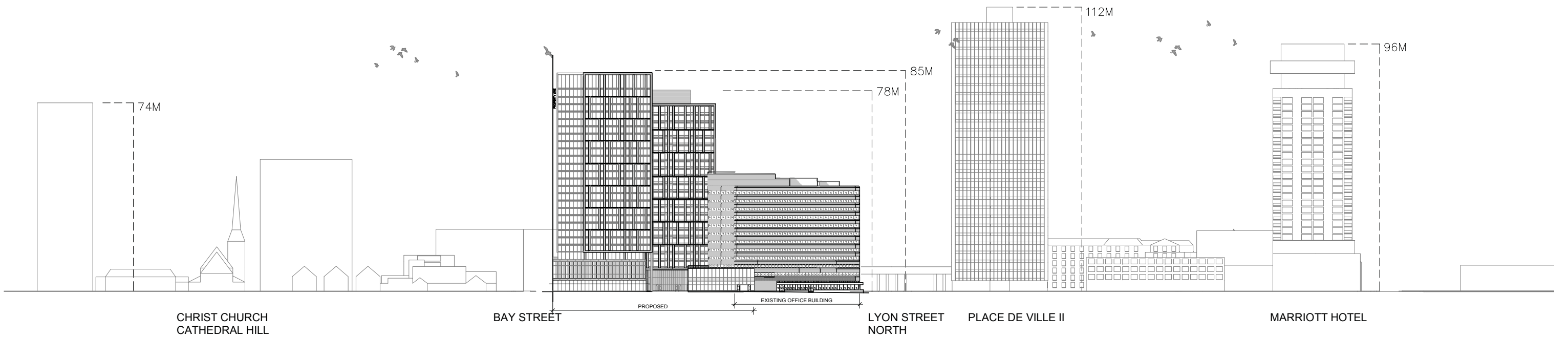
DESIGN PROPOSAL



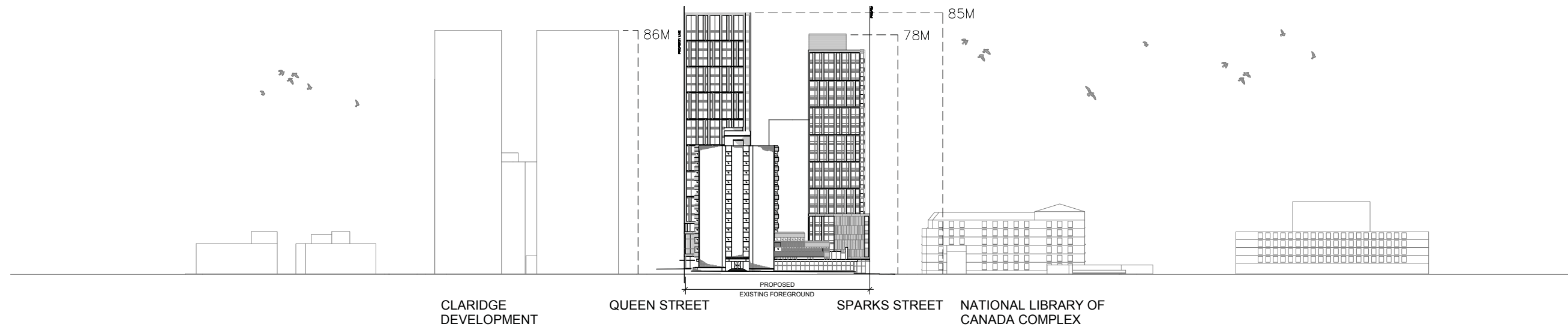
MASSING AND SCALE



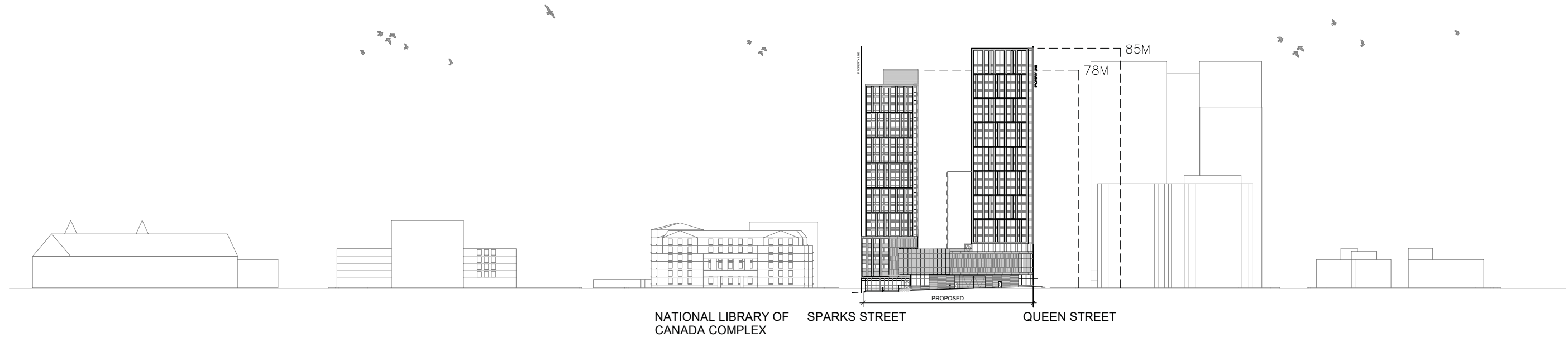
SPARKS STREET ELEVATION



QUEEN STREET ELEVATION



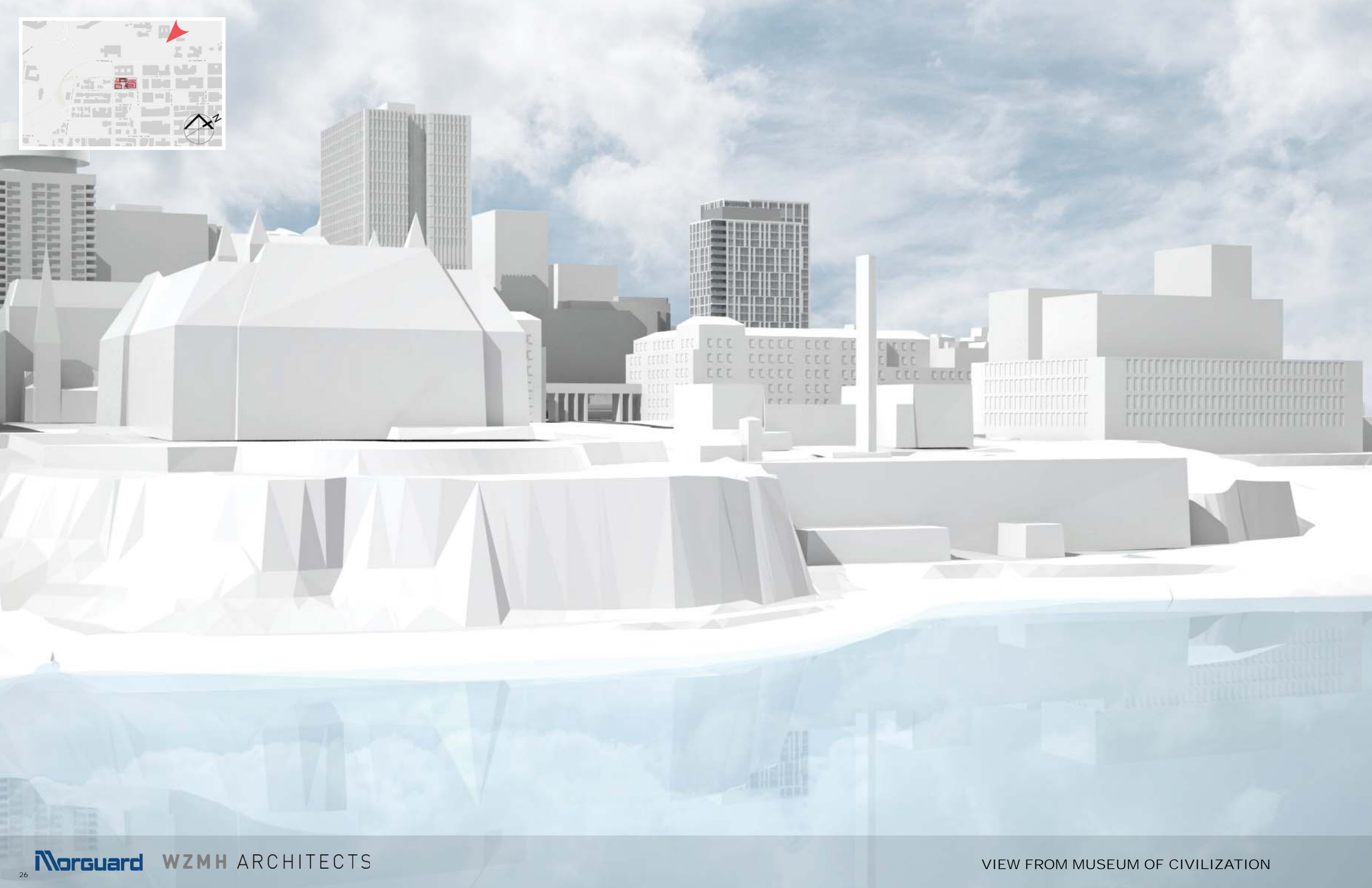
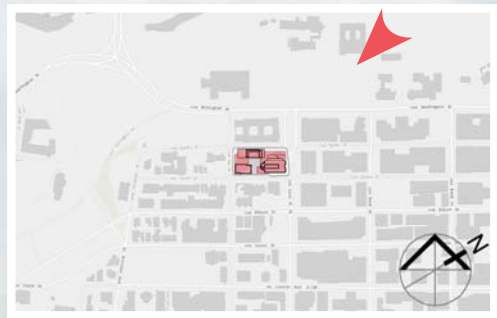
LYON STREET ELEVATION

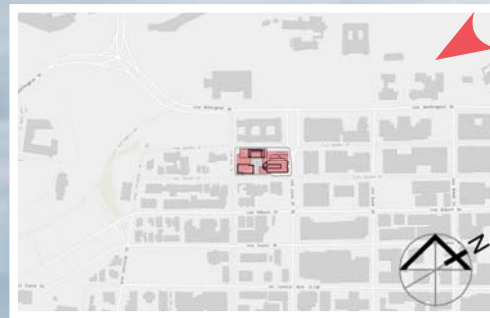


BAY STREET ELEVATION

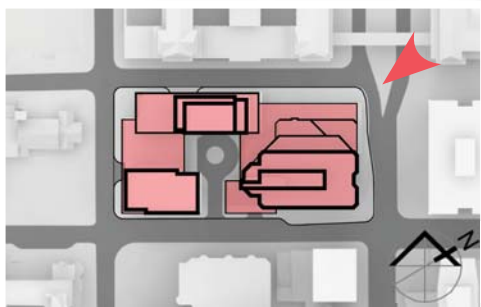


350 SPARKS STREET DEVELOPMENT



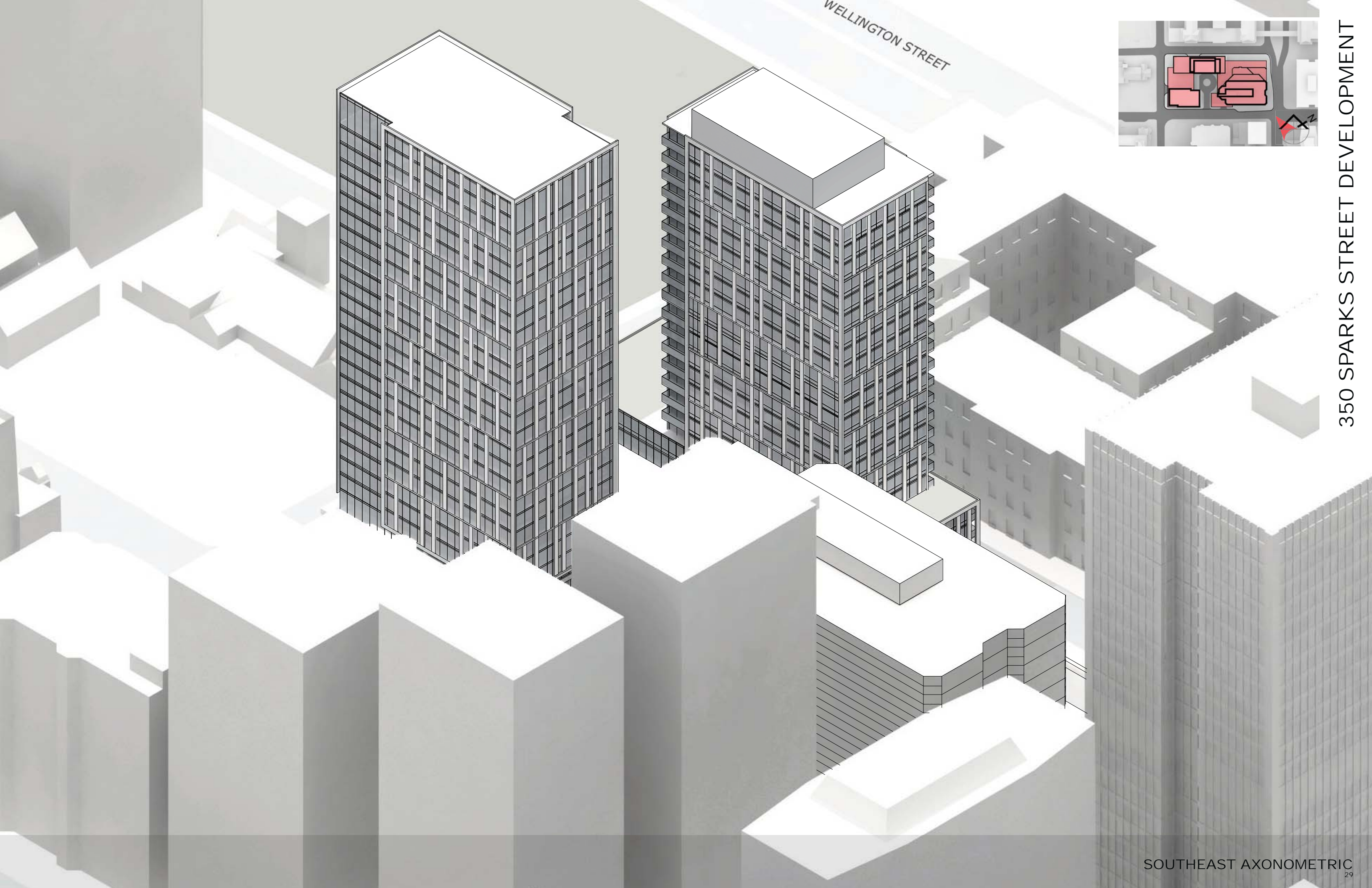


350 SPARKS STREET DEVELOPMENT

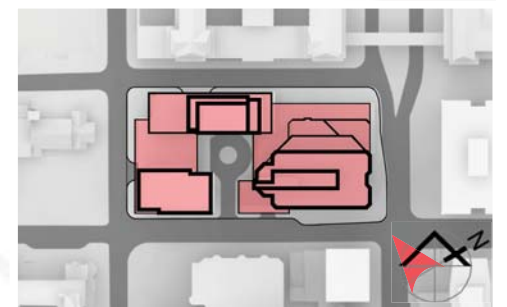


QUEEN STREET

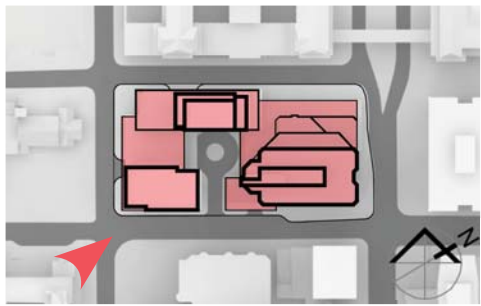
SPARKS STREET



WELLINGTON STREET



350 SPARKS STREET DEVELOPMENT





LYON STREET

QUEEN ST.

