



URBAN DESIGN REVIEW PANEL

OTTAWA, ONTARIO

590 RIDEAU STREET

JUNE 23, 2016



This Design Brief has been prepared in support of a Site Plan Control application for the lands municipally known as 590 Rideau Street (the "Site").

SUBJECT PROPERTY

The subject property is located at the southeast corner of Rideau Street and Charlotte Street (Figure 1). The site is approximately 250 m west of the Rideau River and 875 m east of King Edward Avenue; an area that is characterized by an eclectic mix of buildings, uses, densities and architectural styles. The site has approximately 50.5 m along Rideau Street and 30.2 m along Charlotte Street for a total lot area of 1,525 m².

The site is currently occupied by a temporary park which, was established as part of an earlier Demolition Control application.



FIGURE 1 – Location Map

THE SURROUNDING AREA

The site is located in the City's downtown core within a mixed-use, mixed-density area, with a range of uses in proximity. The following is an inventory of the adjacent land uses and buildings:

NORTH

North of the site is the four (4) storey Wallis House. Further north are low-rise residential uses, in the form of low rise apartment buildings and single detached dwellings and the MacDonald Gardens Park. North east of the site is a fourteen (14) storey high-rise apartment building.

SOUTH

South of the site are a variety of low-rise residential buildings which make up Sandy Hill. The neighbourhood is comprised of low-rise apartment buildings, single-, semi-detached and row houses.

EAST

East of the site is a single storey, L-shaped commercial plaza with a variety of retail, service retail and restaurant uses. Further east are a variety of low-rise single detached dwellings.

WEST

Immediately west of the site is a five (5)-storey medical building with a pharmacy located at grade. Further west is a large vacant lot, slated for redevelopment

AREA AMENITIES

The subject property is located in close proximity to a number of regular OC Transpo transit routes and is also located approximately 1.5 km from the Rideau LRT station, currently under construction. In addition to well located transit service and connectivity, the site is within walking distance of several community amenities, including:

- / Parks: Besserer Park, MacDonald Gardens Park, Jules Morin Park and Strathcona Park.
- / Schools: York Street Public School, Sainte-Anne Catholic Elementary School and École secondaire publique De La Salle.
- / The Lowertown Community Centre.
- / Byward Market (1km).

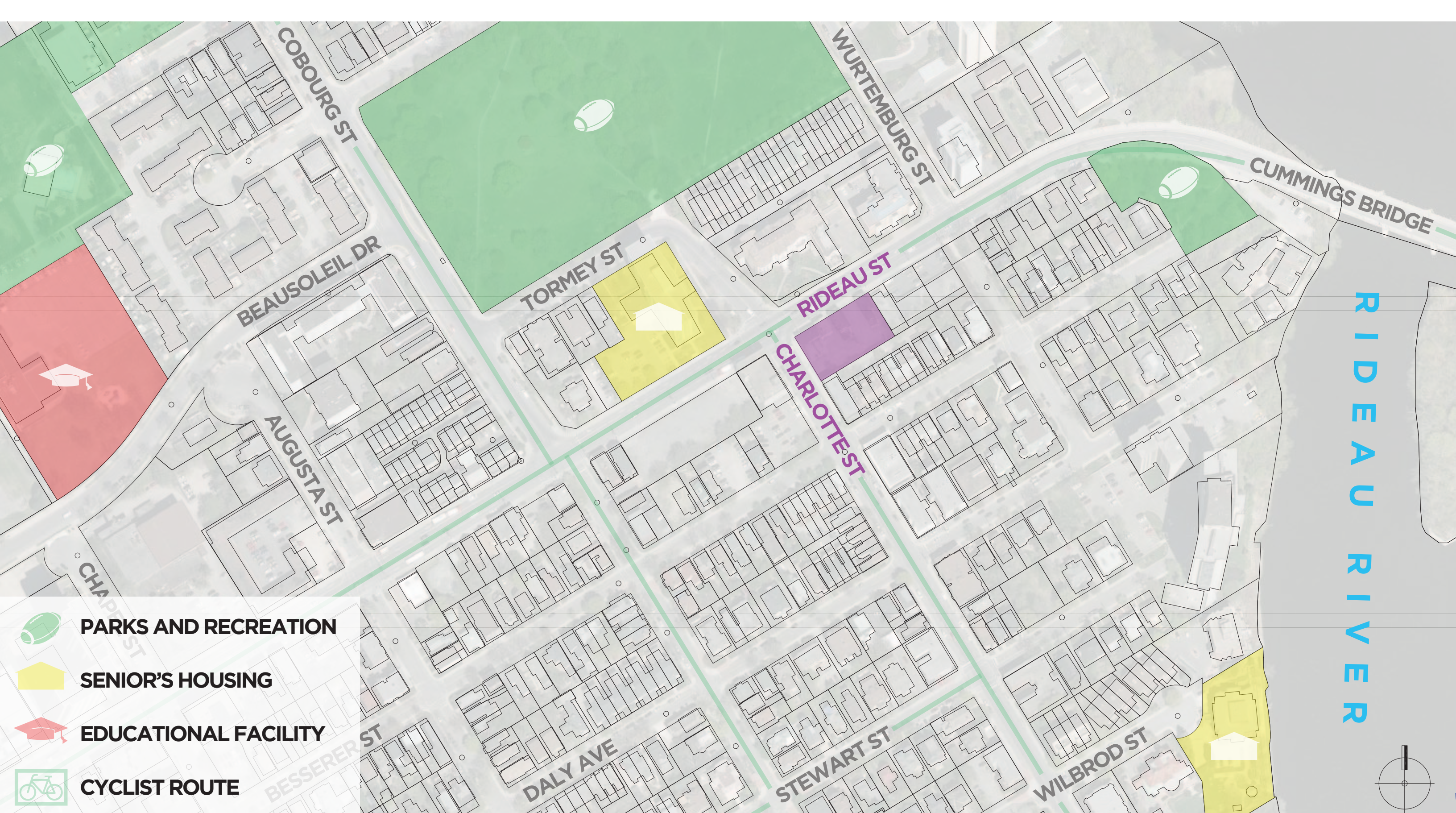
As demonstrated above, the subject property benefits from a walkable neighbourhood due to its close proximity to recreational facilities, parks, schools, retail and efficient transportation options.

SITE AND NEIGHBOURHOOD CONTEXT



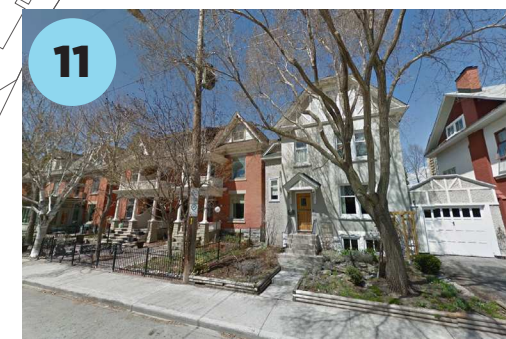
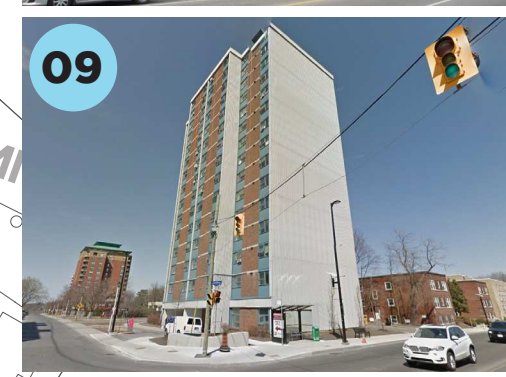
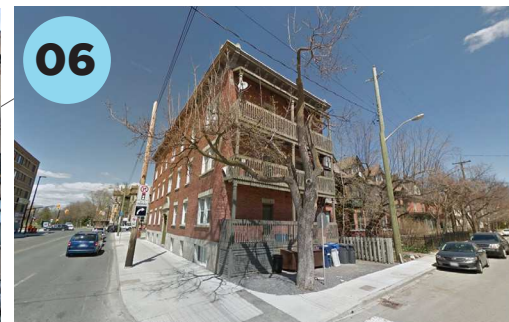
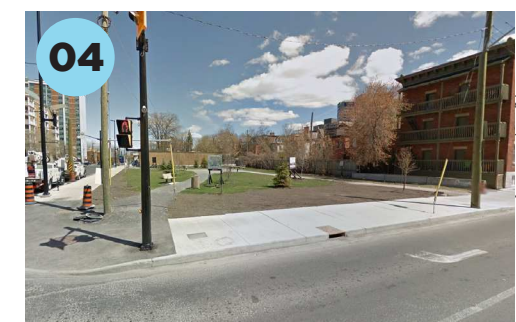
CONTEXT MAP

SCALE - N.T.S.



AMENITIES MAP

SCALE - N.T.S.

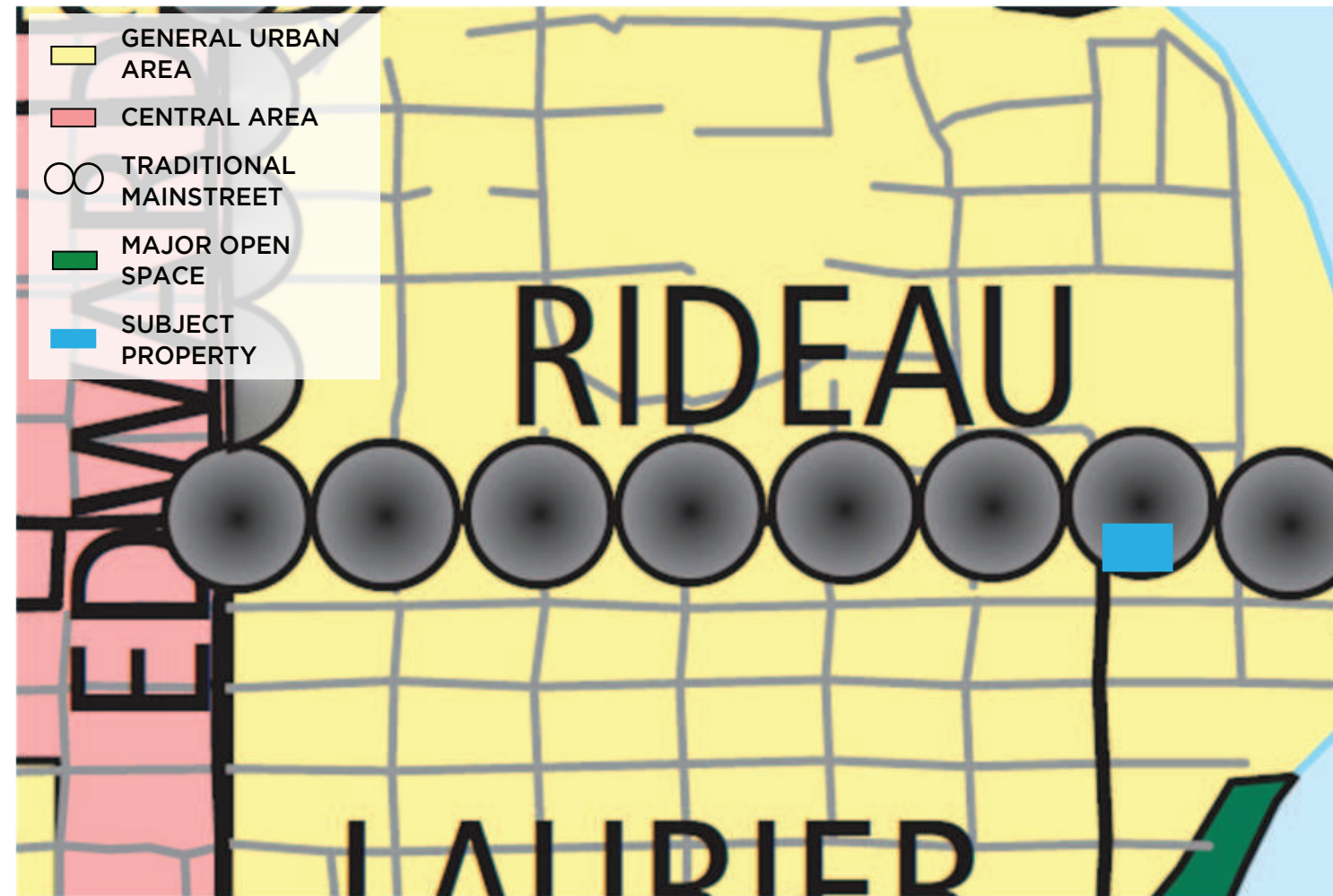


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SITE PHOTOS

CITY OF OTTAWA OFFICIAL PLAN

The Subject Property is designated “Traditional Mainstreet” on Schedule B of the City of Ottawa Official Plan (Figure 2). The Traditional Mainstreet designation applies to various streets throughout the City, which are intended to develop over time as vibrant networks with active, mixed-use, pedestrian oriented development.



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

- It conforms to the design objectives and principles set out in Section 2.5.1: Compatibility and Community Design;
- It conforms with the applicable policies set out in Section 3.6.3: Mainstreets;
- It responds to the compatibility criteria established in Section 4.11: Compatibility; and,
- It is located in a place where the proposed building height is appropriate given, the existing character of the area.

POLICY AND DESIGN CONSIDERATIONS

OFFICIAL PLAN AMENDMENT 150 (OPA150)

The site continues to be designated “Traditional Mainstreet” in OPA150. The intent and direction of the Mainstreets designation have been generally maintained with more emphasis placed on development patterns that promote the use of transit and improved pedestrian environments.

The proposed development maintains the intent of the Traditional Mainstreet designation.

CURRENT UPTOWN RIDEAU COMMUNITY DESIGN PLAN

The Uptown Rideau Community Design Plan (URCDP) establishes several Design Planning Principles which establishes five (5) characteristics that offer design cues to be reflected or complement in any future development application including items related to architectural style, contextual colours and a diversity of lifestyles and cultures within the surrounding community.

The URCDP further establishes heights along Rideau Street at a scale appropriate to allowing pedestrians to feel comfortable walking on the sidewalk and not be overwhelmed by the size and impact of the surrounding buildings, reflects the street’s ability to accommodate mid-rise buildings due to its relatively dense urban fabric and its close proximity to downtown, and complements the built heritage in the Uptown Rideau area.

The CDP encourages new development to “fill-in” vacant lots and large gaps between buildings while leaving some occasional gaps or lanes to add interest along Rideau Street.

The proposed development meets the general intent and principles of the URCDP through the following:

- / The proposed development incorporates community uses that will draw residents to the street and other permitted uses that serve a wider market area [4.1.1.e];
- / The development is at a scale that will allow pedestrians to feel comfortable and not overwhelmed while walking on the street [4.2.2.a];
- / The development will allow the uppermost floors to feel connected to the sidewalk and open spaces on the ground [4.2.2.b];
- / The development is within the height restriction with a slight variance caused by the mechanical equipment required for the building, making the six (6) storey development seven (7) [4.2.3];
- / The proposed retail uses along the ground floor will be more prominent through the use of architectural detailing and articulation [4.2.4];
- / The materials and articulation proposed for the development reflect the surrounding buildings and community design plan by glazing the first-floor retail uses and balconies for residential units [4.2.7.a];
- / The proposed development will fill a vacant void within the streetscape by replacing the temporary park with a pedestrian-scaled mixed-use development [4.2.8].

REVISED UPTOWN RIDEAU SECONDARY PLAN AND COMMUNITY DESIGN PLAN

The Subject Property is located with “Area A” character area of the Uptown Rideau Secondary Plan and Community Design Plan and is designated Traditional Mainstreet (Figure 3). The revised Plan was initiated as part of a general review of the existing plans, which date back to 2005 and to review the vision for Uptown Rideau Street as an area for intensification following various changes throughout the City including the coming Light Rail Transit system. The Traditional Mainstreet designation follows that of the Official Plan in permitting a wide range of uses from Residential, to retail, office and others.



FIGURE 3 - DRAFT UPTOWN RIDEAU SECONDARY PLAN LAND USE PLAN

The subject lands have a maximum height of 7 storeys and a maximum FSI of 3.0 in the revised Secondary Plan and Community Design Plan. The designation, density and height are in line with the existing zoning. The vision for the site is then to develop an appropriately scaled mid-rise building with active ground floor uses, high transparency and articulated frontages.

Both the Uptown Rideau Secondary Plan and the Community Design Plan are subject an Ontario Municipal Board (OMB) appeal by Action Sandy Hill (ASH) and is not in full force and effect. The Secondary Plan and Community Design Plan are not necessary to provide policy direction to the Site Plan Control application.

The proposed development with a mid-rise mixed-use development with retail uses at grade, is consistent with the policies and vision set out in the Uptown Rideau Secondary Plan and Community Design Plan.

URBAN DESIGN GUIDELINES FOR DEVELOPMENT ALONG TRADITIONAL MAINSTREETS

In May 2006, City Council approved design guidelines which address development along Traditional Mainstreets. The guidelines apply to all streets throughout the City that are designated “Traditional Mainstreet” on Schedule B of the Official Plan and provide guidance for the proper development of these important streets. The guidelines address seven elements of design including: streetscape, built form, pedestrians and cyclists, vehicles and parking, landscape and environment, signs, and servicing and utilities. The purpose of the guidelines are to:

- / To promote development that will enhance and reinforce the recognized or planned scale and character of the streets
- / To promote development that is compatible with, and complements its surroundings

POLICY AND DESIGN CONSIDERATIONS

- / To achieve high-quality built form and strengthen building continuity along Traditional Mainstreets
- / To foster compact, pedestrian-oriented development linked to street level amenities
- / To accommodate a broad range of uses including retail, services, commercial uses, offices, residential and institutional uses where one can live, shop and access amenities

The design guidelines are organized into categories, and following are the key design guidelines applicable to the proposal.

STREETSCAPE

- / Guideline 1: The Rideau Street arterial mainstreet does not have an existing street edge, the proposed development will re-establish the street edge, a defining feature of a mainstreet.
- / Guideline 2: Trees and plantings will be located along the street edges.
- / Guideline 3: The proposed development creates a visually continuous streetscape while ensuring ample pedestrian space.
- / Guideline 4: Periodic breaks are incorporated into the proposed development to add interest to the streetscape.

BUILT FORM

- / Guideline 8: The building has a high degree of architectural detailing and articulation.
- / Guideline 9: The proposed development transitions into the neighbouring residential and commercial uses adjacent to the site through a 7.5 metre setback and an additional 3.0 metres above the sixth floor.
- / Guideline 11: The commercial uses along the ground floor of the proposed development will utilize clear windows to aid in making an active pedestrian environment.
- / Guideline 12: The building employs a variety of materials to break up the height of the building and achieve a human scale.
- / Guideline 13: Residential units are located above the retail uses on the first floor, access to residential units is separate from retail uses.
- / Guideline 14: Proposed development is located at the corner of Rideau and Charlotte Street.
- / Guideline 16: The development maintains the same level or architectural detailing around both sides of the building.

PEDESTRIANS AND CYCLISTS

- / Guideline 19: Front doors are located at the front of the building on Rideau Street and are accessible from the public sidewalk.

LANDSCAPE AND ENVIRONMENT

- / Guideline 28: Select trees, shrubs and other vegetation considering their tolerance to urban conditions such as road salt or heat. Give preference to native species of the region that are of equal suitability.

SERVICING AND UTILITIES

- / Guidelines 37 & 38: Service and utility areas are shared between the proposed buildings and enclosed wherever possible.

GENERAL COMMENTS

- / The Panel is supportive of the general direction of the proposal. The size of the building and typology will help bring a level of urbanity to Rideau Street and help complete the streetwall.
- / In the next steps of the project, the proponent will need to look more closely at the public realm and streetscaping treatment.

A Landscape Plan has been prepared and included in the application submission which details the public realm treatment. Due to infrastructure issues, the amount of public trees that can be accommodated is limited.

