

Lansdowne Urban Mixed Use

Public Realm Design Directions and Concept

City of Ottawa Design Review Panel
January 6, 2011
Presentation

Council Approved Site Plan Condition to be satisfied towards finalizing the approval given for the Lansdowne Integrated Site Plan

“Development of a refined concept plan that builds on the integrated landscape plan to reflect in plan the established direction for the public realm in the mixed use area for review by the DRP to serve as a frame of reference for the design detailing to be incorporated into the integrated site plan and to ensure a consistent and cohesive public realm environment “

Direction for DRP review of Urban Mixed Use Public Realm Concept

The overall design directions for the public realm to be provided as part of the Lansdowne revitalization are established by the following which have been approved by Council:

- Guiding Principles – Developed by Lansdowne DRP
- OSEG Development Program Design Directions
- Integrated Site and Landscape Plan
- Site Plan Conditions

Guiding Principles Directions

Overarching direction for the public realm is to have it as a high quality environment from a design and experience perspective and that it is pedestrian focused

OSEG Mixed Use Area Design Directions

Focus of directions is to use buildings and organize uses to establish unique precincts defined as a series of laneways, courtyards, pocket parks, event plaza to create an obvious sense of pedestrian precinct

Integrated Site and Landscape Plan

Establishes main organizing features – building locations, circulation systems, conceptual landscaping

Site Plan Conditions Directions

Defines specific requirements drawing from the Council approved directions reflected in the Guiding Principles and for the OSEG development and provides for achieving design cohesion for all public realm areas

Focus of Directions for Urban Mixed Use Public Realm



Integrated Site and Landscape Plan
September 23, 2010



Refined Concept for Urban Mixed Use

- Public realm defined by pavilion style buildings with active at grade uses and activities
- Pedestrian priority focus
- Various Open space/public realm precincts to establish dynamic public realm environment
- Open space/public realm precincts include:
 - Residential streetscape along Holmwood
 - Residential entry courts/pocket parks along Holmwood
 - Pedestrian Laneways from Holmwood into Lansdownen
 - Urban Retail corridor along Lansdowne Lane
 - Courtyards/focal points at Laneways leading to Holmwood
 - Event plaza that will function at multiple levels
 - Aberdeen way as a unique multi-purpose corridor – retail corridor, crush space, event space
- Combination of hard and soft surface treatments – soft surface focus for Holmwood, hard surface with strategic planning and landscaping within mixed use area
- Hard surface areas designed as multi use areas that have a pedestrian priority focus where some vehicular circulation will be accommodated
- Vehicular areas defined by surface treatment, edging and strategic landscaping



