

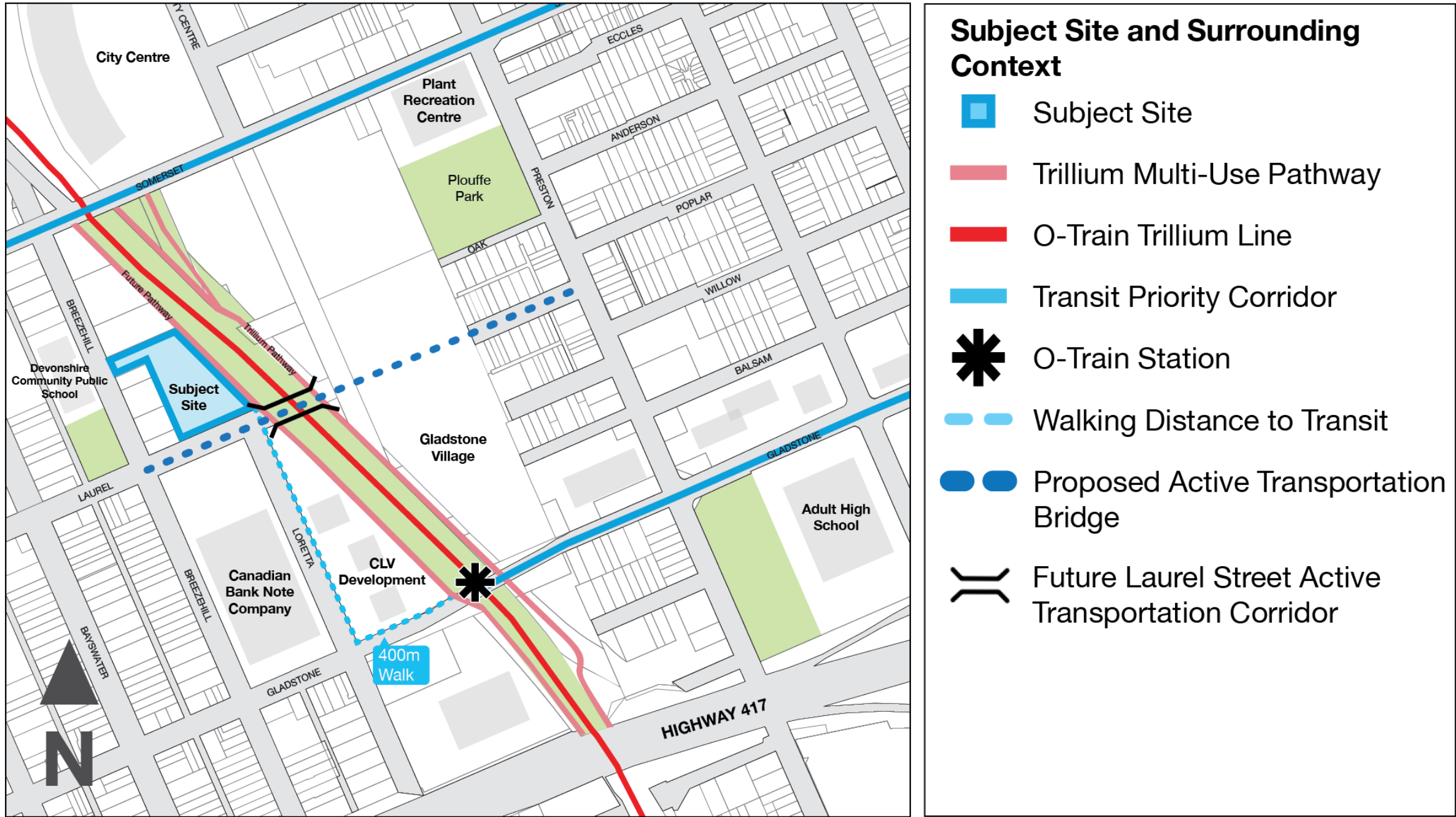


75 Breezehill

Design Report

June 20 2023

Transportation Context



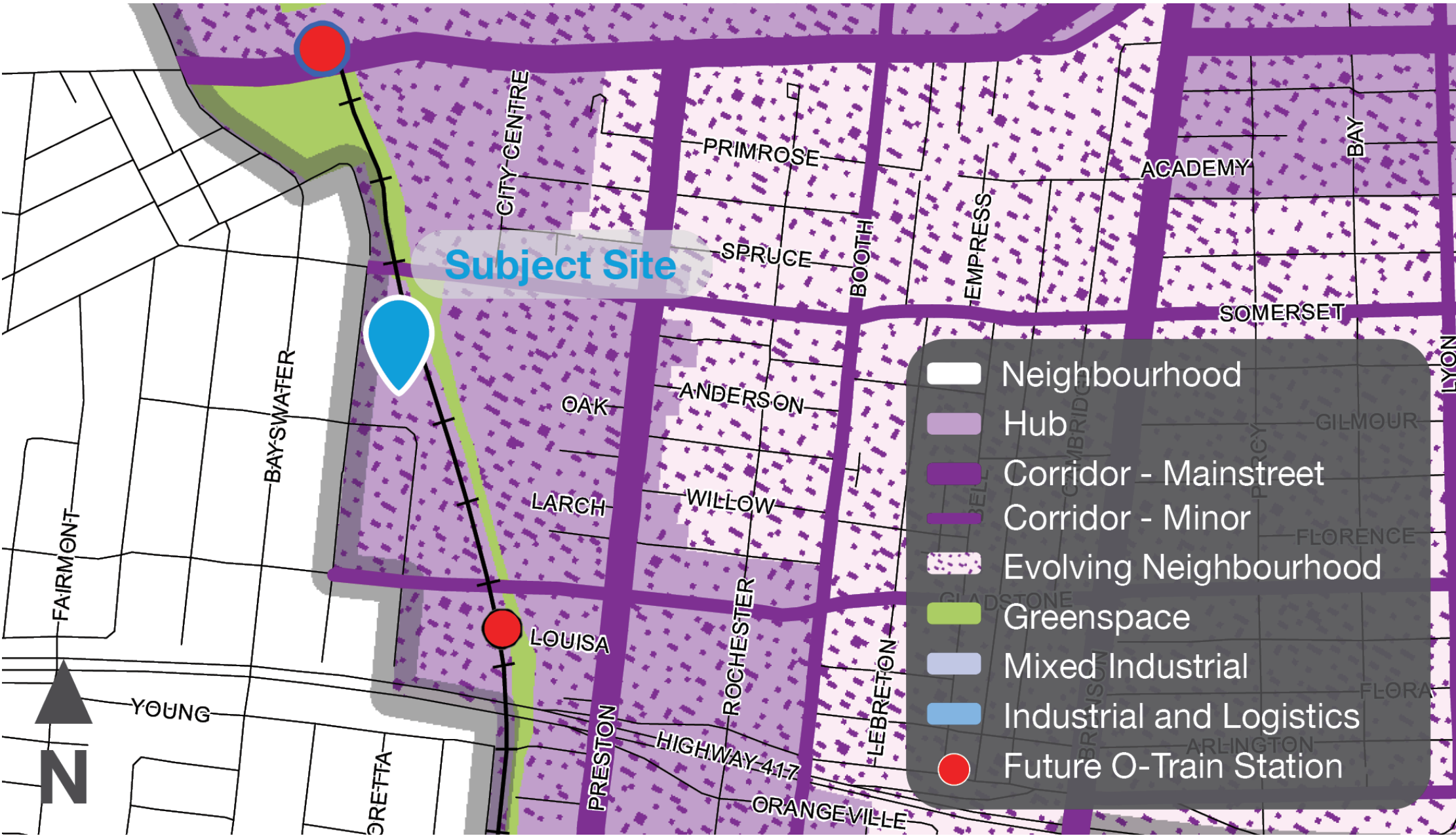
City of Ottawa Official Plan

Downtown Core Transect

- / The tallest buildings and greatest densities are intended for the Downtown Core Transect

Hub Designation

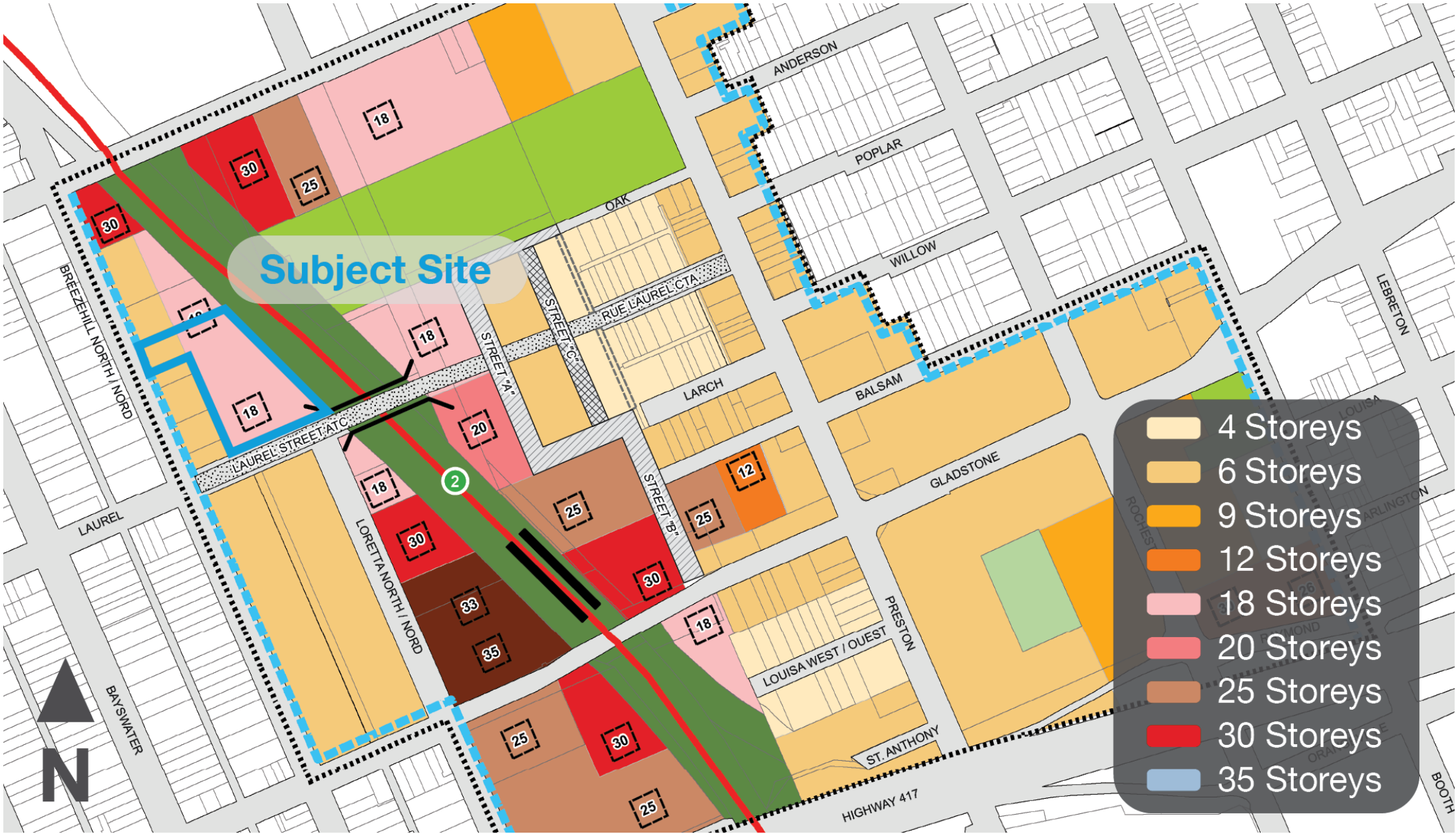
- / High-rise buildings (10-40 storeys) are permitted in Hubs, subject to appropriate height transition



West Downtown Core Secondary Plan

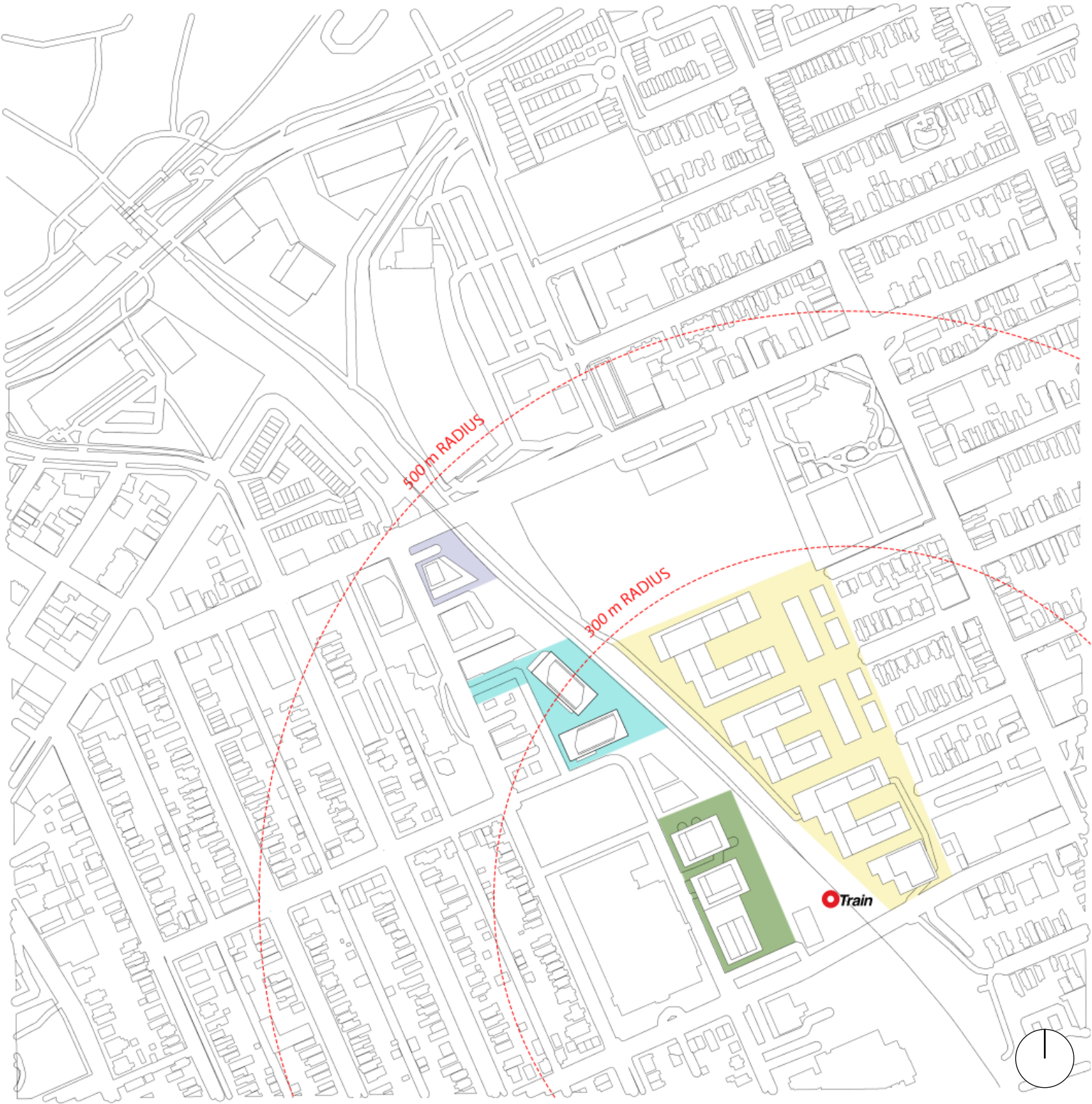
Height Schedule

A dashed-square within a coloured area indicates the high-rise tower permitted within that designation, its potential location, and its maximum building height.



EXISTING CONTEXT

SITE LOCATION & ADJACENT NEIGHBOURHOODS



The 75 Breezehill site (light blue at left) is a centrally located site in the City of Ottawa, with Dow’s Lake/ Little Italy to the southeast, Hintonburg/ Mechanicsville to the northwest, the central City core to the northeast and the Ottawa River/Lebreton Flats directly north.

The site is within walking distance of the Corso Italia LRT station and is steps from the amazing shops and attractions of Preston and Somerset.

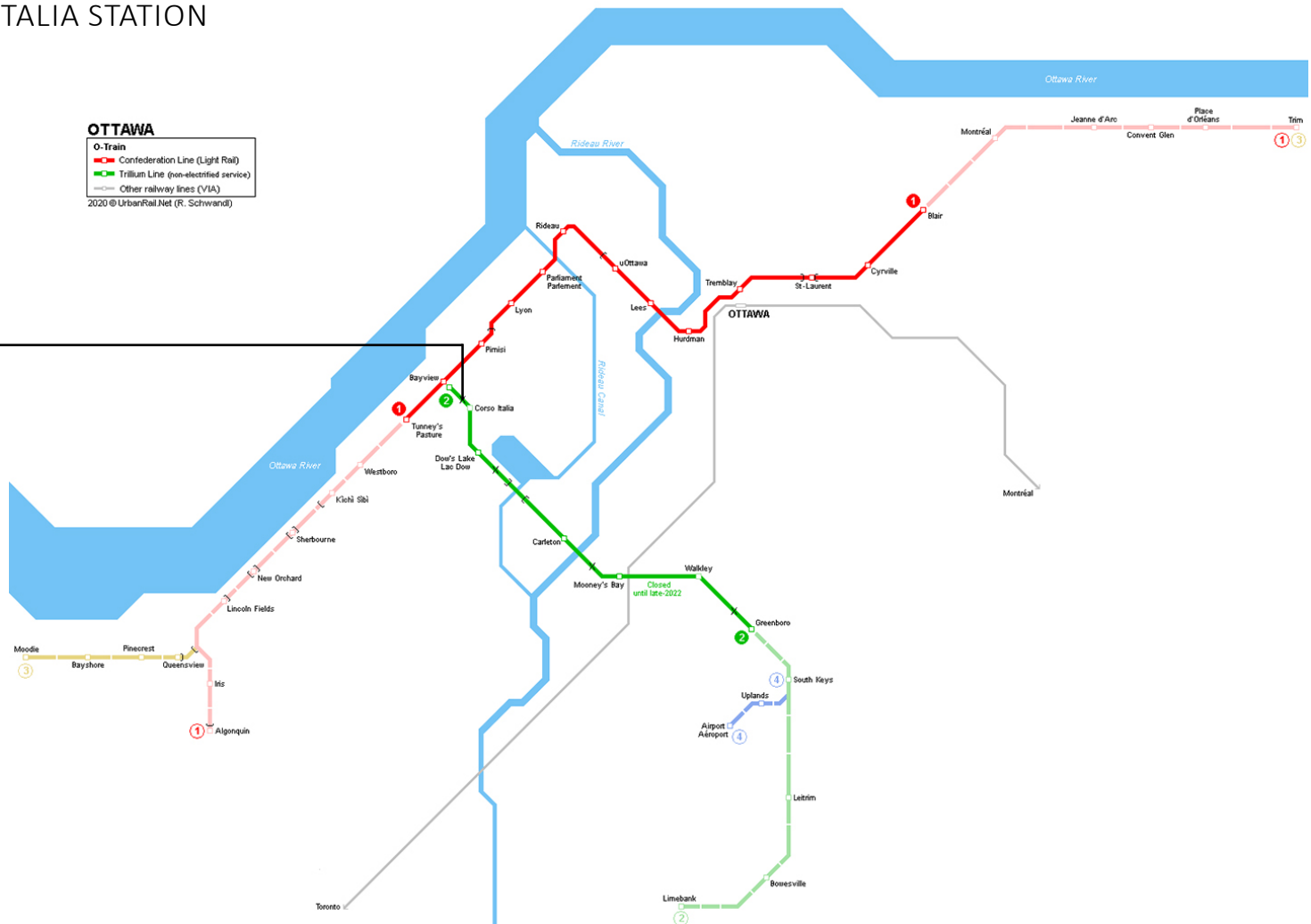
It is also well located in relation to the established single family homes to the south west, and as a result does not produce any shadow for this neighbourhood (see shadow study on last page of design report).

The Official Plan indicates that developments within 300m radius (or 400m walking distance) of major transit stations are identified as Hubs. 75 Breezehill is within a Protected Major Transit Station Area (PMTSA) as per Schedule C1 of the Official Plan, which encourages mid- and high-density housing and a minimum of 70% lot coverage.

- 1040 & 1050 Somerset W
- 75 Breezehill (subject site)**
- Corso Italia site- CLV Development
- Gladstone Village- Ottawa Community Housing

CONTEXT LRT TRILLIUM LINE - CORSO ITALIA STATION

Corso Italia station/
75 Breezehill site



The non-electrified Trillium line of the LRT will serve the subject site, with the Corso Italia station (pictured at lower right) located just 252 meters (measured radially) to the south east.



EXISTING CONTEXT RE-PURPOSED POST LIGHT INDUSTRIAL BUILDINGS

At right: The existing EBA (Enriched Bread Artists) collective building- Corso Italia site



at left: The Happy Goat coffee shop, current tenant at the subject site- 175 Breezehill.

CONTEXT NCC MULTI-USE PATHWAYS/ LINKAGES THROUGH ALTERNATIVE FORMS OF TRANSPORTATION



The Breezehill site has direct access to the future expanded Multi-use pathway system proposed for both sides of the LRT rail-cut, which will provide safe and convenient link-ages to the Dow’s Lake/ Little Italy sector to the south and the City Centre and Ottawa River district to the north.



