

110 YORK STREET

ANDAZ HOTEL ADDITION

URBAN DESIGN REVIEW PANEL – FORMAL REVIEW

JUNE 7, 2018

Location

The site is located on an interior lot situated on the south side of York Street. The site is part of a larger consolidation of properties owned by Claridge Homes with frontage on York Street, Dalhousie Street and George Street. The abutting westerly property is the Andaz Hotel located at the corner of York Street and Dalhousie Street, for which this addition is proposed. Vehicular access to the site will occur from George Street. The adjacent easterly parcel is a surface parking lot. The lands immediately to the south are slated for the development of a 22-storey condominium tower with ground floor commercial.

History

The consolidated land holding has been previously subject to Site Plan Control and Zoning By-law Amendment applications to establish the existing 17-storey Andaz Hotel and future 22-storey condominium building to the south.

Purpose of Application

A Minor Zoning By-law Amendment is required to address the two affective zones on-site and provide amendment to permit the necessary height and performance requirements to establish the project. A corresponding Site Plan Control application is also proposed.

A Permit under the Ontario Heritage Act is necessary to demolish the existing structure and proceed with development within a Heritage Conservation District.
















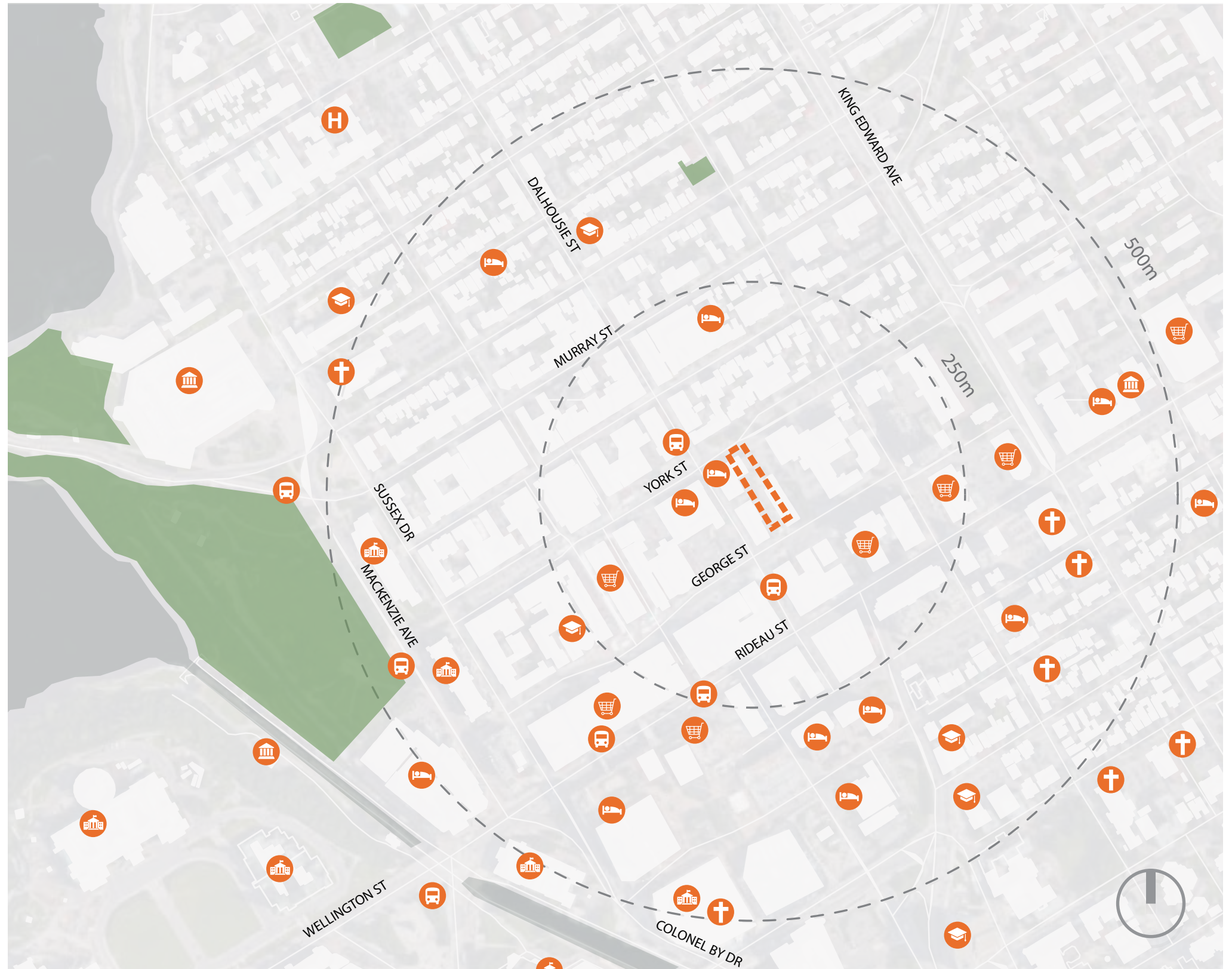
Points of Interest

/ The property is located in the easternmost area of the Byward Market; and on the south-western edge of Lowertown;

/ The Byward Market is a major destination for tourism, retail, entertainment, and nightlife; and,





/ The property is located within a highly diversified and dense mixed-use area which includes extensive residential, service, office, commercial, and restaurants.

- SITE 
- PARK SPACE 
- EDUCATION 
- MEDICAL 
- INSTITUTION 
- SPIRITUAL 
- COMMUNITY 
- HOSPITALITY 
- TRANSIT STATION 
- COMMERCIAL 
- MUSEUM/GALLERY/CINEMA 



Road Network

York Street (east-west) is considered a local road for traffic purposes. Dalhousie Street (north-south) is the primary access for the existing hotel. It is considered to be a collector road; directing traffic to and from nearby arterial roads. George Street is also considered a local road which will provide access to shared underground parking with the proposed 22-storey residential building.

- SITE 
- FEDERALLY OWNED ROAD 
- ARTERIAL - EXISTING 
- COLLECTOR - EXISTING 



Transit Network






/ The site will be primarily supported by the Rideau Rapid Transit Station (LRT); which is within a 375 metre walking distance; and,

/ The site is also supported by two Transit Priority Corridors; the first running along Dalhousie Street (north-south) and another along Rideau Street (east-west).