BAY STREET

350 SPARKS STREET DEVELOPMENT





350 SPARKS STREET DEVELOPMENT

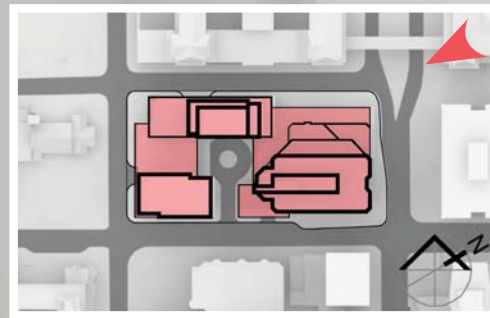












350 SPARKS STREET DEVELOPMENT

DESIGN PROPOSAL





PUBLIC REALM

SECTION B

ZONE MD H(64)

ZONE MD

SPARKS STREET

MAX. HEIGHT 158.07M ASL

MAX. HEIGHT 153.93M ASL

6-LEVEL PODIUM AMENITY & RESIDENTIAL

RESIDENTIAL TOWER
(23 STOREY TOWER & MECHANICAL PENTHOUSE)
TOTAL HEIGHT 151.31 ASL

6 STOREY PODIUM

EXISTING OFFICE PODIUM

3-LEVEL PODIUM AMENITY:

- SWIMMING POOL & SPA
- CONFERENCE FACILITIES
- RETAIL
- RESTAURANT

DROP-OFF PLAZA

EXISTING OFFICE TOWER
(12 STOREYS)

HILTON GARDEN INN & HOMEWOOD SUITES TOWER
(27 STOREY TOWER INCLUDING MECHANICAL)
TOTAL HEIGHT 158.31 ASL

MAX. HEIGHT 159.80M ASL

MAX. HEIGHT 155.70M ASL

QUEEN STREET

BAY STREET

LYON STREET NORTH

POPS

SHIPPING/RECEIVING & GARBAGE

NEW CURB

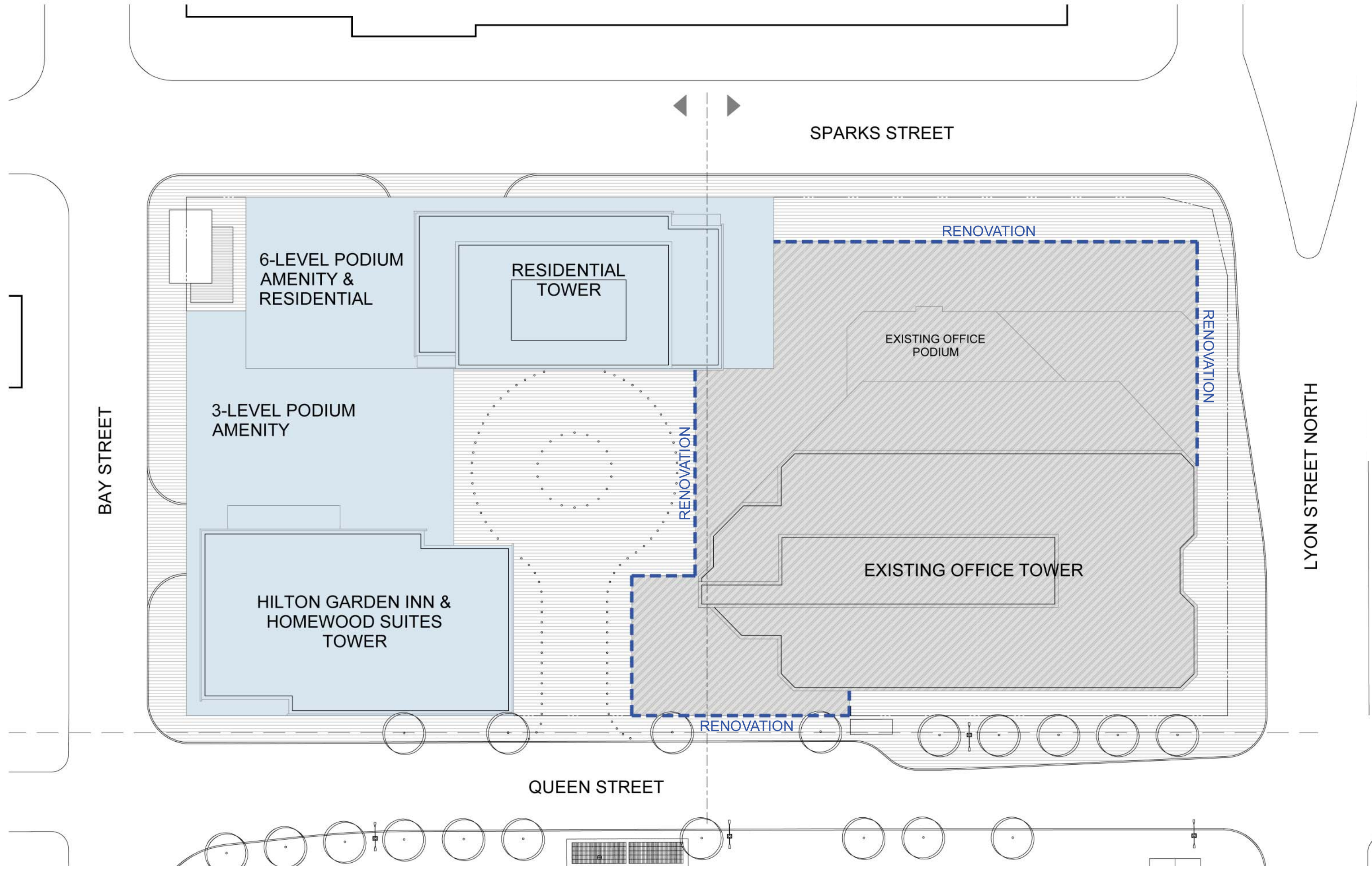
EL 0.000

OFFICE ENTRY

EXISTING HVAC VENT (APPROX. LOCATION)

OUTLINE OF LR BELOW (TBD)





