DESIGN REVIEW BRIEF

96 NEPEAN STREET

Prepared for the City of Ottawa Downtown Urban Design Review Panel, June 2012

CLARIDGE HOMES

FoTenn PLANNING & URBAN DESIGN

Dan S Hanganu, Architects

CONTENTS

1 SITE AND NEIGHBOURHOOD CONTEXT

This Design Review Brief was prepared in support of a Zoning By-law Amendment and Site Plan Control application for the lands municipally known as 96 Nepean Street ('subject site'). As illustrated in **Figure 1**, the subject site is located on the south side of Nepean Street, west of Metcalfe Street and east of O'Connor Street in downtown Ottawa.

THE SITE

The subject site is located on the south side of Nepean Street, midblock between O'Connor Street and Metcalfe Street. The property has a frontage of approximately 40 m, a depth of approximately 30 m and a total site area of approximately 1220 m^2.

The property at 96 Nepean is currently used as a surface parking area. Six medium-sized street trees line the Nepean Street frontage.

COMMUNITY CONTEXT

The subject property is located close to the northern edge of Centretown, considered the heart of Ottawa's established urban residential and commercial core. It is also directly south of the Central Business District, an area which is characterized by high-rise office and residential buildings (**Figure 2**).

The area surrounding the site encompasses an eclectic range of land uses, including:

- high-rise commercial office buildings to the north;
- institutions such as City Hall, the Ontario Courthouse, and the National Arts Centre to the east;
- a wide selection of shops, restaurants and personal services within convenient walking distance both to the east on Elgin Street and to the west on Bank Street; and
- varied residential building forms, ranging from high-rise apartments to single-detached homes exhibiting a wide range in age and architectural styles, primarily to the south, east and west.

A number of community facilities are located in close proximity to the site, including the Jack Purcell Community Centre, the Central Branch of the Ottawa Public Library and the previously mentioned National Arts Centre. The area also offers a number of parks, several churches representing different denominations, and the Rideau Canal, which provides four-season, multi-purpose pathways as well as ice skating in the winter.

Figure 3 illustrates the land uses that are located within the immediate vicinity of the site and their associated building heights while **Figure 4** is a collection of photographs depicting buildings and streetscapes in the surrounding area.

Nepean Street
The site fronts onto Nepean Street, a street with an east-west orientation which operates one-way eastbound for vehicular traffic. The city block on which the site is located is bounded by Nepean Street to the north, Lisgar Street to the south, Metcalfe Street to the east, and O'Connor Street to the west.

Nepean and Lisgar Streets are both classified as local roadways, while Metcalfe and O'Connor Streets are classified as 'Existing Arterial' roadways on *Schedule F: Central Area/Inner City Road Network* of the Official Plan. Arterial roads are intended to carry large volumes of traffic over the longest distances and should provide a high degree of connectivity between land uses and places along the route.

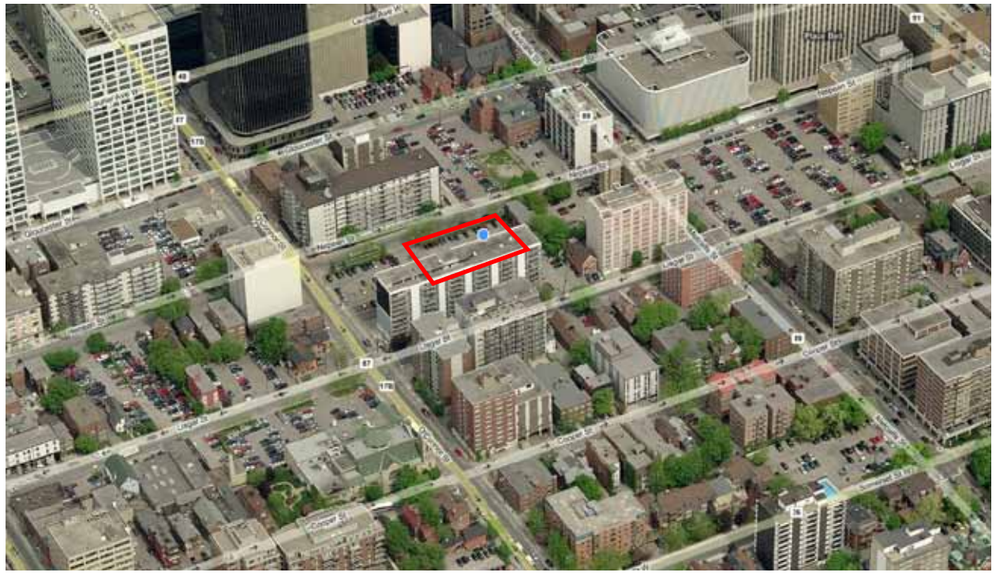
North
Directly north of the subject site, across Nepean Street, is an L-shaped 9-storey apartment building wrapping along O'Connor Street. Just east of this building are vacant lots which are to be redeveloped with two (2) 27-storey towers and low-rise townhouses (91 Nepean & 70 Gloucester) – Zoning By-law Amendments for this development were approved in spring 2011. At the northwest corner of Nepean Street and Metcalfe Street is a 7-storey office building (Red Cross National Office) with commercial uses at grade. This block also includes various uses fronting on Gloucester Street in the form of 2 to 3-storey apartments and mixed-use buildings, a 6-storey office building and a surface parking lot. The area further along Nepean Street, east of Metcalfe Street is occupied by a parking structure and the 27-storey Place Bell office complex. Gloucester Street is generally considered the boundary between Centretown and the Central Business District. Across Gloucester Street are St. George's Anglican Church, a 2 ½ storey residential building, a commercial parking lot, and four medium to high profile office buildings ranging from 8 to 20 plus storeys. High profile office buildings characterize the remainder of the Central Business District.

South
Lands directly south of the subject site are occupied by a 10-storey residential building, fronting on the north side of Lisgar Street. Just east of this building is a surface parking lot, followed by a single-detached house partially converted to office houses, and a 12-storey short-term apartment rental building at the northwest corner of Metcalfe Street and Lisgar Street. The block further to the south, across Lisgar Street, is occupied by a range of building forms including three 11-storey apartment buildings, an 8-storey apartment building, three 3 ½-storey apartment buildings, seven 2 ½ to 3-storey detached house largely converted to apartments, and a 5-storey office building,

East
The property directly to the east of the subject site is occupied by a 3-storey apartment building (88 Nepean Street). This building is on the City's Heritage Reference List and is classified as Group 2- Heritage Interest. Its front portion has several main windows looking onto the subject site. Further to the east is a surface parking lot associated with the 6-storey office building located at the southwest corner of Nepean Street and Metcalfe Street. Across Metcalfe Street is the future Tribeca development, which is currently under construction and will include two (2) 27-storey towers with commercial uses at grade and a 7-storey building with townhouses fronting on Lisgar Street.

West
Lands to the west of the subject site to O'Connor Street are occupied by a surface parking lot. Across O'Connor Street is an 11-storey office building, a 4-storey apartment, and two (2) 2-storey houses at least partially converted to offices or retail uses.

Figure 1:
Air photo (2011), showing 96 Nepean (outlined by red box)



Air photo (2010), showing 96 Nepean (outlined by red box) looking north.

Air photo (2010), showing 96 Nepean (outlined by red box) looking east.

Figure 2:
Community Context

Air photo (2010), showing 96 Nepean (outlined by red box) looking south.

Air photo (2010), showing 96 Nepean (outlined by red box) looking west.

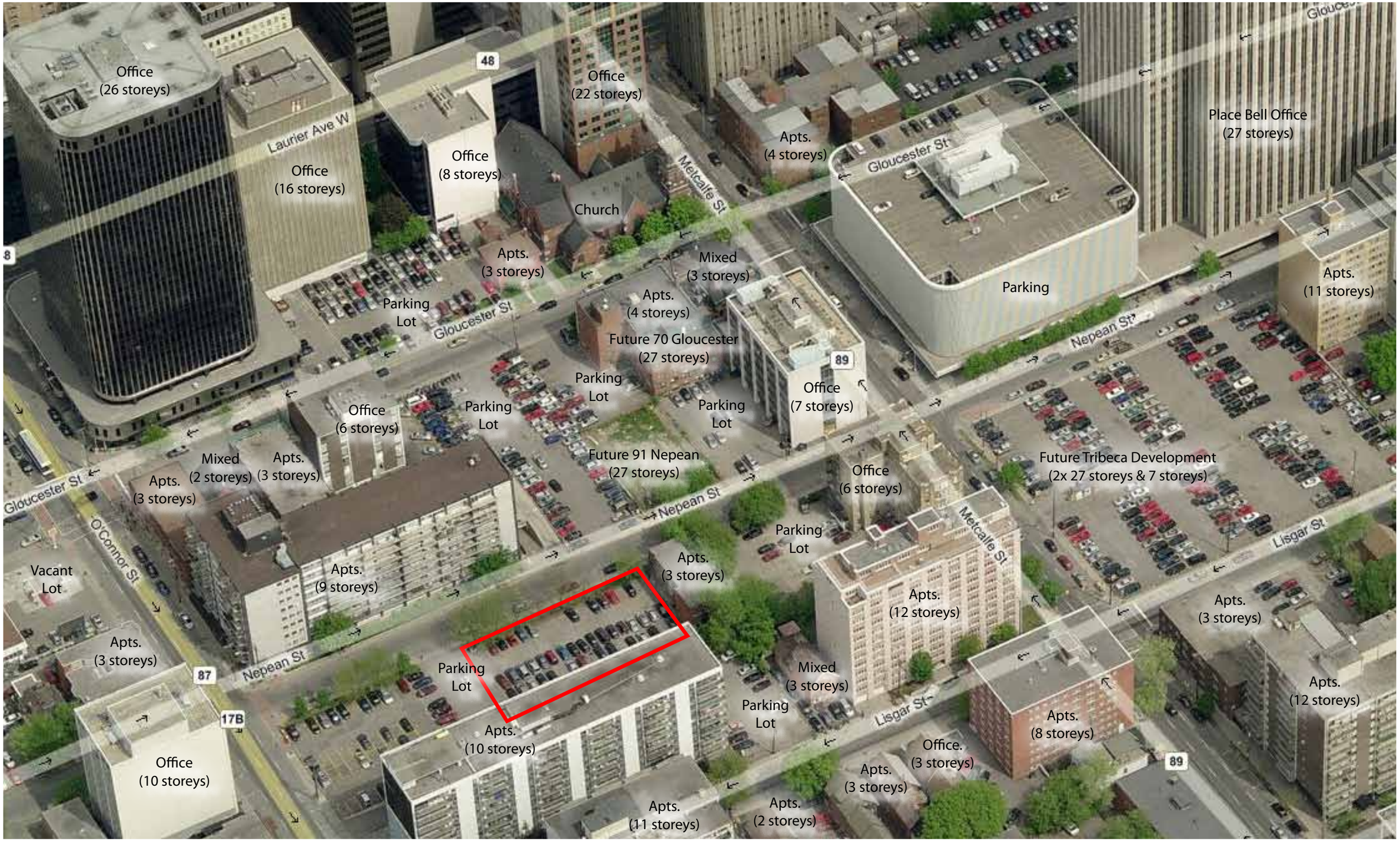


Figure 3: Land Uses and Building Heights

Looking east along the north side of Nepean

Looking east along the south side of Nepean (front of subject site)

Looking southeast from the site

Looking south across Nepean at the adjacent building to the east

Looking west along Nepean from the front of the site

Looking north across Nepean from the south side of Nepean

Looking north from the centre of the Nepean / Gloucester block

Looking northwest across Gloucester

South side of Gloucester looking southeast, between Metcalfe and O'Connor

Looking toward the northeast corner of Metcalfe and Gloucester

South side of Gloucester looking west, between Metcalfe and O'Connor

Looking toward the southwest corner of Metcalfe and Nepean

Looking toward the northeast corner of Metcalfe and Nepean, with future Tribeca development in foreground

Looking east along Gloucester from Metcalfe

Looking toward the northwest corner of Metcalfe and Nepean

Looking toward the northwest corner of Metcalfe and Gloucester

North side of Gloucester looking east towards Metcalfe

Looking southwest from the site

South side of Lisgar looking west, between Metcalfe and O'Connor

North side of Lisgar looking east, between Metcalfe and O'Connor

West side of O'Connor looking west from site

Figure 4: Buildings and Streetscapes in the Surrounding Area

2 PROPOSED DEVELOPMENT

SUMMARY OF PROPOSED DEVELOPMENT

Claridge Homes is proposing to construct a 27-storey (82.95 m) residential tower fronting on Nepean Street. The proposed development will contain a total of 201 dwelling units: 199 units will be located within the tower, while two (2) townhouse units will be provided at grade along Nepean Street. Access to the tower will be provided via a lobby fronting on Nepean Street, while the townhouse units will be accessed directly from Nepean Street.

