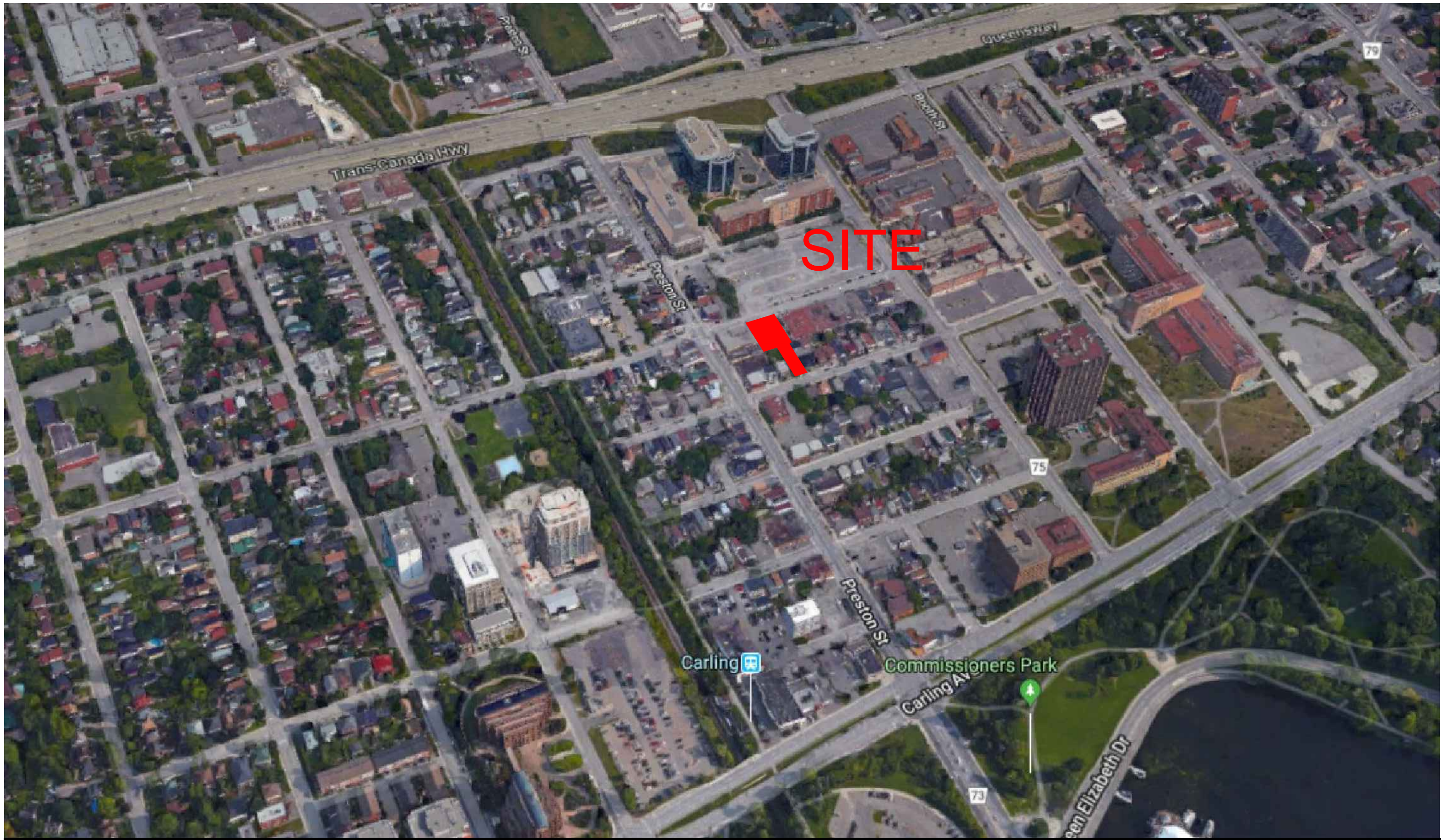


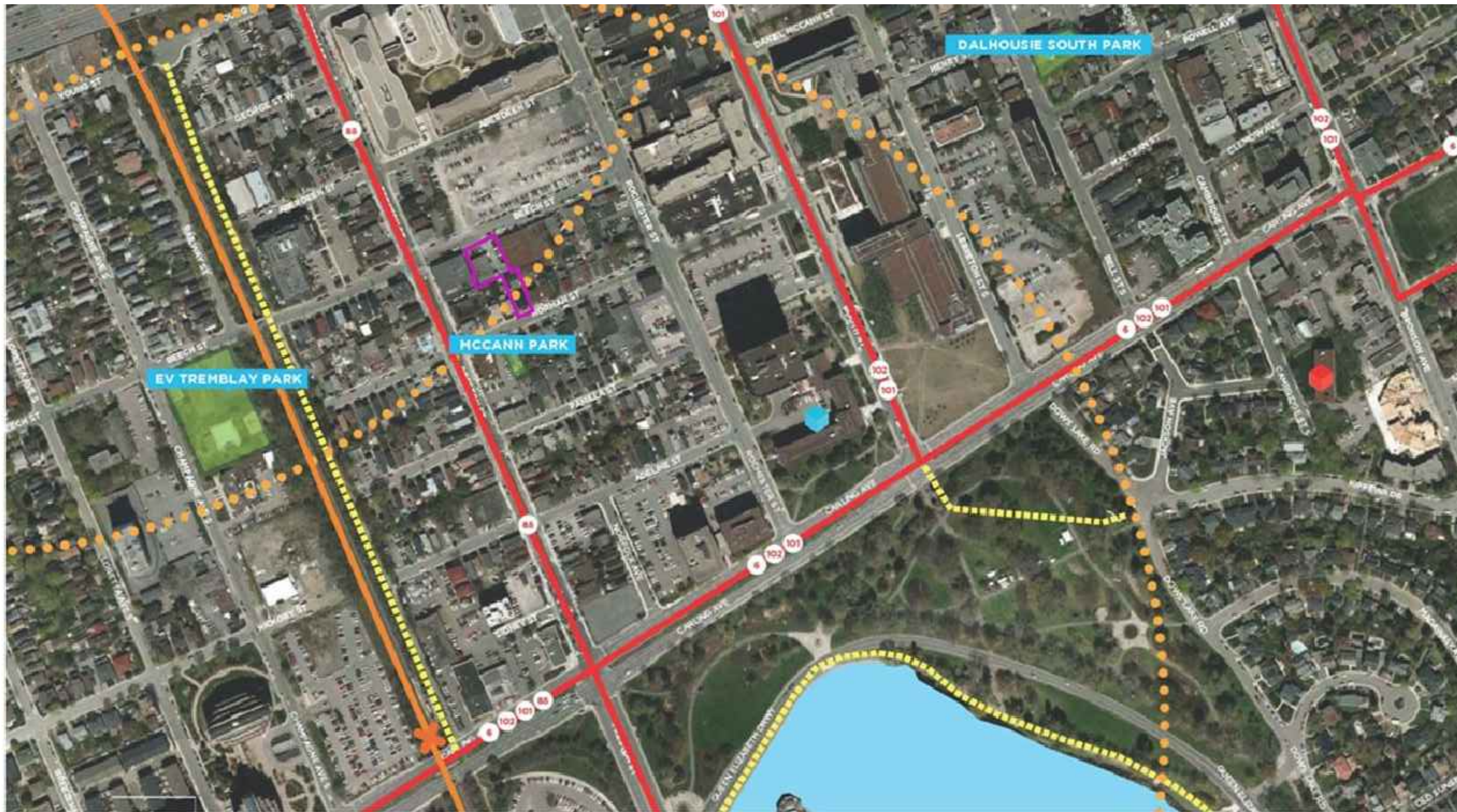


rla / architecture

 **THE
PROPERTIES
GROUP**

PREPARED FOR THE URBAN DESIGN REVIEW PANEL FORMAL REVIEW ON NOVEMBER 1, 2019





- SUBJECT SITE
- PARKS
- CHILD-CARE SERVICES
- SENIOR HOUSING
- CYCLING ROUTES
- TRANSITWAY/STATIONS
- 600m TRANSIT RADIUS
- BUS ROUTES



MAXIMUM BUILDING HEIGHTS,

- 4 storeys / étages
- 6 storeys / étages
- 9 storeys / étages
- 15 storeys / étages
- 18 storeys / étages
- 20 storeys / étages
- 25 storeys / étages
- 30 storeys / étages
- 31+ storeys / étages



70 BEECH STREET

UDRP DESIGN BRIEF

OFFICIAL PLAN

- / Portion of the property facing Beech Street subject to **Traditional Mainstreet** designation per Schedule B of the Official Plan
- / **Traditional Mainstreet** designation is intended to foster mixed-use development that is pedestrian- and transit-oriented
- / Development within this designation should be mid-rise, enclose the street edge and provide pedestrian access, with parking prohibited between the building and the street.
- / Portion of the property facing Norman Street designated **Mixed-Use Centre** on Schedule B – Urban Policy Plan
- / **Mixed-Use Centres** are strategic locations on the rapid-transit network and lie adjacent to major roads.
- / Development should be at transit-supportive densities and create an environment where walking and cycling are attractive options.
- / **Mixed-Use Centres** constitute a critical element in the City's growth management strategy, being areas with high potential to achieve compact and mixed-use development.

