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Re: Site Plan Application – Tall Building
16 Edgewater Redevelopment, Ottawa

Context

Views and Vistas

The proposed development consists of a “background building”. The proposed development is outside of the downtown core, so no policy currently exists on protected views or skyline. The surrounding area consists of low-rise residential and retail development with no major landmarks or significant civic or cultural building in the immediate vicinity. The proposed building is located away from Hazeldean which is a major artery. Our development does begin to define a building edge along Edgewater that would help inform future developments and define a view corridor.

Transition in Scale

The taller building has been located at the south-west corner of the site as far away as possible from the adjacent stable low-rise areas. A buffer of low-rise buildings (B, C and D) has been included to act as a transition to the existing neighbours. All proposed building fall well within the angular plane.

The adjacent properties with frontage along Hazeldean are zoned as Arterial Mainstreet and are likely candidates for high rise development in the future. In this case our building would act as a transition from these much taller building to the existing context.

Built Form

The proposed massing of the building is a bar building and is below the 12 storey maximum indicated in the tall building guideline this type.

The building has been placed to define a wall or street edge along Edgewater. Most existing building on the street are located far back from the street with parking located in the front yard. Our building seeks to define this street edge and create a more pedestrian friendly and urban environment. We have also used our building to frame the new pedestrian walkway on the site.

The proposed building sits on a three storey base. The base aligns with the height of adjacent proposed low-rise buildings on the site (buildings B, C and D). This helps to create a datum across the street frontage. This height should be incorporated into future developments on adjacent properties. The base has been defined to create a strong relationship to the street and pedestrian level at grade.

The middle portion of the building steps back from the base. The building materials changes at this step back to help further define the transition.. Accent material panels have been included around windows to help ground the openings. This helps break up the mass of the façade and create a visual rhythm across the facade. To help break up the mass of the bar building vertical transitions have been added to help break down the length of the building. These transitions are clad in a unique material and also define the entrance locations.

To help define the top of the building and minimize the perceived height the material changes at the 8th and 9th floor. The East portion of the building transitions at the lower floor to help give the feeling of the building stepping down towards the low-rise buildings on the adjacent property. The Penthouse floor has been accented to create a feature or focal point at the top of the building.

Pedestrian Realm

Commercial and public uses have been located at grade to create an active facade around the building. The Ground Floor has an increase ceiling height and more glazing to create a sense of openness and connection to the exterior. The new pedestrian walkway provides a new connection from Edgewater through the site. It also acts as a public space that the commercial and amenity spaces open directly onto. The North side of Building A includes a covered colonnade for a covered walkway.

Parking and parking garage access and loading zone spaces have been located to the rear of the building helping create a strong connection between the building and the street.