

# URBAN DESIGN REVIEW PANEL

315 CHAPEL STREET  
OTTAWA

7 JULY 2023



FORMAL REVIEW

**FOTENN** **windmill** **linebox**  
STUDIO



# 315 CHAPEL STREET - ALL SAINTS

## URBAN DESIGN REVIEW PANEL

**Project Location:** 315 Chapel Street and a portion of 321 Chapel St

### A LOOK INSIDE

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Here is what you will find in this document:

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| <b>5</b> Secondary Plan                |   |                               |
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## X | PROJECT SUMMARY.

The subject site, including 315 Chapel Street and a portion of 321 Chapel Street, are proposed to be rezoned to permit redevelopment of the site with a mid-rise residential building. The purpose of the Zoning By-law Amendment is to revise certain performance standards established in the City of Ottawa Zoning By-law and in the existing site-specific exception, Exception 2454, as well as Schedule 379, to permit the proposed redevelopment. Minor adjustments are required to ensure the developability of the project and to provide a harmonious transition from the existing heritage building and the new proposed mid-rise building.

### Site History

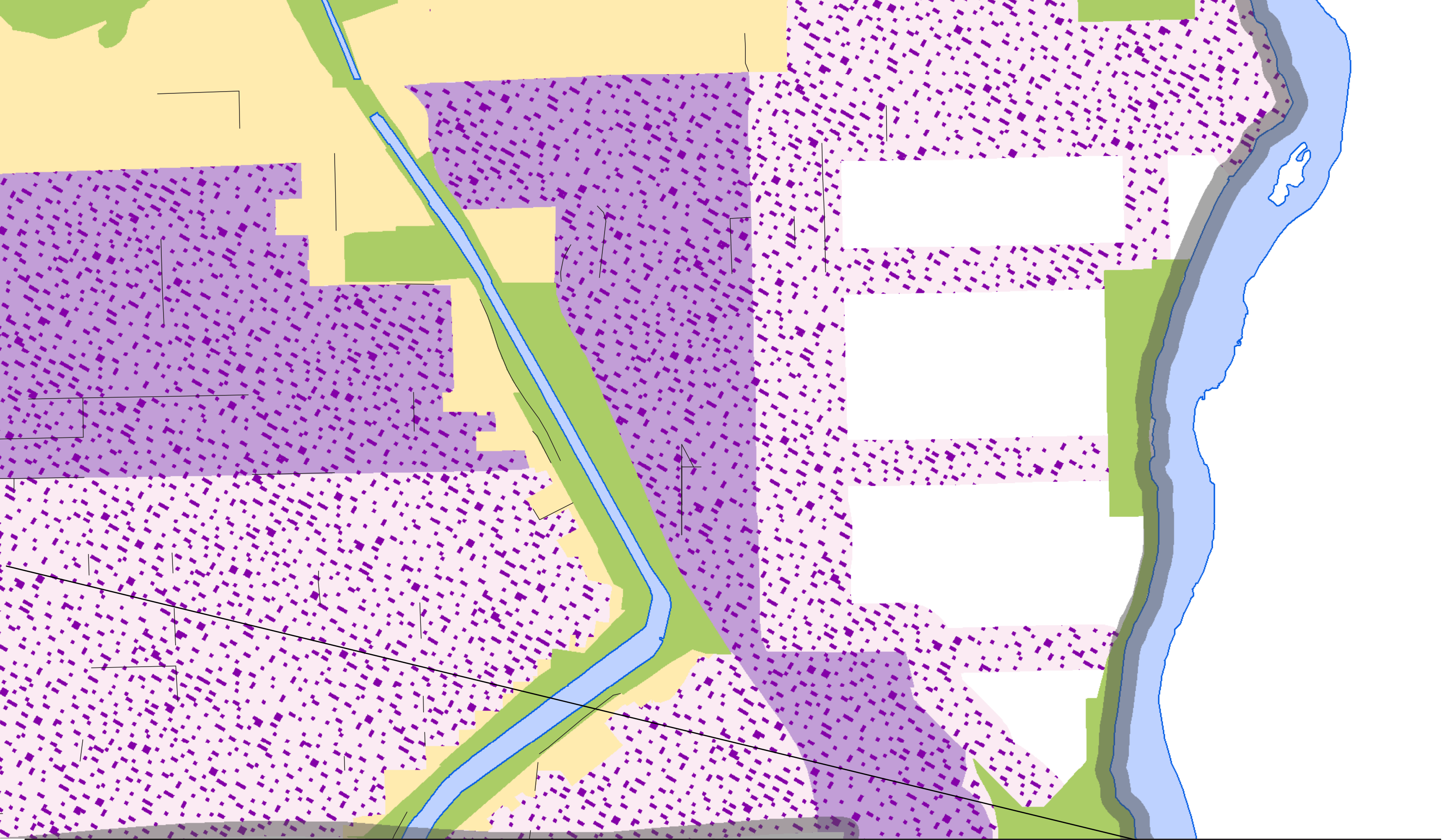
The property was designated by the City of Ottawa in 1998 under the Ontario Heritage Act (By-law 301-98). In 2015, the property was purchased from the Anglican Diocese by Allsaints Development Inc., a private community-based corporation dedicated to conserving the church and developing the property as a community hub with a mix of residential, commercial, and community uses. The subject site was rezoned in 2018 to permit additional land uses, including a community centre, community garden,

hotel, office, restaurant, and others; to permit a maximum building height of nine (9) storeys; and to provide direction on which storeys various land uses are permitted.

### Proposed Development

A nine (9) storey residential building is proposed for the site. Part of the redevelopment includes acquisition of a sliver of land to the south, a portion of 321 Chapel Street. Presently, 321 Chapel Street is a through flag lot, with a drive aisle extending from Blackburn Avenue and widening to the property's full width fronting onto Chapel Street. The drive aisle is presently fenced off and not in use. This portion is proposed to be acquired and integrated into the development for use as a drive aisle to the parking garage ramp. This is an innovative solution that maintains this piece of land as a drive aisle and will not result in the expansion of the building footprint south, while also making the parking garage layout more efficient and locating the entrance further south from the





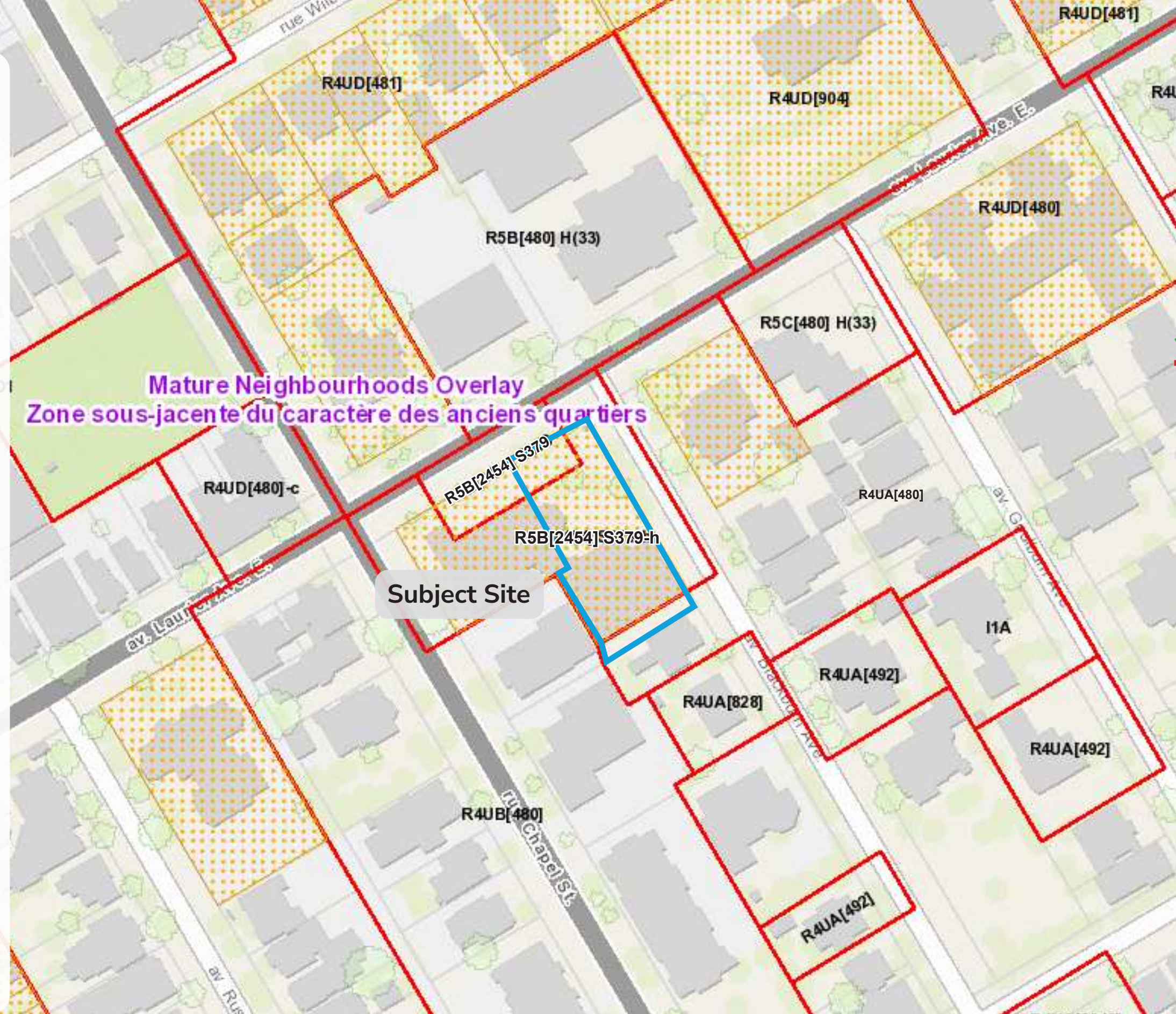
315 CHAPEL STREET  
OTTAWA



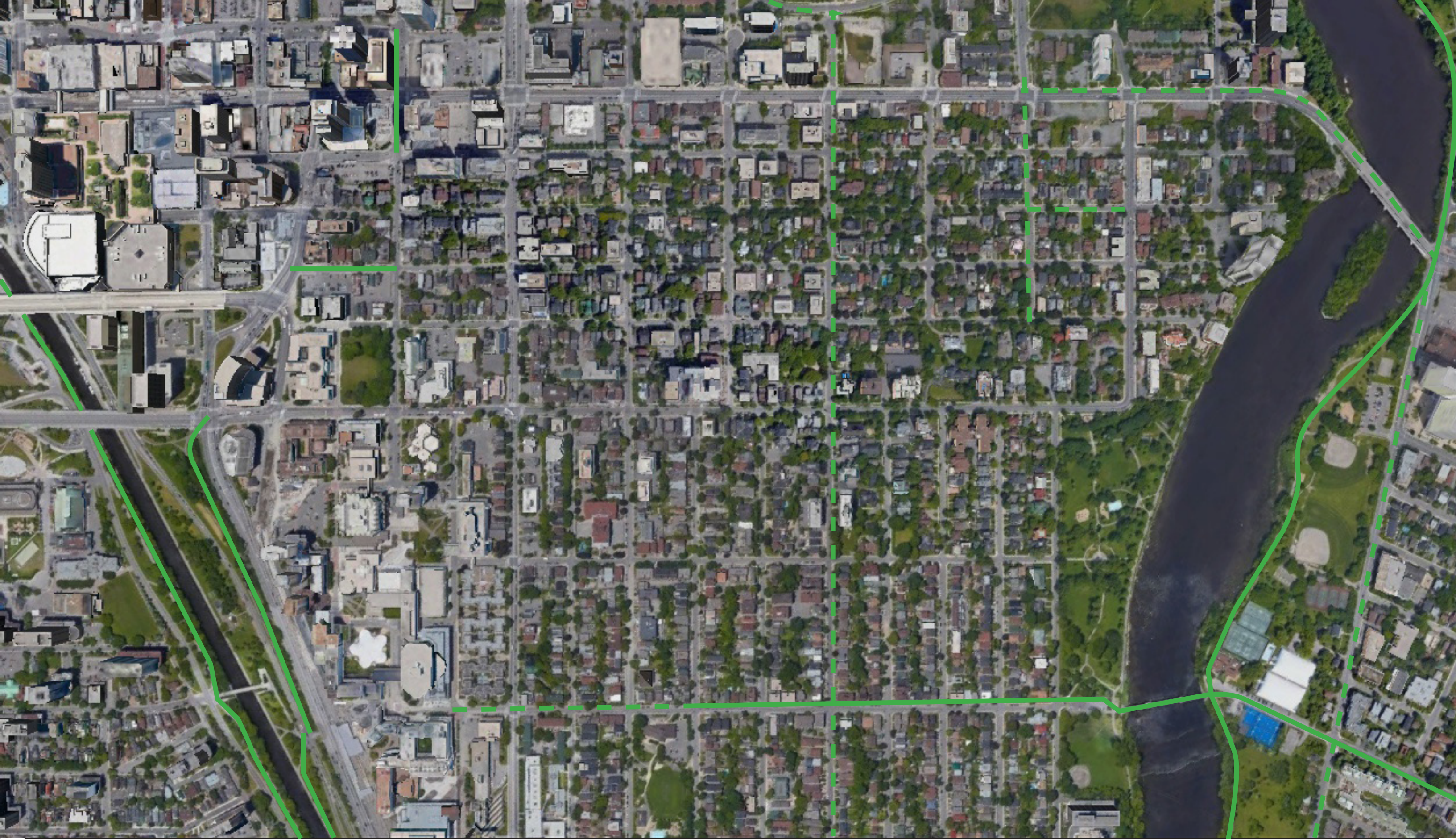




- 321 Chapel St zoned “Residential Fifth Density, subzone B, Exception 2454, Schedule 379 (R5B[2454] S379)” and “Residential Fifth Density, subzone B, Exception 2454, Schedule 379, with a holding symbol (R5B[2454] S379-h)”
- Subject to a Mature Neighbourhoods Overlay, but per the exception, is not subject to the Heritage Overlay
- Portion of 321 Chapel St zoned “Residential Fourth Density, Subzone UA, Exception 480 (R4UA[480])”
- R5B[2454] S379 permits a range of uses, including low- and mid-rise apartment dwelling, hotel (subject to restrictions per the exception), office, and restaurant, among others.
- R4UA[480] permits a range of residential uses, including a low-rise apartment building
- A Zoning By-law Amendment is required to rezone the site into one new zone and make adjustments to the zoning schedule to address site-specific amendments.





