



# 641 Rideau Street, Ottawa

Urban Design Review Panel - Formal Review  
October 2021

# Introduction

## Subject Property

The subject property is located on the north edge of Rideau Street in close proximity to the Rideau River to the east. This application contemplates the development of 641 Rideau Street.

641 Rideau Street is occupied by five (5) 3-storey apartment buildings centred on a shared courtyard. Access to the rear of the building is provided on Rideau Street by two single-loaded driveways on either side of the complex

The intersection of Rideau Street and Wurtemberg Street is signalized. Rideau Street and Wurtemberg Street benefit from buried hydro lines surrounding the site.

## The Surrounding Area

### North

Directly north of the site is a 21-storey apartment complex fronting onto Wurtemberg Street known as "The Watergate". This is a bar building and was established in the 1970s. Further north is the Embassy of the Turkish Republic, and additional apartment buildings ranging in height from 12 to 14-storeys. Further north is the St. Patrick Street bridge and Porter Island.

### East

Directly to the east of the site is Embassy of Romania. Further east is the Rideau River. On the east side of the Rideau River are parklands owned by the NCC and low-rise residential housing of multiple typologies. East of the site, Rideau Street turns into Montréal Road and crosses the Rideau River towards Vanier.

### South

Immediately south of the site is Rideau Street. This portion of Rideau Street includes two eastbound and two westbound vehicle lanes. The westbound lane includes a side-lane intended for bicycles and buses picking up passengers. Further south of Rideau Street are a 13-storey and a 20-storey apartment complex located at the end of Wurtemberg Street. There are also various low-rise residential apartments southbound along Charlotte Street.

### West

West of the site is the Wurtemberg Street frontage. The site interfaces with a 7-storey apartment building. Further west is Wallis House, a heritage building converted into condominium complex. Brigadier Private is also west of the property; a low-rise townhouse development. North of this is MacDonald Gardens Park, a 3.6 hectare public park owned by the City of Ottawa.



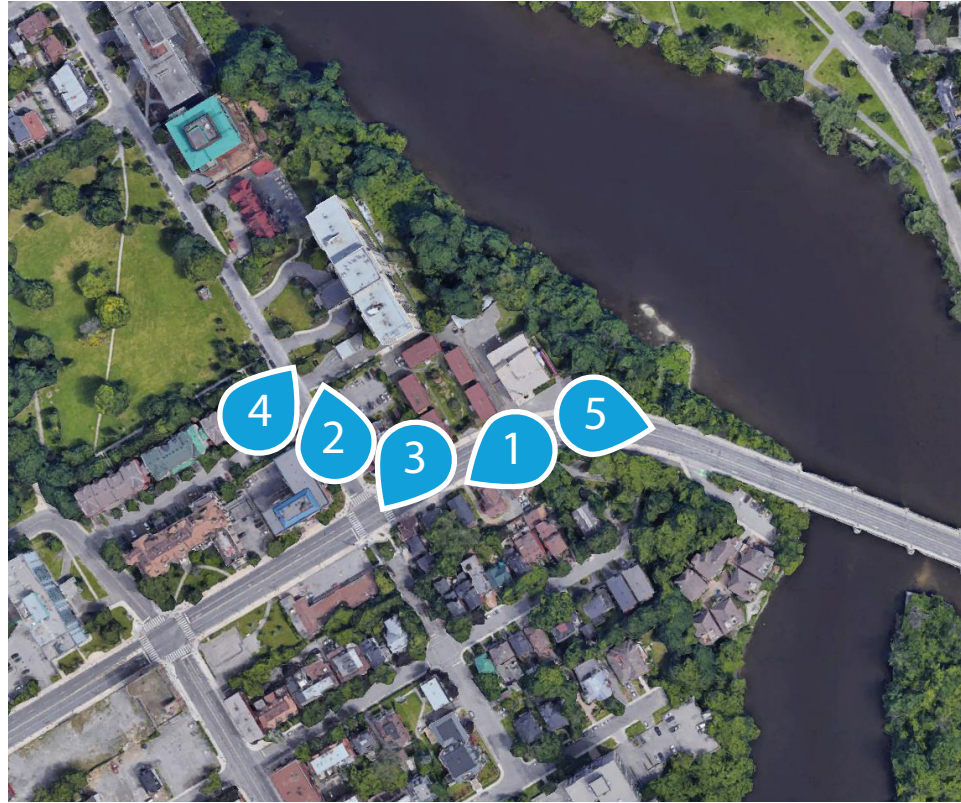
# Subject Property



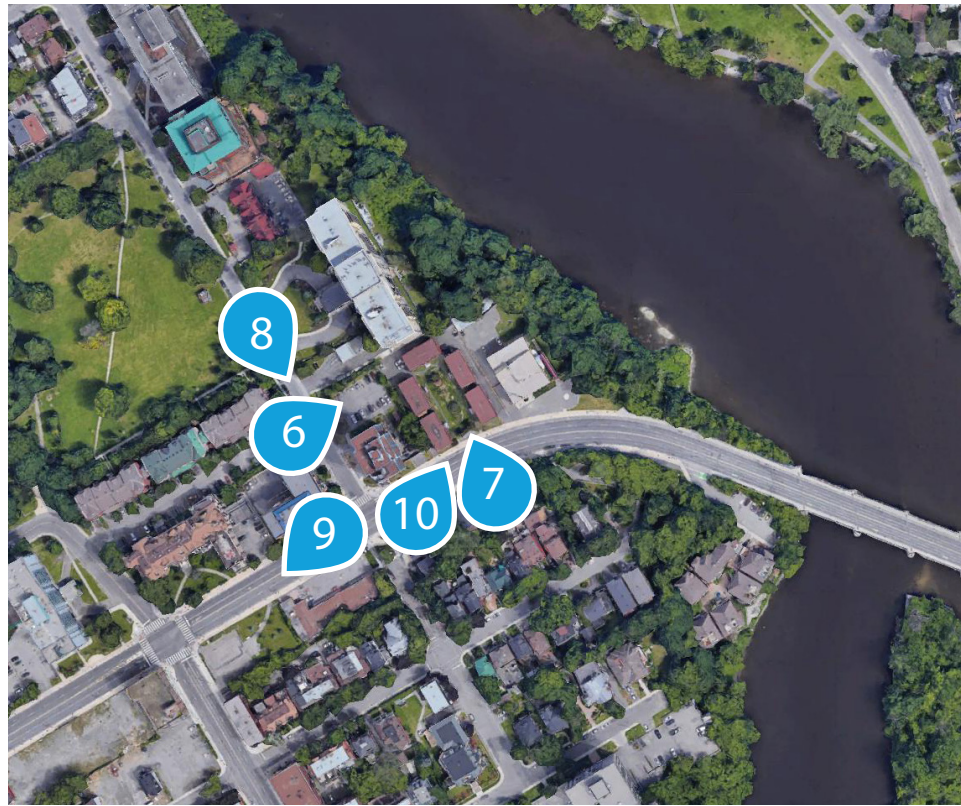
# Subject Property



# Site Photos



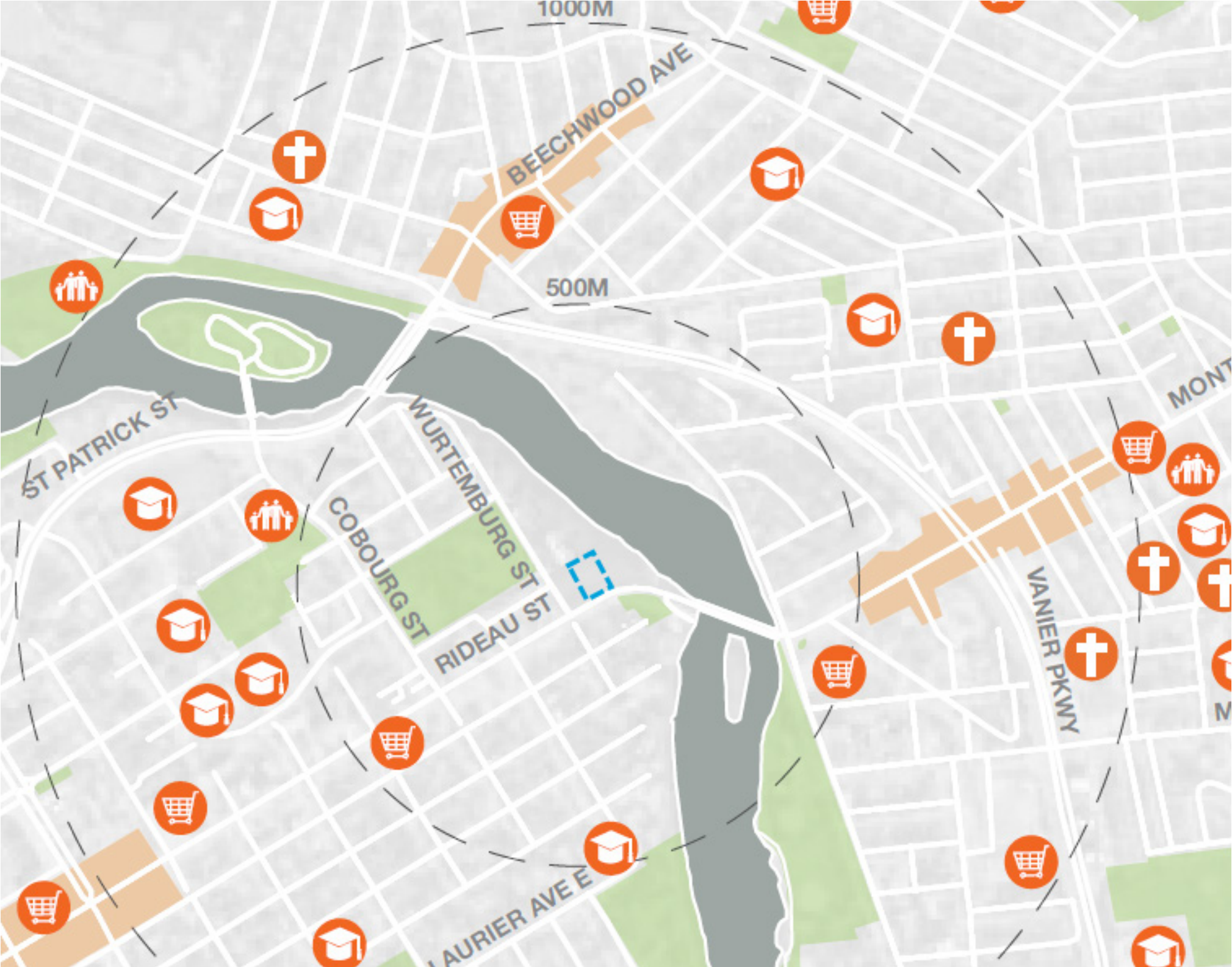
# Site Photos



October 2021

641 Rideau Street  
Urban Design Review Panel Formal Review

# Local Context



- Subject Site
- Existing OCH Building
- Commercial
- School
- Community Centre
- Place of Worship
- Public Open Space / Park



### Transit Network

The subject property is located at the intersection of Rideau Street and Wurtemberg Street, along a transit priority corridor.

Local bus routes 12 and 15 provide east-west service along Rideau Street as it continues into Montréal Road, connecting Lowertown to Vanier. Routes 7 and 17 travels along Cobourg Street, providing north-south service between Rideau Street and St. Patrick Street, which becomes Beechwood avenue as it enters into the New Edinburgh neighbourhood.

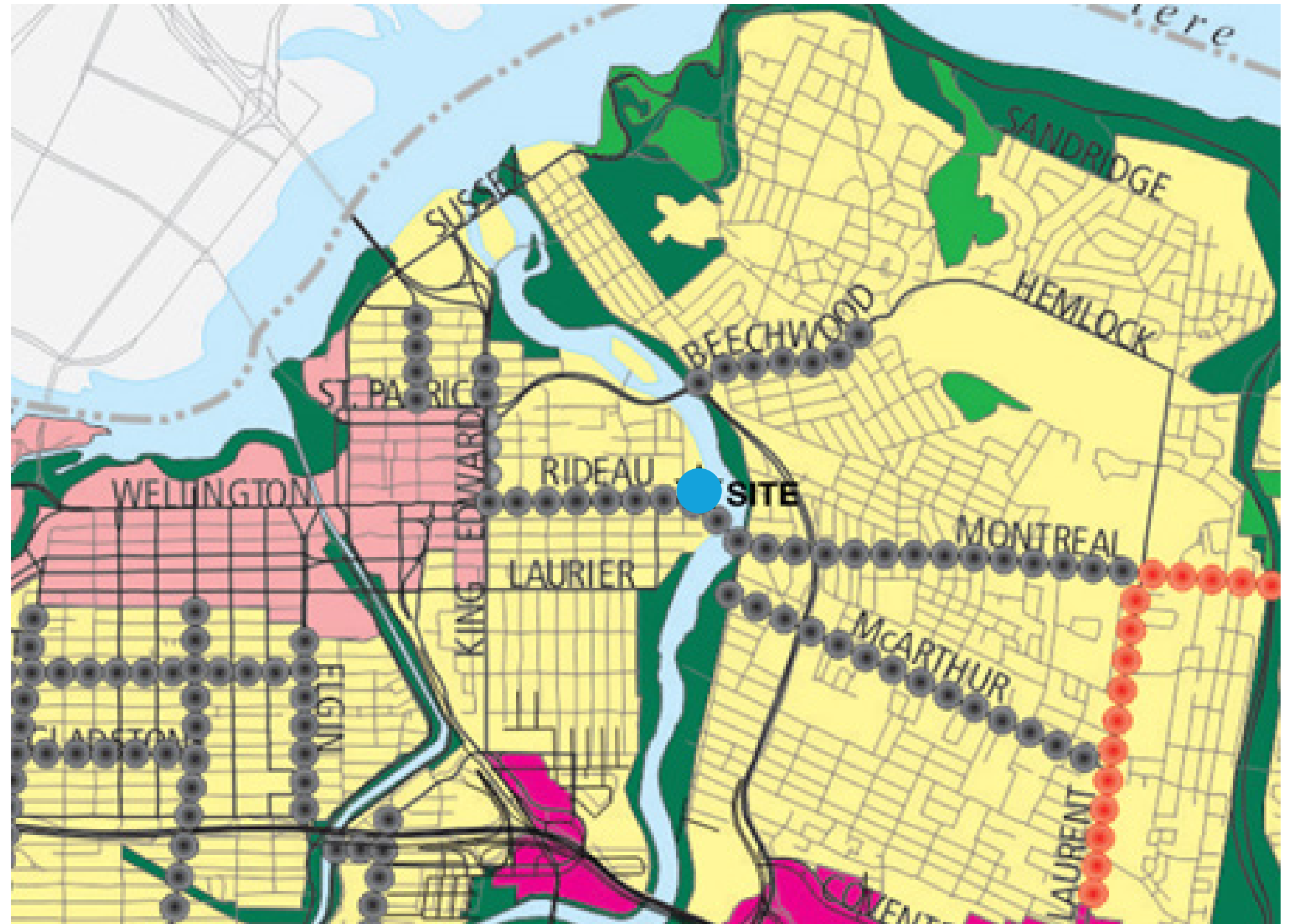
- Subject Site
- Existing OCH Building
- LRT Confederation Line
- Local Bus Route
- - - Limited Service Bus Route
- 20 Local Bus Line
- Transit Priority Corridor

# Policy Context

## City of Ottawa Official Plan

The subject site is designated as 'Traditional Mainstreet' in the City of Ottawa Official Plan (Schedule B). Traditional Mainstreets are planned as compact, mixed-use, pedestrian-oriented streets that provide for access by foot, cycle, transit and automobile. A broad range of uses is permitted on Traditional Mainstreets including retail, service and commercial uses, offices, residential and institutional uses.