LYON STREET NORTH

SPARKS STREET

BAY STREET

QUEEN STREET

6-LEVEL PODIUM
AMENITY &
RESIDENTIAL

RESIDENTIAL
TOWER

3-LEVEL PODIUM
AMENITY

HILTON GARDEN INN &
HOMEWOOD SUITES
TOWER

RENOVATION

EXISTING OFFICE
PODIUM

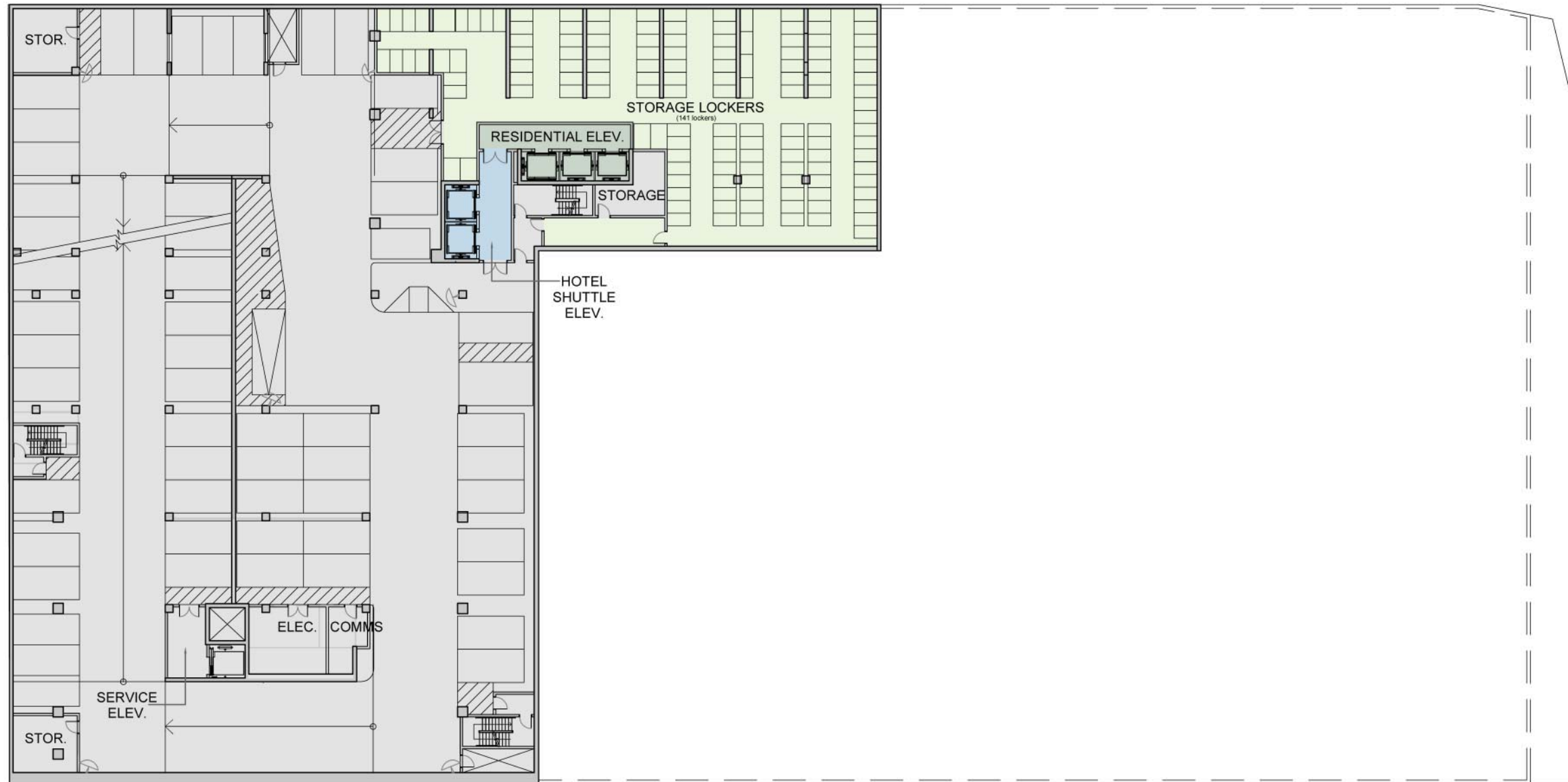
RENOVATION

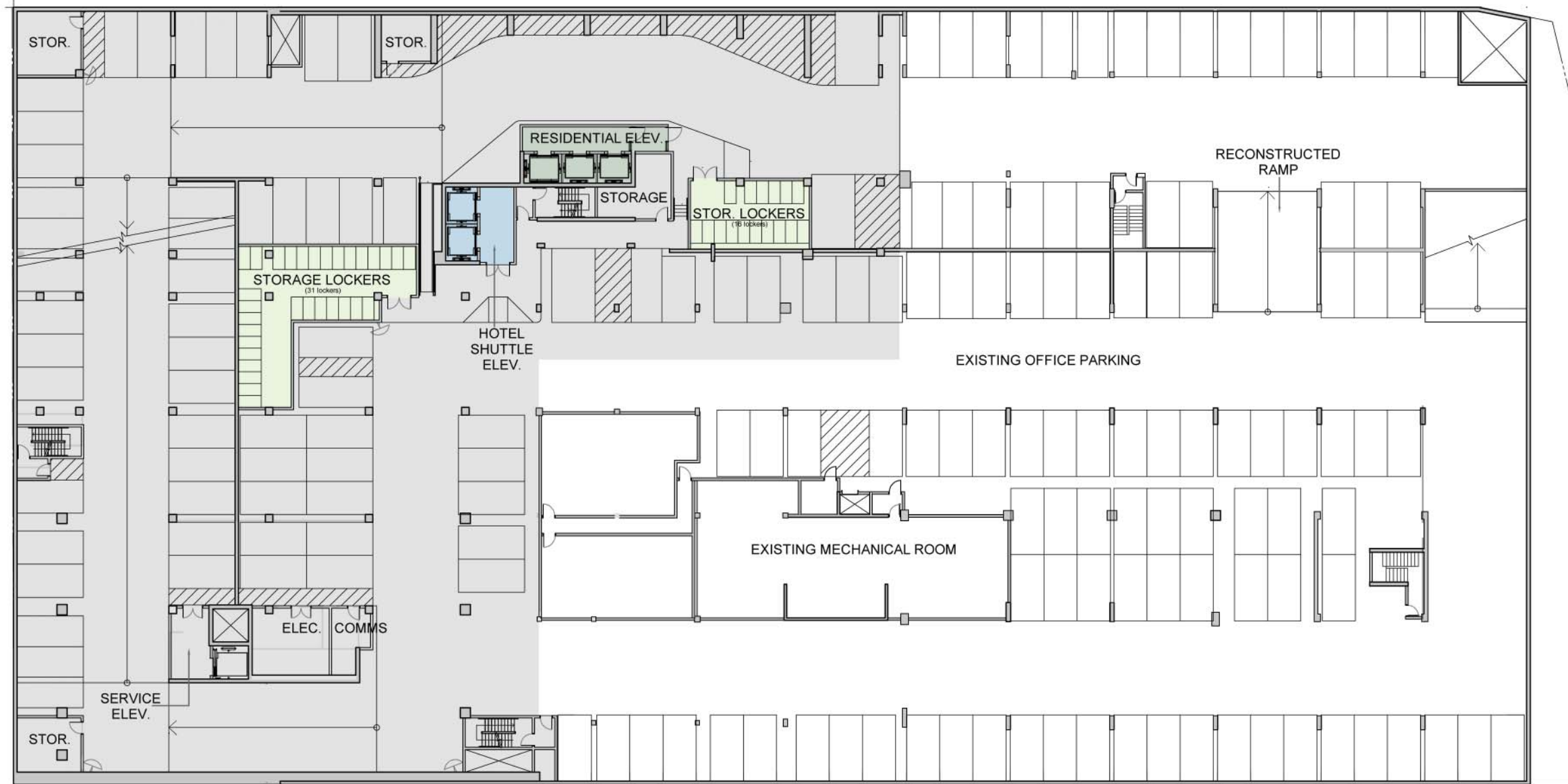
EXISTING OFFICE TOWER

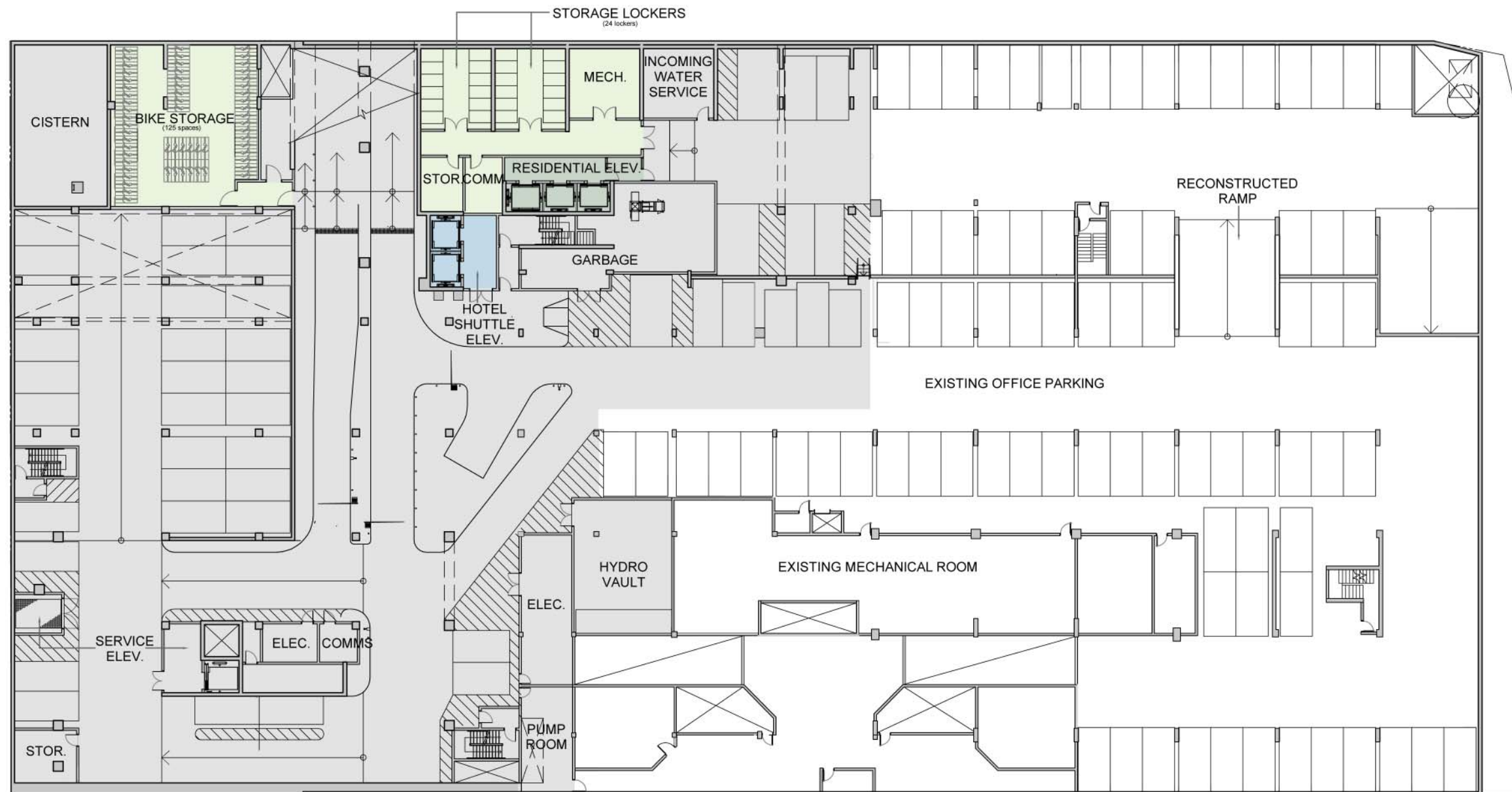
RENOVATION

RENOVATION

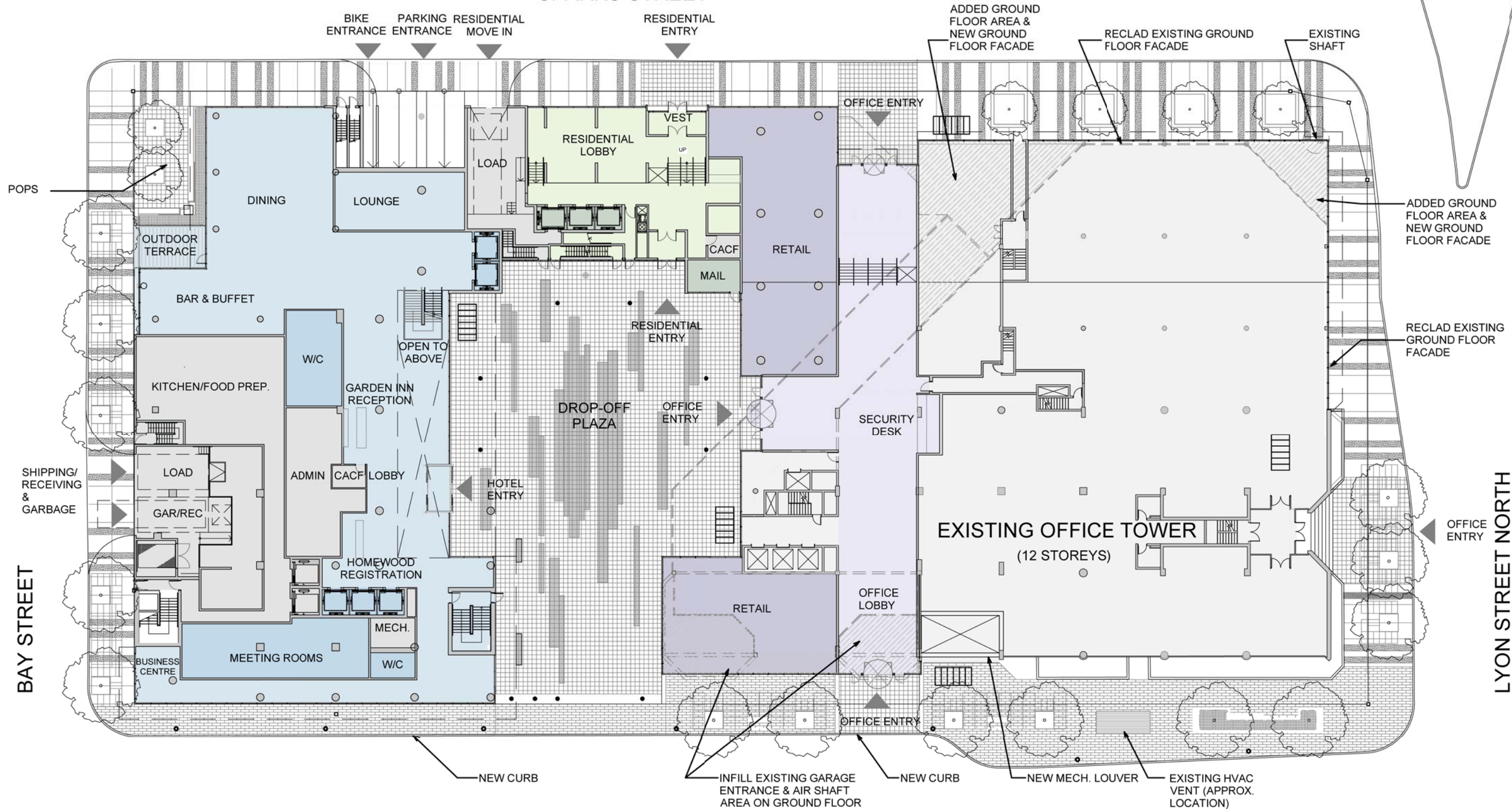








SPARKS STREET



QUEEN STREET



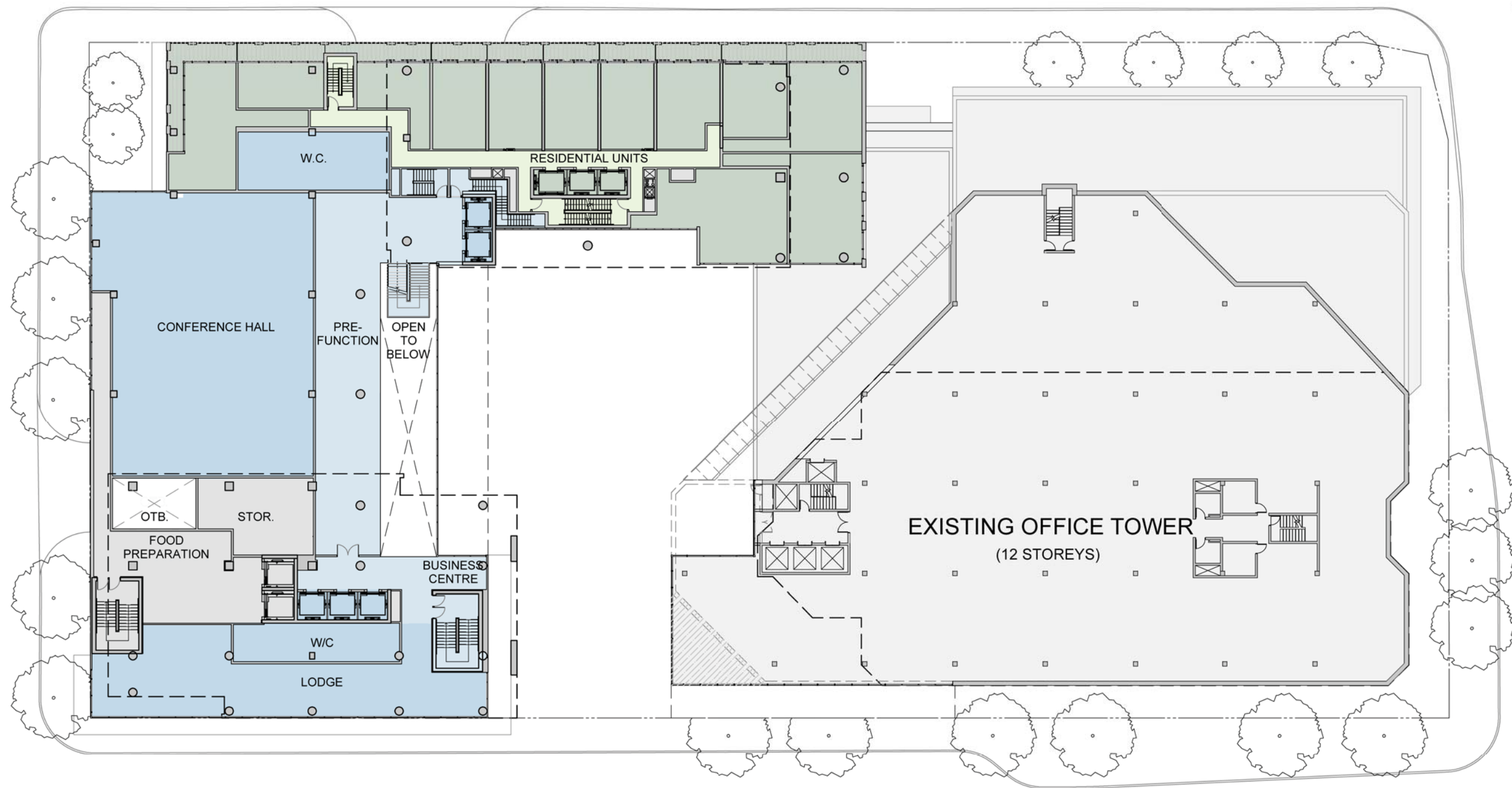
WEST MEMORIAL BUILDING

SPARKS STREET

BAY STREET

LYON STREET NORTH

QUEEN STREET



WEST MEMORIAL BUILDING

SPARKS STREET

RESIDENTIAL UNITS

STOR.

STOR.

MECH.

OPEN TO BELOW

LAUNDRY

EMPLOYEE
BREAK ROOM

ENGINEERING

GUEST
LAUNDRY

EXISTING OFFICE TOWER

(12 STOREYS)

OPEN TO BELOW

BAY STREET

LYON STREET NORTH

QUEEN STREET

350 SPARKS STREET DEVELOPMENT

SCALE 1 : 400



3RD FLOOR PLAN

WEST MEMORIAL BUILDING

SPARKS STREET

RESIDENTIAL UNITS

RESIDENTIAL AMENITIES

OUTDOOR TERRACE

EXISTING OFFICE TOWER
(12 STOREYS)

POOL

B.O.H.

JUICE BAR

LOUNGE

ADMIN

FITNESS

WC

MECH.

WC

BAY STREET

LYON STREET NORTH

QUEEN STREET



WEST MEMORIAL BUILDING

SPARKS STREET

RESIDENTIAL UNITS

3 STOREY PODIUM ROOF

HILTON GARDEN INN SUITES

EXISTING OFFICE TOWER
(12 STOREYS)

