

PROPOSED DEVELOPMENT:

STUDENT RESIDENCE

2140 BASELINE RD, NEPEAN (OTTAWA), ON.

UDRP DESIGN BRIEF

JULY 05 2018

ISSUED TO:

URBAN DESIGN REVIEW PANEL



CITY OF OTTAWA

PREPARED BY:

**API DEVELOPMENT CONSULTANTS
& FABIANI ARCHITECT LTD.**



CLIENT:

**BASELINE CONSTELLATION
PARTNERSHIP INC.
(Theberge Homes &
Mastercraft Starwood)**

MASTERCRAFT STARWOOD
BUILDERS SINCE 1961

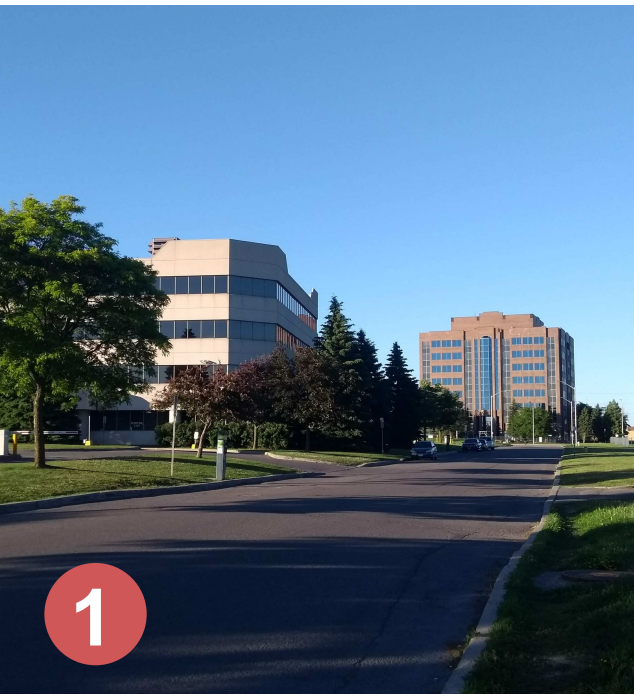


*REFERENCES: BASE PICTURES AND/OR GRAPHICS MAY INCLUDE THOSE SOURCED FROM THE CITY OF OTTAWA WEBSITE & GOOGLE EARTH

SUBJECT SITE



SITE PHOTOS



SITE PHOTOS

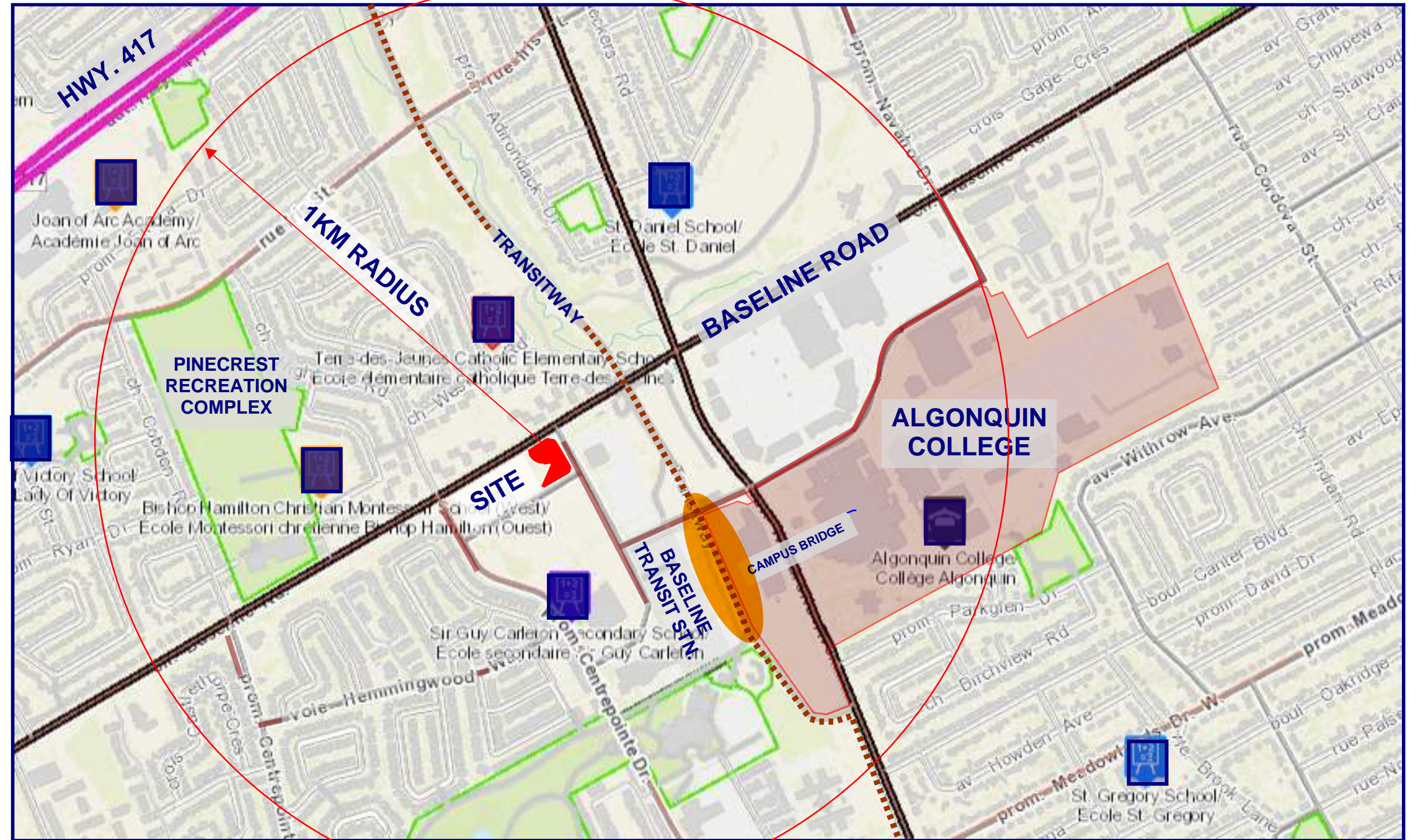


SITE ANALYSIS

SITE SURROUNDINGS & ROAD NETWORK

- The subject property is situated on and will be oriented towards Baseline Road; an east-west Arterial Road and Constellation Drive; a North-South Collector Road. The site is also a short distance from Woodroffe Avenue, an important north-south Arterial Road with access to the Ontario 417 Highway.

- Both Constellation Drive and Gemini Way are considered Collector Roads. Centreponte Drive, which abuts the west corner of the abutting property is considered a Major Collector Road in the City's Official Plan.



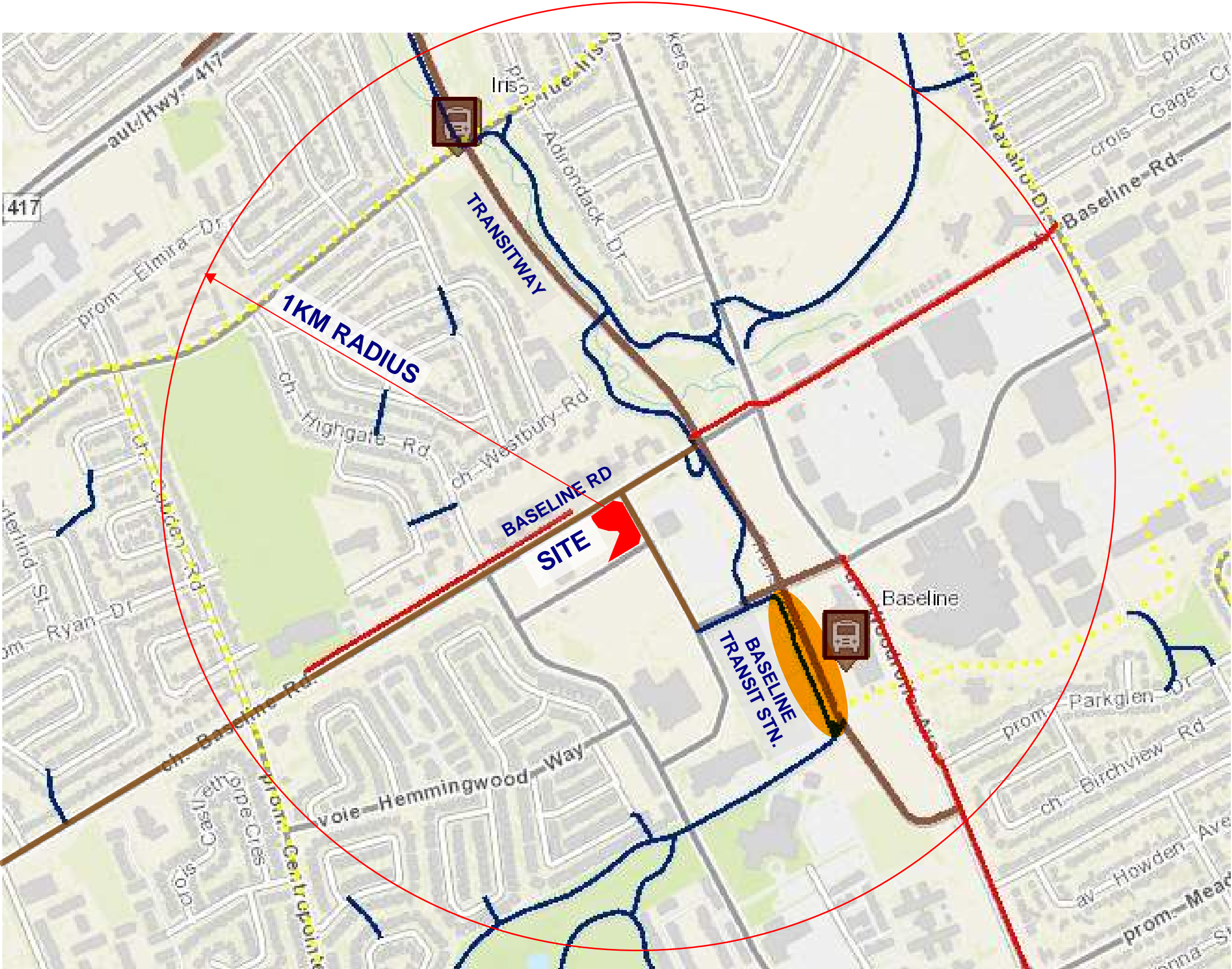
LEGEND

- CITY FREEWAY
- MAJOR ARTERIAL RD
- COLLECTOR RD
- PARK PATHS
- PARK
- SCHOOL BOARD/ COLLEGE

SITE ANALYSIS

TRANSIT / CYCLING NETWORK

- The entire site is within 500 metres of the Baseline Rapid Transit Station, which is slated for upgrade to Light Rail in 2023. Schedule D of the Official Plan also recognizes the future upgrade of Baseline Road to a Bus Rapid Transit (at-grade crossings) Corridor.
- Baseline Road and Woodroffe Road are both considered spine routes on the City's Ultimate Cycling Network. The site also has nearby access to the City's and the NCC's multi-use pathway network which provides access to a wide area of the City with minimal time spent on roadways.