- / The Mainstreet designations identify streets that offer significant opportunities for intensification through medium-density and mixed-use development, along streets that are Transit Priority Corridors or are well-served by transit.
- / Mainstreets are the corridors that traverse long areas of the city, connecting different communities and changing in character along their length. They include nodes of activity at various scales, from high schools and small offices to hospitals and shopping centres.
- / Some segments mark the boundaries of established residential areas, while other segments serve as shopping streets for adjacent communities or larger areas.
- / Mainstreets having pre-1945 characteristics are designated as Traditional Mainstreets. Typically, they are set within a tightly-knit urban fabric, with buildings that are small-scale, with narrow frontages and set close to the street. The development pattern, mix of uses, contiguous storefronts and density create an interesting pedestrian environment and support the use of transit.



City of Ottawa Official Plan Schedule B: Urban Policy Plan

# Policy Context

## Secondary Plans

The proposed development was designed with regards to Council-approved Urban Design Guidelines for High-Rise Buildings and the Uptown Rideau Secondary Plan.

### 1. Context

- / The guidelines require distinguishing between landmark and background buildings. This structure can be considered a landmark building given its positioning as a gateway feature to the Rideau Street corridor.
- / A transition to lower-profile development is facilitated through the use of setbacks and articulation cuts.

### 2. Built Form

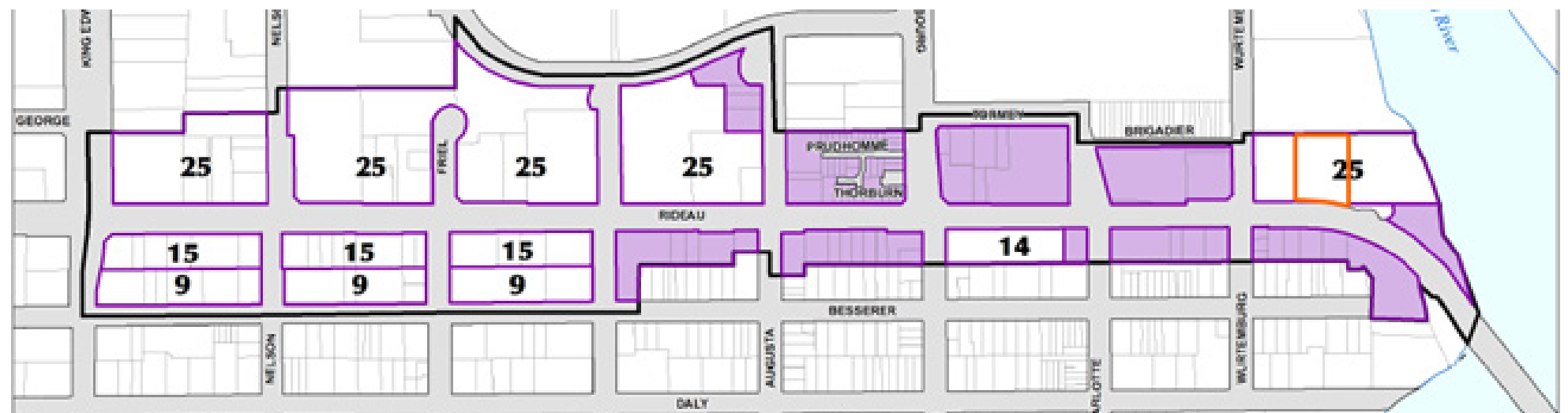
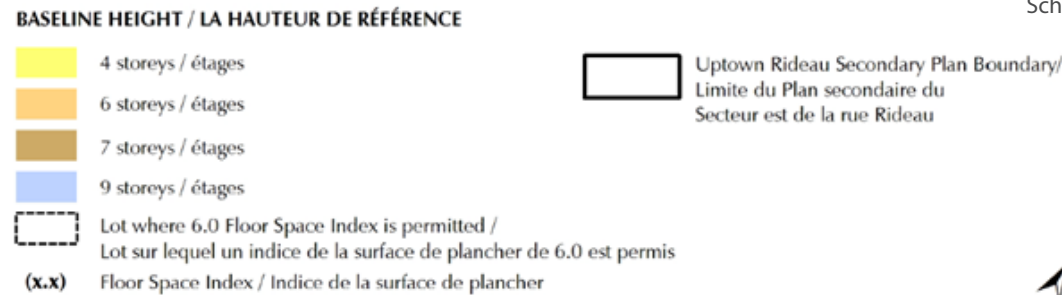
- / The proposed building has been designed with a distinctive base, middle, and top.
- / The proposed building can be considered a point-tower building design, which is appropriate given the lot orientation and planned context.
- / The base of the proposed buildings is appropriately expressed given the width of the abutting ROWs.
- / The ground floor of the base has been designed to be animated and transparent.
- / The middle section will minimize shadow and wind impacts while creating an appropriate fenestration pattern.
- / The top section will integrate machinery into the roof of the building.

### 3. Pedestrian Realm

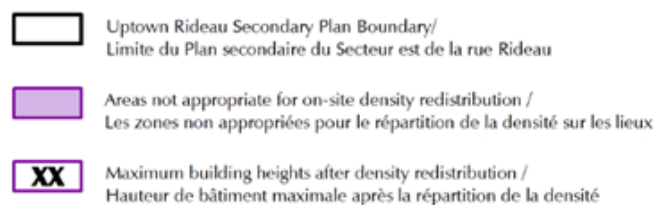
- / Main pedestrian entrances are linked with a seamless connection to the sidewalk.
- / Glazing is provided at the pedestrian level.
- / Loading, servicing, and utilities are screened from view.



Schedule B - Baseline Building Heights and Maximum Densities, Uptown Rideau Secondary Plan



Schedule C - On-site Density Redistribution, Uptown Rideau Secondary Plan



# Policy Context

## City of Ottawa Zoning By-law (2008-250)

641 Rideau Street: Traditional Mainstreet, Subzone 11, Urban Exception 2461 (TM 11[2461])

- / The site is zoned Traditional Mainstreet, Subzone 6, Floor Space Index 3.5, Maximum Building Height 19 metres, denoted as TM6 F(3.5) H(19) in the City of Ottawa Comprehensive Zoning By-law (2008-250).
- / The existing zoning is intended to allow residential, commercial and institutional uses, or mixed-use development.
- / The proposed Minor Zoning By-law Amendment seeks to amend several zoning provisions to facilitate the proposed development.

### Zoning Amendments

- / An increase in building height.
- / Increase in permitted floor space index (FSI) requirement.
- / Increased Front Yard Setback.



Excerpt of the Zoning for the Subject Property (taken from geoOttawa)



## Urban Design Guidelines for High Rise Buildings

The guidelines address the design of high-rise buildings (10+ storeys) in relation to their context, built form, and impact on pedestrian realm. The following design guidelines are applicable to the development:

- / Enhance the overall character of the existing and planned urban fabric and skyline by maintaining a harmonious relationship with the neighbouring buildings without necessarily being the same;
- / Include a building base that relates directly to the existing or planned streetwall context;
- / Use base-middle-top typology to achieve urban design goals;
- / Place the base of buildings to form continuous building edges along streets, except where an additional setback accommodates pedestrian amenities;
- / Provide a tower floorplate of less than 750m<sup>2</sup> to minimize shadowing and other impacts;
- / Where lot fabric is tight, provide a reduced separation distance of 20m, shared between properties;
- / Use building articulation to define the base of the building. Step-backs of at least 1.5 metres are encouraged, but where lots are narrow, other approaches can be employed; and
- / Integrate the top of the building with the overall architecture of the building.

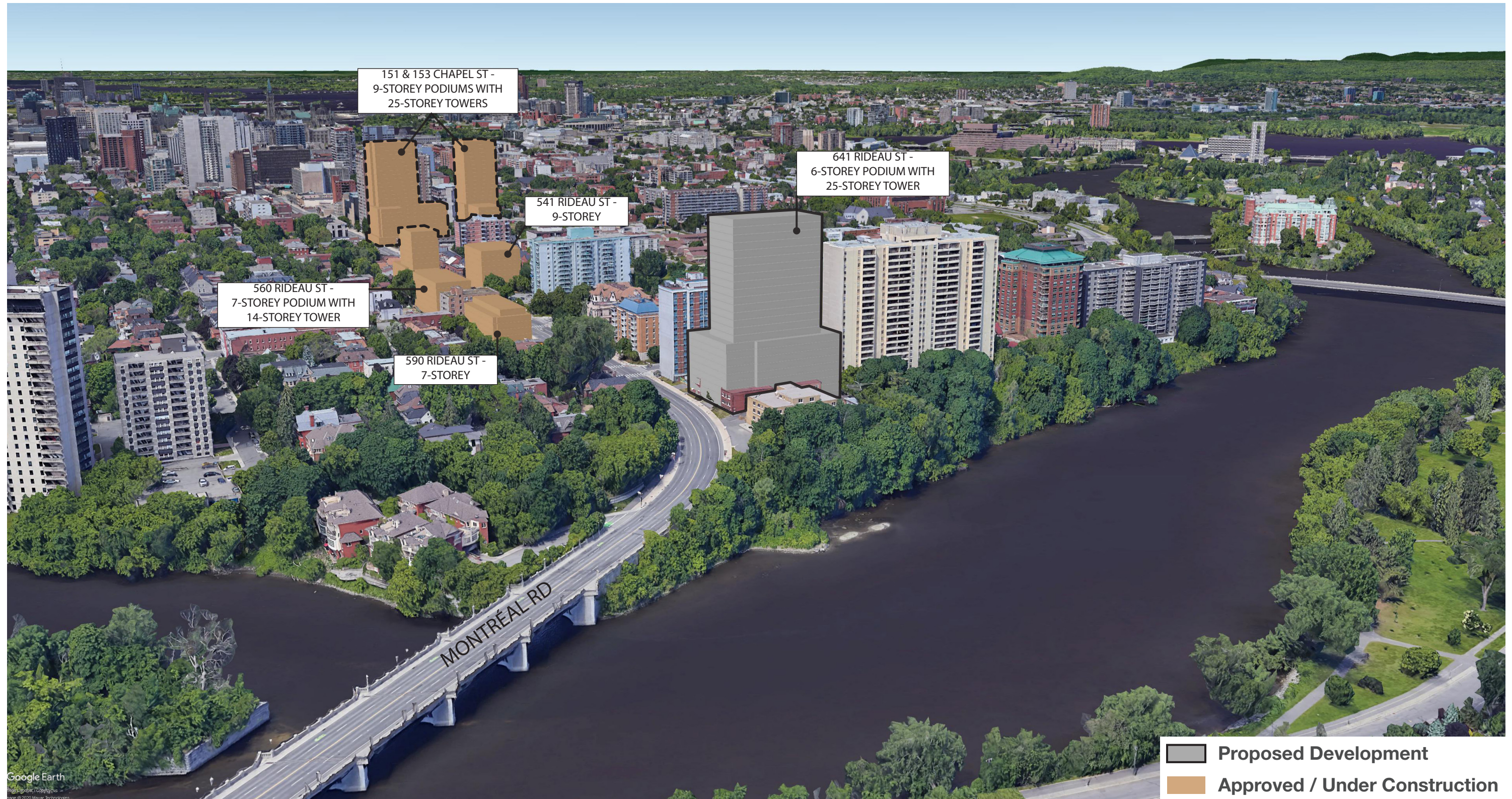


## Urban Design Guidelines for Development along Traditional Mainstreets

These guidelines provide urban design guidelines in order to assess, promote and achieve appropriate development along Traditional Mainstreets. The following selected guidelines are applicable to the proposed development:

- / Align streetwall buildings with the existing built form;
- / Create attractive public and semipublic outdoor amenity spaces;
- / Design quality buildings that are rich in architectural detail;
- / Set back the upper floors of taller buildings;
- / Locate mixed-use development by concentrating height and mass at nodes and gateways; and
- / Highlight buildings on corner sites.

