

URBAN DESIGN REVIEW PANEL

**OTTAWA RETIREMENT
RESIDENCE BY SIGNATURE
412 SPARKS STREET**

DESIGN BRIEF FOR FORMAL REVIEW - APRIL 5, 2019



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Planning + Design



SITE OVERVIEW

LOCATION

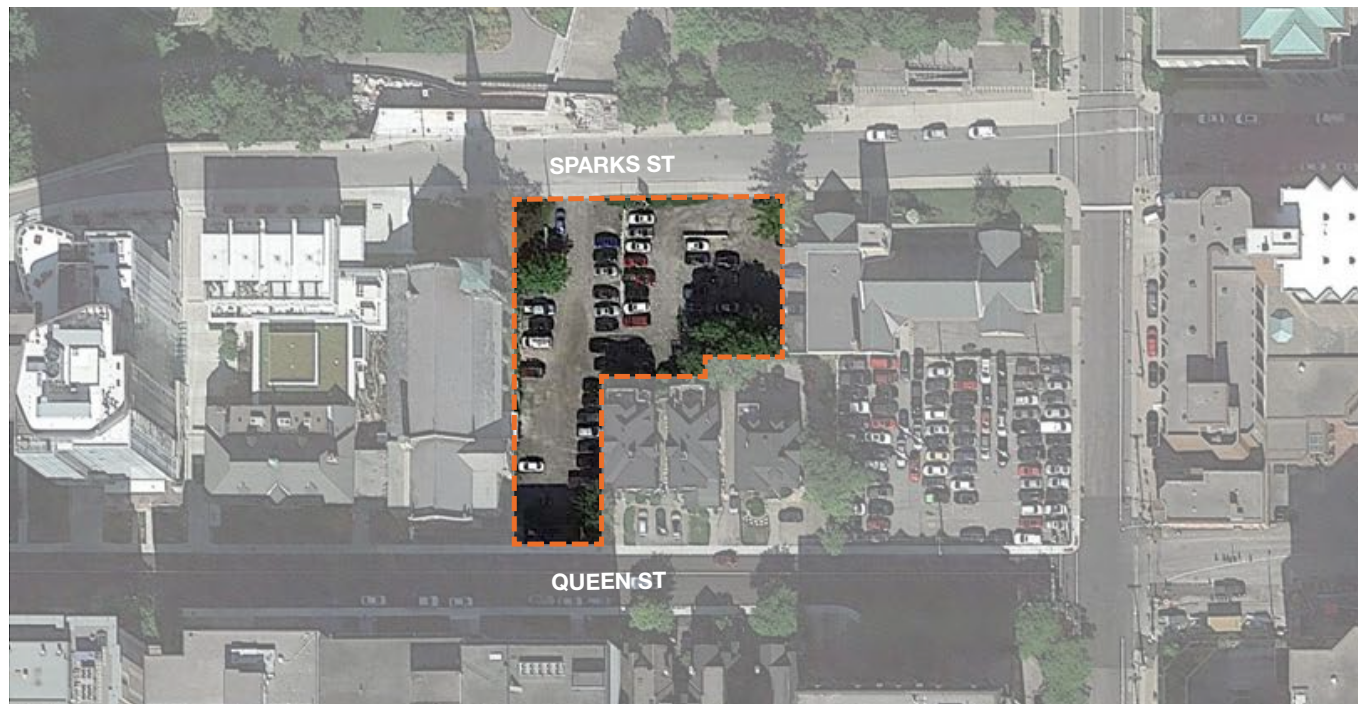
The site is located on the south side of Sparks Street, between Bronson Avenue and Bay Street. The rear of the property has frontage on Queen Street. The property is located directly south of the Garden of the Provinces and Territories, a 1.6 ha park along Confederation Boulevard and east of Christ Church Cathedral.

HISTORY

The property was previously subject to planning applications for a multi-storey office building. A multi-storey retirement home is now proposed.

PURPOSE OF APPLICATION

- / Zoning By-law Amendment to permit a retirement home as a permitted land use and to amend the site-specific zoning provisions in Schedule 206 to permit the proposed design.
- / Site Plan Control application to permit the construction of the proposed development.



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SITE OVERVIEW | Existing Conditions



NEIGHBOURHOOD CONTEXT

- / The property is located within the Central Business District of Ottawa, with significant views to the Ottawa River and buildings of national importance.
- / In addition, the property is in close proximity to a variety of amenities within walking distance.

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







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ROAD NETWORK

- / The site has frontage on two local streets – Sparks Street and Queen Street, which intersect with Lyon Street and Bronson Avenue, two north-south arterial roads.
- / The site has quick access access to the Sir John A. Macdonald Parkway.



- SITE 
- PROVINCIAL HIGHWAY 
- FEDERALLY OWNED ROAD 
- ARTERIAL 
- MAJOR COLLECTOR 
- COLLECTOR 



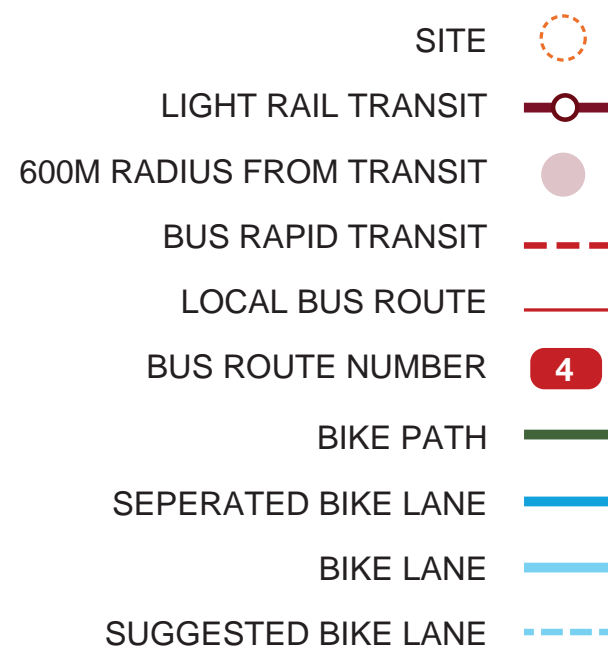
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TRANSIT NETWORK

- / The site is well-served by transit and located within walking distance of future light rail transit.

CYCLING AND PATHWAYS

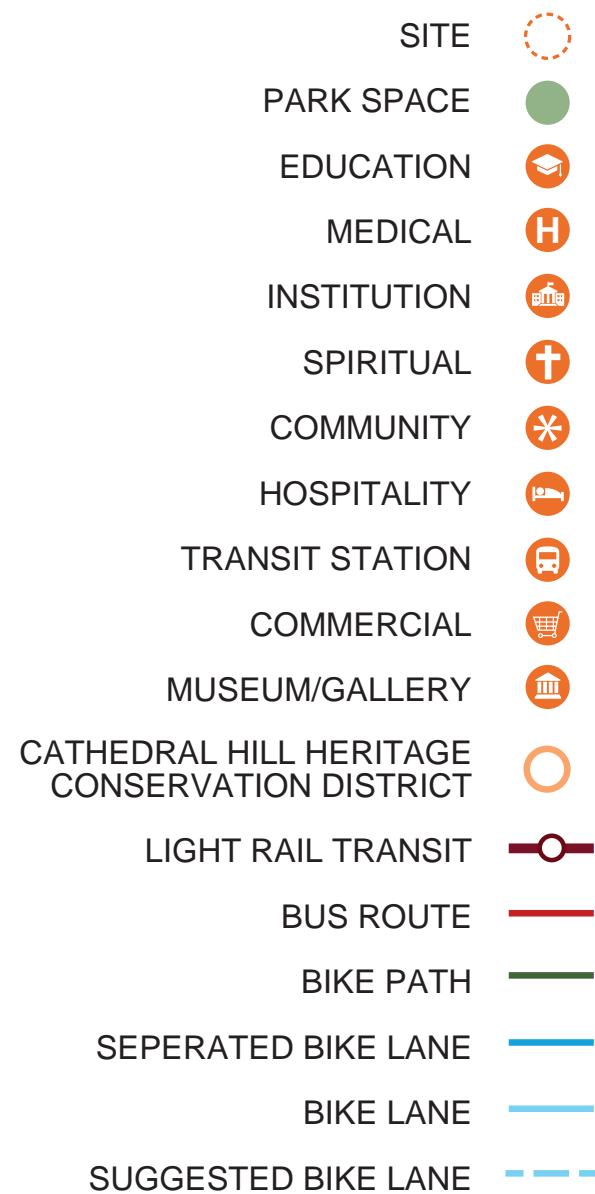
- / The site is located in proximity to existing bike lanes, with good connectivity to separated bike lines to the north and south.



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IMMEDIATE SITE AMENITIES

/ The property is located within a predominantly residential and institutional block within Ottawa's Central Business District.



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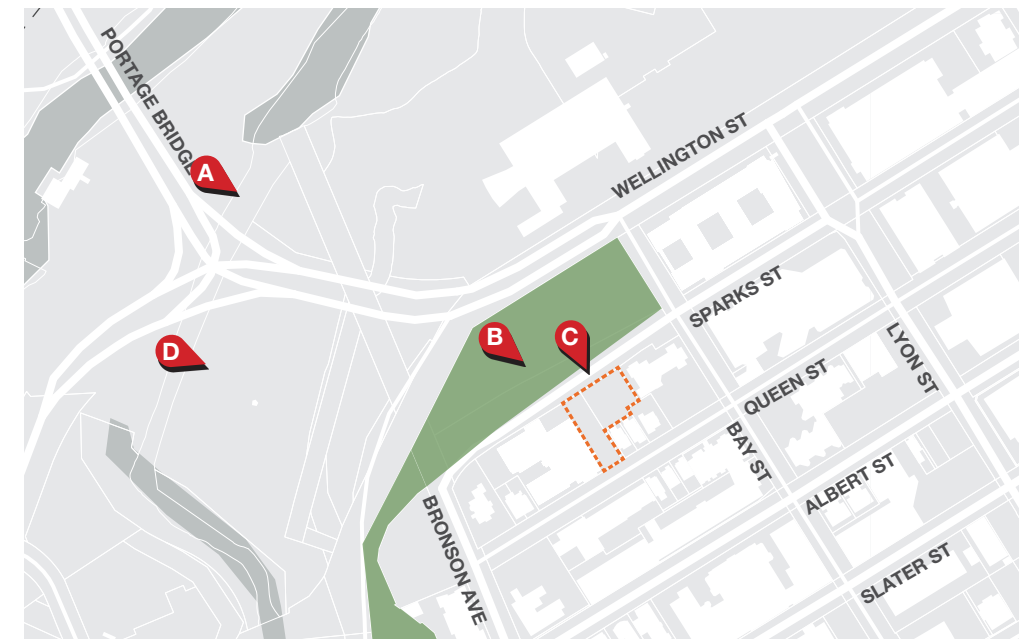


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Neighbourhood Context | Surrounding Area





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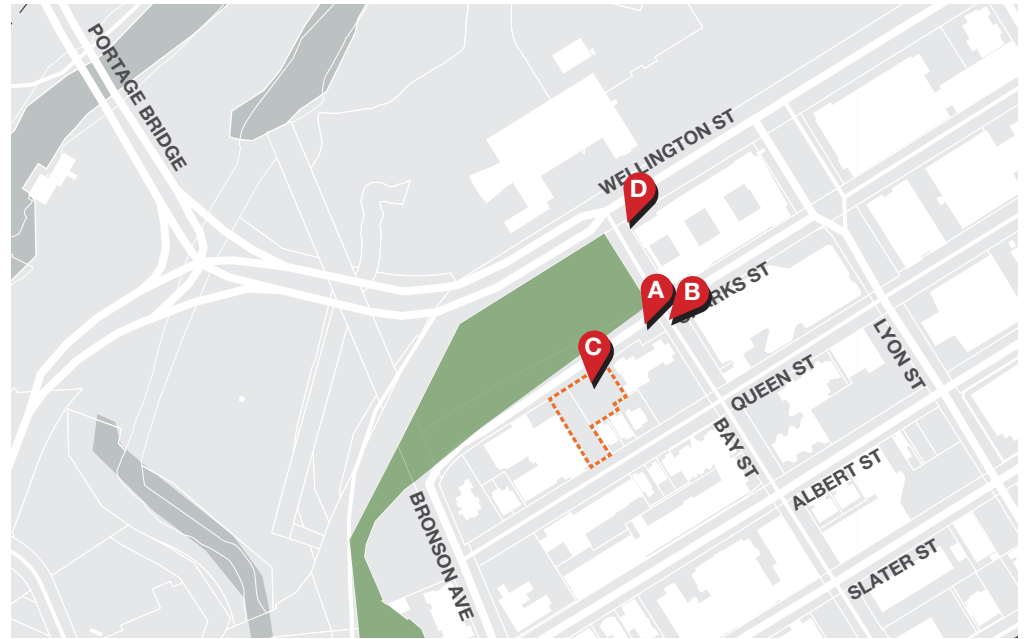
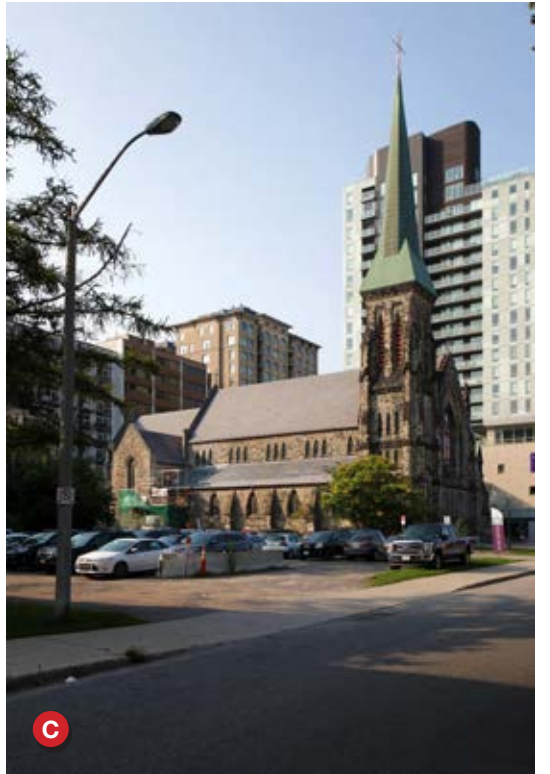
Signature
RETIREMENT LIVING

Site Photos | Key Views from North

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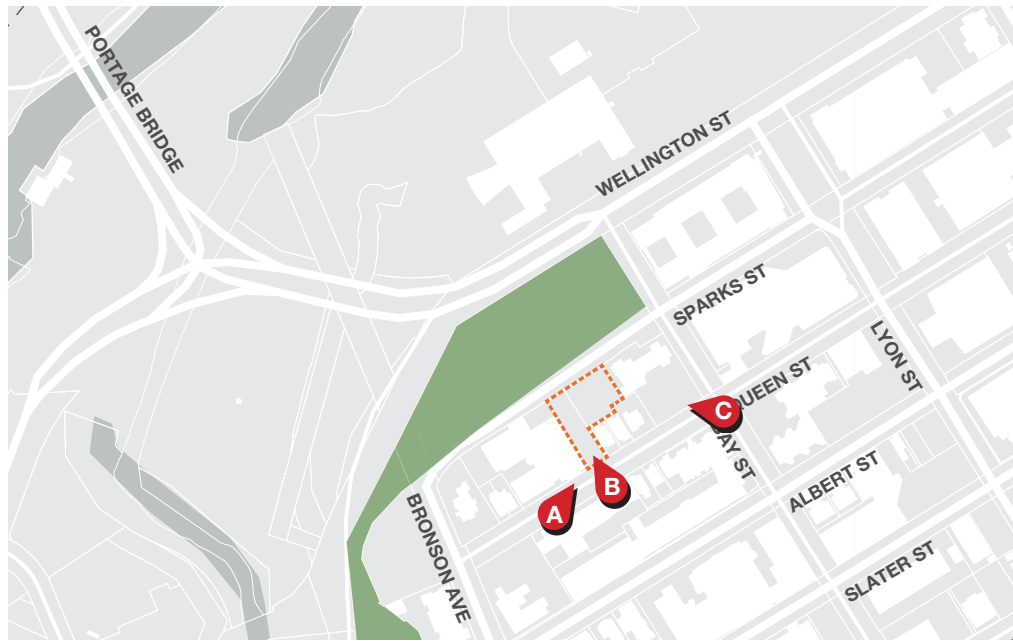


