Gladstone & Loretta

Urban Design Review Panel
Formal Review
2019.02.01

TRINITY

HOBIN ARCHITECTURE

FOTENN Planning + Design

1.0 Site Context

The subject property is located on the north side of Gladstone Avenue, occupying the entire block between Loretta Avenue to the west and the Trillium Line Light Rail Transit (LRT) corridor to the east. The property has a total area of 1.0 hectare with roughly 95 metres of frontage along Gladstone Avenue.

LOCAL CONTEXT

NORTH

North of the subject property are light industrial uses. These uses generally extend along the west side of the LRT corridor, to Somerset Street in the north. At Somerset Street, two high-rise buildings have been approved. Further north is the Tom Brown Arena and the Confederation Line LRT.

EAST

Immediately east of the subject property is the Trillium Line O-Train corridor and future site of Gladstone Station. The parcel on the east side of the corridor is intended for development as a master-planned community. Further east is Preston Street, a major north-south Traditional Mainstreet, including Little Italy. To the southeast are several large office complexes.

SOUTH

South of the subject property are light industrial uses. To the southwest, on the west side of Loretta Avenue are low-rise residential dwellings. Further south is Highway 417.

WEST

On the west side of Loretta Avenue is the Canadian Bank Note Company, a security printing company. West of Breezehill Avenue is the low-rise residential community of Hintonburg-Mechanicsville.

Figure 1: Site Location

SITE PHOTOS

2.0 The Standard Bread Factory

The Standard Bread Factory is significant for its historical association with the Standard Bread Company and Ottawa businesspersons Cecil Morrison and Richard (Dick) Lamothe. The Company opened around 1914 with a small bakery on Hilson Avenue in Westboro. It flourished through the First World War period and; in 1924, the new factory on Gladstone Avenue was built. The L plan building consists of a three and four storey warehouse and bread factory adjacent to the railway line with a single storey wing extending to the west along Gladstone to Loretta. A second single storey building was constructed in the 1920s to the north to house the horses and delivery wagons prior to the age of the automobile; the building remains on the site.

The Standard Bread Company factory is a good example of an early 20th century industrial building. It is a flat-roofed three-storey building with a four-storey wing at the east side. The building is a reinforced concrete frame (columns, beams, floor, and roof structures) infilled with terra-cotta tiles between columns, and floor slabs clad in a red brick. The regularly spaced pilasters conceal the concrete columns, which are set on a reinforced concrete foundation. The interior features a grid of massive concrete support pillars throughout the building supporting roof and floor structures.

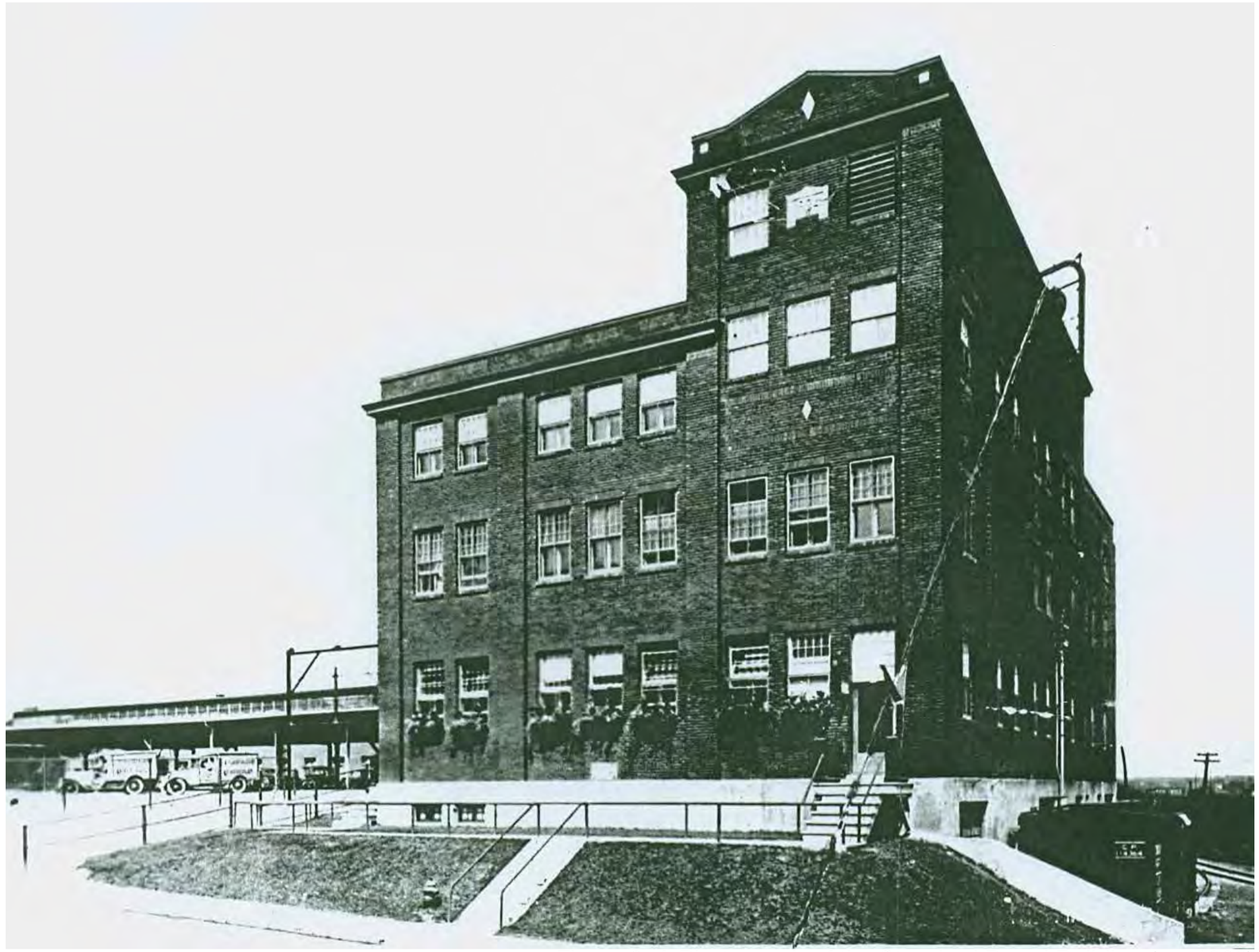


Figure 2: A Photograph of the Standard Bread Building (ca. 1930)

3.0 PLANNING CONTEXT

3.1 CITY OF OTTAWA OFFICIAL PLAN

/ The site is within the General Urban Area designation on Schedule B (Urban Policy Plan) of the City of Ottawa Official Plan. The proposal seeks to re-designate it to the Mixed-Use Centre designation.

/ The Mixed-Use Centre designation applies to areas that have been identified as strategic locations on the rapid-transit network and sit adjacent to major roads. They act as focal points of activity, both within their respective communities and within the larger municipal structure. Mixed-Use Centres constitute a critical element in the City's growth management strategy, being areas with high potential to achieve compact and mixed-use development.

/ Development at Mixed-Use Centres should take advantage of opportunities offered by transit for both internal and external commuting and ease of access for pedestrians and cyclists.

/ It is the intent of the Official Plan that intensification continues to focus on nodes and corridors to support the public transportation system, to create an essential community focus, to allow for minimum travel and to minimize disruption in existing stable neighbourhoods.

/ The proposed development conforms to the policies of the Mixed-Use Centre Designation of the Official Plan.

/ New development should be compatible with the existing and planned context. The proposed development is compatible with the surrounding context.

3.2 CITY OF OTTAWA OFFICIAL PLAN AMENDMENT 150

/ OPA 150 was adopted in 2013 but is subject to ongoing appeals and is therefore not in full force and effect;

/ OPA 150 established a minimum building height of four (4) storeys and a maximum building height of 12 storeys for Mixed-Use Centres, unless otherwise designated in a Secondary Plan;

/ Building heights greater than 30 storeys are supported within 200 metres of transit where the development promotes a community amenity; the development meets urban design and compatibility criteria; and, a Secondary Plan permits the additional height.

/ The proposed development conforms to the revised policies of OPA 150 which permit greater building heights where identified within a Secondary Plan and in proximity to transit.

3.3 CITY OF OTTAWA ZONING BY-LAW 2008-250

/ The site is currently zoned "General Industrial, Subzone 1, Maximum Height 11 metres (IG1 H(11))" within the City of Ottawa's Comprehensive Zoning By-law 2008-250.

/ The purpose of the General Industrial zone is to permit industrial uses of a low or moderate impact.

/ It is proposed to amend the zoning of the subject property to the "Mixed-Use Centre" zone, consistent with the proposed Official Plan re-designation.

/ The MC zone is intended to accommodate a combination of transit-supportive uses such as offices, hotels, institutional buildings, retail and entertainment uses, restaurants, and high and medium density residential uses. The uses are permitted in a compact, pedestrian-oriented form in mixed-use building or side-by-side in separate buildings.

/ A special exception zone is proposed to address site-specific exceptions, specifically with regards to the proposed building height and parking rates.

3.4 GLADSTONE STATION SECONDARY PLAN

/ The Gladstone Station District Secondary Plan is intended to translate the directions of the new Community Design Plan into prescriptive policies.

/ At this time, the Secondary Plan remains at the draft stage but it is intended to replace the existing Preston-Champagne Secondary Plan of 1996.

3.5 URBAN DESIGN GUIDELINES

/ The proposed development is subject to the Urban Design Guidelines for Transit-Oriented Development, and the Urban Design Guidelines for High-Rise Buildings.

/ The proposed development meets the general intent of these guidelines.

4.0 Design

CREATE A STRONG STREET EDGE ALONG GLADSTONE

/ Cluster highest density, mass and intensity of use at Gladstone edge.

/ The Standard Bread building will be retained, anchoring the site's southeast corner and will inform the detailing and materiality of the adjacent office block.

/ A continuous ground floor retail edge on Gladstone will create animation at street level.

/ Height transitions and setbacks provided along Gladstone between the LRT link and the podium and tower levels.

RESIDENTIAL PRECINCT AT NORTH OF SITE

/ North of the Gladstone edge, the development will transition into a residential precinct.

/ Buildings organized around a central landscaped courtyard and loop road off Loretta

/ Tower heights step downward from south to north

/ Two north towers are dedicated residential buildings, connected by a shared lobby link and private resident's plaza beyond. They are aesthetically distinct from the southern blocks

/ Animation of roof planes with terrace amenity space.

SITE CIRCULATION AND CONNECTIVITY

/ Development will integrate into the broader redevelopment of the neighbourhood with strategic connections to the future Gladstone Station and the city's multi-use pathway network.

/ Standard Bread will be reinvented as a gateway for the site's connection to transit through a bridge link to the future Gladstone O-Train Station.

/ The MUP will run parallel to the site's east edge with a public access point at Gladstone and private residents access from the parking garage

/ Central north/south pedestrian street will connect Gladstone Avenue to the northern residential precinct.

5.0 Development Proposal

DEVELOPMENT STATS

Tower 1:
/ 41 storeys (148m)
/ 313 units
/ GFA: 27,606 m²

Tower 2:
/ 35 storeys (123m)
/ 343 units
/ GFA: 27,828 m²

Tower 3:
/ 30 storeys (107m)
/ 265 units
/ GFA: 22,577 m²

Mixed-Use Space:
/ Retail: 2,015 m²
/ Office: 13,169 m²
/ Existing Building: 1,614 m²