BAY STREET

LYON STREET NORTH

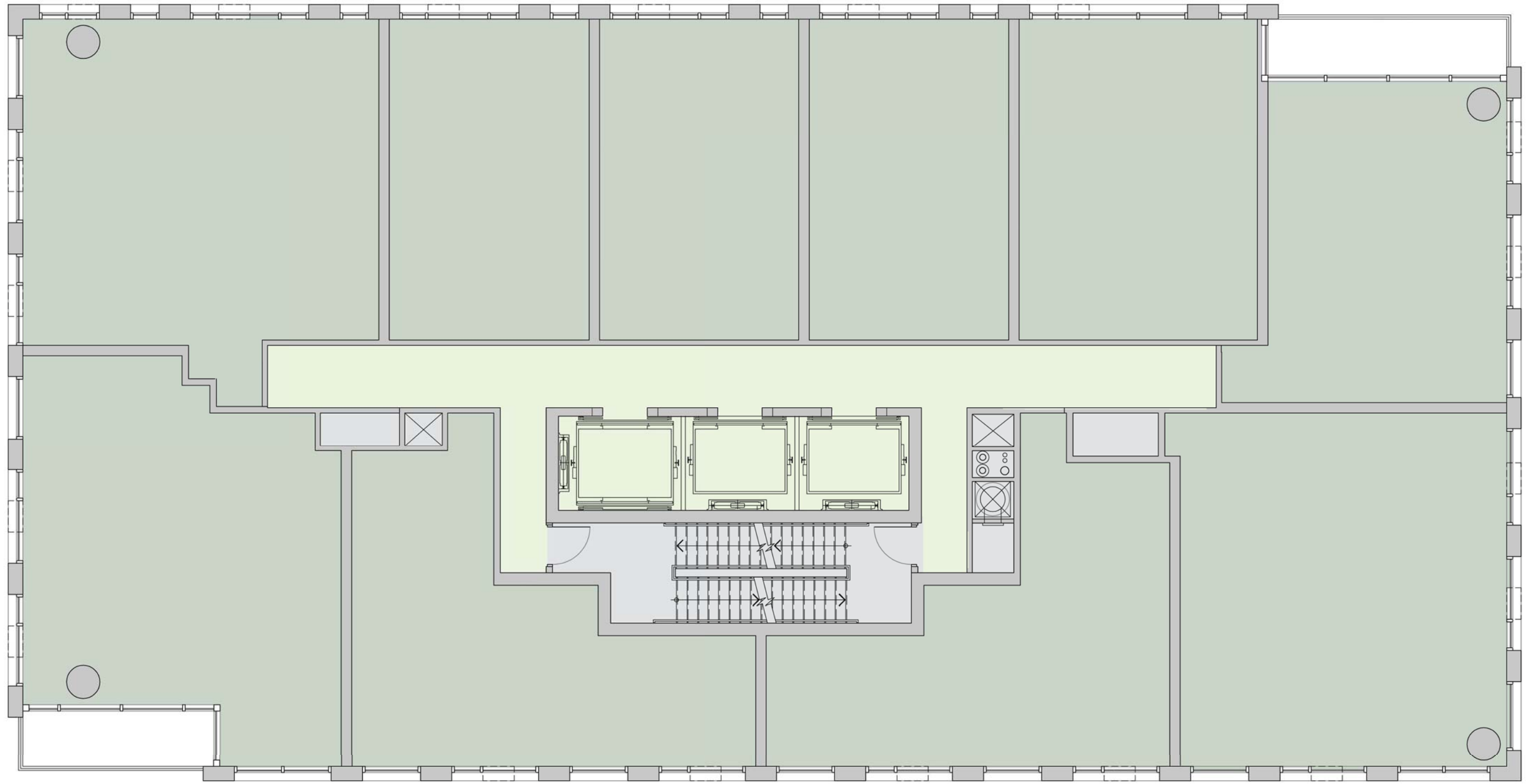
QUEEN STREET

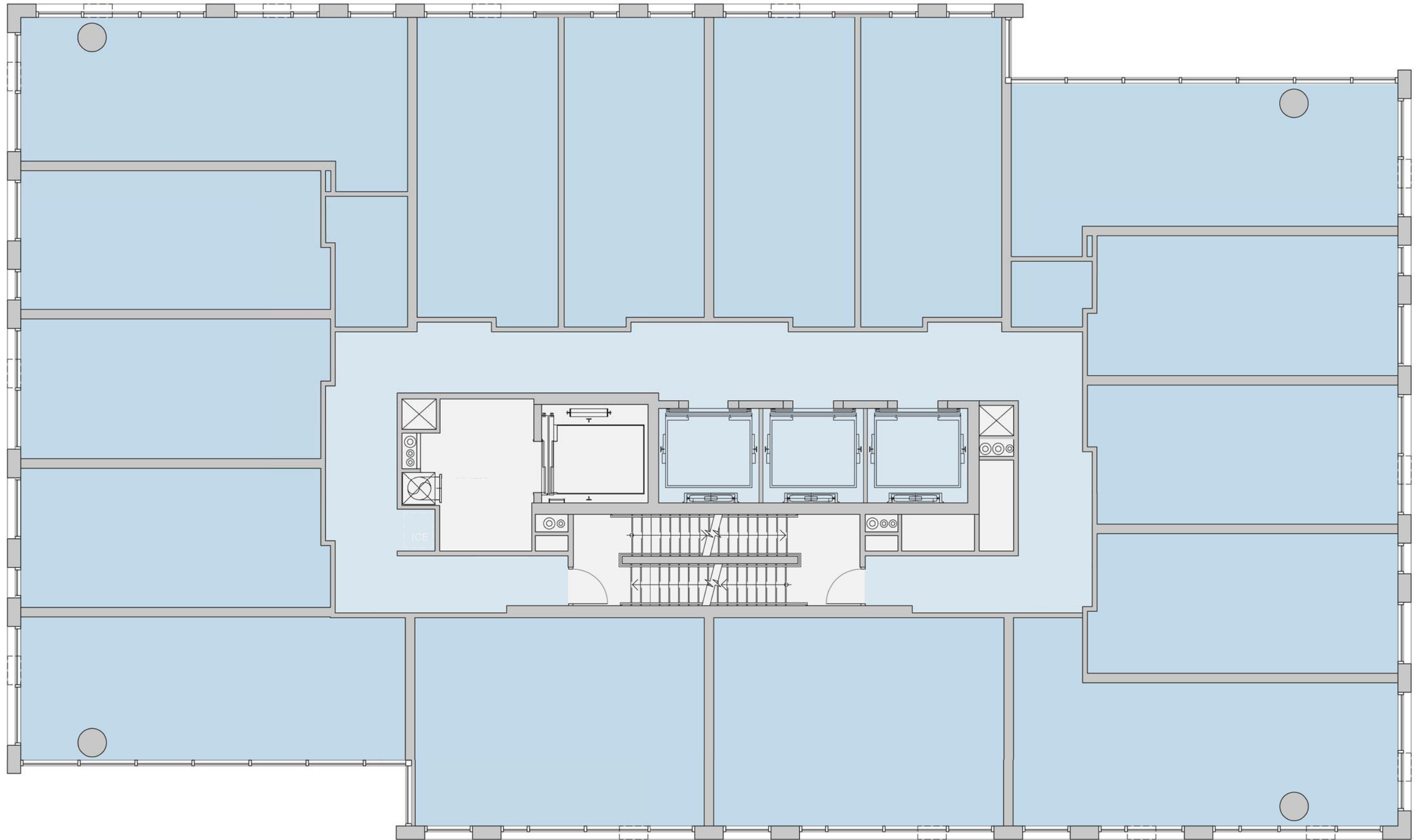
350 SPARKS STREET DEVELOPMENT

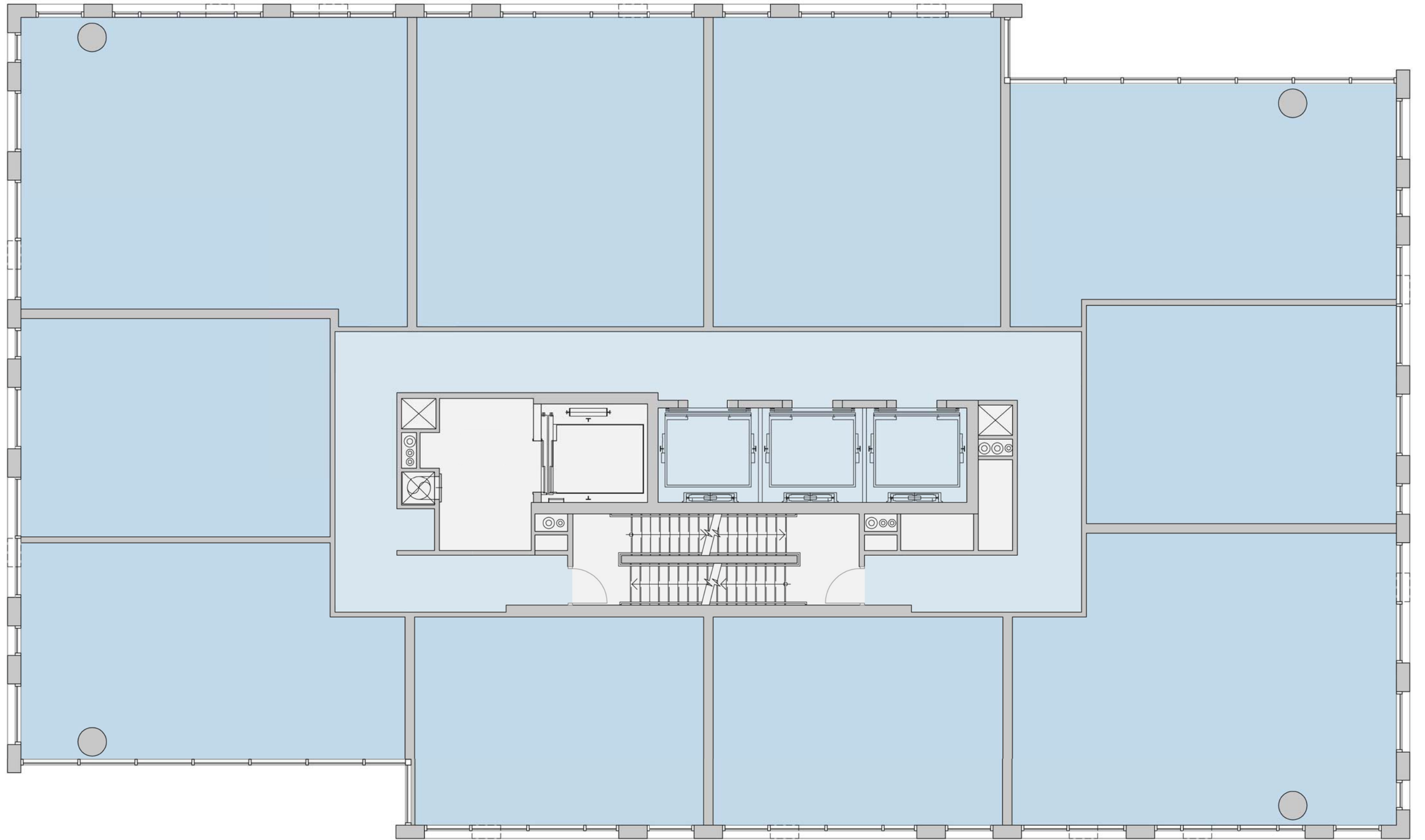
SCALE 1 : 400

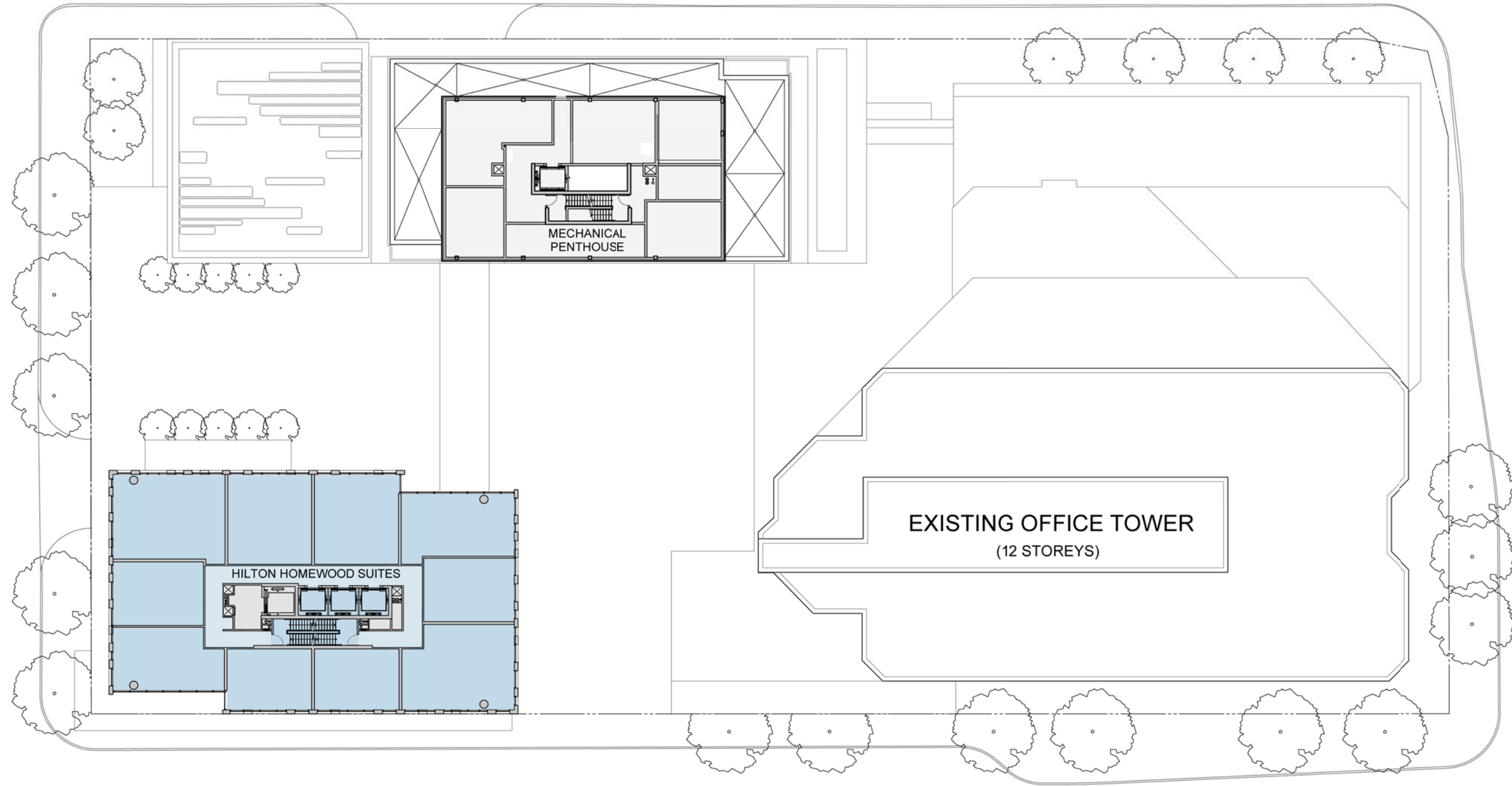


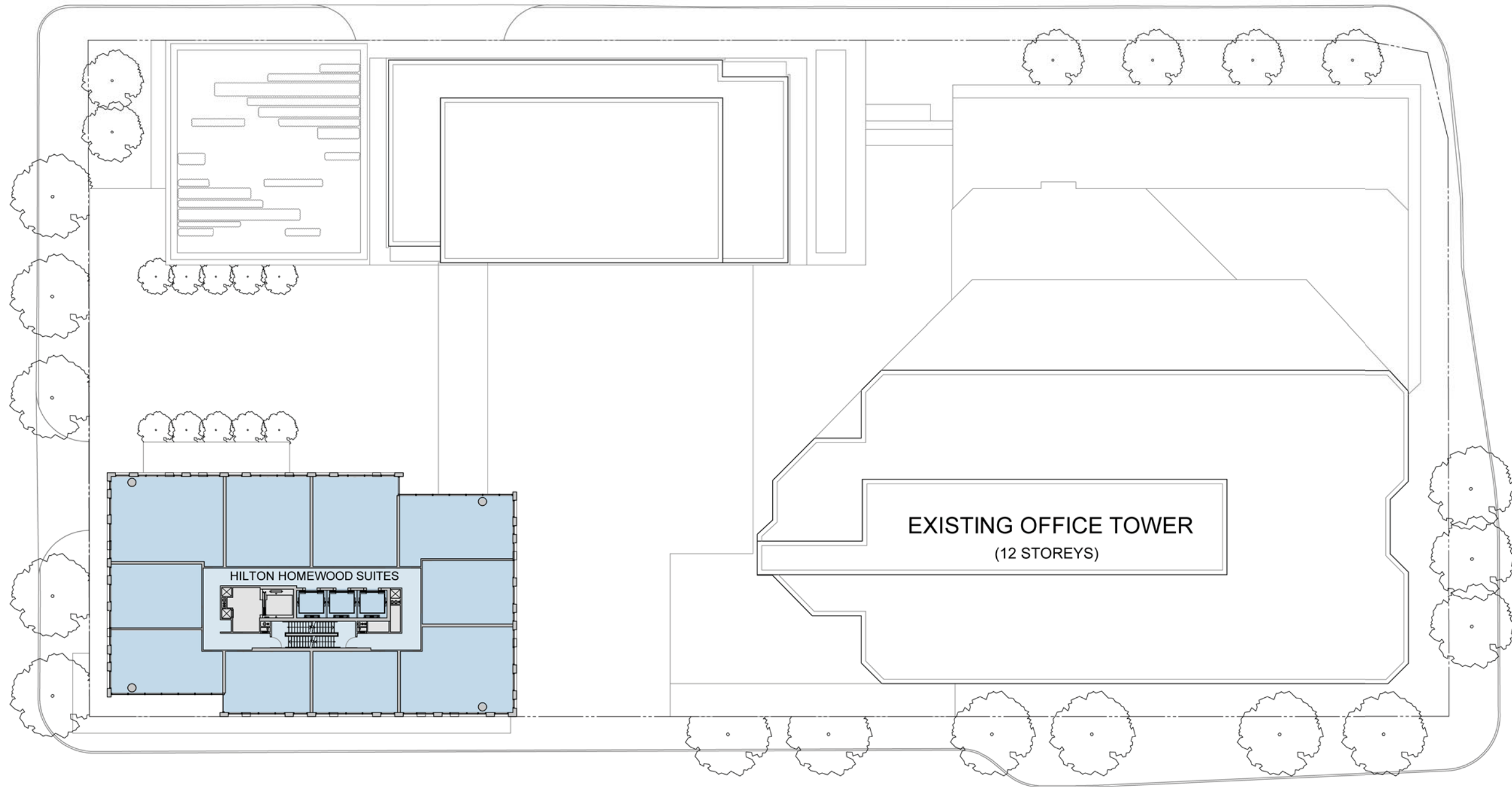
5TH FLOOR PLAN







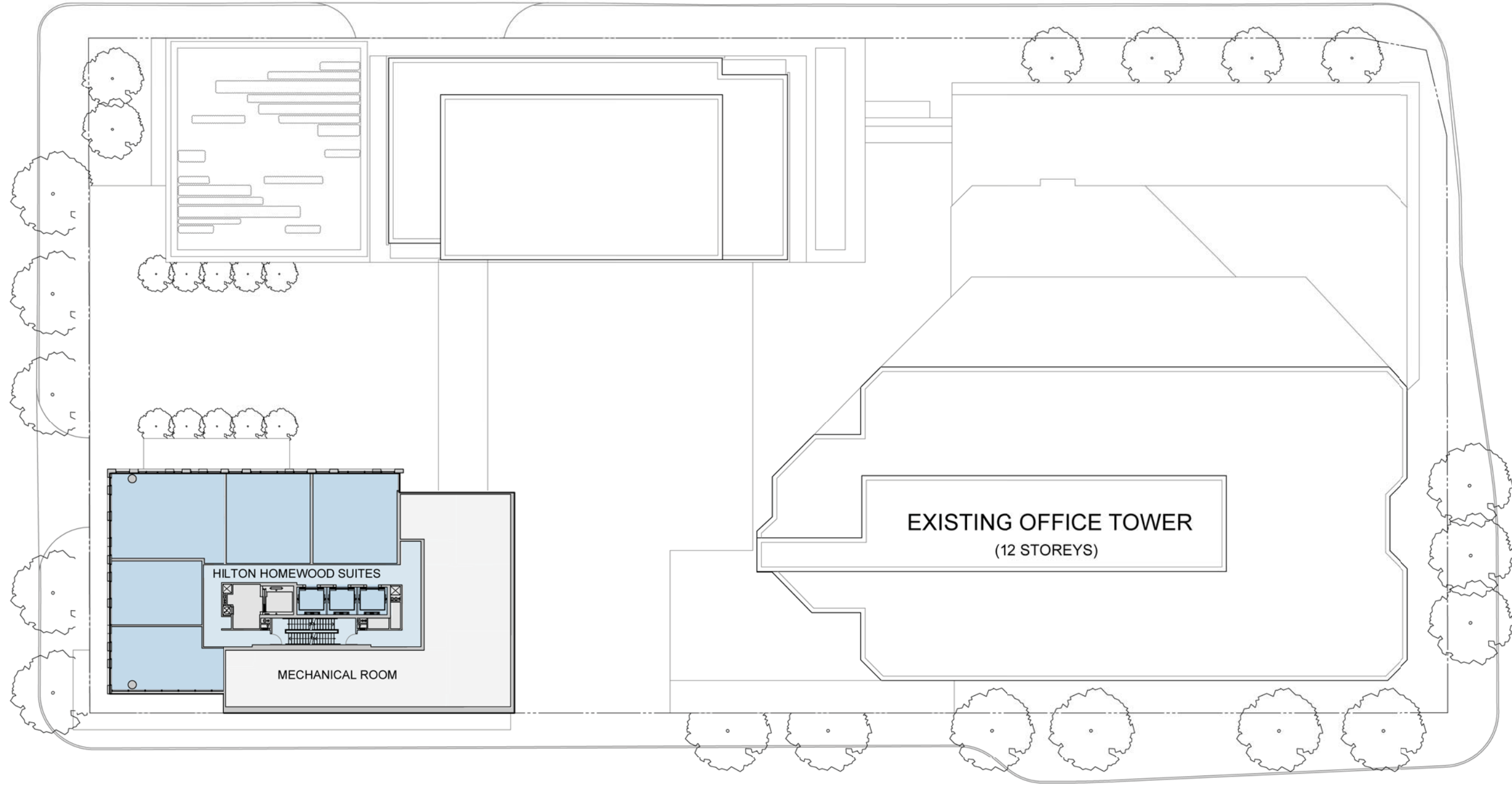