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Site Photos | Key Views from East





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Site Photos | Key Views from South



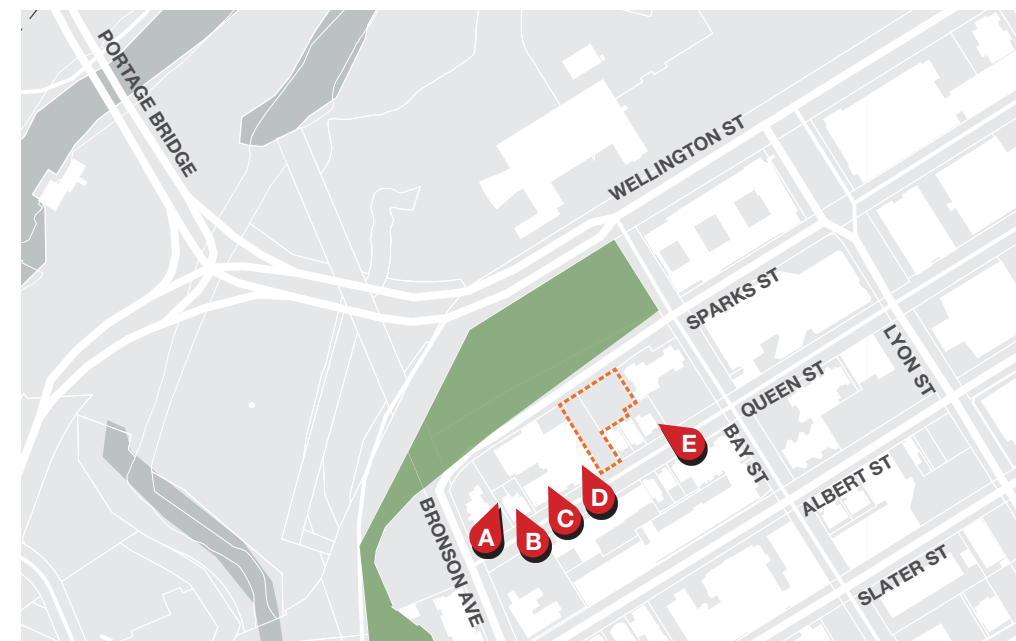
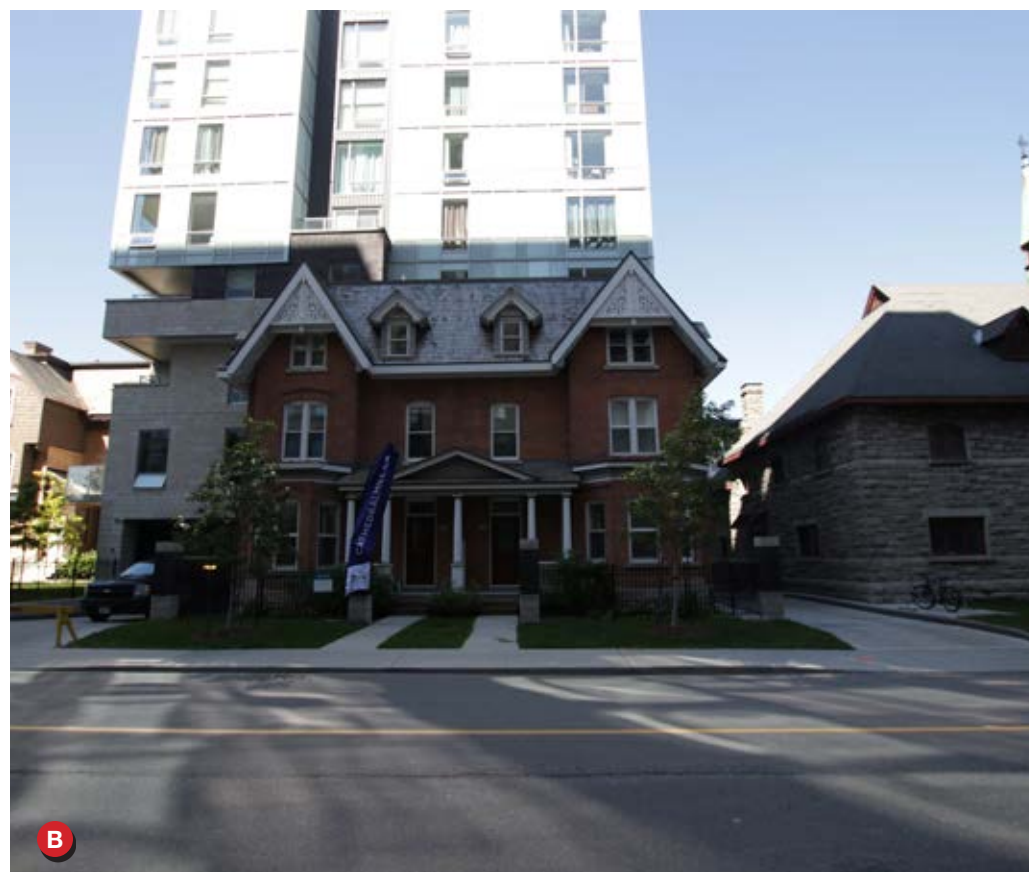
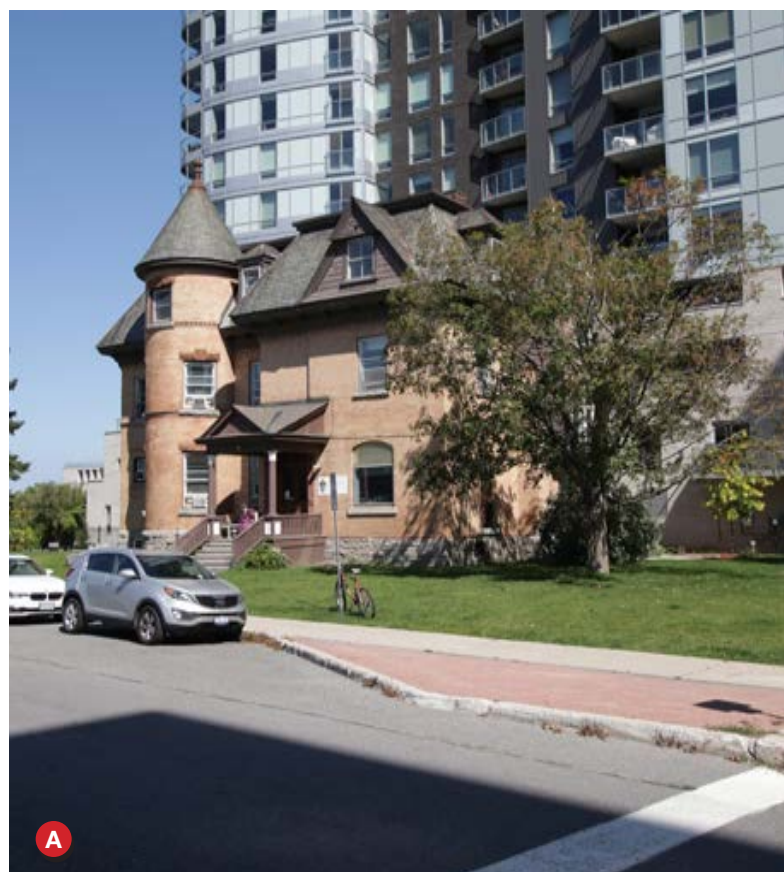


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Site Photos | Key Views from West



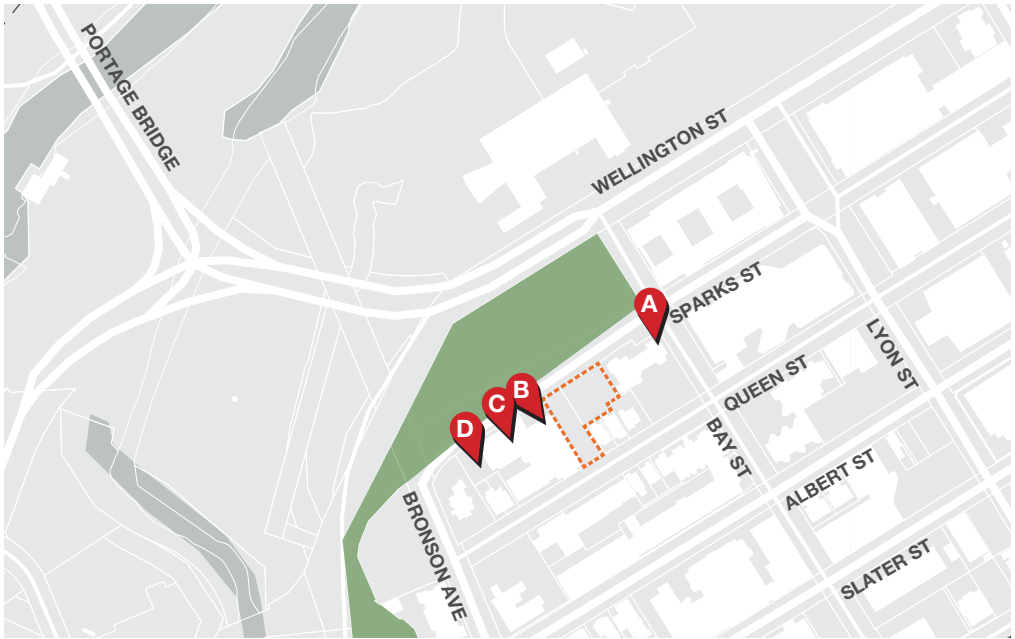


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Context Photos | Neighbouring Properties along Queen St





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Context Photos | Neighbouring Properties along Sparks St





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Site Photos | Views Within Site





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Site Photos | Views Within Site



PLANNING CONTEXT

CITY OF OTTAWA OFFICIAL PLAN (2003):

- / The property is designated as Central Area in the Official Plan of Schedule B.
- / Development should enhance the physical character, identity and unique heritage resources of the Central Area's character areas and heritage conservation districts.
- / The northern portion of the property is designated as an Area of Foreground Height Control and buildings constructed in these areas cannot visually obstruct the foreground views of the Parliament Buildings and other national symbols as seen from key viewpoints and view sequences.
- / 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.

CATHEDRAL HILL HERITAGE CONSERVATION DISTRICT (HCD):

- / The Cathedral Hill HCD does not have an associated study setting out specific policies and development guidelines.
- / In the absence of the study, the Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada are used to guide development on the property.

CENTRAL AREA SECONDARY PLAN:

- / The property is located within the Upper Town Character Area of the Secondary Plan, where architectural and cultural identity is to be protected and enhanced.
- / Upper town is intended to have a residential predominance.
- / The Cathedral Hill Heritage Conservation District is intended to create a transitional entry to Upper Town and the Core, with proposals for high-rise development deliberated through careful design considerations.

ESCARPMENT DISTRICT COMMUNITY DESIGN PLAN (CDP):

- / The subject site is located just outside of the Area of Influence of the CDP, which identifies the block as a potential redevelopment site.
- / The plan identifies urban design standards that enhance the character of the area and present a strategy for protecting heritage resources.

DOWNTOWN OTTAWA URBAN DESIGN STRATEGY 20/20:

- / Identifies the subject property as located in the Downtown West Precinct.
- / New development is to reinforce unique heritage assets and reflect the area's residential focus.

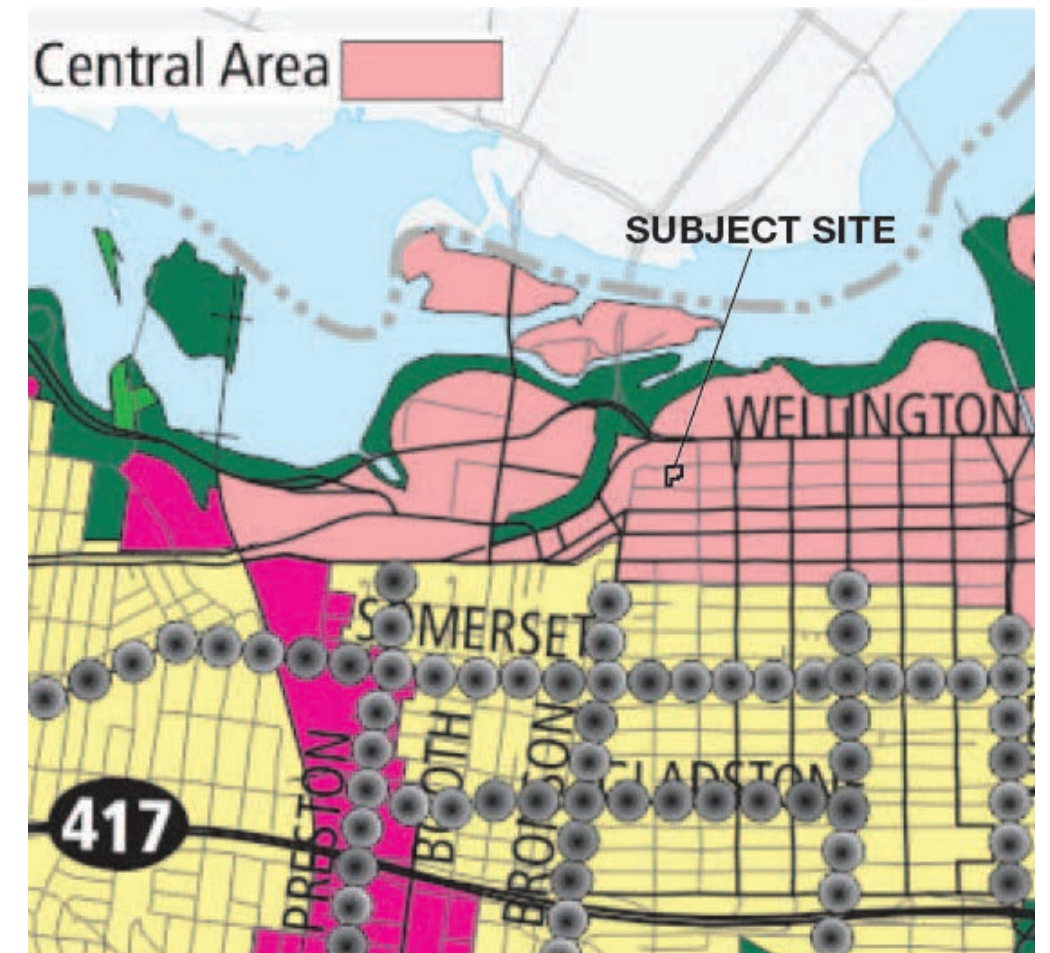
URBAN DESIGN GUIDELINES FOR HIGH-RISE HOUSING:

- / The guidelines apply to the proposed development.

- / Relevant guidelines 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 site is zoned as General Mixed-Use Subzone 27, which allows residential, commercial and institutional uses. A retirement home is not a permitted use.
- / The site is subject to a site-specific zoning schedule (S206), approved in 2011 in accordance with the previously proposed building design.