PRESTON – CARLING DISTRICT SECONDARY PLAN

- / The portion of the subject lands fronting Beech Street are designated **Main Street** on Schedule A (Land Use Character Areas) of the Preston-Carling District Secondary Plan, while the lands fronting Norman Street are designated **Mixed-Use Neighbourhood**.
- / While Preston Street will continue to evolve as the primary commercial spine of the Secondary Planning Area, Beech Street will be developed as a commercial link among the residential neighbourhoods west of the O-Train/future LRT
- / A broad range of uses are permitted, including retail and service commercial uses, offices, residential and institutional uses.
- / Low to mid-rise, up to a height of six storeys, human scale, mixed use buildings in keeping with a **Main Street** function and character.

CITY OF OTTAWA URBAN DESIGN GUIDELINES

FOR DEVELOPMENT ALONG TRADITIONAL MAINSTREETS

Key objectives of the Urban Design Guidelines for Development along Traditional Mainstreets are to:

- / To promote development that will enhance and reinforce the recognized or planned scale and character of the street;
- / To promote development that is compatible with, and complements its surroundings;
- / To achieve high-quality built form and strengthen building continuity along Traditional Mainstreets;
- / To foster compact, pedestrian-oriented development linked to street level amenities;
- / To accommodate a broad range of uses including retail, services, commercial uses, offices, residential and institutional uses where one can live, shop and access amenities.

The proposed mixed-use development will fulfill the planned function of the Traditional Mainstreet by enhancing and reinforcing the streetscape with a high-quality built form, further fostering a pedestrian-scaled development with street accessed amenities.

FOR TRANSIT-ORIENTED DEVELOPMENT

Transit-Oriented Development (TOD) is a mix of moderate to high-density transit supportive land uses located within an easy walk of a rapid transit stop or station that is oriented and designed to facilitate transit use. The guidelines for TOD are to be applied to all development within a 600-metre walking distance of a rapid transit stop. The proposed development is located within the area of influence of both the future Gladstone and existing Carling Rapid Transit Stations.

The TOD Guidelines encourage transit-supportive land uses that will attract and generate pedestrian traffic. Multi-purpose destinations are to be created through the provision of a mix of different land uses that enable people to meet their daily needs locally – elements of this include a variety of housing types, local services and amenities within close proximity of one another.

The proposed mixed use development positively contributes to the mix of uses and dwelling types in the area, and meets the land use guidelines for TOD.

ZONING BY-LAW

- / Traditional Mainstreet Zone, Exception 86 (TM[86]) applies to the portion of the property fronting Beech Street;
- / The TM zone permits a broad range of uses including retail, service commercial, office, residential and institutional uses, including mixed-use buildings but excluding auto-related uses;
- / The zone's requirements promote compact pedestrian-oriented development that provides for access by foot, cycle, transit and automobile

The existing zoning provisions for the TM[86] zone are summarized in the table below:

Provision	Requirement	Provided	
Minimum Lot Area	No minimum	1,187 m ²	✓
Lot use (Exception 86)	Lots ≥ 603 m ² must be mixed use, commercial GFA must not exceed residential GFA	Commercial GFA: 484 m ² Residential GFA: 2,199 m ²	✓
Minimum Lot Width	No minimum	27.5 m	✓
Maximum Front Yard Setback	2m, 5m for the portion affected by the hydro power line	1.1m	✓
Interior Side Yard Setback	Abutting R zones: Minimum 3 m Other cases: Maximum 3 m, minimum 0 m	East: 0 m West: 0 m	✗ ✓
Minimum Rear Yard Setback	7.5m	1.5 m	✗
Façade	50% of ground floor façade up to 4.5 m must be windows/entrances.	70%	✓
Active Entrances	Must include at least 1 active entrance per ground floor use	Up to 5 entrances	✓
Building Height	min: 6.7 m for front 20 m. of lot (Ss 197(5)) max: 20m or 6 storeys 2 metre stepback required above 4 storeys (15 m)	6 storeys (21.3 m)	✗
45° Rear-yard Angular Plane	Measured from height of 15 metres, 7.5 metres from the rear lot line	Not provided	✗
Permitted Projections	Access structures, mechanical room, rooftop terrace	53 m ² enclosed amenity area	✗
Amenity Area Requirements	6m ² per dwelling unit: 6*40 = 240m ² Min 50% communal and aggregated into areas up to 54m ² : 120m ²	Communal: 232.5 m ² Private: 134.4 m ²	✓
Bicycle Parking Spaces	1/250m ² of GFA (retail) = 2 0.5/ dwelling unit = 20 22 total spaces	52 (basement)	✓

PRESTON STREET



KEY MAP

PROJECT INFORMATION	
ZONING	Zoning By-Law 2017-113 TM [86] / R4T
SITE AREA	1,187.3 sq. m. (12,780) sq. ft.
BUILDING HEIGHT (TM)	20.0 m
FRONT SIDE YARD SETBACK ABOVE 4th	+2.0 m
INTERIOR SIDE YARD SETBACK - EAST ONLY(TM)	3.0 m
REAR YARD SETBACK (TM)	7.5 m
AMENITY SPACE (6.0M X 40 UNITS)	240 sq. m.
FRONT SIDE YARD SETBACK (R4)	3.0 m
INTERIOR SIDE YARD SETBACK (R4) - TOTAL 1.8 m	0.9 m

PROJECT STATISTICS	
BUILDING HEIGHT	22.0 M
AMENITY SPACE	
2nd FLOOR PRIVATE PATIOS =	137.3 sq. m.
PRIVATE BALCONIES (LEVEL3-6)=	39 sq. m.
COMMUNAL EXTERIOR ROOF TOP =	180 sq. m.
TOTAL =	356.3 sq. m.

BUILDING STATISTICS	
GROSS BUILDING - AREAS (CITY OF OTTAWA'S DEFINITION)	
BASEMENT LEVEL	0.0 sq. m. 0 sq. ft.
GROUND FLOOR	506.87 sq. m. 5456 sq. ft.
TYPICAL FLOORS (2 - 5)	4 x 416 sq. m. 1664 sq. ft. 4 x 4476 sq. ft. 17912 sq. ft.
6th FLOOR	406.9 sq. m. 4380 sq. ft.
MECHANICAL / AMENITY LEVEL	0.0 sq. m. 0 sq. ft.
TOTAL AREA ABOVE GRADE	2577.8 sq. m. 27748 sq. ft.
EXISTING DWELLING - 75 NORMAN	200.0 sq. m. 2,153 sq. ft.

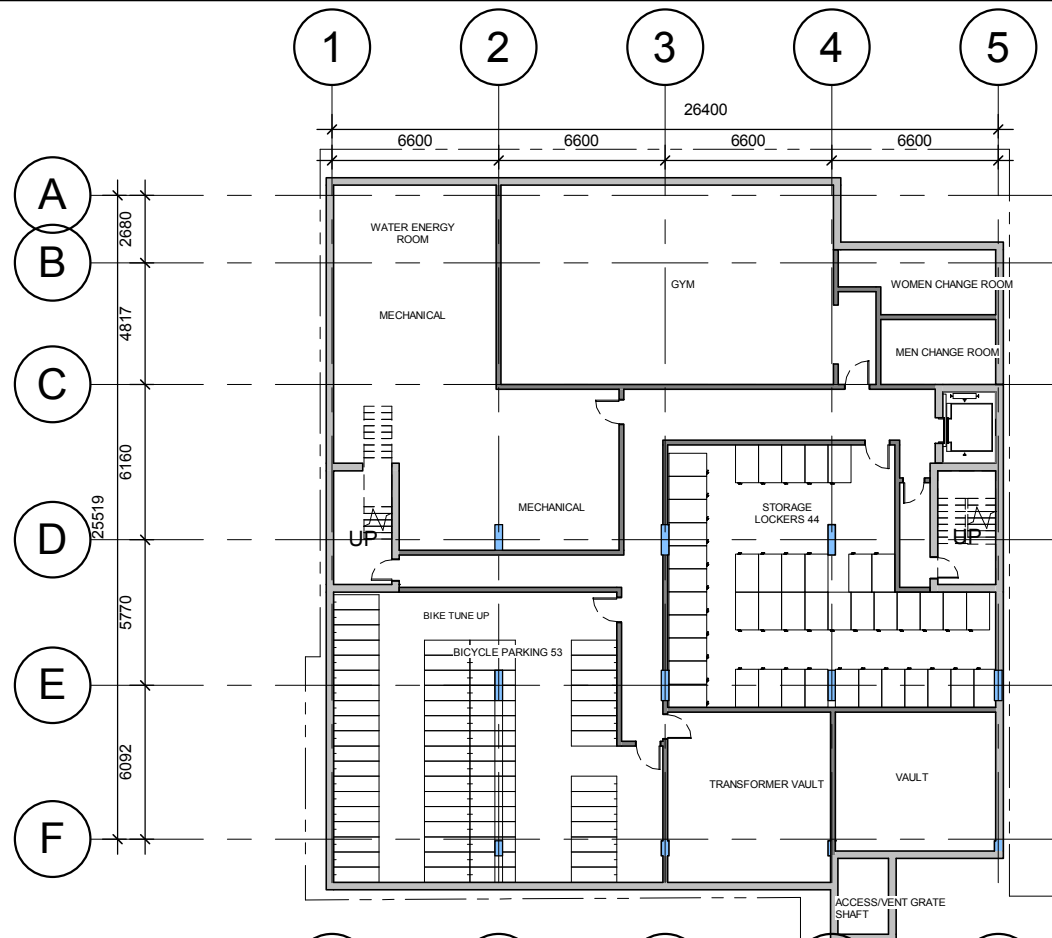
LOT COVERAGE	
PAVED SURFACE =	196.5 sq. m. 16.5%
BUILDING FOOTPRINT =	861.11 sq. m. 72%
LANDSCAPE OPEN SPACE =	129.7 sq. m. 11.5%
TOTAL =	1,187.3 sq. m. 100.0%