Cycling and Pathways

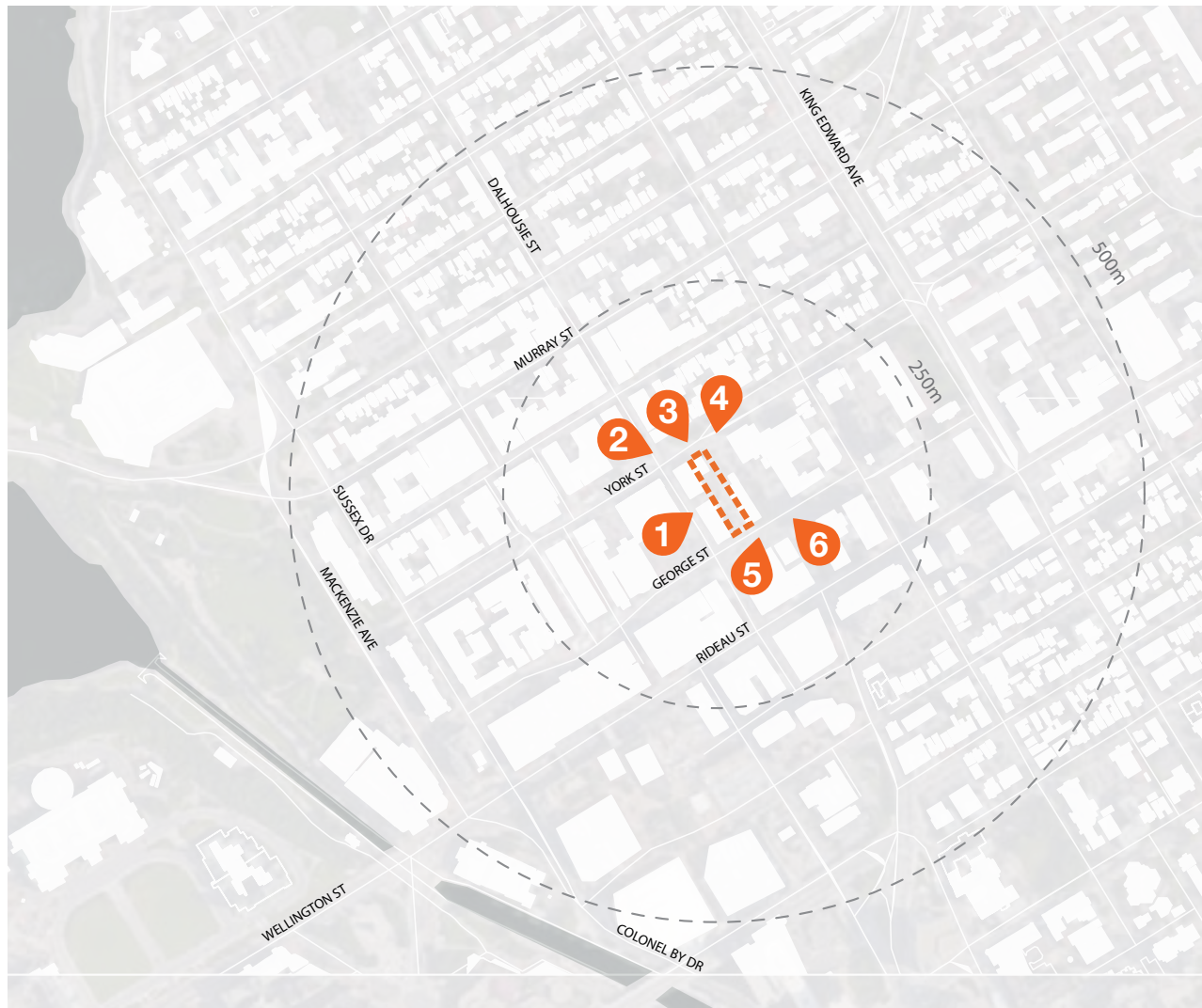
/ The site is located in proximity to existing bike lanes, with good connectivity to separated bike lanes and multi-use pathways within the downtown core.



- SITE 
- LIGHT RAIL TRANSIT 
- BUS RAPID TRANSIT 
- BUS ROUTE 
- BUS STOP 



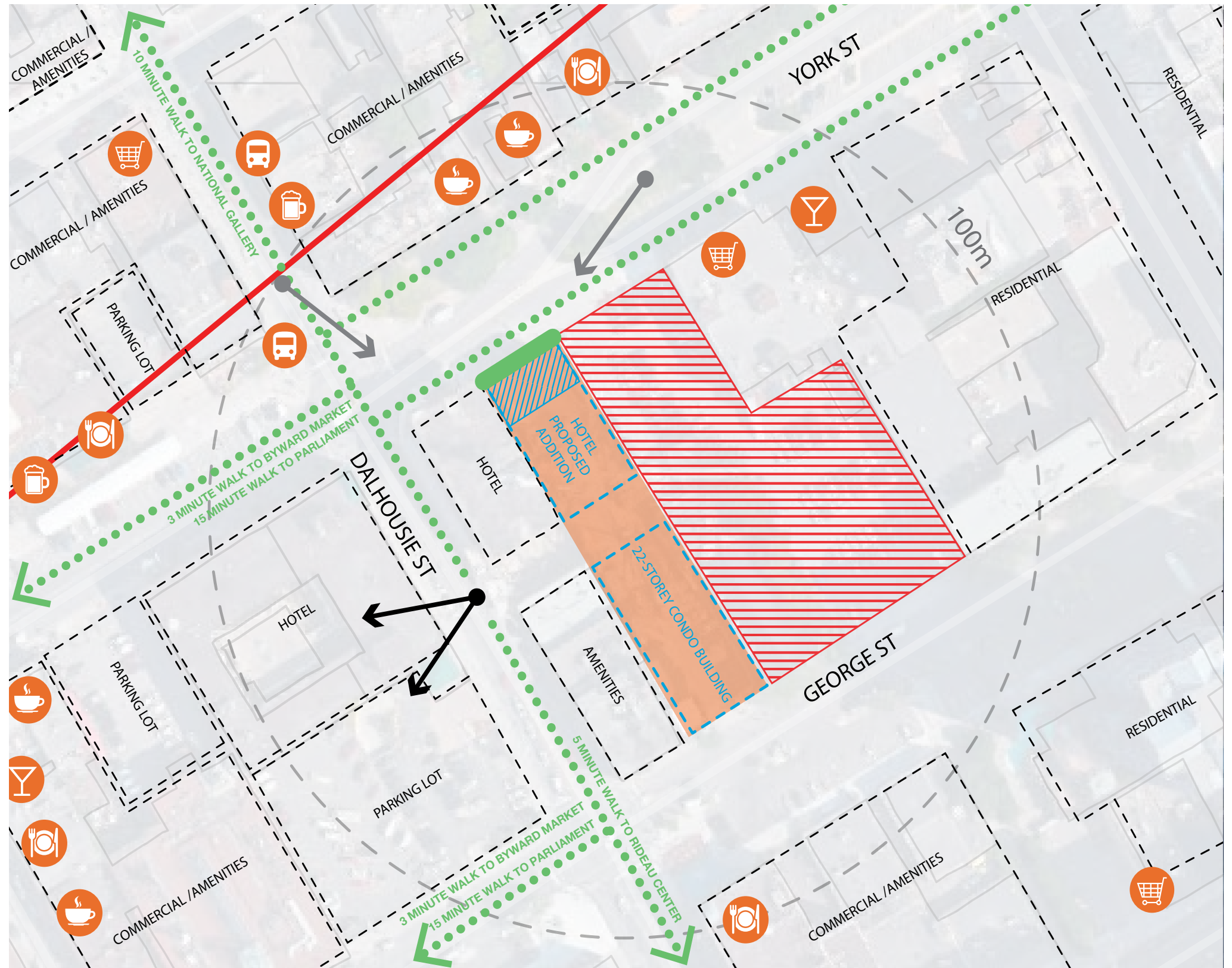
Site Photos



Opportunities & Constraints

- / Provides opportunities for an active street frontage on York Street that will replace surface parking;
- / Provides opportunities to enhance local area with high quality design;
- / Must blend well with the existing hotel structure in terms of form and materiality;
- / Built form should complement the existing hotel structure and the proposed 22-storey condominium building to the south, and consider future hotel development on the property to the east;
- / The development must define a human-scaled street space;
- / Must respect existing nearby heritage structures and character;
- / Must respect important view corridors; and,
- / Must address potential for shadow impacts to the public realm and adjacent development.