Parking
/ Surface: 14 spaces
/ Underground: 534 spaces

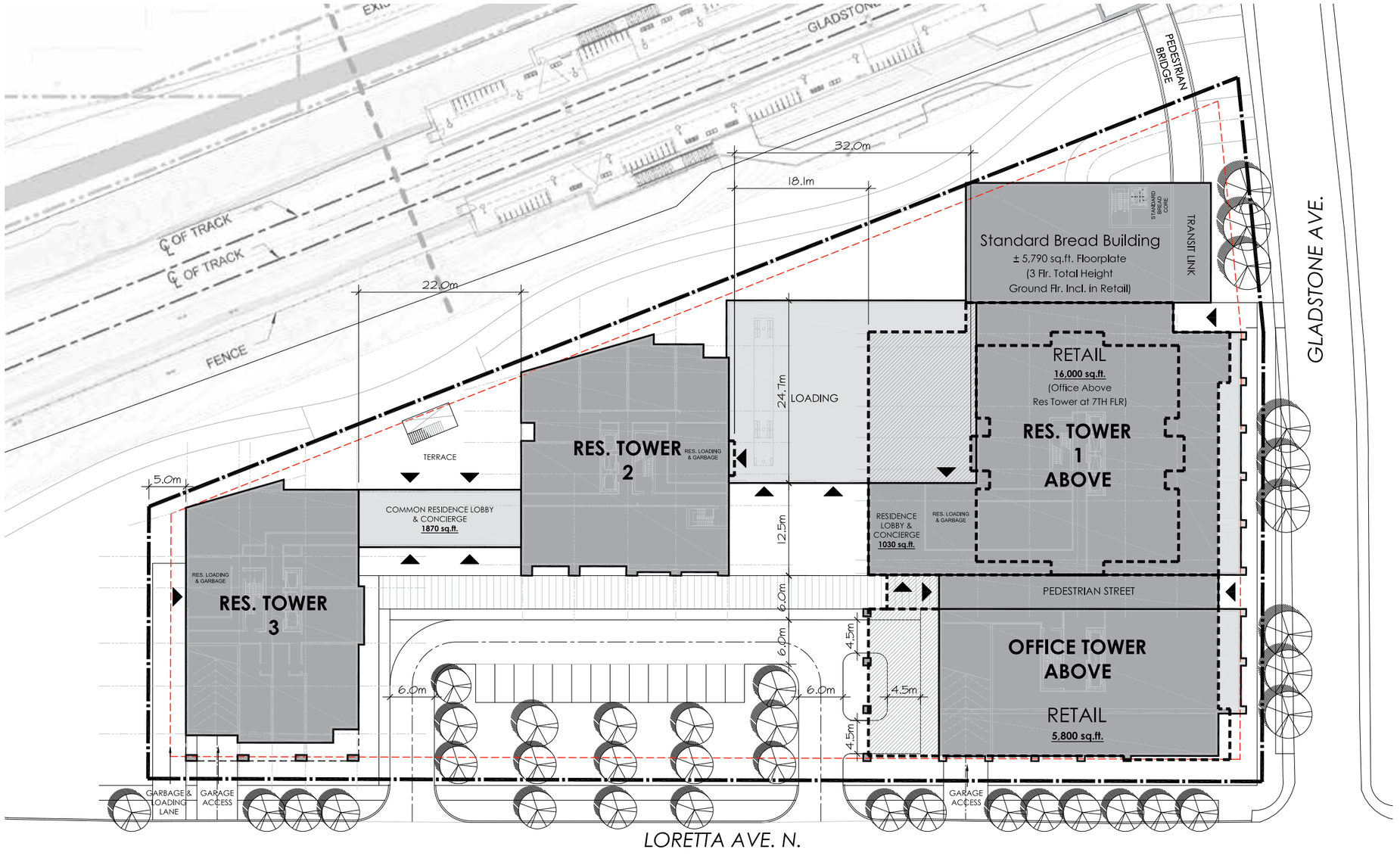


Figure 3: Master Site Plan

Figure 4: Proposed Pedestrian Connection to Gladstone Station

Figure 5: Multi-Use Pathway Connection from North Tower

Figure 6: Aerial from Southeast

Figure 7: Aerial from Southwest

Figure 8: Aerial from Southwest

Figure 9: Proposed Loretta Parkette

Figure 10: Proposed Loretta Parkette

Figure 11: View from East

5.1 BUILDING ELEVATIONS

Figure 12: Building Elevations

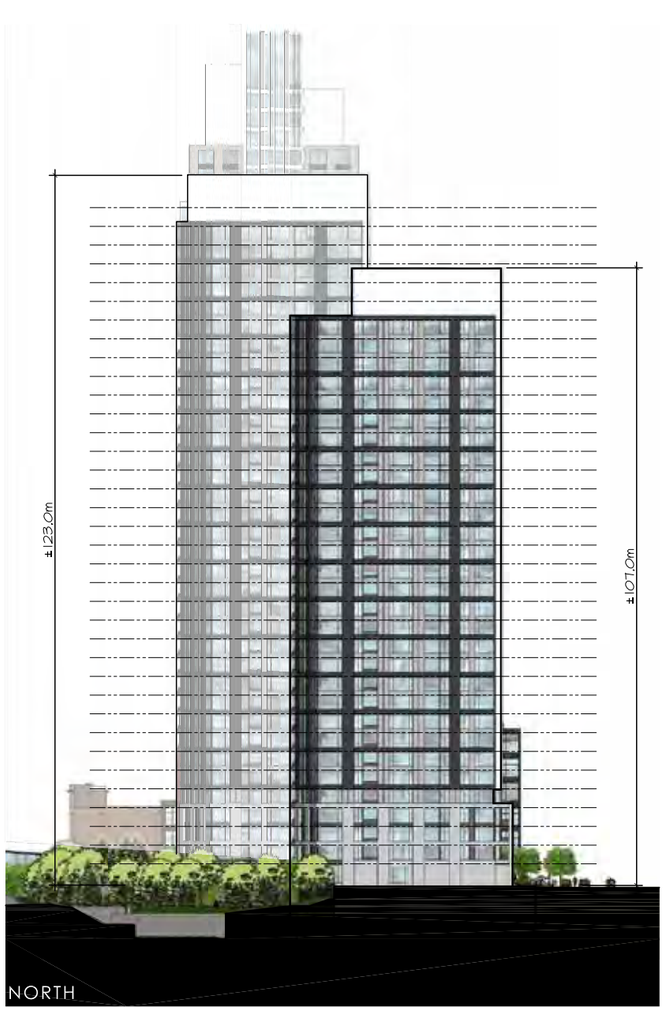


Figure 13: Building Elevations

Figure 14: View from Southwest

Figure 15: View from Southeast

5.2 FLOOR PLANS

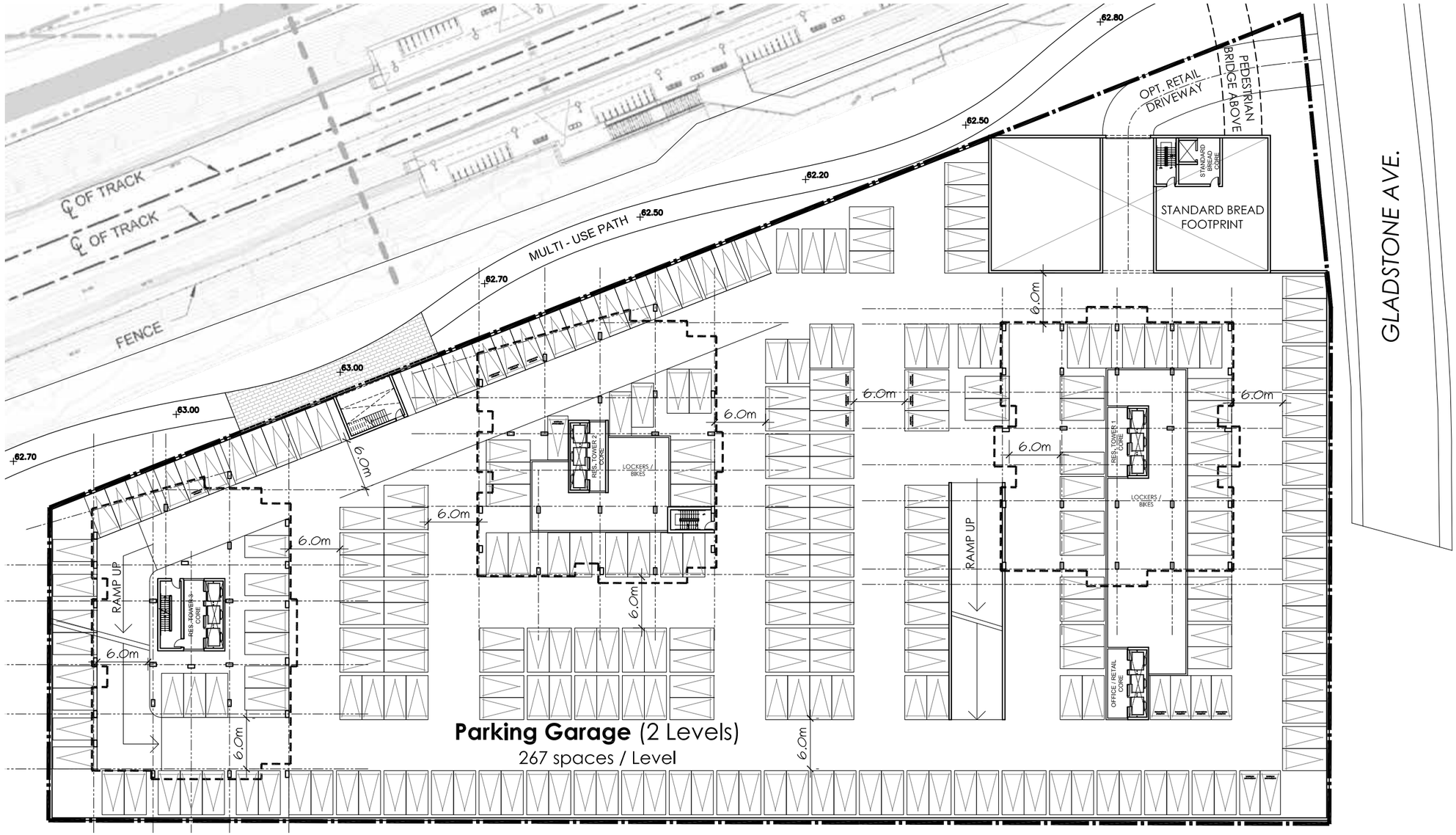
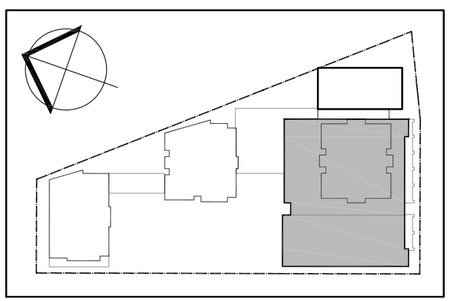


Figure 16: Garage Plan

TYPICAL OFFICE FLOOR x5 (Flr. 2-6)		
GFA	28,350 ft²	(2633,8 m²)

OFFICE BUILDING TOTALS (5 Flrs. Office - 6 Flrs. Total Height)		
GFA	141,750 ft²	(13,169,0m²)



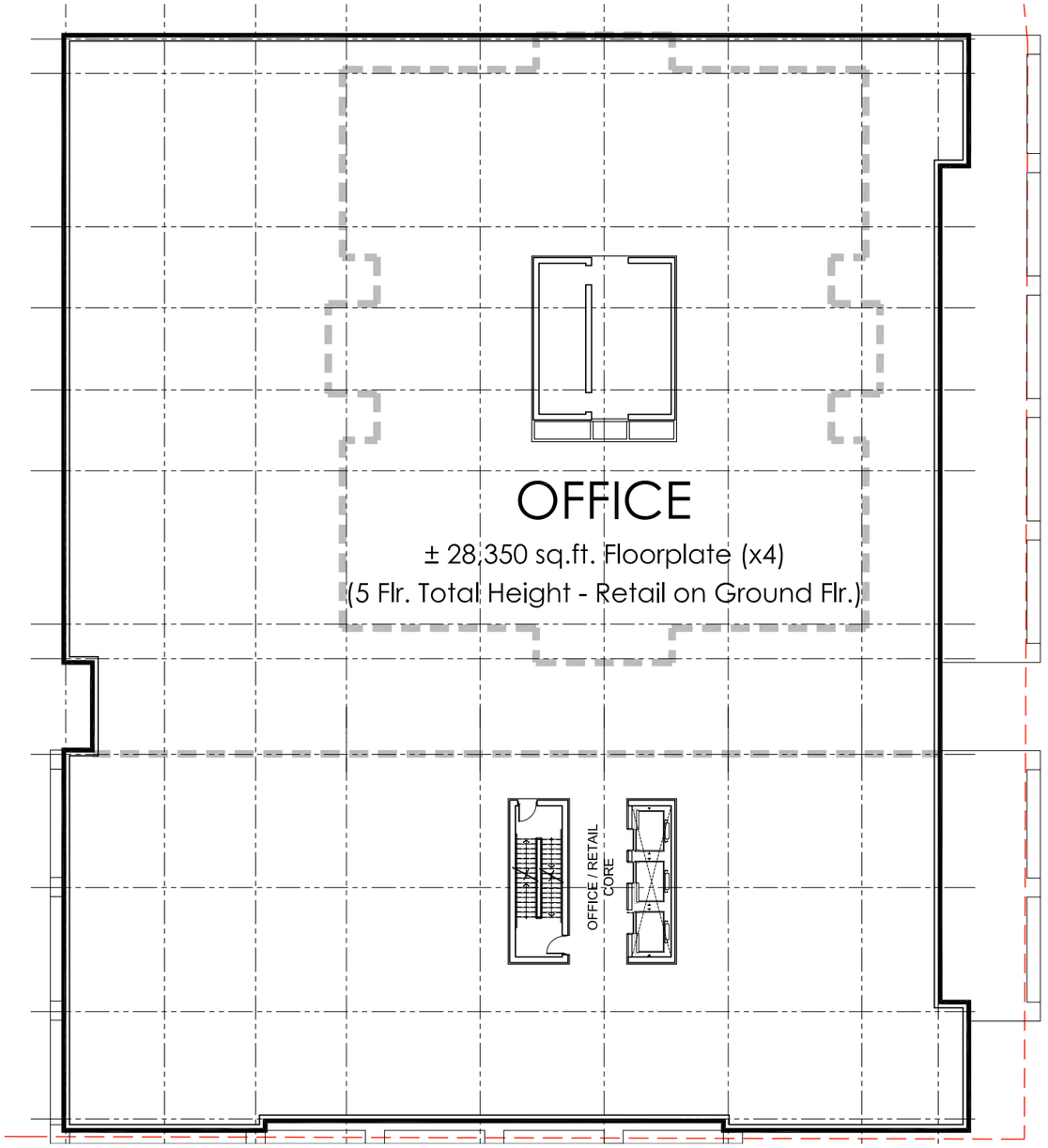


Figure 17: Typical Plan, Office Building (Floors 2 to 6)

GROUND FLOOR x1 (Flr. 1)		
GFA	4,690 ft²	(435.8 m²)
NET RES.	0	
EFFICIENCY	NA	
UNITS	0	

RES. TOWER 1 TOTALS (34 Flrs. Res. - 41 Flrs. Total Height)		
GFA	297,575 ft²	(27,262.4m²)
NET RES.	250,240 ft²	(23,248.1m²)
EFFICIENCY	84.1 %	
UNITS	323 (Total)	
Bachelor	64	(~20%)
1 Bed	116	(~35%)
2 Bed	140	(~43%)
3 Bed	3	(~2%)