UNIT STATISTICS	
1 BEDROOM UNIT	15
1 BEDROOM + STUDY UNIT	25
TOTAL	40
COMMERCIAL AREA	506.87 sq. m. 5456 sq. ft.
EXISTING DWELLING - 75 NORMAN	1

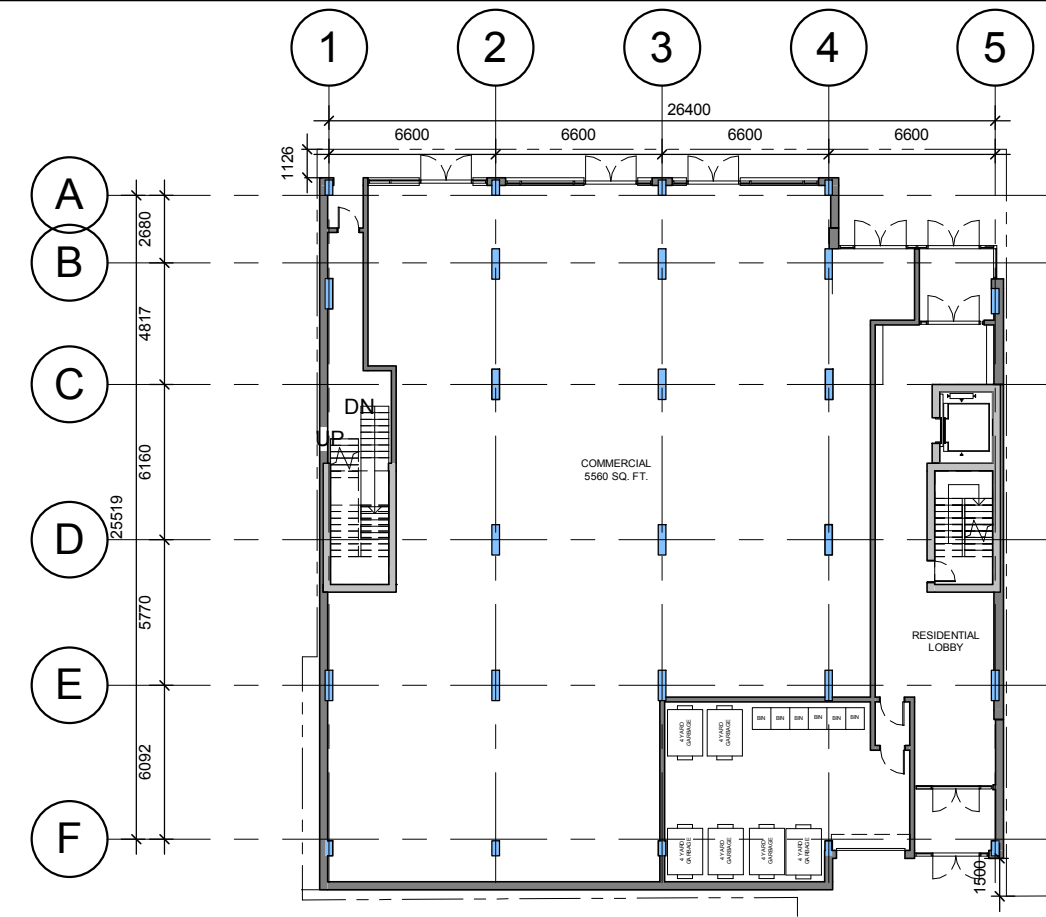
CAR PARKING	
REQUIRED	
RESIDENCE - AREA 'Z' - NON REQUIRED	0
VISITOR - 0.1 PER UNIT AFTER 12 UNITS	3
COMMERCIAL RETAIL - AREA 'Z' - NON REQUIRED	0
75 NORMAN STREET - AREA 'Z' - NON REQUIRED	0
TOTAL	3
PROVIDED	
RESIDENCE	0
VISITOR	0
COMMERCIAL RETAIL	0
75 NORMAN STREET	0
TOTAL	0

BICYCLE PARKING	
REQUIRED	
RESIDENCE - 0.5 PER UNIT (40 UNITS)	20
COMMERCIAL - 1 per 250 m ² of gfa	2
TOTAL	22
PROVIDED	
BASEMENT LEVEL	61
AT GRADE - COMMERCIAL USE	4
AT GRADE ON CITY PROPERTY - COMMERCIAL USE	6
TOTAL	71