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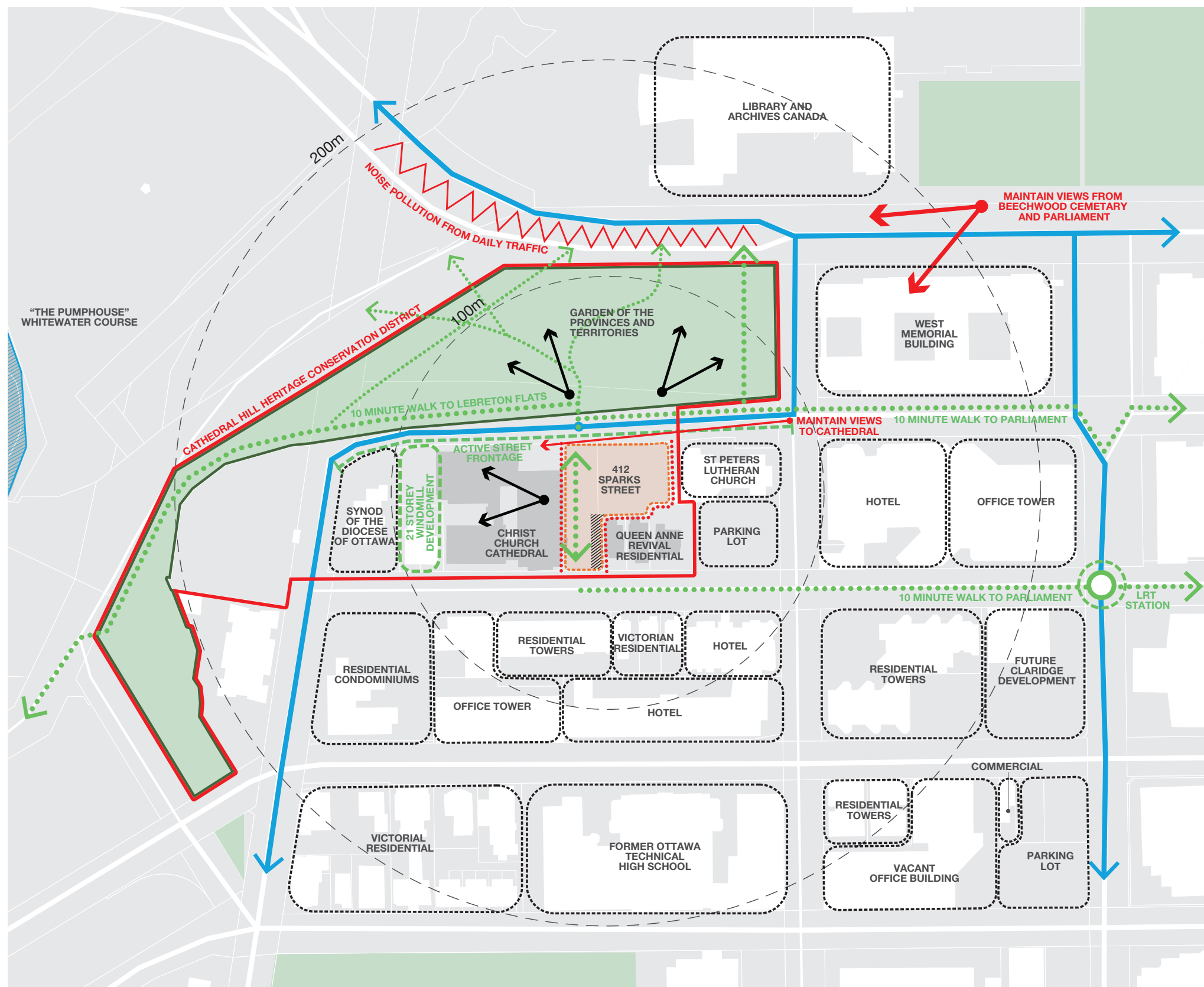
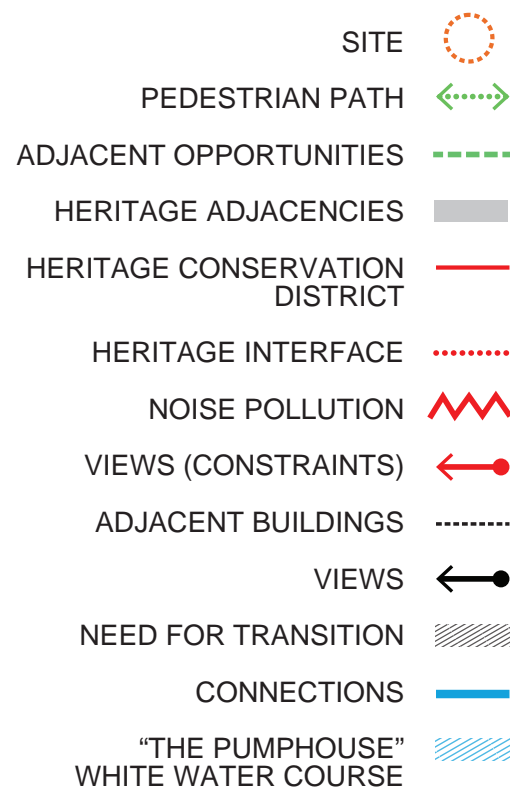


Heritage Context



OPPORTUNITIES & CONSTRAINTS

- / Provide opportunities for animation and activity on Sparks Street
- / Need to respect views and the heritage character of the Cathedral Hill Ecclesiastical block
- / Maximize opportunities for landscaping and greenspace, with pedestrian connections to the Garden of the Provinces and Territories
- / Achieve built form and architectural detail that enhances Christ Church Cathedral, while also enhancing views and contributing to the character of the neighbourhood



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HERITAGE AND URBAN DESIGN CONSIDERATIONS

HERITAGE CONSIDERATIONS

- / There are no specific guidelines to manage change in the Cathedral Hill Heritage Conservation District. The goal of the district is to ensure that change and development is managed to not detract from the special character of Cathedral Hill
- / The previous design had obtained a heritage permit that included a preference for a landscaped pathway, 12 storeys, glass walls, stone cladding to complement the Cathedral
- / Setbacks in the building are favoured to ensure pedestrian views of the Cathedral from the east are preserved and that the landscapes honour historic buildings and reinforce the verticality of the Cathedral
- / 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
 - 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 solid podium base with glass components, or simple materiality
- / Preference for a landscape plan that includes pedestrian links
- / The Central Area designation requires a slimmer footprint to minimize sun shadowing
- / Site should have a series of visual cues to tie the site together with its surroundings
- / Preference for a landscape plan that includes pedestrian links and prominent additions of trees, shrubs and perennials



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As-of-Right Massing

Birds-eye View from North West


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View from North West corner
Sparks St



View from North East corner
Sparks St

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As-of-Right Massing

Pedestrian Views





View from North East corner
Sparks St



View from South West corner
Queen St

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As-of-Right Massing

Pedestrian Views



DUE DILIGENCE DESIGN

As part of their due diligence, Signature Retirement Living (through Reichmann Seniors Housing) discussed the preliminary proposal with planning staff, heritage staff, the community association, the ward councillor and presented the designs to the Urban Design Review Panel through an informal consultation. Key feedback included the following:

- / Consider a more solid expression of the building's base with materiality that is complementary to the Cathedral.
- / The horizontal datum line established by the townhouses on Sparks Street should be incorporated into the Sparks Street façade.
- / Architectural treatment of the tower should be simplified to avoid competing with the Cathedral such that it retains its visual prominence. Balconies should be recessed into the building.
- / The forecourt space in front of the Cathedral and the pedestrian walkway linking Sparks Street and Queen Street are important. The vocabulary for this space should be taken from both sides of Sparks Street and should consider the Lutheran Church as well.
- / Views to the Cathedral are of utmost importance and must be maintained. Consider ways to provide the Cathedral spire with more "breathing room".
- / The building height is of no concern and additional building height could be considered.
- / Consider reducing the number of parking spaces.
- / Concerns regarding the impact of the lay-by on the public realm and available space between the building and Sparks Street were raised.

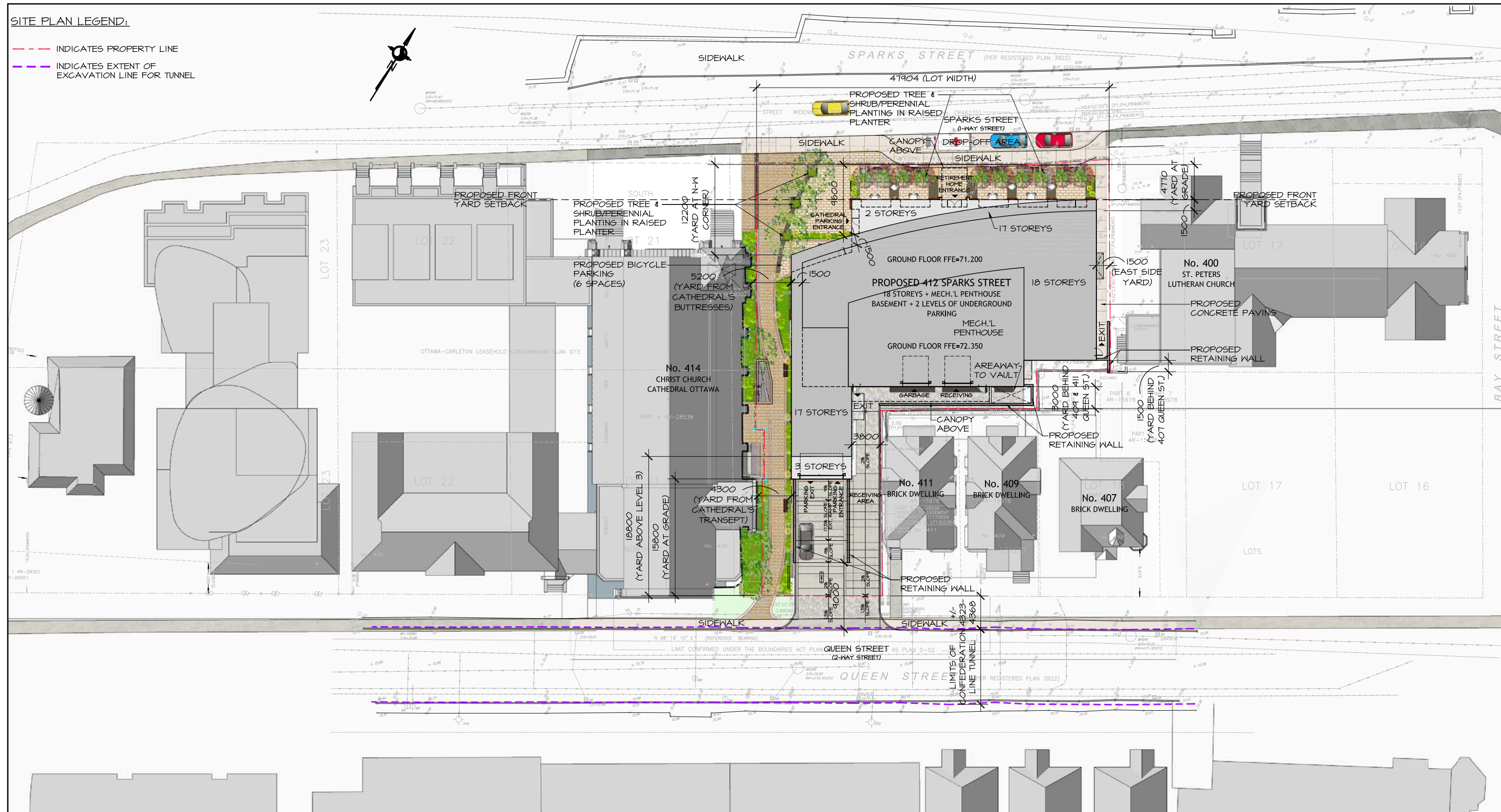


View from North East Corner and Sparks Street



South West View from Queen Street

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December 2017 Scheme



Sparks Street View from North-West

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Proposed Exterior Renderings

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Aerial View of Level 3 Outdoor Terrace

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Proposed Exterior Renderings





Sparks Street View at Night

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Proposed Exterior Renderings





Sparks Street View from East

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Proposed Exterior Renderings





Queen Street View at Grade



Queen Street View at Parking Garage Entrance & Philosopher's Walk

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Proposed Exterior Renderings





Bay Street View

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Proposed Exterior Renderings





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Context Image with Proposed Building





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Context Image with Proposed Building





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Proposed North Exterior Elevation



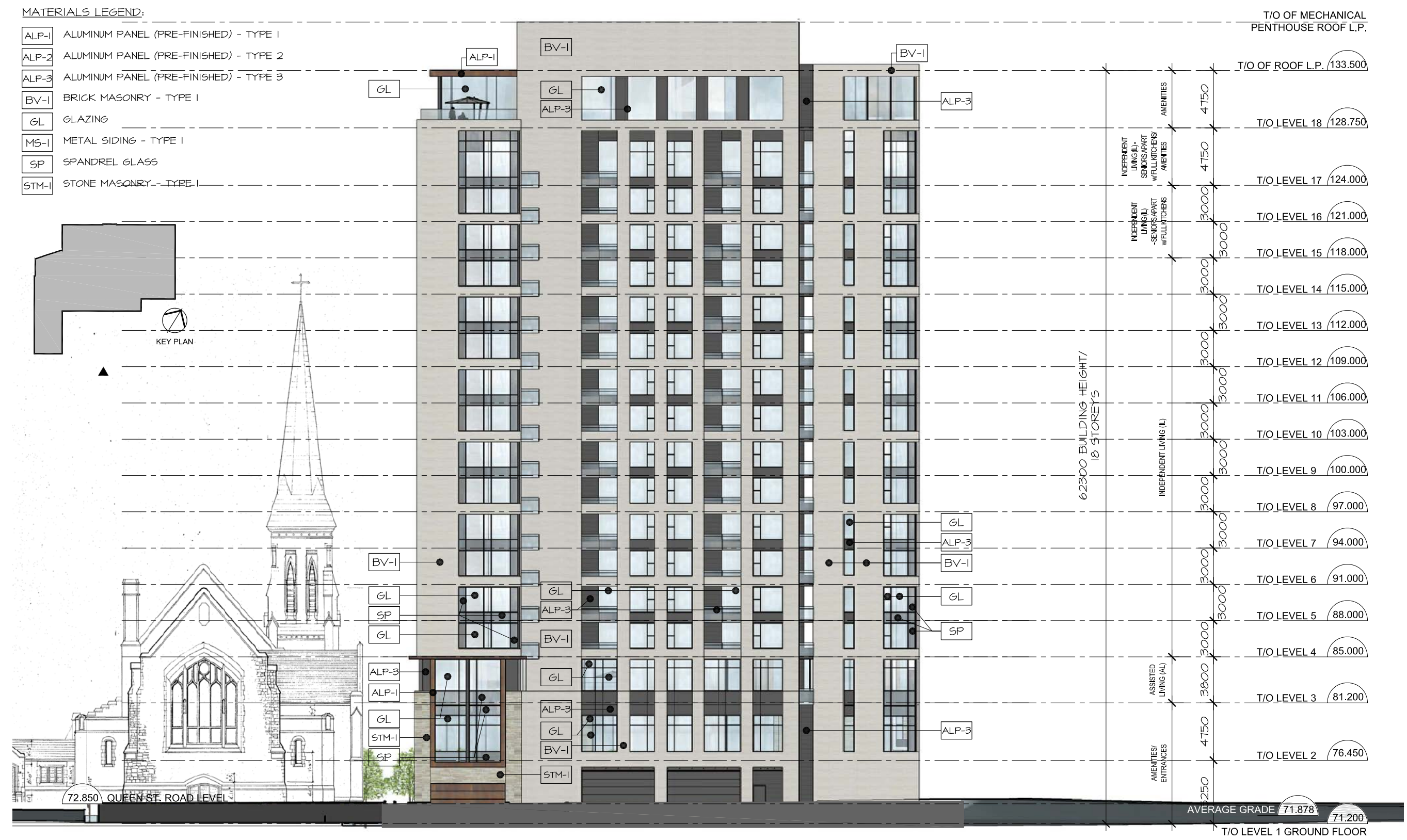


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Proposed West Exterior Elevation





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Proposed South Exterior Elevation