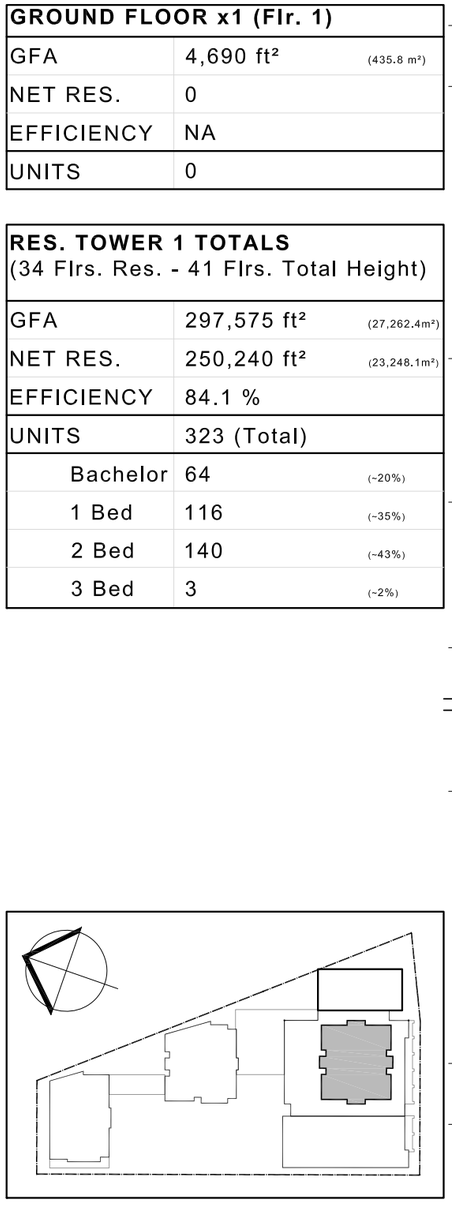
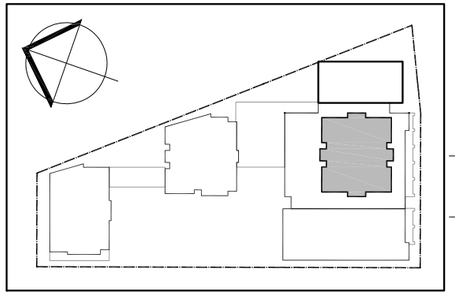


Figure 18: Ground Floor Plan, Residential Tower 1

TYPICAL FLOOR x17 (Flr. 7-23)		
GFA	8,800 ft²	(817.5 m²)
NET RES.	7,470 ft²	(694.0 m²)
EFFICIENCY	84.9 %	
UNITS	10	
Bachelor	2	
1 Bed	4	
2 Bed	4	

RES. TOWER 1 TOTALS (34 Flrs. Res. - 41 Flrs. Total Height)		
GFA	297,575 ft²	(27,262.4m²)
NET RES.	250,240 ft²	(23,248.1m²)
EFFICIENCY	84.1 %	
UNITS	323 (Total)	
Bachelor	64	(~20%)
1 Bed	116	(~35%)
2 Bed	140	(~43%)
3 Bed	3	(~2%)



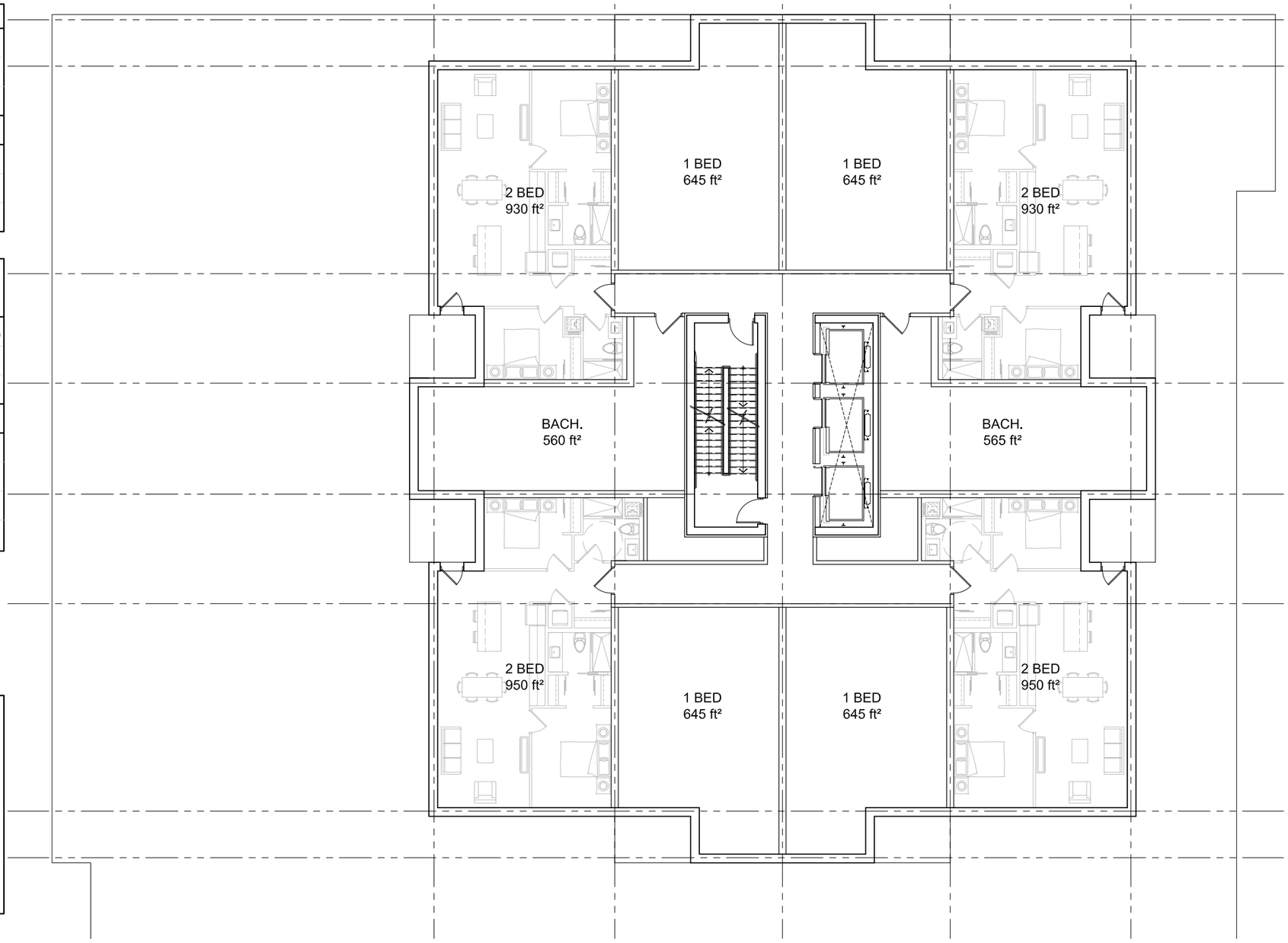
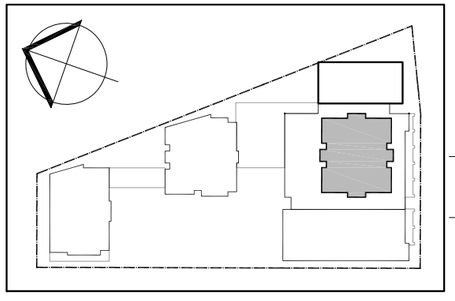


Figure 19: Typical Floor Plan (Floors 6 to 23), Residential Tower 1

UPPER FLOOR A **x11 (Flr. 24-34)**		
GFA	9,300 ft²	(864.0 m²)
NET RES.	8,030 ft²	(746.0 m²)
EFFICIENCY	86.3 %	
UNITS	10	
Bachelor	2	
1 Bed	4	
2 Bed	4	

RES. TOWER 1 TOTALS (34 Flrs. Res. - 41 Flrs. Total Height)		
GFA	297,575 ft²	(27,262.4m²)
NET RES.	250,240 ft²	(23,248.1m²)
EFFICIENCY	84.1 %	
UNITS	323 (Total)	
Bachelor	64	(~20%)
1 Bed	116	(~35%)
2 Bed	140	(~43%)
3 Bed	3	(~2%)



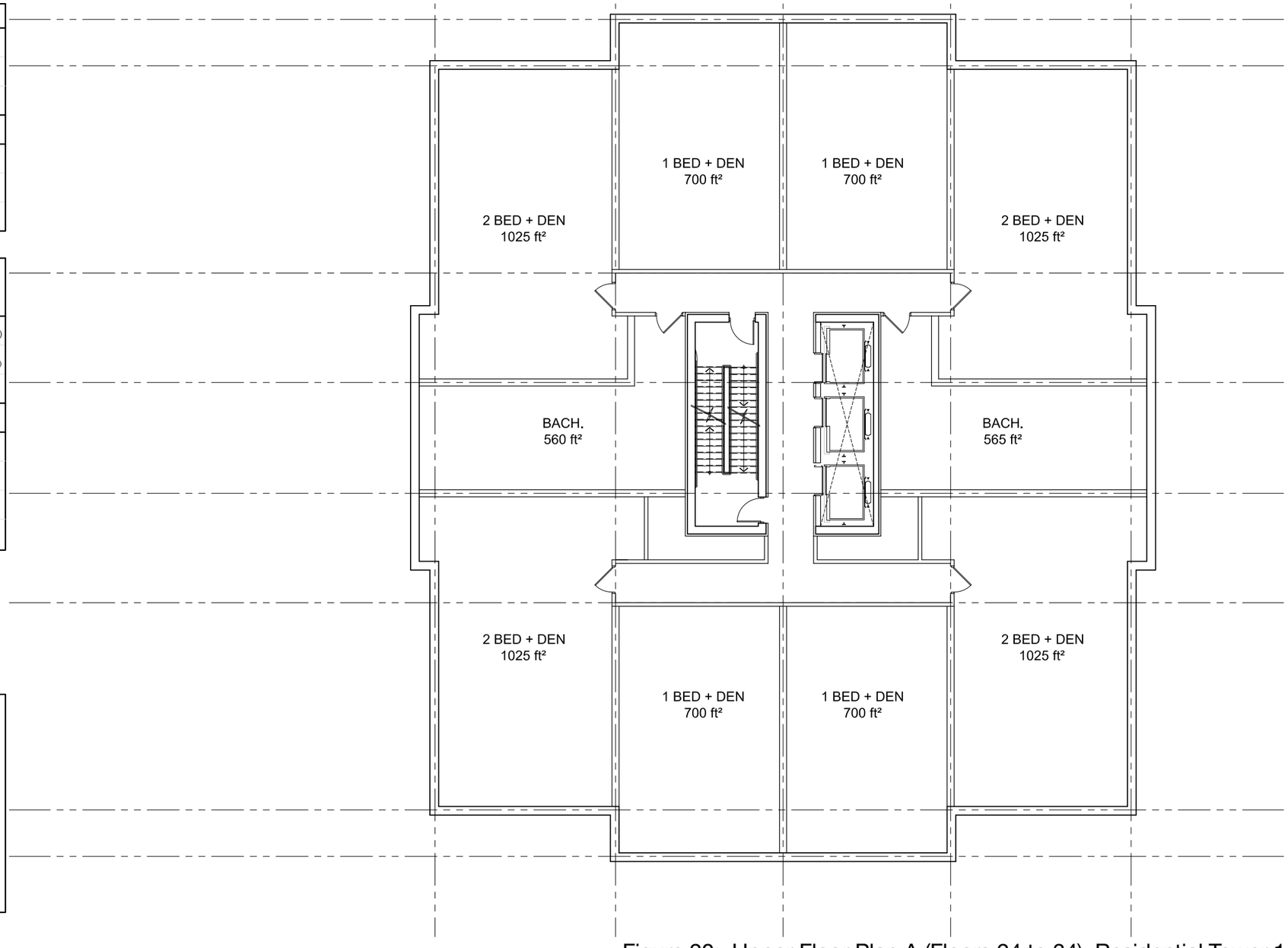
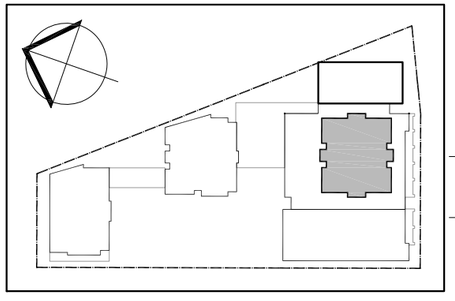


Figure 20: Upper Floor Plan A (Floors 24 to 34), Residential Tower 1

UPPER FLOOR B **x3 (Flr. 35-37)**		
GFA	8,790 ft²	(816.6 m²)
NET RES.	7,490 ft²	(695.8 m²)
EFFICIENCY	85.2 %	
UNITS	8	
Bachelor	2	
1 Bed	0	
2 Bed	6	

RES. TOWER 1 TOTALS (34 Flrs. Res. - 41 Flrs. Total Height)		
GFA	297,575 ft²	(27,262.4m²)
NET RES.	250,240 ft²	(23,248.1m²)
EFFICIENCY	84.1 %	
UNITS	323 (Total)	
Bachelor	64	(~20%)
1 Bed	116	(~35%)
2 Bed	140	(~43%)
3 Bed	3	(~2%)