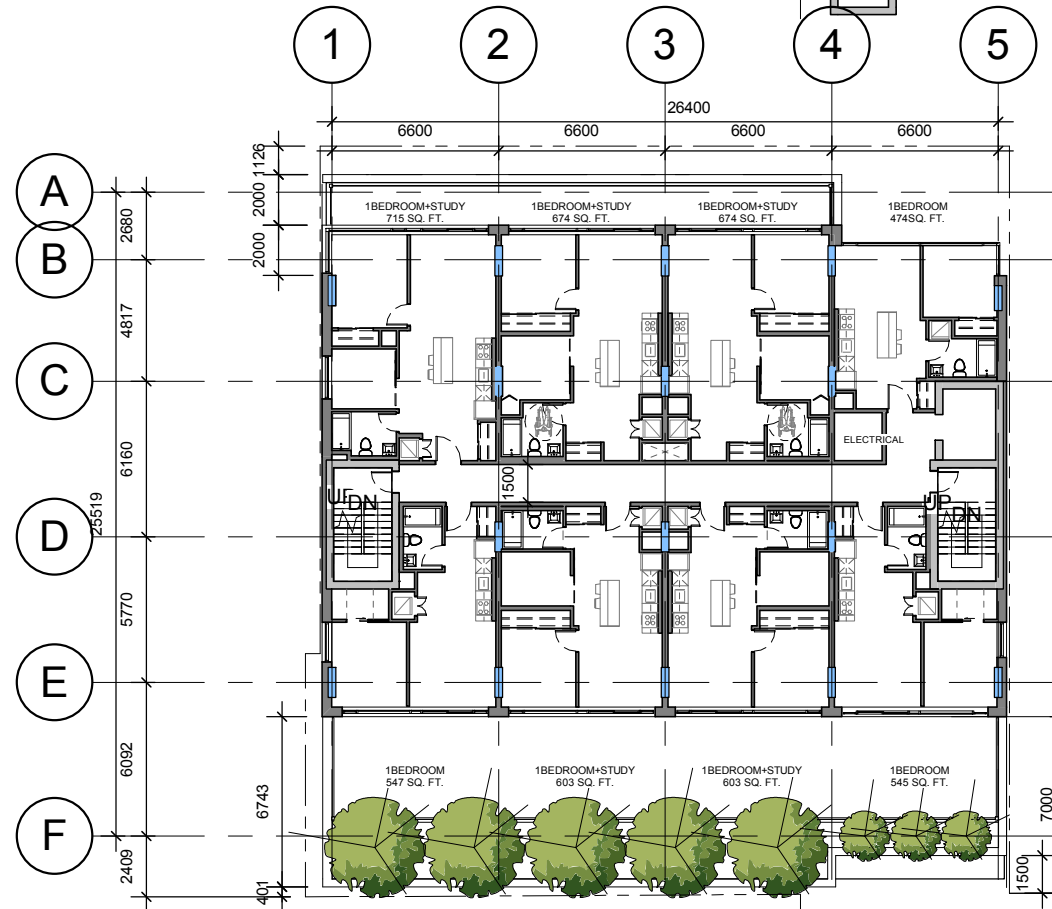




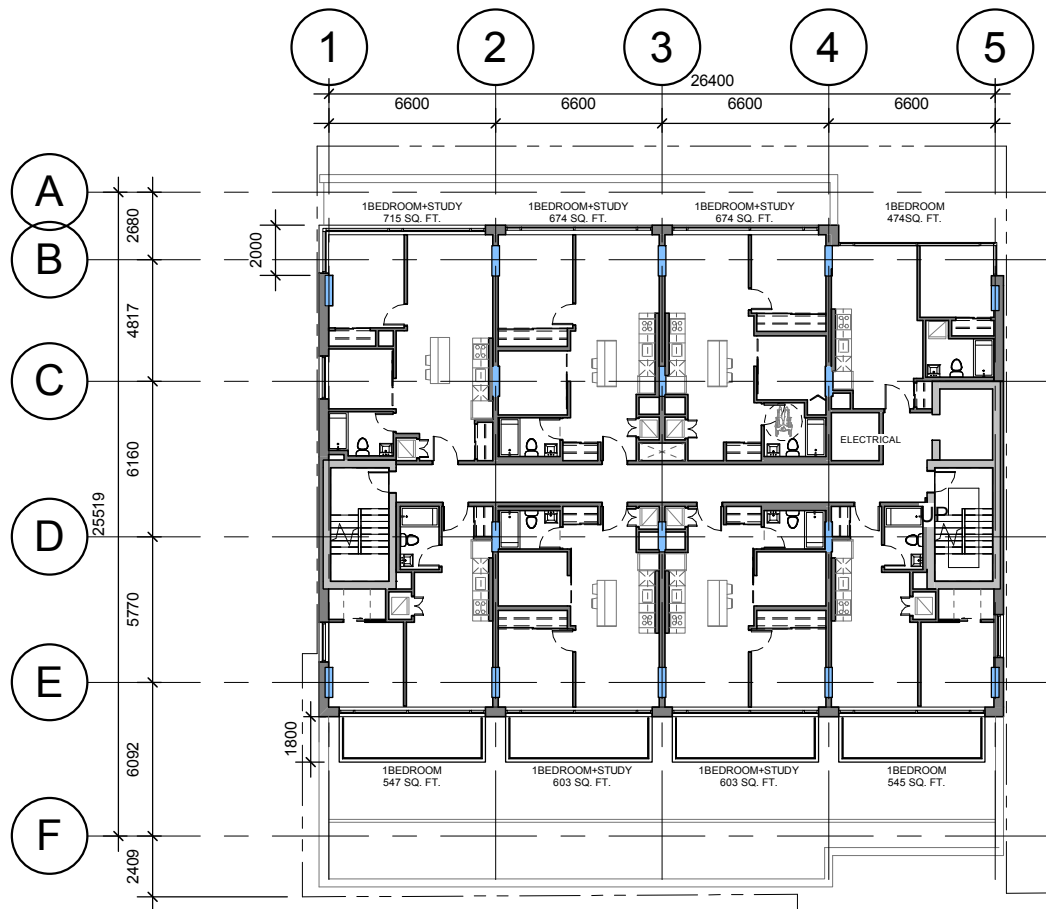
LEVEL P1



GROUND FLOOR

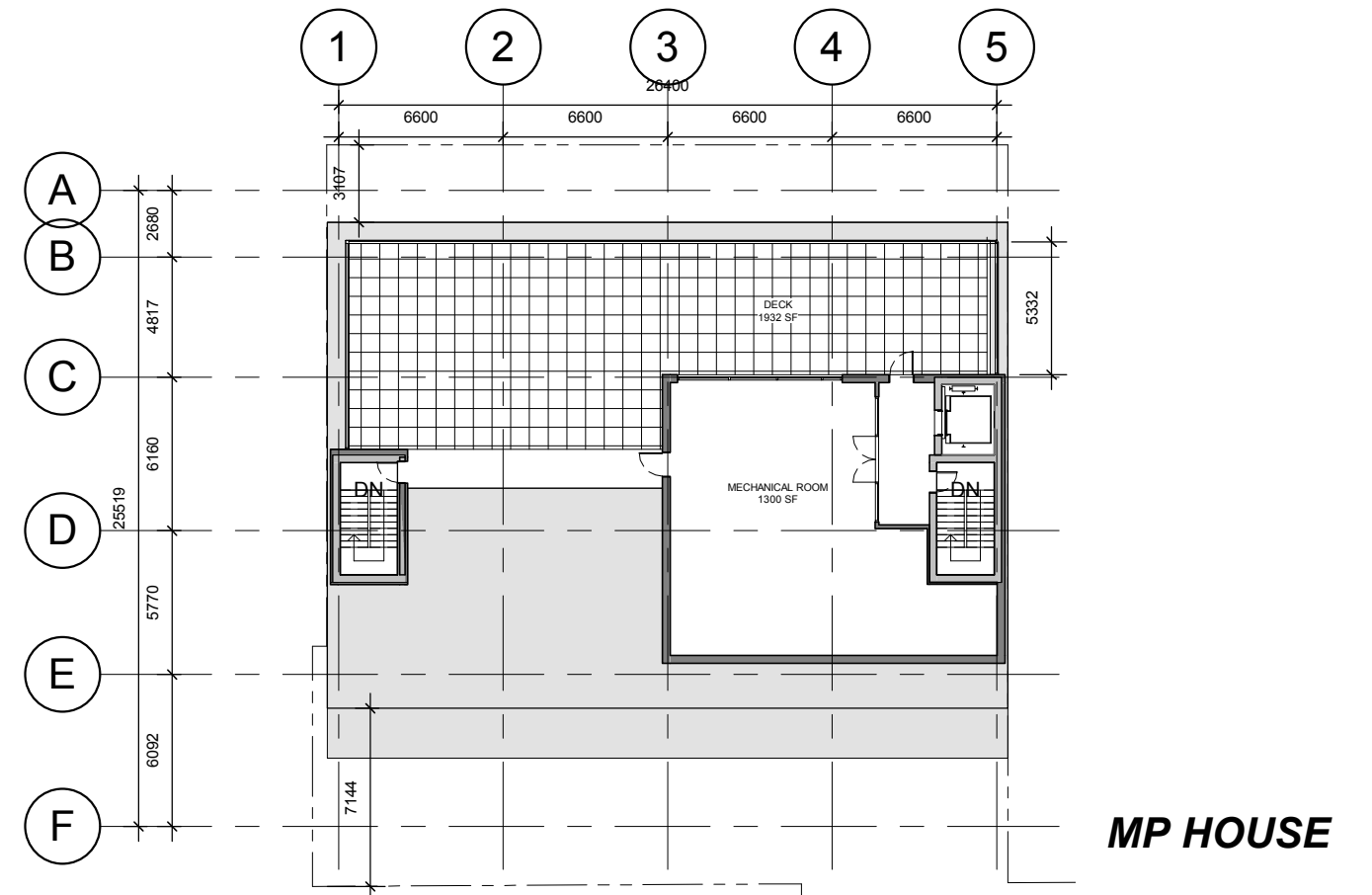
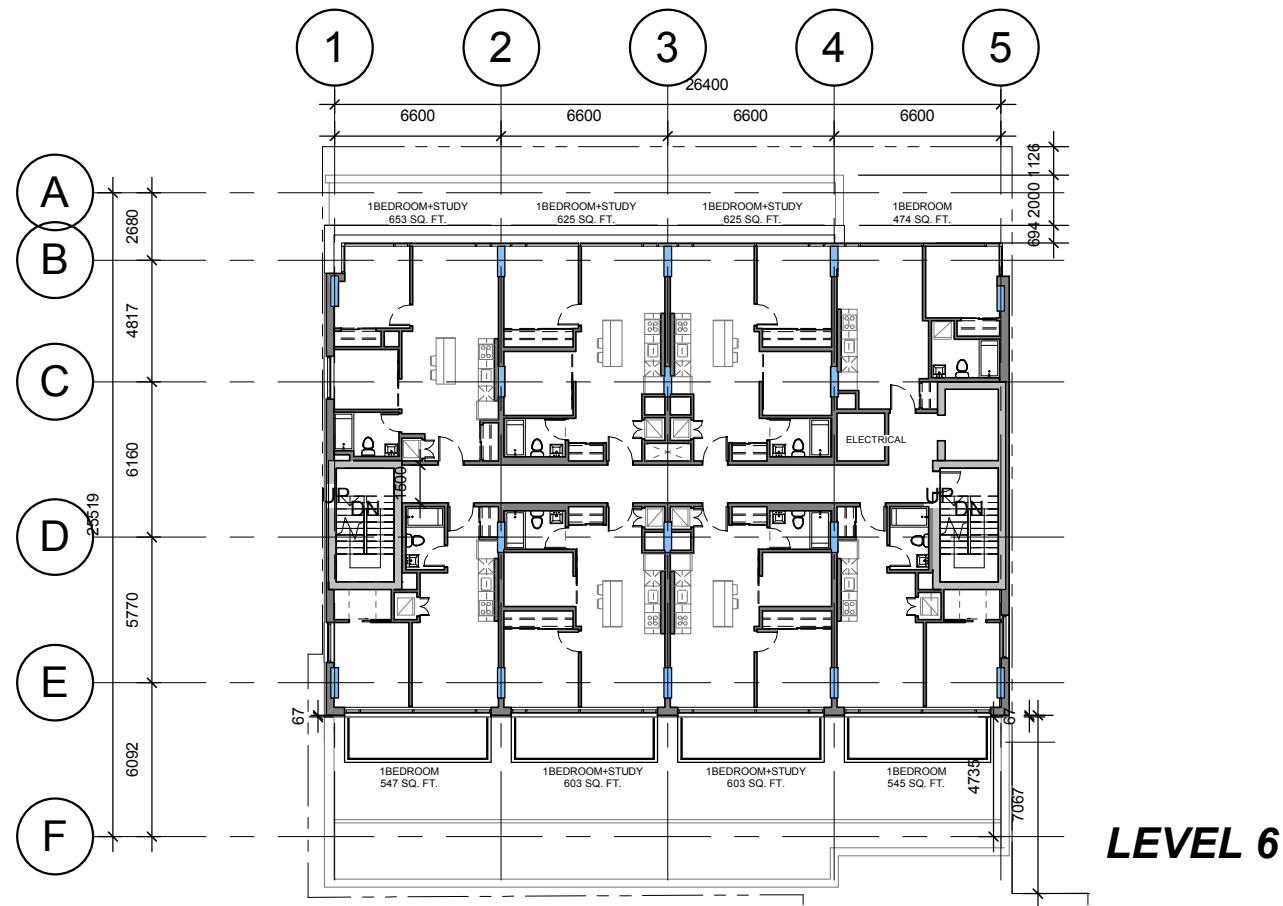


