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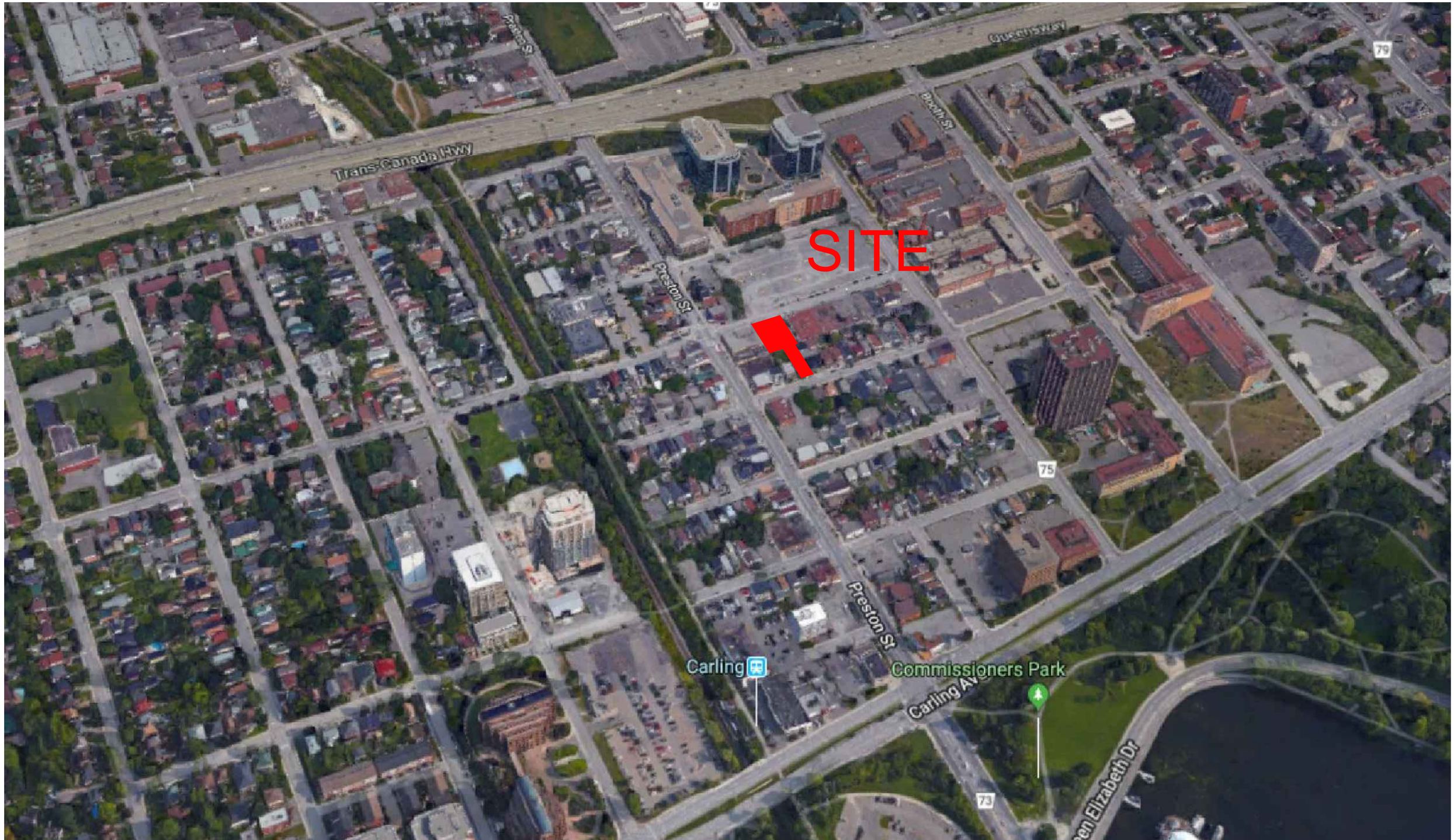
THE PROPERTIES GROUP

PREPARED FOR THE URBAN DESIGN REVIEW PANEL FORMAL REVIEW ON NOVEMBER 1, 2019

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LOCATION MAP

PLOT DATE: Thursday, October 17, 2019

UDRP

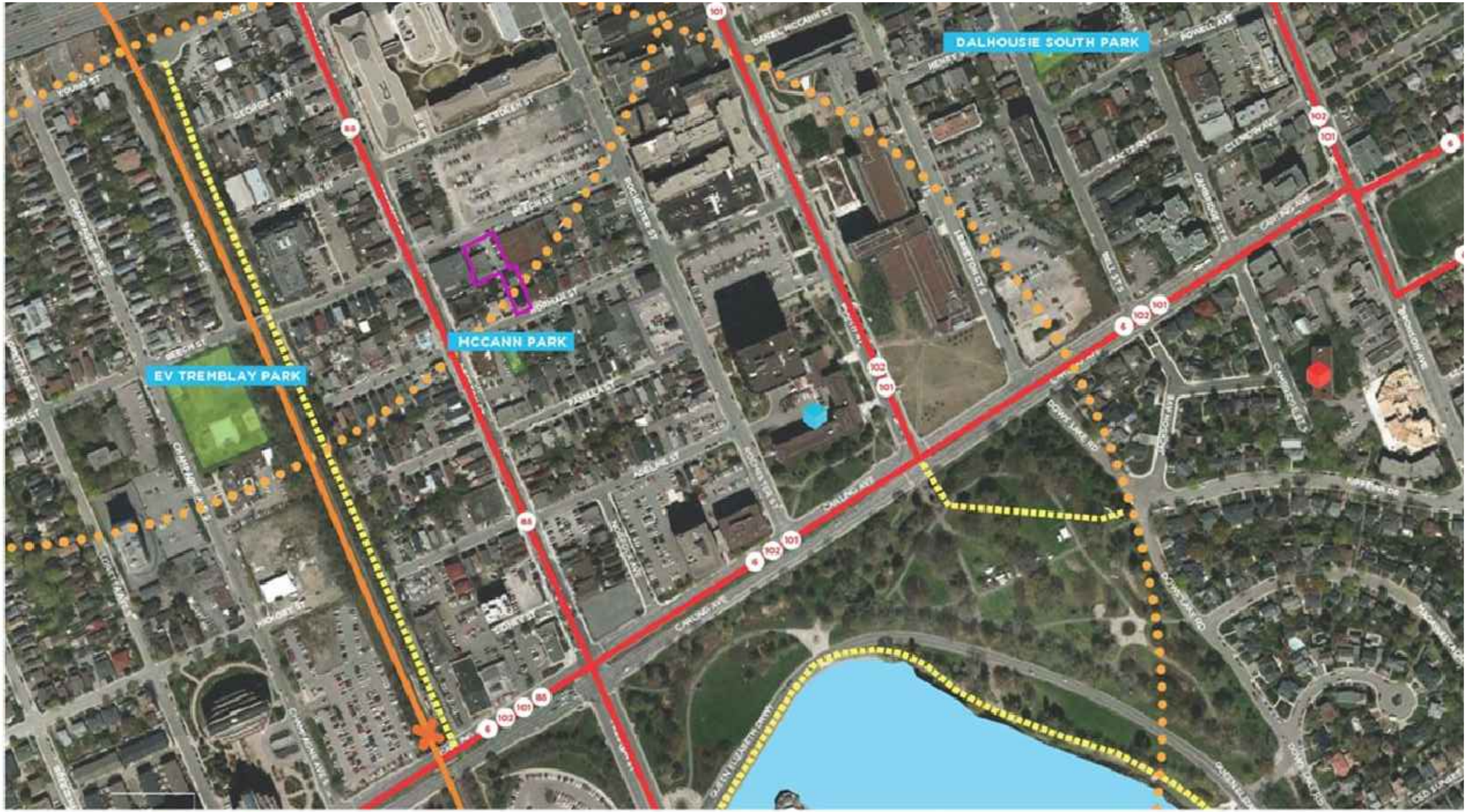
# 70 BEECH STREET

OTTAWA ONTARIO

THE PROPERTIES GROUP
236 Metcalfe Street, Ottawa Ontario, K2P 1R3
Tel: 613.237.2425 Fax: 613.237.7300

SHEET # 01

PROJ. # 1722




SUBJECT SITE · PARKS · CHILD-CARE SERVICES · SENIOR HOUSING · CYCLING ROUTES · TRANSITWAY/STATIONS · 600m TRANSIT RADIUS · BUS ROUTES