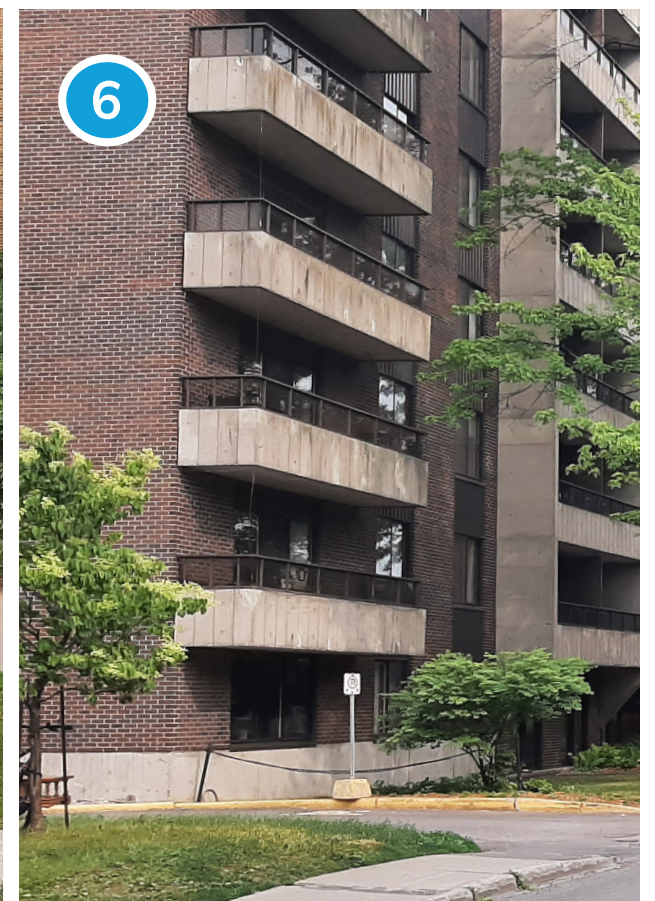
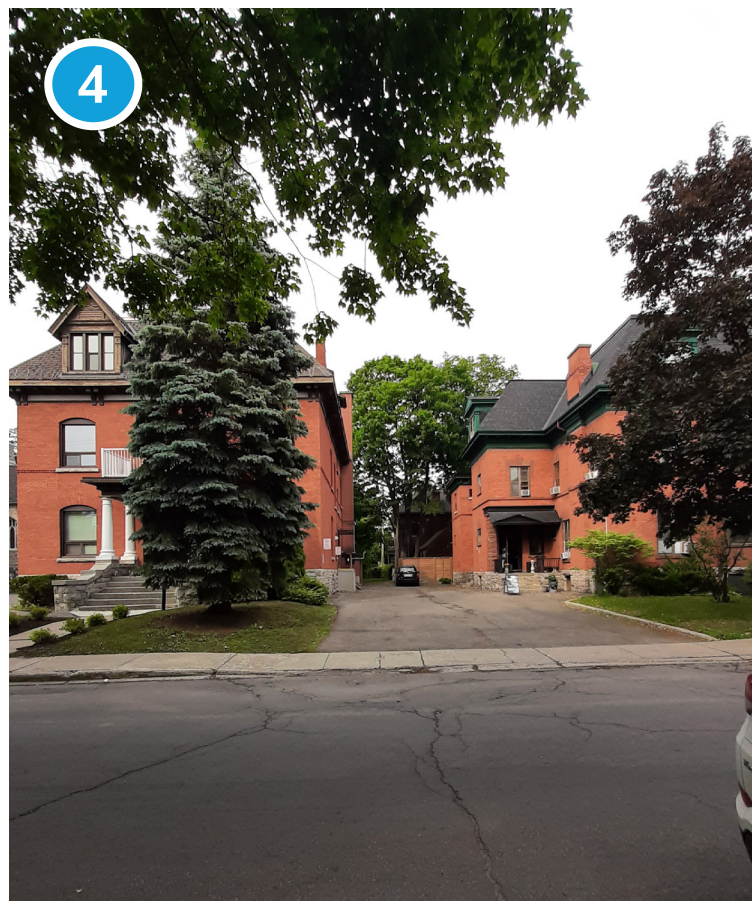
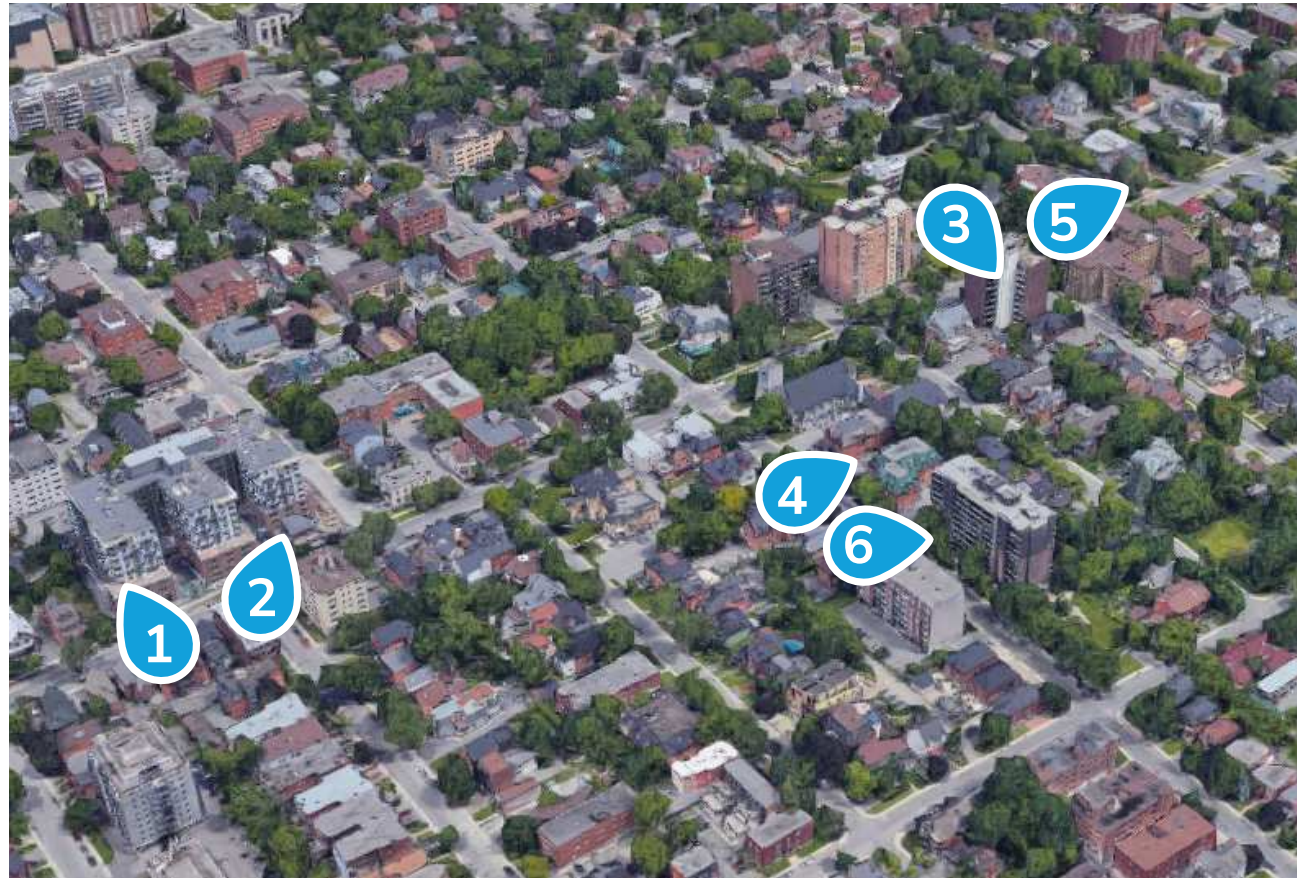


315 CHAPEL STREET  
OTTAWA

SITE CONTEXT: CONTEXT PLAN

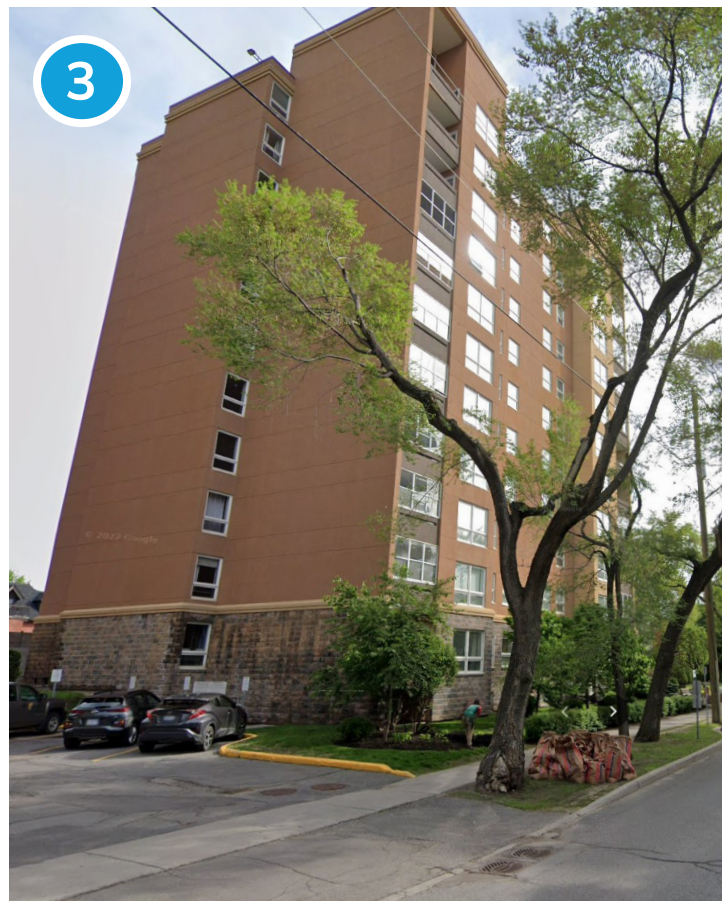


X | SITE PHOTOS.





X | SITE PHOTOS.





# x | SUSTAINABILITY.



One Planet Living - Global Leader Endorsement



Reducing Our Ecological Footprint



Creating Dynamic and Inclusive Places



Inspiring Our Circle of Influence

- LEED BD+C Platinum
- Ottawa High Performance Development Standards Tier 2
- Zero Carbon Standard



**Our offering:**  
premium quality housing  
products that are easy  
to design and build with  
predictable cost and  
processes.

## Design Assist and Virtual Precon

We provide fully virtualized design-assist services with upfront costing and verification before the start of manufacturing. Every building detail is accounted for, before breaking ground.

## P4L Mass Timber Structural System

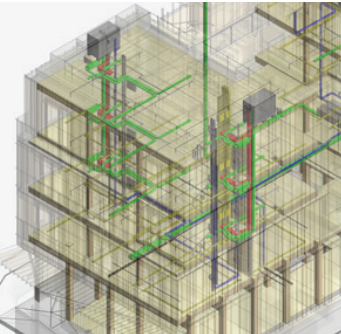
We pre-manufacture fully integrated mass timber construction systems for a variety of applications, arriving on-site with mechanical and electrical services pre-installed.

## P4L Mass Timber Envelope System

Our high-performance and prefabricated envelope panels can be Passive House certified, and achieve the highest levels of precision and airtightness for a comfortable and long-lasting building.

## Full Product Solution

Our one-stop shop for housing solutions is based on a consistent product and platform approach, enabling seamless integration and rapid construction on site.





# x | CHURCH HERITAGE ARCHITECTURE.



## LIMESTONE RE-USE



## TRANSITION OF CHURCH FACADE TO NEW BUILDING FACADE





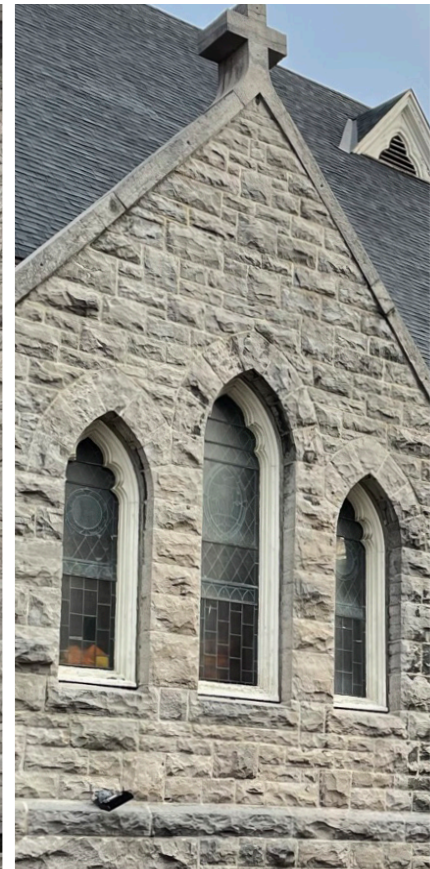


# x | CHURCH HERITAGE ARCHITECTURE.



## STAINED GLASS

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## WINDOW TYPOLOGY

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# x | CHURCH HERITAGE ARCHITECTURE.