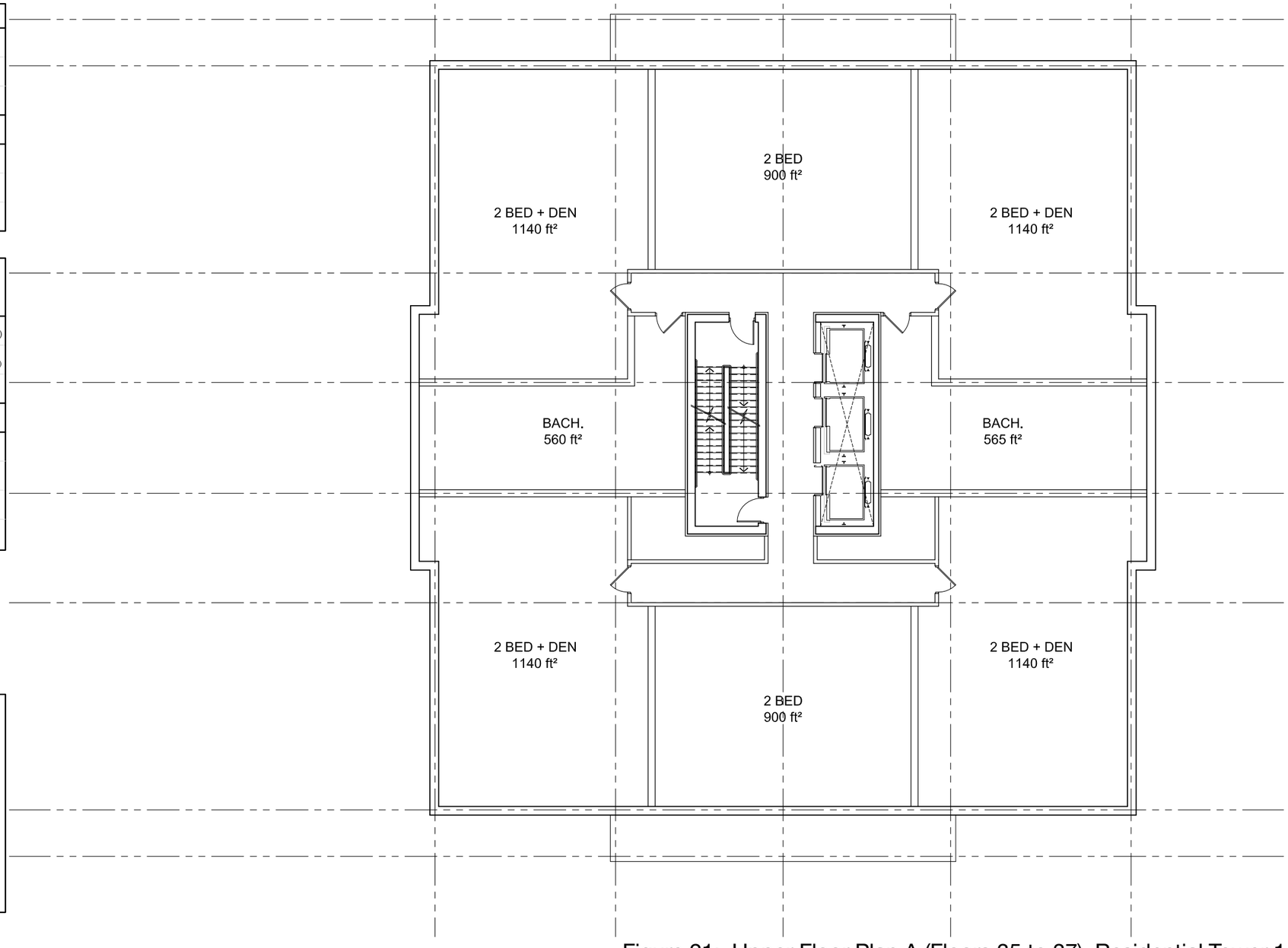
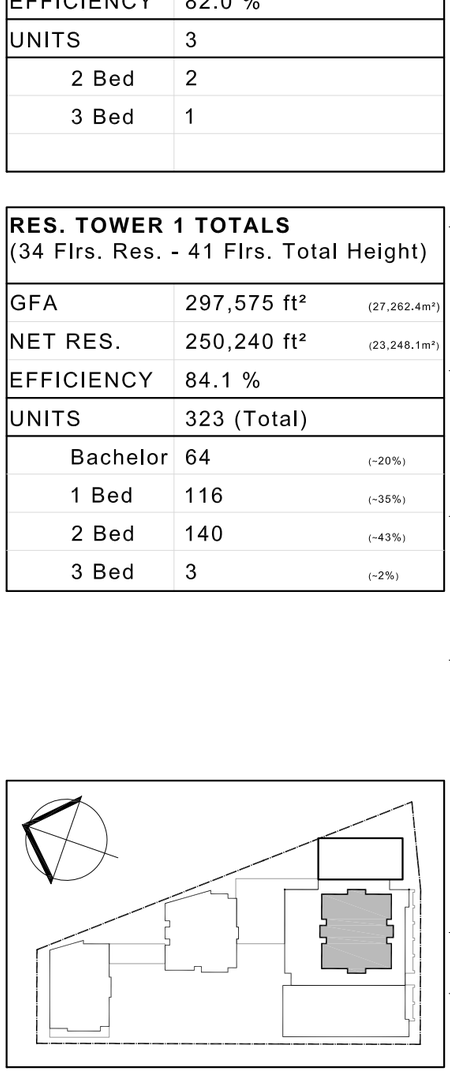


Figure 21: Upper Floor Plan A (Floors 35 to 37), Residential Tower 1

PENTHOUSE FLOOR x3 (Flr. 38-40)		
GFA	5,060 ft²	(470.0 m²)
NET RES.	4,150 ft²	(385.5 m²)
EFFICIENCY	82.0 %	
UNITS	3	
2 Bed	2	
3 Bed	1	

RES. TOWER 1 TOTALS (34 Flrs. Res. - 41 Flrs. Total Height)		
GFA	297,575 ft²	(27,262.4m²)
NET RES.	250,240 ft²	(23,248.1m²)
EFFICIENCY	84.1 %	
UNITS	323 (Total)	
Bachelor	64	(~20%)
1 Bed	116	(~35%)
2 Bed	140	(~43%)
3 Bed	3	(~2%)



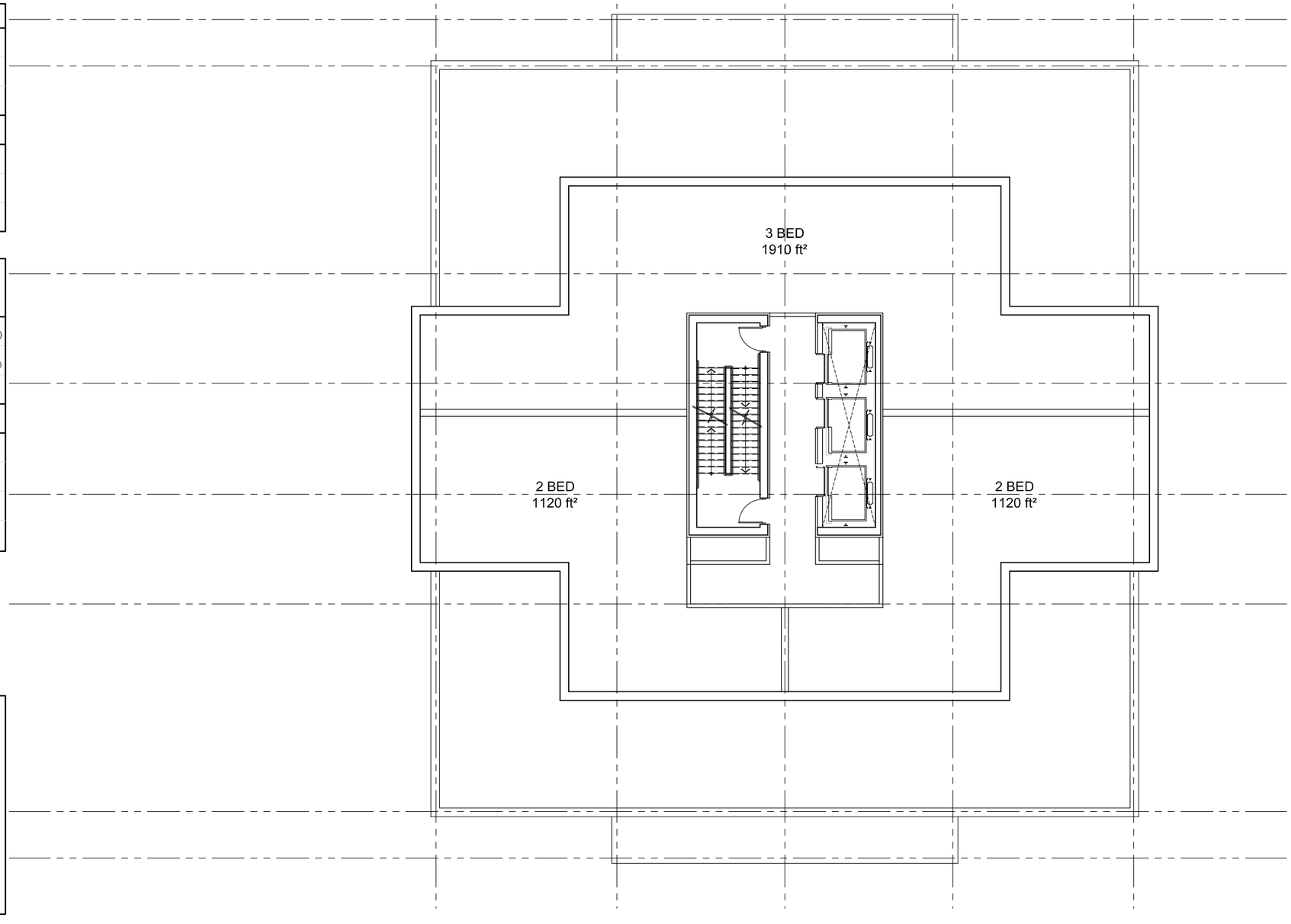
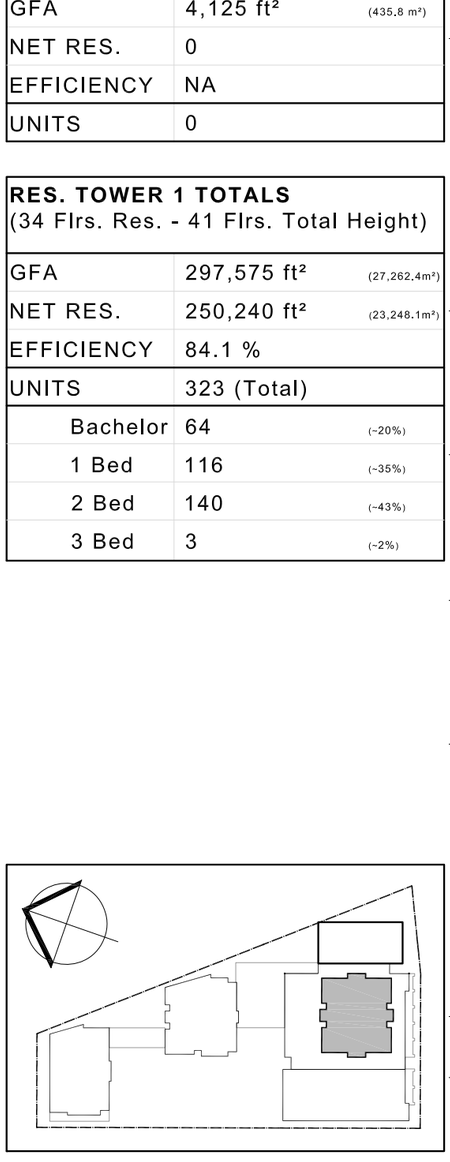


Figure 22: Penthouse Floor Plan (Floors 38 to 40), Residential Tower 1

SKYBOX & MECH. x1 (Flr. 1)		
GFA	4,125 ft²	(435.8 m²)
NET RES.	0	
EFFICIENCY	NA	
UNITS	0	

RES. TOWER 1 TOTALS (34 Flrs. Res. - 41 Flrs. Total Height)		
GFA	297,575 ft²	(27,262.4m²)
NET RES.	250,240 ft²	(23,248.1m²)
EFFICIENCY	84.1 %	
UNITS	323 (Total)	
Bachelor	64	(~20%)
1 Bed	116	(~35%)
2 Bed	140	(~43%)
3 Bed	3	(~2%)