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FOTENN Planning + Design

AMENITY MAP

PLOT DATE: Thursday, October 17, 2019

UDRP

70 BEECH STREET
OTTAWA ONTARIO

THE PROPERTIES GROUP
236 Metcalfe Street, Ottawa Ontario, K2P 1R3
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SHEET # 02

PROJ. # 1722

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PUBLIC REALM PLAN

PLOT DATE: Thursday, October 17, 2019

UDRP

70 BEECH STREET
OTTAWA ONTARIO

THE PROPERTIES GROUP
236 Metcalfe Street, Ottawa Ontario, K2P 1R3
Tel: 613.237.2425 Fax: 613.237.7300

SHEET # 03

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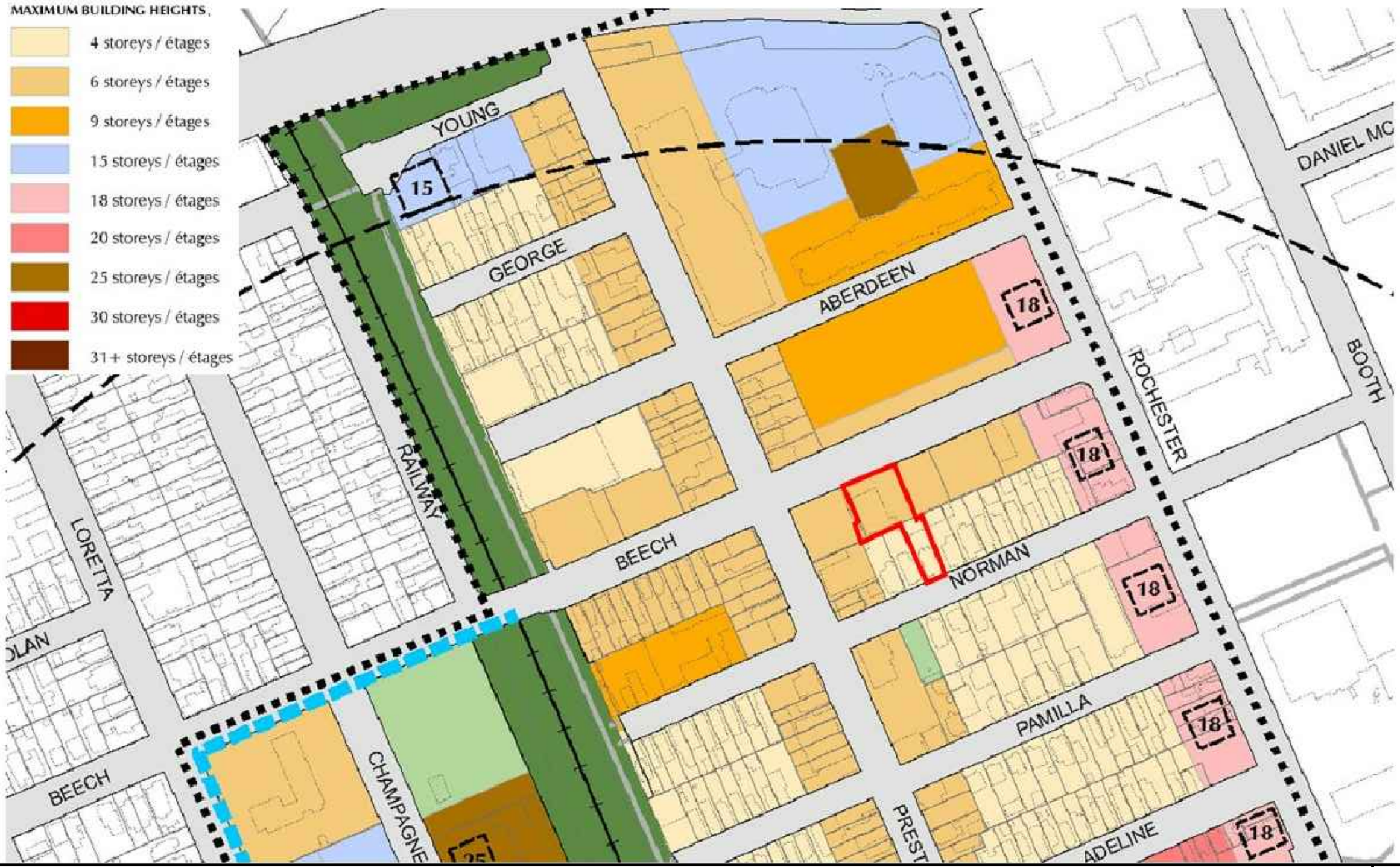


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FOTENN Planning + Design

HEIGHT SCHEDULE

PLOT DATE: Thursday, October 17, 2019

UDRP

70 BEECH STREET
OTTAWA ONTARIO

THE PROPERTIES GROUP
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SHEET # 04

PROJ. # 1722

# 70 BEECH STREET
# UDRP DESIGN BRIEF

### OFFICIAL PLAN

- Portion of the property facing Beech Street subject to **Traditional Mainstreet** designation per Schedule B of the Official Plan
- **Traditional Mainstreet** designation is intended to foster mixed-use development that is pedestrian- and transit-oriented
- Development within this designation should be mid-rise, enclose the street edge and provide pedestrian access, with parking prohibited between the building and the street.
- Portion of the property facing Norman Street designated **Mixed-Use Centre** on Schedule B – Urban Policy Plan
- **Mixed-Use Centres** are strategic locations on the rapid-transit network and lie adjacent to major roads.
- Development should be at transit-supportive densities and create an environment where walking and cycling are attractive options.
- **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.

### PRESTON – CARLING DISTRICT SECONDARY PLAN

- The portion of the subject lands fronting Beech Street are designated **Main Street** on Schedule A (Land Use Character Areas) of the Preston-Carling District Secondary Plan, while the lands fronting Norman Street are designated **Mixed-Use Neighbourhood**.
- While Preston Street will continue to evolve as the primary commercial spine of the Secondary Planning Area, Beech Street will be developed as a commercial link among the residential neighbourhoods west of the O-Train/future LRT
- A broad range of uses are permitted, including retail and service commercial uses, offices, residential and institutional uses.
- Low to mid-rise, up to a height of six storeys, human scale, mixed use buildings in keeping with a **Main Street** function and character.

### CITY OF OTTAWA URBAN DESIGN GUIDELINES

#### FOR DEVELOPMENT ALONG TRADITIONAL MAINSTREETS

Key objectives of the Urban Design Guidelines for Development along Traditional Mainstreets are to:

- To promote development that will enhance and reinforce the recognized or planned scale and character of the street;
- To promote development that is compatible with, and complements its surroundings;
- To achieve high-quality built form and strengthen building continuity along Traditional Mainstreets;
- To foster compact, pedestrian-oriented development linked to street level amenities;
- To accommodate a broad range of uses including retail, services, commercial uses, offices, residential and institutional uses where one can live, shop and access amenities.

The proposed mixed-use development will fulfill the planned function of the Traditional Mainstreet by enhancing and reinforcing the streetscape with a high-quality built form, further fostering a pedestrian-scaled development with street accessed amenities.

#### FOR TRANSIT-ORIENTED DEVELOPMENT

Transit-Oriented Development (TOD) is a mix of moderate to high-density transit supportive land uses located within an easy walk of a rapid transit stop or station that is oriented and designed to facilitate transit use. The guidelines for TOD are to be applied to all development within a 600-metre walking distance of a rapid transit stop. The proposed development is located within the area of influence of both the future Gladstone and existing Carling Rapid Transit Stations.

The TOD Guidelines encourage transit-supportive land uses that will attract and generate pedestrian traffic. Multi-purpose destinations are to be created through the provision of a mix of different land uses that enable people to meet their daily needs locally – elements of this include a variety of housing types, local services and amenities within close proximity of one another.

The proposed mixed use development positively contributes to the mix of uses and dwelling types in the area, and meets the land use guidelines for TOD.