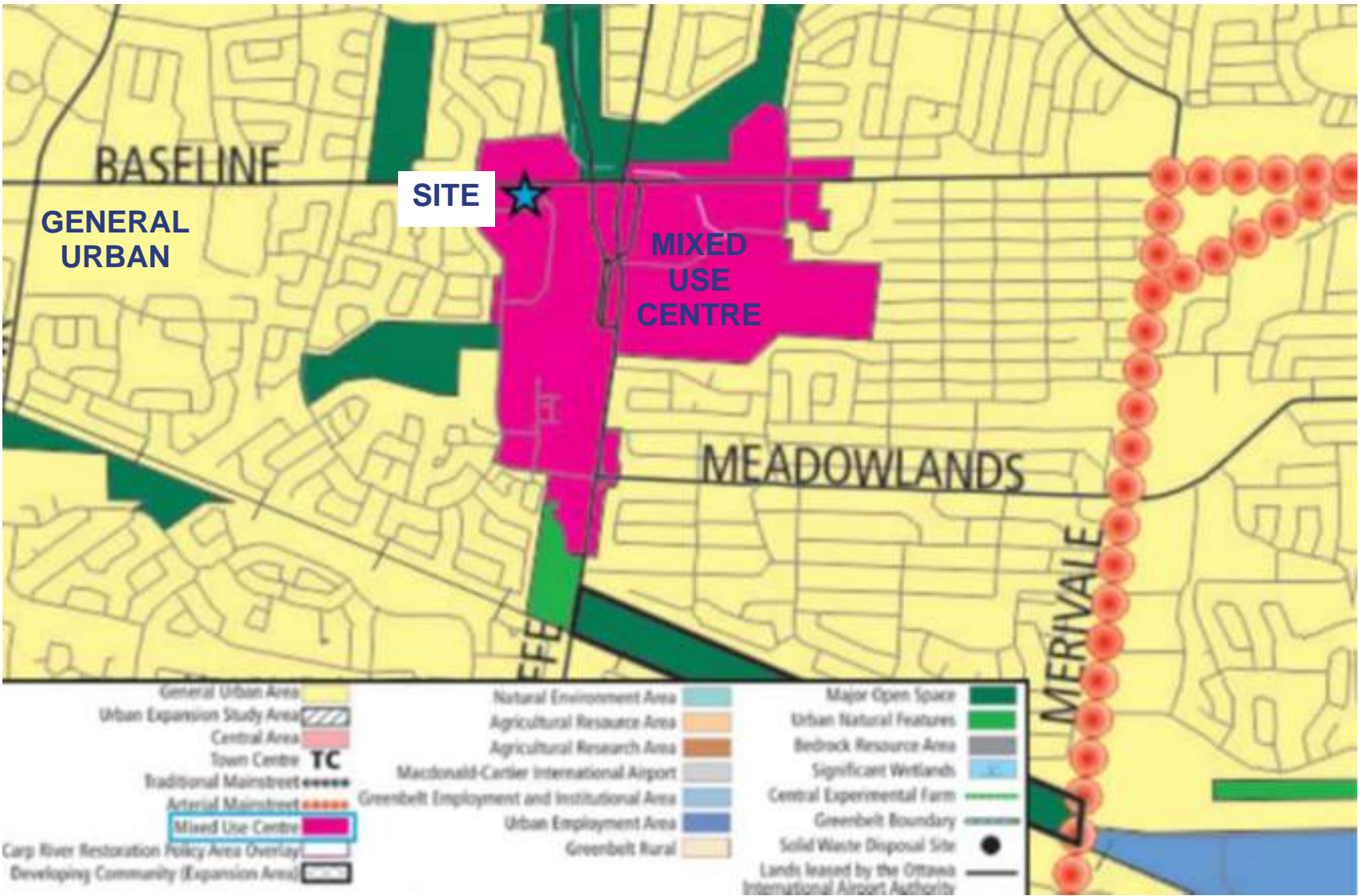
LEGEND

- BIKE LANE
- TRANSIT WAY
- PEDESTRIAN PATH
- TRANSIT/TRAIN STATION

POLICY ENVIRONMENT

City of Ottawa Official Plan

- The property is designated as a Mixed-Use Centre in Schedule B of the Official Plan.
- Mixed-Use Centres (MUCs) are intended as strategic locations near transit nodes and major roads where there is a high potential for compact, mixed-use development. These areas can contain both locally and regionally oriented development that assists in completing neighbourhoods.
- The Mixed-Use Centre area also encourages increased density to occur over time which provides opportunities for walking, cycling, and transit.



Baseline & Woodroffe Secondary Plan

- The site is located within the Constellation precinct of Schedule 2 of the Baseline and Woodroffe Secondary Plan.
- Development within the Constellation precinct is intended to consist of a mix of uses. Residential uses are encouraged, and commercial uses are meant to support the intended significant office component also envisioned for this precinct.
- Section 2.2 provides requirements to:
 - Create a sense of identity and continuity through streetscaping, massing and urban design.
 - Provide opportunities for high density residential development.
 - Create a sense of identity and continuity through streetscaping, massing and urban design.
 - Provide opportunities for high density residential development.
 - Develop a land use pattern and transportation system that supports pedestrians, cyclists, transit, and vehicular traffic.

- Ensure that all new developments are designed to facilitate safe and efficient pedestrian movements and to minimize on-site pedestrian/vehicle conflicts.
- Use all appropriate aspects of traffic demand management, such as mixed land uses, reduced parking requirements and parking caps, revision of parking pricing, and subsidizing transit passes, as a tool to minimize the number of people coming to the Secondary Plan Area by private vehicles.

POLICY ENVIRONMENT (CONT'D)

Council-approved Urban Design Guidelines for High-Rise Buildings

These Council-approved guidelines replace the existing High-Rise guidelines. The relevant guidelines include:

- Buildings should be compatible with surrounding environment and planned context.
- No views or vistas will be affected by this proposal, as the proposal is not located downtown district or within the Parliamentary Precinct.
- The subject property is significantly above the recommended minimum lot area of 1,150m² for a corner lot.
- Design should enhance sense of community, define space, and promote sustainability
- Although considered a 'bar' building, the proposed building has been designed with a distinctive base, middle, and top through use of materials including a high amount of glazing.
- The building is oriented to frame the street corner at a significant intersection. Consistent with the guidelines, it is less than 12 storeys in height, contributing to the envisioned massing for the Arterial Mainstreet corridor.
- The ground floor of the base has been designed to be animated and highly transparent
- The top section of the proposed building will integrate the mechanical penthouse into the building
- Design should be safe, accessible, and include quality building interfaces.
- Glazing is provided at the pedestrian and street level.
- The majority of parking is located underground and accessed away from the public realm
- Main pedestrian entrances are linked with a seamless connection to the public sidewalk in several areas.
- Loading, servicing, and utilities are located along the west elevation and will be screened from view.

Transit-Oriented Development Guidelines

- The guidelines contemplate Land Use, Layout, Built Form, Pedestrians & Cyclists, Vehicles & Parking, and Streetscape & Environment as they can be implemented to create transit-supportive development.
- Transit-supportive land uses, in the form of high density residential, are proposed for this site.
- The proposed building is located close to the front lot line for direct and safe pedestrian access.
- Architectural variety is provided at the lower storeys to provide visual interest to pedestrians.
- Clear windows and doors are proposed for the pedestrian level to provide ease of entrance, visual interest, and increased security.
- Ground floors will be designed to be appealing to pedestrians with retail and service uses.
- Convenient bicycle parking will be provided close to building entrances and in the underground parking structure.
- No parking is provided between the front/corner of the building and the public right-of-way. Parking is predominantly located underground
- Loading areas are located away from public view.

REGULATORY ENVIRONMENT

City of Ottawa Zoning By-law 2008-250

The subject property is located within the Mixed-Use Centre Zone, limited to 2.0 Floor Space Index and 34 metre building height – MC F(2.0) H(34).

The existing zoning is intended to support a combination of transit-supportive uses in medium and high density formats while prioritizing the pedestrian and reducing impact on neighbouring areas.

The proposed Minor Zoning By-law Amendment seeks to amend several zoning provisions to facilitate the proposed development.

Preliminary Recommended Zoning Details

The maximum building height shall be 35 metres (34m maximum building height)

The minimum residential parking rate for this site shall be 0.4/du;

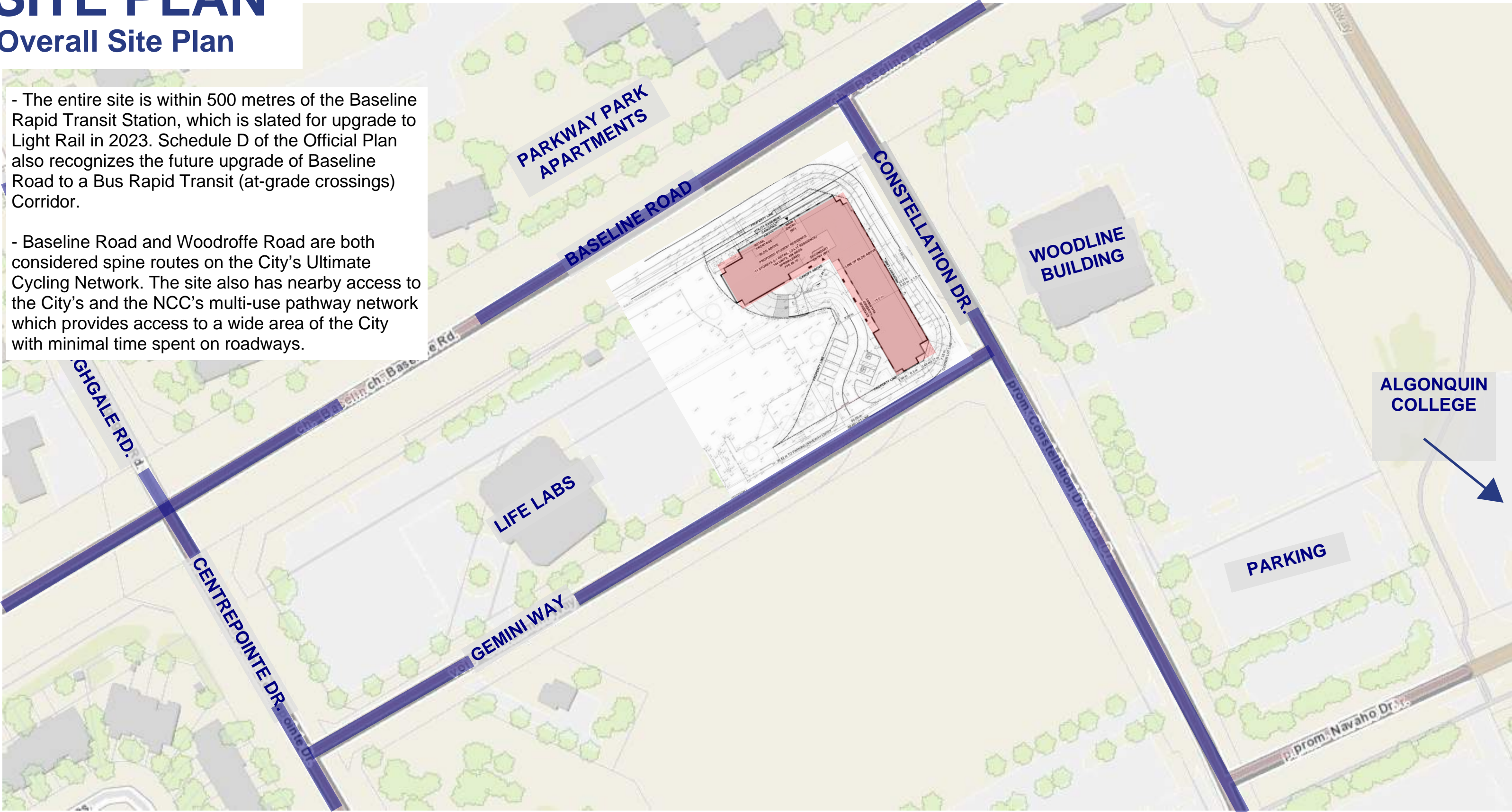
The minimum visitor parking rate for this site shall be 0.06/du;

The maximum Floor Space Index (FSI) does not apply.

SITE PLAN

Overall Site Plan

- The entire site is within 500 metres of the Baseline Rapid Transit Station, which is slated for upgrade to Light Rail in 2023. Schedule D of the Official Plan also recognizes the future upgrade of Baseline Road to a Bus Rapid Transit (at-grade crossings) Corridor.
- Baseline Road and Woodroffe Road are both considered spine routes on the City's Ultimate Cycling Network. The site also has nearby access to the City's and the NCC's multi-use pathway network which provides access to a wide area of the City with minimal time spent on roadways.