EXISTING CONTEXT STREET SCAPES & MATERIALITY



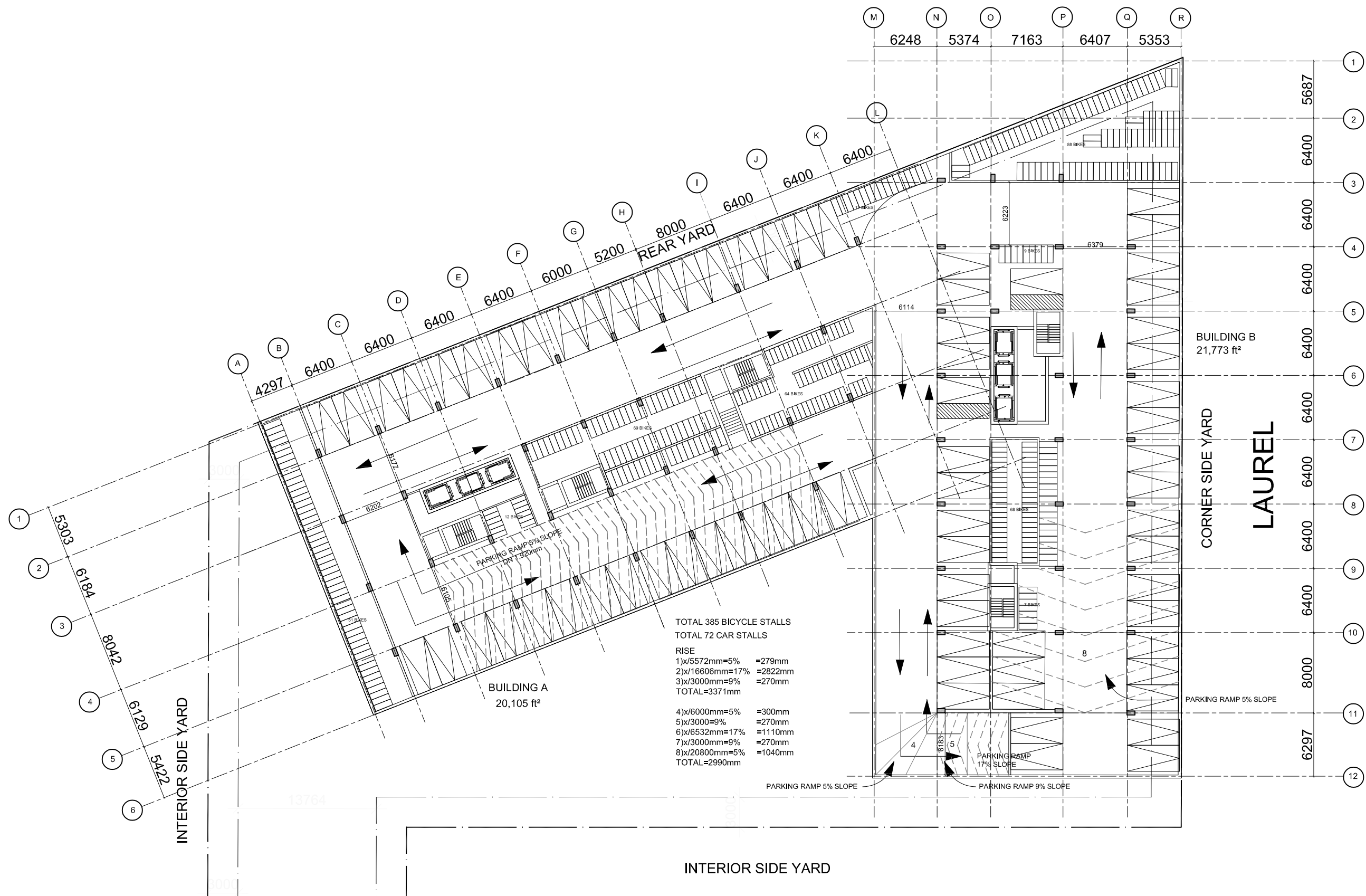
The Breezehill Avenue block that lies directly west of the site does not have a residential component, but has a collection of small business offices on the east side of the street (as seen in the image at right), and most notably Devonshire Public School on the west side of the street (seen at left). The brownish red clay brick of the school is an important material indicator for the podium of the 75 Breezehill site.

PLAN SITE PLAN

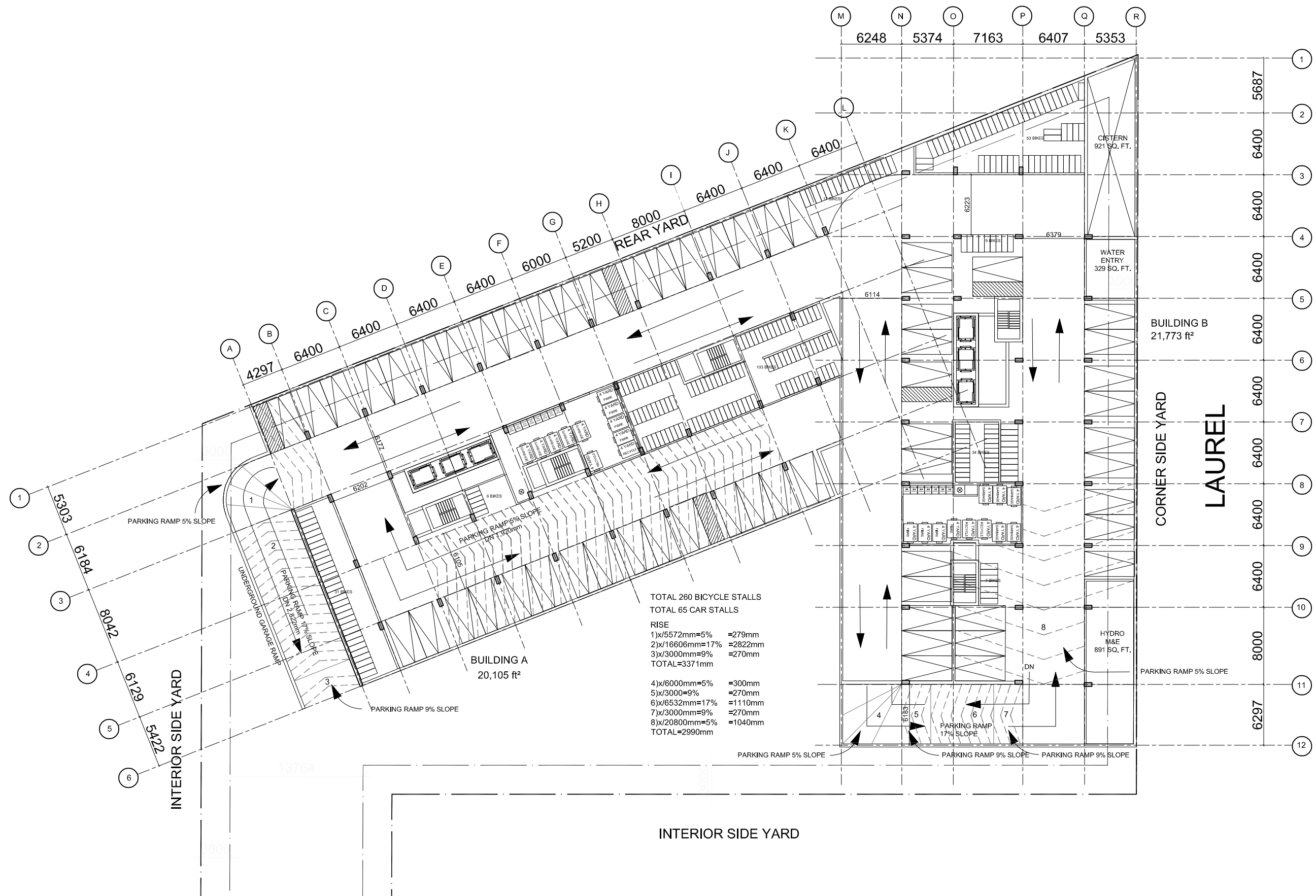


DRAWING NOTES	PROJECT INFORMATION
1 PROPERTY LINE 2 EXISTING BUILDING SETBACKS 3 HARD SURFACE PAVING, SEE LANDSCAPE PLAN FOR PATTERN AND TYPE 4 DEPRESSED CURB AND SIDEWALK TO CITY OF OTTAWA STANDARD DETAIL 5 SOFT LANDSCAPING, SEE LANDSCAPE PLAN 6 RESERVED 7 BICYCLE PARKING SPACES 8 SIAMERE CONNECTION @ GROUND FLOOR 9 RESERVED 10 EXISTING FIRE HYDRANT 11 OUTLINE OF UNDERGROUND PARKING LEVELS 12 EXISTING TREE TO BE REMOVED 13 RESERVED 14 RELOCATE EXISTING UTILITY POLE AND GUIDE CABLES 15 RESERVED 16 RESERVED 17 EXTENT OF GROUND FLOOR 18 ENTRY DRIVEWAY TO U/G PARKING GARAGE 19 EXISTING UTILITY POLE 20 EXISTING 2 STOREY BUILDING TO BE REMOVED	EXISTING ZONING PROPOSED ZONING Zoning By-Law 2008-250 IG1 H(11) MC SITE AREA 6172 sq. m. (66,433) sq. ft. OPEN AREA 2539 sq. m.(27,320) sq. ft. BUILDING HEIGHT - VARIES 93M, 78M PROJECT STATISTICS BUILDING HEIGHT BLDG. A BLDG. B 25 STOREY - 78 M 30 STOREY - 93 M AMENITY AREA 6 m² PER UNIT 2,856 sq. m. GROSS BUILDING - AREAS (25 STOREY BLDG.) (CITY OF OTTAWA'S DEFINITION) PARKING LEVELS (2 LEVELS U/G) N/A GROUND FLOOR 421 sq. m. (4,532) sq. ft. L2 FLOOR 935 sq. m. (10,064) sq. ft. L3-6 FLOOR 4 x 1,034 sq. ft. 4 x (11,030) sq. ft. 4,136 sq. m. (44,120) sq. ft. L7-25 FLOOR 19 x 515 sq. m. 19 x (5,543) sq. ft. 9,785 sq. m. (105,317) sq. ft. TOTAL AREA 15,277 sq. m. (164,033) sq. ft. GROSS BUILDING - AREAS (30 STOREY BLDG.) (CITY OF OTTAWA'S DEFINITION) PARKING LEVELS (2 LEVELS U/G) N/A GROUND FLOOR 387 sq. m. (4,166) sq. ft. L2 FLOOR 1,038 sq. m. (11,173) sq. ft. L3-6 FLOOR 4 x 1,038 sq. ft. 4 x (11,173) sq. ft. 4,152 sq. m. (44,892) sq. ft. L7-30 FLOOR 24 x 502 sq. m. 24 x (5,407) sq. ft. 12,048 sq. m. (129,672) sq. ft. MECHANICAL FLOORS N/A TOTAL AREA 17,625 sq. m. (189,703) sq. ft. UNIT STATISTICS STUDIO UNIT 19 4% 1 BEDROOM UNIT 104 22% 1 BEDROOM + STUDY UNIT 129 27% 2 BEDROOM UNIT 189 40% 3 BEDROOM UNIT 35 7% TOTAL 476 COMMERCIAL RETAIL - 25 storey 0 sq. m. (0) sq. ft. COMMERCIAL RETAIL - 30 storey 407 sq. m. (4,385) sq. ft. TOTAL AREA 407 sq. m. (4,385) sq. ft. CAR PARKING REQUIRED by ZONING BY-LAW RESIDENCE - 0.5 PER UNIT (476 UNITS) (AFTER 12 UNITS -10% FOR U/G) 209 VISITOR - 0.1 PER DWELLING UNIT (AFTER 12 UNITS- MAX 30) 30 COMMERCIAL RETAIL (25% FOR 10, MAX 6 COMMERCIAL UNITS) - 0 UNDER 500 sq.m. PER UNIT 0 PROVIDED 2 LEVEL UNDERGROUND PARKING SURFACE 137 0 TOTAL 137 BICYCLE PARKING REQUIRED RESIDENCE COMMERCIAL RETAIL - 0.5 PER UNIT (476 UNITS) - 1.0 PER 250m² OF G.F.A. 238 1 TOTAL 239 PROVIDED EXTERIOR INDOOR ON GROUND FLOOR INDOOR ON P1 & P2 PARKING LEVELS 8 149 645 TOTAL 802 AMENITY AREA PRIVATE AT GRADE EXTERIOR COMMUNAL AT GRADE EXTERIOR LOBBIES 1st FLOOR COMMUNAL AMENITY PRIVATE BALCONIES 123 sq. m. 2154 sq. m. 253 sq. m. 524 sq. m. 5284 sq. m. TOTAL = TOTAL COMMUNAL = 8338 sq. m. 2931 sq. m. REQUIRED - 6.0M² PER UNIT (476) = REQUIRED COMMUNAL @ 50% = 2,856 sq. m. 1,428 sq. m.
SITE PLAN SYMBOLS CONCRETE UNIT PAVERS SURFACE PROPOSED CONCRETE SURFACE EXISTING CONCRETE CITY SIDEWALK NCC MULTI-USE PATHWAY SOFT LANDSCAPING BIKE RACK TWO WAY VEHICLE CIRCULATION MAIN/COMMERCIAL ENTRANCE BIKE ROOM/RESIDENTIAL ENTRANCE FIRE EXIT PROPERTY LINE ZONING SETBACKS	
PROPERTY OWNER FRED UNSWORTH Ottawa, ON E-Mail:fg_unsworth@rogers.com	
LEGAL DESCRIPTION SURVEYOR'S REAL PROPERTY REPORT LOT D (BLOCK B), PARTS OF LOTS 10, 11, 12, 13 & 14 And ALL OF LOTS D, E, AND 9 (BLOCK J) AND LORETTA AVE REGISTERED PLAN 73 CITY OF OTTAWA Surveyed by Stantec Geomatics Ltd.	
SURVEYOR Stantec Geomatics Ltd. Ontario Land Surveyors 1331 Clyde Avenue, Suite 400, Ottawa, Ontario K2C 3G4 Tel: (613) 722-4420 E-Mail: brian.webster@stantec.com	
URBAN PLANNER FoTenn Consultants Inc. 223 McLeod Street Ottawa, ON Canada, K2P 0Z8 Tel.: (613) 730-5709 E-Mail: beed@fotenn.com	
LANDSCAPE ARCHITECT	
CIVIL ENGINEER	

