



390-394 Bank Street

Design Brief
July 3, 2020



Proposal Summary

1



Urban Capital is proposing to develop a nine-storey mixed-use building on the properties municipally known as 390 and 394 Bank Street. The building is proposed to have commercial uses at grade and residential dwelling units on the upper floors. An underground parking garage is proposed to accommodate bicycle and vehicle parking.

The design of the building has been crafted to be compatible with the existing character of this area of Bank Street and the surrounding context. The building's materials are intended to reflect the heritage character of Centretown, incorporating red brick, glazing, and charcoal grey and black cladding. These elements contribute to a contemporary architectural expression respectful of the existing architecture of the area.

The building is intended to provide subtle reinforcement of the repetitive vertical articulations that are characteristic of Bank Street. The design takes cues from its surroundings in its incorporation of stepbacks, reflecting the existing patio and the heights of neighbouring buildings through its notch-outs and articulations. Red brick is employed in response to surrounding heritage buildings in the neighbourhood, and is designed to generally form continuous vertical lines at each structural bay, coinciding with the rhythm of columns delineating the retail storefronts at grade.

The ground floor is set back from the sidewalk to create a wider pedestrian area at grade. The 5-metre height of the ground floor strategically aligns with existing storefronts and ground floors along Bank Street. The floor-to-ceiling glazing on the ground floor will create a distinct separation between the residential and commercial components of the development, while contributing to the pedestrian-friendly streetscape present along Bank Street.

Policies + Guidelines

2

Official Plan Policies

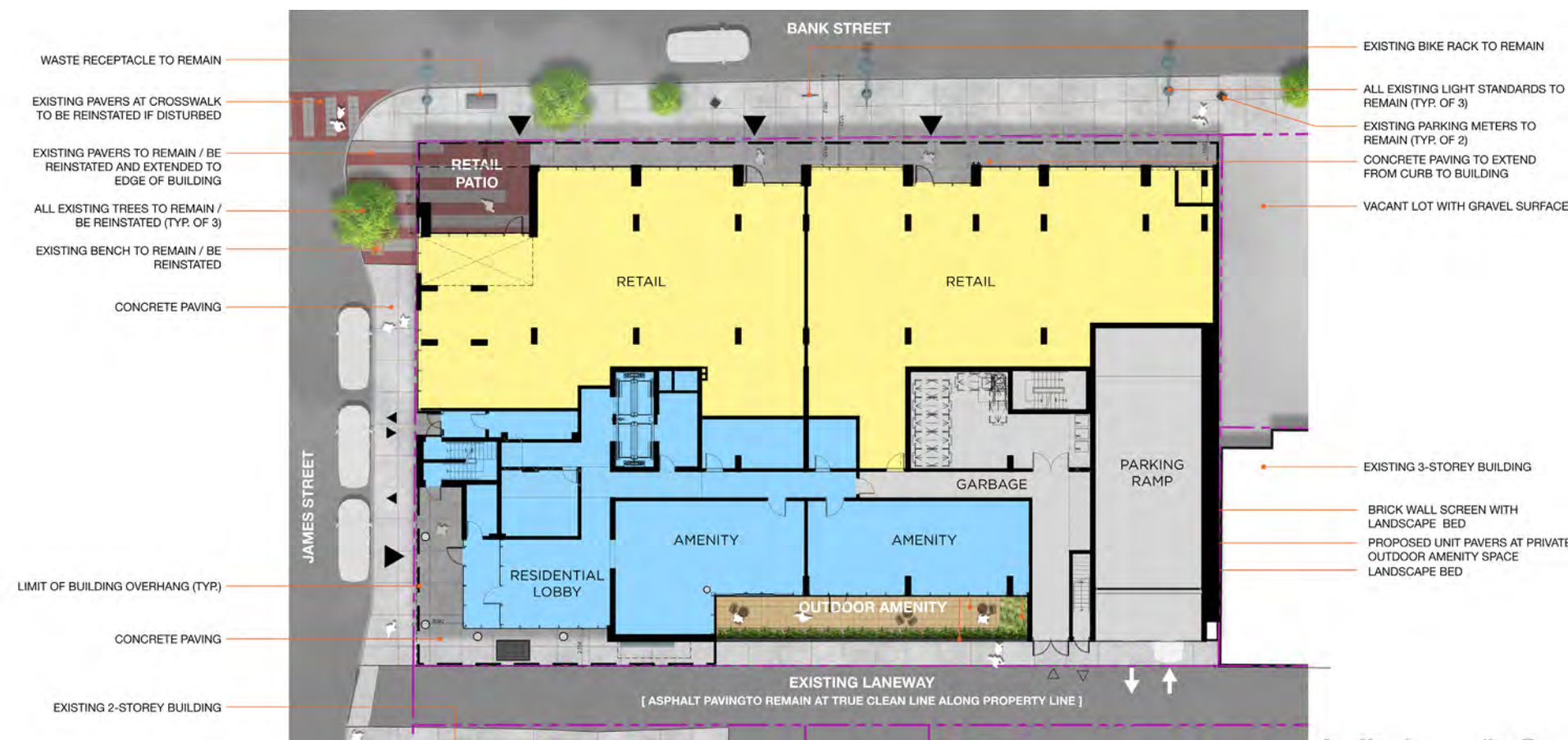
The subject property is designated Traditional Mainstreet on Schedule B (Urban Policy Plan) of the City of Ottawa Official Plan. Mainstreets are identified as streets that offer significant opportunities for intensification through mixed-use development on sites that are well-served by infrastructure and transit. Traditional Mainstreets, and Bank Street in particular, are characterized by a broad mix of uses and building typology generally reflective of pre-1945 development with narrow frontages set close to the street and residential dwellings and office uses above commercial uses on the ground floor.

Policy 5 states that a broad range of uses are permitted on Traditional Mainstreets, including retail and service commercial uses, offices, residential and institutional uses, which may be mixed in individual buildings or occur side by side.

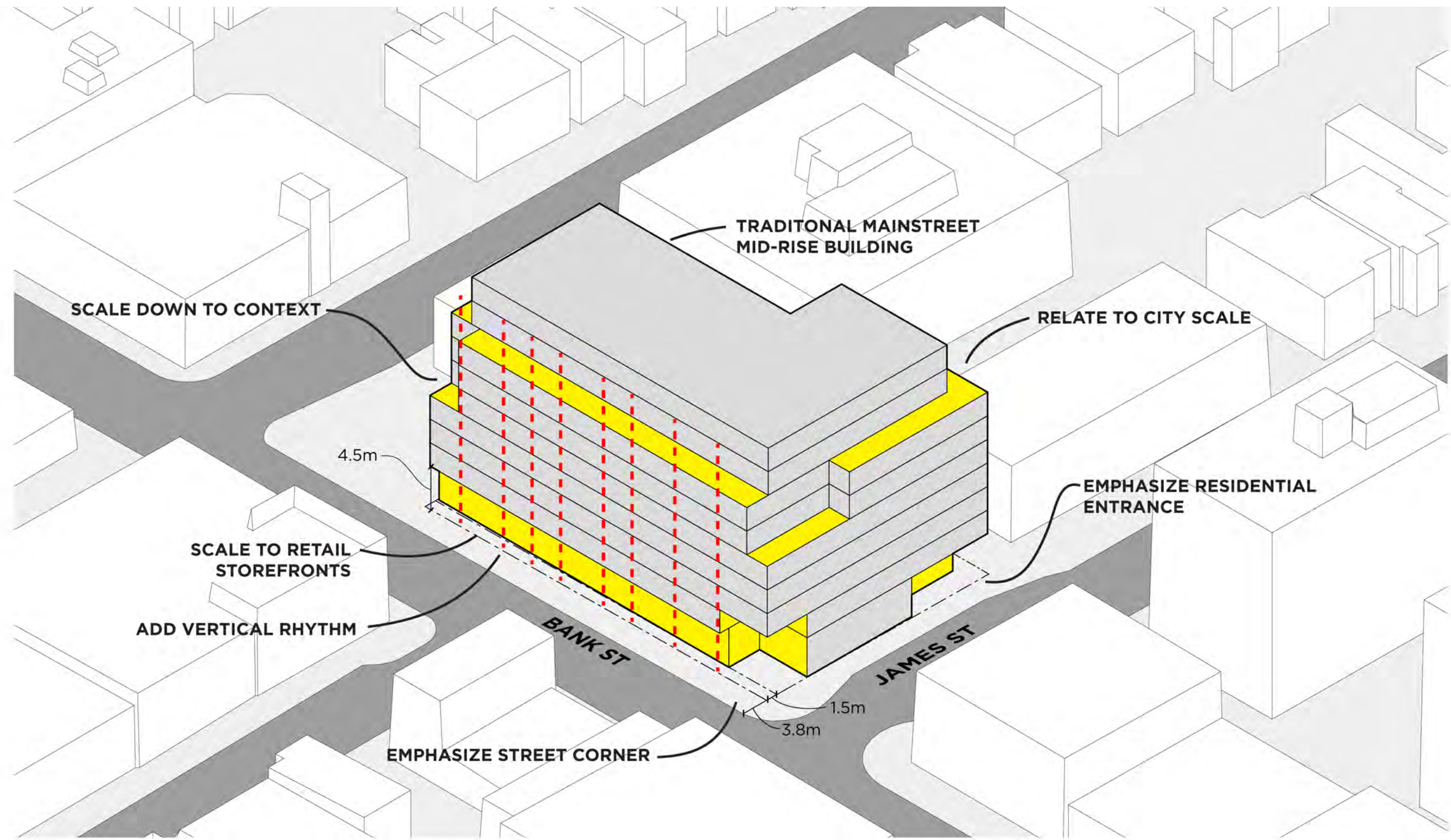
Policy 10 of Section 3.6.3 encourages redevelopment and infill along Traditional Mainstreets to optimize the use of land through intensification in a format that enhances the street edge with active frontages and provides pedestrian access to the sidewalk.

Design Guidelines for Development Along Traditional Mainstreets

- / Aligns streetwall building with the existing built form and setbacks;
- / Provides street-level easement to accommodate pedestrian flow along sidewalk;
- / Uses a break in the street wall and minor variations in building setback and alignment to add interest to the streetscape and to provide space for activities adjacent to the sidewalk;
- / Creates an attractive semi-public outdoor amenity for a possible patio;
- / Designs a quality building that is rich in architectural detail and respects the vertical rhythm of the mainstreet;
- / Locates residential units above the level of vehicular traffic in a mixed-use building;
- / Provides pedestrian weather protection such as colonnades;
- / Locates front doors to face the mainstreet, directly accessible from the public sidewalk;
- / Preserves the rear, existing vehicular public laneway; and
- / Uses clear windows and doors to make the pedestrian level façade of walls facing the street highly transparent, and locates active pedestrian-oriented uses at grade.



Contextual Analysis



Site-Specific Urban Design Objectives

4

James House is intended as a modest background building that takes a more contemporary form while making subtle nods to its context. The building is designed to take a disciplined approach to setbacks and faced articulation.

The Bank Street façade has a recessed ground floor, creating a wider pedestrian realm fronted entirely by retail to animate the street. A widening at the corner of James Street delivers a ‘mini-plaza’ that will provide an intimate covered area for a café patio. A similar recess is provided for the residential entrance on James Street to protect and announce the principal entrance.

The building incorporates a number of subtle inflections at the north and south edges to establish a transition to existing lower buildings or related elements in the area. The chosen materials are conservative, reflecting the colour range of the context. The Bank Street façade continues the vertical rhythm of the street, syncopated by a pattern of masonry screens and spandrel panels.

The design approach avoids lowering the line of stepback on the front façade, to prioritize the proportion of traditional masonry and prevent the creation of a top-heavy design with an uncomfortably equal balance of masonry on the lower floors and spandrel above.

The proposed design also responds to UDRP recommendations as follows:

- / Lowers the line of the ground floor expression to give a more intimate scale to the retail;
- / Removes the rear penthouse access stair and brings the circulation inside the building;
- / Improves the area around the residential entrance to provide more visibility and ease turning traffic;
- / Articulates the amenity areas and their relationship to the outdoor space and lane;
- / Provides additional articulation on the exposed south façade (pending new construction); and
- / Studies the building’s relationship to the street to confirm the appropriate height and transition.

Design objectives for this development

- / Propose land uses consistent with a mainstreet in the downtown area;
- / Ensure pedestrian orientation of ground floor design;
- / Recognize existing and planned built form;
- / Recognize heritage character in land uses, building materials, and design;
- / Preserve and provide an appropriate relationship with the rear laneway;
- / Design a visually interesting, articulated building form; and
- / Emphasize the southwest corner at Bank Street and James Street.



Sustainability Statement

5

The proposed development contributes to the achievement of City of Ottawa sustainability objectives through site and building design. With 128 residential units, the density of the development aids in the creation of a more compact urban form.

The Official Plan identifies Traditional Mainstreets as an intensification target area, encouraging redevelopment at a high density to take advantage of existing transportation and servicing infrastructure.

The development also reduces energy consumption through the incorporation of a low window-to-wall ratio, reducing heat loss through more permeable materials. In-suite heat recovery units are also included in all units, as well as low-flow hot water fixtures to reduce energy use.

Additionally, LED fixtures are proposed for corridors and amenity areas to provide overhead lighting in a less energy-intensive manner. Stormwater will be controlled on-site, potentially including rooftop flow attenuation and surface and sub-surface storage.

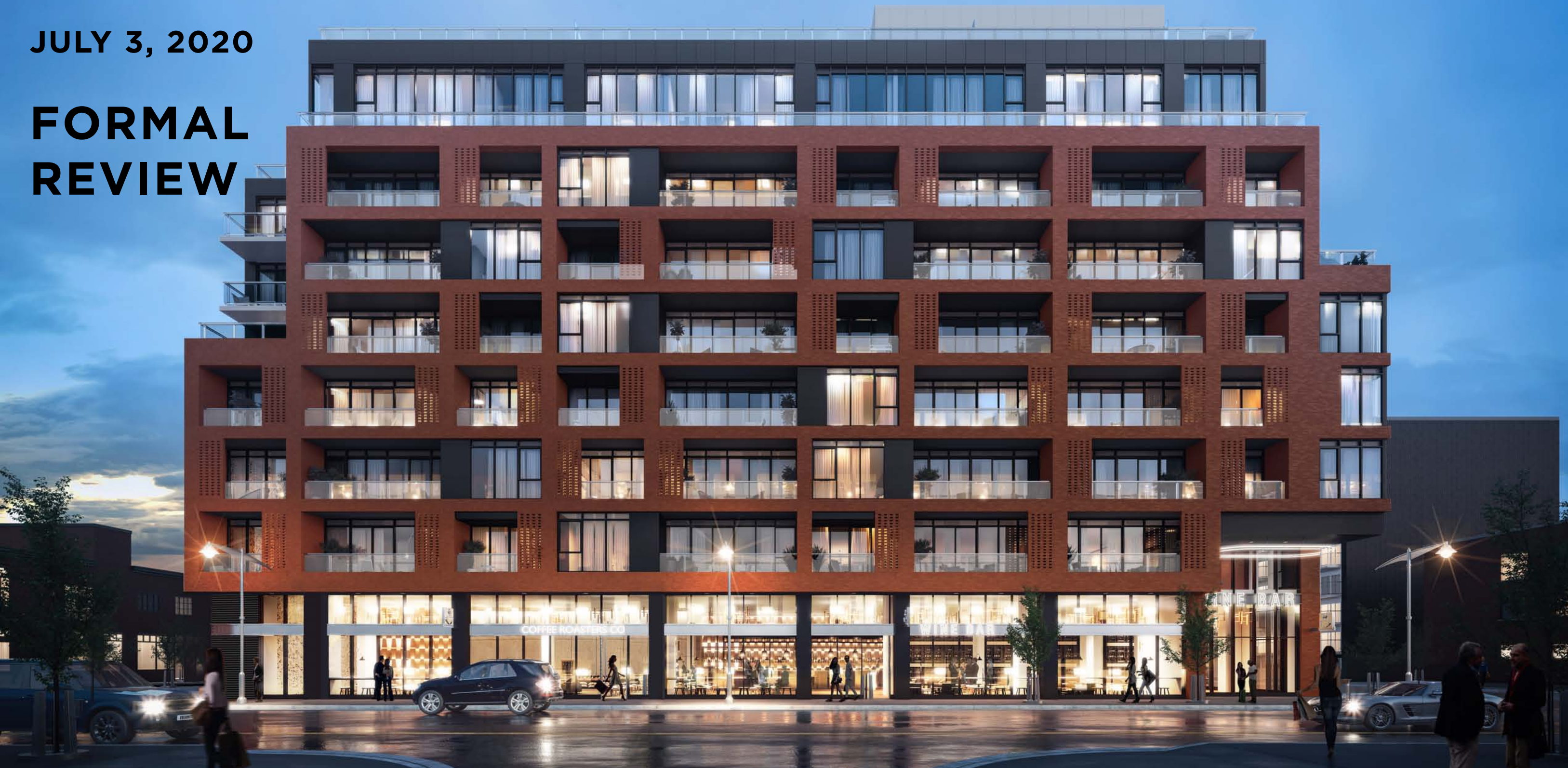
Bicycle parking will be provided in excess of the Zoning By-law requirement, encouraging active modes of transportation. The project is also located in proximity to an abundance of local services and amenities to meet daily needs, reducing reliance on private vehicles.