BUILDING DESIGN

- / The Panel supports the proposal picking up on historic clues of the Wallace House, however recommends either strengthening or weakening this connection in the front façade. The 3:3 proportion of the art deco base and the modern top should be modified so that one of the two vocabularies is dominant.
- / The glass corners of the building along Rideau Street weaken the base and make the white art deco articulation feel like an appliqué. The Panel recommends wrapping the base around the corners of the building, especially at the Charlotte Street corner.
- / The combinations of the whiteness of the Wallace House and of the base of the proposal may change the look and feel of Rideau Street in this area. This may not necessarily be an issue, but it is worth studying.
- / The Panel recommends redesigning the mechanical penthouse so that it is simpler and ties into the rest of the building better.

The building design has been revised with a more modern approach with lighter materiality in order to further promote the importance of the Wallace House and to reduce the weight of the building itself. By contrast, the direction to reduce the weight of the materiality has also provided more prominence to the corner feature. The materiality and rhythm of the main structure has been carried through to the mechanical penthouse to simplify the design and have it better tie into the building.

BALCONIES

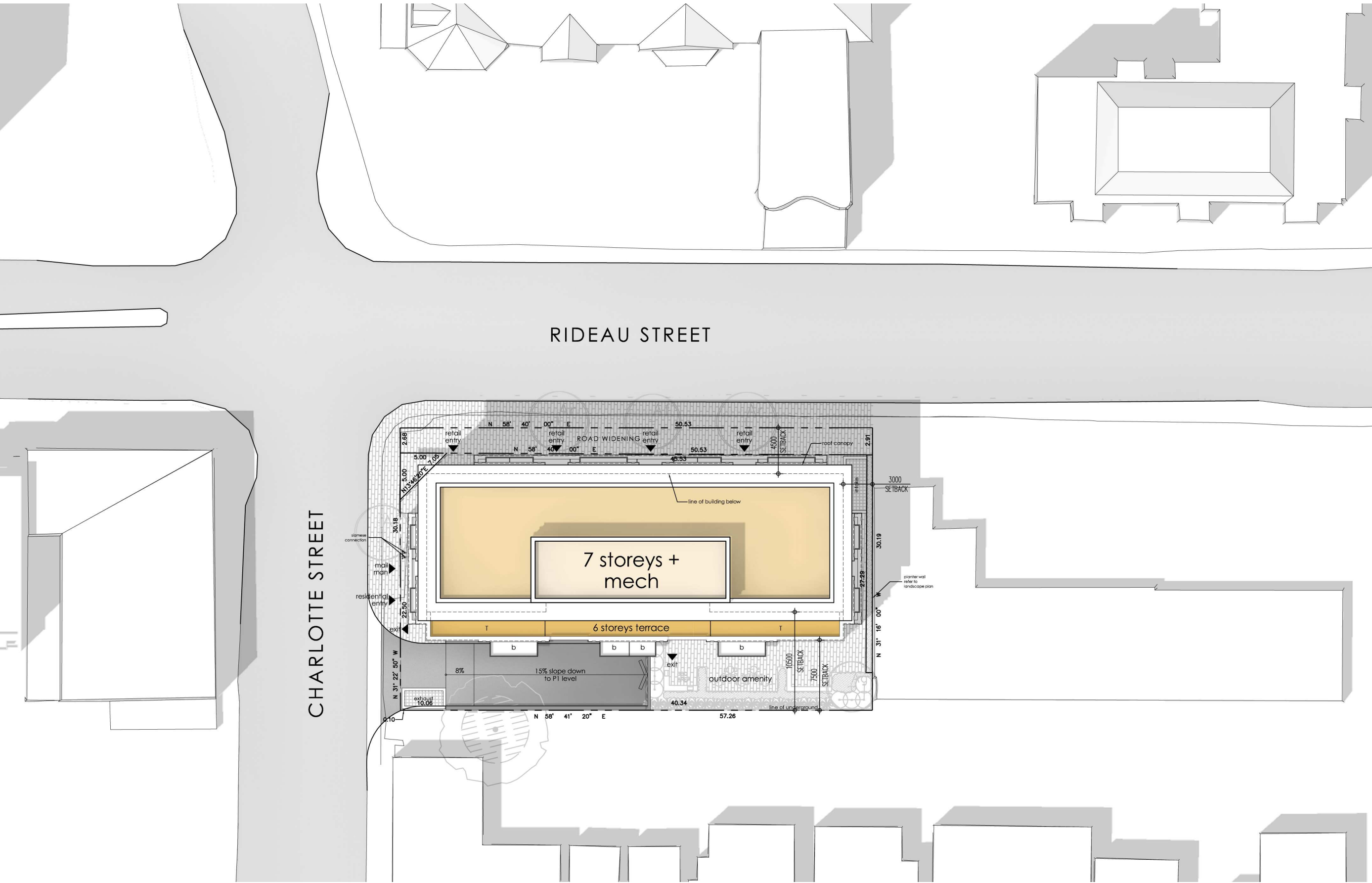
- / The Panel recommends framing or inseting the floating balconies on the front façade, as they currently contrast greatly with the other balconies.
- / Consider removing the balconies faces east, as they may pose issues with future redevelopment on the adjacent site.

More predominant framing was included around the proposed balconies to better integrate them within the building, while also strengthening the vertical rhythm of the building. The balconies to the east were maintained as it was determined that they provided more value for residents and were required in order to better meet the amenity space requirements of the development.

RESPONSE TO UDRP COMMENTS

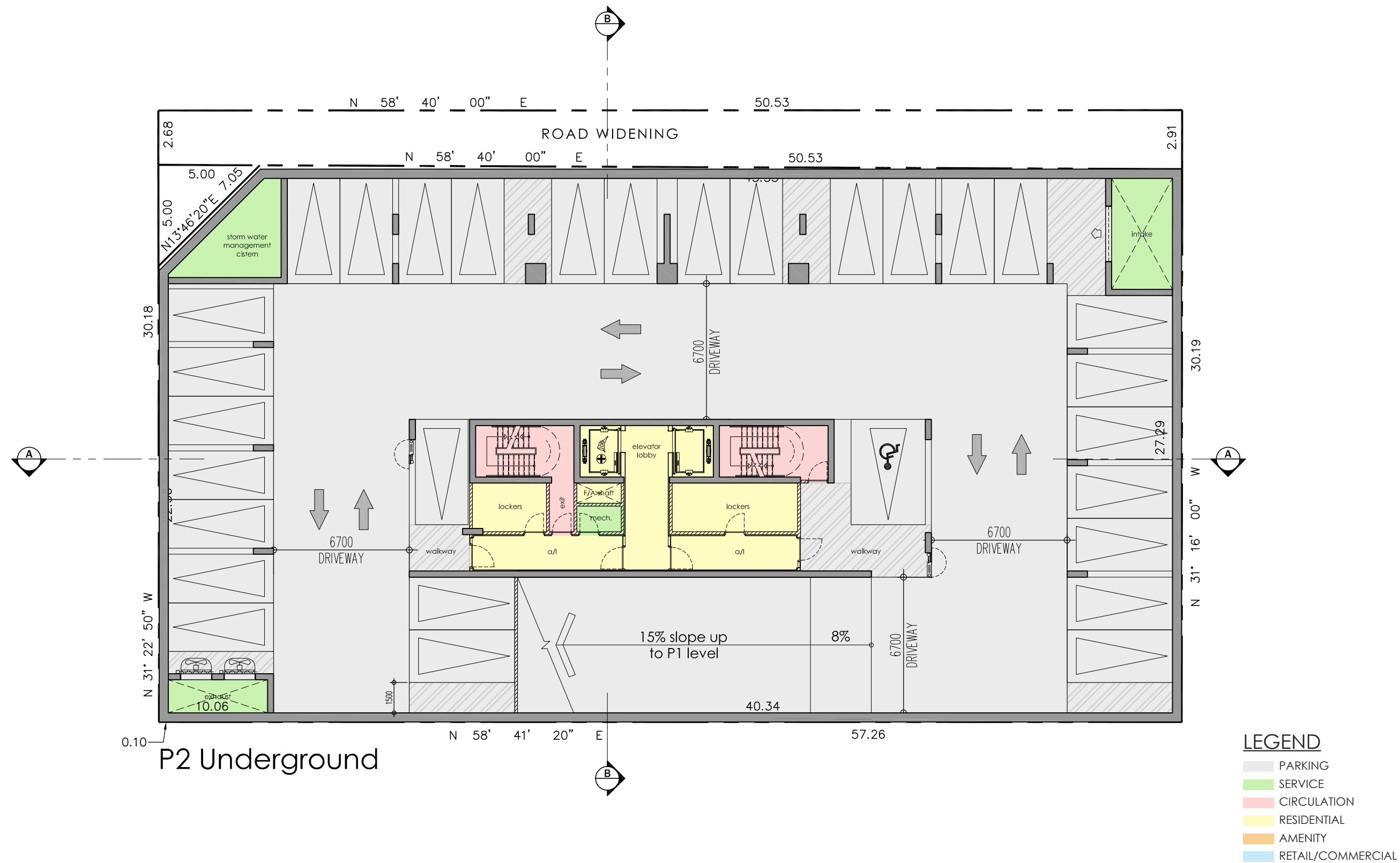
590 RIDEAU STREET

1. Site Area		
± 1,525 m2	± 16,413 ft2	
± 0.38 ac	± 0.15 ha	
2. G.F.A.		
± 4,306 m2	± 46,344 ft2	
	(FSI = 2.82x)	
	347 m2 of which is retail	
3. Building Height		
7 storeys	24.5 m	
4. Unit Count		
ground		0
2nd - 3rd	(12 units x 2 fl.)	24
4th - 6th	(12 units x 3 fl.)	36
7th		8
total		68 units
6. Parking		
Required		
resident	(0.5 sp/unit x 68 units)	34
visitor	(0.2 sp/unit x 56 units)	11
retail	(2.5 sp/100 m2 x 347 m2)	9
total		54 spaces
Provided		
P2		30
P1		25
total		55 spaces