PLAN P2 PARKING



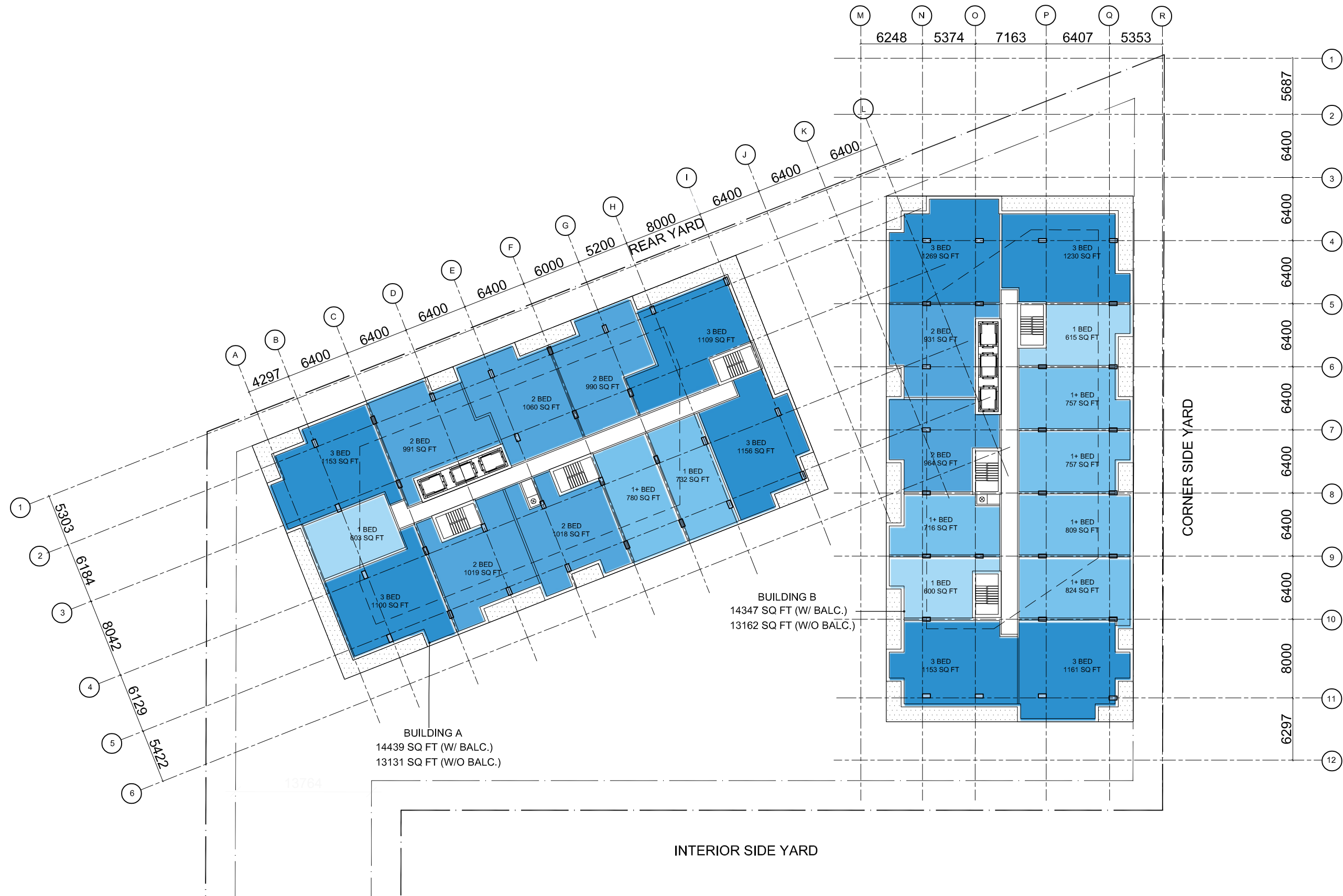
PLAN P1 PARKING



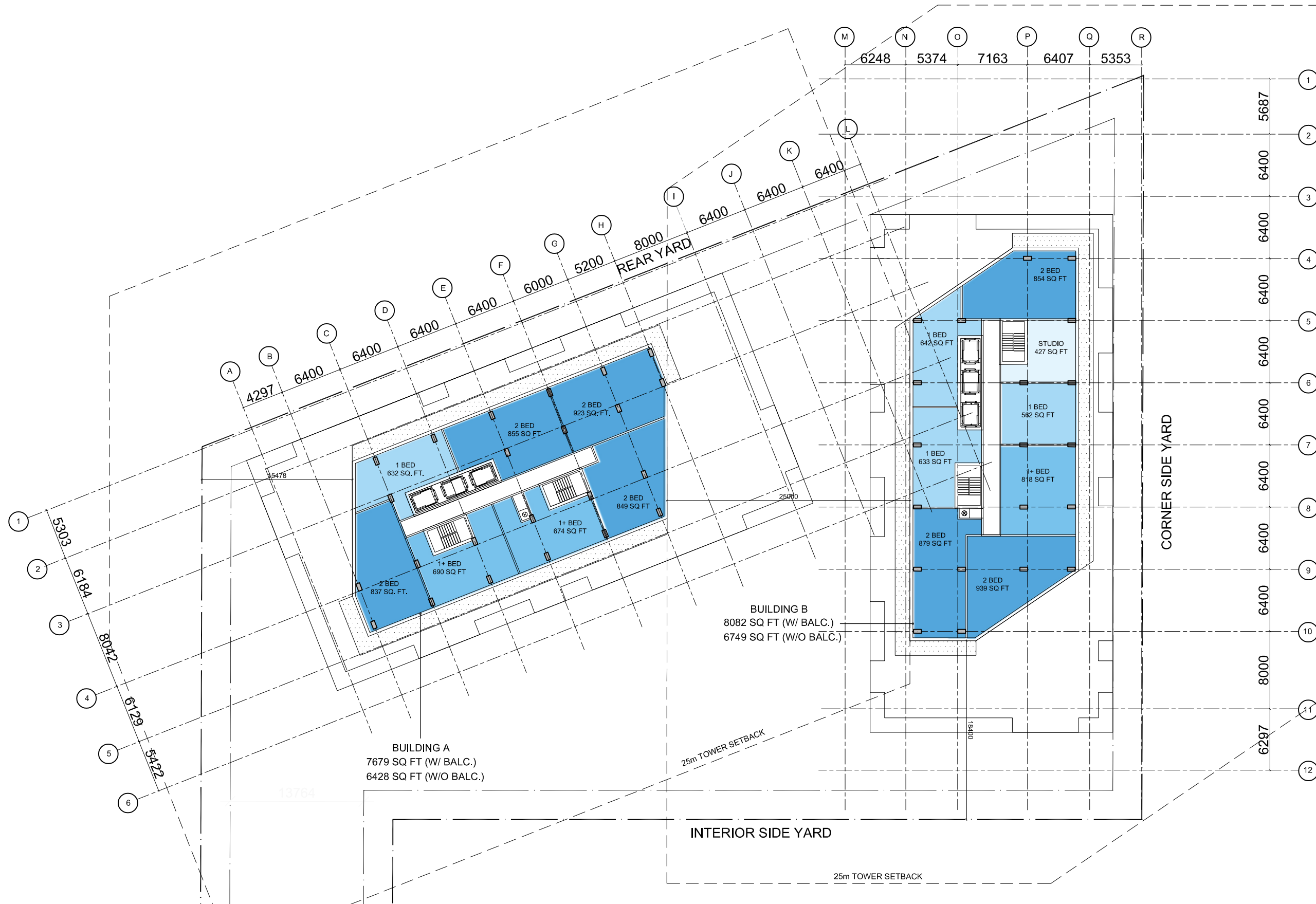
PLAN GROUND FLOOR



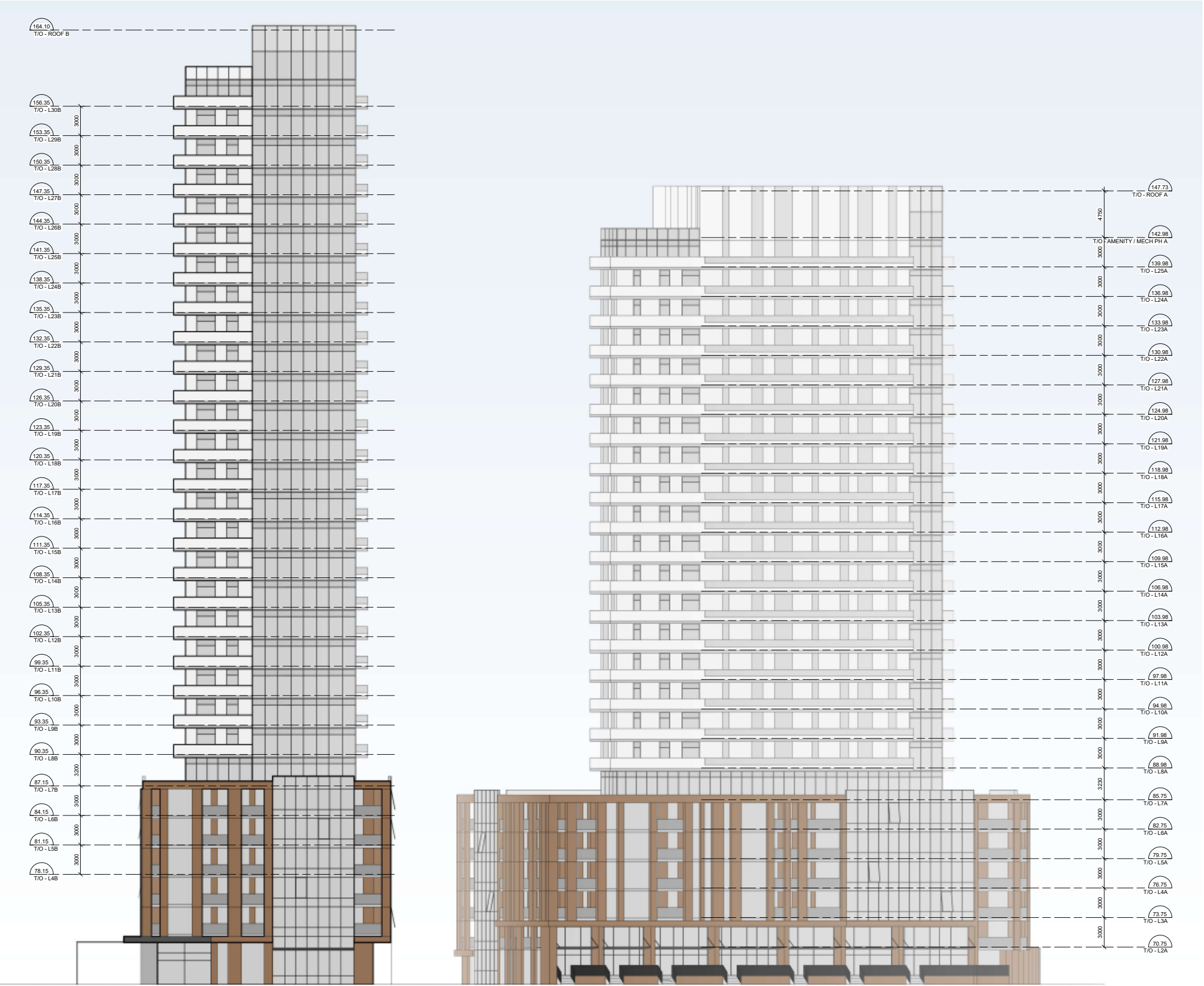
PLAN LEVEL 2-6



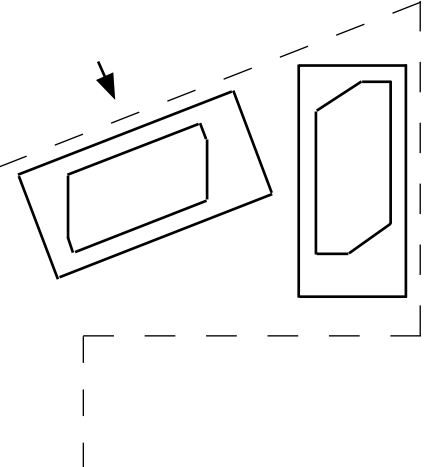
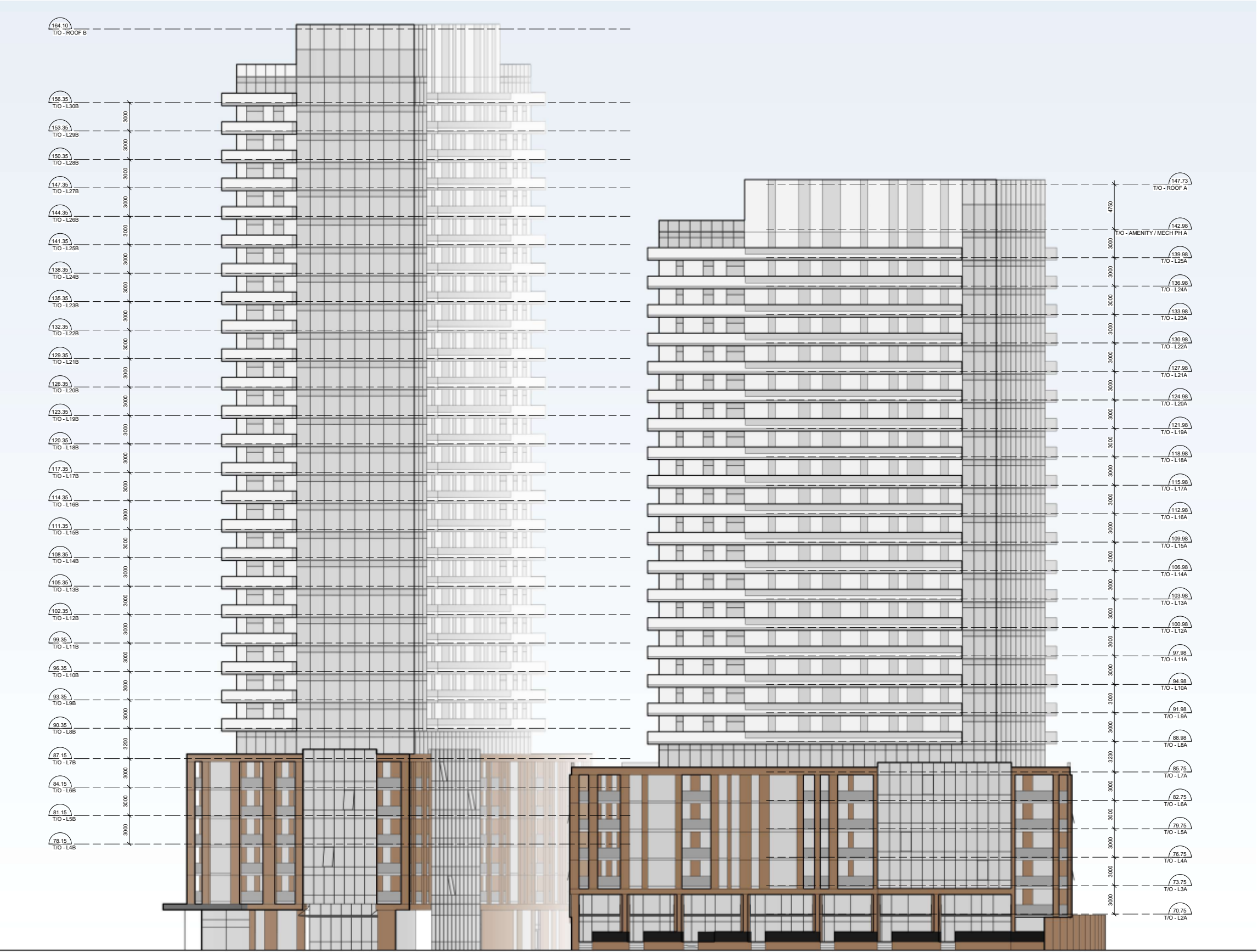
PLAN LEVEL 7-30/25



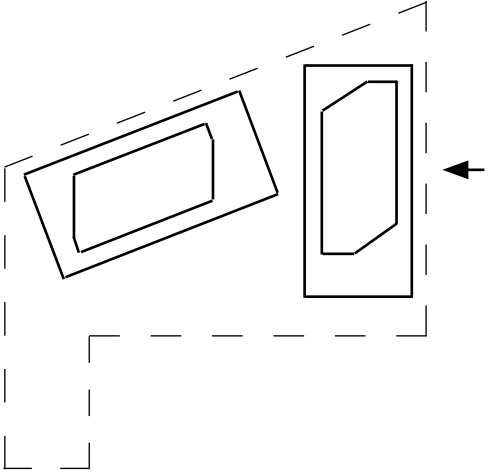
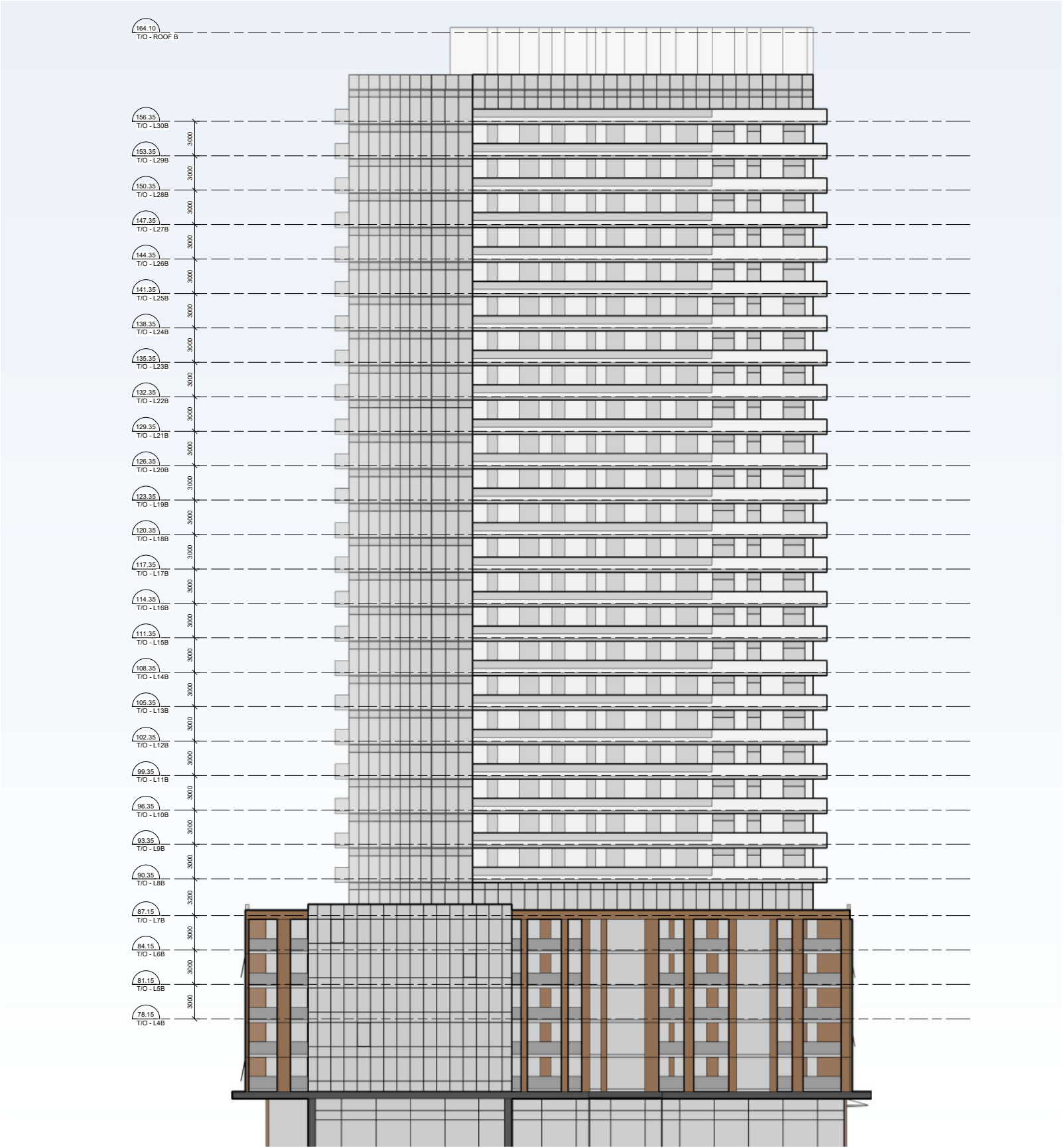
ELEVATION EAST ELEVATION OF BUILDING B



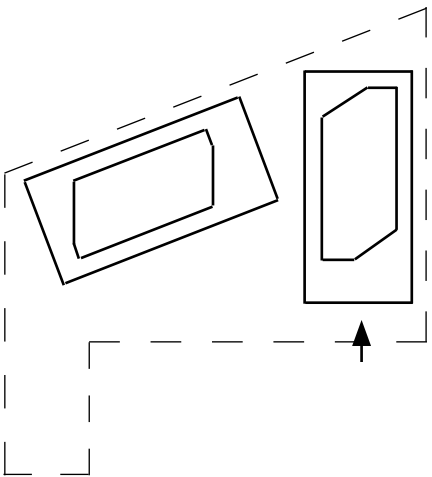
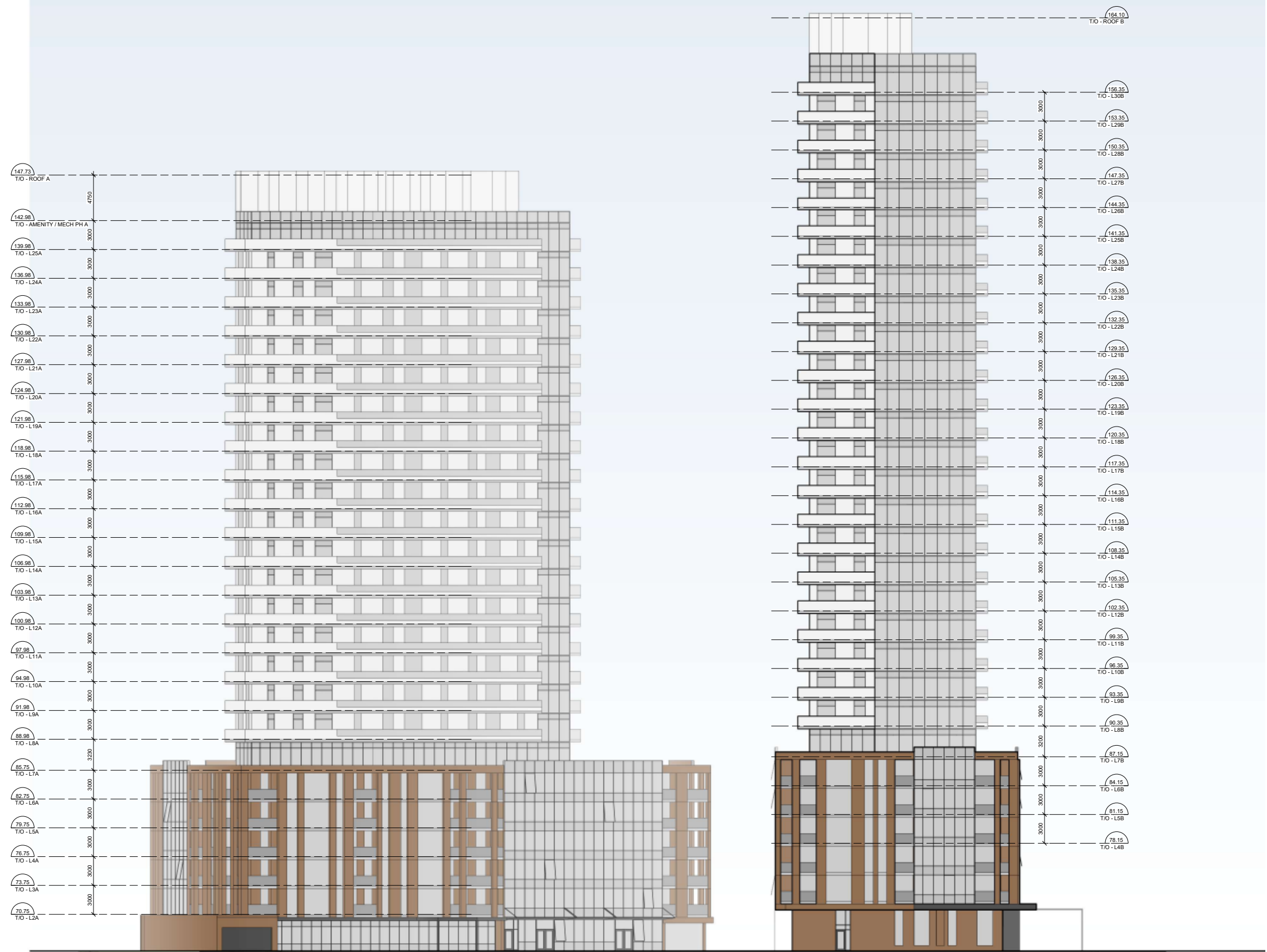
ELEVATION EAST ELEVATION OF BUILDING A



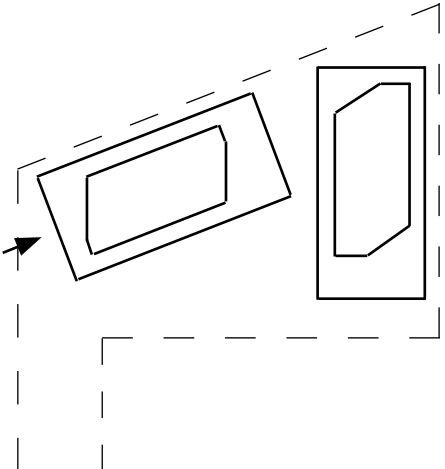
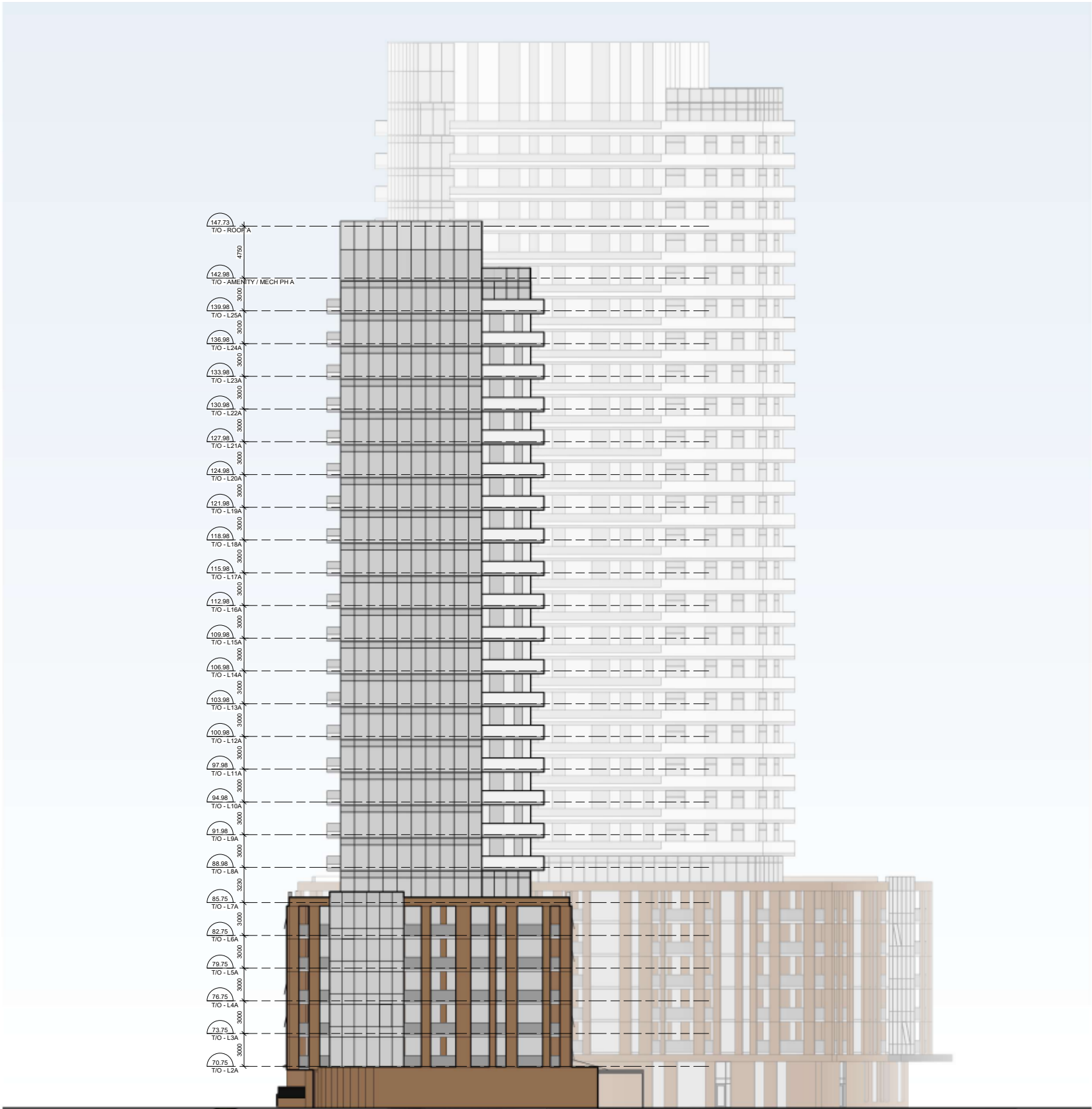
ELEVATION SOUTH ELEVATION OF BUILDING B