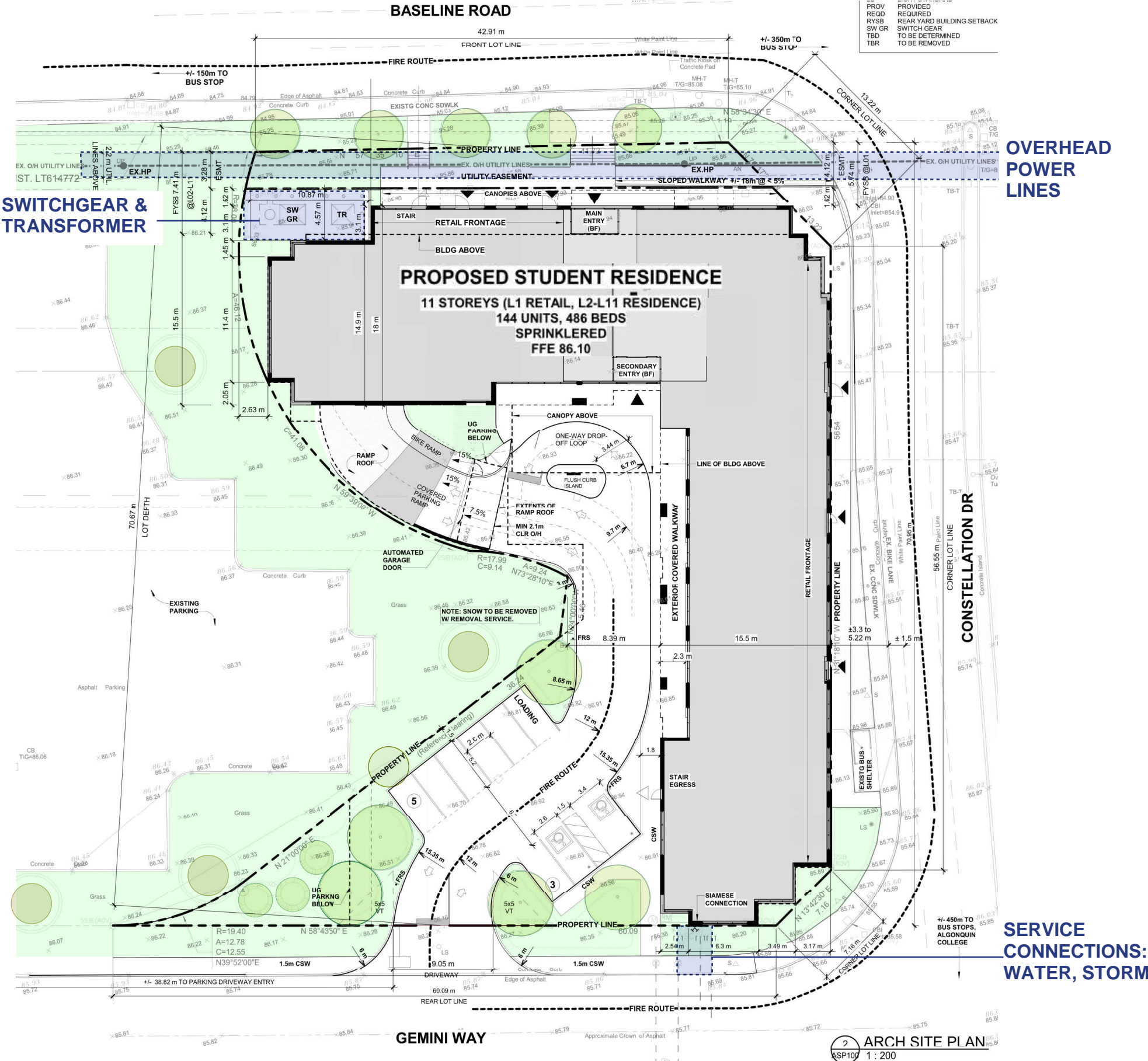


SITE PLAN

DEVELOPMENT STATS

DEVELOPMENT STATISTICS - 2140 Baseline Rd, Ottawa				
	SM	SF	ACRES	%
GROSS SITE AREA	3,049.3	32,822	0.753	-
BLDG FOOTPRINT	1,564.0	16,835	0.386	51.3%
1ST FLOOR- RETAIL	1,200.0	12,917		
2nd - 10th FLOOR (TYPICAL)	1,176.0	12,658		
11th FLOOR- AMENITIES	0.0	0		
GROSS FLOOR AREA (GFA PER BYLAW)	11,784.0	126,842		

ZONING INFORMATION - ZONING BY-LAW 2008-250 City of Ottawa Official Plan & Baseline-Woodroffe Secondary Plan				
Permitted Use:		Yes	NO	
MIXED USE		YES		
Part 10 - Mixed Use / Commercial Zones (Sections 185-198)		REQUIRED	PROVIDED	
		# / M² / M	M² / M	COMPLY
0.10	Lot Area	N/A	-	YES
0.11	Floor Space Index	2.0	N/A	YES
0.12	Lot Frontage (Min)	N/A	53.8	YES
0.13	Lot Coverage (Max)(Combined)	N/A	51%	YES
0.14	Building Height (Max) - Sect 9	34m	35.10	TBD
0.15	Bldg Height # of Storeys (Max)	N/A	11	YES
0.16	Front Yard Setback (Min)	N/A	3.3	YES
0.16a	Hydro Line Setback	5m	5m	YES
0.17	Side Yard Setback (Min)	N/A	0.0	YES
0.18	Rear Yard Setback (Min)	N/A	0.0	YES
0.19	Lot Depth (Min)	-	70.7	YES



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JULY 05 2018



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STUDENT RESIDENCE
2140 BASELINE RD, NEPEAN, ON.

MASTERCRAFT STARWOOD
BUILDERS SINCE 1951

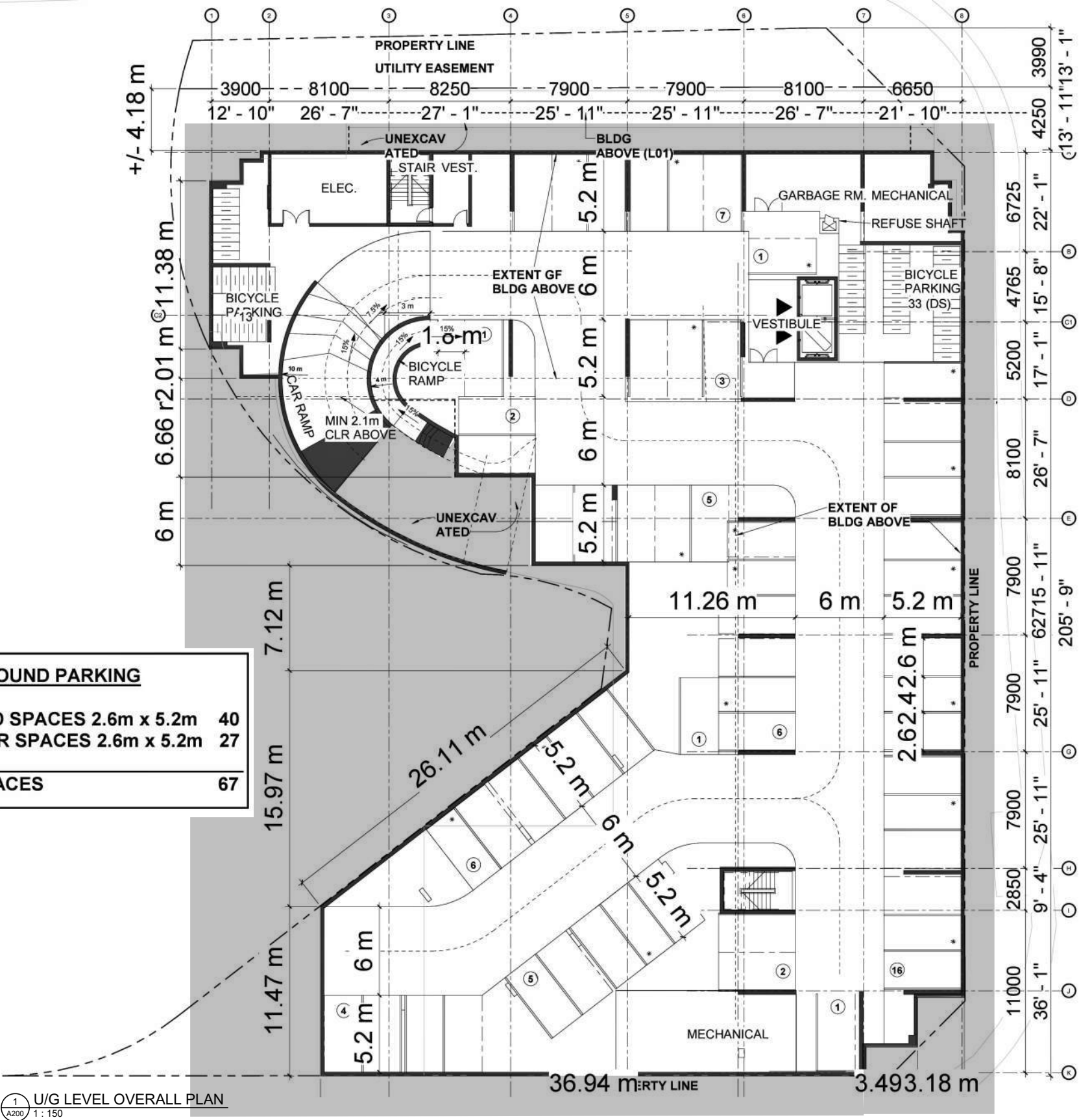


FLOOR PLANS

Parking Garage P1

- Single Level Parking Garage
- 67 Car Parking Spaces
- 144 Bicycle Parking Spaces (1.0/du)

UNDERGROUND PARKING		
STANDARD SPACES 2.6m x 5.2m	40	
SMALL CAR SPACES 2.6m x 5.2m	27	
TOTAL SPACES	67	



PROFESSIONAL CERTIFICATION

PROJECT

OTTAWA STUDENT RESIDENCE

2140 Baseline Rd, Nepean
(Ottawa) ON, K2G 6E2

DRAWING TITLE

LEVEL P1 PARKING OVERALL PLAN

BY	CHECK	ISSUED FOR
ML/ZK	FF	SITE PLAN APPROVAL
PROJECT NO.: 18-012		SHEET NO.:
SCALE: As indicated		A200
ISSUE DATE: 25MAY18		

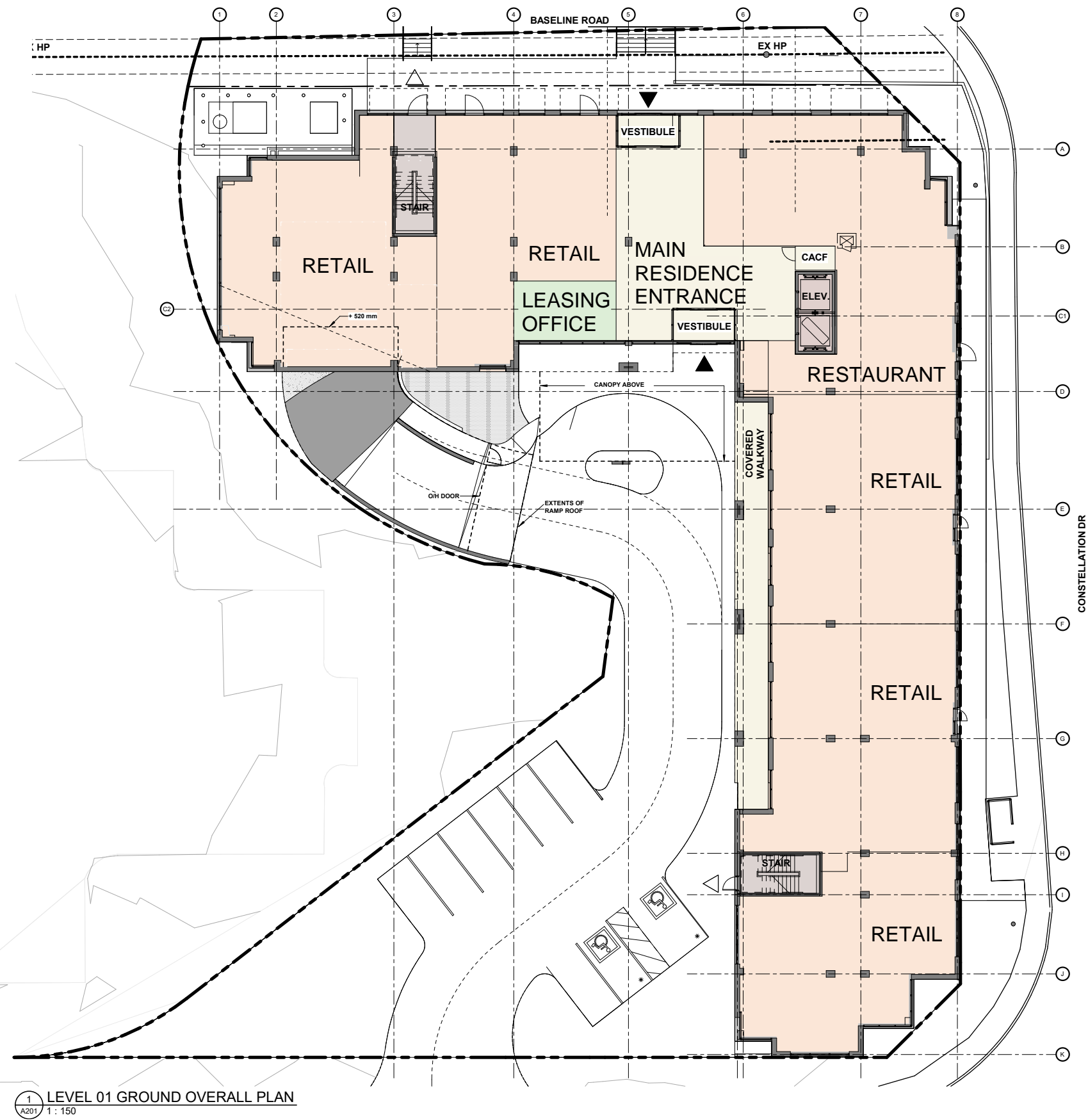
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SHEET REVISION

