CSV ARCHITECTS

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12 May 2023

Re: Site Plan Control Application – Design Brief
3745 St Joseph Boulevard, Orleans, Ottawa

Section 1

Application Submission

This summary provides supplemental information for the Design Brief as part of a Site Plan Control application for a proposed development at 3745 St joseph Boulevard in Orleans, Ottawa.
The proposed development is for a 6-storey mixed-use building. Four mass timber levels sit over a two-storey brick clad concrete podium and three basement parking levels. The building will contain long-term stay hotel suites as well as ground and second floor commercial and community spaces.

Legal Description:
Part Lot 31, Concession 1, Cumberland Old Survey, Parts 1, 2, 6, 7, 8, 9, 10, 11, and 12, Plan 4R-32177.

Municipal Address:
3745 St Joseph Boulevard, Ottawa, K4A 0Z7

Purpose of the Application:
Refer to planning rationale for details.

Overall Vision Statement:
The overall approach is to develop a mixed-use building that integrates into the fabric of the neighbourhood while having regard for the design direction provided in the Orleans Corridor Secondary Plan and the Trim Minor Corridor designation. The amenities within this building will be complimentary to the services of the adjacent Local Production and Entertainment designation in the Taylor Creek Business Park and surrounding communities. The building will provide commercial and outdoor patio space at grade along St. Joseph Boulevard. Four storeys of long-term stay hotel suites will fill a gap in service within the Orleans community and will encourage a broader range of visitors to Ottawa East. The restaurant and rooftop terrace will enrich the growing Entertainment opportunities in the area. The development is well placed to

benefit from the local amenities, the future Trim O-Train Station, and the existing cycling infrastructure nearby.

Response to City Documents

Refer to Planning Rationale for details.

Context Plan

Refer to Planning Rationale for Contextual Analysis and Site Photographs.

Section 2 - Design Proposal

Massing and Scale

Views

Elevations

South Elevation

West Elevation

North Elevation

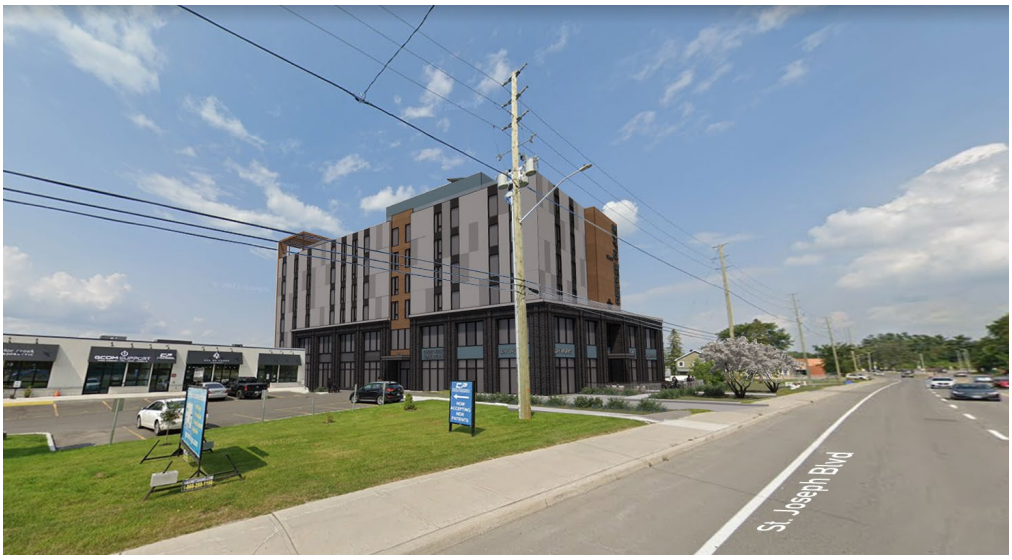
East Elevation

Perspectives

Perspective 1. Bird's Eye view looking North to Ottawa River.

Perspective 2. Bird's Eye view looking Northwest.

Perspective 3. Bird's Eye view looking Northeast.



Perspective 4. Street view from St Joseph Boulevard, looking east.

Perspective 5. Street view from St. Joseph Boulevard, looking west.

Perspective 6. View building from Taylor Creek Business Park, looking south.

Perspective 7. View of Main Entrance from St. Joseph Boulevard.

Perspective 8. View of Main Entrance and patios accessed from St. Joseph Boulevard.

Perspective 9. View of Secondary Entrance showing relationship to neighbouring commercial condominium.