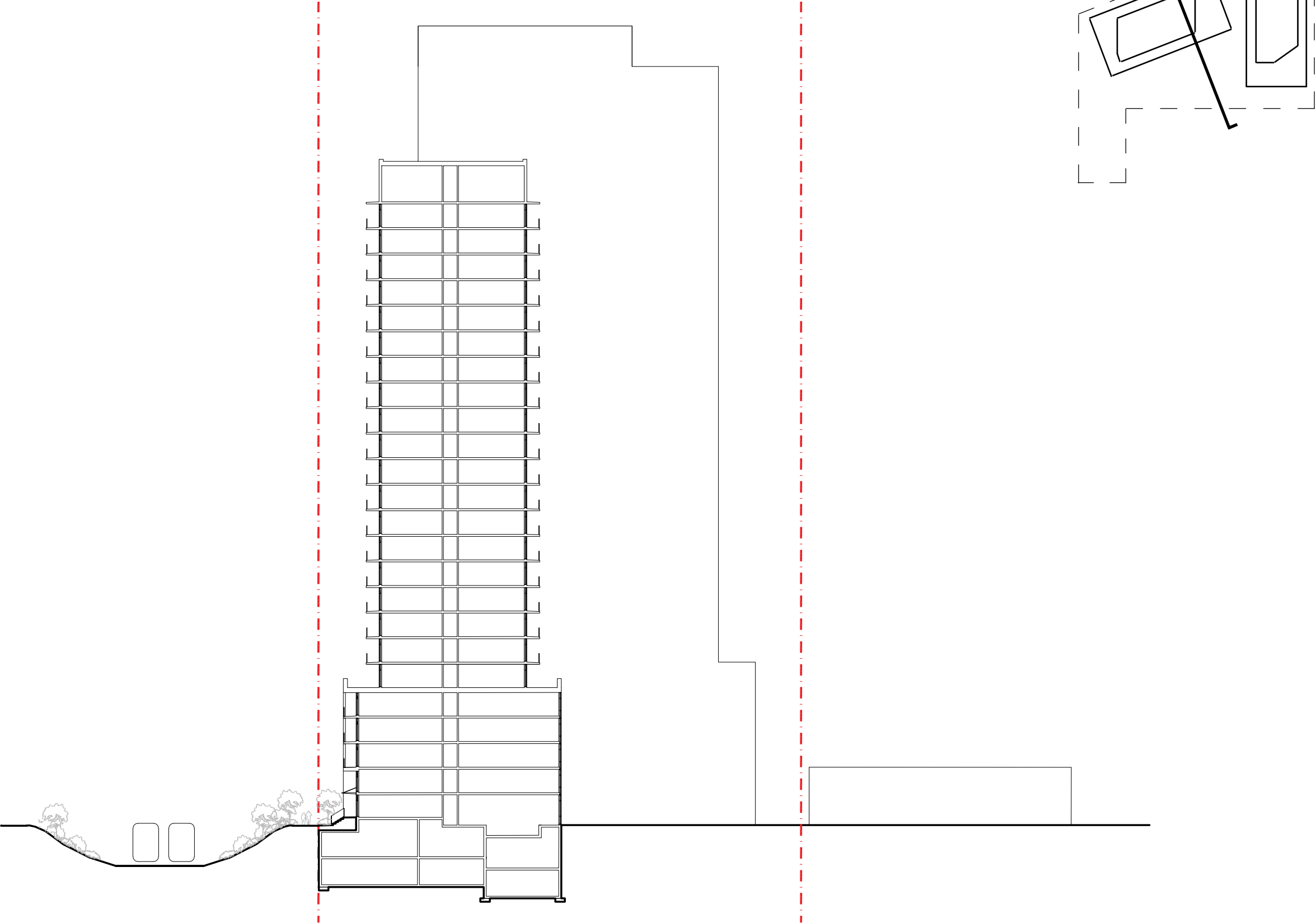
ELEVATION WEST ELEVATION OF BUILDING B



ELEVATION NORTH ELEVATION OF BUILDING A



SECTION SECTION THROUGH BUILDING A



MASSING STUDY 25+30 STOREY TOWERS - GROUND VIEW LOOKING TOWARDS EAST



MASSING STUDY 25+30 STOREY TOWERS - GROUND VIEW LOOKING TOWARDS NORTH-WEST



MASSING STUDY 25+30 STOREY TOWERS - GROUND VIEW LOOKING TOWARDS WEST



MASSING STUDY 25+30 STOREY TOWERS - VIEW FROM SOMERSET BRIDGE LOOKING SOUTH



PLAN RENDERED GROUND FLOOR PLAN



PLAN LANDSCAPE (M.U.P.)



PLAN LANDSCAPE (COURTYARD)



PLAN LANDSCAPE (COMMERCIAL PLAZA)



PLAN RENDERED GROUND FLOOR PLAN - VEHICULAR CIRCULATION (RED), LAY-BY FOR PICKUP AND MOVE-IN MOVE OUT (PURPLE)



PLAN RENDERED GROUND FLOOR PLAN - PEDESTRIAN & NON-MOTORIZED CIRCULATION (SOLID BLUE), VIEW-PLANES (DASHED BLUE)



PLAN RENDERED GROUND FLOOR PLAN - OUTDOOR COMMERCIAL AND PUBLIC SPACE (GOLD)



PLAN RENDERED GROUND FLOOR PLAN - GROUND FLOOR DIRECT ACCESS TO BIKE STORAGE (ORANGE)



RENDER VIEW FROM MUP TOWARDS LAUREL COMMERCIAL FRONTAGE & CORNER CAFE



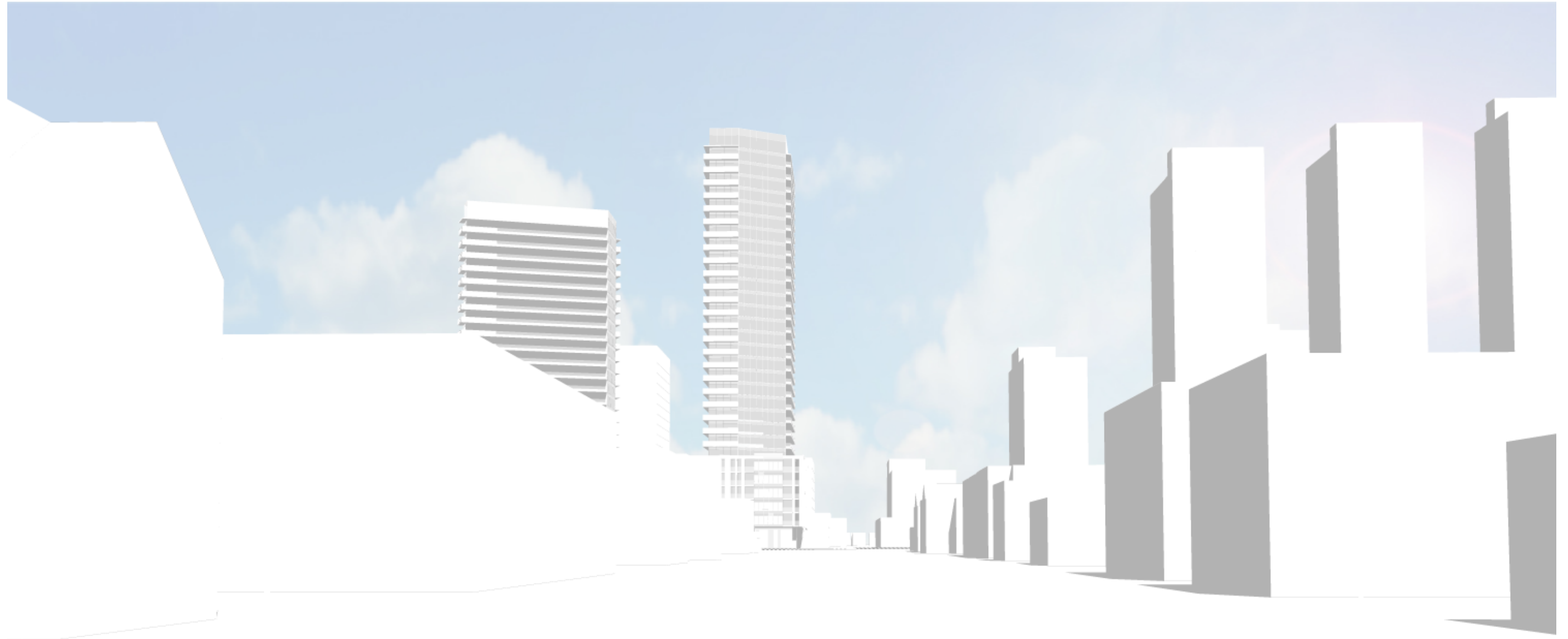
RENDER VIEW FROM RAIL CUT TOWARDS WALK-UP RESIDENTIAL UNITS ON MUP



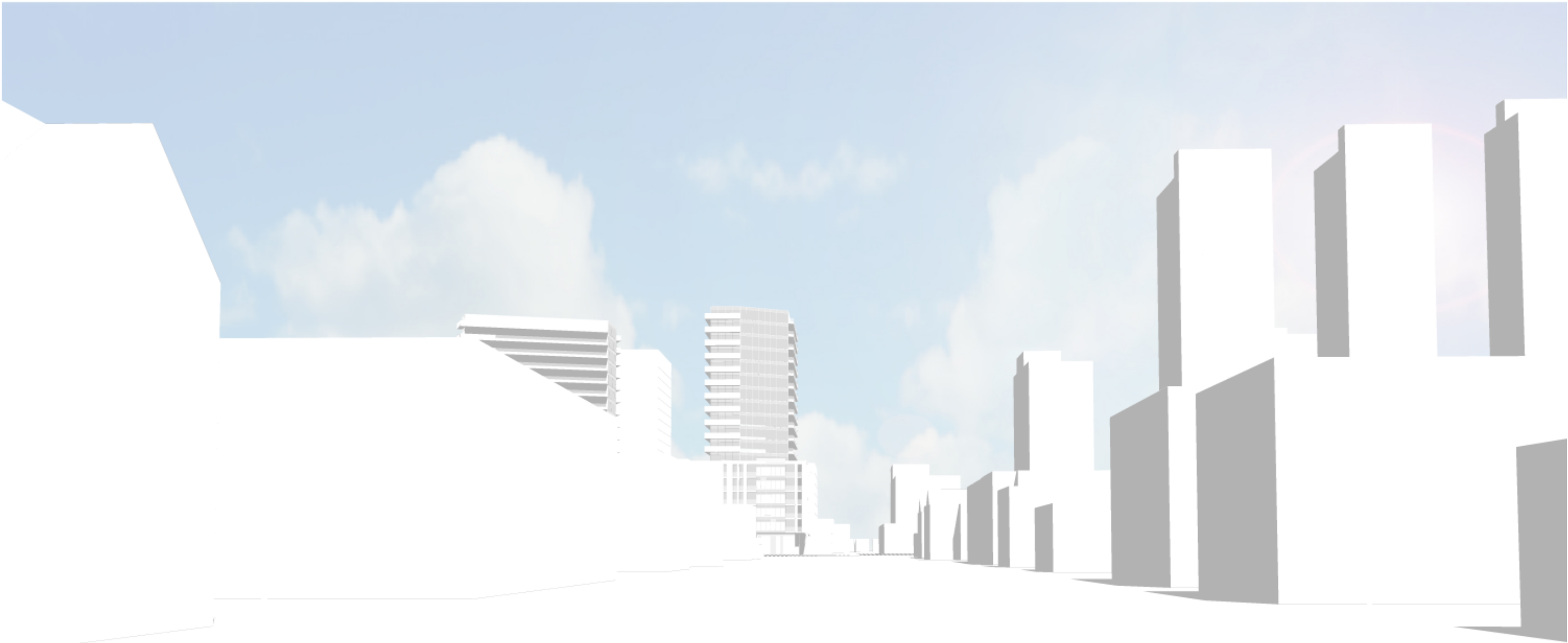
RENDER VIEW TOWARDS COMMUNAL COURTYARD FROM LAUREL ENTRY



MASSING STUDY 25+30 STOREY TOWERS - LAUREL STREET VIEW LOOKING TO NORTH EAST TOWARDS SITE

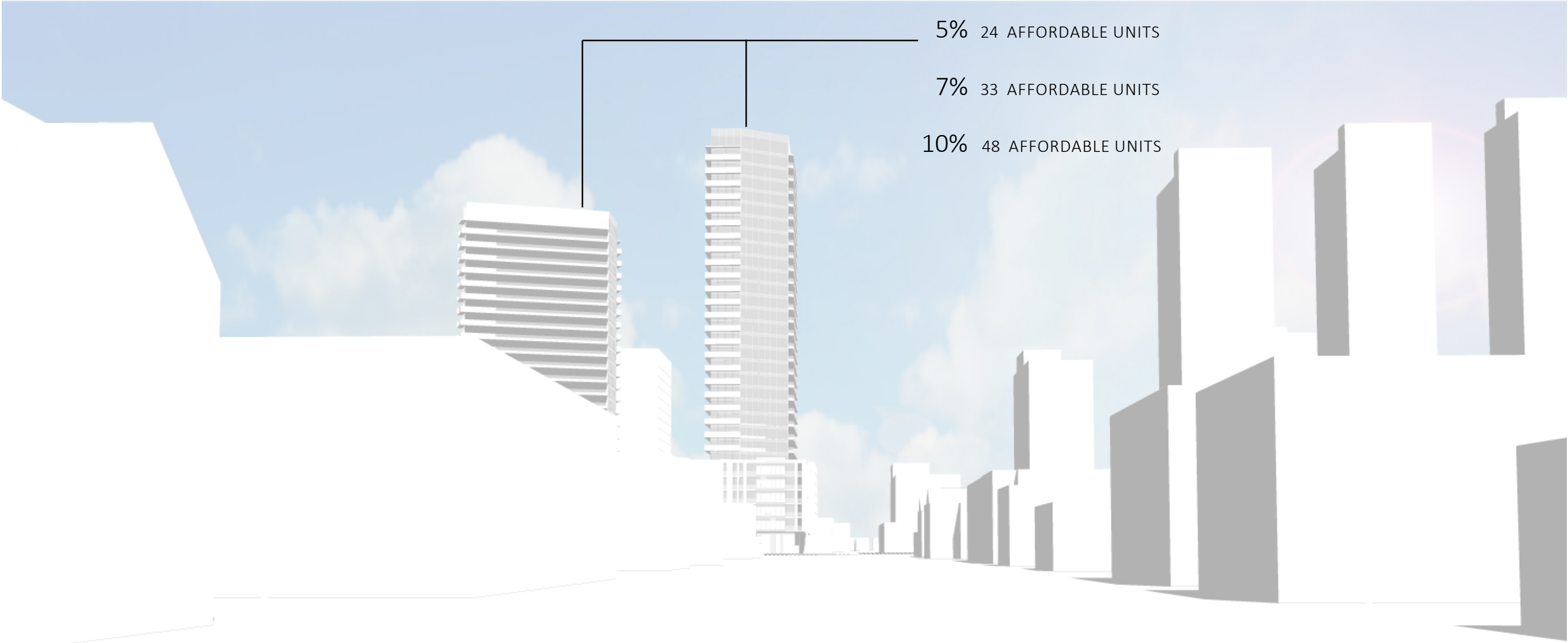


MASSING STUDY 18+18 STOREY TOWERS - LAUREL STREET VIEW LOOKING TO NORTH EAST TOWARDS SITE



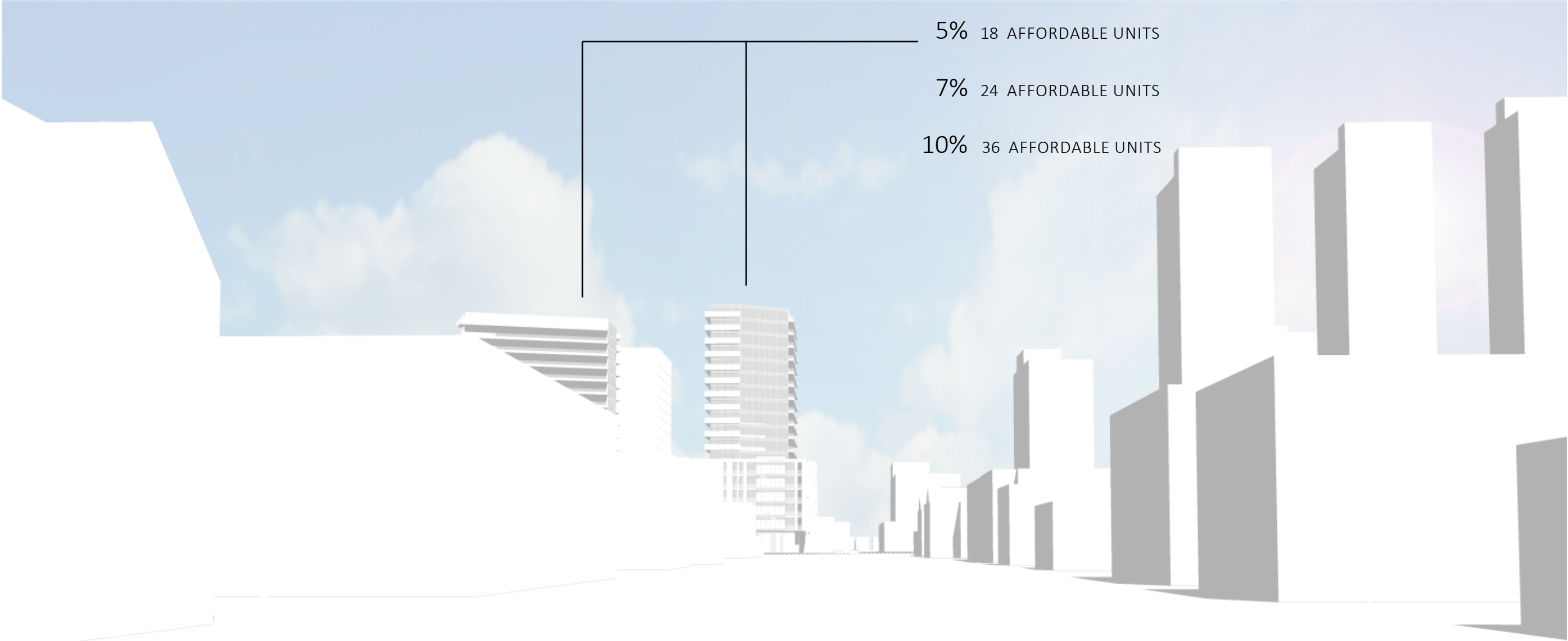
UNIT COUNT & PROJECTED AFFORDABLE HOUSING