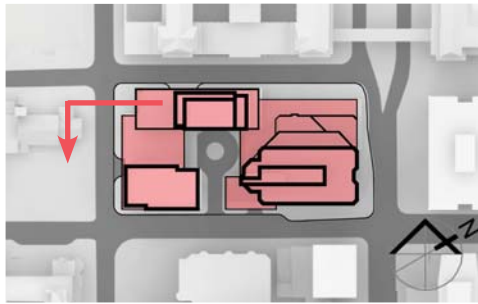
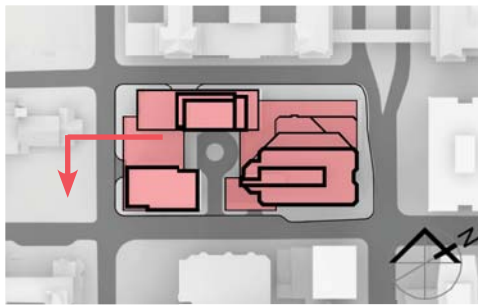


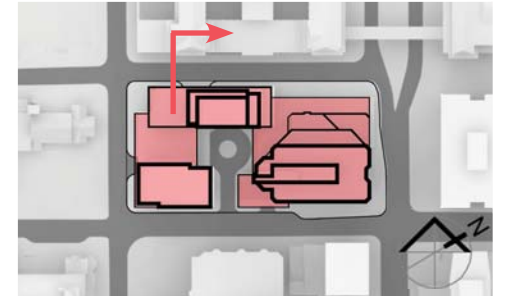
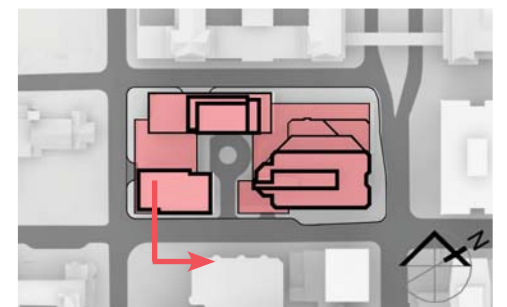
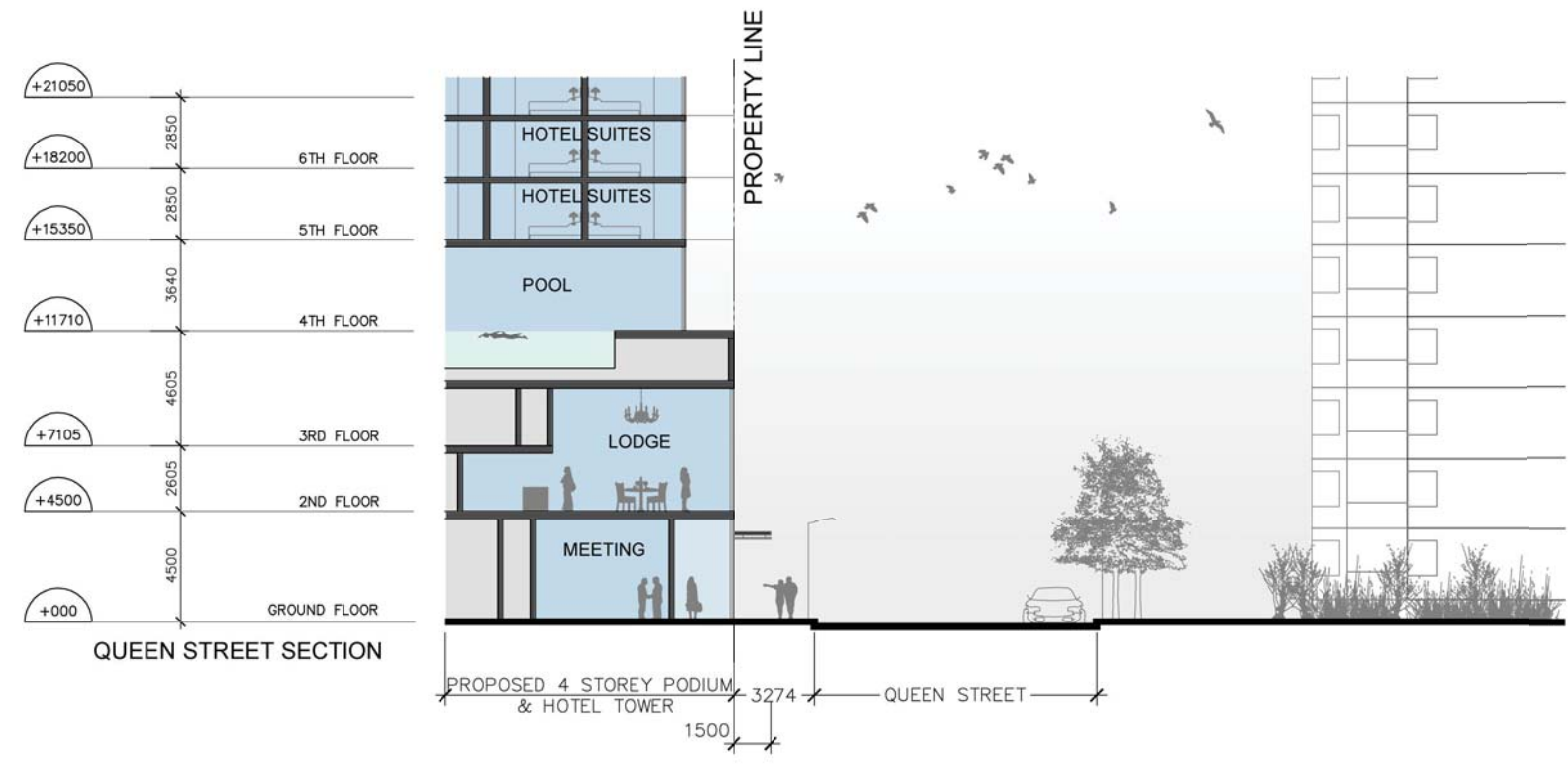
EXISTING OFFICE TOWER
(12 STOREYS)

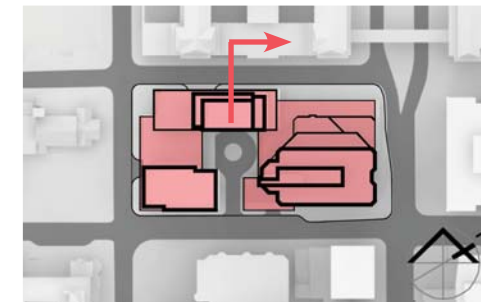
HILTON HOMEWOOD SUITES

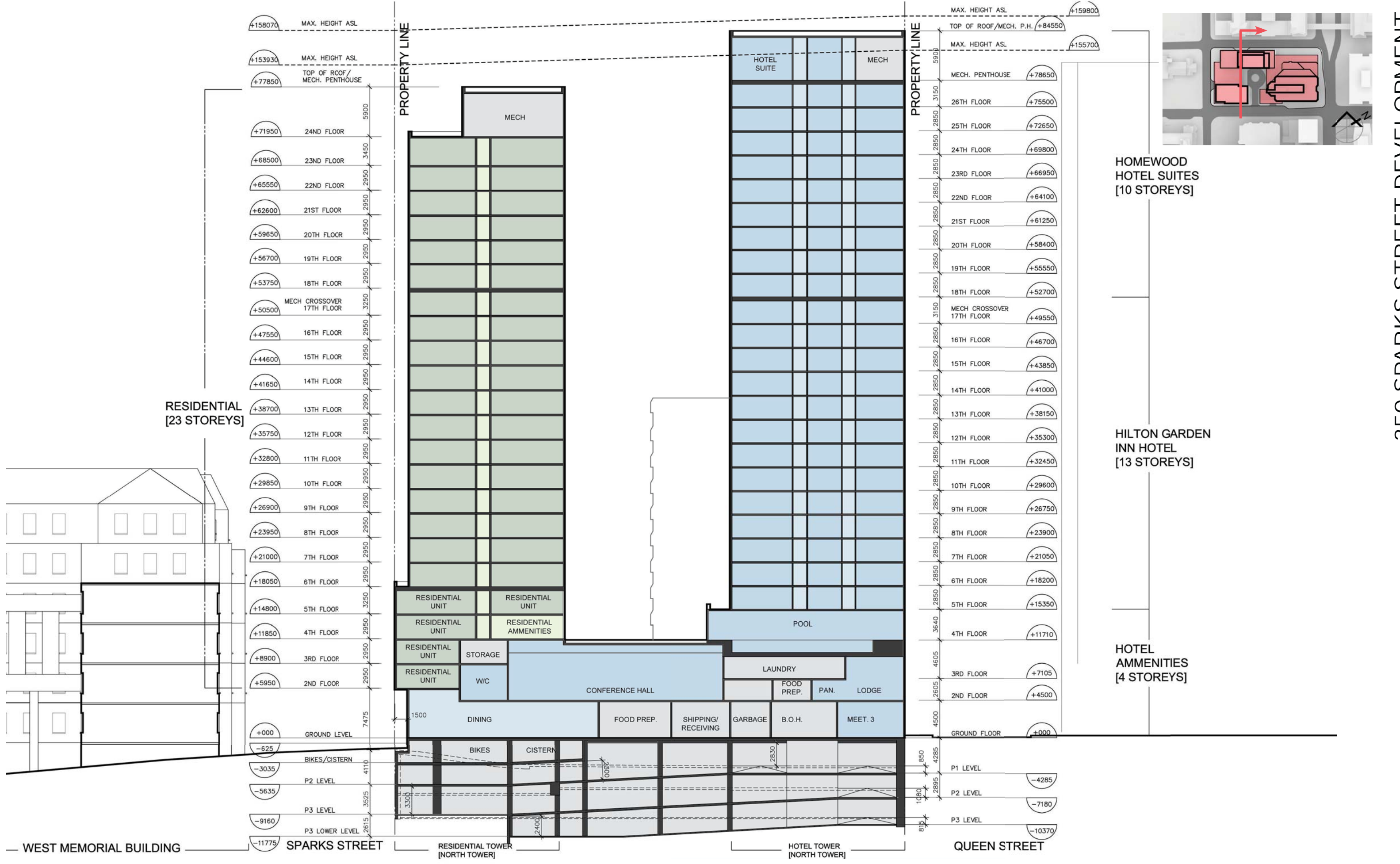
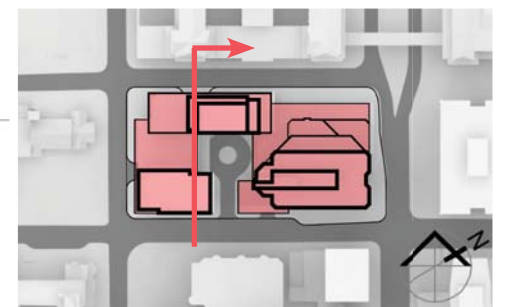