In addition to the lobby and two (2) townhouses, the 96 Nepean Street development will also feature a fitness centre and a common lounge. The 6th and 27th floors will feature large private and common rooftop gardens, and a common garden located at the rear of the building will be visible from Nepean Street through a transparent glazed wall at the west end of the frontage.

Six (6) levels of underground parking are proposed, accommodating 123 spaces for the residential units and 38 visitor parking spaces. A single access will be provided from Nepean Street along the east end of the building frontage. The parking access will also be open through to the rear of the building, providing views of the common garden. The renderings, along with site plan, floor plans and elevations, are available at a larger size in Appendix A.

DESIGN STATEMENT

The intention at 96 Nepean is to create a varied urban milieu and street experience on this block. As has been mentioned earlier in this report, two 27-floor buildings are proposed by Claridge as a through-block scheme on the north side of the same block of Nepean Street and the south side of Gloucester Street. These projects have been approved by the Design Review Panel and have passed zoning. The proposed project will introduce a project of a different vocabulary and expression from the previously approved projects on Nepean.

The overall approach is to introduce a coherent tower of modest floor plate (occupying under 55% of the site) resting on a diversely treated, punctuated base. The tower sits partially on a podium of distinct expression on the west and a transitional treatment creating a clear dialogue with the heritage building to the east through the introduction of a semi-public exterior space (the garden lane) and the treatment of townhomes directly accessible from Nepean. A more detailed description of this treatment will follow. The streetscape will be enhanced by careful landscaping featuring preservation of existing trees, modulated soft and hard treatments, provisions for seating and public art and direct opening of views through lobbies and open spaces towards the private gardens at the rear of the site. Roofscapes will be enriched by common and private gardens at three levels – the podium roof and two upper roofs.

The tower is a simple, slightly sculpted rectangular form, clad in dark masonry with a modulated roofline housing a set-back penthouse apartment floor with private garden and a mechanical penthouse and common roof garden above. The tower features punctual windows and cantilevered linear balconies. On its narrow façades, the tower is cut by continuous glazed fonts to enhance thinness and verticality. Setbacks are maximized to the south and west, providing adequate distance between this project and the existing 11-storey residential building, and future

Figure 5:
Rendering of the
Proposed Development

developments to the west. To the east, we have anticipated the preservation of the Heritage building and its air-rights as a buffer between this project and future developments. Above the podium element on the west side of the project, the tower sets back to a glass wall 2 floors high containing private garden units which feature mezzanine spaces. The set-back glass wall drops to street level to define the principal entrance and double-height lobby of the project.

To the east of the entrance, the face of the tower drops straight down to street level over a 14 metre width towards the east, separated from the heritage building by the garden lane, permitting over a limited width, the perception of the full height of the building. Housing street-accessed townhomes at the lower two levels and double height apartment units at the next two levels, the

tower's massing and elevation treatment are modulated to an expression of deeply inset double height openings set within an irregular rhythm of massive brick pilasters. This modulated treatment creates a firm footing for the tower at street level, and at the same time strongly expresses the particular townhome typology within in a manner contrasting the treatment employed at 91 Nepean/70 Gloucester, where the tower "sits" on volumetrically differentiated townhomes. At the client's option, the lower street-accessed townhomes can readily be used for public-oriented commercial functions or as live-work spaces for artisanal occupations.

Between the townhome element and the heritage building, we have introduced an open space which we refer to as the Garden Lane. This space, over 5 metres in width including the existing walkway serving the heritage building is partially contained be the overhang of the tower 5 floors above, creating a distinct volume, and eliminating the scale problem of a 27-storey wall adjoining such a lane. The wall opposite the heritage building is treated in a similar deep red brick which turns onto Nepean to create a composition with the heritage building of mirrored expression and fragments. This element on the west side of the lane will be an ivy-covered "living" wall. The lane provides direct access to the elevator lobby and terminates at a double-height amenity space, fully glazed north and south to offer a clear view through to the rear garden. At present, the axis of the lane is unbuilt across the adjoining property through to Lisgar Street, providing ample sky views and an opportunity for a continuous urban landscaping gesture. Should, at the client's option, the amenity space or potential commercial ground floor are contain a coffee or juice bar, direct access could be provided to the lane, and a few small tables and chairs would yield a charming, shady urban pocket for hot summer days and evenings. The lane's landscaping will feature ground cover, modular paved walkways, decorative mineral treatment, a linear water element and subtle lighting – the living wall illuminated from the overhang above, and small in-ground fixtures defining the pathway and the axis through to the garden.

To the west of the site, the 6-storey high podium projects to the property line above the 2-storey high setback glass wall of the lobby and the exterior parking garage ramp. The garage entrance door is located at the base of the ramp, allowing an unobstructed view under the podium to the back garden, where we have placed a sculpture base. The podium treatment contrasts that of the tower. Its parapet and underside are irregular, the latter extending its form into the lobby ceiling. Containing residential units, its openings are strongly modular, with balconies set into its volume as loggias. Its exterior treatment will be light-weight mosaic tile, introducing floating a crystalline element featuring colour and surface texture into the overall composition of the project. The west wall of the podium - which is conceived to provide a future common wall to an adjoining project featuring a similarly scaled podium element – continues the same surface treatment so as to not leave a featureless, temporary blind wall awaiting future development. A vegetated screen wall will also shield the lateral view of the parking ramp.

In summary, the project at 96 Nepean attempts to integrate coherent, rational residential tower with a site-sensitive street treatment featuring diversity of form, material and texture, carefully considered landscaping and ground and roof, transparency and treatment of a heritage component.

RESPONSE TO INITIAL DESIGN REVIEW PANEL RECOMMENDATIONS

On October 6, the Urban Design Review Panel met for a pre-consultation to provide additional direction for the design 96 Nepean. There was general support for the variety of architectural expressions proposed, particularly for the expression of the townhouses and the crystalline six-storey podium. Having received and studied the recommendations and comments of the Urban Design Review Panel, a number of modifications, actions and precisions have been made. The following comments (in italics) were suggested, with corresponding responses provided.

General Comments

- *Further distinguish the design of the building from other nearby Claridge buildings.*
- *Increase street-level engagement.*

- While the building is in proximity to the other Claridge buildings, the ground treatment of this project departs significantly in form and colour from the others.
- The pergola feature enclosing the upper roof garden has been eliminated. This further differentiates the architectural treatment of this project from that of 91 Nepean/70 Gloucester.
- Street-level engagement will stem from both the on-street entrances to the townhouse units as well as the entrance to the tower.

Townhouse Treatment

- *Make the townhouses ore expressive by bringing them proud of the tower.*

- The townhouse units are flush with the front face of the building, and they are also aligned with the adjacent heritage-listed building, reinforcing the continuity of the street wall.
- Because of the manner of treatment of the crystalline podium, popping out the townhouses would not necessarily appreciably improve the streetscape. Instead, the townhouse element has been disengaged from other elements by the lane and the entrance setback, and expressed in the modified solid/void vocabulary as a base to the tower massing. By using a different treatment for the townhomes, the project will further distinguished from the other nearby Claridge building at 91 Nepean, as requested above.

Podium Element and Use

- *Give further attention to the crystalline podium; screen the ramp.*
- *Consider flipping the crystalline element to ease transition between the adjacent 3-storey building and the tower.*
- *Provide the option of transition to a commercial use for the ground-oriented units, including increased ceiling height.*

- Following the panel's suggestion, a vegetated screen wall has been introduced at the west edge of the ramp behind the podium colonnade to obscure the view of the ramp.
- The location of the crystalline podium has been maintained. The proposed design provides an appropriate transition to heritage-listed building. The impact of reversing the position of the podium element was studied, and it was concluded that the transition from 3 to six-storey element is arguably more problematic in perception than what has been proposed. The height of the tower actually becomes less of an impact at street level because its cornice is not perceived simultaneously with that of the small building. Well-designed architectural voids provide scale references as compelling as built elements. The Lane and the deeply recessed openings and massive pilasters at the tower base proved a transitional scale element more sympathetic to the scale of the heritage building than the six-storey podium would.
- As a further point for retaining the current podium orientation, by providing a colonnade rather than a driveway at this location, the driveway will be separated from the existing building and windows of the adjacent building. Moreover, the drive aisle is located in the area adjacent to what will likely be the vehicular

access pont for the adjacent building, thereby anticipating the amalgamation and minimization of pedestrian interruption along the streetscape.
- We are in agreement that commercial activity could be successfully introduced where the lower townhomes are currently located, depending on the nature of the commerce. One that could benefit from the lane (café, gallery, for example) would enhance the project. Others might not. Opting for residences or live-work space provide a better guarantee of the type of occupancy which would end up there. That being said, some flexibility in design development will be considered to allow for alternative occupancies. Currently, the townhomes are on a 450mm high plinth. Should the client consider a commercial occupant in these floor areas, the plinth would be eliminated, and the floor level dropped to grade level.

Setbacks and Height
- *Revise the encroachment of the balconies over the property line.*
- *Increase rear and side yard setbacks.*
- *Be sensitive to creating a line of towers that contribute to a chasm effect at street level; reconsider the tower's absolute height and observe the 83 m height limit.*

- The encroachment of the balconies onto the public domain has been eliminated. All projections are now within the property limits. If the failure of glass railings is proven endemic, and no viable technical solution available, we would consider alternate (metallic) railing designs.
- The rear and side yard setbacks, varied for both the tower and the podium, are considered appropriate given both the existing and anticipated development context. The rear yard setback was reviewed with respect to the existing 11 storey building and what is proposed will provide more than 20m open space between the tower and the existing building. At grade level, the design has taken into careful consideration the treatment of the side yards.

Landscaping
- *Make effort to retain the existing mature trees along the front of the site.*
- *Make efforts to ensure tree survival by grouping them in areas with access to sufficient sunlight and soil volume.*
- *Enhance the green wall and laneway by increasing lighting levels and consider townhouse entries off of the colonnade.*

- The trees along the front of the site are to be retained.
- The townhouse entries will continue to face Nepean in an effort to animate the streetscape.
- An entrance to the elevator lobby has been introduced at the limit of the garden lane to promote movement of residents through the space. While the design is still at a developmental state, we can assure the Panel that lighting in the lane will be carefully considered to enhance ambience and security. Depending on the nature of the amenity space, we would also consider an access to the lane should the functioning permit.

3 POLICY & DESIGN CONSIDERATIONS

Design considerations for 96 Nepean Street focus on issues of integration, compatibility, and project fit into the urban environment.

CITY OF OTTAWA OFFICIAL PLAN

The site is designated 'General Urban Area' in the City of Ottawa Official Plan (2003, as amended by OPA 76) (**Figure 6**). This designation permits a wide variety of land uses including employment, retail, institutional, and an array of housing types, with building forms ranging from ground-oriented single-purpose to multi-storey mixed-use. The City supports infill development and other intensification within the General Urban Area, provided that it enhances and complements the desirable characteristics of the area and ensures the long-term vitality of the many existing communities that make up the city.

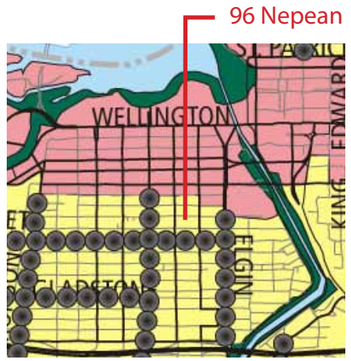


Figure 6: Official Plan Schedule B - Site is designated 'General Urban Area'

The proposed development meets the general intent and objectives of the Official Plan in the following manner:

- The proposal conforms to the design objectives and principles set out in Section 2.5.1 - Compatibility and Community Design;
- The proposal responds well to the compatibility criteria established in Section 4.11 - Compatibility;
- The proposed development intensifies an underused lot in close proximity to the Central Business District; and
- Existing infrastructure, neighbourhood amenities and transit are available to service the development.