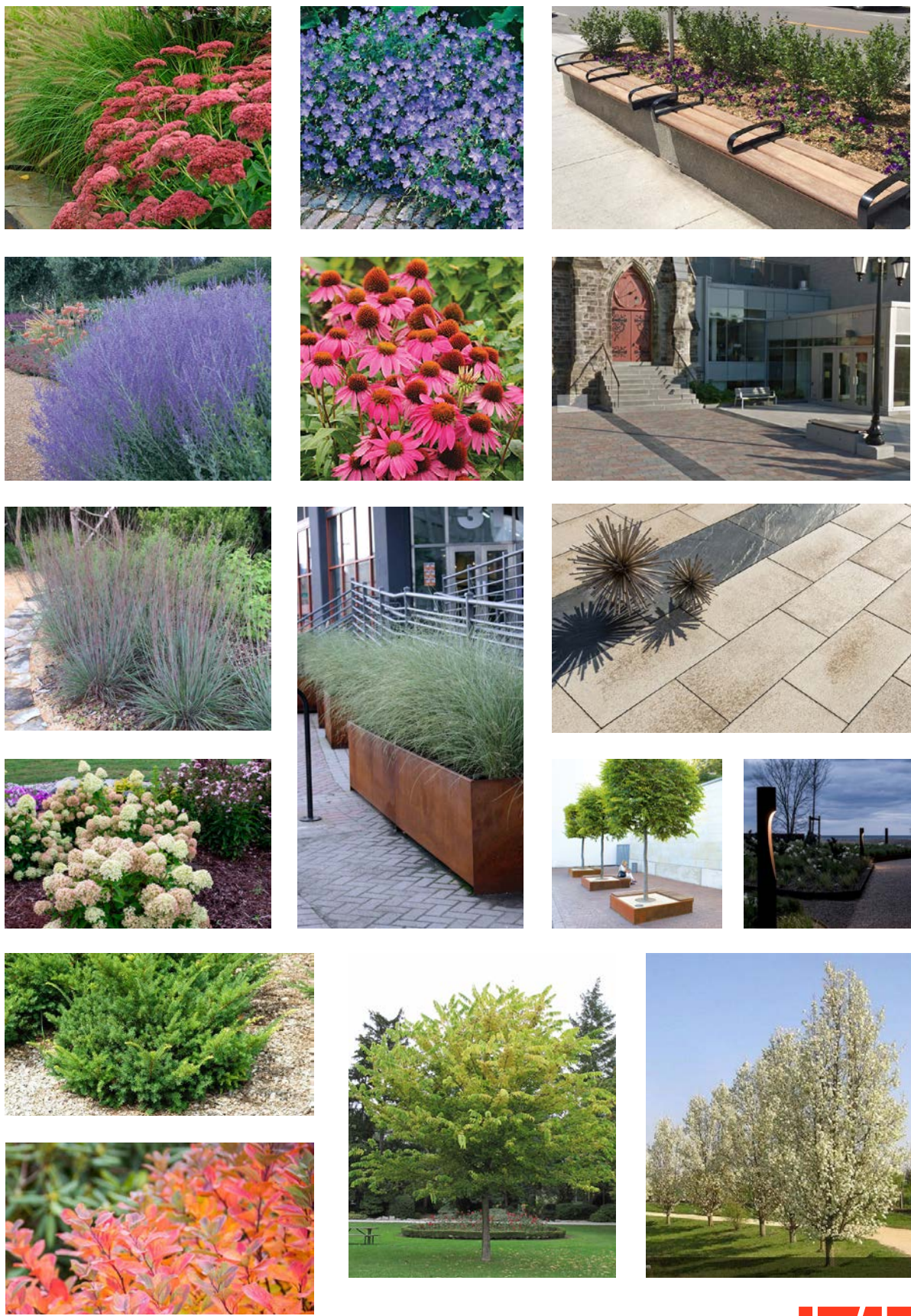
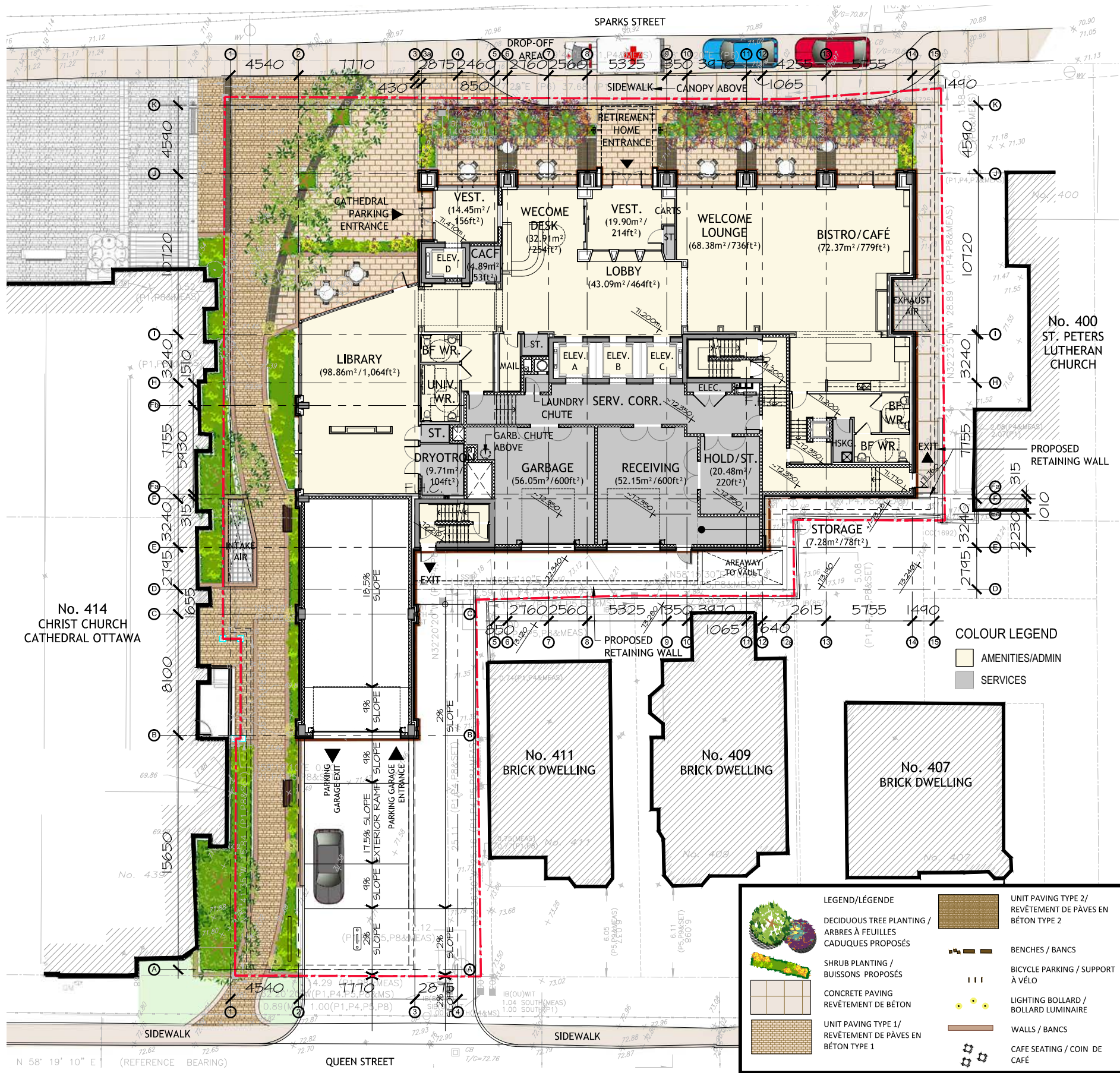


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Proposed East Exterior Elevation



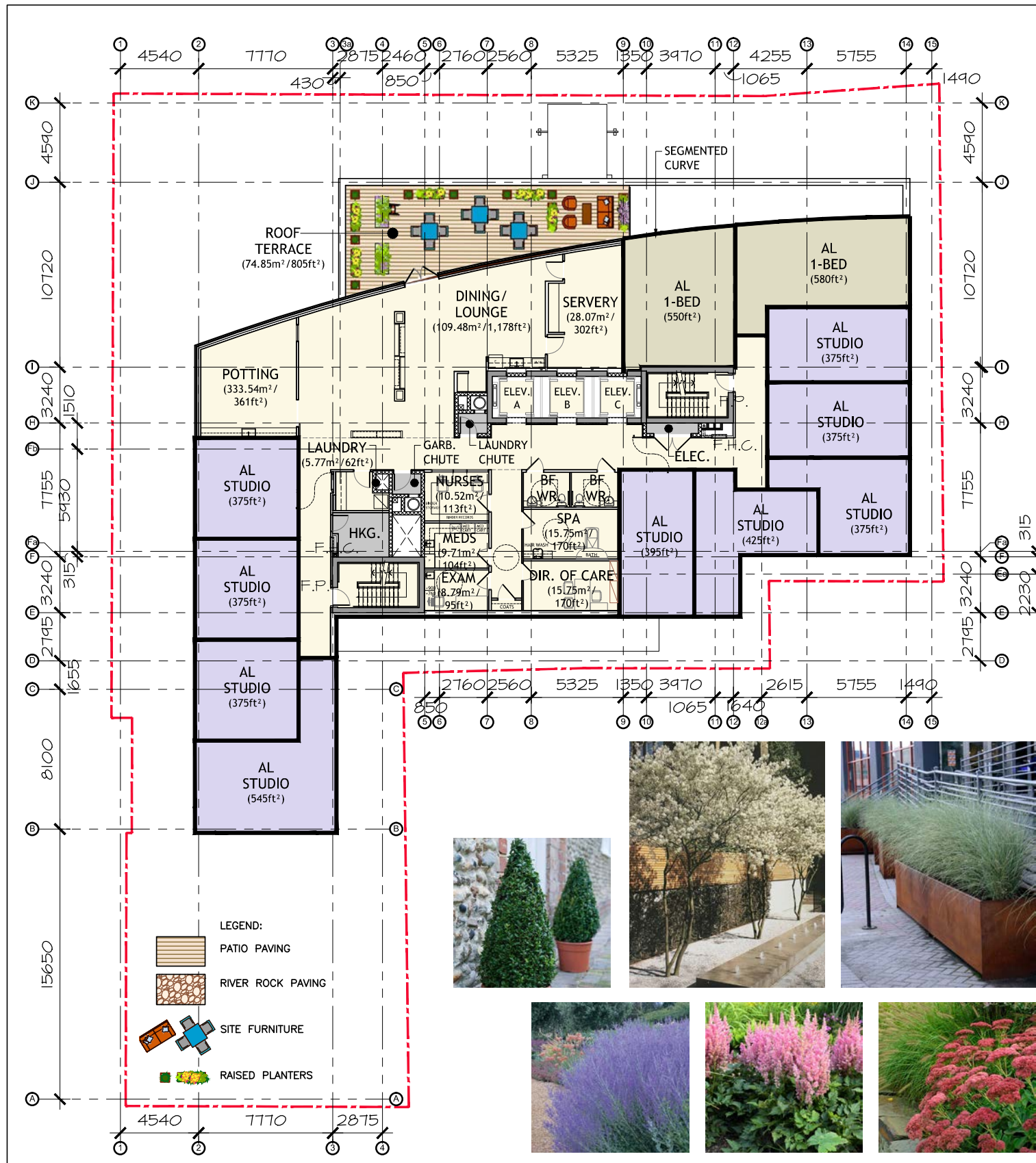
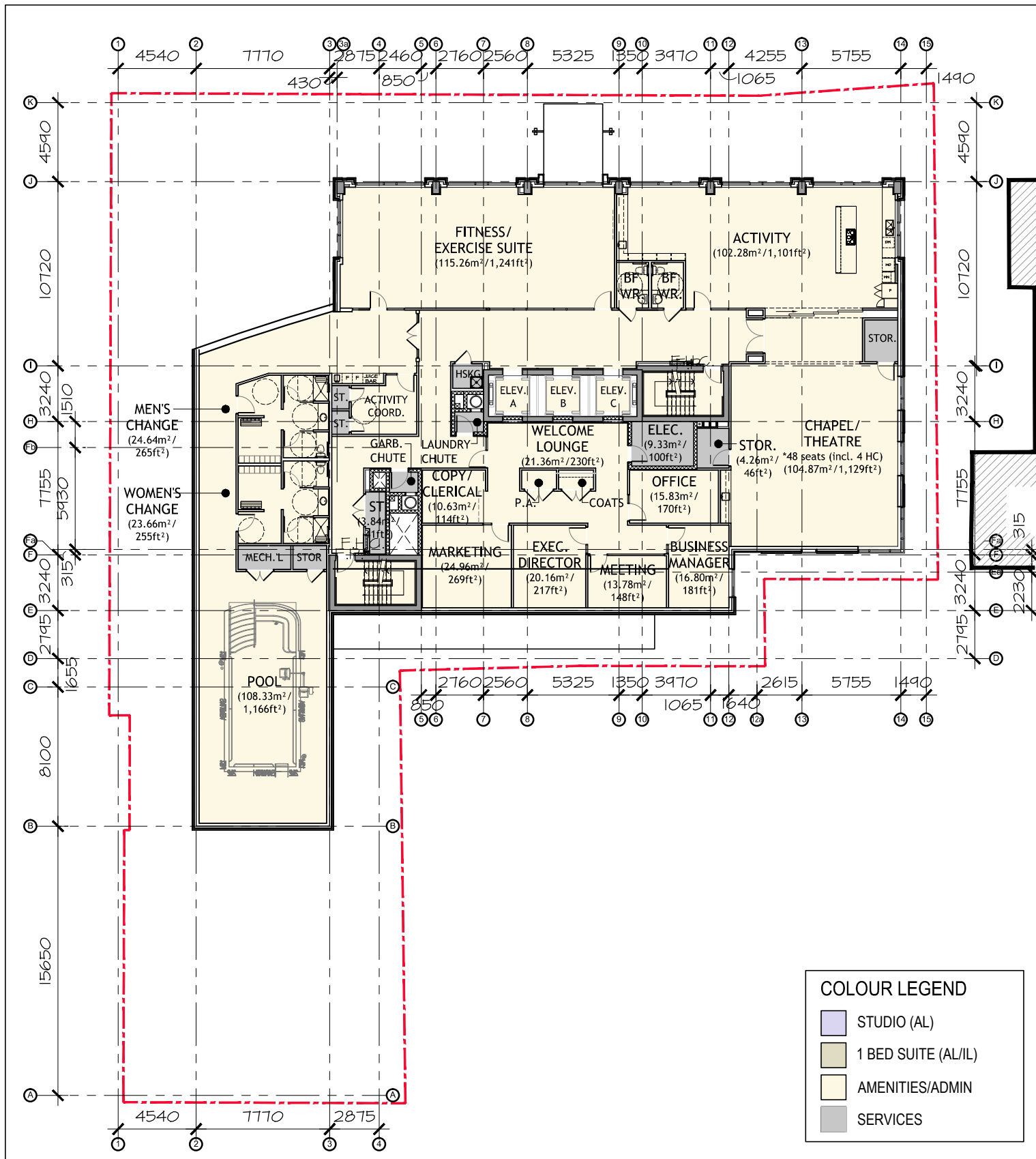