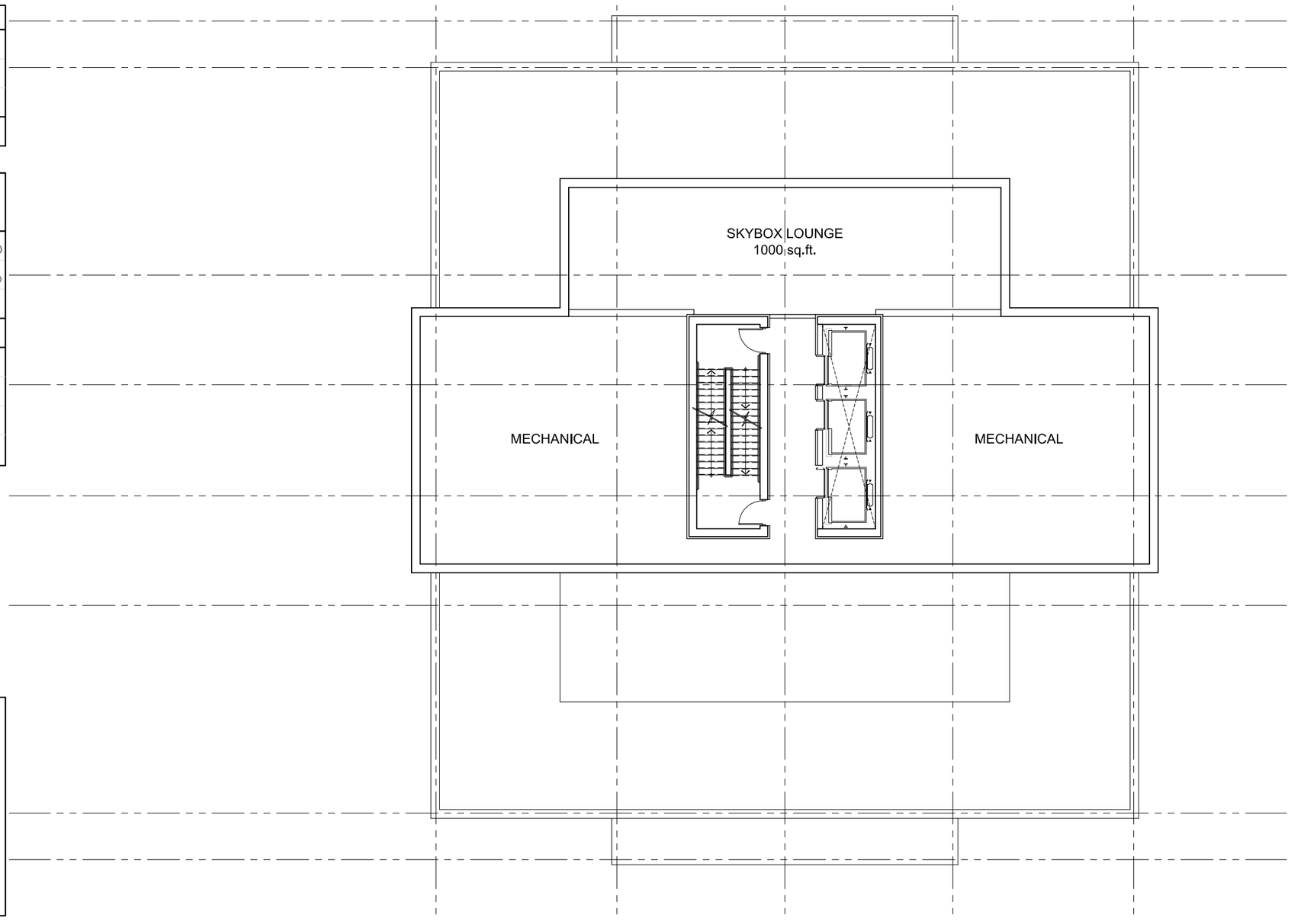
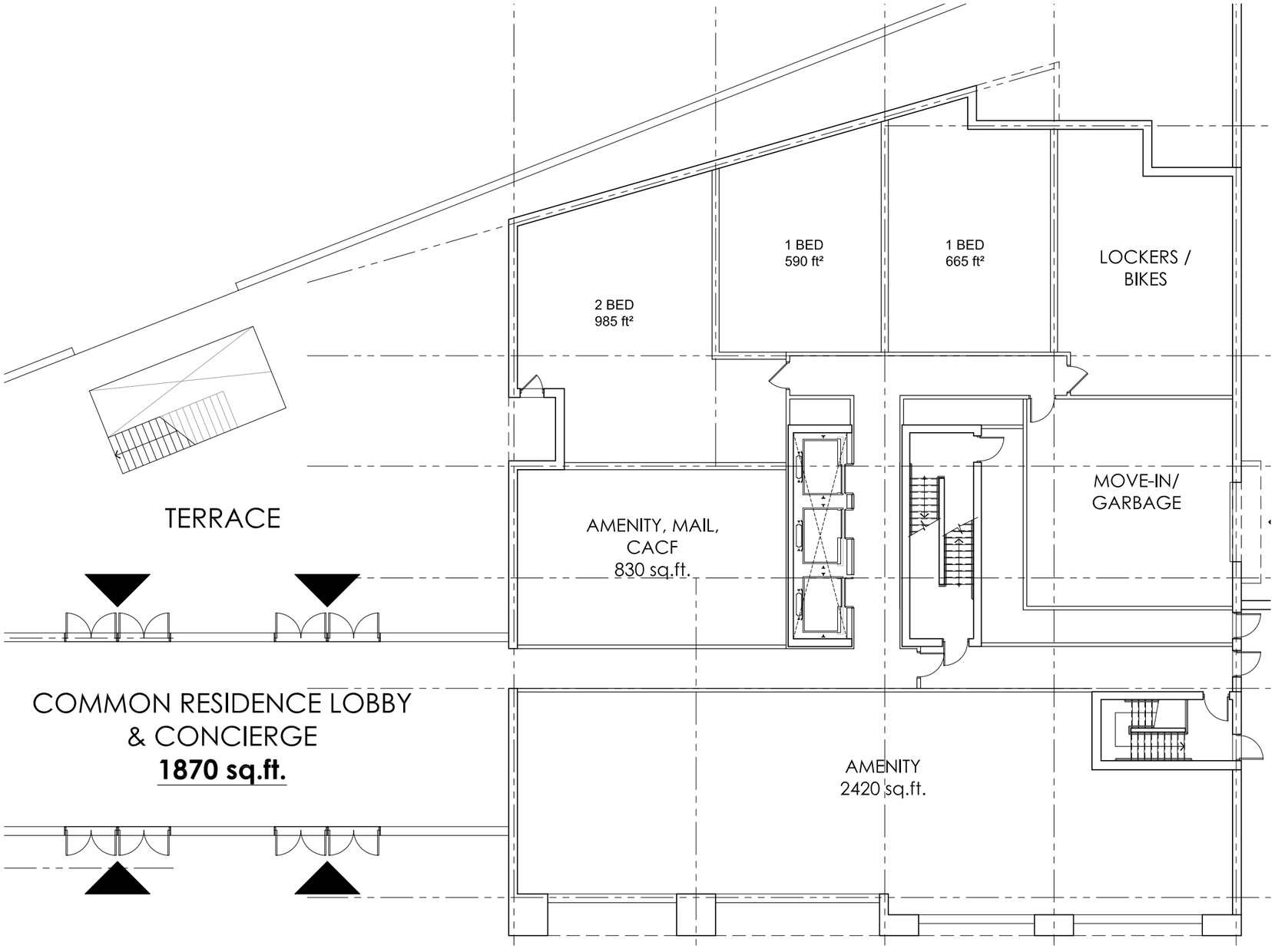


Figure 23: Skybox Lounge & Mechanical, Residential Tower 1

GROUND FLOOR x1 (Flr. 1)		
GFA	8,870 ft²	(824.0 m²)
NET RES.	2,240 ft²	(208.1 m²)
EFFICIENCY		
UNITS	3	
Bachelor	0	
1 Bed	2	
2 Bed	1	

RES. TOWER 2 TOTALS (35 Flrs.)		
GFA	308,400 ft²	(28,651m²)
NET RES.	259,650 ft²	(24,122m²)
EFFICIENCY	84.2 %	
UNITS	343 (Total)	
Bachelor	68	(~20%)
1 Bed	138	(~40%)
2 Bed	137	(~40%)



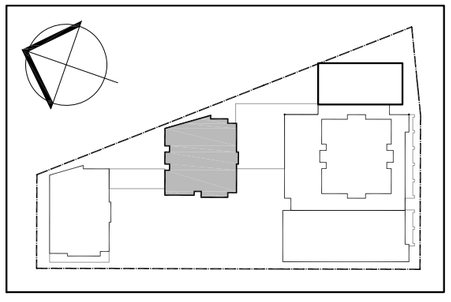
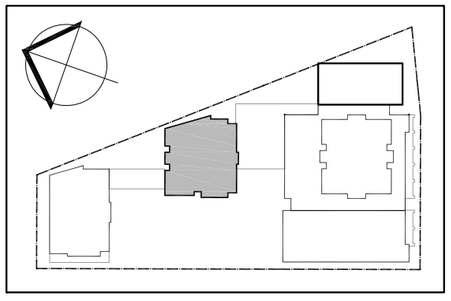


Figure 24: Ground Floor Plan, Residential Tower 2

PODIUM FLOOR x3 (Flr. 2-4)		
GFA	8,750 ft²	(812.9 m²)
NET RES.	7,510 ft²	(697.7 m²)
EFFICIENCY	85.8%	
UNITS	10	
Bachelor	2	
1 Bed	4	
2 Bed	4	

RES. TOWER 2 TOTALS (35 Flrs.)		
GFA	308,400 ft²	(28,651m²)
NET RES.	259,650 ft²	(24,122m²)
EFFICIENCY	84.2 %	
UNITS	343 (Total)	
Bachelor	68	(~20%)
1 Bed	138	(~40%)
2 Bed	137	(~40%)



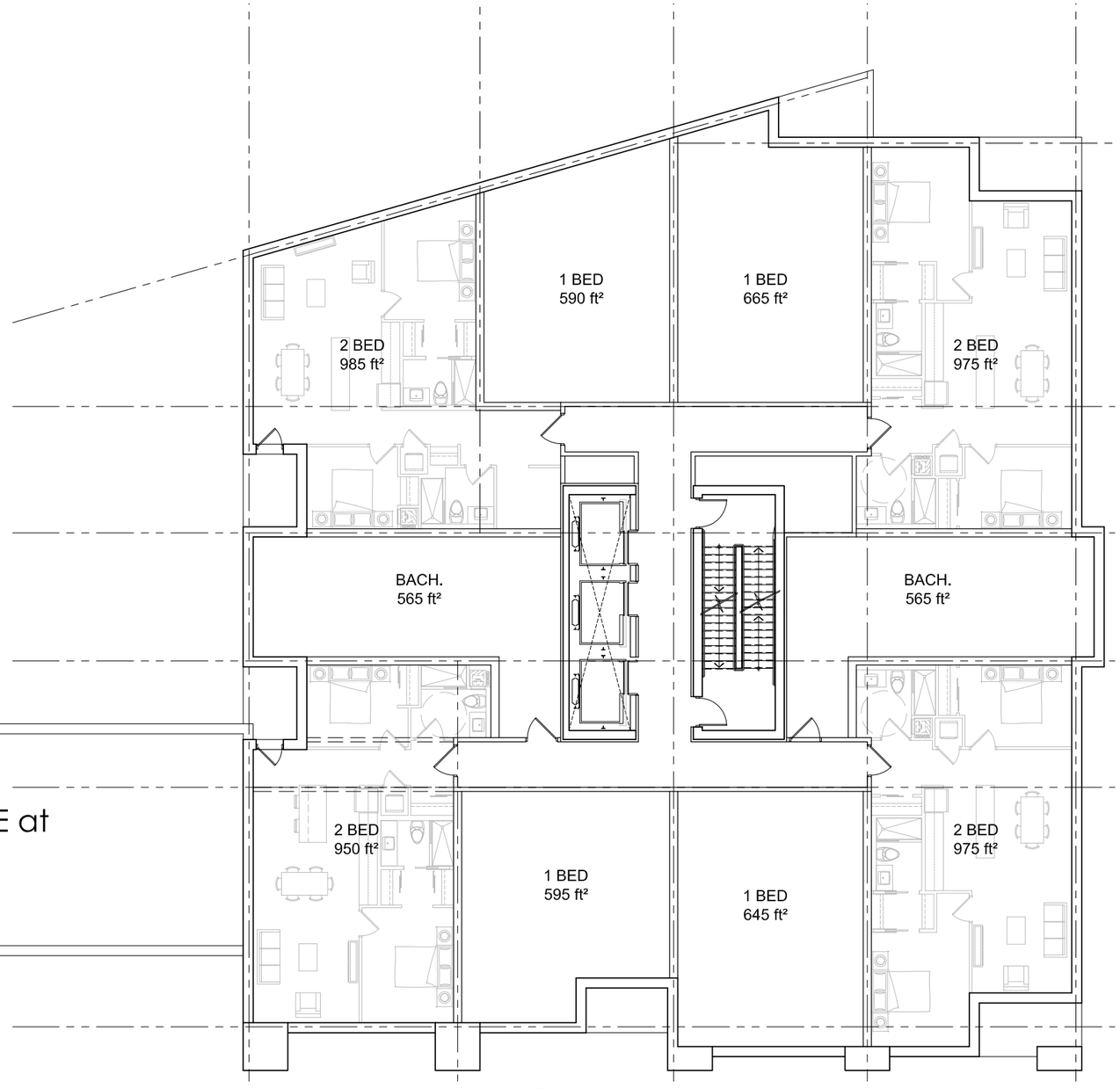
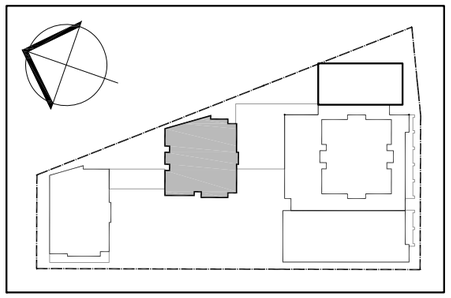


Figure 25: Podium Floor (Floors 2 to 4), Residential Tower 2

TYPICAL FLOOR x25 (Flr. 5-29)		
GFA	8,750 ft²	(812.9 m²)
NET RES.	7,510 ft²	(697.7 m²)
EFFICIENCY	85.8%	
UNITS	10	
Bachelor	2	
1 Bed	4	
2 Bed	4	

RES. TOWER 2 TOTALS (35 Flrs.)		
GFA	308,400 ft²	(28,651m²)
NET RES.	259,650 ft²	(24,122m²)
EFFICIENCY	84.2 %	
UNITS	343 (Total)	
Bachelor	68	(~20%)
1 Bed	138	(~40%)
2 Bed	137	(~40%)