URBAN DESIGN REVIEW PANEL 390 BANK STREET | OTTAWA

JULY 3, 2020

FORMAL
REVIEW



RAW

FOTENN



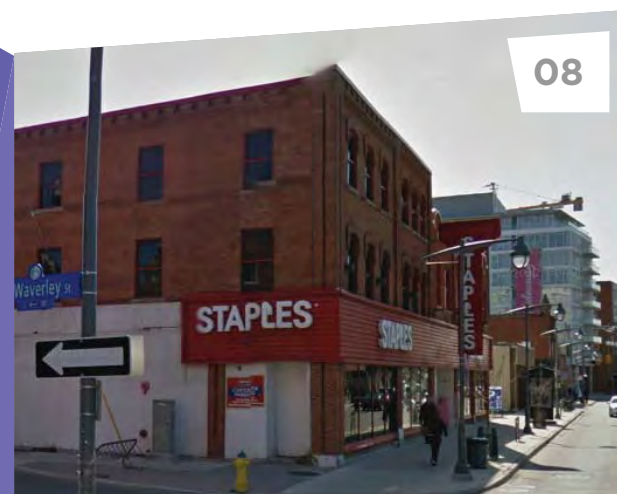
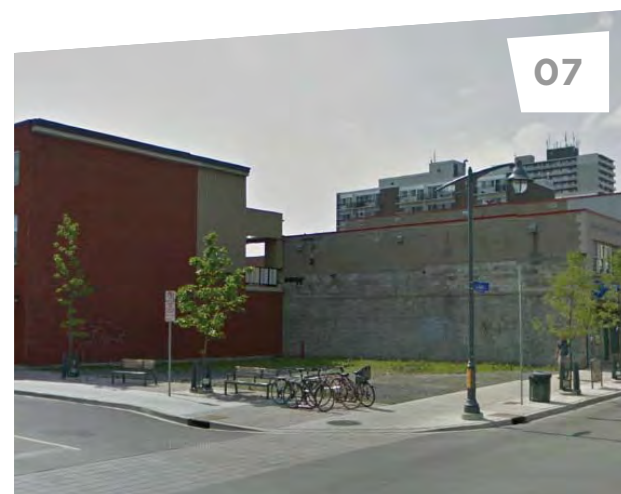
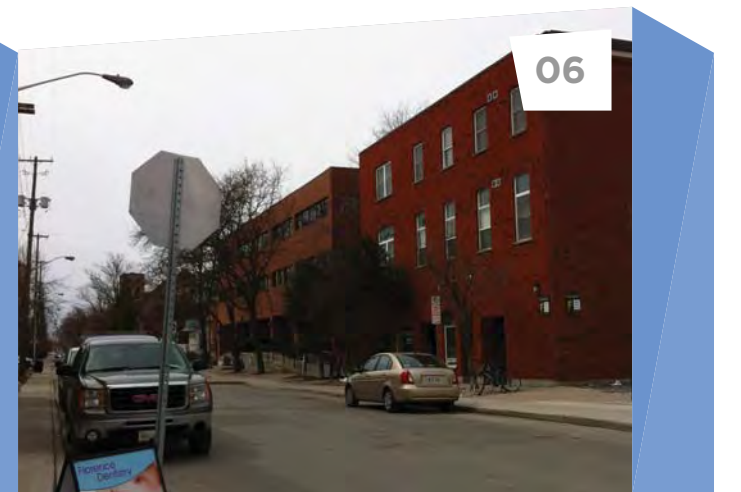
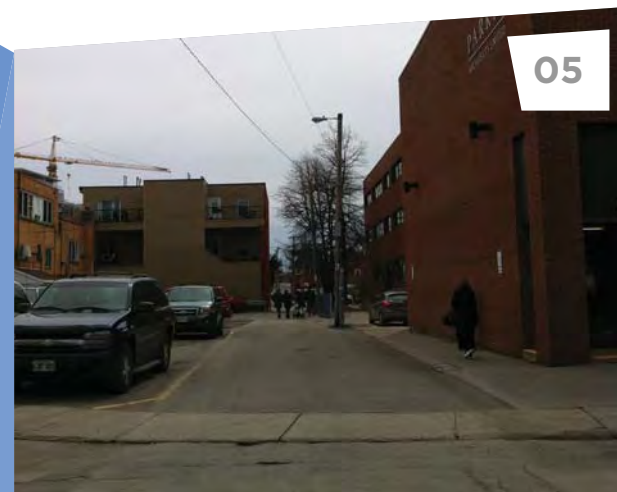
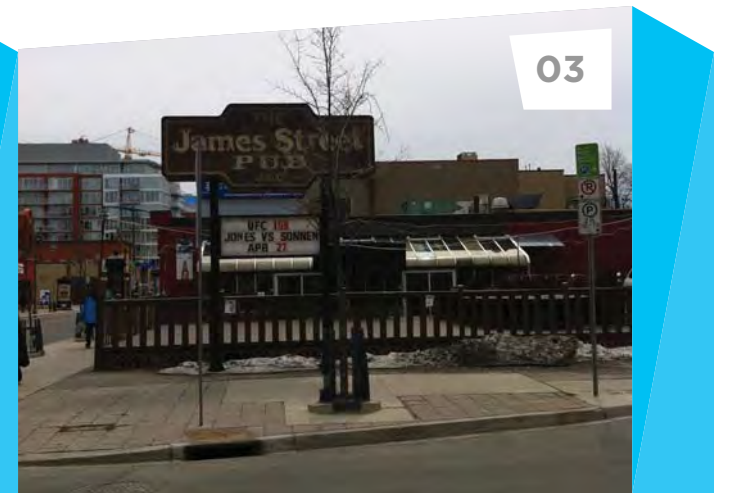
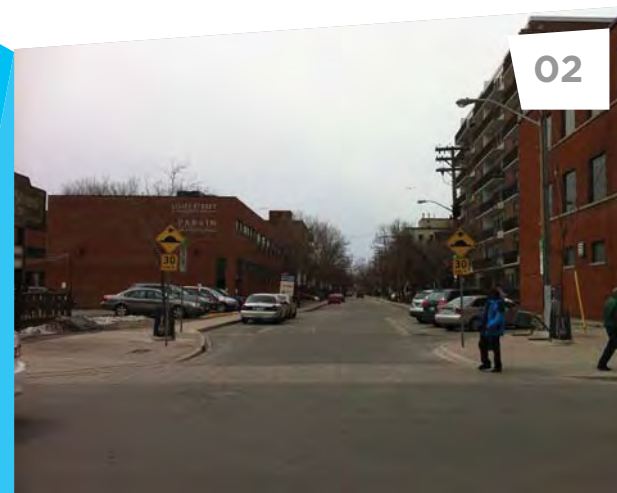
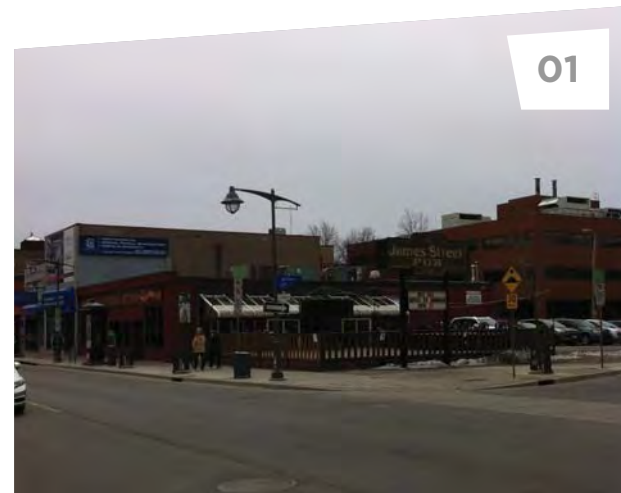
URBAN CAPITAL

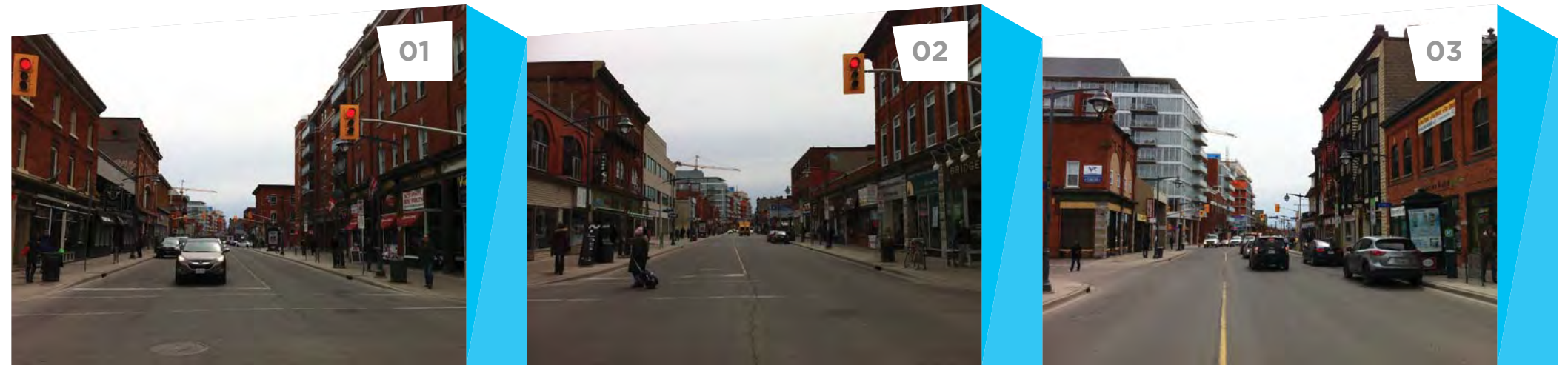


Looking North on Bank Street.



Looking South on Bank Street.

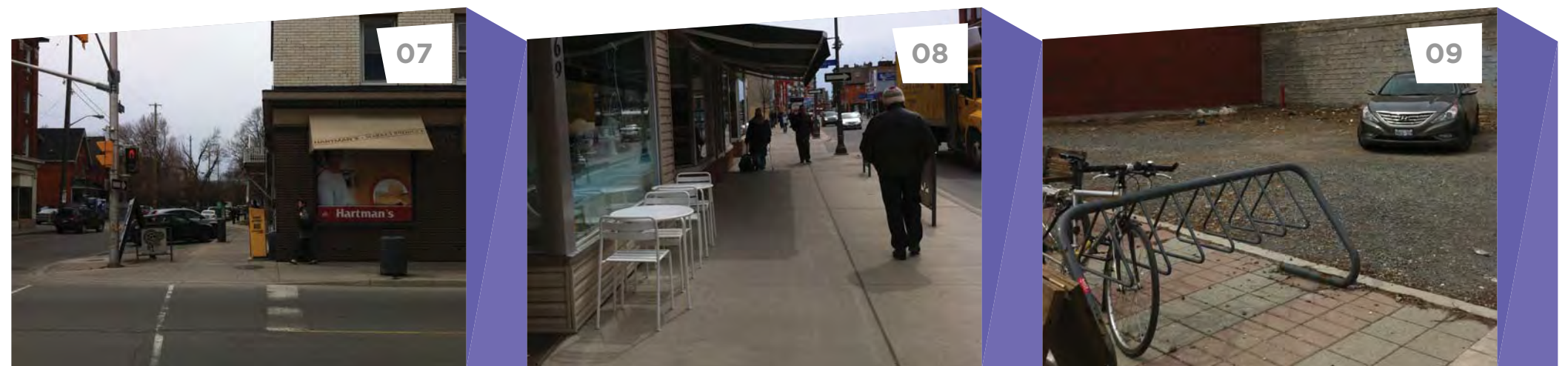




Bank Street - Built form relationship to street.



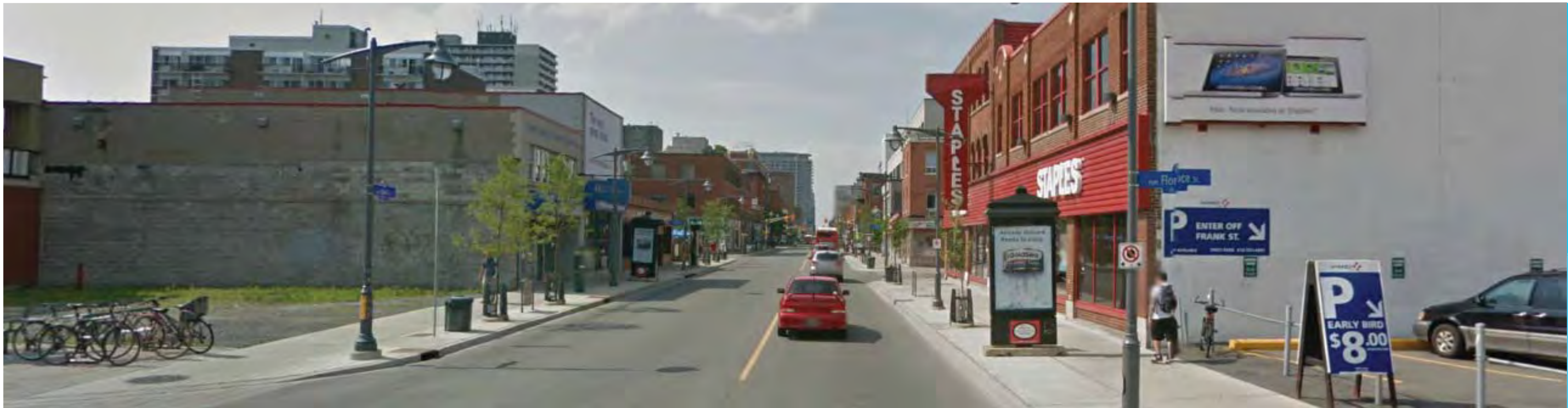
Bank Street - Corner height transition.



Bank Street - Existing pedestrian realm.



Looking South on Bank Street toward Gladstone Avenue.



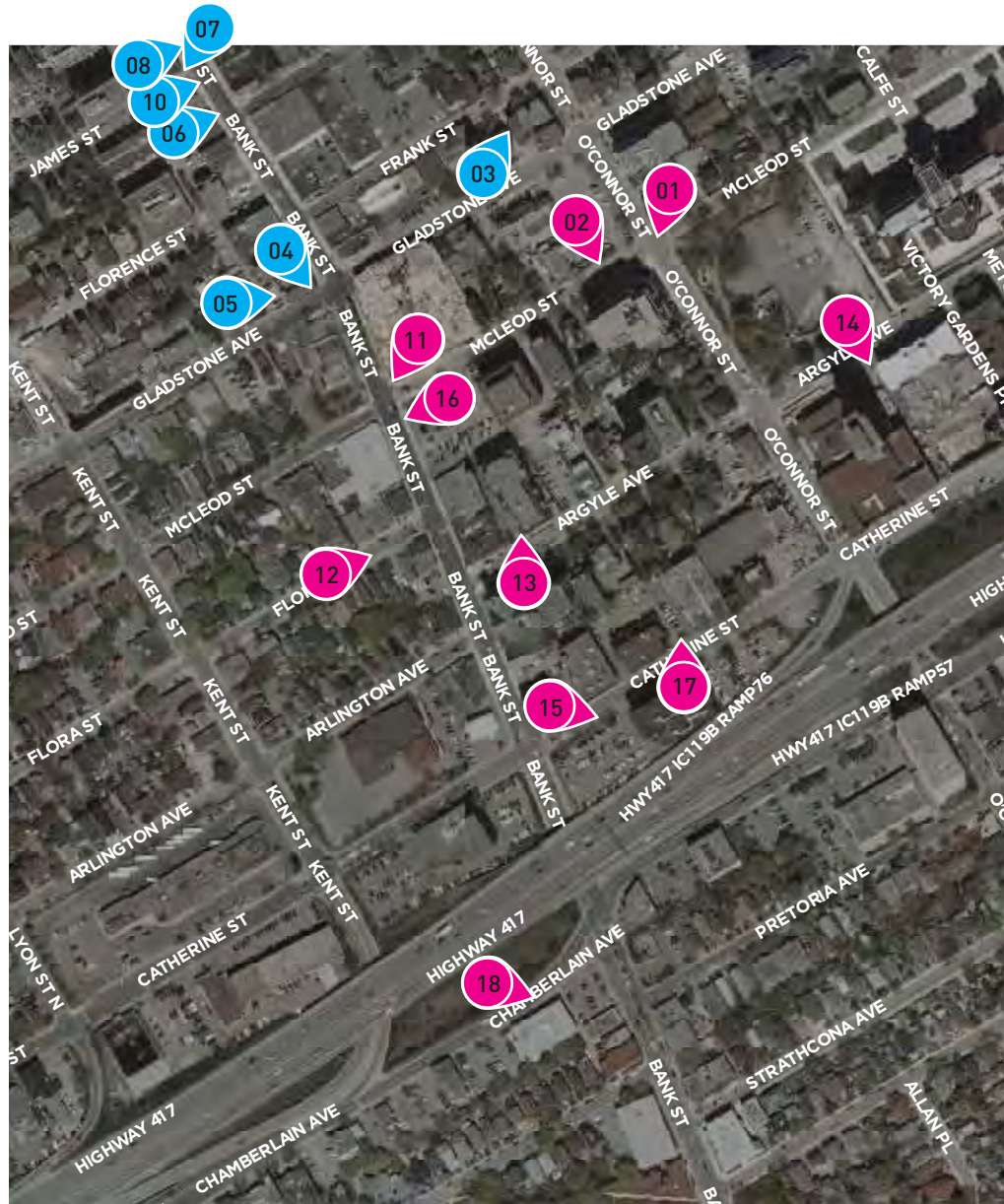
Looking North on Bank Street toward Somerset Street.



Looking West on James Street toward Kent Street.



Looking East on James Street.