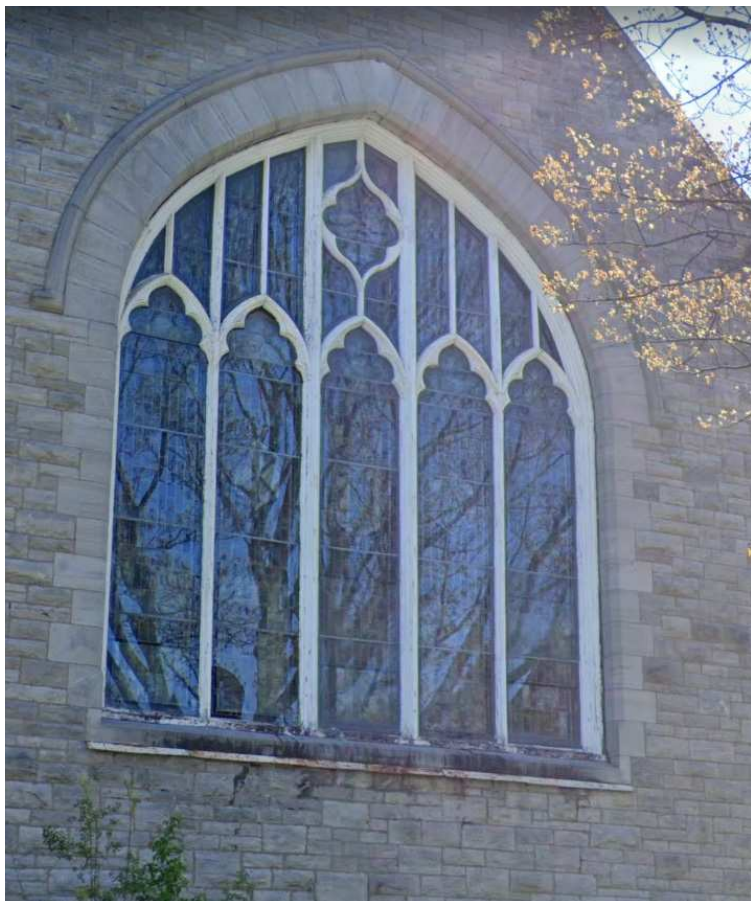
PITCHED ROOF



TOWER - ANCHOR ELEMENT



X | SURROUNDING HERITAGE ARCHITECTURE & CONTEXT.





X | SURROUNDING CONTEXT.



RESIDENTIAL CONTEXT

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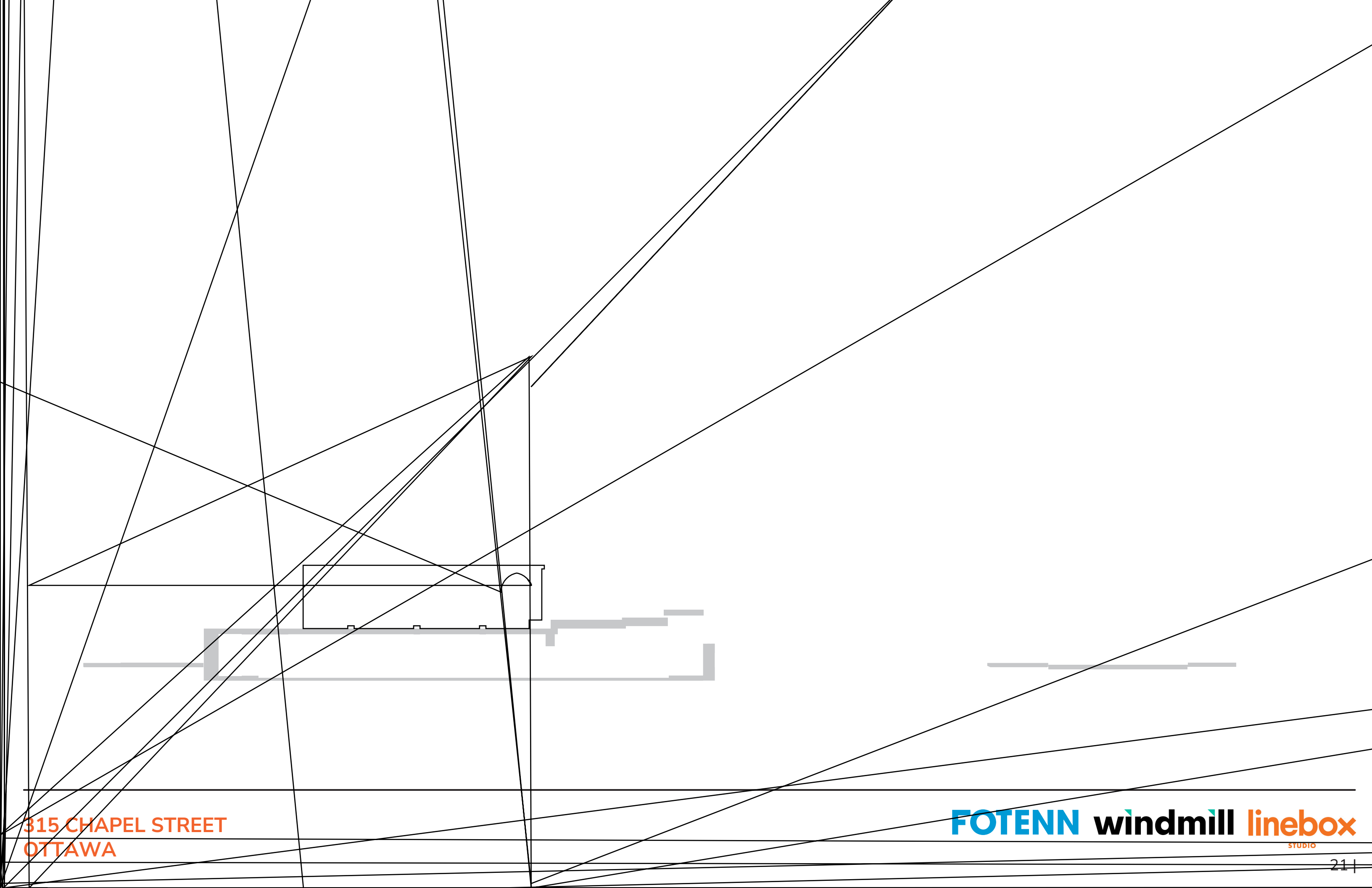
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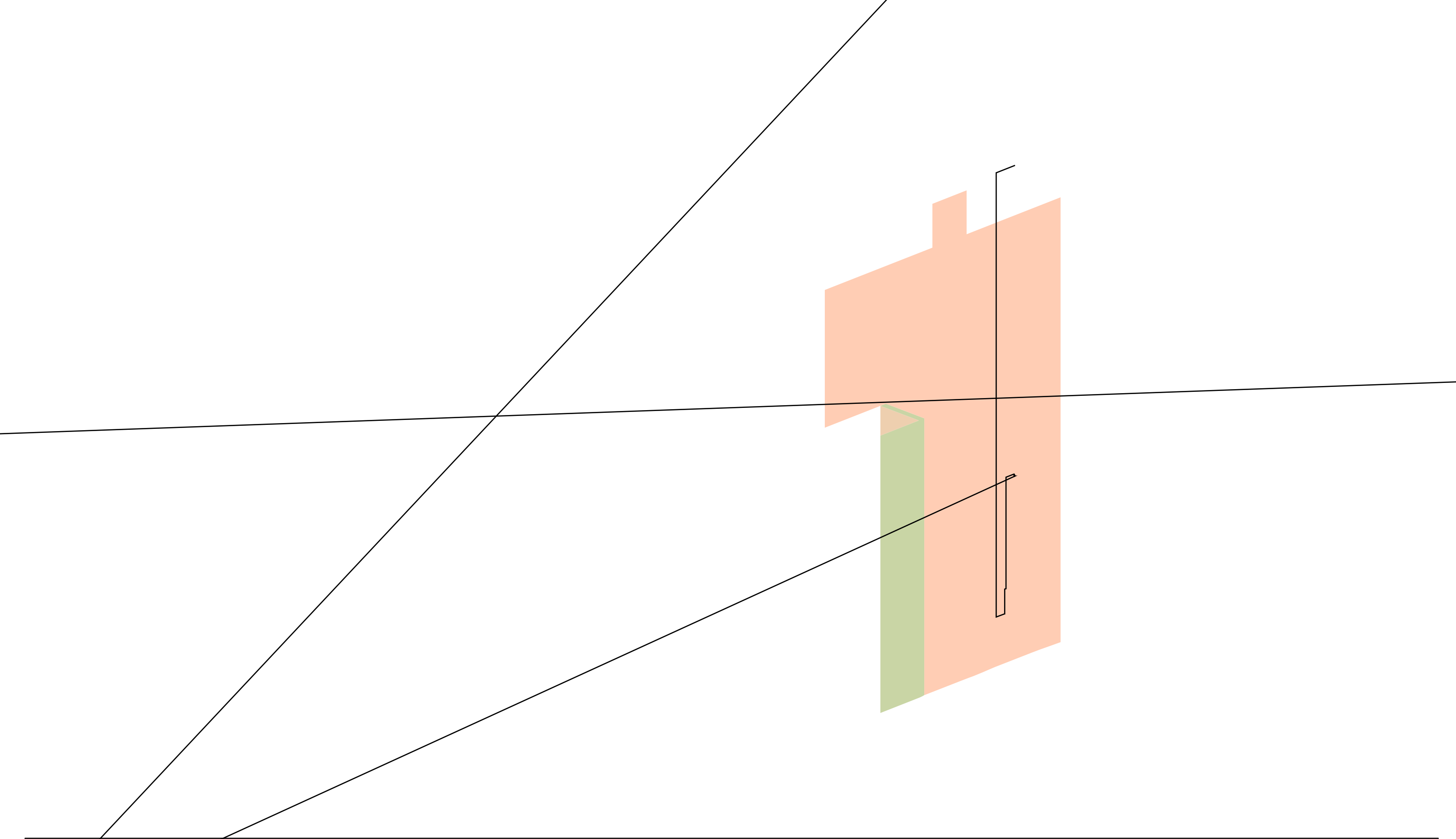