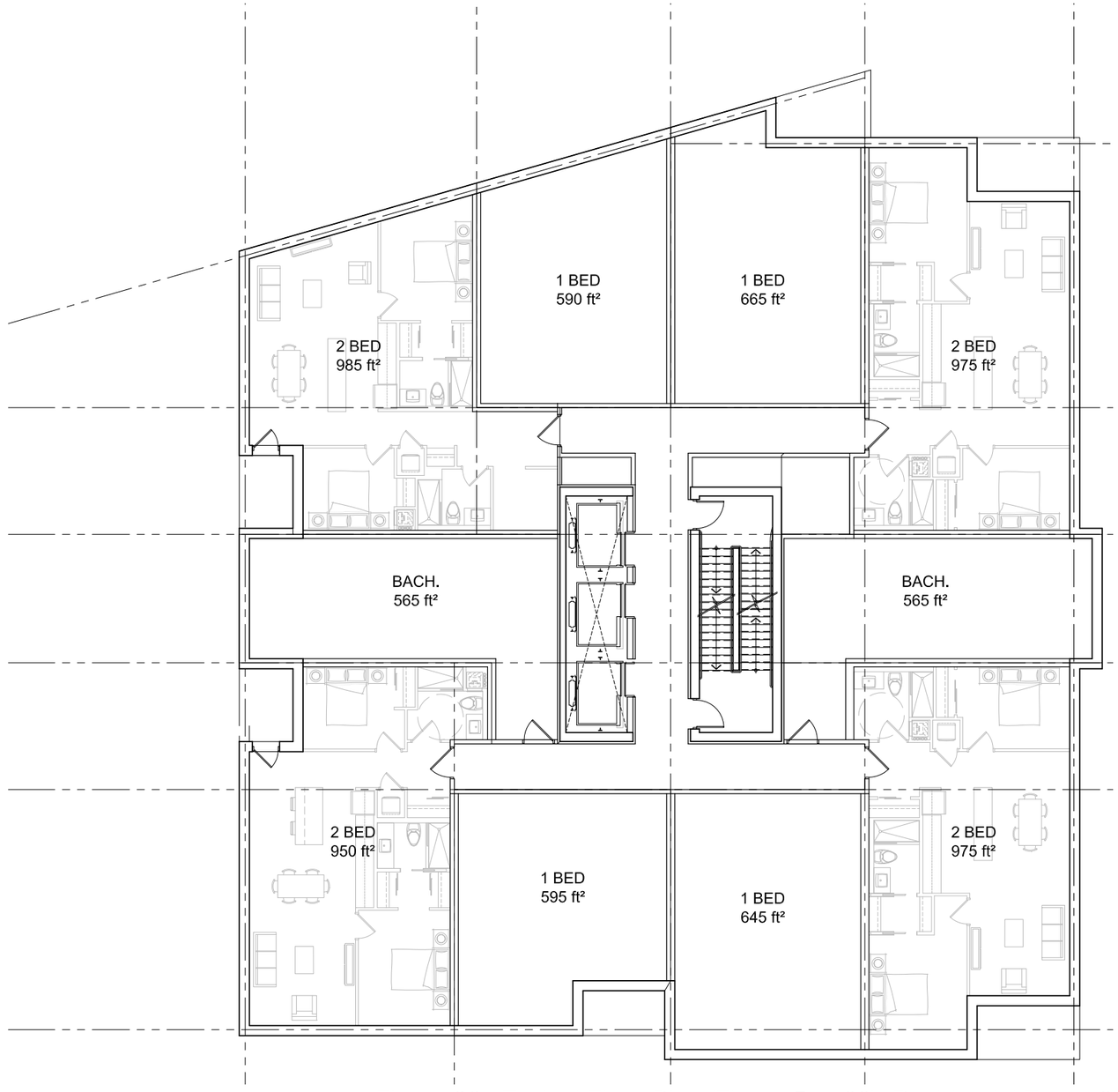
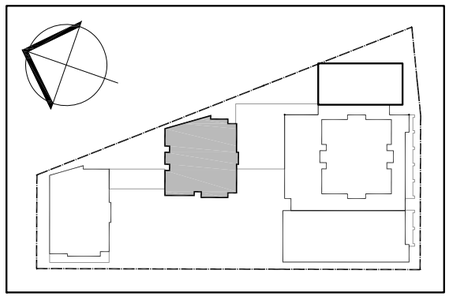


Figure 26: Typical Floor Plan (Floors 5 to 29), Residential Tower 2

UPPER FLOOR x6 (Flr. 30-35)		
GFA	9,090 ft²	(844.5 m²)
NET RES.	7,855 ft²	(730.0 m²)
EFFICIENCY	86.4%	
UNITS	10	
Bachelor	2	
1 Bed	4	
2 Bed	4	

RES. TOWER 2 TOTALS (35 Flrs.)		
GFA	308,400 ft²	(28,651m²)
NET RES.	259,650 ft²	(24,122m²)
EFFICIENCY	84.2 %	
UNITS	343 (Total)	
Bachelor	68	(~20%)
1 Bed	138	(~40%)
2 Bed	137	(~40%)



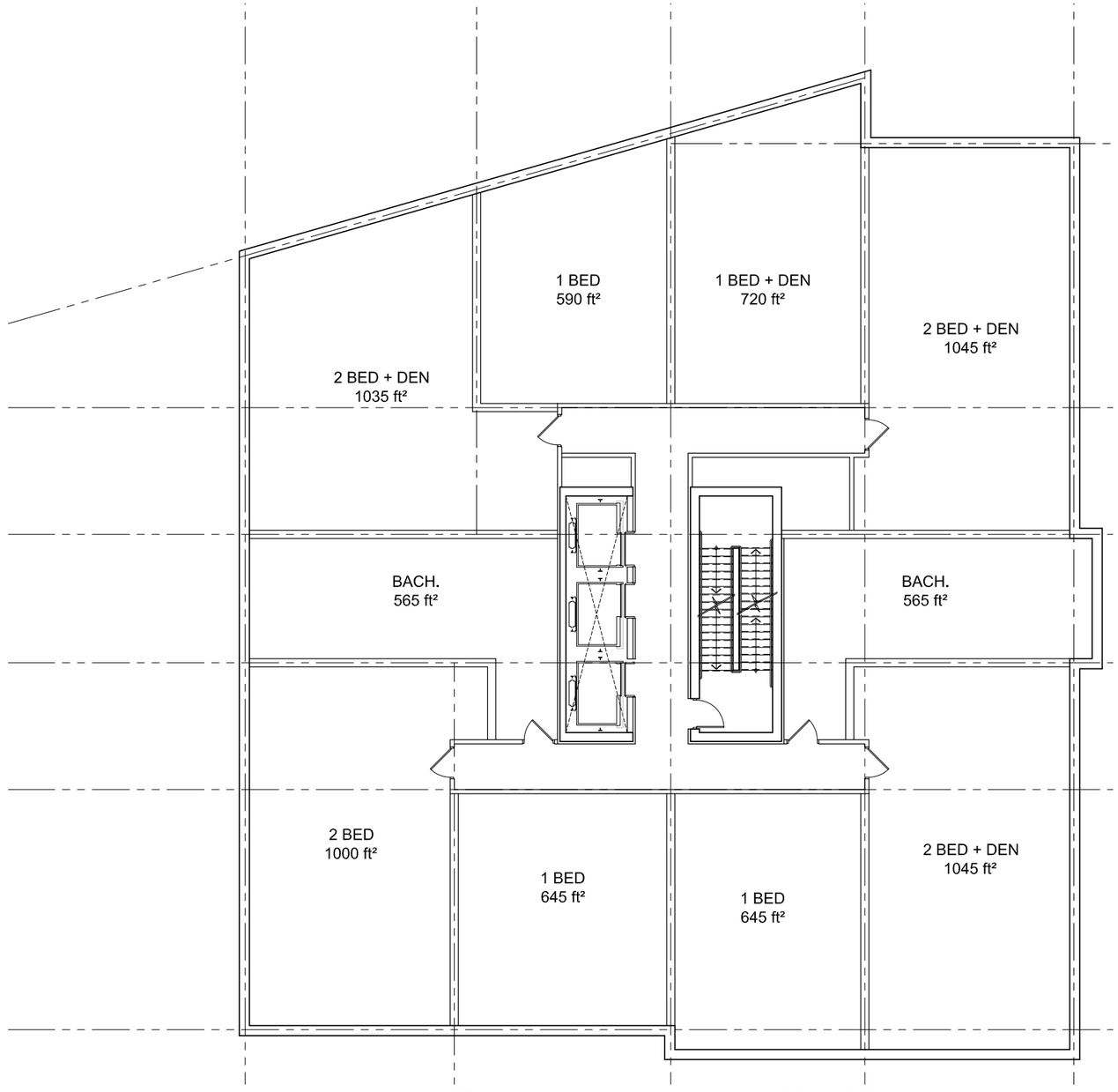
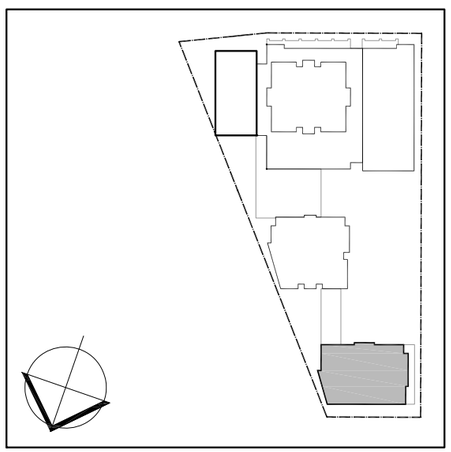


Figure 27: Upper Floor Plan (Floors 30 to 35), Residential Tower 2

GROUND FLOOR x1 (Flr. 1)		
GFA	7,560 ft²	(702.3 m²)
NET RES.	2,815 ft²	(261.5 m²)
EFFICIENCY	37.2 %	
UNITS	4	
Bachelor	2	
1 Bed	1	
2 Bed	1	

RES. TOWER 3 TOTALS (30 Flrs.)		
GFA	250,290 ft²	(23,253m²)
NET RES.	209,815 ft²	(19,492m²)
EFFICIENCY	84.0 %	
UNITS	265 (Total)	
Bachelor	60	(~23%)
1 Bed	88	(~33%)
2 Bed	117	(~44%)



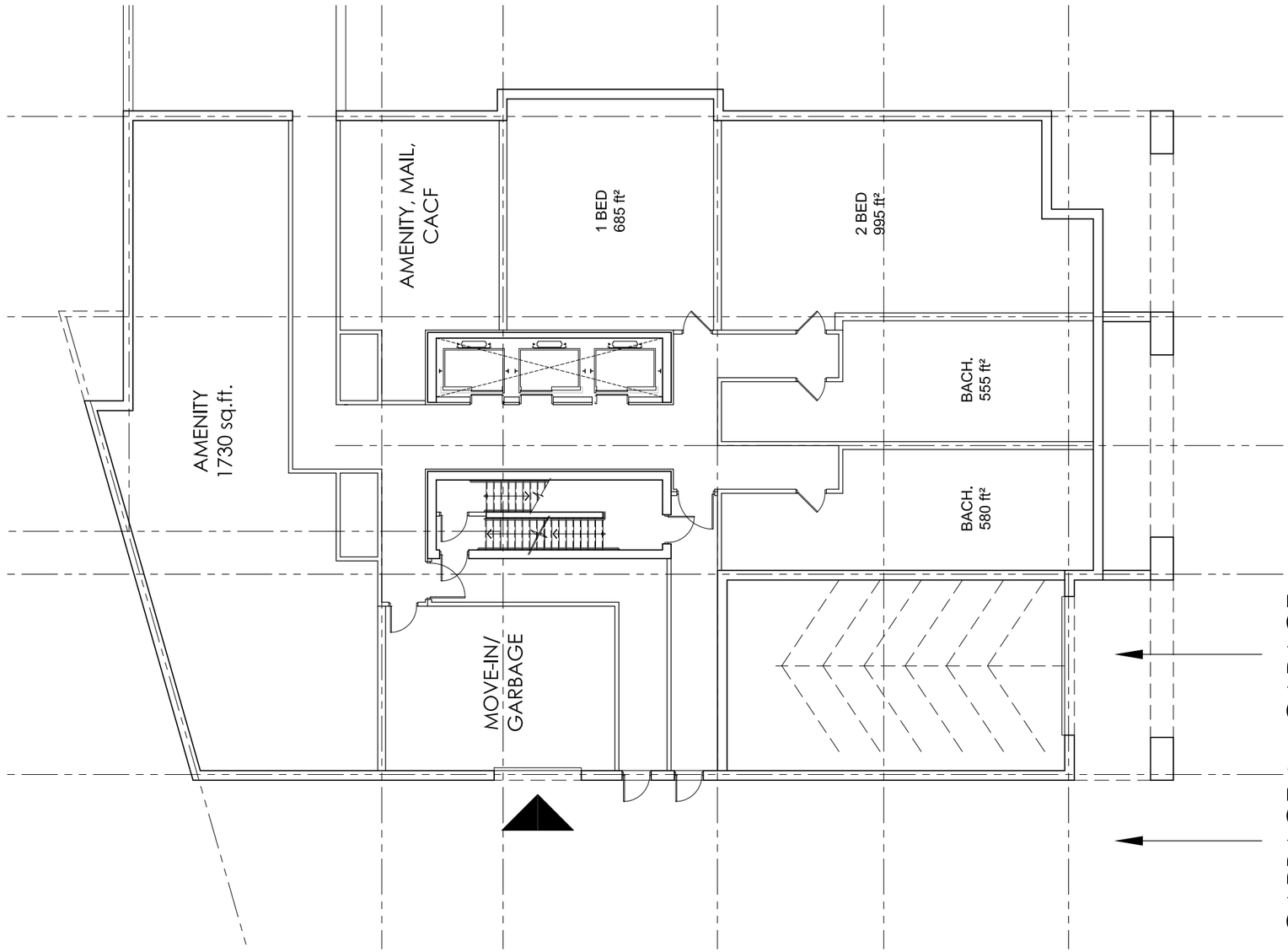
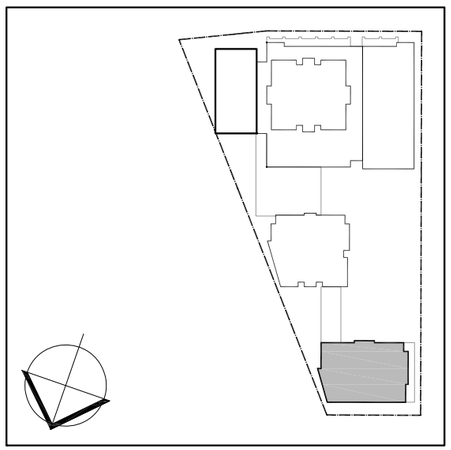


Figure 28: Ground Floor Plan, Residential Tower 3

PODIUM FLOOR x3 (Flr. 2-4)		
GFA	8,310 ft²	(772.0 m²)
NET RES.	7,080 ft²	(657.7 m²)
EFFICIENCY	85.1 %	
UNITS	9	
Bachelor	2	
1 Bed	3	
2 Bed	4	

RES. TOWER 3 TOTALS (30 Flrs.)		
GFA	250,290 ft²	(23,253m²)
NET RES.	209,815 ft²	(19,492m²)
EFFICIENCY	84.0 %	
UNITS	265 (Total)	
Bachelor	60	(~23%)
1 Bed	88	(~33%)
2 Bed	117	(~44%)