360 FRANK ST.



453 BANK ST.



363 BANK ST.



475, 477, 479 BANK ST.



453 BANK ST.



375 BANK ST.



255 ARGYLE ST.



160 ARGYLE ST.



415 GILMOUR ST.



363 BANK ST.



200 CATHERINE ST.



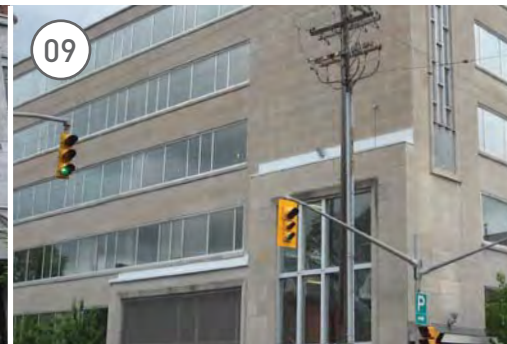
363 BANK ST.



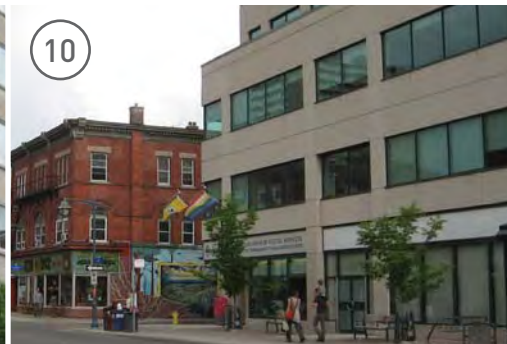
320 MCLEOD ST.



320 MCLEOD ST.



359 KENT ST.



399 BANK ST.



141 CATHERINE ST.



12 CHAMBERLAIN AVE.



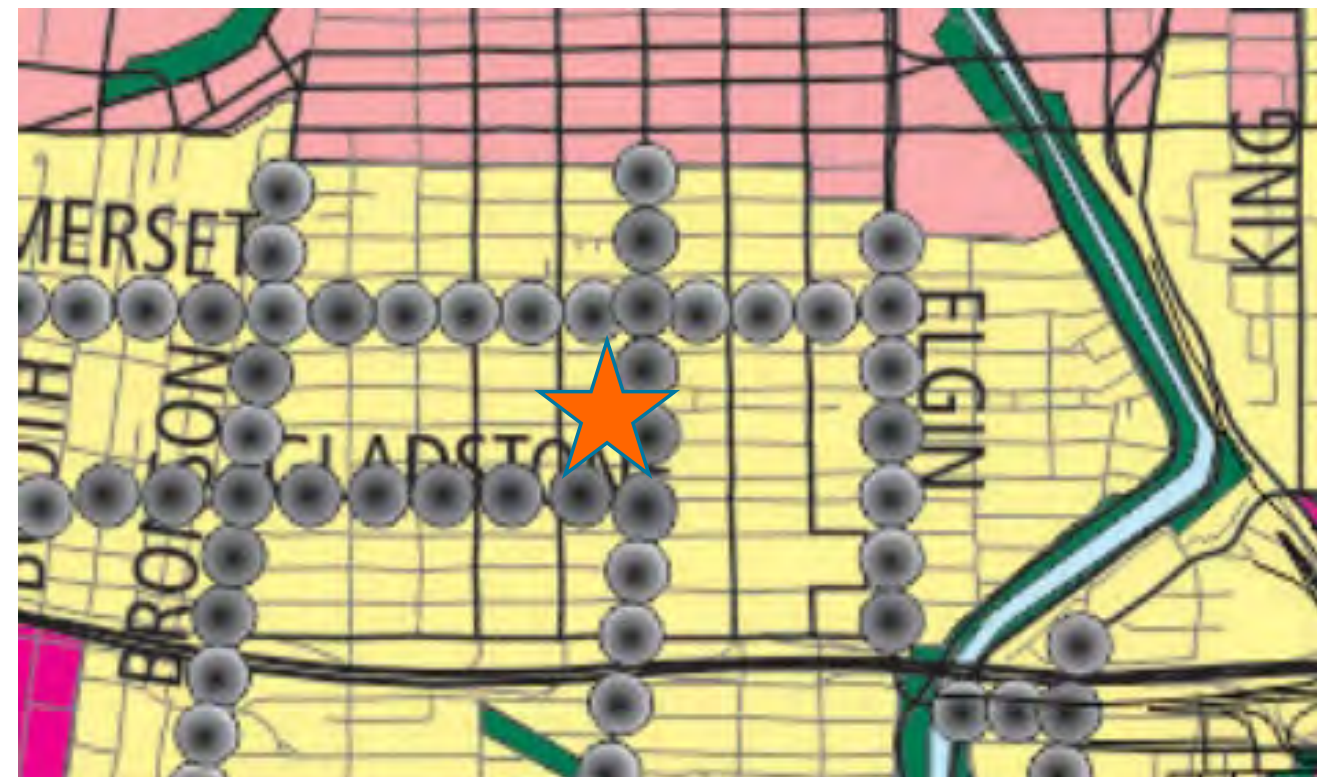
STUDY AREA



NEIGHBOURING AREA CHARACTERISTICS

Policy Framework

- / Designated **Traditional Mainstreet** in Official Plan
 - / Planned as compact, mixed-use, pedestrian-oriented streets
- / Redevelopment & infill encouraged, enclosing and defining street edge with active frontages
- / Permits buildings up to 9 storeys



Extract from Official Plan Schedule B – Urban Policy Plan

Policy Framework

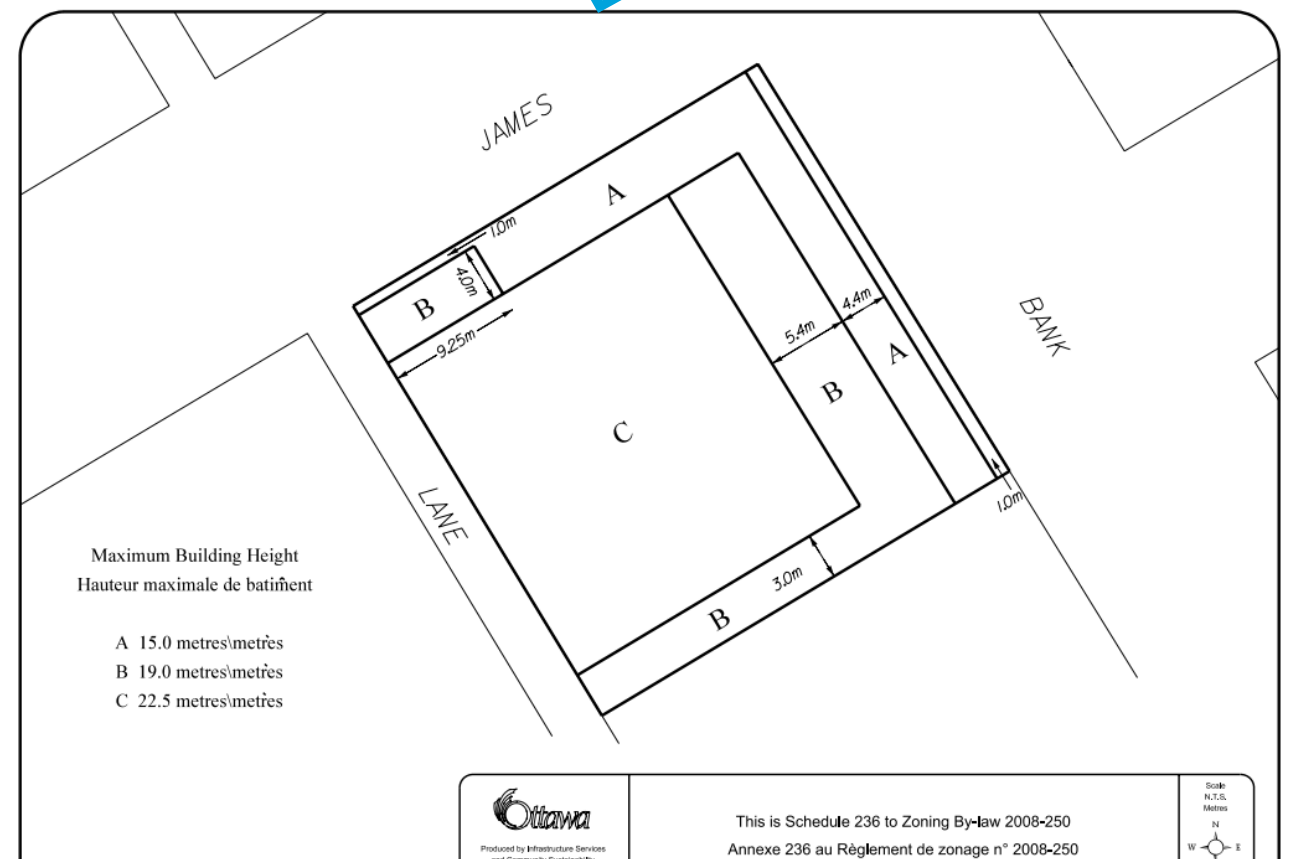
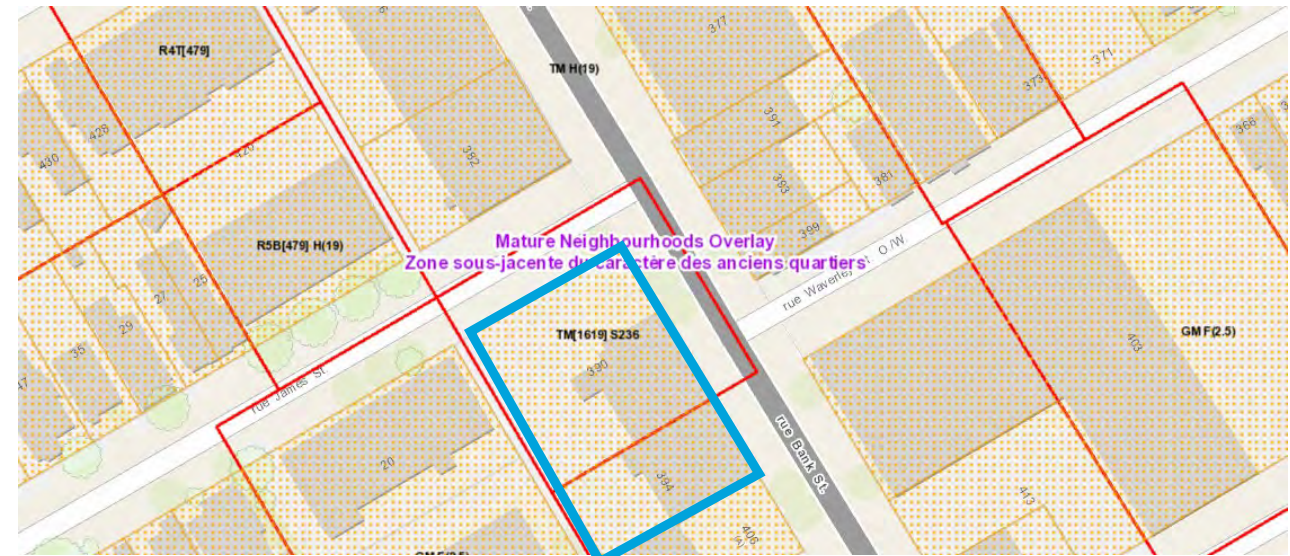
- / Designated **Traditional Mainstreet** in Centretown Secondary Plan
- / Maximum Building Height: Mid-rise (9 storeys)
- / Centretown CDP lists guidelines for mid-rise buildings (e.g. setbacks, stepbacks, floor heights, glazing)



Extract from Centretown Secondary Plan Land Use Schedule

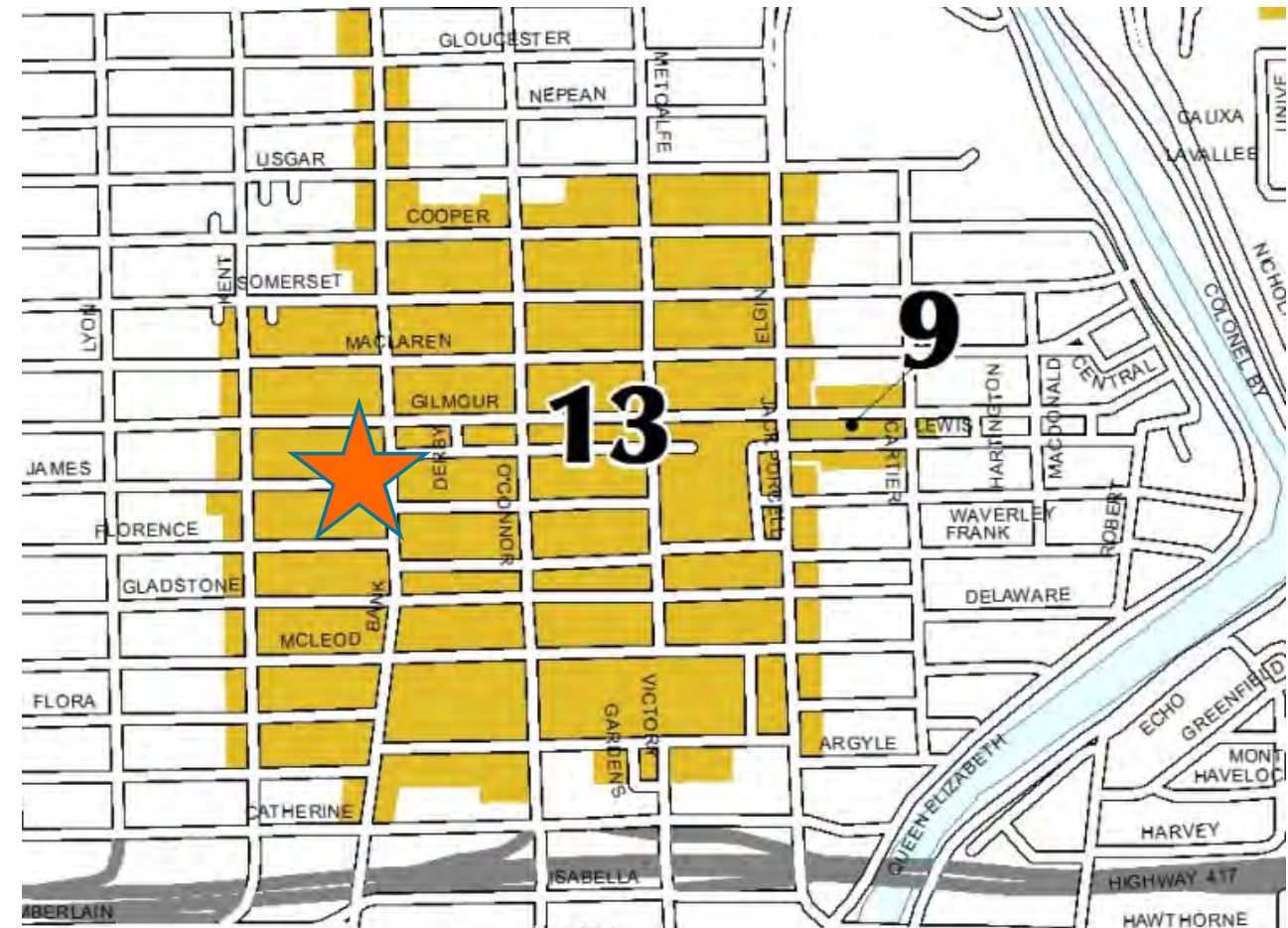
Zoning Framework

- / Zoned **Traditional Mainstreet, Exception 1619, Schedule 236 (TM [1619] S236)** and **Traditional Mainstreet, Maximum Building Height 19 m (TM H(19))**
- / Permits range of uses, including retail & apartment
- / Heights subject to Schedule 236 (max 22.5 m)
- / Heritage Overlay applies



Heritage Considerations

- / Located in Centretown Heritage Conservation District (Part V of Ontario Heritage Act)
- / Heritage Overlay applies in Zoning By-law
- / Minimal heritage value identified on the property (Grade 4 buildings)