Conceptual Image - Holmwood Avenue Residential



Conceptual Image - Holmwood Avenue Residential Entry Court



Conceptual Image - Holmwood Avenue South at Adelaide Street Residential



Conceptual Image - Aberdeen Way and Event Plaza



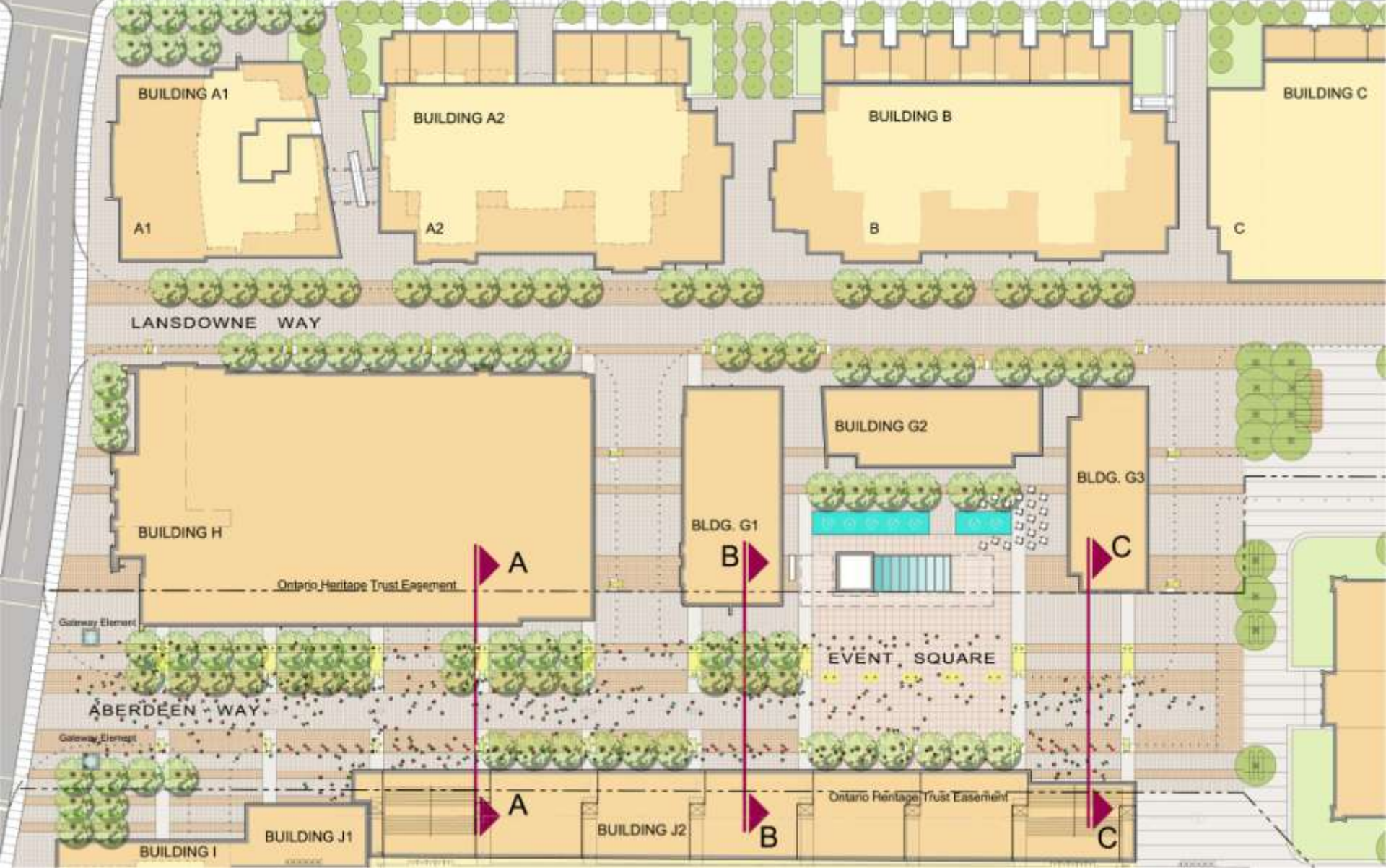
Conceptual Image - Aberdeen Way



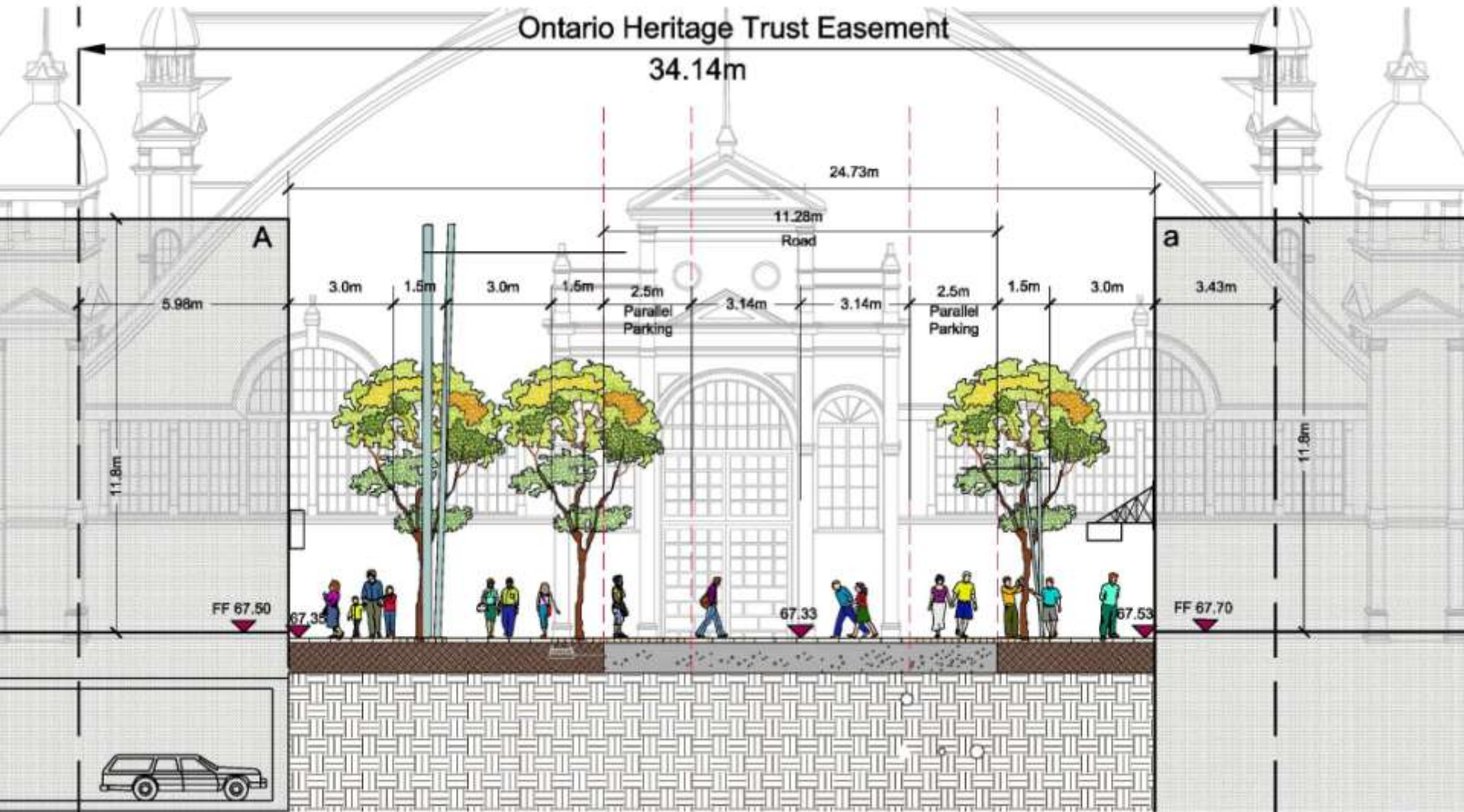
Conceptual Image - Aberdeen Way / Stadium Entry