SITE	●
EXISTING	○
FUTURE DEVELOPMENT	○
LOCAL AMENITIES	●
PEDESTRIAN CONNECTION	⋯
VIEWS FROM STREETS	↔
VIEW TO PARLIAMENT HILL	↔
ACTIVE FRONTAGE	—
SETBACK	▨
KEY VIEW OF THE PARLIAMENT BUILDING	—
PROPOSED DEVELOPMENT AT 116 YORK STREET	▨



City of Ottawa Official Plan

/ The property is designated as Central Area in Schedule B of the Official Plan.

/ Development should enhance the physical character, identity and unique heritage resources of the Central Area's character areas and heritage conservation districts.

/ The property is within an "Area of Background Height Control". It does not impede any viewpoints or view sequences. Given the direct easterly viewplane from Parliament Hill, the existing Andaz Hotel building will be visible and the addition on the western side will not. Although it contains additional levels, the proposed addition is of a similar height to the existing Andaz Hotel.

/ The proposal meets the 3 tests for additional height in that the angular plane does not apply, it does not visually mar the Parliament Buildings or other symbols, and it has not been the recipient of a transfer of floor space index.

/ The Official Plan contains criteria to ensure development is of an appropriate scale, is pedestrian friendly, provides appropriate landscaping and minimizes undesirable sun, shadow and wind impacts. The property is located within a Design Priority Area.

City of Ottawa Official Plan Amendment #150

/ Section 4.11 of the Official Plan was updated by Amendment #150. These updates are still under ongoing appeal but are considered in light of the

development.

/ They note that building design must respect existing views, must be of quality materials, architecture, and appropriate massing; must respect nearby amenity areas, and must incorporate First Nations Peoples design interests where relevant.

Byward Market Heritage Conservation District (HCD)

/ The subject property is classified as "Category 4" in the HCD. It is therefore considered to have little or no heritage significance.

/ The HCD states that ground floor frontages should have large window areas, and upper floors should have smaller windowed areas. It also emphasizes a continuity of the streetscape.

Central Area Secondary Plan

/ The proposed development is within the Lowertown Character Area, where the focus is to develop a pedestrian-oriented, predominately residential community.

/ Lowertown policies aim to ensure new development reflects existing heritage.

/ The Secondary Plan intends to create a gradual transition to higher density uses situated on Rideau Street;

Downtown Ottawa Urban Design Strategy (DOUDS)

/ The site is located within the Byward Market Precinct of the DOUDS,

/ New development is to generally take the form of residential intensification which meets an aspiration to re-urbanize the downtown.

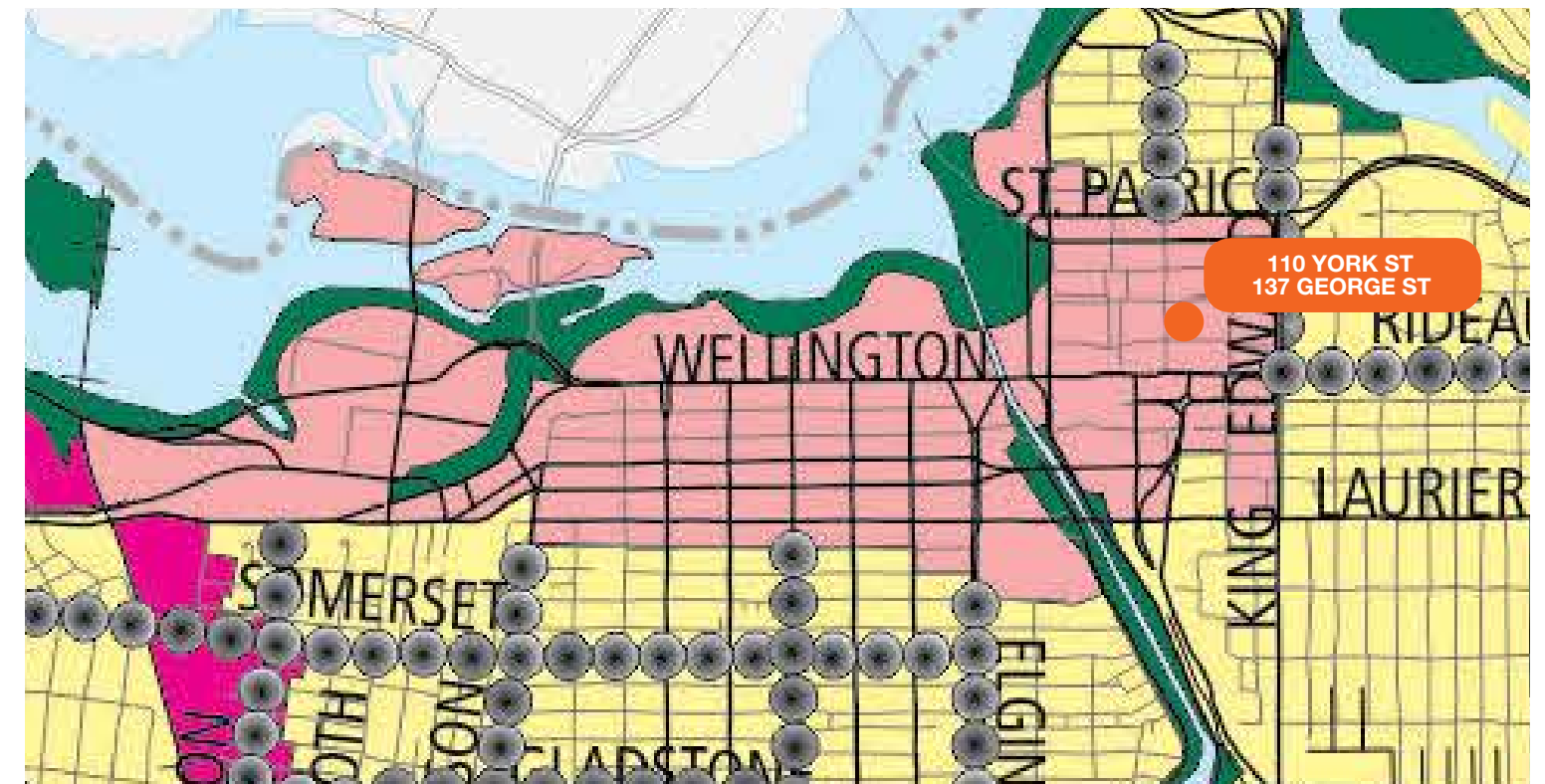
Urban Design Guidelines for High-Rise Housing

/ These guidelines apply to the proposed development.

/ The relevant requirements include: defining human-scaled street spaces, designing buildings to be compatible with heritage resources, creating transition to adjacent lower profile areas, preserving important views, minimizing shadow impacts, and providing sidewalks and landscaping at grade.

City of Ottawa Zoning By-law 2008-250

/ The property is currently split-zoned between two variants of the Mixed-Use Downtown, Subzone 2 – MD2 zone (2031 S307; and S74). Each zone includes a different height schedule.



City of Ottawa Official Plan

/ The building is located within a Heritage Conservation District;

/ The building located on the subject property has no heritage significance; and,

/ Category 1 and 2 heritage properties are located on the north side of York Street.



