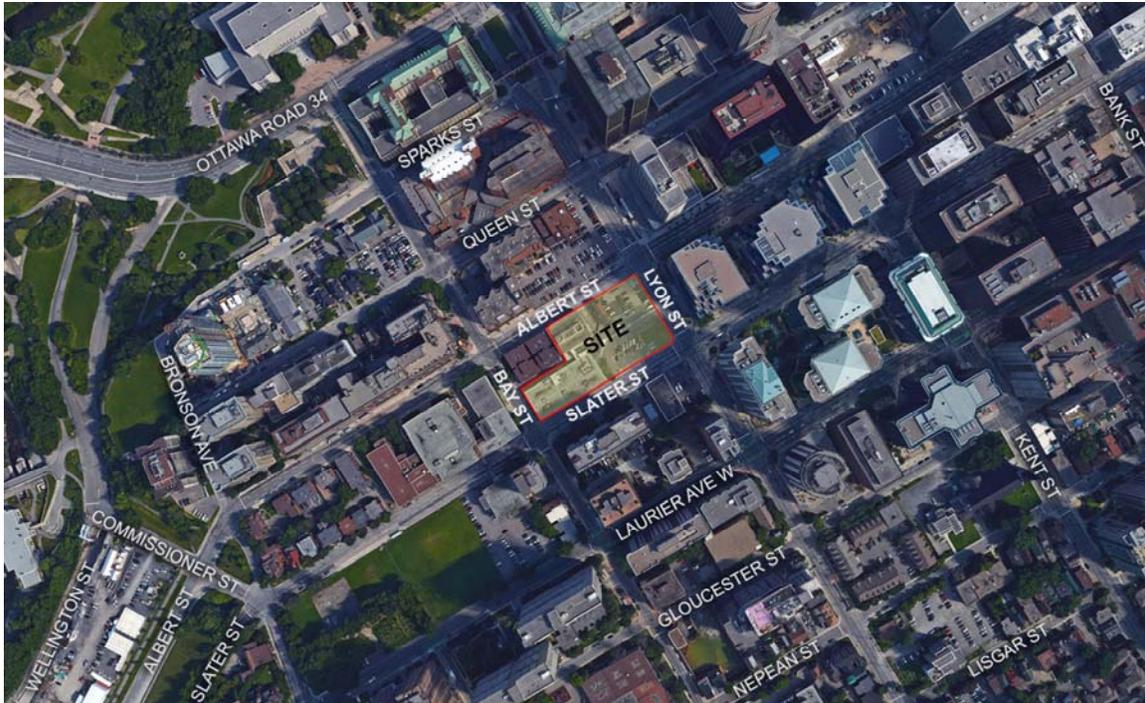


400 Albert Street Development Ottawa, ON

Design Brief for Rezoning submission

400 Albert Street development will be located at the heart of Ottawa's downtown core; walking distance to the future home of the Lyon LRT station, financial district/downtown Ottawa, Parliament Hill and other historic landmarks close to the city's core.



The proposed development consists of three high-rise residential buildings; one 18 storey building fronting Albert Street (Tower A) and two buildings fronting Slater Street of 33 storeys (Tower B) and 38 storeys (Tower C) on a 3 storey podium with retail and residential uses. An underground parking garage for both residents and visitors will have access from Bay Street.

In parallel with the City of Ottawa's beautification plan for Slater Street and Albert Street respectively, the design enhances the urban realm by having the North East Corner of the Site dedicated as a 400 square meter public Urban Park, extensive retail frontages along Slater, Lyon and Albert Streets to animate the streetscape, and a multi-functional Mid-Block connection designed to encourage walkability to and from the OLRT Station.

A three storey curvilinear podium fronting Albert Street provides an appropriately scaled street wall that facilitates transition from the high rise forms or the towers above.

The undulations of the podium floors is intended to achieve two goals.

- 1- The design of the urban park as a sheltered public space.



Having the 2nd and 3rd floor overhang on top of it will ensure pedestrian comfort and safety while also extending the greenery vertically by having the 4th floor terrace as an outdoor amenity area. The undulations create a backdrop of the urban park.

- 2- Emphasizing the vibrancy of the mid-block connection.



Having the terraces cascading towards it allowing for more light to pass through and implementing "the eyes on the street" concept to increase safety which will automatically encourage people to walk and cycle through the mid-block connection.

Generally in all cases the curved corners widen the aperture of the spaces they frame creating a welcoming pedestrian condition.

The complete urban ensemble of well-articulated tree-lined sidewalks with benches, canopy protection, and grade related retail will create a safe and animated public realm with a strong sense of place.



Towers A&B share a 3 storey podium with the 4th floor occupied by indoor amenity spaces that opens onto the shared outdoor amenity terrace. Floors 5, 6, and 7 cascade towards the North-East Corner of the site creating deep terraces overlooking the outdoor amenity terrace. These cascading floors create a graceful transition from the podium to the tower form. Typical residential floors begin at the 8th floor of the towers.

Building C frames the West side of the mid-block connection with the residential units starting at the 3rd floor and the typical tower floor starting at the 4th floor.

The 3 buildings have a consistent architectural vocabulary and a unified development. The curvilinear geometry of the towers creates a unique, dynamic form that distinguishes itself with the surrounding context, glass box office buildings and slab rental buildings.



The facades of the 3 towers are composed by a juxtaposition of solid balcony forms framed with a white grid and a glazed tower form.

This dynamic form and composition of the towers results in ever-changing views from different vantage points creating visual interest from street level and from the skyline.

This architectural expression is carried down into the podium to create a cohesive design vocabulary that will add to the richness of the architecture in Ottawa and will have a strong sense of identity in the Downtown Core.