315 CHAPEL STREET  
OTTAWA

**FOTENN** windmill linebox  
STUDIO



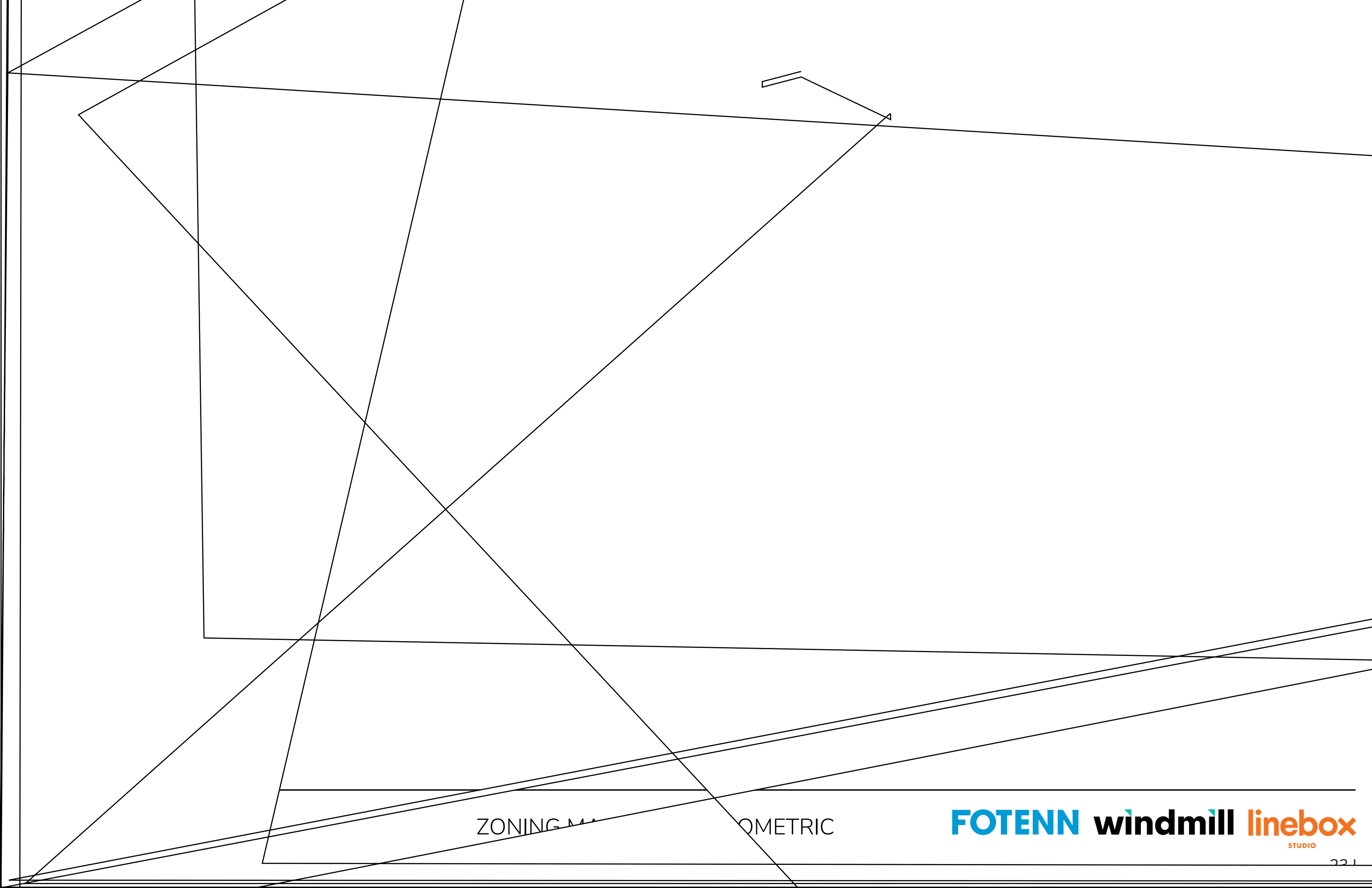


315 CHAPEL STREET  
OTTAWA

ZONING MASSING AXONOMETRIC

**FOTENN** windmill linebox  
STUDIO





ZONING MAP GEOMETRIC

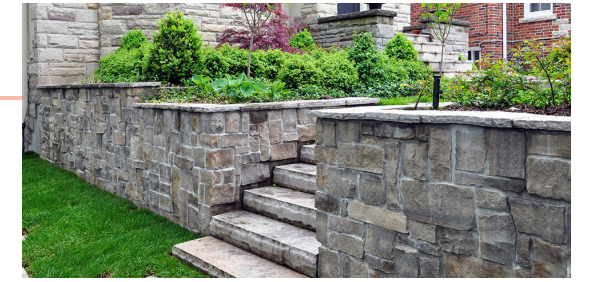
























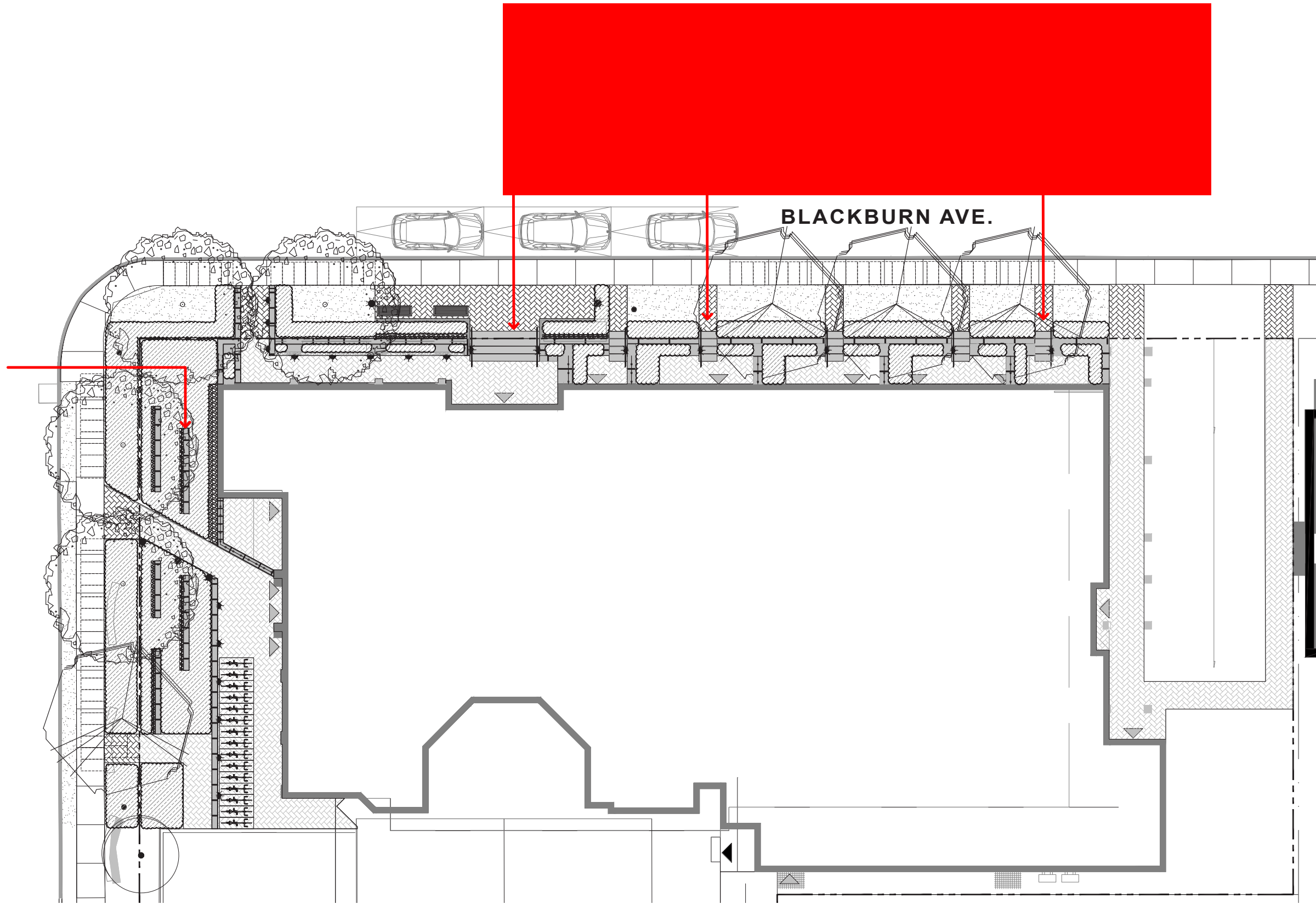








**CONCEPT PLAN – GROUND LEVEL**





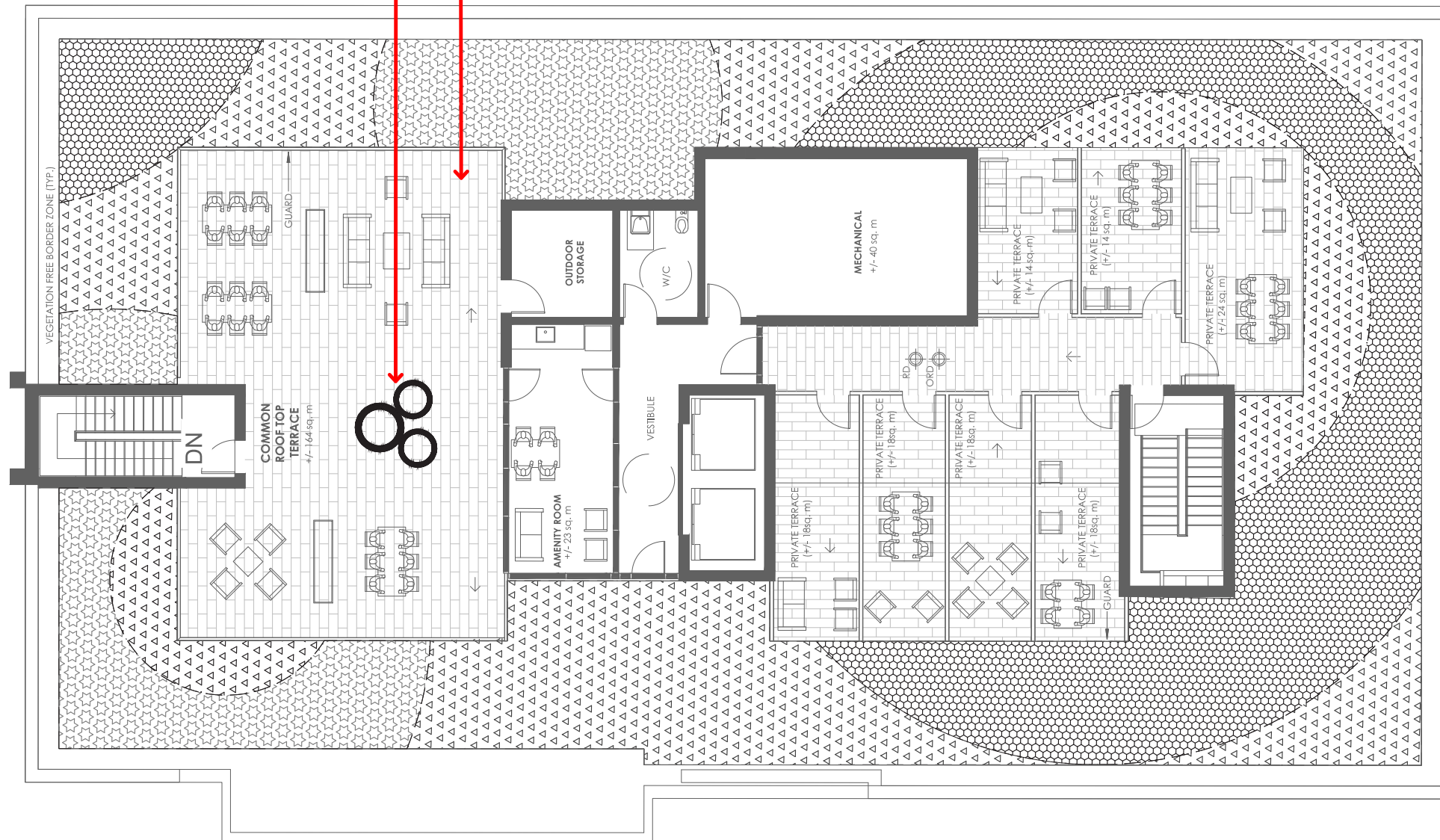
**ALL SAINTS  
MULTI-RESIDENCE DEVELOPMENT**  
Conceptual Design / Plan conceptuel