Perspective 10. View from Rooftop Terrace to Petrie Island

Grading

The existing grade of the site slopes down from the level of St. Joseph Boulevard (south) to the rear property line (north). To create harmonious site design and a drive aisle through-connection with the commercial condominium to the west, the front 22m of the site remain relatively flat. The rear half of the property slopes 5% along the east side of the building, and 17.4% at the vehicular ramp leading to the entrance of the parking garage.

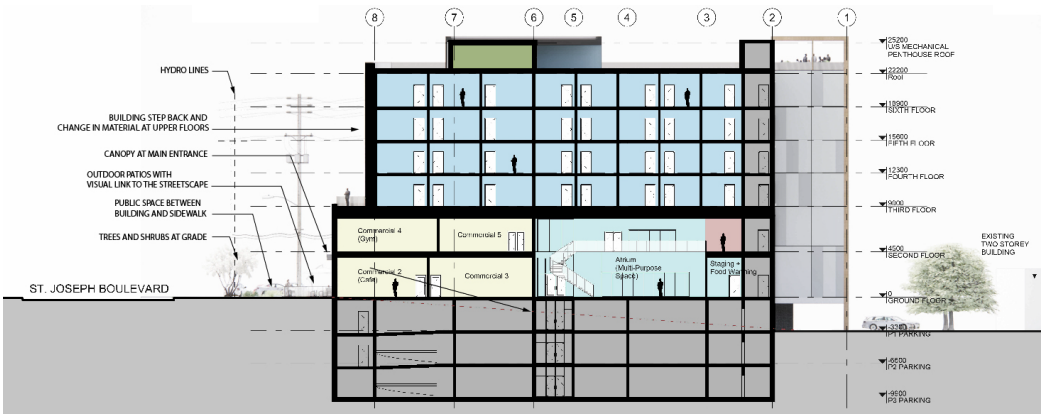
The change in elevation from street level to the rear property line is 3.5m, a full storey. Refer to Civil grading plan for detailed grading information.

Existing Site Photo. View of west property line, sloping upwards to St. Joseph Boulevard. View from northeast corner of commercial condominium, looking south.

Public Realm

Streetscape

- Canopy at Entrances of Building to emphasize Ground Floor and relationship to pedestrian realm.
- Increased glazing in commercial and shared spaces to increase transparency and connections to street.
- Outdoor patios and unit pavers at grade to create a public space a short distance from the sidewalk.
- Building steps back at 3rd floor to reduce perceived height at street level.
- A Third Floor terrace wraps the south and east fades of the building providing elevated views of the streetscape.
- Change in materiality at upper floors (3 to 6) to reduce perceived building height.
- Trees, shrubs and soft landscaping act as a buffer between the building and the pedestrian realm.
- Reserving area on the site for the City of Ottawa to construct a future MUP, creating a pedestrian and bicycle pathway from St. Joseph Boulevard to Lacolle Way. This future pathway will establish a shorter link from the future O-Train Station to the site and St. Joseph Boulevard.



Relationship to Public Realm

The proposed development creates a strong relationship to the public realm including the adjacent sidewalk and neighbouring commercial condominium property. Located on St. Joseph Boulevard, which is the main street in the neighbourhood, the building acts as a transition from the busy commercial street to the Taylor Creek Business Park to the North.

The building has been placed at the front yard setback line to frame the building on St. Joseph Boulevard. With the upper floors stepped back, the building just clears minimum required setback from overhead power lines and associated transformer. The building placement contributes to the urban edge along the north side of St. Joseph Boulevard.

