

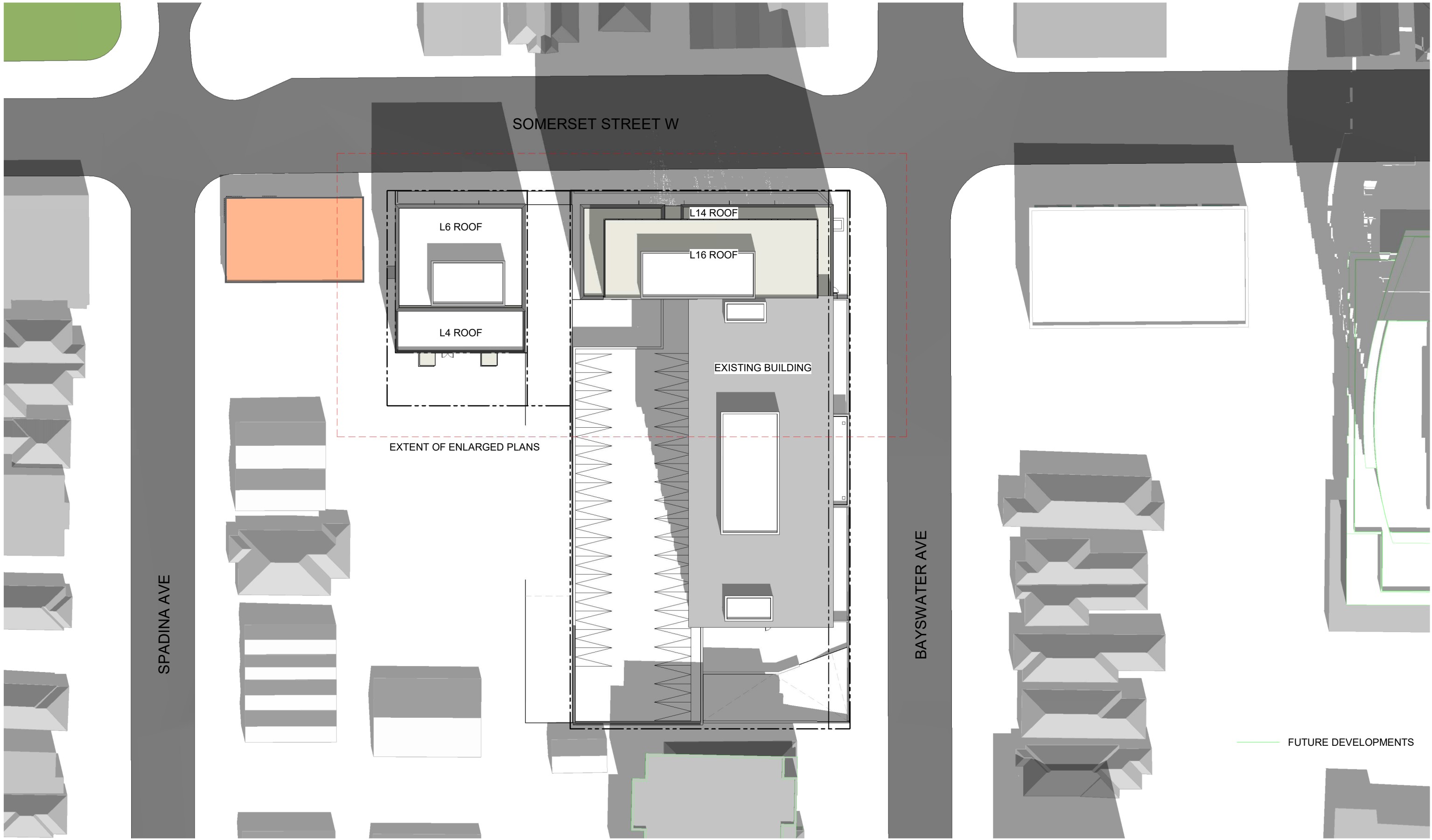


50 BAYSWATER AVENUE + 1088 SOMERSET STREET W

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

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

| UNIT STATISTICS | | | |
|------------------|-------------------------------|--|--|
| STUDIO UNIT | 1 | | |
| ONE BEDROOM | 53 | | |
| TWO BEDROOM UNIT | 26 | | |
| TOTAL | 80 | | |
| 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 |
| TOTAL | | | 116 |
| PROVIDED | | | |
| RESIDENCE | - 0.55 PER UNIT | | 157 |
| VISITOR | - 0.1 PER UNIT | | 26 |
| COMMERCIAL | | | 4 |
| TOTAL | | | 187 |

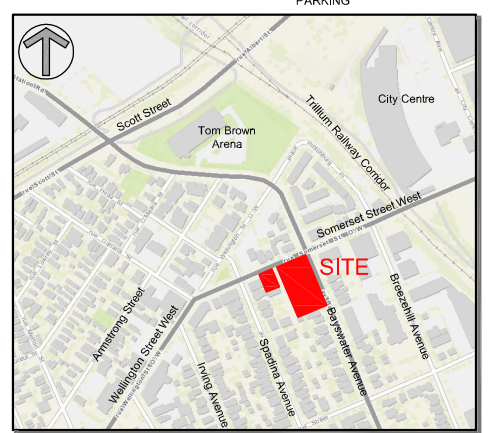
| VEHICLE PARKING SPACES | | | |
|-------------------------------|--|--|------------|
| P2 LEVEL EXISTING + EXPANSION | | | 61 |
| P1 LEVEL EXISTING + EXPANSION | | | 58 |
| GROUND LEVEL EXISTING ALTERED | | | 31 |
| 2nd FLOOR SURFACE EXISTING | | | 37 |
| TOTAL | | | 187 |

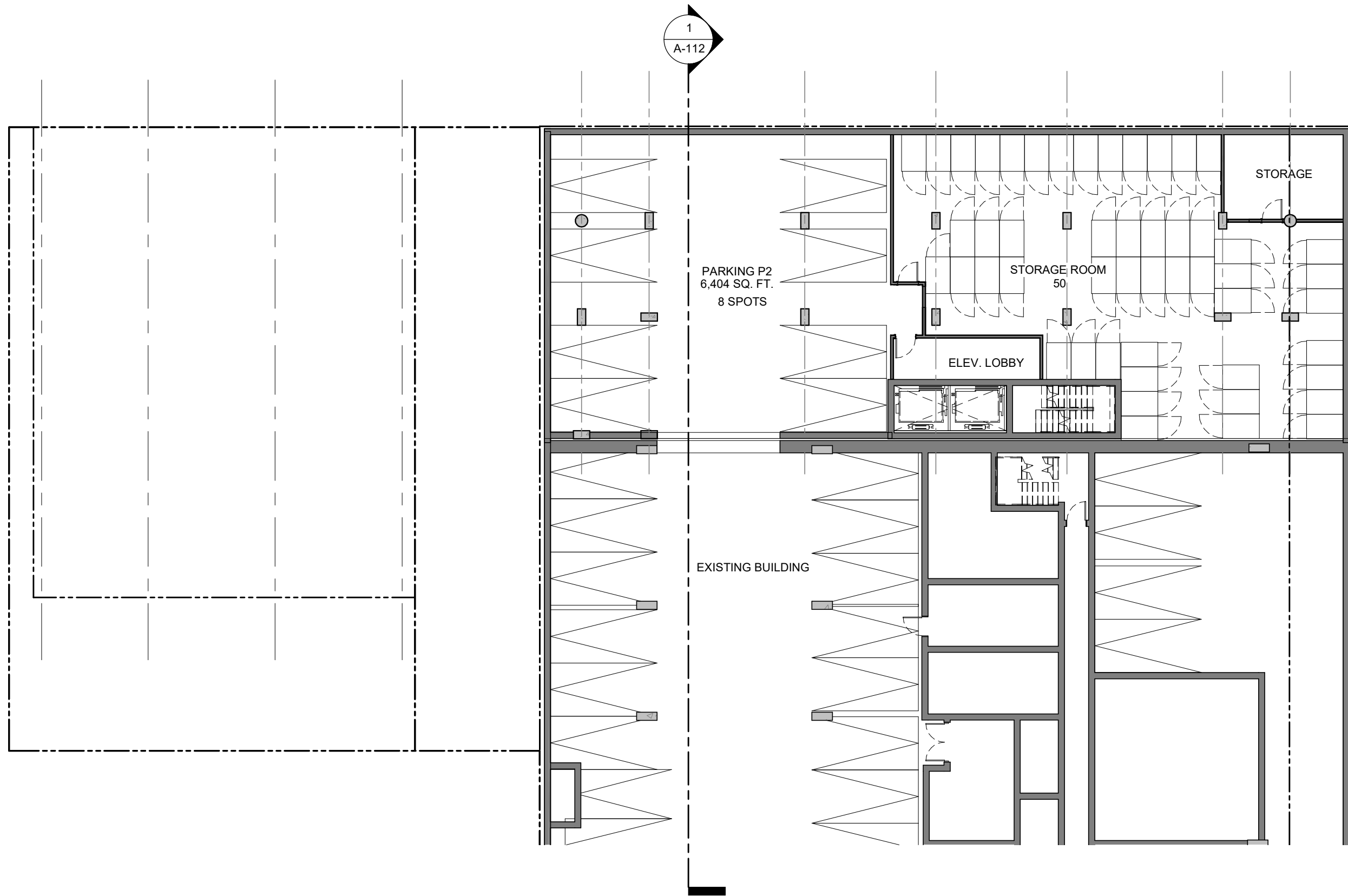
| BICYCLE PARKING - BLDG. 'A' & 'B' | | | |
|-----------------------------------|-------------------|--|-----------|
| REQUIRED: BLDG 'A' | - 21 UNITS | | |
| RESIDENCE | - 0.5 PER UNIT | | 11 |
| COMMERCIAL | - 1 PER 250m² GFA | | 1 |
| TOTAL | | | 12 |
| PROVIDED | | | |
| BASEMENT LEVEL | | | 25 |
| EXTERIOR AT GRADE | | | 2 |
| TOTAL | | | 27 |