Esfera concrete planters for perennials, shrubs or small trees



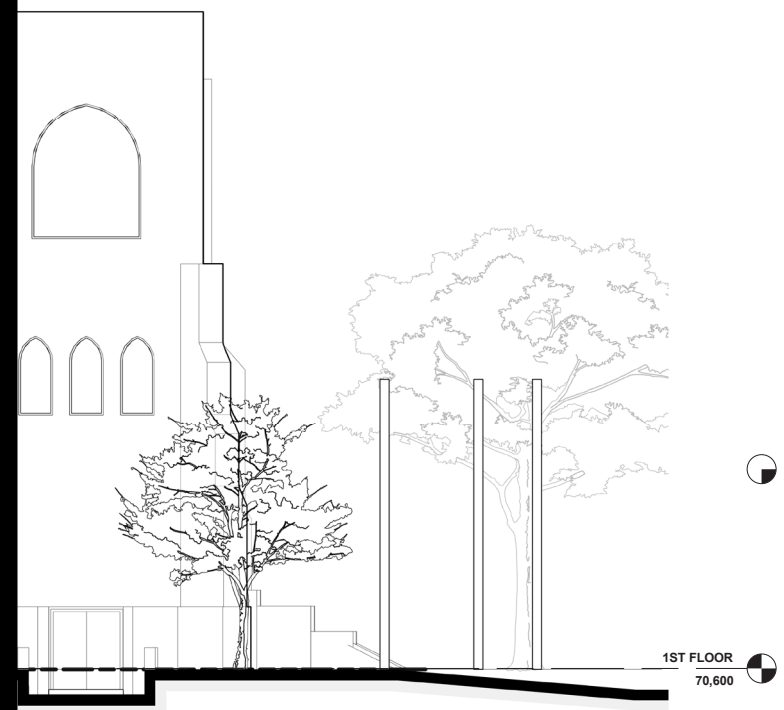
Rooftop amenity area



















315 CHAPEL STREET  
OTTAWA

SOUTH ELEVATION

**FOTENN** windmill linebox  
STUDIO



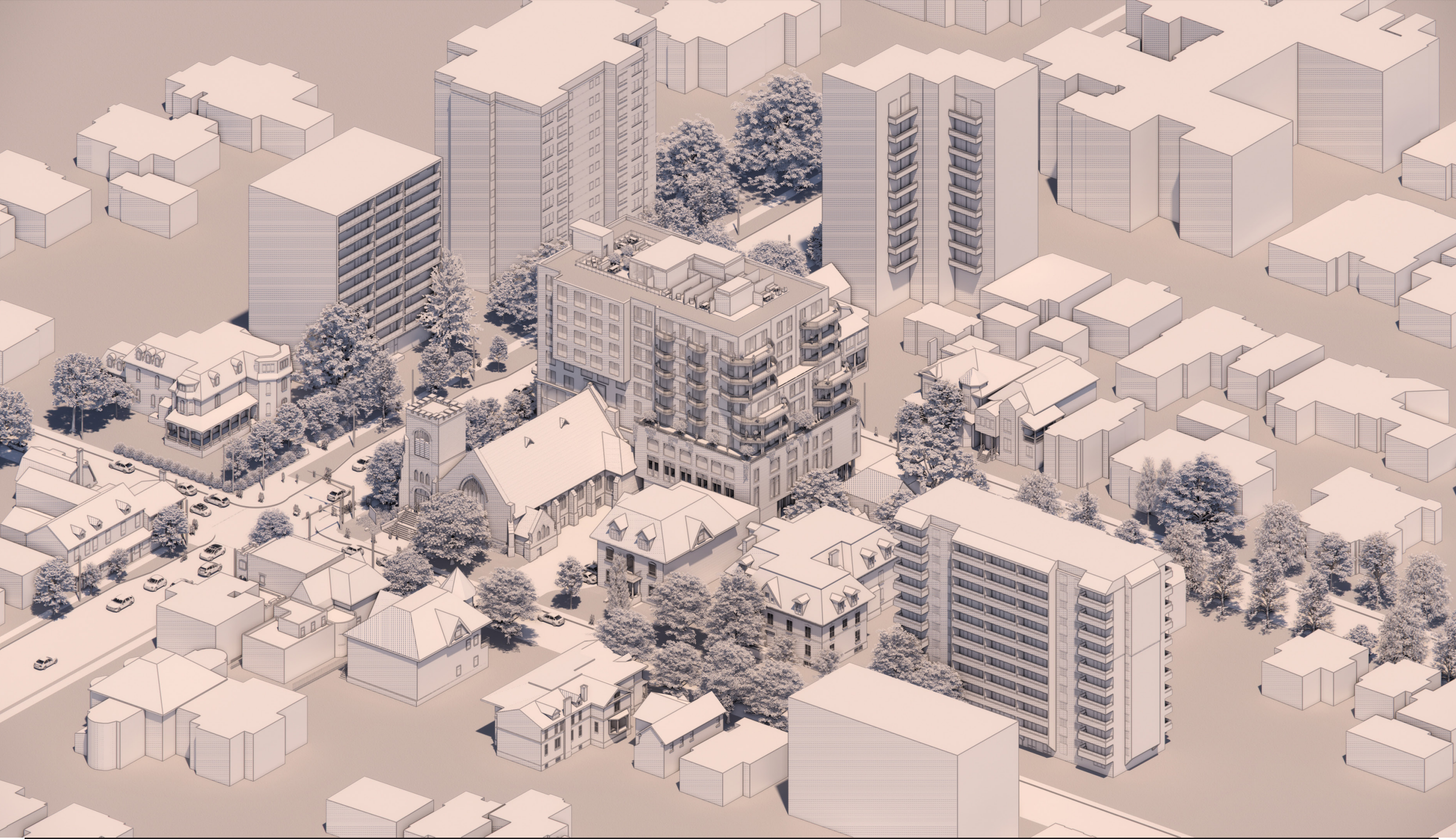


**315 CHAPEL STREET  
OTTAWA**

AERIAL VIEW LOOKING NORTH EAST

**FOTENN** **windmill** **linebox**  
STUDIO





315 CHAPEL STREET  
OTTAWA

AERIAL VIEW LOOKING NORTH WEST

**FOTENN** windmill linebox  
STUDIO





315 CHAPEL STREET  
OTTAWA

AERIAL VIEW LOOKING SOUTH EAST

**FOTENN** windmill linebox  
STUDIO





315 CHAPEL STREET  
OTTAWA

AERIAL VIEW LOOKING SOUTH WEST

**FOTENN** windmill linebox  
STUDIO





315 CHAPEL STREET  
OTTAWA

VIEW OF EAST ELEVATION

**FOTENN** windmill linebox  
STUDIO





315 CHAPEL STREET  
OTTAWA

VIEW OF NORTH ELEVATION

**FOTENN** windmill linebox  
STUDIO





315 CHAPEL STREET  
OTTAWA

VIEW OF WEST ELEVATION

**FOTENN** windmill linebox  
STUDIO





315 CHAPEL STREET  
OTTAWA

VIEW 2 FROM CHAPEL ST

**FOTENN** windmill linebox  
STUDIO





315 CHAPEL STREET  
OTTAWA

VIEW 2 FROM CHAPEL ST TO CHURCH SIDE LOT

**FOTENN** windmill linebox  
STUDIO





315 CHAPEL STREET  
OTTAWA

VIEW 1 FROM LAURIER-CHAPEL

**FOTENN** windmill linebox  
STUDIO





315 CHAPEL STREET  
OTTAWA

VIEW 2 FROM LAURIER-CHAPEL

**FOTENN** windmill linebox  
STUDIO





315 CHAPEL STREET  
OTTAWA

VIEW FROM LAURIER-BLACKBURN

**FOTENN** windmill linebox  
STUDIO





315 CHAPEL STREET  
OTTAWA

VIEW FROM BLACKBURN

**FOTENN** windmill linebox  
STUDIO





315 CHAPEL STREET  
OTTAWA

DETAIL : PARKING RAMP

**FOTENN** windmill linebox  
STUDIO





315 CHAPEL STREET  
OTTAWA

DETAIL : ENTRANCE FROM BLACKBURN  
VIEW TO APSE

**FOTENN** windmill linebox  
STUDIO





315 CHAPEL STREET  
OTTAWA

DETAIL : CHURCH APSE FROM LAURIER (DAY)

**FOTENN** windmill linebox  
STUDIO





315 CHAPEL STREET  
OTTAWA

DETAIL : CHURCH APSE FROM LAURIER (NIGHT)

**FOTENN** windmill linebox  
STUDIO





315 CHAPEL STREET  
OTTAWA

DETAIL : VIEW FROM CHURCH TERRACE

**FOTENN** windmill linebox  
STUDIO









315 CHAPEL STREET  
OTTAWA

VIEW 2 FROM LAURIER HOUSE



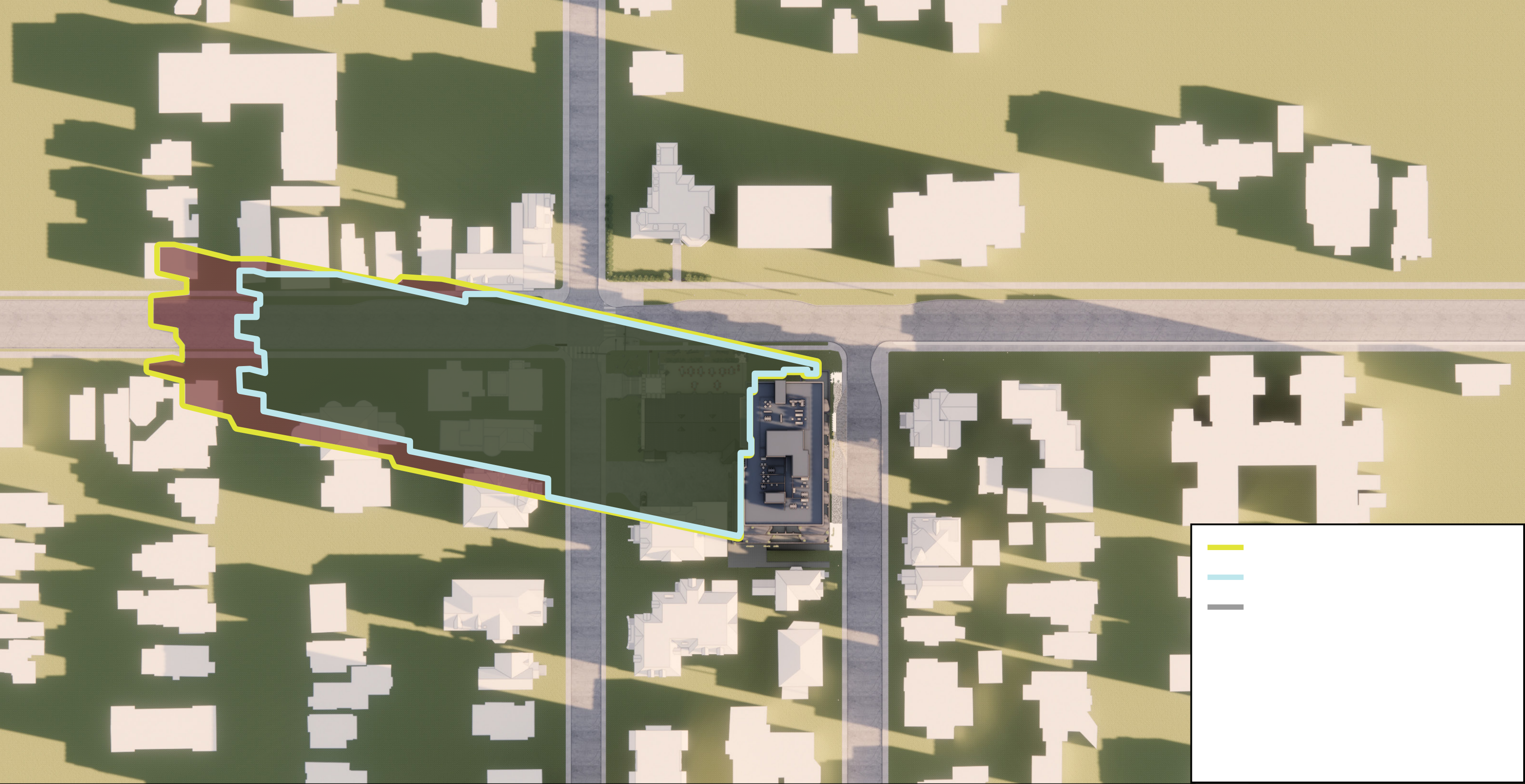
S U N S T U D I E S

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01 SEPTEMBER EQUINOX





|                |               |
|----------------|---------------|
| Scale 1 : 1075 |               |
| Test Date :    | Application # |

315 CHAPEL STREET : TOP SHADOW STUDY  
 FIGURE : TEST TIME : 8AM DST







|                |               |
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| Scale 1 : 1075 |               |
| Test Date :    | Application # |

315 CHAPEL STREET : TOP SHADOW STUDY  
 FIGURE : TEST TIME : 9AM DST





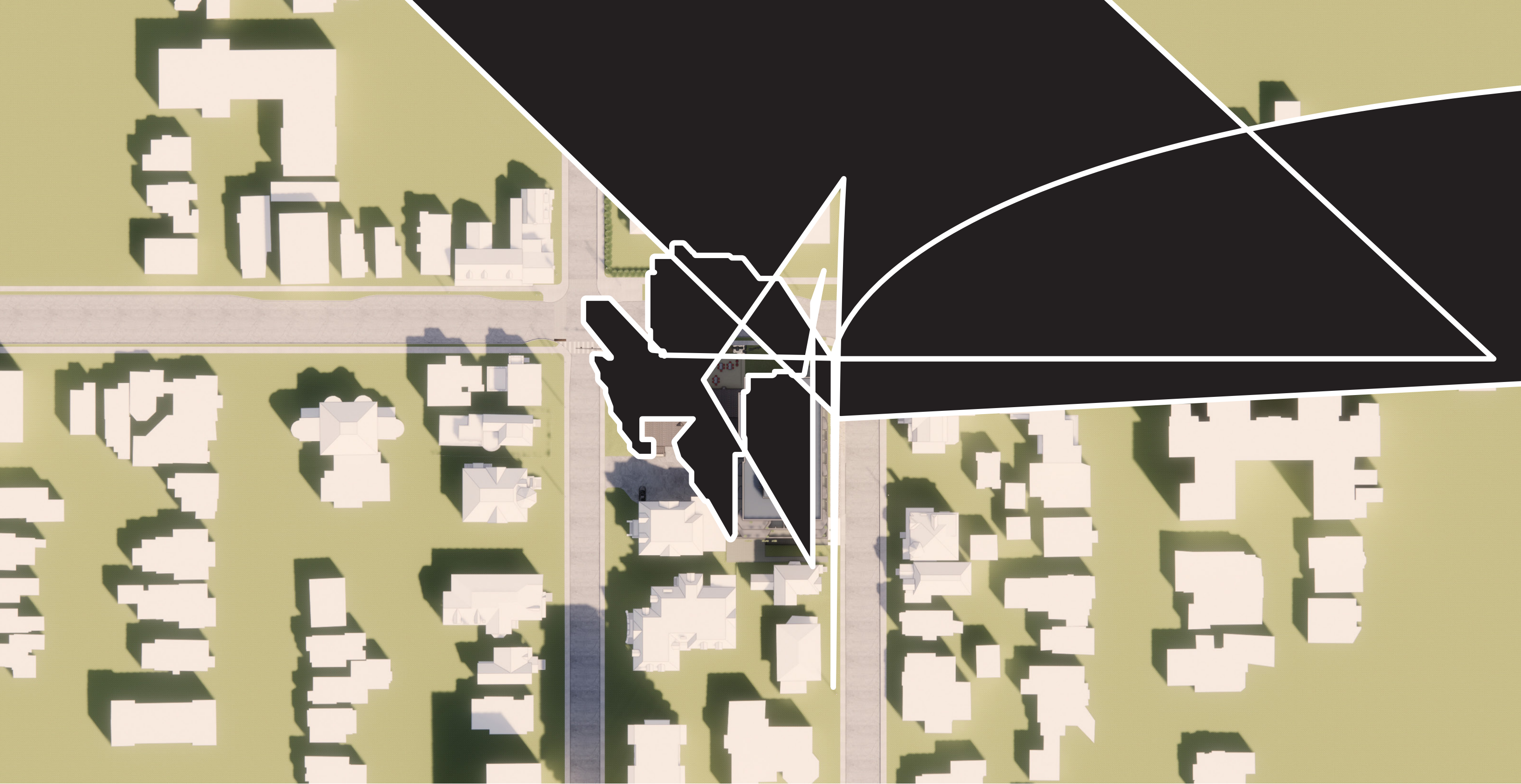


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| Test Date :    | Application # |