The principles of Section 2.5.1 and the criteria in Section 4.11 are discussed in greater detail in the Planning Rationale (November 2011) prepared by FoTenn Consultants Inc.

CENTRETOWN SECONDARY PLAN

The main goal of the Centretown Secondary Plan is to conserve, and where possible improve, the residential character of this area. The subject property is identified as a 'High Profile Residential Area', a designation which permits a variety of dwelling types, including accommodations suitable for one person, small family, and non-family households (**Figure 7**). The policies of the High Profile Residential Area do not specify building heights; however, similar to Official Plan Amendment 76, the former City of Ottawa Official Plan (1993) under which the Secondary Plan was originally approved defined 'high-rise' as ten or more storeys. As such, the proposed building upholds the spirit and intent of the High Profile Residential designation.

Section 3.4.6 of the Secondary Plan contains a number of development policies which help to guide new construction in Centretown. Two of these policies relate to building design:

1. The scale, form, proportion and spatial arrangement of new development and redevelopment shall cause minimal visual intrusion on existing development and, wherever possible, shall contribute to the overall physical environment of Centretown;

2. The City of Ottawa is concerned with present and future residents needs to enjoy natural light, circulation of air and relatively unobstructed views. In recognition of these needs and in an effort to protect the environment of residential areas, the City of Ottawa shall establish regulations relating to the right of aspect. In general, new development shall not unreasonably obstruct natural light, view and air circulation from the main window of existing habitable rooms.

Given the site's location and surrounding uses, the proposed developmentwill cause minimal visual intrusion on existing development. It will contribute to the overall physical environment of Centretown by injecting architectural style and character into the neighbourhood. The develpoment will not unreasonably obstruct the main windows of existing habitable rooms, given that the residential use to the east will be aglined with a transparent colonnade through to rear gardens, preserving access to light.

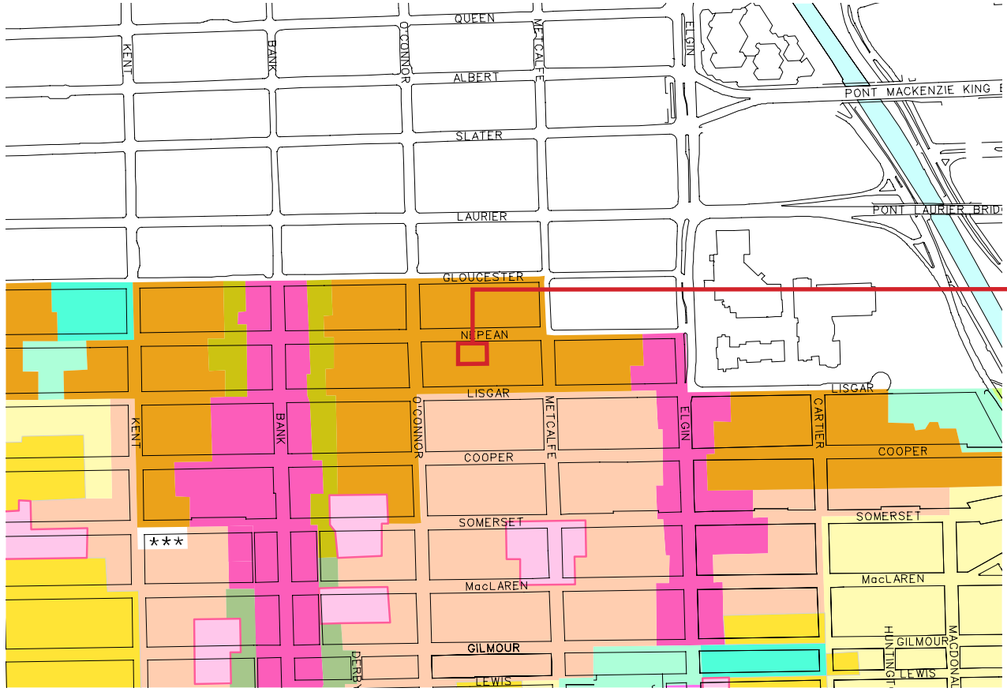


Figure 7: Centretown Secondary Plan Land Use Plan - Site is designated 'High Profile Residential Area'

CENTRETOWN COMMUNITY DESIGN PLAN

In 2010, the Community Planning and Urban Design Division of the Planning and Growth Management Department initiated the Centretown Community Design Plan (CDP) study. This CDP is being undertaken in response to recent development proposals and a need to review and update the Centretown Secondary Plan in keeping with City of Ottawa Official Plan intensification policies as well as its compatibility and urban design objectives. The CDP will provide a broad and integrated twenty-year vision and guidance for the future of the area. A Draft CDP was released on May 27, 2011, and the final document is targeted for completion in June 2012.

The current Official Plan policies, the Council approved-policies of OPA 76 and the existing policies of the Centretown Secondary Plan already provide direction for development applications designated both General Urban Area (Official Plan) and High Profile Residential Area (Secondary Plan). The Terms of Reference for the Centretown CDP study responds to the same policy framework used to review the proposed development.

The subject property is in the Draft CDP's Northern Character Area. Section 3.1.1 sets out a general direction for the Northern Character Area in terms of land use and buildings, including the following:

- Mixed-use commercial, retail, residential is appropriate.
- Considering the availability of underutilized sites and the context of the area, this area is appropriate for higher density.
- To avoid overshadowing and unpleasant pedestrian conditions, taller building must be built with podiums, stepbacks, minimum lot sizes and maximum tower floorplate sizes. Blank walls are not permitted.
- Existing quality heritage buildings of Group 1 and Group 2 must be protected. Depending on the site context and the characteristic of the existing heritage building, these buildings could also be integrated into new proposals.

The Draft CDP recommends a new Land Use Plan for Centretown. The subject site would be designated 'Apartment Neighbourhood', with a maximum permitted height of 27 storeys, not to exceed 83 metres.

The Draft CDP also puts a strong emphasis on built form. In the context of tall buildings (10 storeys or higher), the CDP establishes design guidelines which focus on the development of point towers built on podiums. These include:

- Tall buildings must have a podium which preferably accommodates townhomes. If townhomes are not selected as the base type, the podium height shall not exceed 6 storeys.
- The maximum permitted floor plate for towers is approximately 750 m^2 (8,073 ft^2).
- Towers must be set back a minimum of 10 metres from side and rear property lines.
- Minimum face to face separation distance between towers should be approximately 20 metres. A small reduction in separation distance can be considered when a) Towers on a same site are offset; or,) b) An existing tower or tall slab building is located less than 10m away from its property line. In this situation a minimum 10m setback from the adjacent properties shall apply.
- Towers must be setback 20 metres from adjacent low-profile areas.

Revisions to the Draft CDP are expected to be put forward based on the comments received from various stakeholders including members of the public and the development community. As such, many of the draft policies are still subject to change. However, based on the draft policies, it is our professional opinion that the proposed development has strong regard for the policy direction set forth in the Draft CDP and is in keeping with the general direction set out for the Apartment Neighbourhood designations and the guidelines for tall buildings.

In this instance, the separation between existing and potential development is as follows:

- To the north, a separation of 1 m between the proposed tower and an approximate 18.2 m right of way across Nepean Street would create a minimum of approximately 19 m separation between the proposed development and the approved towers across Nepean Street.
- To the east, while there is a 0 m setback between the 3rd and 6th floors, there is a 1.5 m proposed setback for the tower, and the 10 m lot width of the adjacent heritage building at grade creates a condition for a minimum separation of 11.5 m between the tower and future development on adjacent lots;
- To the south, approximately 8.2 m of separation will exist between the proposed tower and the rear lot line, and there is presently approximately 13.4 m of separation between the existing building to the south and its rear lot line, resulting in a total separation of 21.6 m; and
- To the west, the offset of the proposed tower creates a separation of 6.1 m to the interior lot line, with the ultimate minimum separation to be determined by future development proposals.

The proposed development complies with the current policy framework and is also in keeping with the general direction set out for the site in the Draft CDP.

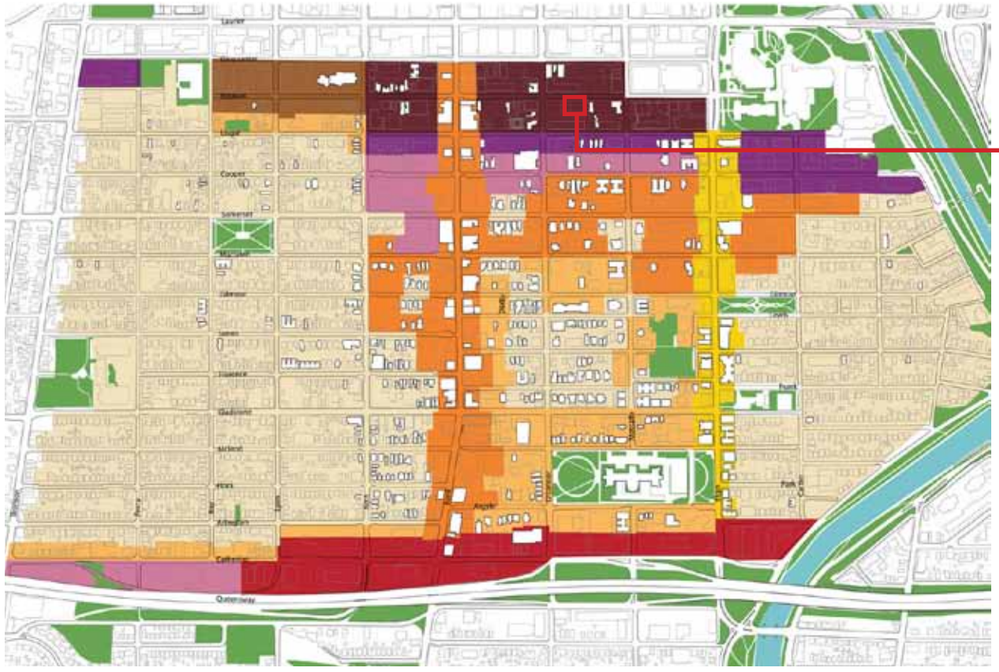


Figure 8: Draft Centretown Community Design Plan Maximum Height Consideration

CITY OF OTTAWA ZONING BY-LAW (2008-250)

The subject property is zoned R5B [482] F(3.0) – Residential Fifth Density Subzone B, Exception 482, Maximum Floor Space Index of 3.0 (**Figure 9**). The purpose of the Residential Fifth Density Zone is to allow a wide mix of residential building forms including mid-high rise apartment dwellings. Apartment dwelling, mid-high rise is a permitted use in the R5B Zone.

The proposed development complies with many of the applicable zoning provisions and supports the overall intent of the zone. However, a Zoning By-law Amendment is required to revise some provisions, in response to the plans. A Zoning By-law Amendment application was submitted in November 2011 including a Planning Rationale prepared by FoTenn Consultants Inc. which provides details on the requested zoning amendments and an analysis of the policy context supporting these amendments.

Figure 9:
City of Ottawa Zoning Map –
96 Nepean is zoned R5B [482] F(3.0)

SITE

The following provisions will need to be addressed in the rezoning, as outlined in the Planning Rationale (November 2011):

- Replace the maximum permitted FSI of 3.0 by a maximum permitted height of 83 m;
- Decrease the minimum required front yard setback along Nepean Street from 3 m to 1 m;
- Decrease the minimum interior side yard setback to from 1.5 m to 0 m for first 21 m and from 6 m to 5.75 m for the remainder;
- Decrease the rear yard setback from 7.5 m to 7.0 m.

As explained in the Planning Rationale, the requested reductions will not impact the overall purpose of the R5B Zone and will not negatively affect the functionality of the site.

DOWNTOWN OTTAWA URBAN DESIGN STRATEGY (DOUDS)

The site is located within an area identified as being a 'Potential Developent Site and Intensification Area' in the Centretown East Neighbourhood Precinct, which according to the DOUDS is a very important part of the downtown and provides the most complex pattern of uses, densities and built form of all the precincts. The range of uses are housed in a wide mix of building forms ranging from high-density high-rises through to low-density single detached dwellings.

Figure 10:
Centretown East Precinct Plan (DOUDS)

The DOUDS states that "Centretown East supports a higher density towards the Business Precinct and lower densities towards the 417 where it transitions to established traditional neighbourhood areas." Since the subject site is located directly south of the Business Precinct, it should therefore accommodate high densities within Centretown. **(Figure 10**).