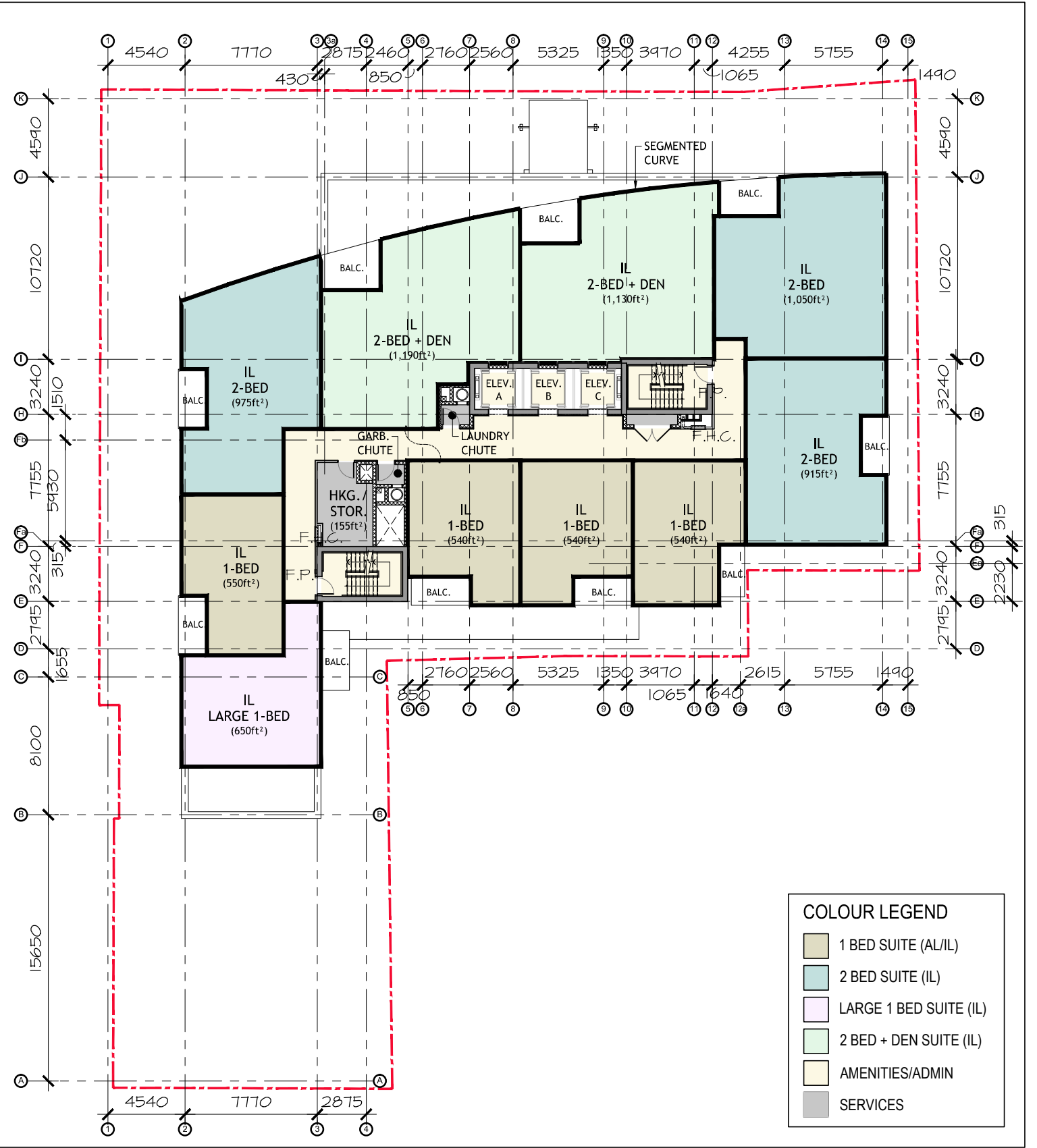
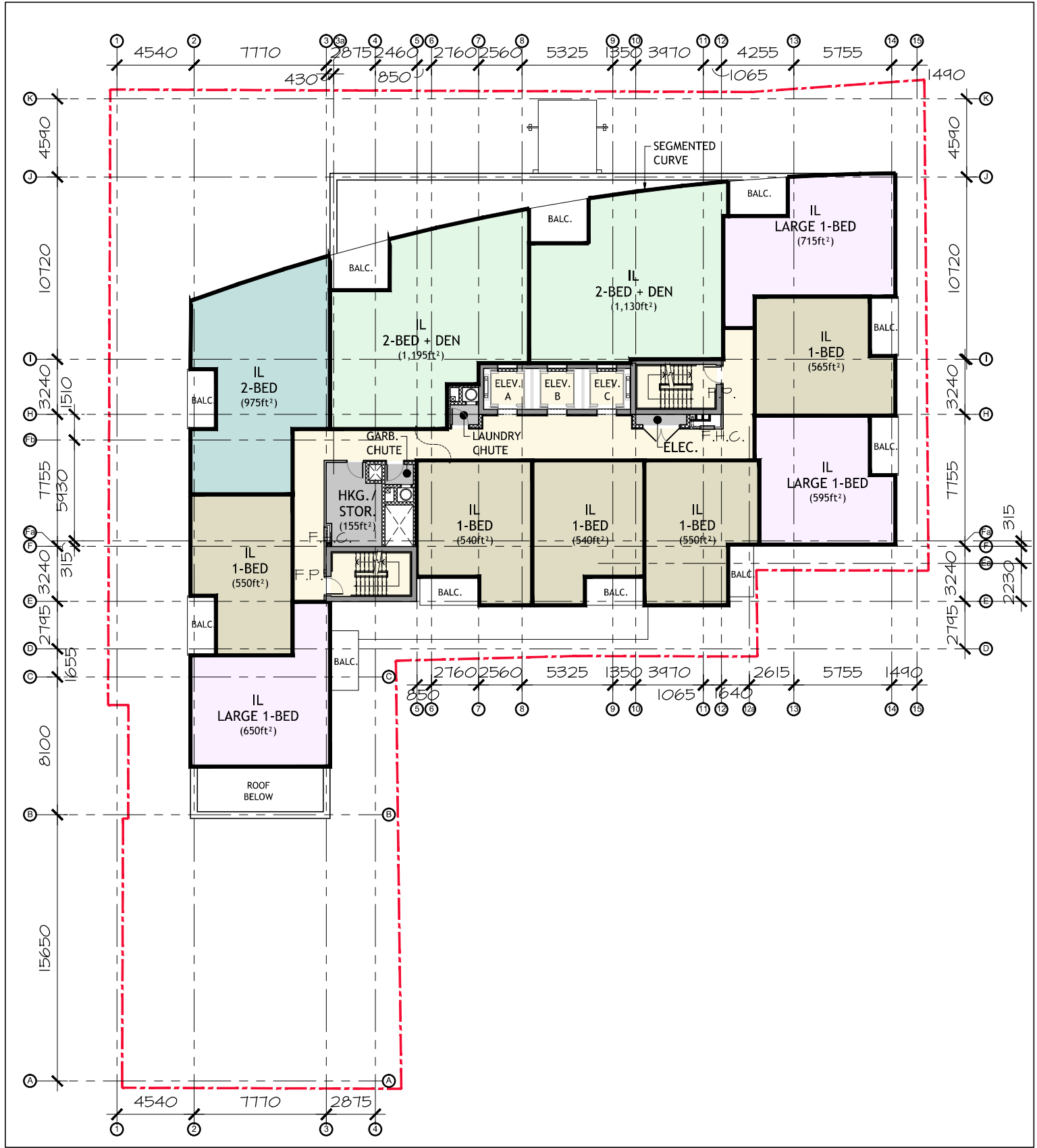
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Proposed Ground Floor Level







Proposed Levels 4-12 | Independent Living (IL)

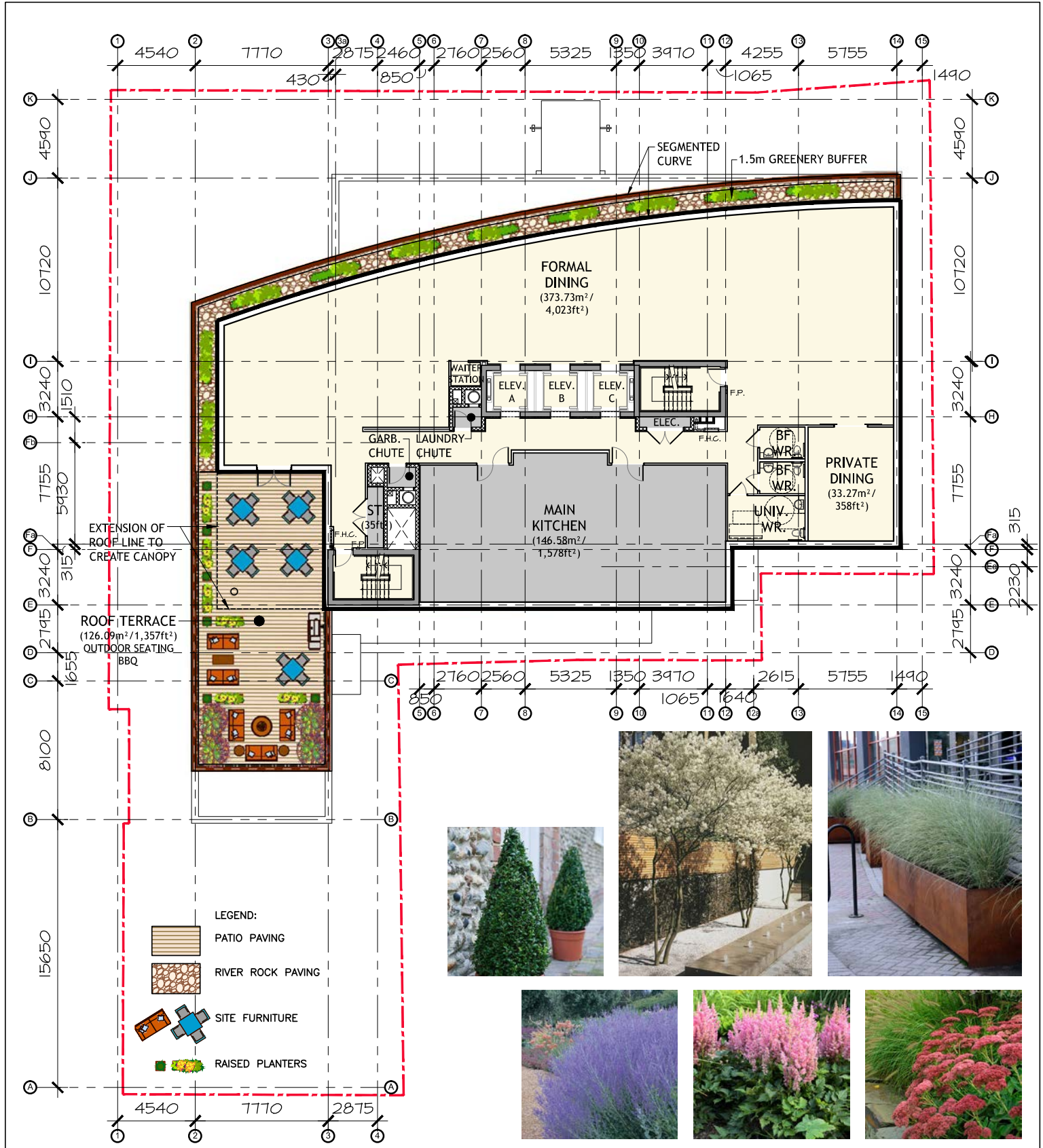
Proposed Levels 13-14 | Independent Living (IL)

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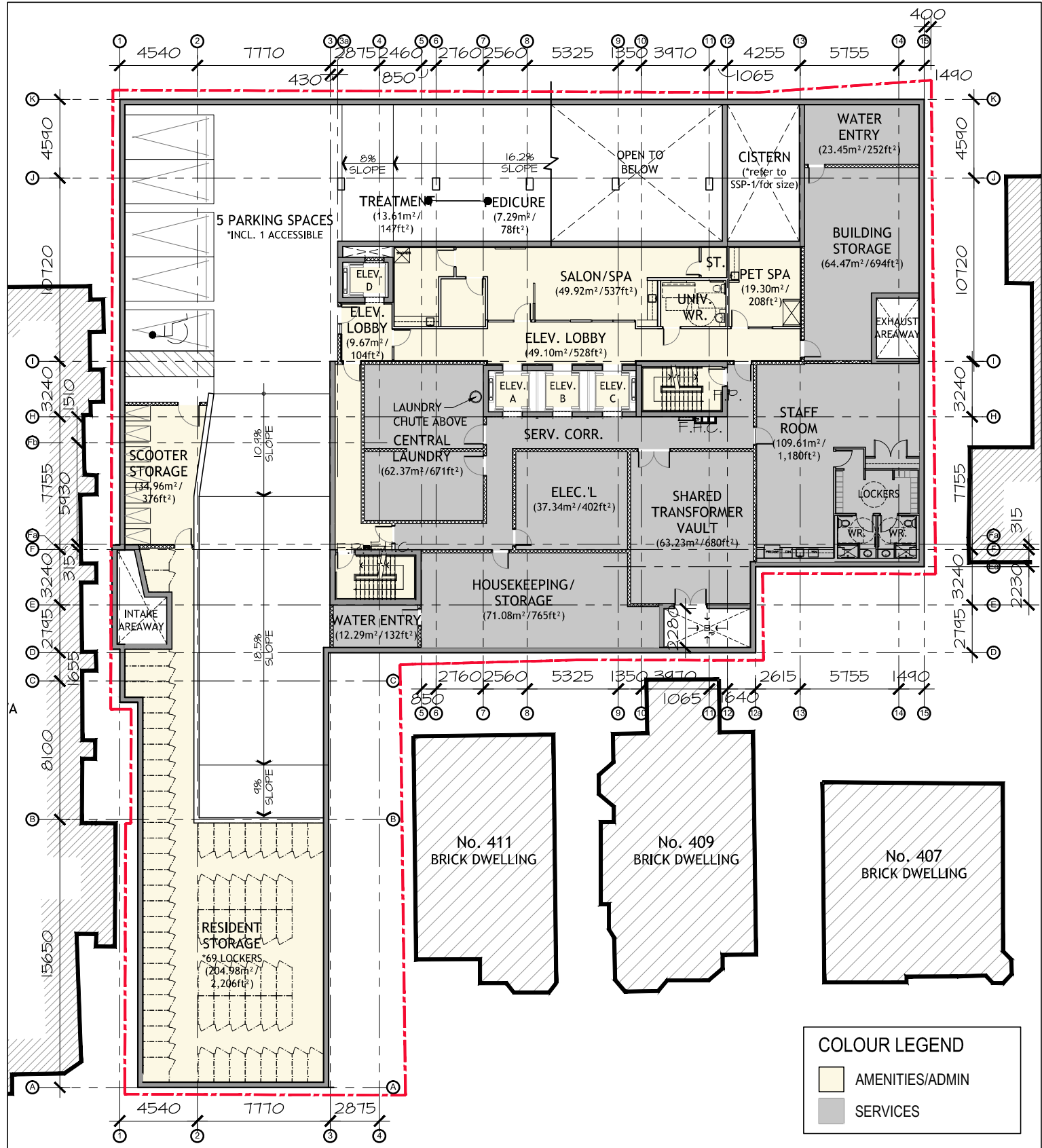