Heritage Considerations

/ The goal of the Heritage Conservation District is to ensure that change and development is managed in order to respect the unique character of the area;

/ According to the Standards and Guidelines for Historic Places in Canada;

/ Additions should be visually compatible with and distinguishable from historic places;

/ Understanding the local environmental context and how the spatial organization contributes to the heritage value of the area;

/ Maintaining the features that define the spatial organization; and,

/ Designing a new feature when required by a new use that respects the historic visual relationships in the cultural landscape.

Design Considerations

/ Preference for smaller building footprints and increased setbacks to reflect the historic land patterns;

/ Preference for a stone base with glass podium, or simple materiality;

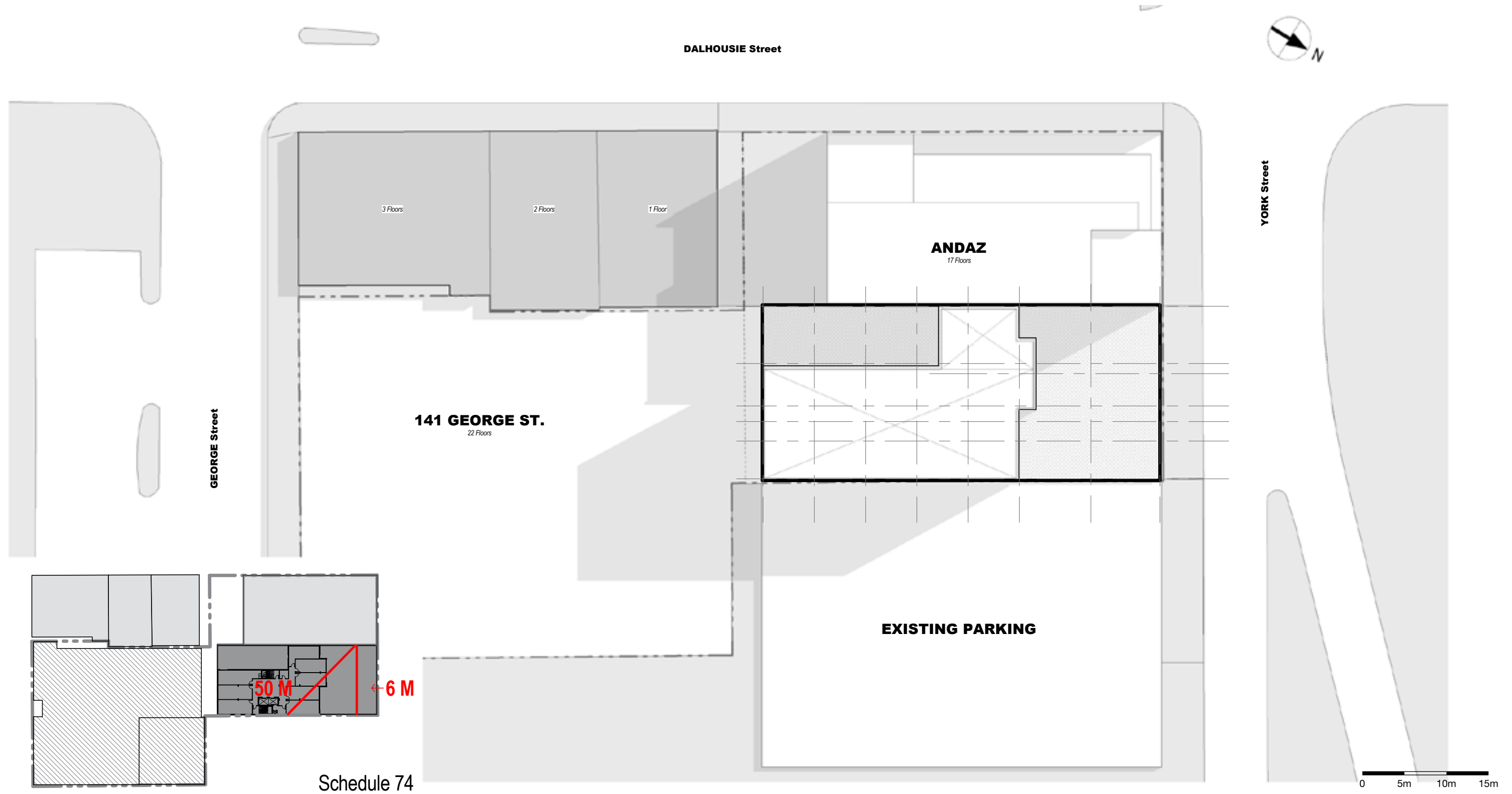
/ The Central Area designation encourages a slimmer footprint to minimize sun shadowing;

/ Site should have a series of visual cues to tie the site together with its surroundings; and,

/ Preference for a landscape plan that includes pedestrian links and prominent additions of trees, shrubs and perennials.



