

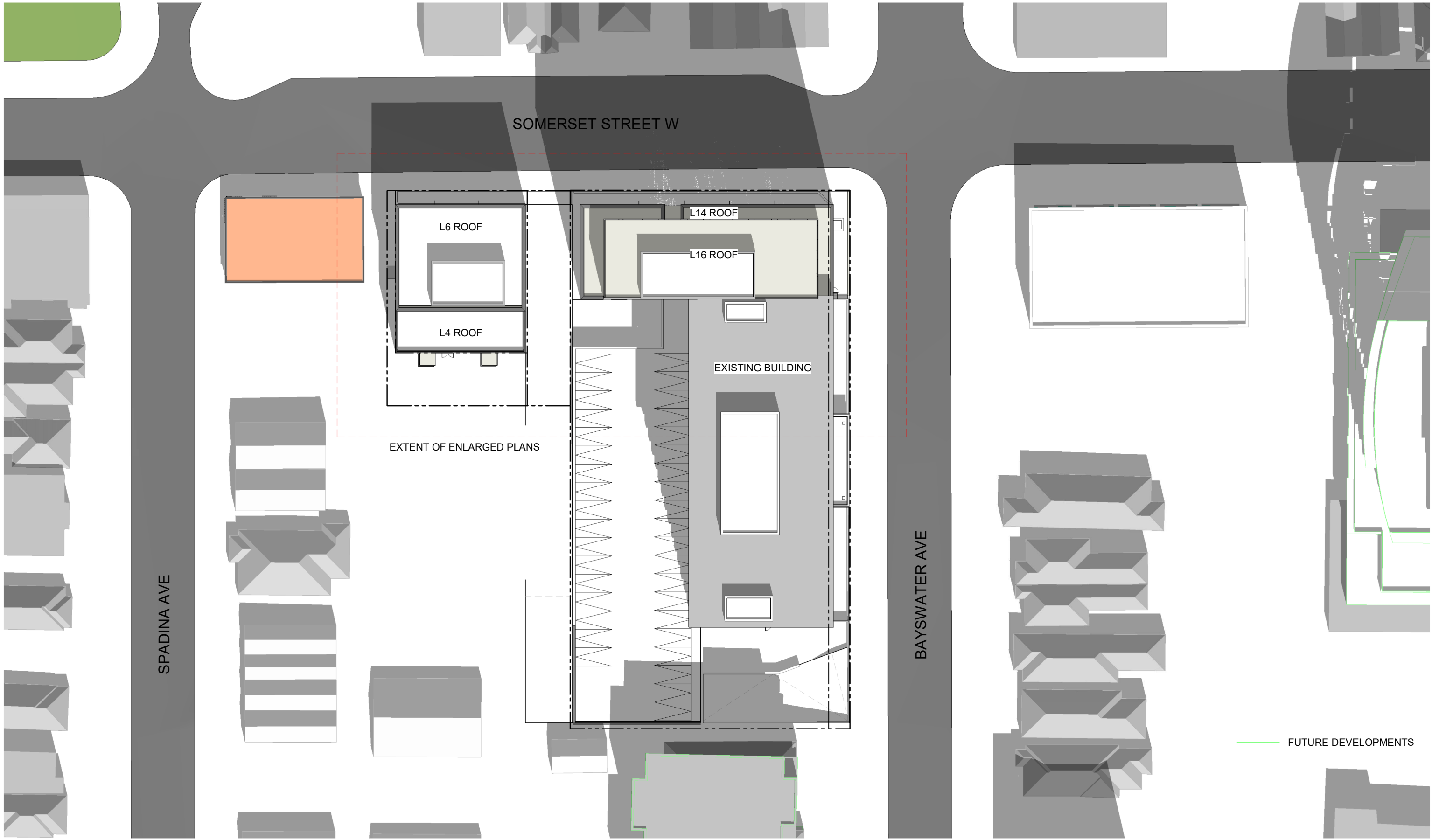


50 BAYSWATER AVENUE + 1088 SOMERSET STREET W

ISSUED FOR DESIGN BRIEF - 2024-09-23



— FUTURE DEVELOPMENTS





PROJECT INFORMATION

ZONING Zoning By-law 2008-250 Consolidation TM11[1822] R4UB TM11
 SITE AREA 1088 SOMERSET STREET WEST 603.3 sq. m. (6,494) sq. ft. 50 BAYSWATER AVENUE 3,019.6 sq. m. (32,502) sq. ft. 3,622.9 sq. m. (38,996) sq. ft.

ZONING	REQUIRED	PROVIDED
BUILDING HEIGHT (50 BAYSWATER)	6 STOREYS / 20.0m	16 STOREYS / 53.5m
GRADE (50 BAYSWATER) AVERAGE MEAN GRADE CALCULATION	61.50m ASL	61.50m ASL
BUILDING HEIGHT (1088 SOMERSET)	6 STOREYS / 20.0m	6 STOREYS / 20.0m
GRADE (1088 SOMERSET) AVERAGE MEAN GRADE CALCULATION	61.95m ASL	61.95m ASL
FRONT YARD SETBACK MAXIMUM	3.0m	2.0m / 2.0m
FRONT YARD SETBACK (ABOVE 3rd STOREY OR 12m ht.)	2.0m	0.0m
CORNER YARD SETBACK (50 BAYSWATER)	3.0m	2.4m
CORNER YARD SETBACK (ABOVE 15m ht.) (50 BAYSWATER)	+2.0m	+0.0m
INTERIOR SIDE YARD SETBACK - ABUTTING RESIDENTIAL (1088 SOMERSET)	3.0m	1.2m
REAR YARD SETBACK (1088 SOMERSET)	7.5m	7.5m

PROJECT STATISTICS

GROSS BUILDING - AREAS - BLDG. "A"		(CITY OF OTTAWA ZONING AREA)	
GROUND FLOOR	95.4 sq. m. 1,027 sq. ft.		
2nd to 4th FLOOR	3 x 279.0 sq. m. 3 x 3,003 sq. ft.	837.0 sq. m. 9,009 sq. ft.	
5th to 6th FLOOR	2 x 143.3 sq. m. 2 x 1,543 sq. ft.	286.7 sq. m. 3,086 sq. ft.	
TOTAL AREA	1,219.1 sq. m. 13,122 sq. ft.		

UNIT STATISTICS			
STUDIO UNIT		0	
ONE BEDROOM		15	
TWO BEDROOM UNIT		6	
TOTAL		21	
COMMERCIAL AREA	95.4 sq. m. 1,027 sq. ft.		

GROSS BUILDING - AREAS - BLDG. "B"		(CITY OF OTTAWA ZONING AREA)	
GROUND FLOOR	215.2 sq. m. 2,316 sq. ft.		
2nd to 12th FLOOR	11 x 336.8 sq. m. 11 x 3,637 sq. ft.	3,716.8 sq. m. 40,007 sq. ft.	
13th & 14th FLOOR	2 x 286.9 sq. m. 2 x 3,115 sq. ft.	578.8 sq. m. 6,230 sq. ft.	
15th FLOOR	242.1 sq. m. 2,606 sq. ft.		
16th FL. - AMENITY / MECHANICAL LEVEL	0.0 sq. m. 0.00 sq. ft.		
TOTAL AREA	4,752.8 sq. m. 51,159 sq. ft.		

UNIT STATISTICS			
STUDIO UNIT		1	
ONE BEDROOM		53	
TWO BEDROOM UNIT		26	
TOTAL		80	
COMMERCIAL AREA	215.2 sq. m. 2,316 sq. ft.		

GROSS BUILDING - AREAS - BLDG. "C"		(CITY OF OTTAWA ZONING AREA)	
BUILDING 'C' GFA - ESTIMATE	10,219.3 sq. m. 111,000 sq. ft.		
BUILDING FOOTPRINT	802.3 sq. m. 8,636 sq. ft.		
UNIT COUNT	192		
VEHICLE PARKING	172		

CAR PARKING - BLDG. 'A', 'B' & 'C'

REQUIRED by ZONING BY-LAW			
BUILDING 'A' & 'B'	- NOT REQUIRED		0
EXISTING BUILDING 'C'	- 0.5 PER UNIT AFTER 12		90
VISITOR	- 0.1 PER UNIT AFTER 12		26
COMMERCIAL - RETAIL	- NOT REQUIRED UNDER 500m² GFA		0
TOTAL			116

PROVIDED			
RESIDENCE	- 0.55 PER UNIT		157
VISITOR	- 0.1 PER UNIT		26
COMMERCIAL			4
TOTAL			187

VEHICLE PARKING SPACES			
P2 LEVEL EXISTING + EXPANSION			61
P1 LEVEL EXISTING + EXPANSION			58
GROUND LEVEL EXISTING ALTERED			31
2nd FLOOR SURFACE EXISTING			37
TOTAL			187

BICYCLE PARKING - BLDG. 'A' & 'B'

REQUIRED: BLDG 'A'			
RESIDENCE	- 0.5 PER UNIT		11
COMMERCIAL	- 1 PER 250m² GFA		1
TOTAL			12

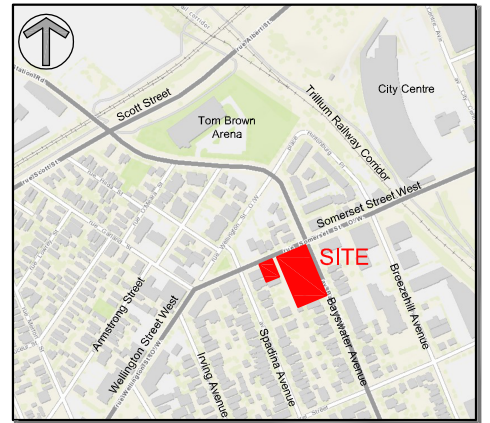
PROVIDED			
BASEMENT LEVEL			25
EXTERIOR AT GRADE			2
TOTAL			27