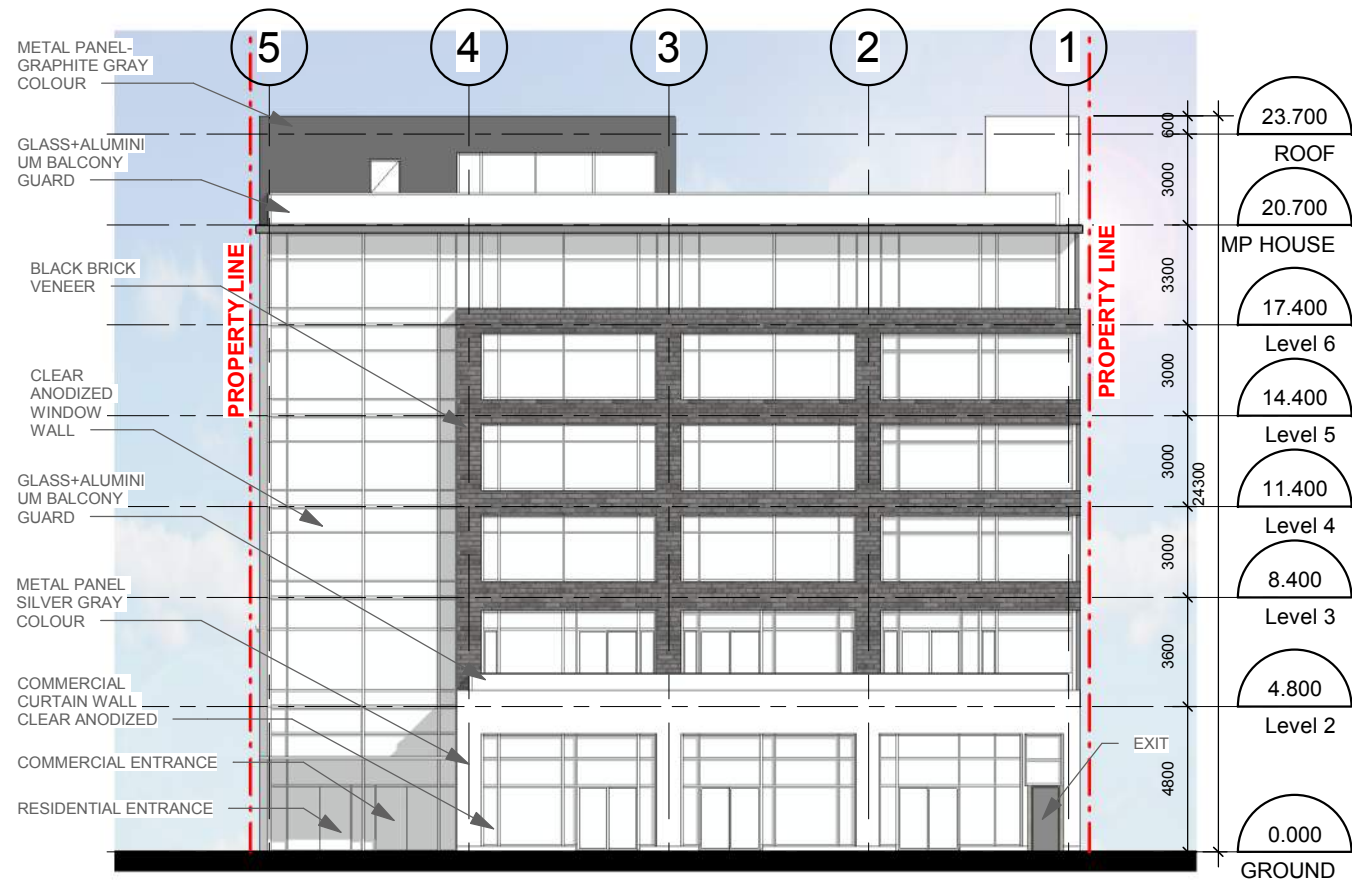
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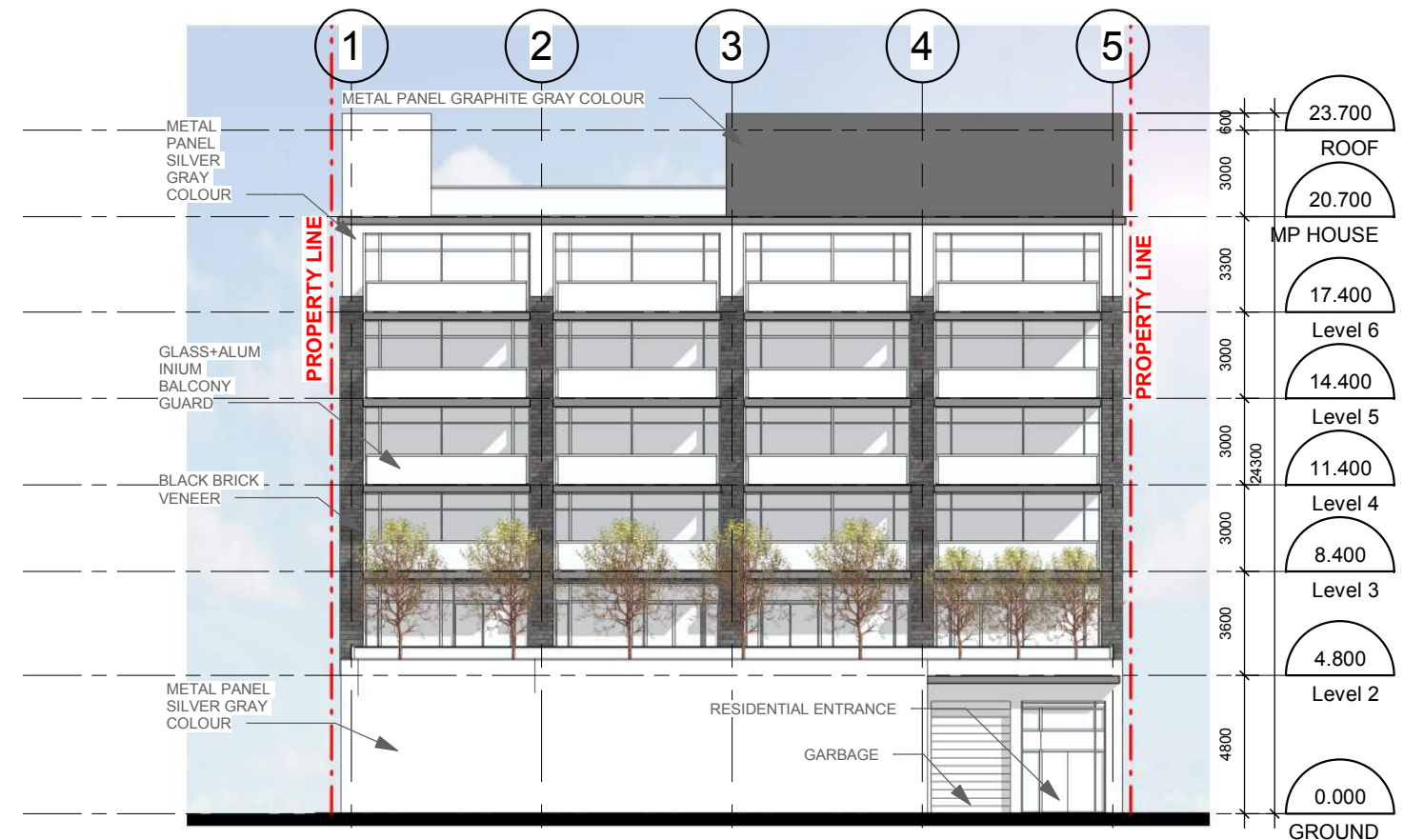
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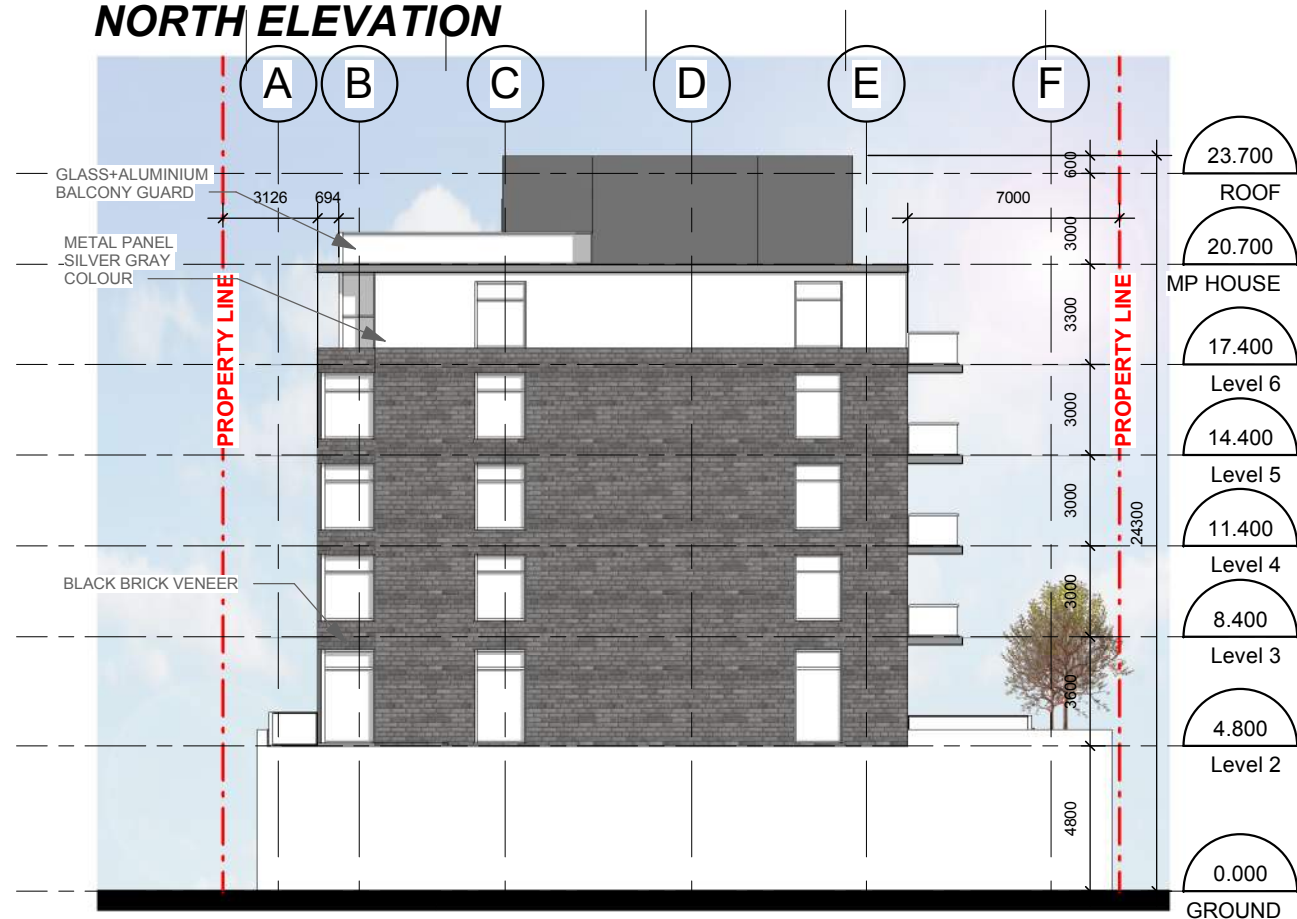