Proposed Levels 4-14





Proposed Level 18 | Amenities



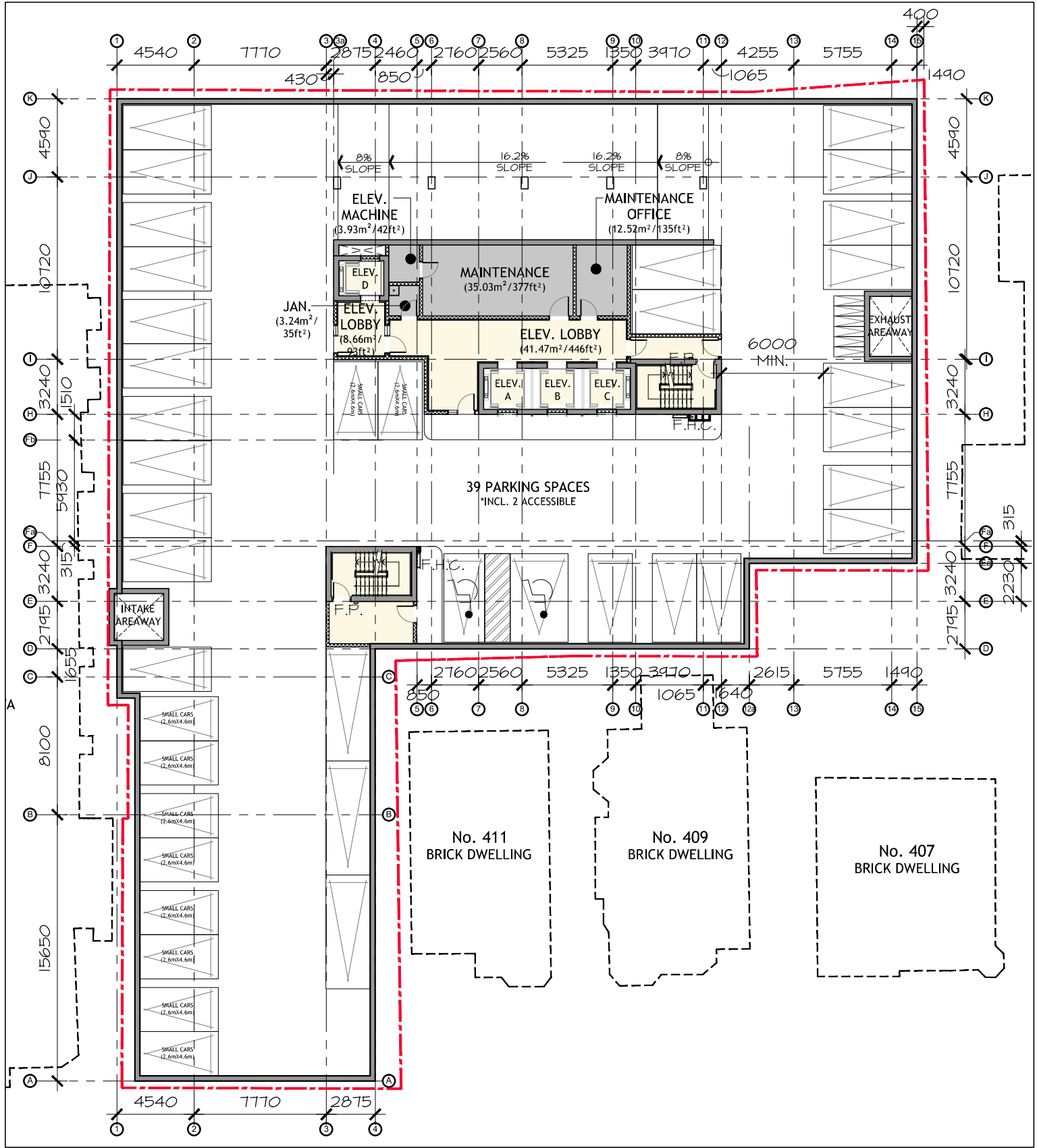
Proposed Basement Level

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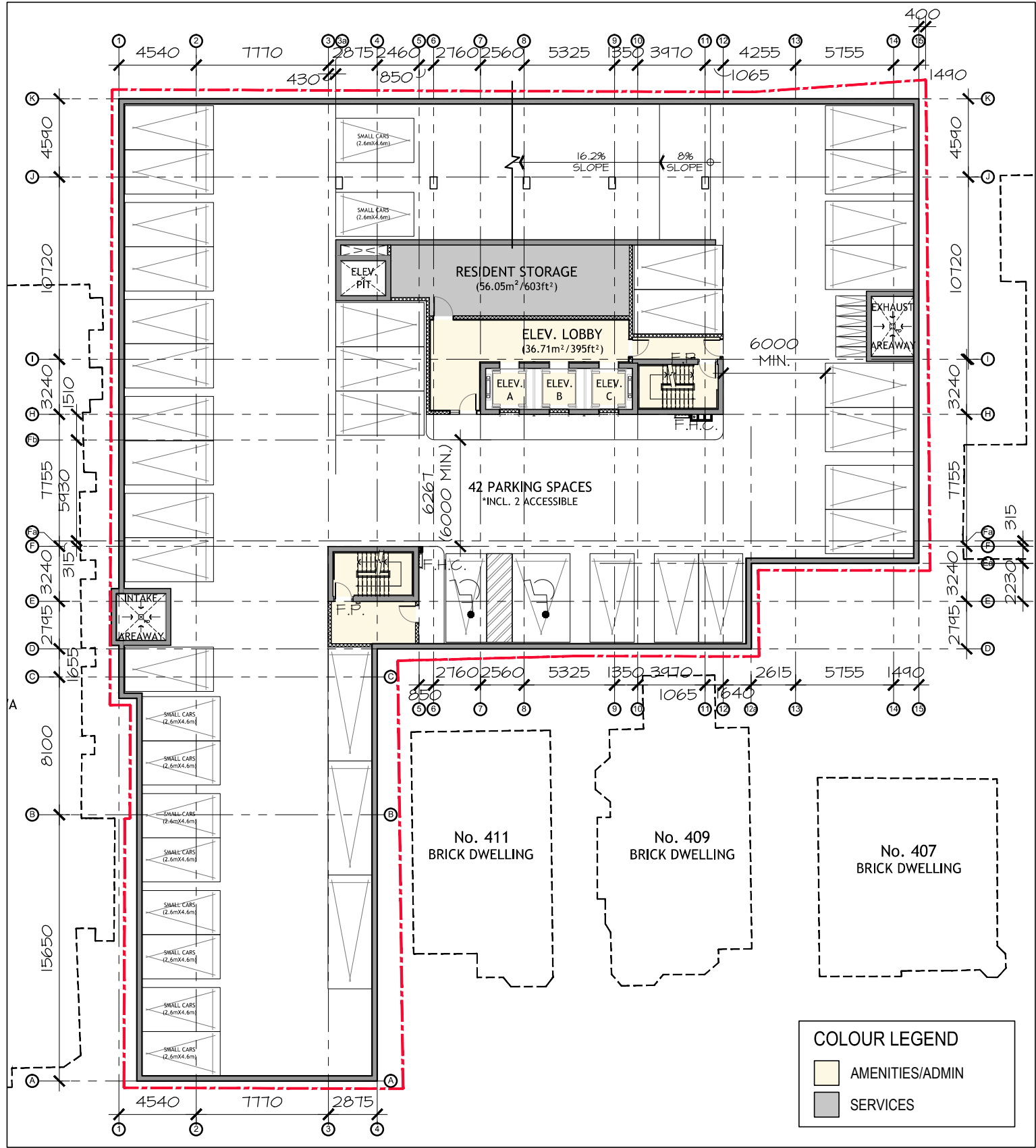


Proposed Levels 18 & Basement





Proposed Level P1



Proposed Level P2

COLOUR LEGEND

- AMENITIES/ADMIN
- SERVICES

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Proposed Levels P1 & P2

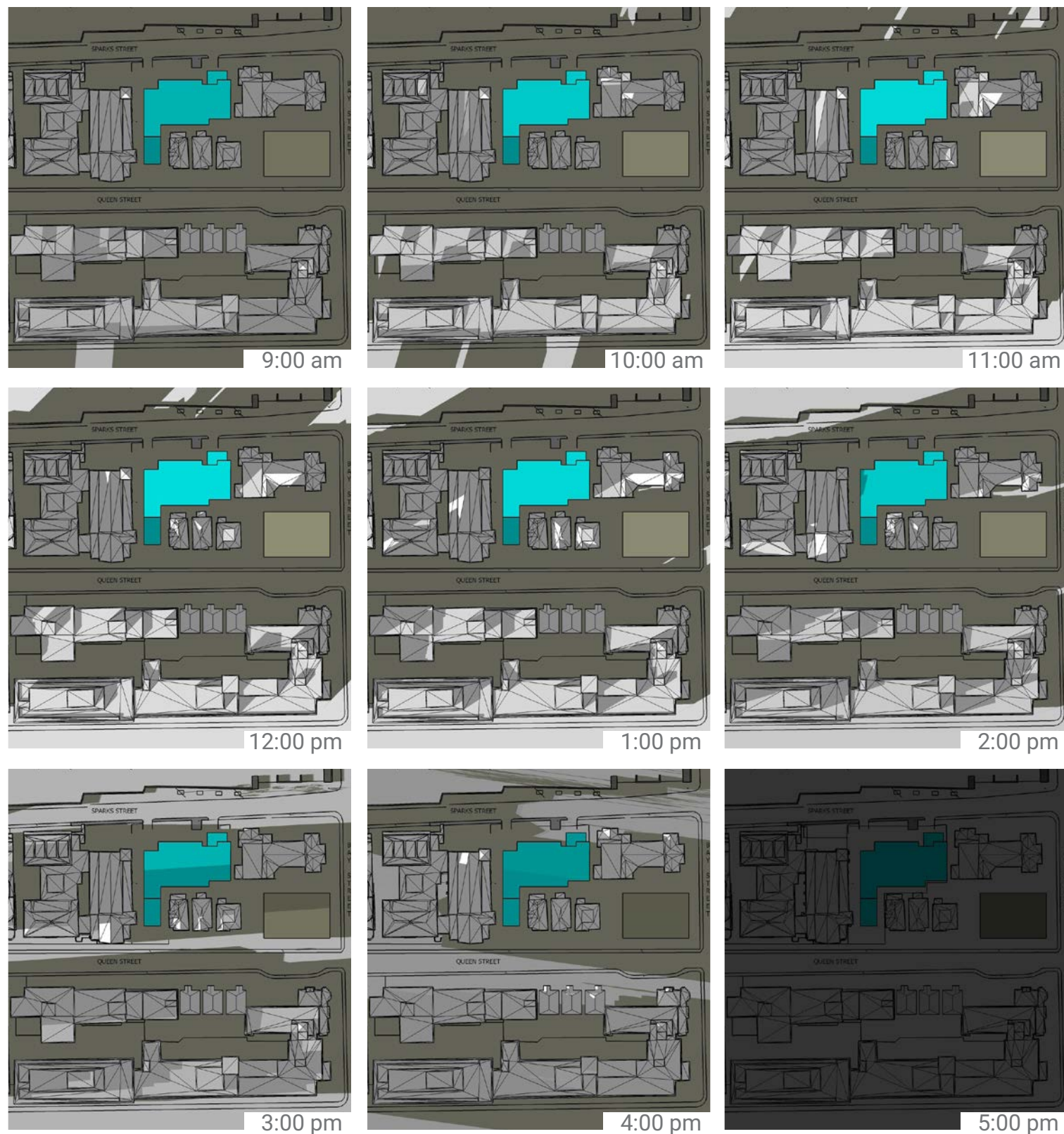




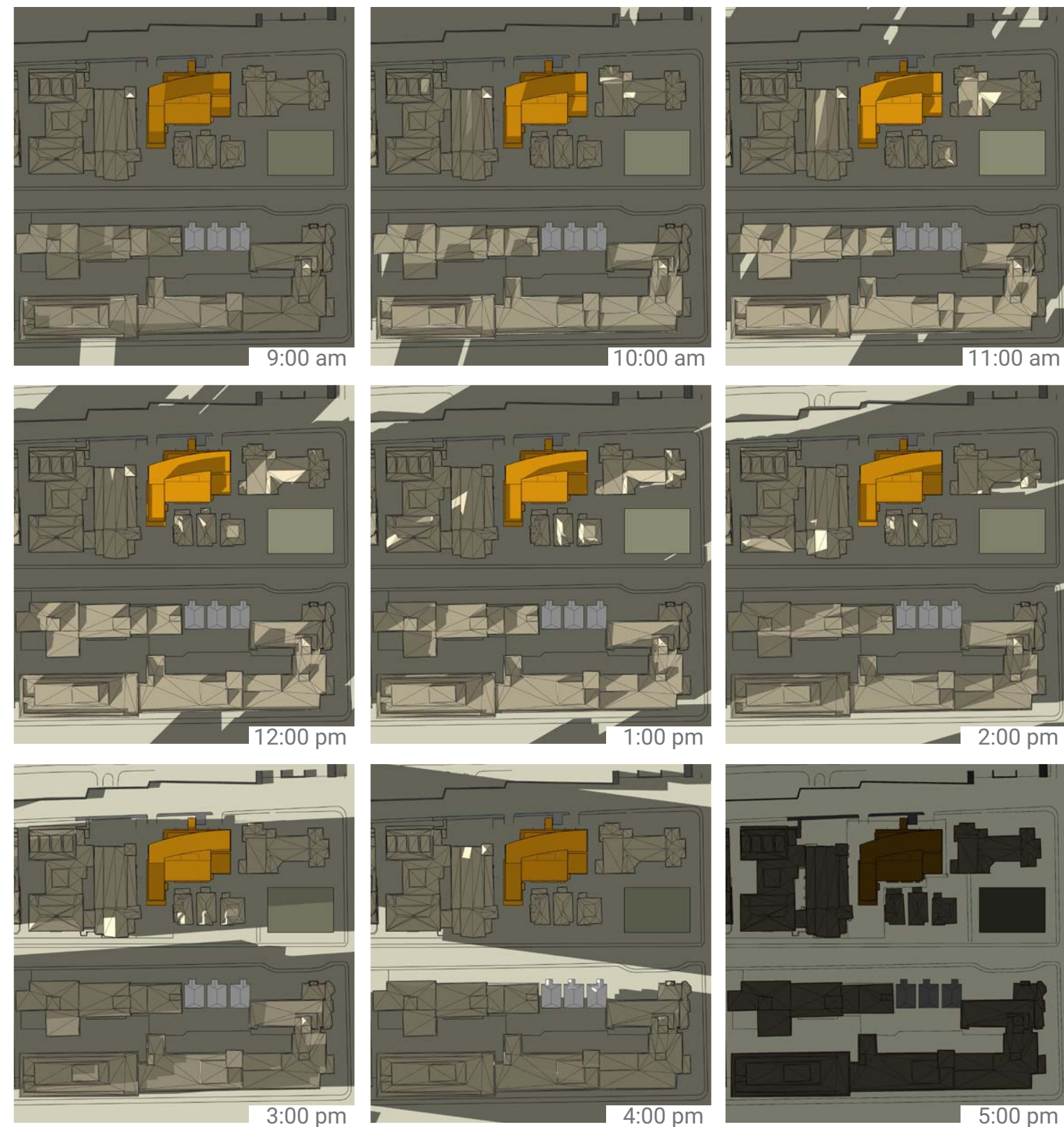
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AS-OF-RIGHT MASSING



PROPOSED MASSING



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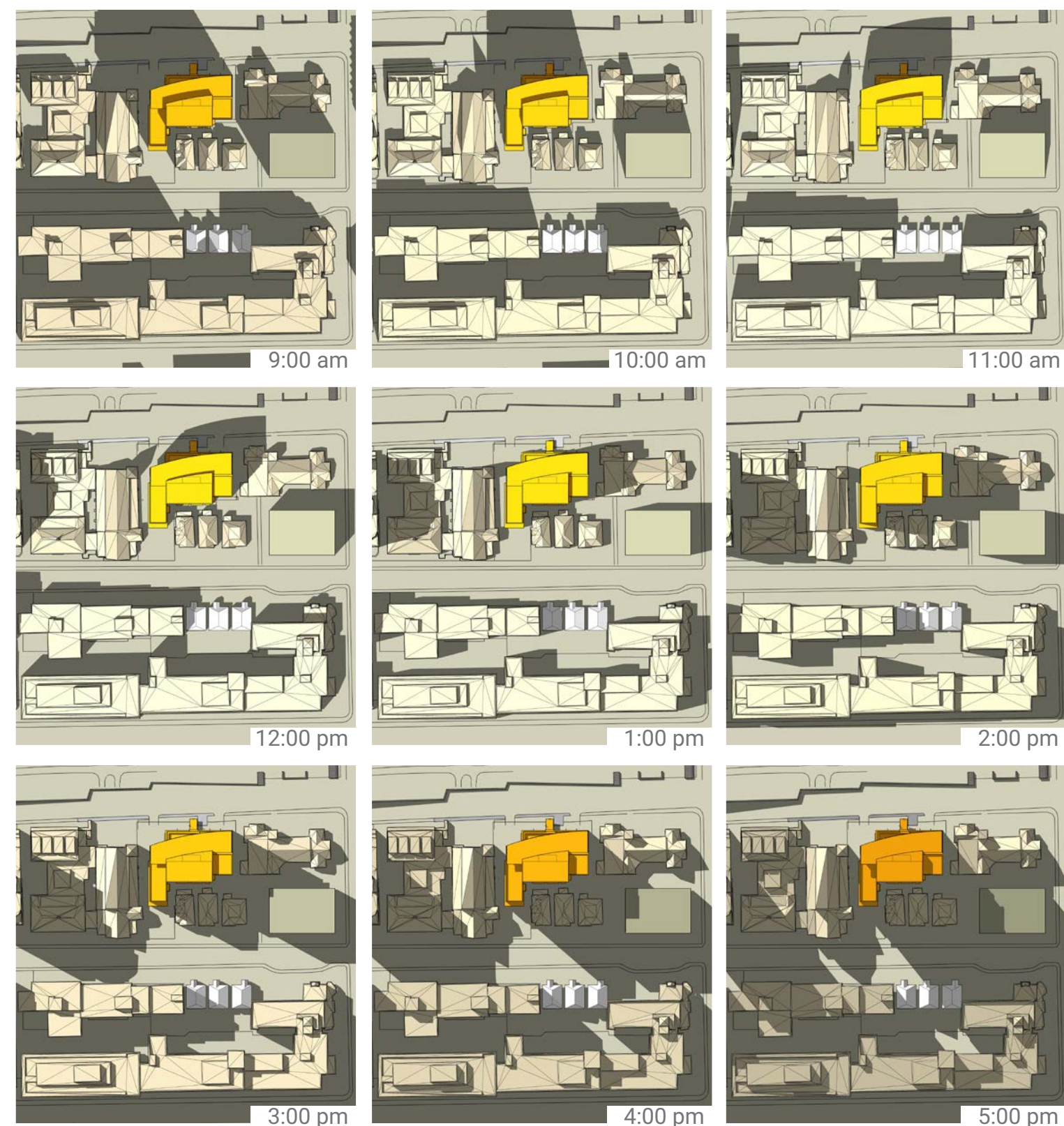
Shadow Study | December 21 (Winter Solstice)