**ZONING BY-LAW**

- **Traditional Mainstreet Zone, Exception 86** (TM[86]) applies to the portion of the property fronting Beech Street;
- The TM zone permits a broad range of uses including **retail, service commercial**, office, **residential** and institutional uses, including mixed-use buildings but excluding auto-related uses;
- The zone's requirements promote compact pedestrian-oriented development that provides for access by foot, cycle, transit and automobile

The existing zoning provisions for the TM[86] zone are summarized in the table below:

| Provision | Requirement | Provided | |
|---|---|---|---|
| **Minimum Lot Area** | No minimum | 1,187 $m^2$ | ✓ |
| **Lot use (Exception 86)** | Lots ≥ 603 $m^2$ must be mixed use, commercial GFA must not exceed residential GFA | Commercial GFA: 484 $m^2$<br>Residential GFA: 2,199 $m^2$ | ✓ |
| **Minimum Lot Width** | No minimum | 27.5 m | ✓ |
| **Maximum Front Yard Setback** | 2m, 5m for the portion affected by the hydro power line | 1.1m | ✓ |
| **Interior Side Yard Setback** | Abutting R zones: Minimum 3 m<br>Other cases: Maximum 3 m, minimum 0 m | East: **0 m**<br>West: 0 m | ✗<br>✓ |
| **Minimum Rear Yard Setback** | 7.5m | **1.5 m** | ✗ |
| **Façade** | 50% of ground floor façade up to 4.5 m must be windows/entrances. | 70% | ✓ |
| **Active Entrances** | Must include at least 1 active entrance per ground floor use | Up to 5 entrances | ✓ |
| **Building Height** | min: 6.7 m for front 20 m. of lot (Ss 197(5))<br>max: 20m or 6 storeys<br>2 metre stepback required above 4 storeys (15 m) | 6 storeys (**21.3 m**) | ✗ |
| **45° Rear-yard Angular Plane** | Measured from height of 15 metres, 7.5 metres from the rear lot line | **Not provided** | ✗ |
| **Permitted Projections** | Access structures, mechanical room, rooftop terrace | **53 $m^2$** enclosed amenity area | ✗ |
| **Amenity Area Requirements** | 6$m^2$ per dwelling unit: 6*40 = **240$m^2$**<br>Min 50% communal and aggregated into areas up to 54$m^2$: **120$m^2$** | Communal: 232.5 $m^2$<br>Private: 134.4 $m^2$ | ✓ |
| **Bicycle Parking Spaces** | 1/250$m^2$ of GFA (retail) = 2<br>0.5/ dwelling unit = 20 **22 total spaces** | 52 (basement) | ✓ |

KEY MAP

## PROJECT INFORMATION

| | |
|---|---|
| ZONING Zoning By-Law 2017-113 | TM [86] / R4T |
| SITE AREA | 1,187.3 sq. m.<br>(12,780) sq. ft. |
| BUILDING HEIGHT (TM) | 20.0 m |
| FRONT SIDE YARD SETBACK ABOVE 4th | +2.0 m |
| INTERIOR SIDE YARD SETBACK - EAST ONLY(TM) | 3.0 m |
| REAR YARD SETBACK (TM) | 7.5 m |
| AMENITY SPACE (6.0M X 40 UNITS) | 240 sq. m. |
| FRONT SIDE YARD SETBACK (R4) | 3.0 m |
| INTERIOR SIDE YARD SETBACK (R4) - TOTAL 1.8 m | 0.9 m |

## PROJECT STATISTICS

| | |
|---|---|
| BUILDING HEIGHT | 22.0 M |
| AMENITY SPACE | |
| 2nd FLOOR PRIVATE PATIOS = | 137.3 sq. m. |
| PRIVATE BALCONIES (LEVEL3-6) = | 39 sq. m. |
| COMMUNAL EXTERIOR ROOF TOP = | 180 sq. m. |
| TOTAL = | 356.3 sq. m. |

## BUILDING STATISTICS

### GROSS BUILDING - AREAS
(CITY OF OTTAWA'S DEFINITION)

| | | |
|---|---|---|
| BASEMENT LEVEL | | 0.0 sq. m.<br>0 sq. ft. |
| GROUND FLOOR | | 506.87 sq. m.<br>5456 sq. ft. |
| TYPICAL FLOORS (2 - 5) | 4 x 416 sq. m.<br>4 x 4478 sq. ft. | 1664 sq. m.<br>17912 sq. ft. |
| 6th FLOOR | | 406.9 sq. m.<br>4380 sq. ft. |
| MECHANICAL / AMENITY LEVEL | | 0.0 sq. m.<br>0 sq. ft. |
| TOTAL AREA ABOVE GRADE | | 2577.8 sq. m.<br>27748 sq. ft. |
| EXISTING DWELLING - 75 NORMAN | | 200.0 sq. m.<br>2,153 sq. ft. |

### UNIT STATISTICS

| | |
|---|---|
| 1 BEDROOM UNIT | 15 |
| 1 BEDROOM + STUDY UNIT | 25 |
| TOTAL | 40 |
| COMMERCIAL AREA | 506.87 sq. m.<br>5456 sq. ft. |
| EXISTING DWELLING - 75 NORMAN | 1 |

## CAR PARKING

### REQUIRED

| | | |
|---|---|---|
| RESIDENCE | - AREA 'Z' - NON REQUIRED | 0 |
| VISITOR | - 0.1 PER UNIT AFTER 12 UNITS | 3 |
| COMMERCIAL RETAIL | - AREA 'Z' - NON REQUIRED | 0 |
| 75 NORMAN STREET | - AREA 'Z' - NON REQUIRED | 0 |
| TOTAL | | 3 |

### PROVIDED

| | |
|---|---|
| RESIDENCE | 0 |
| VISITOR | 0 |
| COMMERCIAL RETAIL | 0 |
| 75 NORMAN STREET | 0 |
| TOTAL | 0 |

## BICYCLE PARKING

### REQUIRED

| | | |
|---|---|---|
| RESIDENCE | - 0.5 PER UNIT (40 UNITS) | 20 |
| COMMERCIAL | - 1 per 250 m² of gfa | 2 |
| TOTAL | | 22 |

### PROVIDED

| | |
|---|---|
| BASEMENT LEVEL | 61 |
| AT GRADE - COMMERCIAL USE | 4 |
| AT GRADE ON CITY PROPERTY - COMMERCIAL USE | 6 |
| TOTAL | 71 |

## LOT COVERAGE

| | | |
|---|---|---|
| PAVED SURFACE = | 196.5 sq. m. | 16.5% |
| BUILDING FOOTPRINT = | 861.11 sq. m. | 72% |
| LANDSCAPE OPEN SPACE = | 129.7 sq. m. | 11.5% |
| TOTAL = | 1,187.3 sq. m. | 100.0% |

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# SITE PLAN

SCALE 1:300

PLOT DATE: Thursday, October 17, 2019

UDRP

# 70 BEECH STREET

OTTAWA ONTARIO

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236 Metcalfe Street, Ottawa Ontario, K2P 1R3
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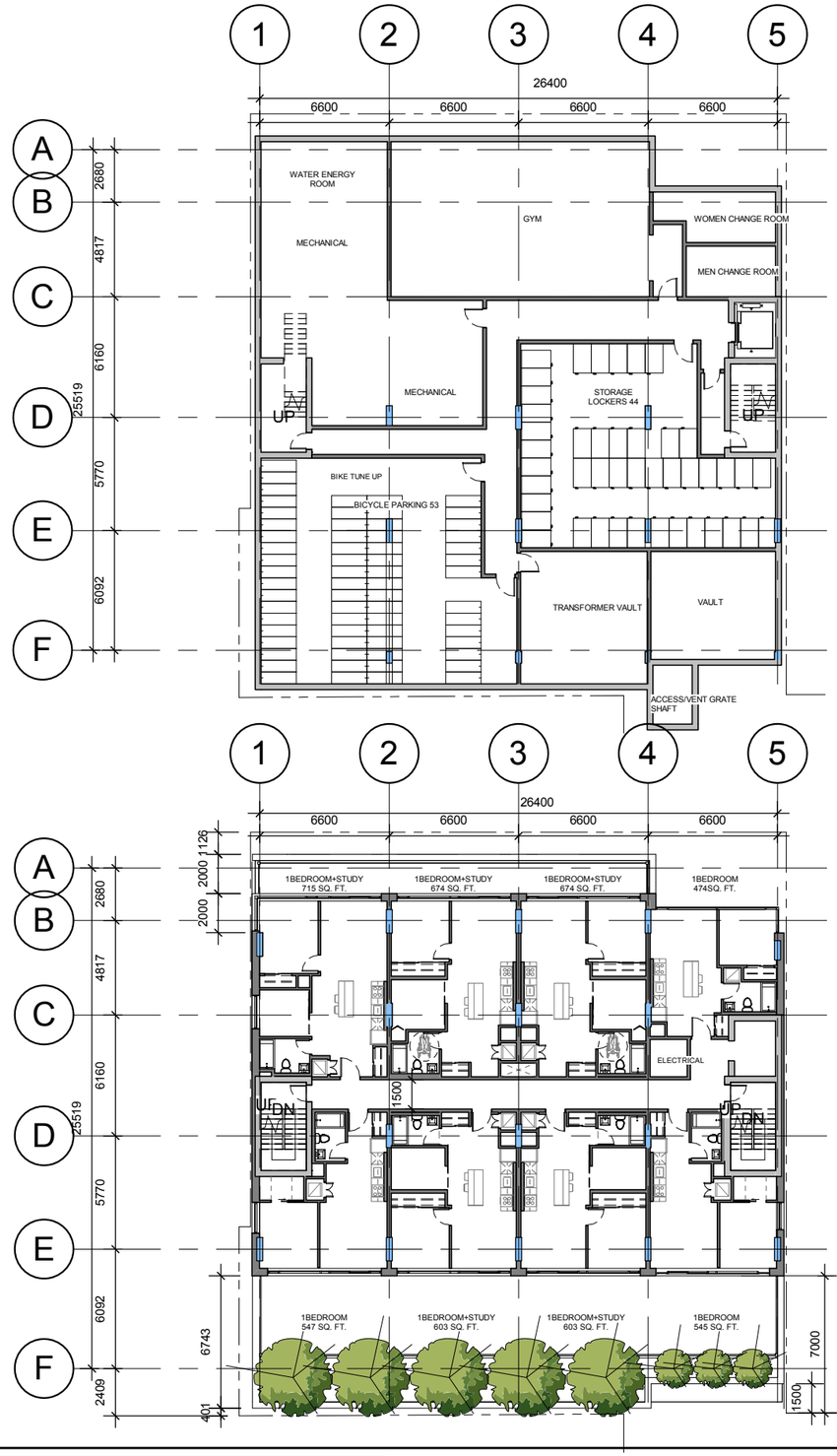
SHEET # 09

