

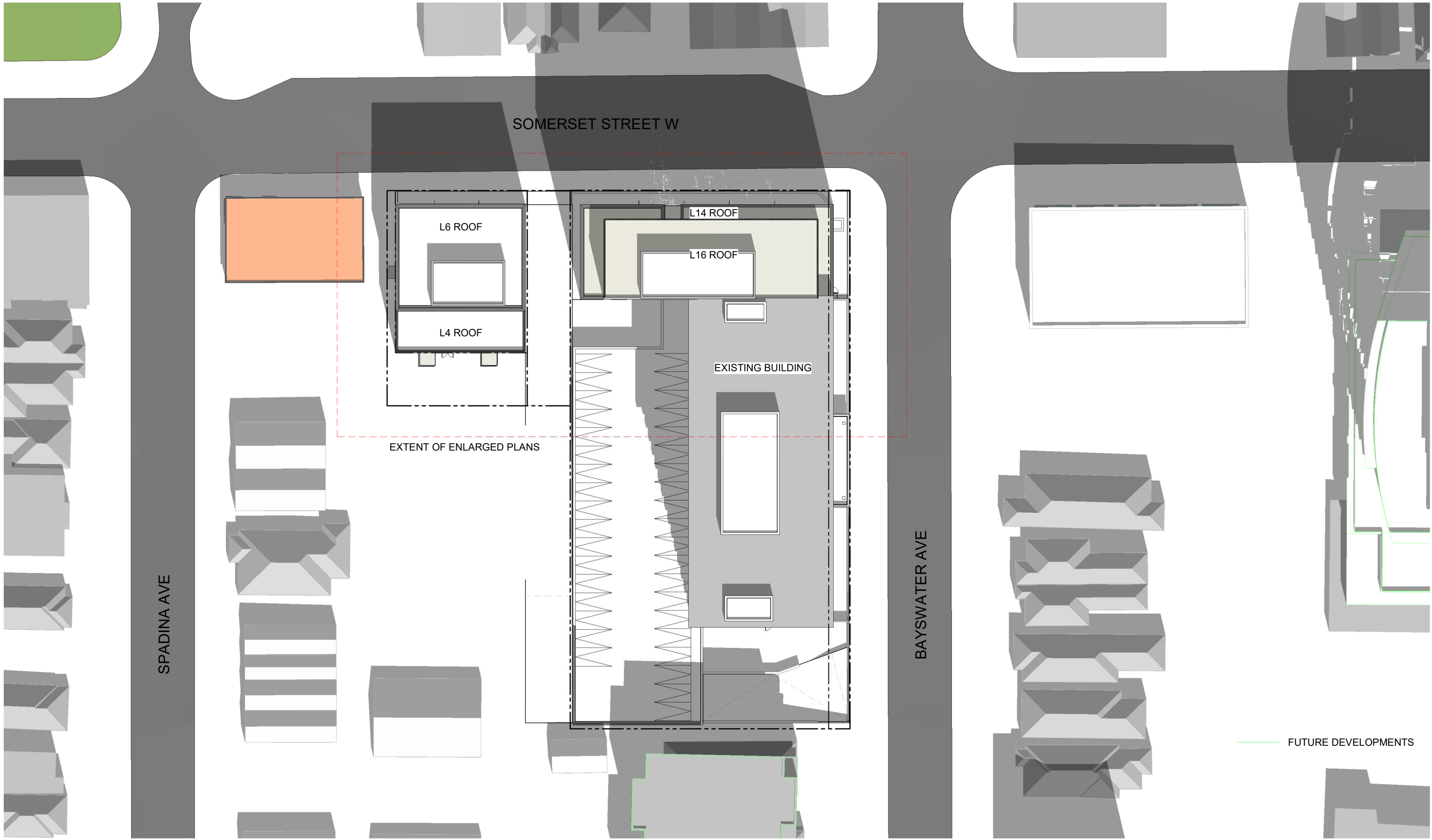


50 BAYSWATER AVENUE + 1088 SOMERSET STREET W

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.	837.0 sq. m.
	3 x 3,003 sq. ft.	9,009 sq. ft.
5th to 6th FLOOR	2 x 143.3 sq. m.	286.7 sq. m.
	2 x 1,543 sq. ft.	3,086 sq. ft.
<b>TOTAL AREA</b>	<b>1,219.1 sq. m.</b>	<b>13,122 sq. ft.</b>

**UNIT STATISTICS**

STUDIO UNIT	0
ONE BEDROOM	15
TWO BEDROOM UNIT	6
<b>TOTAL</b>	<b>21</b>
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.	3,716.8 sq. m.
	11 x 3,637 sq. ft.	40,007 sq. ft.
13th & 14th FLOOR	2 x 286.9 sq. m.	578.8 sq. m.
	2 x 3,115 sq. ft.	6,230 sq. ft.
15th FLOOR	242.1 sq. m.	2,606 sq. ft.
16th FL. - AMENITY / MECHANICAL LEVEL	0.0 sq. m.	000 sq. ft.
<b>TOTAL AREA</b>	<b>4,752.8 sq. m.</b>	<b>51,159 sq. ft.</b>

**UNIT STATISTICS**

STUDIO UNIT	1
ONE BEDROOM	53
TWO BEDROOM UNIT	26
<b>TOTAL</b>	<b>80</b>
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
<b>TOTAL</b>		<b>116</b>
<b>PROVIDED</b>		
RESIDENCE	- 0.55 PER UNIT	157
VISITOR	- 0.1 PER UNIT	26
COMMERCIAL		4
<b>TOTAL</b>		<b>187</b>

**VEHICLE PARKING SPACES**

P2 LEVEL EXISTING + EXPANSION	61
P1 LEVEL EXISTING + EXPANSION	58
GROUND LEVEL EXISTING ALTERED	31
2nd FLOOR SURFACE EXISTING	37
<b>TOTAL</b>	<b>187</b>

*TO BE CONFIRMED*

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

**REQUIRED: BLDG 'A'** - 21 UNITS

RESIDENCE	- 0.5 PER UNIT	11
COMMERCIAL	- 1 PER 250m² GFA	1
<b>TOTAL</b>		<b>12</b>

**PROVIDED**

BASEMENT LEVEL	25
EXTERIOR AT GRADE	2
<b>TOTAL</b>	<b>27</b>

**REQUIRED: BLDG 'B'** - 80 UNITS

RESIDENCE	- 0.5 PER UNIT	40
COMMERCIAL	- 1 PER 250m² GFA	1
<b>TOTAL</b>		<b>41</b>

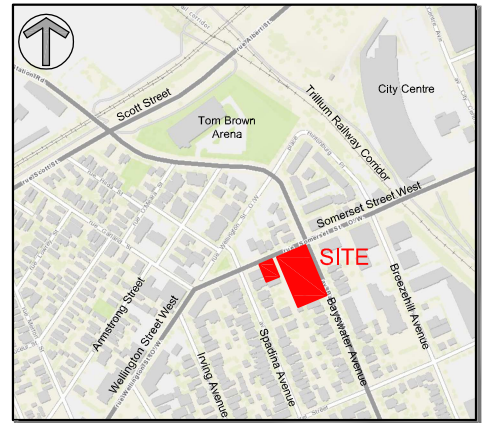
**PROVIDED**

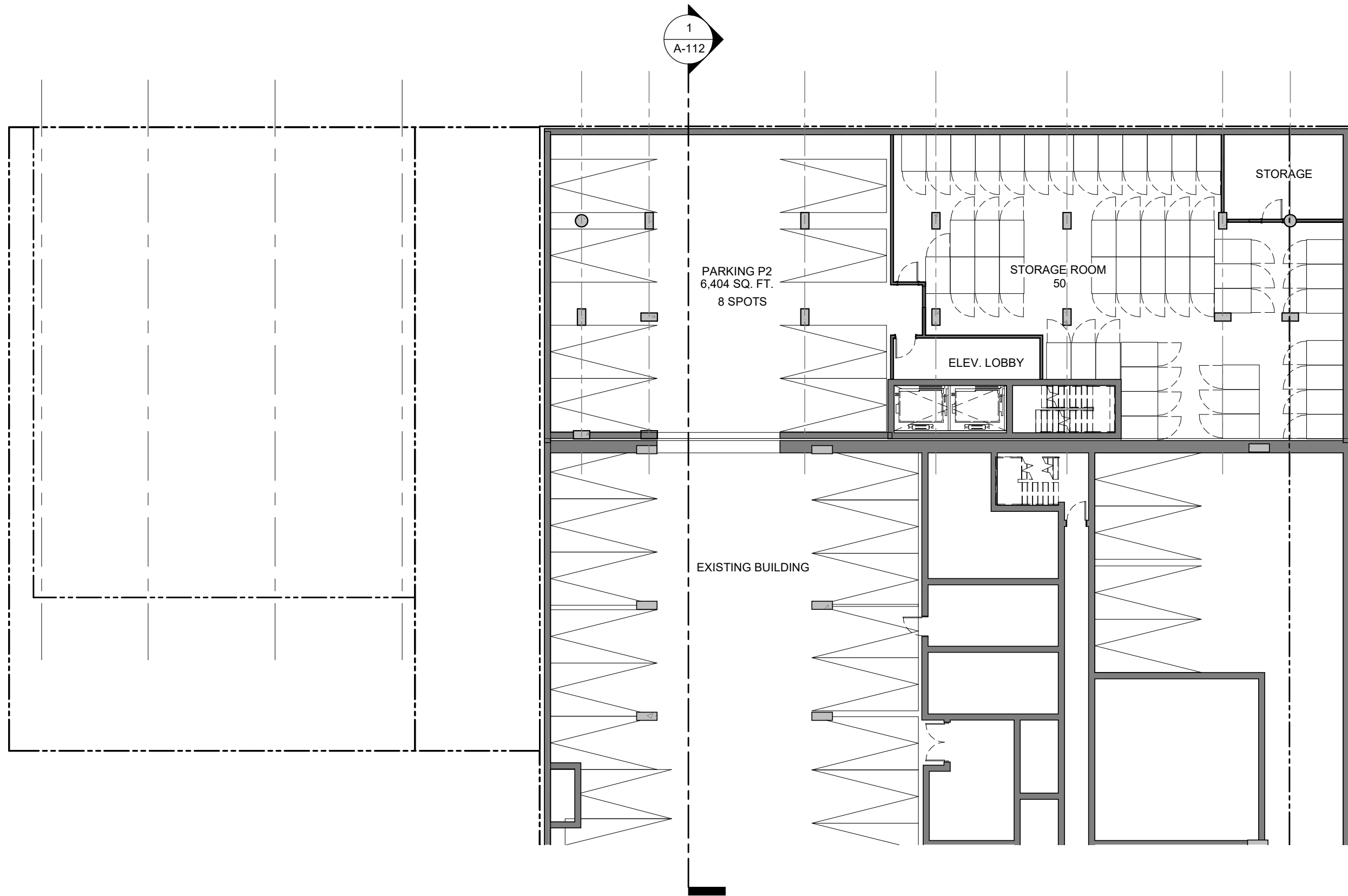
BASEMENT LEVEL	80
EXTERIOR AT GRADE	4
<b>TOTAL</b>	<b>84</b>