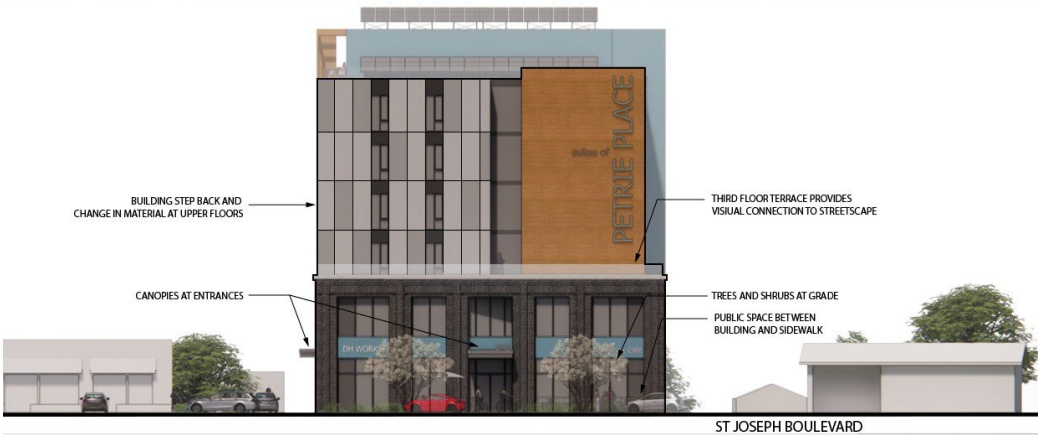
Large amounts of glazing have been used at the Ground Floor single and double-height spaces to increase the connection to the Public Realm. Commercial, amenity, and community services spaces have been located at the Ground Floor to create active façades. The Roof Top Terrace provides an elevated 360-degree view of the surrounding built and natural environment.
Service entrances for the Garbage Room, Loading Dock, and Parking Garage entrance have been discretely tucked underneath, and adjacent to the Ground Floor overhang at the rear of the site to avoid "dead zones" in the more active areas of the site. The vehicular ramp has been located between the proposed building and the commercial condominium to the west. This design decision results from the condominium requesting a shared laneway providing circular vehicular access around their building.

Two outdoor patios adjacent to commercial spaces have been located at the front of the property. This helps actively draw pedestrians to the building's main entrance and animate the site creating an active pedestrian realm.

Landmark signage is proposed for facades to serve as a beacon for pedestrians, cyclists, and motorists. Generic signage has been included in the concept renderings; signage design will develop as commercial businesses, hotel and community tenants are confirmed.

The 61 hotel suites and accompanying support spaces enhance the public realm and greater Orleans community by boosting local tourism and providing public commercial and community spaces.

Refer to drawing sheets A100 and A200 for Site Plan and Ground Floor Plan.



BUILDING DESIGN

A range of factors arising out of the location, planning requirements, grading, and functional requirements of the building has led to a design which has the following attributes:

- The two-storey podium is designed as a similar same scale to the neighbouring buildings to blend into the neighbourhood fabric consisting of low-lying buildings.
- Between the Third and Sixth floors, the building steps back 4.6m and 1.5m from the south and east respectively, to reduce the visual height of the building from the sidewalk.
- Ground floor commercial spaces are located along St. Joseph Boulevard with direct level access from the sidewalk.
- The hotel suites have been placed on the upper levels above the busier street and noisier surroundings at grade.
- The main entrance providing direct access to commercial spaces, a double-height atrium, an elevator lobby, and stair access throughout the building is prominently located along St. Joseph Boulevard. A secondary entrance on the west side of the building provides a shorter route to access the hotel lobby and adjacent community space.
- The building design focuses on full accessibility from the lowest parking level up to the roof top terrace.
- Ground floor commercial spaces create an active façade with a strong connection to the adjacent exterior spaces.
- Landmark signage proposed for facades as a beacon for pedestrians, cyclists, and motorists. Generic signage has been included in renderings. Signage design will develop as building tenants and their businesses are confirmed.
- Service Entrances have been located away from the active parts of the site.
- The communal landscaped rooftop amenity space has been provided to celebrate views of the natural beauty surrounding Petrie Island, the Ottawa River, and the Gatineau Hills. This feature is among the few, if any, public buildings in Orleans that provide this opportunity.

Refer to drawings A100 Site Plan, A200, A201, and A202 Floor Plans, and A300 Elevations for detailed graphics.

SUSTAINABLE DESIGN

Following are some of the sustainable measures provided in this design:

- An exterior building form that limits windows to approximately 25% of the envelope area will reduce seasonal envelope heat losses and gains by approximately 1/3 compared to buildings that use glazed window wall systems.
- The building is targeting a high level of sustainability including increased exterior insulation and high-quality air membrane for reduce air leakage.
- A compact building form to reduce envelope heat losses.
- Rooftop solar panels to provide clean, renewable energy for building operations.
- Mass timber design on the upper floors showcases aesthetically pleasing biophilic materials and provides sustainable construction using renewable resources.
- A geo-thermal system is being considered for heating and cooling needs.
- Small compact hotel suite design and shared amenity space to reduce overall building area per person for an associated reduction in embodied carbon and operating costs.
- Optimized site and landscape design limits vehicular asphalt surfaces to the minimum. Paved surfaces are used in low-load locations and at pedestrian areas.
- Light colours on the roof surfaces to help reduce heat island effect.
- The location of the building on a busy main street and provision of on-site amenity space will provide visitors with aspects of a walkable community.
- Convenient interior bike parking will provide visitors with an alternative to car use.

End of Design Brief