PROJ. # 1722

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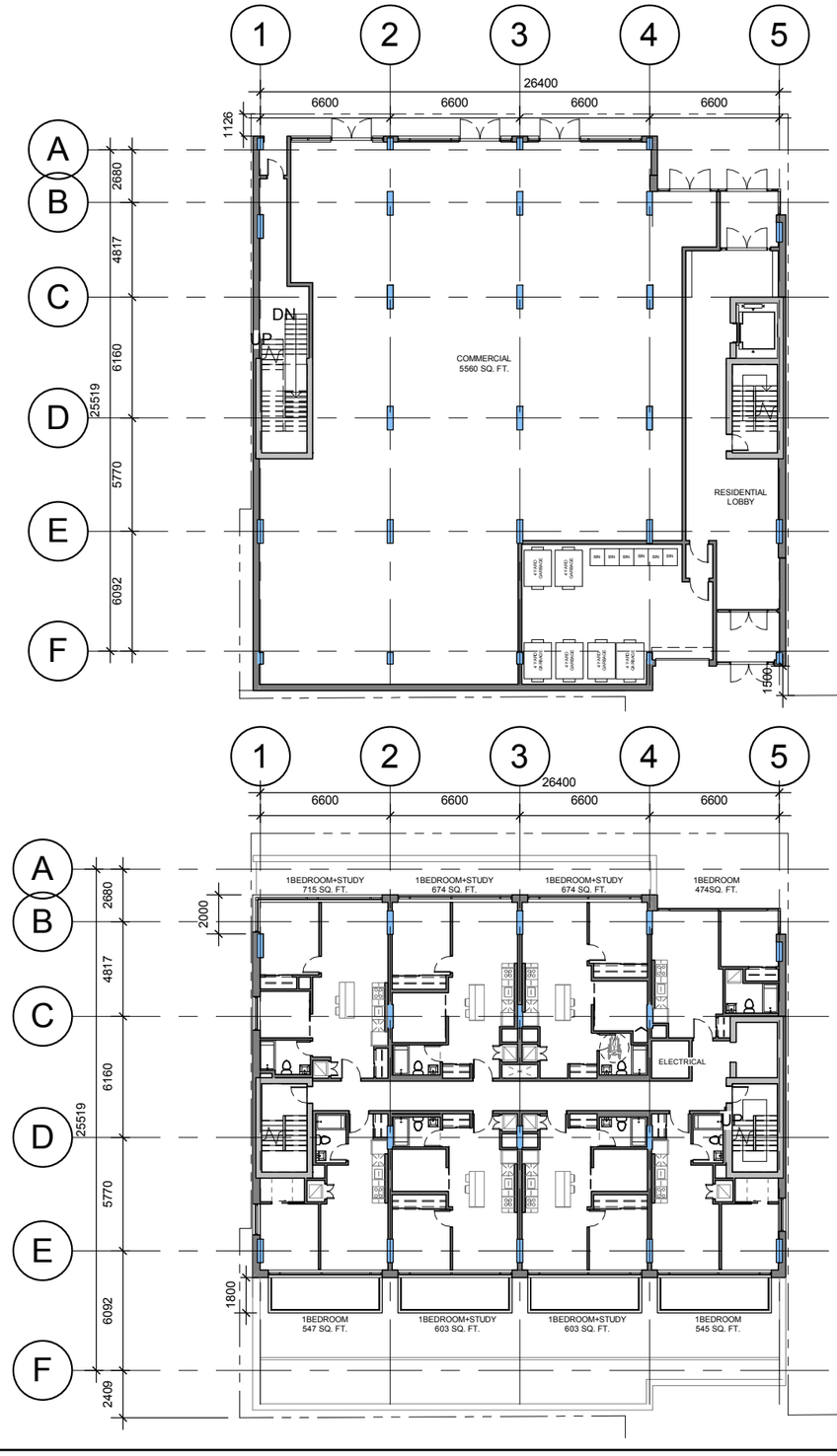


## GROUND FLOOR




## LEVEL 2-3




## LEVEL 4-5

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FLOOR PLANS

SCALE 1 : 300

18/OC/2019

# 70 BEECH STREET

OTTAWA. ONTARIO

THE PROPERTIES GROUP

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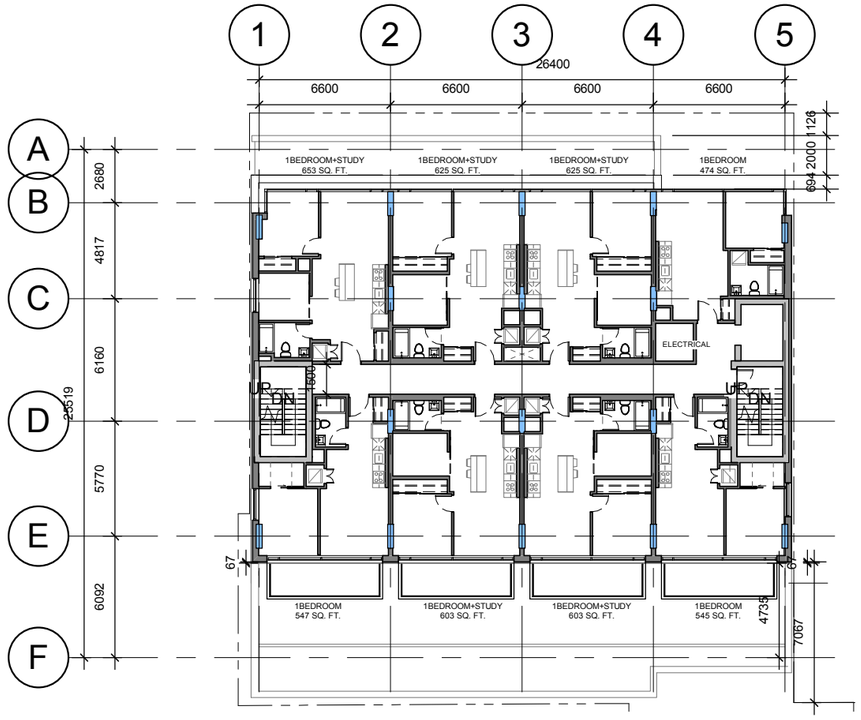
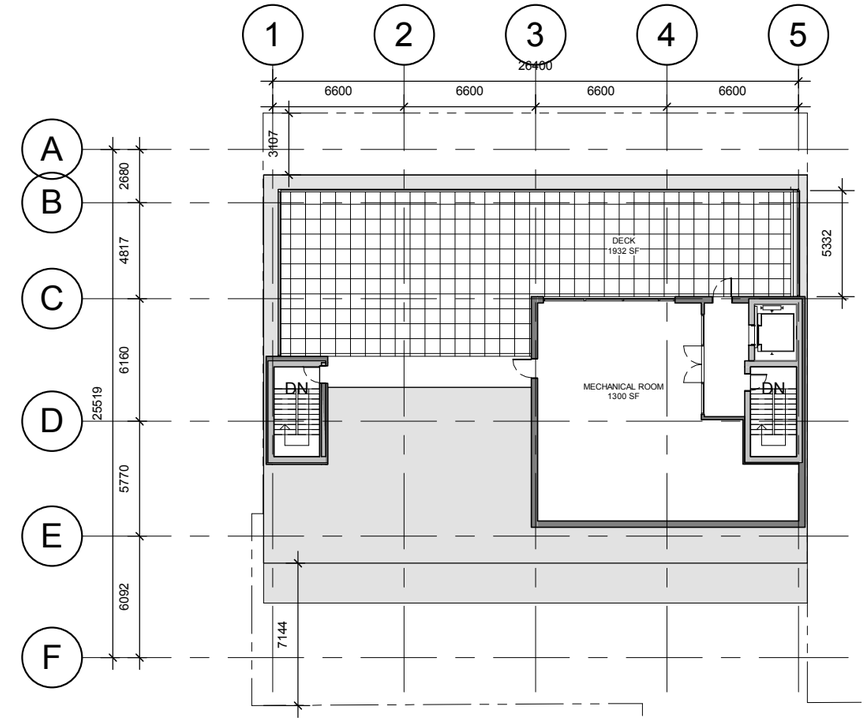