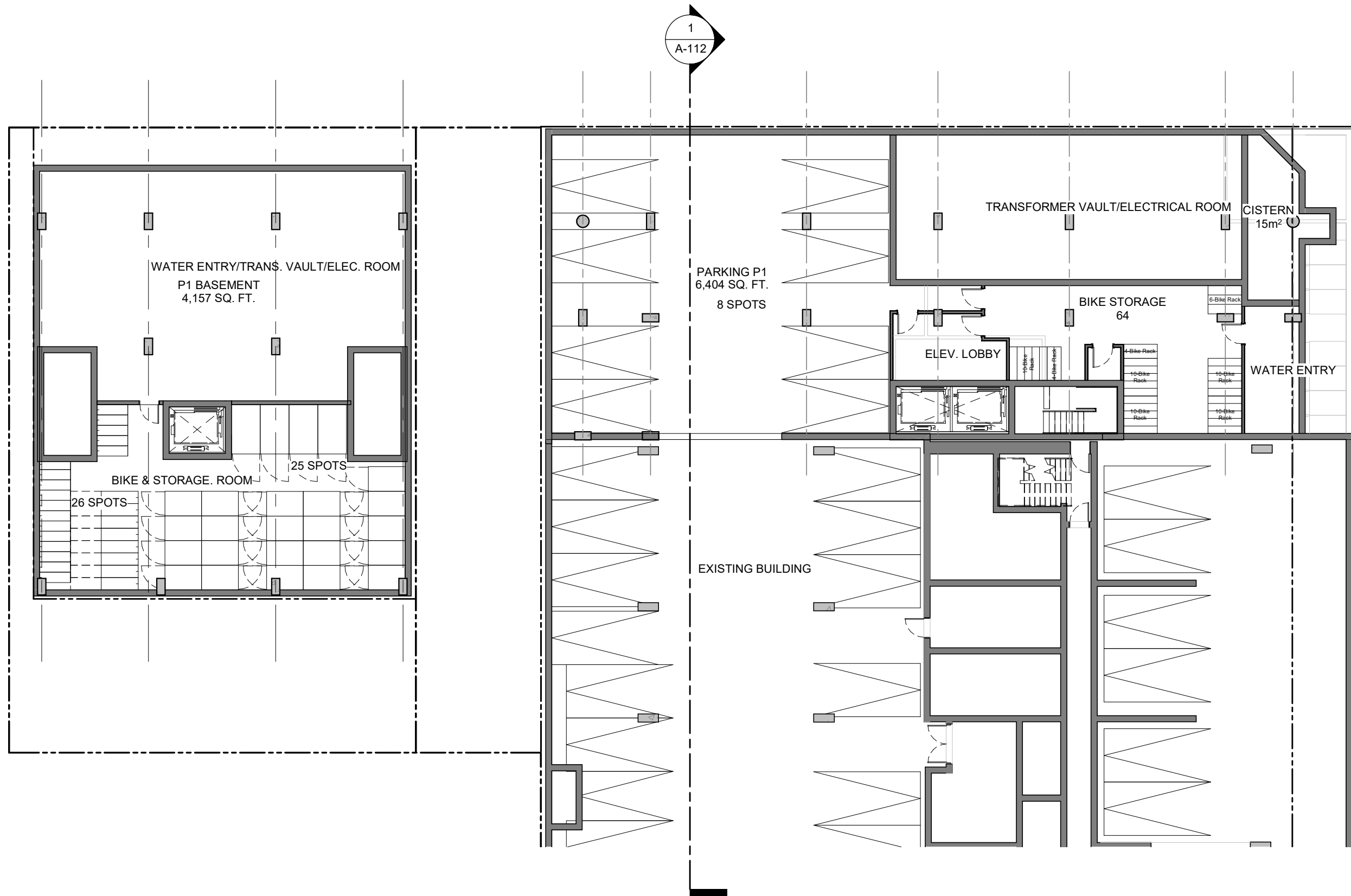
| REQUIRED: BLDG 'B' | | | |
|---------------------------|-------------------|--|-----------|
| REQUIRED: BLDG 'B' | - 80 UNITS | | |
| RESIDENCE | - 0.5 PER UNIT | | 40 |
| COMMERCIAL | - 1 PER 250m² GFA | | 1 |
| TOTAL | | | 41 |
| PROVIDED | | | |
| BASEMENT LEVEL | | | 80 |
| EXTERIOR AT GRADE | | | 4 |
| TOTAL | | | 84 |

| UNIT STATISTICS - TOTAL | | | |
|-----------------------------------|--|--|------------|
| BUILDING 'A' - PROPOSED 6 STOREY | | | 21 |
| BUILDING 'B' - PROPOSED 15 STOREY | | | 80 |
| BUILDING 'C' - EXISTING 17 STOREY | | | 192 |
| TOTAL | | | 293 |