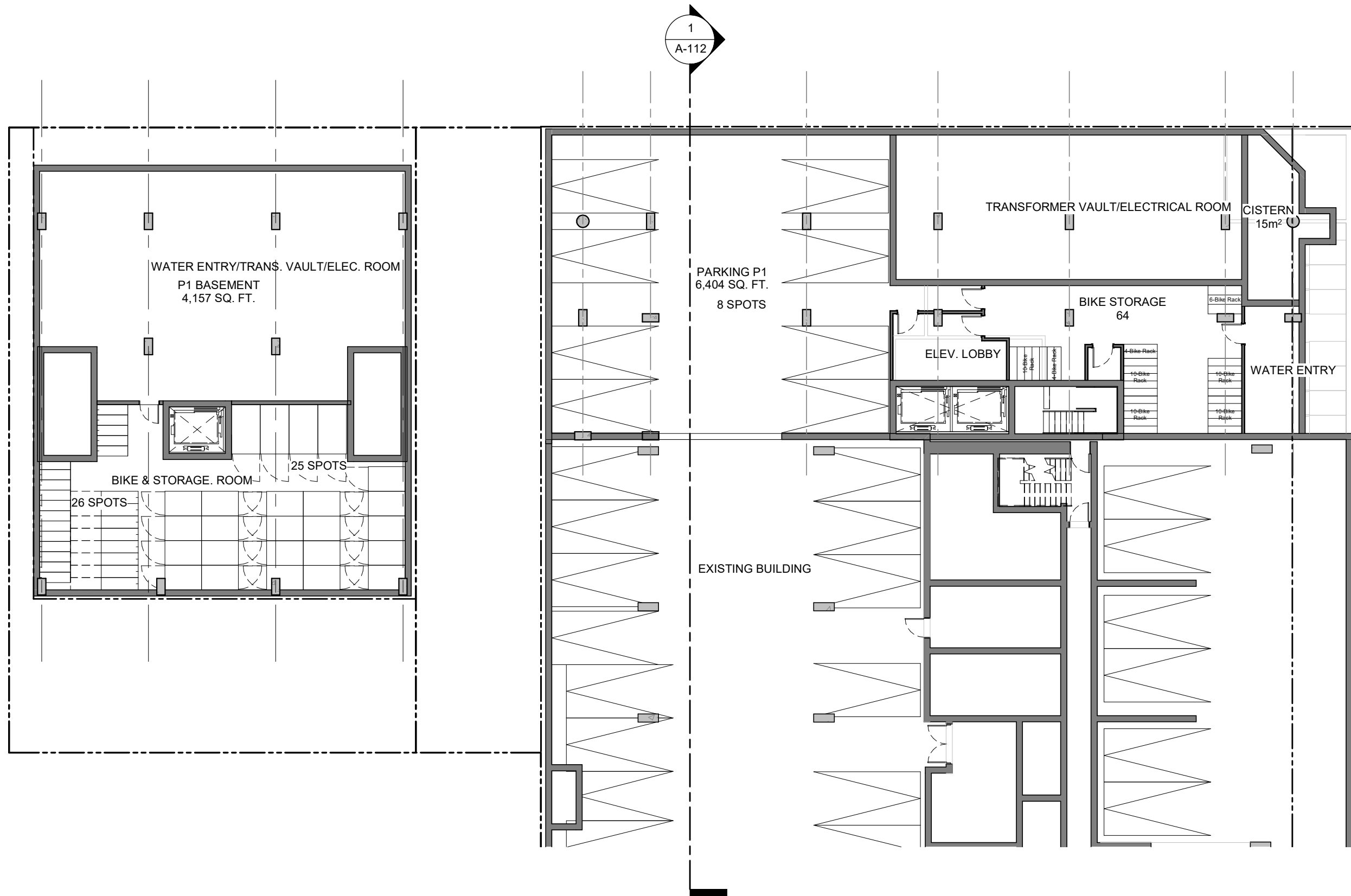
**UNIT STATISTICS - TOTAL**

BUILDING 'A' - PROPOSED 6 STOREY	21
BUILDING 'B' - PROPOSED 15 STOREY	80
BUILDING 'C' - EXISTING 17 STOREY	192
<b>TOTAL</b>	<b>293</b>