The key strategic directions of the Precinct include:

- *Focus taller infill development north of Cooper, with small to medium neighbourhood scale residential infill developments directed towards the south*. The proposed development consists of a tall infill development, conforming to the Centretown Secondary Plan designation of the site as a 'High Profile Residential Area'.
- *Reinforce the role of Elgin Street as a Main Street, serving the local neighbourhoods as well as the wider downtown area and Ottawa Region.* The addition of a significant number of residents will complement the existing community development and contribute to the commercial success of the area.
- *Protect the Golden Triangle Neighbourhood with restricted redevelopment opportunities in the area east of Cartier Street.* Redevelopment opportunities such as 96 Nepean may relieve intensification pressures in the Golden Triangle Neighbourhood.

The DOUDS includes Built Form Guidelines for the Centretown East Neighbourhood Precinct. Their intent is to "recognize its wide mix of buildings forms as well as the substantial differences in density and height found throughout the precinct." All new development shall conform to the height/profile policy areas established in the Centretown Secondary Plan (the subject site is designated 'High Profile Residential Area'), and should have a strong base that continues the existing street frontage and ground level connections to the street.

TRANSIT-ORIENTED DEVELOPMENT GUIDELINES

The intent of the Transit-Oriented Development (TOD) Guidelines is to provide an urban design standard for assessing, promoting and achieving appropriate TOD within the City of Ottawa. TOD is defined as 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 are to be applied for all development within a 600 m walking distance of a rapid transit stop or station. The subject site is located less than 600 m from the Slater Street and Albert Street rapid transit corridor. Not every guideline will apply to every development, and as such, the intent is not to use the guidelines as a checklist but to demonstrate a general adherence to the design direction provided in these documents.

The proposal supports several of the applicable guidelines. In particular, it:

- Provides transit-supportive land uses (apartments) within 600 m walking distance of a rapid transit station or stop (Guideline 1).
- Locates high density uses as close as possible to transit (Guideline 8).
- Includes architectural variety at grade to provide visual interest to pedestrians and high light the building entrance (Guideline 14).
- Makes the pedestrian level façade of walls facing the street highly transparent in order to provide ease of entrance, visual interest and increased security through informal viewing (Guideline 15).
- Features a ground floor designed to be appealing to pedestrians, particularly through its architectural treatment (Guideline 28).
- Provides underground parking (Guideline 39).
- Features landscaping in the form of trees, shrubs and permeable surfaces where possible to help reduce urban heat and create a more comfortable microclimate (Guideline 52).

URBAN DESIGN GUIDELINES FOR HIGH-RISE HOUSING

The Urban Design Guidelines for High Rise Housing are intended to promote and achieve appropriate high-rise development. A high-rise building is defined as any building that is ten (10) storeys or more. The guidelines acknowledge that high-rise buildings are often met with apprehension, but that when properly done, they can create a positive outcome for the surrounding community. The Urban Design Guidelines for High Rise Housing deal with seven elements of design: context, built form, pedestrian and public realm, open space, amenities, environmental considerations, site circulation and parking, and services and utilities. The context of each site must inform the application of, and the emphasis on, various guidelines.

The proposed 27-storey building supports several of the applicable guidelines. In particular, the proposal:

- Establishes a pattern of development blocks, street edges and site circulation that defines a public realm of street and open spaces and reflects or integrates the surrounding street pattern (Guideline 1b).
- Uses distinctive design features, building forms and shapes to contribute to a sense of place (Guideline 1b).
- Provides direct links to public transit, sidewalks and streets (Guideline 1b).
- Distributes building form and massing in a manner appropriate to the scale and proportion of the built surroundings (Guideline 6).
- Features innovative design and site treatments, including an open pergola structure and distinctive lobby entrance, contributing to way-finding and place-making (Guideline 7).
- Proposes a form and massing which responds to the planned function of the area and the site's characteristics and context (Guideline 12).
- Supports human-scaled streetscapes through the design of the lower portion of the building. This has been achieved through the use of detailing and quality materials, including floating aluminum cladding which draws attention to the building entrance, as well as human-scaled elements such as landscaping (Guideline 13).
- Uses clear windows and doors to make the pedestrian level façade highly transparent and accessible (Guideline 14).
- Includes at an-grade pedestrian entrance which is directly accessible, clear, prominent with a direct link to the sidewalk. The entrance will be easily distinguished through a distinct design feature, consisting of floating aluminum cladding opening above the main entrance and parking access (Guideline 17).
- Features an architecturally detailed façade, using various types of materials and treat ments, with no blank or featureless sides (Guideline 18).
- Uses architectural detailing to reduce the perception of mass, including changes of material and colour. In particular, the recessed split in the façade divides the building into two (2) principal massing elements when viewed from the south, contributing to a more slender-looking building (Guideline 19).
- Is designed with a compact floor plate to maximize views and light for the interior spaces, minimize the perception of a canyon along the street, create narrow shadows, and allow opportunities for sky views (Guideline 21).
- Features a distinctive and well-designed roofline, including roof gardens enclosed by an open pergola structure (Guideline 23).
- Provides views from the apartments to the streets and open space allowing visual surveillance and neighbourliness (Guideline 31).
- Includes underground parking and locates the garage entry in such a way as to not to detract from the streetscape (Guidelines 56 and 58).

4 DESIGN DRAWINGS

LOOKING SOUTHEAST TOWARD THE PROPOSED BUILDING

LOOKING SOUTH TOWARD THE PROPOSED BUILDING

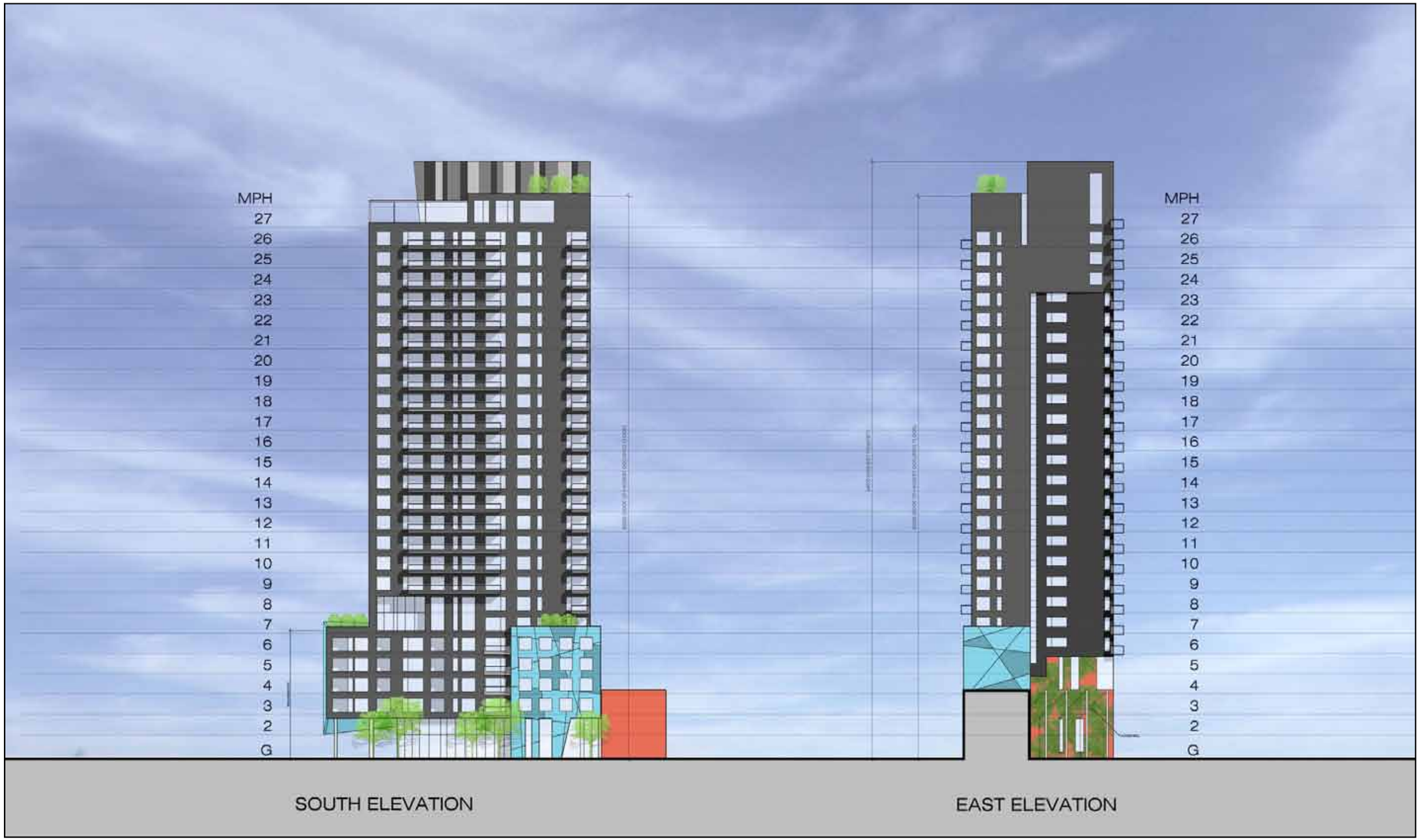
LOOKING NORTH TOWARD THE PROPOSED BUILDING

4 DESIGN DRAWINGS

PROPOSED BUILDING IN CONTEXT, LOOKING NORTHWEST
(including future Tribeca and 91 Nepean development)

PROPOSED BUILDING IN CONTEXT, LOOKING SOUTHEAST
(including future Tribeca and 91 Nepean development)