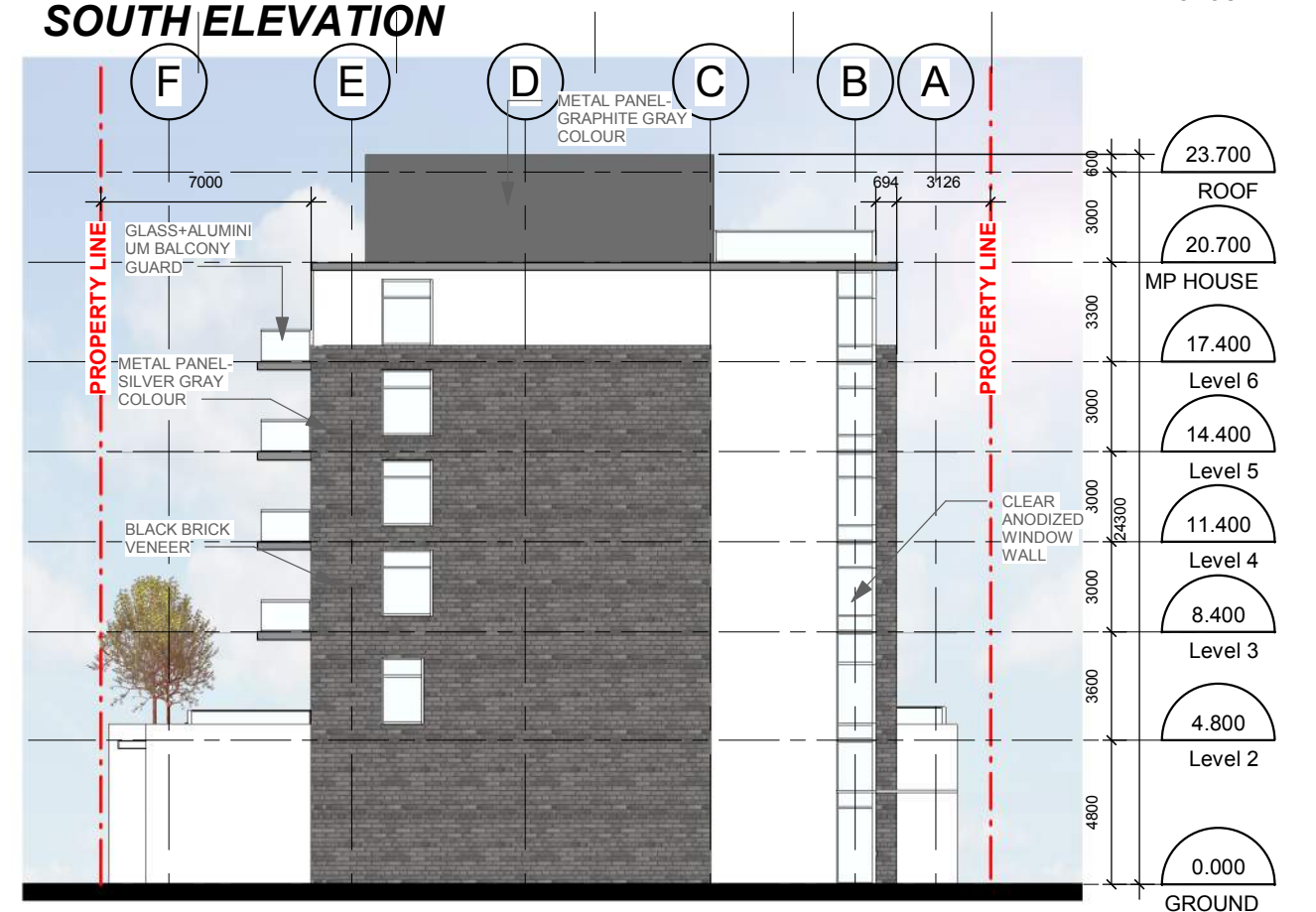
NORTH ELEVATION



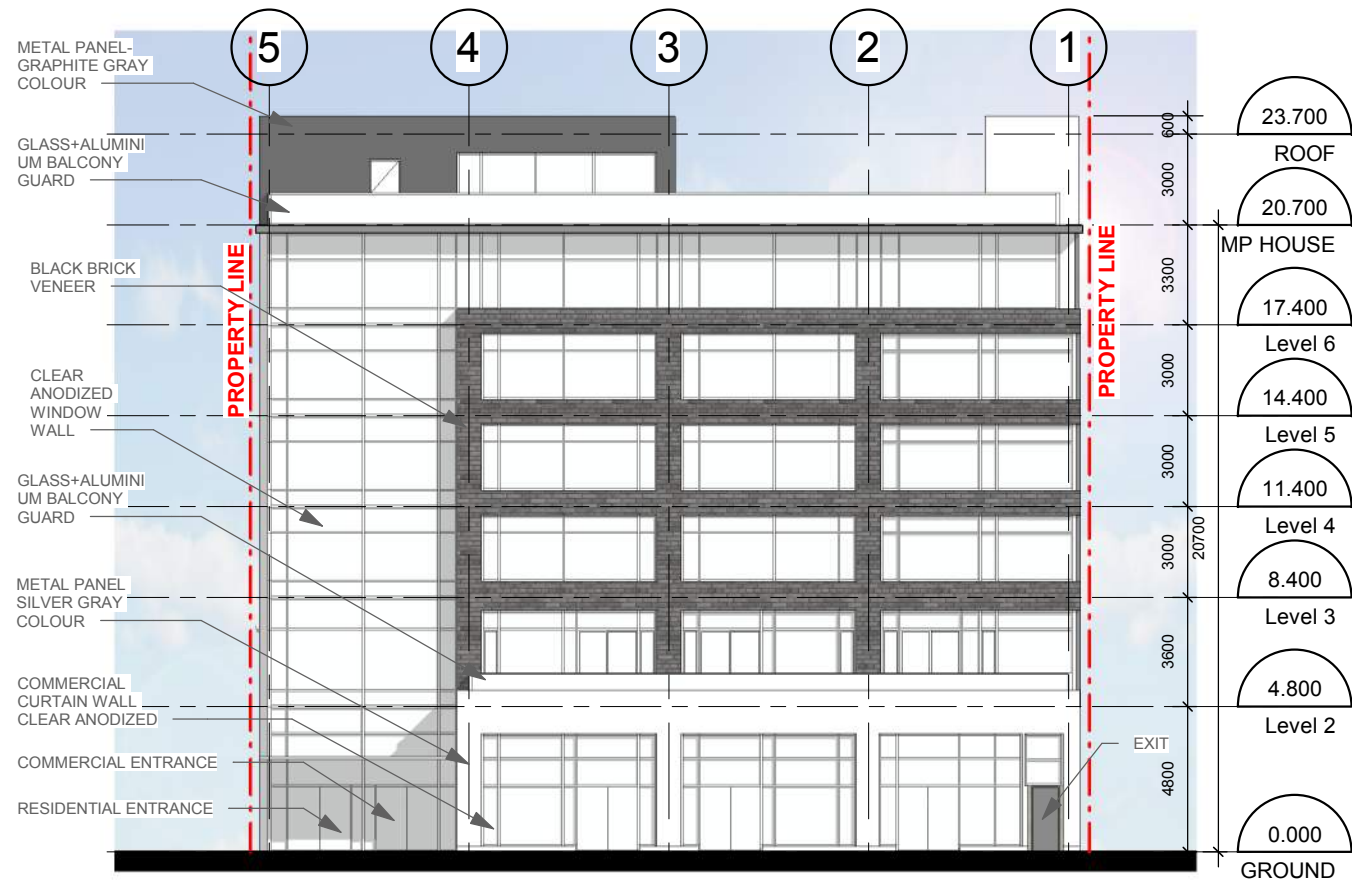
SOUTH ELEVATION



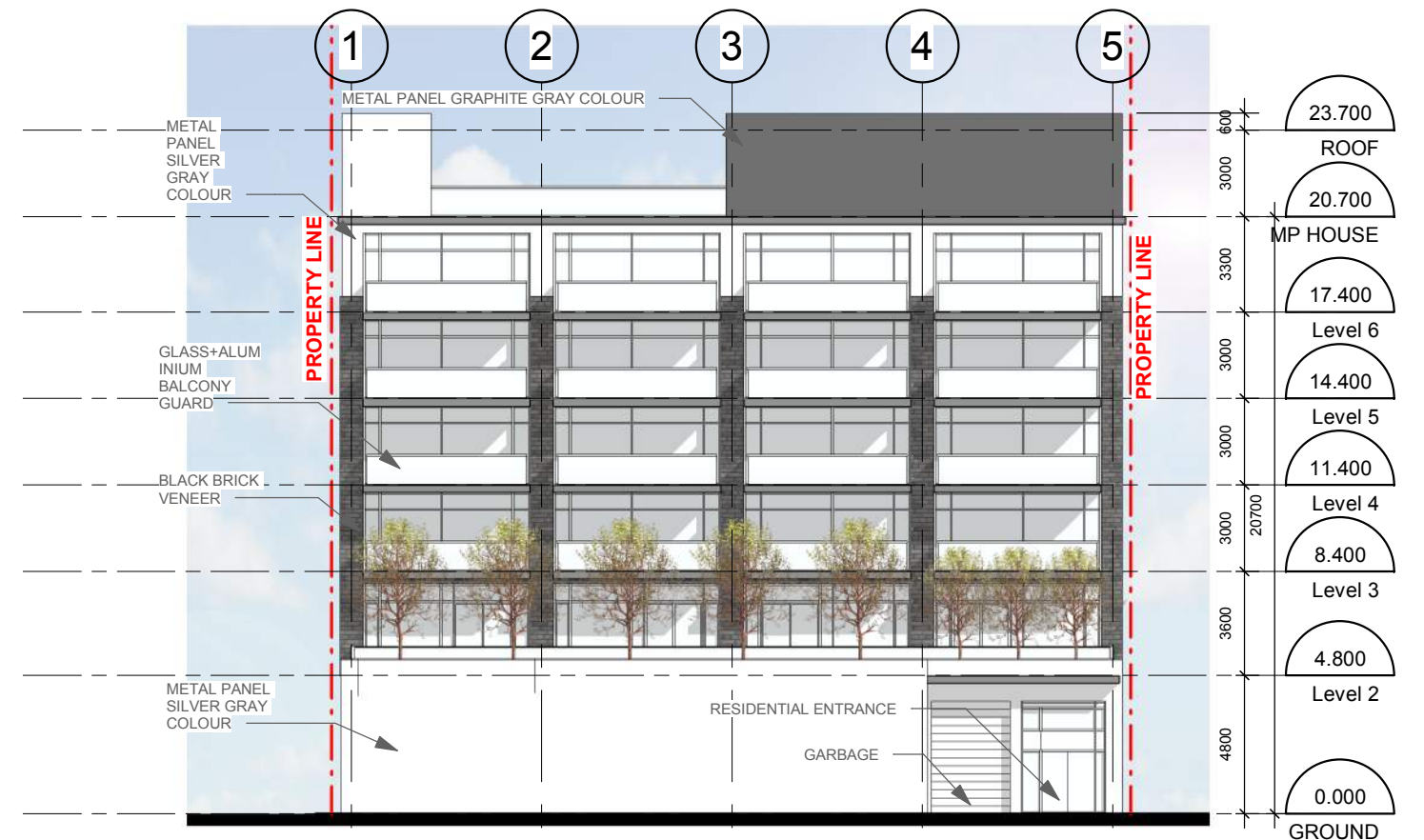