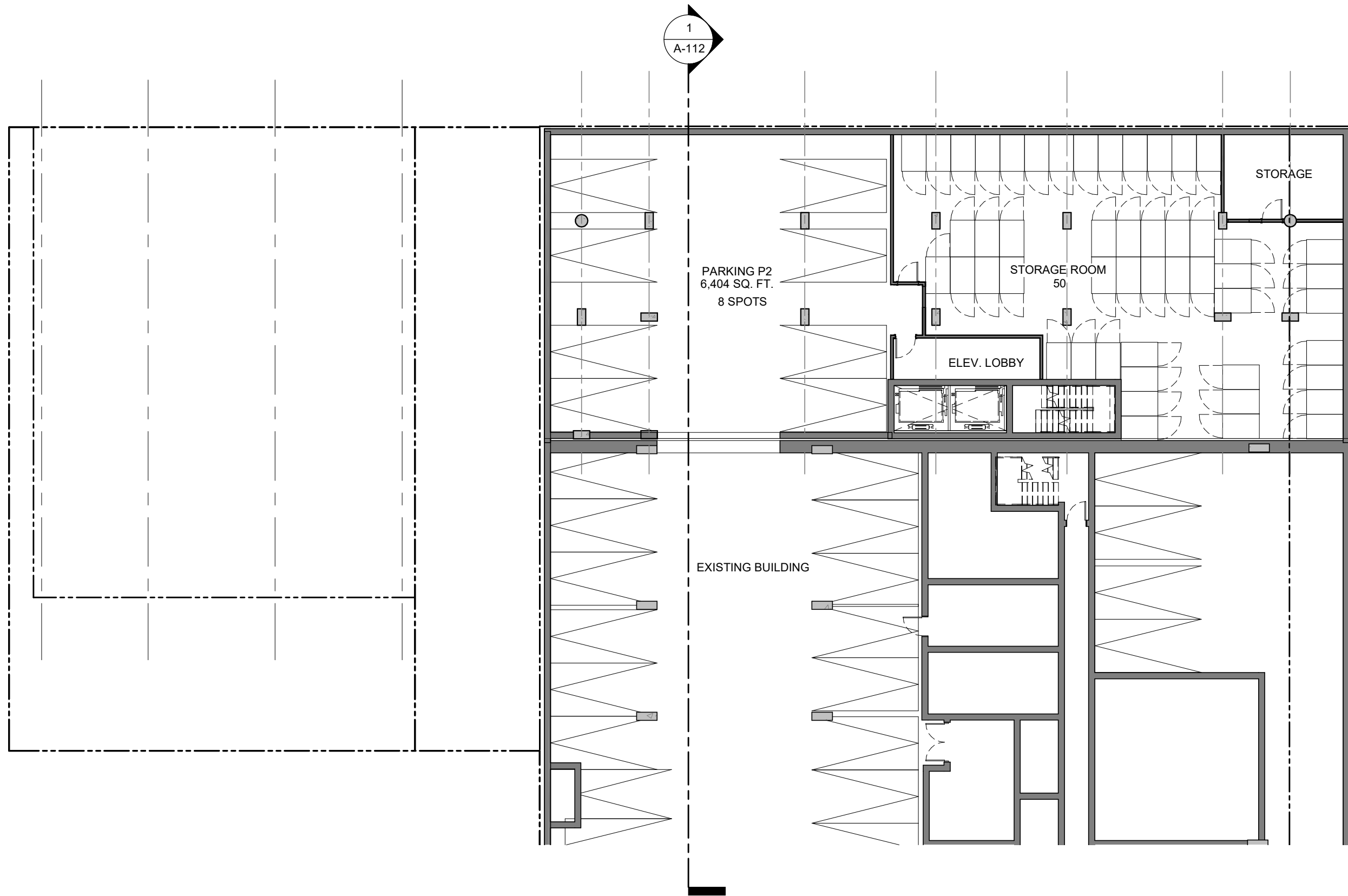
REQUIRED: BLDG 'B'			
RESIDENCE	- 0.5 PER UNIT		40
COMMERCIAL	- 1 PER 250m² GFA		1
TOTAL			41

PROVIDED			
BASEMENT LEVEL			80
EXTERIOR AT GRADE			4
TOTAL			84

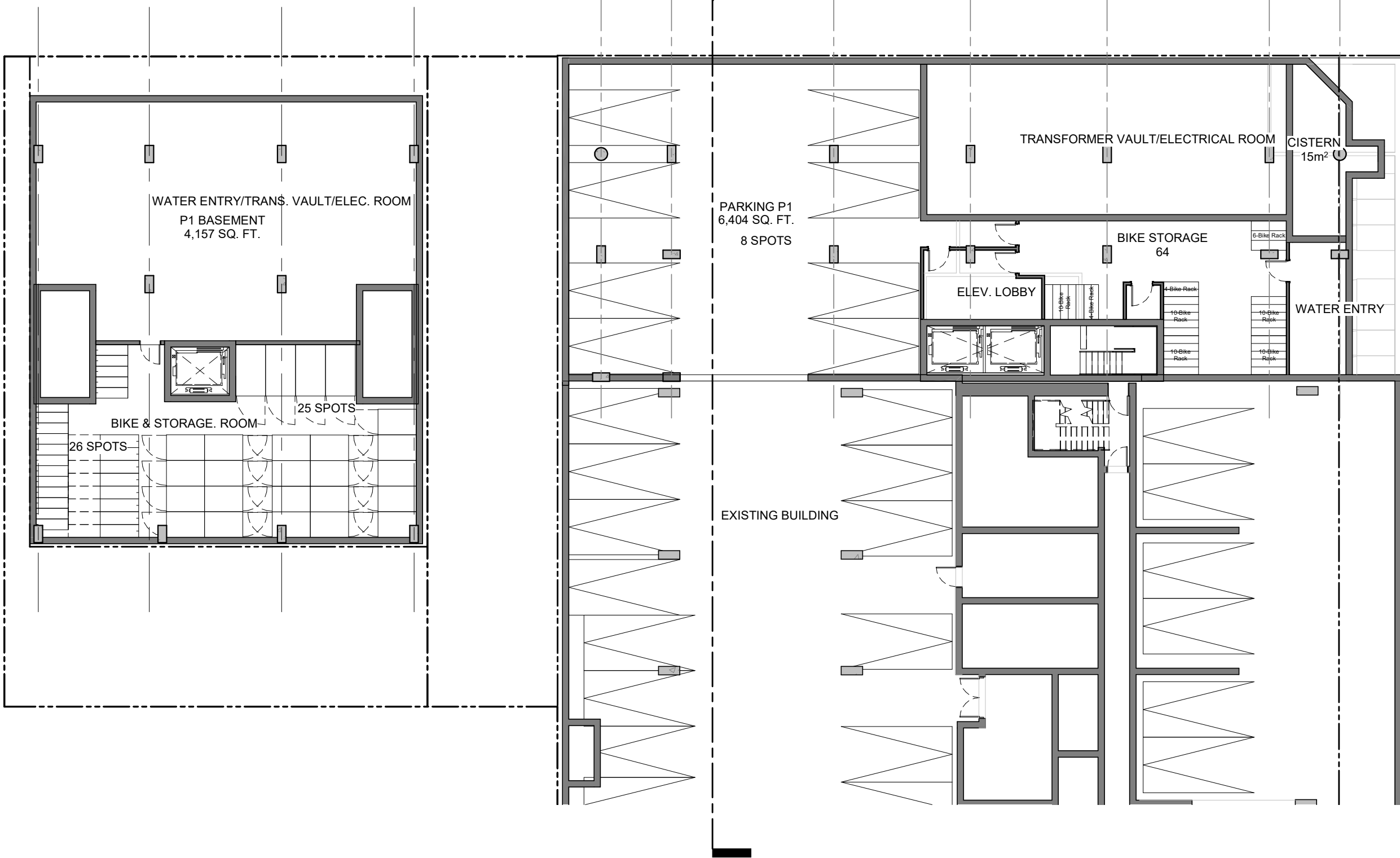
UNIT STATISTICS - TOTAL			
BUILDING 'A' - PROPOSED 6 STOREY			21
BUILDING 'B' - PROPOSED 15 STOREY			80
BUILDING 'C' - EXISTING 17 STOREY			192
TOTAL			293