## LEVEL 6




## MP HOUSE

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FLOOR PLANS

SCALE 1 : 300

18/OC/2019

# 70 BEECH STREET

OTTAWA. ONTARIO

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11

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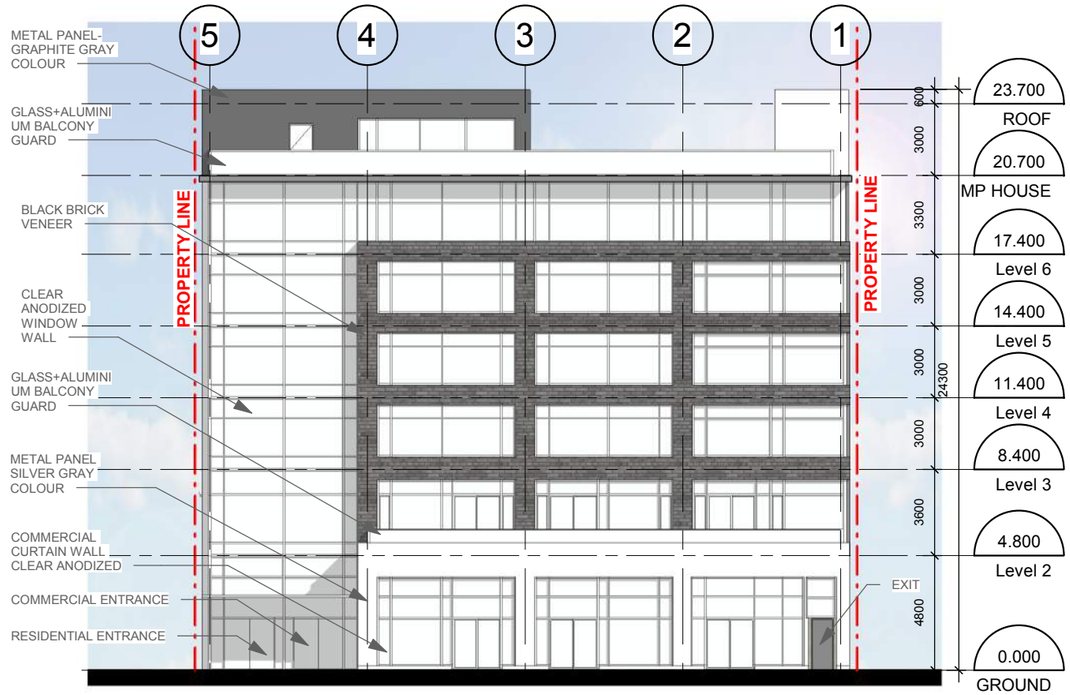
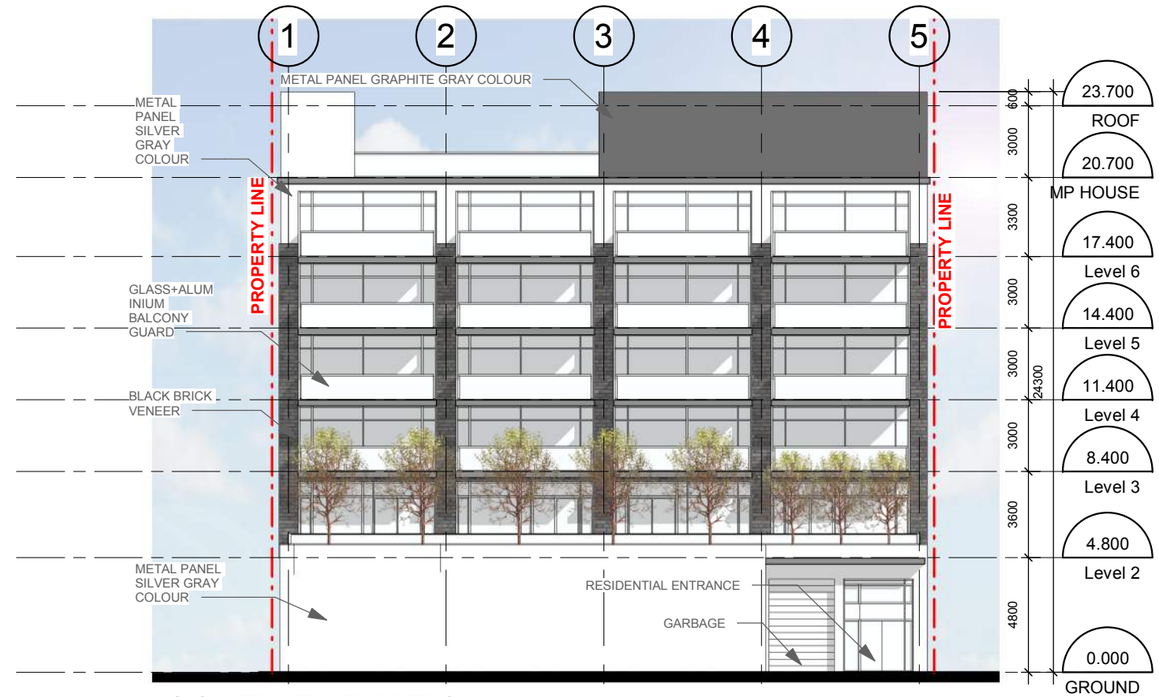



## NORTH ELEVATION

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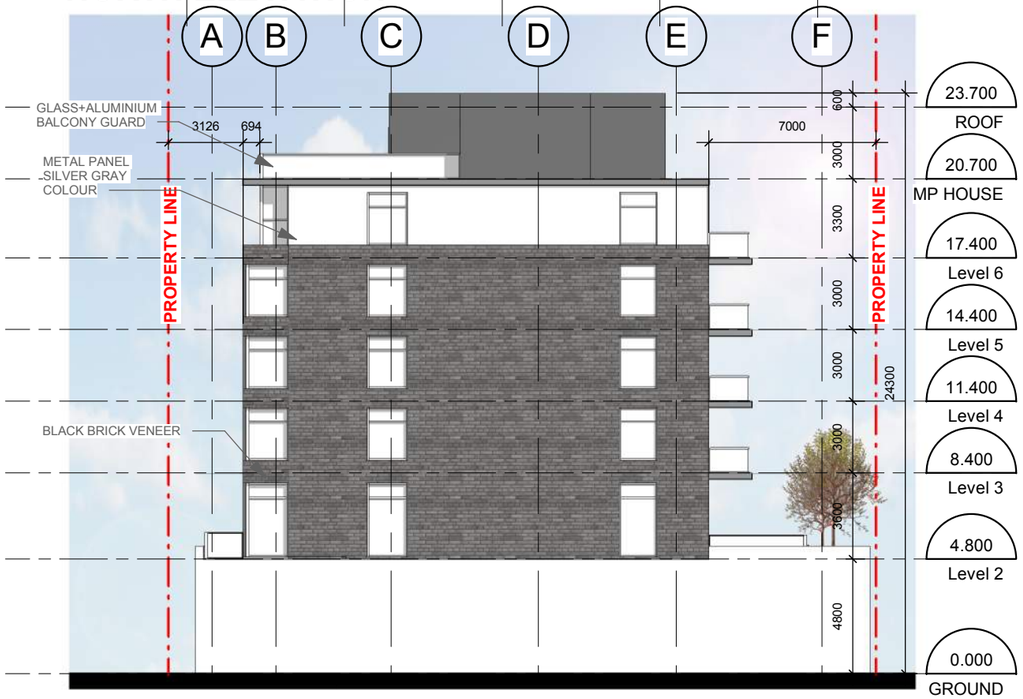