WEST ELEVATION



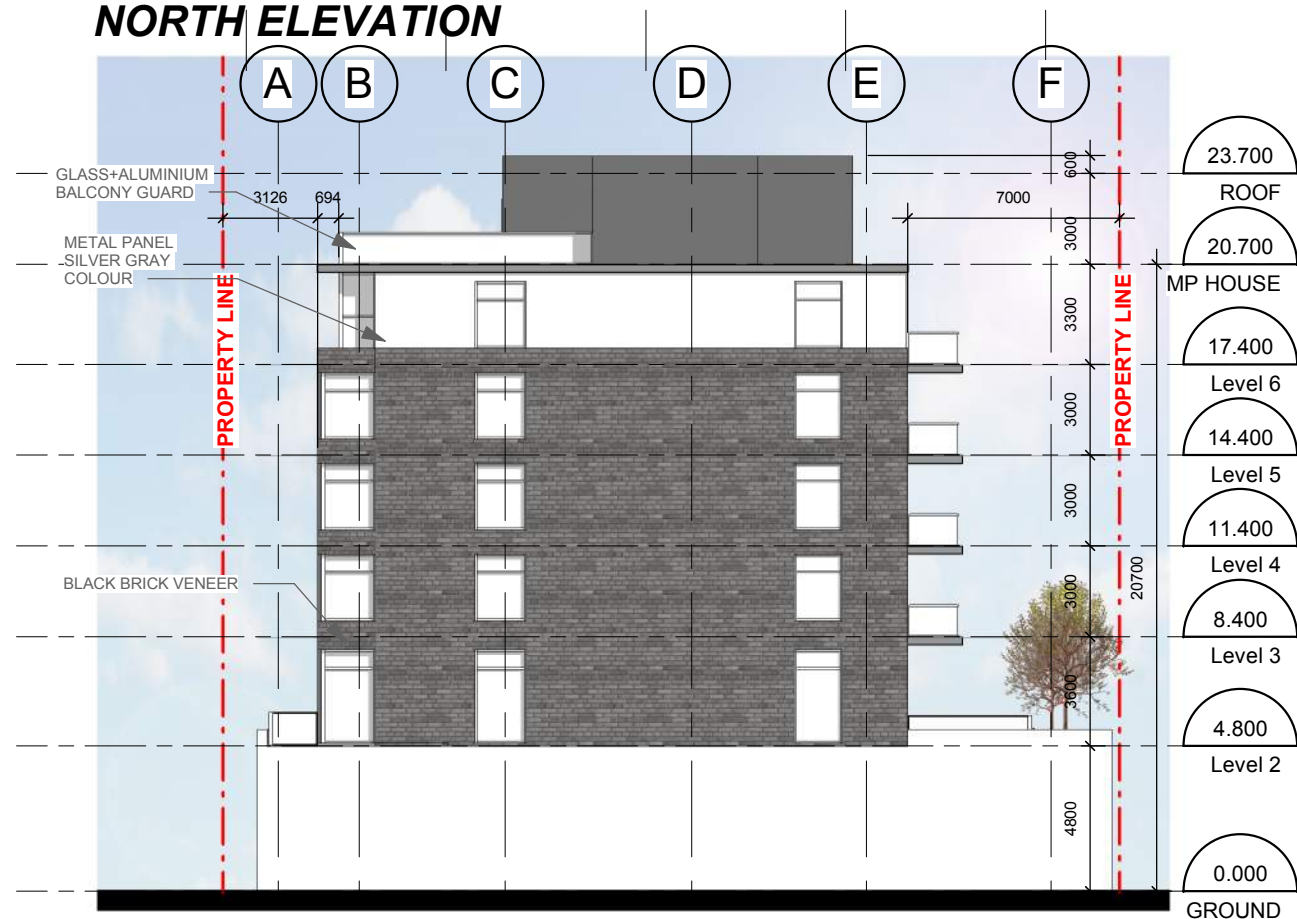
EAST ELEVATION



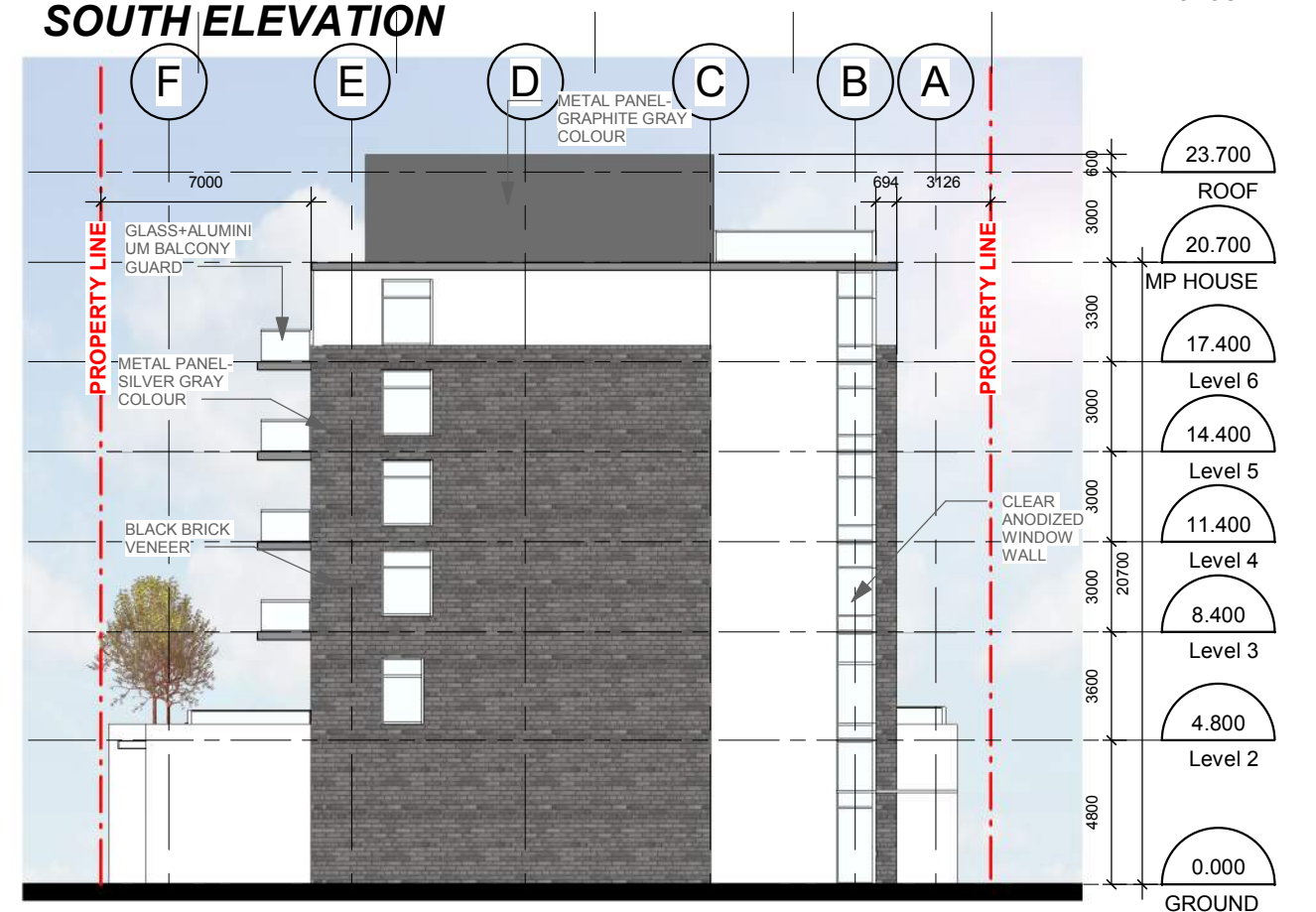
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