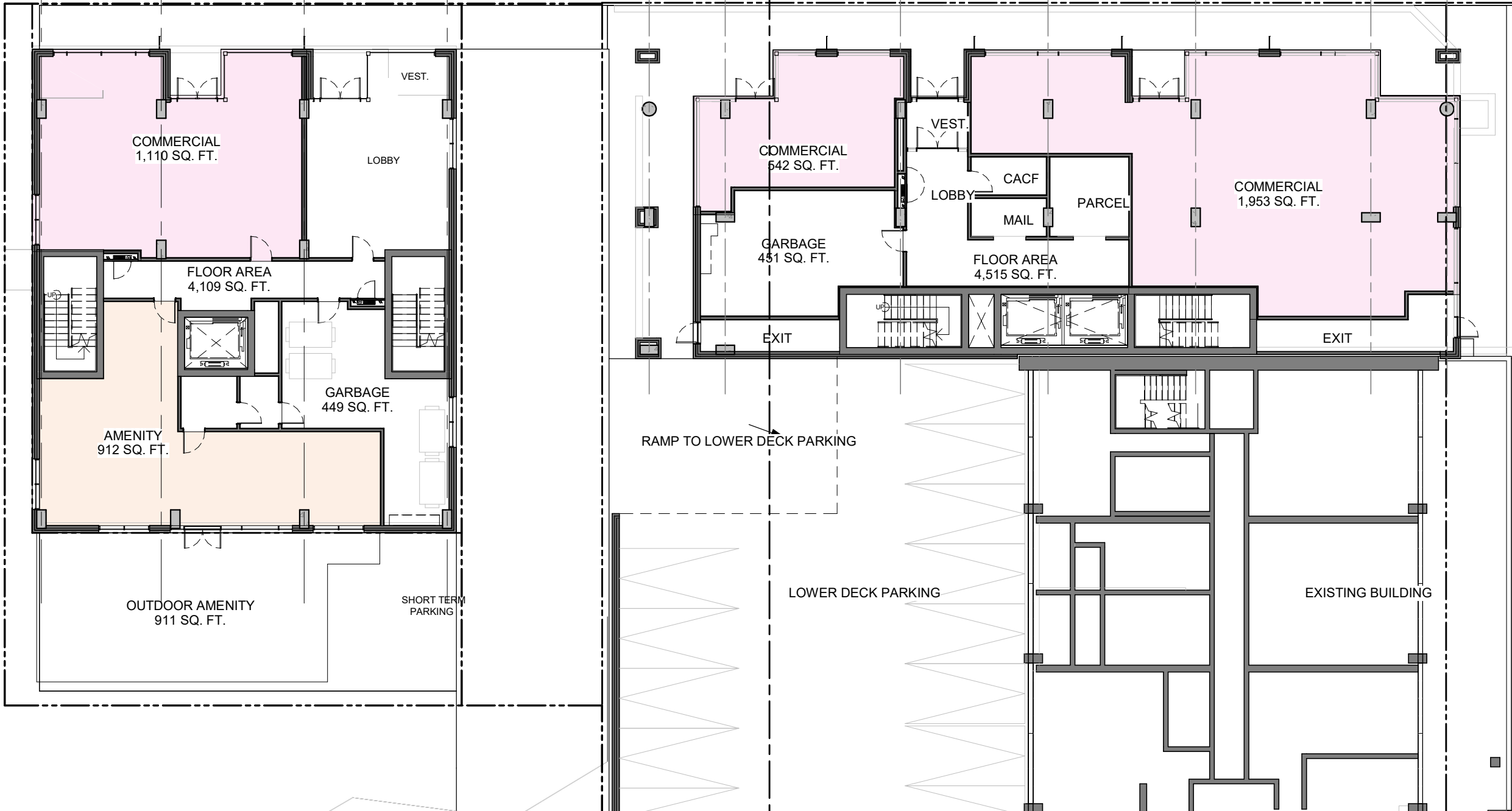
**1 SITE PLAN**  
SCALE 1:150



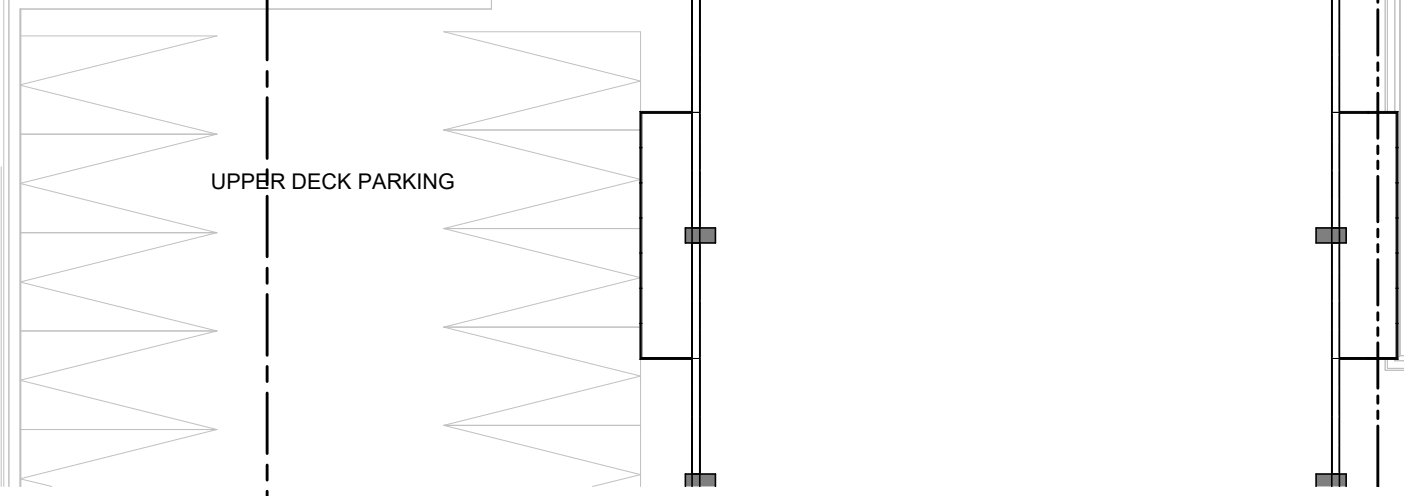
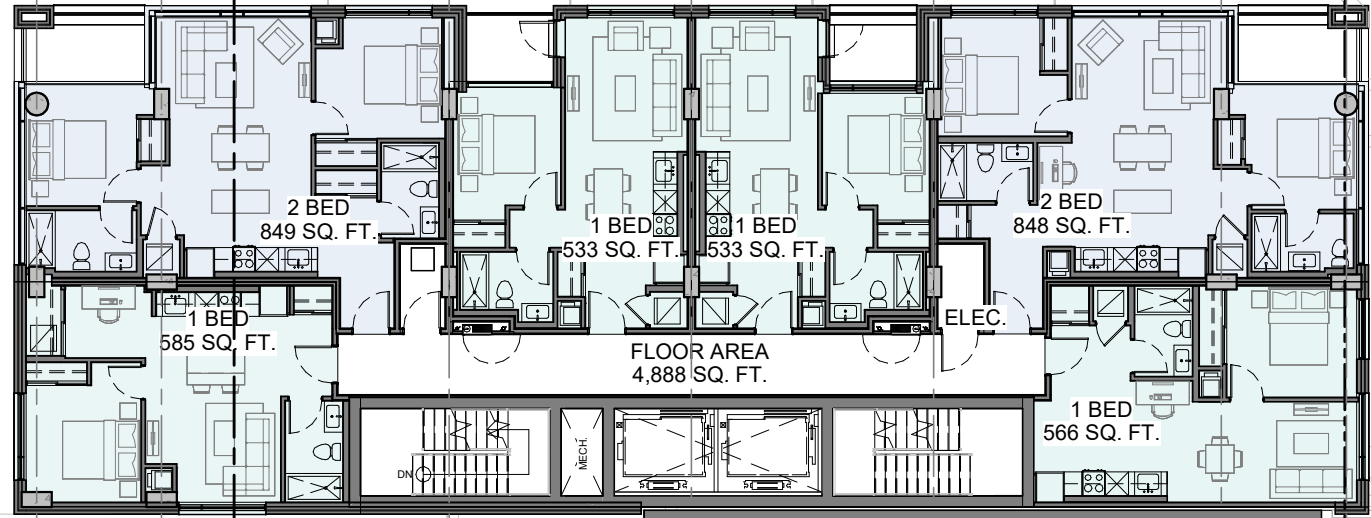
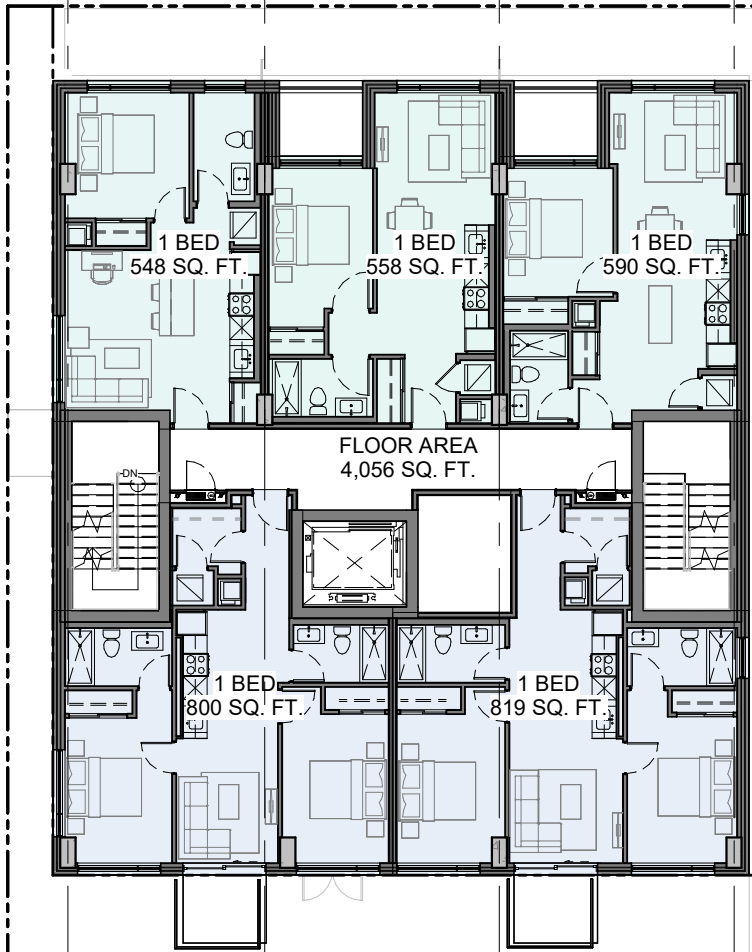