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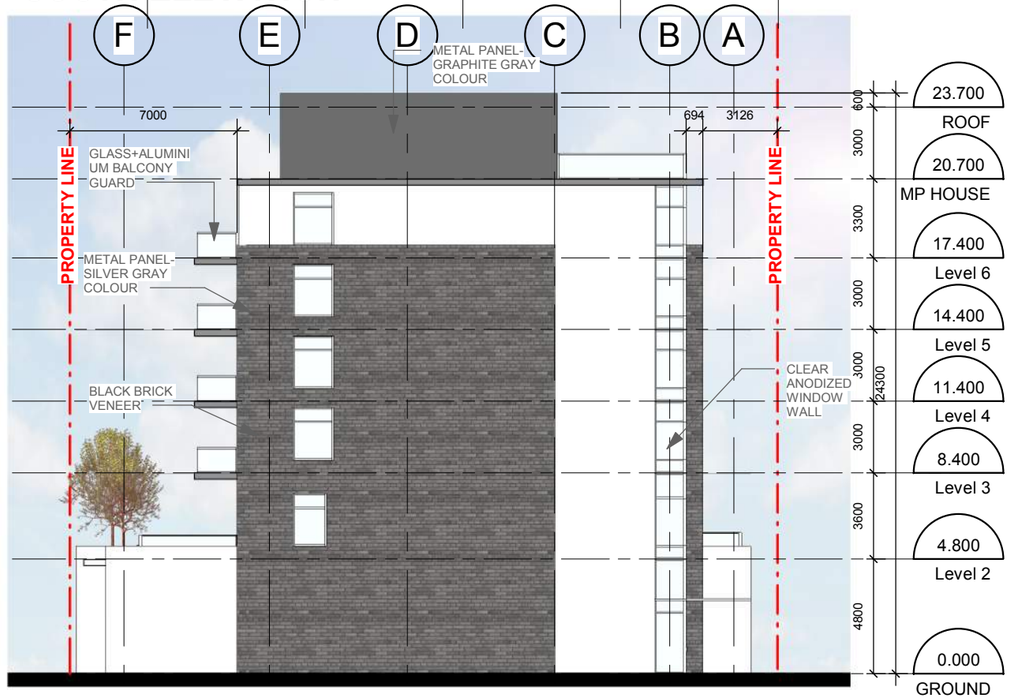


## EAST ELEVATION

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ELEVATIONS

SCALE 1 : 250

18/OC/2019

# 70 BEECH STREET

OTTAWA. ONTARIO

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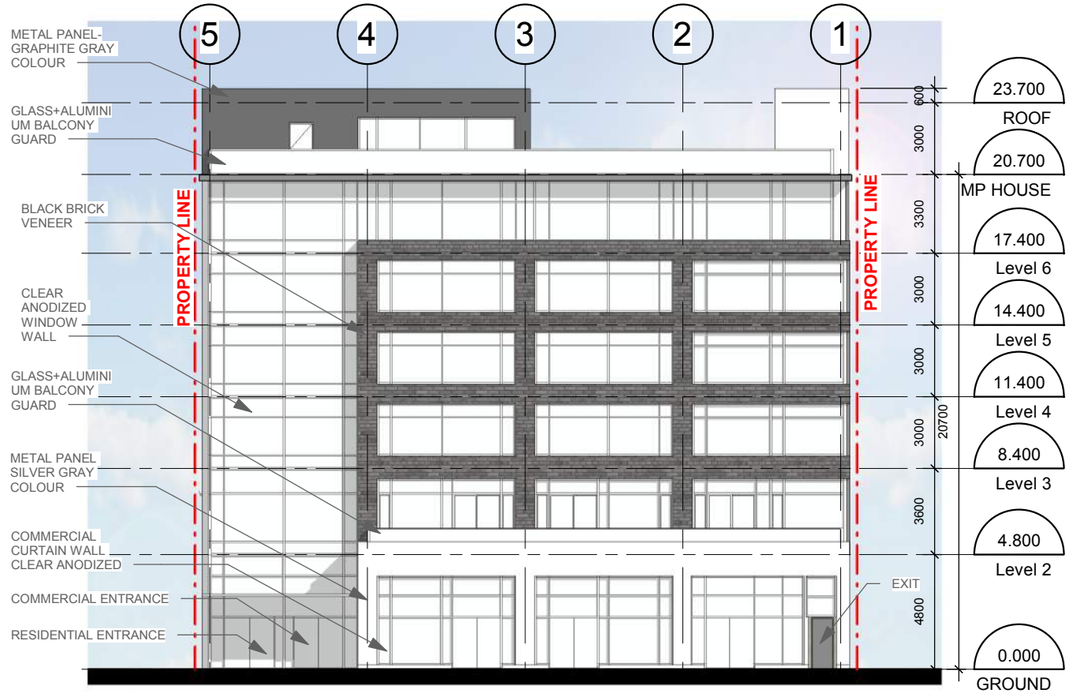


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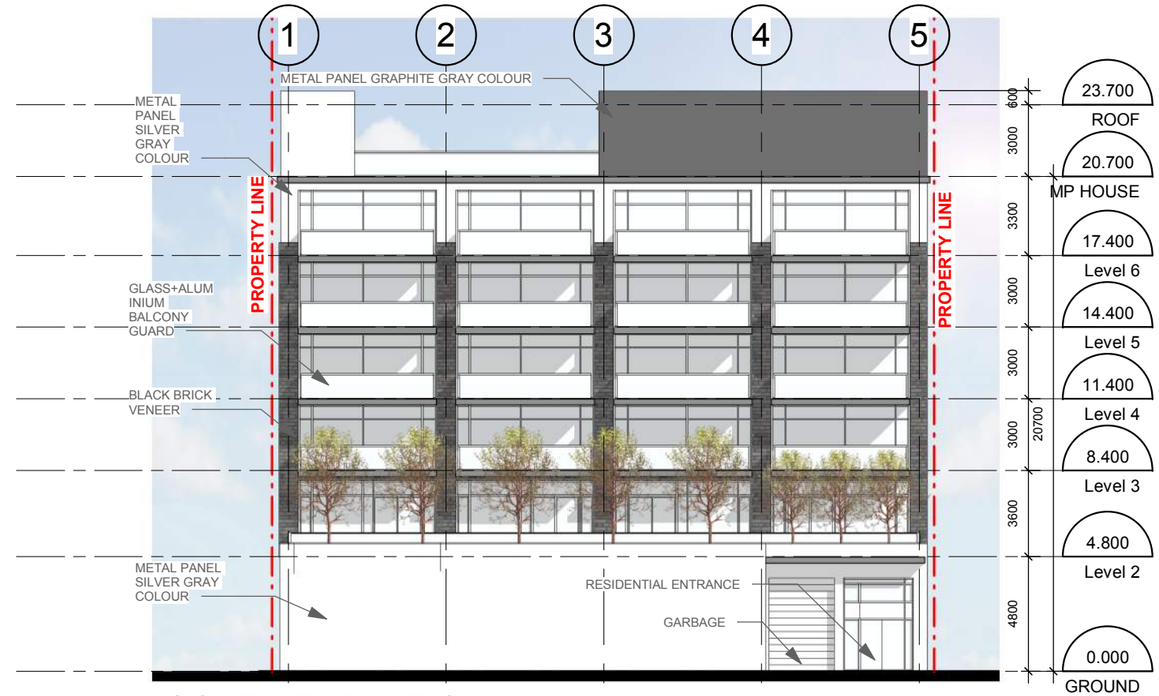