4 DESIGN DRAWINGS

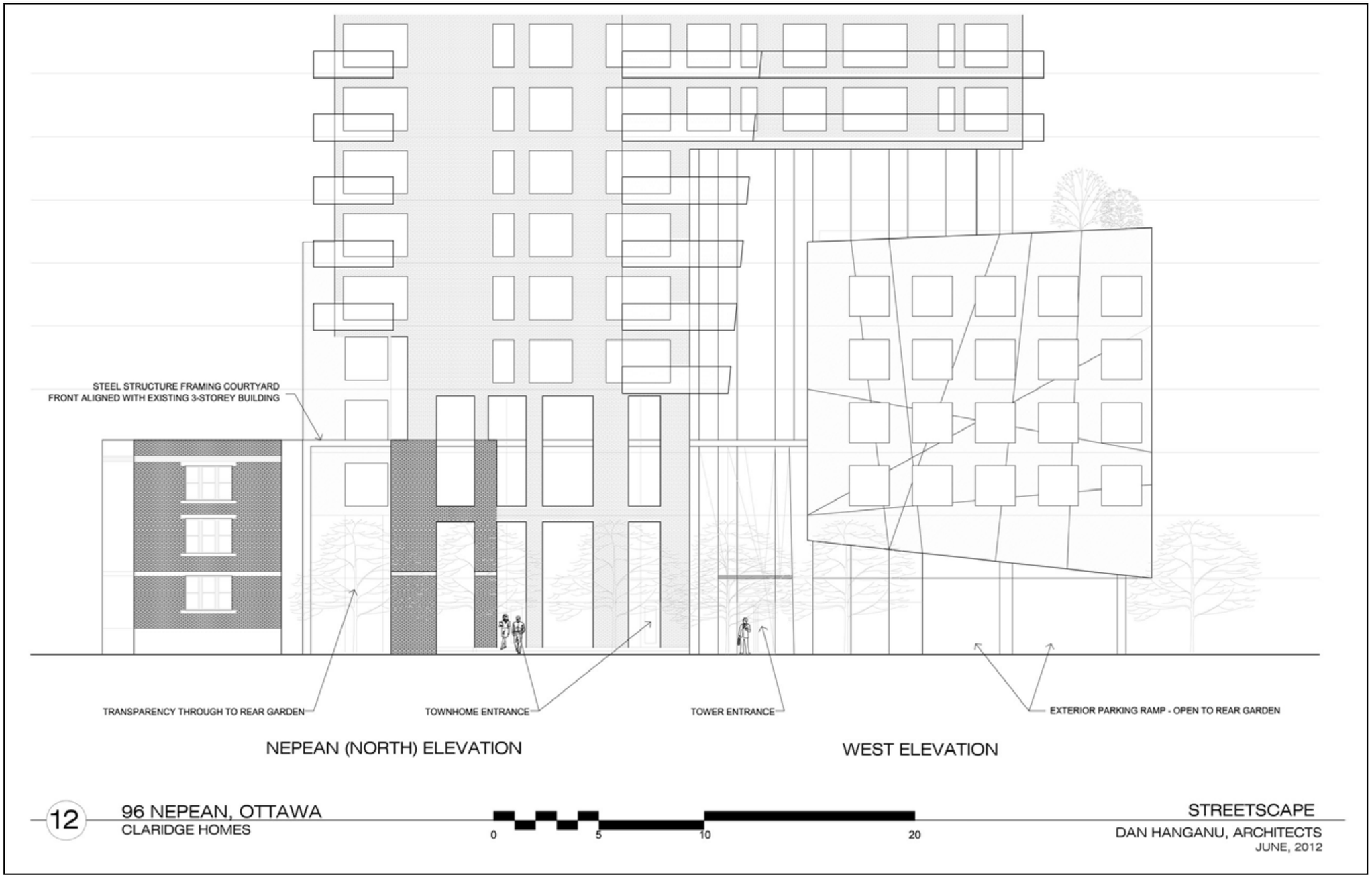


NORTH (NEPEAN) AND WEST RENDERED ELEVATIONS

4 DESIGN DRAWINGS

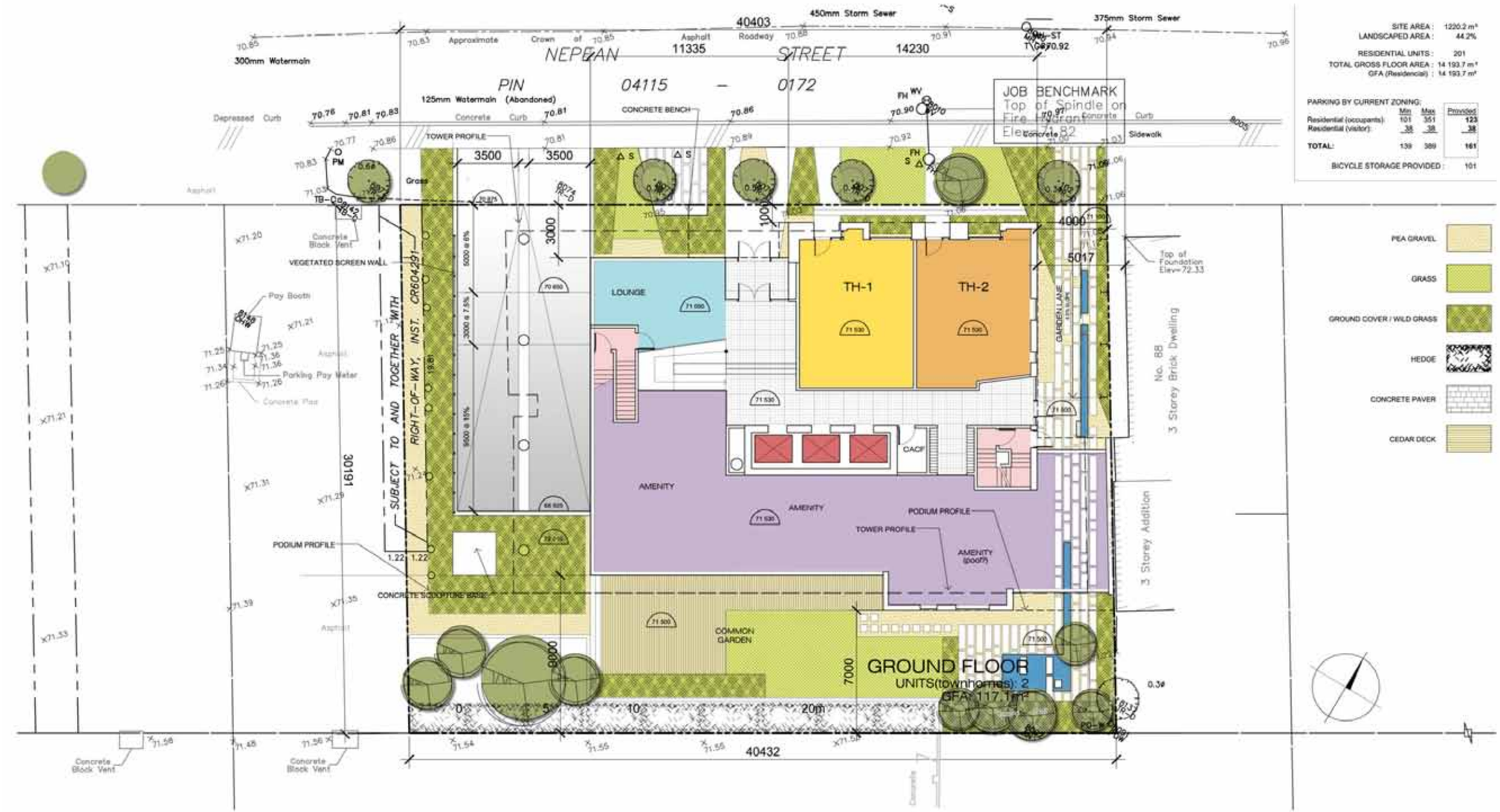
SOUTH & EAST RENDERED ELEVATIONS

4 DESIGN DRAWINGS



STREETSCAPE

4 DESIGN DRAWINGS



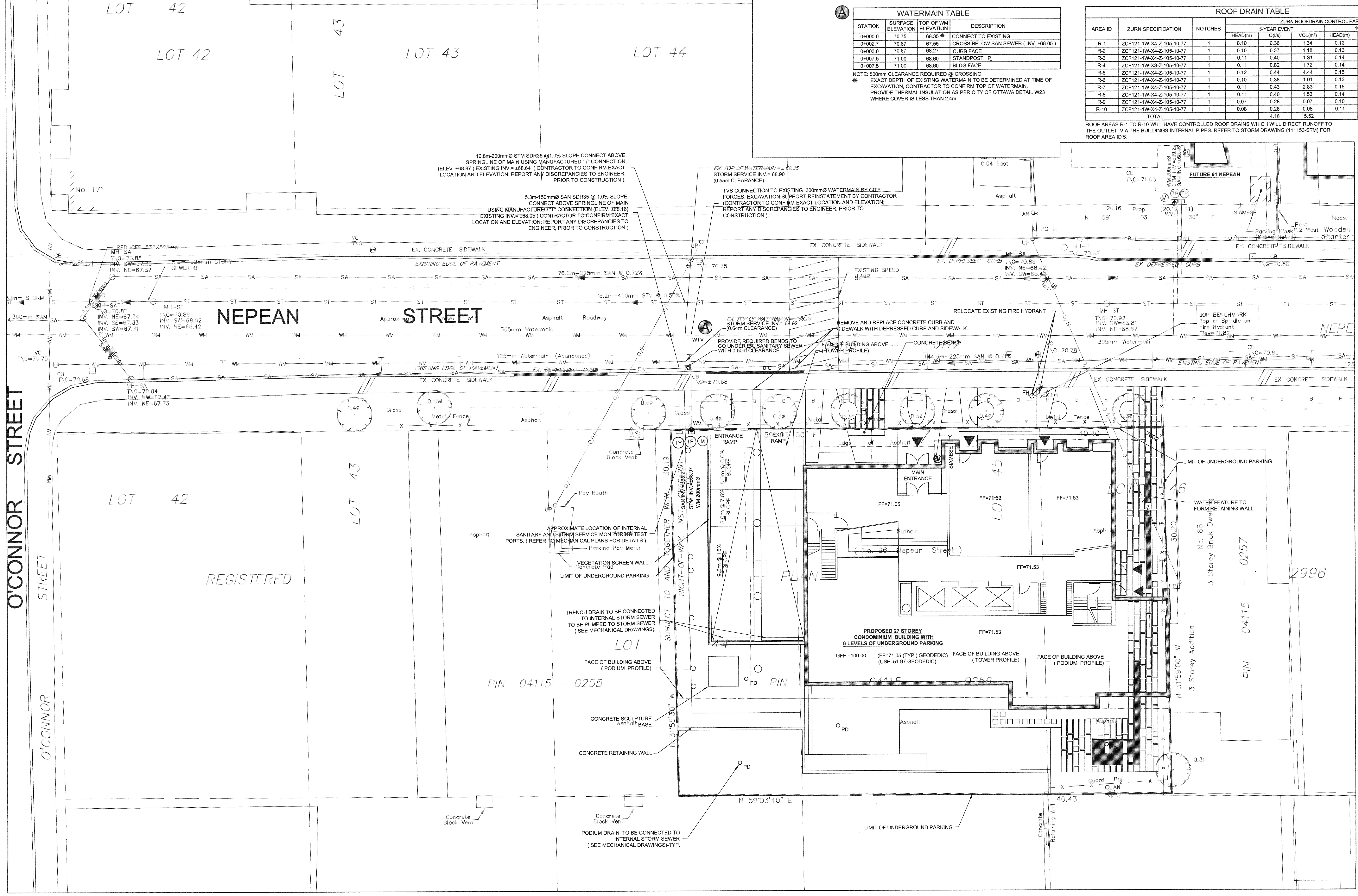
GROUND FLOOR - PRELIMINARY SITE PLAN
UNITS(townhomes): 2
GFA: 117.1 m²

1 96 NEPEAN, OTTAWA
CLARIDGE HOMES

0 5 10 20m

DAN HANGANU, ARCHITECTS
JUNE, 2012

SITE PLAN



LEGEND

Symbol	Description	Symbol	Description	Symbol	Description	Symbol	Description
N 59° 39' 30" E 32.91	IRON BAR & PROPERTY LINE	T/F=127.55	PROPOSED TOP OF BOTTOM FLANGE		PROPOSED RETAINING WALL	WMVC	EXISTING WATERMAIN VALVE CHAMBER
	LEGAL ADJACENT	3 : 1	PROPOSED MAXIMUM 3 : 1 SIDESLOPE		PROPOSED SUBDRAIN	CBMH	EXISTING CATCH BASIN MANHOLE
	PROPOSED SET BACK	FF=83.20	PROPOSED BUILDING FINISHED FLOOR		ABANDONED	SAMH	EXISTING SANITARY MANHOLE
	UNDERGROUND PARKING LIMIT	BFF=82.88	PROPOSED BUILDING FINISHED FLOOR PARKING LEVEL		REMOVAL	STMH	EXISTING STORM MANHOLE
B	PROPOSED BELL PEDESTAL				ADJUSTED	CB	EXISTING CATCH BASIN
	PROPOSED CABLE PEDESTAL	DICB	PROPOSED DITCH INLET CATCHBASIN	ST	EXISTING STORM SEWER	WV	EXISTING WATER VALVE
D.C.	PROPOSED DEPRESSED CURB	RYCB	PROPOSED REARYARD CATCHBASIN	SA	EXISTING SANITARY SEWER	VC	EXISTING VALVE CHAMBER
	PROPOSED BARRIER CURB	SL	PROPOSED STREETLIGHT	B	EXISTING BELL LINE	TSP	EXISTING TRAFFIC LIGHT
STMH	PROPOSED STORM MANHOLE	E CB	PROPOSED END CATCH BASIN GRATE	H	EXISTING HYDRO LINE		
SAMH	PROPOSED SANITARY MANHOLE	T CB	PROPOSED 'T' INTERSECTION CATCH BASIN GRATE	G	EXISTING GAS LINE		
CBMH	PROPOSED CATCHBASIN MANHOLE		PROPOSED BUILDING ACCESS	T	EXISTING TRAFFIC SIGNALE		
CB	PROPOSED CATCHBASIN			FO	EXISTING FIBER OPTIC LINE		
RM	PROPOSED REMOTE WATER METER	GM	PROPOSED GAS METER	WM	EXISTING WATER MAIN		
M	PROPOSED WATER METER		DIRECTION OF FLOW	TSN	EXISTING TRAFFIC SIGN		
	PROPOSED SIAMESE CONNECTION		PROPOSED STORM SEWER	HH	EXISTING TRAFFIC HAND HOLE		
V&C	PROPOSED VALVE LOCATION		PROPOSED SANITAY SEWER	TMH	EXISTING TRAFFIC MANHOLE		
V&VB	PROPOSED VALVE & VALVE BOX		PROPOSED WATERMAIN	LS	EXISTING LAMP STANDARD		
FH	PROPOSED FIRE HYDRANT	G	PROPOSED GAS	FH	EXISTING FIRE HYDRANT C/W VALVE BOX		
TP	PROPOSED INTERNAL SERVICE MONITORING TEST PORT						

(A) WATERMAIN TABLE

STATION	SURFACE ELEVATION	TOP OF WM ELEVATION	DESCRIPTION
0+000.0	70.75	68.35 *	CONNECT TO EXISTING
0+002.7	70.67	67.55	CROSS BELOW SAN SEWER (INV. ±68.05)
0+003.0	70.67	68.27	CURB FACE
0+007.5	71.00	68.60	STANDPOST ℞
0+007.5	71.00	68.60	BLDG FACE

NOTE: 500mm CLEARANCE REQUIRED @ CROSSING.