# Contextual Massing



# Contextual Massing



# Contextual Massing



# Contextual Massing



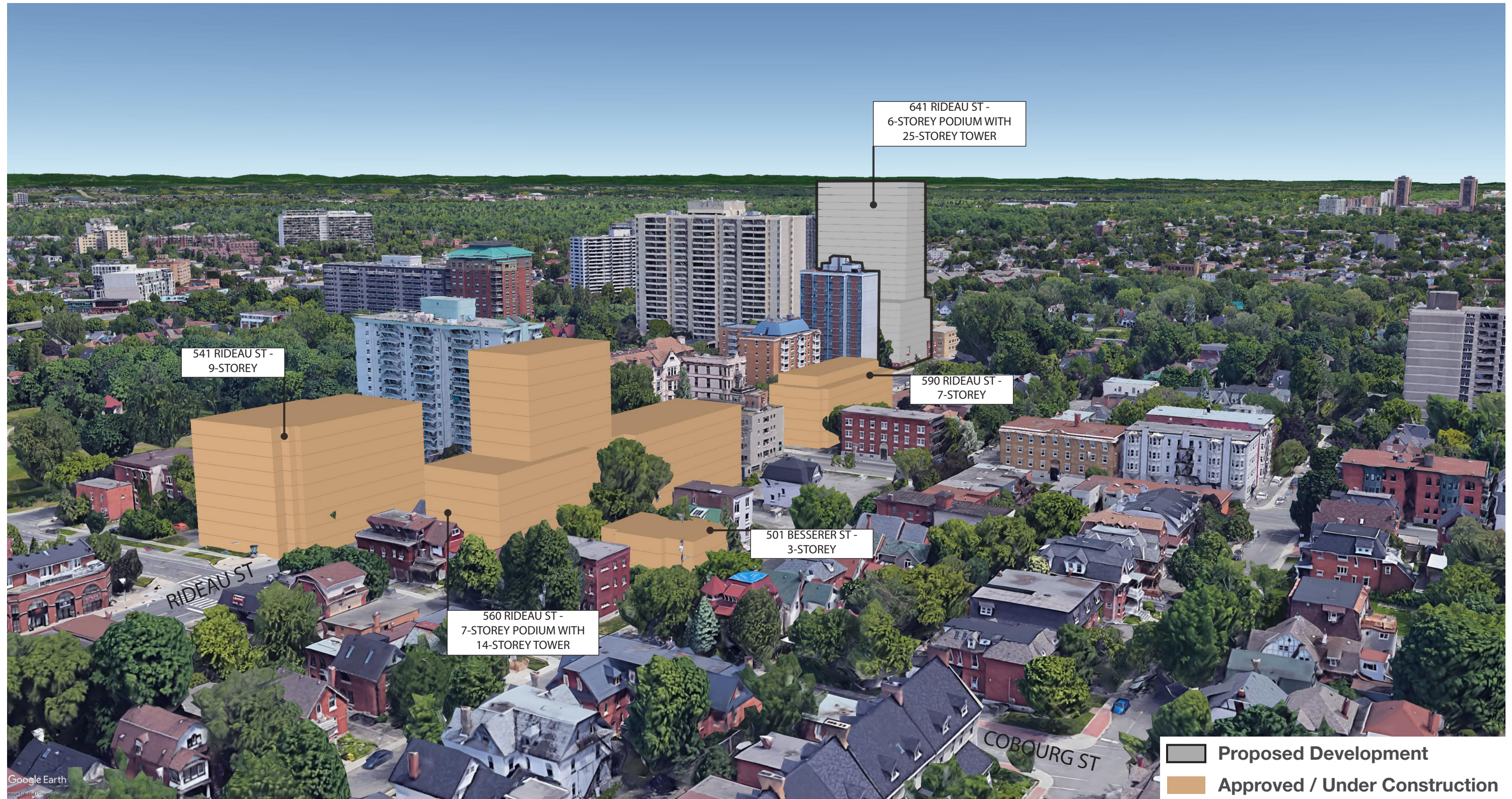
# Contextual Massing



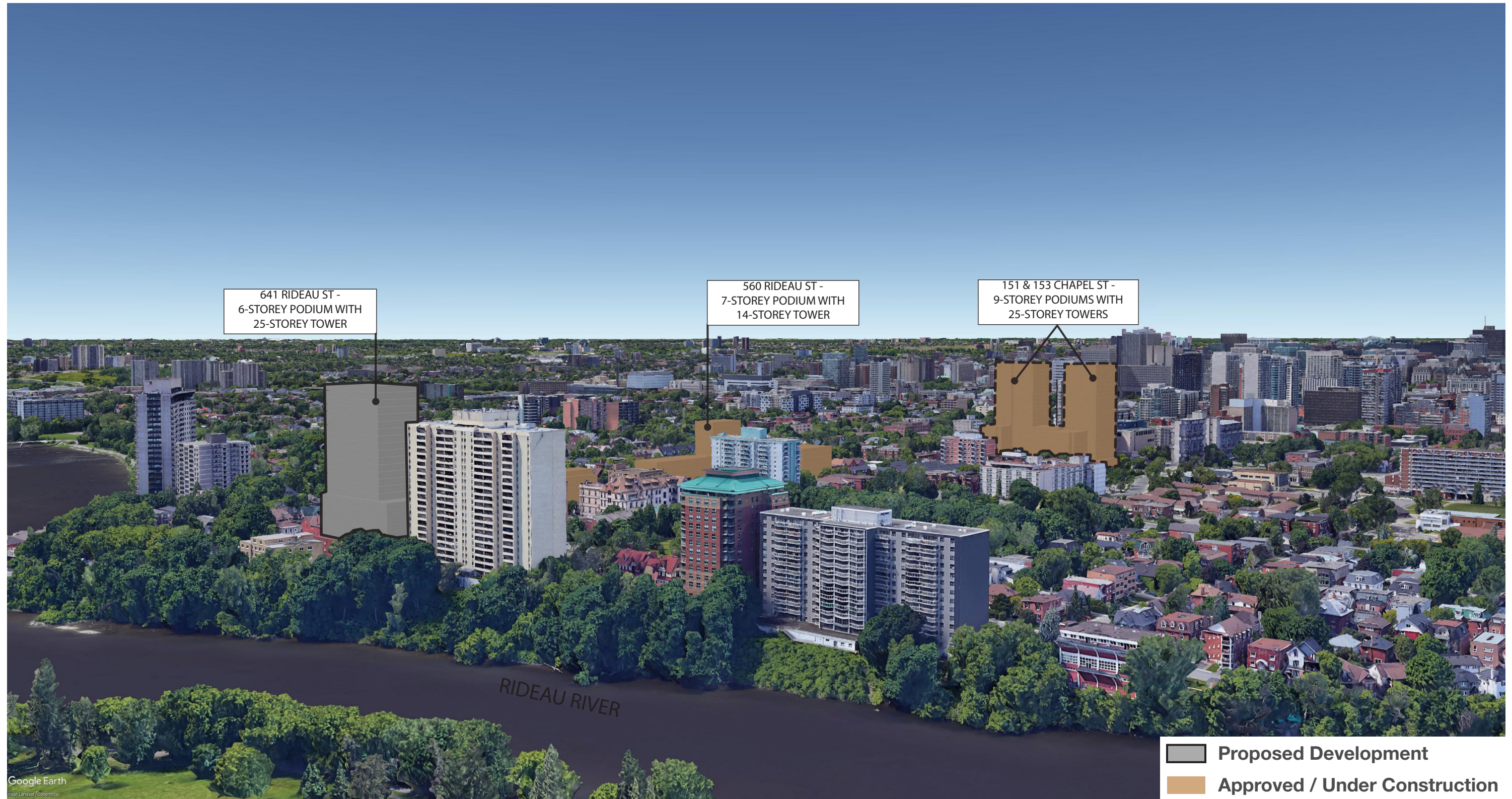
# Contextual Massing



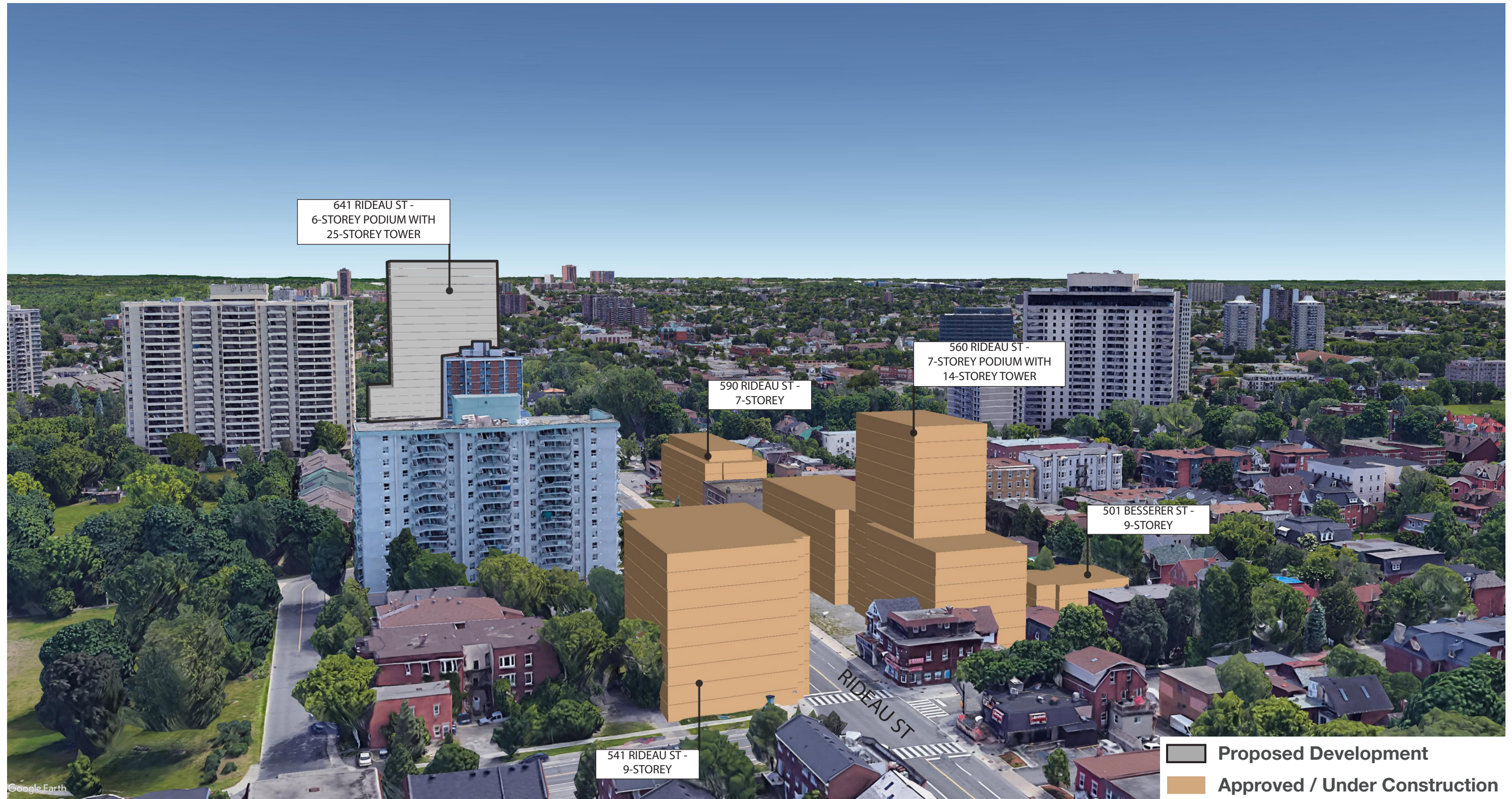
# Contextual Massing



# Contextual Massing



# Contextual Massing



# Proposed Development

Original Submission

Present Submission

## Summary of Improvements in Response to Informal UDRP Review

- / Reduced building podium from nine (9) to six (6) storeys;
- / Reduced primary podium expression from six (6) to five (5) storeys;
- / Removed two-storey amenity component to direct emphasis to the transition from podium to tower and emphasize Mainstreet element interfacing with public realm;
- / Removed diagonal tower element to simplify the design and promote verticality;
- / Removed asymmetrical window pattern along south elevation to maintain cohesive architectural language;
- / Reduced cornice overhang above the 7th and 25th floors;
- / Extended Publicly Owned Private space ("POPS") around the front of building to improve Rideau Street presence; and
- / Reduced tower floorplate from 804 sq. m. to 797 sq. m.



