

Proj. Name: OCH Friel / Chapel (200 Beausoleil)
 Application No.: D07-16-08-0022
 Proj. No.: 221021
 Updated: May 18, 2023

Ottawa HPDS Checklist Tracker

| Requirement | Development Feature | Performance Measure | Level of Project Performance & Design Implementation |
|--|---------------------|--|--|
| Site Plan Metrics Tier 1 - Required | | | |
| 1.1 Building Energy Efficiency | | | |
| | 1.1.1 | Total Energy Use Intensity (TEUI), Thermal Energy Demand Intensity (TEDI) and GHG Emission Intensity (GHGI) targets by building type per Table 1 below. Multi Unit Residential Buildings are referred to as MURB in the table; | MURB <6 Storeys: TEUI 147, TEDI 62, GHGI 19. |
| OR | 1.1.2 | 25% carbon emission reduction beyond the Ontario Building Code, SB-10, Division 3 (2017)* | |
| OR | 1.1.3 | Commitment to pursue certification program such as Energy Star for MURBS ☐; LEED ☐, or BOMA Best ☐ with a | |
| 1.2 Site Plan Accessibility | | | |
| | 1.2.1 | For Public entrances to the site's building projects must provide the same means of entrance for all users whenever possible, provide equivalent access when access by the same means is not possible, and identify on the site plan accessible building entrance(s). | The proposed development provides the same main building entry for all users. This is designed to be a flush, OBC barrier-free entry. |
| AND | 1.2.2 | Projects are encouraged to minimize interruptions along paths of travel through site planning. Design of grates embedded in the ground must meet the following requirements: - Grates along a path of travel must ensure openings do not allow passage of an object that has a diameter greater than 13 mm, ensure that elongated openings are oriented perpendicular to the pedestrian path of travel. - Grates that are outside a path of travel must have a maximum porosity of 20 x 20 mm (or 40 x 10 mm) or may be screened. | The proposed development will avoid interruptions along paths of travel. Any grates required in areas of path of travel will be flush with surrounding finishes, and not contain openings larger than 13mm. Any grates outside of a path of travel will have a maximum porosity of 20x20mm. |
| 1.3 Fresh Air Intake | | | |
| | 1.3.1 | Natural air pollutant buffering made up of rows of Red Maple, Red Oak, Little Leaf Linden or Honey Locust trees with a row of shrubs underneath the full length of the exposure zone. | |
| OR | 1.3.2 | Physical buffer either by the building, or other structures such as walls 1.5m high. | Compliance will be achieved by a physical buffer, to meet requirements of this section. |
| OR | 1.3.3 | 3.5 metres, or more, above road level. | |
| 1.4 Tree Planting | | | |
| | 1.4.1 | Volume of high-quality soil sufficient to support canopy cover on the site, as recommended in the City's Tree Planting Guidelines. Projects must demonstrate 30 m high quality soil for street trees. Soil calculation can include continuous soil on private or public property. High quality soil excludes compacted soil, further details are provided in the Landscape Plan Terms of Reference. Trees to be maintained and warranted for a minimum of 2 years. | Sufficient continuous soil volumes will be provided for tree plantings. Strategies to extend soil volumes under hardscapes will be pursued including structural soil. A 2 year warranty period is required per the project specifications. |
| 1.5 Plant Species | | | |
| | 1.5.1 | Landscape plan to include no invasive species and target a minimum 50% native plant species. Drought tolerant and pollinator friendly plant species preferred. | 70% of plant species specified are native and local to the region. All species provide a range of services to pollinators and all accommodate drought tolerance. |
| 1.6 Exterior Lighting | | | |
| | 1.6.1 | All exterior lighting fixtures will be Dark Sky compliant (full cut-off). No uplighting. Dark Sky Compliant fixture(s) must have the Dark Sky Fixture Seal of Approval ☐ which provides objective, third-party certification for lighting that minimizes glare, reduces light trespass and doesn't pollute the night sky. If a Dark Sky Fixture Seal of Approval is not available, fixtures must be full-cutoff and with a colour temperature rating of 3000K or less. | All exterior fixtures to be Dark Sky compliant, with no uplighting as part of the design. |
| 1.7 Bird Safe Design | | | |
| | 1.7.1 | Use species bird-safe glass or integrated protection measures to treat at least 90% of exterior glazing within the first 16 m of height or to the height of the adjacent mature tree canopy. | Bird safe glass will be used on a minimum of 90% of glazing within the first 16m of building height. Please refer to A300-series Architectural Elevations for extents. |