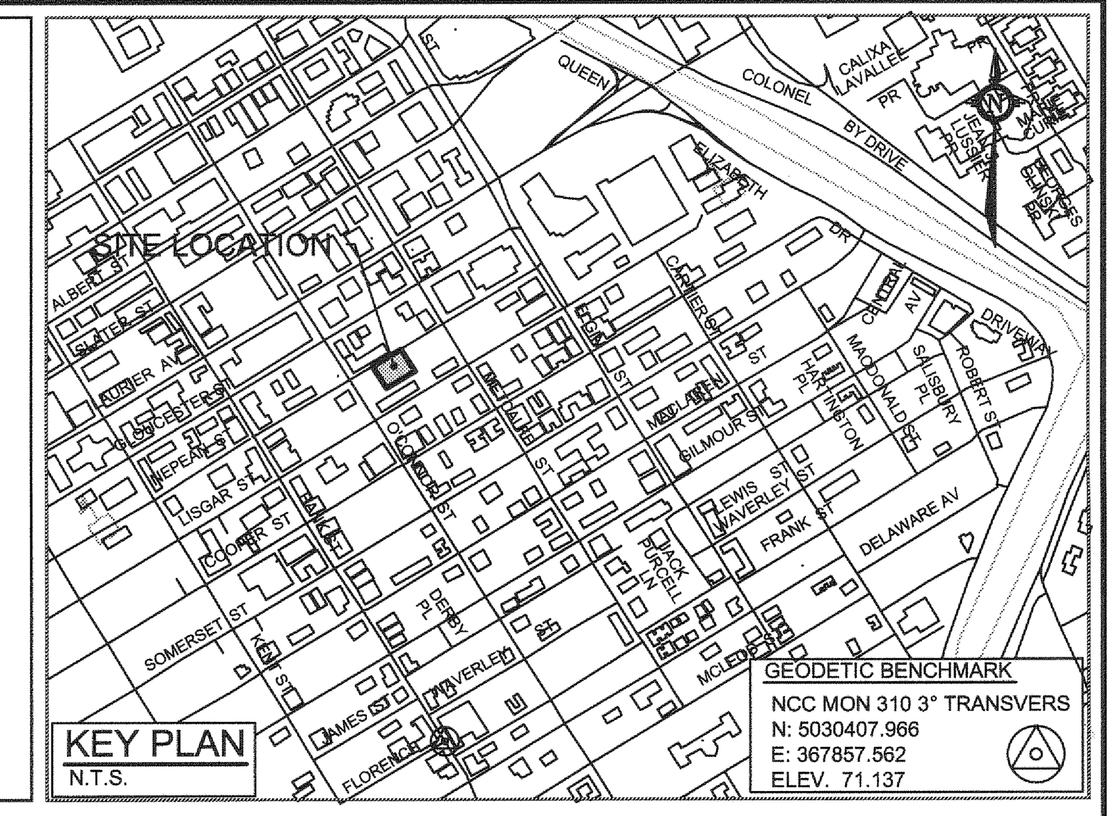
* EXACT DEPTH OF EXISTING WATERMAIN TO BE DETERMINED AT TIME OF EXCAVATION, CONTRACTOR TO CONFIRM TOP OF WATERMAIN. PROVIDE THERMAL INSULATION AS PER CITY OF OTTAWA DETAIL W23 WHERE COVER IS LESS THAN 2.4m

ROOF DRAIN TABLE

AREA ID	ZURN SPECIFICATION	NOTCHES	ZURN ROOFDRAIN CONTROL PARAMETERS					
			5-YEAR EVENT			100-YEAR EVENT		
			HEAD(m)	Q(l/s)	VOL(m^3)	HEAD(m)	Q(l/s)	VOL(m^3)
R-1	ZCF121-1W-X4-Z-105-10-77	1	0.10	0.36	1.34	0.12	0.46	2.79
R-2	ZCF121-1W-X4-Z-105-10-77	1	0.10	0.37	1.18	0.13	0.47	2.47
R-3	ZCF121-1W-X4-Z-105-10-77	1	0.11	0.40	1.31	0.14	0.51	2.75
R-4	ZCF121-1W-X3-Z-105-10-77	1	0.11	0.82	1.72	0.14	1.06	3.67
R-5	ZCF121-1W-X4-Z-105-10-77	1	0.12	0.44	4.44	0.15	0.56	8.86
R-6	ZCF121-1W-X4-Z-105-10-77	1	0.10	0.38	1.01	0.13	0.49	2.14
R-7	ZCF121-1W-X4-Z-105-10-77	1	0.11	0.43	2.83	0.15	0.54	5.77
R-8	ZCF121-1W-X4-Z-105-10-77	1	0.11	0.40	1.53	0.14	0.51	3.17
R-9	ZCF121-1W-X4-Z-105-10-77	1	0.07	0.28	0.07	0.10	0.38	0.18
R-10	ZCF121-1W-X4-Z-105-10-77	1	0.08	0.28	0.08	0.11	0.39	0.20
TOTAL				4.16	15.52		5.36	32.01

ROOF AREAS R-1 TO R-10 WILL HAVE CONTROLLED ROOF DRAINS WHICH WILL DIRECT RUNOFF TO THE OUTLET VIA THE BUILDINGS INTERNAL PIPES. REFER TO STORM DRAWING (111153-STM) FOR ROOF AREA ID'S.

NORTH



GENERAL NOTES:

1) COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
2) DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS DRAWING.
3) OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
4) BEFORE COMMENCING CONSTRUCTION OBTAIN AND PROVIDE PROOF OF COMPREHENSIVE, ALL RISK AND OPERATIONAL LIABILITY INSURANCE FOR $5,000,000.00. INSURANCE POLICY TO NAME OWNERS, ENGINEERS AND ARCHITECTS AS CO-INSURED.
5) RESTORE ALL DISTURBED AREAS ON-SITE AND OFF-SITE, INCLUDING TRENCHES AND SURFACES ON PUBLIC ROAD ALLOWANCES TO EXISTING CONDITIONS OR BETTER TO THE SATISFACTION OF THE CITY OF OTTAWA AND ENGINEER.
6) REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL, ORGANIC MATERIAL AND DEBRIS UNLESS OTHERWISE INSTRUCTED BY ENGINEER. EXCAVATE AND REMOVE FROM SITE ANY CONTAMINATED MATERIAL. ALL CONTAMINATED MATERIAL SHALL BE DISPOSED OF AT A LICENSED LANDFILL FACILITY.
7) ALL ELEVATIONS ARE GEODETIC.
8) REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARDSURFACE AREAS AND DIMENSIONS.
9) REFER TO STORMWATER MANAGEMENT REPORT (R-2011-184) PREPARED BY NOVATECH ENGINEERING CONSULTANTS LTD.
10) SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).
11) PROVIDE LINE/PARKING PAINTING.
12) CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES INDICATING ALL SERVICING AS-BUILT INFORMATION SHOWN ON THIS PLAN. AS-BUILT INFORMATION MUST INCLUDE: PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT AND T/G ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANT LOCATIONS, T/WM ELEVATIONS AND ANY ALIGNMENT CHANGES, ETC.
13) REFER TO GEOTECHNICAL REPORT (No. PGxxxx-x, DATED xxx. xx, xxxx), PREPARED BY PATERSON GROUP FOR SUBSURFACE CONDITIONS, CONSTRUCTION RECOMMENDATIONS, AND GEOTECHNICAL INSPECTION REQUIRE MENTS. THE GEOTECHNICAL CONSULTANT IS TO REVIEW ON-SITE CONDITIONS AFTER EXCAVATION PRIOR TO PLACEMENT OF THE GRANULAR MATERIAL.
14) ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA STANDARDS AND SPECIFICATIONS AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS. ONTARIO PROVINCIAL STANDARDS WILL APPLY WHERE NO CITY STANDARDS ARE AVAILABLE.
15) ALL PRIVATE APPROACHES MUST BE CONSTRUCTED AS PER CITY SPECIFICATION SC13.

SEWER NOTES:

1) SPECIFICATIONS:

ITEM	SPEC. No.	REFERENCE
CATCHBASIN (600x600mm)	705.010	OPSD
STORM / SANITARY MANHOLE (1200Ø)	701.010	OPSD
CATCHBASIN MANHOLE	701.010	OPSD
CB, FRAME & COVER	400.020	OPSD
	S19	CITY OF OTTAWA
STORM / SANITARY MH FRAME & COVER	401.010	OPSD
	S24,S24.1,S25	CITY OF OTTAWA
CATCHBASIN MANHOLE FRAME & COVER	400.070	OPSD
	S25,S28	CITY OF OTTAWA
SEWER TRENCH - BEDDING (GRANULAR A)	----------	OPSD
COVER (GRANULAR A OR GRANULAR B TYPE I, WITH MAXIMUM PARTICLE SIZE=25mm)		OPSD
STORM SEWER-525mmØ AND GREATER	CONCRETE OR "EQUIV."	
STORM SEWER-300mmØ TO 450mmØ	PVC SDR 35 OR "EQUIV."	
SANITARY SEWER	PVC SDR 35 OR "EQUIV."	
CATCHBASIN LEADS	PVC SDR 28 OR "EQUIV."	

2) INSULATE ALL PIPES (SAN/STM) THAT HAVE LESS THAN 1.5m COVER WITH 50mmX1200mm HI-40 INSULATION. PROVIDE 150mm CLEARANCE BETWEEN PIPE AND INSULATION.
3) SERVICES ARE TO BE CONSTRUCTED TO 1.0m FROM FACE OF BUILDING AT A MINIMUM SLOPE OF 1.0%.
4) PIPE BEDDING, COVER AND BACKFILL ARE TO BE COMPACTED TO AT LEAST 95 % OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY. THE USE OF CLEAR CRUSHED STONE AS A BEDDING LAYER SHALL NOT BE PERMITTED.
5) FLEXIBLE CONNECTIONS ARE REQUIRED FOR CONNECTING PIPES TO MANHOLES (FOR EXAMPLE KOR-N-SEAL, PSX: POSITIVE SEAL AND DURASEAL). THE CONCRETE CRADLE FOR THE PIPE CAN BE ELIMINATED.
6) THE OWNER SHALL REQUIRE THAT THE SITE SERVICING CONTRACTOR PERFORM FIELD TESTS FOR QUALITY CONTROL OF ALL SANITARY SEWERS. LEAKAGE TESTING SHALL BE COMPLETED IN ACCORDANCE WITH OPSS 410.07.16, 410.07.16.04 AND 407.07.24. DYE TESTING IS TO BE COMPLETED ON ALL SANITARY SERVICES TO CONFIRM PROPER CONNECTION TO THE SANITARY SEWER MAIN. THE FIELD TESTS SHALL BE PERFORMED IN THE PRESENCE OF A CERTIFIED PROFESSIONAL ENGINEER WHO SHALL SUBMIT A CERTIFIED COPY OF THE TEST RESULTS.
7) STORM MANHOLES AND CBMHS ARE TO HAVE 300mm SUMPS UNLESS OTHERWISE INDICATED.
8) CONTRACTOR TO TELEVISE (CCTV) ALL PROPOSED SEWERS.
9) FULL PORT BACKWATER VALVES ARE REQUIRED ON THE SANITARY SERVICES, INSTALLED AS PER THE MANUFACTURES RECOMMENDATIONS AND A BACKWATER VALVE IS REQUIRED ON THE STORM SERVICES /FOUNDATION DRAINS FOR EACH BUILDING; INSTALLED AS PER STD. DWG S14.
10) REINSTATE ALL EXISTING PAVEMENT CURB AND BOULEVARDS.
11) ALL EXISTING SANITARY AND STORM SERVICES TO BE CAPPED AT THE PROPERTY LINE TO THE SATIFACTION OF THE CITY OF OTTAWA.