CONCEPTUAL SITE PLAN

SCALE - 1:400

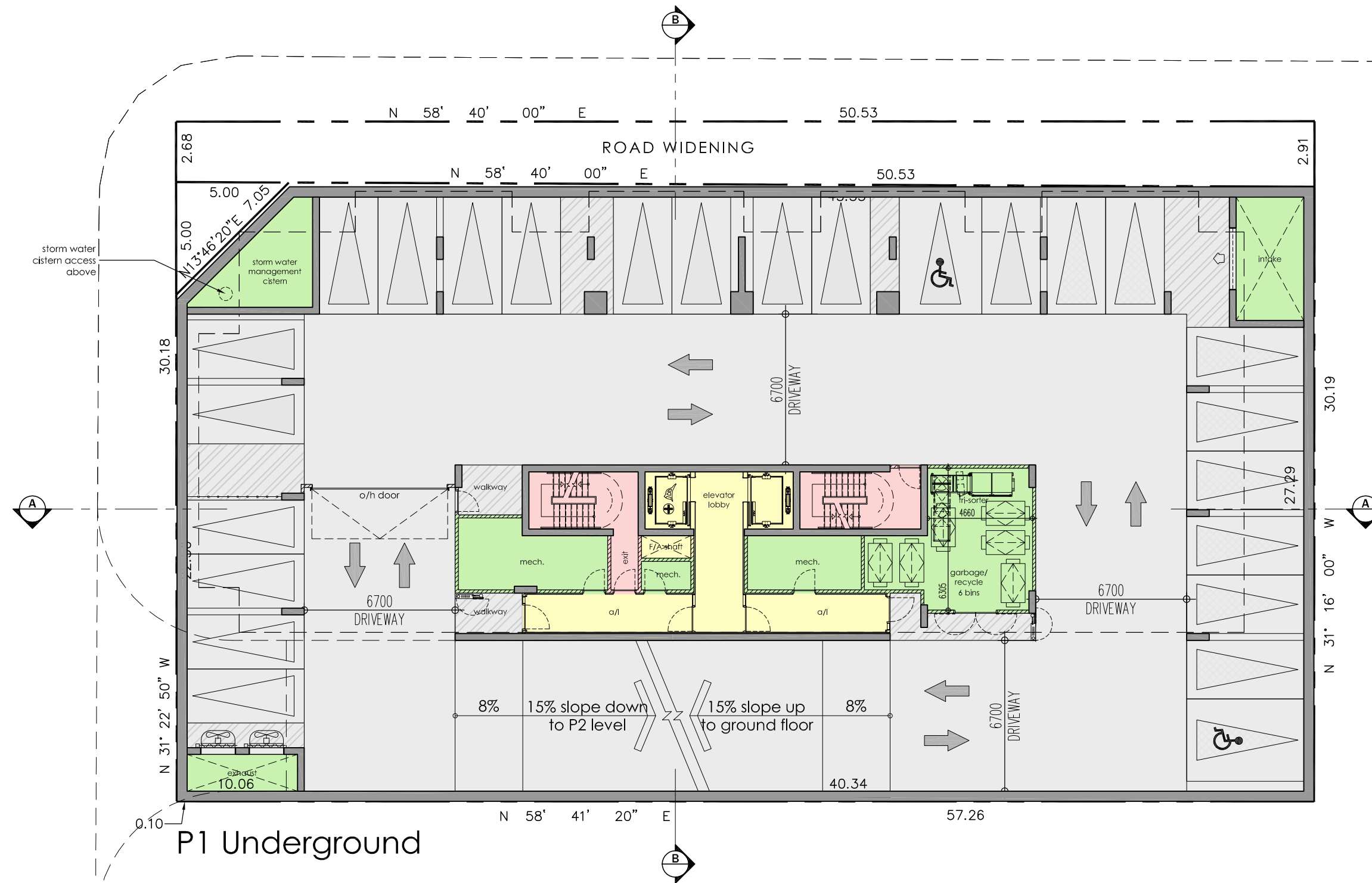


P2 UNDERGROUND PLAN

SCALE - 1:200

RIDEAU STREET

CHARLOTTE STREET



- LEGEND**
- PARKING
 - SERVICE
 - CIRCULATION
 - RESIDENTIAL
 - AMENITY
 - RETAIL/COMMERCIAL

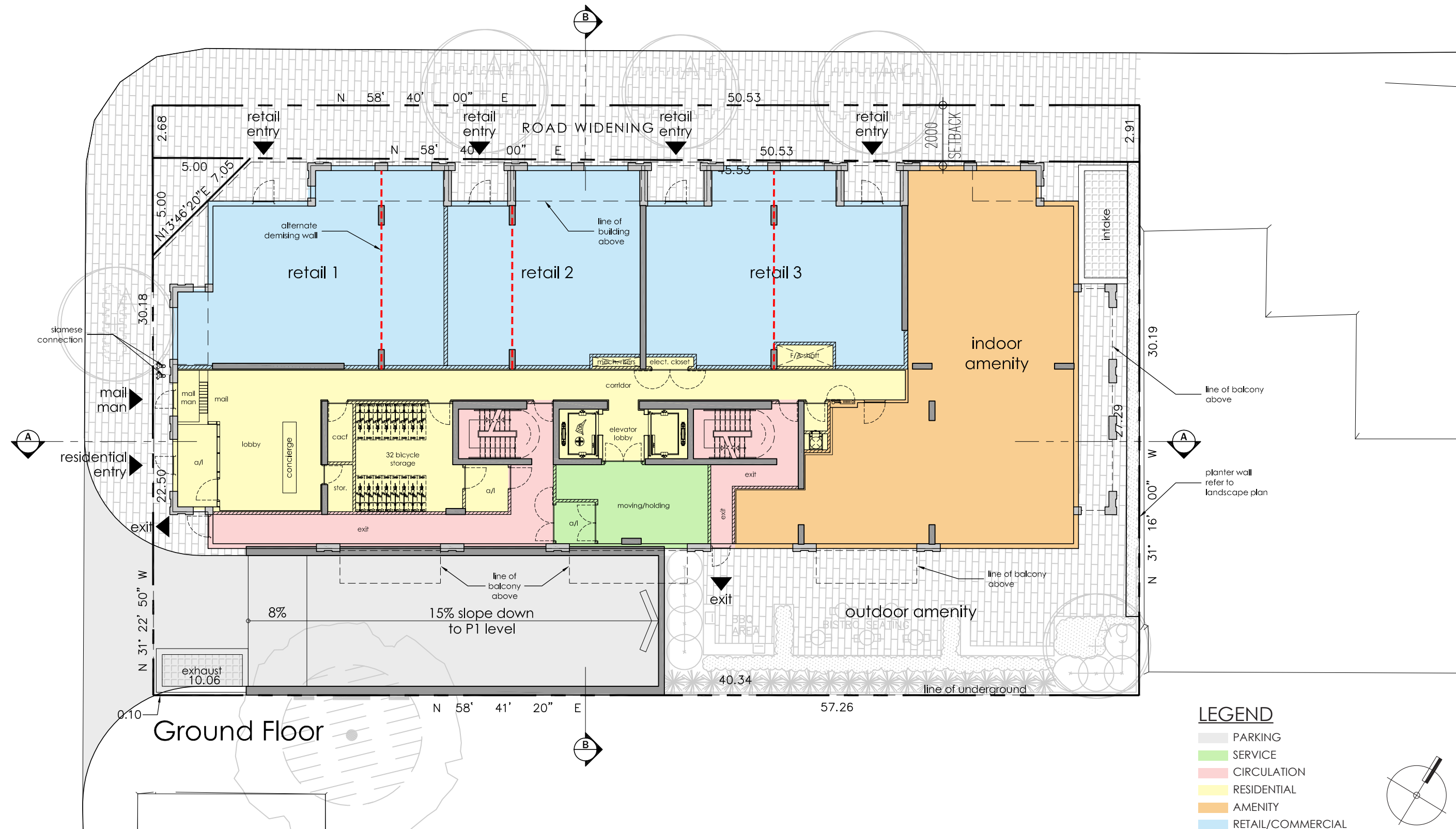


P1 UNDERGROUND PLAN

SCALE - 1:200

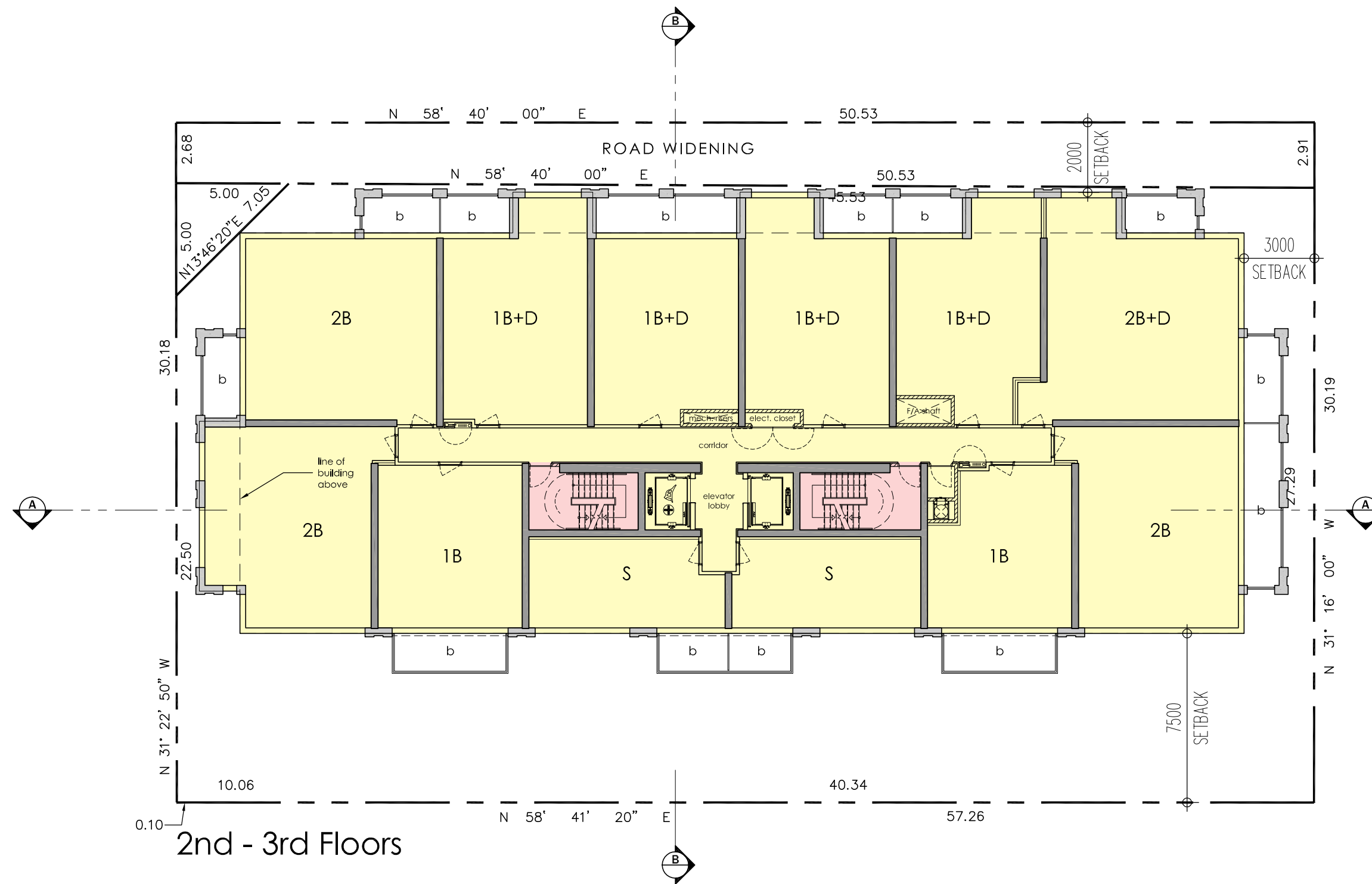
RIDEAU STREET

CHARLOTTE STREET

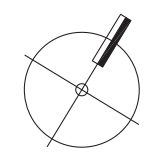


GROUND FLOOR PLAN

SCALE - 1:200

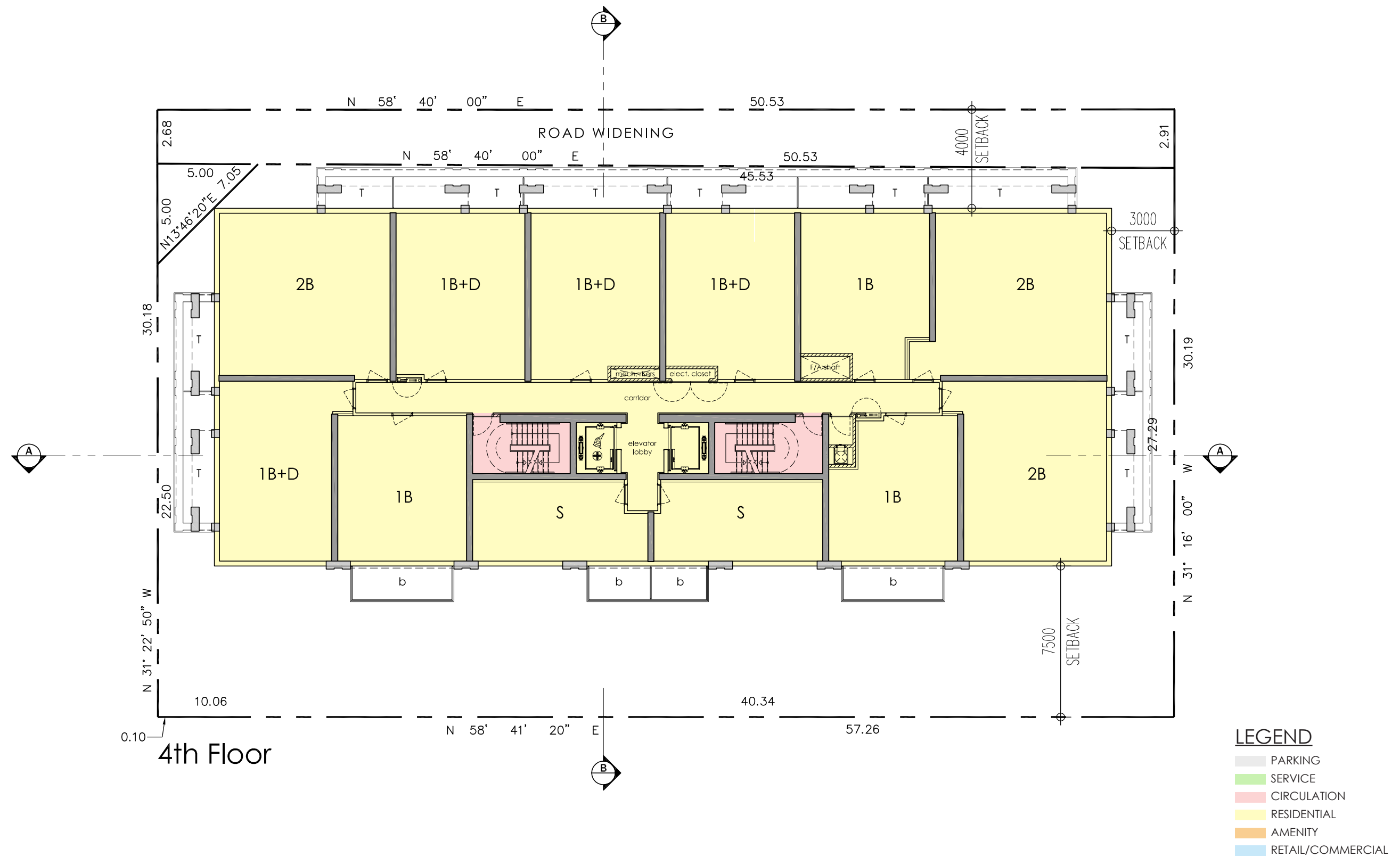


- LEGEND**
- PARKING
 - SERVICE
 - CIRCULATION
 - RESIDENTIAL
 - AMENITY
 - RETAIL/COMMERCIAL

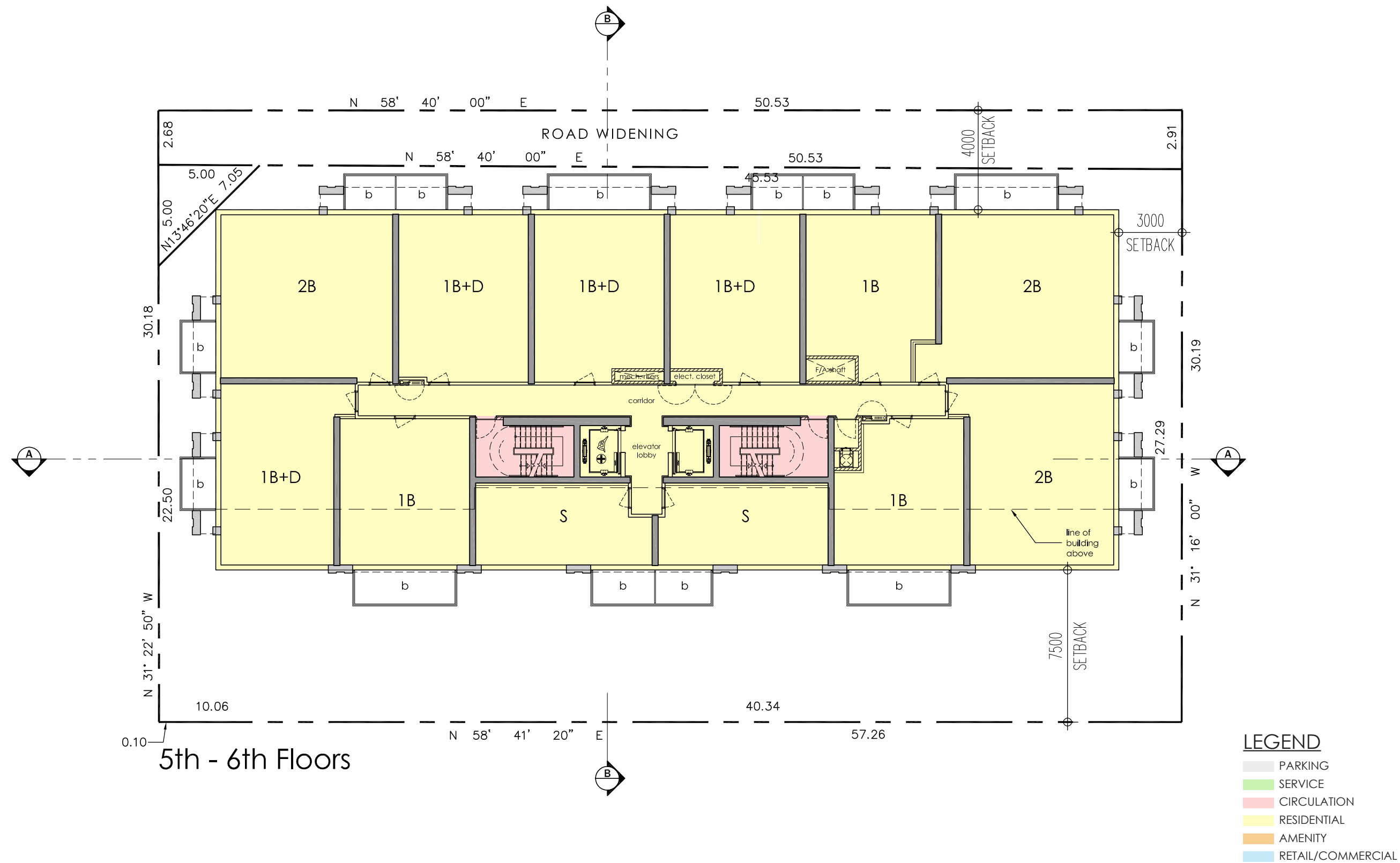


2ND - 3RD FLOORS PLAN

SCALE - 1:200

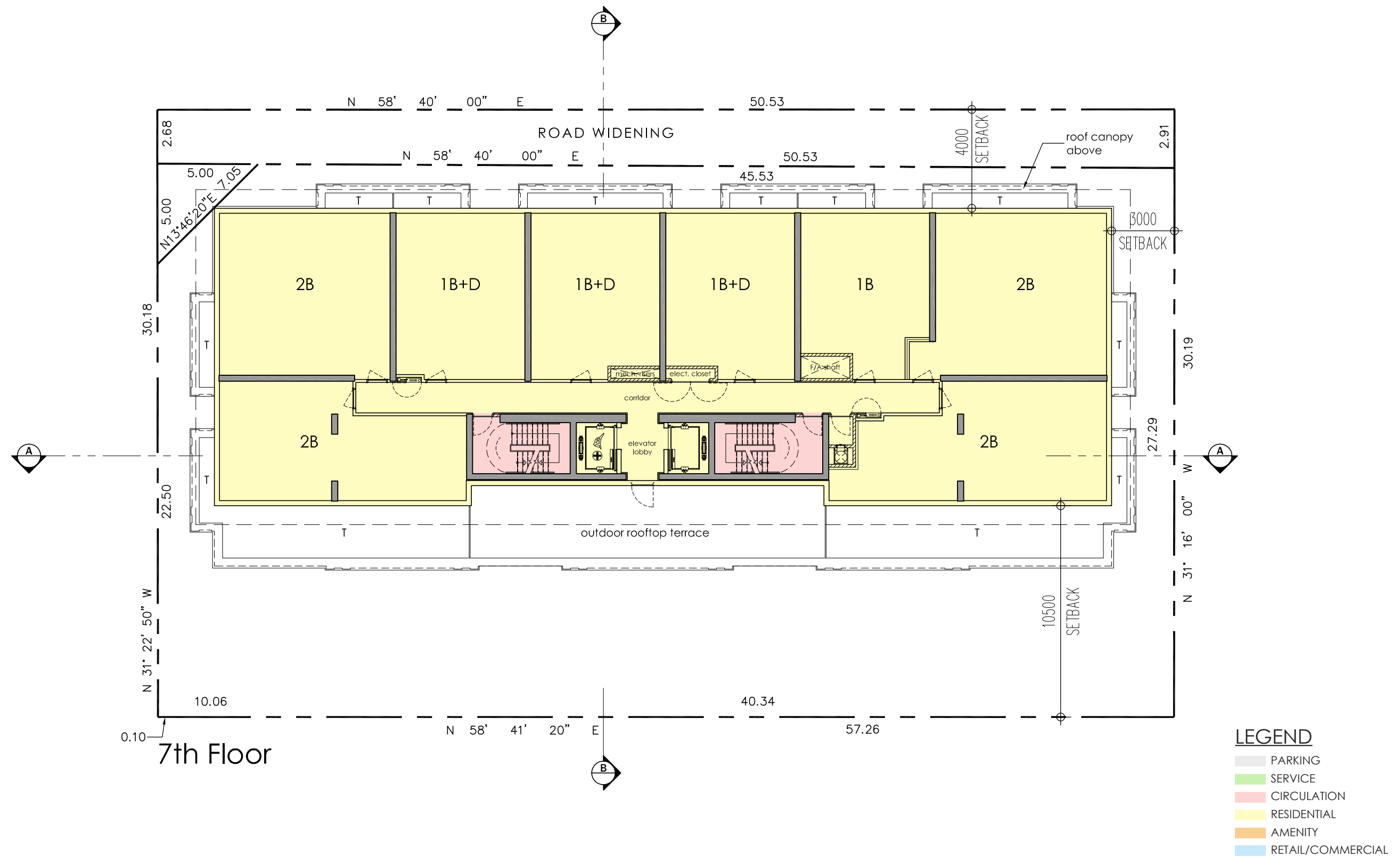


4TH FLOOR PLAN



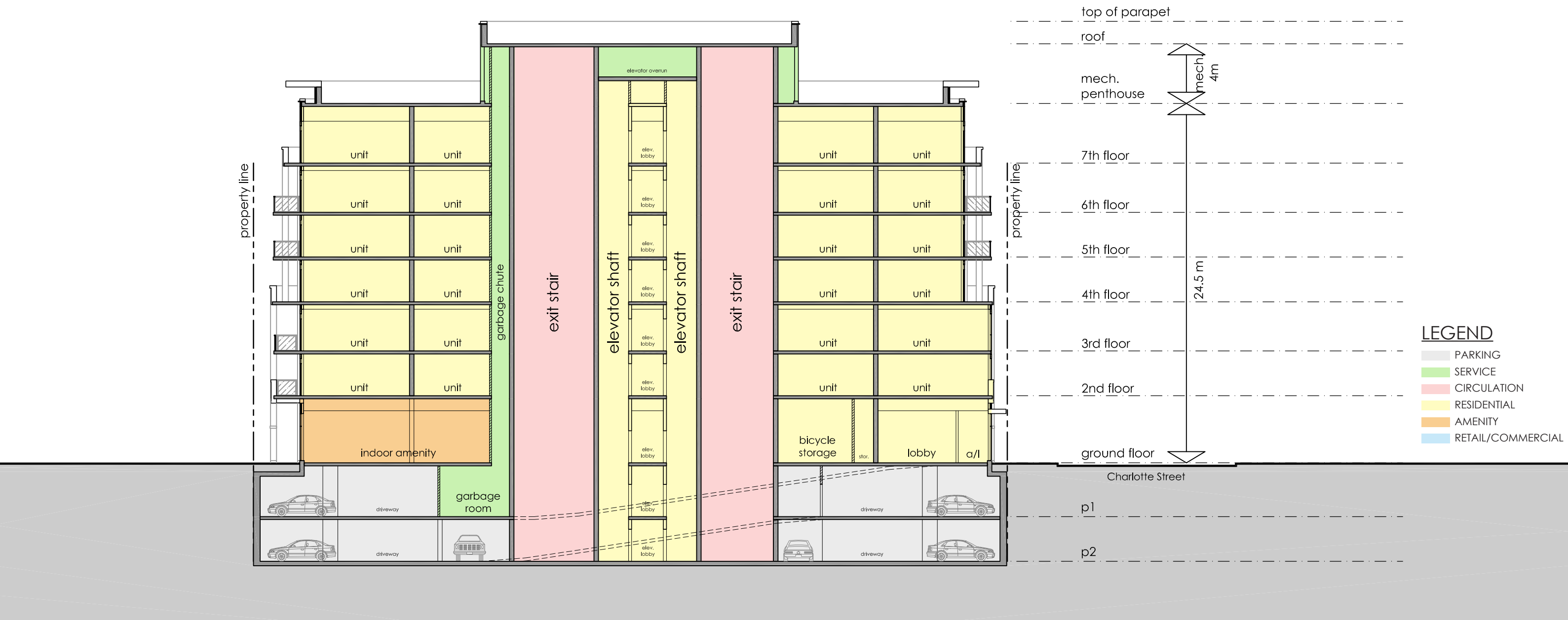
5TH - 6TH FLOORS PLAN

SCALE - 1:200



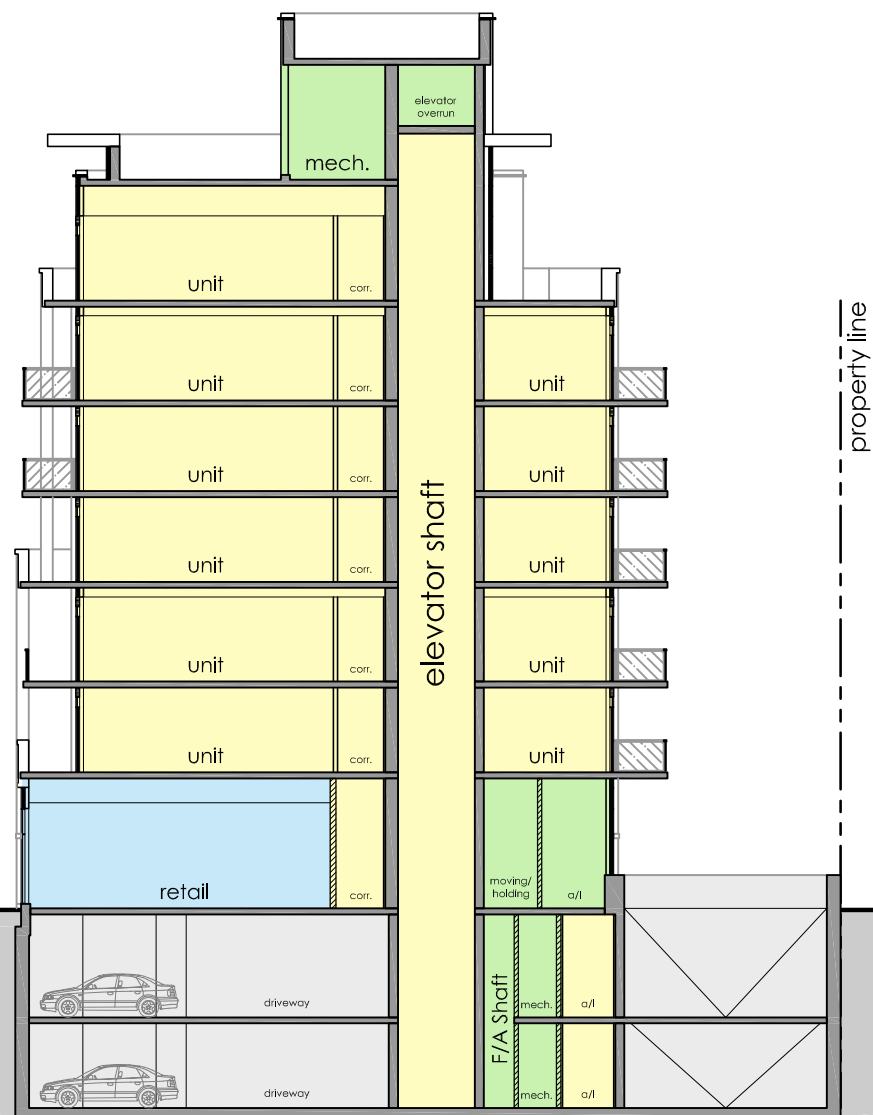
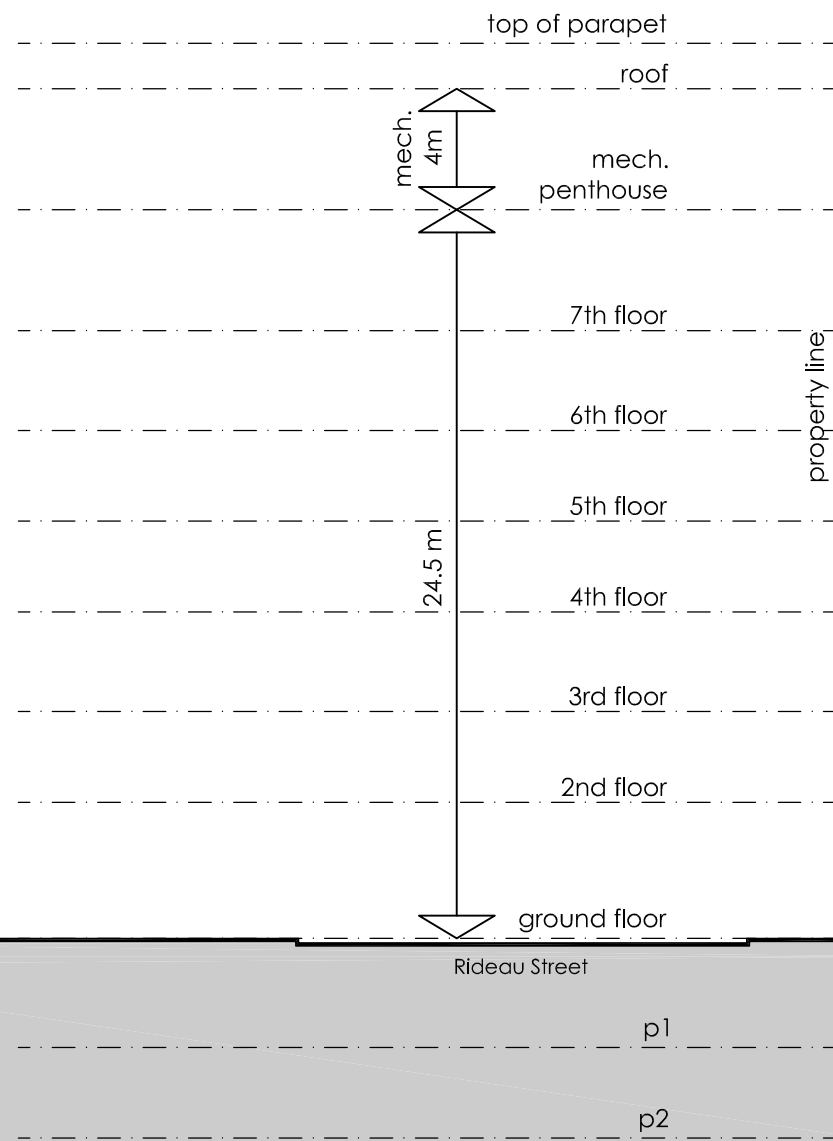
7TH FLOOR PLAN