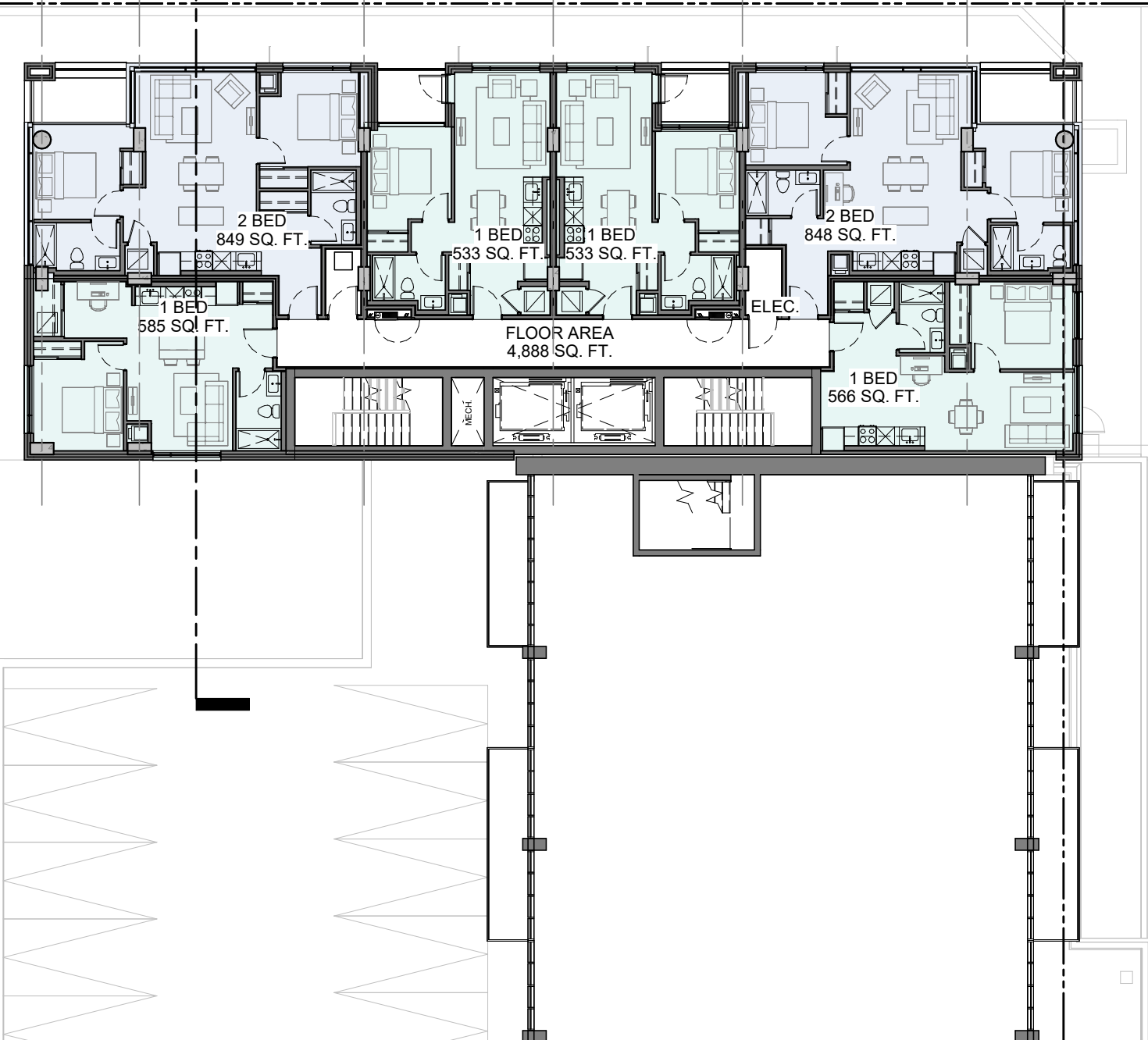
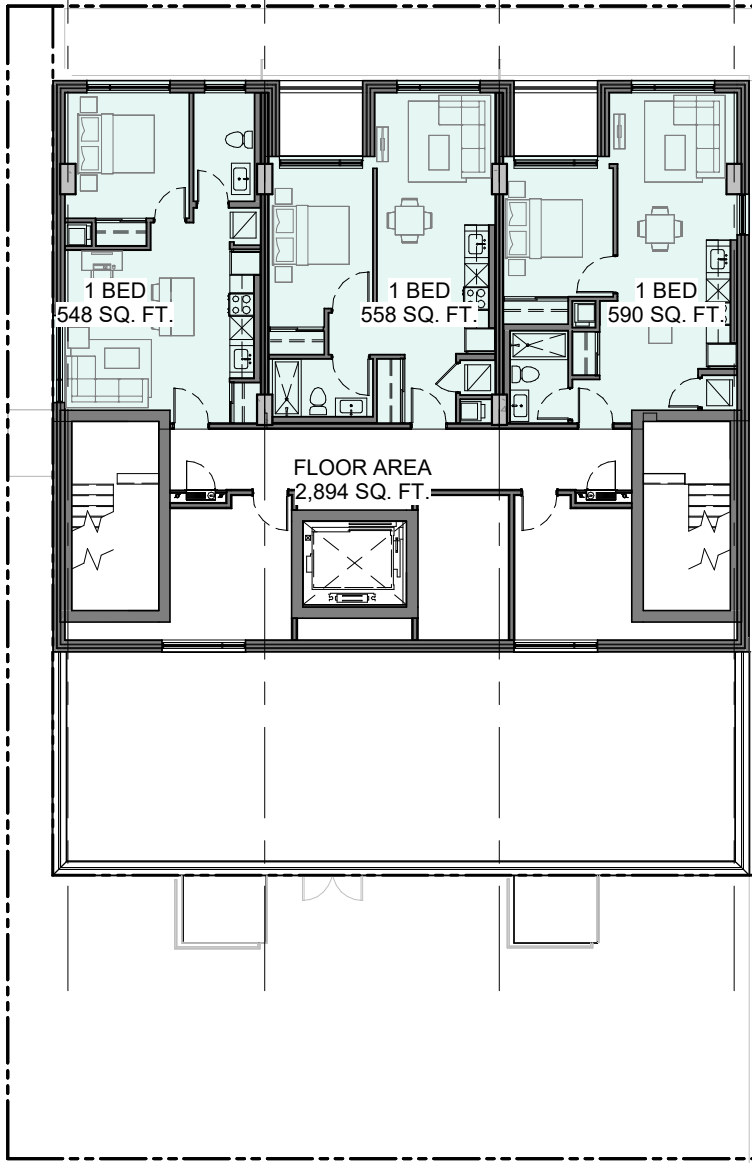
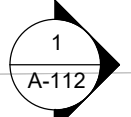
1  
A-112

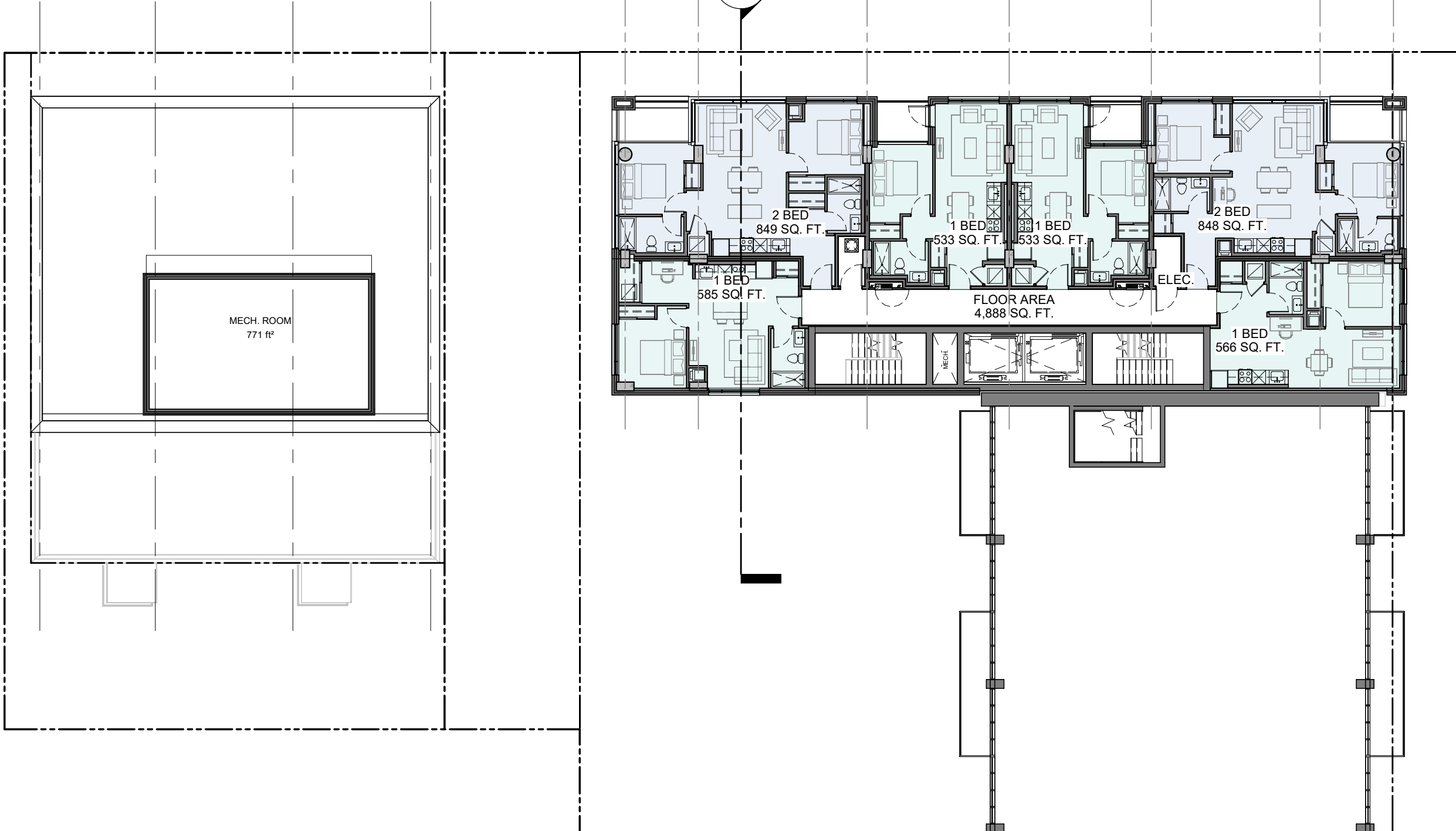
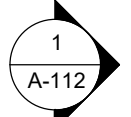