# Proposed Development

Original Submission



October 2021

Present Submission



641 Rideau Street  
Urban Design Review Panel Formal Review



# Proposed Development - Perspective Views

Original Submission



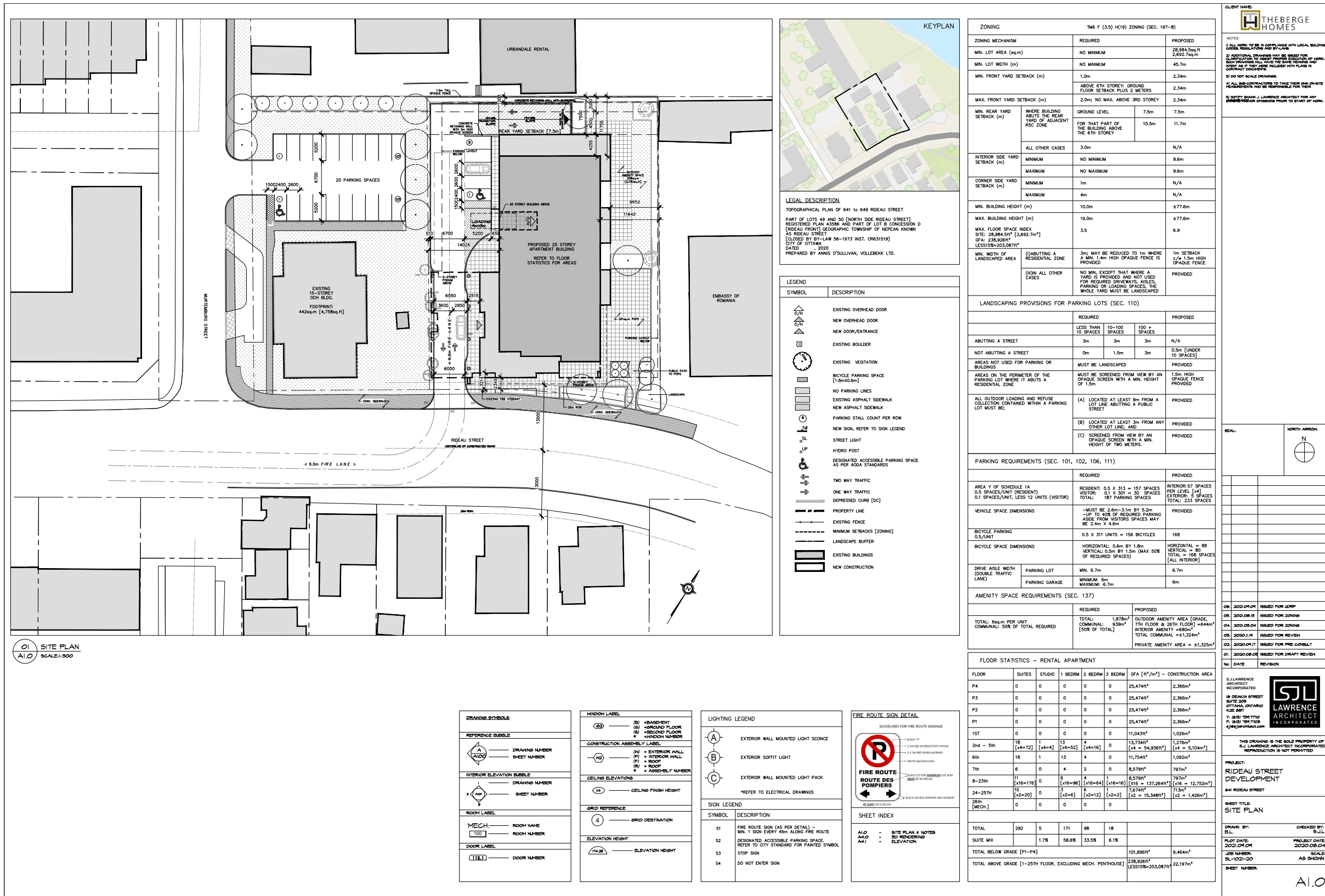
Present Submission



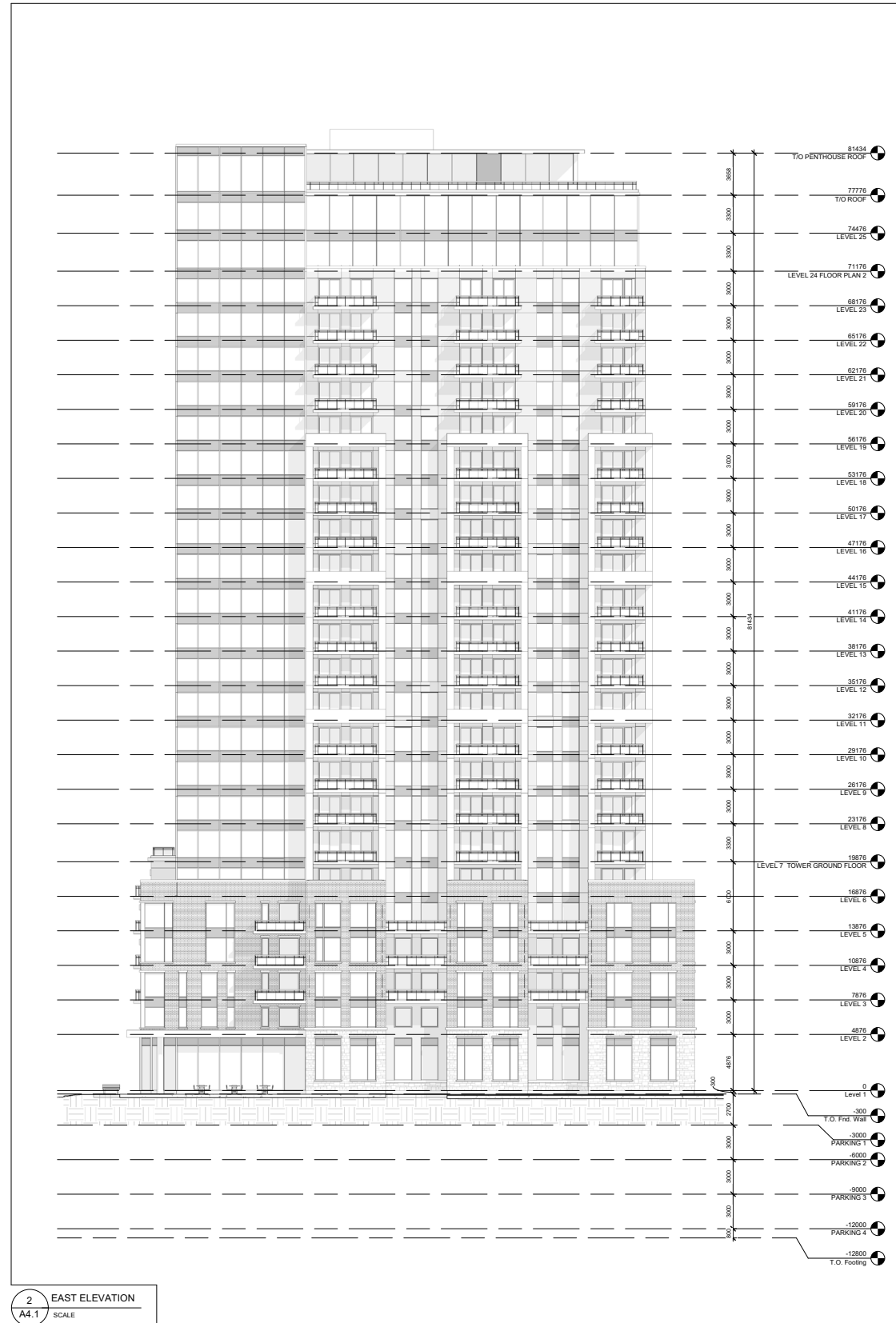
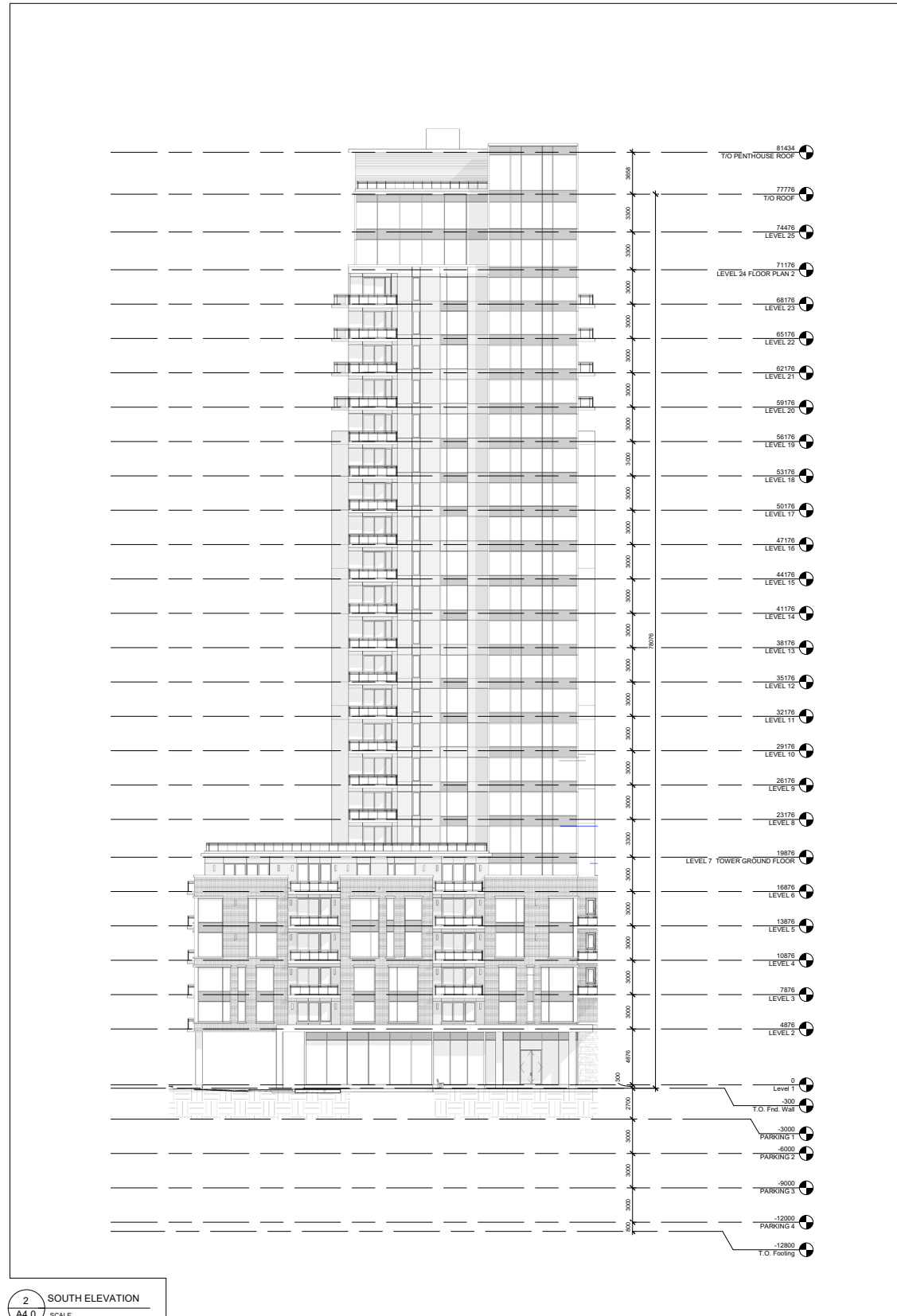
# Proposed Development - Perspective Views



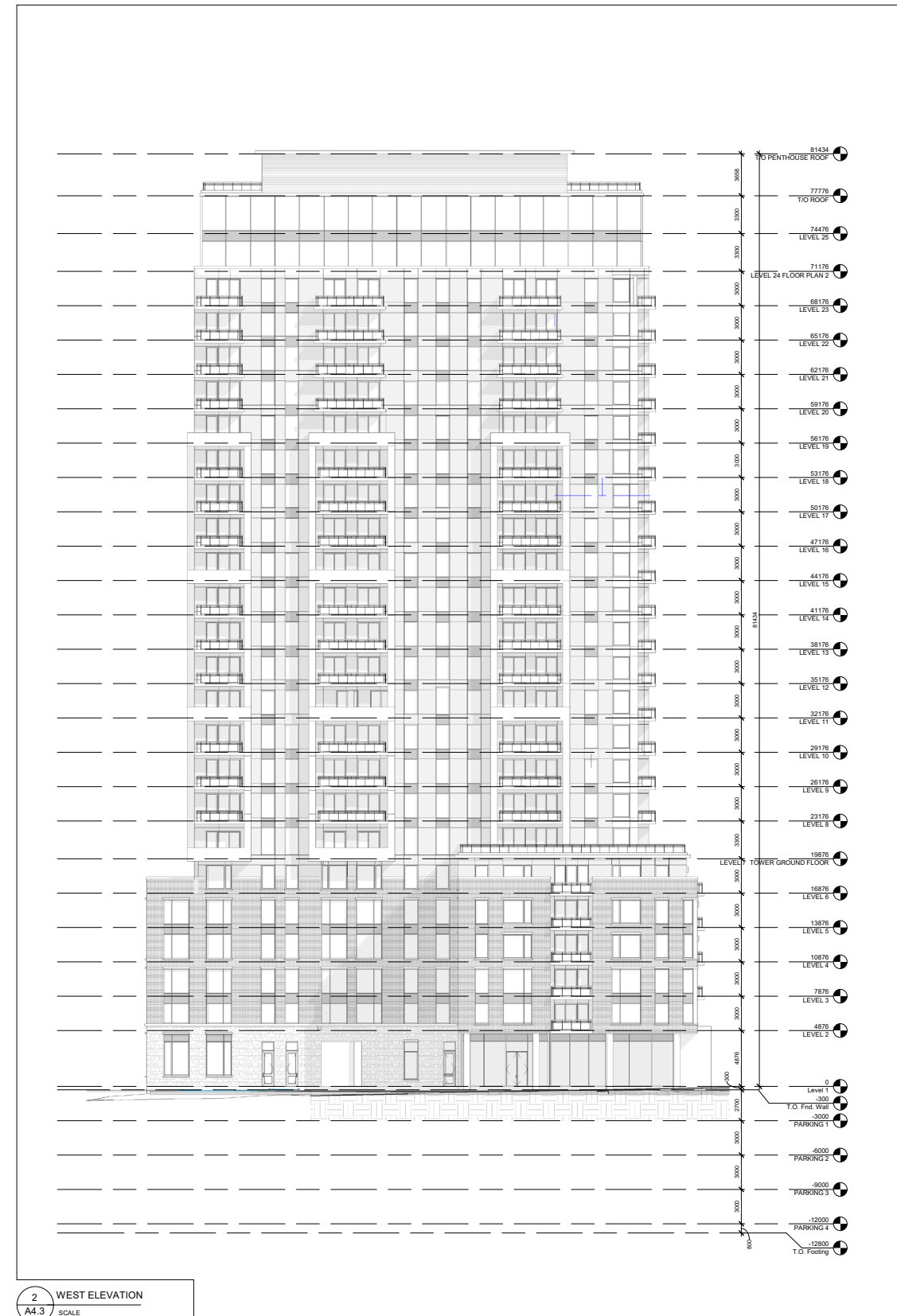
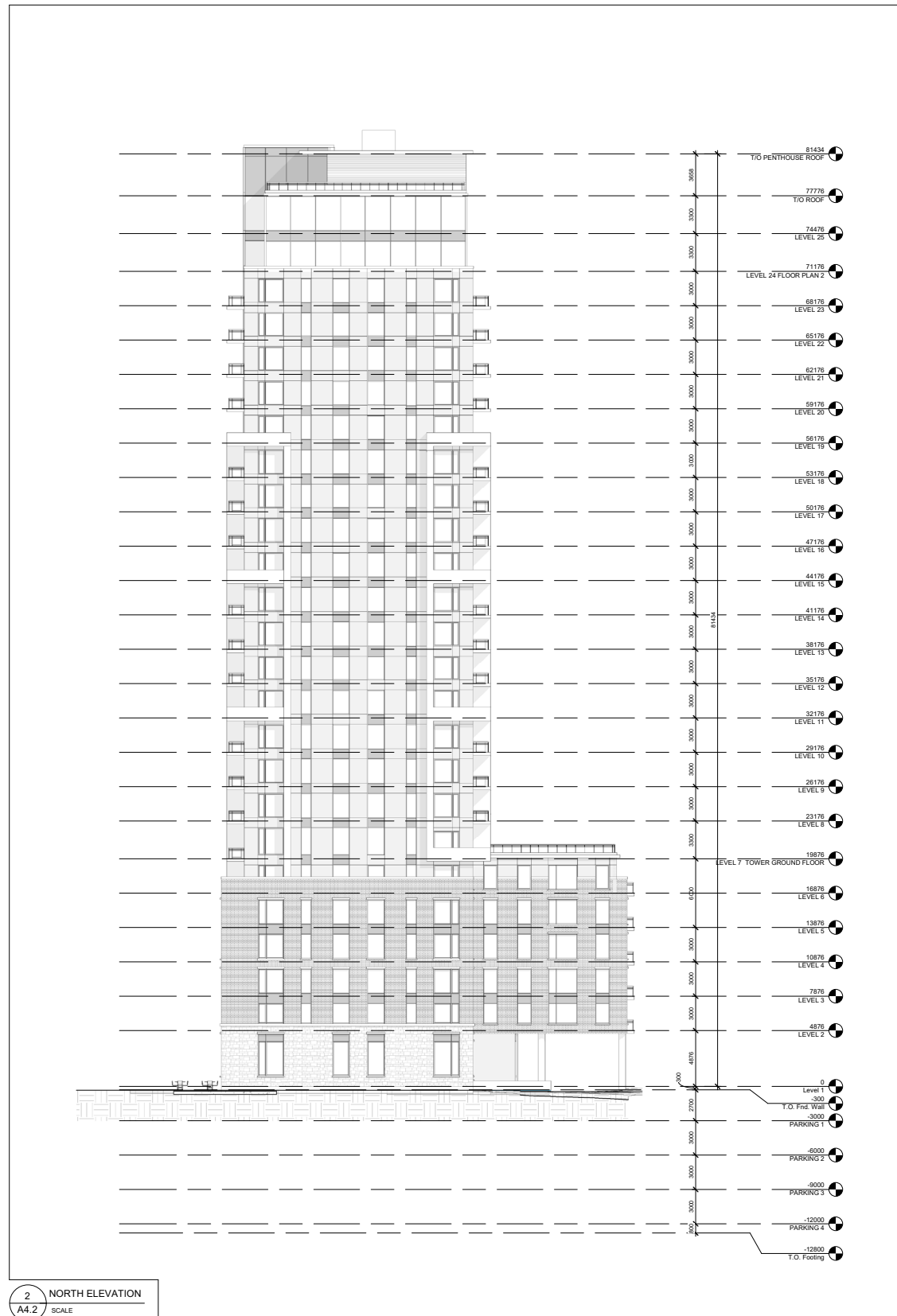
# Proposed Development - Site Plan