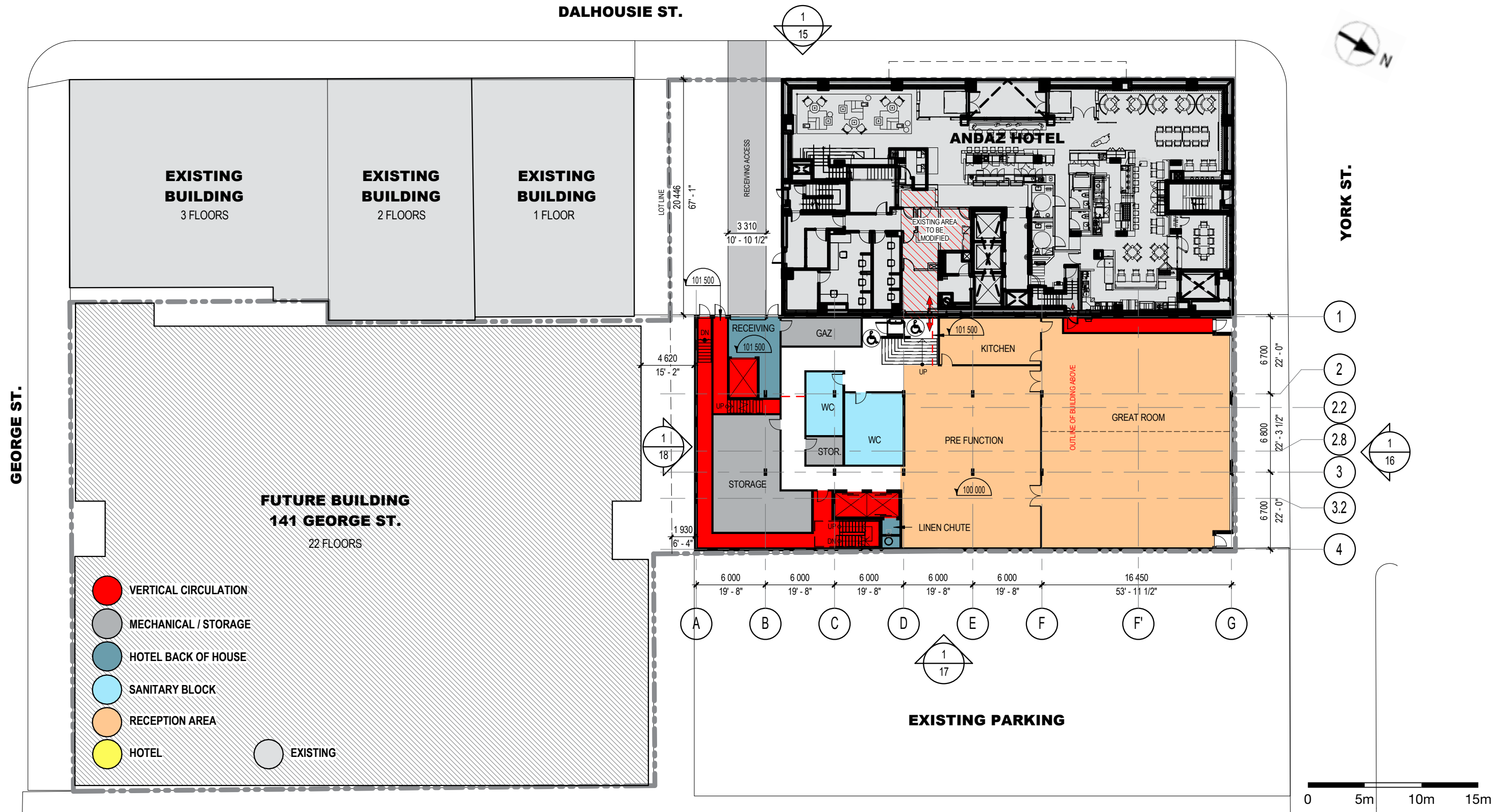
Site Plan



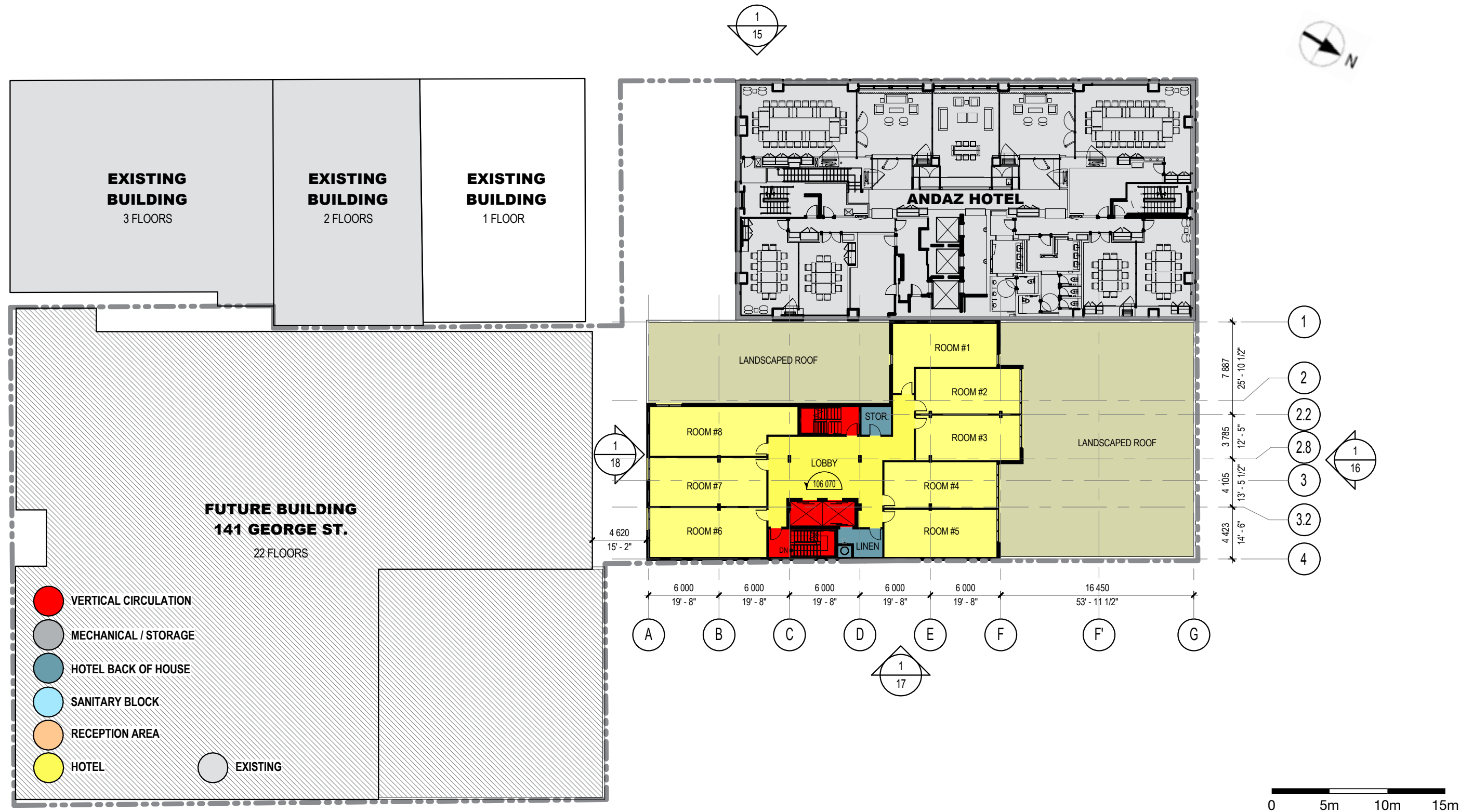
Underground Parking Plan



Ground Floor Plan



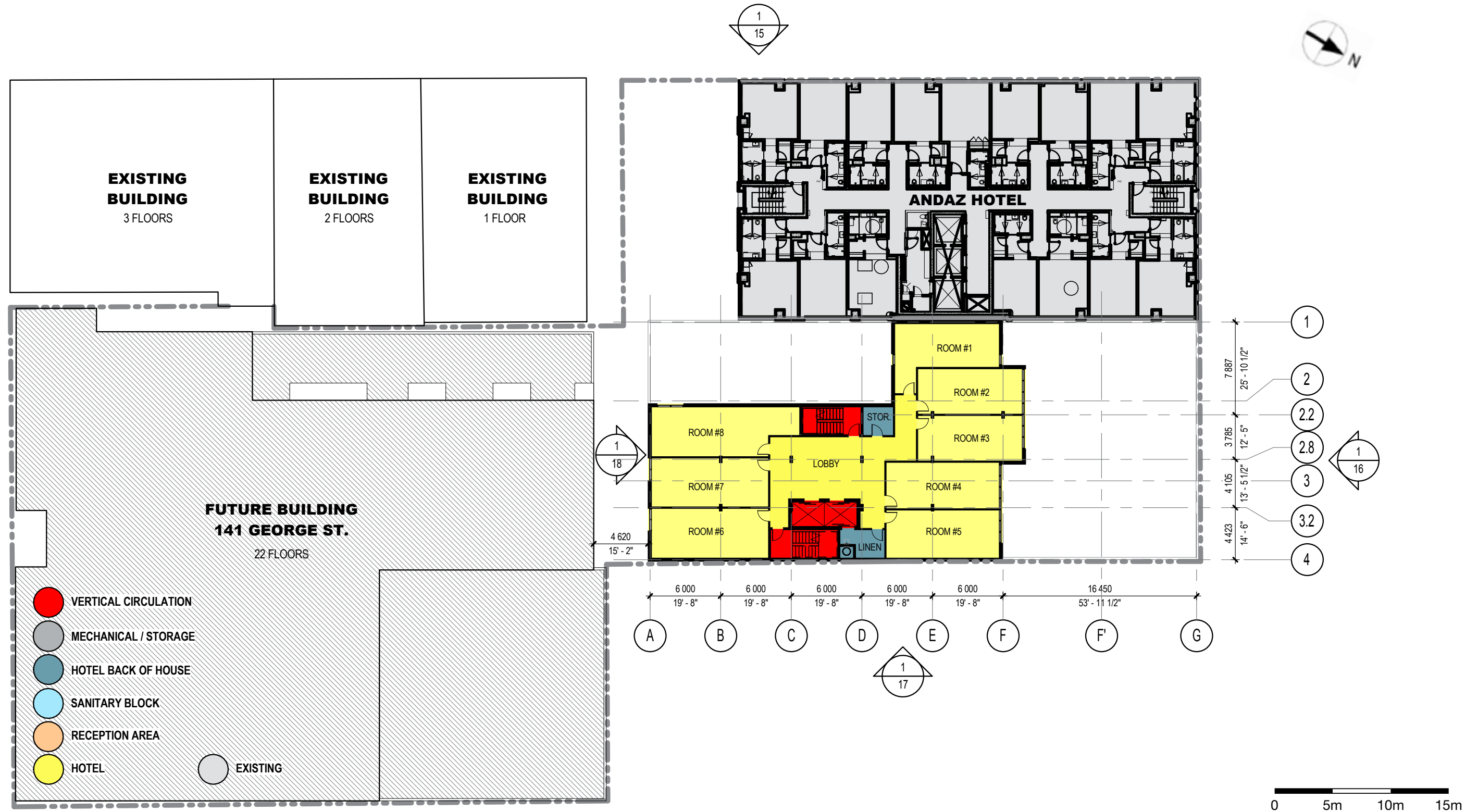
2nd Floor Plan



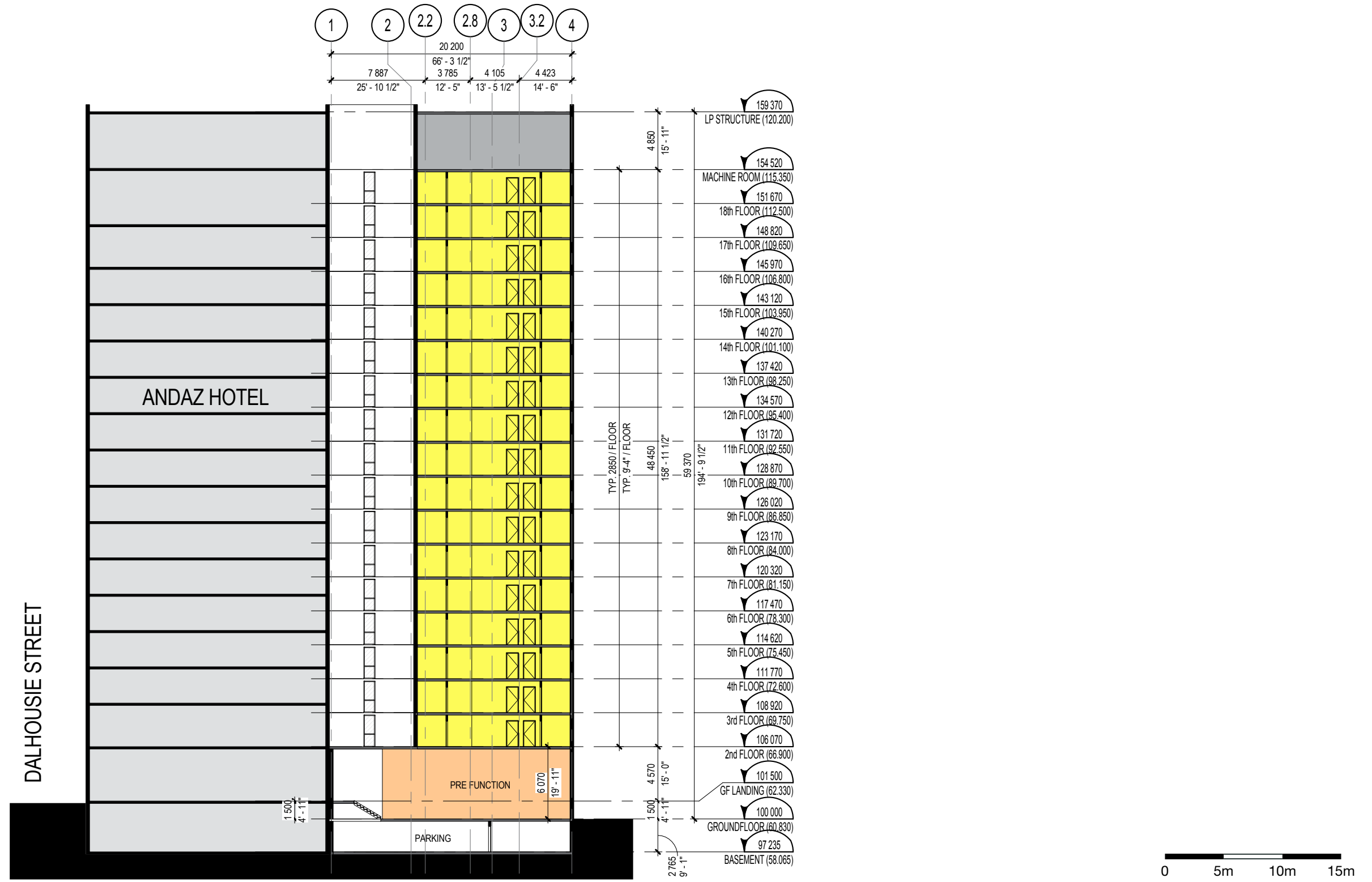
3rd Floor Plan



Typical Floor Plan - 4th to 18th