SITE PLAN
SCALE 1:150

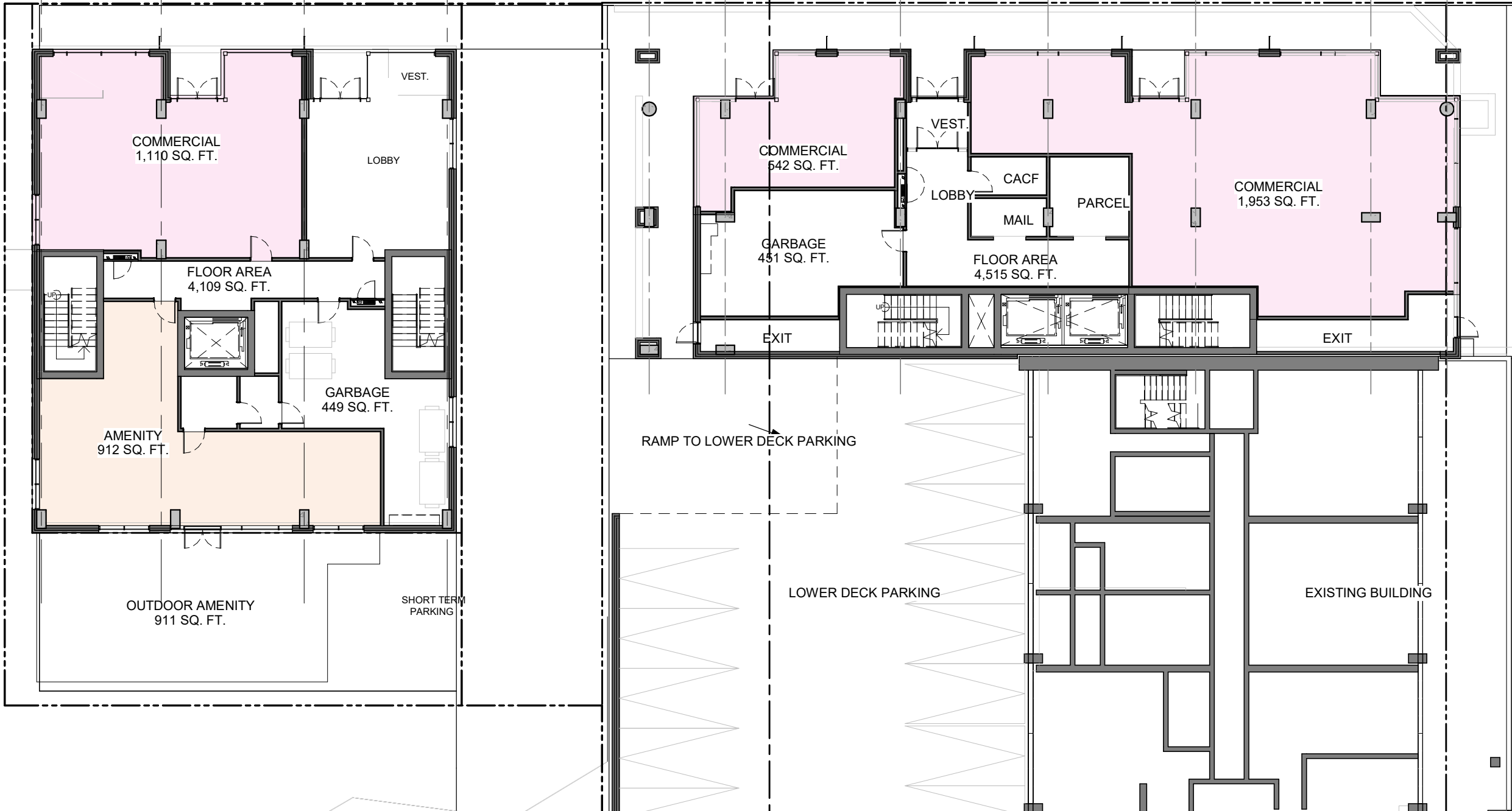




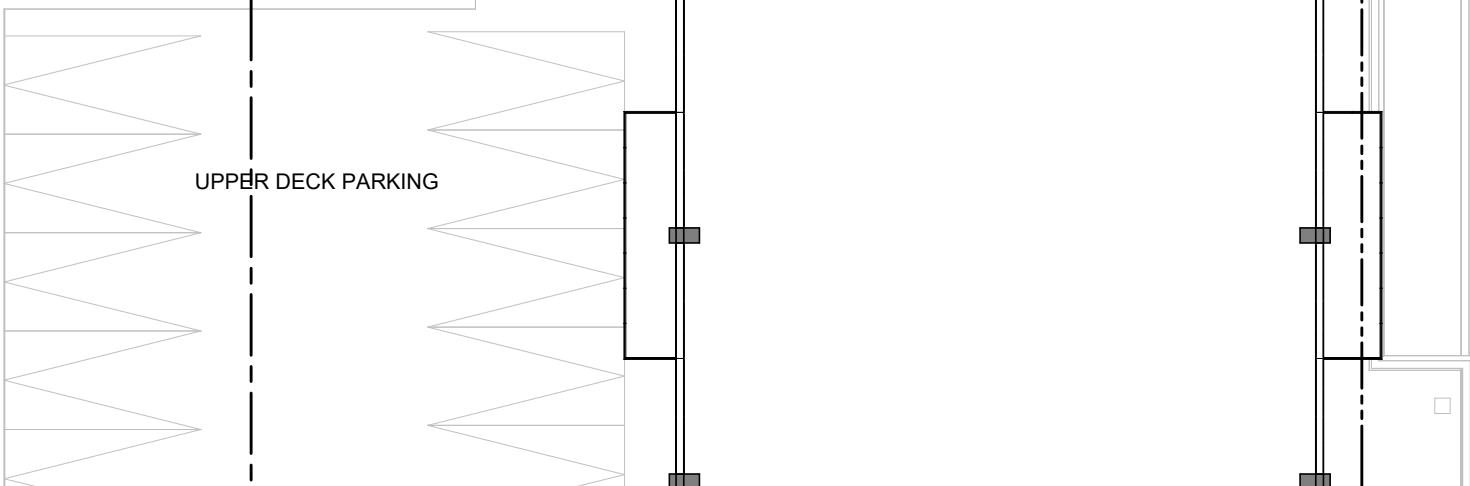
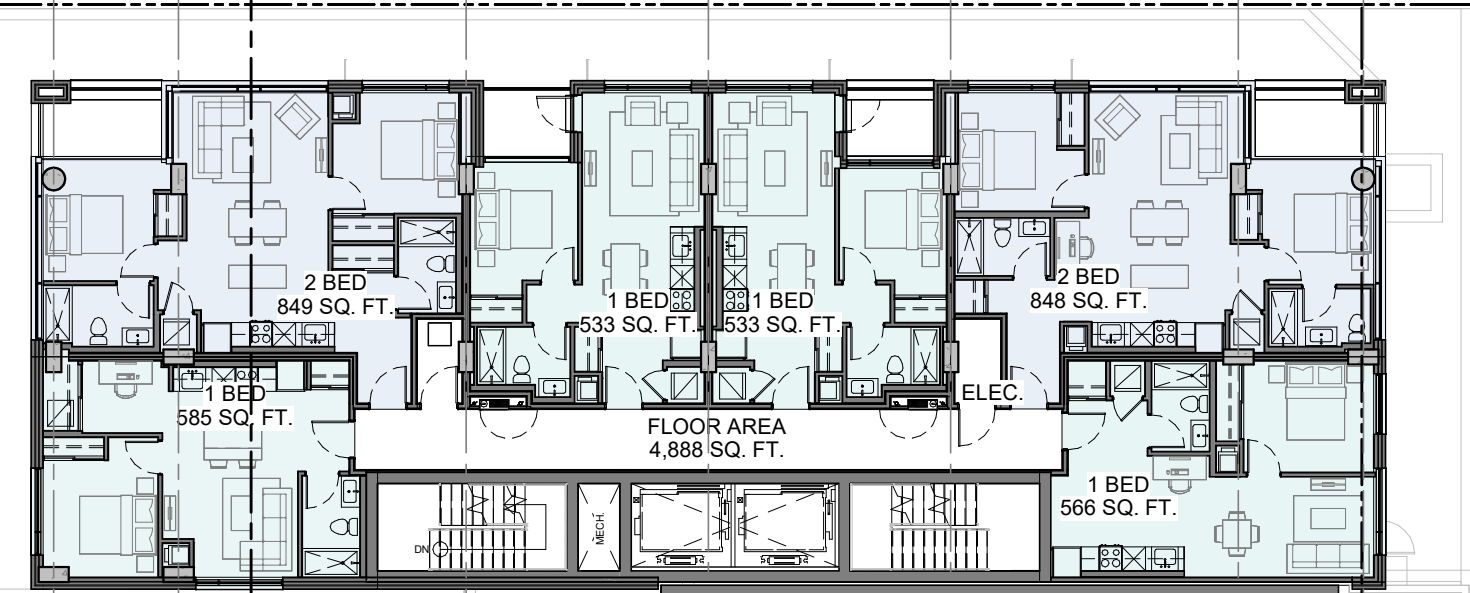