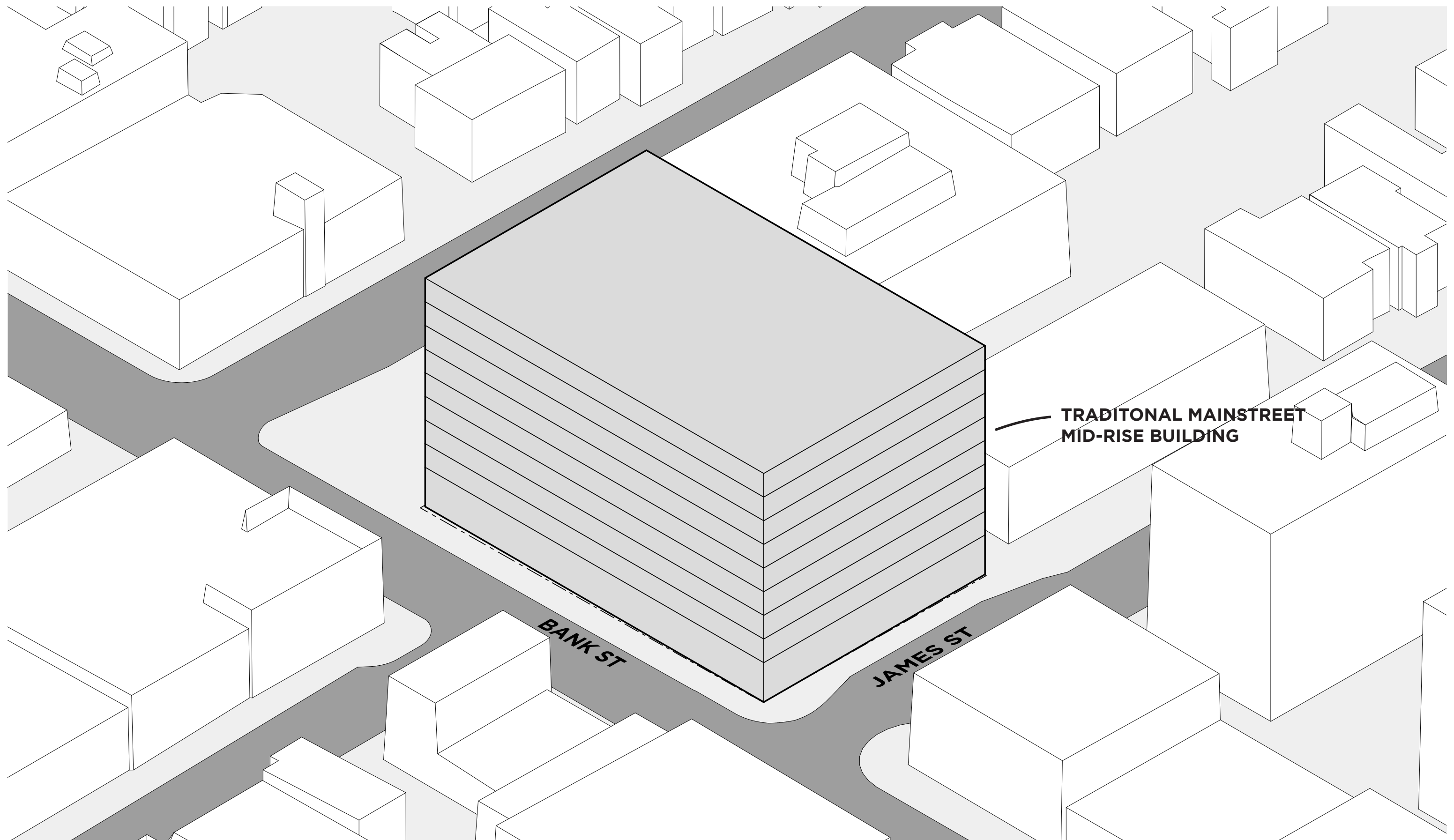


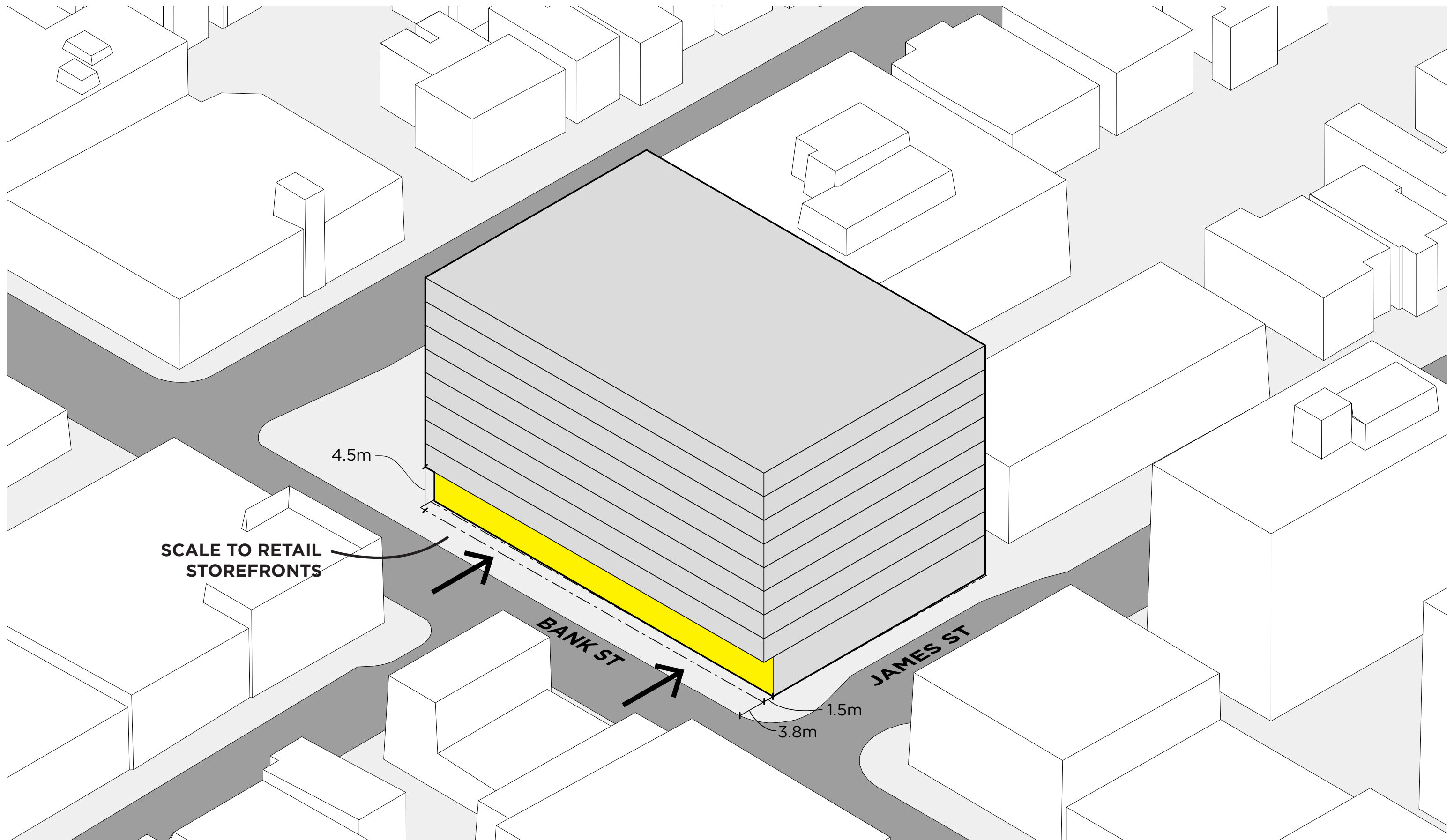
Extract from Official Plan Annex 4 – Heritage Conservation Districts

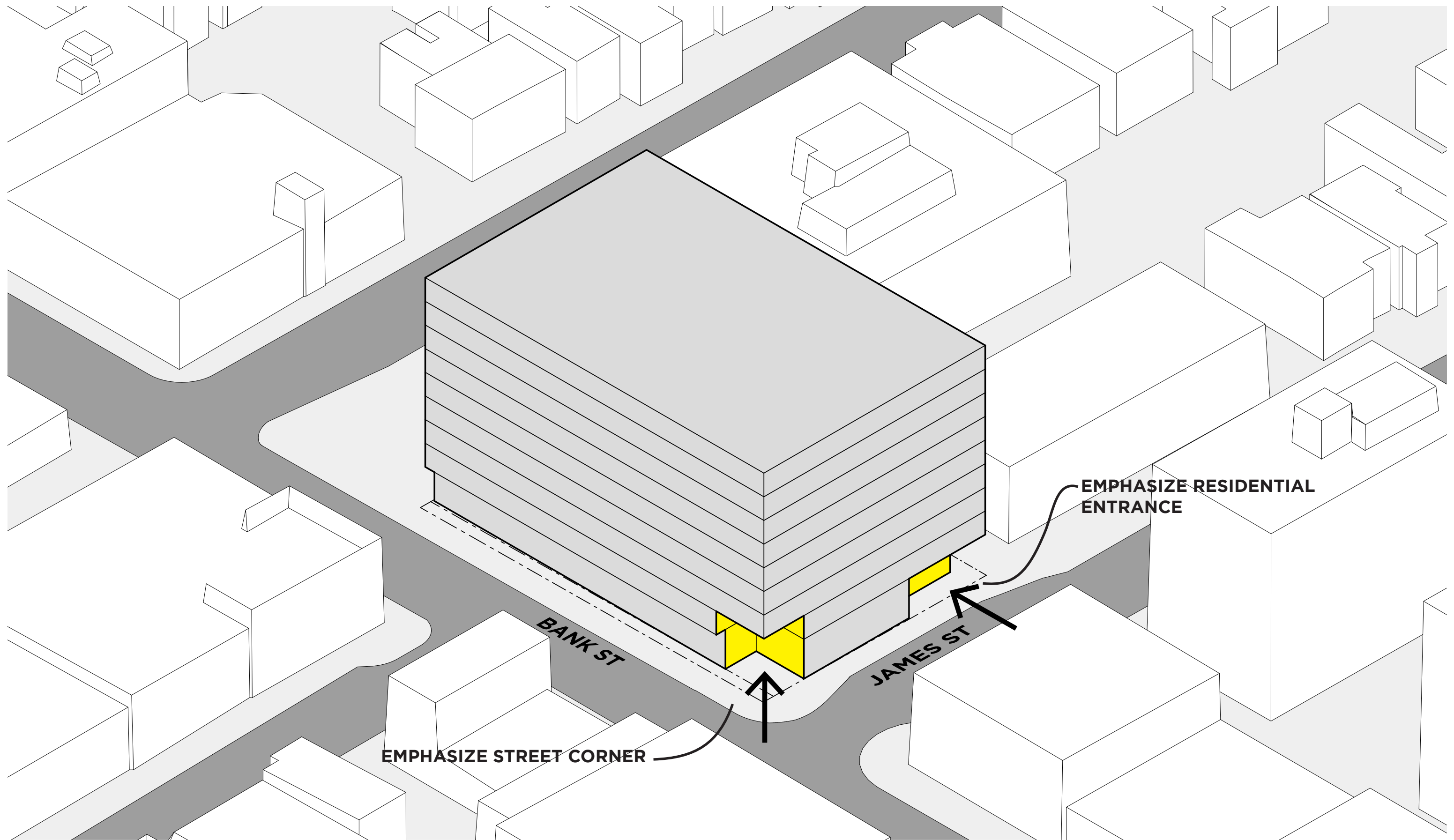
Urban Design Guidelines

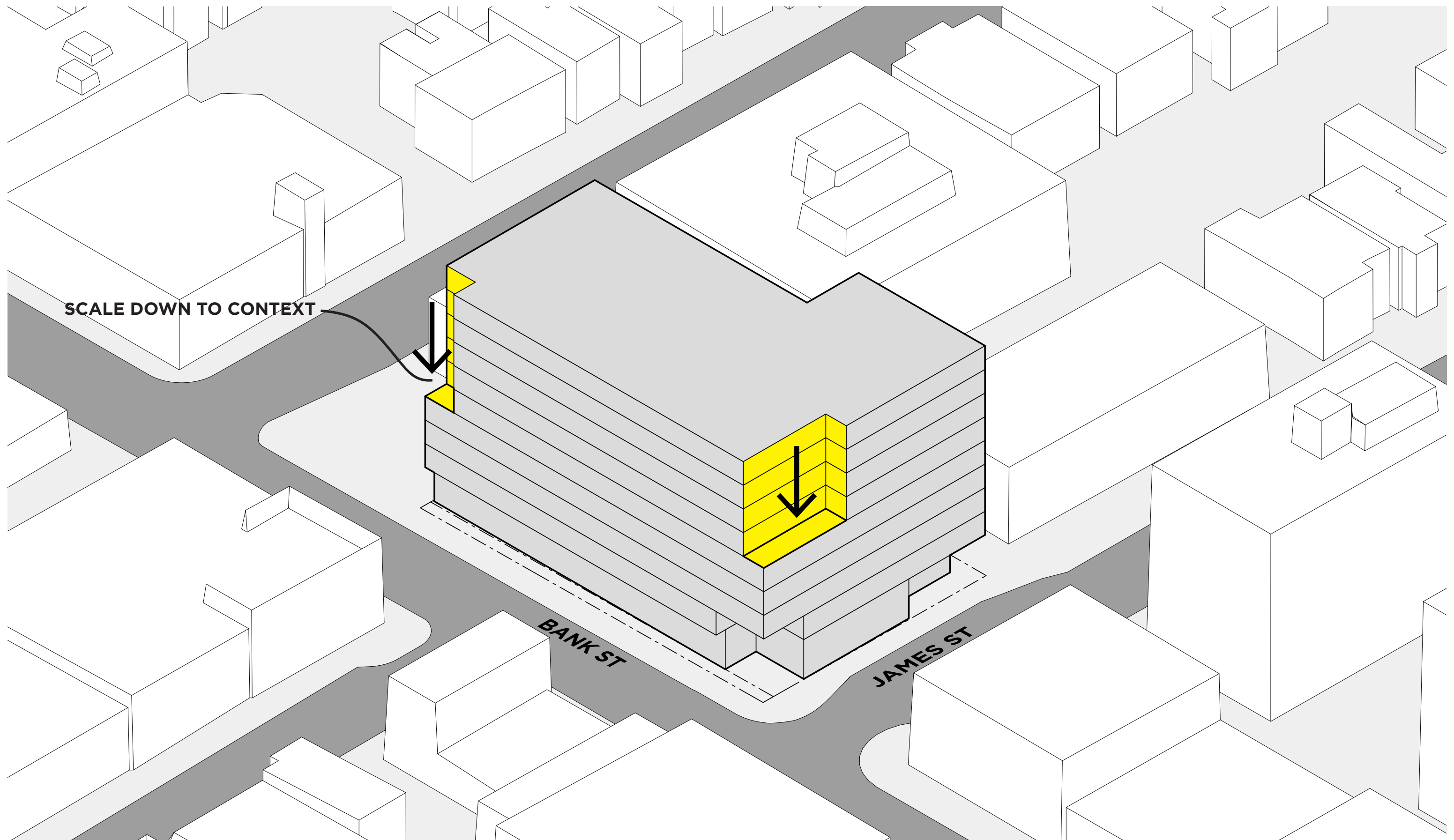
- / Development subject to Urban Design Guidelines for Development Along Traditional Mainstreets
- / Guidelines for Streetscape, Built Form, Pedestrians & Cyclists, Vehicles & Parking, Landscaping & Environment, Signs, and Servicing & Utilities