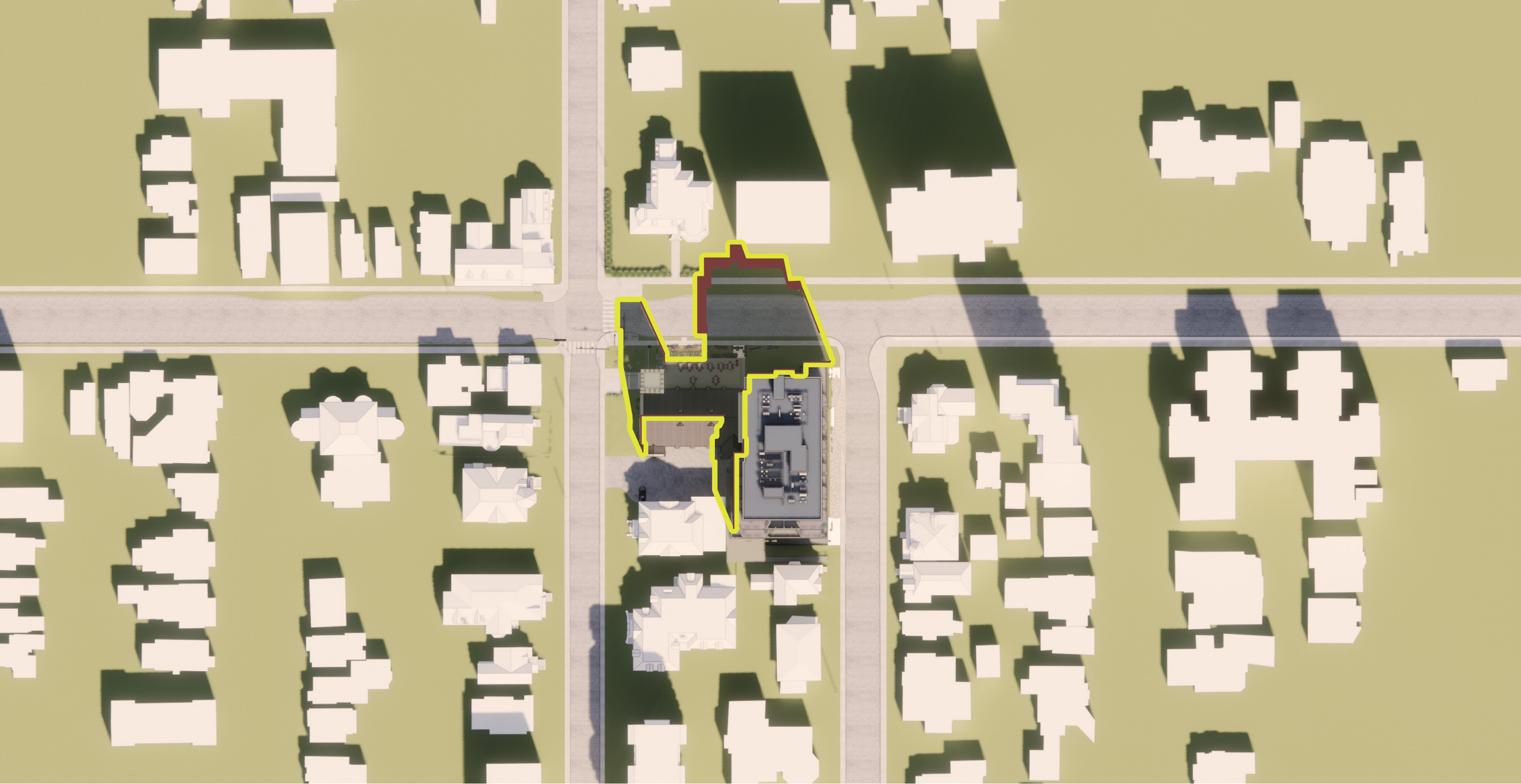
315 CHAPEL STREET : TOP SHADOW STUDY  
FIGURE : TEST TIME : 10AM DST



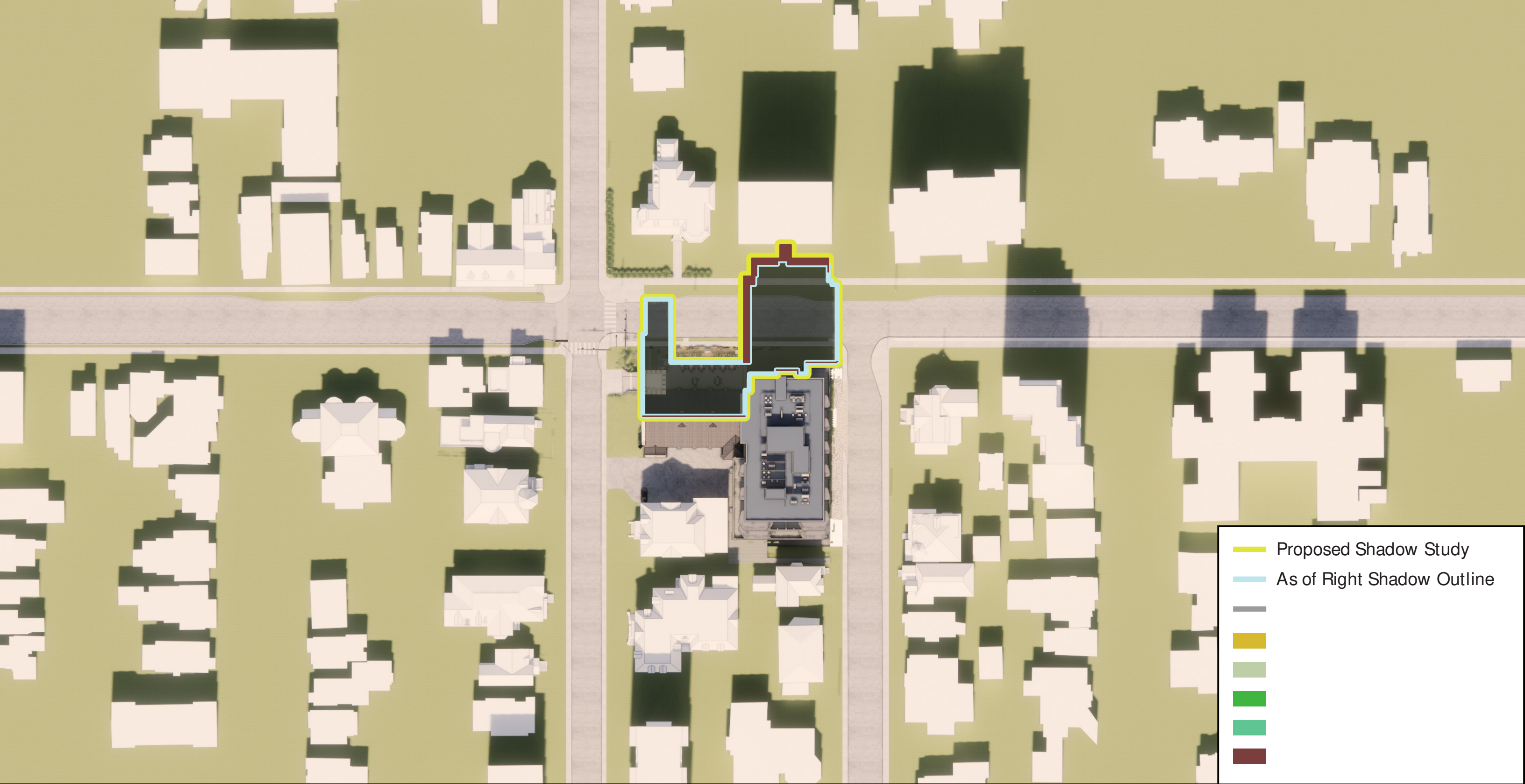




















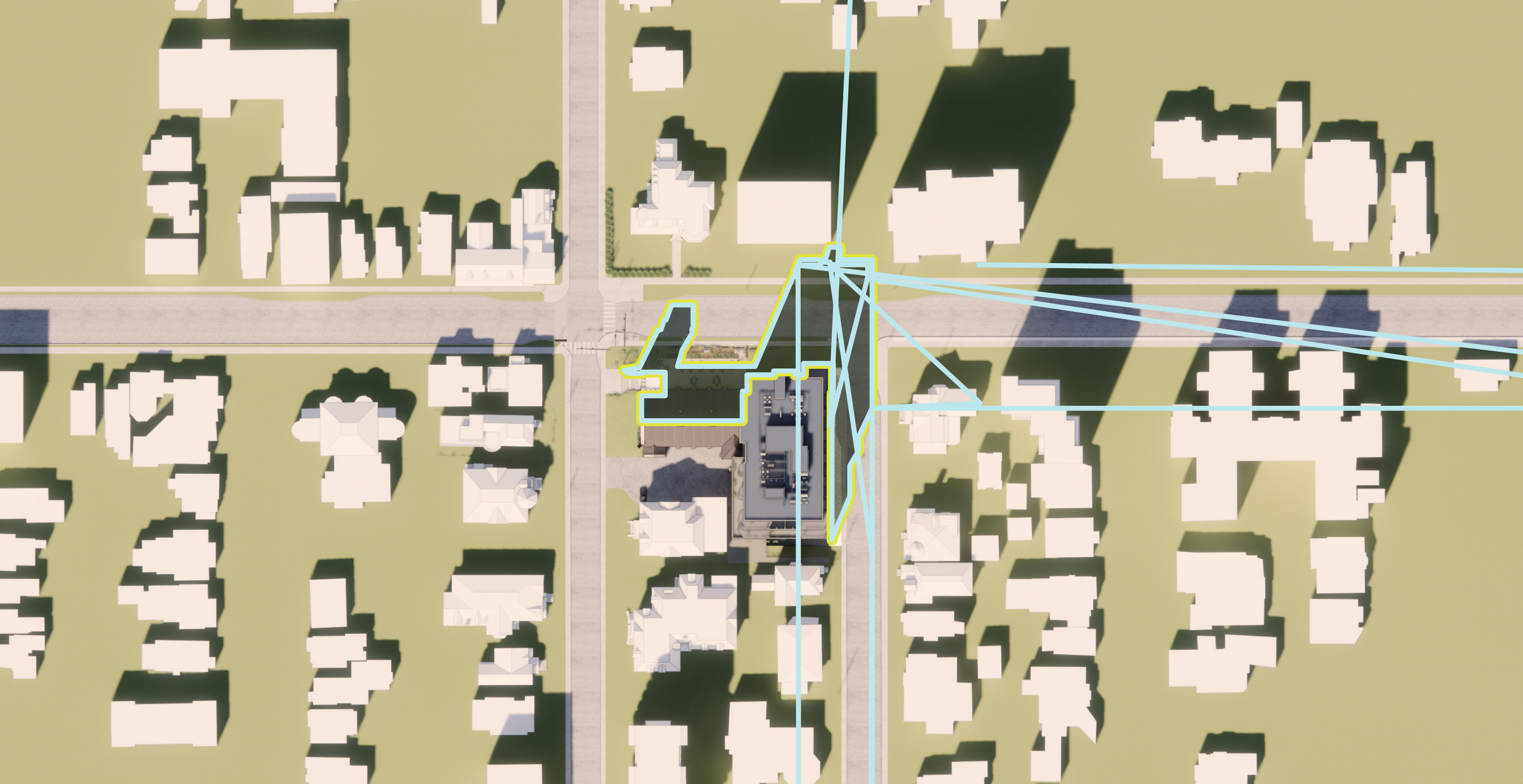
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|  | Proposed Shadow Study      |
|  | As of Right Shadow Outline |
|  |                            |
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| Scale 1 : 1075 |               |
| Test Date :    | Application # |

315 CHAPEL STREET : TOP SHADOW STUDY  
 FIGURE : TEST TIME : 1PM DST









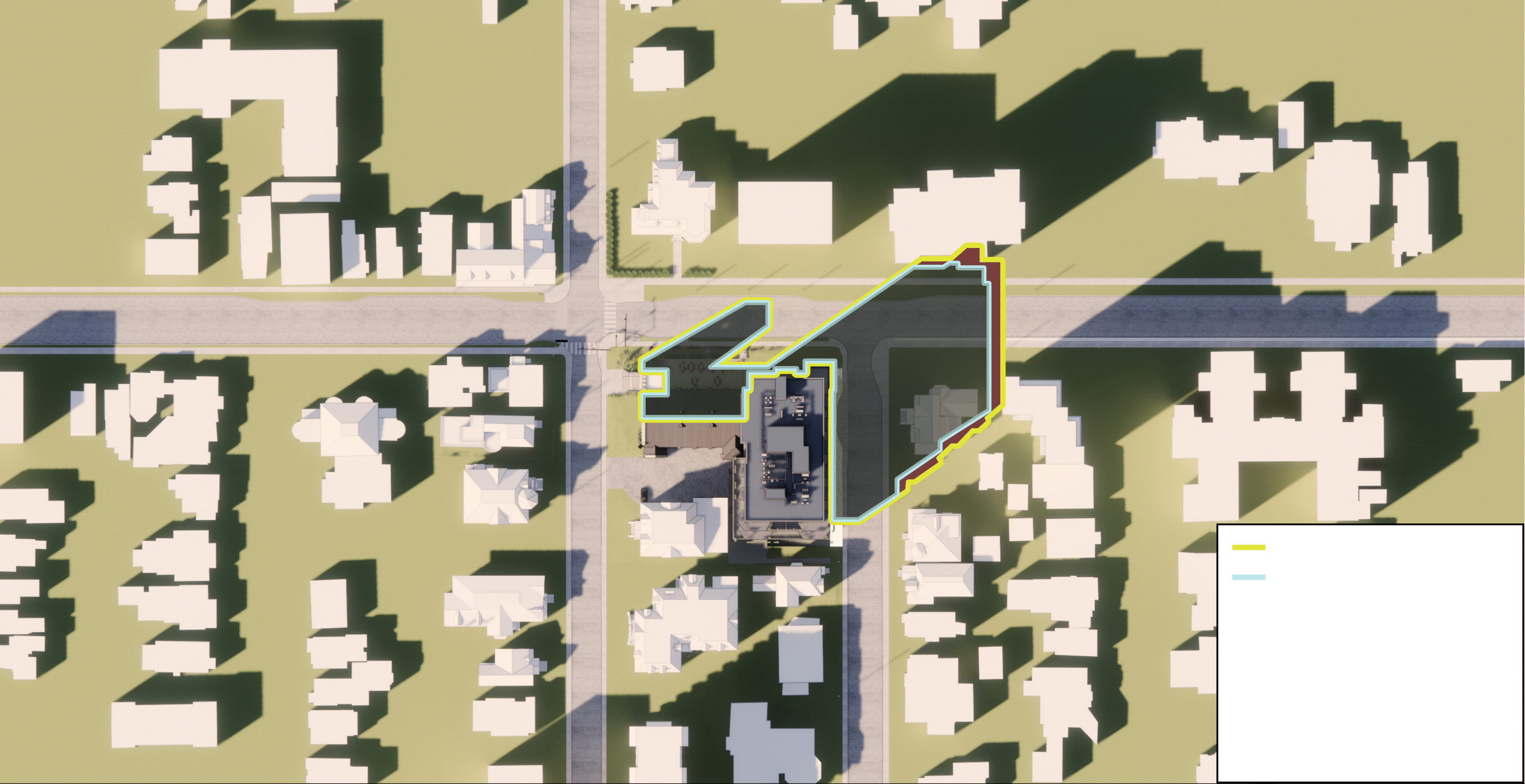


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| Scale 1 : 1075 |               |
| Test Date :    | Application # |

315 CHAPEL STREET : TOP SHADOW STUDY  
FIGURE : TEST TIME : 3PM DST







|                |               |
|----------------|---------------|
| Scale 1 : 1075 |               |
| Test Date :    | Application # |

315 CHAPEL STREET : TOP SHADOW STUDY  
FIGURE : TEST TIME : 4PM DST













02 DECEMBER SOLSTICE





- Proposed Shadow Study
- As of Right Shadow Outline
- Traditional Main Street
- Proposed Development
- Approved Development
- Public Space
- Communal Ammenities Areas
- New Net Shadow

|                |               |
|----------------|---------------|
| Scale 1 : 1075 |               |
| Test Date :    | Application # |

**315 CHAPEL STREET : TOP SHADOW STUDY**  
 FIGURE : TEST TIME : 9AM DST







|                |               |
|----------------|---------------|
| Scale 1 : 1075 |               |
| Test Date :    | Application # |