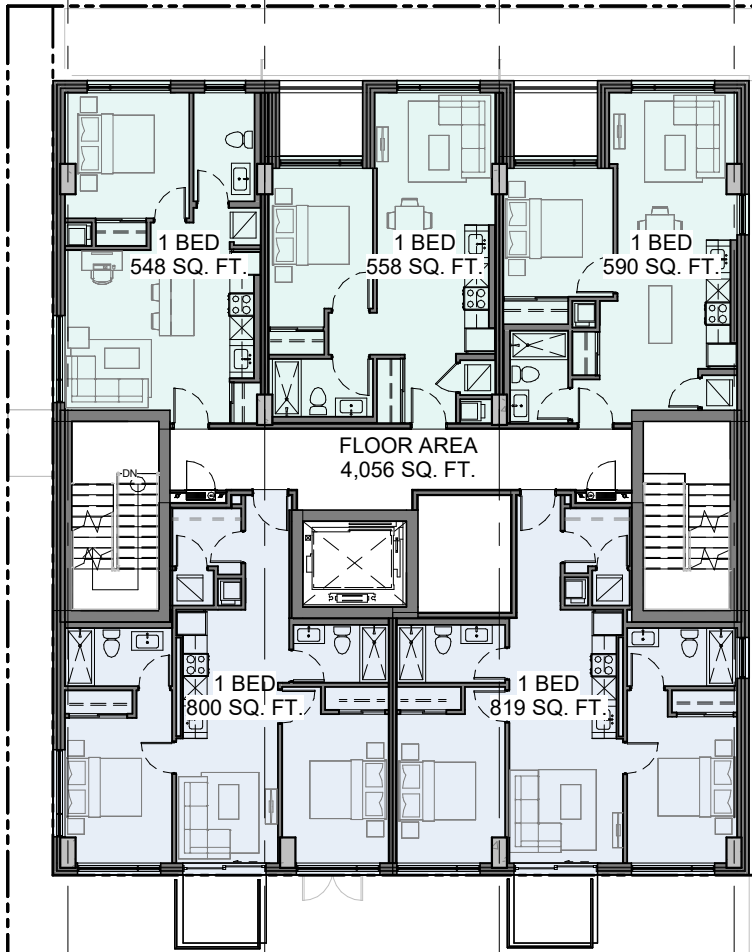
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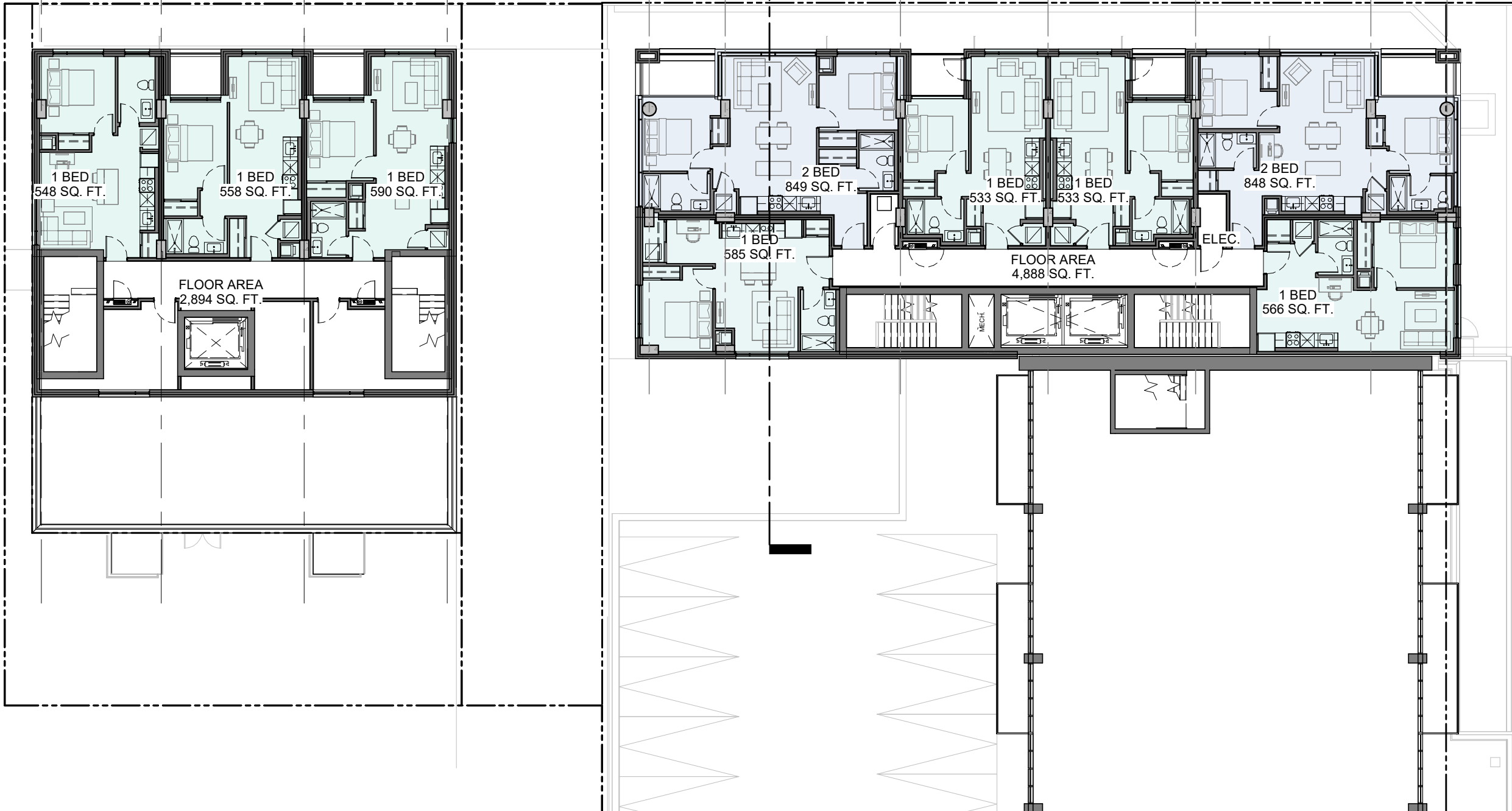
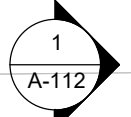