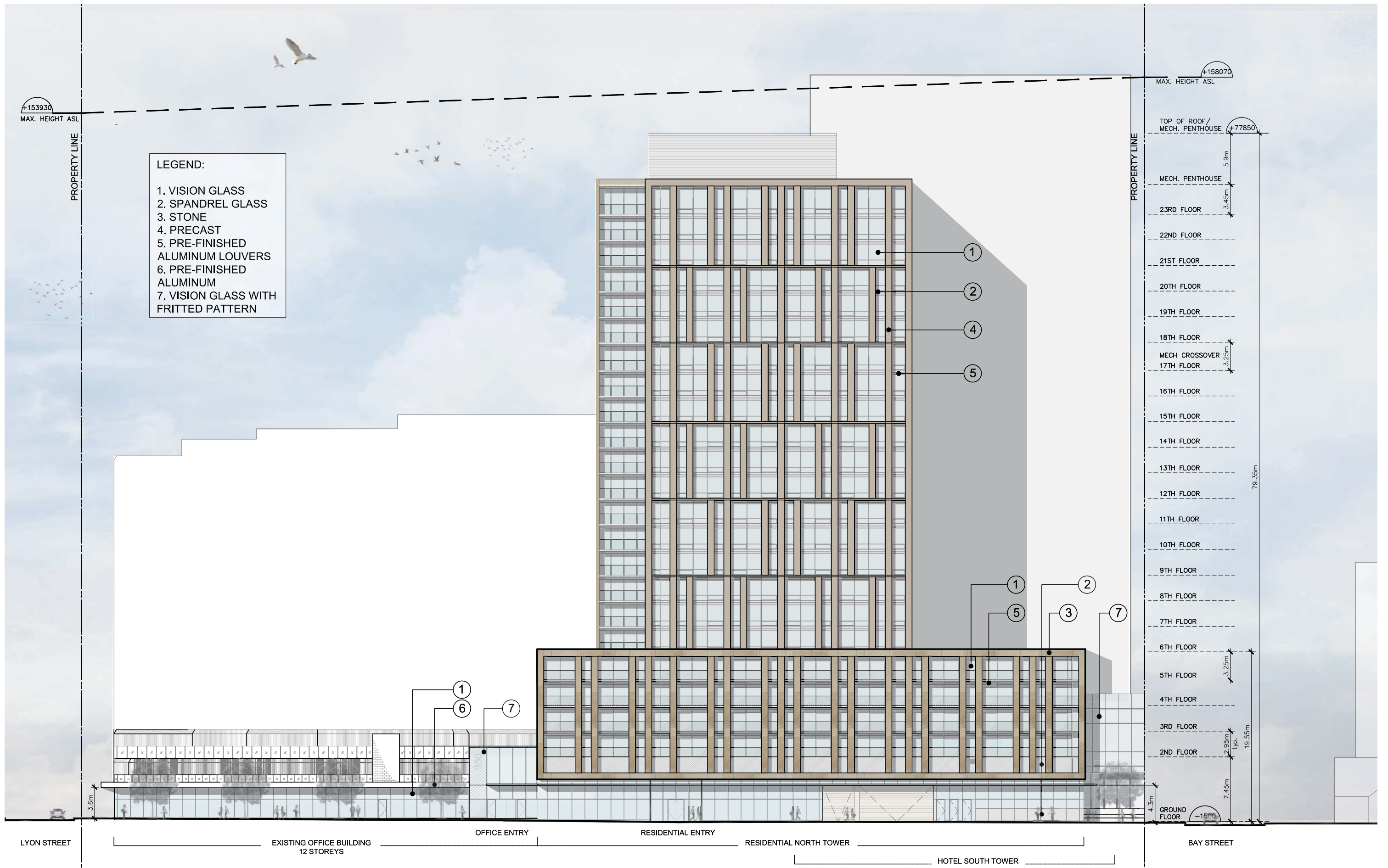


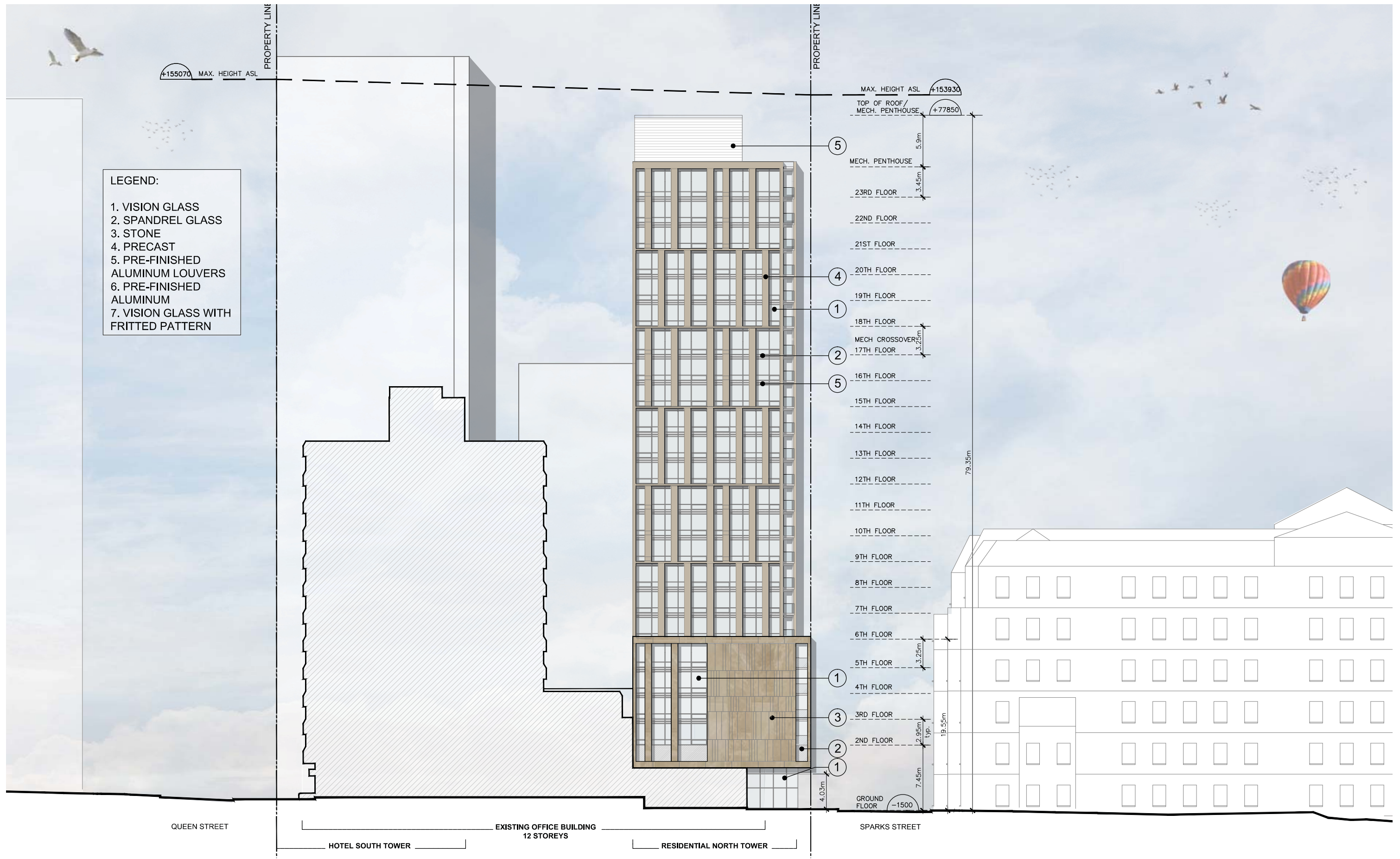


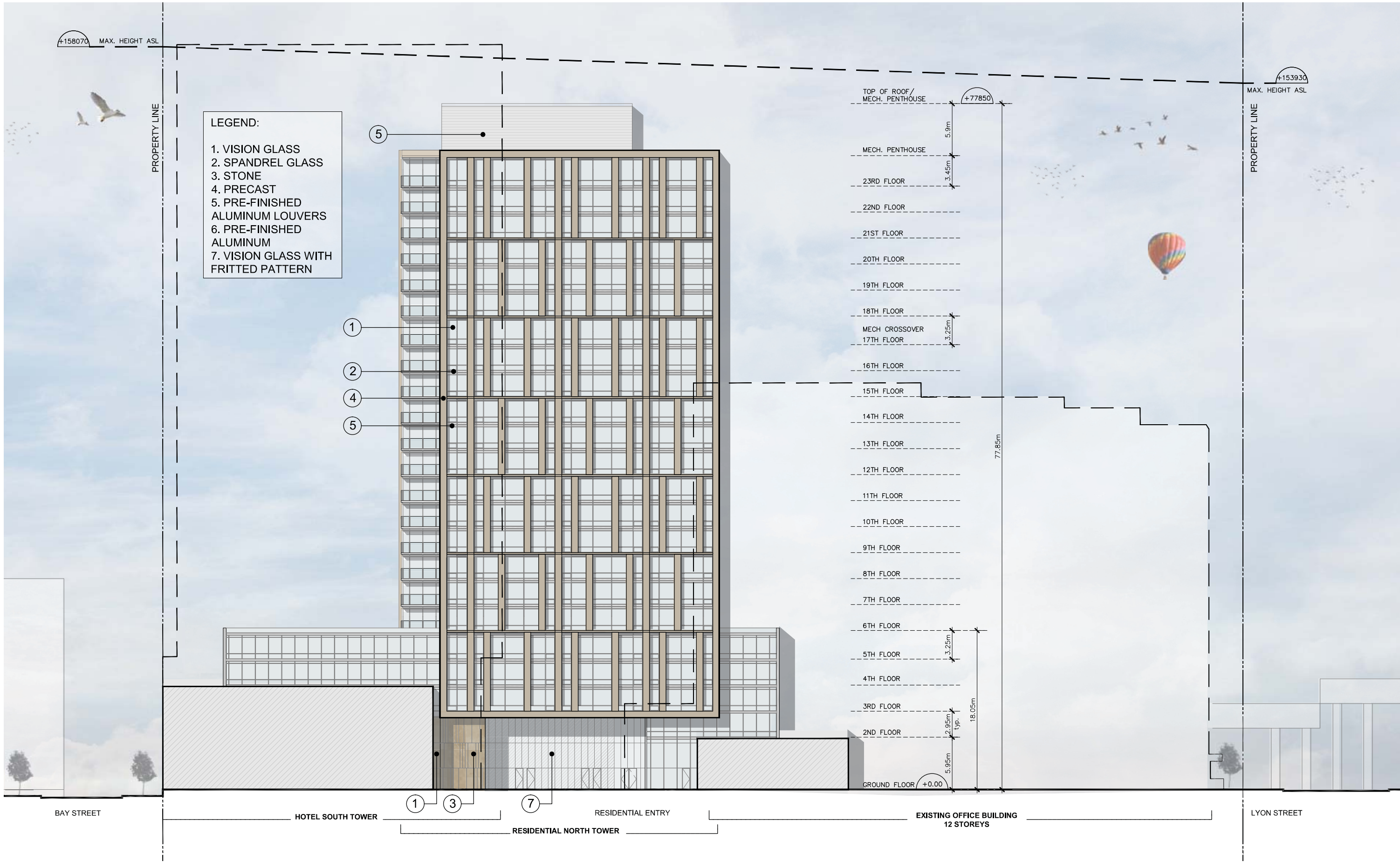
DESIGN PROPOSAL

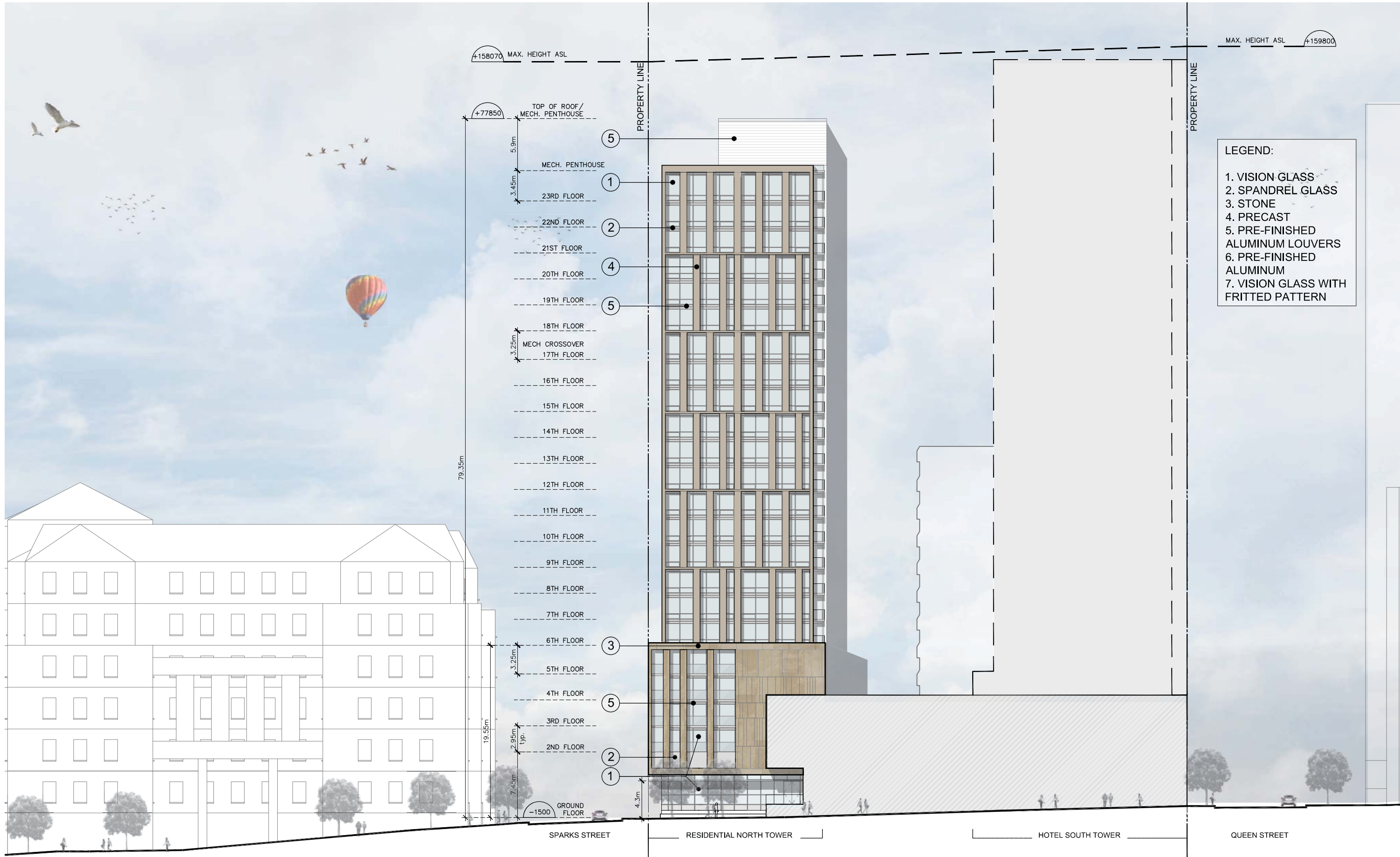


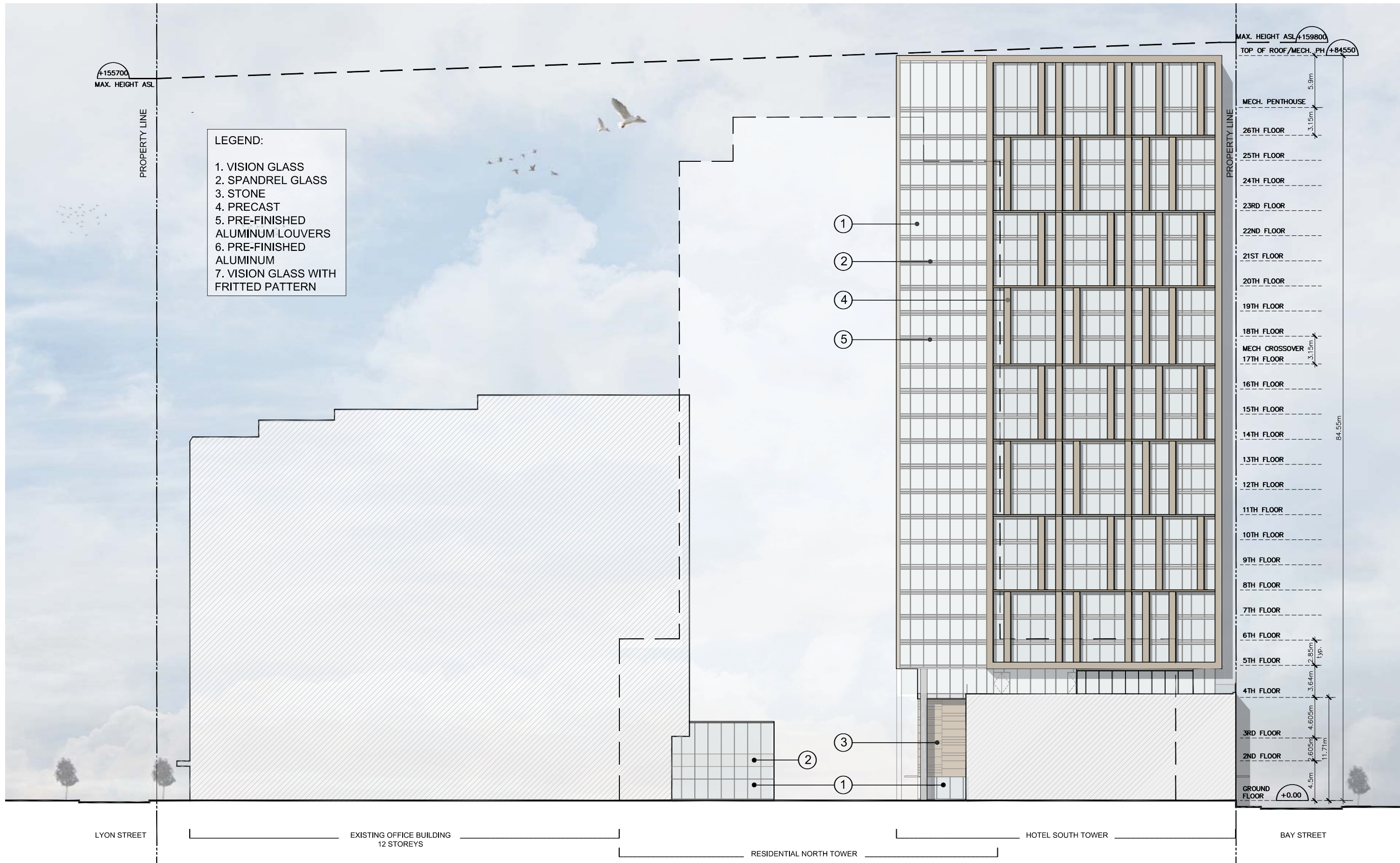
BUILDING DESIGN











- LEGEND:
- 1. VISION GLASS
 - 2. SPANDREL GLASS
 - 3. STONE
 - 4. PRECAST
 - 5. PRE-FINISHED ALUMINUM LOUVERS
 - 6. PRE-FINISHED ALUMINUM
 - 7. VISION GLASS WITH FRITTED PATTERN

MAX. HEIGHT ASL +159800
 TOP OF ROOF/MECH. PH +84550

PROPERTY LINE

MECH. PENTHOUSE 5.9m

26TH FLOOR 3.15m

25TH FLOOR

24TH FLOOR

23RD FLOOR

22ND FLOOR

21ST FLOOR

20TH FLOOR

19TH FLOOR

18TH FLOOR

MECH CROSSOVER 3.15m

17TH FLOOR

16TH FLOOR

15TH FLOOR

14TH FLOOR

13TH FLOOR

12TH FLOOR

11TH FLOOR

10TH FLOOR

9TH FLOOR

8TH FLOOR

7TH FLOOR

6TH FLOOR

5TH FLOOR 2.85m typ.