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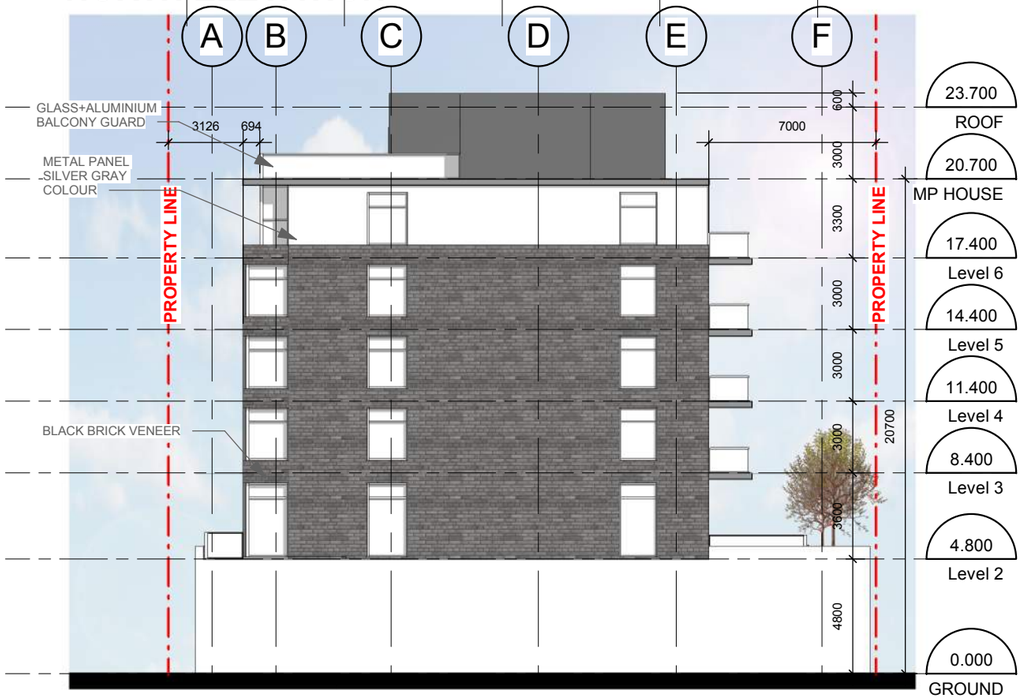


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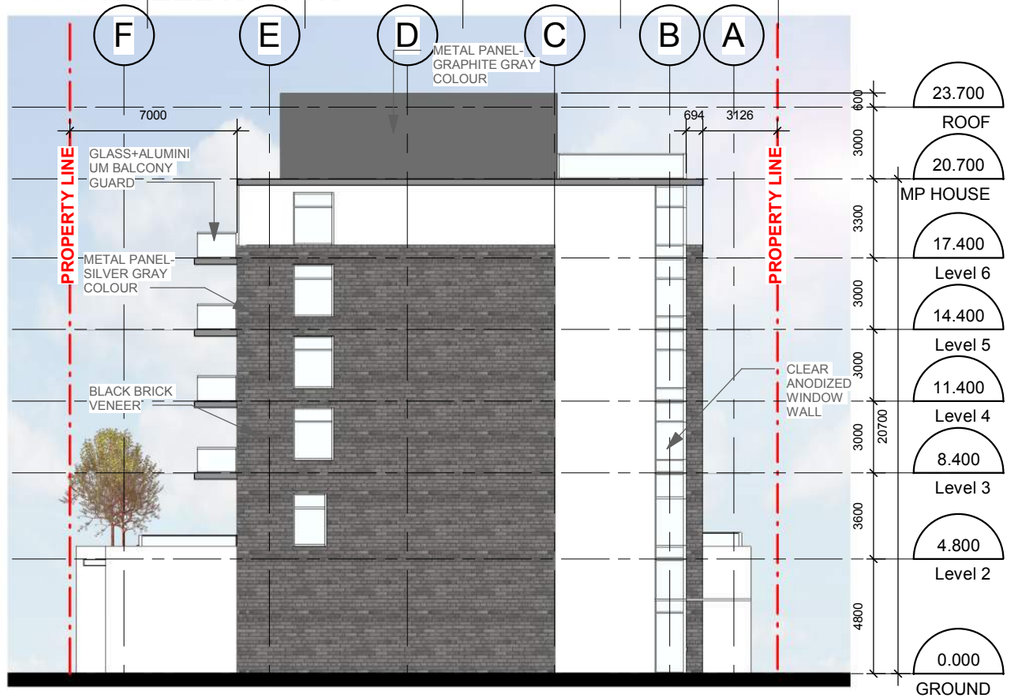


## EAST ELEVATION

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ELEVATIONS

SCALE 1 : 250

18/OC/2019

# 70 BEECH STREET

OTTAWA. ONTARIO

THE PROPERTIES GROUP

SHEET #

13

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STREET ELEVATION BEFORE DEVELOPMENT

SCALE 1 : 400

18/OC/2019

70 BEECH STREET

OTTAWA. ONTARIO

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SHEET # 14

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STREET ELEVATION FUTURE DEVELOPMENT

SCALE 1 : 400

18/OC/2019

70 BEECH STREET

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3D VIEWS

SCALE

18/OC/2019

70 BEECH STREET

OTTAWA. ONTARIO

THE PROPERTIES GROUP

SHEET #

16

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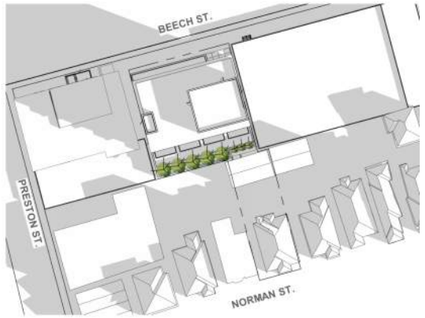
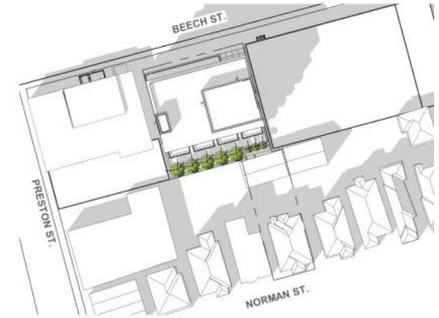
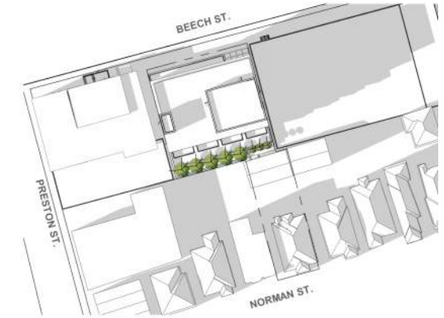
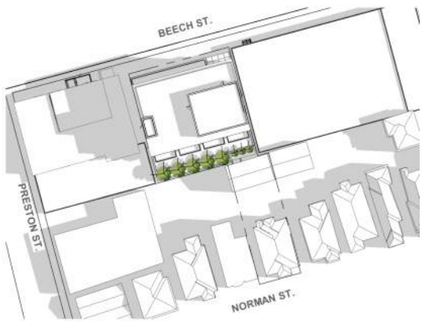
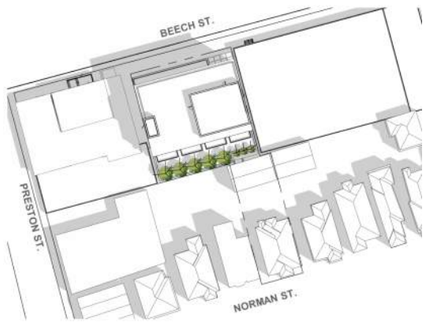
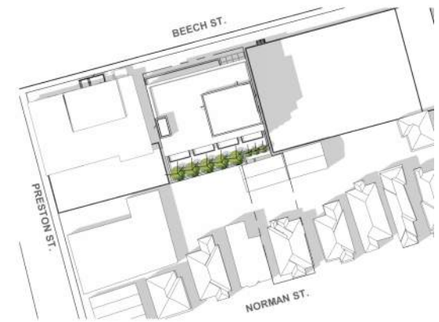
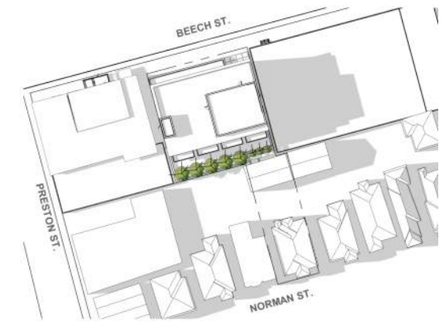
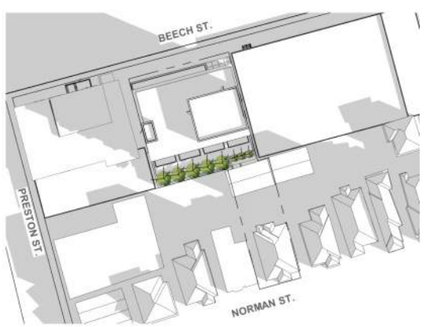
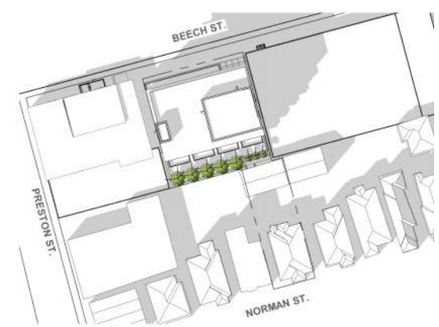
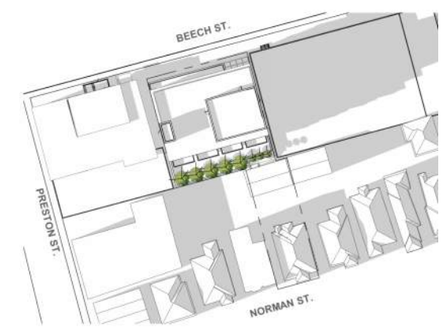
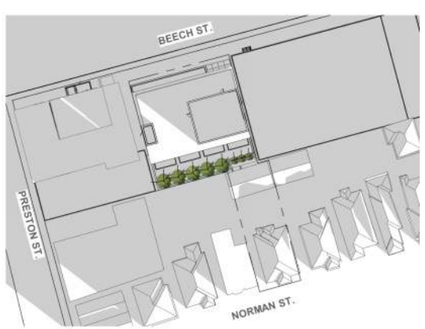
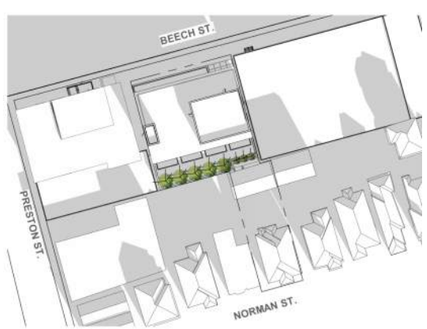
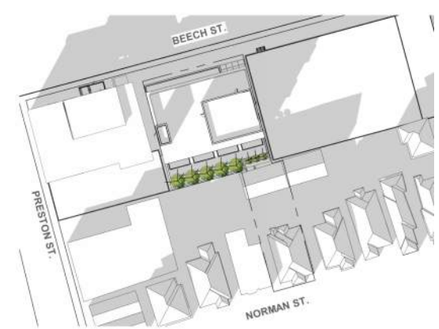
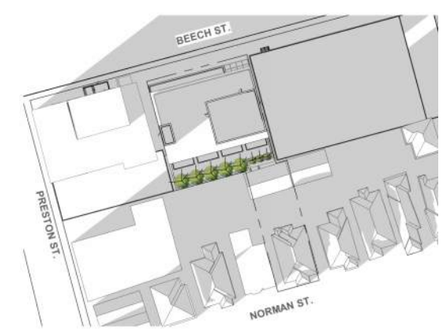
| MARCH 21, DST |  | | |  |  |
| JUNE 21, DST |  |  | |  |  |
| SEPTEMBER 21, DST |  | | |  |  |
| DECEMBER |  |  | |  |  |