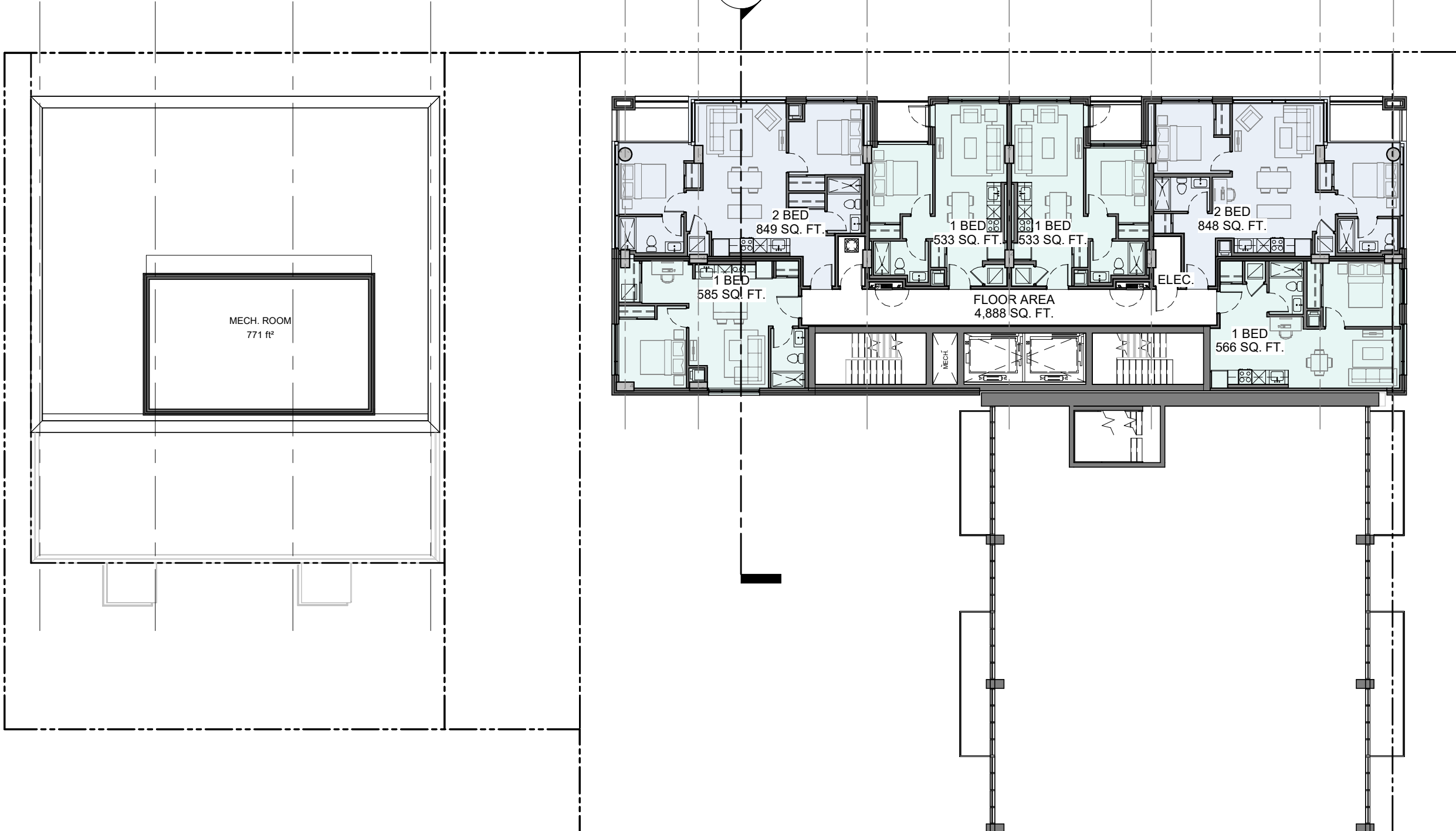
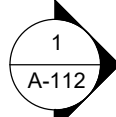
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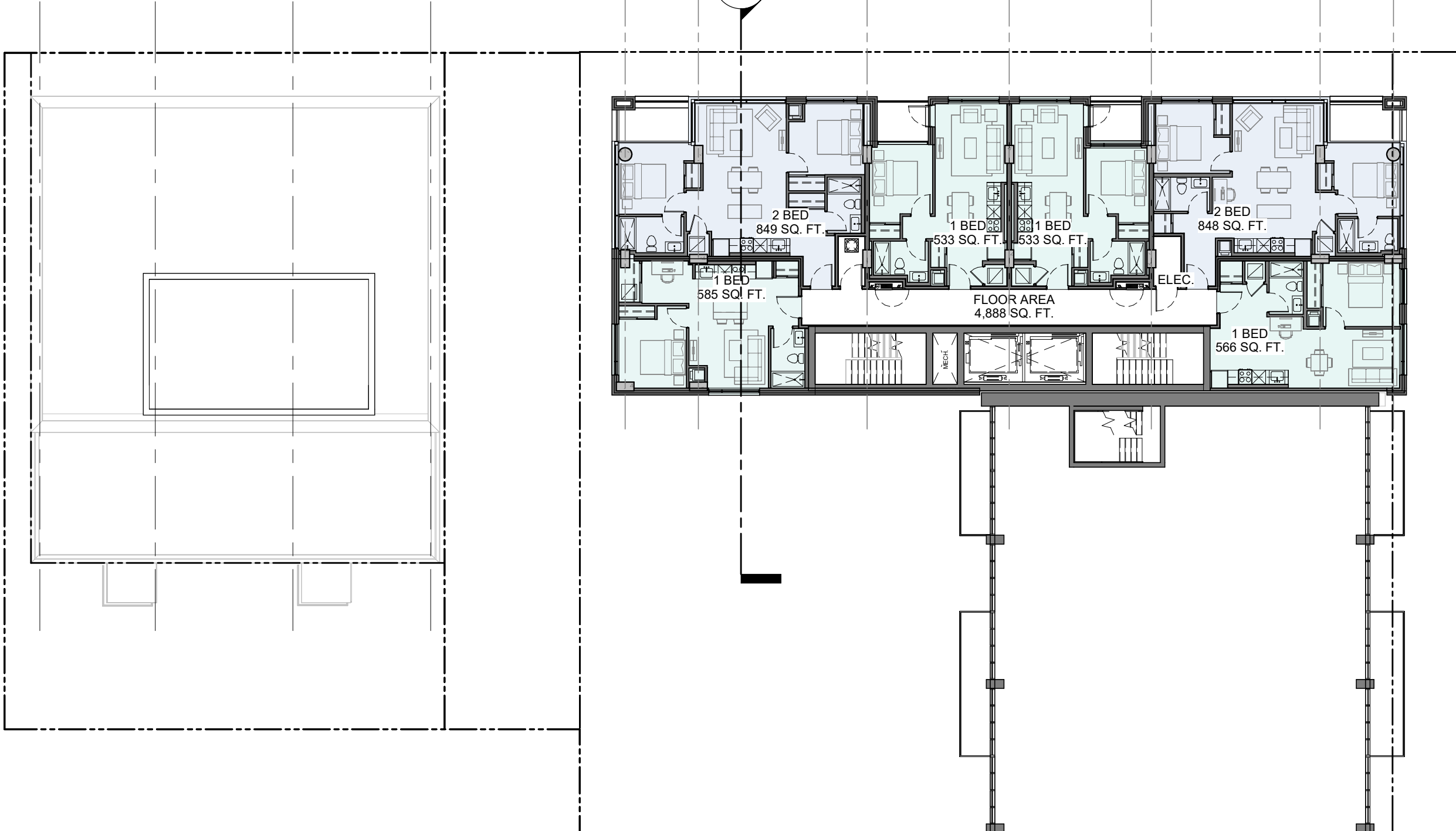
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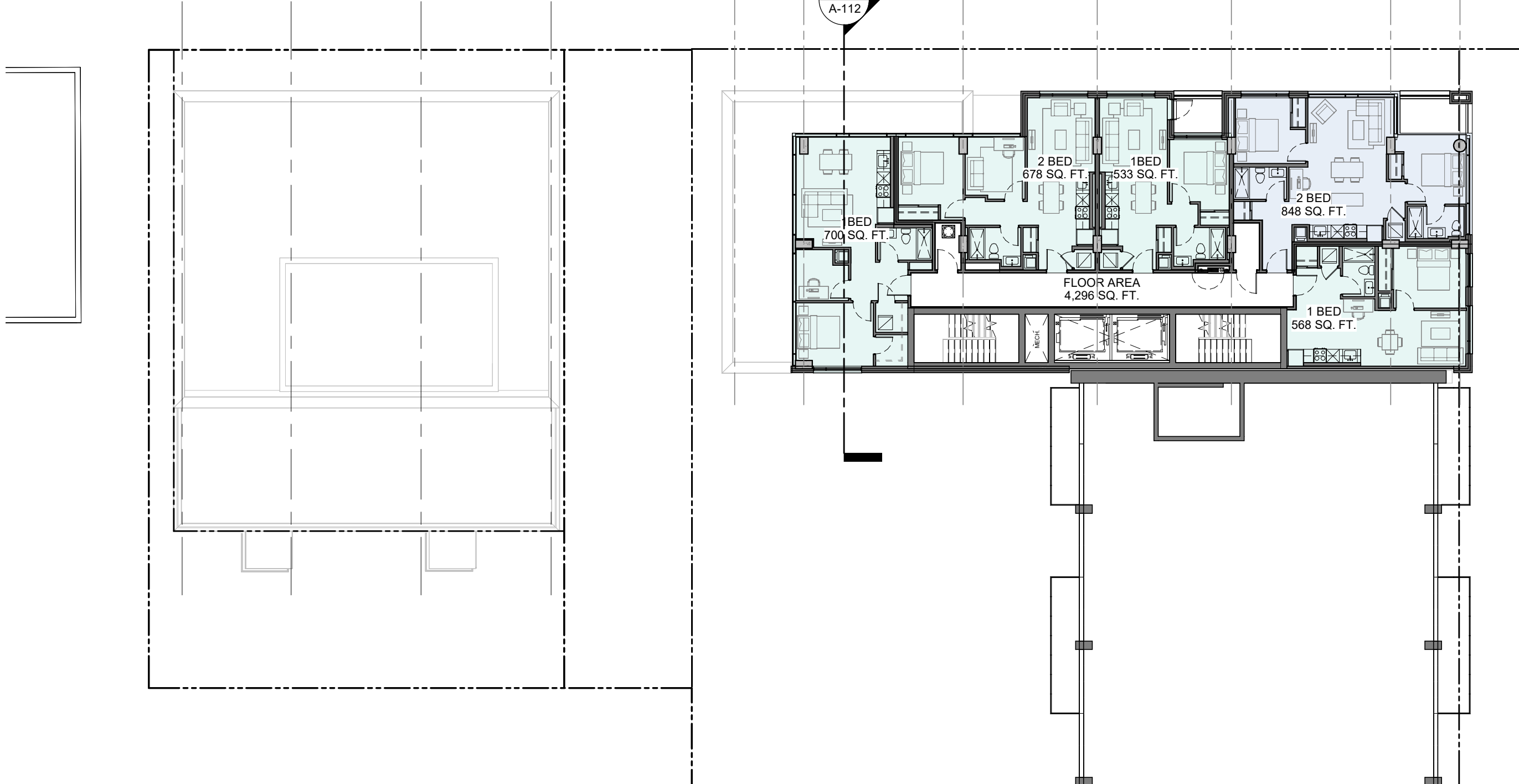