25 + 30 STOREY TOWERS - 476 UNITS



UNIT COUNT & PROJECTED AFFORDABLE HOUSING

18 + 18 STOREY TOWERS - 336 UNITS

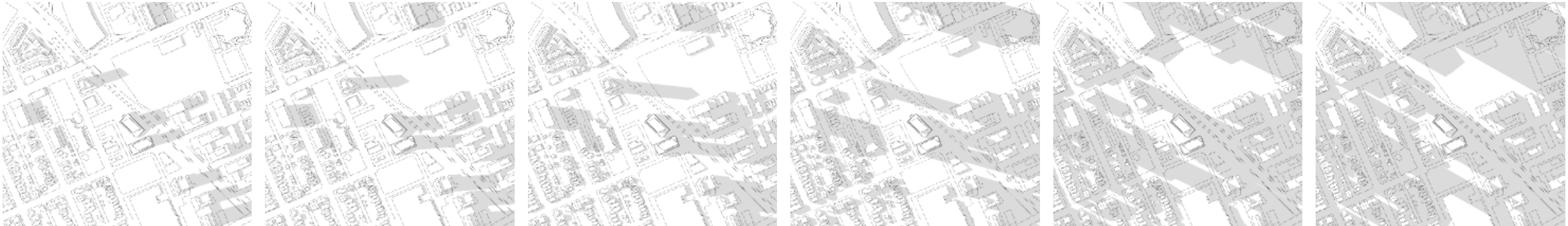


SOLAR SHADING STUDY

JUNE 21st



8 am 9 am 10 am 11 am 12 pm 1 pm 2 pm



3 pm 4 pm 5 pm 6 pm 7 pm 8 pm

SEPTEMBER 21st

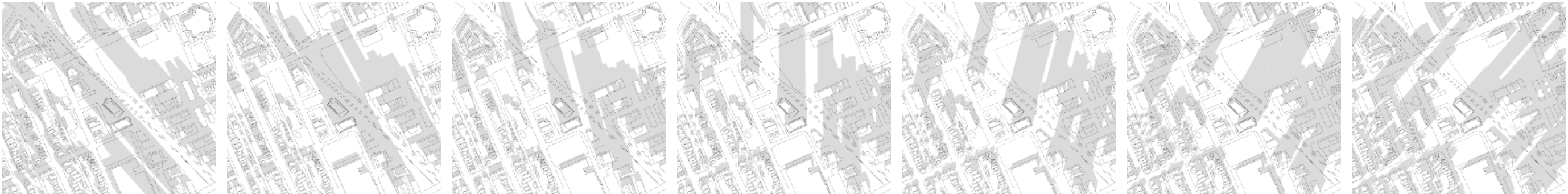


8 am 9 am 10 am 11 am 12 pm 1 pm 2 pm



3 pm 4 pm 5 pm 6 pm

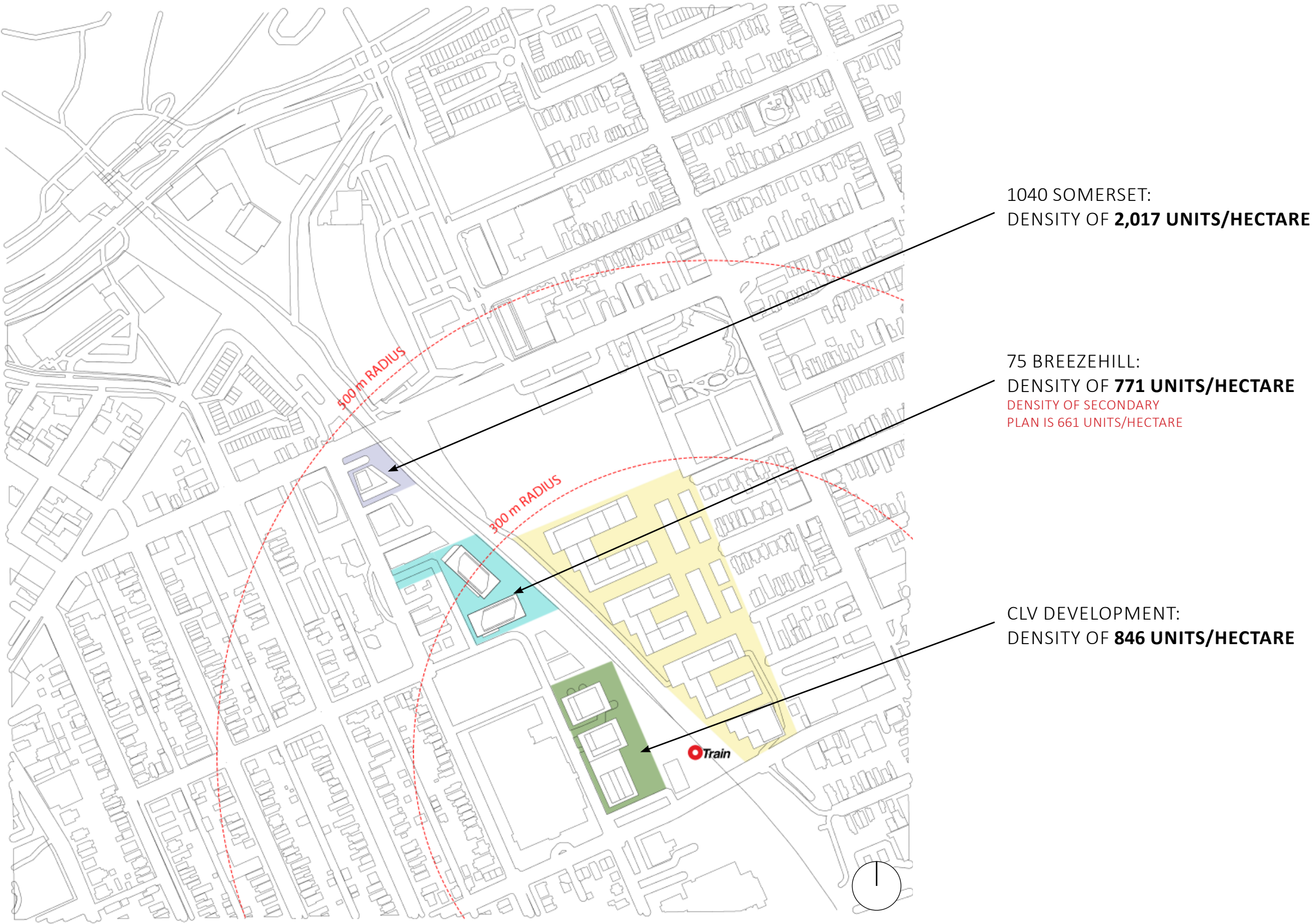
DECEMBER 21st



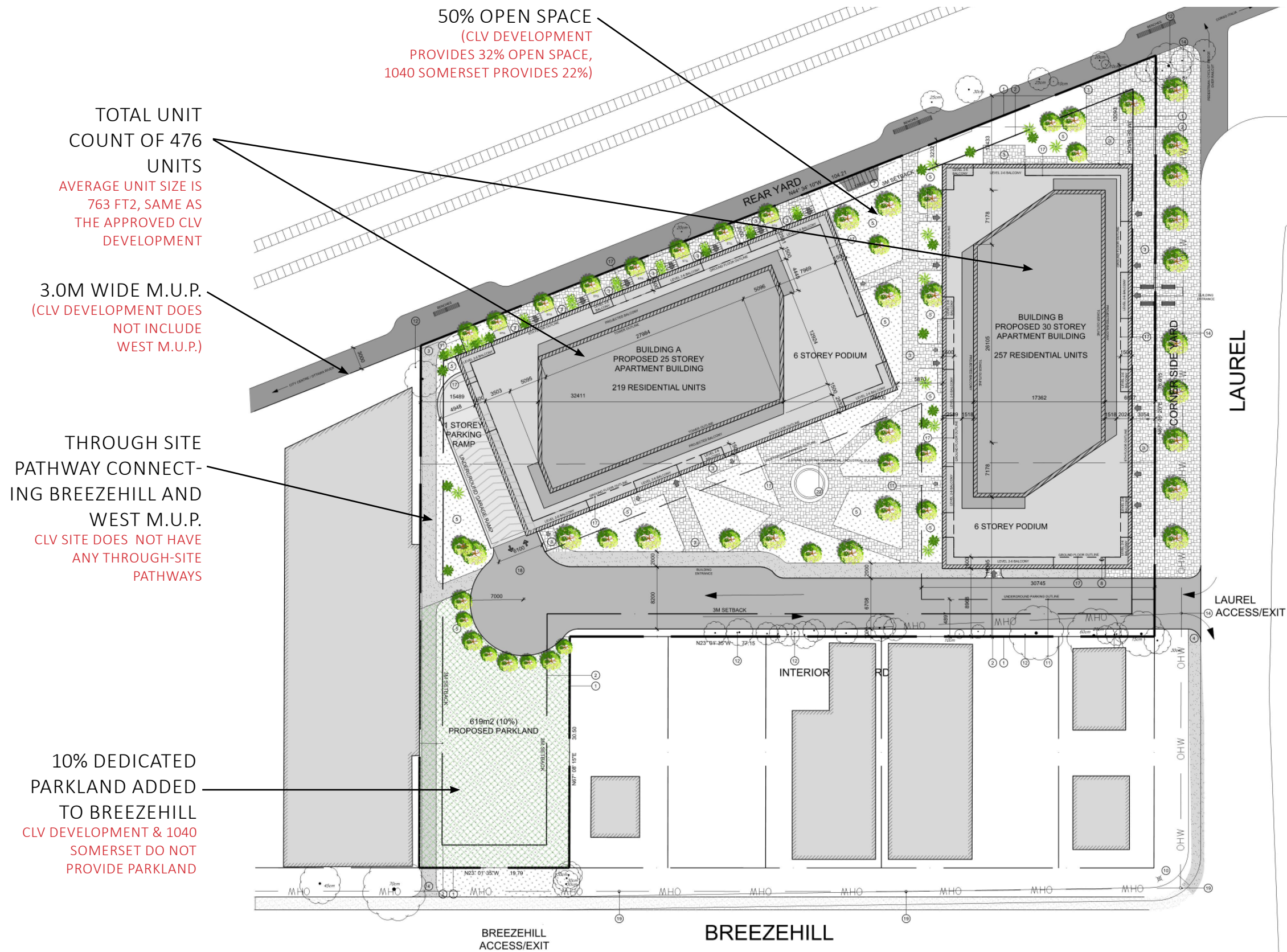
9 am 10 am 11 am 12 pm 1 pm 2 pm 3 pm

ADDITIONAL STUDIES

EXISTING CONTEXT COMPARATIVE DENSITY STUDY

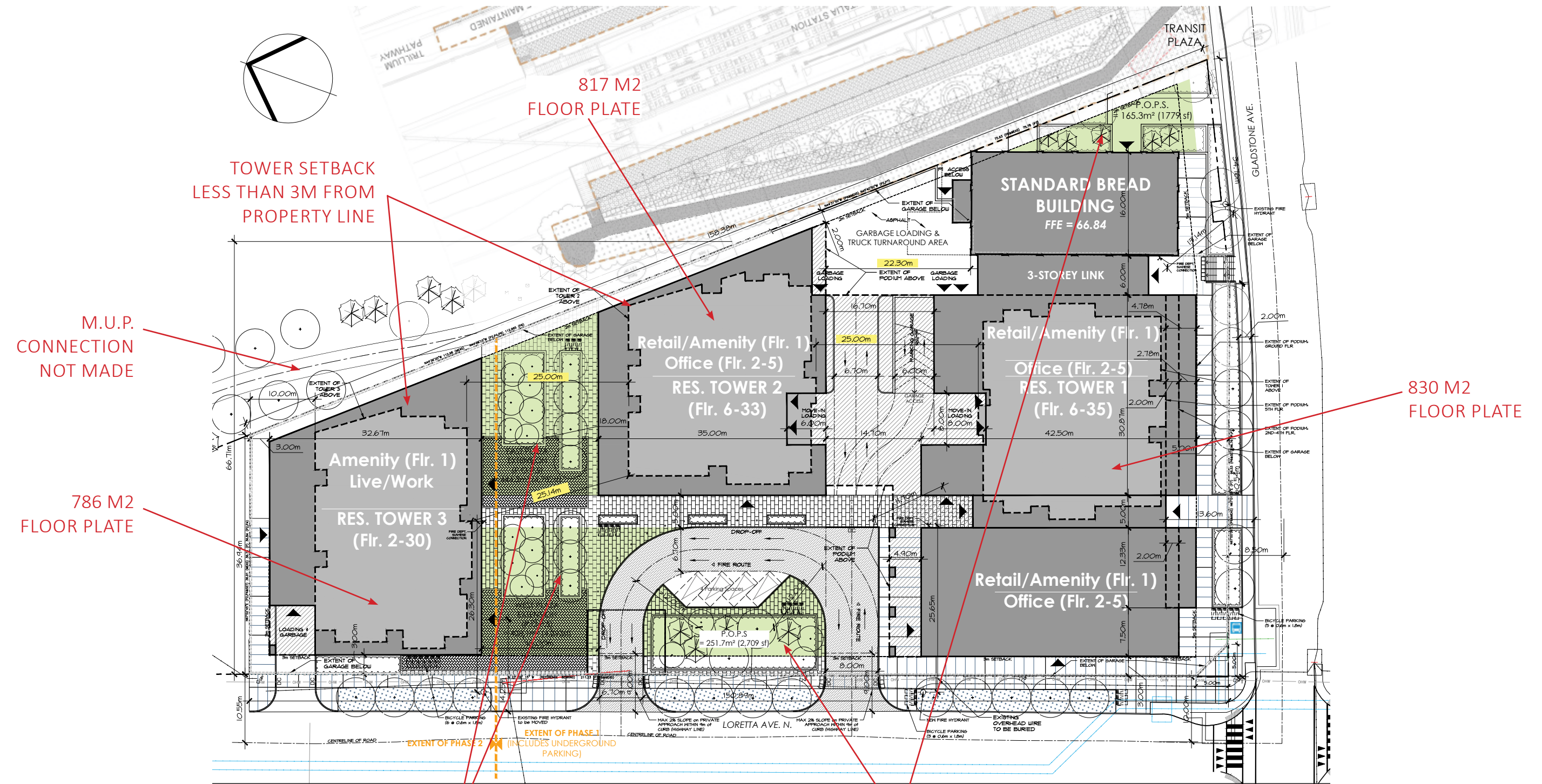


PLAN SITE PLAN



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SITE PLAN SYMBOLS  CONCRETE UNIT PAVERS SURFACE  PROPOSED CONCRETE SURFACE  EXISTING CONCRETE CITY SIDEWALK  HCC MULTI-USE PATHWAY  SOFT LANDSCAPING  BIKE RACK  TWO WAY VEHICLE CIRCULATION  MAIN/COMMERCIAL ENTRANCE  BIKE ROOM/RESIDENTIAL ENTRANCE  FIRE EXIT  PROPERTY LINE  ZONING SETBACKS	
PROPERTY OWNER FRED UNSWORTH Ottawa, ON E-Mail:fg_unsworth@rogers.com	
LEGAL DESCRIPTION SURVEYOR'S REAL PROPERTY REPORT LOT D (BLOCK B), PARTS OF LOTS 10, 11, 12, 13 & 14 And ALL OF LOTS D, E, AND 9 (BLOCK J) And LORETTA AVE REGISTERED PLAN 73 CITY OF OTTAWA Surveyed by Stantec Geomatics Ltd.	
SURVEYOR Stantec Geomatics Ltd. Ontario Land Surveyors 1331 Clyde Avenue, Suite 400, Ottawa, Ontario K2C 3G4 Tel: (613) 722-4420 E-Mail: brian.webster@stantec.com	
URBAN PLANNER FoTenn Consultants Inc. 223 McLeod Street Ottawa, ON Canada, K2P 0Z8 Tel.: (613) 730-5709 E-Mail: beed@fotenn.com	
LANDSCAPE ARCHITECT	
CIVIL ENGINEER	

CONTEXT CLV DEVELOPMENT SITE PLAN

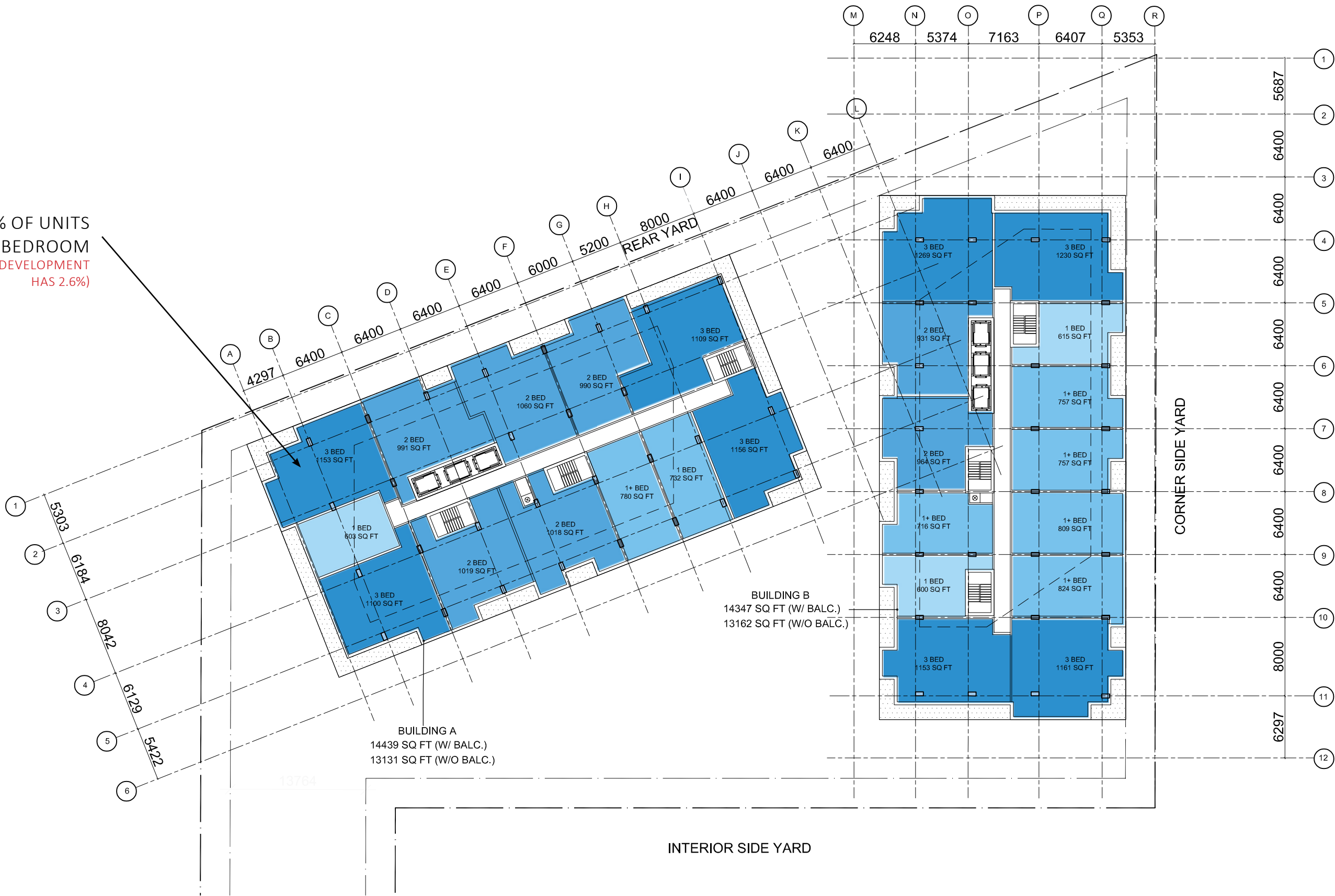


THESE P.O.P.S ARE HARDSCAPING AND PLANTING BEDS AT RESIDNETIAL ENTRANCES, AND ARE NOT CONVINCING SPACES FOR PUBLIC USE

THESE P.O.P.S ARE PLANTING BEDS AND PARKING AREAS, WHICH ARE INACCESSIBLE FOR THE PUBLIC

PLAN LEVEL 2-6

7% OF UNITS
ARE 3 BEDROOM
(CLV DEVELOPMENT
HAS 2.6%)

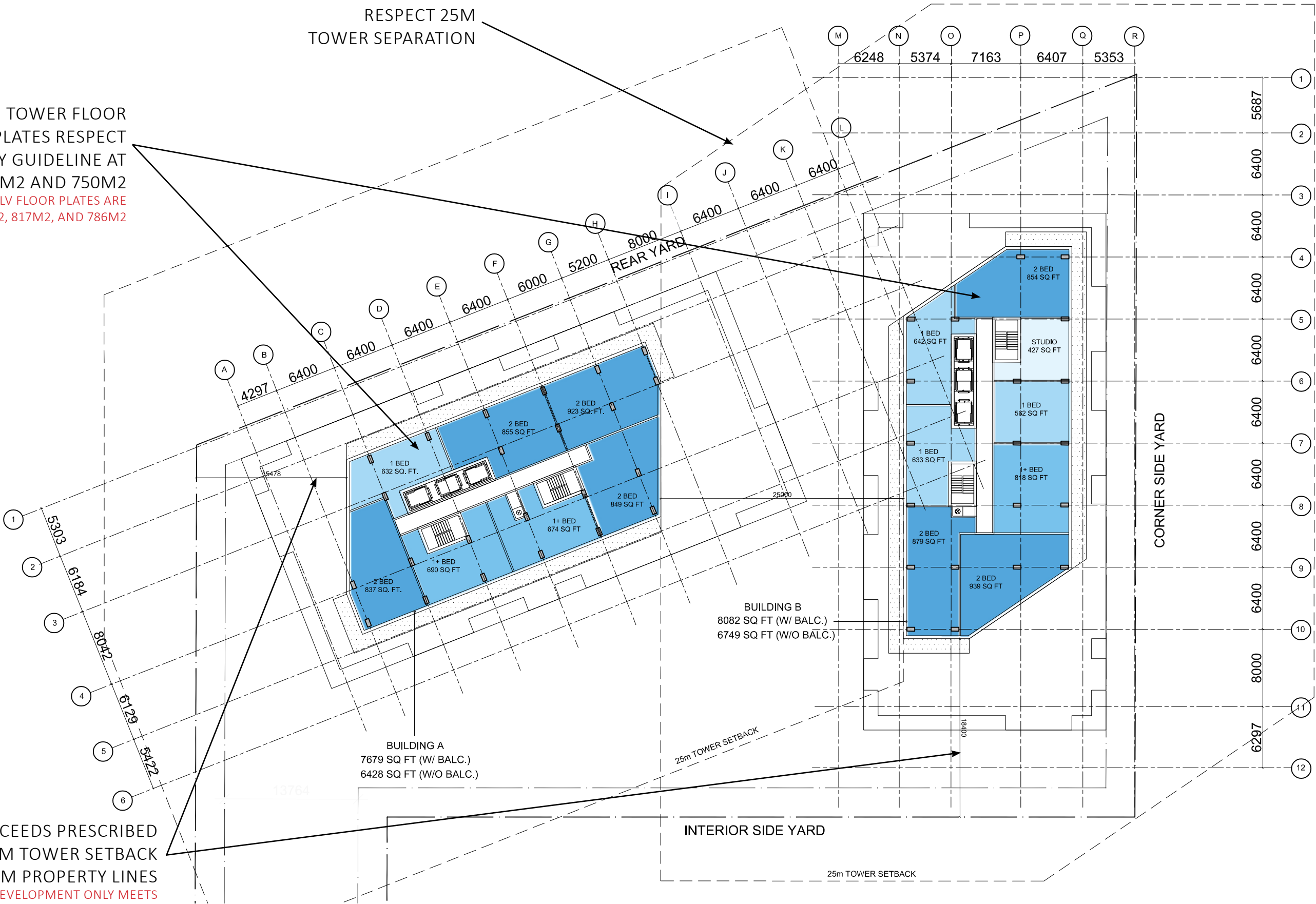


PLAN LEVEL 7-30/35

RESPECT 25M
TOWER SEPARATION

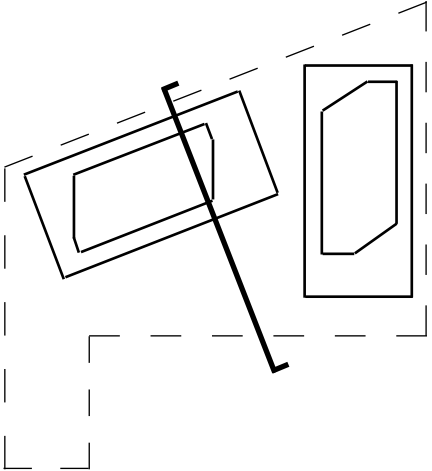
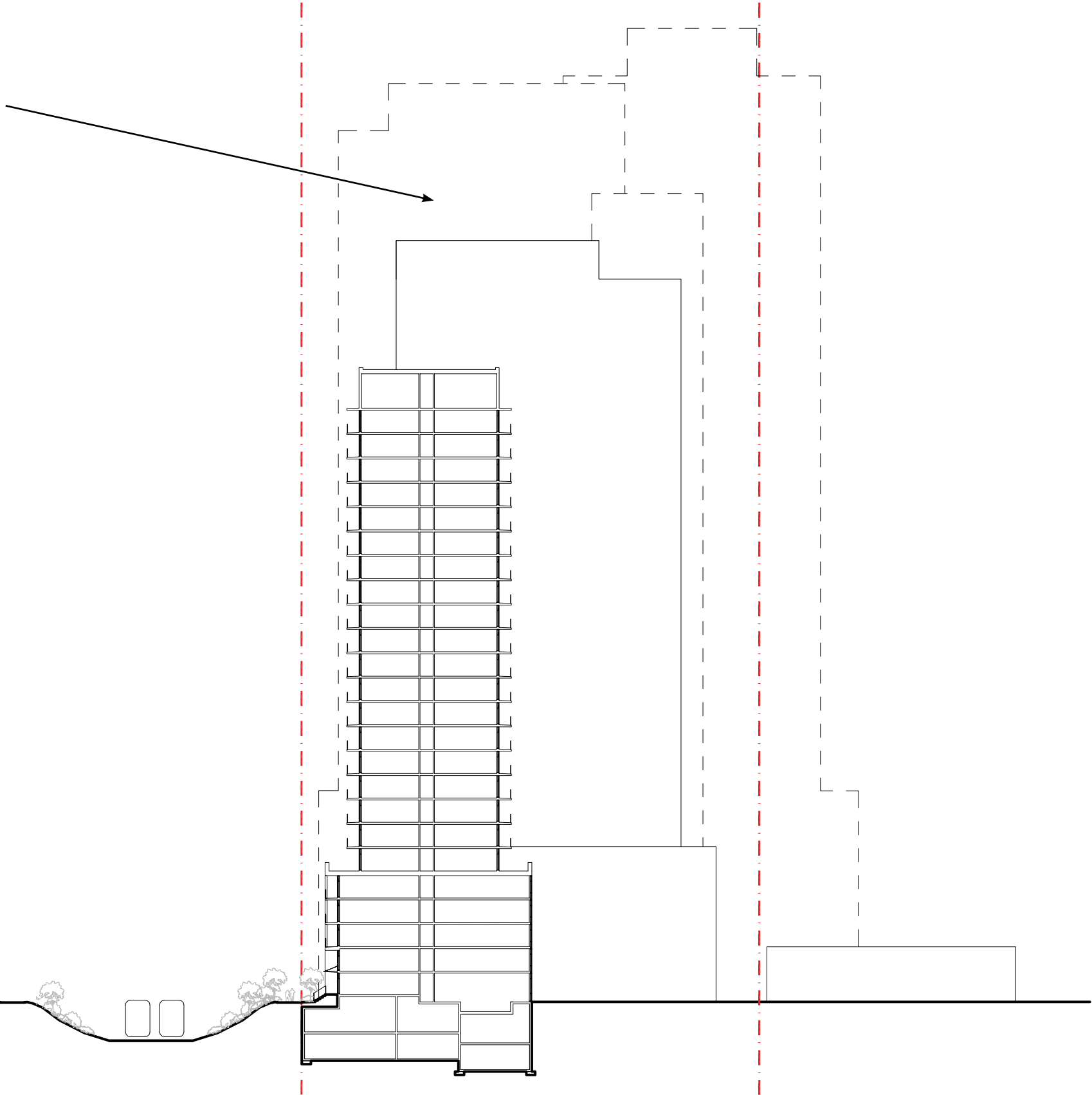
TOWER FLOOR
PLATES RESPECT
CITY GUIDELINE AT
719M2 AND 750M2