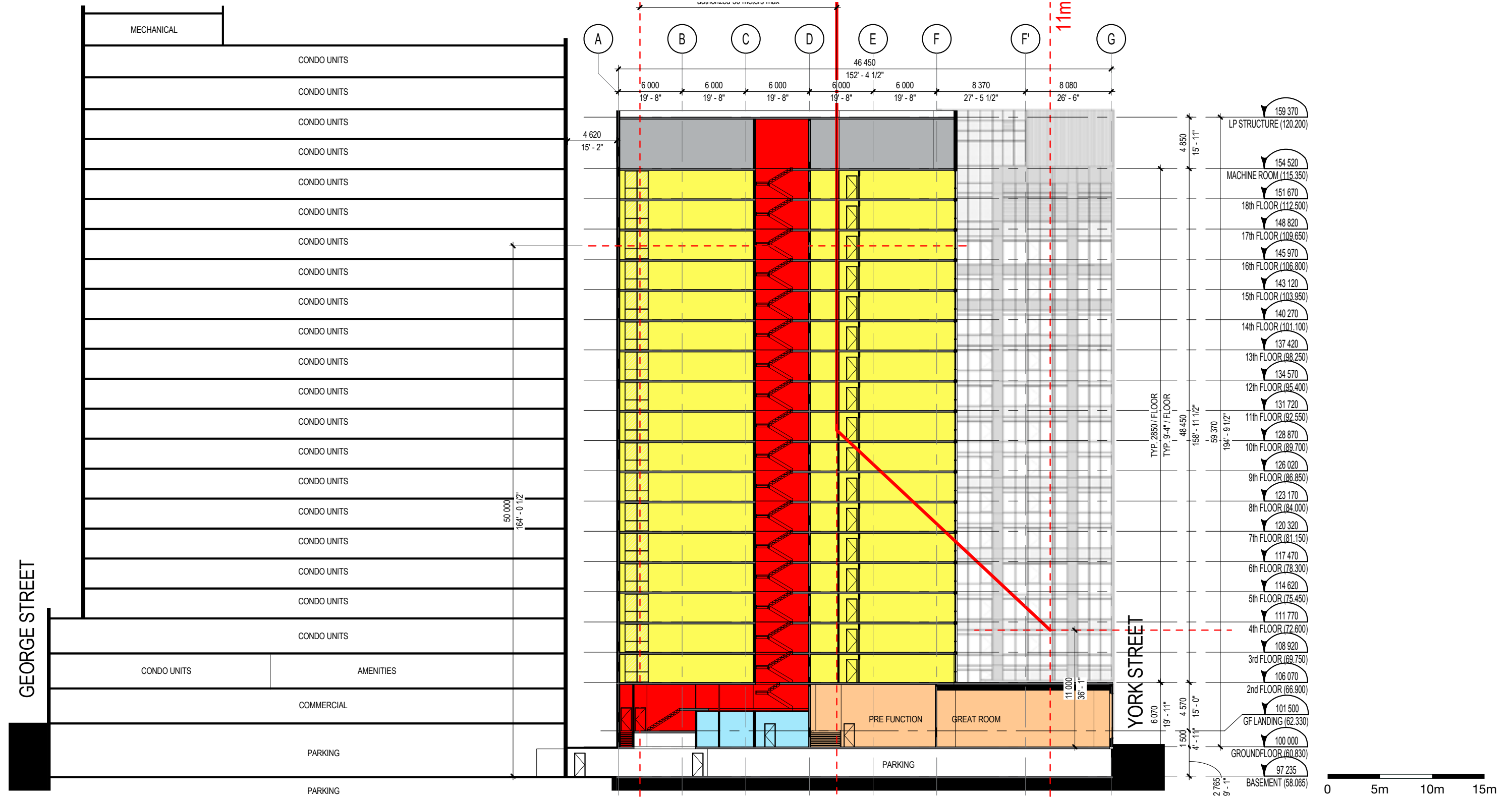


Cross Section



PROPOSED DEVELOPMENT

Longitudinal Section



PROPOSED DEVELOPMENT

Perspective from York Street



PROPOSED DEVELOPMENT

Perspective looking south - west



PROPOSED DEVELOPMENT

Perspective looking south - east from Dalhousie



PROPOSED DEVELOPMENT