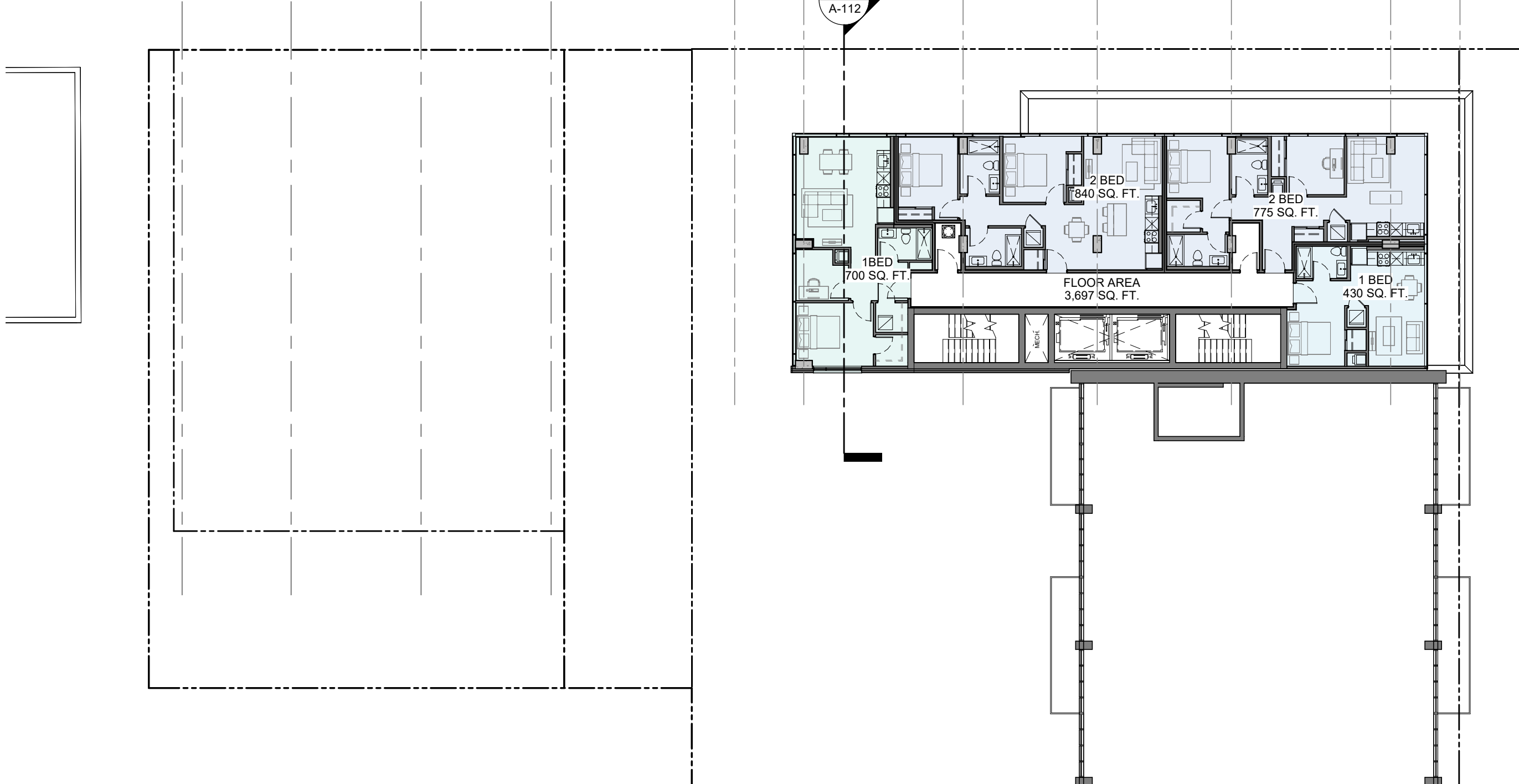


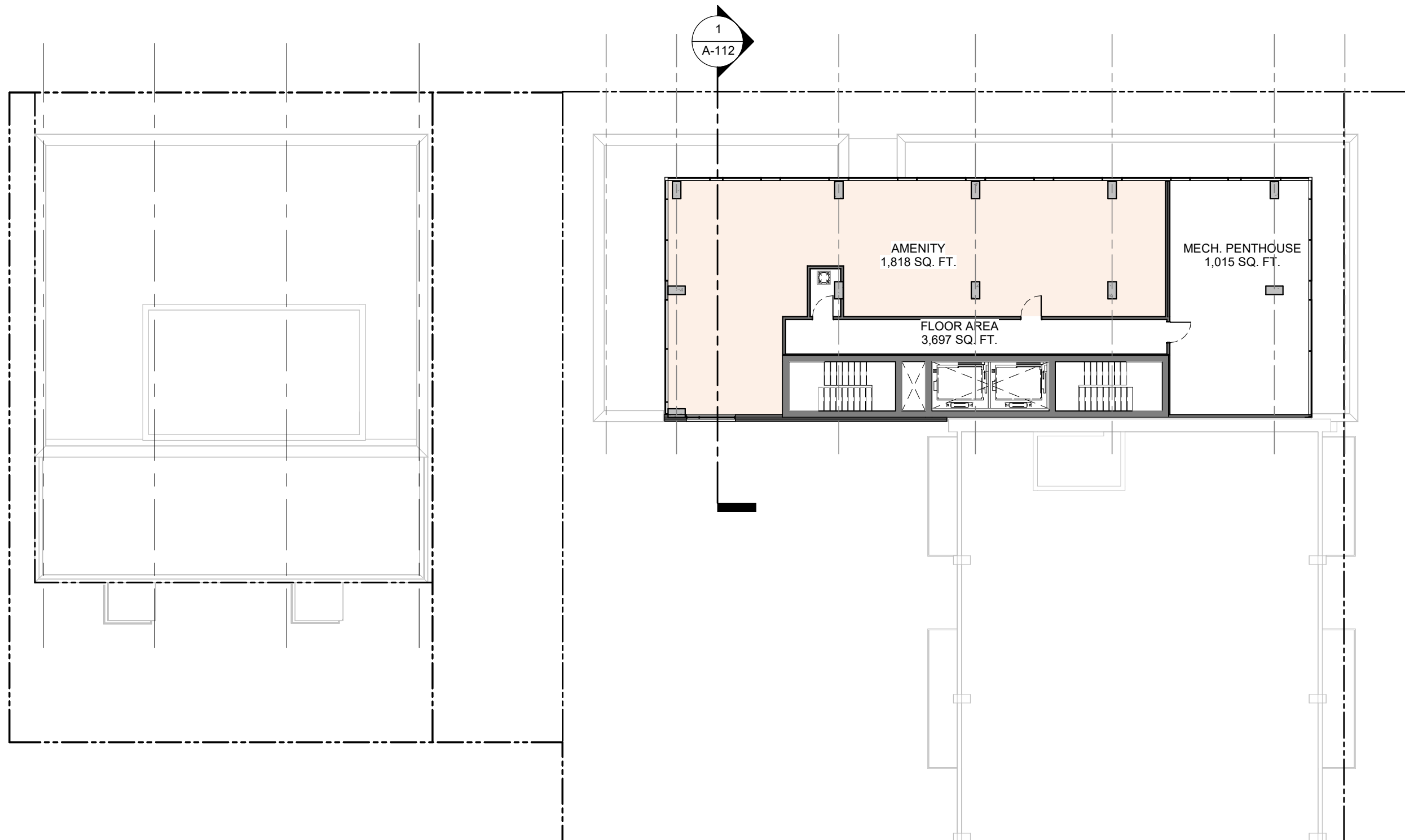


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1 BAYSWATER ELEVATION
D14 1 : 400



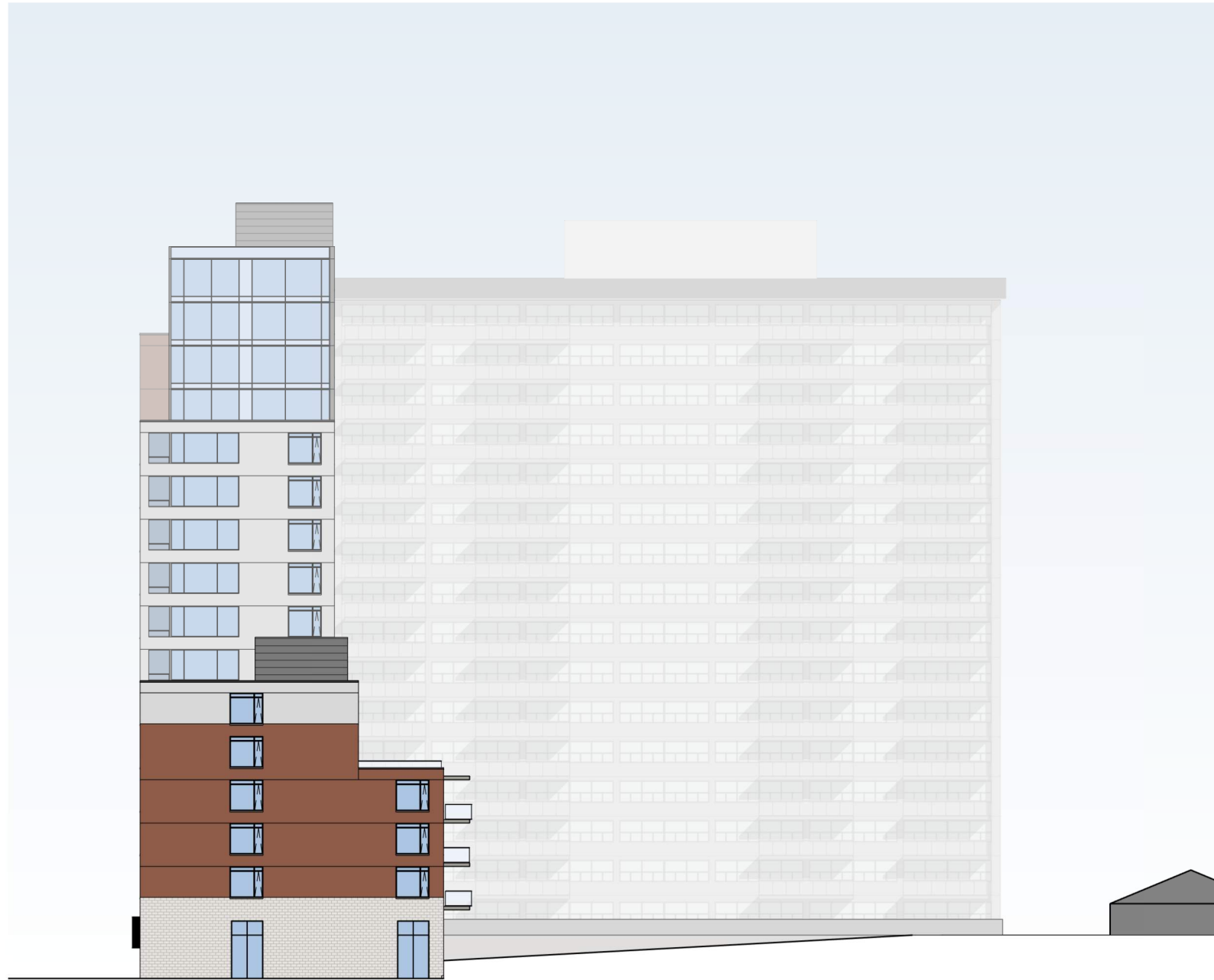
2 SOMERSET STREET W ELEVATION
D14 1 : 400