FLOOR PLANS

Ground Floor Plan

- Retail Occupies Majority of Plan, Lining Street & Public Realm
- Main Residence Entries Provide Through Connection From Court to Baseline



		PROFESSIONAL CERTIFICATION
PROJECT		
OTTAWA STUDENT RESIDENCE		
2140 Baseline Rd, Nepean (Ottawa) ON, K2G 6E2		
DRAWING TITLE		
LEVEL 01 GROUND OVERALL PLAN		
BY	CHECK	ISSUED FOR
ML/ZK	FF	SITE PLAN APPROVAL
PROJECT NO.: 18-012	SHEET NO.:	
SCALE: As indicated	A201	
ISSUE DATE: 25MAY18	1 SHEET REVISION	

FLOOR PLANS

Typical Floor Plans L2-L10

- Typical Floor Plan Accommodates a Variety of Suites
- Living Room Spaces Occupy Corners of Building
- Efficient Unit Layouts Maximize Site Potential

LEGEND

TYPE (# PER TYPICAL FLOOR)

STUDIO UNIT (1)

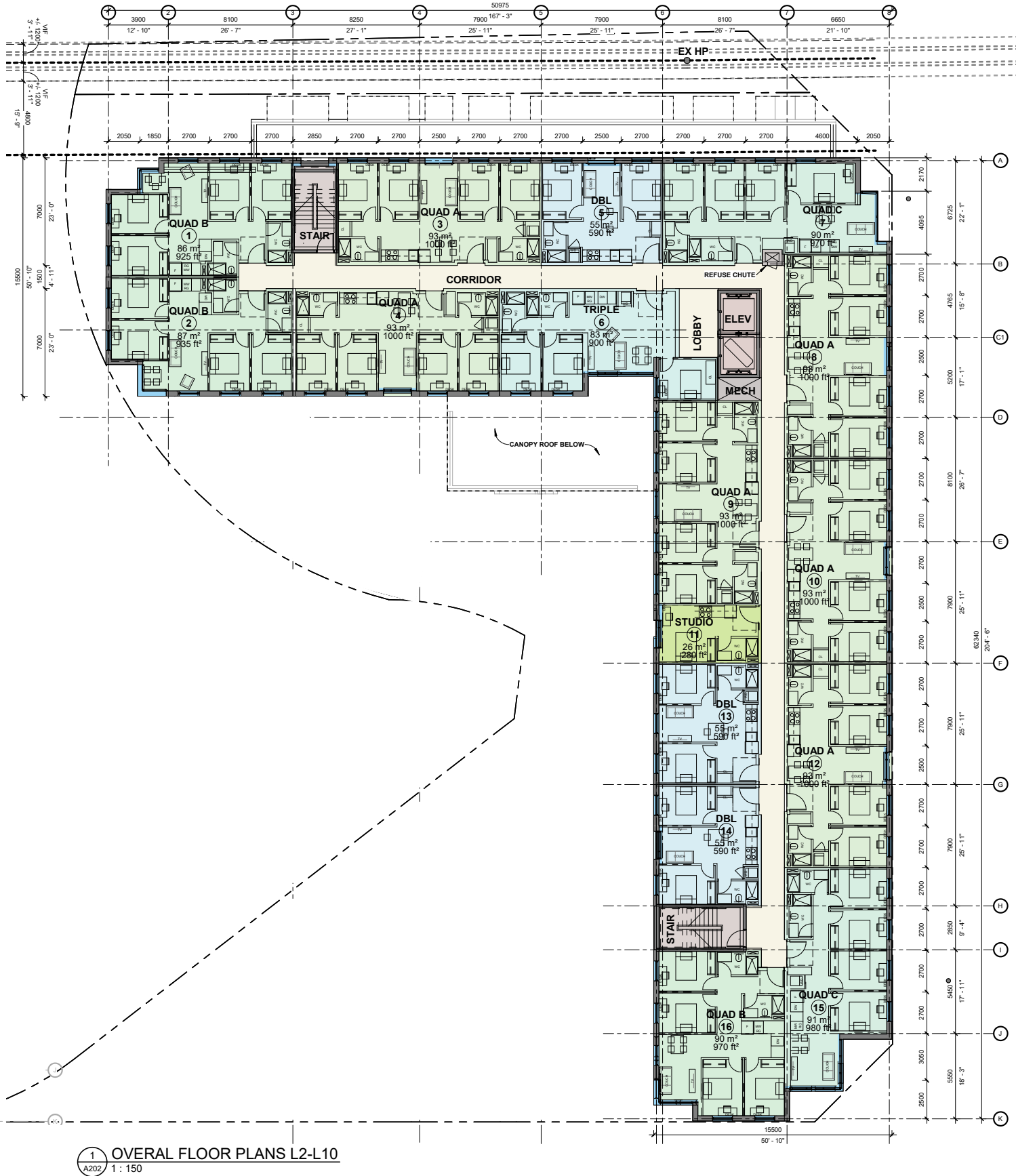
QUAD UNIT (11)

DOUBLE UNIT (3)

TRIPLE UNIT (1)

STAIRS / SERVICES

ELEVATORS



PROFESSIONAL CERTIFICATION

PROJECT

OTTAWA STUDENT RESIDENCE

2140 Baseline Rd, Nepean (Ottawa) ON, K2G 6E2

DRAWING TITLE

OVERALL FLOOR PLANS L2-L10

BY: ML/ZK / FF

CHECK: FF

ISSUED FOR: SITE PLAN APPROVAL

PROJECT NO.: 18-012

SHEET NO.:

SCALE: As indicated

ISSUE DATE: 25MAY18

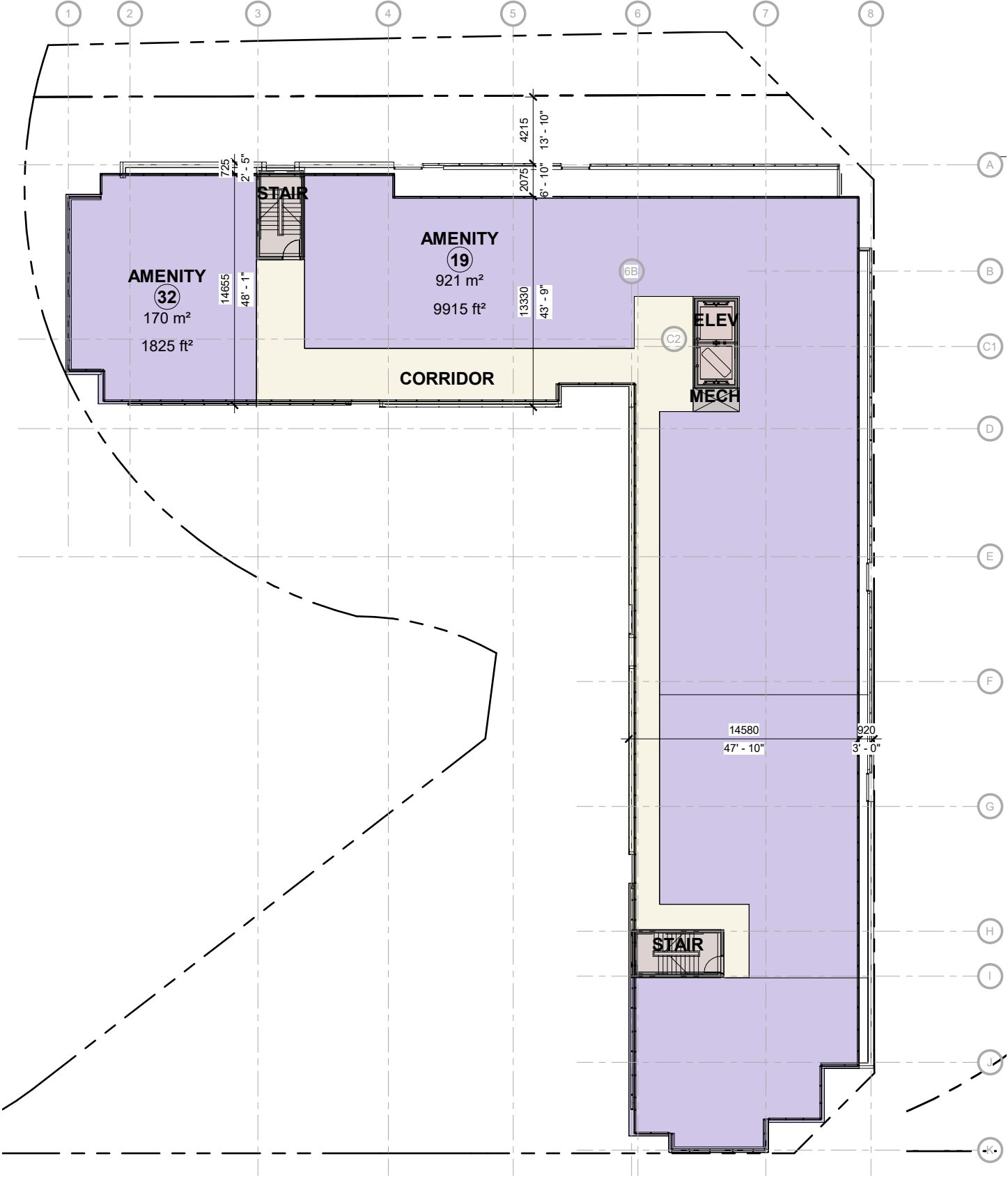
A202

1 SHEET REVISION

FLOOR PLANS

Amenity Floor Plan L11

- Program Includes: Communal Laundry & Typical Amenities



PROFESSIONAL CERTIFICATION

PROJECT

OTTAWA STUDENT RESIDENCE

2140 Baseline Rd, Nepean
(Ottawa) ON, K2G 6E2

DRAWING TITLE

AMENITY FLOOR PLAN L11

BY	CHECK	ISSUED FOR
ML/ZK	FF	SITE PLAN APPROVAL
PROJECT NO.: 18-012		SHEET NO.:
SCALE: As indicated		A202
ISSUE DATE: 25MAY18		