WATERMAIN NOTES:

1) SPECIFICATIONS:

ITEM	SPEC. No.	REFERENCE
WATERMAIN TRENCHING	W17	CITY OF OTTAWA
THERMAL INSULATION IN SHALLOW TRENCHES	W22	CITY OF OTTAWA
WATERMAIN CROSSING BELOW SEWER	W25	CITY OF OTTAWA
WATERMAIN (150mm)	PVC DR 18	
WATERMAIN (50mm)	TYPE K COPPER	
THERMAL INSULATED AT OPEN STRUCTURE	W23	CITY OF OTTAWA
19mm WATER SERVICE CONNECTIONS	W26	CITY OF OTTAWA
50mm WATER SERVICE CONNECTIONS	W33	CITY OF OTTAWA
WATER SERVICE INSTALATION AT SEWER CROSSING.	W38	CITY OF OTTAWA

2) SUPPLY AND CONSTRUCT ALL WATERMAINS AND APPURTENANCES IN ACCORDANCE WITH THE CITY OF OTTAWA STANDARD AND SPECIFICATIONS. EXCAVATION, INSTALLATION, BACKFILL AND RESTORATION OF ALL WATERMAINS BY THE CONTRACTOR. CONNECTIONS AND SHUT-OFFS AT THE MAIN AND CHLORINATION OF THE WATER SYSTEM SHALL BE PERFORMED BY CITY OFFICIALS.
3) WATERMAIN SHALL BE MINIMUM 2.4m DEPTH BELOW GRADE UNLESS OTHERWISE INDICATED. OTHERWISE THERMAL INSULATION IS REQUIRED AS PER STD. DWG W22.
4) PROVIDE MINIMUM 0.30m CLEARANCE BETWEEN OUTSIDE OF PIPES AT ALL CROSSINGS.
5) WATER SERVICE IS TO BE CONSTRUCTED TO WITHIN 1m OF FOUNDATION WALL AND CAPPED, UNLESS OTHERWISE INDICATED.
6) WATER DEMAND = TBD
7) ALL EXISTING WATER SERVICES TO BE BLANKED AT MAIN.

NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

CLARIDGE HOMES

CLARIDGE HOMES
SUITE 2001,
210 GLADSTONE AVENUE,
OTTAWA , ONTARIO
K2P 0Y6.

NOTE:
CONTRACTOR TO CONFIRM ELEVATIONS OF INFRASTRUCTURE IN THE STREET PRIOR TO EXTENDING SERVICES INTO THE SITE AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.

No.	REVISION	mm/dd/yy	BY
02.	REVISED PER SITE PLAN AND CITY COMMENTS	03/28/12	GJM
01.	ISSUED WITH SITE PLAN APPLICATION	11/25/11	GJM

SCALE 1:150

DESIGN JAG · CHECKED GJM · DRAWN MAY · CHECKED JAG · APPROVED GJM

FOR REVIEW ONLY

LICENSED PROFESSIONAL ENGINEER G.J. MacDONALD PROVINCE OF ONTARIO

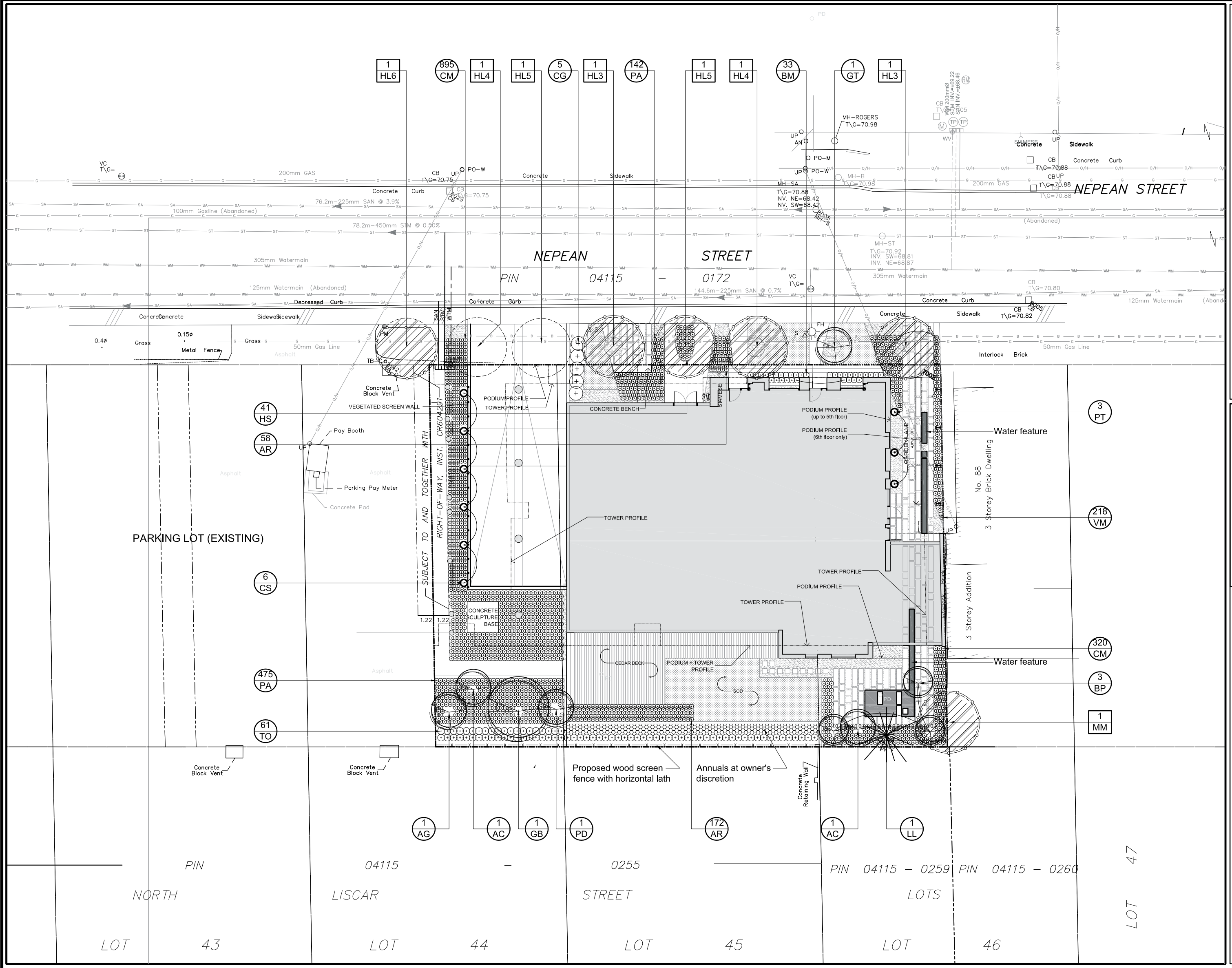
NOVATECH ENGINEERING CONSULTANTS LTD.
ENGINEERS & PLANNERS
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada
K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Email: novainfo@novatech-eng.com

LOCATION: CITY OF OTTAWA
NEPEAN STREET RESIDENTIAL DEVELOPMENT
96 NEPEAN STREET

DRAWING NAME: GENERAL PLAN AND SERVICES

PROJECT No. 111153-00 · REV #02 · DRAWING No. 111153-GP

DVIEW 329.17°



A PLANTING PLAN
1:200

GENERAL NOTES:

1. It is the responsibility of the appropriate contractor or offical to report any errors, omissions or discrepancies on this plan with actual site conditions to the Landscape Architect before proceeding with construction.

2. The contractor is to notify all utility companies and authorities prior to any excavation and ascertain locations of underground services.

3. The contractor is to reinstate all areas and items damaged as a result of construction activity.

4. The contractor is to comply with all pertinent codes and by-laws.

5. The contractor is to maintain a positive surface run-off throughout the entire construction period.

6. The Landscape Architect is not responsible for subsurface conditions.

7. The contractor is to identify all existing trees to remain on site with the Landscape Architect prior to construction.

8. The contractor is to stake the proposed location of all plant material in conjunction with the Landscape Architect prior to excavation.

9. Minimum distances for selected deciduous trees are as follows:
- Building Foundations 7.5m
- Sidewalks 1.5m
- Public Streets 2.5m
- Underground Infrastructure 2.0m

10. All trees within 1m of underground utility trenches are to be excavated by hand.

11. Remove all protective wrapping from tree trunks after installation.

12. Staking of trees shall only be performed if necessary.

13. Ensure that mulch is pulled back a min. distance of 75mm from base of tree trunk.

14. Deciduous trees to be planted on private property 450mm inside of property line.

EXISTING TREE LIST

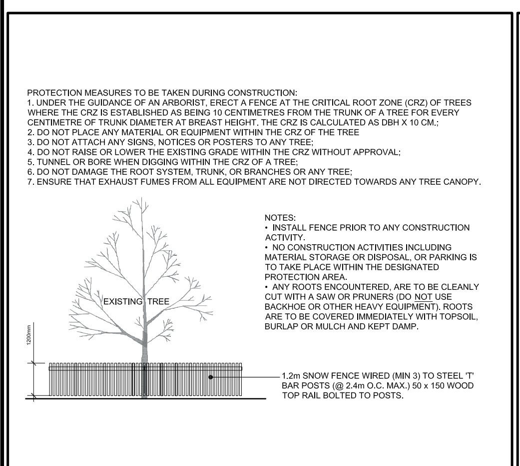
QTY. / KEY

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
TREES						
MM	1	Acer negundo	Manitoba Maple	300 mm Ø	GOOD	off site
HL3	2	Gleditsia triacanthos "Skyline"	Skyline Honey Locust	300 mm Ø	GOOD	
HL4	2	Gleditsia triacanthos "Skyline"	Skyline Honey Locust	400 mm Ø	GOOD	
HL5	2	Gleditsia triacanthos "Skyline"	Skyline Honey Locust	500 mm Ø	GOOD	
HL6	1	Gleditsia triacanthos "Skyline"	Skyline Honey Locust	600 mm Ø	GOOD	off site

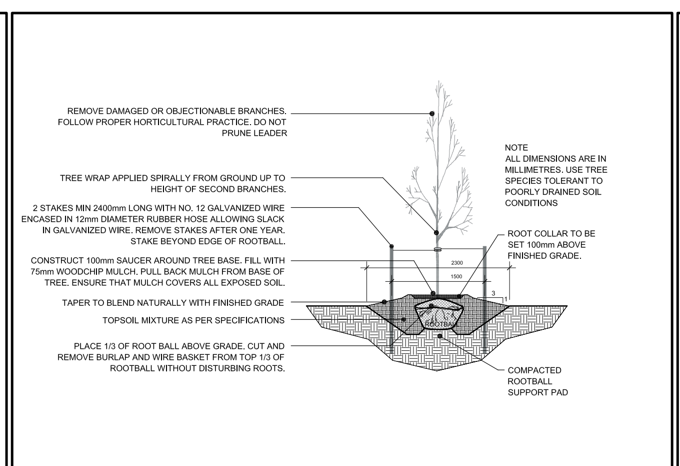
PROPOSED PLANT LIST

QTY. / KEY

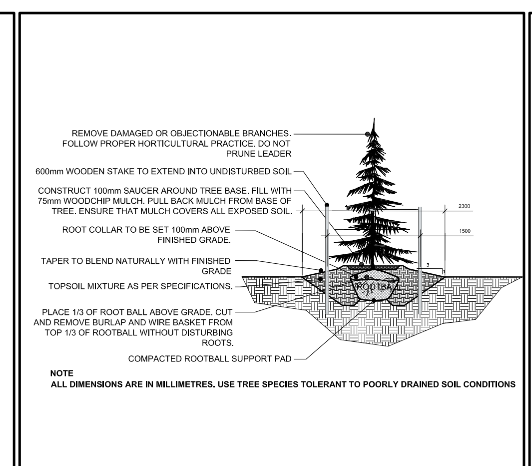
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
TREES						
AC	2	Amelanchier canandensis	Serviceberry	60 mm Ø	B&B	specimen
AG	1	Acer ginnala	Amur Maple	60mmø	B&B	tree form
BP	3	Betula populifolia "Multi-stem"	Multi-stem Wire Birch	50mm cal.	B&B	specimen
PD	1	Cornus alternifolia	Pagoda Dogwood	2000mm ht.	Stringball	specimen
GT	1	Gleditsia triacanthos "Skyline"	Skyline Honey Locust	60 mm Ø	B&B	specimen
LL	1	Larix laricina	Tamarack	1800 mm ht.	B&B	specimen
ML	1	Magnolia liliiflora	Japanese magnolia	35 mm cal.	B&B	specimen
SHRUBS						
BM	33	Buxus microphylla var. koreana	Korean Boxwood	400mm ht.	Potted	400mm o.c.
TO	61	Thuja occidentalis "Smaragd"	Smaragd 'Emerald' Cedar	1200mm ht.	Potted	500 mm o.c.
PERENNIALS						
AR	230	Ajuga reptans 'Black Scallop'	Black Scallop Bugleweed	50mm plug	Cell Pack	300 mm o.c.
CG	5	Calamagrostis "Karl Forester"	Karl Forester Grass	250mm pot	Potted	1000 mm o.c.
CM	895	Convallaria majalis	Lily-of-the-Valley	150mm pot	Potted	300 mm o.c.
HS	41	Hemerocallis "Stella D'Oro"	Stella D'Oro Daylily	250mm pot	Potted	300 mm o.c.
PA	619	Pachysandra Terminalis	Japanese Spurge	60mm plug	Potted	300m o.c.
VM	218	Vinca Minor	Periwinkle	60mm plug	Potted	300m o.c.
VINES						
CS	6	Celastrus scandens	American Bittersweet	2 gal pot	Potted	3000m o.c.
PT	3	Parthenocissus tricuspidata "Veitchii"	Boston Ivy	2 gal pot	Potted	3000m o.c.