SCALE - 1:200



SECTION A

SCALE - 1:250



- LEGEND**
- PARKING
 - SERVICE
 - CIRCULATION
 - RESIDENTIAL
 - AMENITY
 - RETAIL/COMMERCIAL

SECTION B

SCALE - 1:250



NORTH ELEVATION

SCALE - 1:250



WEST ELEVATION

SCALE - 1:250



SOUTH ELEVATION

SCALE - 1:250

UDRP
590 RIDEAU STREET



EAST ELEVATION

SCALE - 1:250

UDRP
590 RIDEAU STREET



NORTH ELEVATION - RIDEAU STREET

SCALE - 1:100



WEST ELEVATION - CHARLOTTE STREET

SCALE - 1:100



VIEW LOOKING EAST



VIEW LOOKING SOUTHEAST



VIEW LOOKING SOUTH



VIEW LOOKING SOUTHWEST



LEGEND

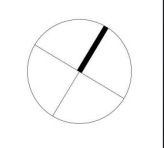
	PLANK STYLE PRECAST PAVERS		CORTEN STEEL WOOD BENCH
	PROPERTY LINE		WOOD PRIVACY FENCE
	ORNAMENTAL GRASSES + PERENNIALS IN RAISED PLANTER		CORTEN STEEL RAISED PLANTER

PLANT LIST

CONIFEROUS TREES					
Td	20	Thuja occidentalis 'Degroot's Spire'	'Degroot's Spire' Cedar	200 cm, 3 Gal.	potted
DECIDUOUS TREES					
Af	2	Acer x freemanii 'Armstrong'	'Armstrong' Freemanii Maple	50 mm	W.B.
Ag	1	Amelanchier x grandiflora 'Autumn Brilliance'	'Autumn Brilliance' Autumn Brilliance Serviceberry	50 mm	W.B.
Ar	2	Acer rubrum 'Burgandy Belle'	'Burgandy Belle' Red Maple	50 mm	W.B.
SHRUBS					
lw	3	Ilex verticallata 'Winter Red'	'Winter Red' Winterberry	60 cm, 3 Gal.	potted
Is	1	Ilex verticallata 'Southern Gentleman'	'Southern Gentleman' Winterberry	60 cm, 3 Gal.	potted
Ra	4	Rhus aromatica 'Gro-Low'	'Gro-Low' Fragrant Sumac	50 cm, 3 Gal.	potted

3	FOR SITE PLAN SUBMISSION	2016/04/22
2	FOR REVIEW	2016/04/11
1	FOR REVIEW	2016/04/05
NUMBER / MILESTONE / FAIT SAILLANT		DATE / (Y/M/D) / (H/M/L)

FOTENN



PROJECT / LOCATION / PROJET / ENDROIT

590 RIDEAU

590 RIDEAU
OTTAWA, ONTARIO

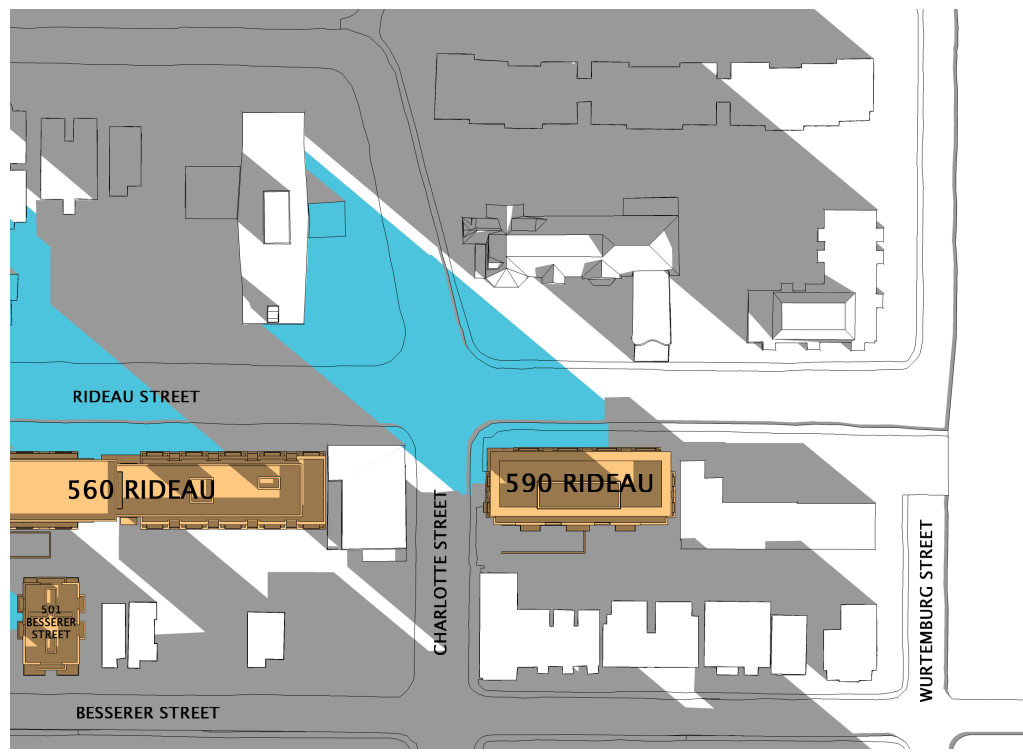
DRAWING / DESSIN

LANDSCAPE PLAN

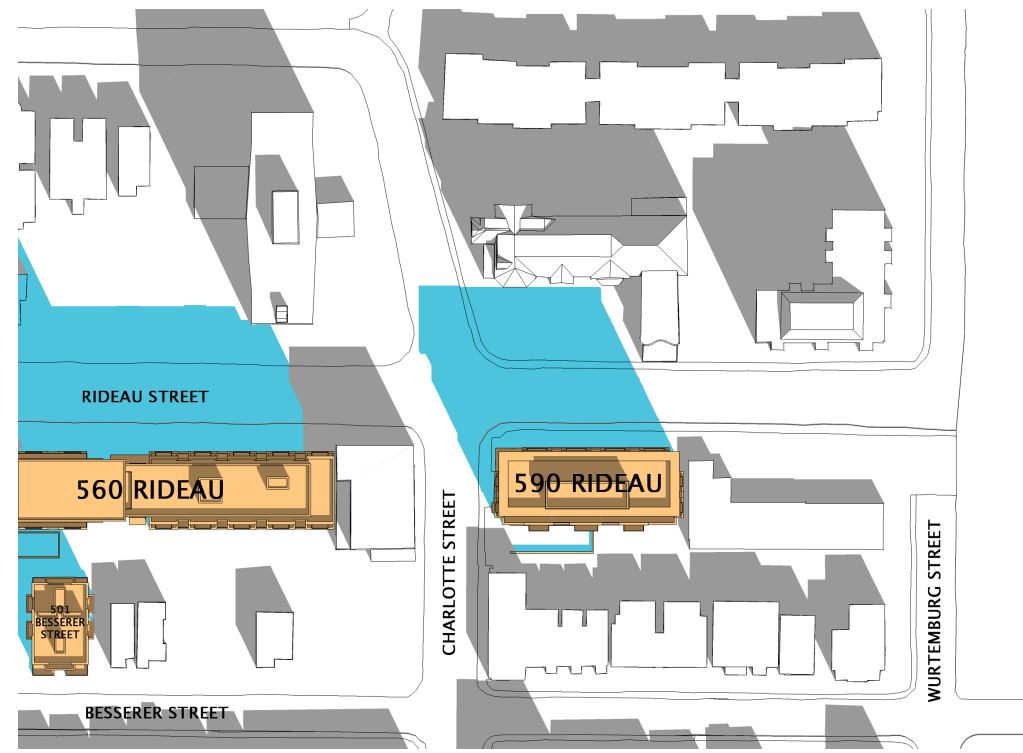
DESIGNED BY / CONÇU PAR	G.V.	SHEET NO. / FEUILLE No.	
DRAWN BY / DESSINÉ PAR	G.V.	L1-1	
CHECKED BY / VÉRIFIÉ PAR	E.P.		
SCALE / ÉCHELLE	1:100		



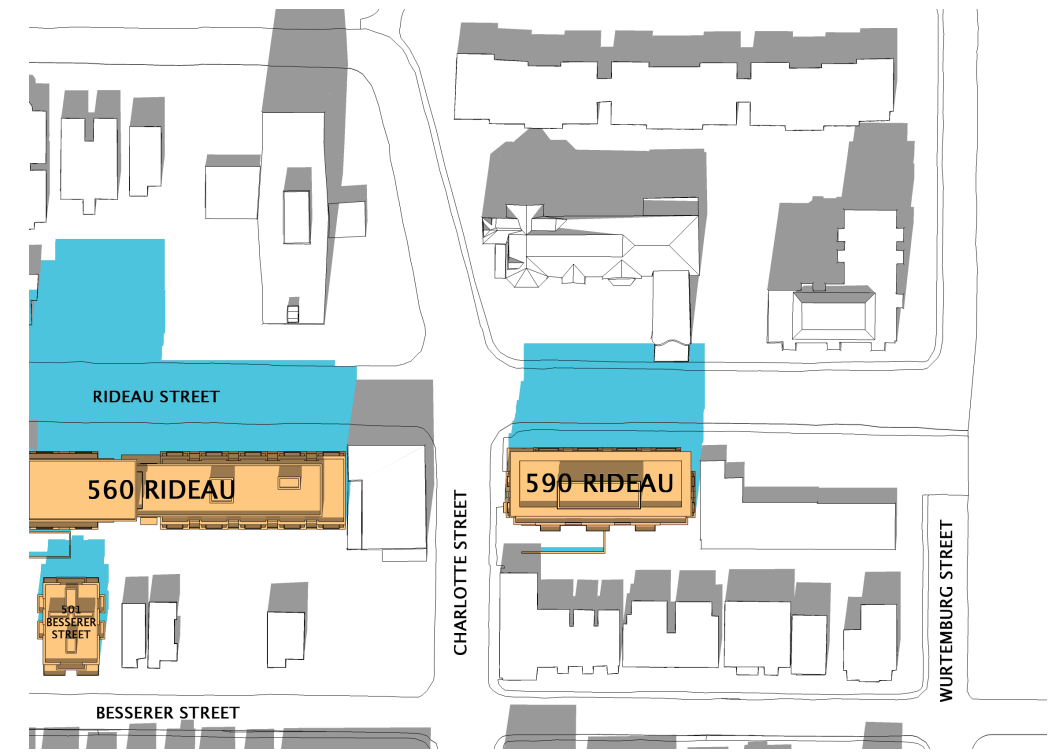
LANDSCAPE PLAN



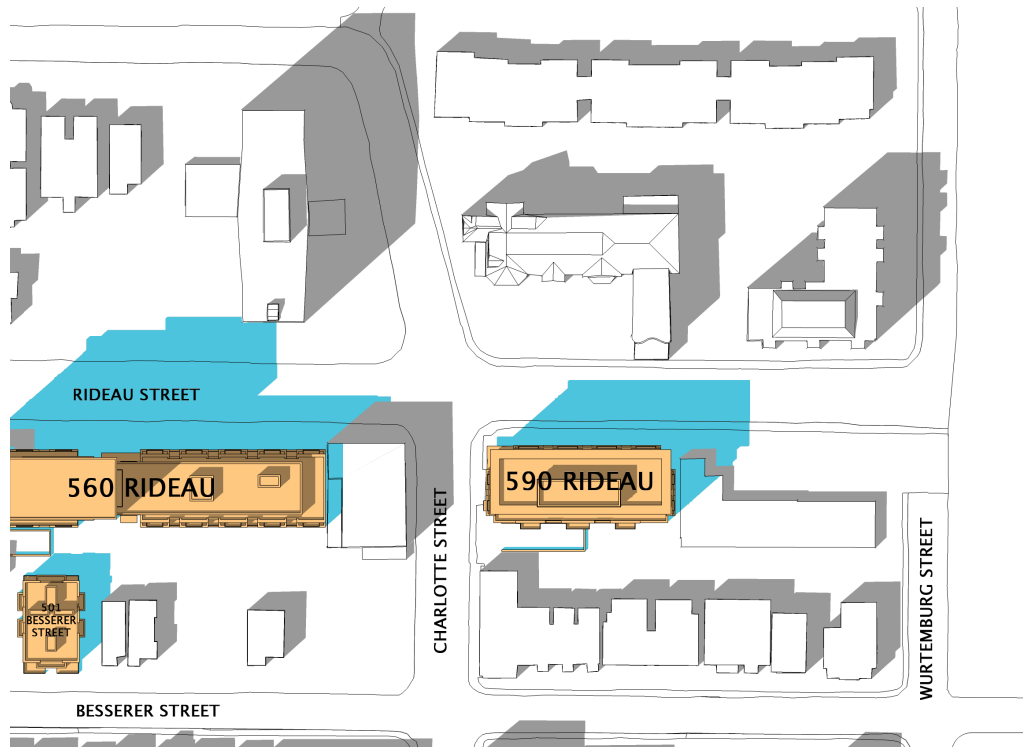
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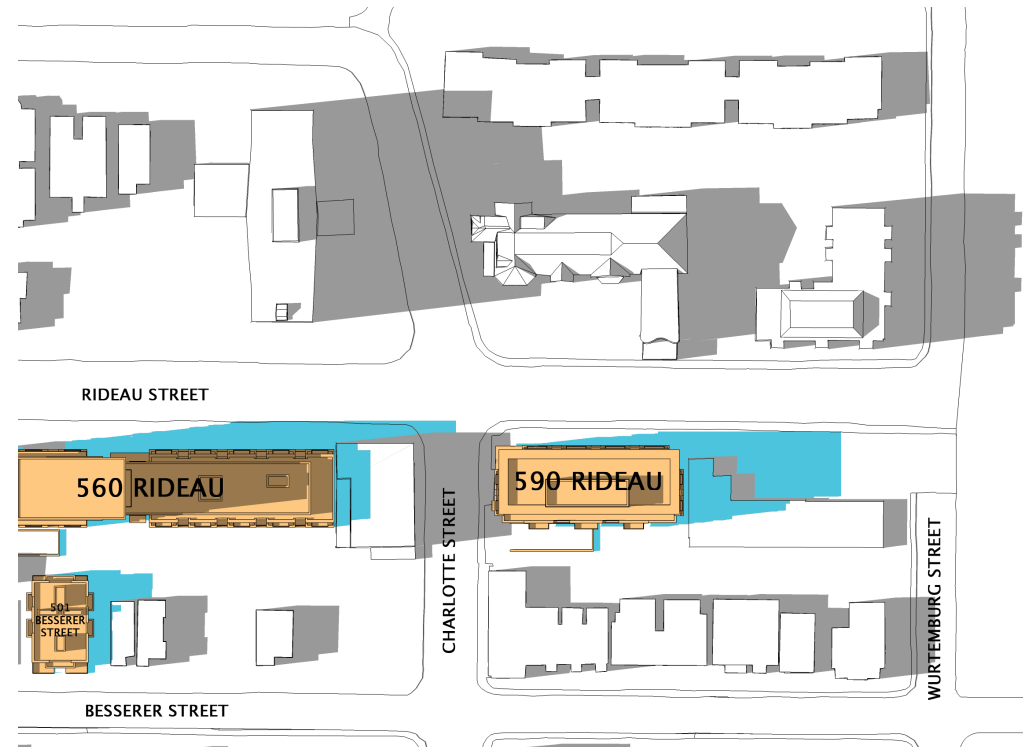
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MARCH 21st - 12:00 p.m.



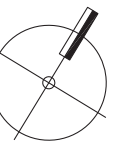
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MARCH 21st - 04:00 p.m.