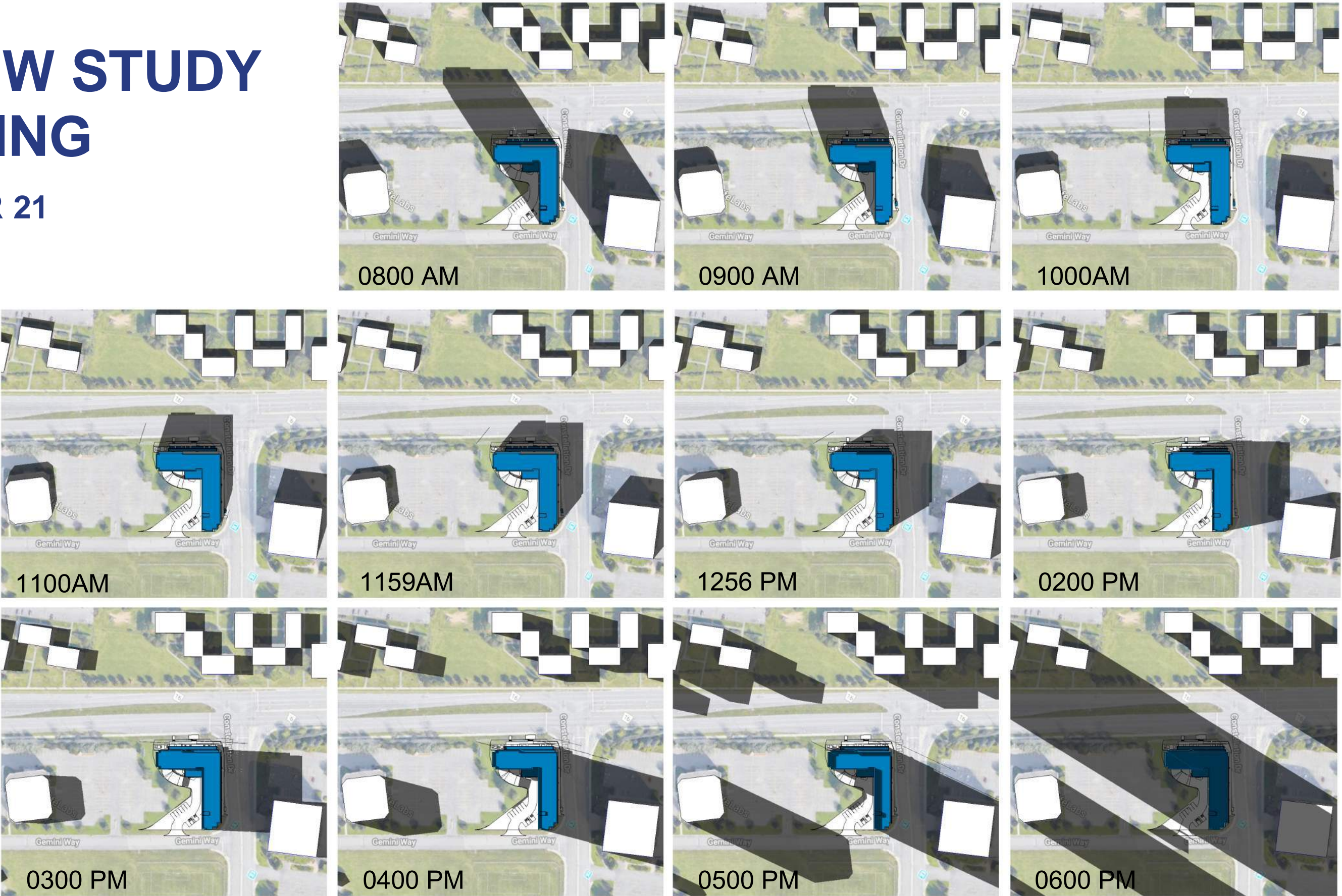
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SHEET REVISION

SHADOW STUDY / MASSING

SEPT / MAR 21

NOTES:

- NO SIGNIFICANT PUBLIC SPACES IMPACTED
- MINOR AFFECT ON COMMUNAL / PRIVATE AMENITY AREA ACROSS BASELINE

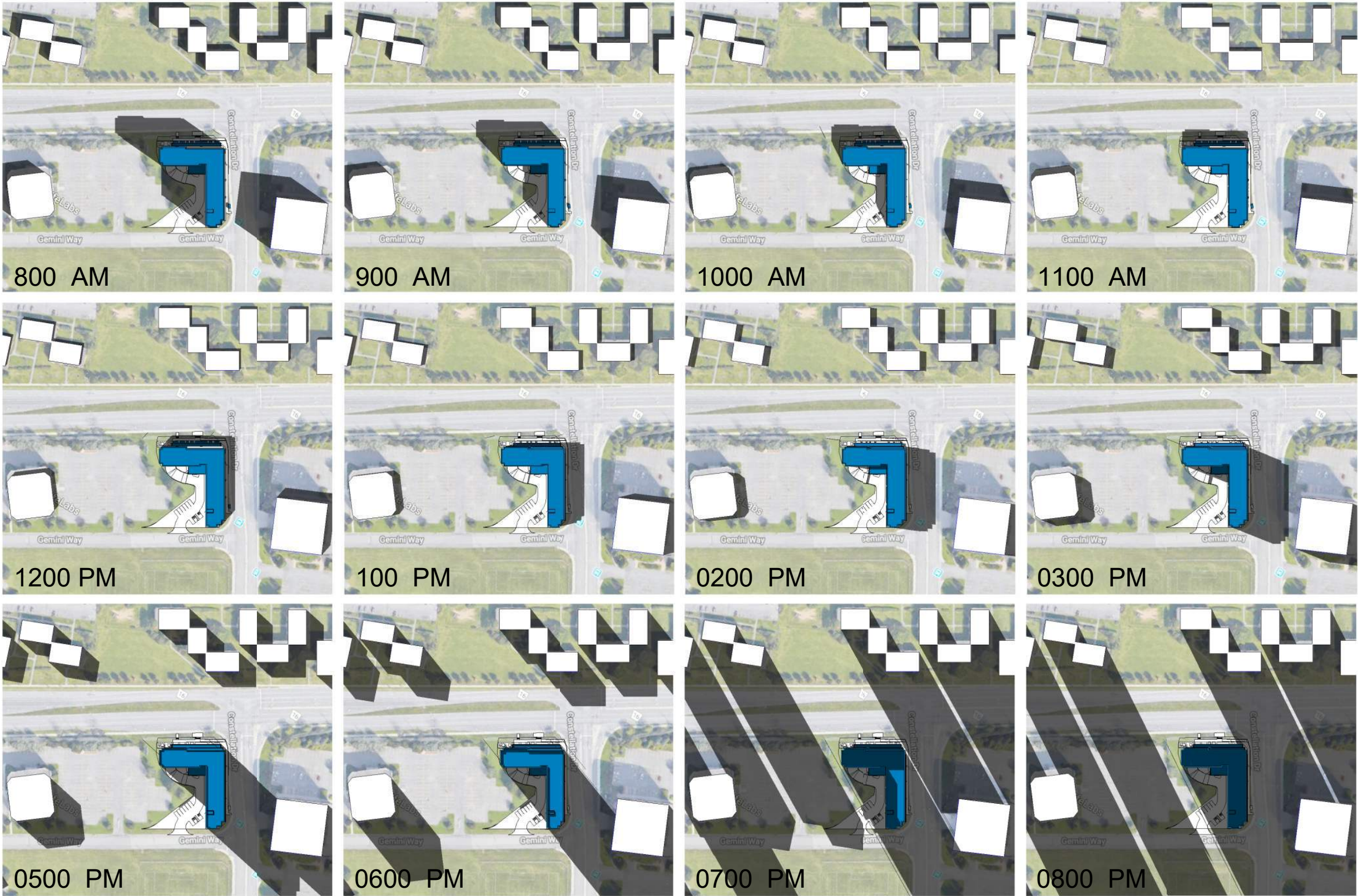


SHADOW STUDY

JUNE 21

NOTES:

- NO SIGNIFICANT PUBLIC SPACES IMPACTED
- MINOR AFFECT ON COMMUNAL / PRIVATE AMENITY AREA ACROSS BASELINE

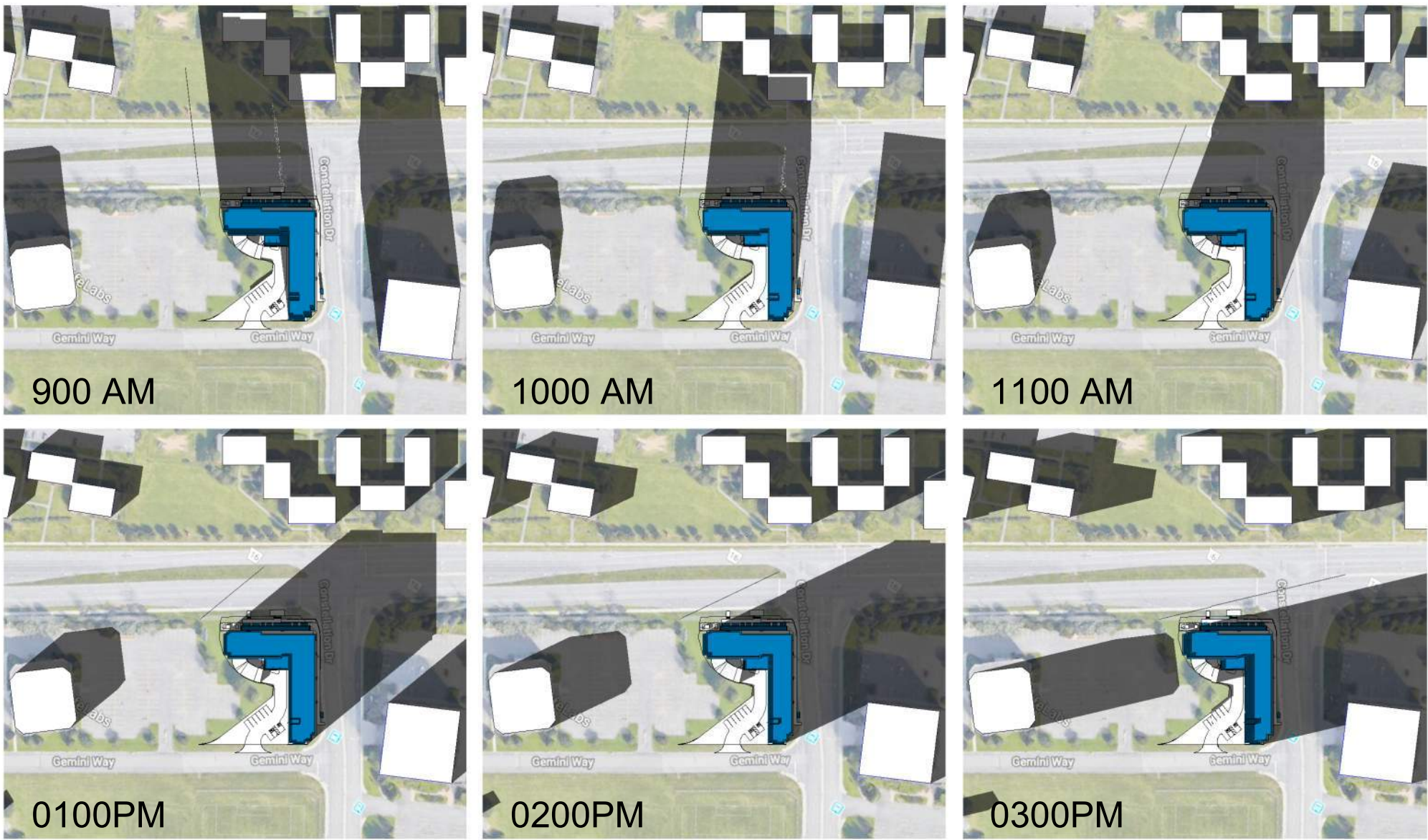


SHADOW STUDY

DEC 21

NOTES:

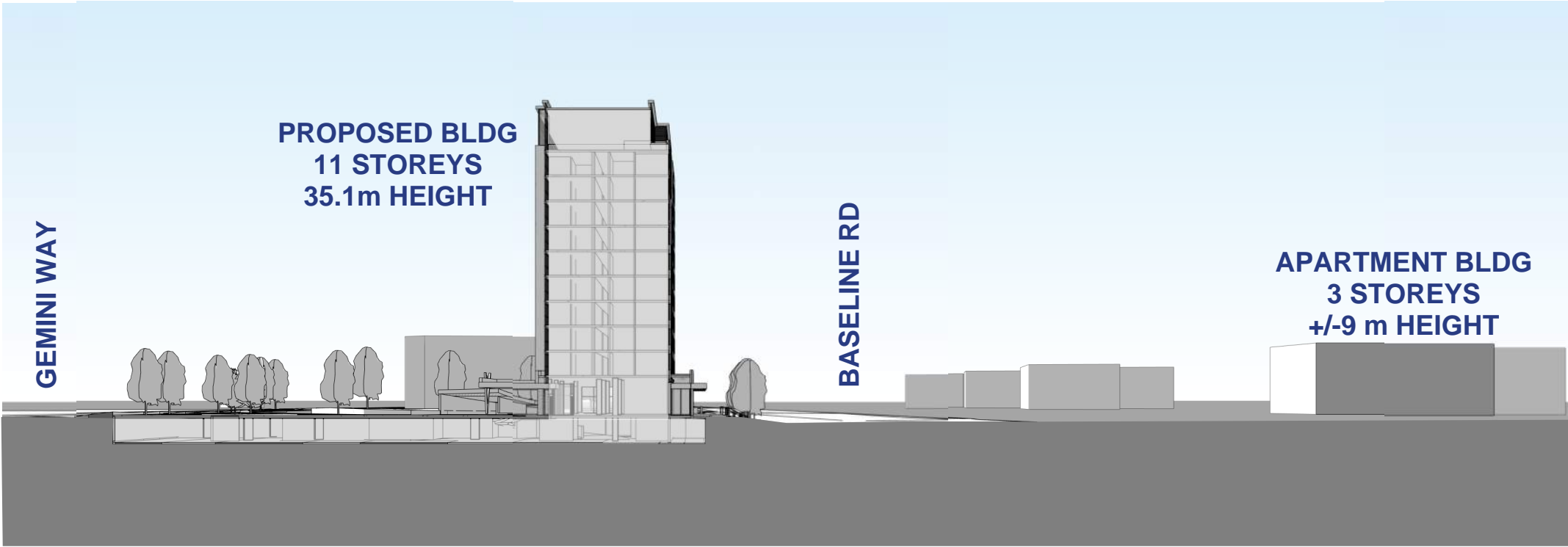
- NO SIGNIFICANT PUBLIC SPACES IMPACTED
- MODERATE AFFECT ON COMMUNAL / PRIVATE AMENITY AREA ACROSS BASELINE



SECTIONS

Urban Building Sections

- Adjacent Buildings Vary in Height, The Most Immediate Being a High Rise as Well
- Smaller Scale Residential Exists Across Baseline Rd

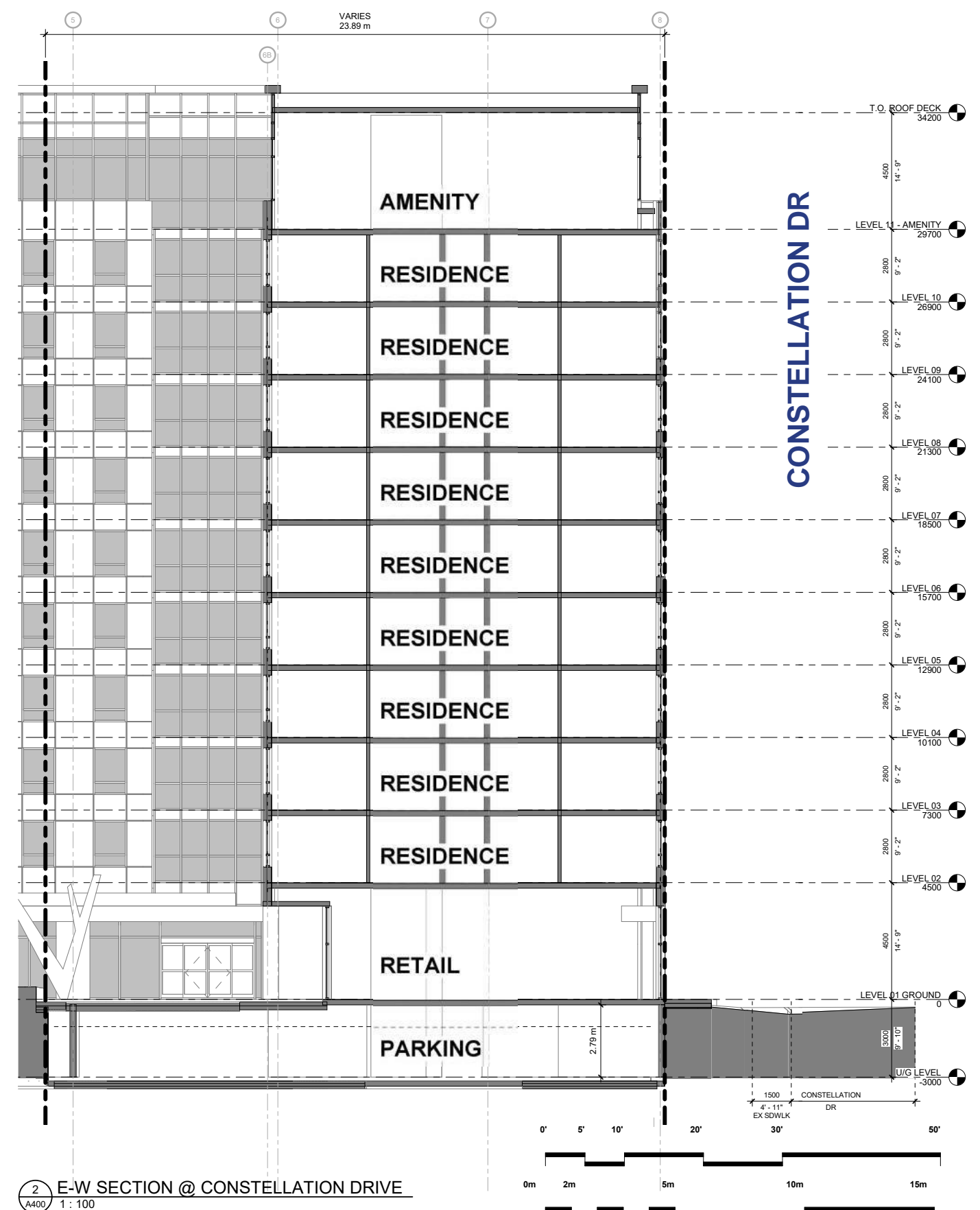
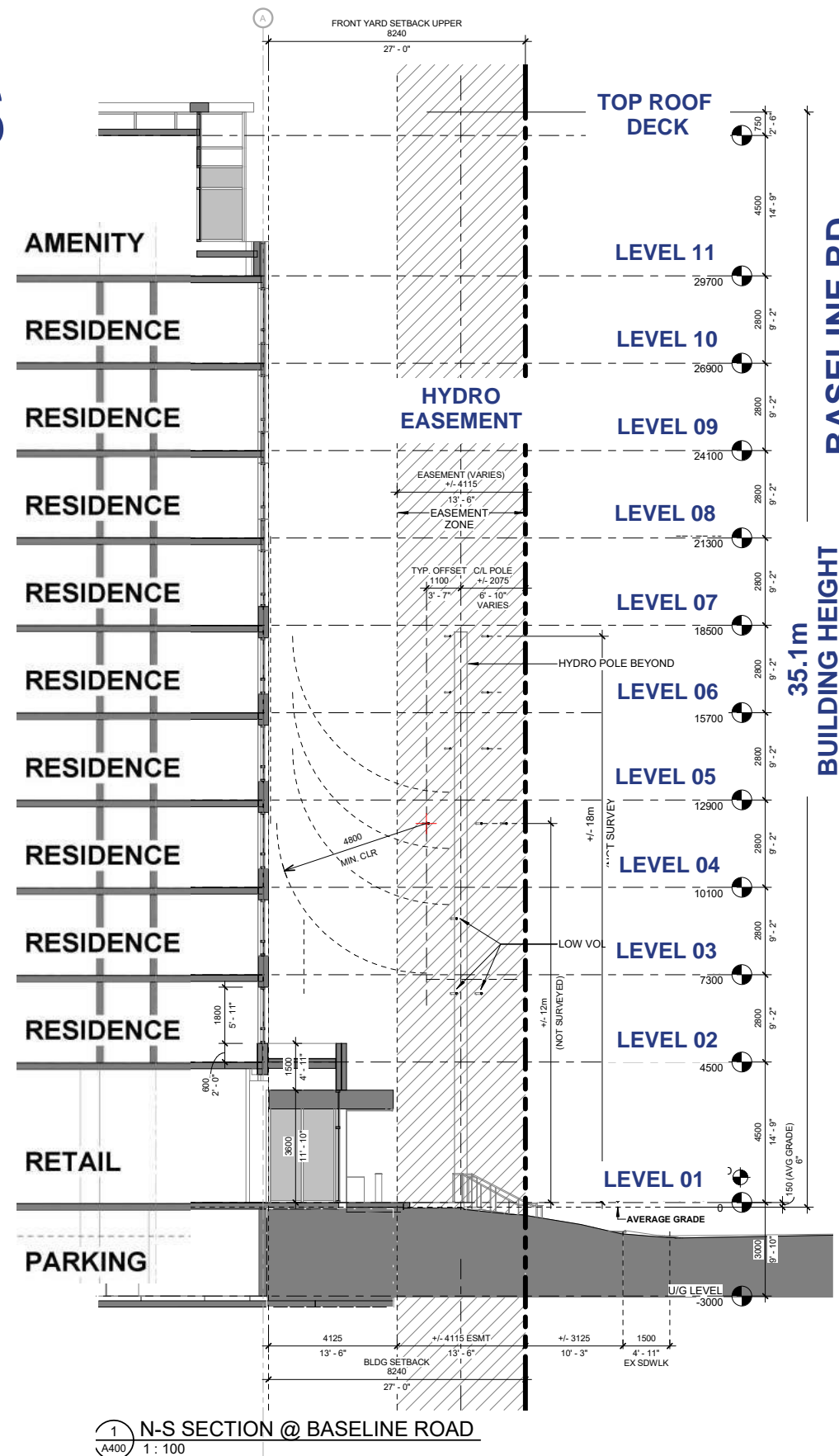


SITE SECTION LOOKING NORTH

SECTIONS

Enlarged Sections

- Setback From Overhead Power Lines Required Along Baseline Rd
- Change in Grade Negotiated With Sloped Ground Where Possible
- Amenity Floor Setback



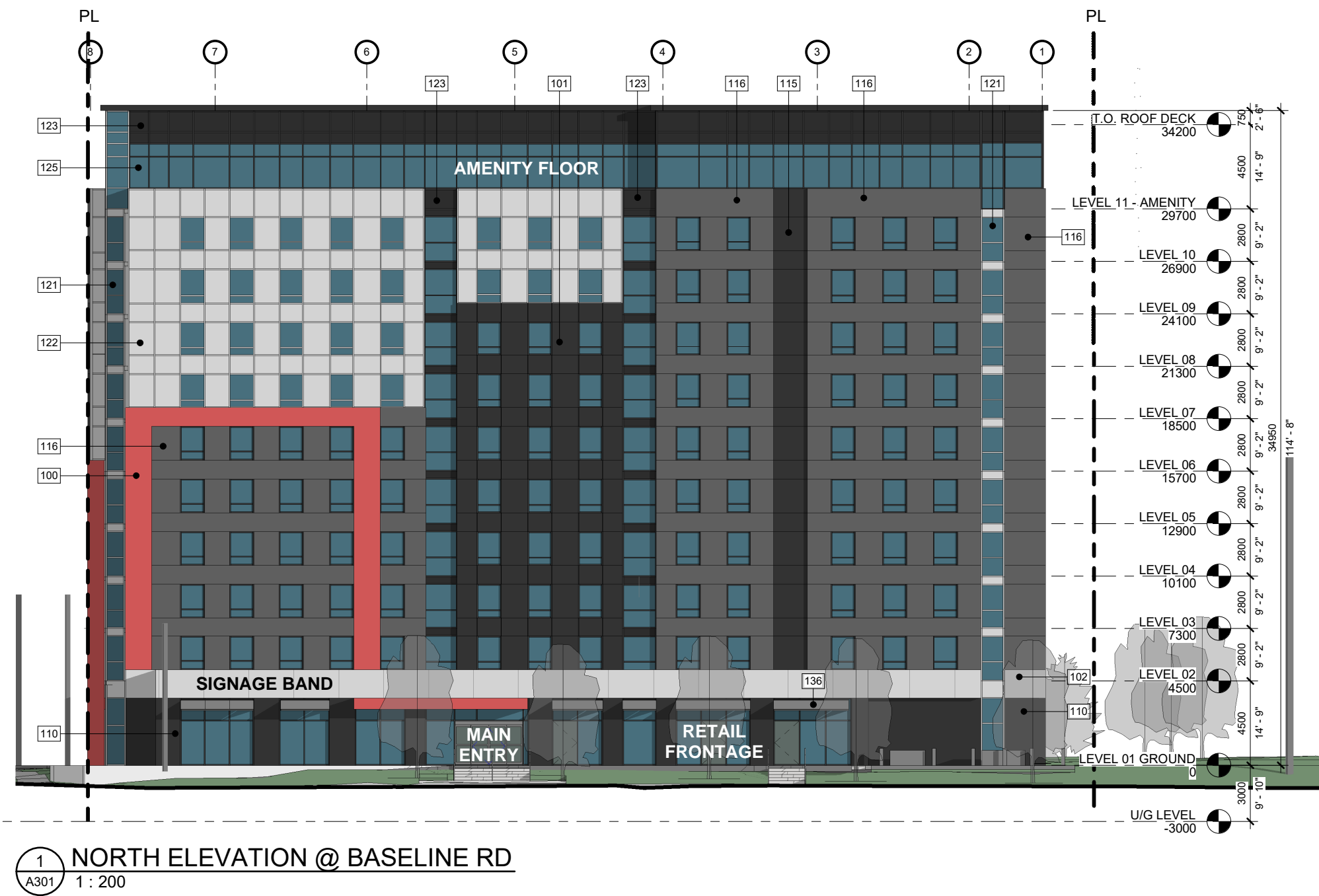
ELEVATIONS

North Elevation @ Baseline Rd.