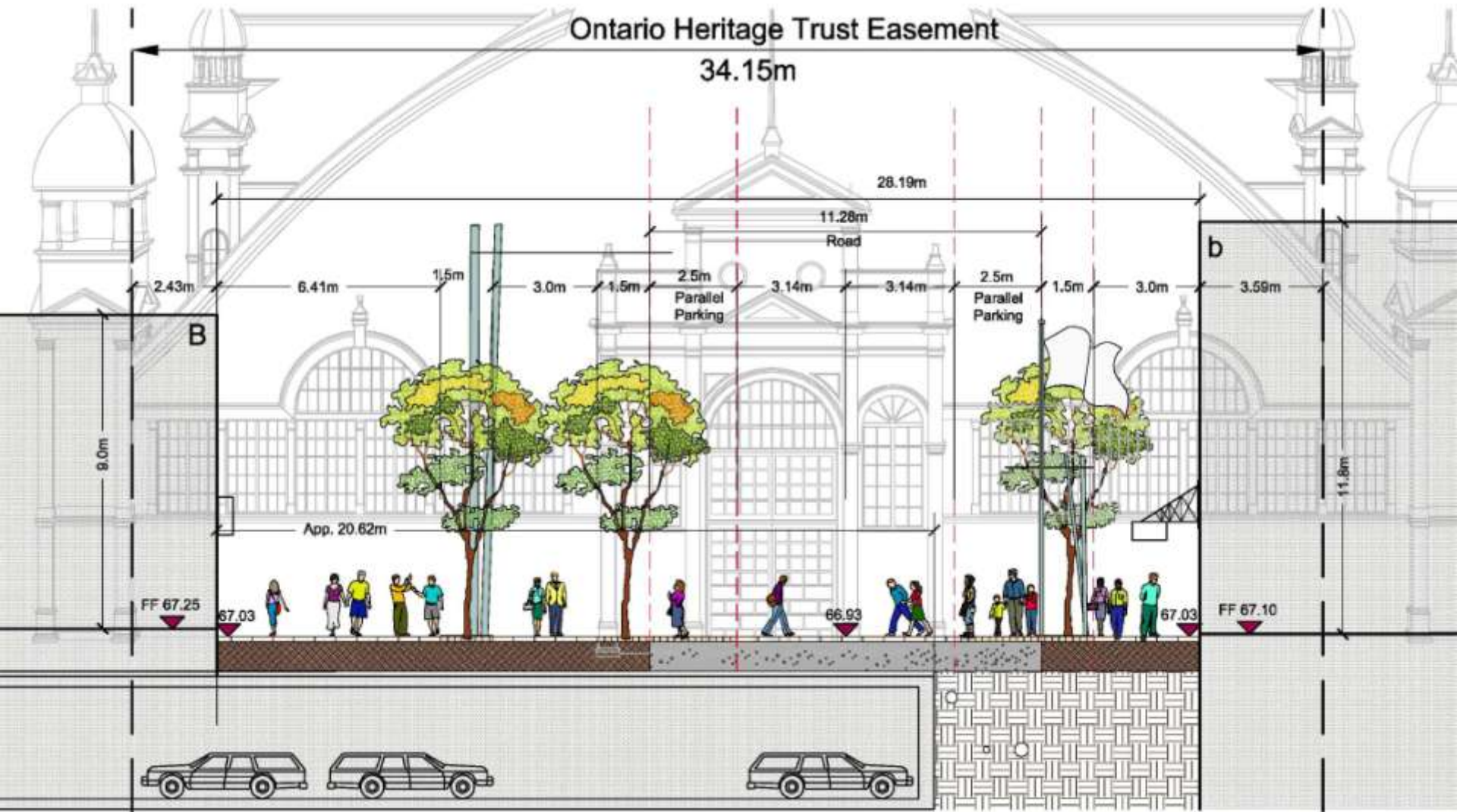
Conceptual Image - Event plaza



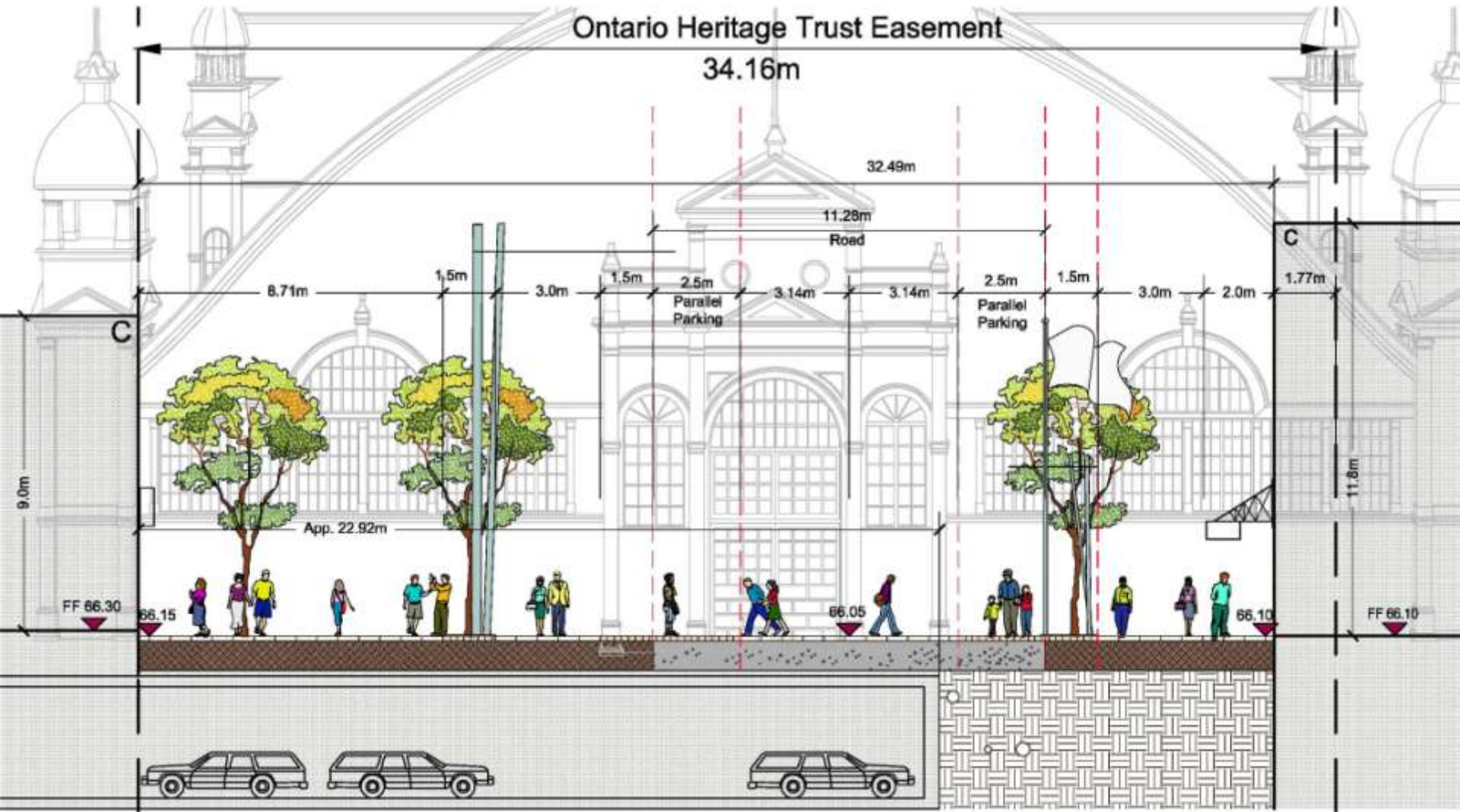
Sections



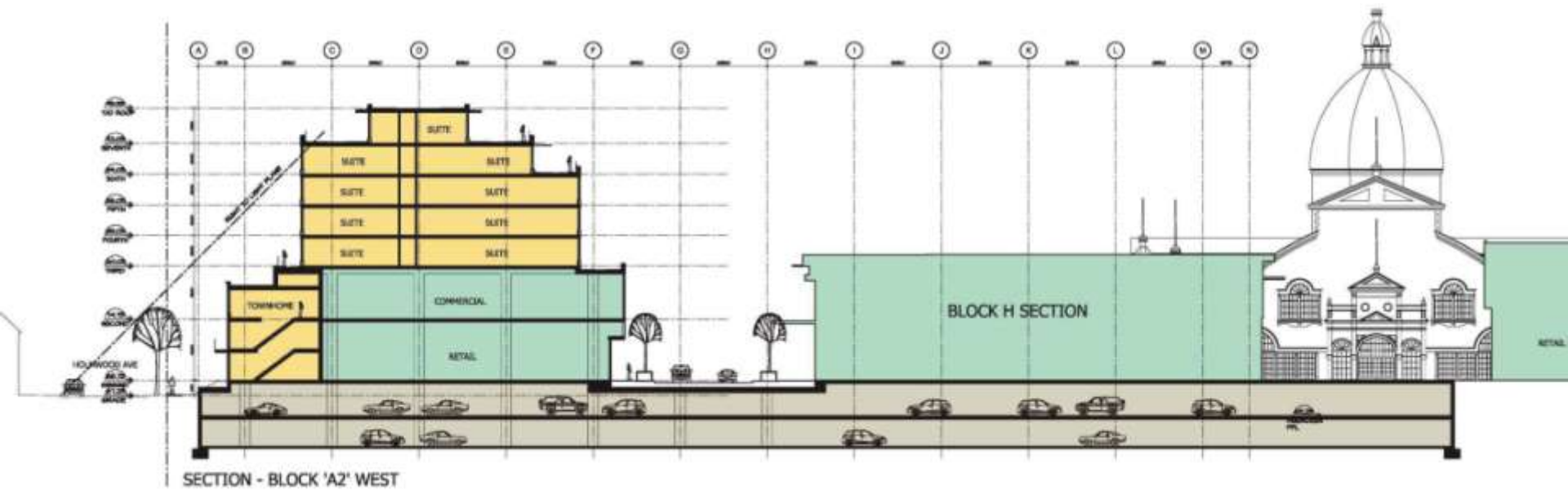
Section A-A



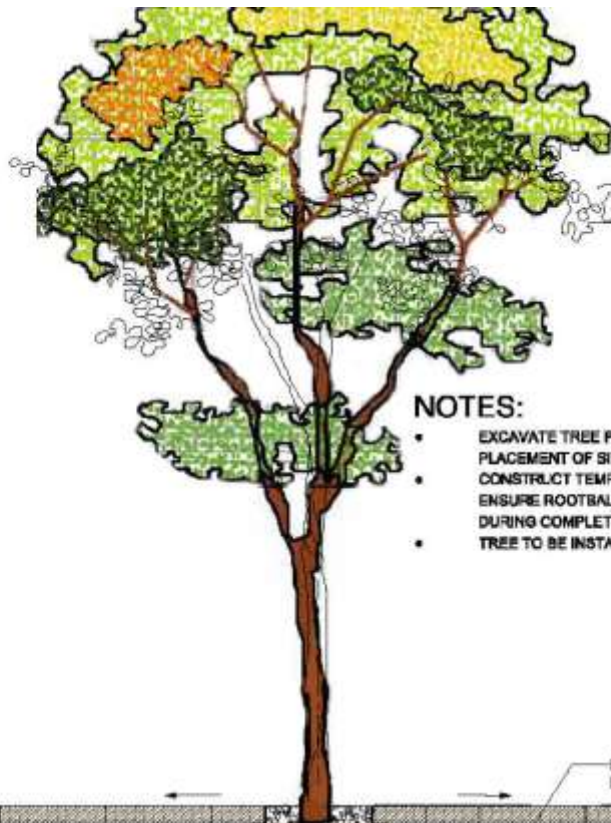
Section B-B



Section C-C

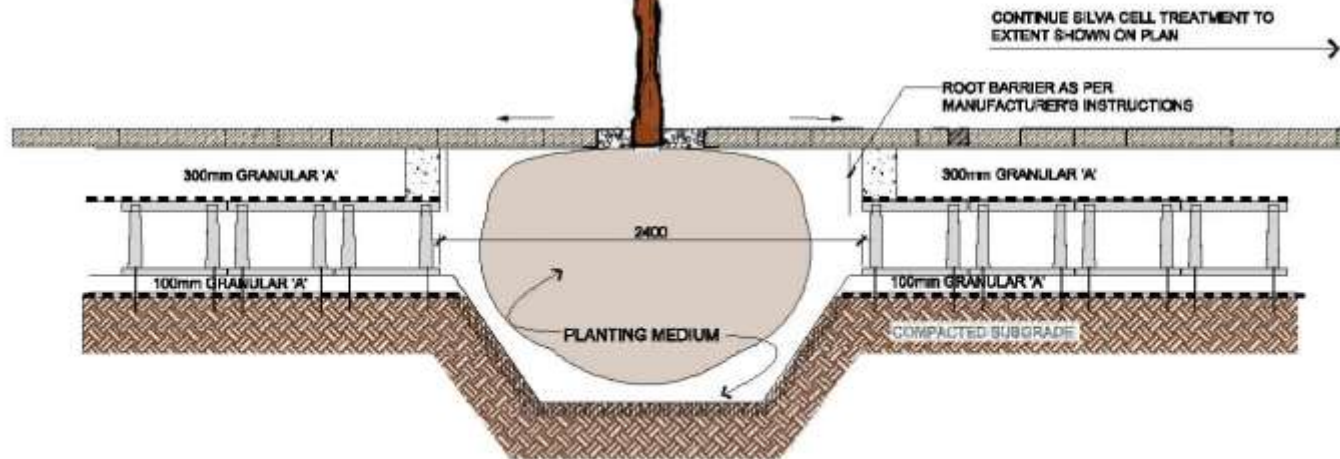


Section AA – Extending to Holmwood



NOTES:

- EXCAVATE TREE PIT AND INSTALL TREE PRIOR TO THE PLACEMENT OF SILVA CELL STRUCTURE.
- CONSTRUCT TEMPORARY TREE BOX AS PER DETAIL 7L-A2. ENSURE ROOTBALL IS KEPT COVERED AND WATERED DURING COMPLETION OF WORK.
- TREE TO BE INSTALLED WITH 60' TREE SPADE.



Flush Hard Surface Tree Planting Detail

- Small scale retail along corridors
- Larger retail and uses that do not provide for corridor edge animation on second floor
- Grouping of retail types to provide a unique retailing experience for different sectors
- Restaurant focus around event square
- Farmers square edged by retail
- Cinema as anchor tenant internal to site



GROUND FLOOR COMMERCIAL AREAS

RESTAURANT - 4 458 sq.m	FOOD - 402 sq.m
SERVICE - 1 247 sq.m	LIQUOR / SPIRITS - 1 232 sq.m
FINANCIAL - 1 123 sq.m	RETAIL - 5 585 sq.m
ENTERTAINMENT - 2 800 sq.m	