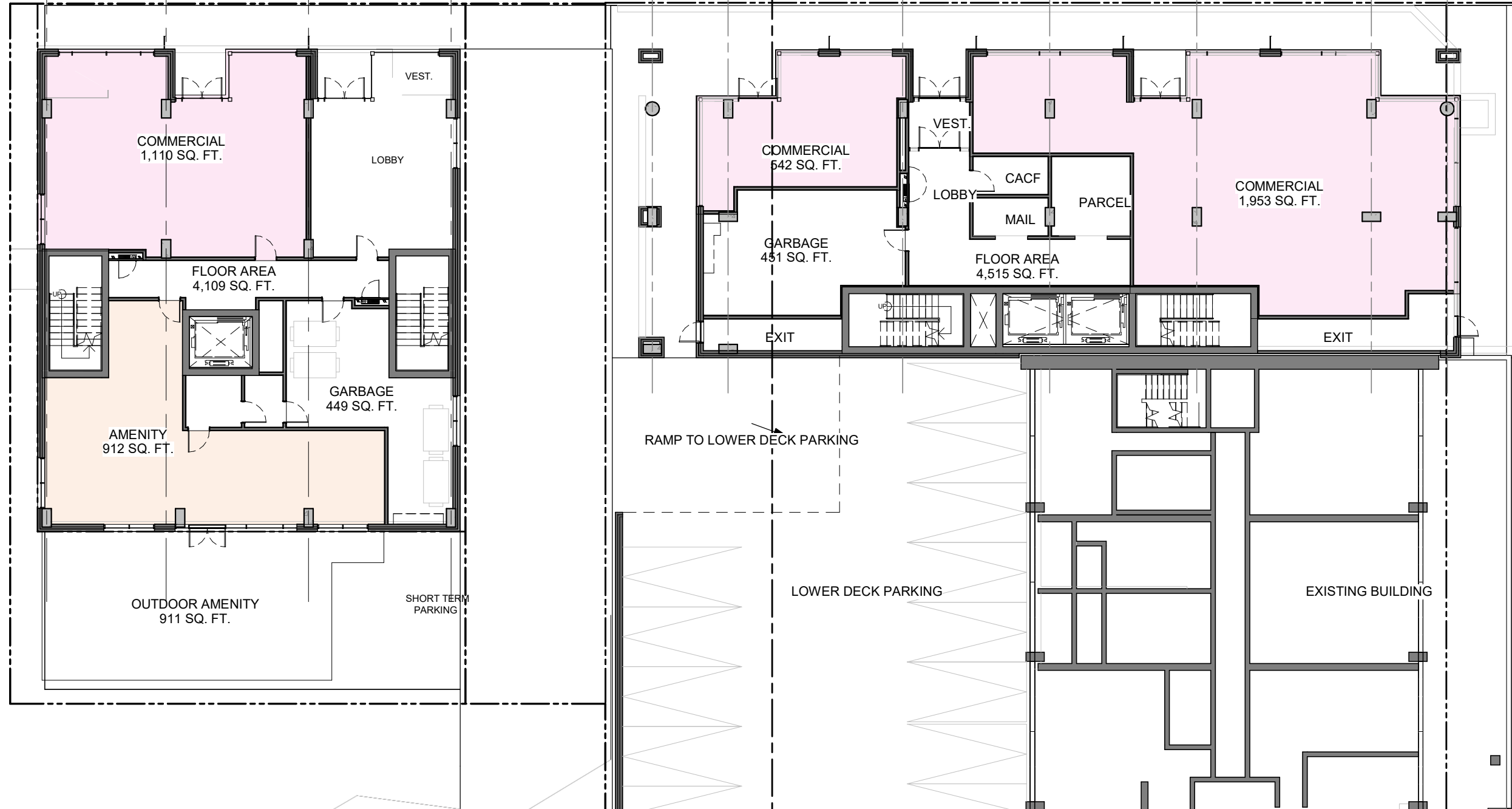
SITE PLAN
SCALE 1:150



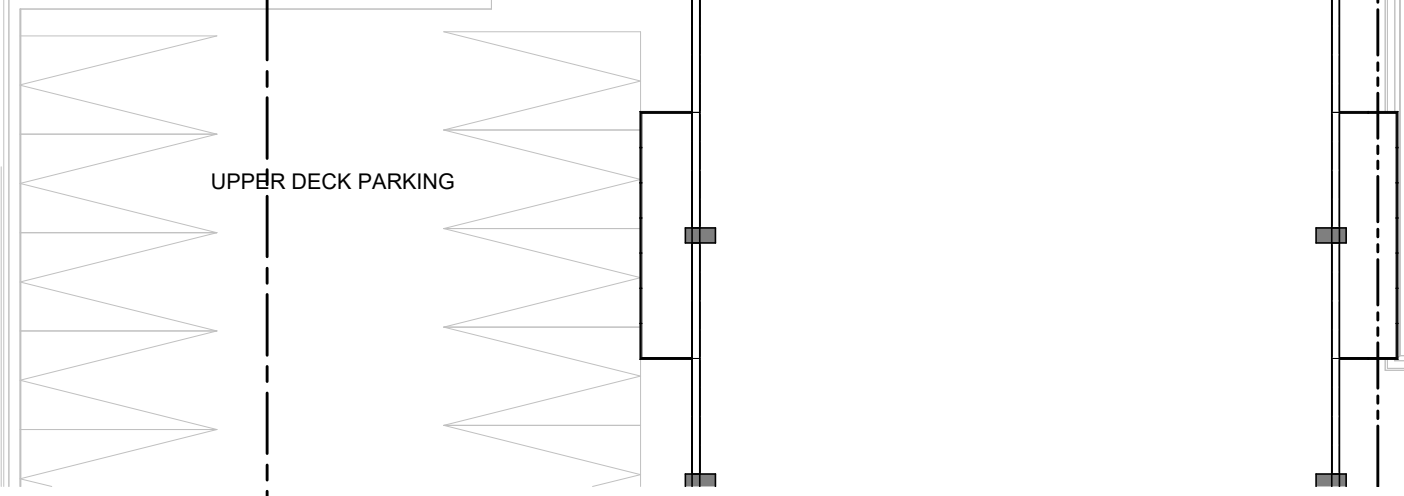
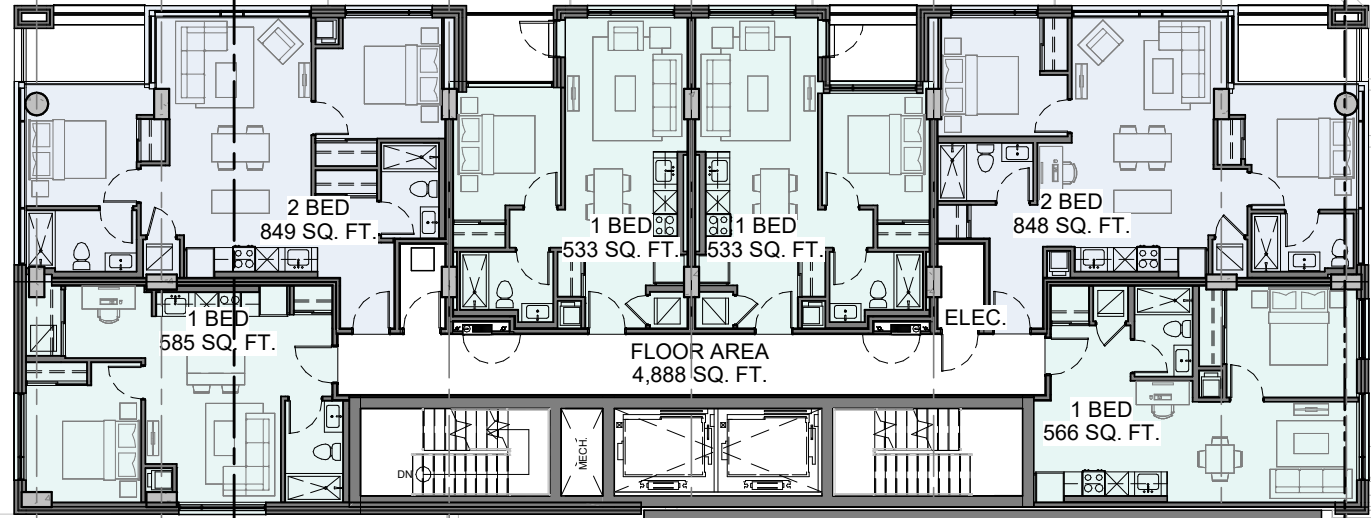
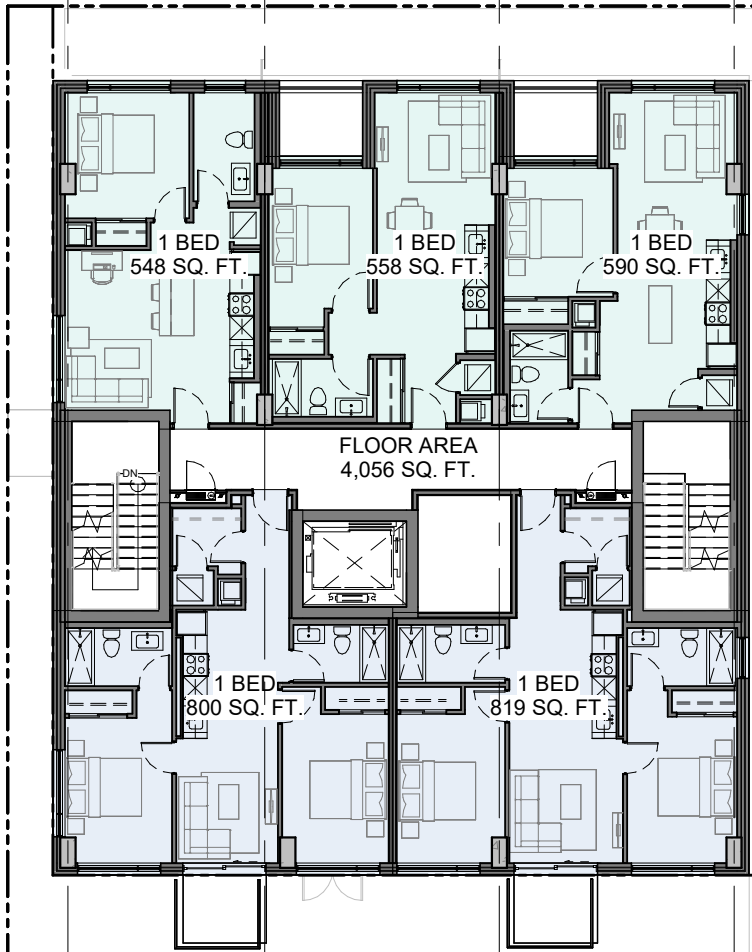