315 CHAPEL STREET : TOP SHADOW STUDY  
 FIGURE : TEST TIME : 10AM DST



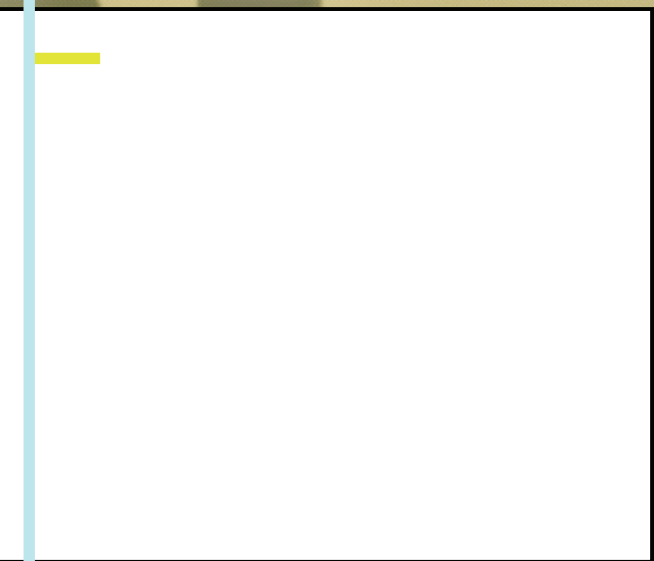












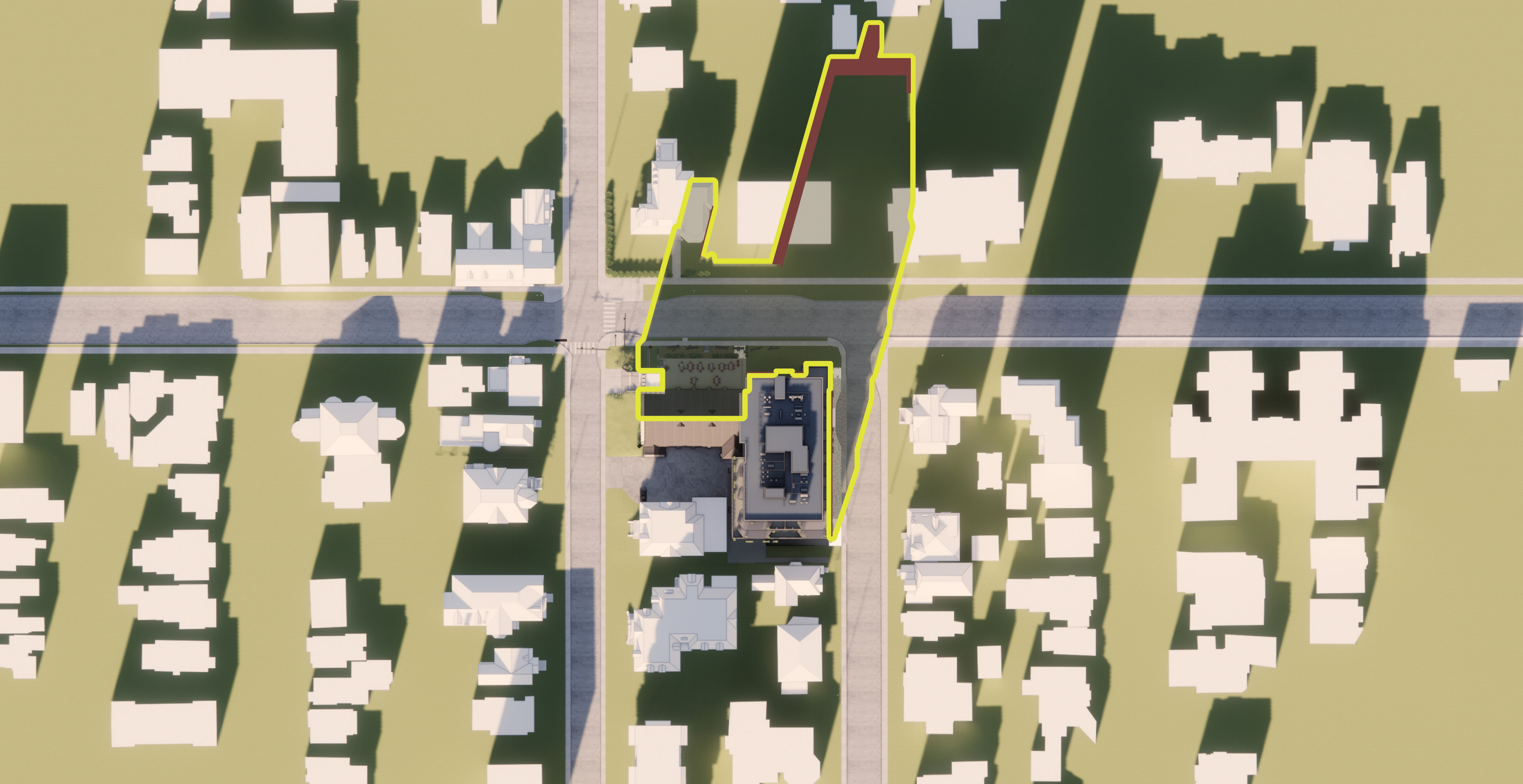
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| Test Date :    | Application # |



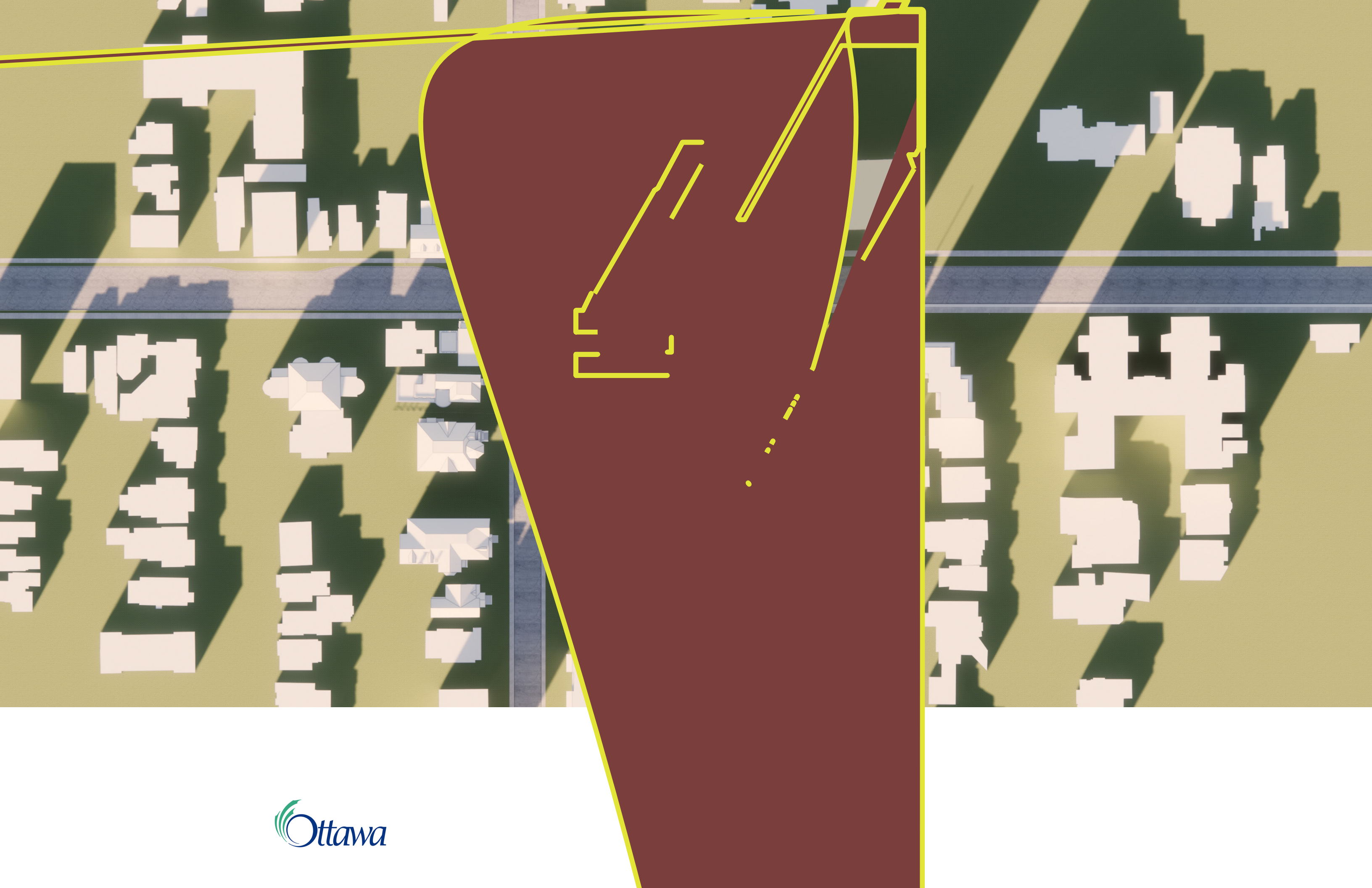
315 CHAPEL STREET : TOP SHADOW STUDY  
FIGURE : TEST TIME : 1PM DST













**03**

**J U N E S O L S T I C E**

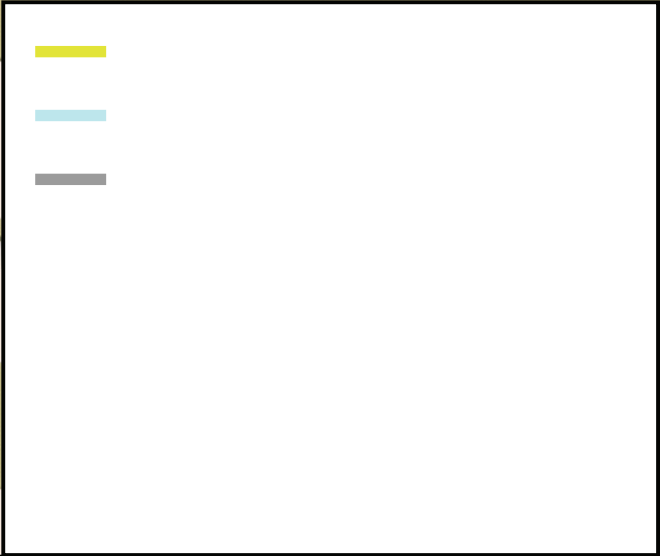




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| Scale 1 : 1075 |               |
| Test Date :    | Application # |







|                |               |
|----------------|---------------|
| Scale 1 : 1075 |               |
| Test Date :    | Application # |

315 CHAPEL STREET : TOP SHADOW STUDY  
 FIGURE : TEST TIME : 9AM DST



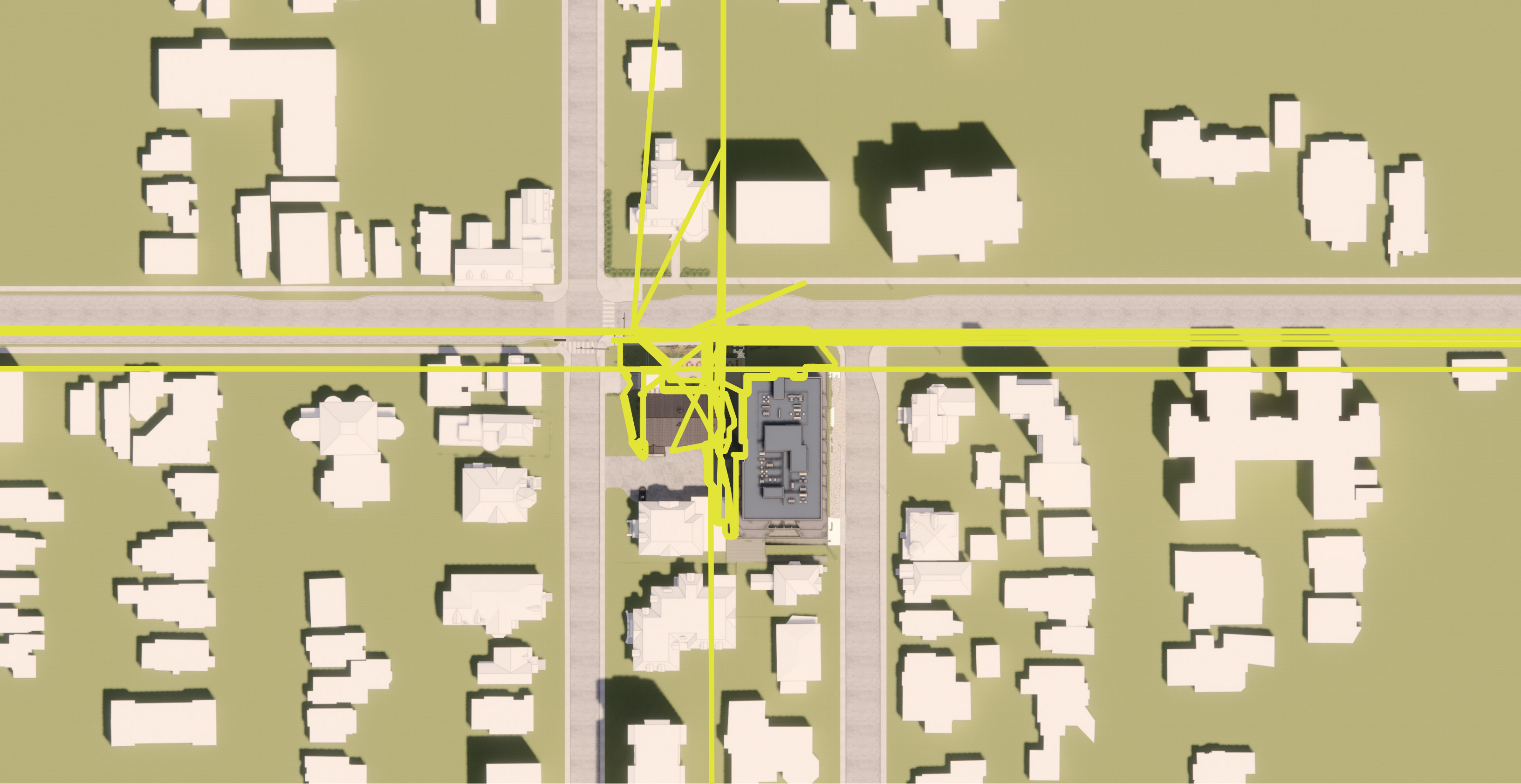
















- Proposed Shadow Study
- As of Right Shadow Outline
- Traditional Main Street
- Proposed Development
- Approved Development
- Public Space
- Communal Ammenities Areas
- New Net Shadow

|                |               |
|----------------|---------------|
| Scale 1 : 1075 |               |
| Test Date :    | Application # |