| AND | 1.7.2 | Use species bird-safe glass or integrated protection measures to treat any glazing adjacent to a green roof, rooftop garden or garden terrace to a height of 4 m or to the height of the adjacent mature vegetation. | Bird safe glass will be used on all glass adjacent to rooftop gardens & terraces. No green roofs are proposed for the development. Please refer to A300-series Architectural Elevations for extents. |
| AND | 1.7.3 | Eliminate all fly-through effects (e.g., glass corners, parallel glass) and other traps from building design or use specified bird-safe glass or integrated protection measures. | Any fly-through effects on glazed corners will be mitigated through the use of bird-safe glass or other integrated protection measures. |
| 1.8 Sustainable Roofing | | | |
| | 1.8.1 | Green roof for at least 50% of available roof space ; Where possible, green roof area should be incorporated into visible or accessible locations, such as podiums. Where green roof is accessible, the green area may be reduced by 20% Where green roof is edible landscaping, the whole garden area, including pathways and adjacent terraces, may be counted as "green area". | |
| OR | 1.8.2 | Cool roof installed for 90% of available roof space and if the roof is over 2,500m a minimum of 1,000 m will be designated solar ready ; Cool roof is dened as having a minimum initial reectance of 0.65 and minimum emittance of 0.90 or a three-year aged Solare Reective Index value of 64 | Cool roof, and low albedo pavers (for any occupied areas) will be used at a minimum of 90% of roof space on the project. |
| OR | 1.8.3 | A combination of a green roof, and cool roof and solar PV installed for at least 75 per cent of available roof space. | |
| 1.9 Cool Landscape and Paving | | | |
| | 1.9.1 | Soft landscaping area requirements are addressed in the zoning By-law. The project is exempt from cool paving requirements where soft landscaping area exceeds the Zoning By-law by 20%. | |
| OR | 1.9.2 | Use a combination of the following strategies to treat at least 50% of the site's non-roof hardscape: - High-reactivity paving materials with an initial solar reectance of at least 0.33 or SRI of 29. - Open grid pavement with at least 50 % perviousness. - Shade from existing or new tree canopy within 10 years of landscape installation. - Shade from architectural structures that are vegetated or have an initial solar reectance of at least 0.33 at installation or an SRI of 29. - Shade from structures with energy generation. - For parking areas projects may plant one tree for every ve parking spaces distributed within or along the border of the parking area in lieu of reactive paving or completing a shade study. | A combination of cooler paver colours will be used to increase the SRI value of hardscape areas. Tree cover, where possible has been design to provide shade over hardscapes. Architectural features will shade hardscapes on the north side of the building. |
| 1.10 Common Area Waste Storage | | | |
| | 1.10.1 | Design and construct property with adequate space for City-allocated garbage, recycling, and organic waste containers. As required by Zoning, and the Solid Waste Collection Design Guidelines for Multi-Unit Residential Development. | The proposed development will be designed with the adequate space required for City-allocated garbage, recycling, and organic waste containers. Please refer to drawing A100 - Basement Level, dated May 18th, 2023 for reference. |
| 1.11 Electric Vehicle Parking | | | |
| | 1.11.1 | Where parking is provided, projects are to evaluate electric vehicle charging readiness and indicate approach and number of electric vehicle ready spaces in conjunction with any requirements as referenced in zoning. | 100% of the spaces provided on the project will be roughed-in for electric vehicle charging readiness. Further confirmation will be provided on how many spaces will be fully electrical vehicle ready for building occupancy. |
| 1.12 Bike Parking | | | |
| | 1.12.1 | Provide bike parking infrastructure as required by zoning. | Bicycle parking has been provided as required by Zoning, with a total of 80 bicycle parking spaces proposed, meeting the zoning requirement of 0.5 bicycle parking spaces per residential unit. This is provided via 16 exterior bicycle parking spaces, and 64 interior long-term bicycle parking spaces. |

Site Plan Metrics Tier 2 - Voluntary
 Tier 2 voluntary commitments are under review for appropriate compliance path.

Site Plan Metrics Tier 3 - Voluntary
 Tier 3 voluntary commitments are under review for appropriate compliance path.