Perspective looking south



Street Elevation - Dalhousie



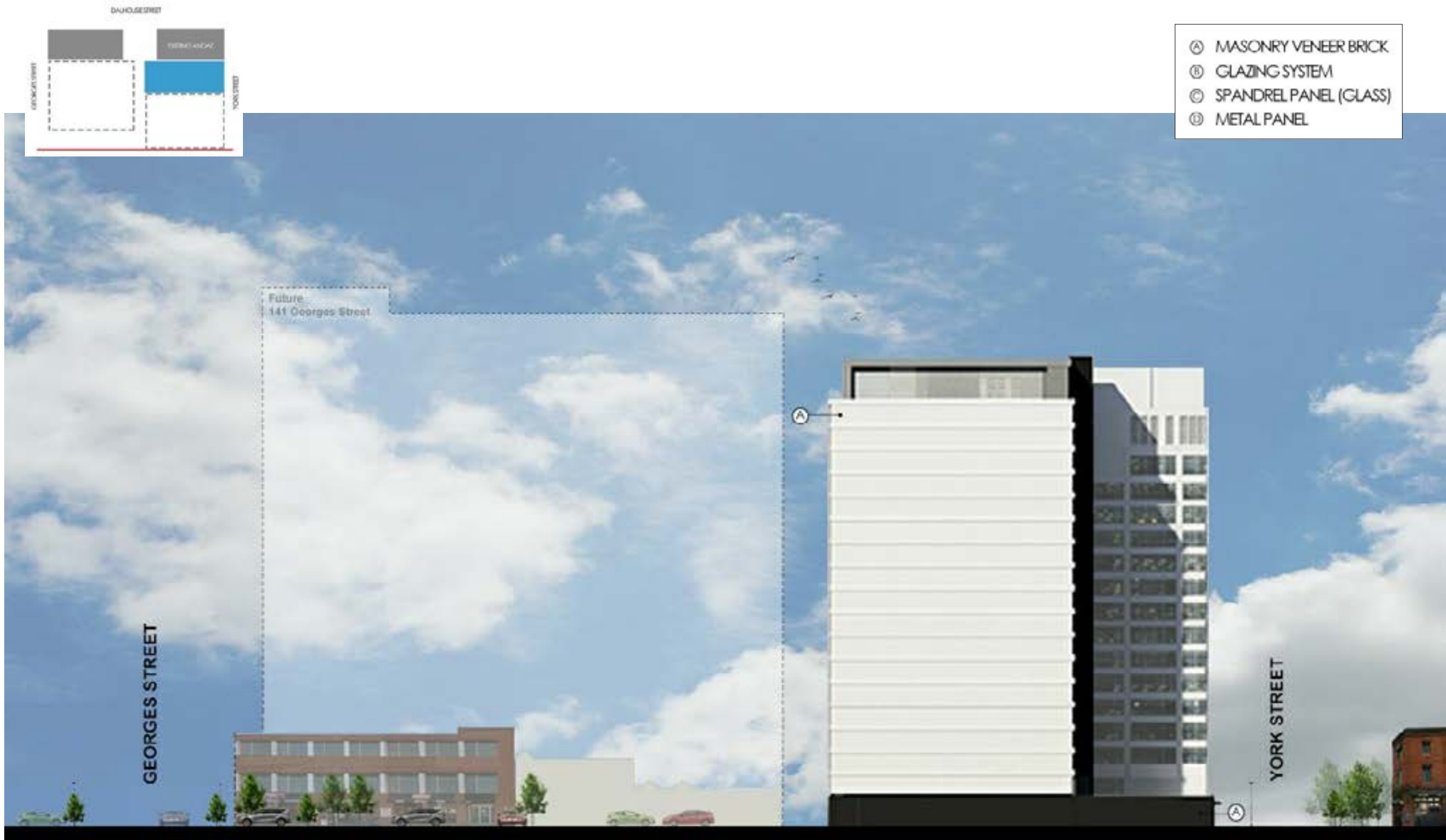
Street Elevation - York



- Ⓐ MASONRY VENEER BRICK
- Ⓑ GLAZING SYSTEM
- Ⓒ SPANDREL PANEL (GLASS)
- Ⓓ METAL PANEL



Street Elevation - Side Elevation



Street Elevation - Rear (George)