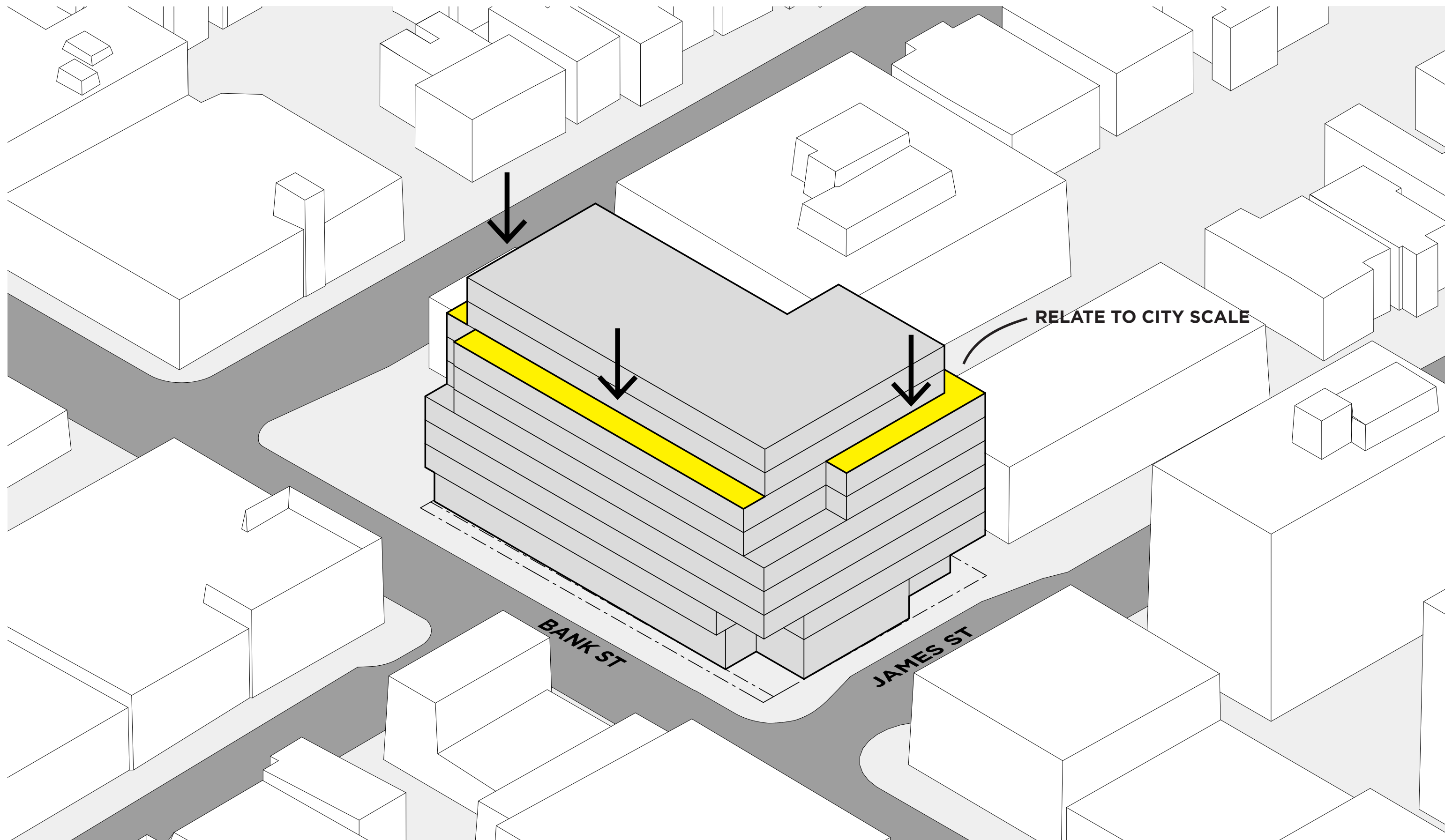


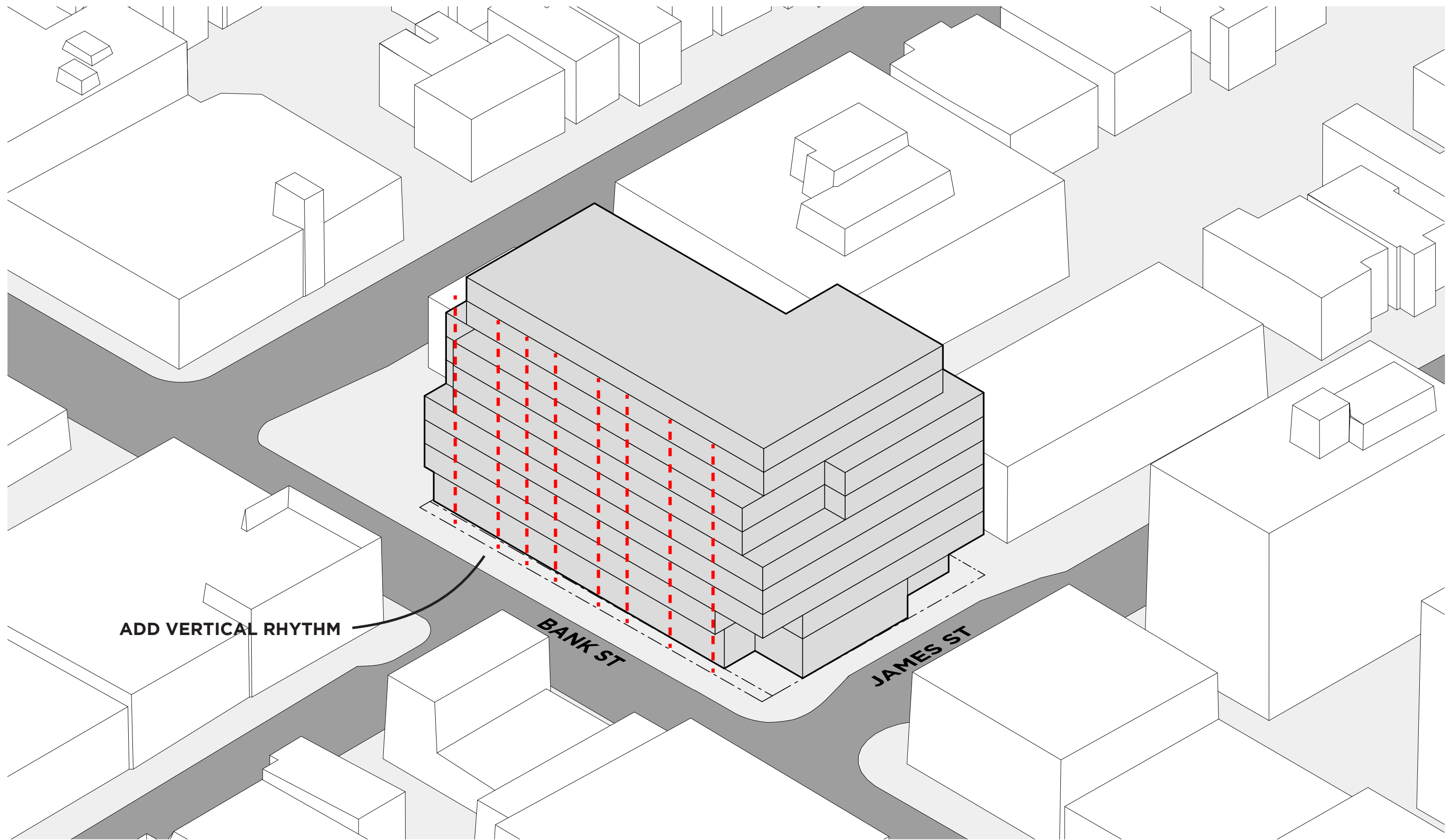












Centretown | Heritage Conservation District Study

1.0 All infill should be of contemporary design, distinguishable as being of its own time. However, it must be sympathetic to the heritage character of the area, and designed to enhance these existing properties rather than calling attention to itself.

2.1 The form of new buildings should reflect the character of the existing streetscape. The buildings should be two, three or four storeys in height, located tight to the sidewalk, with ground floor retail and commercial or residential uses on upper floors. In most cases, the buildings should cover the entire width of the lot to re-establish a continuous commercial frontage.



Centretown | Heritage Conservation District Study

2.2 Ground floor facades should be transparent and three-dimensional, with large glass areas, recessed entrances, and articulated transoms. Signage should maintain existing patterns of horizontal banding. Projecting cornices can be used to emphasize the separation between ground floor and upper floor.



2.2 RECESSED ENTRY

Centretown | Heritage Conservation District Study

2.3 Upper floor facades should be more opaque, with smaller openings in a simple rhythm. The facade should be terminated by a substantial cornice or parapet detail at roof level. For buildings on corner lots, consideration should be given to the use of a turret or other device to acknowledge the corner presence.

2.4 Materials, colour and detailing should ensure continuity in the streetscape. Iron, glass and stone are traditional materials for ground level use, and brick with wood or decorative metal trim for upper floor use. These or comparable materials should be used. Colours should be rich and lighting should be vibrant but discreet, highlighting any three-dimensional detailing of the facade.



2.4 TRADITIONAL BRICK

2.3 SUBTLE VERTICAL RHYTHM (DASHED YELLOW LINES)

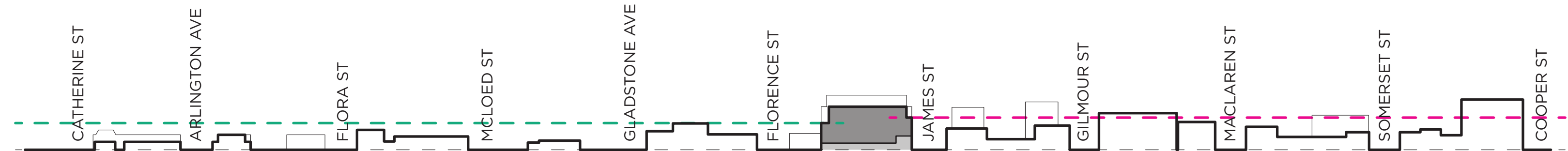
2.3 UPPER FLOOR FACADE MORE OPAQUE

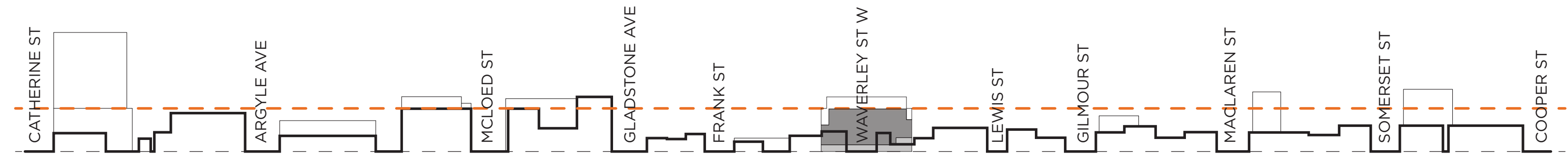
2.3 ACKNOWLEDGE CORNER PRESENCE

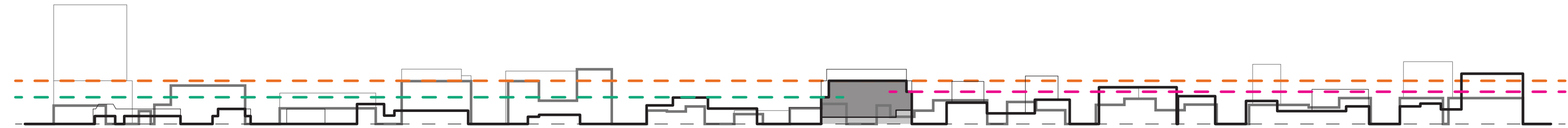
2.4 MASONRY/STONE PIERS

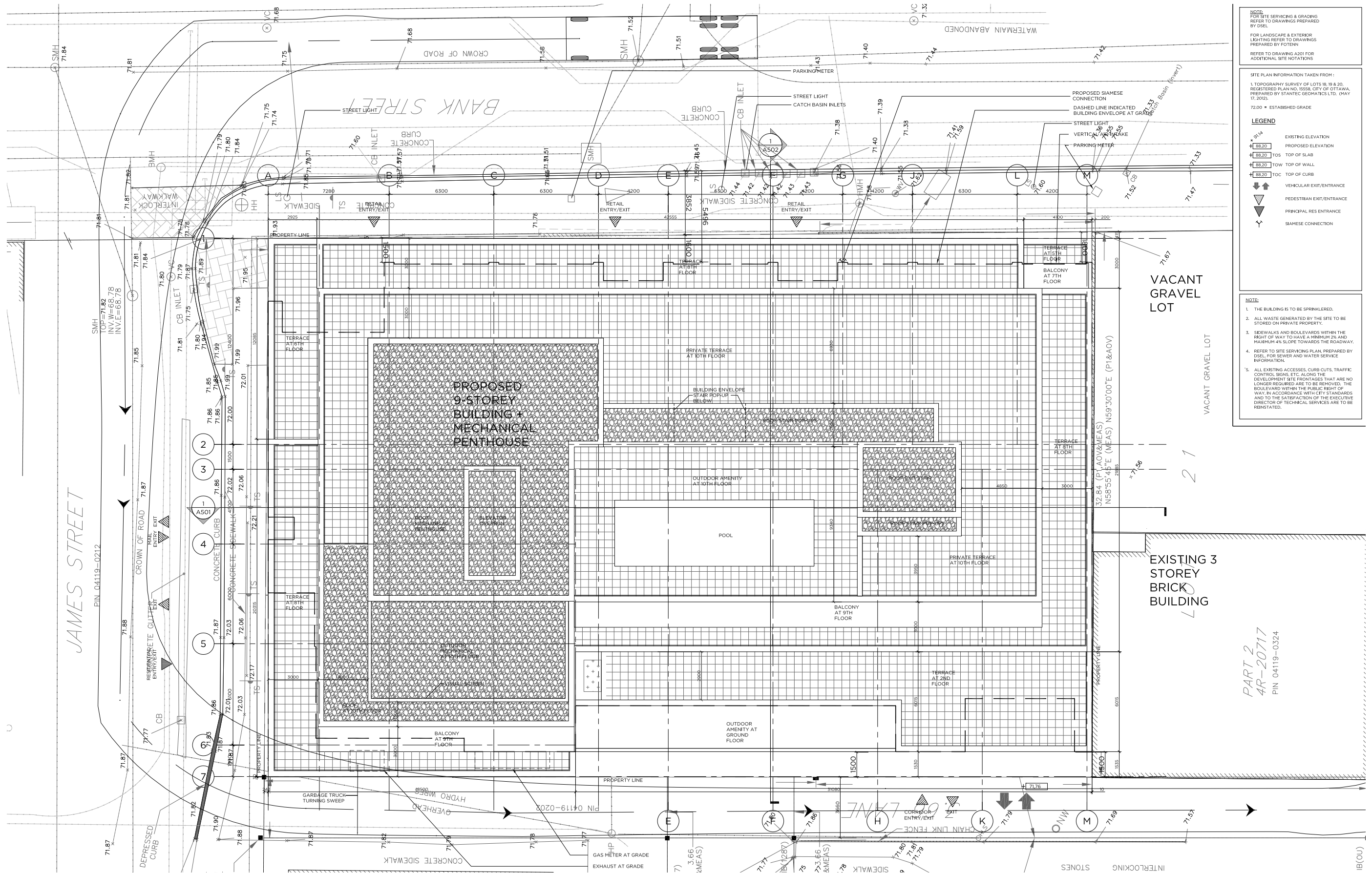
2.4 VIBRANT BUT DISCREET LIGHTING











NOTE:
FOR SITE SERVICING & GRADING
REFER TO DRAWINGS PREPARED
BY DSEL

FOR LANDSCAPE & EXTERIOR
LIGHTING REFER TO DRAWINGS
PREPARED BY FOTENN

REFER TO DRAWING A201 FOR
ADDITIONAL SITE NOTATIONS

SITE PLAN INFORMATION TAKEN FROM:

1. TOPOGRAPHY SURVEY OF LOTS 18, 19 & 20,
REGISTERED PLAN NO. 15558, CITY OF OTTAWA,
PREPARED BY STANTEC GEOMATICS LTD. (MAY
17, 2012).