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SUNSHADE STUDY

SCALE

18/OC/2019

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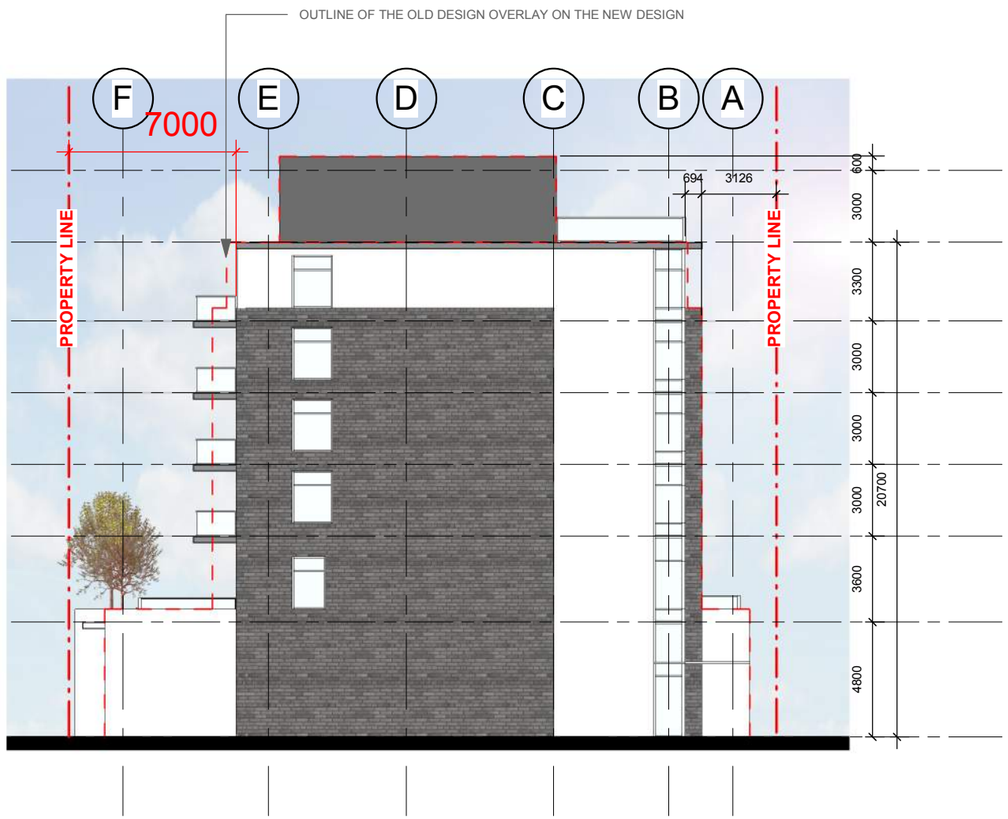


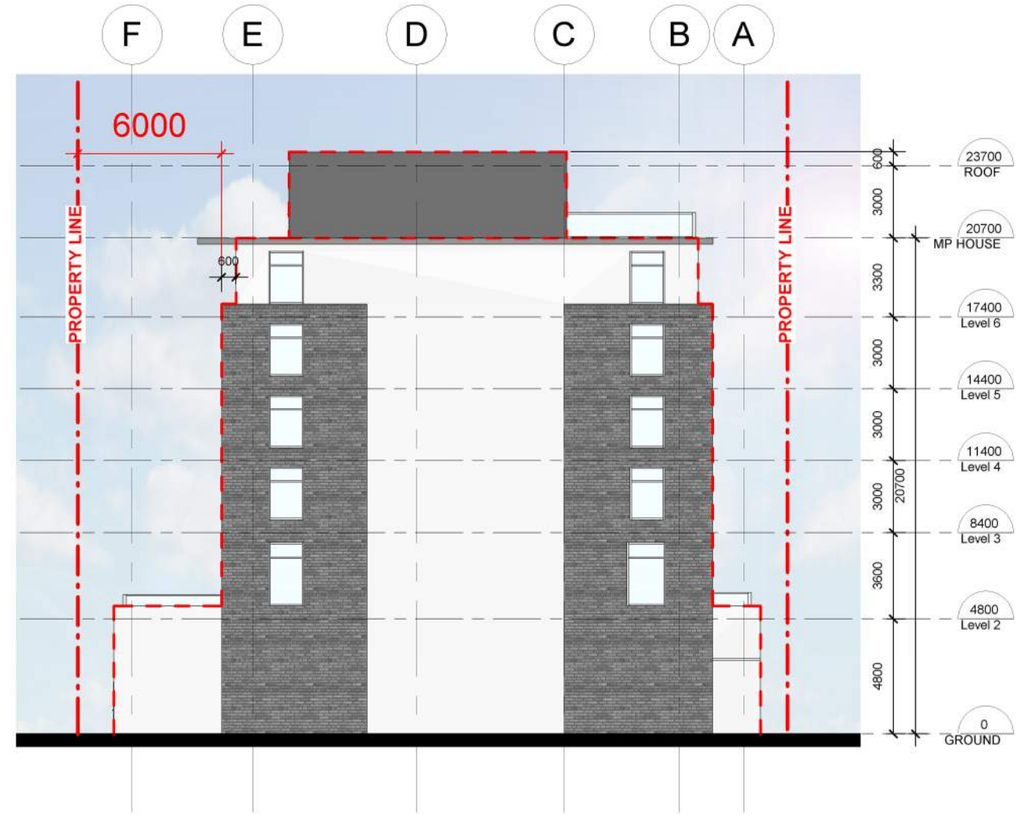


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OUTLINE OF OLD DESIGN OVERLAY ON THE NEW DESIGN

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3D VIEW COMPARISON

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