Sun Study - March 21st



* Daylight Saving Time

March 21st 9:00 am*



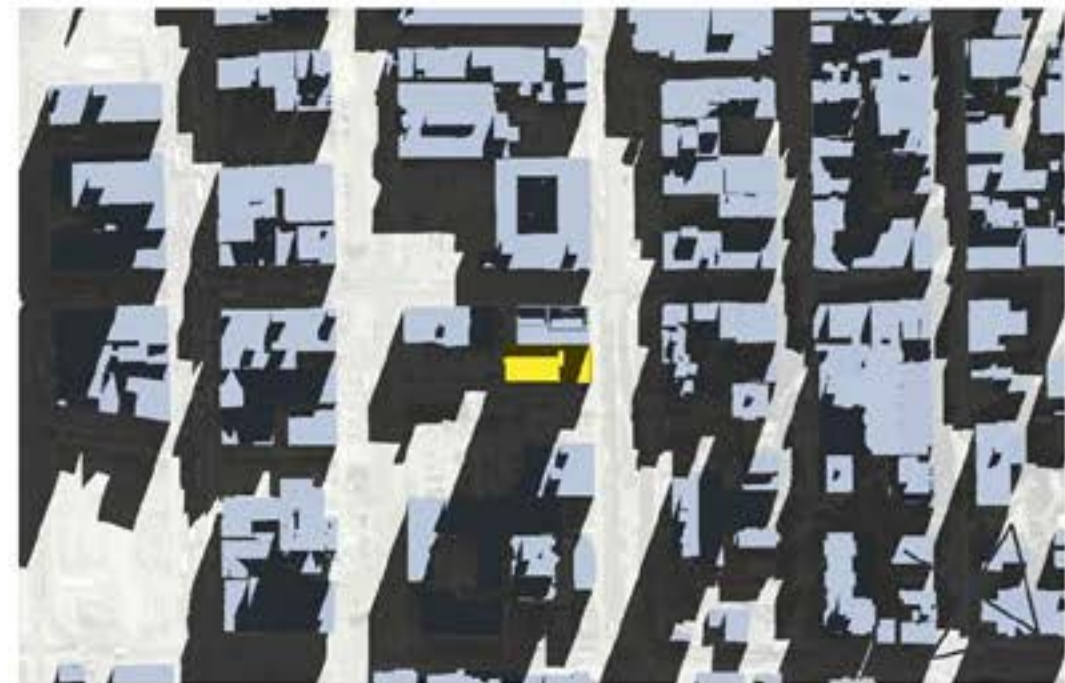
* Daylight Saving Time

March 21st 3:00 pm*



* Daylight Saving Time

March 21st 12:00 pm*



* Daylight Saving Time

March 21st 6:00 pm*

Sun Study - June 21st



* Daylight Saving Time

June 21st 9:00 am*



* Daylight Saving Time

June 21st 3:00 pm*



* Daylight Saving Time

June 21st 12:00 pm*



* Daylight Saving Time

June 21st 6:00 pm*

Sun Study - September 21st



* Daylight Saving Time

September 21st 9:00 am*



* Daylight Saving Time

September 21st 3:00 pm*



* Daylight Saving Time

September 21st 12:00 pm*



* Daylight Saving Time

September 21st 6:00 pm*

Sun Study - December 21st



December 21st 9:00 am



December 21st 3:00 pm



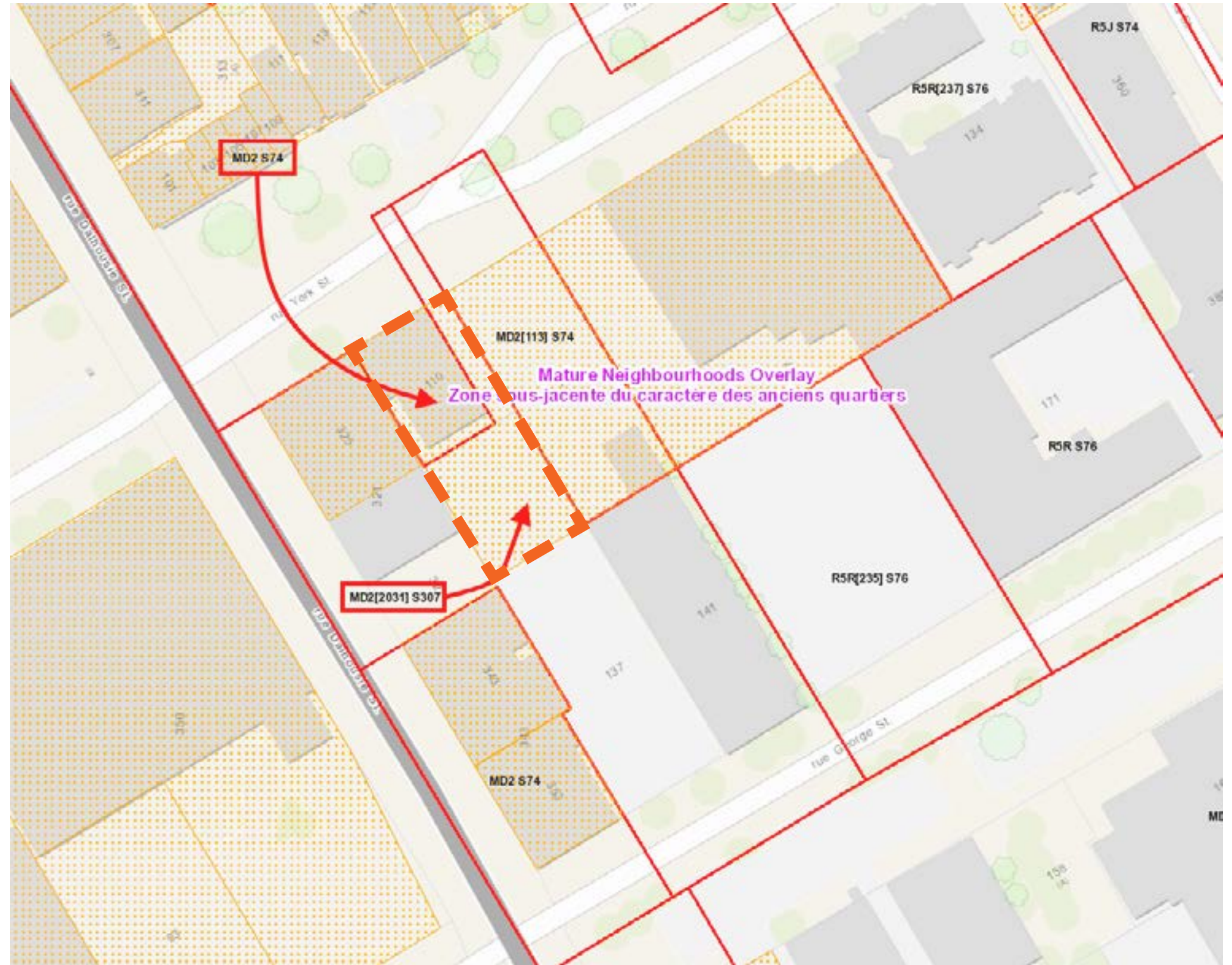
December 21st 12:00 pm




December 21st 6:00 pm

Preliminary Recommended Zoning Details

- / The maximum permitted building height is proposed to increase to 60m;
- / A hotel lobby and ballroom will be permitted on the ground floor of a building;
- / 1 loading space is required;
- / Minimum width of loading space will be reduced to 3.3 metres; and,
- / Relief from the provisions of the Heritage Overlay will be included.



CURRENT ZONING 
PROPOSAL BUILDING 