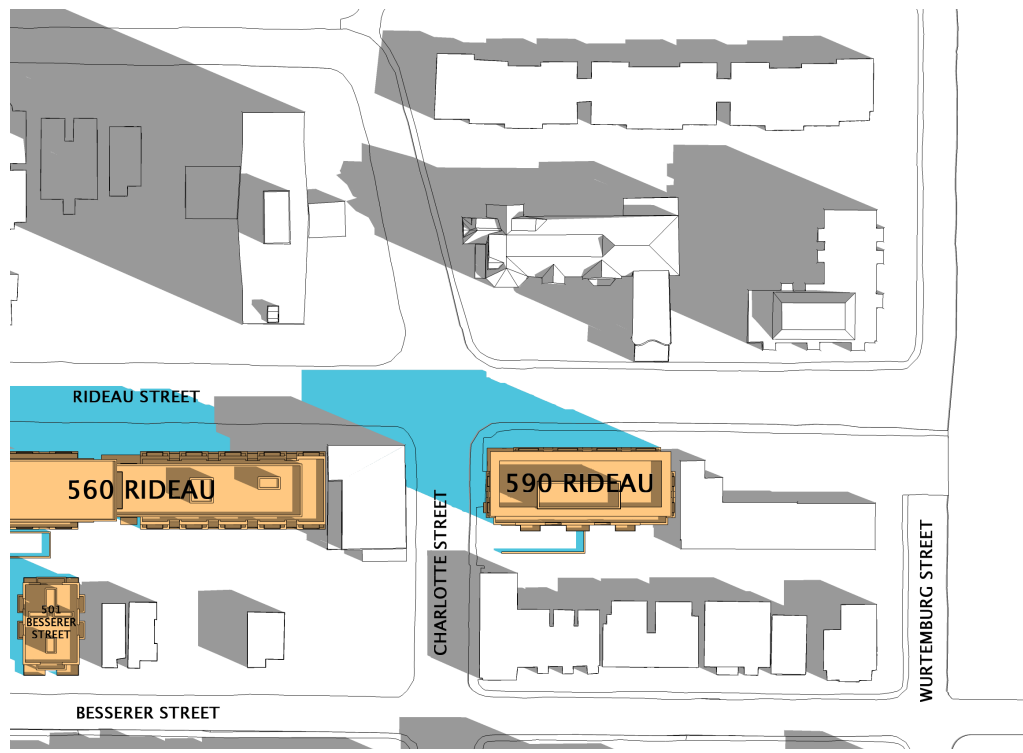
LEGEND

- PROPOSED BUILDING
- EXISTING SHADOW
- PROPOSED SHADOW

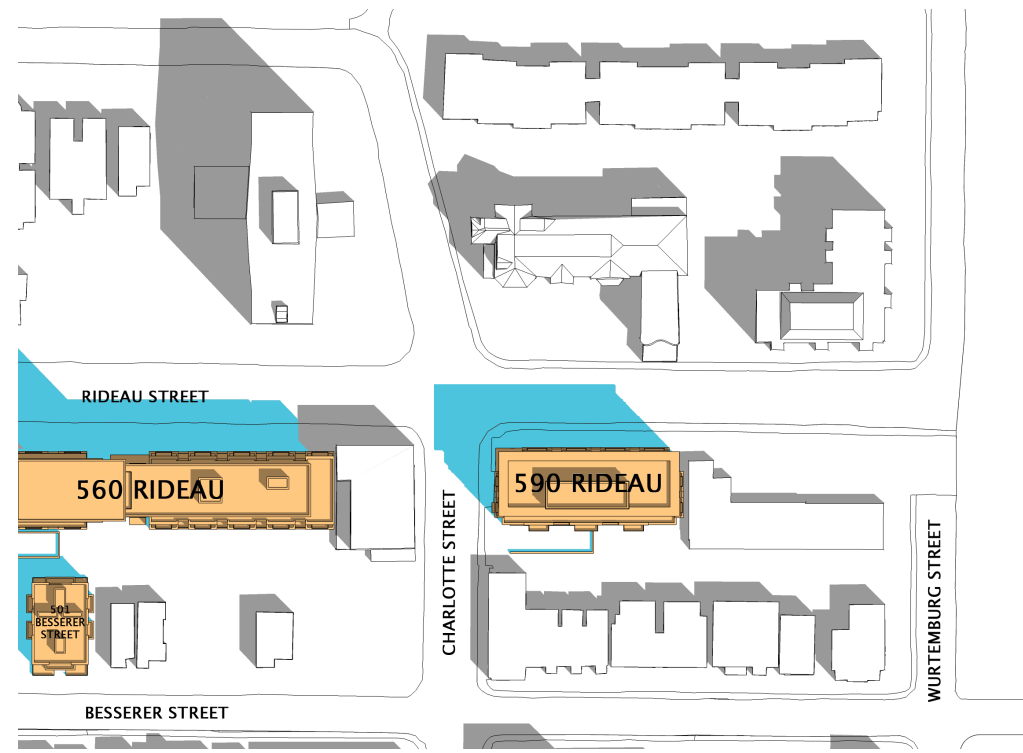


SHADOW STUDIES - MARCH

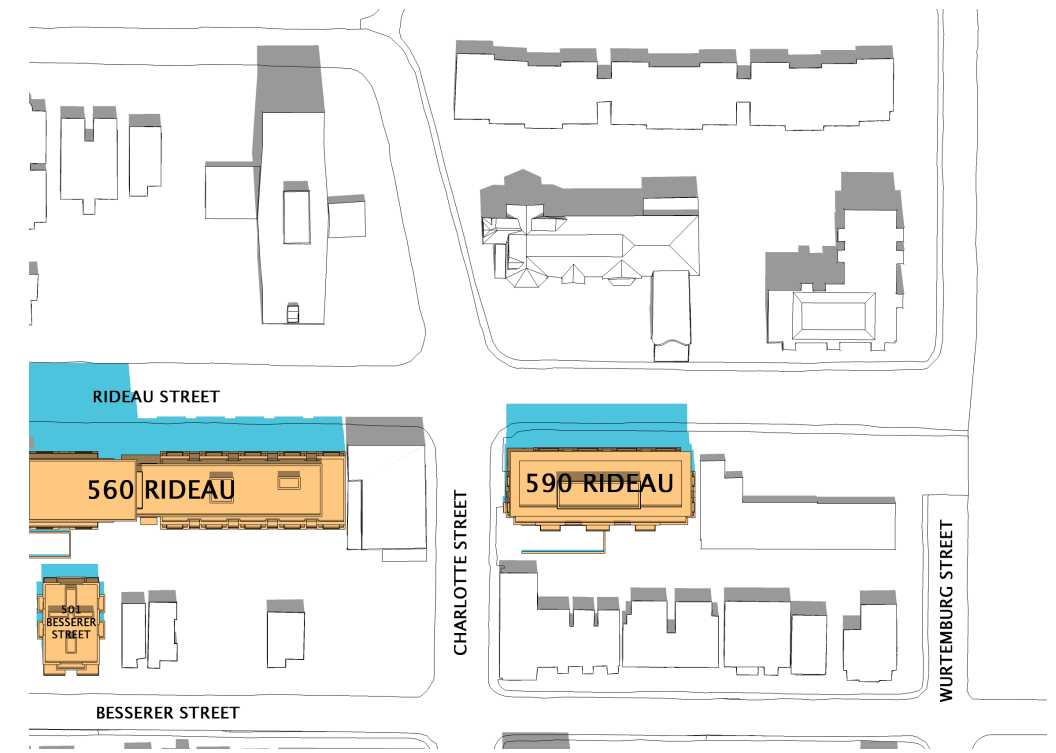
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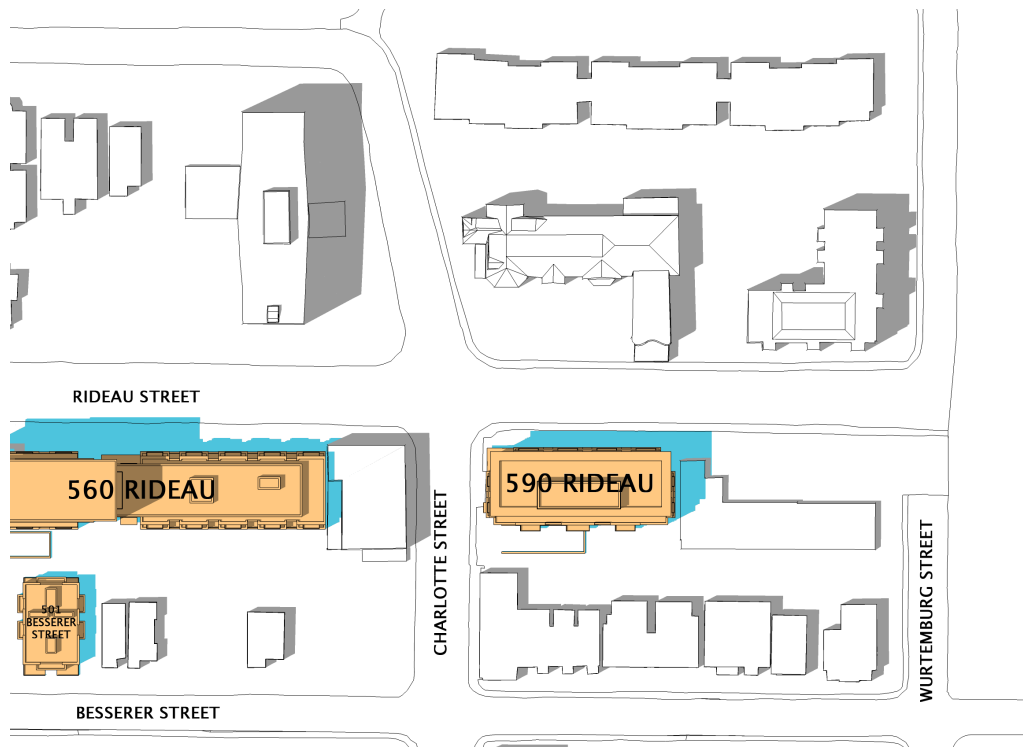
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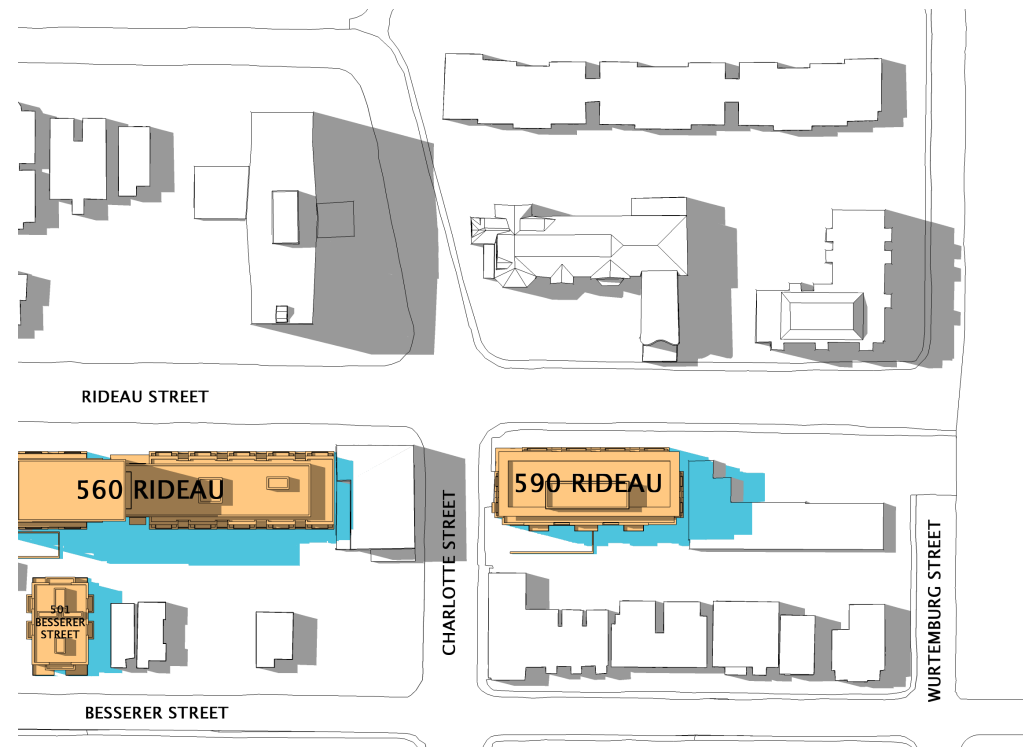
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JUNE 21st - 12:00 p.m.



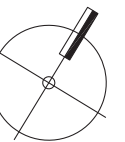
JUNE 21st - 02:00 p.m.



JUNE 21st - 04:00 p.m.

LEGEND

- PROPOSED BUILDING
- EXISTING SHADOW
- PROPOSED SHADOW

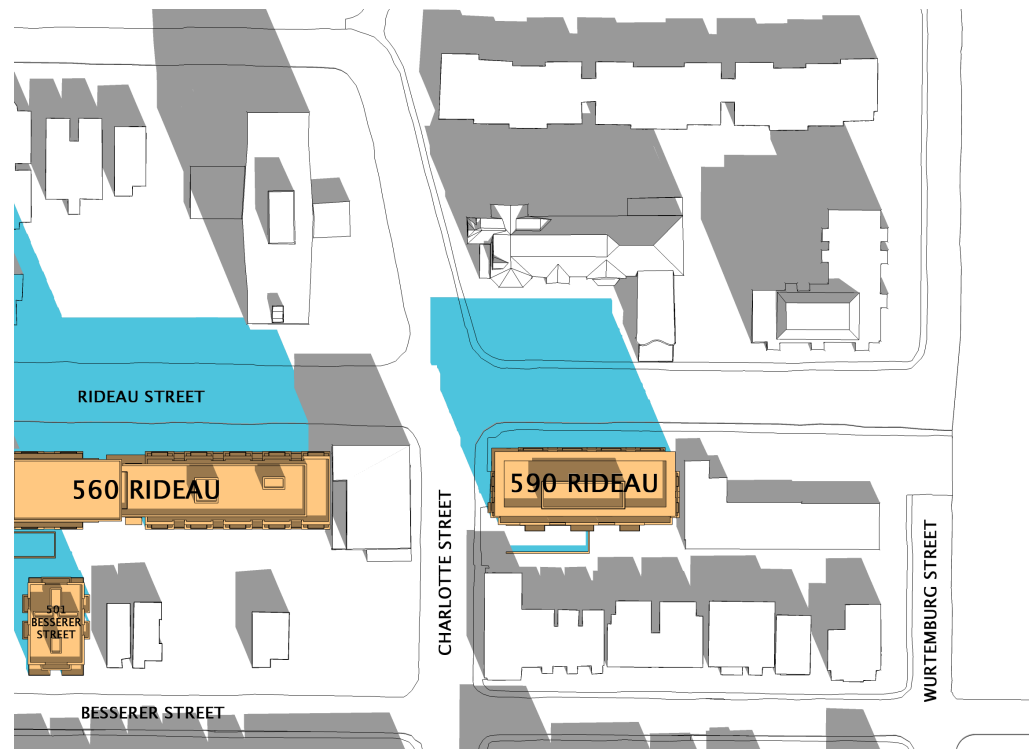


SHADOW STUDIES - JUNE

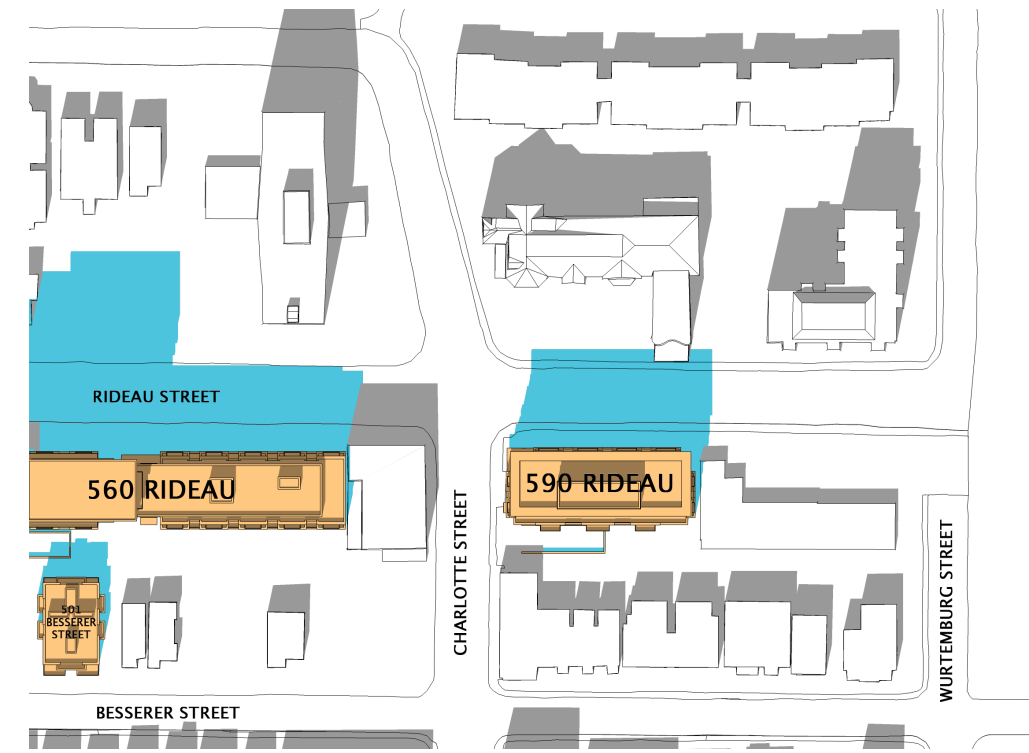
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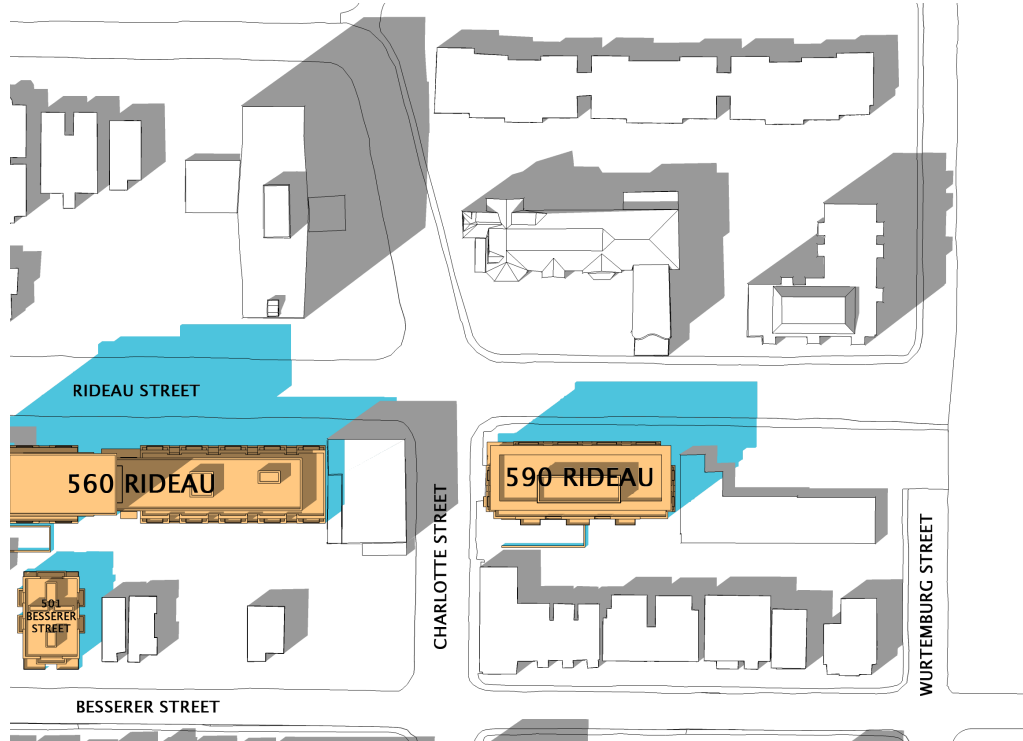
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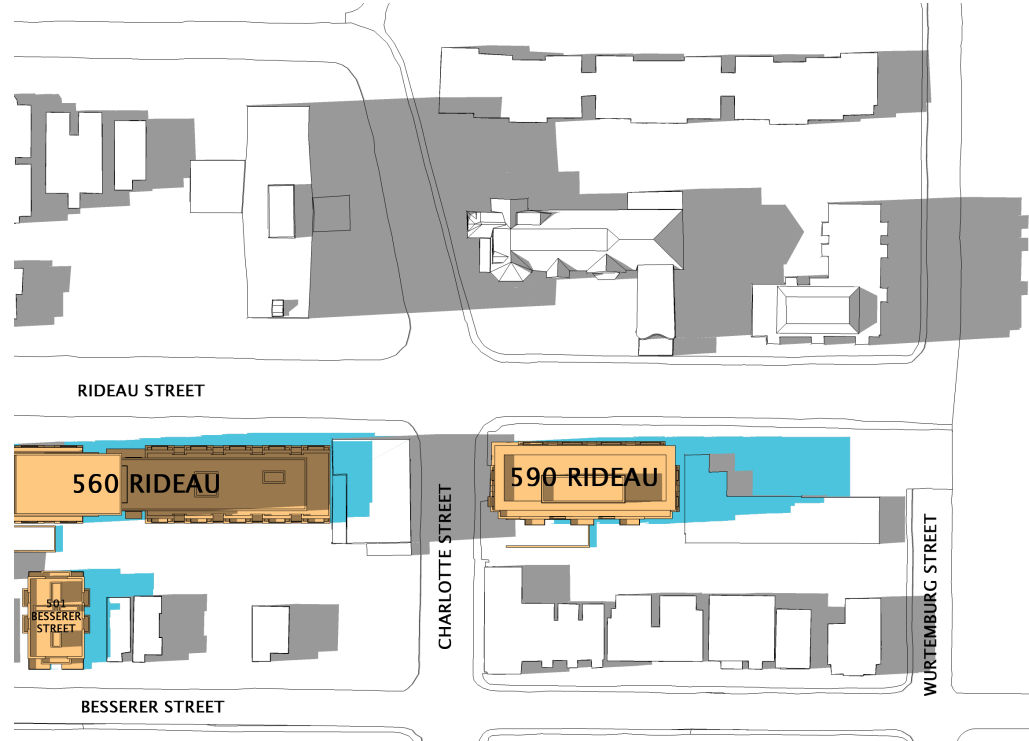
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SEPTEMBER 21st - 12:00 p.m.