CLV FLOOR PLATES ARE
830M2, 817M2, AND 786M2



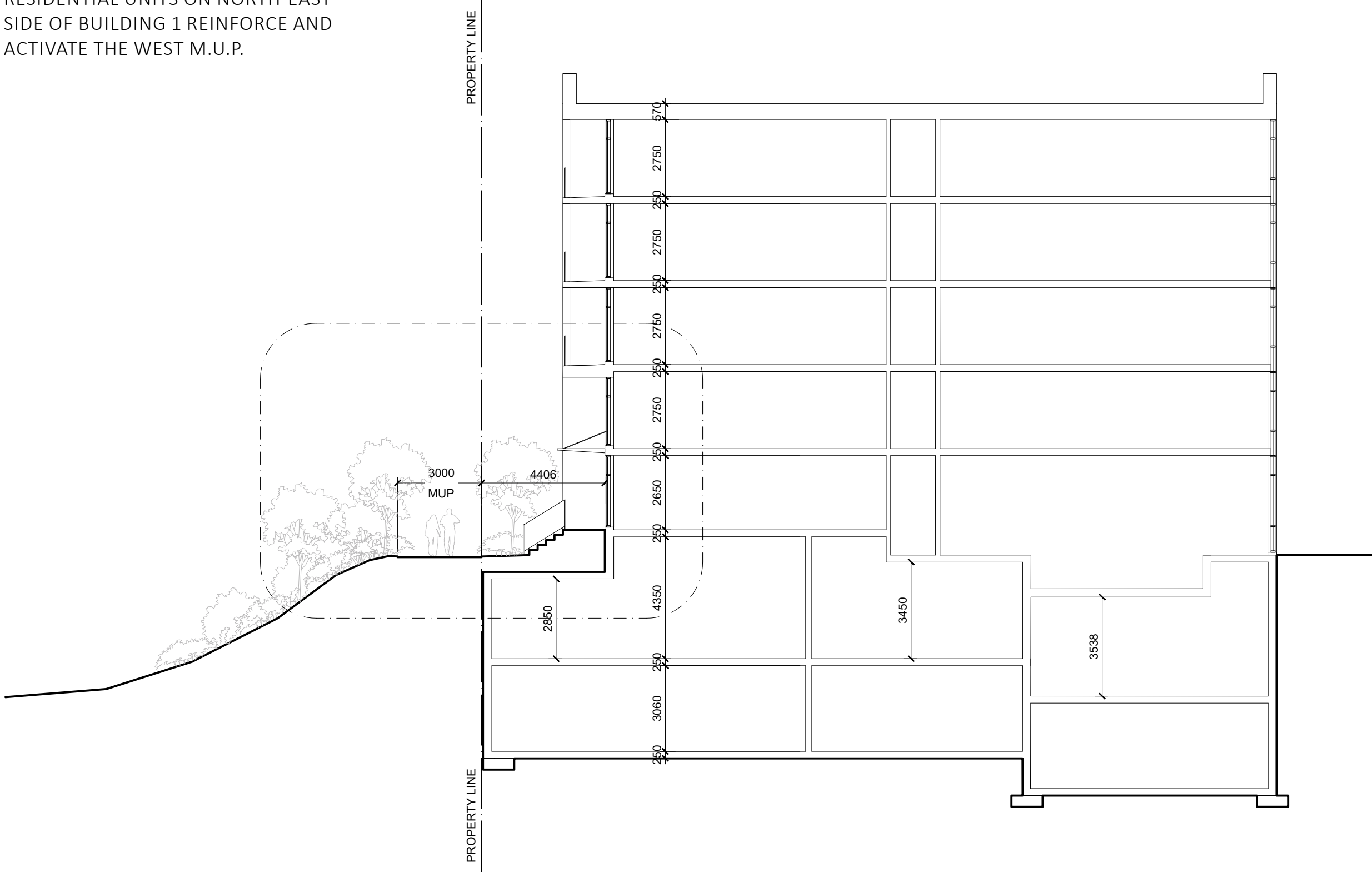
SECTION SECTION THROUGH BUILDING A WITH CONTEXT

CLV CORSO ITALIA BUILDINGS
DASHED IN BEHIND 75 BREEZEHILL

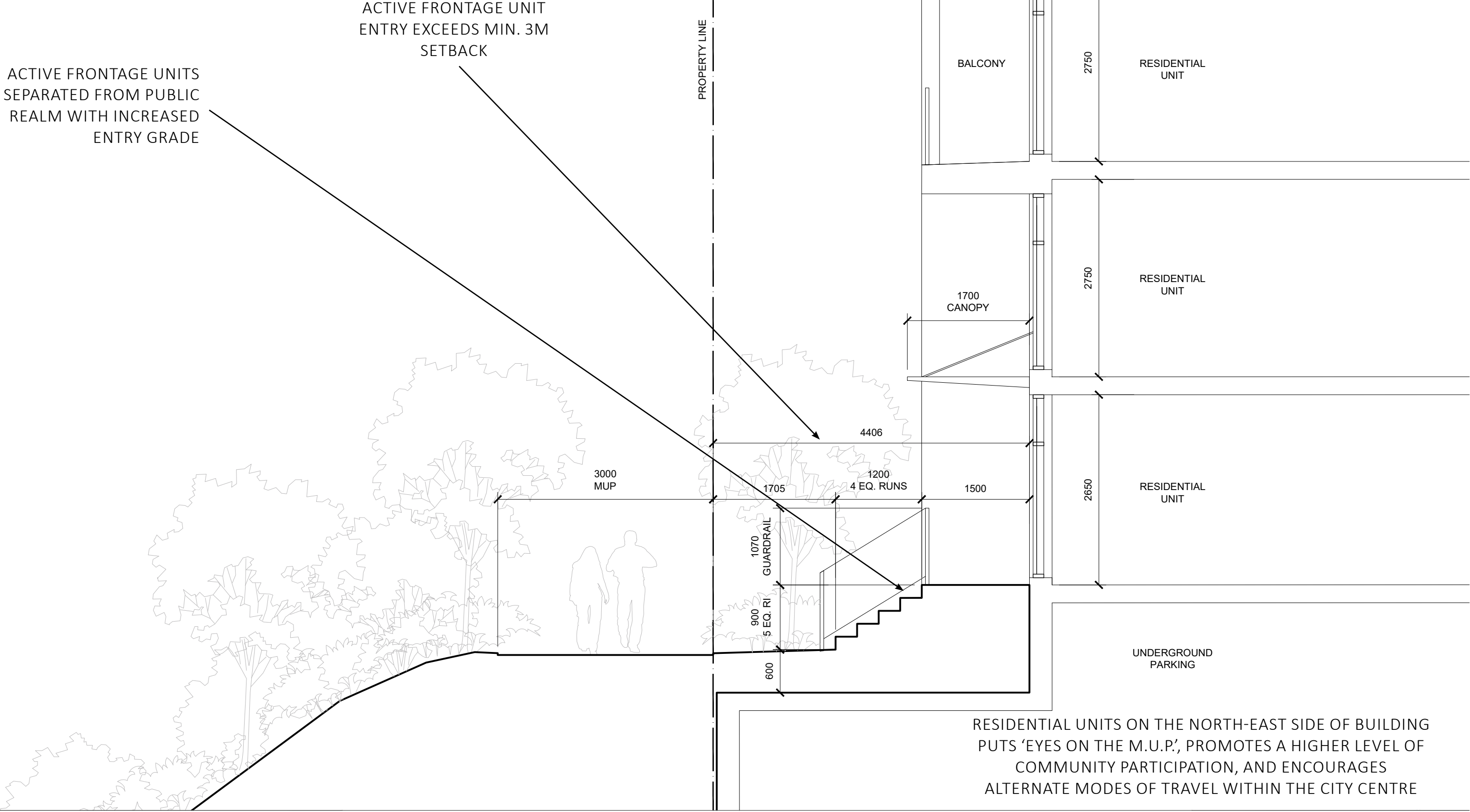


SECTION SECTION THROUGH BUILDING A PODIUM TERRACE UNITS

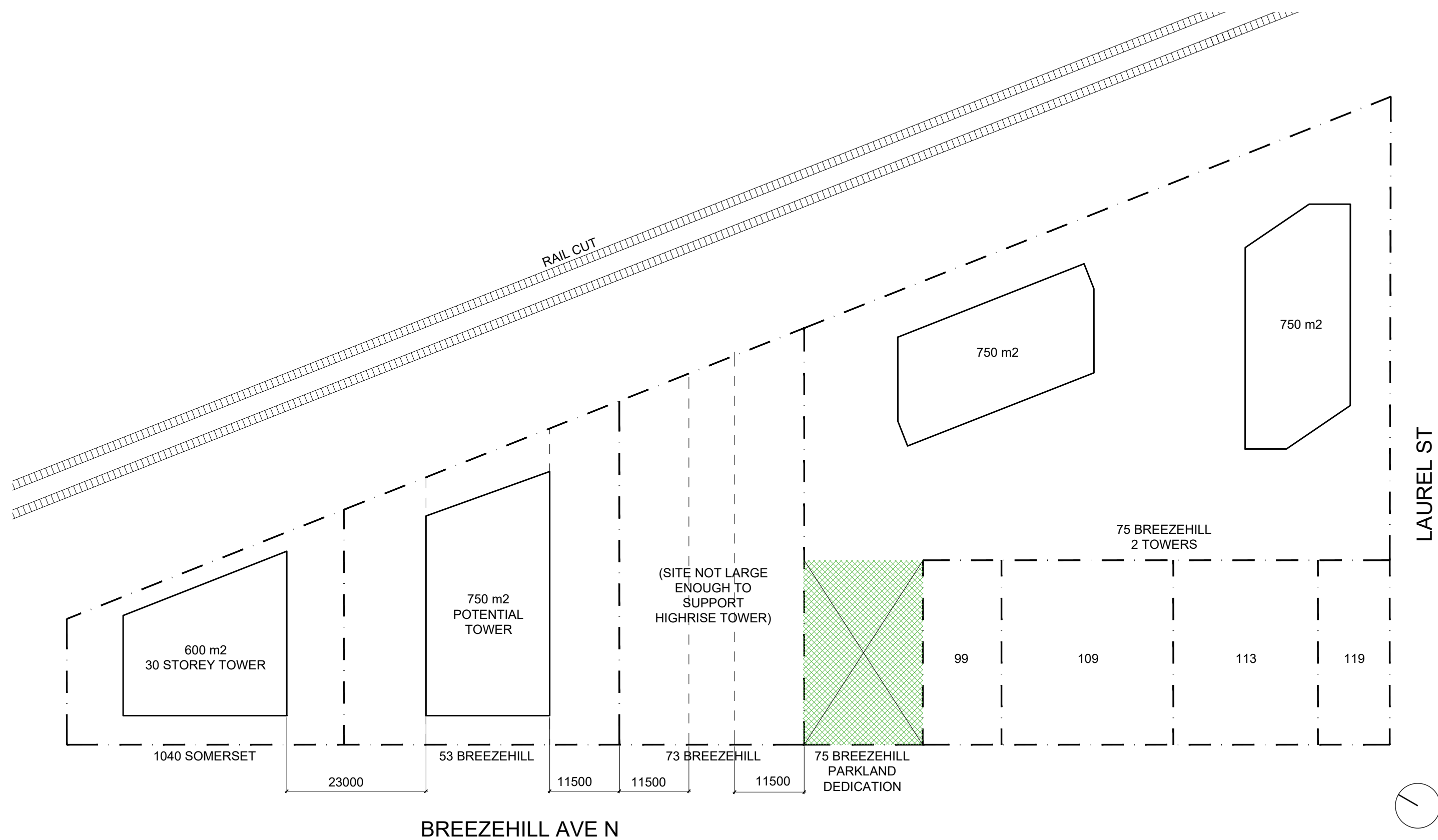
RESIDENTIAL UNITS ON NORTH-EAST
SIDE OF BUILDING 1 REINFORCE AND
ACTIVATE THE WEST M.U.P.