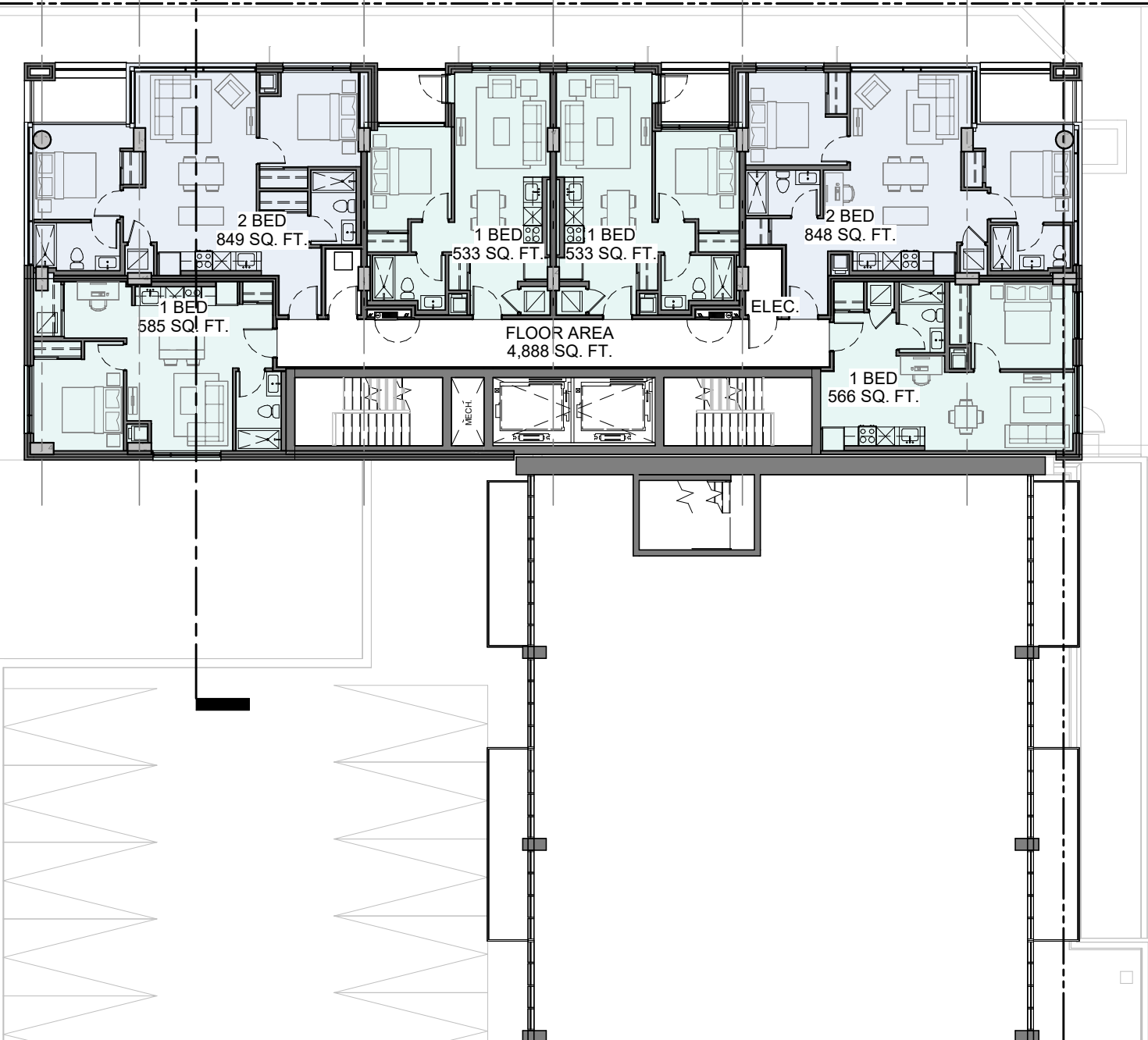
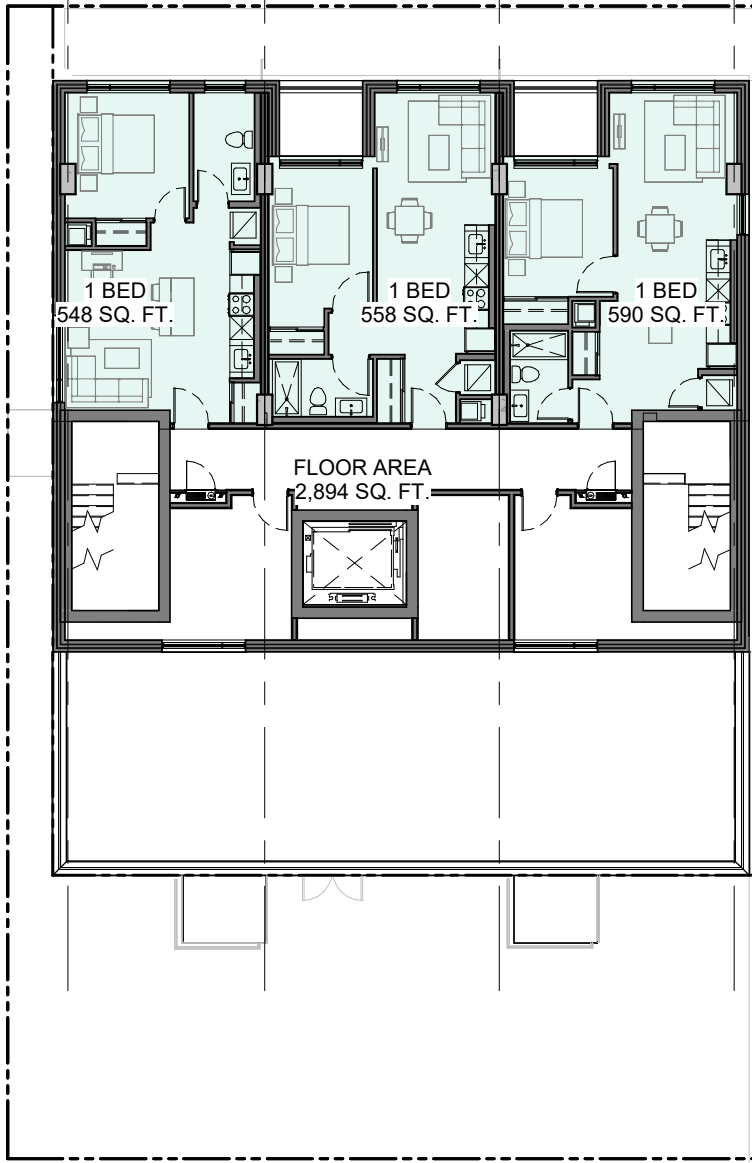
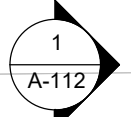


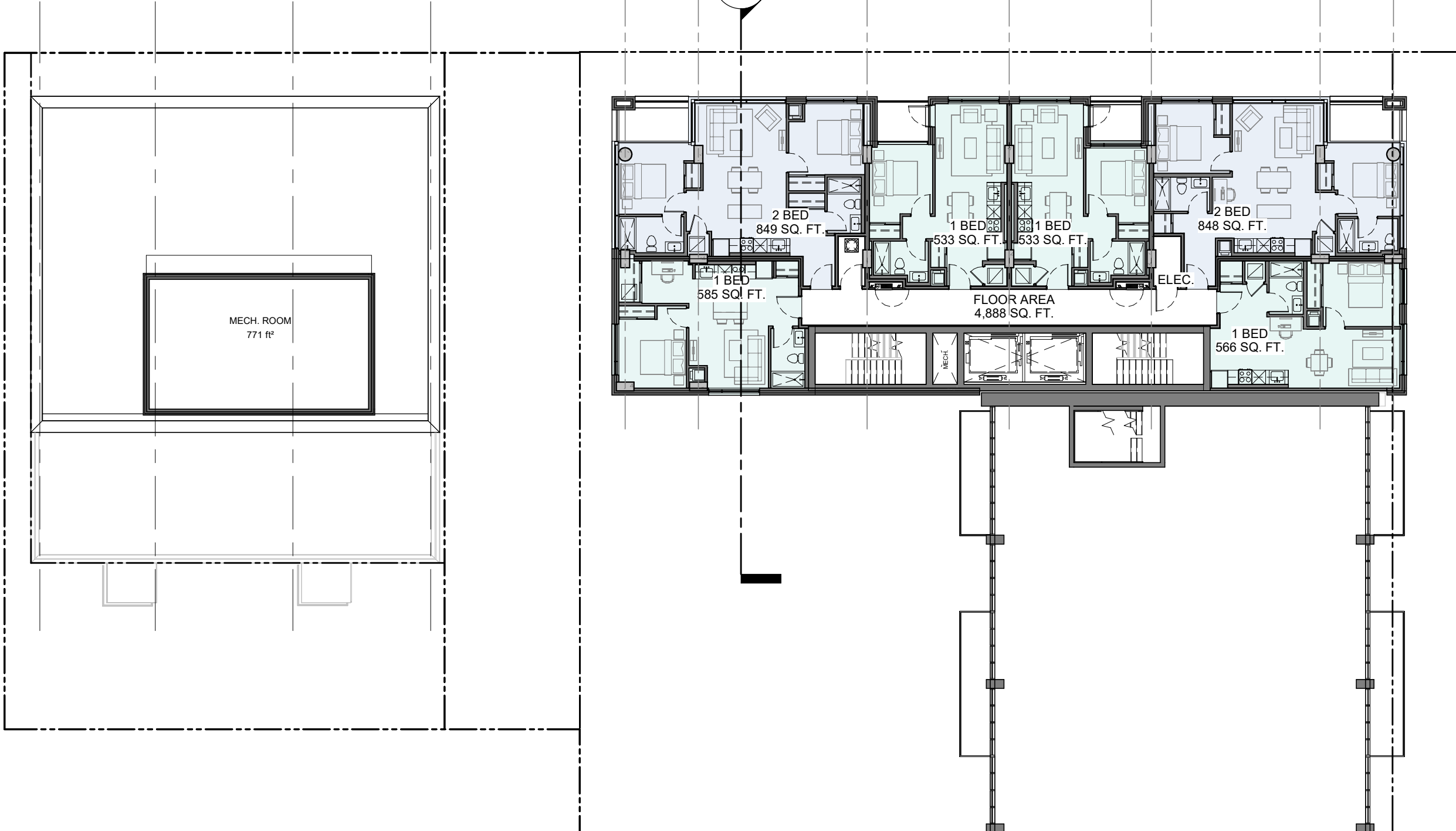
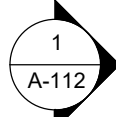
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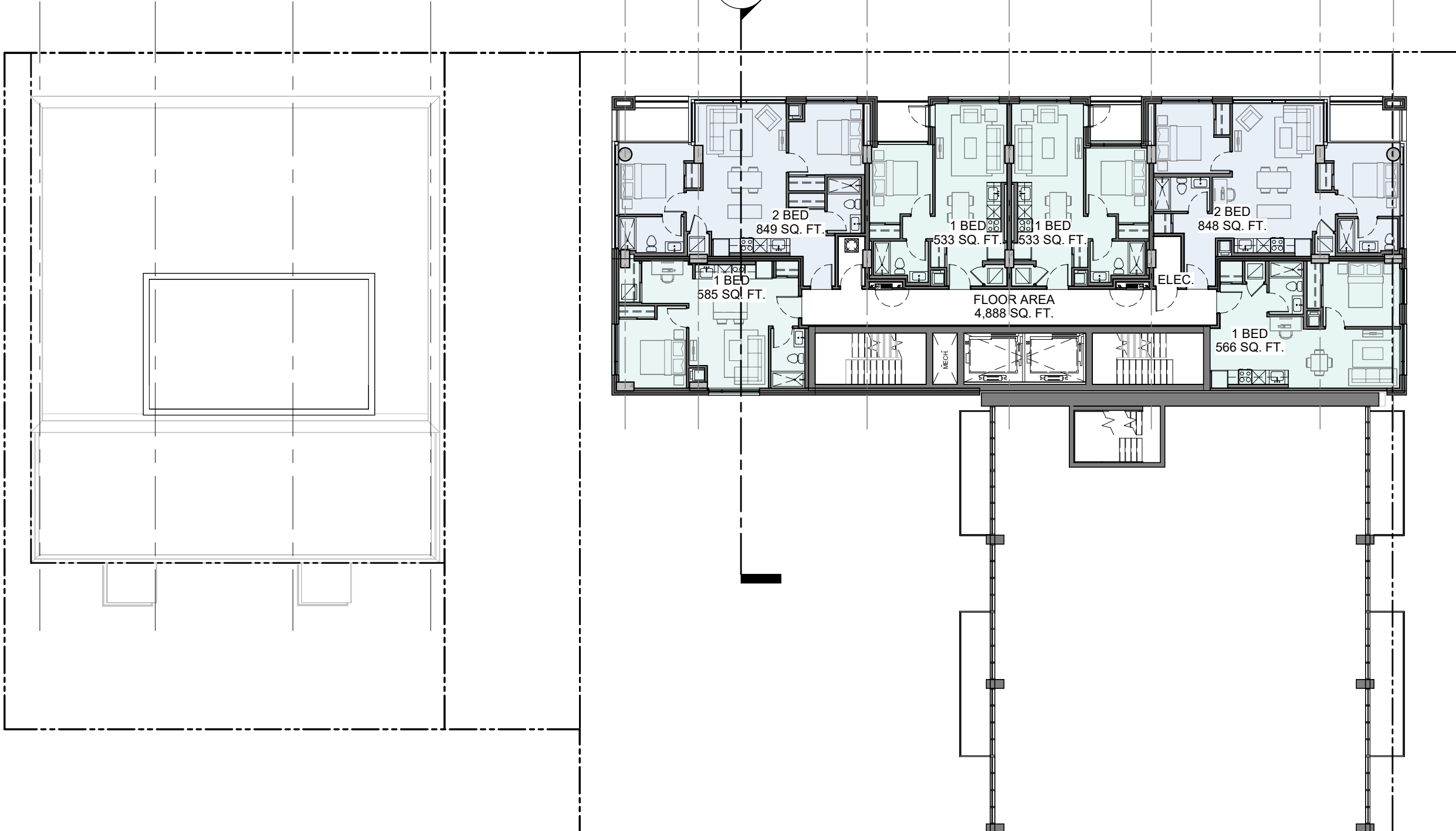
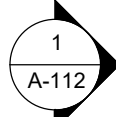