RUE ROCHESTER STREET

PRESTON STREET





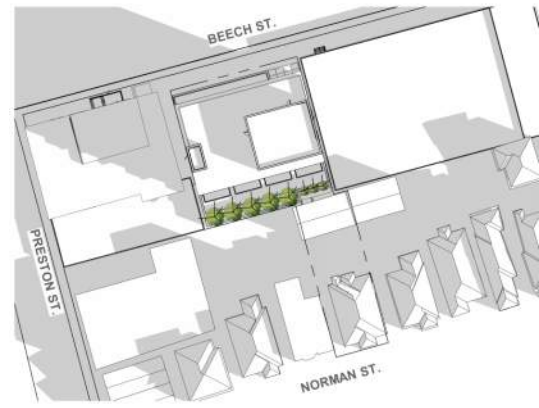
RUE ROCHESTER STREET

PRESTON STREET



MARCH 21,
DST

8:00AM



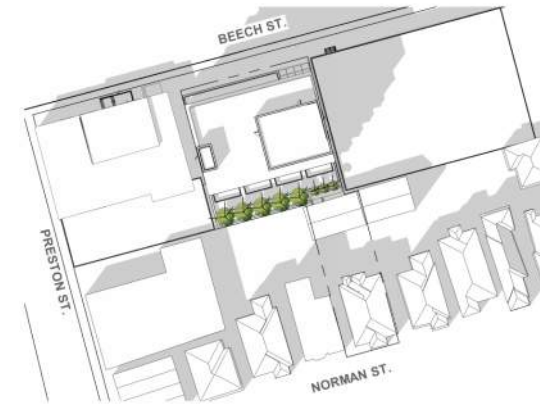
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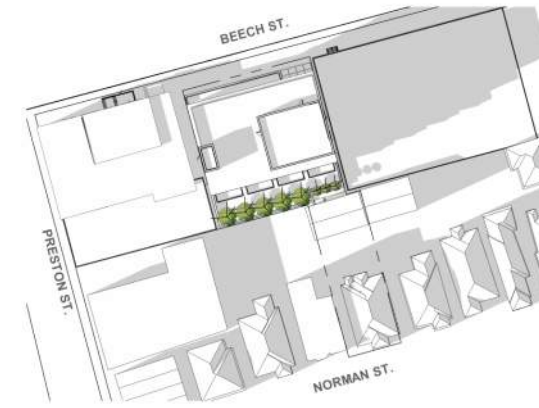
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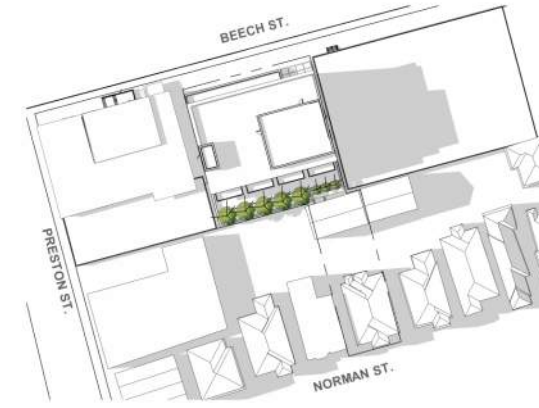
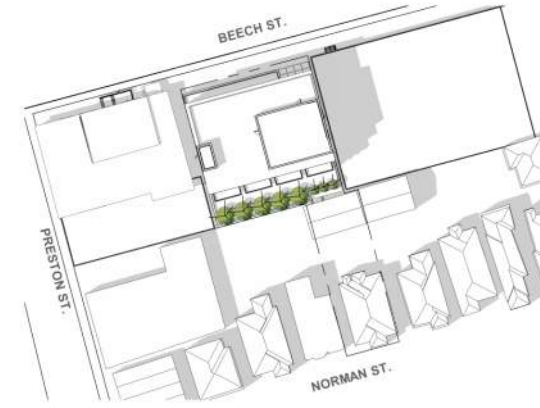
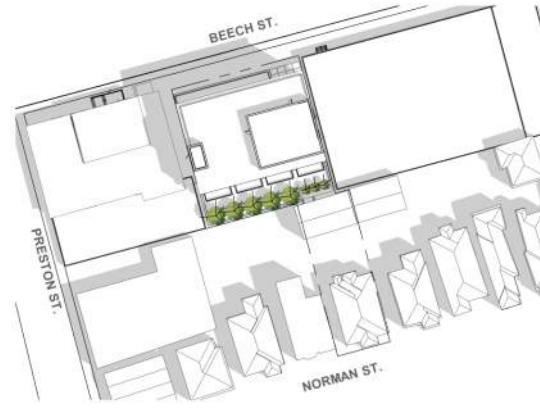
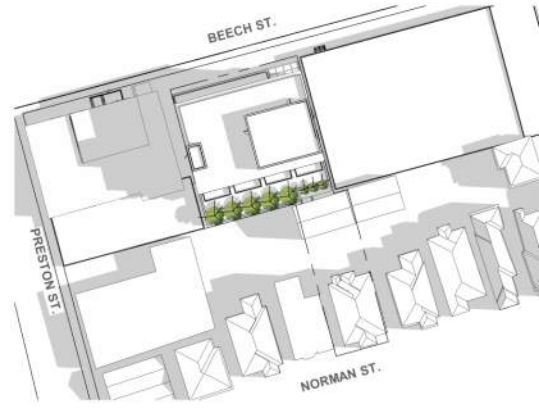
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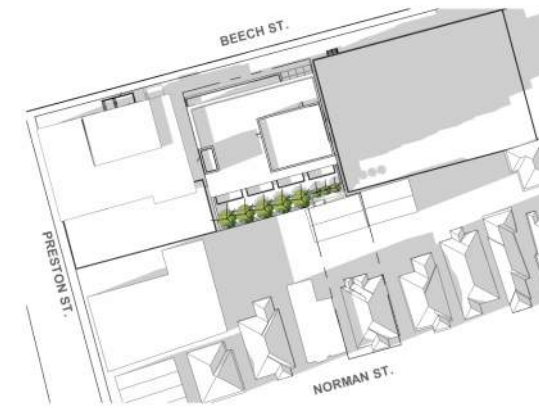
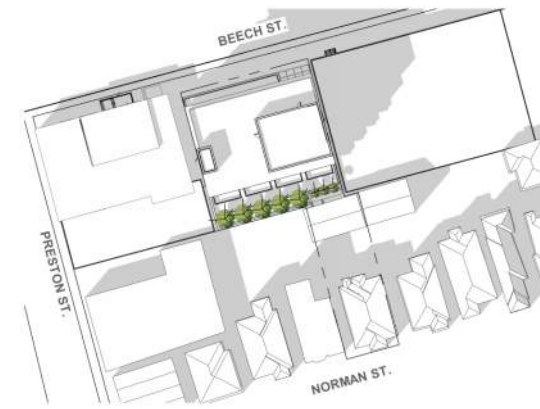
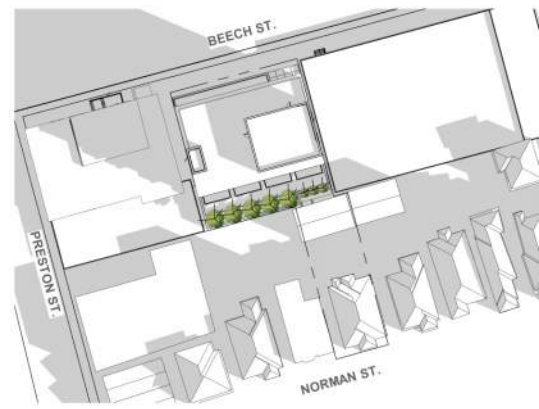
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JUNE 21,
DST



SEPTEMBER 21,
DST



DECEMBER