AS-OF-RIGHT MASSING



PROPOSED MASSING



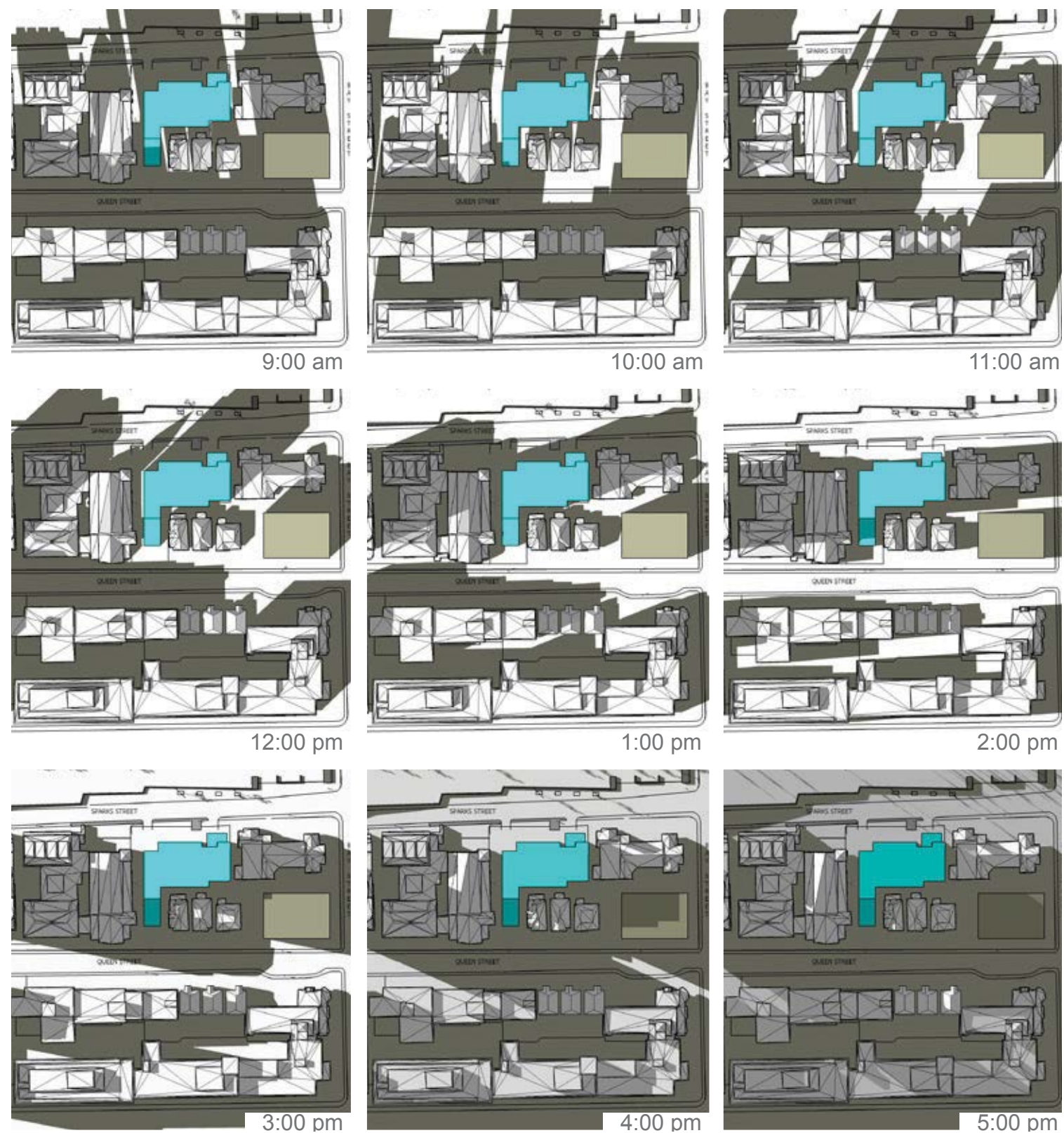
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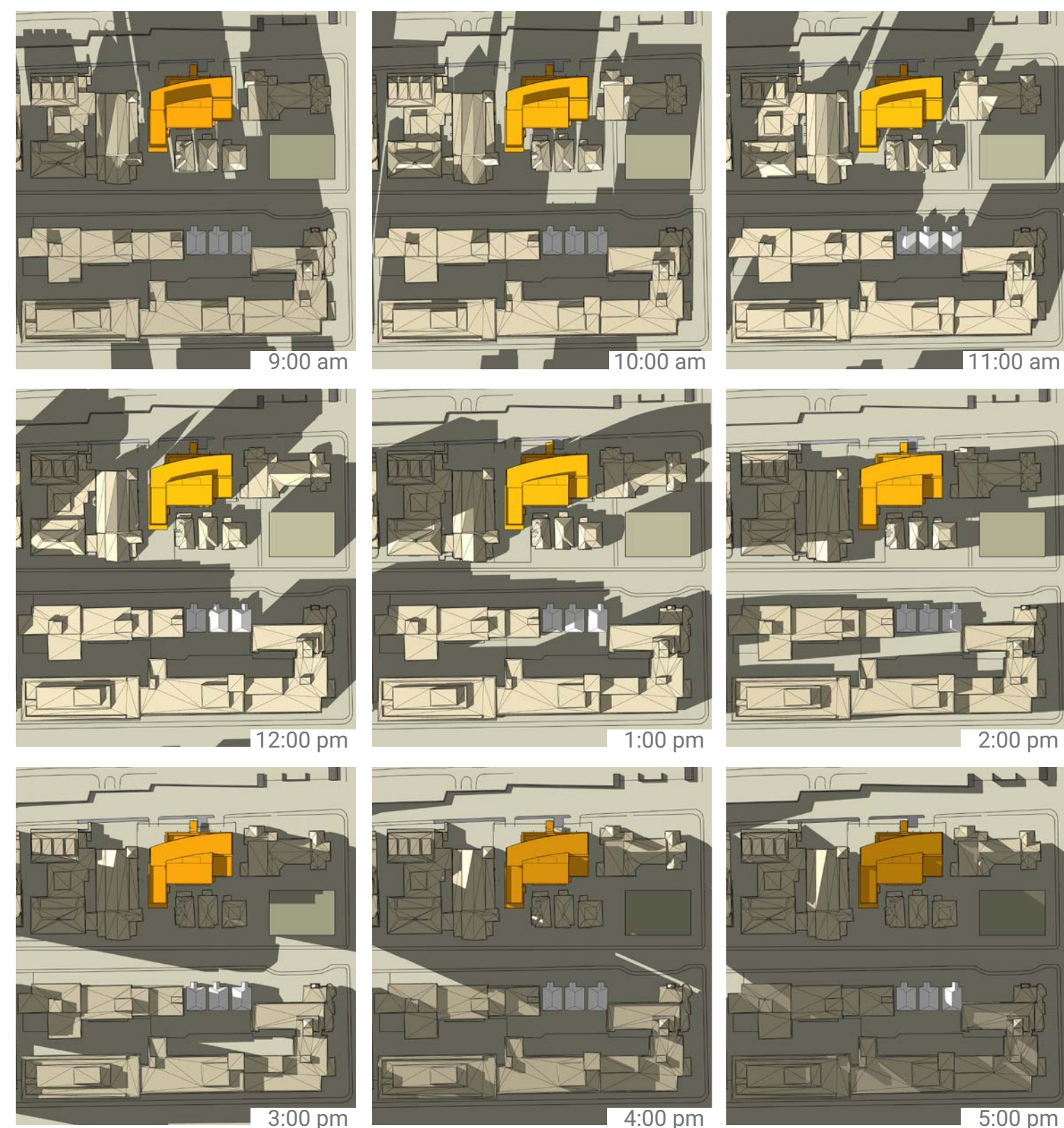
Shadow Study | June 21 (Summer Solstice)



AS-OF-RIGHT MASSING



PROPOSED MASSING



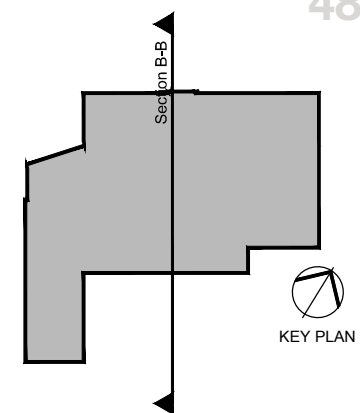
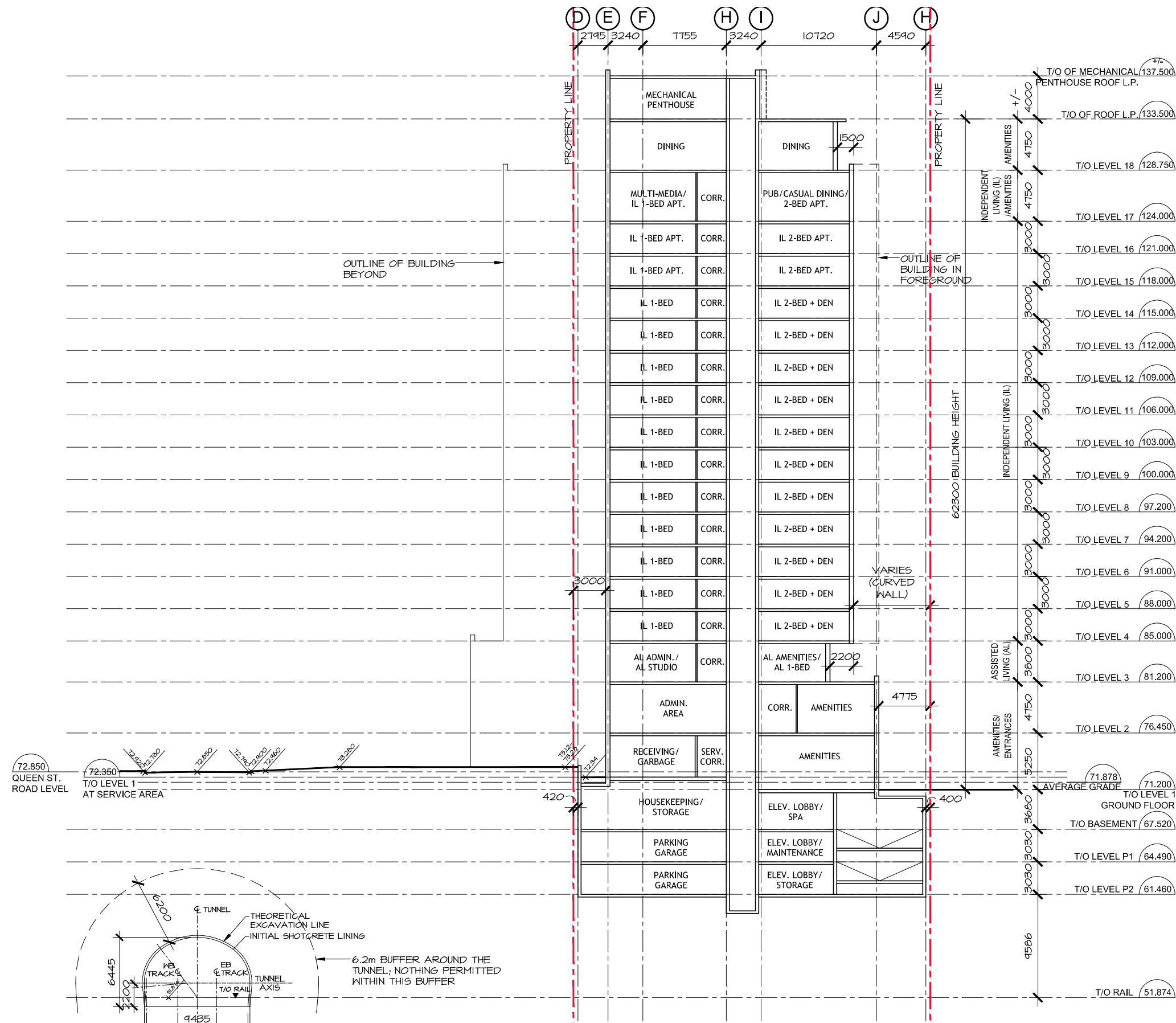
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Shadow Study | September 21 (Equinox - Solar Time)