4TH FLOOR 3.64m

3RD FLOOR 4.605m

2ND FLOOR 2.605m

GROUND FLOOR +0.00 4.5m

84.55m

①

②

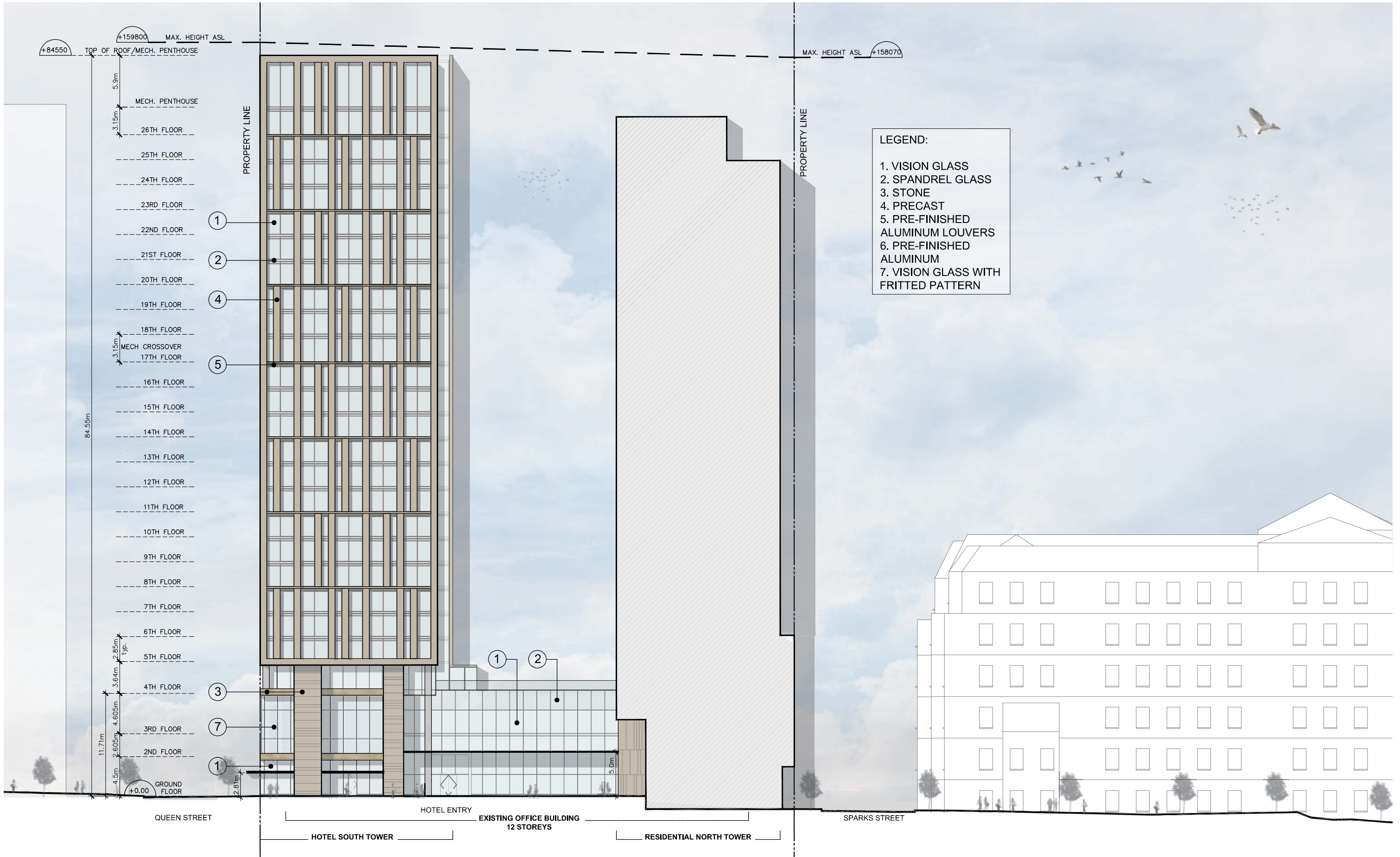
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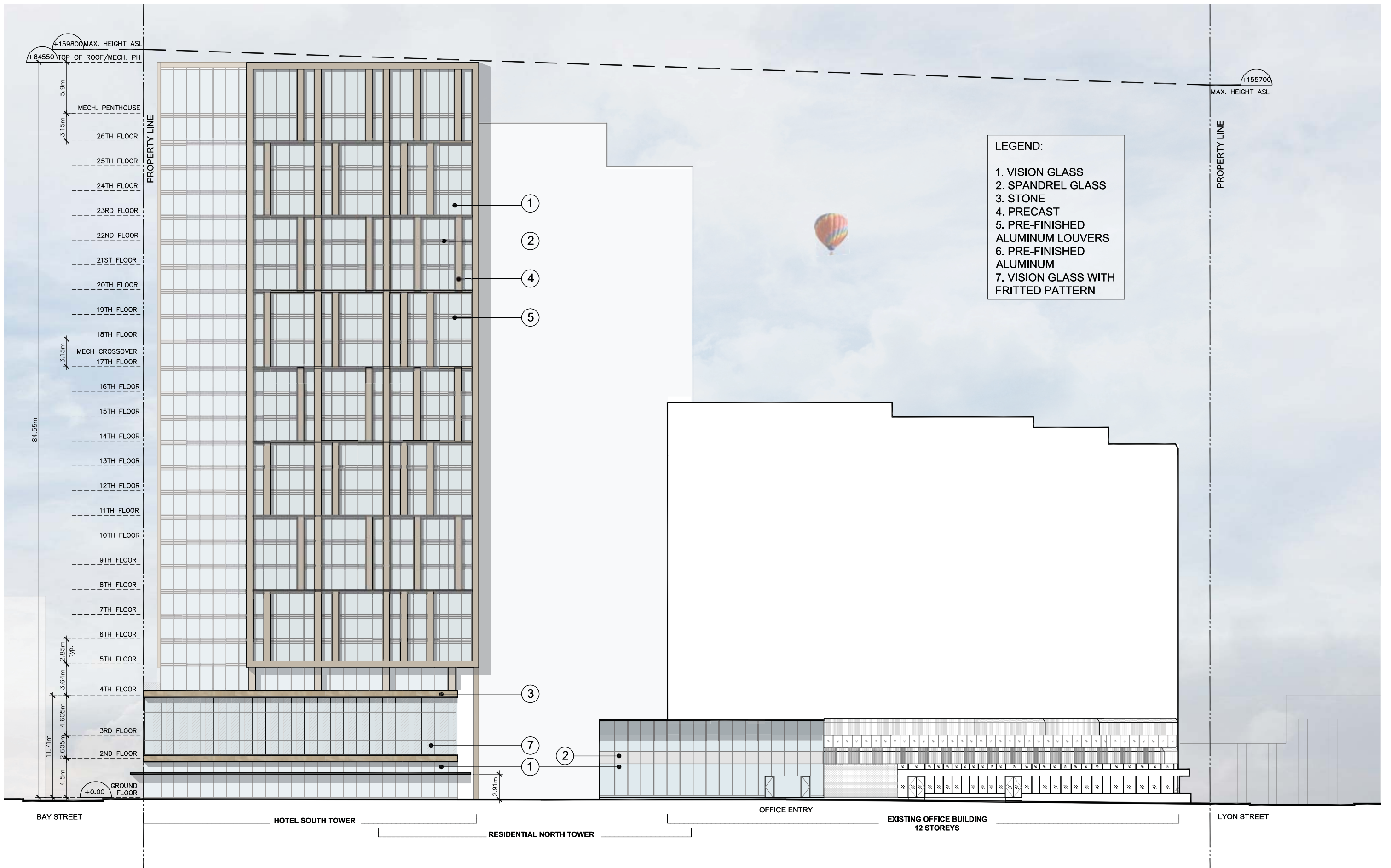
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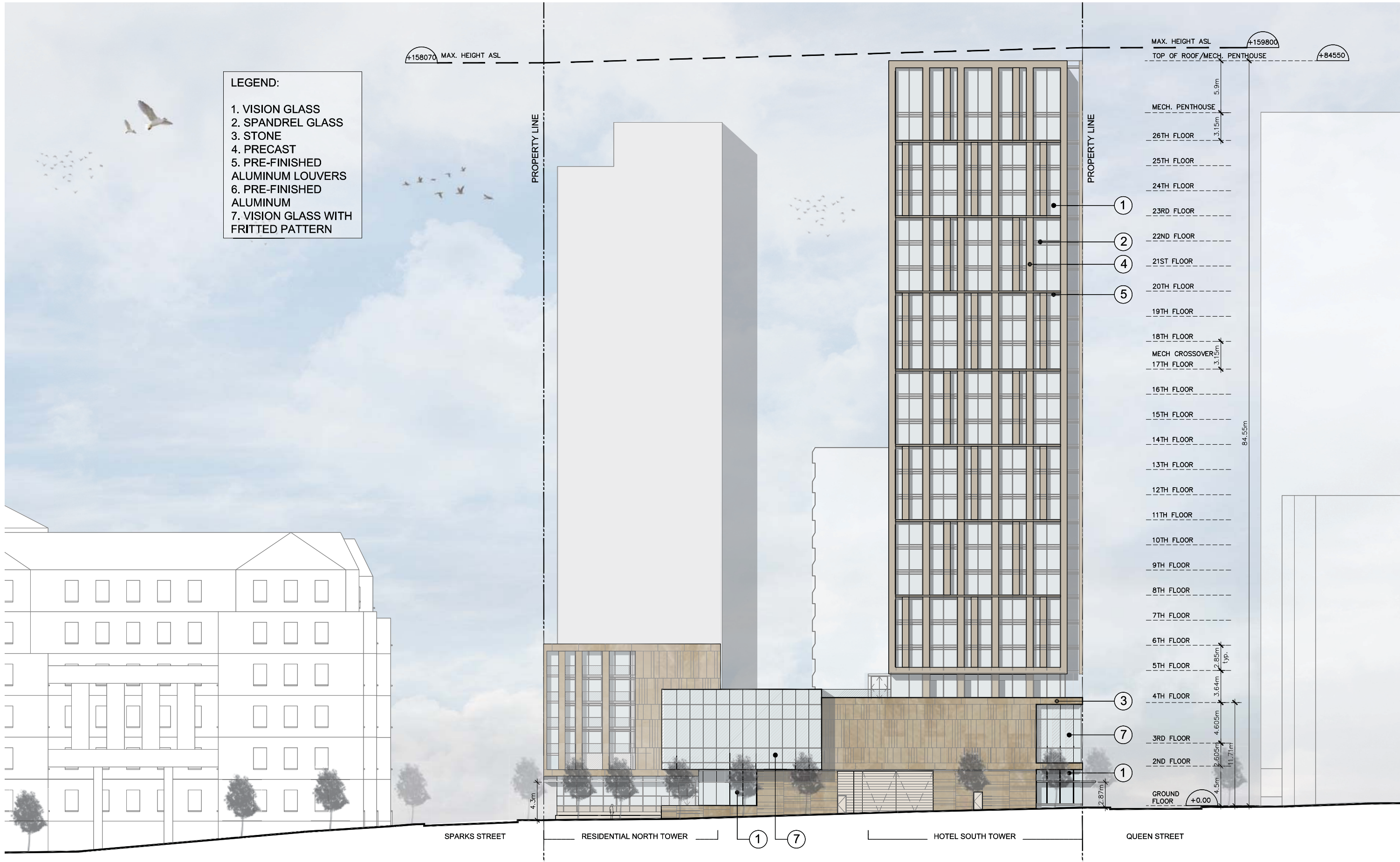
③

①

LYON STREET EXISTING OFFICE BUILDING 12 STOREYS RESIDENTIAL NORTH TOWER HOTEL SOUTH TOWER BAY STREET





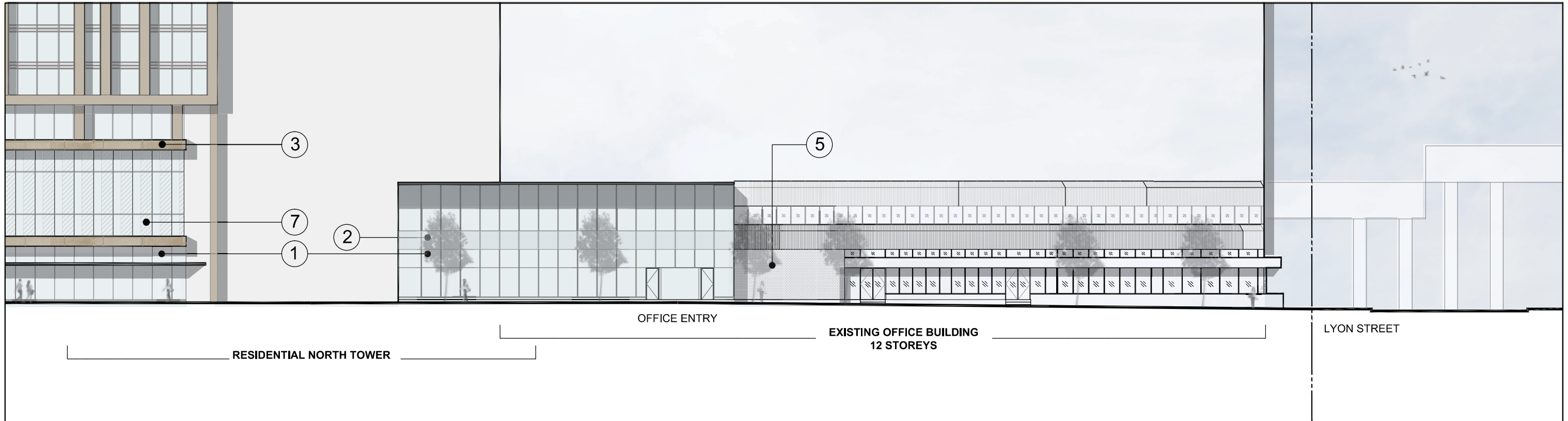


- LEGEND:**
- 1. VISION GLASS
 - 2. SPANDREL GLASS
 - 3. STONE
 - 4. PRECAST
 - 5. PRE-FINISHED ALUMINUM LOUVERS
 - 6. PRE-FINISHED ALUMINUM
 - 7. VISION GLASS WITH FRITTED PATTERN