# Proposed Development - Elevations



# Proposed Development - Elevations



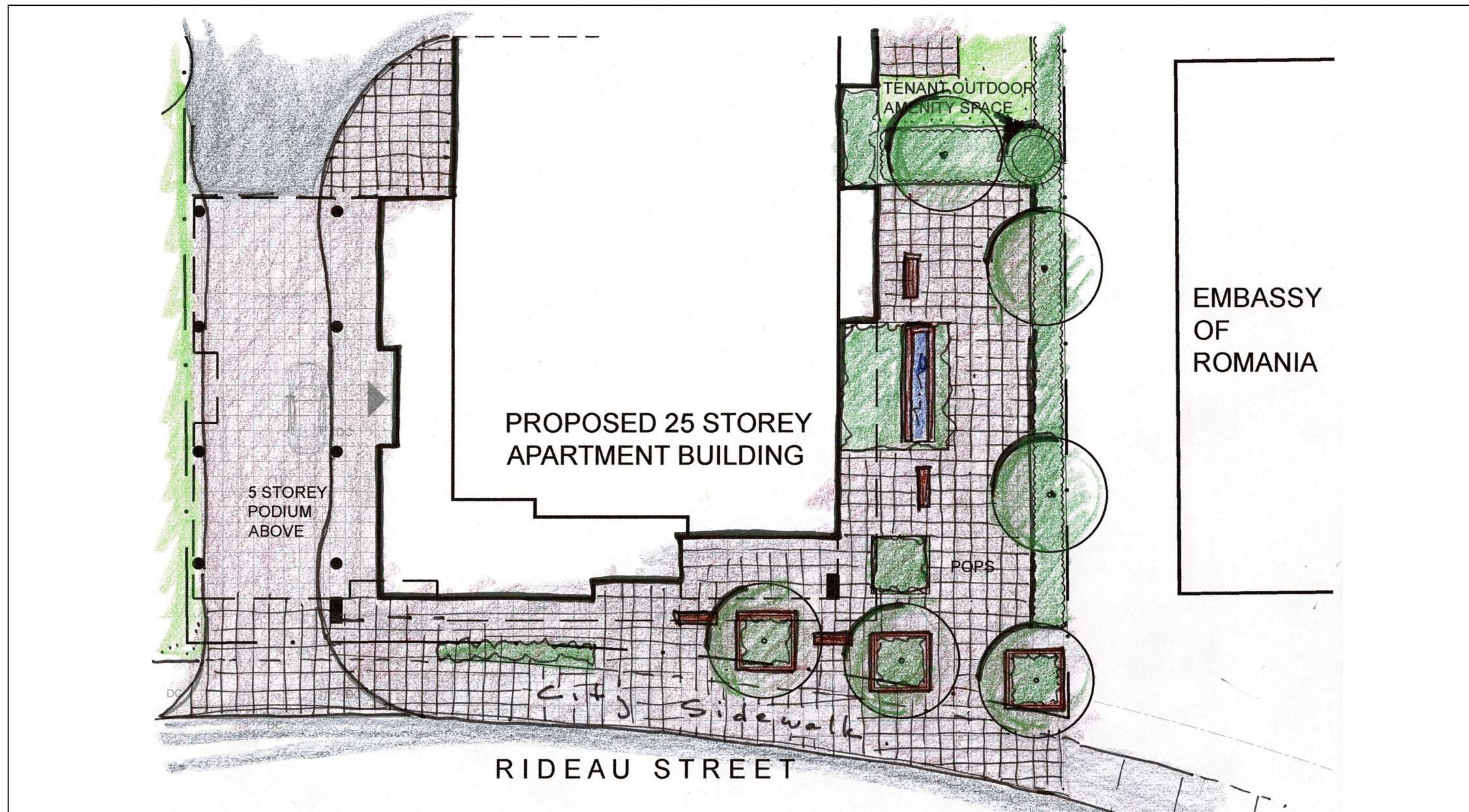
2 NORTH ELEVATION  
A4.2 SCALE


2 WEST ELEVATION  
A4.3 SCALE

641 Rideau Street  
Urban Design Review Panel Formal Review



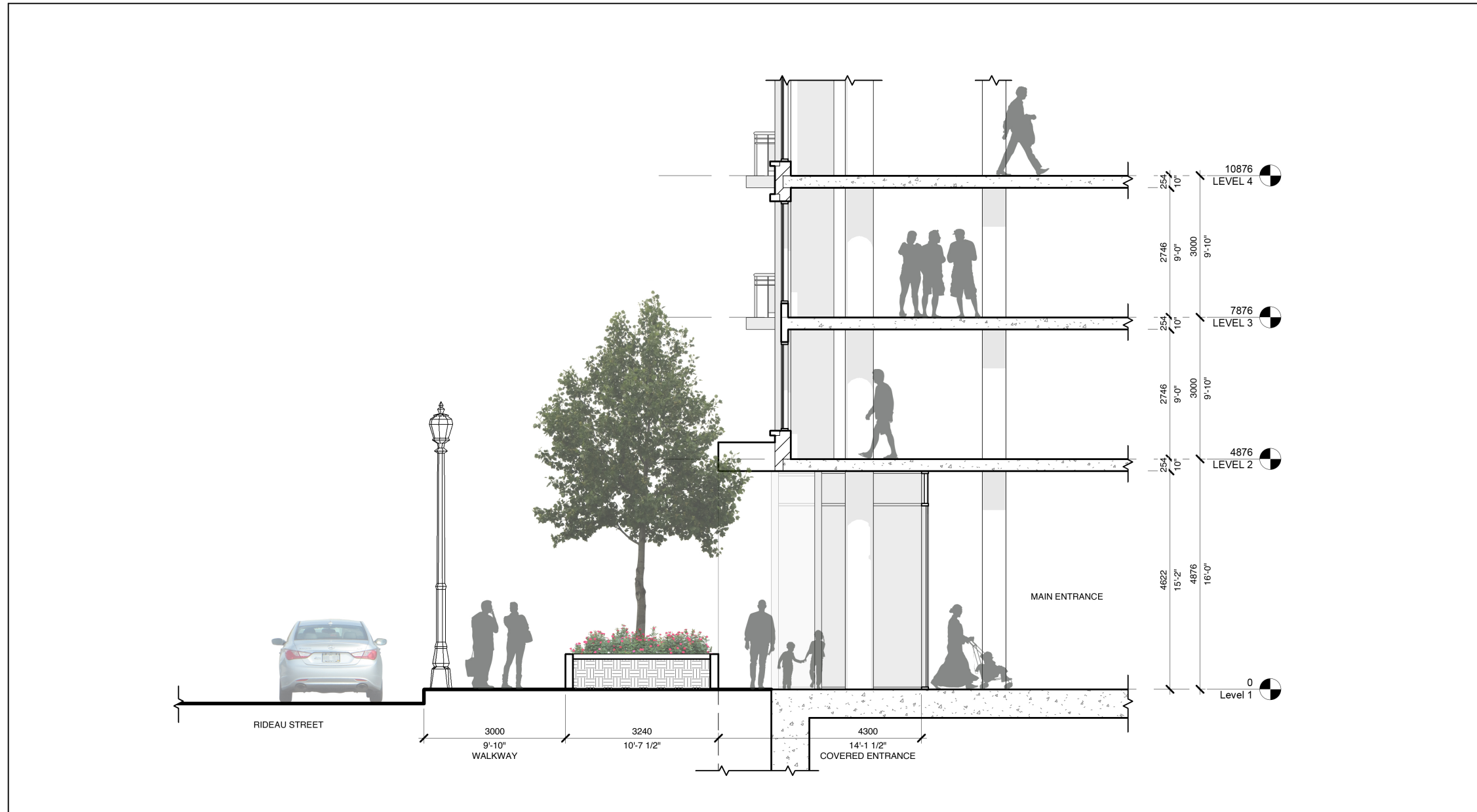
# Proposed Development - Landscape Plan




 <p><b>S.J. LAWRENCE ARCHITECT INCORPORATED</b></p> <p>18 DEAKIN STREET SUITE 205 OTTAWA, ONTARIO K2E 8B7</p> <p>T: (613) 739 7770 F: (613) 739 7703 sjl@sjlarchitect.com</p>	<p>DRAWING TITLE: <b>PROPOSED LANDSCAPE PLAN</b></p>		<p>SEAL:</p>	
	<p>PROJECT INFORMATION: <b>RIDEAU DEVELOPMENT</b> 641 Rideau Street</p>		<p>DRAWN BY: R.R.</p>	<p>PLOT DATE: 2021-09-28 3:51:40 PM</p>
		<p>SCALE:</p>	<p>PROJECT NUMBER: SL-1021</p>	<p>SHEET NUMBER: ASK-02</p>



# Proposed Development - Building Section

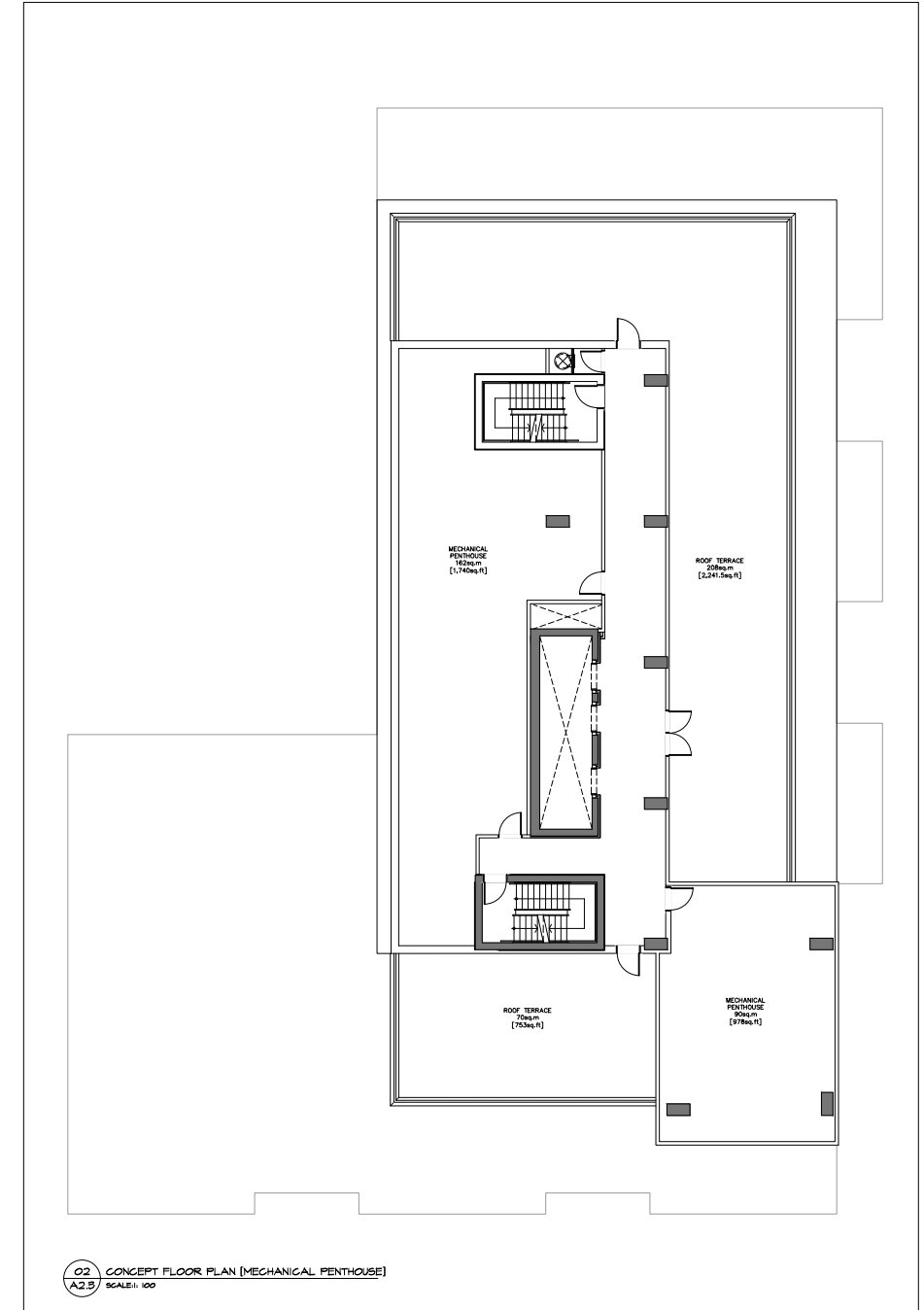
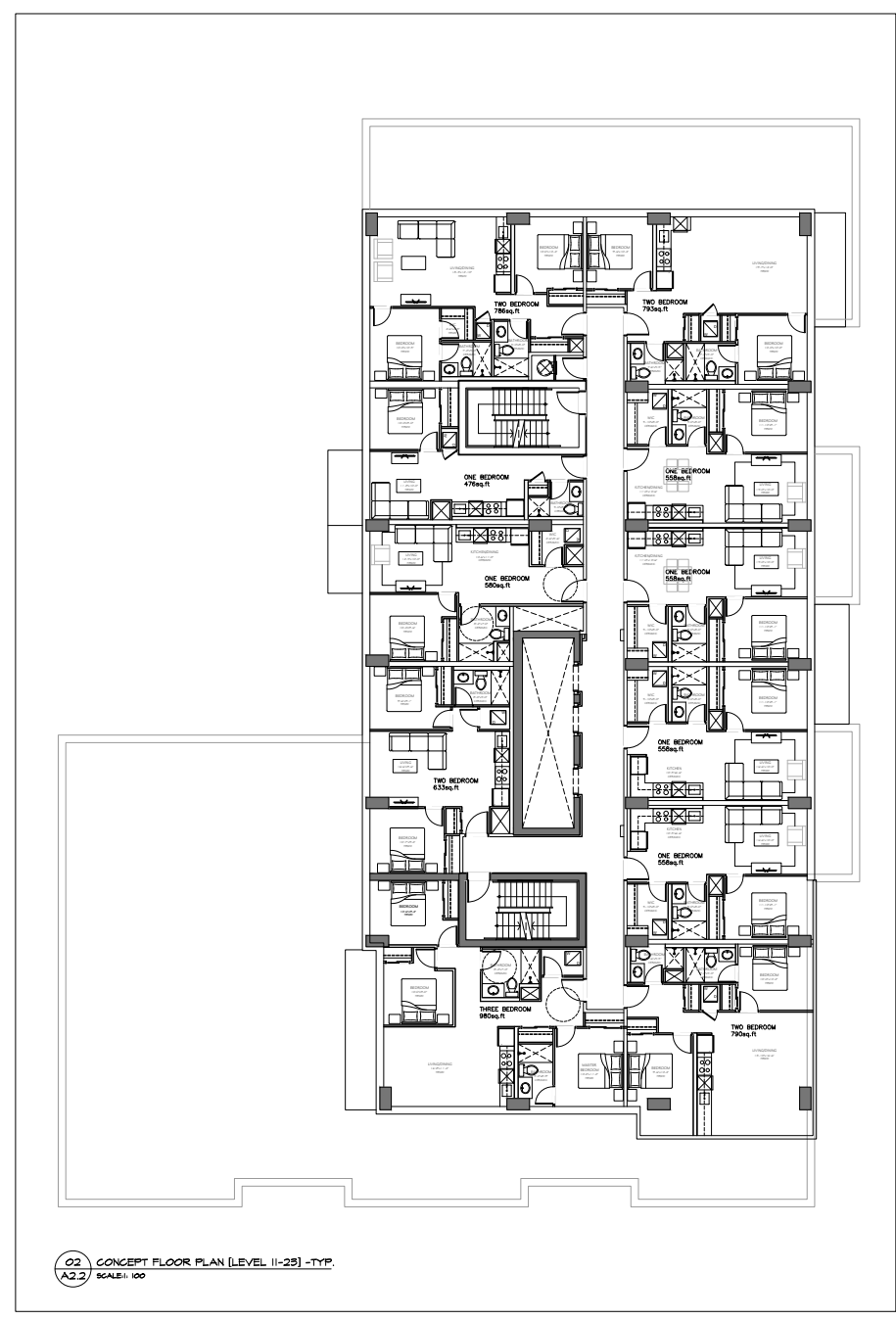
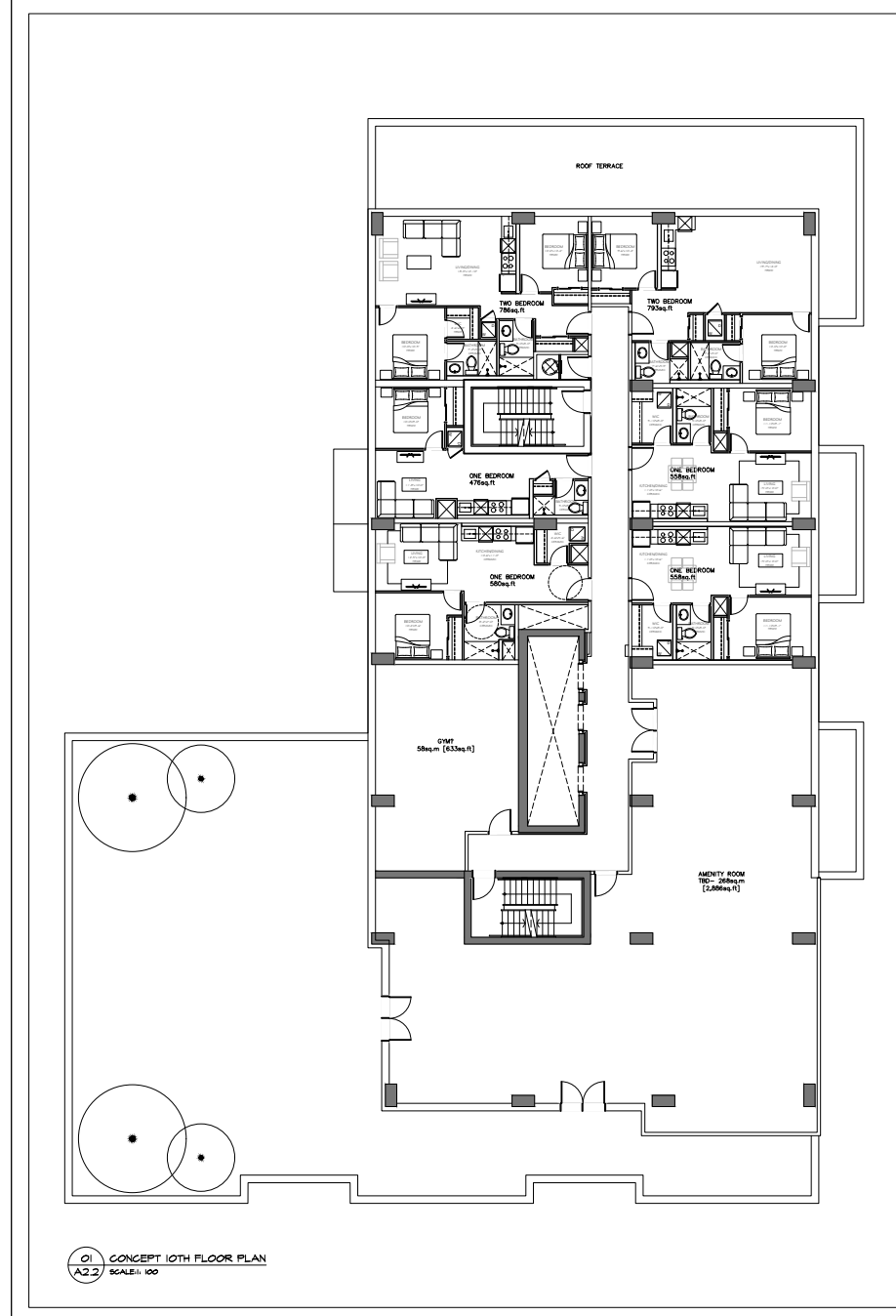