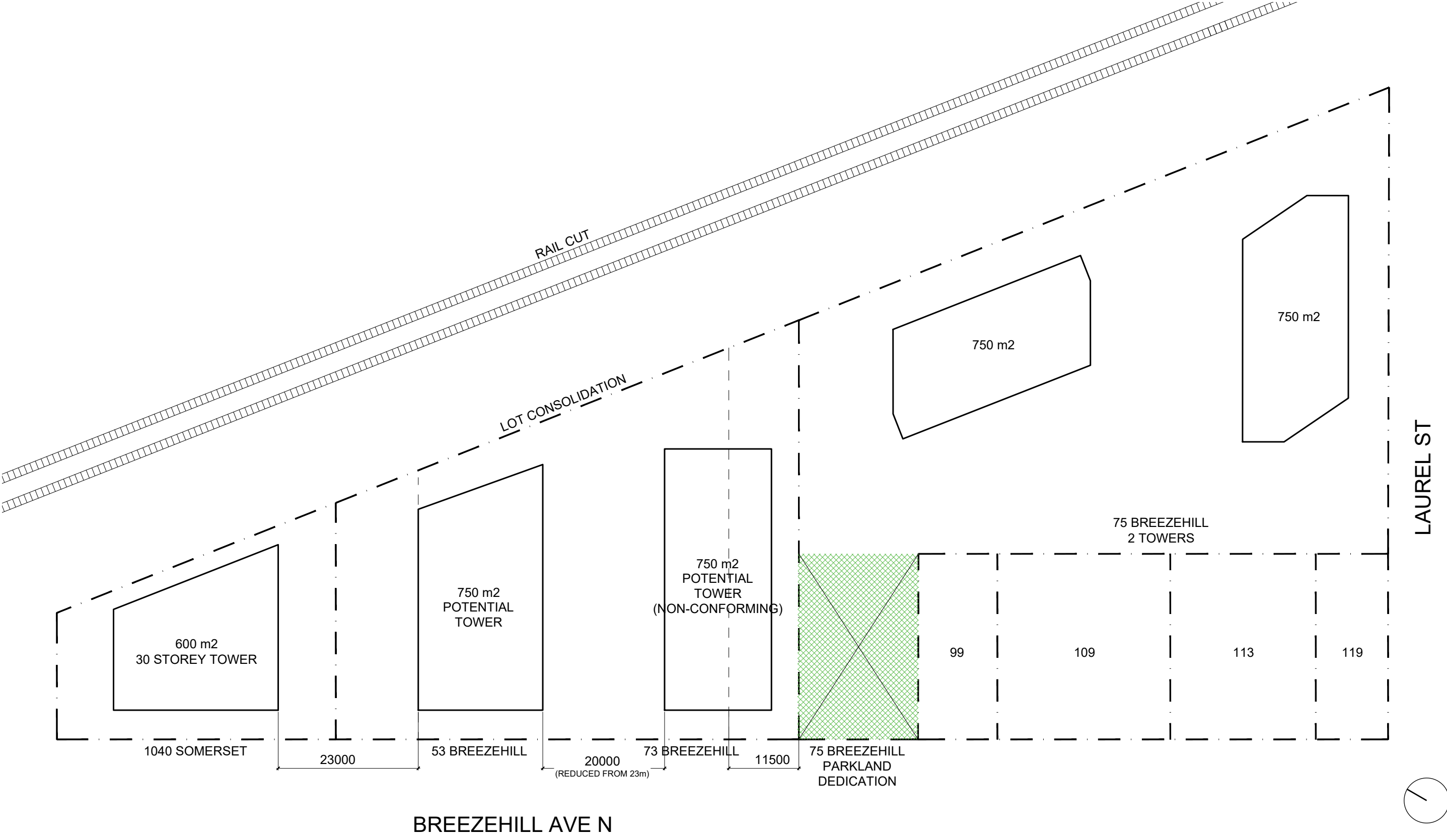
SECTION SECTION THROUGH BUILDING A PODIUM TERRACE UNITS



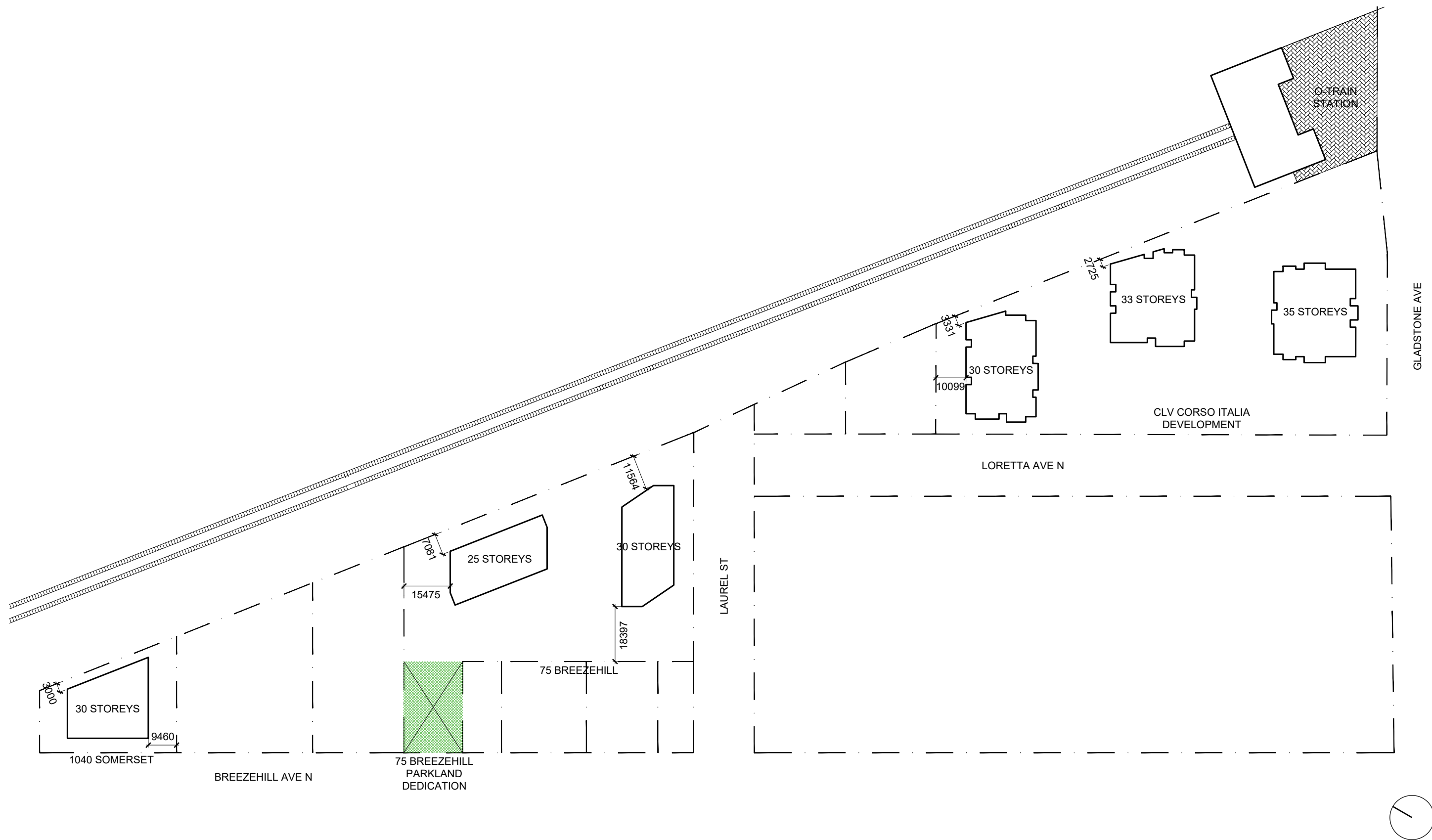
CONTEXT NEIGHBOURING PROPERTIES DEVELOPMENT POTENTIAL- NON-CONSOLIDATED LOTS



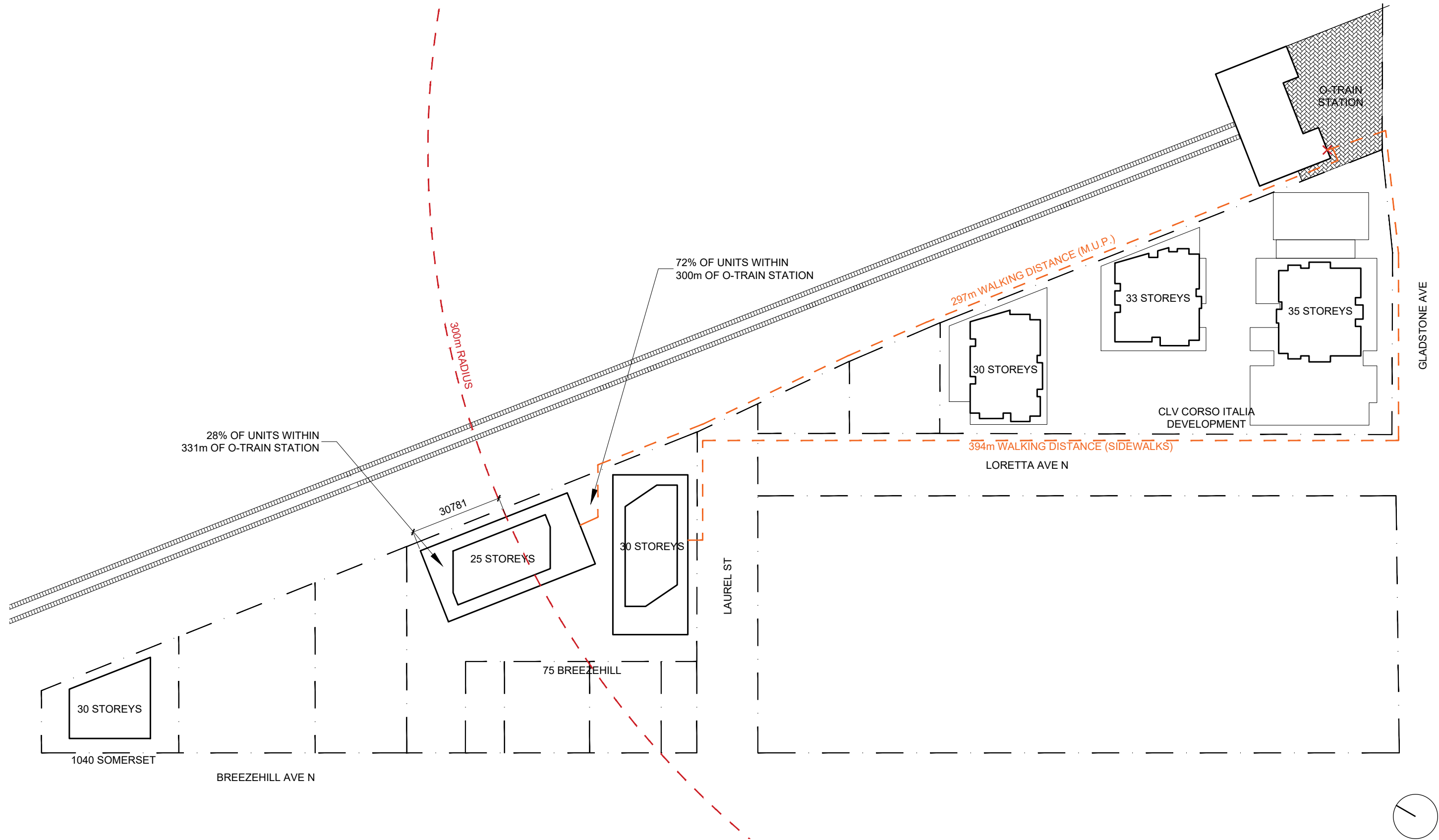
CONTEXT NEIGHBOURING PROPERTIES DEVELOPMENT POTENTIAL- CONSOLIDATED LOTS



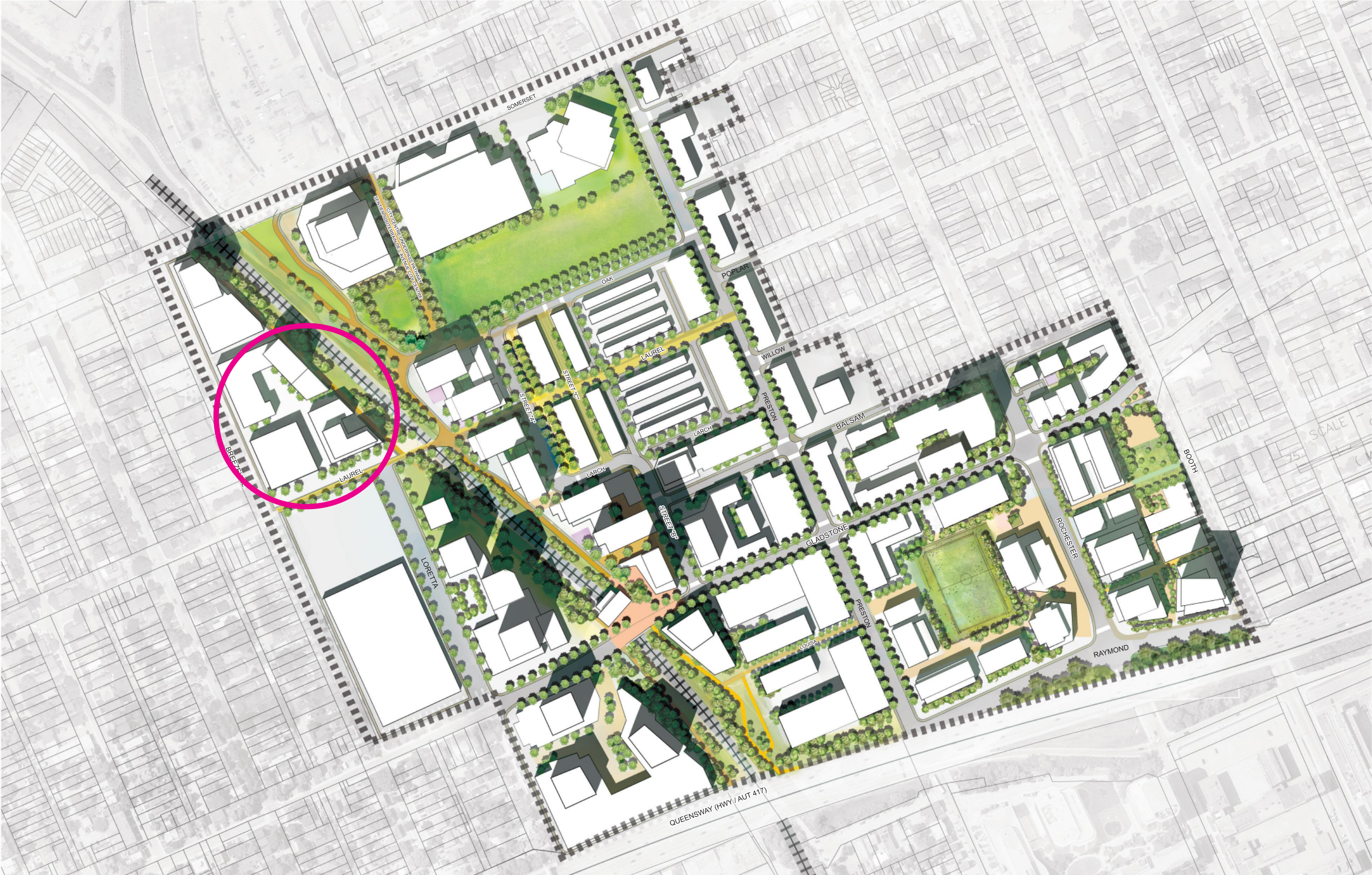
CONTEXT TOWER SEPARATION FROM RAILCUT IN COMPARISON TO CONTEXT DEVELOPMENTS



CONTEXT RADIAL & WALKING DISTANCE FROM CORSO ITALIA O-TRAIN STATION TO 75 BREEZEHILL



CORSO ITALIA SECONDARY PLAN DEMONSTRATION CONCEPT



CORSO ITALIA SECONDARY PLAN DEMONSTRATION CONCEPT WITH PROPERTY LINE OVERLAY

THE SECONDARY PLAN
DEMONSTRATES A MASSING
CONCEPT THAT DOES NOT
ACCURATELY REFLECT EXISTING
PROPERTY BOUNDARIES

RED AREA INDICATES 75
BREEZEHILL PROPERTY PARCEL

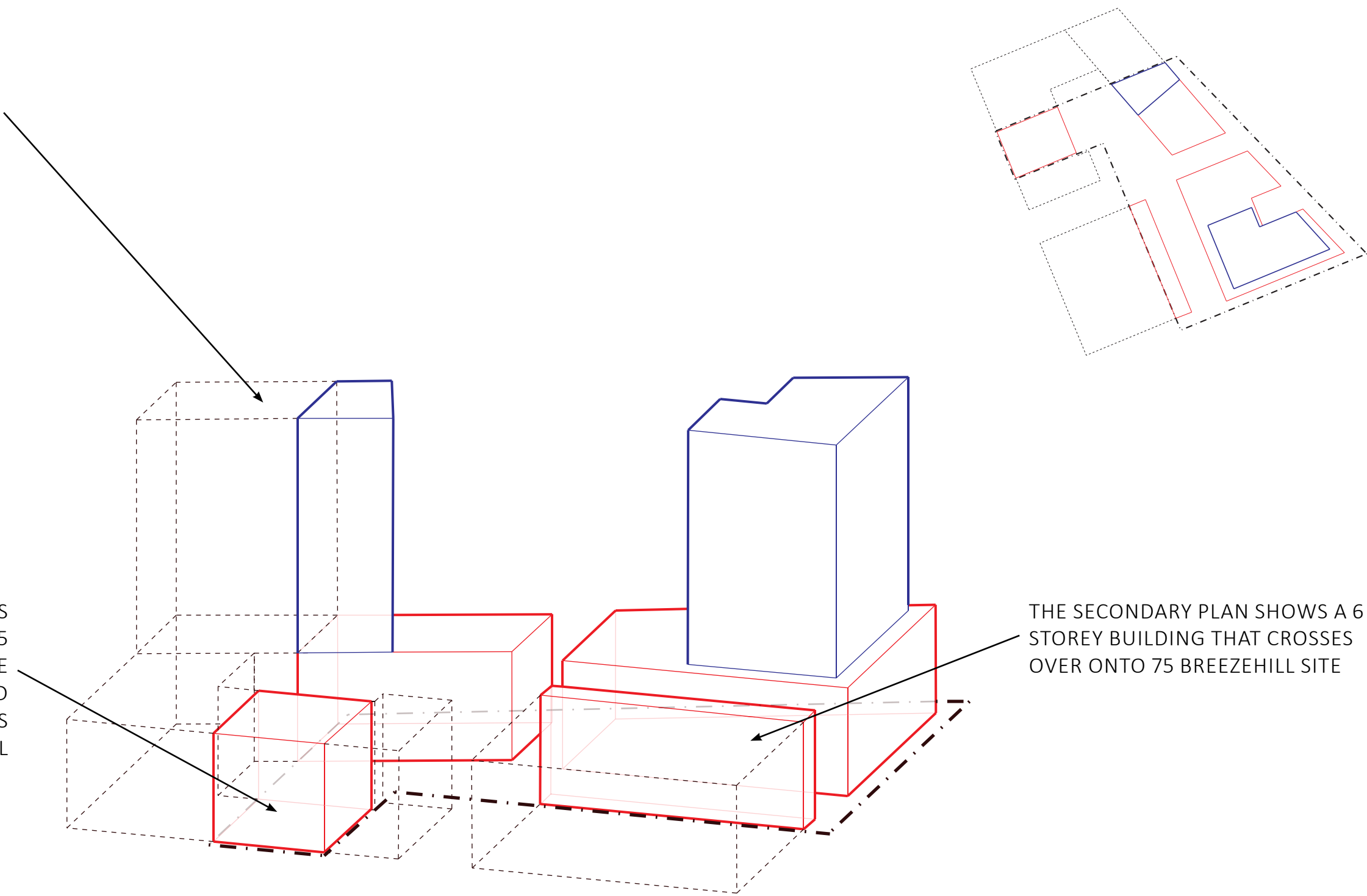


SECONDARY PLAN DEVELOPMENT ILLUSTRATION AS SHOWN IN IT'S ENTIRETY - DISSECTED BY PROPERTY LINES FOR 75 BREEZEHILL

THE SECONDARY PLAN SHOWS MORE THAN 1 TOWER FORM ON THE 75 BREEZEHILL SITE

THE SECONDARY PLAN SHOWS 6 STOREY BUILDING WHERE 75 BREEZEHILL PROPOSES THE ADDITION OF A 620 M2 PARKLAND DEDICATION - DIRECTLY ACROSS FROM THE DEVONSHIRE SCHOOL

THE SECONDARY PLAN SHOWS A 6 STOREY BUILDING THAT CROSSES OVER ONTO 75 BREEZEHILL SITE



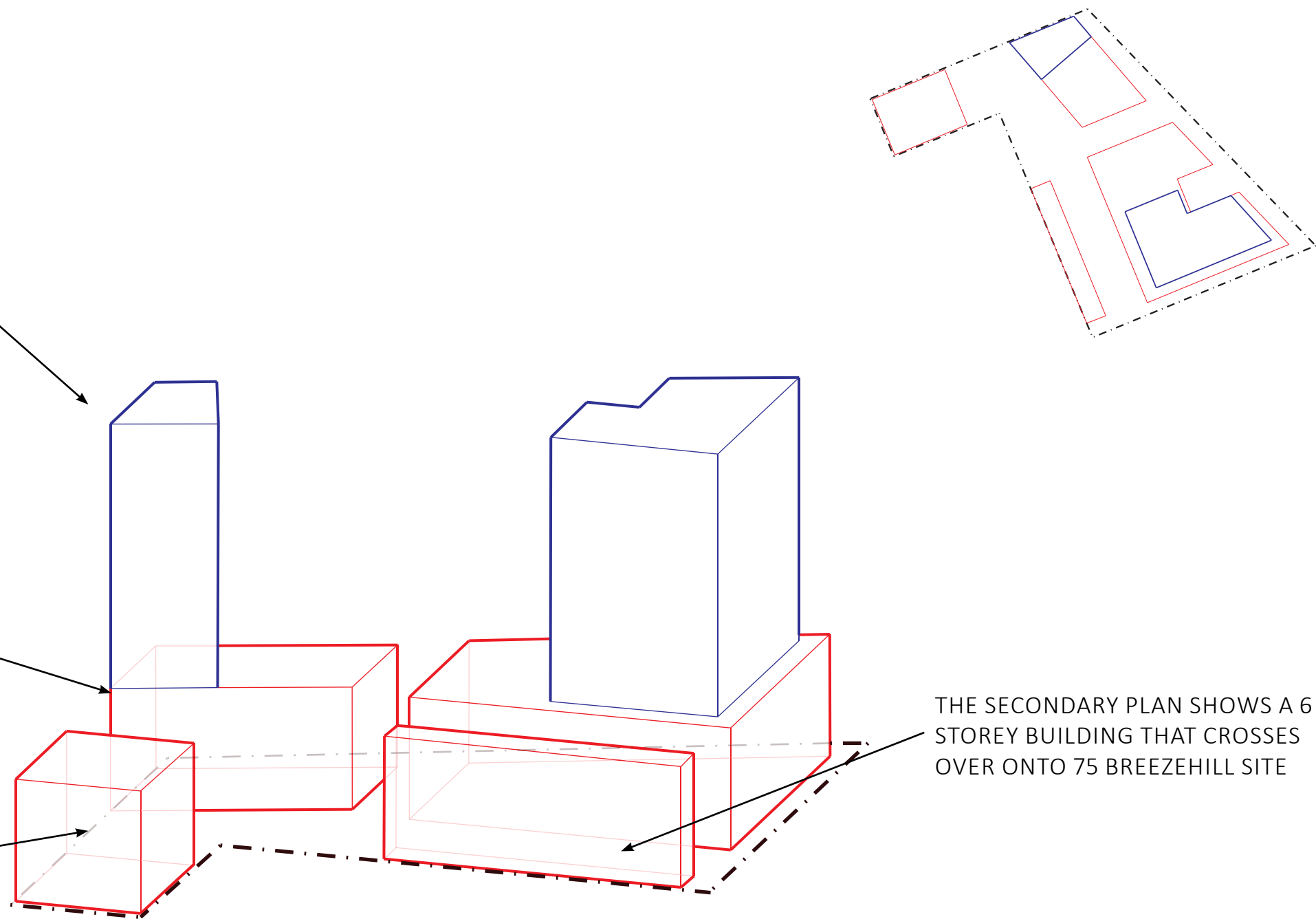
SECONDARY PLAN DEVELOPMENT ILLUSTRATION AS SHOWN DISSECTED BY PROPERTY LINES FOR 75 BREEZEHILL

THE SECONDARY PLAN DEVELOPMENTS SHOW A 58% LOT COVERAGE
AFTER ACCOMMODATING A 10% PARKLAND DEDICATION, THIS ONLY LEAVES 32% FOR ACCESS ROADWAY AND EXTERIOR AMENITY

DENSITY OF 661 UNITS PER HECTARE
CALCULATED AS AVERAGE UNIT SIZE OF 763 FT2 WITH A FLOORPLATE EFFICIENCY OF 85% (AVERAGE AREA USED IN CLV DEVELOPMENT)

THE SECONDARY PLAN SHOWS 6 STOREY BUILDING WHERE 75 BREEZEHILL PROPOSES THE ADDITION OF A 620 M2 PARKLAND DEDICATION - DIRECTLY ACROSS FROM THE DEVONSHIRE SCHOOL

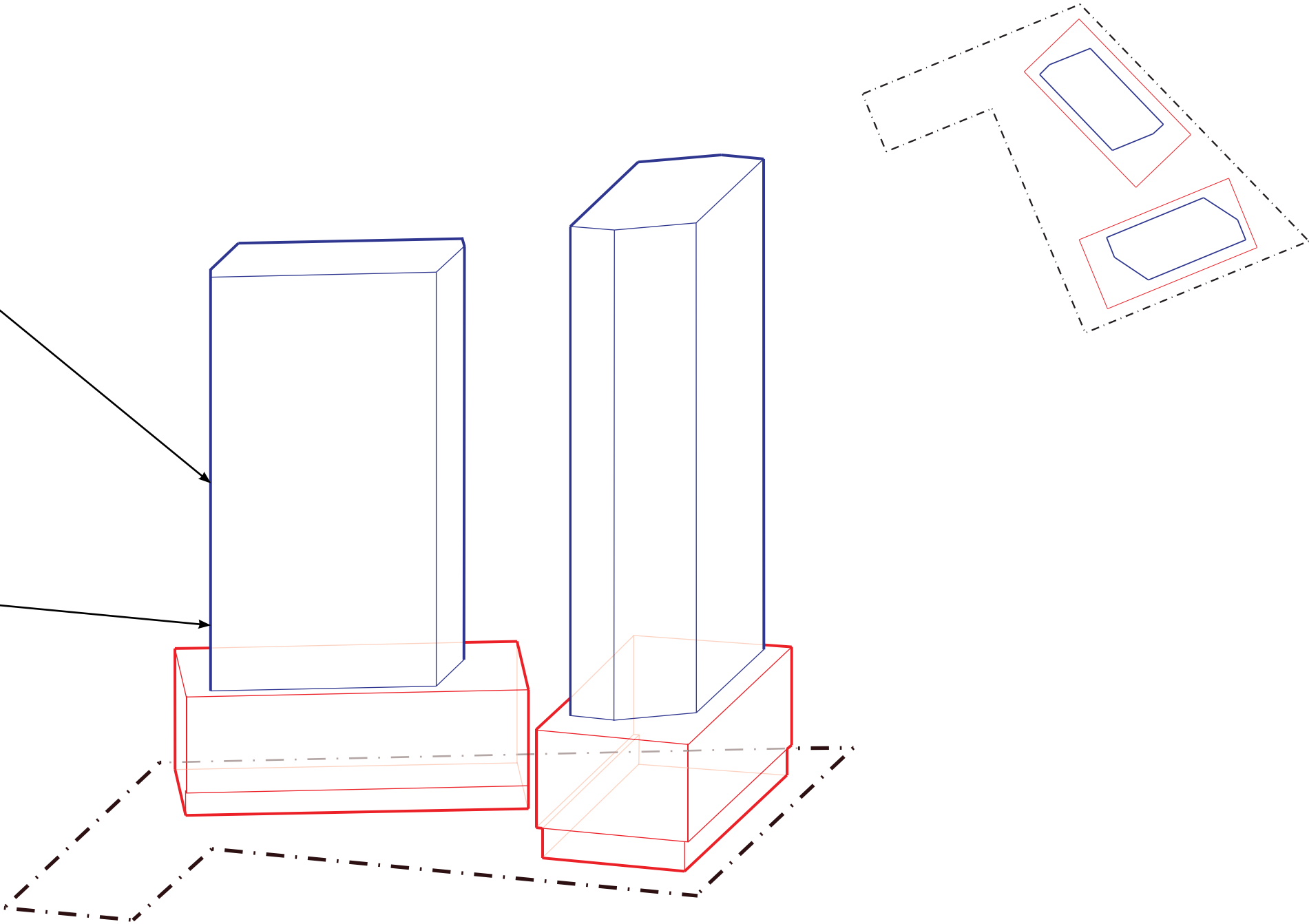
THE SECONDARY PLAN SHOWS A 6 STOREY BUILDING THAT CROSSES OVER ONTO 75 BREEZEHILL SITE