- Signage Band to Tidy Signage
- Stroke of Colour Delineates Entry, Punctuates Corner Presence
- Darker Tones Alleviate Mass of Building
- Material Variation Reduced Apparent Mass

EXTERIOR ELEVATION LEGEND

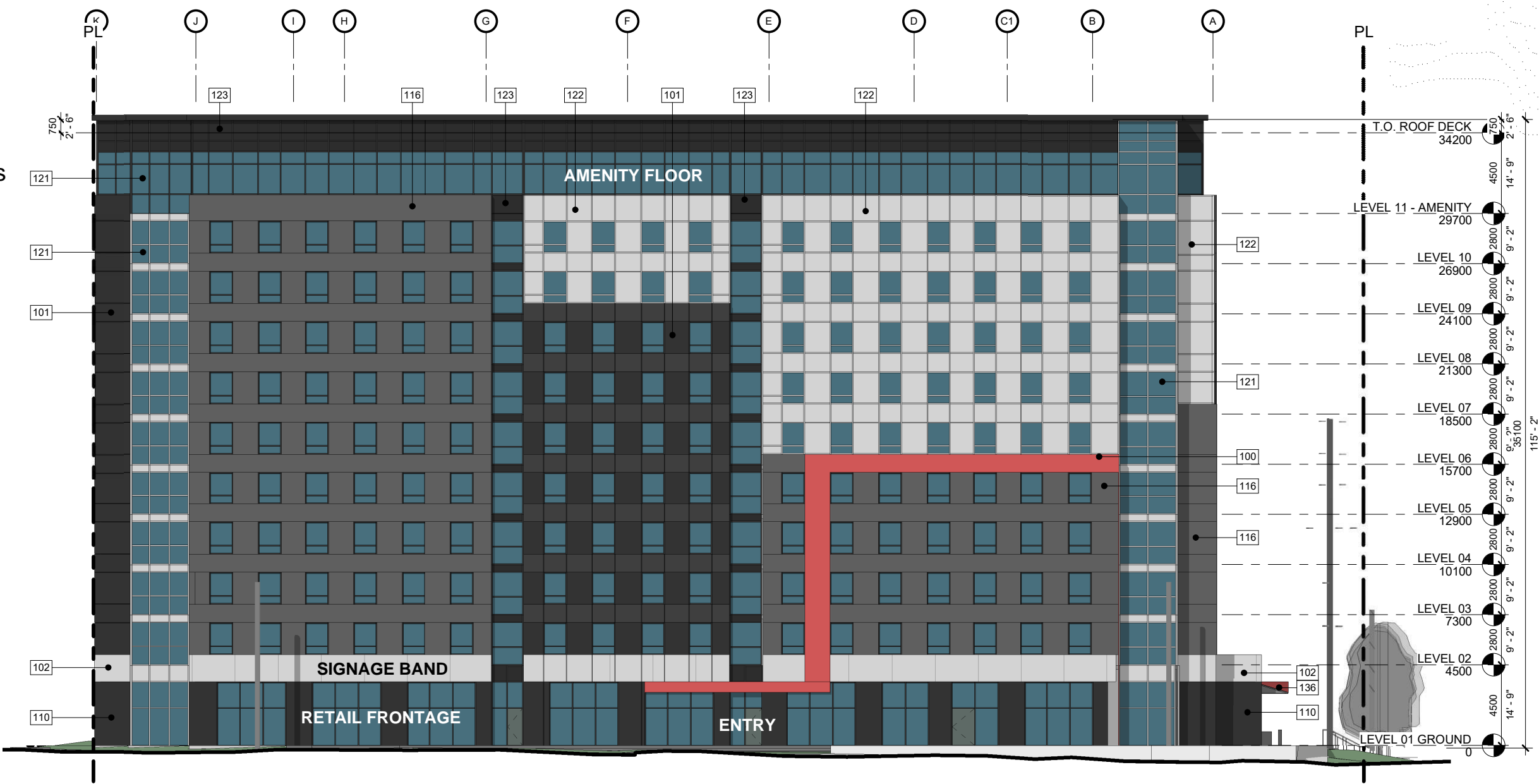
- 100 ALUMINUM PANEL (COLOUR: RED/ORANGE & WOOD GRAIN TEXTURE)
- 101 ALUMINUM PANEL (COLOUR: DARK GREY)
- 102 ALUMINUM PANEL (COLOUR: LIGHT GREY)
- 110 MANGANESE IRONSPOT BRICK (COLOUR: DARK GREY, MATCH EIFS)
- 115 PREFAB. PANELIZED EXTERIOR INSULATED FINISH SYSTEM (EIFS)(COLOUR: DARK GREY)
- 116 PREFAB. PANELIZED EXTERIOR INSULATED FINISH SYSTEM (EIFS)(COLOUR: GREY)
- 120 ALUMINUM WINDOW (COLOUR: CLEAR ANODIZED)
- 121 ALUMINUM WINDOW WALL (COLOUR: CLEAR ANODIZED)
- 122 ALUMINUM WINDOW WALL SPANDREL (COLOUR: LIGHT GREY)
- 123 ALUMINUM WINDOW WALL SPANDREL (COLOUR: DARK GREY)
- 125 GLAZING - VISION GLASS (COLOUR: CLEAR)
- 136 AWNINGS/CANOPY



ELEVATIONS

East Elevation @ Constellation Dr

- Amenity Floor Step Back to Reduce Perceived Height
- Dark Brick At Ground Floor Creates a Strong & Lasting Base
- Vertical Bands Join Living Spaces Above, Break Mass & Animate Building



EXTERIOR ELEVATION LEGEND

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- 136 AWNINGS/CANOPY

2 EAST ELEVATION @ CONSTELLATION DR
A301 1 : 200

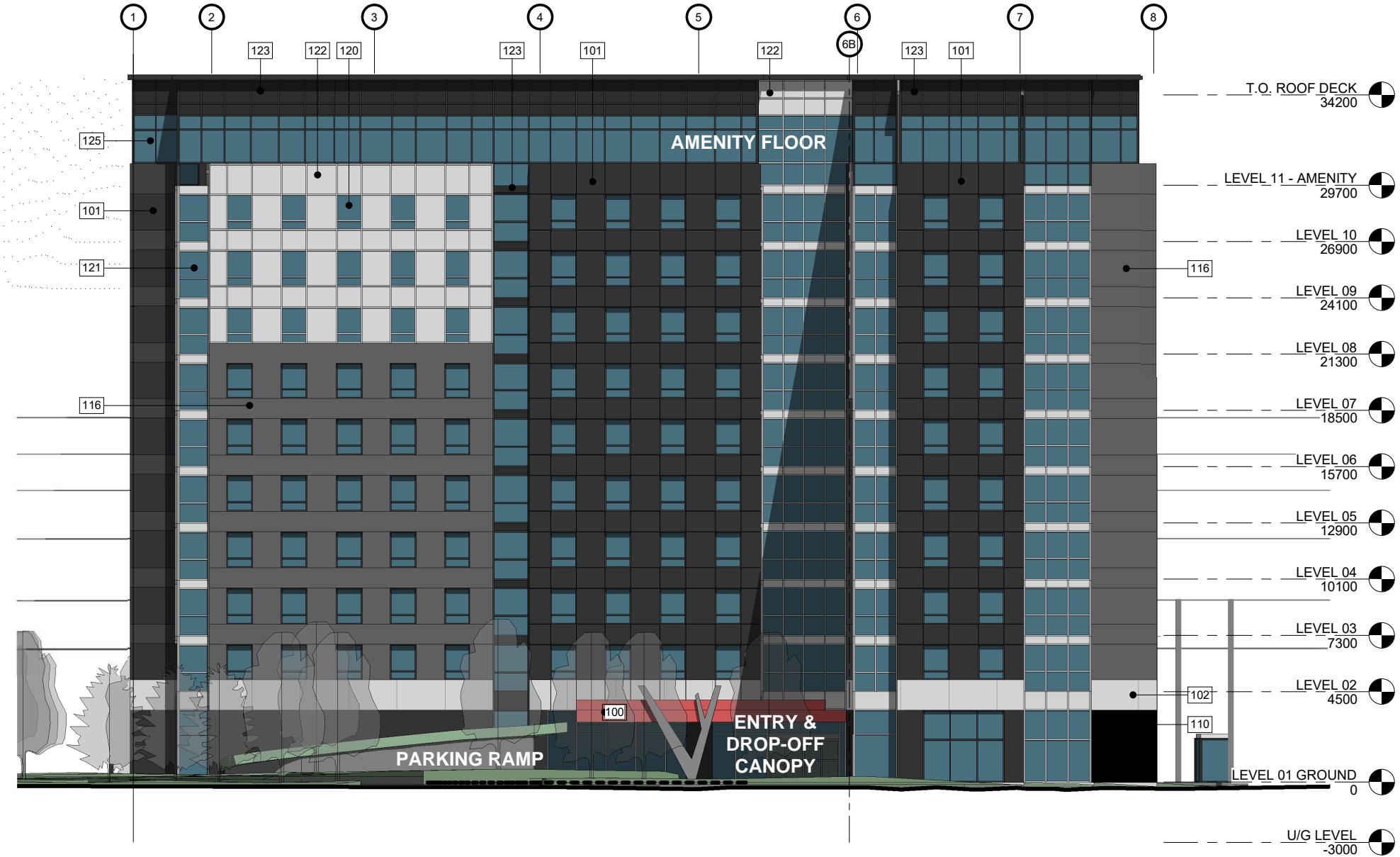
ELEVATIONS

South Elevation @ Gemini Way

- Canopy Sculptural Structure Identifies Entry, Contributes to Place-Making
- Parking Garage Enclosure 2nd Sculptural Element, Opportunity for Vegetated Roofing
- Dark Window Shades Maintain Appearance of Uniformity Across Windows, Whether Shades Open or Closed