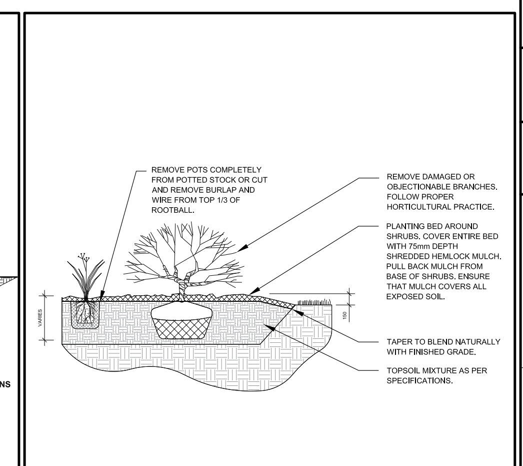
B TREE PROTECTION FENCE
NTS



C DECIDUOUS TREE PLANTING
NTS



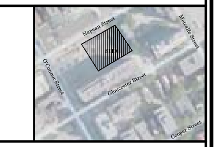
D CONIFEROUS TREE PLANTING
NTS



E SHRUB AND PERENNIAL PLANTING
NTS

Client: CLARIDGE HOMES

Location Plan



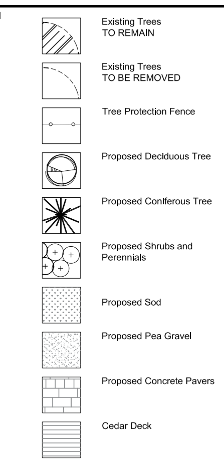
Consultants

Architect: Dan S. Hanganu Architects

Structural Engineers: Goodeve Manhire Inc., Structural Engineers

Mechanical and Electrical Engineers: QUADRANT ENGINEERING LIMITED, CONSULTING ENGINEERS

Legend



No.	Revision	Date	By
3	REVISED PER CITY COMMENTS	20/03/2012	VP
2	ISSUED FOR SITE PLAN APPROVAL	25/11/2011	VP
1	ISSUED FOR COORDINATION	24/11/2011	VP

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
SUITE 200A HAMPTON PARK PLAZA, 1419 CARLING AVE. OTTAWA, ONTARIO K1Z 7L6
Tel. (613) 722-5168 Fax. 1(866) 343-3942

Project
96-98 Nepean Street
Ottawa, Ontario

Drawing
LANDSCAPE PLAN & TREE CONSERVATION REPORT

Stamp

Drawn By: V. PORTER
Checked By: JAMES LENNOX
Scale: SEE PLAN
Date: November, 2011
Project no.
North
Drawing no.: L.1
PLOT SIZE A.1

2 96 NEPEAN, OTTAWA
CLARIDGE HOMES

0 5 10 20m

PODIUM - 3rd + 4th FLOORS
UNITS: 10 / 8 + 2 UPPERS
GFA: 655.3 m²

DAN HANGANU, ARCHITECTS
JUNE, 2012

PODIUM - 3RD + 4TH FLOORS

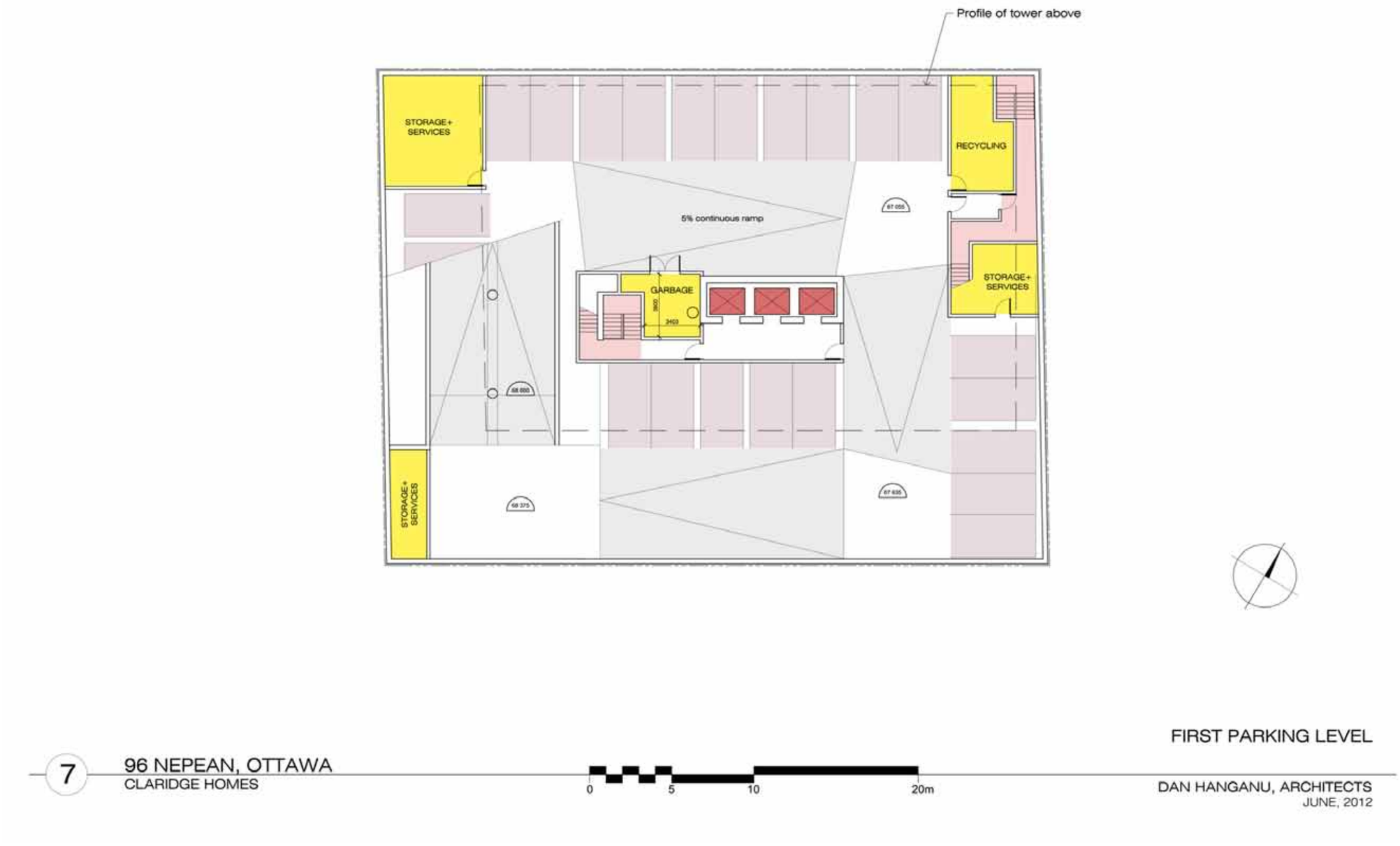
TRANSITION - 7TH FLOOR

TOWER - 9TH - 26TH FLOORS

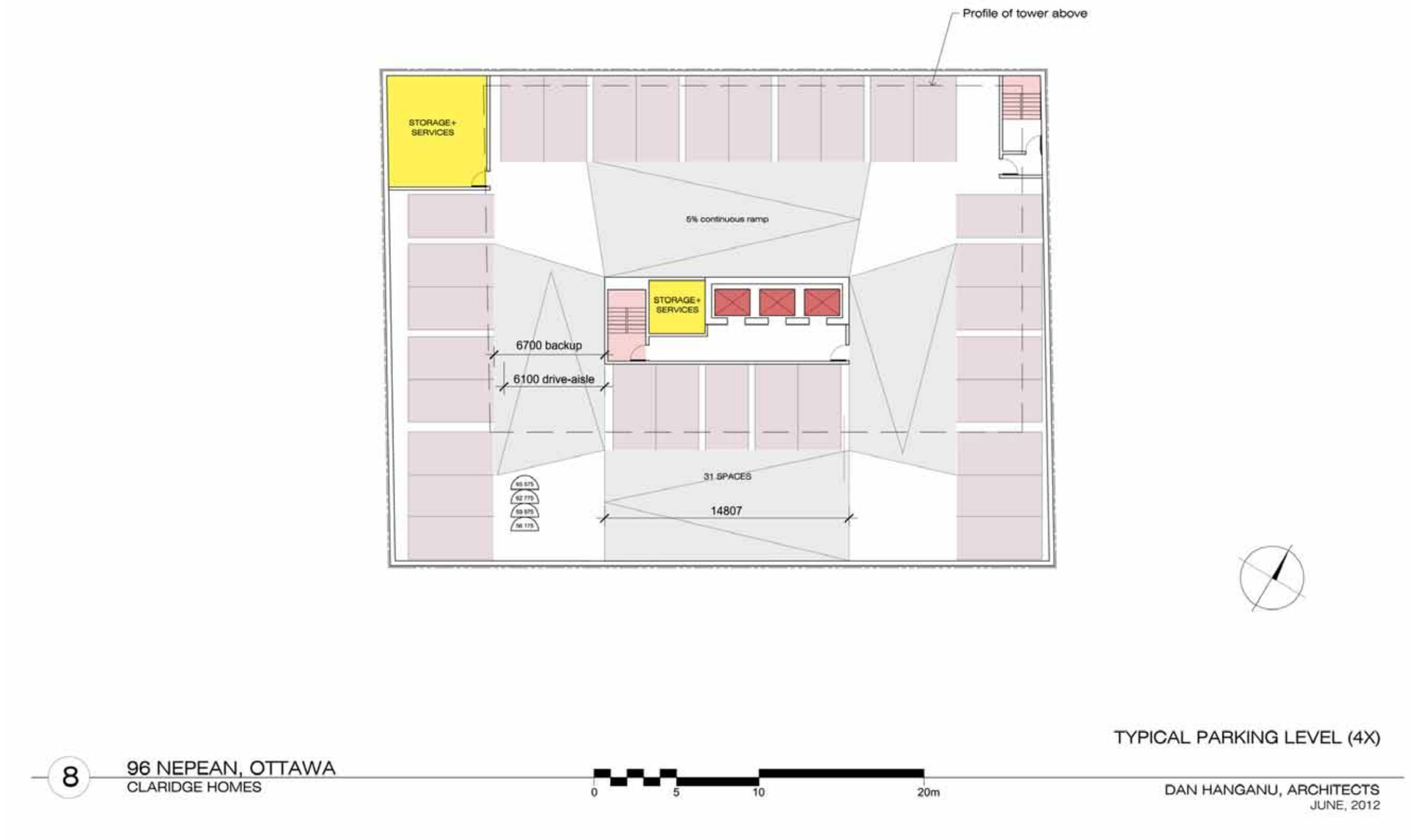
MECHANICAL PENTHOUSE + COMMON ROOF GARDEN PLAN

4 DESIGN DRAWINGS

ROOF PLAN



FIRST PARKING LEVEL



TYPICAL PARKING LEVEL

4 DESIGN DRAWINGS

SPRING / FALL EQUINOX (MARCH/SEPTEMBER 21)

SUMMER (JUNE 21)

WINTER (DECEMBER 21)

SUN-SHADOW STUDY