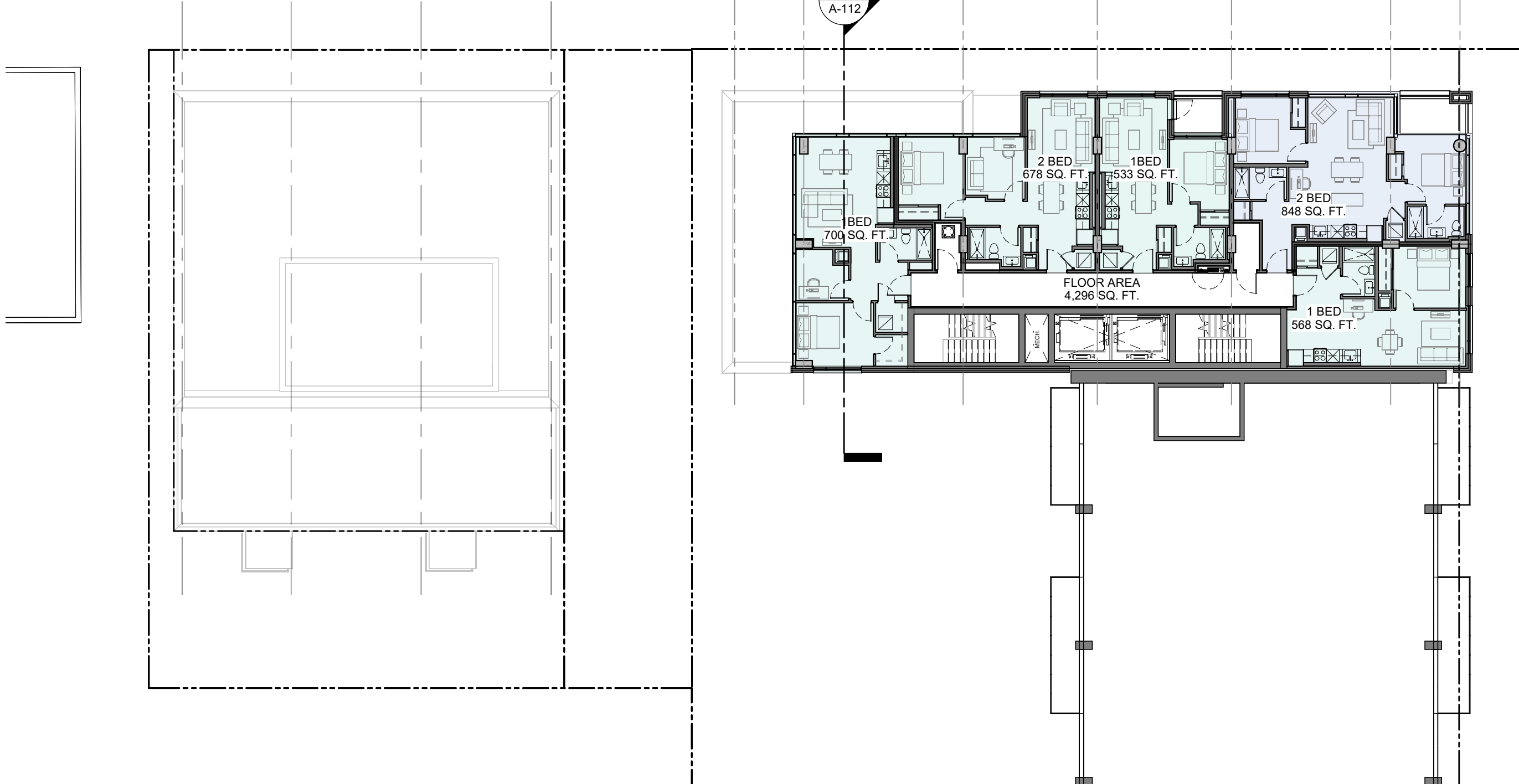
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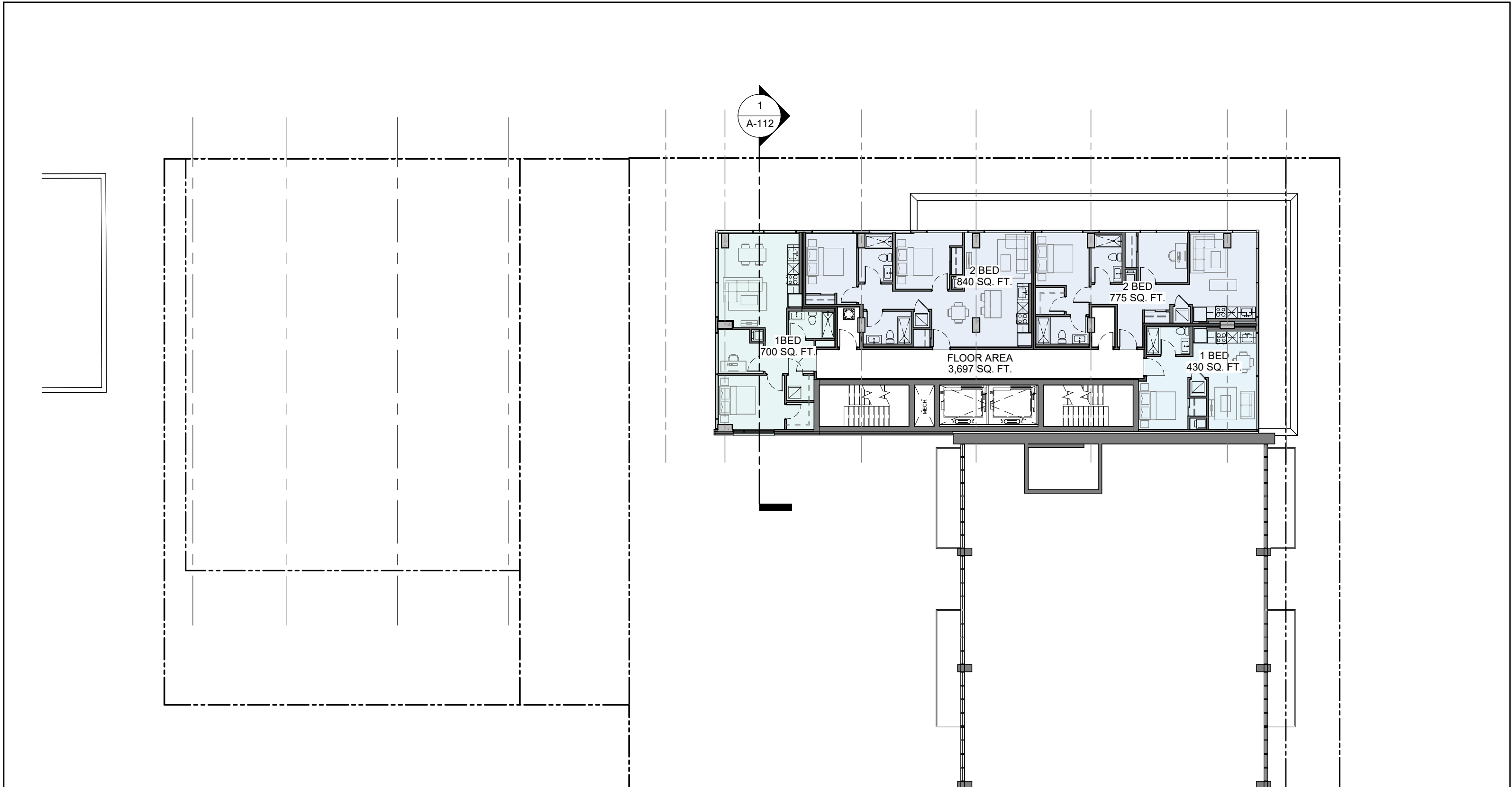