SEPTEMBER 21st - 02:00 p.m.



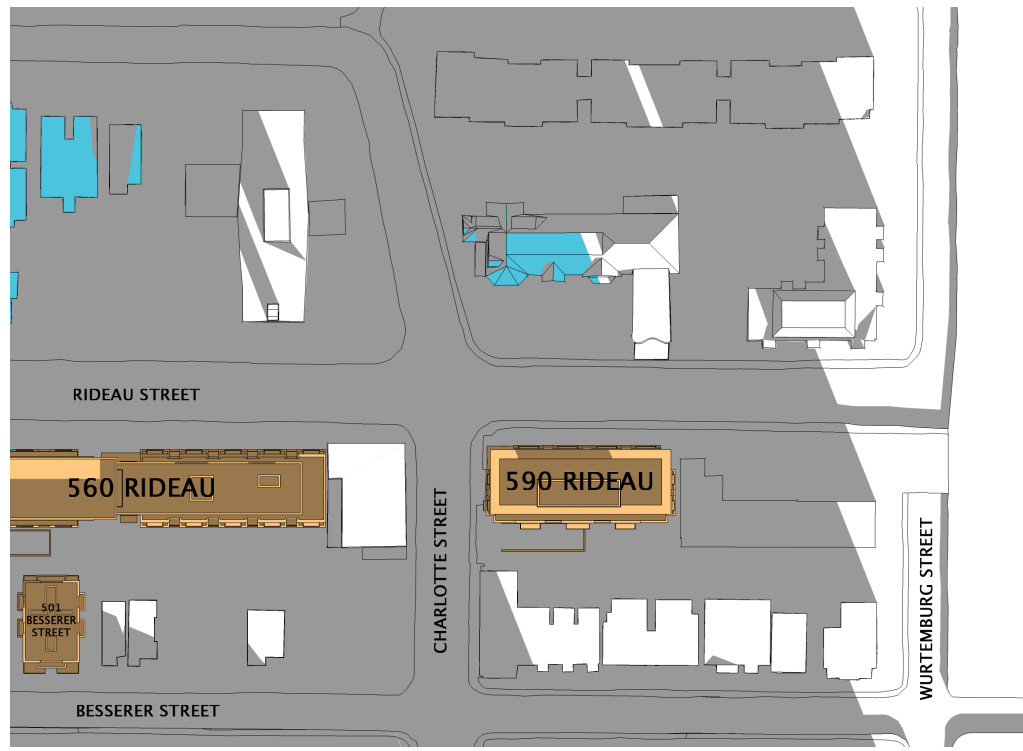
SEPTEMBER 21st - 04:00 p.m.

LEGEND
 PROPOSED BUILDING
 EXISTING SHADOW
 PROPOSED SHADOW

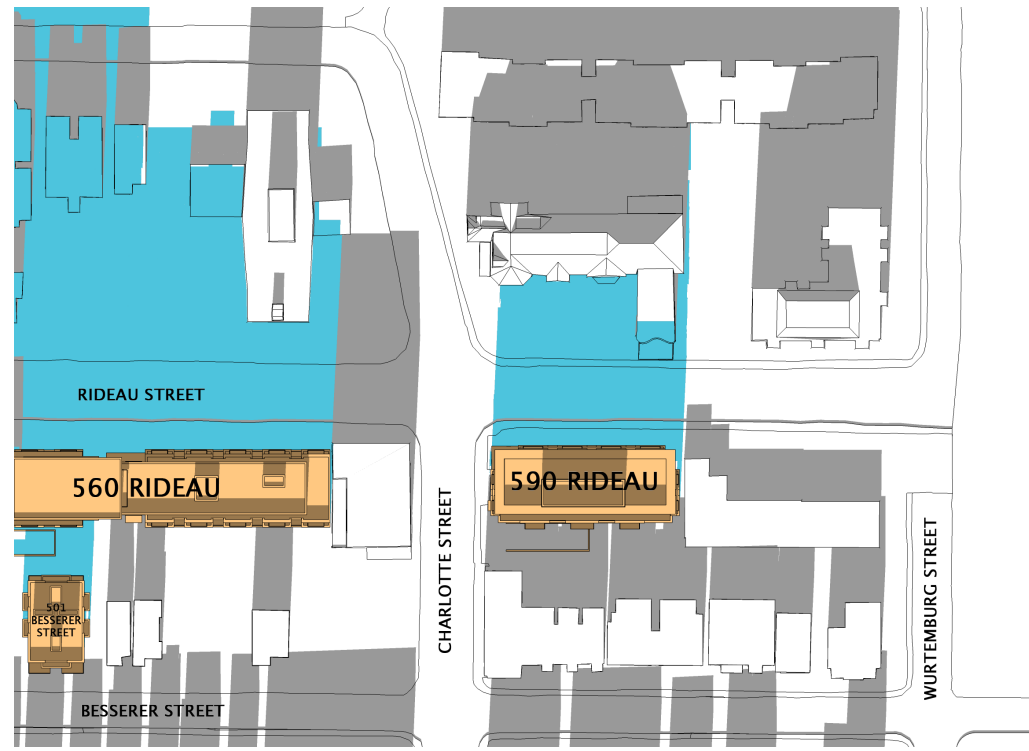


SHADOW STUDIES - SEPTEMBER

SCALE - N.T.S.



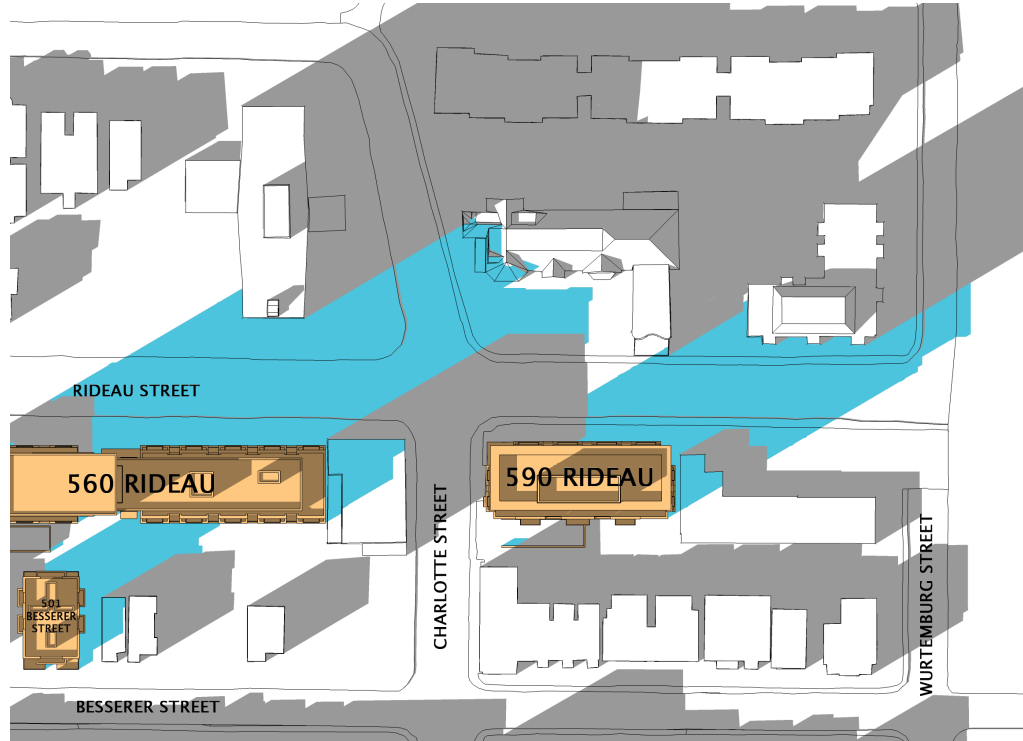
DECEMBER 21st - 08:00 a.m.



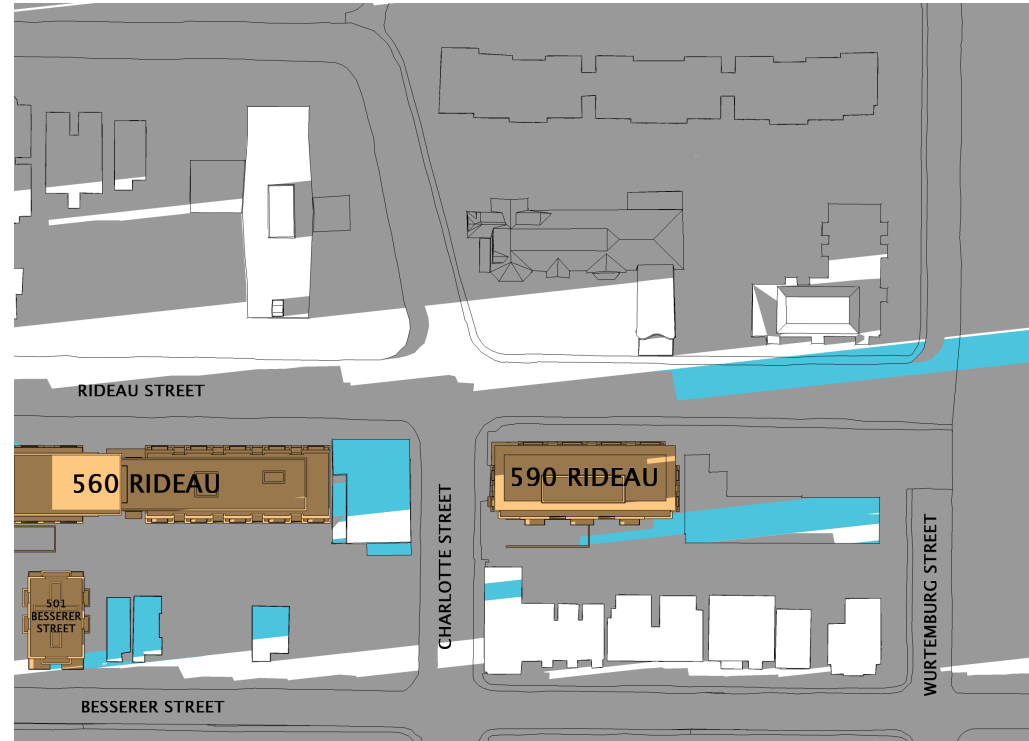
DECEMBER 21st - 10:00 a.m.



DECEMBER 21st - 12:00 p.m.

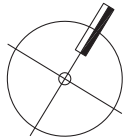


DECEMBER 21st - 02:00 p.m.



DECEMBER 21st - 04:00 p.m.

LEGEND
 PROPOSED BUILDING
 EXISTING SHADOW
 PROPOSED SHADOW



SHADOW STUDIES - DECEMBER

SCALE - N.T.S.