72.00 = ESTABLISHED GRADE

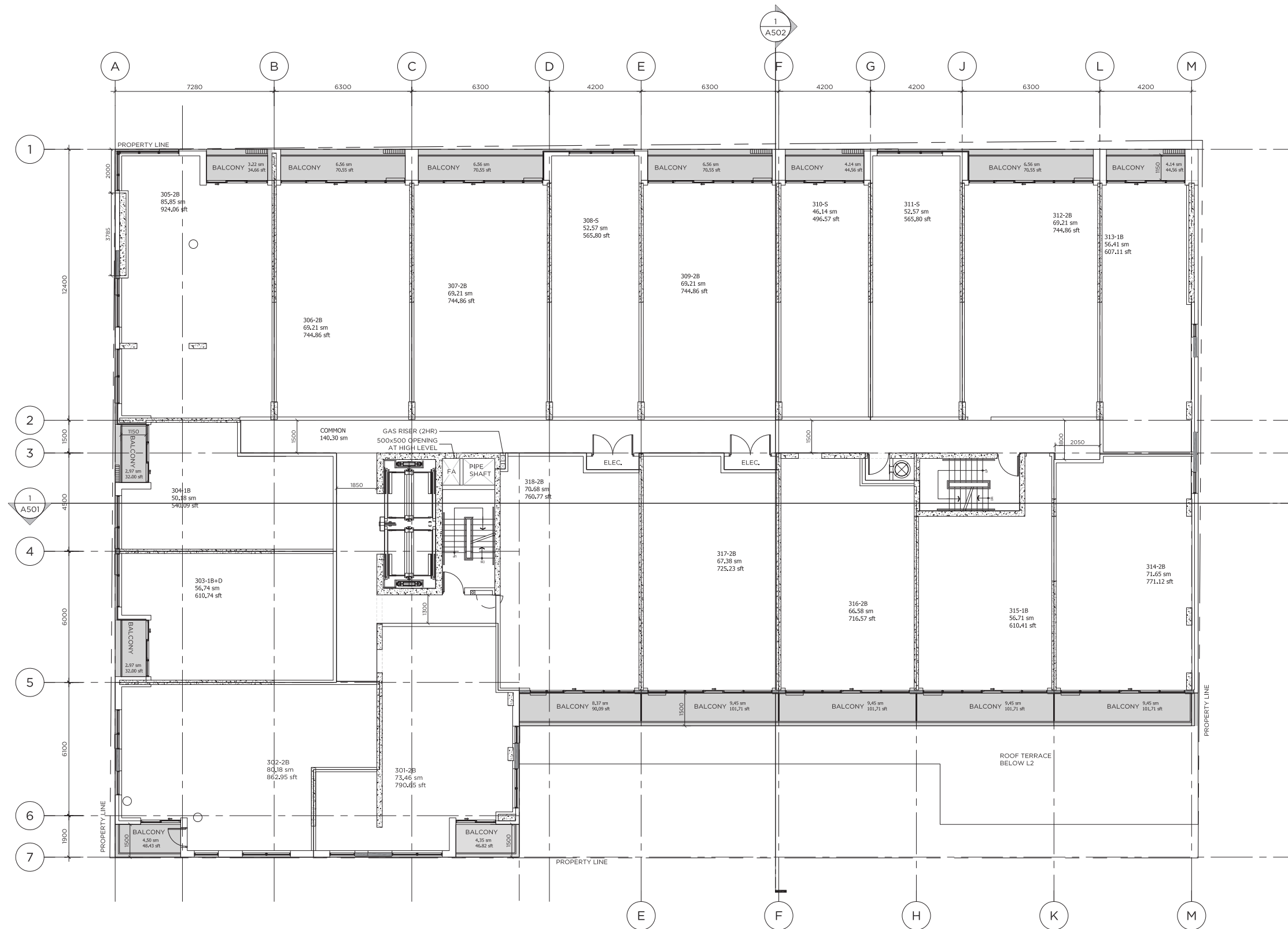
LEGEND

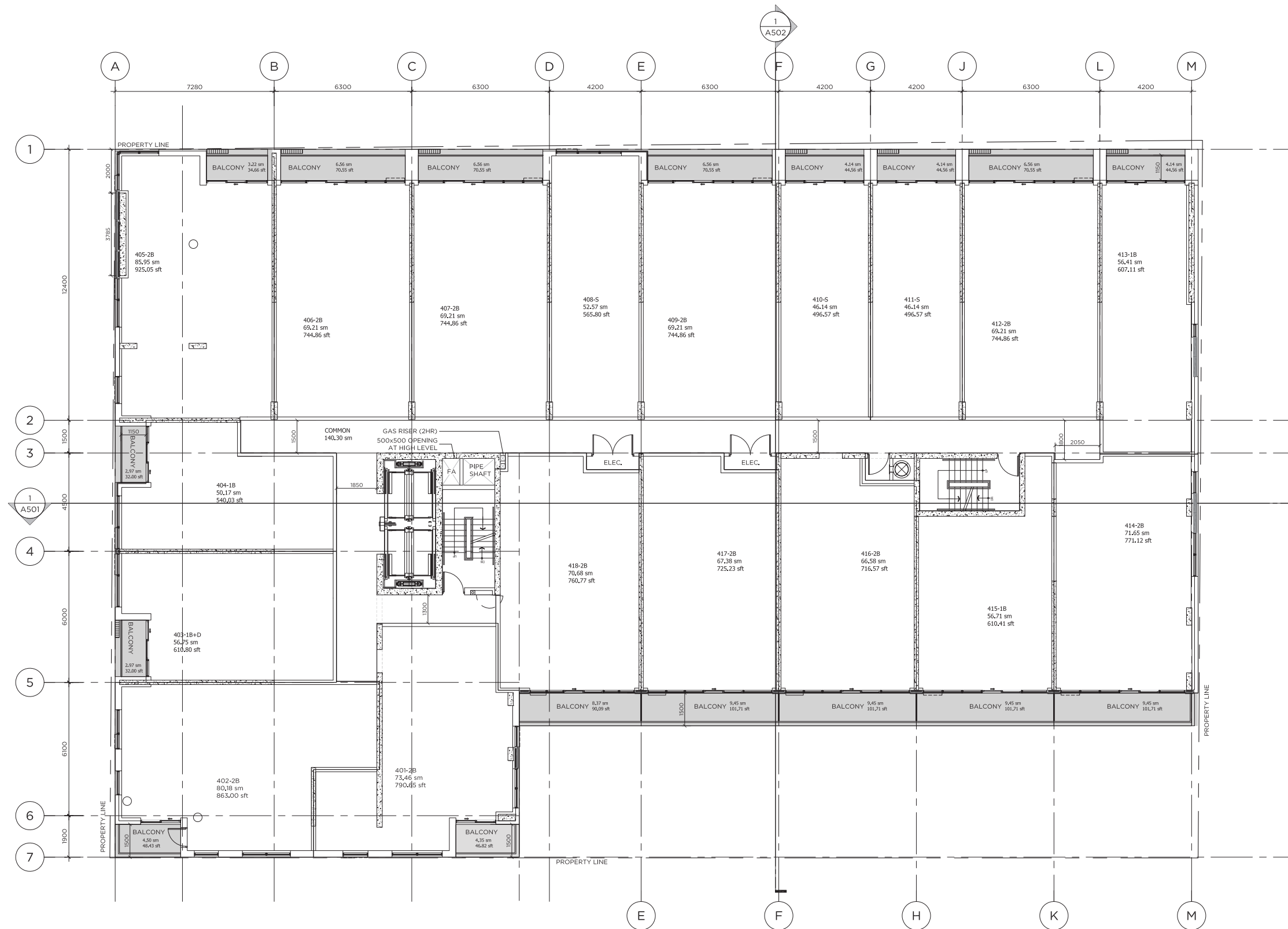
91.4	EXISTING ELEVATION
88.20	PROPOSED ELEVATION
88.20	TOS TOP OF SLAB
88.20	TOW TOP OF WALL
88.20	TOC TOP OF CURB
↕	VEHICULAR EXIT/ENTRANCE
↕	PEDESTRIAN EXIT/ENTRANCE
↕	PRINCIPAL RES ENTRANCE
Y	SIAMESE CONNECTION

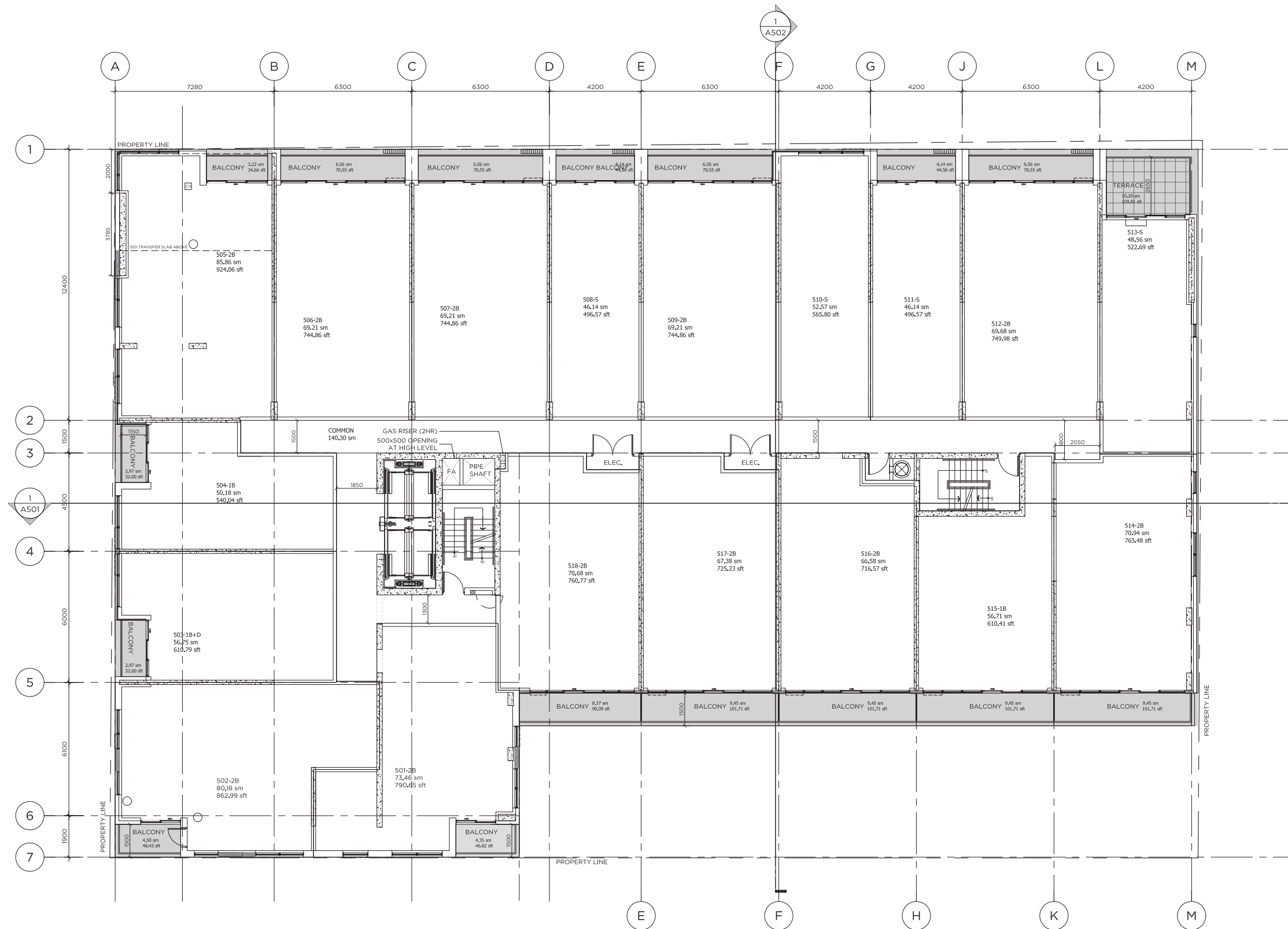
NOTE:

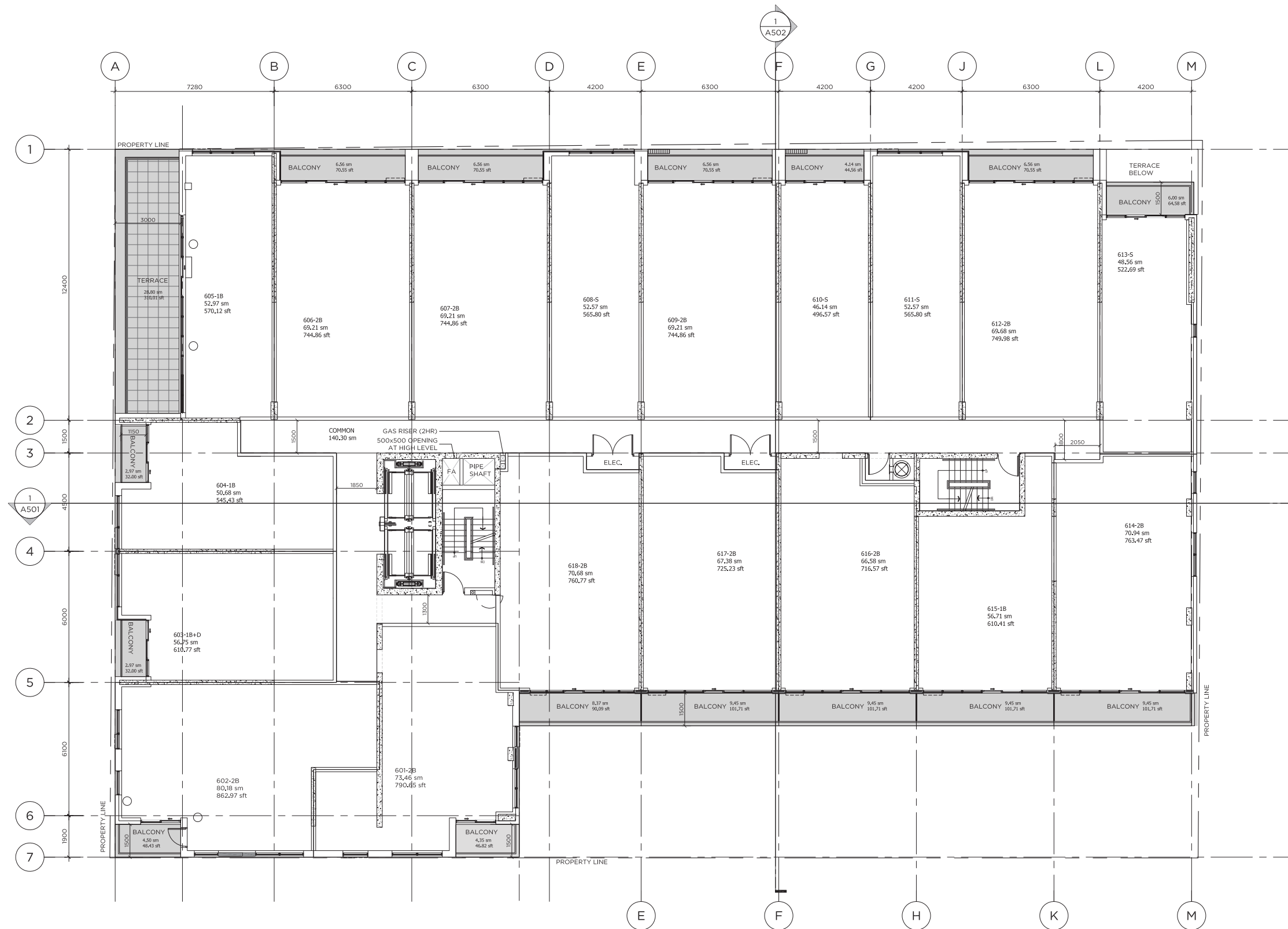
1. THE BUILDING IS TO BE SPRINKLERED.
2. ALL WASTE GENERATED BY THE SITE TO BE
STORED ON PRIVATE PROPERTY.
3. SIDEWALKS AND BOULEVARDS WITHIN THE
RIGHT OF WAY TO HAVE A MINIMUM 2% AND
MAXIMUM 4% SLOPE TOWARDS THE ROADWAY.
4. REFER TO SITE SERVICING PLAN, PREPARED BY
DSEL, FOR SEWER AND WATER SERVICE
INFORMATION.
5. ALL EXISTING ACCESSSES, CURB CUTS, TRAFFIC
CONTROL SIGNS, ETC. ALONG THE
DEVELOPMENT SITE FRONTAGES THAT ARE NO
LONGER REQUIRED ARE TO BE REMOVED. THE
BOULEVARD WITHIN THE PUBLIC RIGHT OF
WAY IN ACCORDANCE WITH CITY STANDARDS
AND TO THE SATISFACTION OF THE EXECUTIVE
DIRECTOR OF TECHNICAL SERVICES ARE TO BE
REINSTATED.