1  
A-112

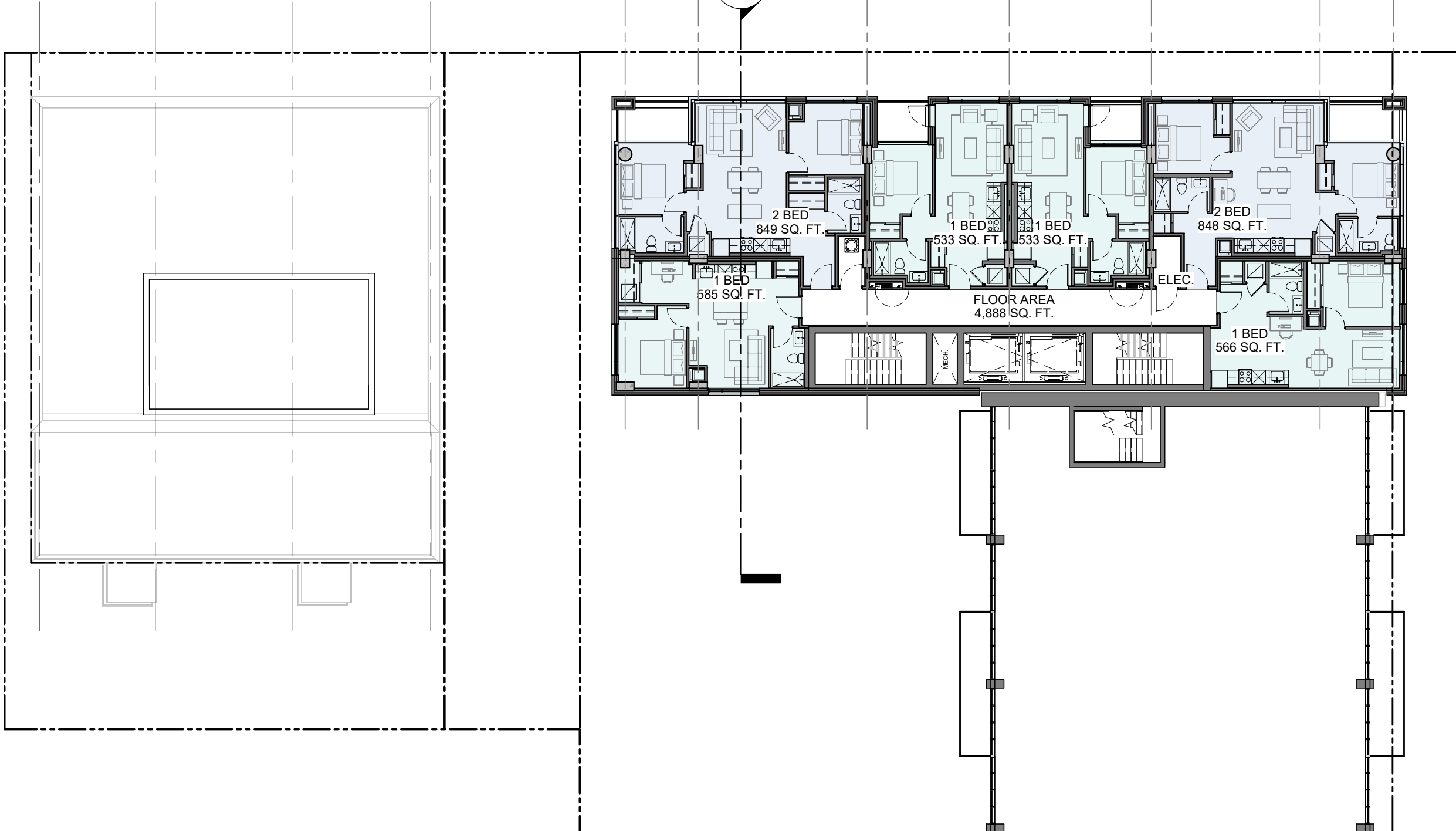


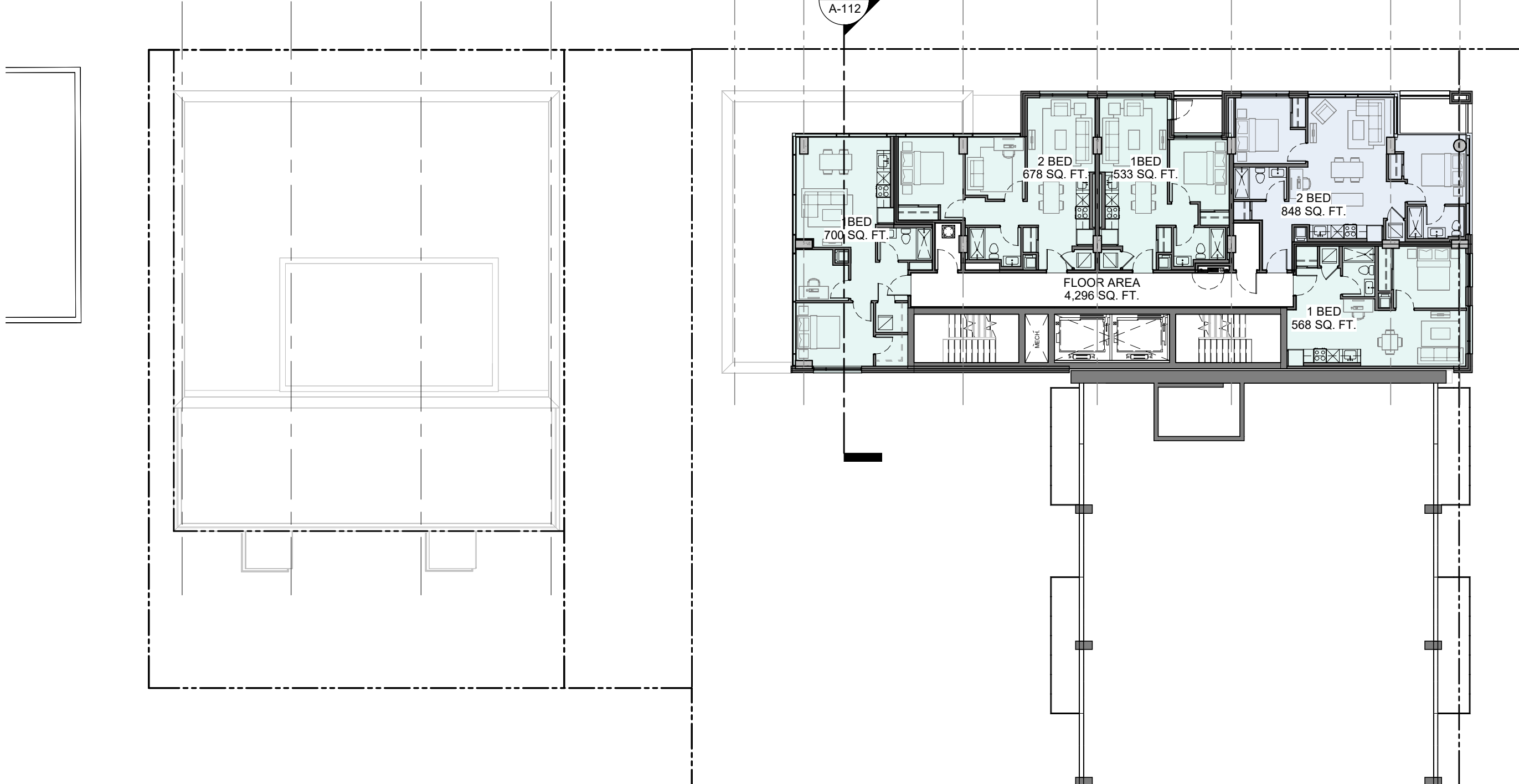


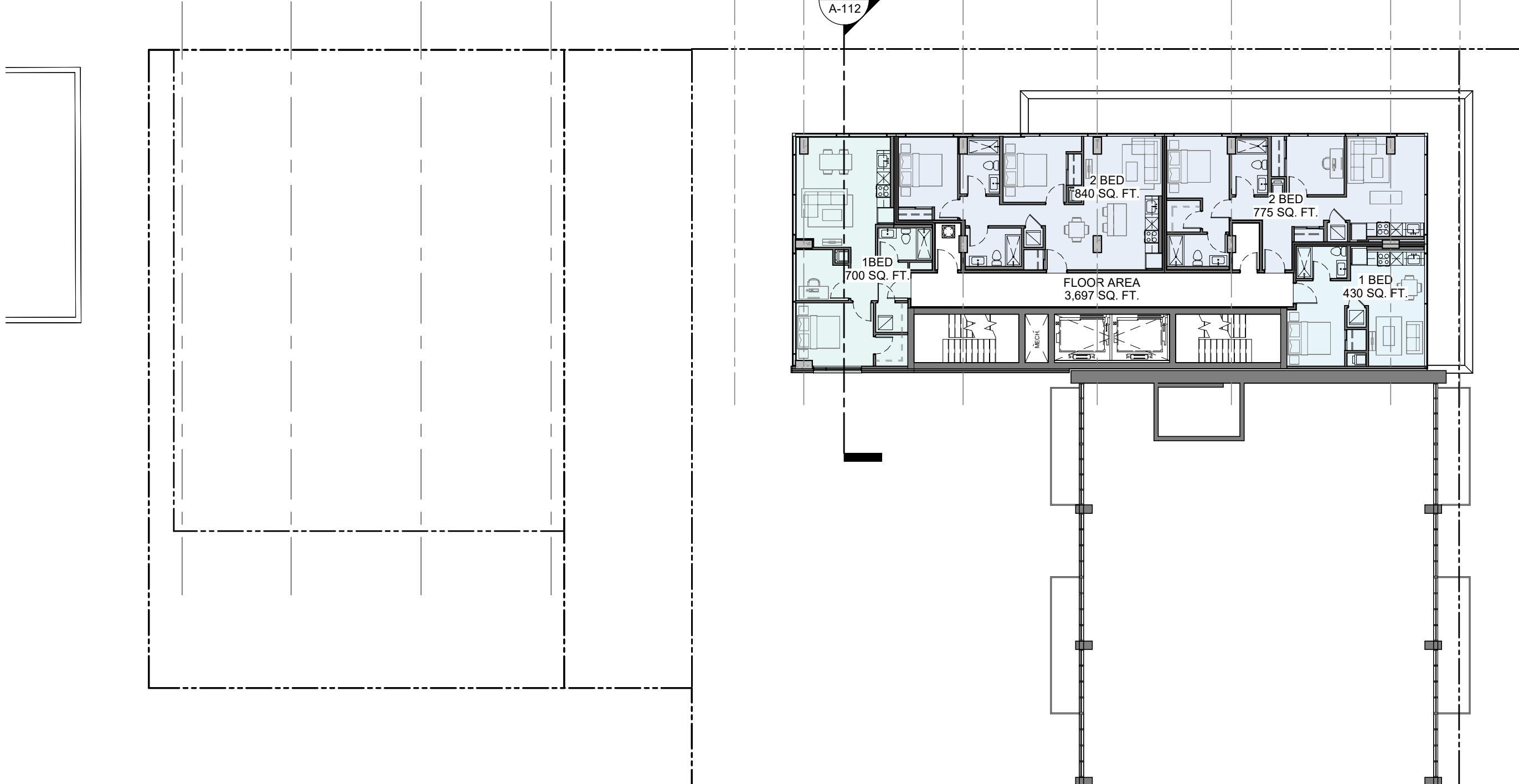


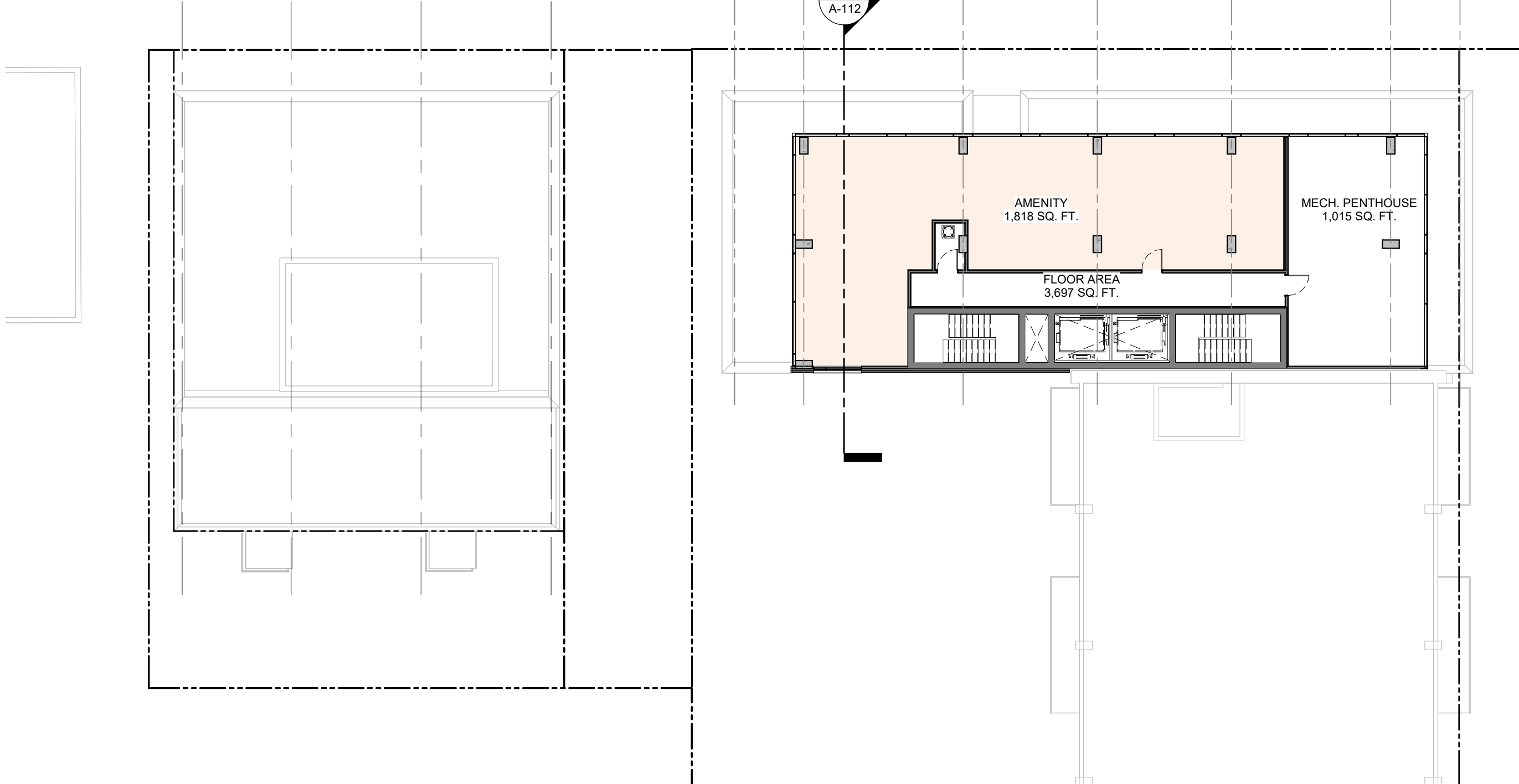


1  