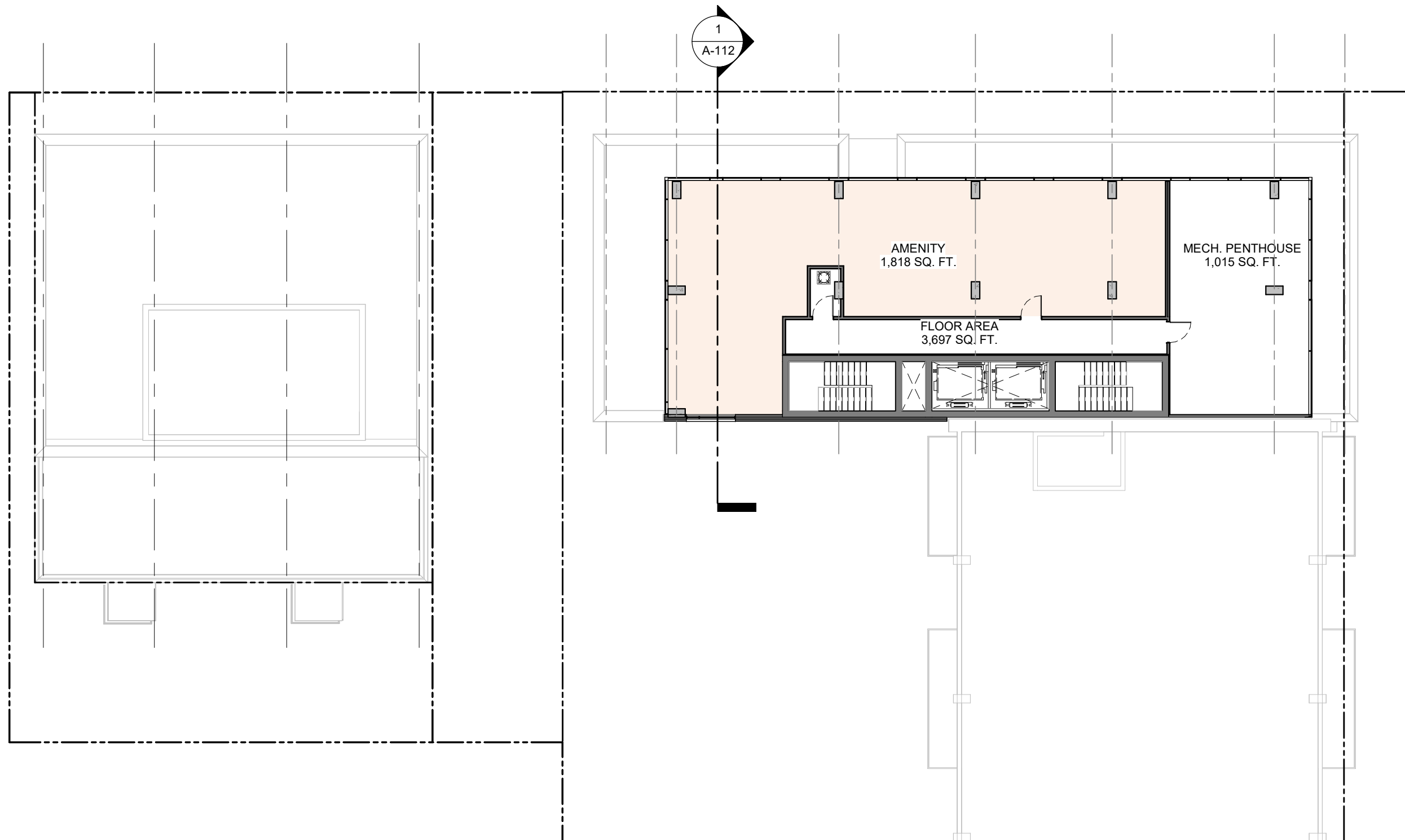














1 BAYSWATER ELEVATION
D14 1 : 400



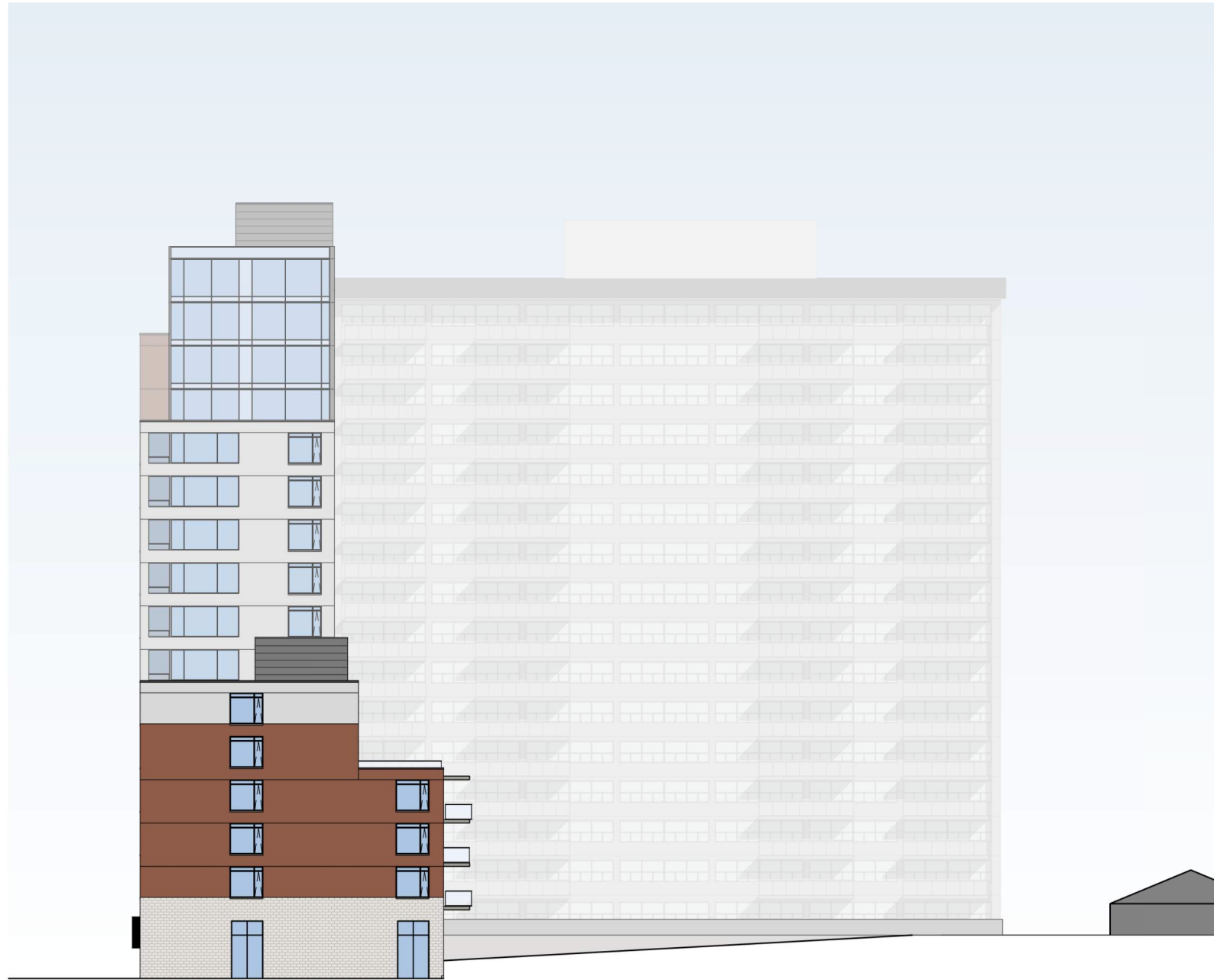
2 SOMERSET STREET W ELEVATION
D14 1 : 400