75 BREEZEHILL PROPOSED DEVELOPMENT ILLUSTRATION

THE 75 BREEZEHILL
DEVELOPMENT SHOWS A
40% LOT COVERAGE
AFTER ACCOMMODATING A 10%
PARKLAND DEDICATION, THIS LEAVES
A GENEROUS 50% FOR ACCESS
ROADWAY AND EXTERIOR AMENITY

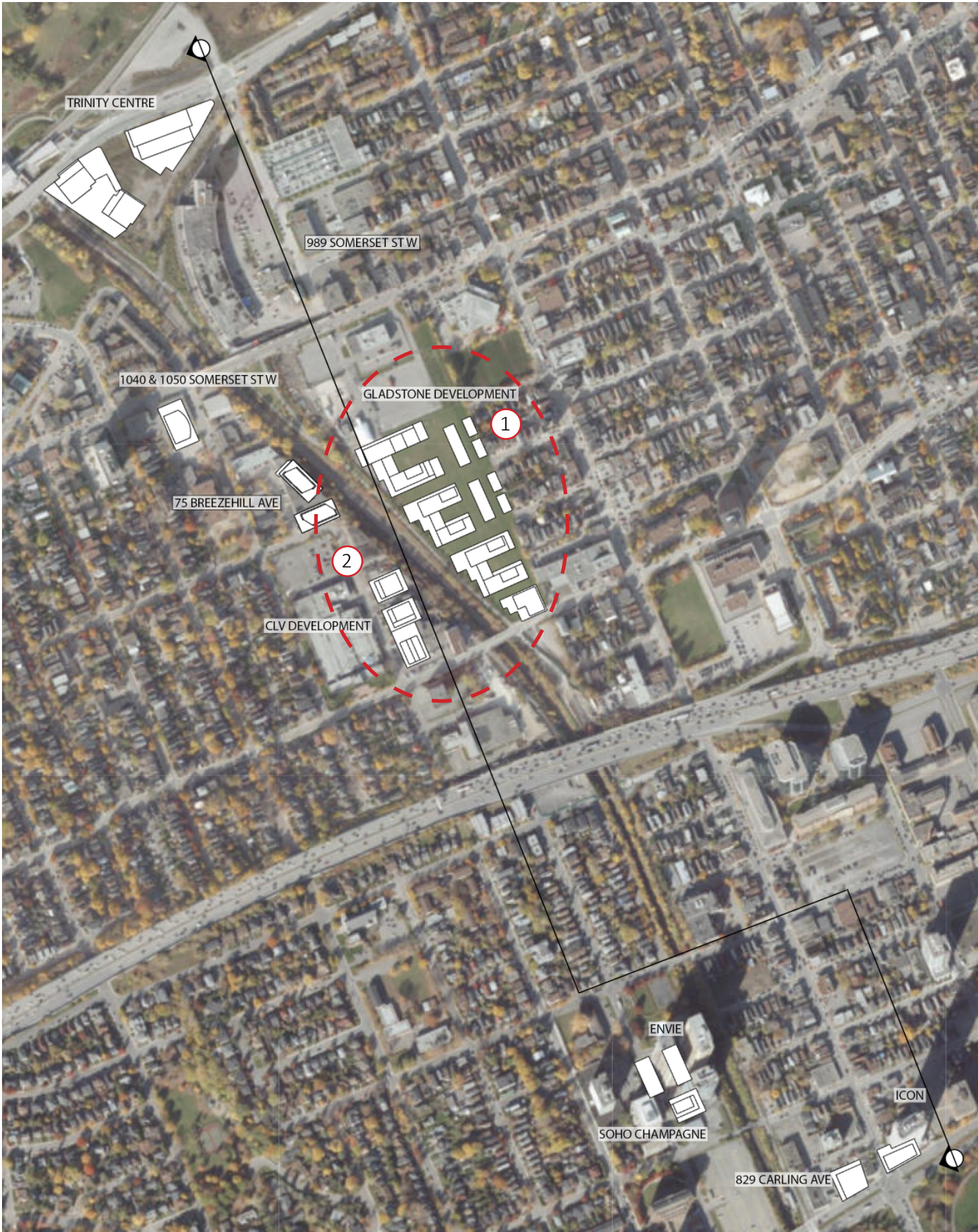
476 UNITS; DENSITY OF
771 UNITS PER HECTARE
CALCULATED AS AVERAGE UNIT SIZE
OF 763 FT², ADJUSTED DOWN FROM
527 UNITS



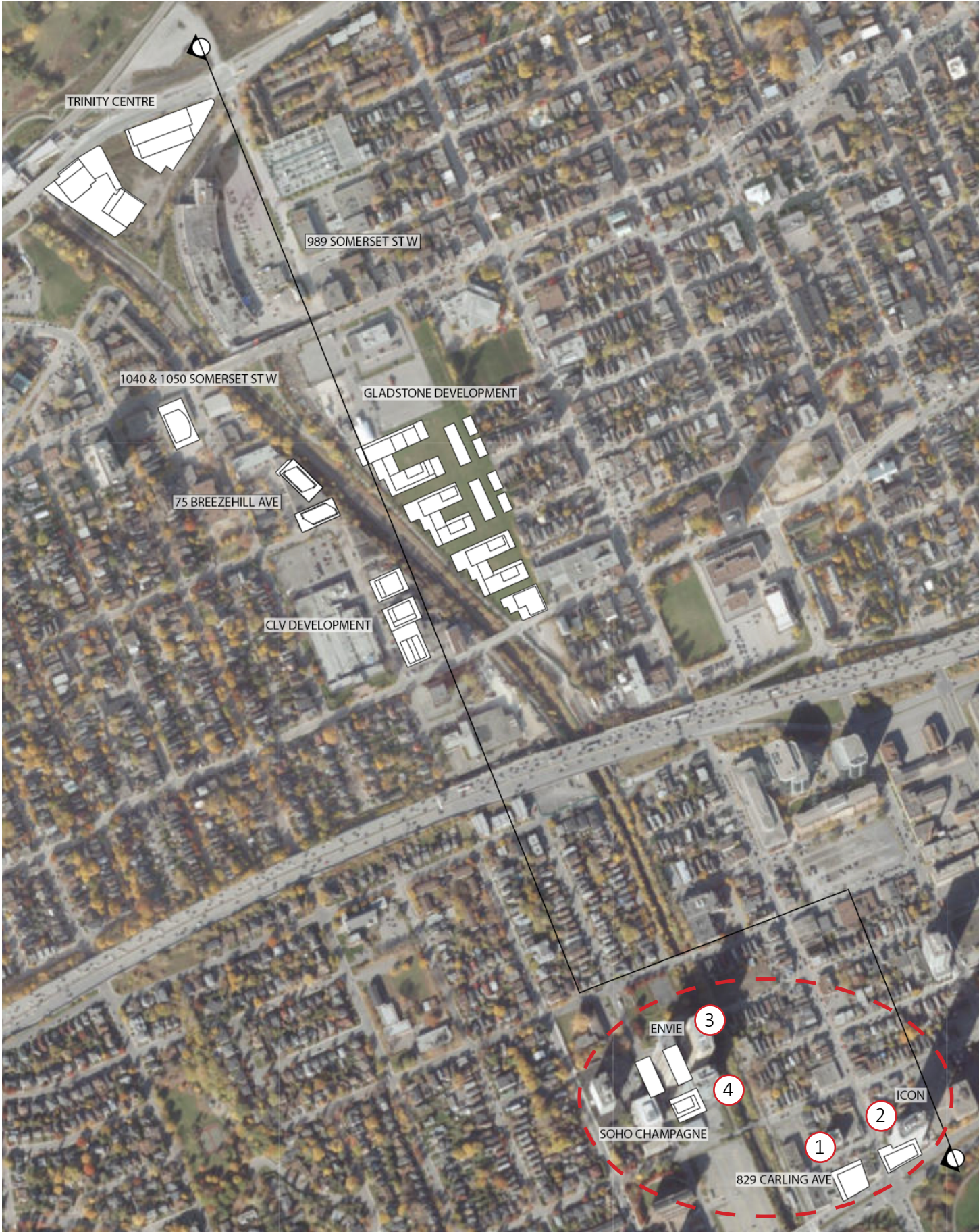
THE TRILLIUM LINE CORRIDOR MAP WITH EXISTING & FUTURE DEVELOPMENTS; 1) TRINITY/ CITY CENTRE 2) 1040 & 1050 SOMERSET



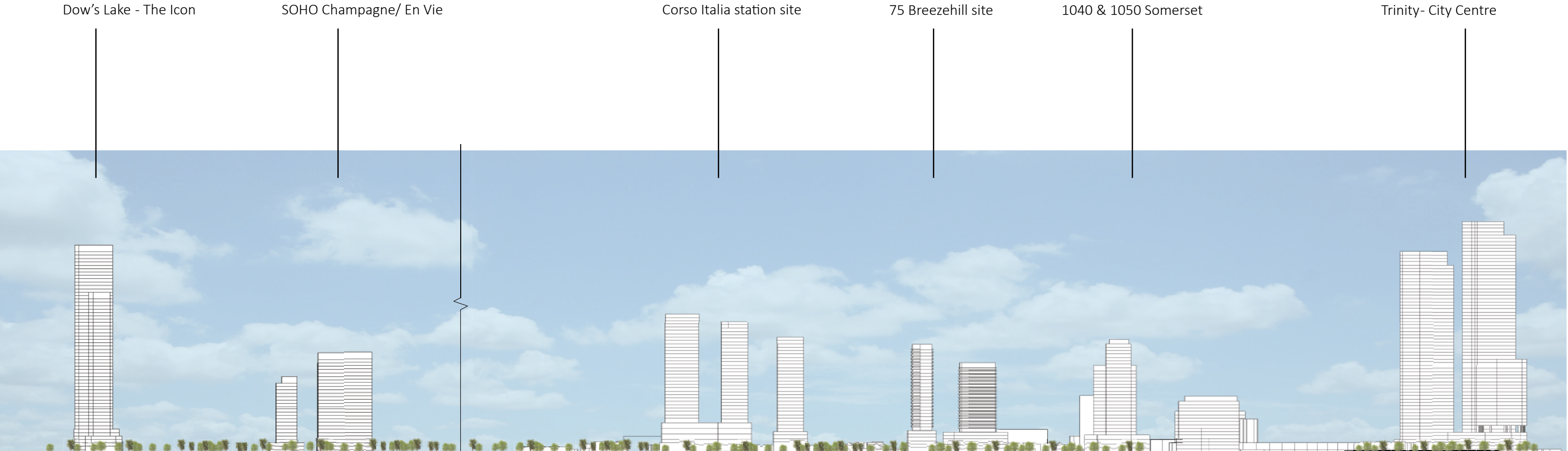
THE TRILLIUM LINE CORRIDOR MAP WITH EXISTING & FUTURE DEVELOPMENTS; 1) GLADSTONE VILLAGE/ OCH 2) CORSO ITALIA/ CLV DEVELOPMENT



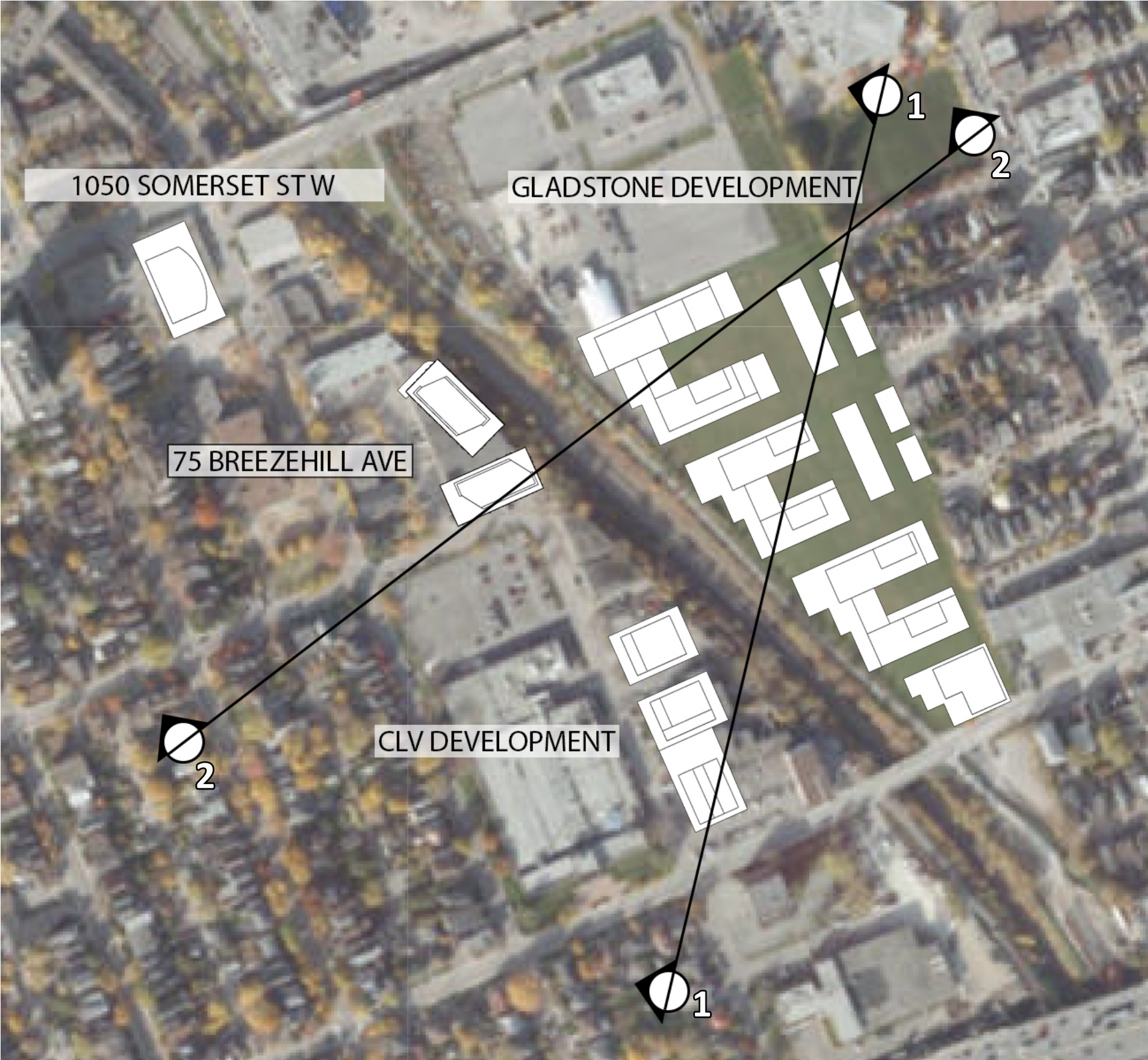
THE TRILLIUM LINE CORRIDOR MAP WITH EXISTING & FUTURE DEVELOPMENTS; 1) 845 CARLING 2) THE ICON 3) EN VIE 4) SOHO CHAMPAGNE

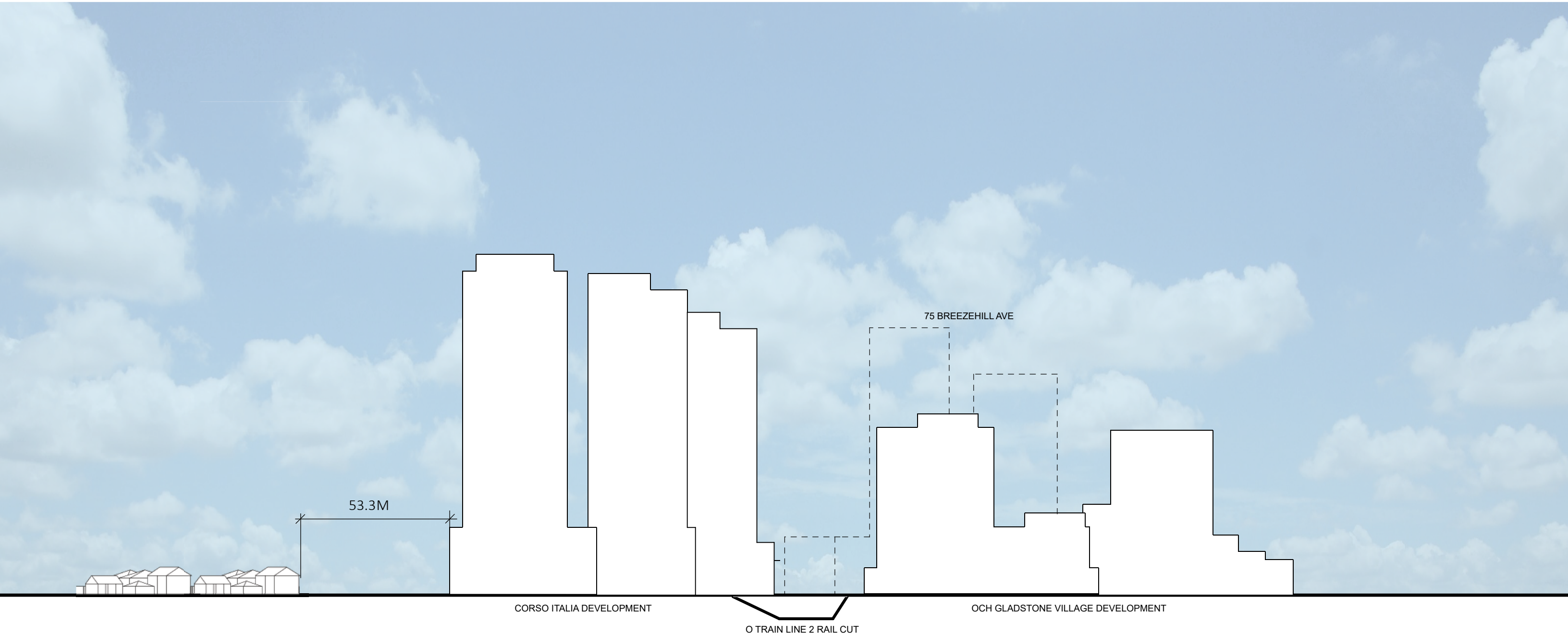


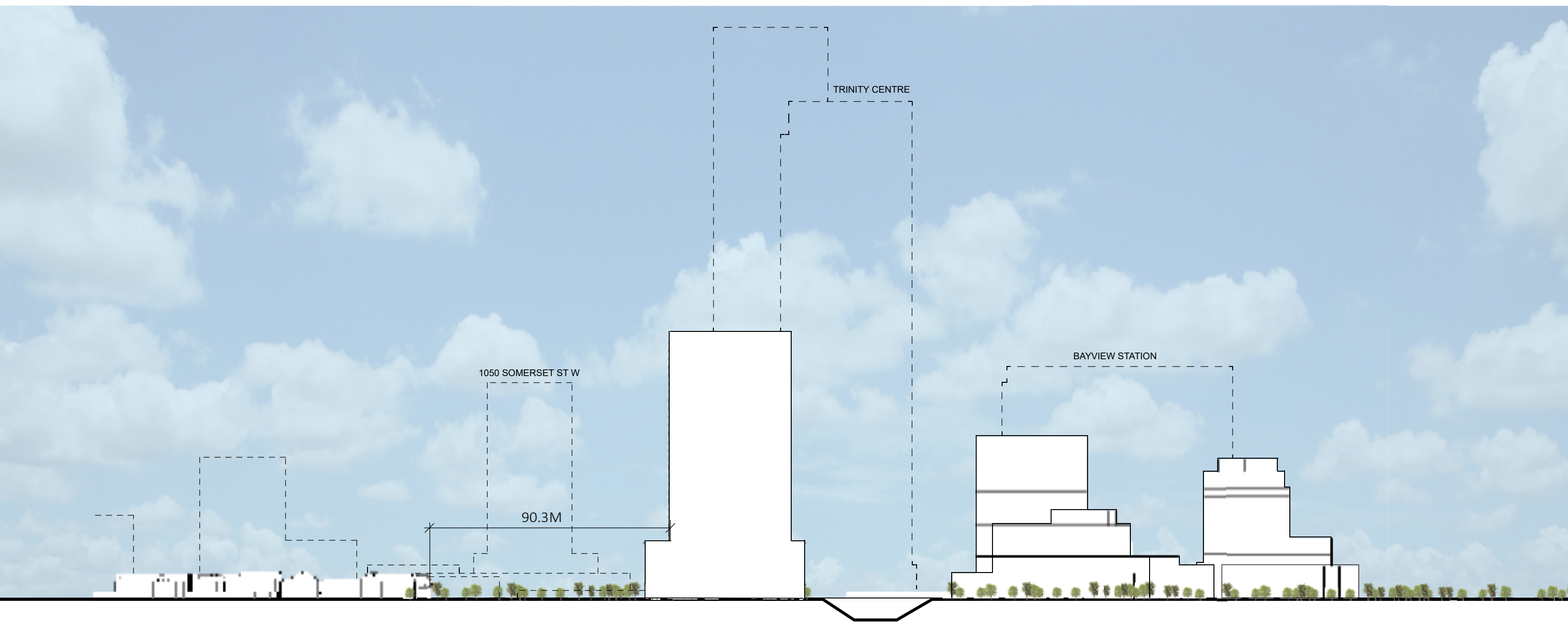
CONTEXT ELEVATION WITH EXISTING & FUTURE DEVELOPMENTS



CONTEXT MAP WITH COMPARATIVE SECTION CUTS THROUGH CORSO ITALIA (CLV) SITE (1) AND PROPOSED BREEZEHILL SITE (2)







CONTEXT VIEW FROM SOUTH-EAST, 25+30 STOREY OPTION WITH UNDER CONSTRUCTION/UPCOMING DEVELOPMENTS



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CONTEXT VIEW FROM SOUTH-EAST, 25+30 STOREY OPTION WITH UNDER CONSTRUCTION/UPCOMING DEVELOPMENTS



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CONTEXT VIEW FROM SOUTH-WEST, 25+30 STOREY OPTION WITH UNDER CONSTRUCTION/UPCOMING DEVELOPMENTS



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