A-112











1 BAYSWATER ELEVATION  
D14 1 : 400



2 SOMERSET STREET W ELEVATION  
D14 1 : 400

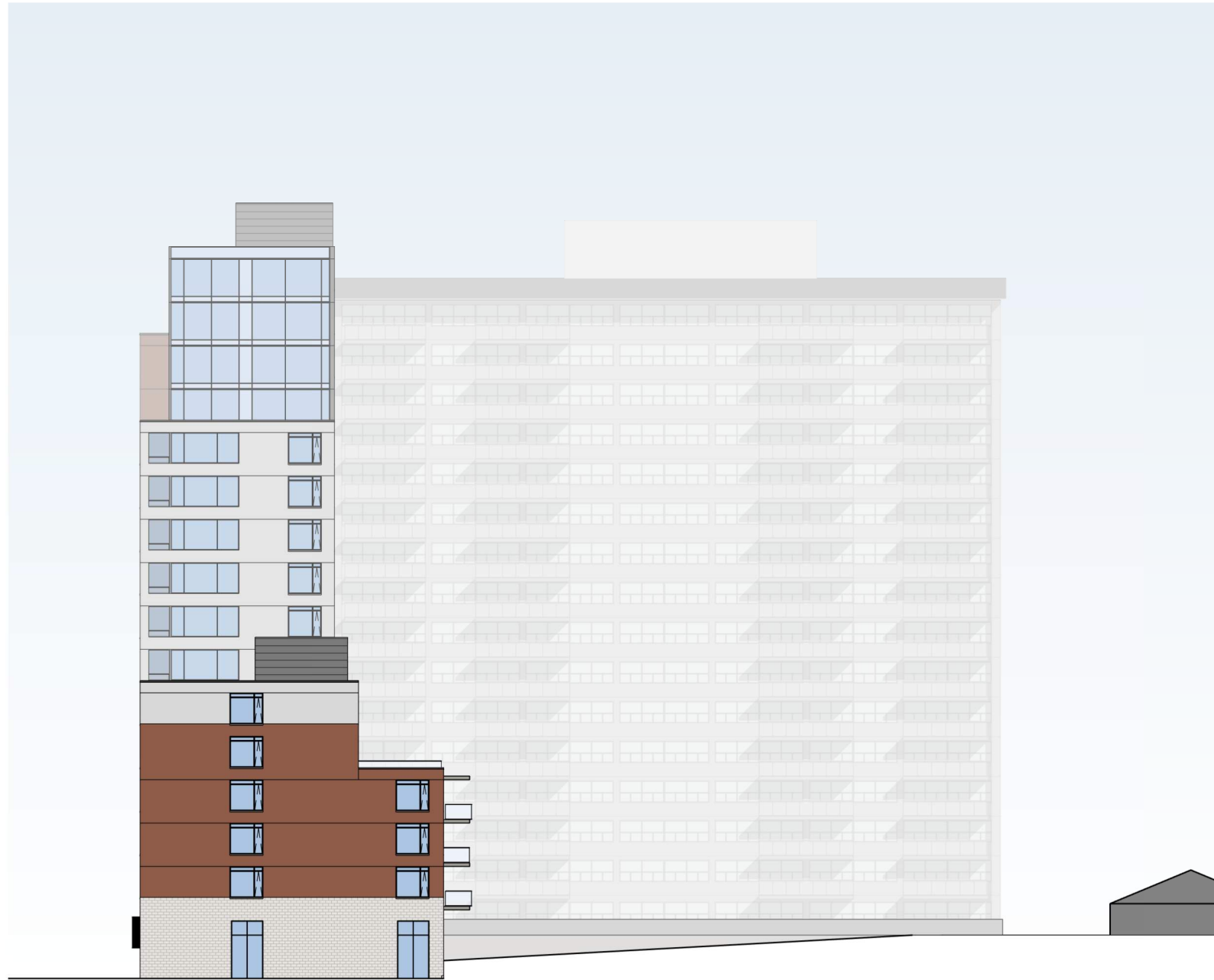


1 WEST ELEVATION - LANEWAY  
D15 1 : 400