315 CHAPEL STREET : TOP SHADOW STUDY  
 FIGURE : TEST TIME : 1PM DST











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|----------------|---------------|
| Scale 1 : 1075 |               |
| Test Date :    | Application # |

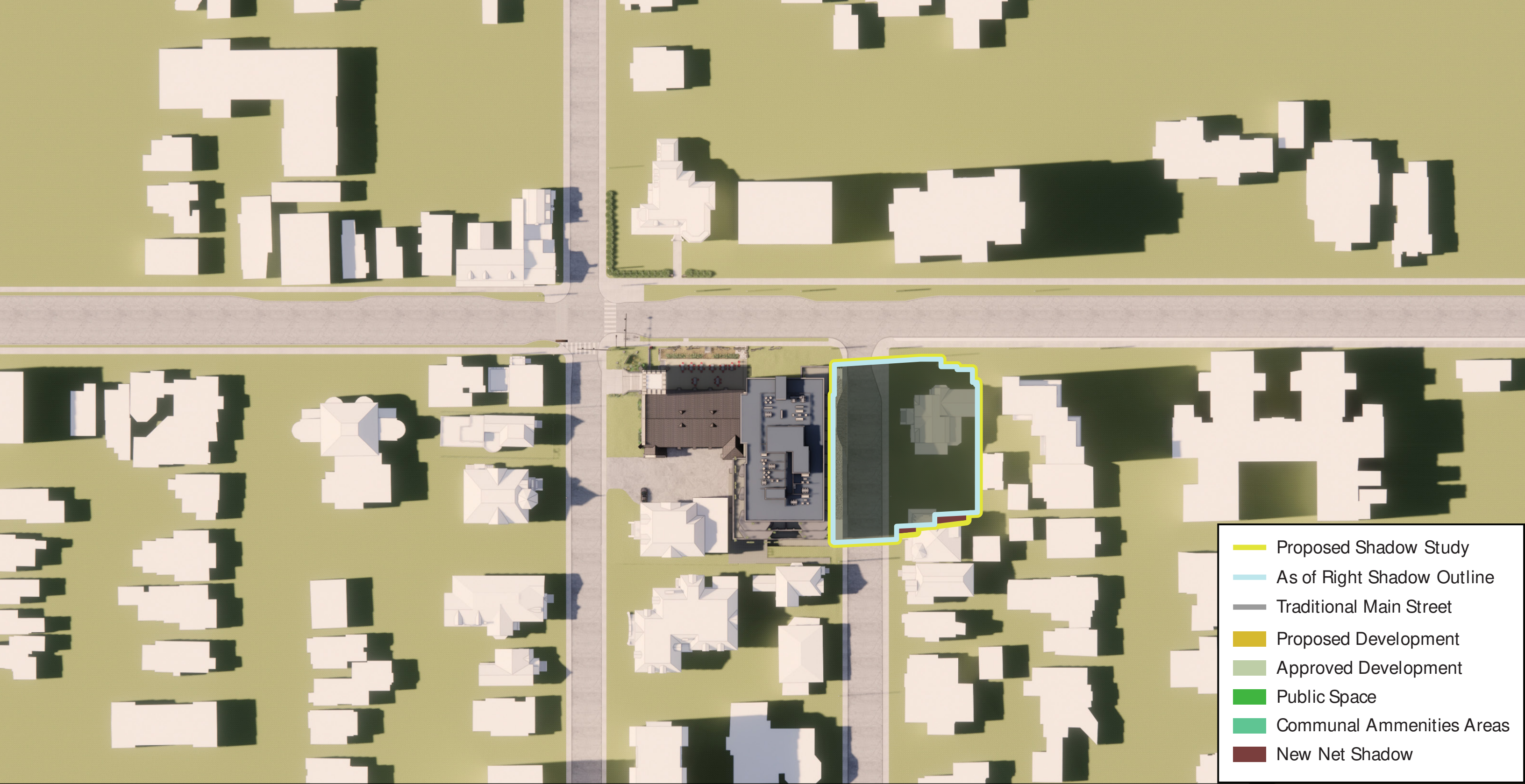
315 CHAPEL STREET : TOP SHADOW STUDY  
 FIGURE : TEST TIME : 3PM DST



















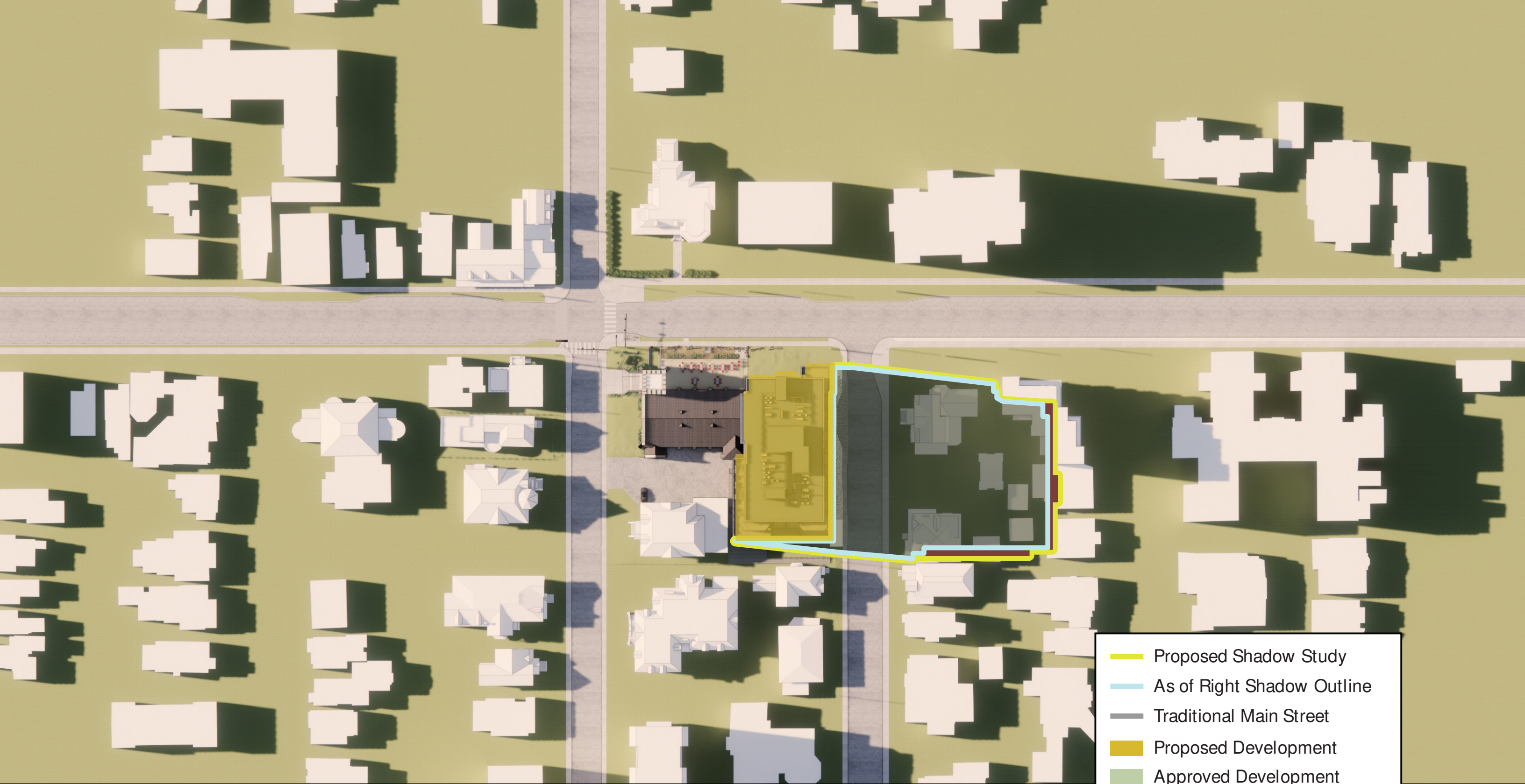
|   |                            |
|---|----------------------------|
|  | Proposed Shadow Study      |
|  | As of Right Shadow Outline |
|  | Traditional Main Street    |
|  | Proposed Development       |
|  | Approved Development       |
|  | Public Space               |
|  | Communal Ammenities Areas  |
|  | New Net Shadow             |

|                |               |
|----------------|---------------|
| Scale 1 : 1075 |               |
| Test Date :    | Application # |

315 CHAPEL STREET : TOP SHADOW STUDY  
 FIGURE : TEST TIME : 5PM DST







- Proposed Shadow Study
- As of Right Shadow Outline
- Traditional Main Street
- Proposed Development
- Approved Development
- Public Space
- Communal Ammenities Areas
- New Net Shadow

|                |               |
|----------------|---------------|
| Scale 1 : 1075 | Application # |
| Test Date :    |               |

315 CHAPEL STREET : TOP SHADOW STUDY  
 FIGURE : TEST TIME : 6PM DST







|                |               |
|----------------|---------------|
| Scale 1 : 1075 |               |
| Test Date :    | Application # |

315 CHAPEL STREET : TOP SHADOW STUDY  
FIGURE : TEST TIME : 7PM DST





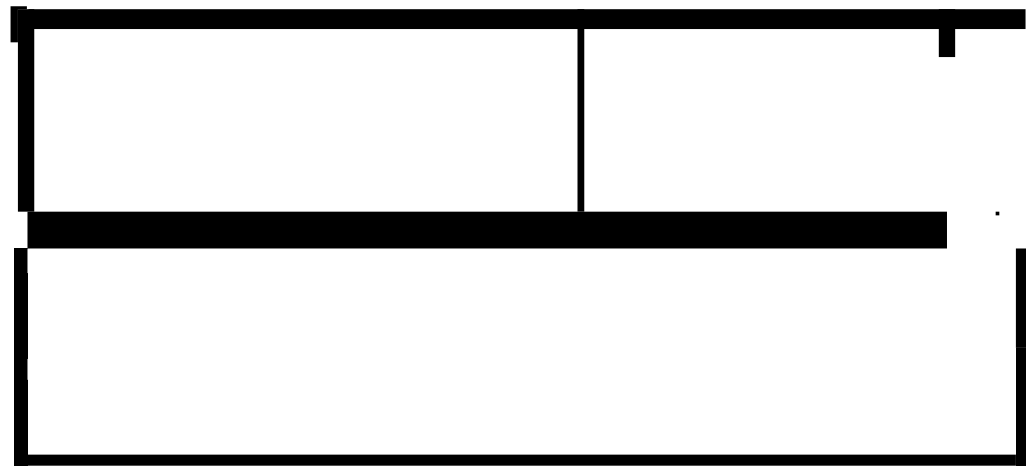
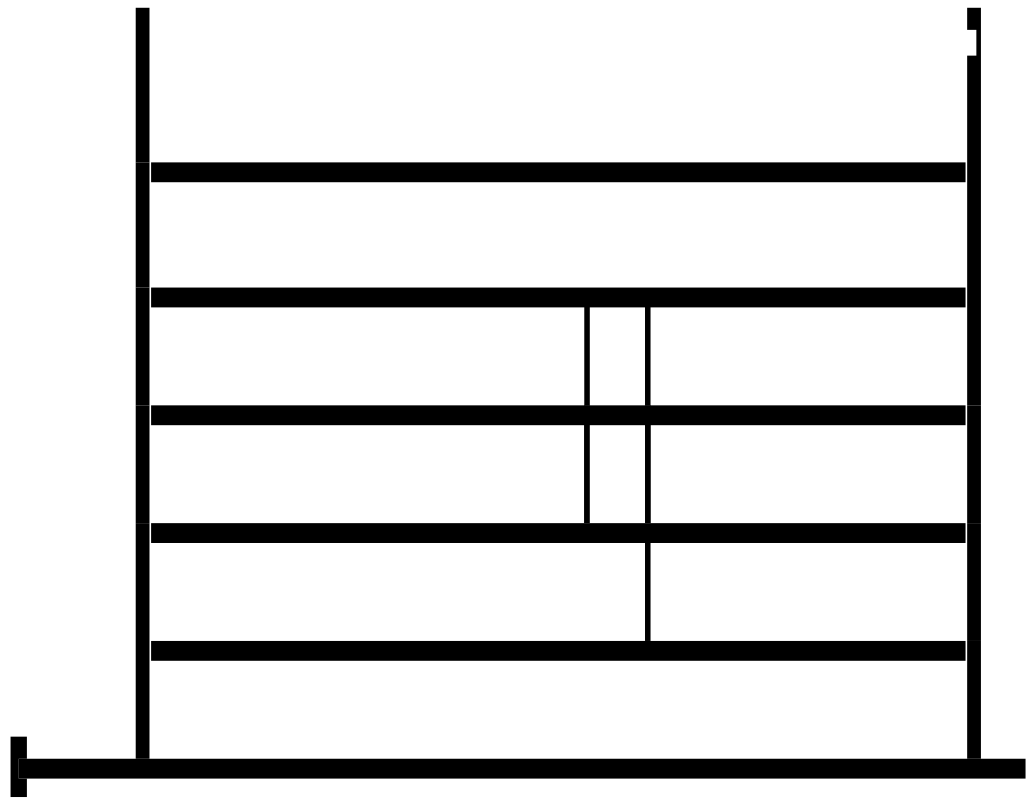


|                |               |
|----------------|---------------|
| Scale 1 : 1075 |               |
| Test Date :    | Application # |

315 CHAPEL STREET : TOP SHADOW STUDY  
 FIGURE : TEST TIME : 8PM DST















**thank you.**