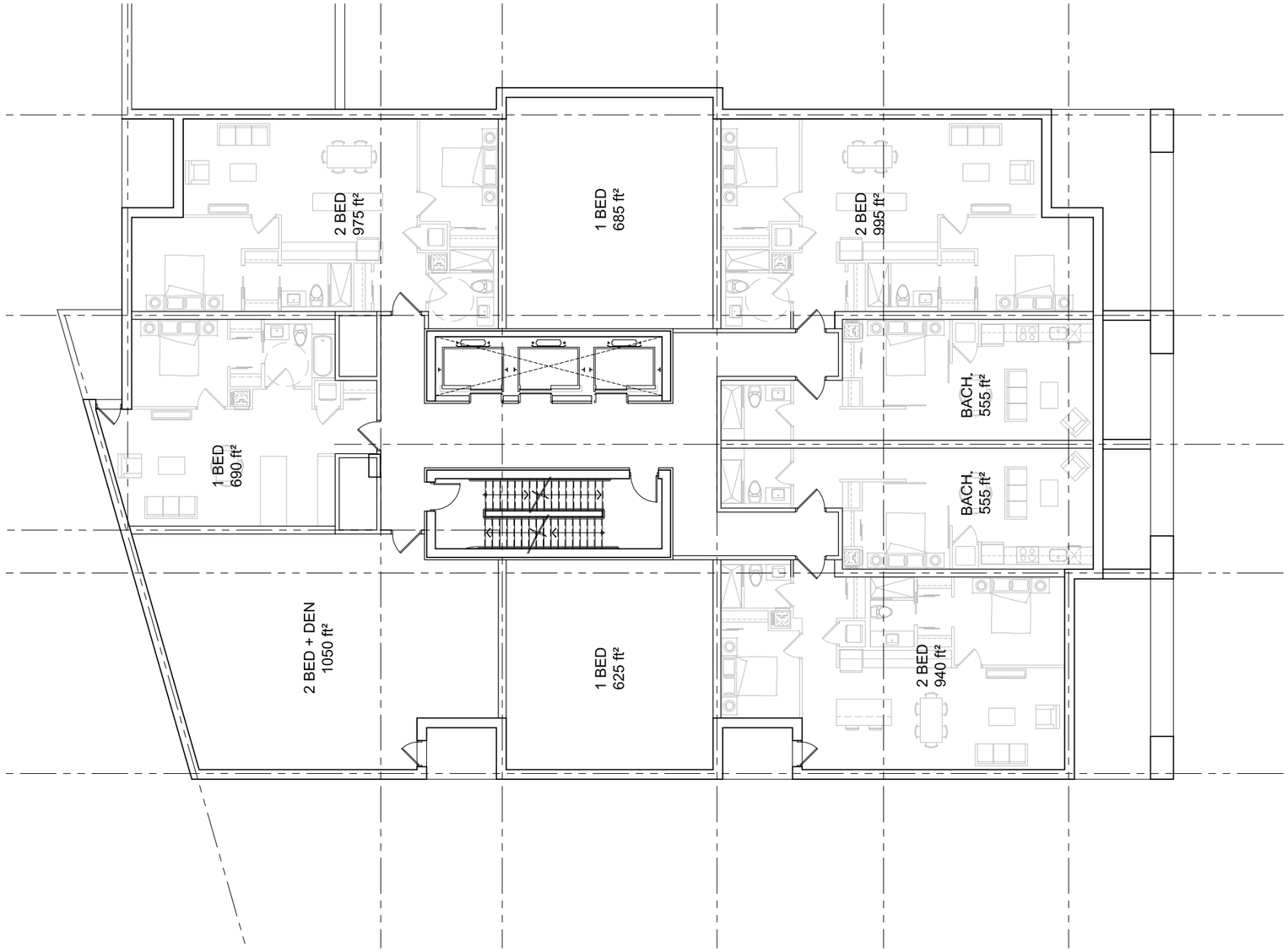
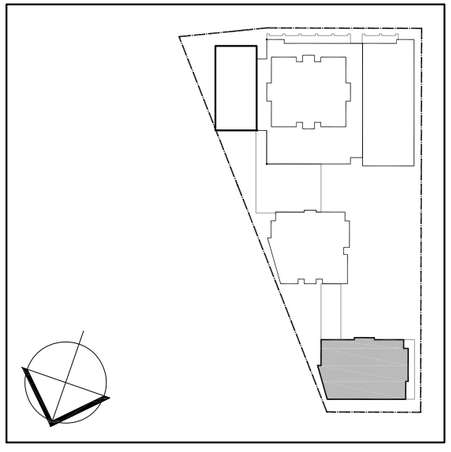


Figure 29: Podium Floor Plan (Floors 2 to 4), Residential Tower 3

TYPICAL FLOOR x20 (Flr. 5-24)		
GFA	8,310 ft²	(772.0 m²)
NET RES.	7,080 ft²	(657.7 m²)
EFFICIENCY	85.1 %	
UNITS	9	
Bachelor	2	
1 Bed	3	
2 Bed	4	

RES. TOWER 3 TOTALS (30 Flrs.)		
GFA	250,290 ft²	(23,253m²)
NET RES.	209,815 ft²	(19,492m²)
EFFICIENCY	84.0 %	
UNITS	265 (Total)	
Bachelor	60	(~23%)
1 Bed	88	(~33%)
2 Bed	117	(~44%)



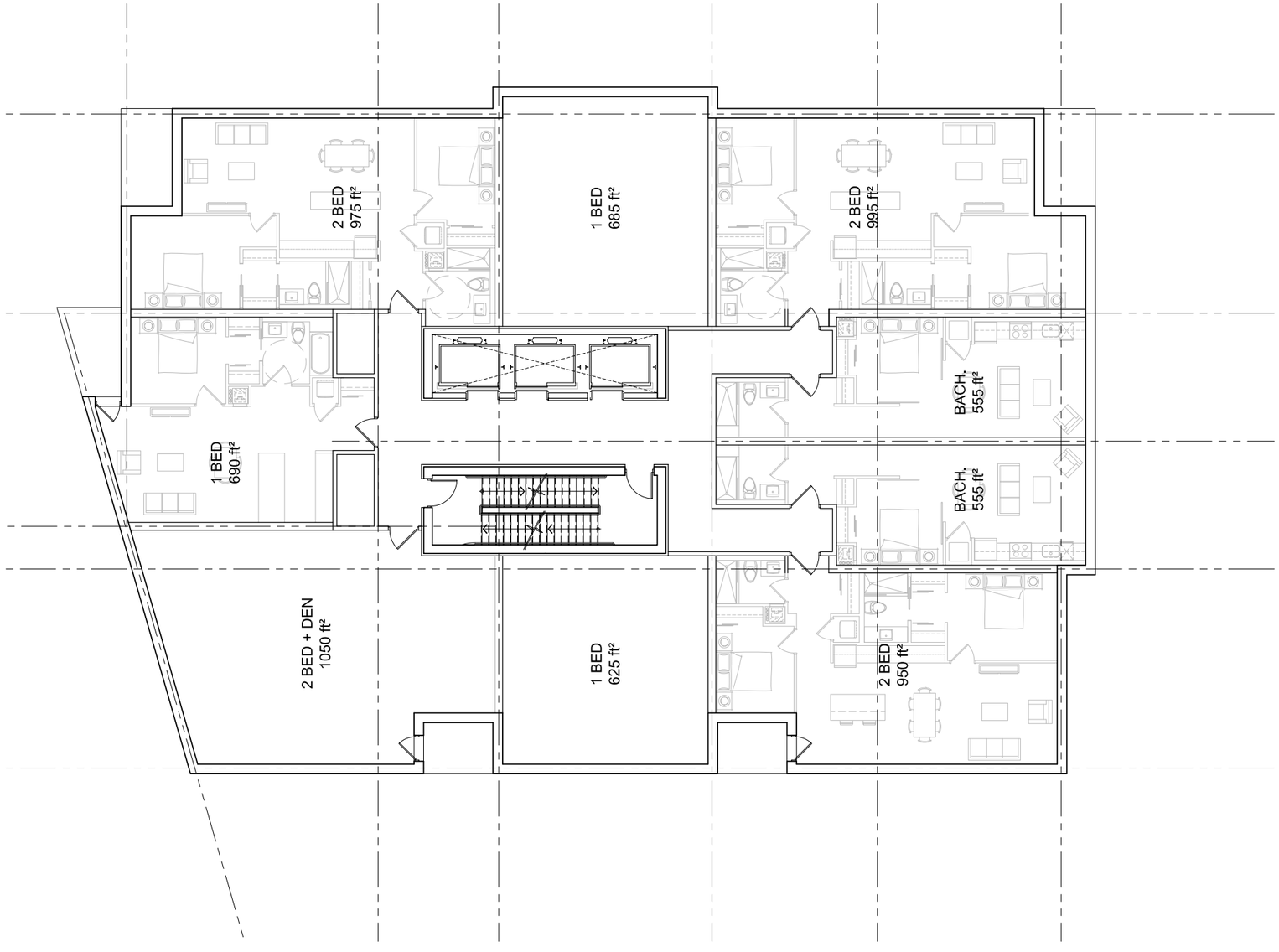
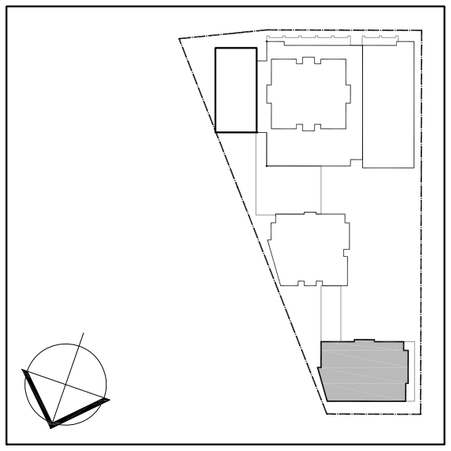


Figure 30: Typical Floor Plan (Floors 5 to 24), Residential Tower 3

UPPER FLOOR x6 (Flr. 25-30)		
GFA	8,600 ft²	(799.0 m²)
NET RES.	7,360 ft²	(658.2 m²)
EFFICIENCY		
UNITS	9	
Bachelor	2	
1 Bed	3	
2 Bed	4	

RES. TOWER 3 TOTALS (30 Flrs.)		
GFA	250,290 ft²	(23,253m²)
NET RES.	209,815 ft²	(19,492m²)
EFFICIENCY	84.0 %	
UNITS	265 (Total)	
Bachelor	60	(~23%)
1 Bed	88	(~33%)
2 Bed	117	(~44%)