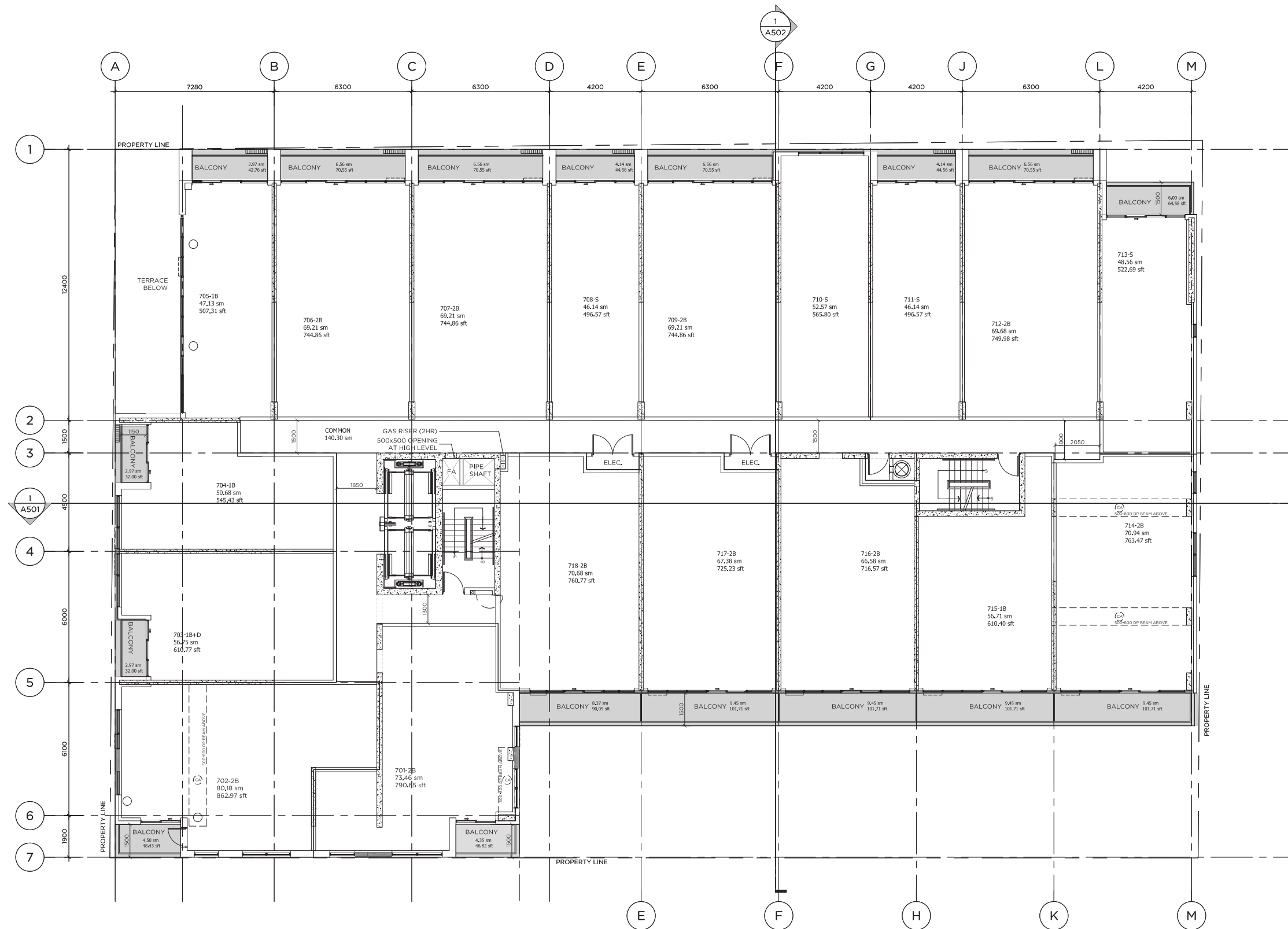


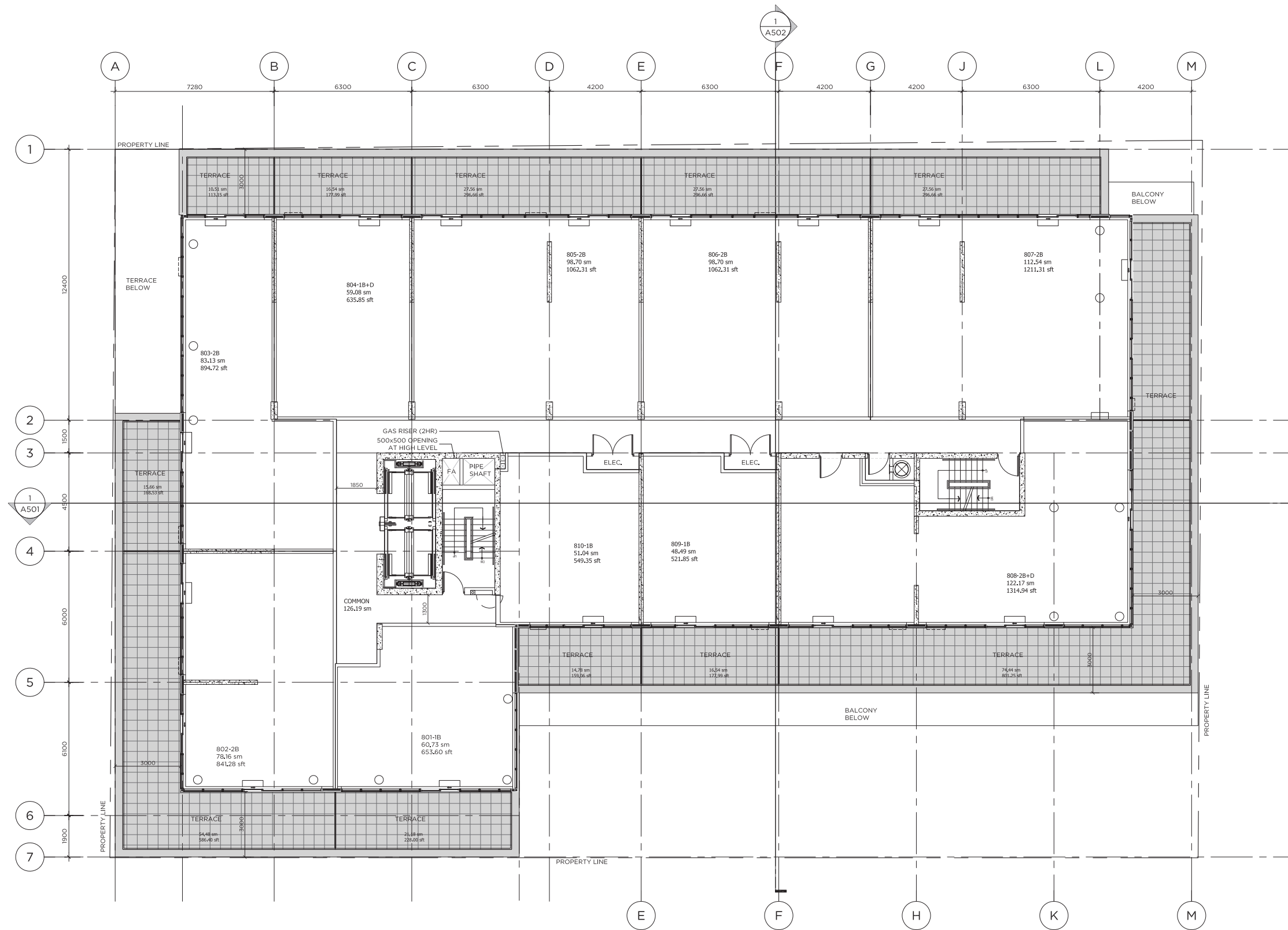


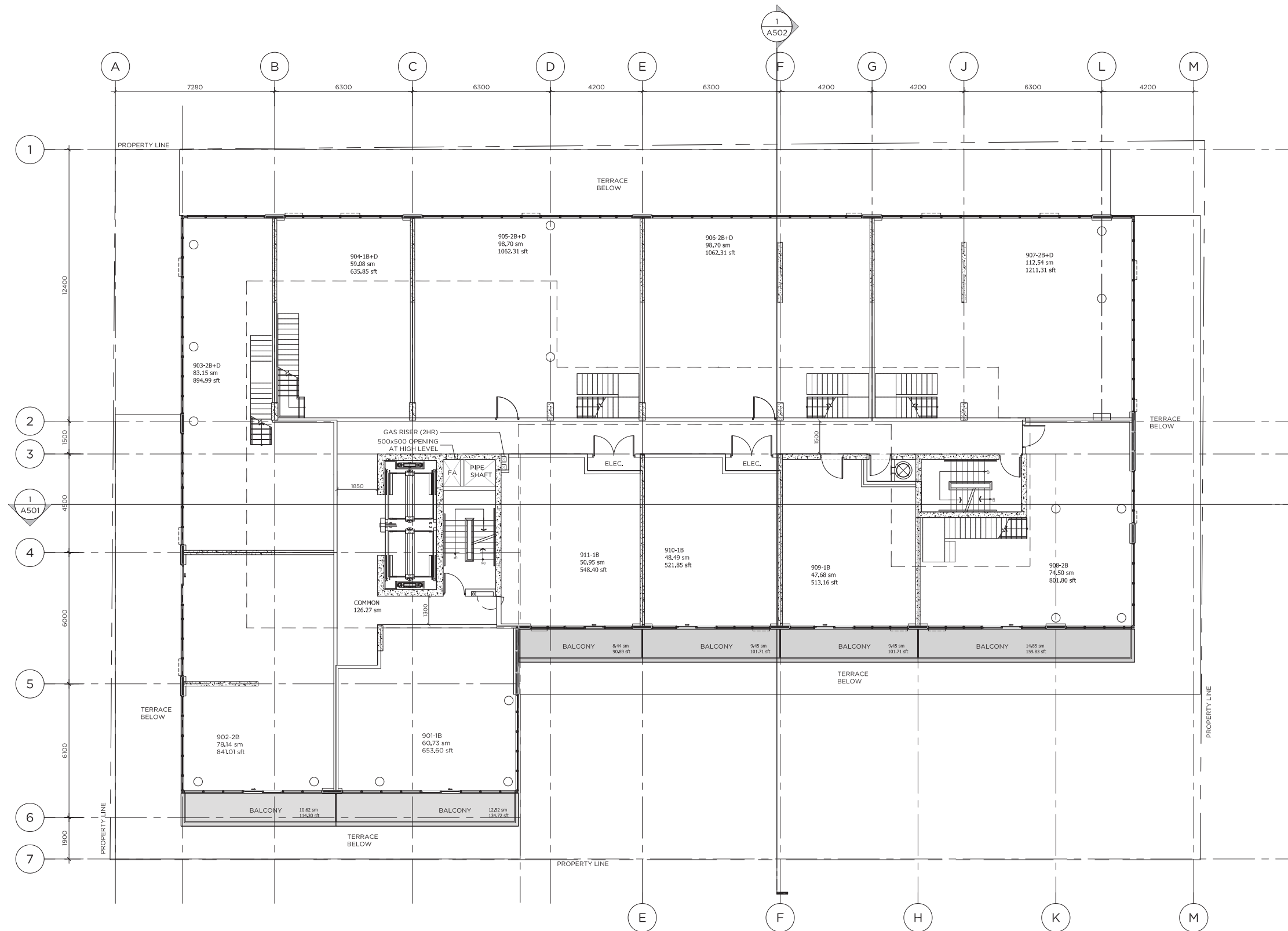


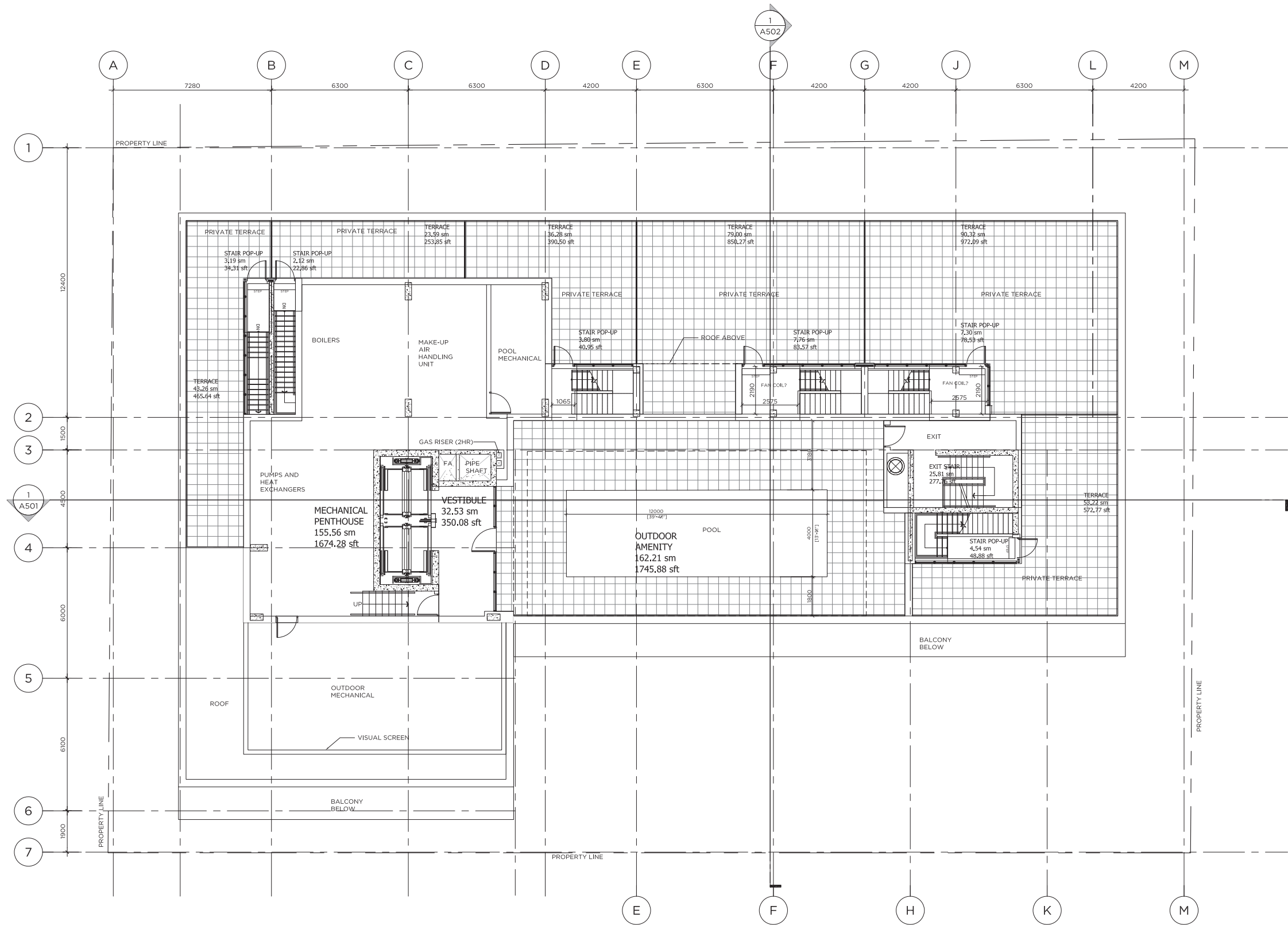


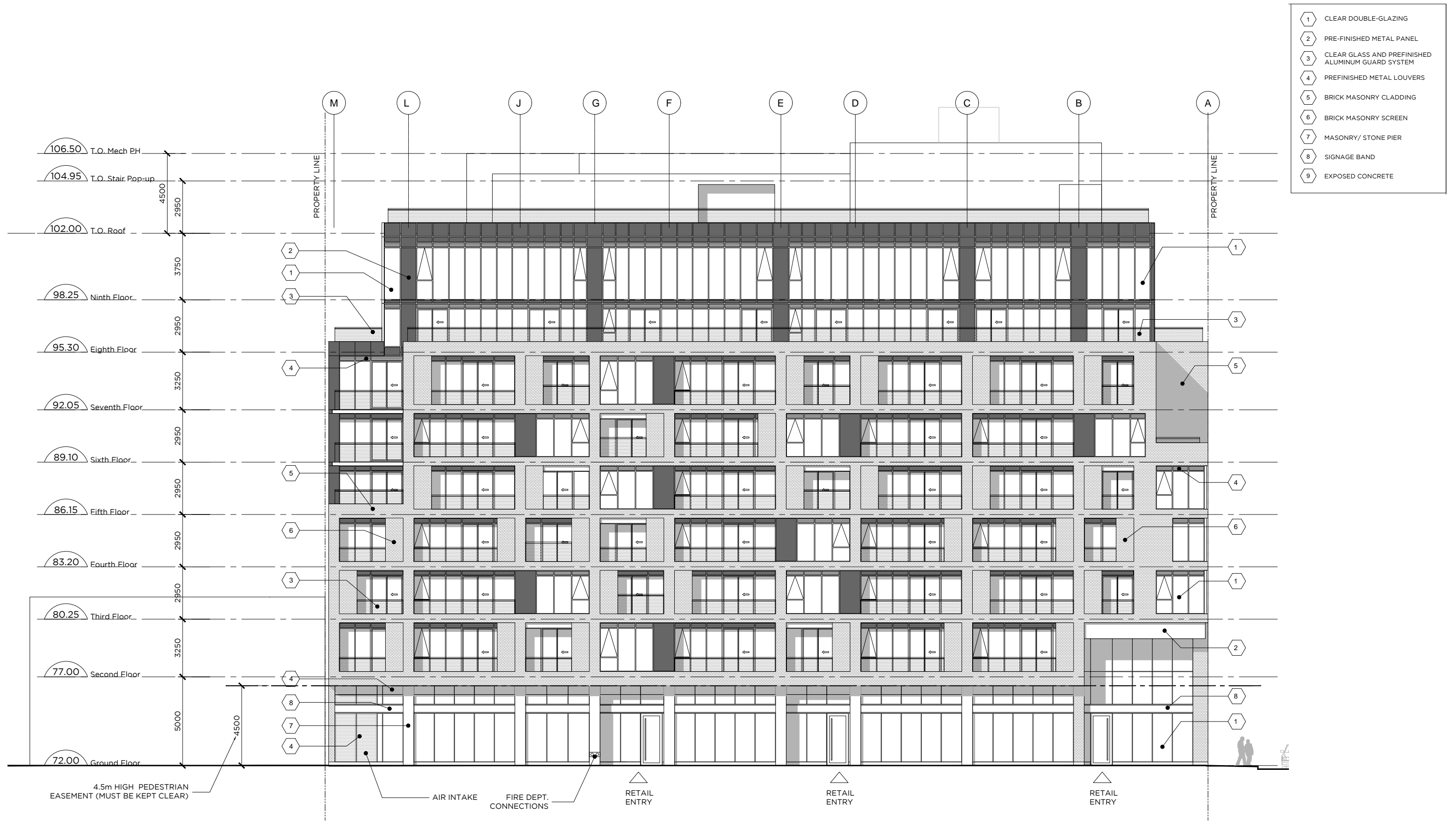






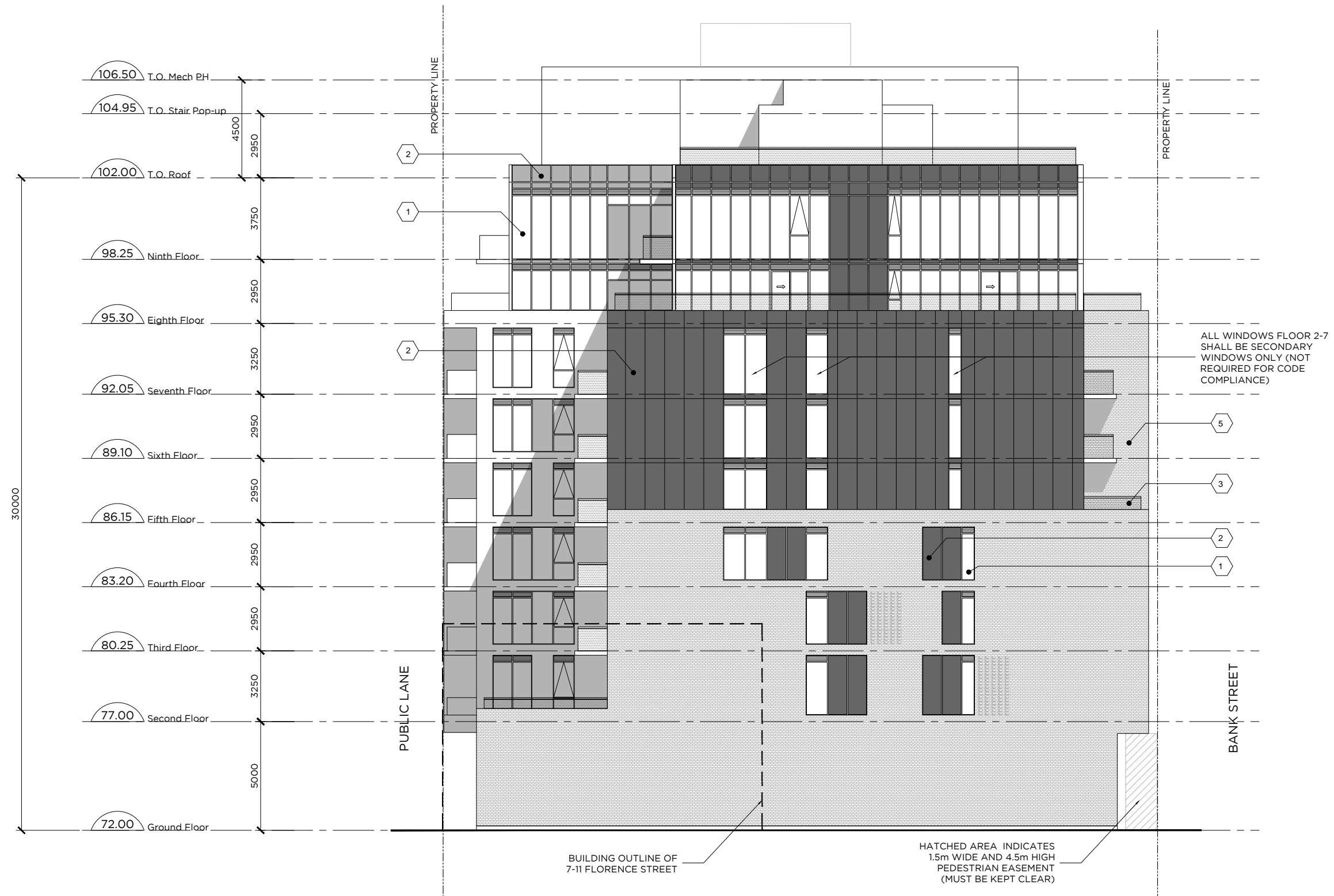












- 1 CLEAR DOUBLE-GLAZING
- 2 PRE-FINISHED METAL PANEL
- 3 CLEAR GLASS AND PREFINISHED ALUMINUM GUARD SYSTEM
- 4 PREFINISHED METAL LOUVERS
- 5 BRICK MASONRY CLADDING
- 6 BRICK MASONRY SCREEN
- 7 MASONRY/ STONE PIER
- 8 SIGNAGE BAND
- 9 EXPOSED CONCRETE





EAST ELEVATION

RAW

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URBAN CAPITAL

URBAN DESIGN REVIEW PANEL
390 BANK STREET | OTTAWA 46



NORTH ELEVATION

RAW

FOTENN



URBAN CAPITAL

URBAN DESIGN REVIEW PANEL
390 BANK STREET | OTTAWA 47



WEST ELEVATION

RAW

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URBAN CAPITAL

URBAN DESIGN REVIEW PANEL
390 BANK STREET | OTTAWA 48



SOUTH ELEVATION

RAW

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URBAN CAPITAL

URBAN DESIGN REVIEW PANEL
390 BANK STREET | OTTAWA 49



EXTERIOR PERSPECTIVE
NORTH EAST CORNER

RAW

FOTENN



URBAN CAPITAL

URBAN DESIGN REVIEW PANEL
390 BANK STREET | OTTAWA 50



EXTERIOR PERSPECTIVE
NORTH ELEVATION

RAW

FOTENN



URBAN CAPITAL

URBAN DESIGN REVIEW PANEL
390 BANK STREET | OTTAWA 51



EXTERIOR PERSPECTIVE
LOOKING SOUTH ON BANK STREET

RAW

FOTENN



URBAN CAPITAL

URBAN DESIGN REVIEW PANEL
390 BANK STREET | OTTAWA 52



FUTURE PLANNED CONTEXT
LOOKING SOUTH ON BANK ST.