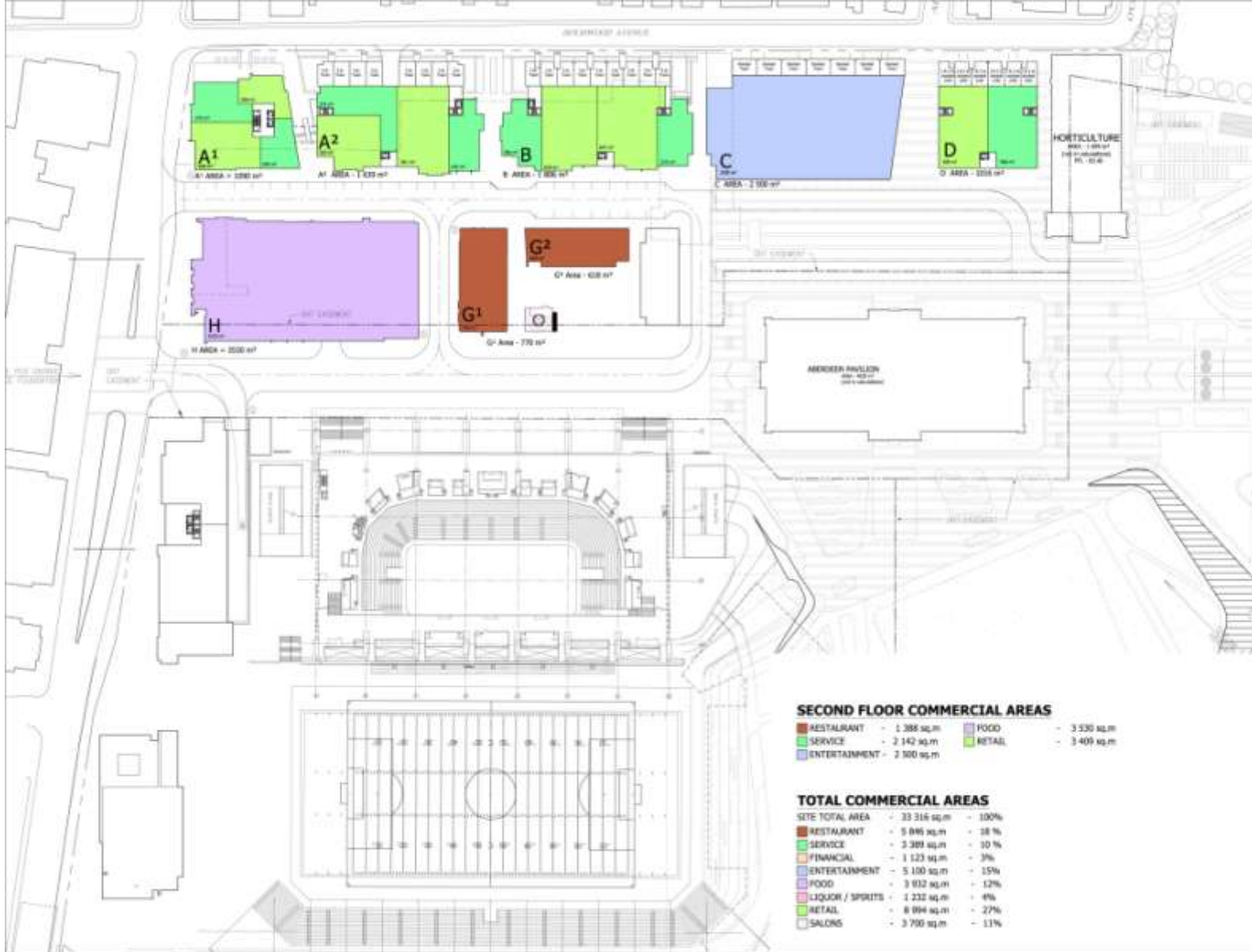
SALONS (BELOW)

SALONS - 3 700 sq.m

TOTAL COMMERCIAL AREAS

SITE TOTAL AREA - 32 316 sq.m	- 100%
RESTAURANT - 5 846 sq.m	- 18 %
SERVICE - 3 289 sq.m	- 10 %
FINANCIAL - 1 123 sq.m	- 3%
ENTERTAINMENT - 5 100 sq.m	- 15%
FOOD - 3 932 sq.m	- 12%
LIQUOR / SPIRITS - 1 232 sq.m	- 4%
RETAIL - 8 994 sq.m	- 27%
SALONS - 3 700 sq.m	- 11%