 <p><b>S.J. LAWRENCE ARCHITECT INCORPORATED</b> 18 DEAKIN STREET SUITE 205 OTTAWA, ONTARIO K2E 8B7 T: (613) 739 7770 F: (613) 739 7703 sjl@sjlarchitect.com</p>	<p><b>DRAWING TITLE:</b> BUILDING SECTION @ RIDEAU STREET</p>		<p>SEAL:</p>	
	<p><b>PROJECT INFORMATION:</b> RIDEAU DEVELOPMENT 641 Rideau Street</p>		<p><b>DRAWN BY:</b> R.R.</p>	<p><b>PLOT DATE:</b> 2021-09-28 3:50:34 PM</p>
		<p><b>SCALE:</b> 1 : 75</p>	<p><b>PROJECT NUMBER:</b> SL-1021</p>	<p><b>SHEET NUMBER:</b> ASK-01</p>

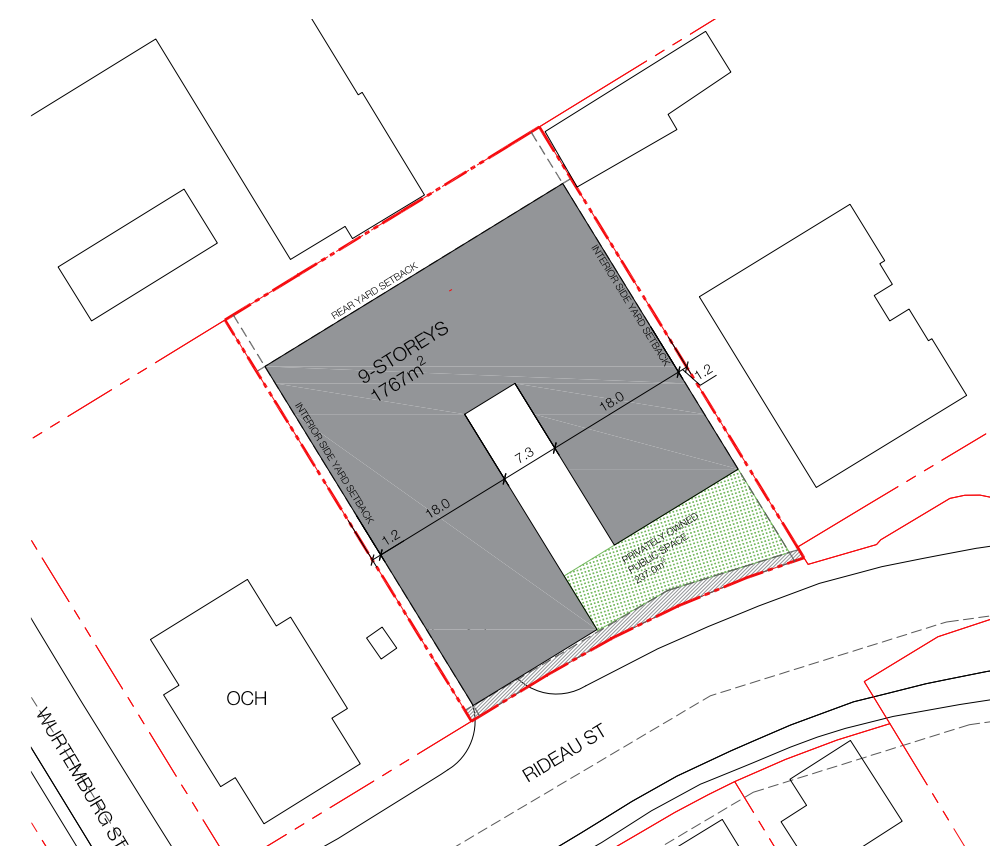
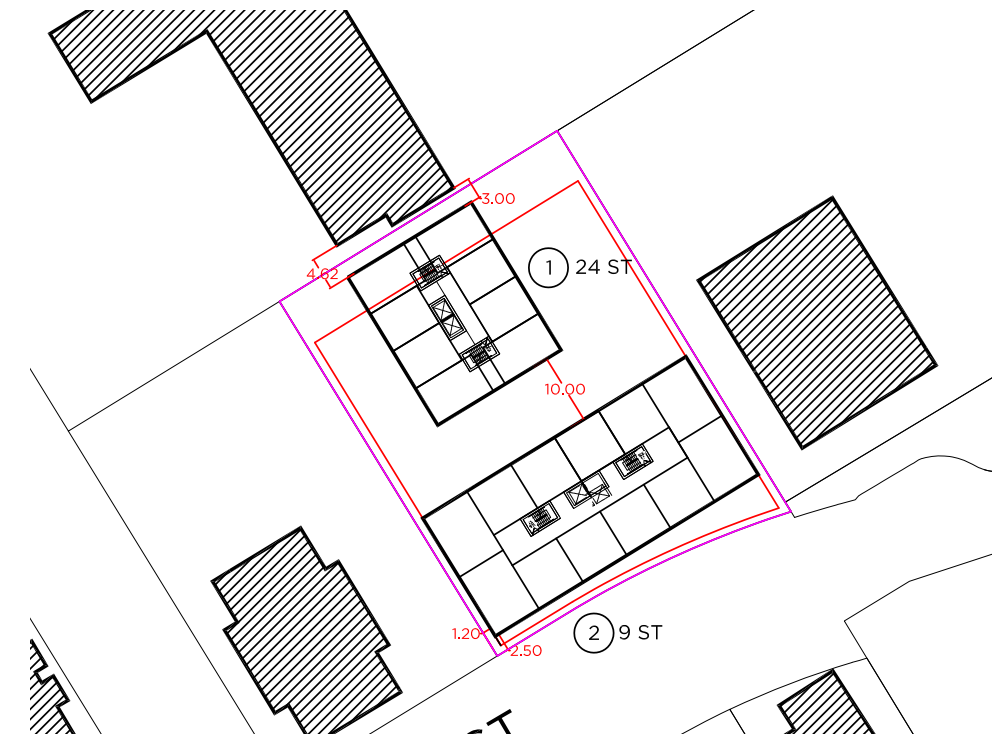
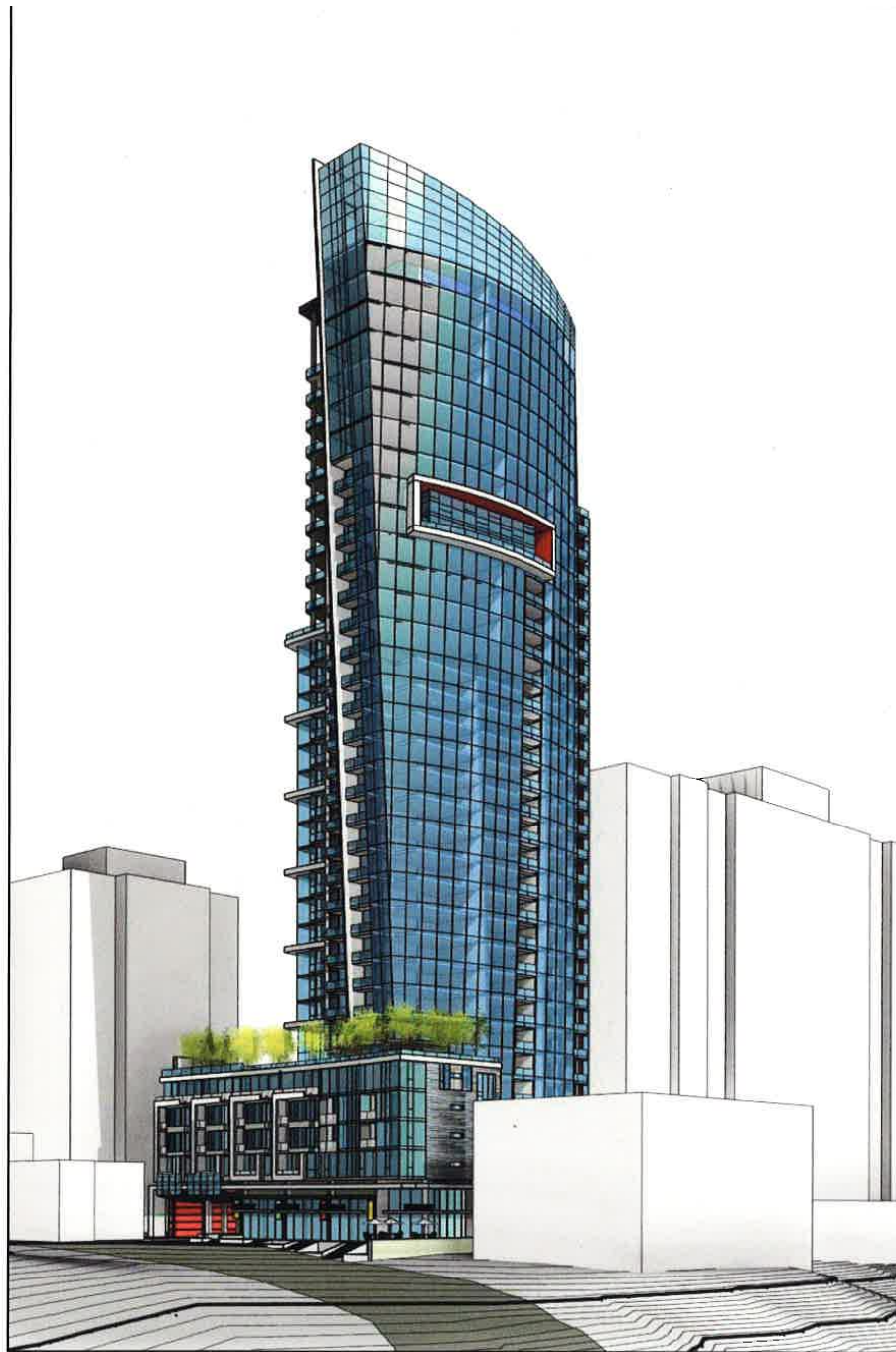