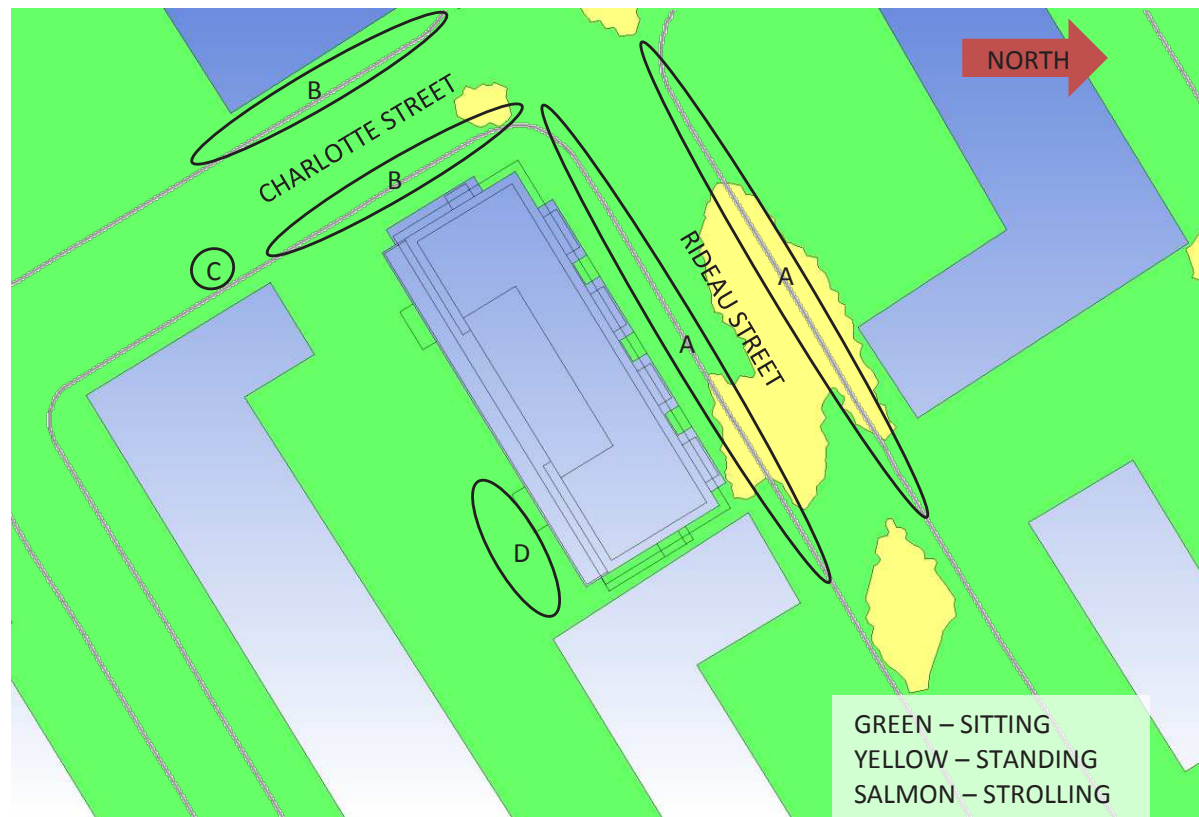


FIGURE 3A: SPRING – GRADE-LEVEL PEDESTRIAN WIND CONDITIONS

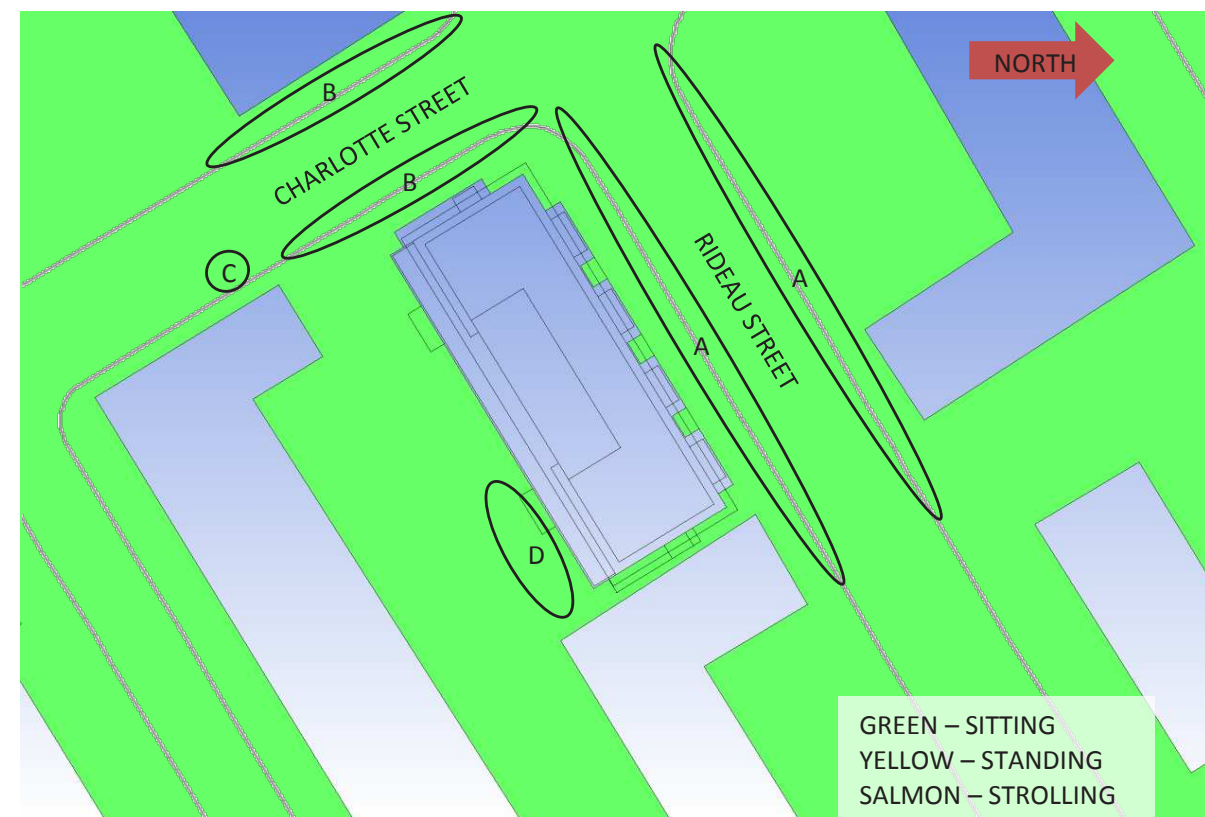


FIGURE 4A: SUMMER – GRADE-LEVEL PEDESTRIAN WIND CONDITIONS

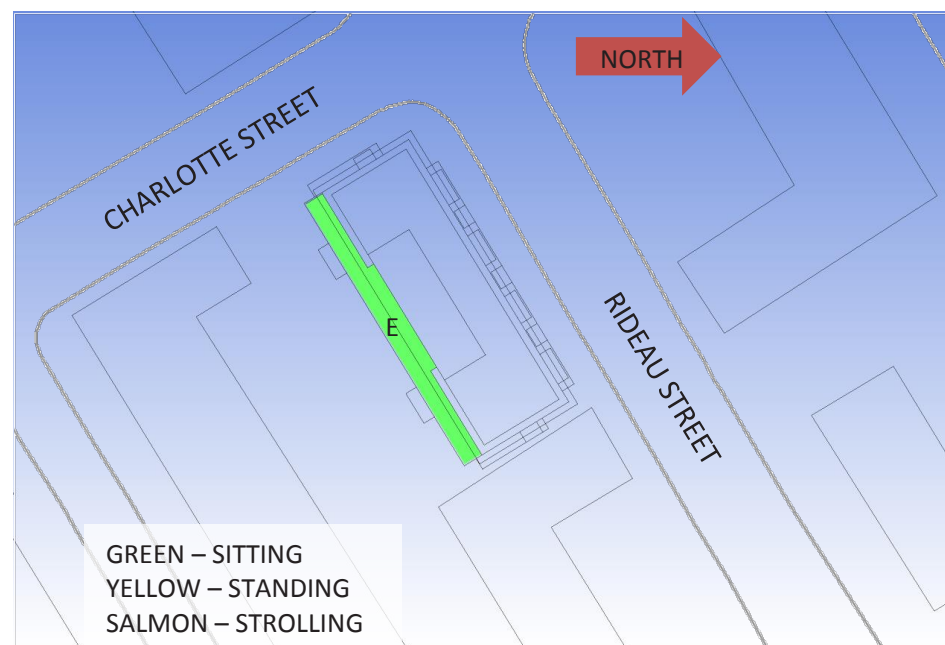


FIGURE 3B: SPRING – LEVEL SEVEN AMENITY TERRACE PEDESTRIAN WIND CONDITIONS

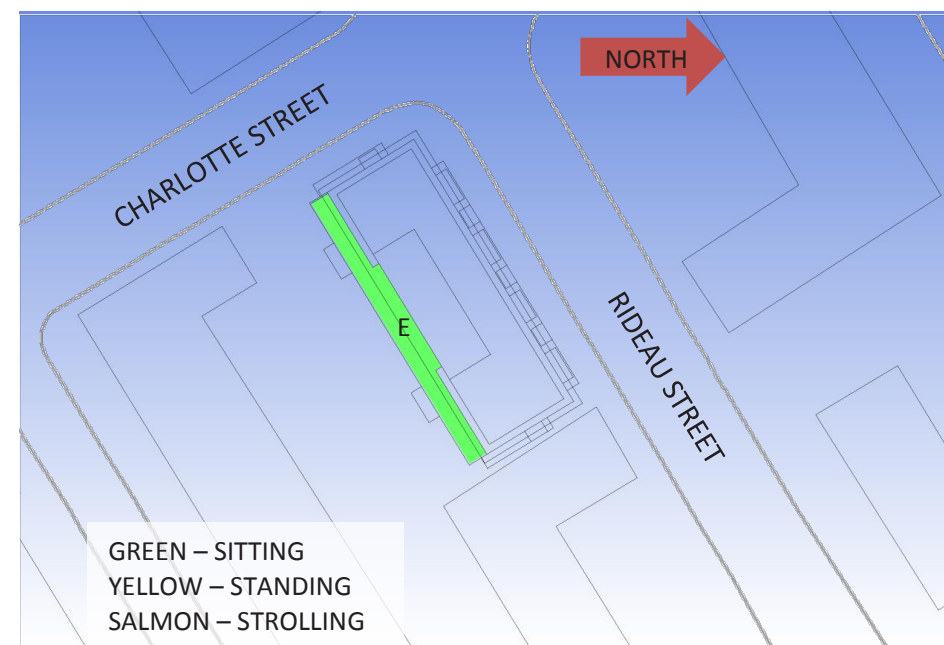


FIGURE 4B: SUMMER – LEVEL SEVEN AMENITY TERRACE PEDESTRIAN WIND CONDITIONS

WIND CONDITIONS - EXTRACT FROM WIND STUDY

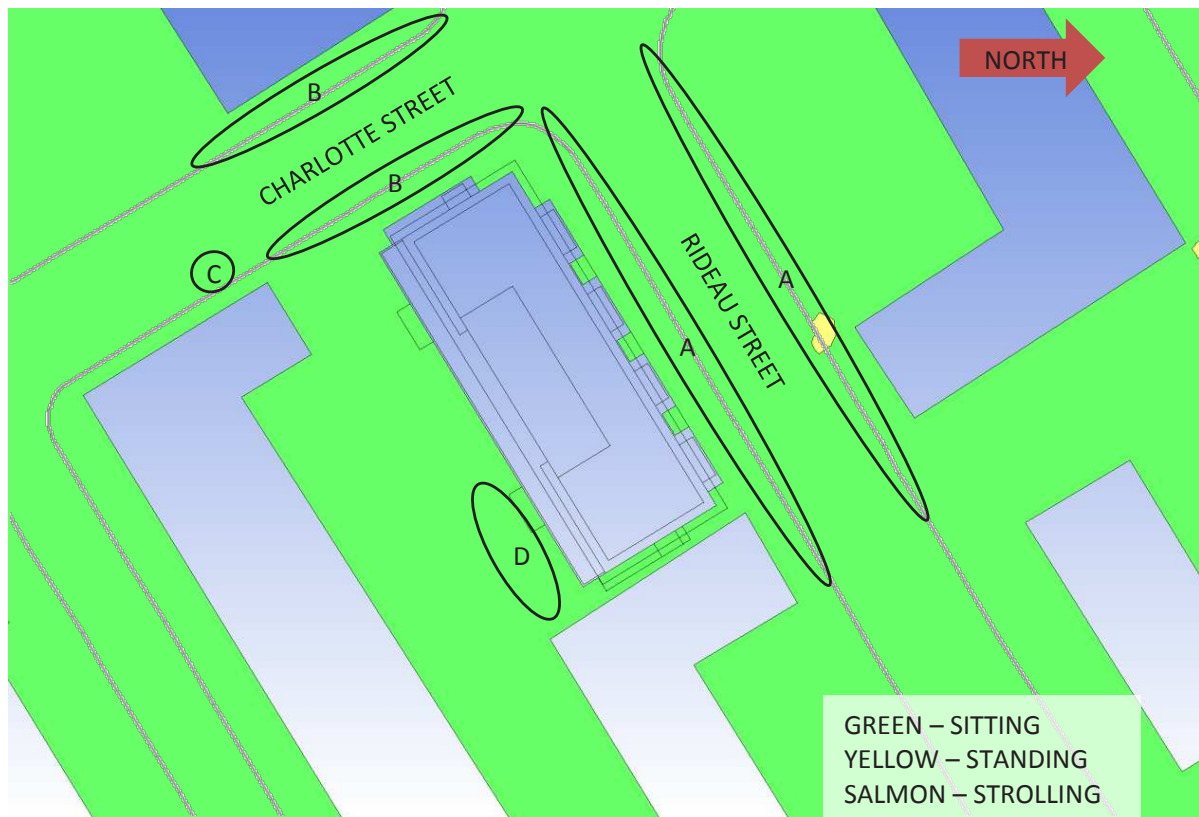


FIGURE 5A: AUTUMN – GRADE-LEVEL PEDESTRIAN WIND CONDITIONS

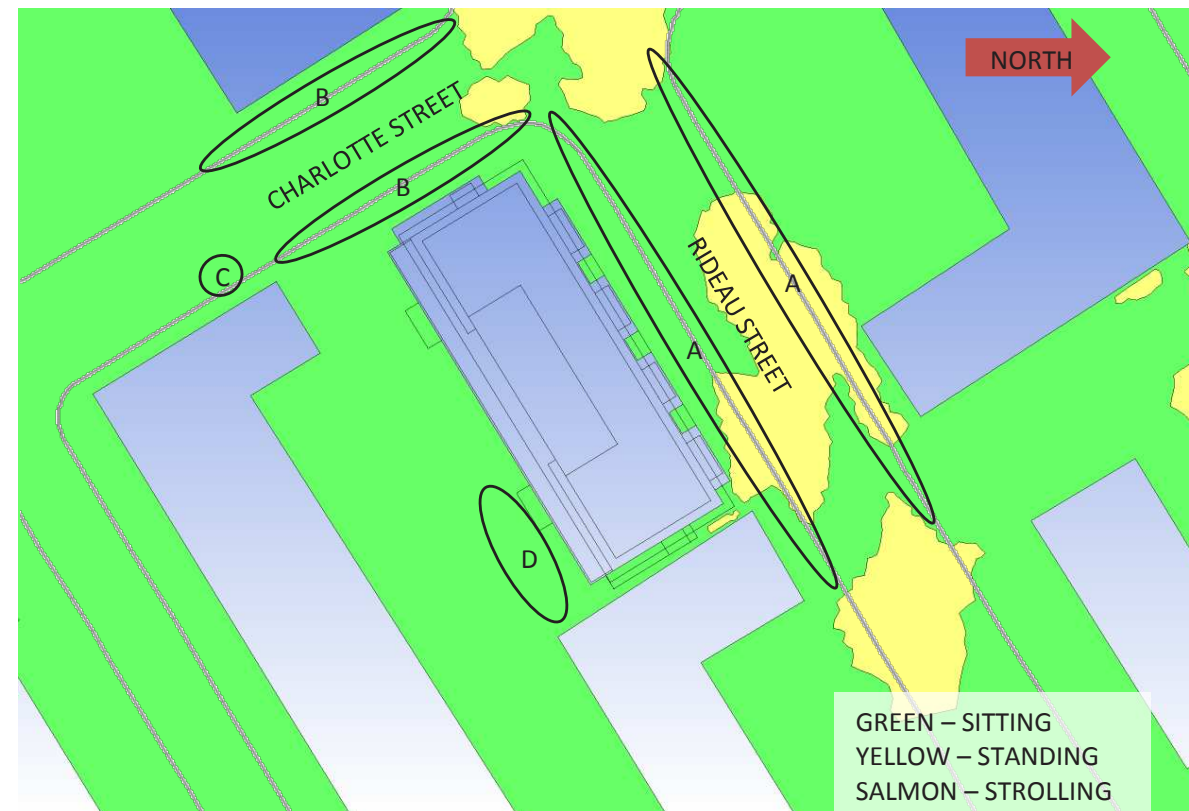


FIGURE 6A: WINTER – GRADE-LEVEL PEDESTRIAN WIND CONDITIONS

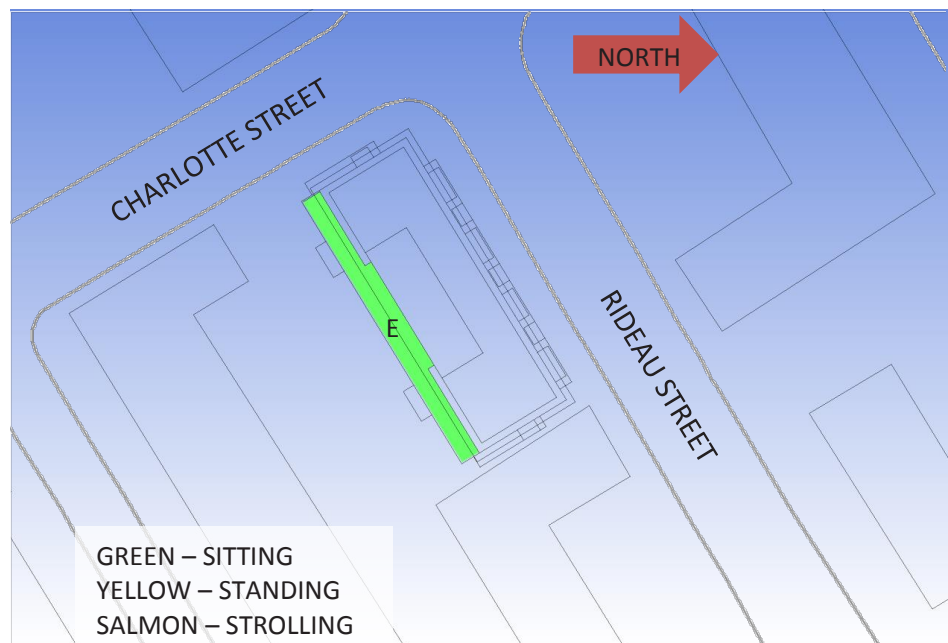


FIGURE 5B: AUTUMN – LEVEL SEVEN AMENITY TERRACE PEDESTRIAN WIND CONDITIONS

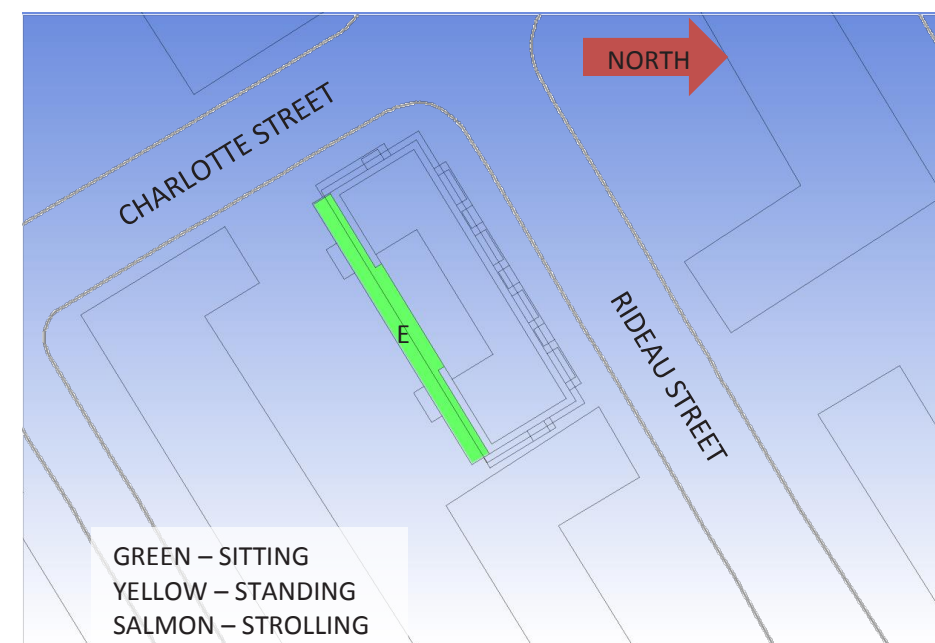
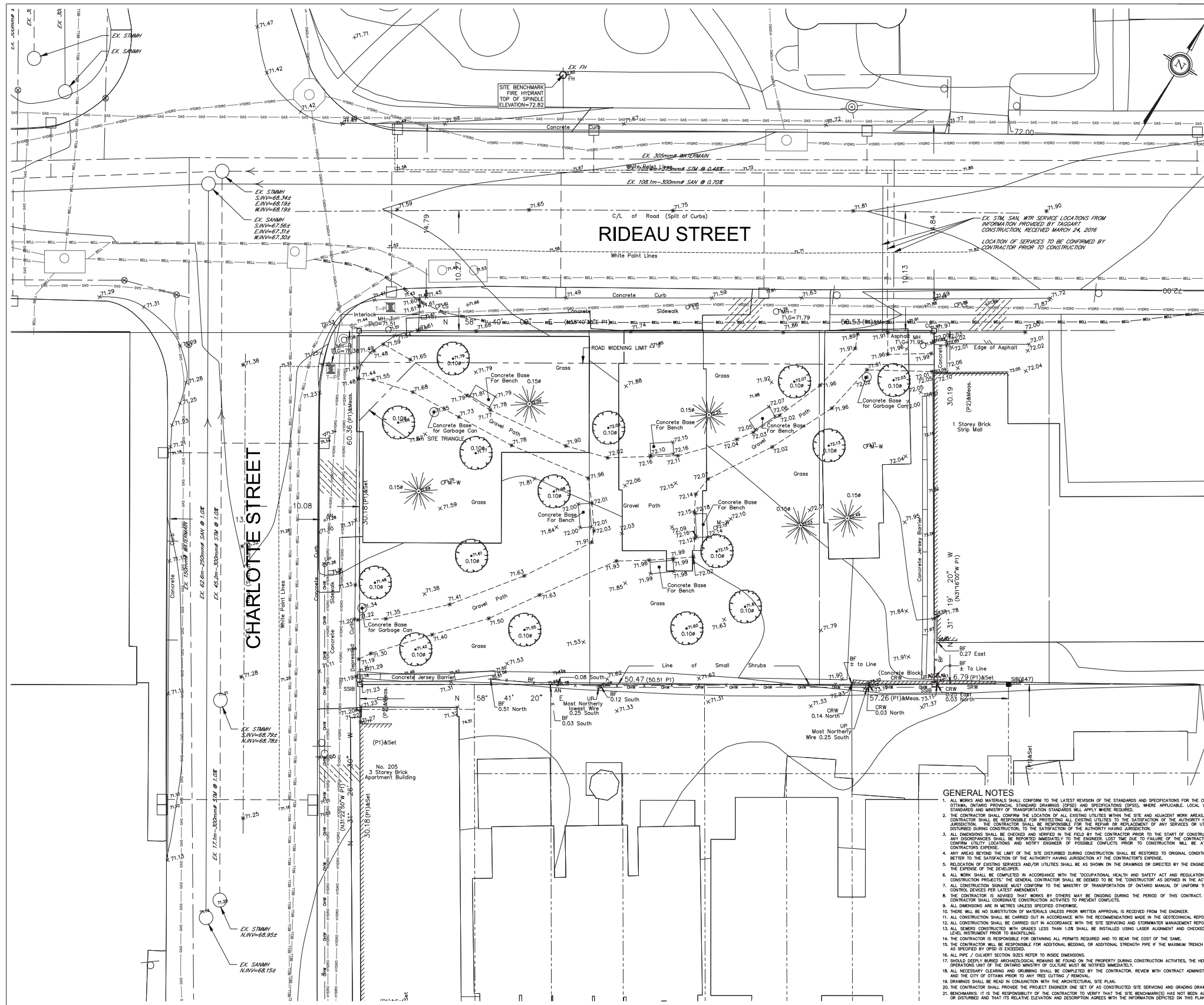


FIGURE 6B: WINTER – LEVEL SEVEN AMENITY TERRACE PEDESTRIAN WIND CONDITION

WIND CONDITIONS - EXTRACT FROM WIND STUDY



LEGEND

- PROPERTY LINE
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING BELL
- EXISTING GAS
- EXISTING UNDERGROUND HYDRO
- EXISTING MANHOLE
- ⊕ EXISTING CATCH BASIN MANHOLE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING VALVE BOX
- ⊕ EXISTING SPOT ELEVATION

NOT FOR CONSTRUCTION

TOPOGRAPHIC INFORMATION
 TOPOGRAPHIC INFORMATION PROVIDED BY ANNS, O'SULLIVAN, VOLLEBEK LTD.
 PROJ. NO. 17054-16
 DATED APRIL 13, 2016

SITE PLAN INFORMATION
 SITE PLAN PROVIDED BY GRAZIANI + CORAZZA ARCHITECTS INC.
 PROJ. NO. 16-849
 DATED APRIL 4, 2016

GEOTECHNICAL STUDY
 GEOTECHNICAL RECOMMENDATIONS PROVIDED BY PATERSON GROUP INC.
 PROJ. NO. P22700-1
 DATED APRIL 13, 2016

SITE SERVICING AND STORMWATER MANAGEMENT STUDY
 SERVICING AND STORMWATER MANAGEMENT RECOMMENDATIONS PROVIDED BY DSEL
 PROJ. NO. 16-849
 DATED APRIL 2016

BENCHMARK
 TOP OF SPINDLE OF FIRE HYDRANT LOCATED APPROXIMATELY 25m EAST OF RIDEAU/CHARLOTTE INTERSECTION
 ELEV=72.82

1	B.N.C.	16.04.20	ISSUED FOR MUNICIPAL REVIEW
No.	BY	YY.MM.DD	DESCRIPTION

- GENERAL NOTES**
1. ALL WORK AND MATERIALS SHALL CONFORM TO THE LATEST REVISION OF THE STANDARDS AND SPECIFICATIONS FOR THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSP), WHERE APPLICABLE. LOCAL UTILITY STANDARDS AND METHODS OF TRANSPORTATION STANDARDS WILL APPLY WHERE REQUIRED.
 2. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING UTILITIES WITHIN THE SITE AND ADJACENT WORK AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DISTURBED DURING CONSTRUCTION TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.
 3. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER. LOSS OF TIME DUE TO FAILURE OF THE CONTRACTOR TO CONFIRM UTILITY LOCATIONS AND NOTIFY ENGINEER OF POSSIBLE CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTOR'S EXPENSE.
 4. ANY AREAS BEYOND THE LIMIT OF THE SITE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AT THE CONTRACTOR'S EXPENSE.
 5. RELOCATION OF EXISTING SERVICES AND/OR UTILITIES SHALL BE AS SHOWN ON THE DRAWINGS OR DIRECTED BY THE ENGINEER AT THE EXPENSE OF THE DRAFTER.
 6. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS. THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE "CONTRACTOR" AS DEFINED IN THE ACT.
 7. ALL CONSTRUCTION NOISE MUST CONFORM TO THE MINISTRY OF TRANSPORTATION OF ONTARIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES PER LATEST AMENDMENT.
 8. THE CONTRACTOR IS ADVISED THAT WORKS BY OTHERS MAY BE ONGOING DURING THE PERIOD OF THIS CONTRACT. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES TO PREVENT CONFLICTS.
 9. ALL DIMENSIONS ARE IN METRES UNLESS SPECIFIED OTHERWISE.
 10. THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS PRIOR WRITTEN APPROVAL IS RECEIVED FROM THE ENGINEER.
 11. ALL CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT.
 12. ALL CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE SITE SERVICING AND STORMWATER MANAGEMENT REPORT.
 13. ALL SERVICES CONSTRUCTED WITH GRADES LESS THAN 1.0% SHALL BE INSTALLED USING LASER ALIGNMENT AND CHECKED WITH LEVEL INSTRUMENT PRIOR TO BACKFILLING.
 14. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND TO BEAR THE COST OF THE SAME.
 15. THE CONTRACTOR WILL BE RESPONSIBLE FOR ADDITIONAL RECORDING, OR ADDITIONAL STRENGTH PIPES IF THE MAXIMUM TRENCH WIDTH AS SPECIFIED BY OPSD IS EXCEEDED.
 16. ALL PIPE / CONDUIT SECTION SIZES REFER TO INSIDE DIMENSIONS.
 17. SHOULD DEEPLY BURIED ARCHAEOLOGICAL REMAINS BE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES, THE HERITAGE OPERATIONS DEPARTMENT OF THE ONTARIO MINISTRY OF CULTURE MUST BE NOTIFIED IMMEDIATELY.
 18. ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW WITH CONTRACT ADMINISTRATOR AND THE CITY OF OTTAWA PRIOR TO ANY TREE CUTTING / REMOVAL.
 19. DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ARCHITECTURAL SITE PLAN.
 20. THE CONTRACTOR SHALL PROVIDE THE PROJECT ENGINEER ONE SET OF AS CONSTRUCTED SITE SERVICING AND GRADING DRAWINGS.
 21. BENCHMARKS: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE SITE BENCHMARK(S) HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION DEPICTED ON THIS PLAN.