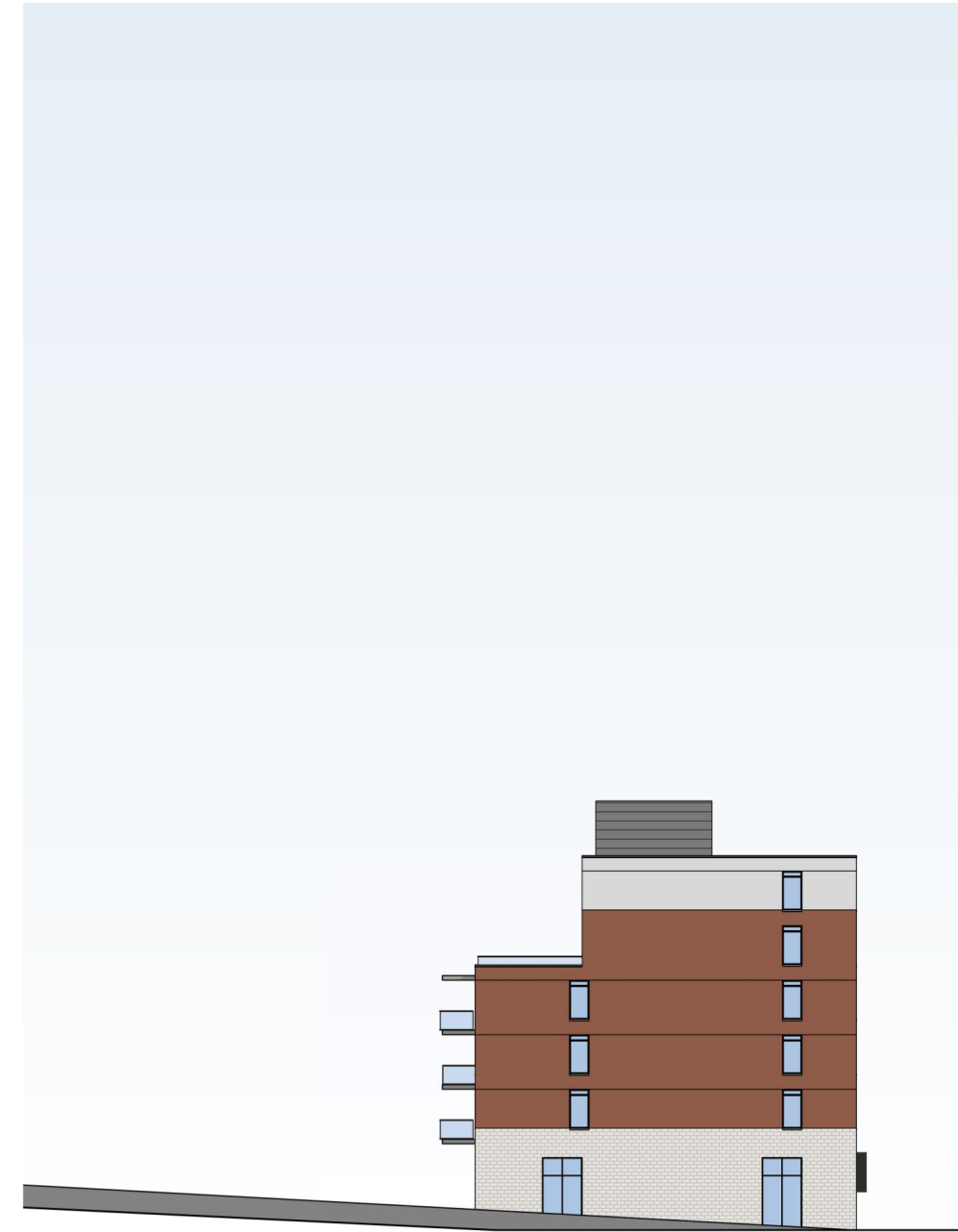
1 WEST ELEVATION - LANEWAY
D15 1 : 400



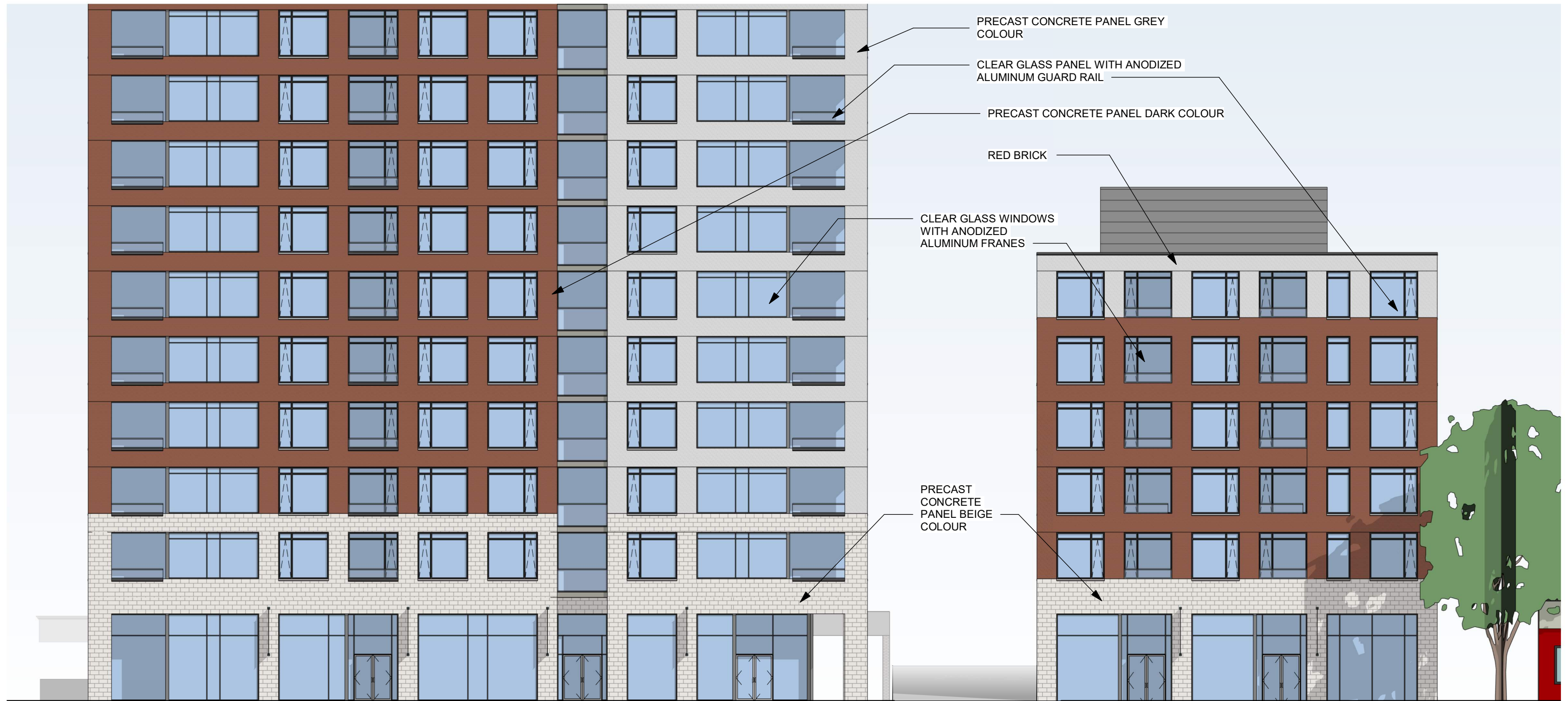
2 SOUTH ELEVATION
D15 1 : 400



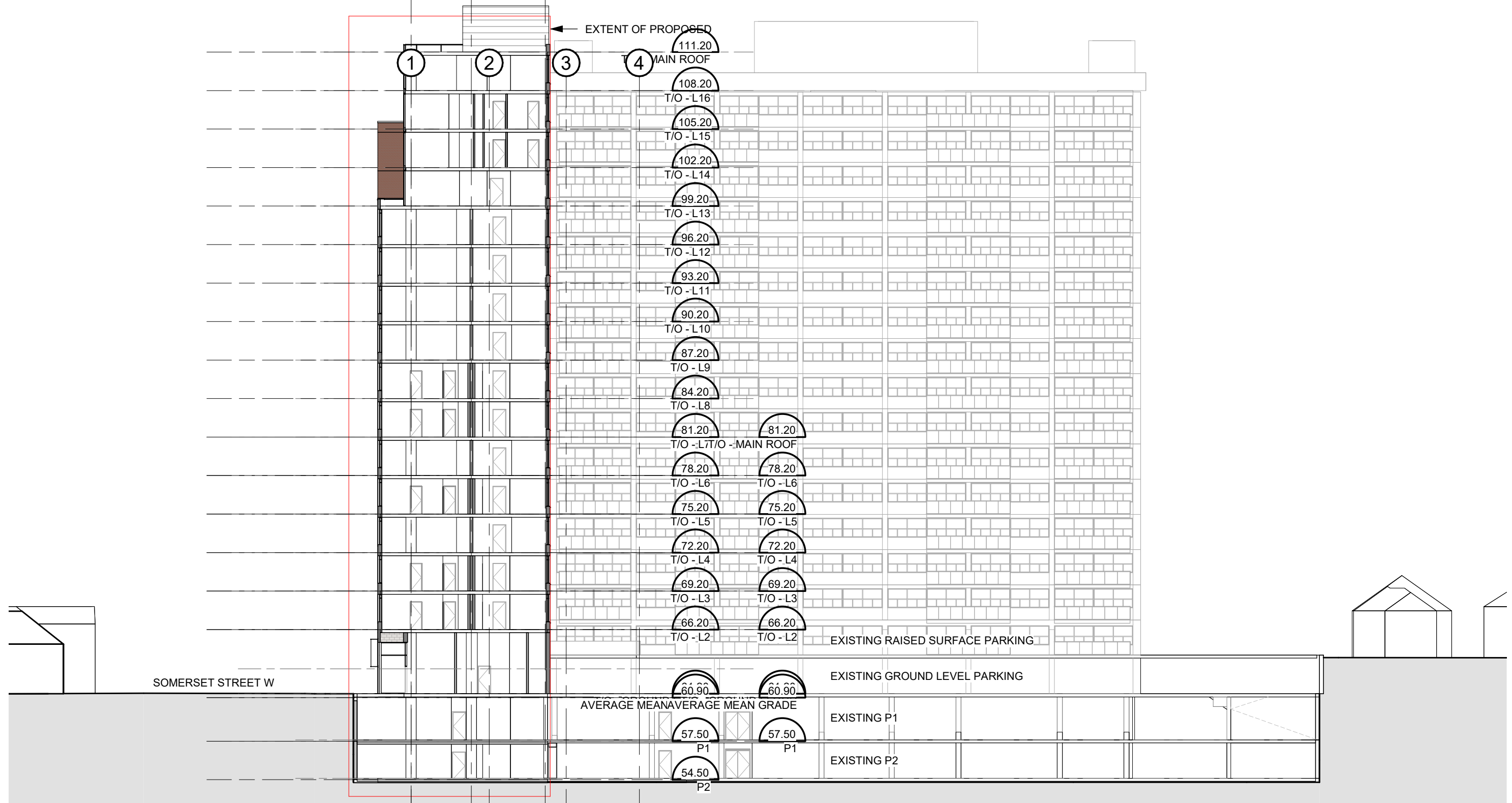
2 WEST ELEVATION - 6 STOREY
D16 1 : 400



1 EAST ELEVATION - LANEWAY
D16 1 : 400



1 WEST ELEVATION-SOMERSET STREET
 D17 1 : 175

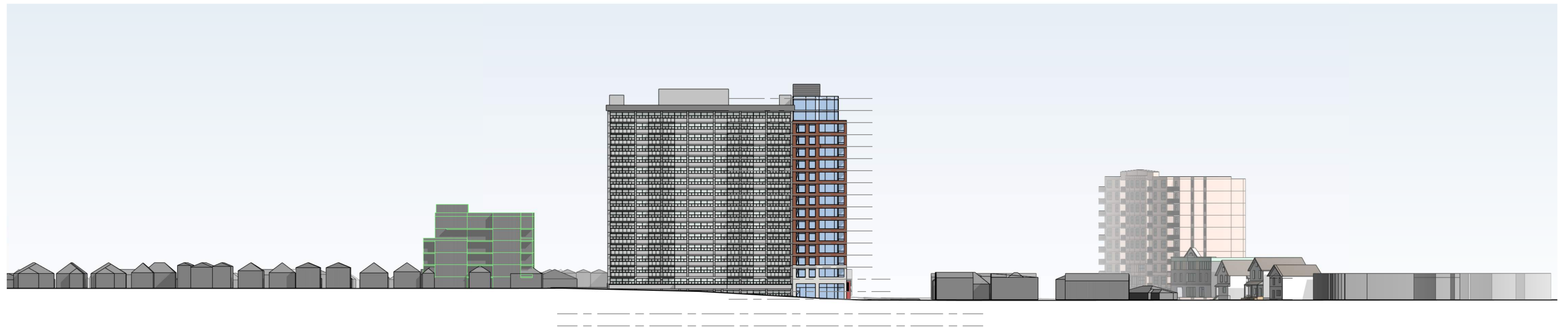


1 SECTION THROUGH SOMERSET STEET
D18 1 : 300





SOMERSET STREET SECTION



BAYSWATER AVENUE SECTION















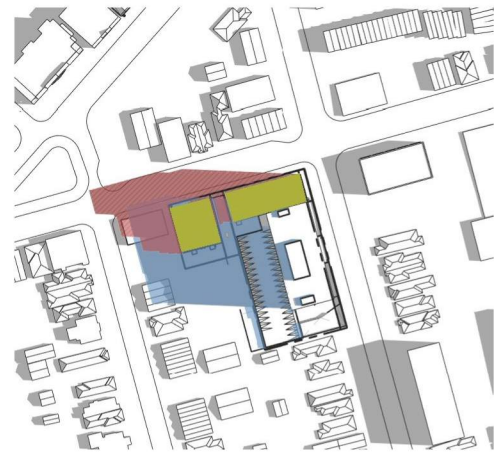
DESIGN SUBMITTED AT PRE-CONSULT - 2023 08 24



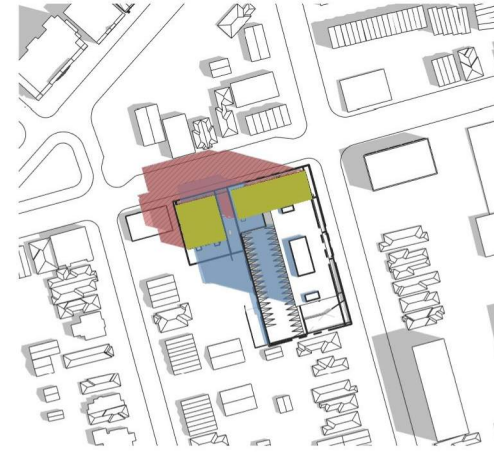
DESIGN SUBMITTED AT OPA/ZBLA - 2024 08 02



JUNE 21 8:00AM



JUNE 21 9:00AM



JUNE 21 10:00AM



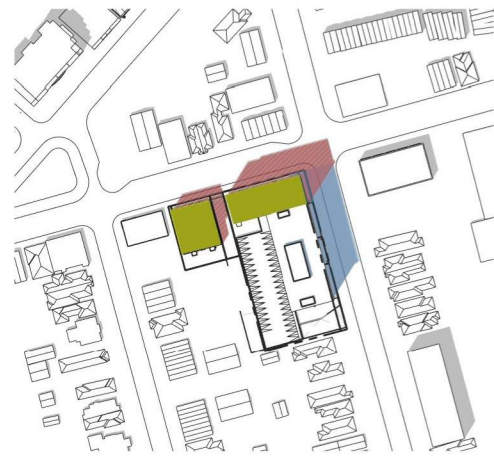
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JUNE 21 12:00PM



JUNE 21 1:00PM



JUNE 21 2:00PM



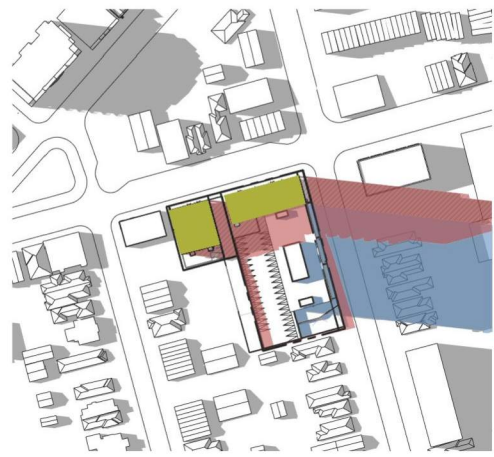