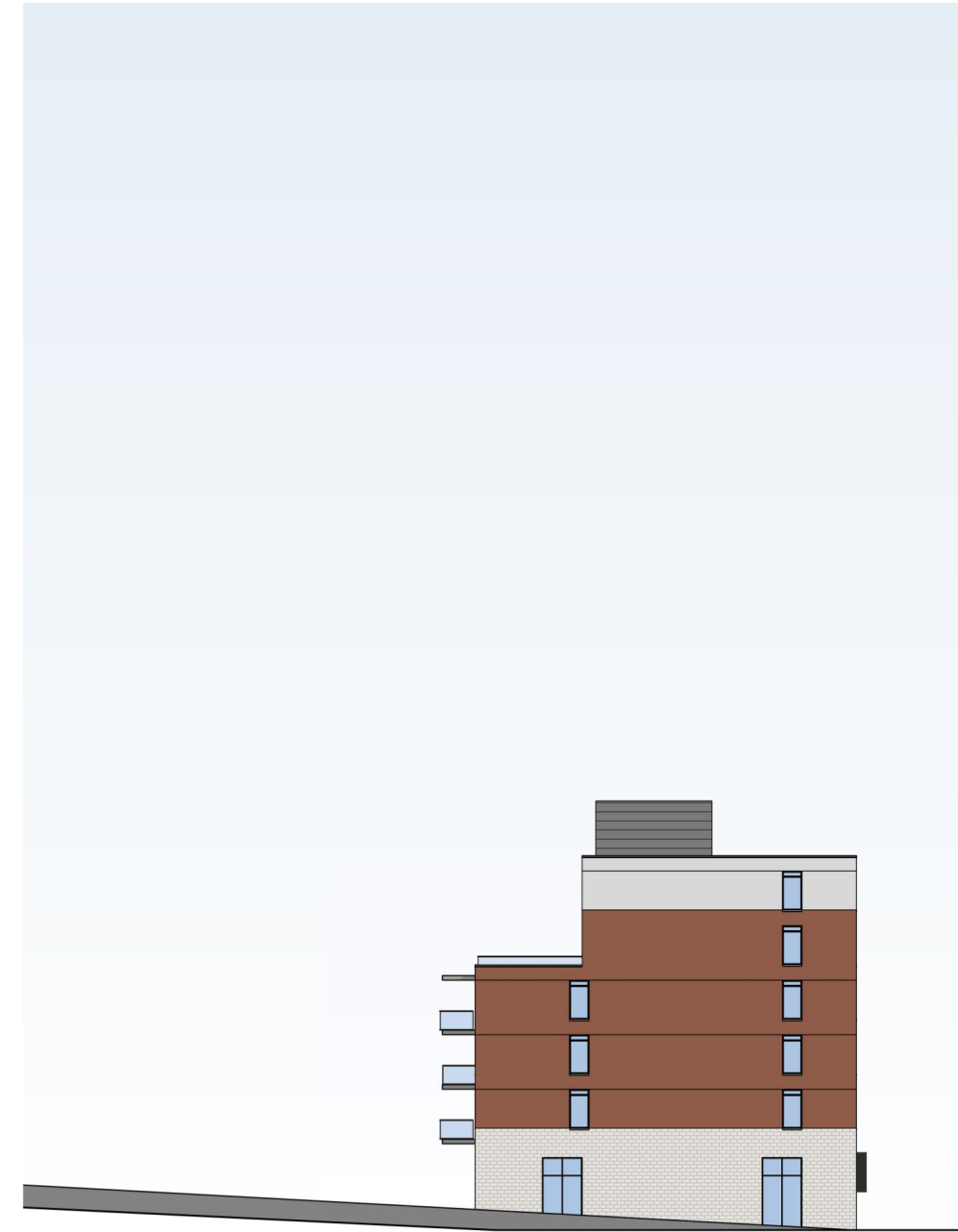
1 WEST ELEVATION - LANEWAY
D15 1 : 400



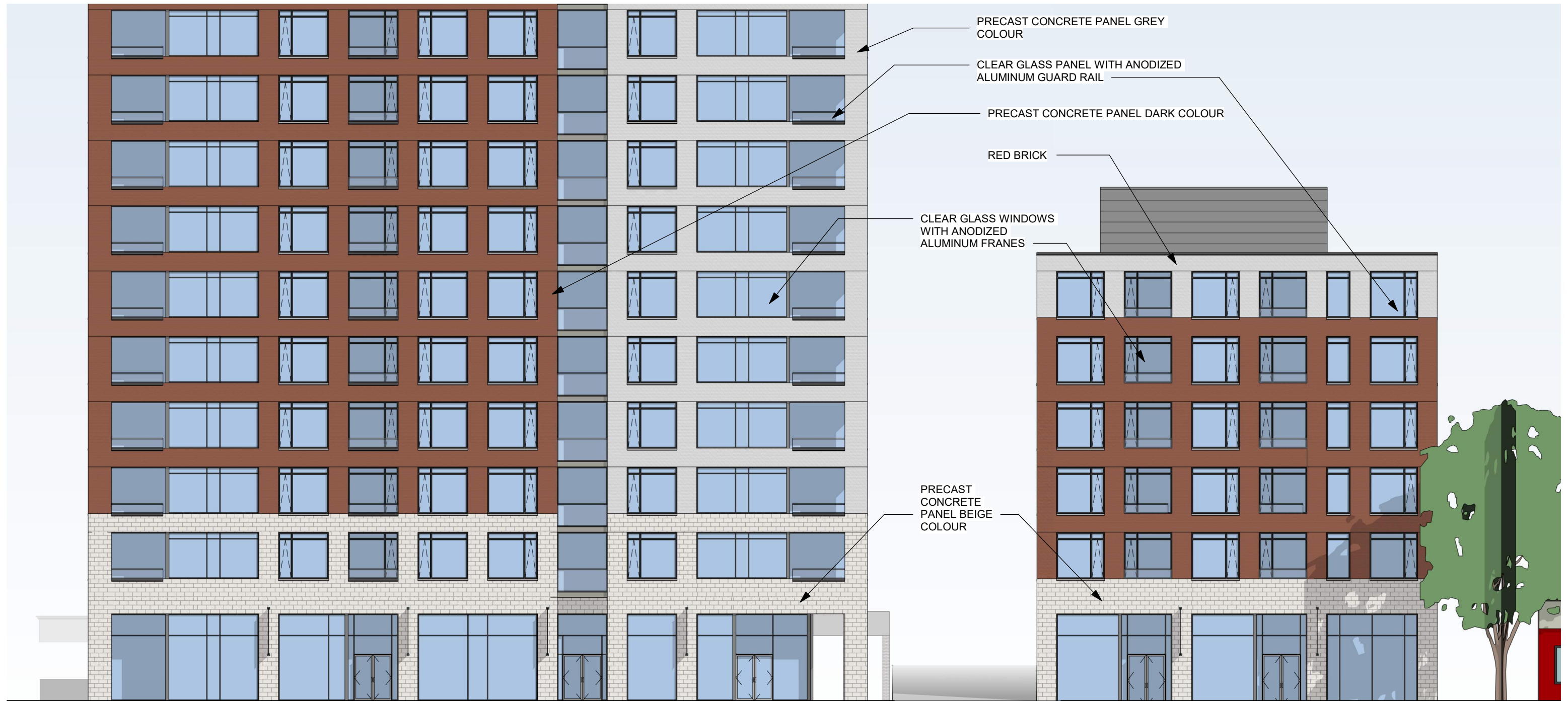
2 SOUTH ELEVATION
D15 1 : 400



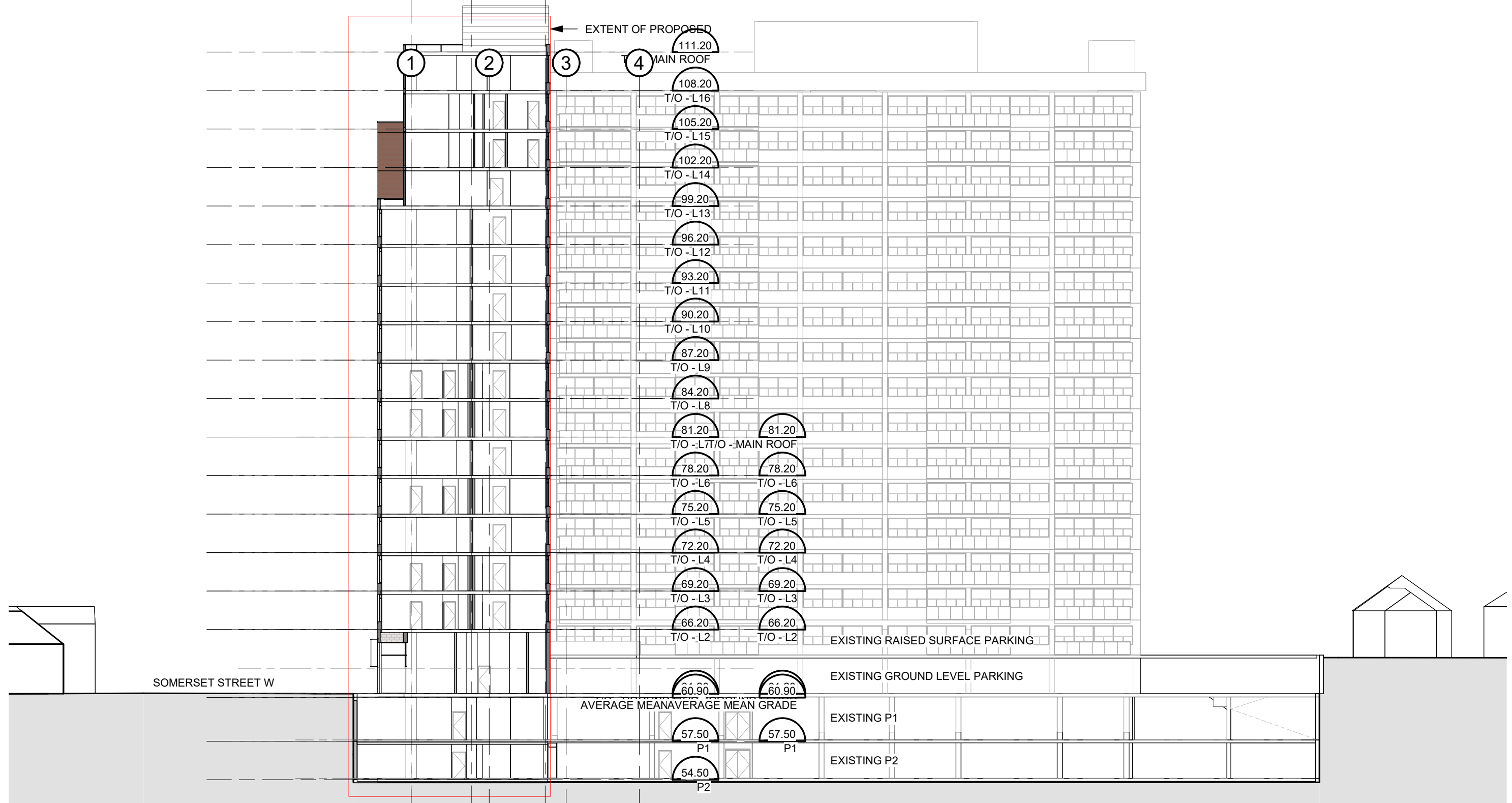
2 WEST ELEVATION - 6 STOREY
D16 1 : 400



1 EAST ELEVATION - LANEWAY
D16 1 : 400



1 WEST ELEVATION-SOMERSET STREET
 D17 1 : 175

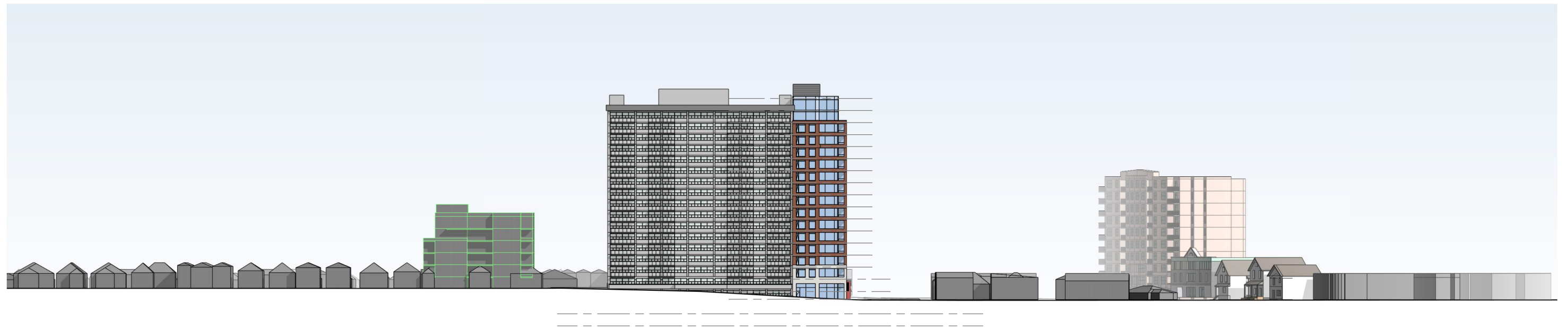


1 SECTION THROUGH SOMERSET STEET
D18 1 : 300





SOMERSET STREET SECTION



BAYSWATER AVENUE SECTION













rla / architecture

PERSPECTIVE VIEW
SCALE:
DATE: 2024 03 05

OTTAWA

50 BAYSWATER AVE

50 BAYSWATER AVE

ONTARIO



RENFROE LAND MANAGEMENT

SHEET #

D25

PROJ. No. 2028



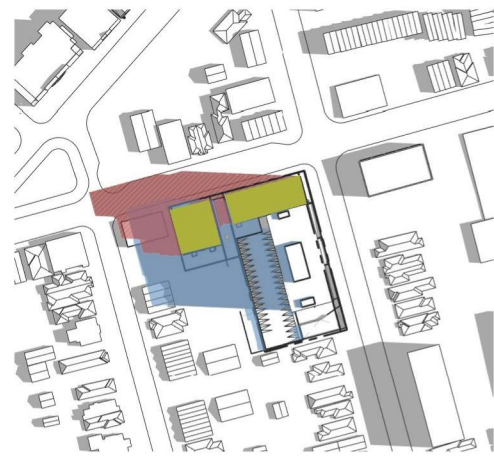
DESIGN SUBMITTED AT PRE-CONSULT - 2023 08 24



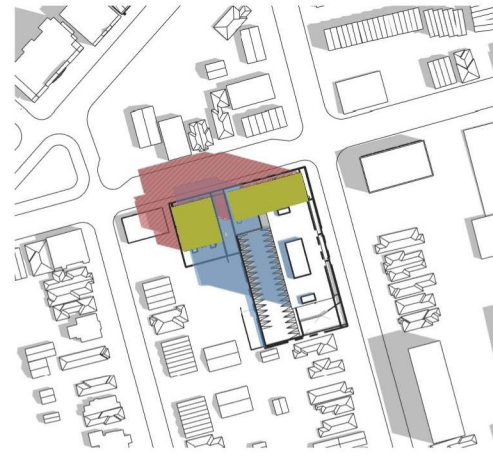
DESIGN SUBMITTED AT OPA/ZBLA - 2024 08 02



JUNE 21 8:00AM



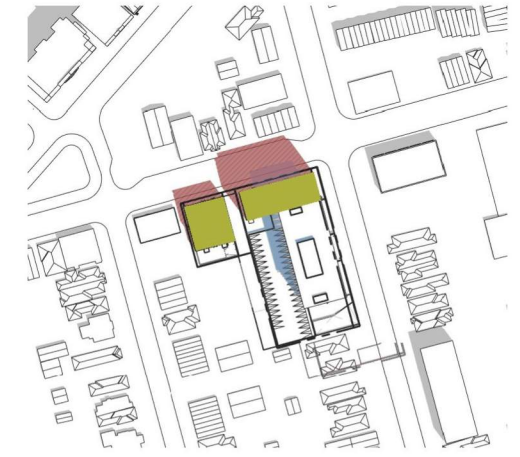
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JUNE 21 10:00AM



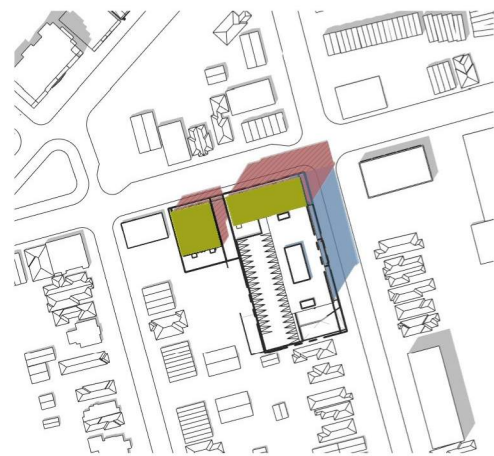
JUNE 21 11:00AM



JUNE 21 12:00PM



JUNE 21 1:00PM



JUNE 21 2:00PM



JUNE 21 3:00PM



JUNE 21 4:00PM



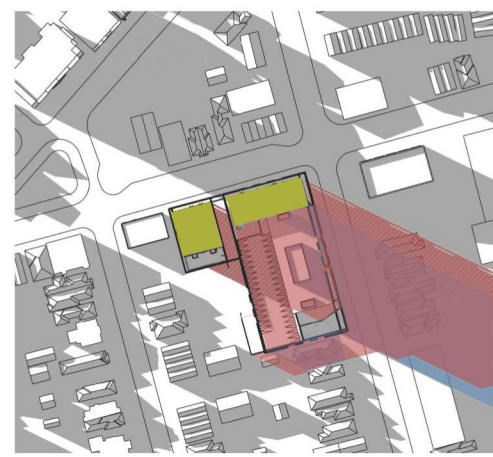
JUNE 21 5:00PM







JUNE 21 6:00PM

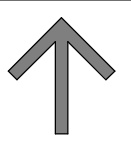


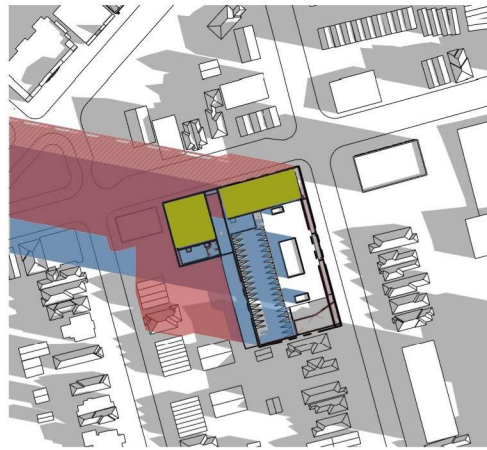
JUNE 21 7:00PM



JUNE 21 8:00PM

-  NEW NET SHADOW
-  PROPOSED BUILDING SHADOW
-  EXISTING BUILDING SHADOW
-  PROPOSED BUILDING





SEPTEMBER 21 8:00AM



SEPTEMBER 21 9:00AM



SEPTEMBER 21 10:00AM



SEPTEMBER 21 11:00AM



SEPTEMBER 21 12:00AM



SEPTEMBER 21 1:00PM



SEPTEMBER 21 2:00PM



SEPTEMBER 21 3:00PM






SEPTEMBER 21 4:00PM

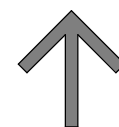


SEPTEMBER 21 5:00PM



SEPTEMBER 21 6:00PM

-  NEW NET SHADOW
-  PROPOSED BUILDING SHADOW