EXTERIOR ELEVATION LEGEND

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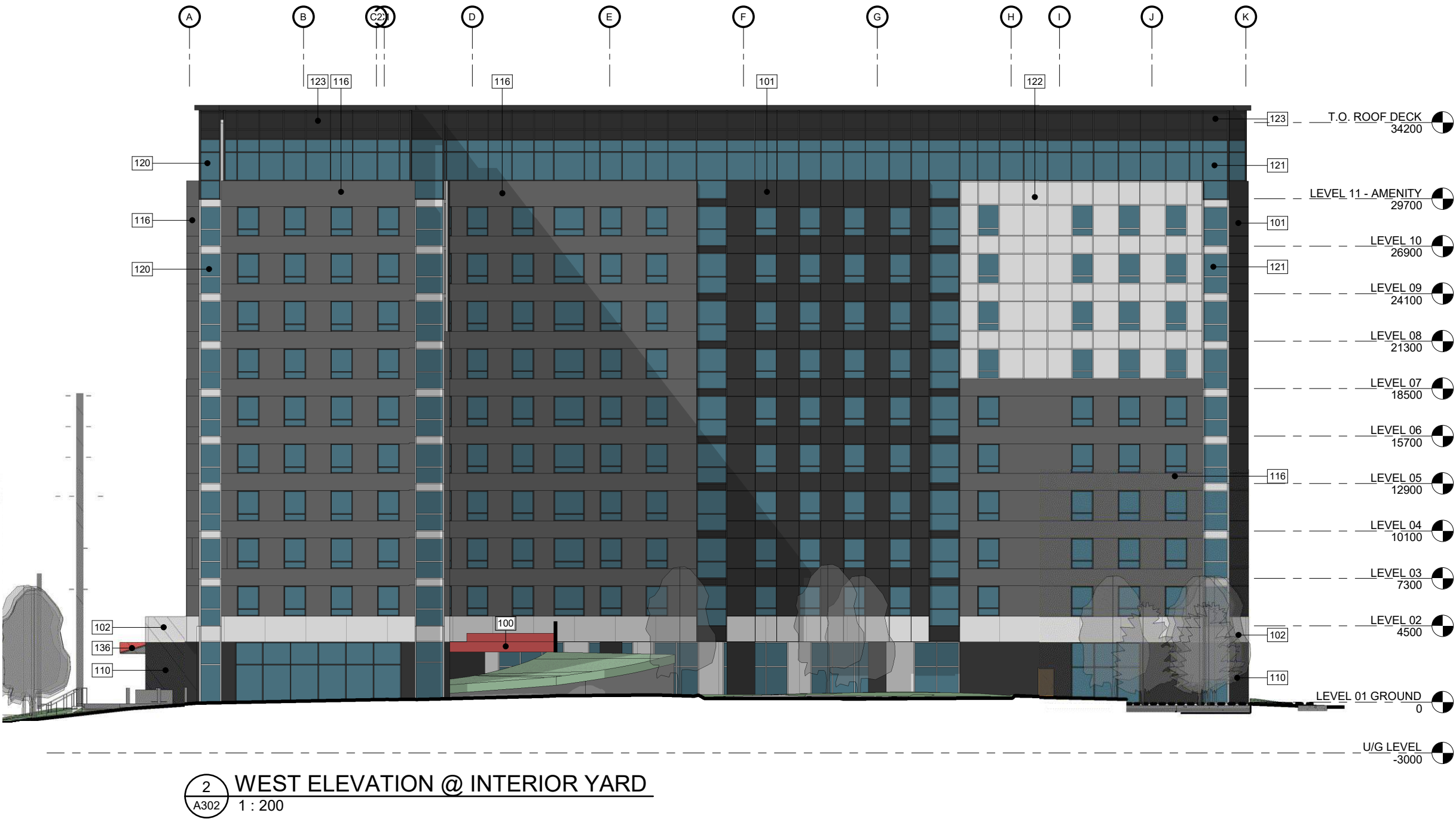


1 SOUTH ELEVATION @ GEMINI WAY
A302 1 : 200

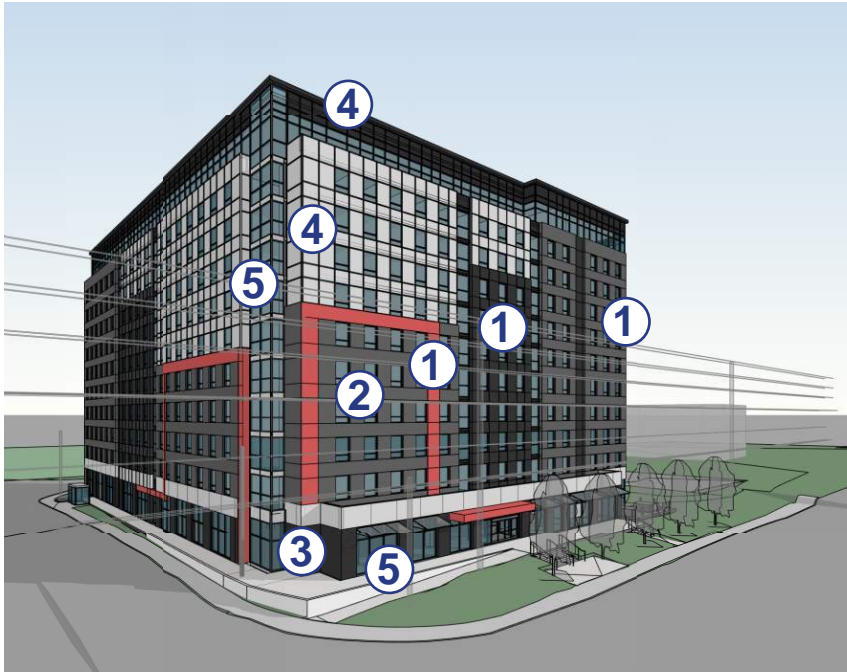
ELEVATIONS

West Elevation @ Interior Yard

- Amenity Floor Expressed With Dark Spandrel to Allow Recess from Visual Field
- L-Shape Allows for Self-Shading

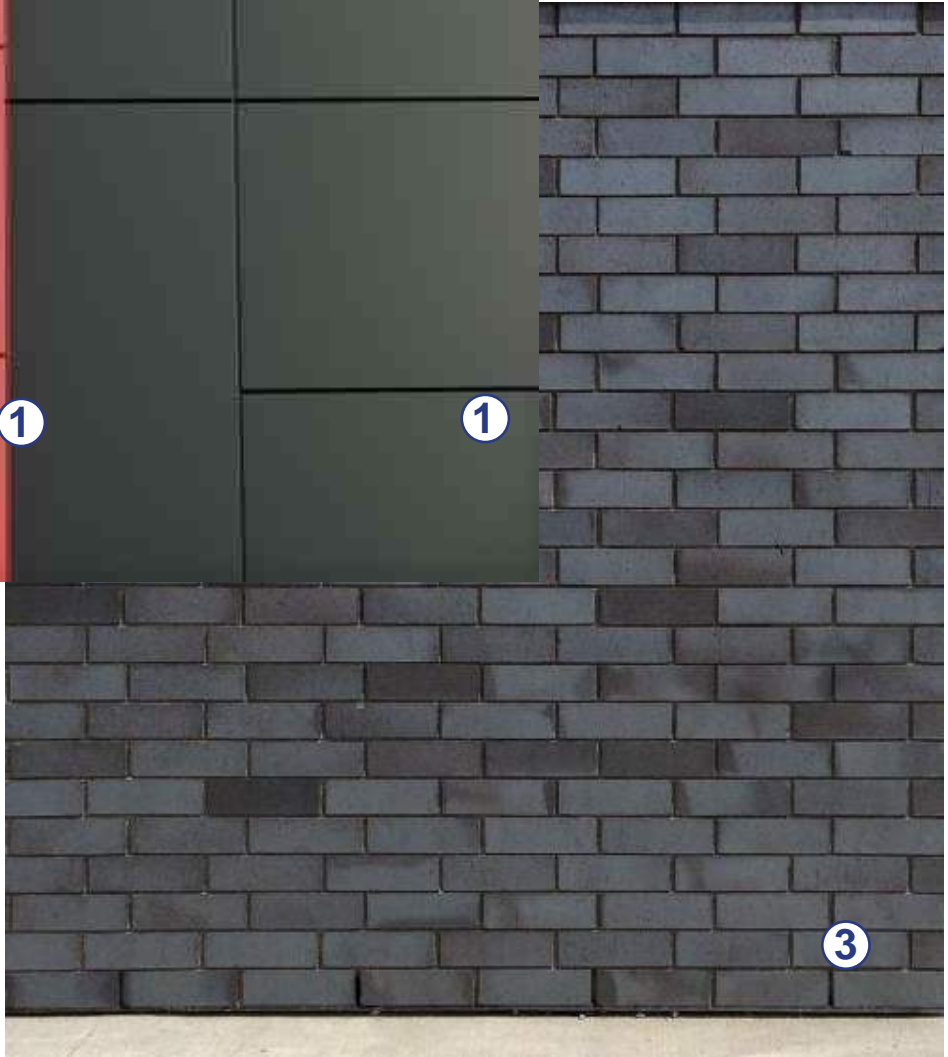
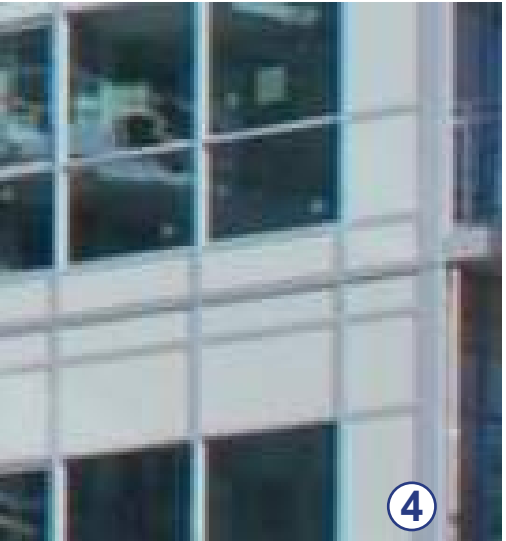


MATERIALS



2
00 VIEW @ BASELINE & CONSTELLATION

- 1 Aluminum Composite Panel**
Colours: Red/Orange, Light Grey, Charcoal Grey
- 2 Panelized Prefab. EIFS**
(Exterior Insulated Finish System)
Colours: Medium Grey
- 3 Brick Cladding**
Colour: Manganese Ironspot Brick
- 4 Spandrel Panels**
Colour: Dark Grey, Light Grey
- 5 Glazing**
Types: Window, Window wall, Storefront, Canopy



UDRP DESIGN BRIEF

JULY 05 2018

PRECEDENTS



1 Aluminum Composite Panel
Colours: Red/Orange, Light Grey,
Charcoal Grey



2 Panelized Prefab. EIFS
(Exterior Insulated Finish System)
Colours: Medium Grey

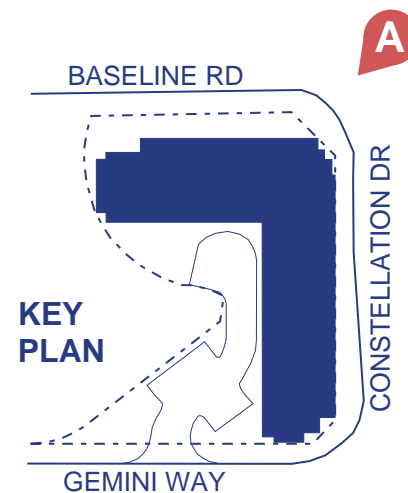


3 Brick Cladding
Colour: Manganese Ironspot Brick

PERSPECTIVES

Corner Presence

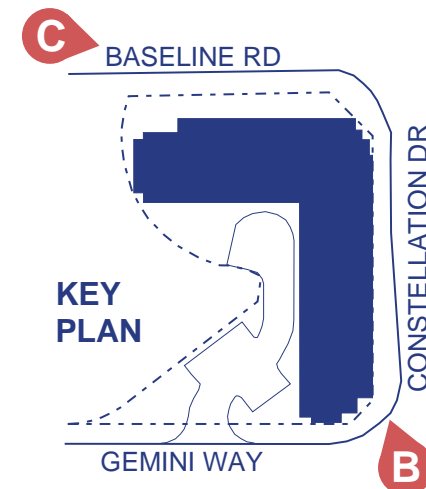
- Ground Plane Negotiated With Sloped Ground, A Pair of Stairs Along Baseline
- Entries Delineated With Expressive Colour
- Canopy / Awnings Provide Shelter, Symbolic of Commercial Retail
- Corner Reveals Break Mass, Occupied by Shared Living Room Spaces



PERSPECTIVES

Public Frontage & Retail Podium

- Animated Ground Floor Retail Spaces
- Access Points Along Main Approaches
- Planting Buffer Along Baseline in Easement Zone
- Residence Above With Step Back at Amenity Floor



B. View Along Constellation Dr



C. View Along Baseline

PERSPECTIVES

Entry Court & Parking Entry

- Sculptural Parking Garage Ramp Enclosure with Potential Summer Bike Storage on Roof
- Canopy Structure Contribute to Place-Making
- Covered Walkway Leading To Entry
- Collage of Facade Materials Provide Relief In Combination with Larger Glazing Dissolving Corners