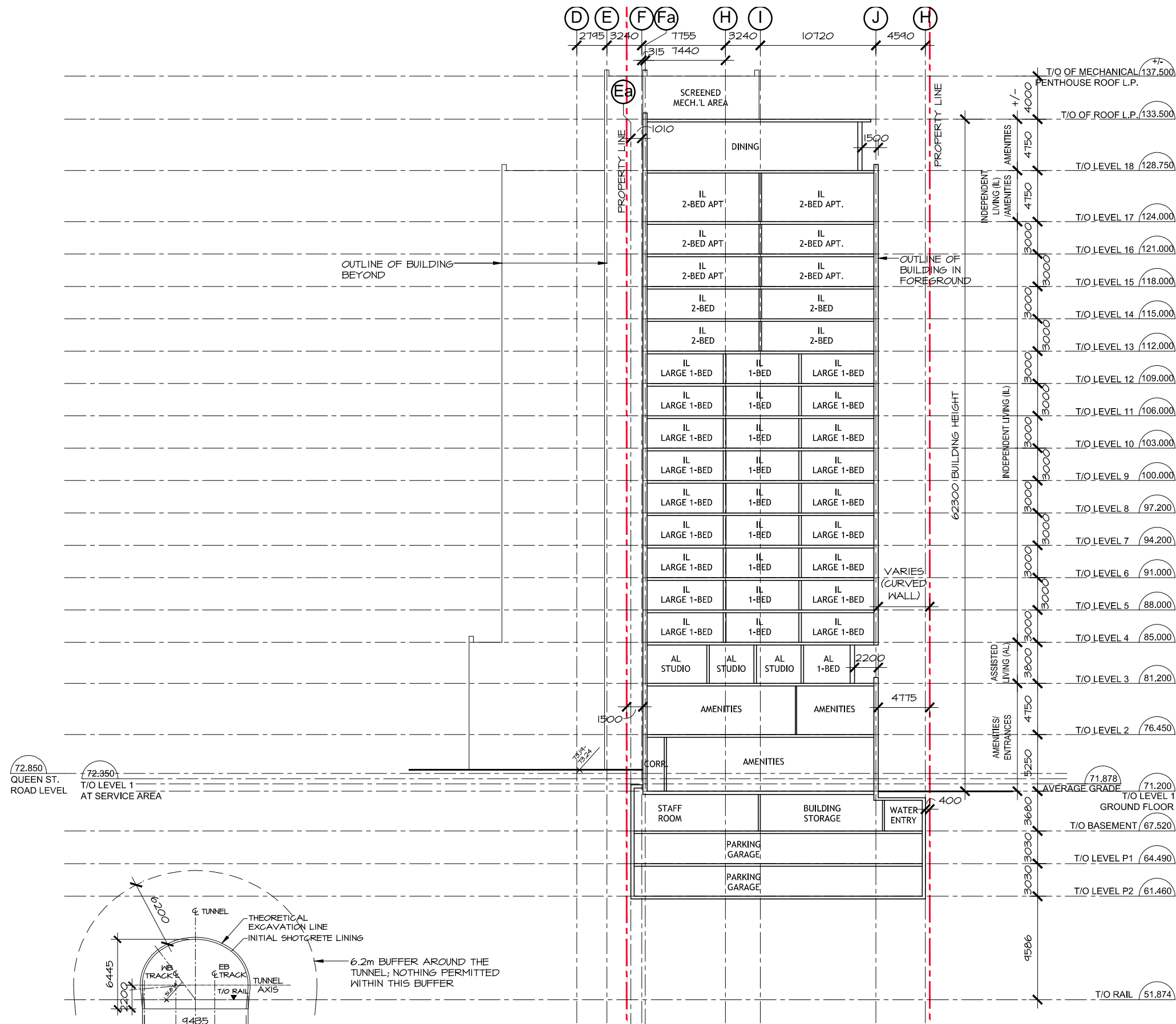


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Proposed Building Section





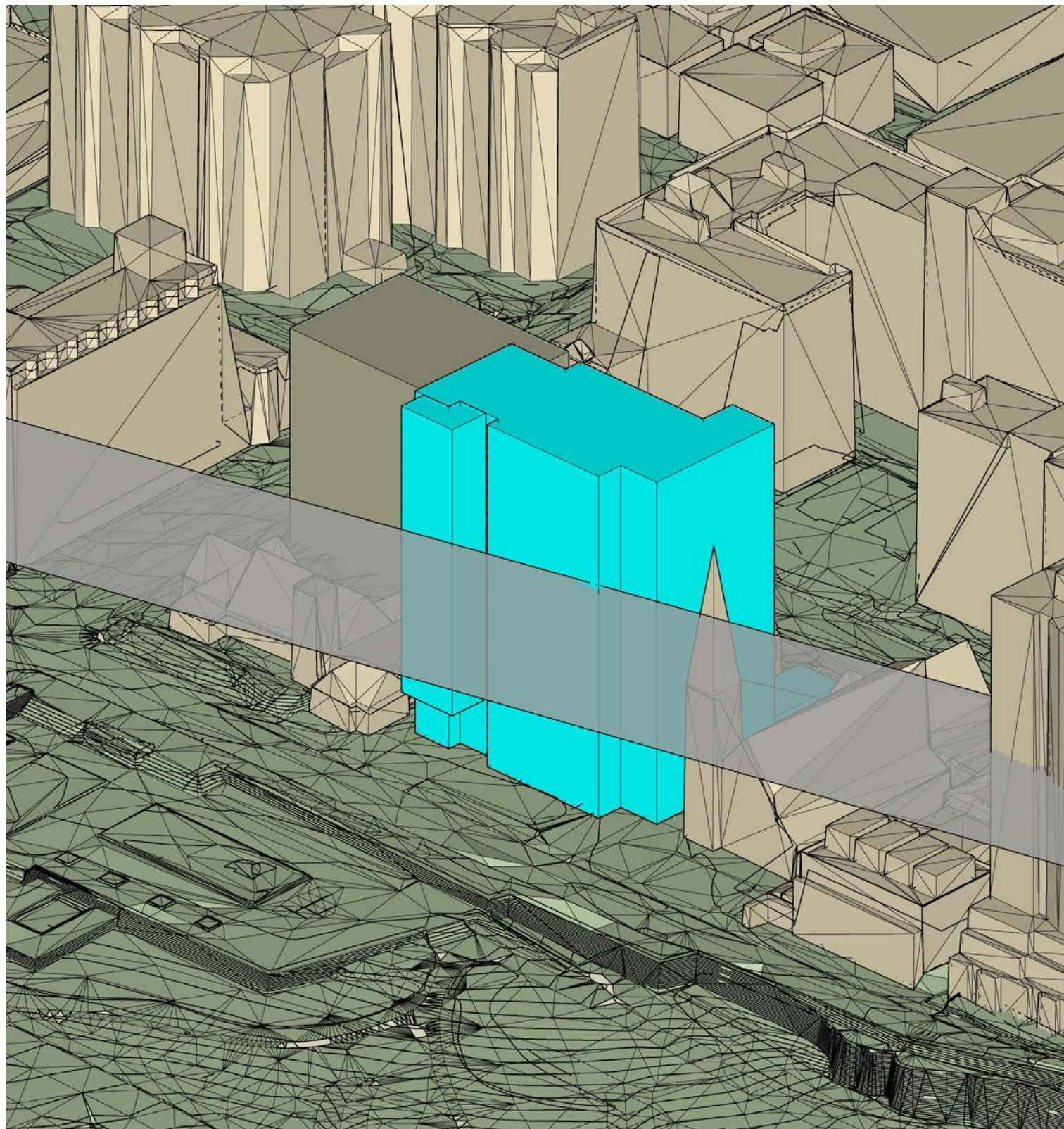
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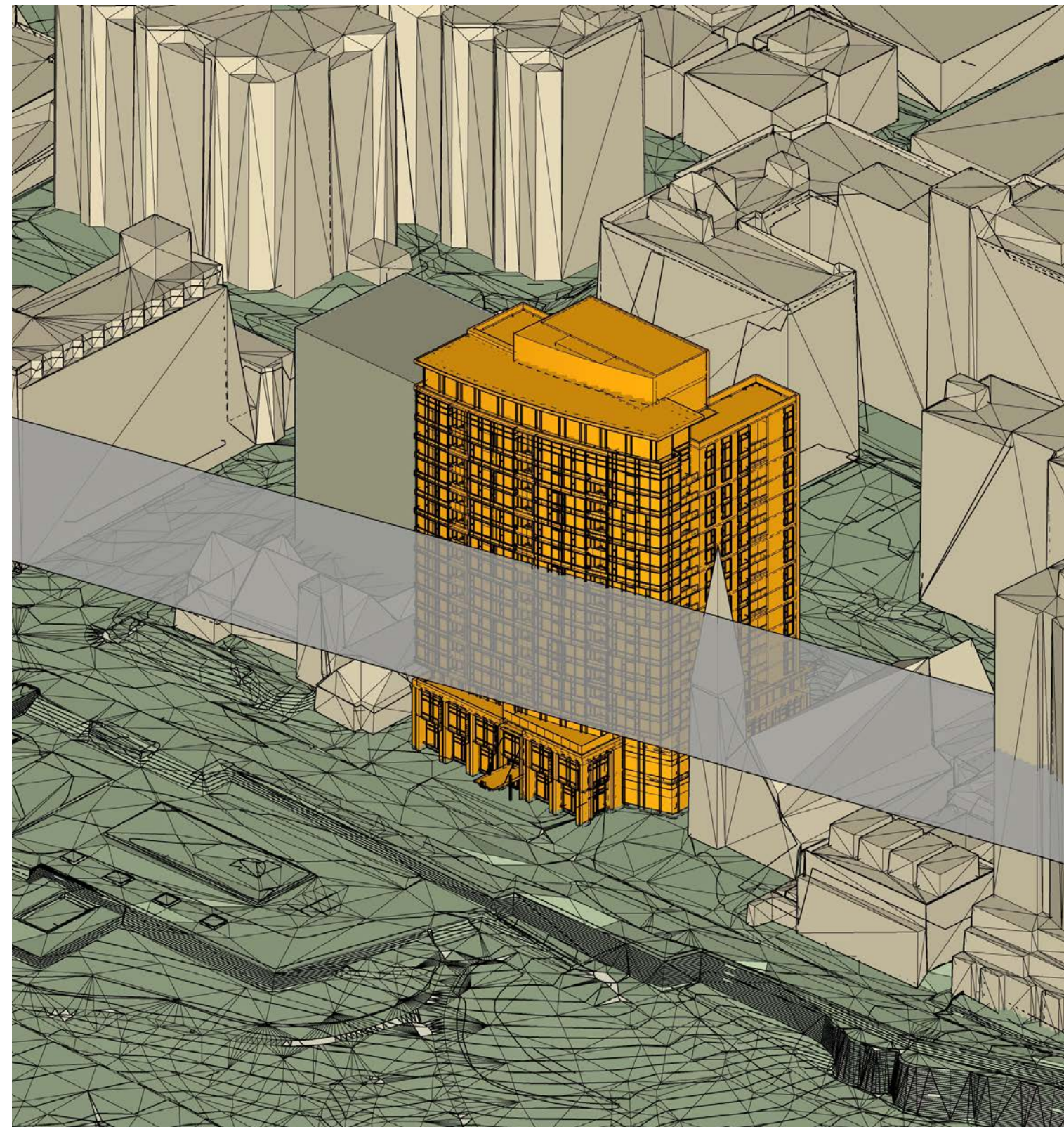
Proposed Building Section



AS-OF-RIGHT



PROPOSED MASSING



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Viewplane Analysis

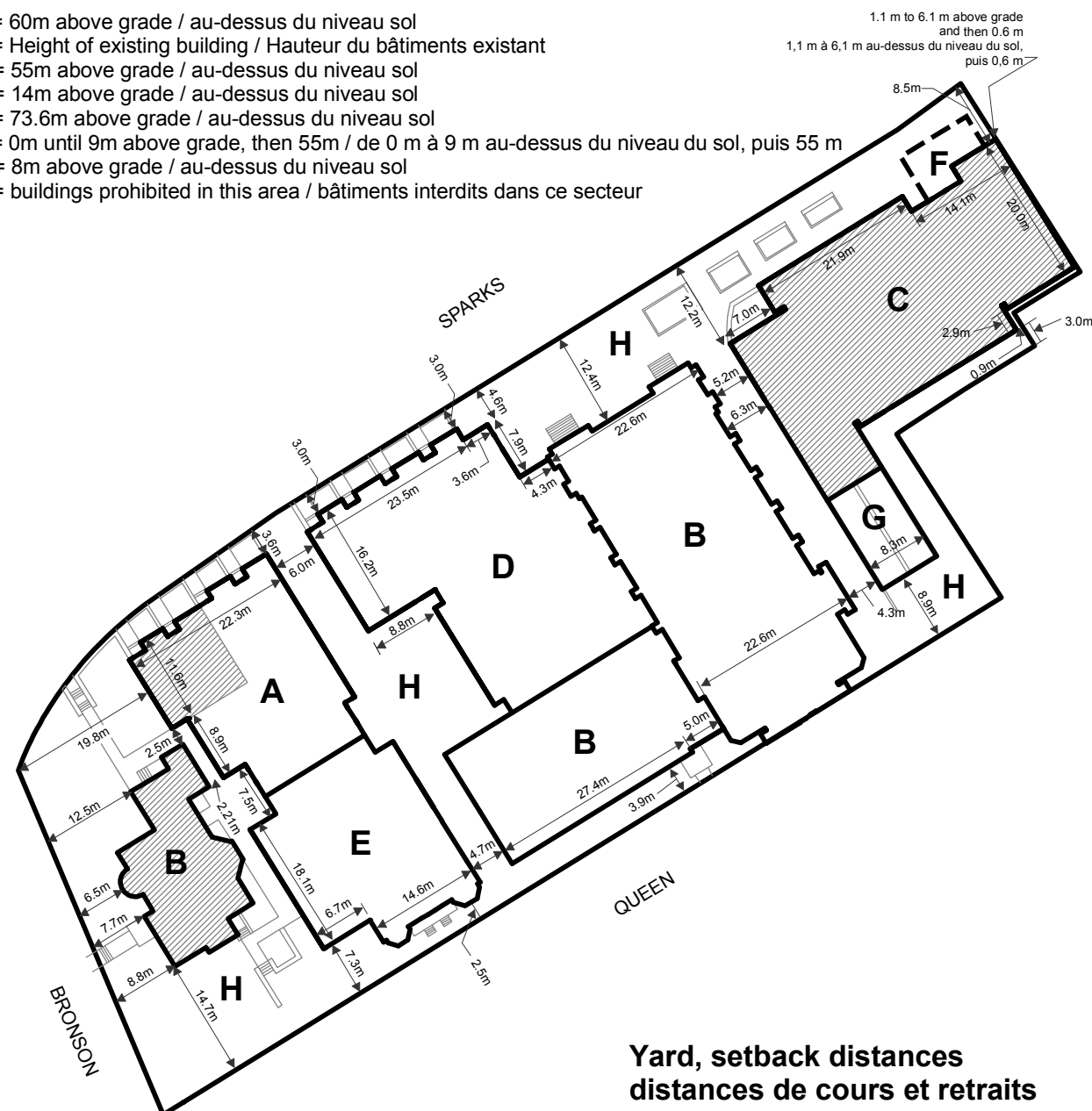


RECOMMENDED ZONING DETAILS

The proposed Zoning By-law Amendment will add “retirement home” as a permitted use and replace site-specific zoning schedule 206 with the proposed updated zoning schedule

Maximum permitted building heights
Hauteur de bâtiment maximale permise

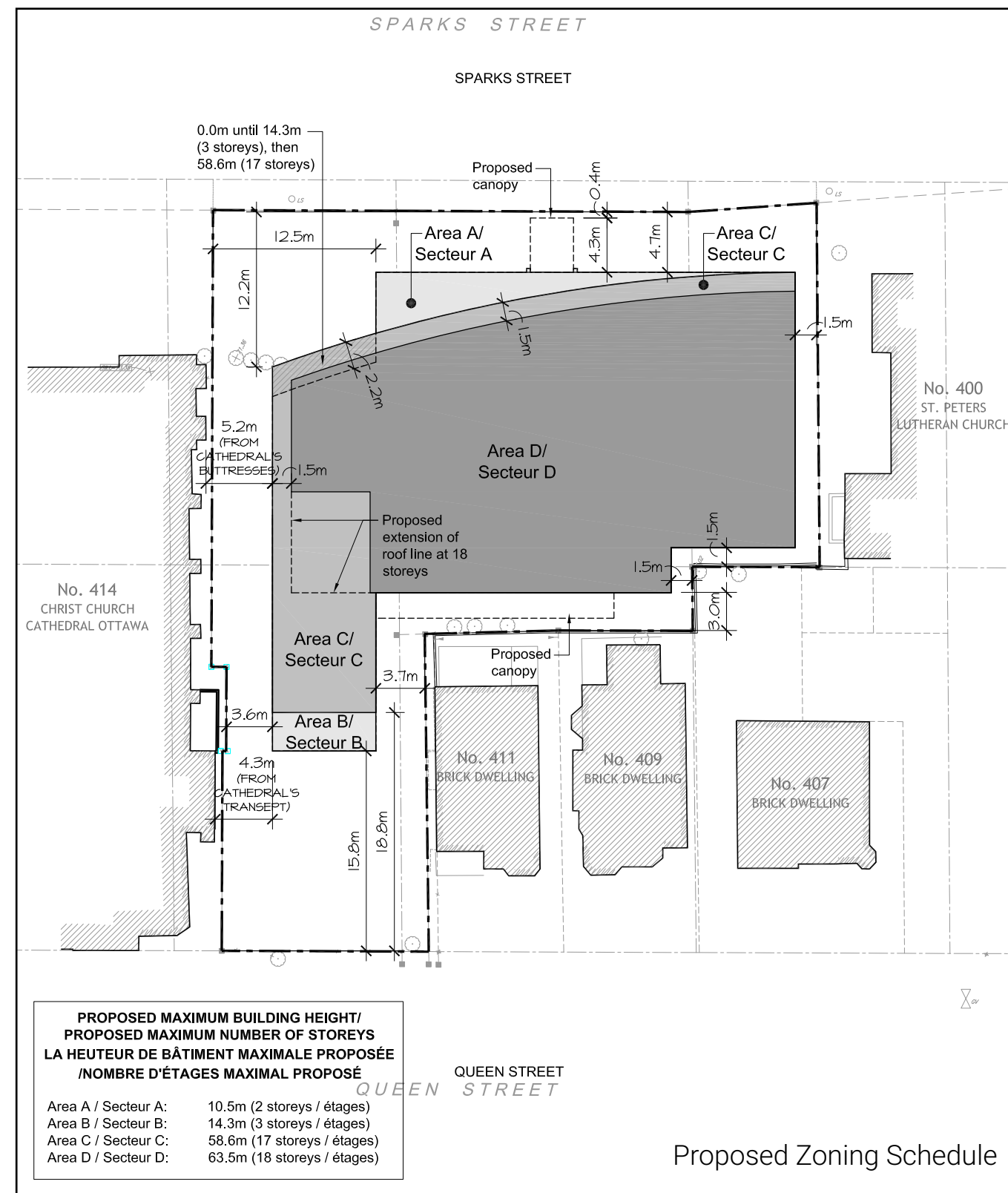
- A = 60m above grade / au-dessus du niveau sol
B = Height of existing building / Hauteur du bâtiments existant
C = 55m above grade / au-dessus du niveau sol
D = 14m above grade / au-dessus du niveau sol
E = 73.6m above grade / au-dessus du niveau sol
F = 0m until 9m above grade, then 55m / de 0 m à 9 m au-dessus du niveau du sol, puis 55 m
G = 8m above grade / au-dessus du niveau sol
H = buildings prohibited in this area / bâtiments interdits dans ce secteur



Yard, setback distances
distances de cours et retraits

As-of-Right Zoning Schedule

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Proposed Zoning Schedule

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Proposed Zoning Amendment