# Proposed Development - Floor Plans



# Previous Concept Studies

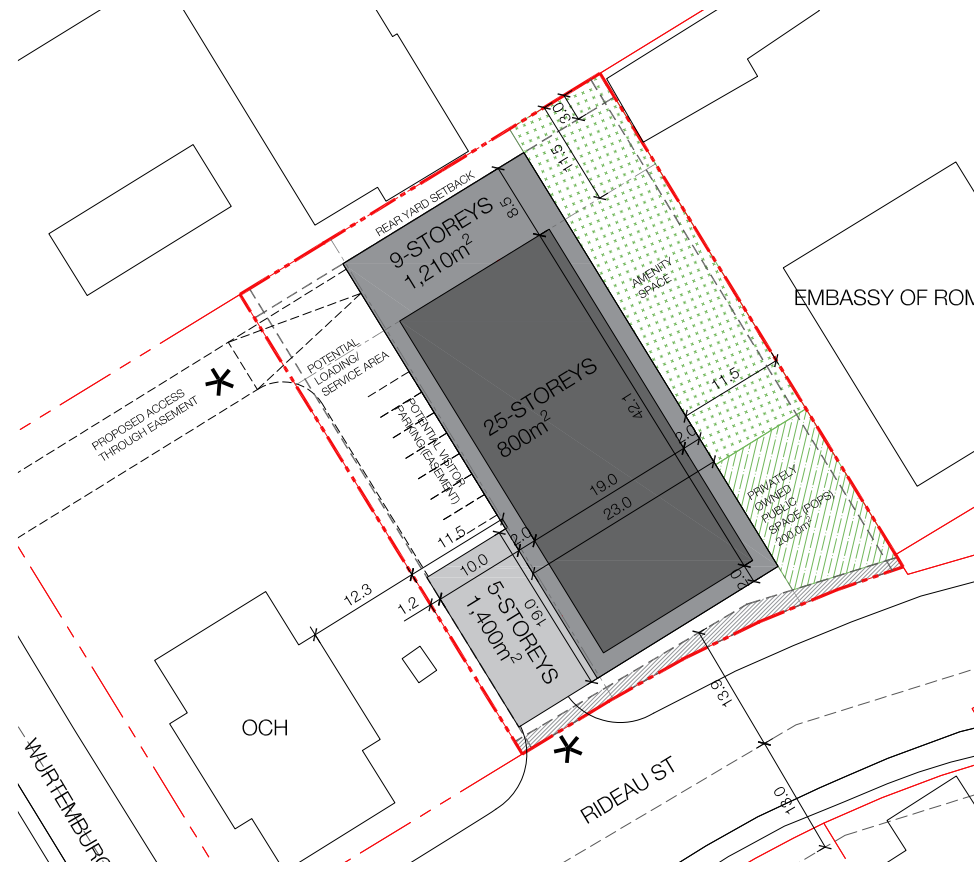


**FOTENN**

641 Rideau Street  
Urban Design Review Panel Formal Review



# Previous Concept Studies



October 2019



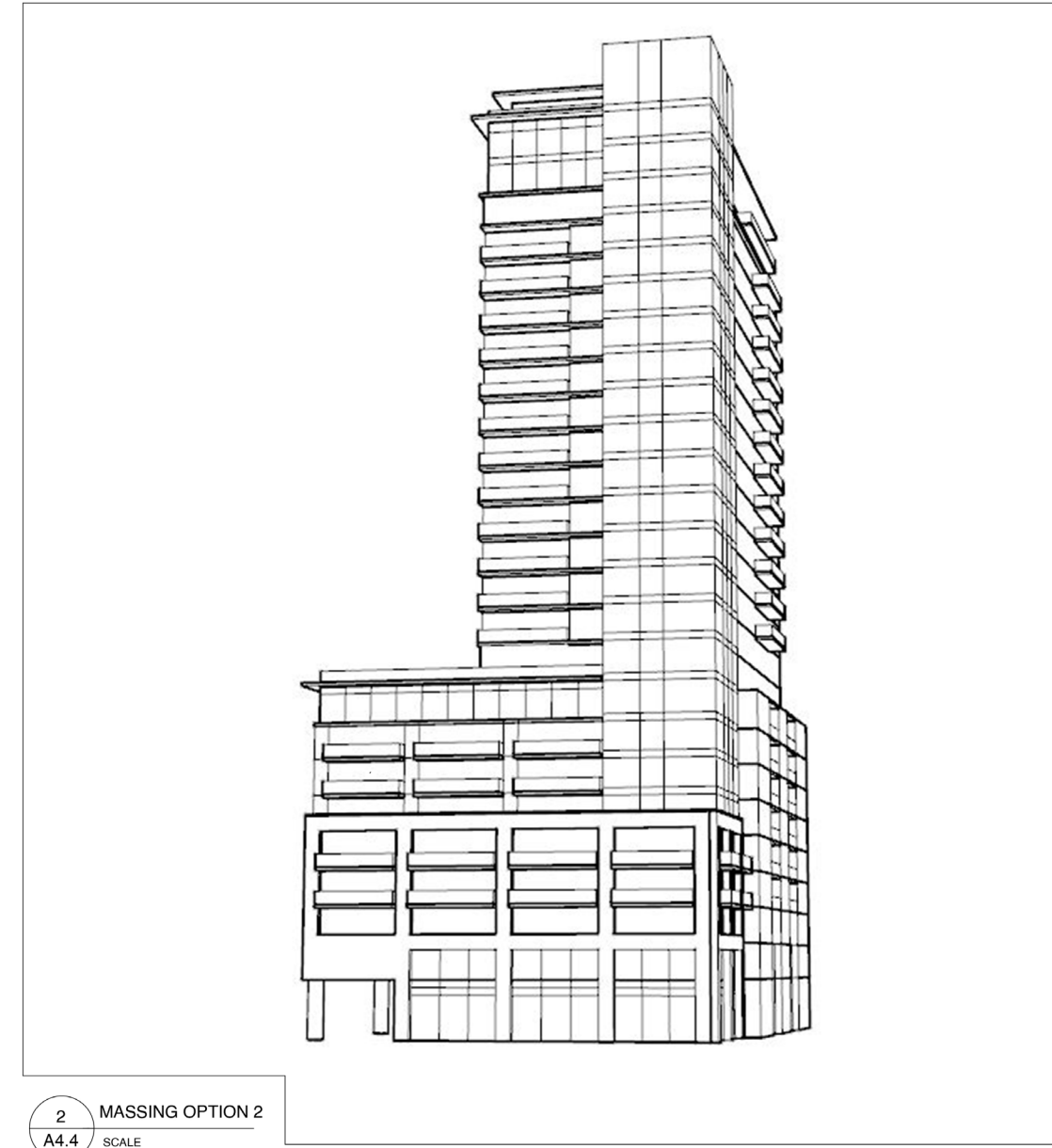
February 2020



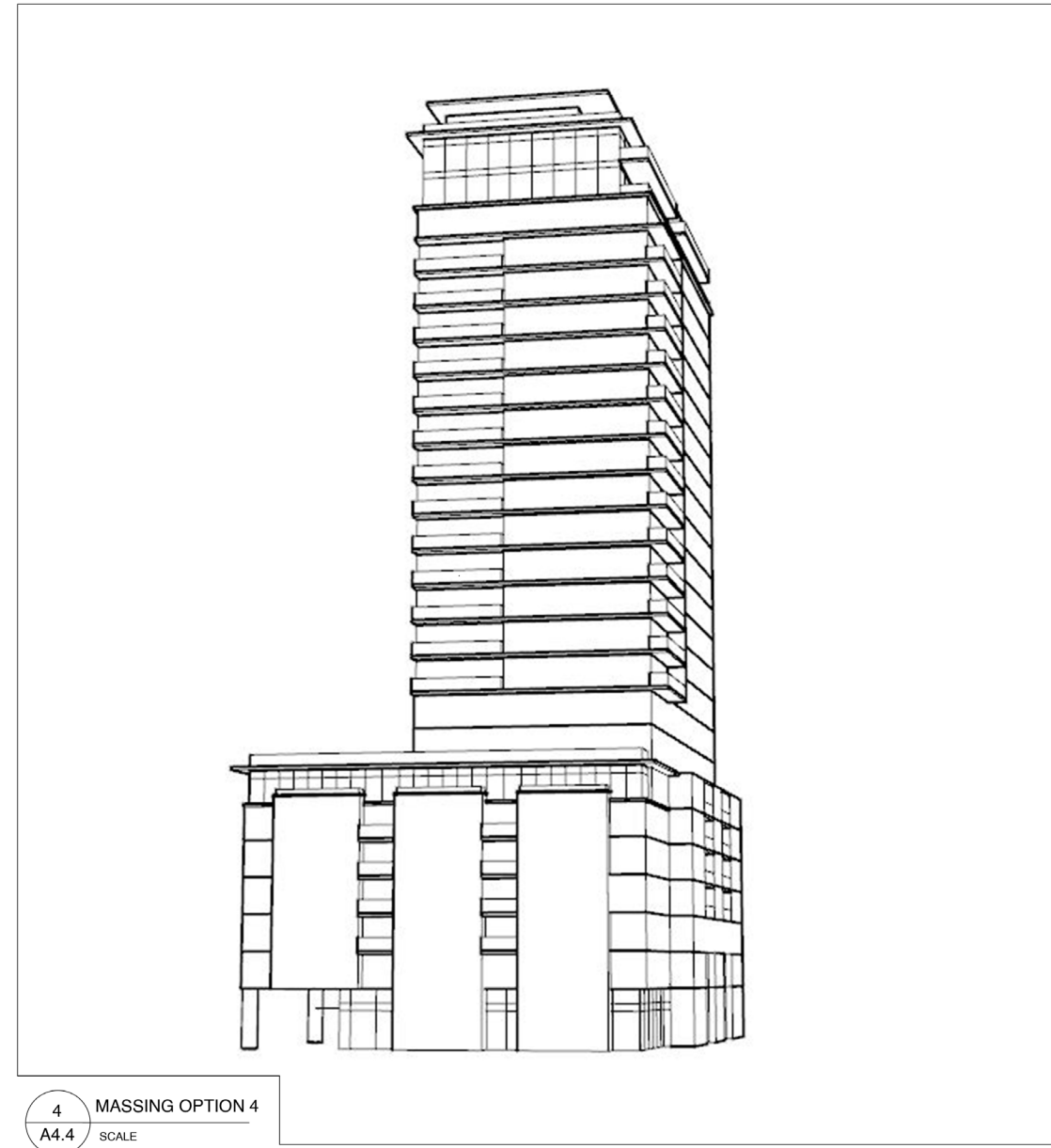
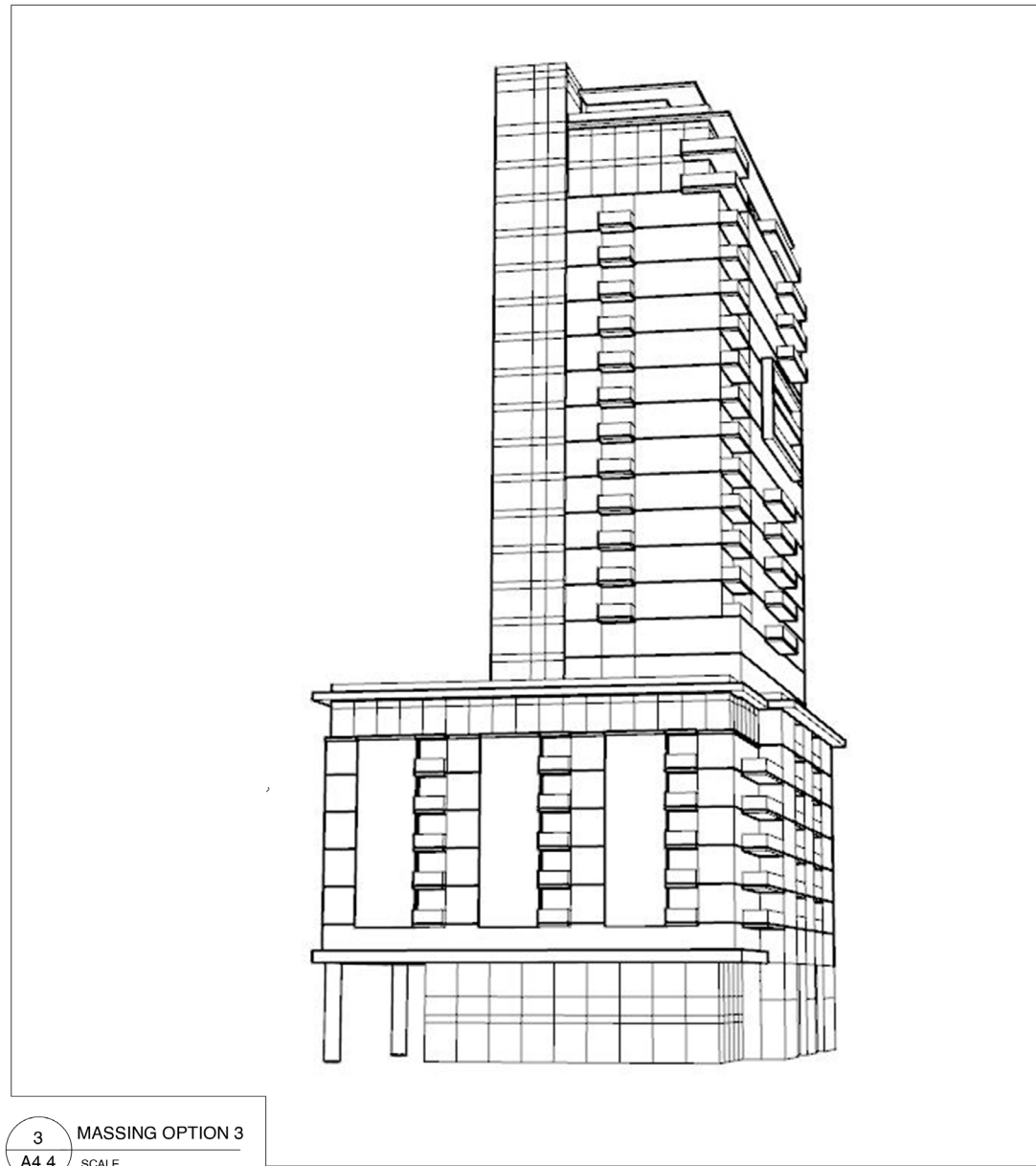
Pre-consultation concept - June 2020

October 2021

# Proposed Development - Massing Options



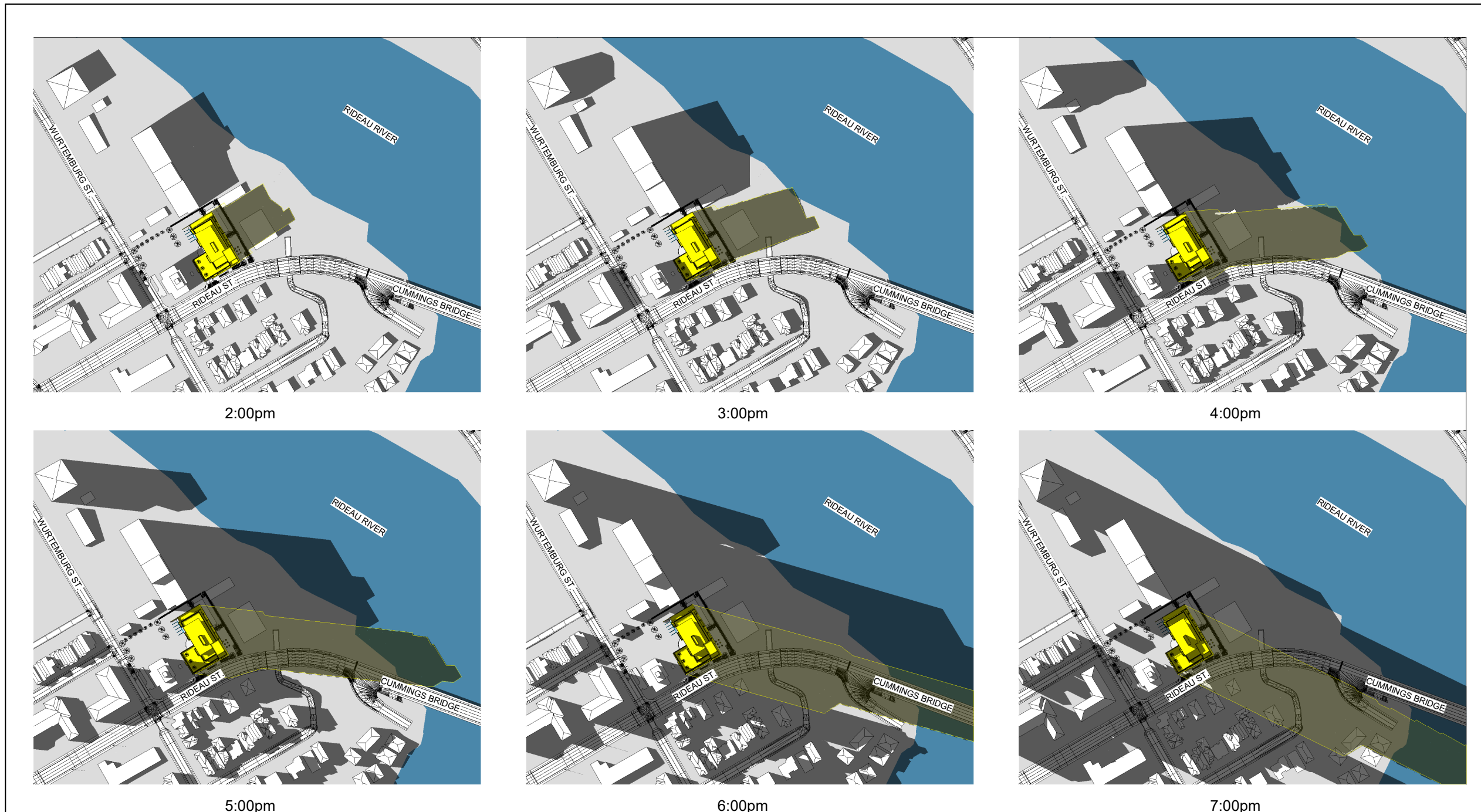
# Proposed Development - Massing Options