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JUNE 21 4:00PM



JUNE 21 5:00PM







JUNE 21 6:00PM

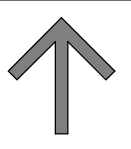


JUNE 21 7:00PM



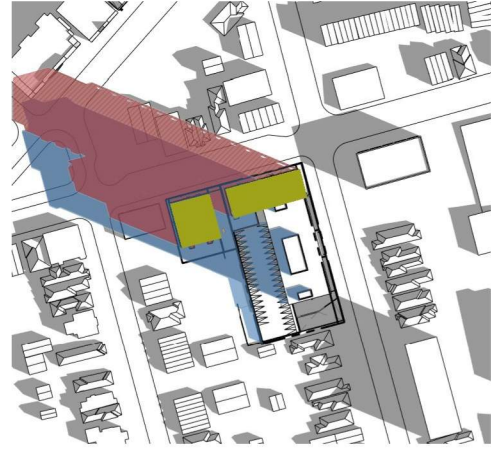
JUNE 21 8:00PM

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

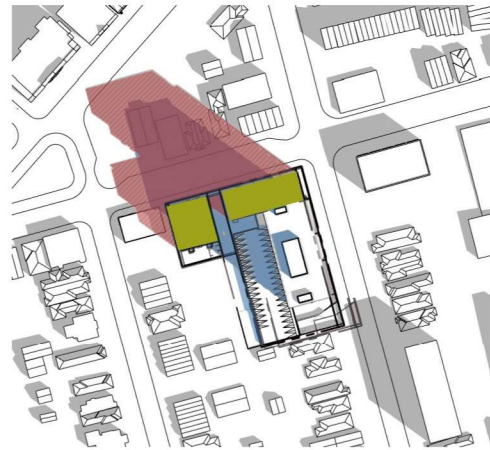




SEPTEMBER 21 8:00AM



SEPTEMBER 21 9:00AM



SEPTEMBER 21 10:00AM



SEPTEMBER 21 11:00AM



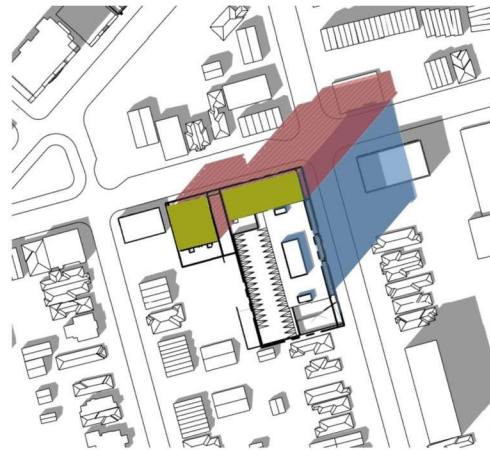
SEPTEMBER 21 12:00AM



SEPTEMBER 21 1:00PM



SEPTEMBER 21 2:00PM



SEPTEMBER 21 3:00PM







SEPTEMBER 21 4:00PM

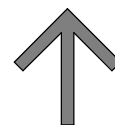


SEPTEMBER 21 5:00PM



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



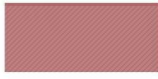



DECEMBER 21 2:00PM

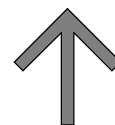


DECEMBER 21 3:00PM



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.