-  EXISTING BUILDING SHADOW
-  PROPOSED BUILDING





DECEMBER 21 9:00AM



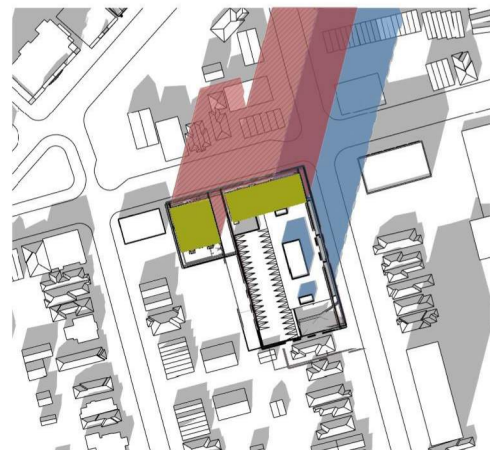
DECEMBER 21 10:00AM



DECEMBER 21 11:00AM



DECEMBER 21 12:00PM



DECEMBER 21 1:00PM



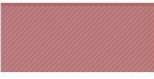



DECEMBER 21 2:00PM

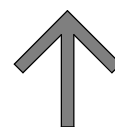


DECEMBER 21 3:00PM



DECEMBER 21 4:00PM

-  NEW NET SHADOW
-  PROPOSED BUILDING SHADOW
-  EXISTING BUILDING SHADOW
-  PROPOSED BUILDING



- This project develops an under-utilized site in a desirable neighbourhood. By repurposing an existing development site, this develop aims to minimize urban sprawl, and adds housing in an area that is highly accessibly by public public transit.
- As a high-density development in close proximity to public transit (bus and LRT), car dependency and, thus, greenhouse gas emissions will be reduced.
- Located within an existing neighbourhood, this project will contribute to a more liveable city that supports transit and local services and businesses.
- Air-tight building envelope using increased insulation, to be validated using energy modeling software, will be utilized to further energy efficiencies within the building envelope design.
- The percentage of glass for the tower has been minimized through the use of punched windows to provide more energy efficiency.
- The proposal has paid attention to the implementation of bird friendly design by ensuring the first 6 storeys above average grade utilize solid materials (masonry & metal cladding) with punched windows to provide high-contrast and a predominately opaque design. Where glass is used, a window film will be applied to help avoid birdstrikes. It is recognized that the first several floors above grade are the most important section for bird-friendly design.