# Shadow Analysis

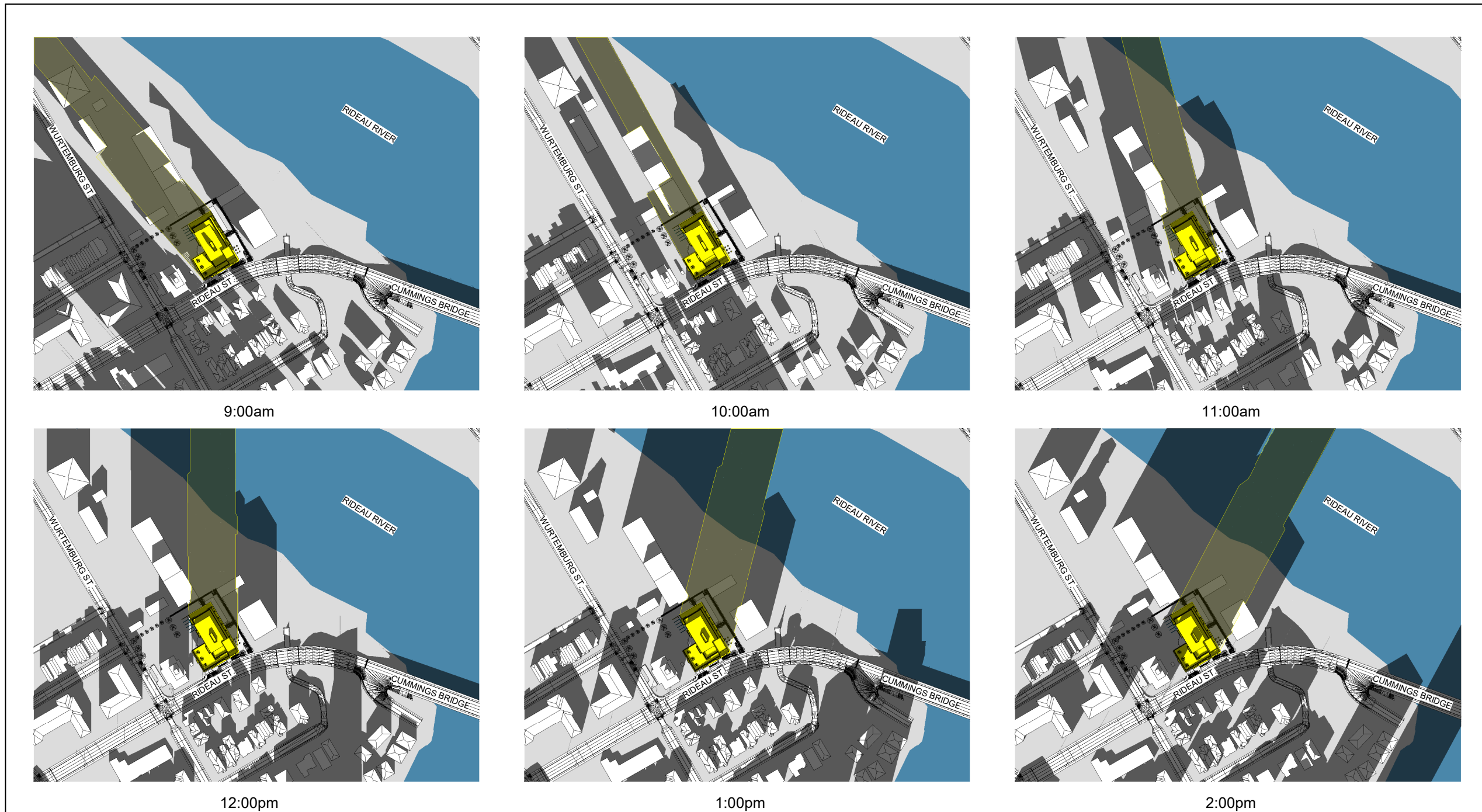


# Shadow Analysis



 <p><b>S.J. LAWRENCE ARCHITECT INCORPORATED</b> 18 DEAKIN STREET SUITE 205 OTTAWA, ONTARIO K2E 8B7 T: (613) 739.7770 F: (613) 739.7703 sjl@sjlarchitect.com</p>	<p><b>DRAWING TITLE:</b> SHADOW ANALYSIS - SOLSTICE (JUNE 21st) PART 2</p>		SEAL:
	<p><b>PROJECT INFORMATION:</b> RIDEAU DEVELOPMENT 641 Rideau Street</p>		<p><b>DRAWN BY:</b> R.R.</p> <p><b>PLOT DATE:</b> 2021-09-09 11:20:13 AM</p>
<p>0 25m 50m 100m 200m</p> <p>PROPOSED BUILDING SHADOW</p>		<p><b>SCALE:</b> 1 : 3000</p>	<p><b>PROJECT NUMBER:</b> SL-1021</p> <p><b>SHEET NUMBER:</b> ASK-2</p>

# Shadow Analysis



9:00am


10:00am

11:00am

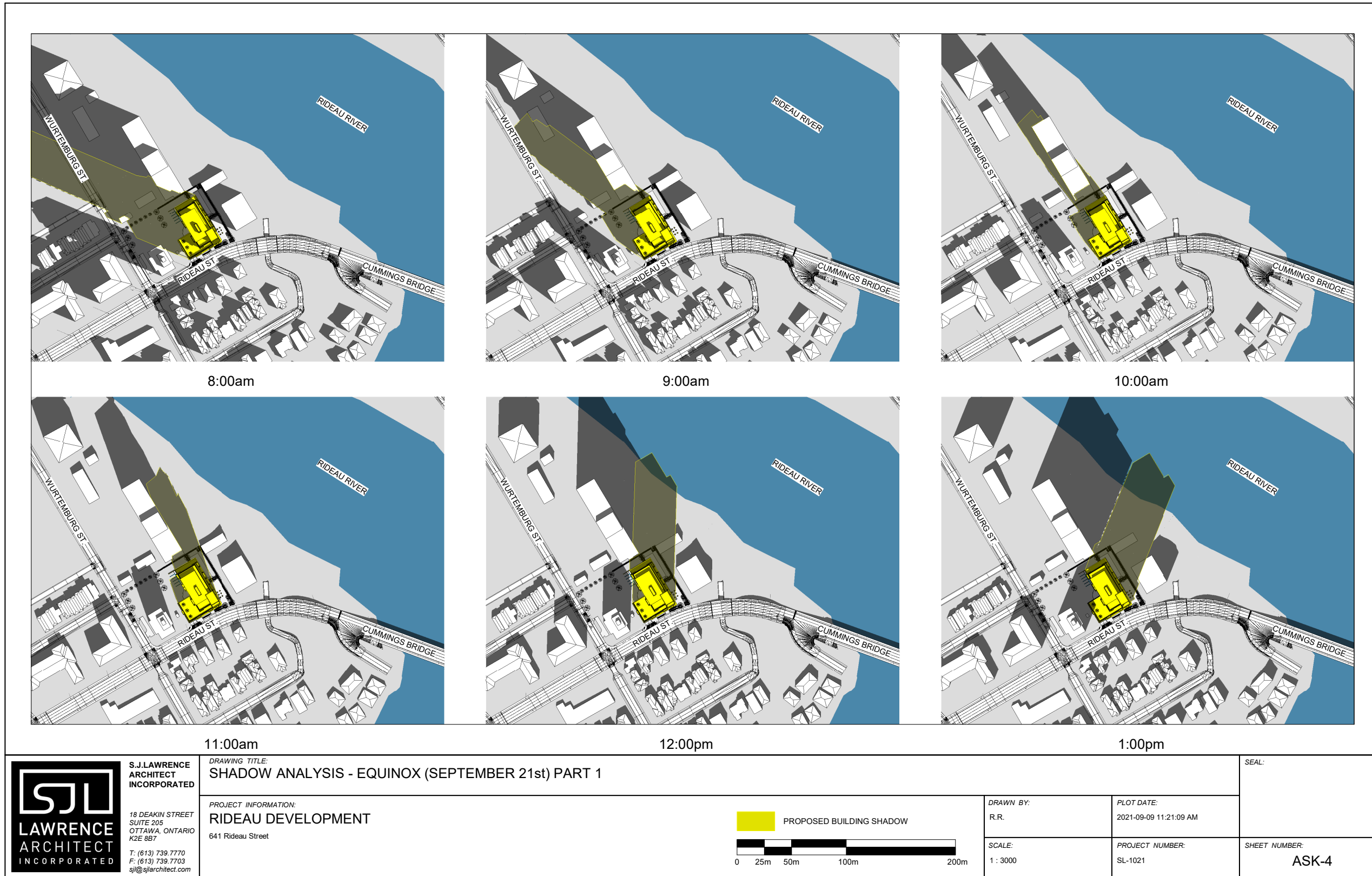
12:00pm

1:00pm

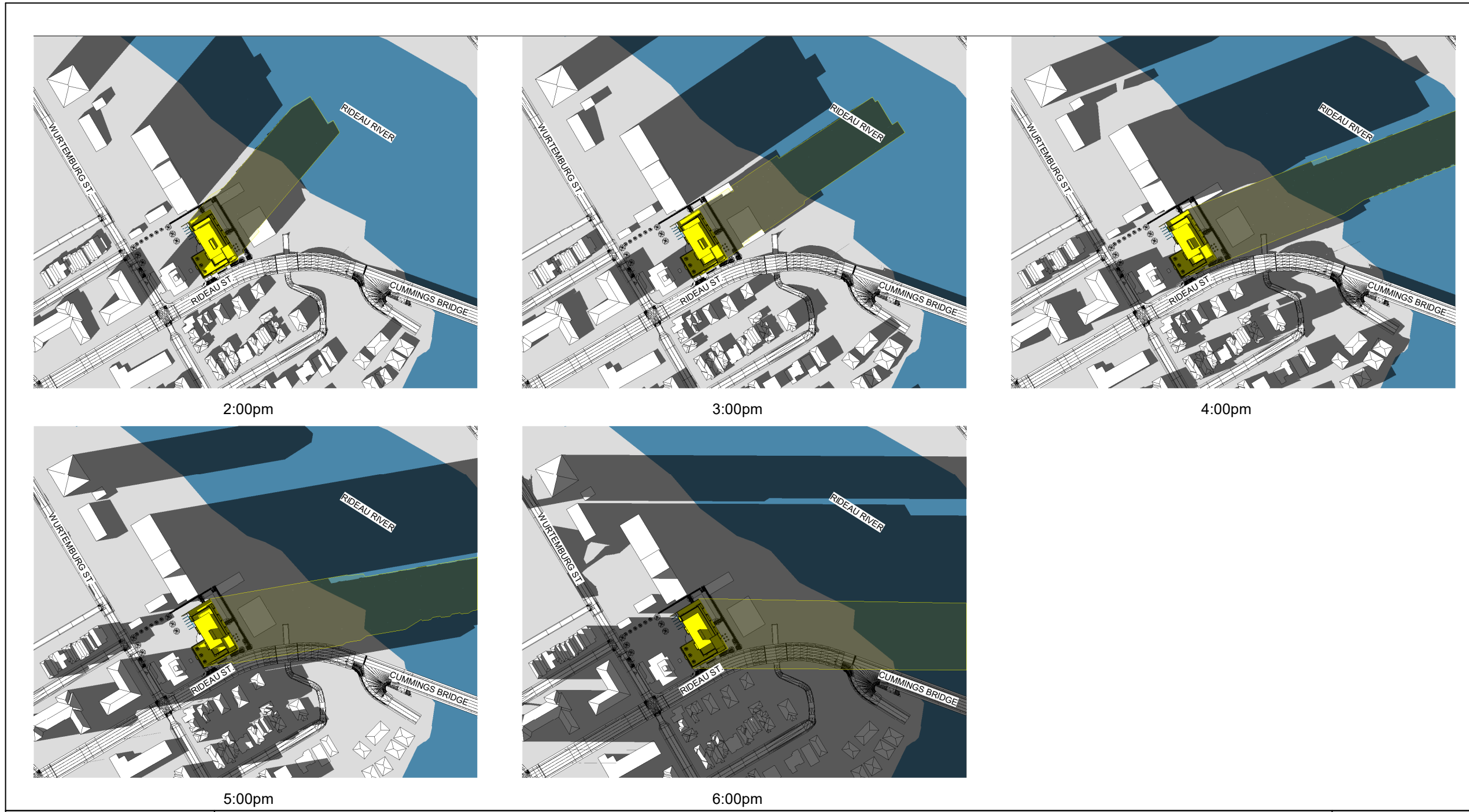
2:00pm

 <p><b>S.J. LAWRENCE ARCHITECT INCORPORATED</b> 18 DEAKIN STREET SUITE 205 OTTAWA, ONTARIO K2E 8B7 T: (613) 739.7770 F: (613) 739.7703 sjl@sjlarchitect.com</p>	<p>DRAWING TITLE: <b>SHADOW ANALYSIS - SOLSTICE (DECEMBER 21st)</b></p>		SEAL:
	<p>PROJECT INFORMATION: <b>RIDEAU DEVELOPMENT</b> 641 Rideau Street</p>		
<p>0 25m 50m 100m 200m</p> <p>■ PROPOSED BUILDING SHADOW</p>		<p>DRAWN BY: R.R.</p> <p>SCALE: 1: 3000</p>	<p>PLOT DATE: 2021-09-09 11:20:44 AM</p> <p>PROJECT NUMBER: SL-1021</p>
			<p>SHEET NUMBER: <b>ASK-3</b></p>

# Shadow Analysis



# Shadow Analysis



 <p><b>S.J. LAWRENCE ARCHITECT INCORPORATED</b> 18 DEAKIN STREET SUITE 205 OTTAWA, ONTARIO K2E 8B7 T: (613) 739.7770 F: (613) 739.7703 sjl@sjlarchitect.com</p>	<p><b>DRAWING TITLE:</b> SHADOW ANALYSIS - EQUINOX (SEPTEMBER 21st) PART 2</p>		<p>SEAL:</p>
	<p><b>PROJECT INFORMATION:</b> RIDEAU DEVELOPMENT 641 Rideau Street</p>		<p>SCALE: 1 : 3000</p>
<p><b>LEGEND:</b> [Yellow Box] PROPOSED BUILDING SHADOW</p> <p><b>SCALE BAR:</b> 0 25m 50m 100m 200m</p>		<p><b>DRAWN BY:</b> R.R.</p>	<p><b>PLOT DATE:</b> 2021-09-09 11:21:39 AM</p> <p><b>PROJECT NUMBER:</b> SL-1021</p>
			<p><b>SHEET NUMBER:</b> ASK-5</p>