RAW

FOTENN



URBAN CAPITAL

URBAN DESIGN REVIEW PANEL
390 BANK STREET | OTTAWA 53



FUTURE PLANNED CONTEXT
LOOKING SOUTH ON BANK ST.

RAW

FOTENN

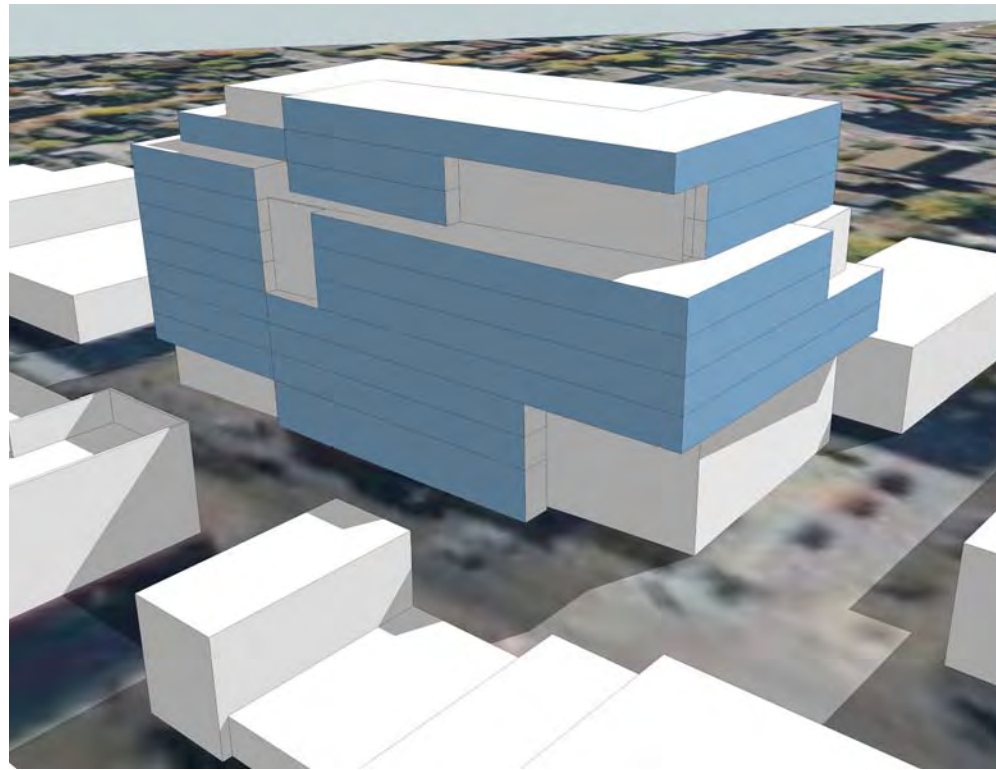


URBAN CAPITAL

URBAN DESIGN REVIEW PANEL
390 BANK STREET | OTTAWA 54







INITIAL MASSING STUDY - ENTIRE BLOCK



STUDY WITH PANELIZED MATERIALS



EXPERIMENT IN VERTICAL ARTICULATION



COLOUR AND RHYTHM EXERCISE



PREVIOUS UDRP - TALL GROUND FLOOR



CURRENT PROPOSAL



JUNE 21

8:00 am



JUNE 21

10:00 am



JUNE 21

12:00 pm



JUNE 21

2:00 pm



JUNE 21

4:00 pm



JUNE 21

6:00 pm



JUNE 21

8:00 pm

- PROPOSED DEVELOPMENT
- PROPOSED SHADOW OUTLINE
- AS OF RIGHT SHADOW OUTLINE



SEPTEMBER 21

8:00 am



SEPTEMBER 21

10:00 am



SEPTEMBER 21

12:00 pm



SEPTEMBER 21

2:00 pm



SEPTEMBER 21

4:00 pm



SEPTEMBER 21

6:00 pm

- PROPOSED DEVELOPMENT
- PROPOSED SHADOW OUTLINE
- AS OF RIGHT SHADOW OUTLINE

- PROPOSED DEVELOPMENT
- PROPOSED SHADOW OUTLINE
- AS OF RIGHT SHADOW OUTLINE



DECEMBER 21

10:00 am



DECEMBER 21

12:00 pm



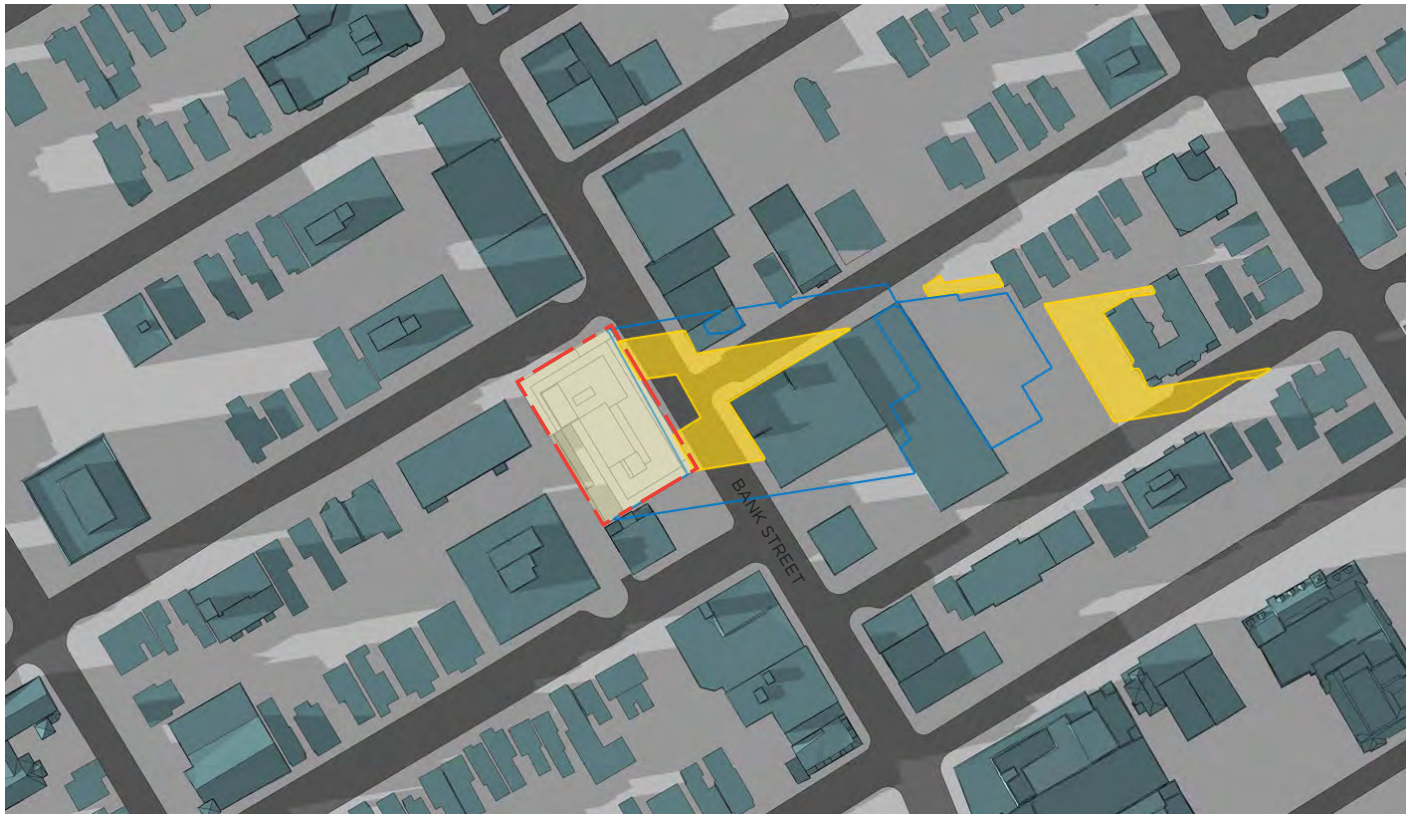
DECEMBER 21

2:00 pm



SEPTEMBER 21

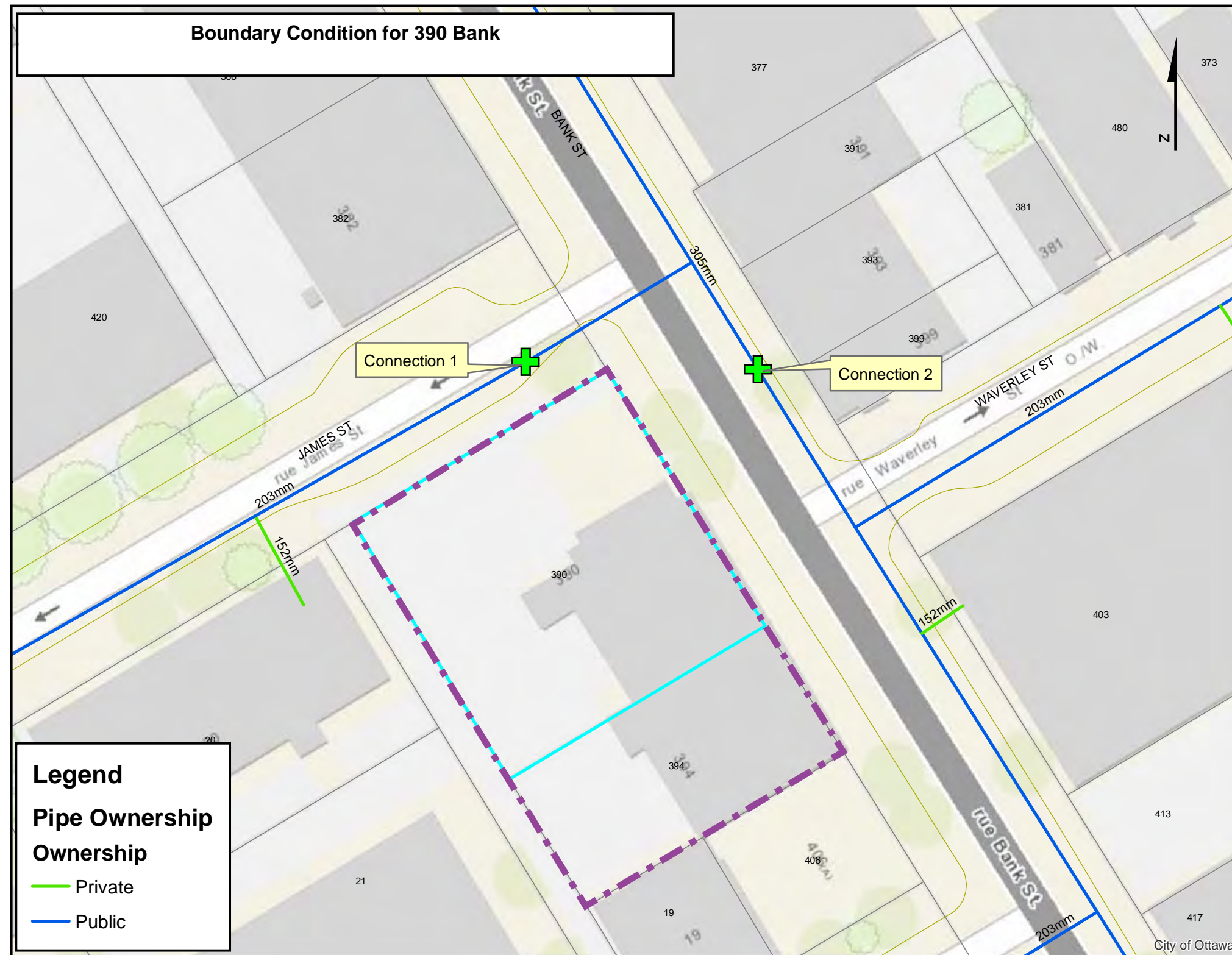
4:00 pm

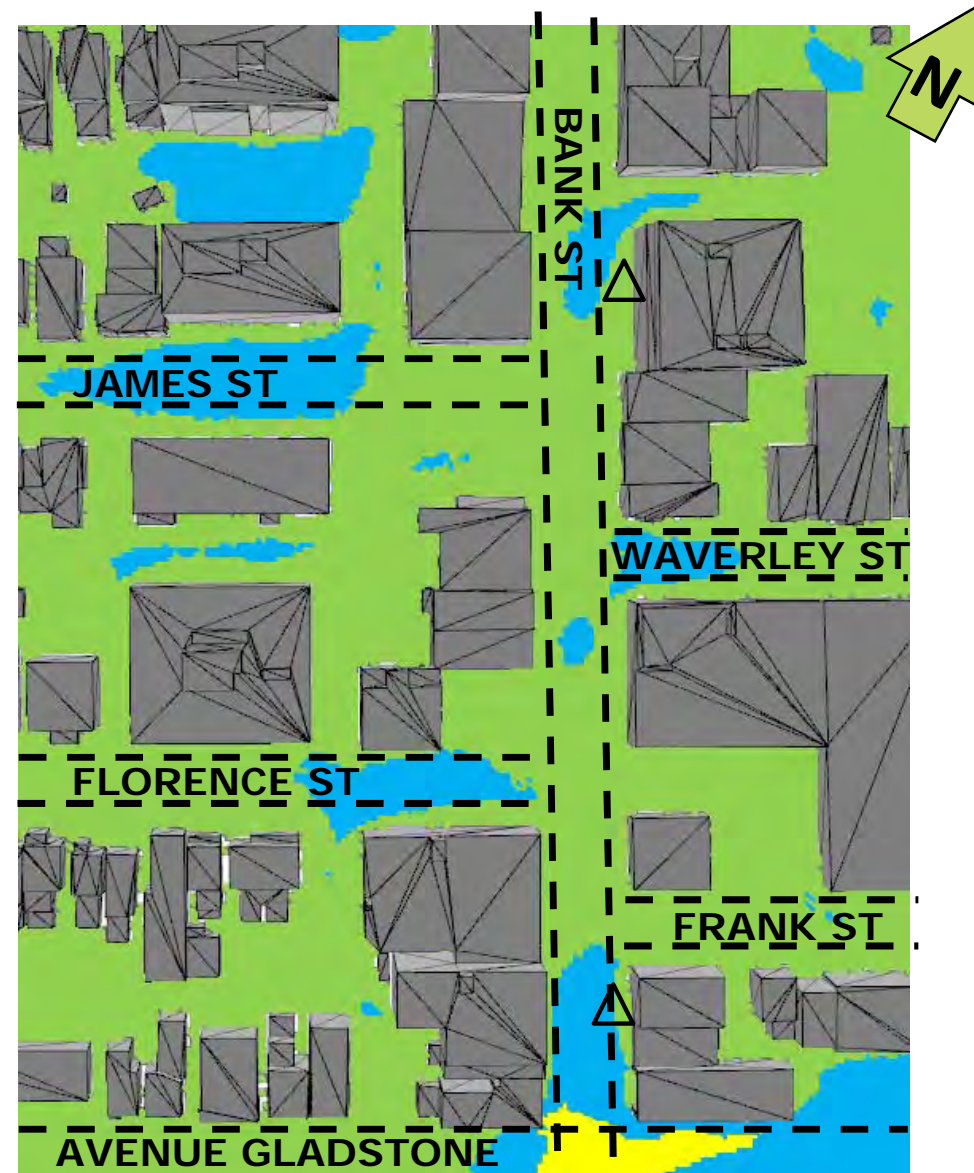


SEPTEMBER 21

6:00 pm

- PROPOSED DEVELOPMENT
- PROPOSED SHADOW OUTLINE
- AS OF RIGHT SHADOW OUTLINE





- | | |
|---|---|
| Sitting | Walking |
| Standing | Uncomfortable |
| Strolling | Transit Stop |

Figure 7a: Existing Conditions – Grade Level – Summer



- | | |
|---|---|
| Sitting | Walking |
| Standing | Uncomfortable |
| Strolling | Transit Stop |

Figure 7b: Proposed Conditions – Grade Level – Summer