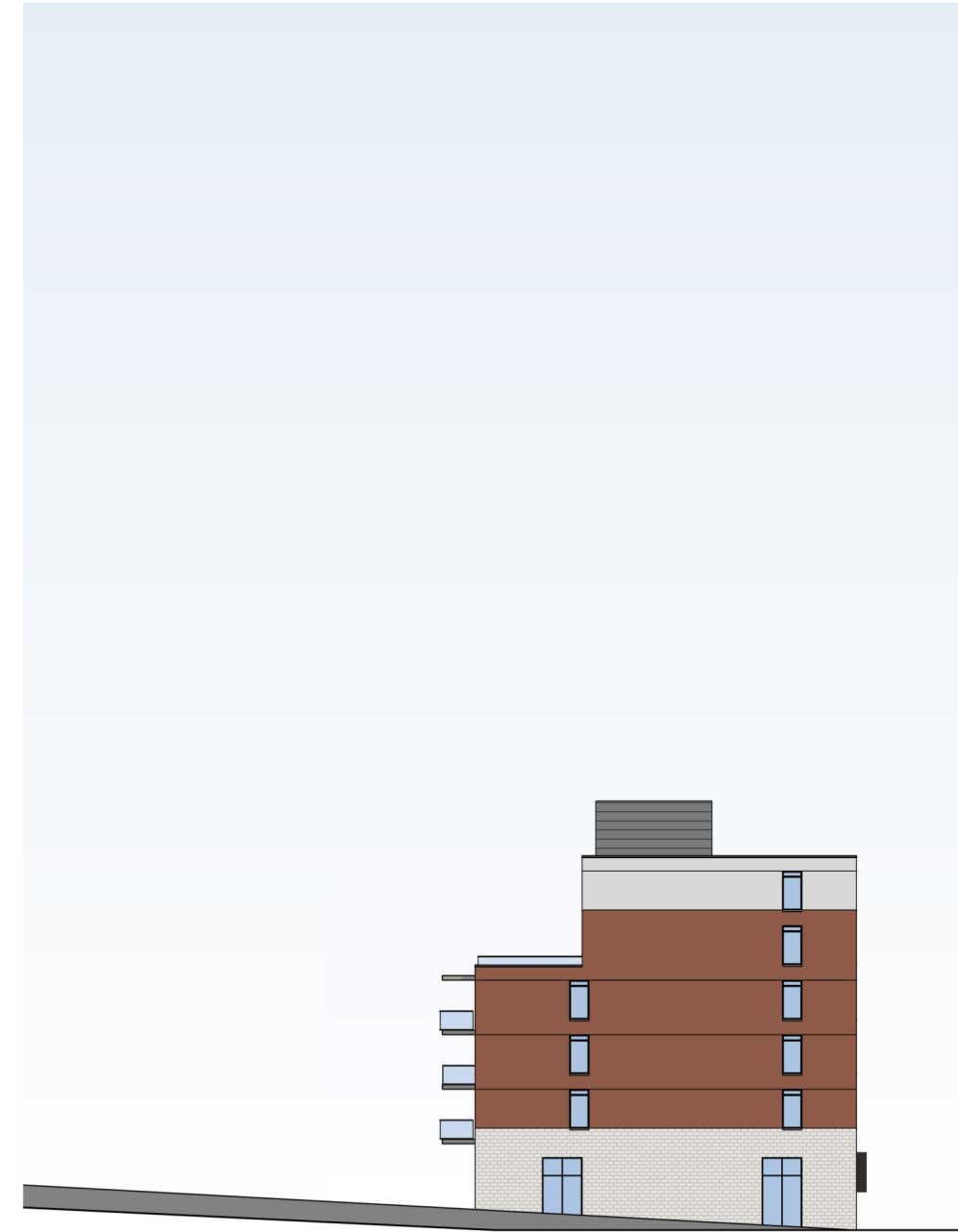


2 SOUTH ELEVATION  
D15 1 : 400

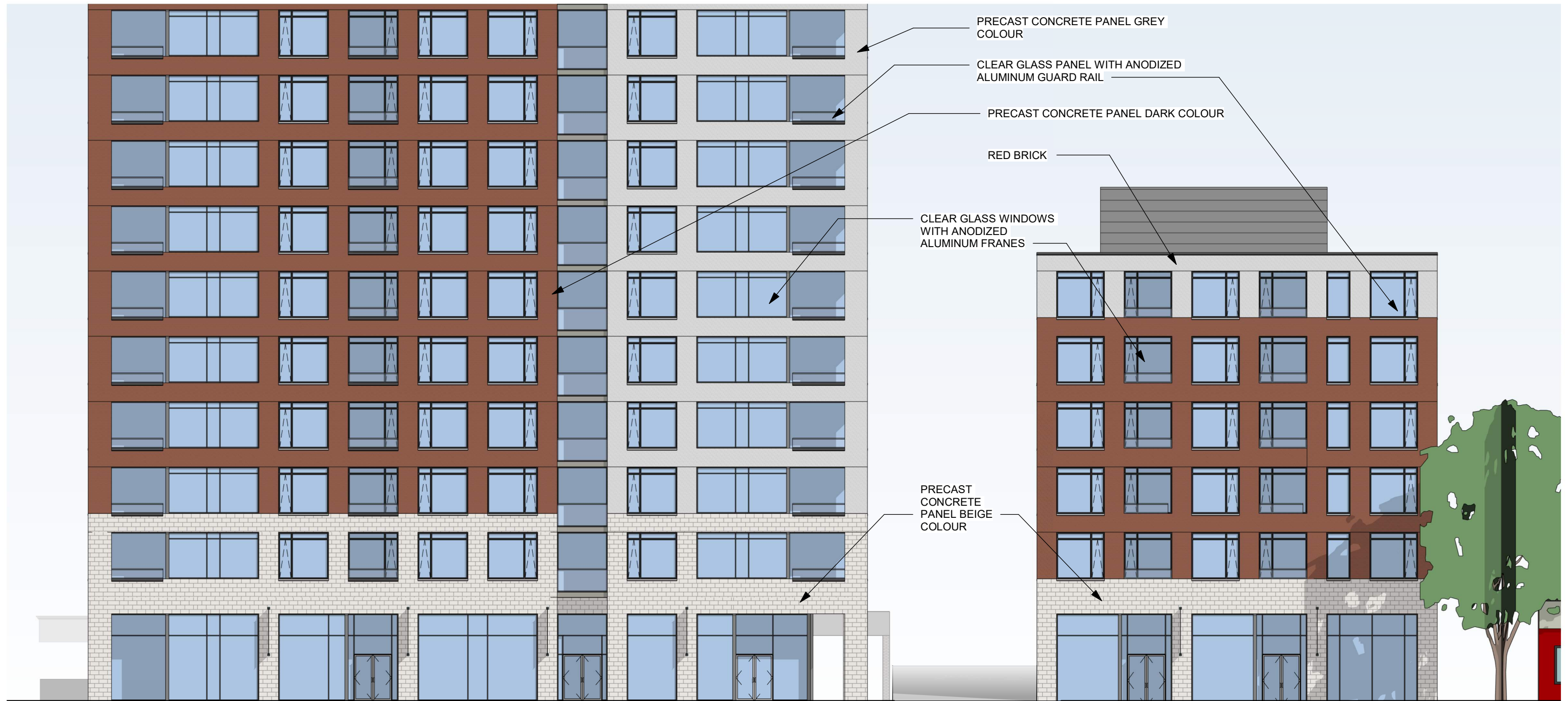




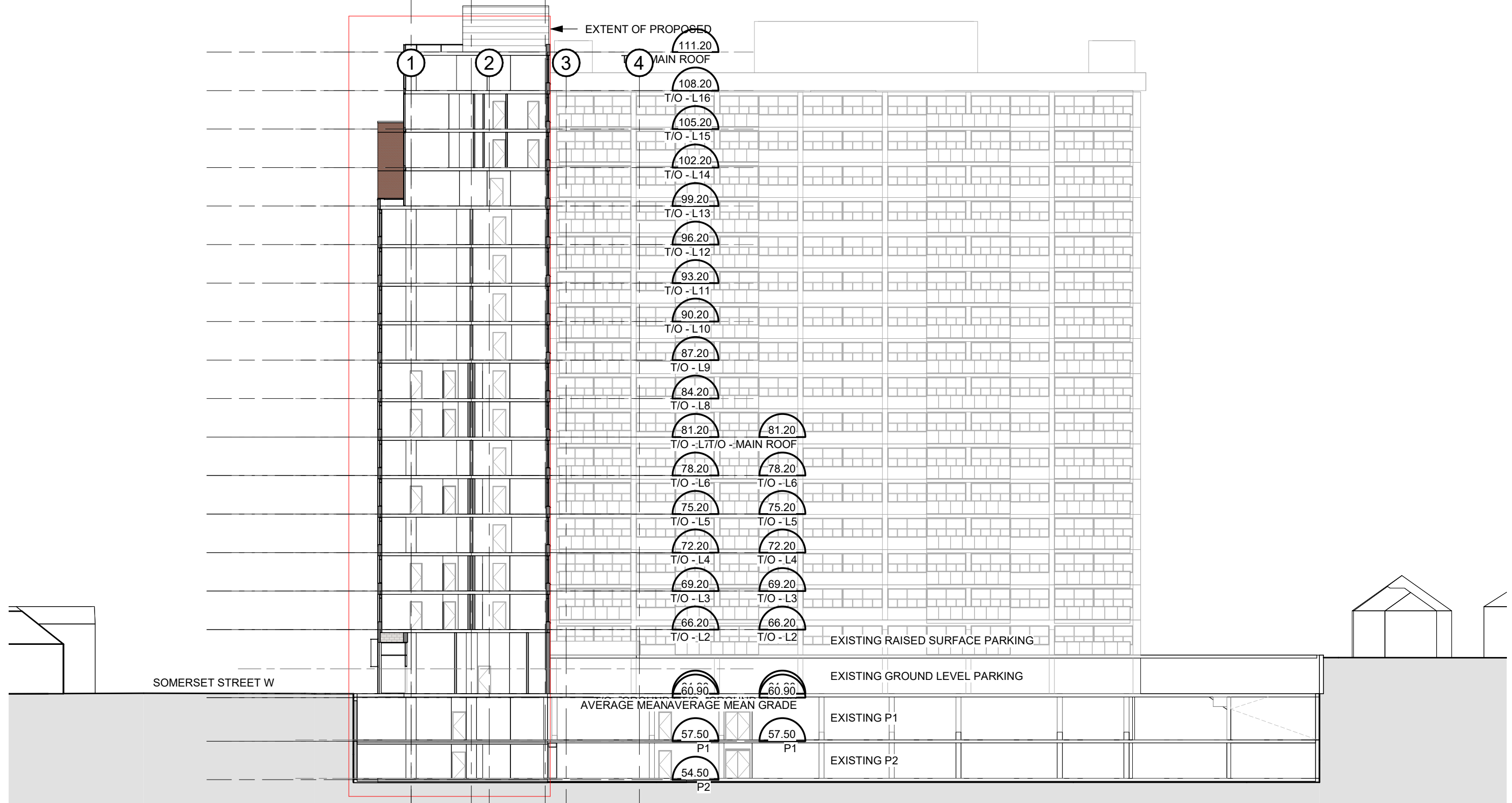
2 WEST ELEVATION - 6 STOREY  
D16 1 : 400