Leasing Plan - Ground floor




 LANSDOWNE PARK



 LEASING PLAN
 SECOND FLOOR LEVEL
 DATE: 4 NOVEMBER 2010
 SCALE: 1:800

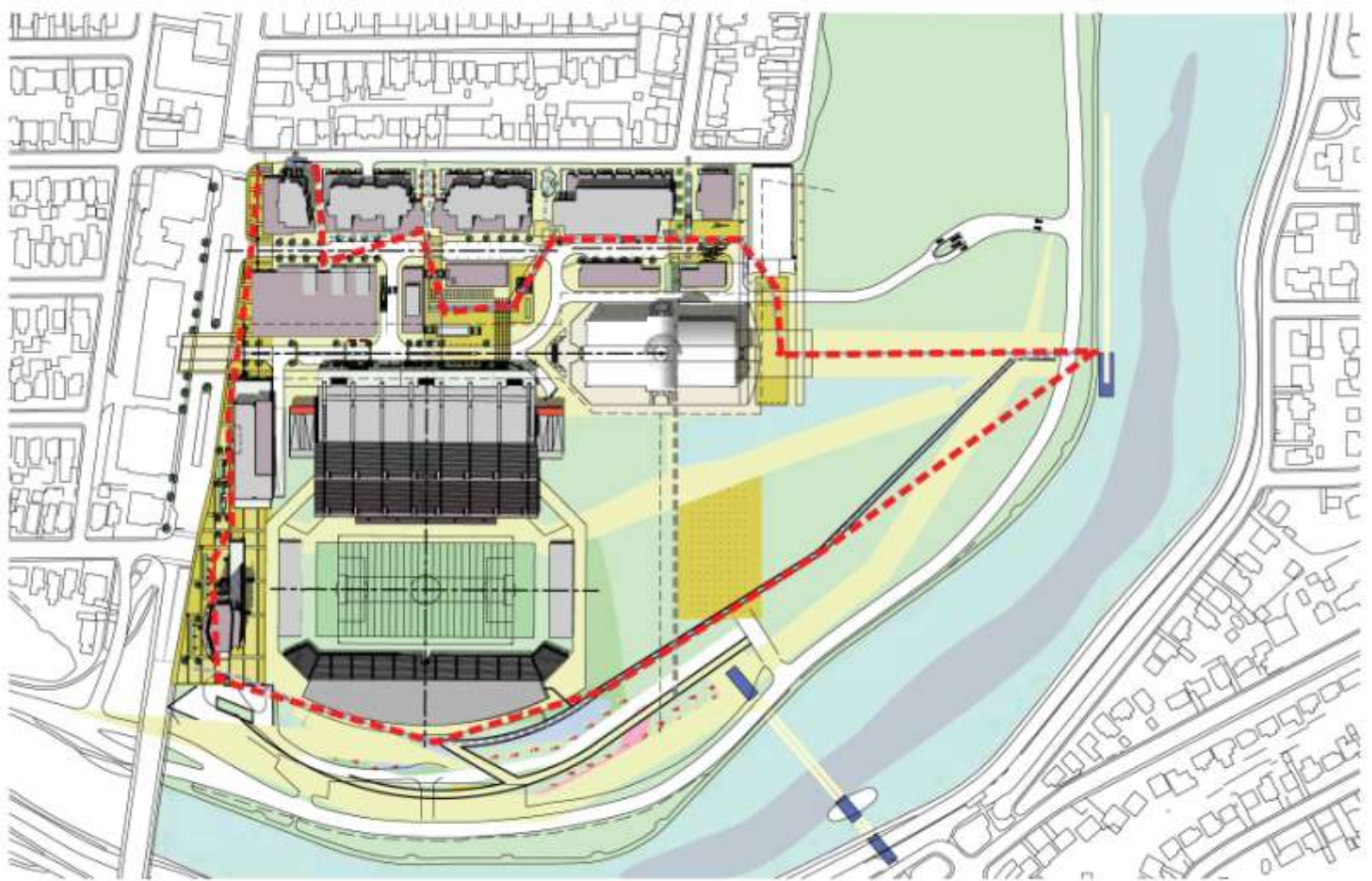
SECOND FLOOR COMMERCIAL AREAS

RESTAURANT - 1 388 sq.m	FOOD - 3 530 sq.m
SERVICE - 2 142 sq.m	RETAIL - 3 409 sq.m
ENTERTAINMENT - 2 700 sq.m	

TOTAL COMMERCIAL AREAS

SITE TOTAL AREA - 33 316 sq.m	- 100%
RESTAURANT - 5 896 sq.m	- 18%
SERVICE - 3 389 sq.m	- 10%
FINANCIAL - 1 523 sq.m	- 3%
ENTERTAINMENT - 5 100 sq.m	- 15%
FOOD - 3 832 sq.m	- 12%
LIQUOR / SPIRITS - 1 232 sq.m	- 4%
RETAIL - 8 894 sq.m	- 27%
SALONS - 3 790 sq.m	- 11%

Leasing Plan - Second floor



The History of the Park / The History of the Canal /The History of the Driveway
Three Centuries, One Place

Public Art / Interpretive Walk



Public Art / Interpretive Walk



Public Art / Interpretive Walk



Public Art / Interpretive Walk

- Key Council Direction is to provide for overall cohesion for the public realm design related to:
 - Landscaping language
 - Surface treatments that will establish a pedestrian priority focus
 - Consistency/uniformity on design detailing and fixtures/furnishings
- PFS has been mandated to develop a document that will provide a frame of reference for achieving this cohesion
- This document will be provided to the DRP for review

- Concept has been developed and will be refined to respond to Directions approved by Council
 - Guiding principles
 - OSEG Component design directions
 - Overall development framework established by the integrated site plan
 - Design directions articulated in the conditions for finalizing the SP approval
- DRP review /comment needs to be in the context of the established directions
- The focus of the DRP review comment at this time is on the refined public realm concept for the mixed use
- The refined concept will serve as the framework for the more detailed design development and integration with other public realm elements

Focus for DRP Review / Comment

- Urban Mixed use public realm concept to be integrated with the Public realm elements associated with the urban park and Bank Street
- PFS is continuing to develop the park plan to accommodate the programming plan also being developed by PFS
- Farmers Square design detailing to be determined through a process that engages the Market Association
- Bank Street design detailing to be determined through process to integrate the Bank rehab project with Lansdowne
- The additional directions determined through these other ongoing processes will be brought to the DRP at a formal pre-consultation session in February
- Final Plans to layer into the approved integrated site plan the design detailing to be informed by the DRP comments on the mixed use public realm concept and through the above noted process will be brought to the DRP at a formal review session in March/April

Next Steps in Public Realm Design Development