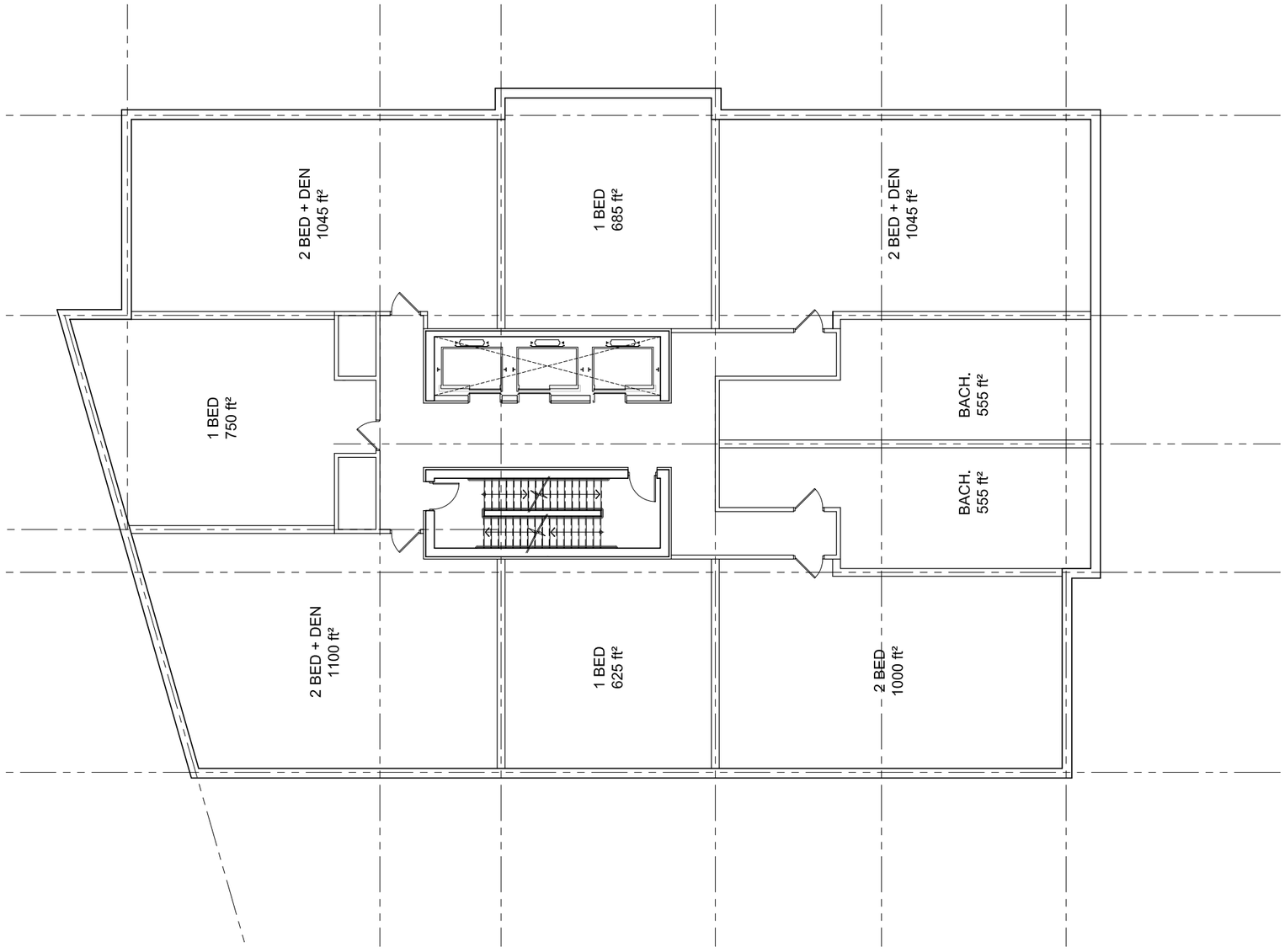
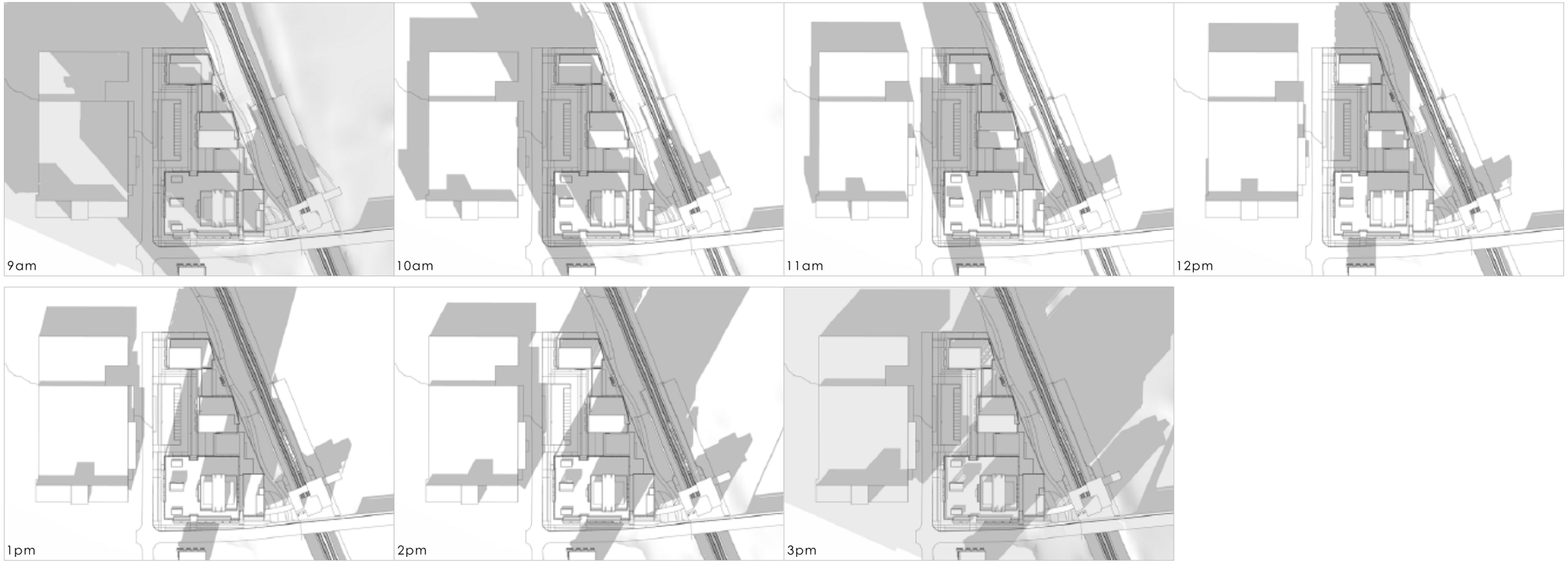
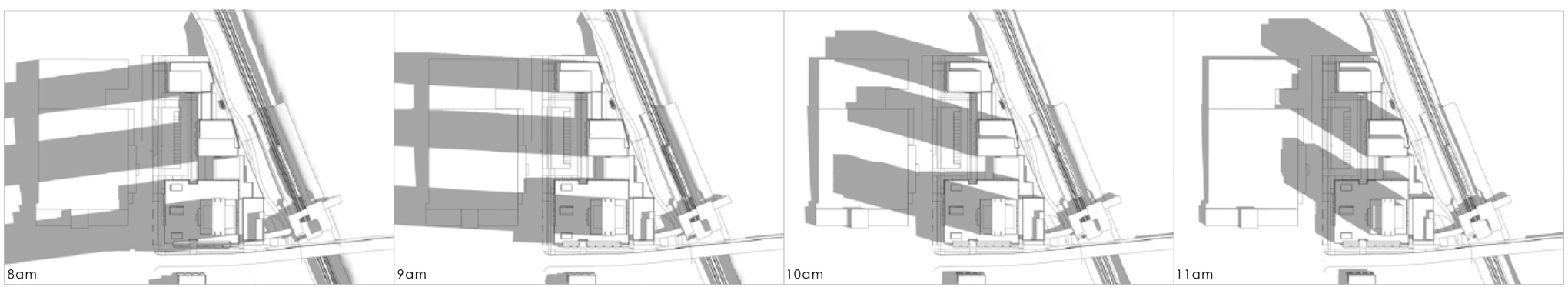


Figure 31: Upper Floor Plan (Floors 25 to 30), Residential Tower 2

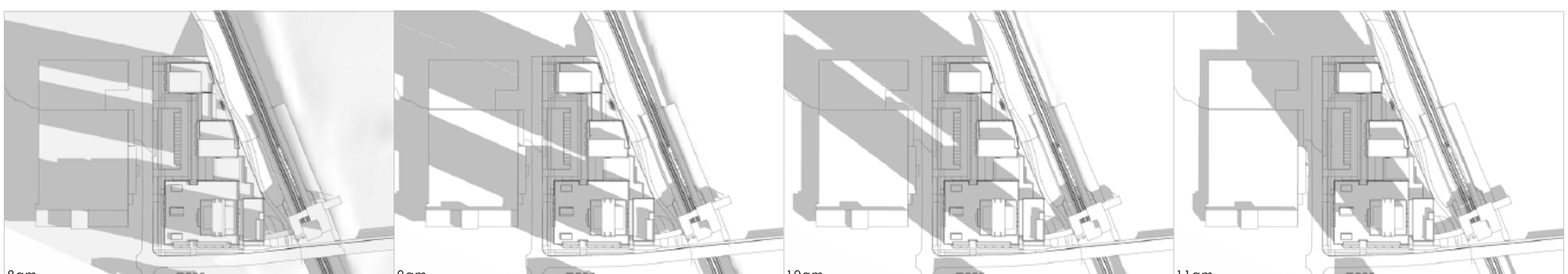
5.3 SHADOW ANALYSIS
SOLSTICE: DECEMBER 21



SOLSTICE: JUNE 21



EQUINOX: SEPTEMBER 21



5.4 LANDSCAPE CONCEPT

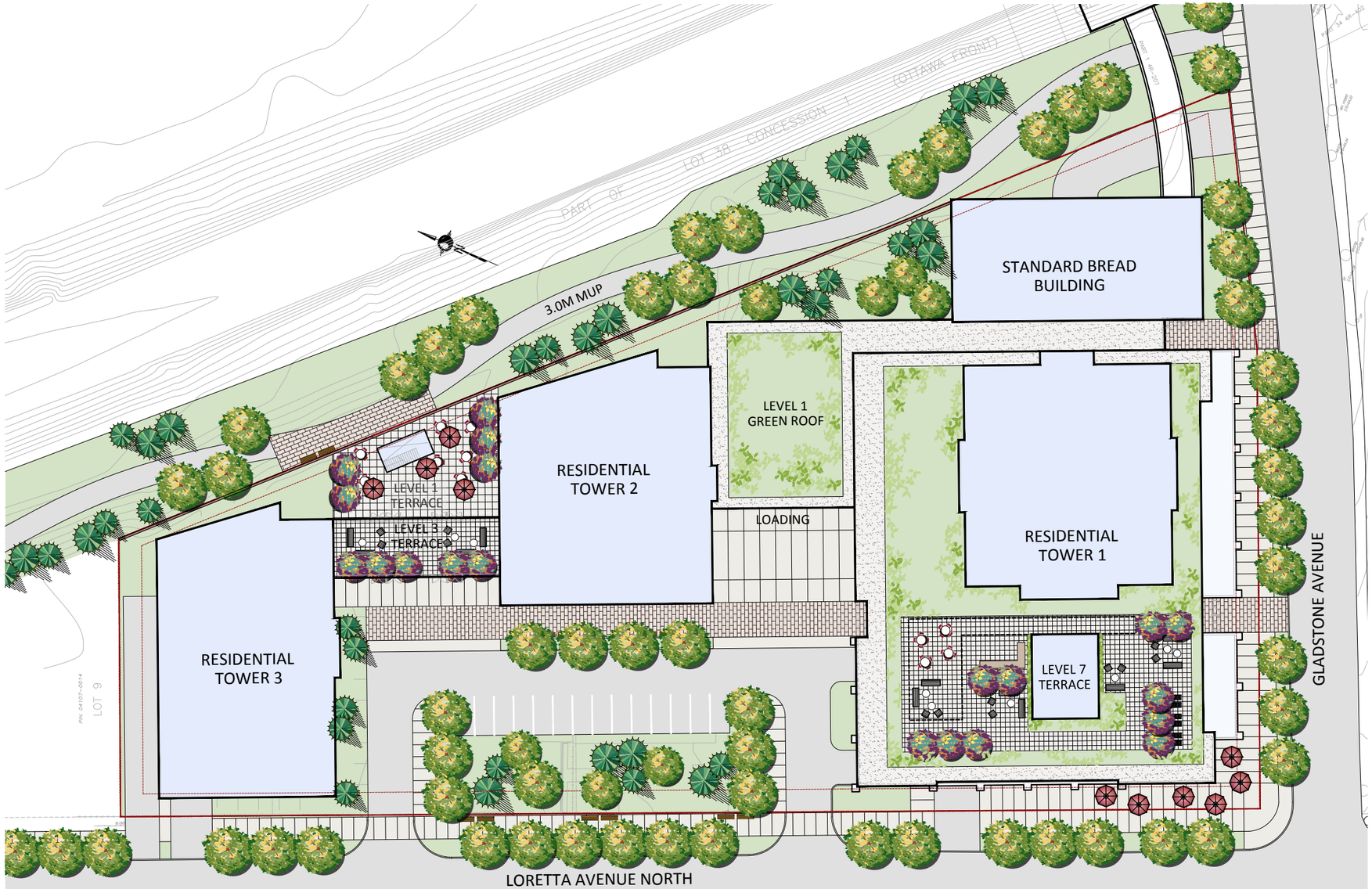


Figure 32: Landscape Concept

5.5 TREE CONSERVATION REPORT

Tree #	Botanical Name	Common Name	Caliper (cm)	Condition	High Quality Tree	Rare Tree	Comments	To Be Preserved
1	*Syringa reticulata*	Japanese Tree Lilac	10	Good	NO	NO	City Owned, Symmetrical Canopy	NO
2	*Syringa reticulata*	Japanese Tree Lilac	10	Good	NO	NO	City Owned, Symmetrical Canopy	NO
3	*Syringa reticulata*	Japanese Tree Lilac	6	Poor	NO	NO	City Owned, Assymmetrical Canopy, Die-back 40% @ canopy, Leaning, Broken trunk @ base	NO
4	*Syringa reticulata*	Japanese Tree Lilac	8	Moderate	NO	NO	City Owned, Symmetrical Canopy, Die-back 20% @ canopy, Broken limbs	NO
5	*Syringa reticulata*	Japanese Tree Lilac	8	Moderate	NO	NO	City Owned, Assymmetrical Canopy, Die-back 10% @ canopy, Broken limbs	NO
6				Dead				
7				Dead				
8	*Acer negundo*	Manitoba Maple	7	Moderate	NO	NO	Private Owned, Symmetrical Canopy, Pruned lower stems, Co-dominant leaders 2 @ 2.0m	NO
9				Dead				
10				Dead				
11	*Tsuga canadensis*	Eastern Hemlock	12	Good	NO	NO	Private Owned, Symmetrical Canopy	NO
12	*Tsuga canadensis*	Eastern Hemlock	12	Good	NO	NO	Private Owned, Symmetrical Canopy	NO
13	*Acer negundo*	Manitoba Maple	50, 40, 30	Moderate	NO	NO	Private Owned, Symmetrical Canopy, Die-back 5% @ canopy, 3 stem, Significant invasive vines	NO
14	*Acer negundo*	Manitoba Maple	35	Poor	NO	NO	Private Owned, Asymmetrical Canopy, Die-back 75% @ canopy, Broken limbs, Poor branch angle, Significant invasive vines	NO
15	*Acer negundo*	Manitoba Maple	45	Poor	NO	NO	Private Owned, Asymmetrical Canopy, Die-back 75% @ canopy, Poor branch angle, Leaning, Significant invasive vines	NO
16	*Acer negundo*	Manitoba Maple	15, 20	Moderate	NO	NO	Private Owned, Asymmetrical Canopy, 4 stem	NO
17				Dead				
18	*Acer negundo*	Manitoba Maple	15, 20	Poor	NO	NO	Private Owned, Symmetrical Canopy, Die-back 20% @ canopy, Broken limbs, 5 stem, Leaning	NO
19	*Ulmus parvifolia*	Chinese Elm	9	Good	NO	NO	Private Owned, Symmetrical Canopy, Co-dominant 2 @ 0.5m	NO
20	*Populus deltoides*	Cottonwood	~45	Moderate	NO	NO	City Owned, Symmetrical Canopy	NO
21	*Acer negundo*	Manitoba Maple	varies	Poor	NO	NO	City Owned, Asymmetrical Canopy, Significant invasive vines	

Figure 33: Tree Conservation Report

Gladstone & Loretta

Urban Design Review Panel
Formal Review
2019.02.01

TRINITY

HOBIN ARCHITECTURE

FOTENN Planning + Design