1 EAST ELEVATION - LANEWAY  
D16 1 : 400



1 WEST ELEVATION-SOMERSET STREET  
 D17 1 : 175

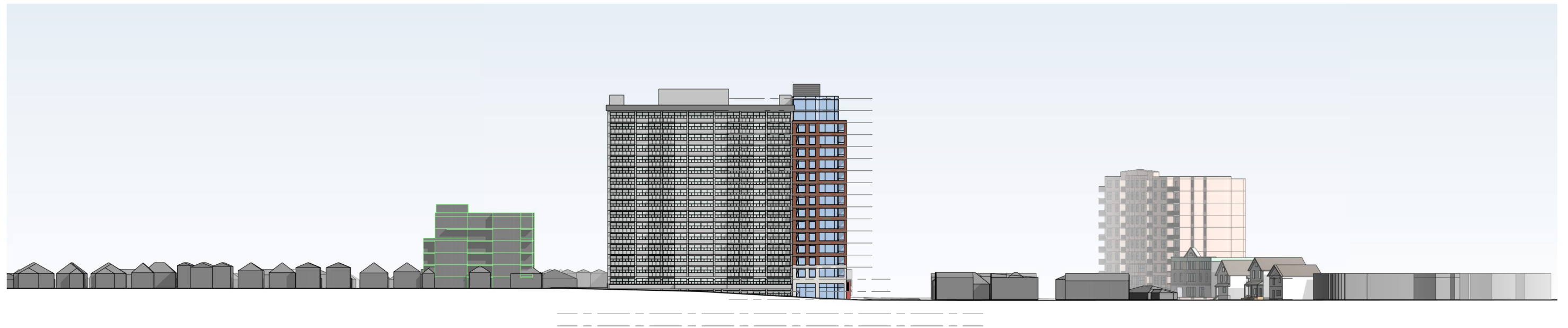


1 SECTION THROUGH SOMERSET STEET  
D18 1 : 300





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



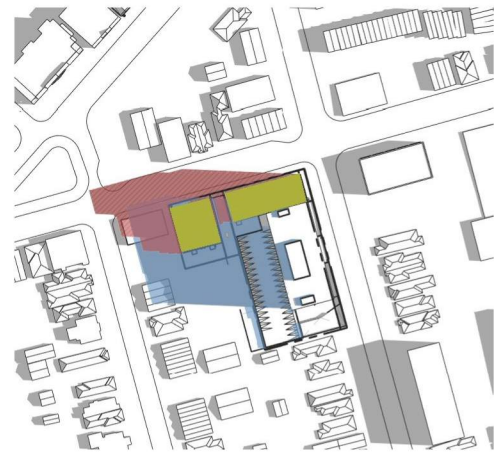
DESIGN SUBMITTED AT PRE-CONSULT - 2023 08 24



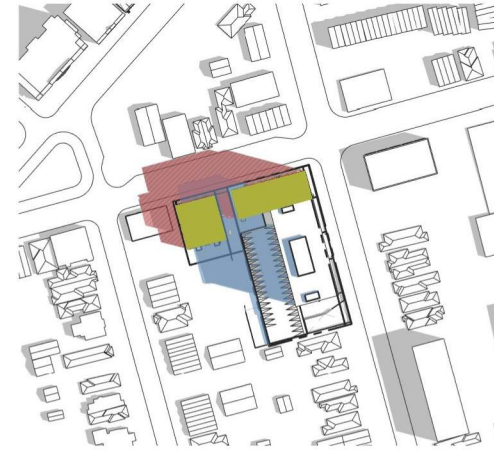
DESIGN SUBMITTED AT OPA/ZBLA - 2024 08 02



JUNE 21 8:00AM



JUNE 21 9:00AM



JUNE 21 10:00AM



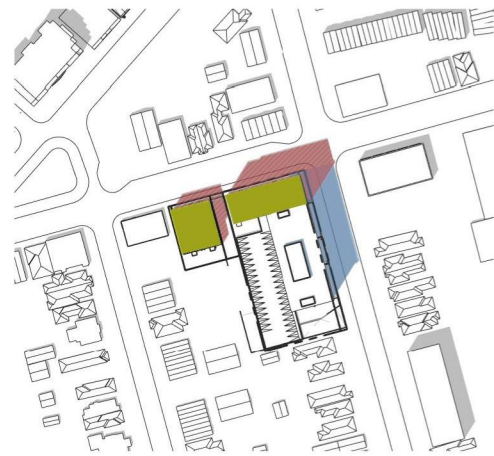
JUNE 21 11:00AM



JUNE 21 12:00PM



JUNE 21 1:00PM



JUNE 21 2:00PM



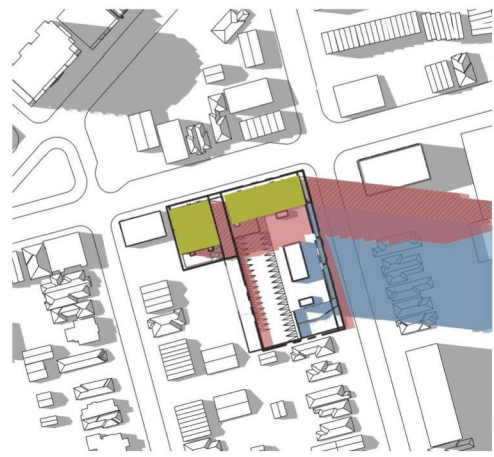
JUNE 21 3:00PM



JUNE 21 4:00PM



JUNE 21 5:00PM







JUNE 21 6:00PM

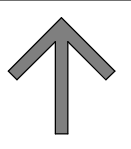


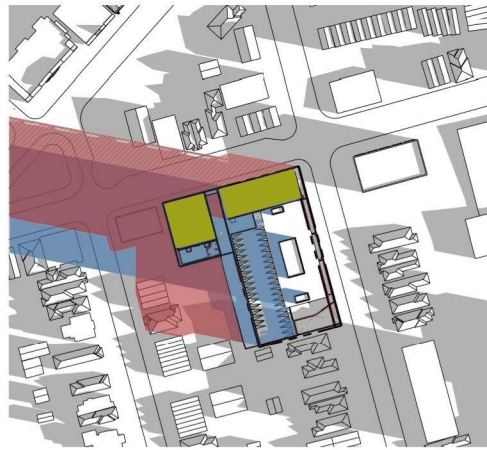
JUNE 21 7:00PM



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

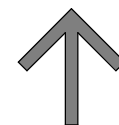


SEPTEMBER 21 5:00PM



SEPTEMBER 21 6:00PM

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





DECEMBER 21 9:00AM



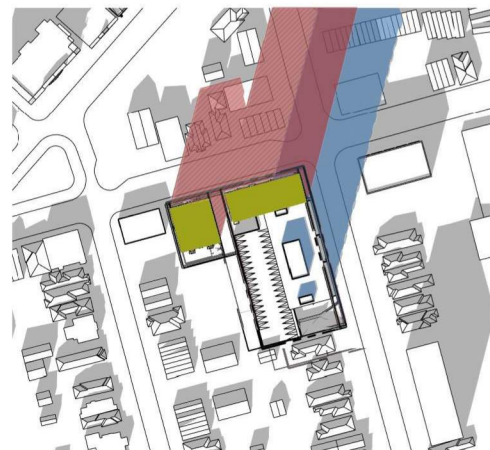
DECEMBER 21 10:00AM



DECEMBER 21 11:00AM



DECEMBER 21 12:00PM



DECEMBER 21 1:00PM



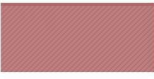



DECEMBER 21 2:00PM

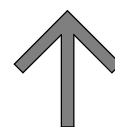


DECEMBER 21 3:00PM



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.