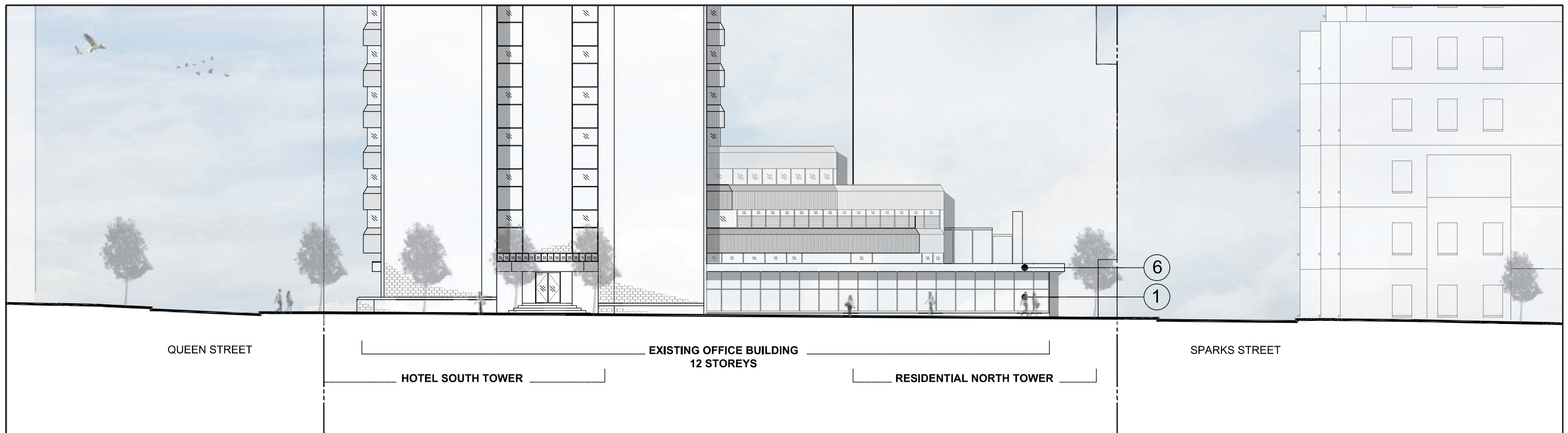
MAX. HEIGHT ASL +158070
 TOP OF ROOF/MECH. PENTHOUSE +159800
 +84550

MECH. PENTHOUSE 5.9m
 26TH FLOOR 3.15m
 25TH FLOOR
 24TH FLOOR
 23RD FLOOR
 22ND FLOOR
 21ST FLOOR
 20TH FLOOR
 19TH FLOOR
 18TH FLOOR
 MECH. CROSSOVER 3.15m
 17TH FLOOR
 16TH FLOOR
 15TH FLOOR
 14TH FLOOR 84.55m
 13TH FLOOR
 12TH FLOOR
 11TH FLOOR
 10TH FLOOR
 9TH FLOOR
 8TH FLOOR
 7TH FLOOR
 6TH FLOOR
 5TH FLOOR 2.85m Up.
 4TH FLOOR 3.64m
 3RD FLOOR 4.605m
 2ND FLOOR 2.605m
 GROUND FLOOR +0.00 4.5m
 11.71m

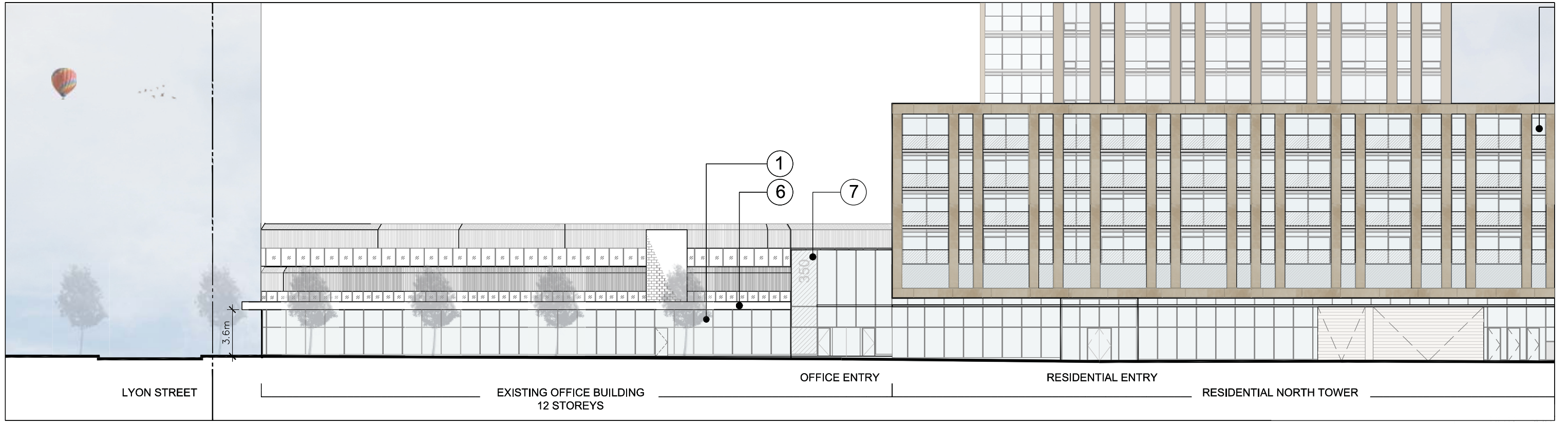
SPARKS STREET RESIDENTIAL NORTH TOWER HOTEL SOUTH TOWER QUEEN STREET



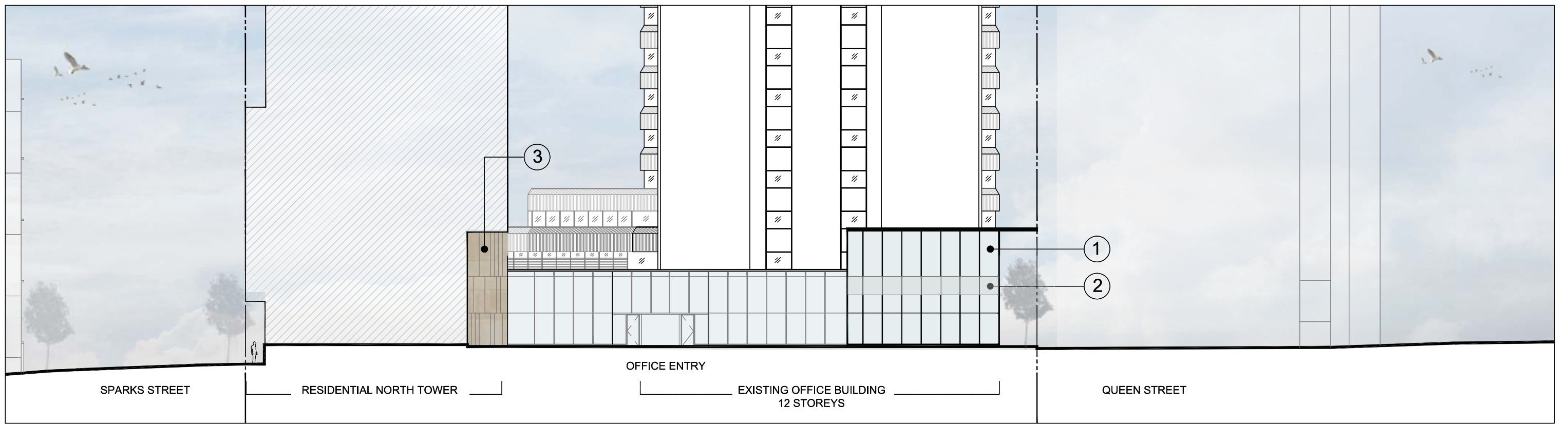
SOUTH PODIUM ELEVATION [QUEEN STREET]



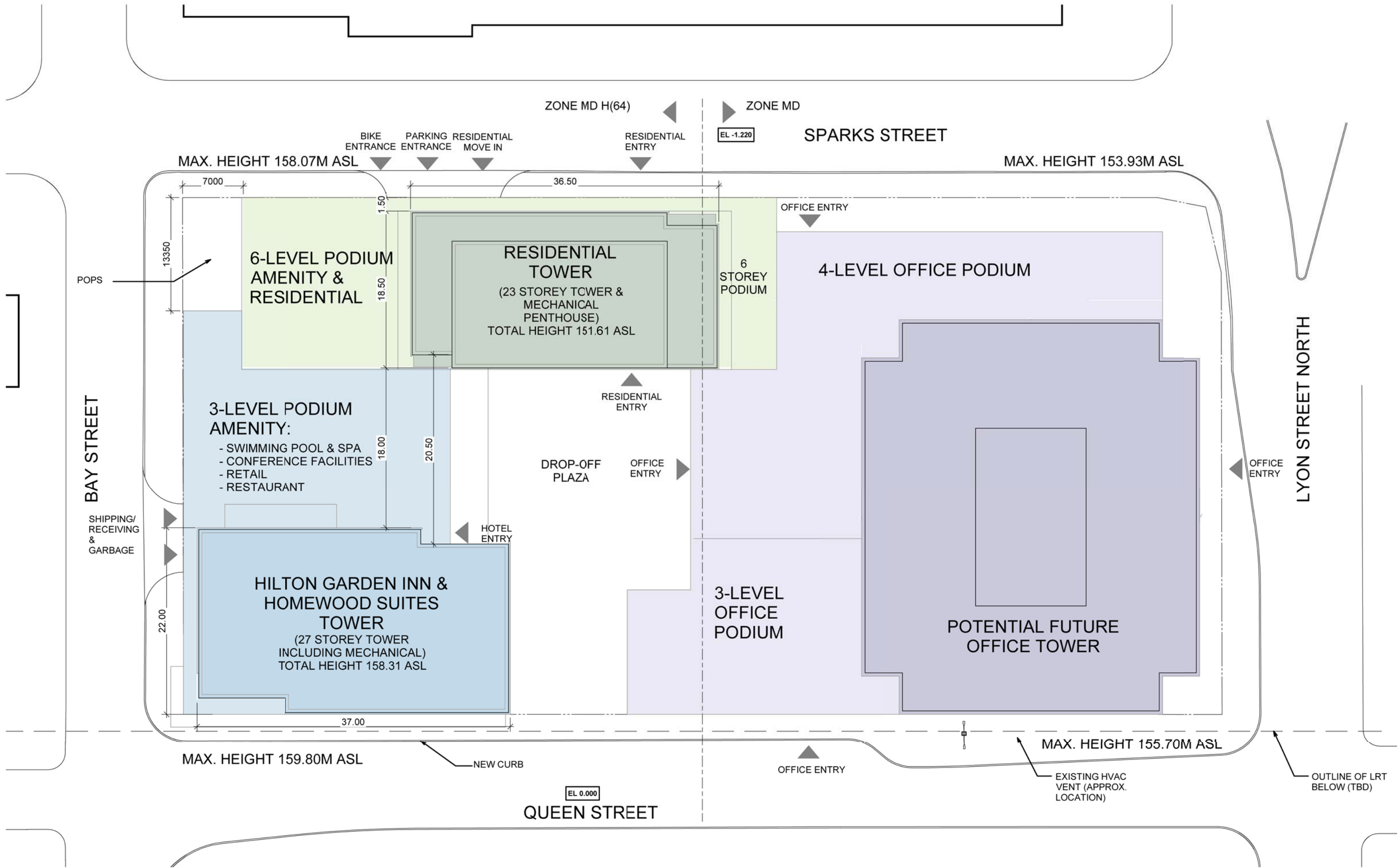
EAST PODIUM ELEVATION [LYON STREET]



NORTH PODIUM ELEVATION [SPARKS STREET]



WEST PODIUM ELEVATION OF EXISTING OFFICE BUILDING

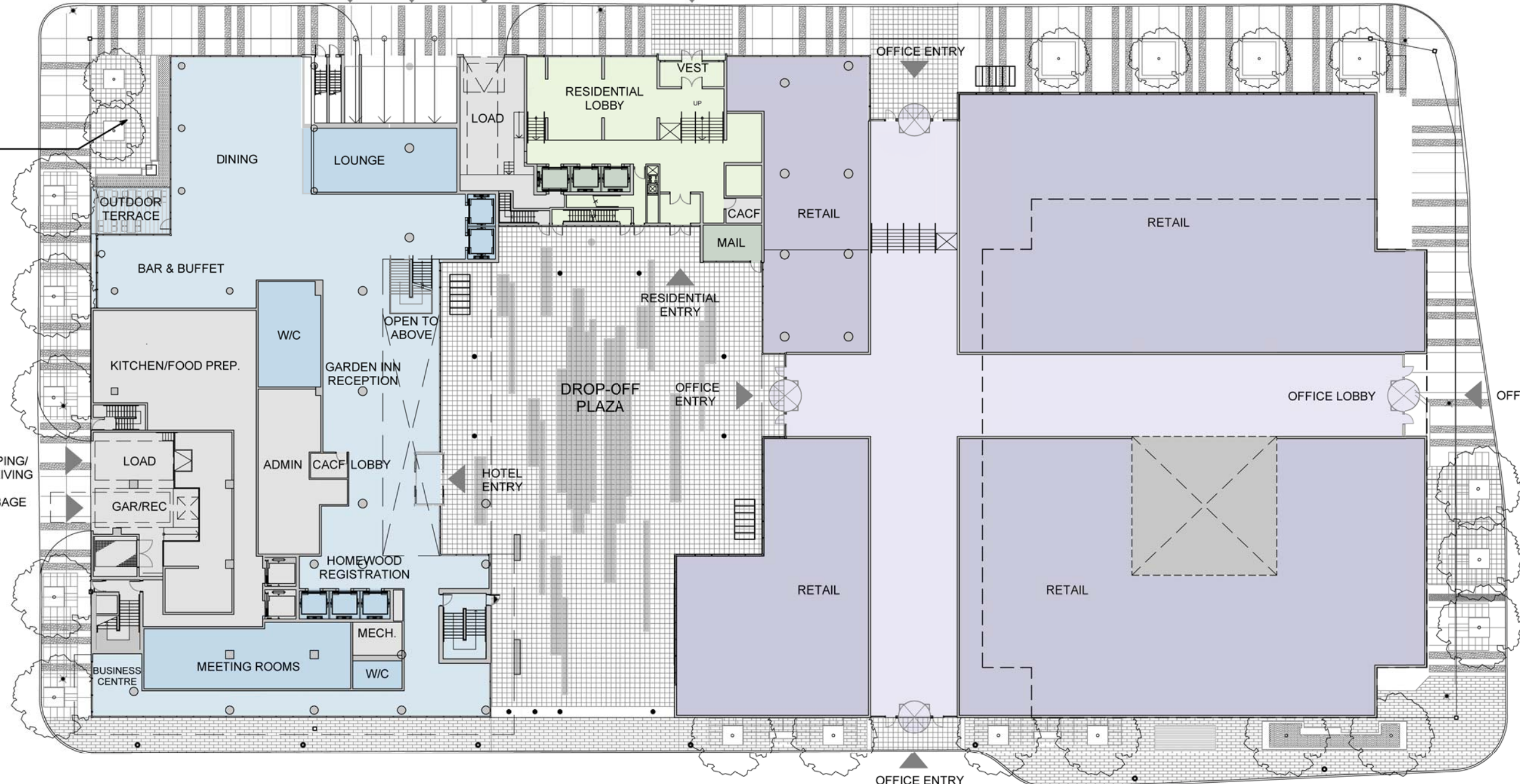


WEST MEMORIAL BUILDING

SPARKS STREET

BIKE ENTRANCE
PARKING ENTRANCE
RESIDENTIAL MOVE IN
RESIDENTIAL ENTRY

POPS



BAY STREET

LYON STREET NORTH

QUEEN STREET

350 SPARKS STREET DEVELOPMENT

SCALE 1 : 400



POTENTIAL FUTURE OFFICE BUILDING

GROUND FLOOR PLAN