PROJECT No. 16-849

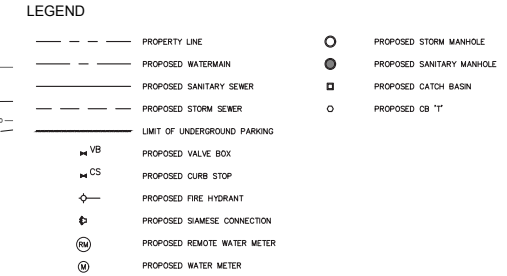
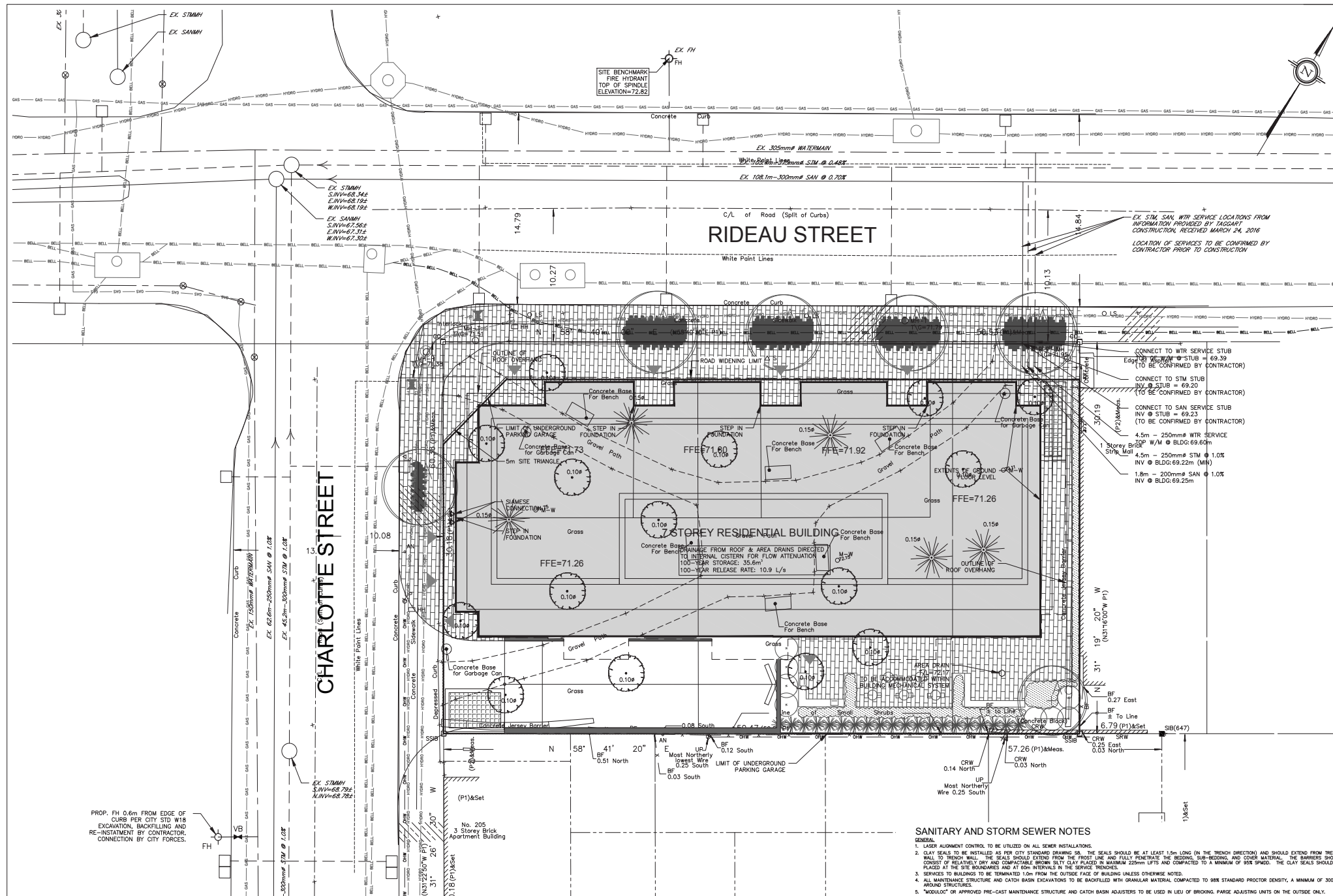
EXISTING CONDITIONS PLAN
590 RIDEAU STREET © DSEL

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 Ottawa, Ontario, K1G 4K3
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 120 Iber Road Unit 103
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 www.DSEL.ca

DRAWN BY:	B.N.C.	CHECKED BY:	A.D.F.	DRAWING NO.	SHEET NO.
DESIGNED BY:	S.L.M.	CHECKED BY:	A.D.F.	EX-1	1 of 4
SCALE:	1:150	DATE:	APRIL 2016		

EXISTING SERVICING



EXISTING UNDERGROUND SERVICES AND UTILITY LOCATIONS DERIVED FROM THE BEST AVAILABLE DATA, AS-CONSTRUCTED DRAWINGS, UTILITY DRAWINGS AND INFRASTRUCTURE MAPPING PROVIDED BY THE CITY OF OTTAWA.

CONTRACTOR TO CONFIRM ELEVATIONS AND LOCATIONS OF EXISTING UNDERGROUND SERVICES AND UTILITIES WITHIN THE RIGHT OF WAY PRIOR TO INSTALLATION OF SITE SERVICING INFRASTRUCTURE.

THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT THE FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.

NOT FOR CONSTRUCTION

TOPOGRAPHIC INFORMATION
 TOPOGRAPHIC INFORMATION PROVIDED BY ANNS, O'SULLIVAN, VOLLEBEKK LTD.
 PROJ. NO. 17054-16
 DATED APRIL 13, 2016

SITE PLAN INFORMATION
 SITE PLAN PROVIDED BY GRAZIANI + CORAZZA ARCHITECTS INC.
 PROJ. NO. 16-849
 DATED APRIL 4, 2016

GEO TECHNICAL STUDY
 GEO TECHNICAL RECOMMENDATIONS PROVIDED BY PATERSON GROUP INC.
 PROJ. NO. P02700-1
 DATED APRIL 13, 2016

SITE SERVICING AND STORMWATER MANAGEMENT STUDY
 SERVICING AND STORMWATER MANAGEMENT RECOMMENDATIONS PROVIDED BY DSEL
 PROJ. NO. 16-849
 DATED APRIL 2016

BENCHMARK
 TOP OF SPINDLE OF FIRE HYDRANT LOCATED APPROXIMATELY 25m EAST OF RIDEAU/CHARLOTTE INTERSECTION
 ELEV=72.82

No.	BY	DATE	DESCRIPTION
1	B.N.C.	16.04.20	ISSUED FOR MUNICIPAL REVIEW

PROJECT No. 16-849

SITE SERVICING PLAN 590 RIDEAU STREET

RICHCRAFT
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DSEL
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DRAWN BY:	B.N.C.	CHECKED BY:	A.D.F.	DRAWING NO.	SSP-1	SHEET NO.	3 of 4
DESIGNED BY:	S.L.L.	CHECKED BY:	A.D.F.	SCALE:	1:150	DATE:	APRIL 2016

- GENERAL NOTES**
- ALL WORKS AND MATERIALS SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS FOR THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPS), WHERE APPLICABLE. LOCAL UTILITY STANDARDS AND MINISTRY OF TRANSPORTATION STANDARDS WILL APPLY WHERE REQUIRED.
 - THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING UTILITIES WITHIN THE SITE AND ADJACENT WORK AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DAMAGED DURING CONSTRUCTION.
 - ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER. LOST TIME DUE TO FAILURE OF THE CONTRACTOR TO CONFIRM UTILITY LOCATIONS AND NOTIFY ENGINEER OF POSSIBLE CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTOR'S EXPENSE.
 - ANY AREAS BEYOND THE LIMIT OF THE SITE DESTROYED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AT THE CONTRACTOR'S EXPENSE.
 - RELOCATION OF EXISTING SERVICES AND/OR UTILITIES SHALL BE AS SHOWN ON THE DRAWINGS OR DIRECTED BY THE ENGINEER AT THE EXPENSE OF THE DEVELOPER.
 - ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS. THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE "CONTRACTOR" AS DEFINED IN THE ACT.
 - ALL CONSTRUCTION STORAGE MUST CONFORM TO THE MINISTRY OF TRANSPORTATION OF ONTARIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR LATEST AMENDMENT. THE CONTRACTOR IS ADVISED THAT WORKS BY OTHERS MAY BE ONGOING DURING THE PERIOD OF THIS CONTRACT. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES TO PREVENT CONFLICTS.
 - ALL DIMENSIONS ARE IN METRES UNLESS SPECIFIED OTHERWISE.
 - THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS PRIOR WRITTEN APPROVAL IS RECEIVED FROM THE ENGINEER.
 - ALL CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT.
 - FOR DETAILS RELATING TO STORMWATER MANAGEMENT AND ROOF DRAINAGE REFER TO THE SITE SERVICING AND STORMWATER MANAGEMENT REPORT PREPARED BY DSEL.
 - ALL SEWERS CONSTRUCTED WITH GRADES LESS THAN 1.0% SHALL BE INSTALLED USING LASER ALIGNMENT AND CHECKED WITH LEVEL INSTRUMENT PRIOR TO BACKFILLING.
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND TO BEAR THE COST OF THE SAME.
 - SHOULD DEEPLY BURIED ARCHAEOLOGICAL REMAINS BE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES, THE HERITAGE OPERATIONS UNIT OF THE ONTARIO MINISTRY OF CULTURE MUST BE NOTIFIED IMMEDIATELY.
 - ALL PIPE / CULVERT SECTION SIZES REFER TO INSIDE DIMENSIONS.
 - ALL DIMENSIONS SHALL BE READ IN CONFORMANCE WITH THE ARCHITECTURAL SITE PLAN.
 - THE CONTRACTOR SHALL PROVIDE THE PROJECT ENGINEER ONE SET OF AS CONSTRUCTED SITE SERVICING AND GRADING DRAWINGS.
 - BENCHMARKS (IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE SITE BENCHMARK(S) HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND IDENTIFICATION AREAS WITH THE INFORMATION SHOWN ON THIS PLAN.

- WATERMAIN NOTES**
- ALL WATERMAIN INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE CITY OF OTTAWA AND THE ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPS).
 - ALL PVC WATERMANS SHALL BE ANKA C-800 CLASS 150, SDR 18 OR APPROVED EQUIVALENT.
 - WATERMAIN TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W17, UNLESS SPECIFIED OTHERWISE. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY THE PROJECT GEOTECHNICAL ENGINEER.
 - ALL PVC WATERMANS SHALL BE INSTALLED WITH A 10 GAUGE STRANDED COPPER TRU OR RANU TRACER WIRE IN ACCORDANCE WITH CITY OF OTTAWA STD. W40 AND W42.
 - CATHODIC PROTECTION IS REQUIRED ON ALL METALLIC FITTINGS PER CITY OF OTTAWA STD. W40 AND W42.
 - VALVE BOXES SHALL BE INSTALLED PER CITY OF OTTAWA STD. W63 AND W64.
 - WATERMAIN IN FILL AREAS TO BE INSTALLED WITH RESTRAINED JOINTS PER CITY OF OTTAWA STD. W23.5 AND W24.
 - WATERMAIN CROSSING OVER AND BELOW SEWERS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. W62.2 AND W62, RESPECTIVELY.
 - THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY CAPS, PLUGS, BLOW-OFFS, AND NOZZLES REQUIRED FOR TESTING AND DISINFECTION OF THE WATERMAIN.
 - WATERMAIN CROSSING OVER AND BELOW SEWERS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. W62.2 AND W62, RESPECTIVELY.
 - WATER SERVICES ARE TO BE INSTALLED PER CITY STD. W23 WHERE SEPARATION BETWEEN SERVICES AND MAINTENANCE ISLES ARE LESS THAN 2.4m.
 - THE MINIMUM VERTICAL CLEARANCE BETWEEN WATERMAIN AND SEWER / UTILITY IS 0.50m PER MCE GUIDELINES. FOR CROSSING UNDER SEWERS, ADEQUATE STRUCTURAL SUPPORT FOR THE WATERMAIN SHALL BE PROVIDED TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING. THE LENGTH OF WATER PIPE SHALL BE CONTROLLED AT THE POINT OF CROSSING TO ENSURE THAT THE JOINTS WILL BE EQUIVALENT AND AS FAR AS POSSIBLE FROM THE SEWER.
 - ALL WATERMANS SHALL HAVE A MINIMUM COVER OF 2.4m. OTHERWISE THERMAL INSULATION IS REQUIRED AS PER STD DWG W22.
 - GENERAL WATER PLANT TO UTILITY CLEARANCE AS PER STD DWG R20.
 - FIRE HYDRANT INSTALLATION AS PER STD W16. ALL BOTTOM OF HYDRANT FLANGE ELEVATIONS TO BE INSTALLED 0.10m ABOVE PROPOSED FINISHED GRADE AT HYDRANT. FIRE HYDRANT LOCATION AS PER STD DWG W16.
 - BUILDING SERVICE TO BE CAPPED 1.0m OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED AND MUST BE RESTRAINED A MINIMUM OF 13m BACK FROM STUB.
 - ALL WATERMANS SHALL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH THE CITY OF OTTAWA AND ONTARIO GUIDELINES UNLESS OTHERWISE DIRECTED. PROVISIONS FOR FLUSHING AND BUILDING SERVICE TO BE CAPPED 1.0m OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED AND MUST BE RESTRAINED A MINIMUM OF 13m BACK FROM STUB.
 - ALL WATERMANS SHALL BE BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH THE CITY OF OTTAWA AND ONTARIO GUIDELINES. ALL DISCHARGED WATER TO BE DISCHARGED AND PRETREATED TO ACCEPTABLE LEVELS PRIOR TO DISCHARGE. ALL DISCHARGED WATER MUST BE CONTROLLED AND TREATED SO AS NOT TO ADVERSELY EFFECT THE ENVIRONMENT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL MUNICIPAL AND/OR PROVINCIAL REQUIREMENTS ARE FOLLOWED.
 - ALL WATERMAIN STUBS SHALL BE TERMINATED WITH A PLUG AND 50mm BLOW OFF UNLESS OTHERWISE NOTED.

- SANITARY AND STORM SEWER NOTES**
- LASER ALIGNMENT CONTROL TO BE UTILIZED ON ALL SEWER INSTALLATIONS.
 - CLAY SEALS TO BE INSTALLED AS PER CITY STANDARD DRAWING S-18. THE SEALS SHOULD BE AT LEAST 1.5m LONG (IN THE TRENCH DIRECTION) AND SHOULD EXTEND FROM TRENCH WALL TO TRENCH WALL. THE SEALS SHOULD EXTEND FROM THE FRONT END AND FULLY PENETRATE THE BEDDING, SUB-BEDDING AND COVER MATERIAL. THE BARRIERS SHOULD CONSIST OF BELLEFLOU (1) AND COMPACTABLE BROWN SILTY CLAY (2) IN MAXIMUM 200mm LIFTS AND COMPACTED TO A MINIMUM OF 95% SPECIMEN. THE CLAY SEALS SHOULD BE PLACED AT THE SITE BOUNDARIES AND AT 60m INTERVALS IN THE SERVICE TRENCHES.
 - SERVICES TO BUILDINGS TO BE TERMINATED 1.0m FROM THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - ALL MAINTENANCE STRUCTURE AND CATCH BASIN EXCAVATIONS TO BE BACKFILLED WITH GRANULAR MATERIAL COMPACTED TO 98% STANDARD PROCTOR DENSITY, A MINIMUM OF 300mm ABOVE FINISHED GRADE.
 - "MODULOC" OR APPROVED PRE-CAST MAINTENANCE STRUCTURE AND CATCH BASIN ADJUSTERS TO BE USED IN LIEU OF BROKING, PARISE ADJUSTING UNITS ON THE OUTSIDE ONLY.
 - SAFETY PLATFORMS SHALL BE PER OPS 404.2.
 - OPEN STRUCTURES SHALL BE IN ACCORDANCE WITH OPS 1003.01 AND 1003.02, IF APPLICABLE.
 - THE CONTRACTOR IS TO PROVIDE CITY CAMERA INSPECTIONS OF ALL SEWERS, INCLUDING HISTORICAL REPORT ONE (1) CD COPY AND TWO (2) VIDEO RECORDINGS IN A FORMAT ACCEPTABLE TO THE ENGINEER. ALL SEWERS ARE TO BE FLUSHED PRIOR TO CAMERA INSPECTION. APPROPRIATE WEAR COURSE SHALL NOT BE PLACED UNTIL THE VIDEO INSPECTION OF SEWERS AND NECESSARY REPAIRS HAVE BEEN COMPLETED TO THE SATISFACTION OF THE ENGINEER.
 - CONTRACTOR SHALL PERFORM LEAKAGE TESTING IN THE PRESENCE OF THE CONSULTANT. FOR SANITARY SEWERS IN ACCORDANCE WITH OPS 410 AND OPS 407, CONTRACTOR SHALL PERFORM VIDEO INSPECTION OF ALL SEWERS. A COPY OF THE VIDEO AND INSPECTION REPORT SHALL BE SUBMITTED TO THE CONSULTANT FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF WEAR COURSE ABOVE.
- SANITARY**
- ALL SANITARY SEWER INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE CITY OF OTTAWA AND THE ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPS).
 - ALL SANITARY GRAVITY SEWER SHALL BE PVC 30R 35R, PEX TRING-SITE (OR APPROVED EQUIVALENT) PER CSA STANDARD B182.2 OR LATEST AMENDMENT, UNLESS SPECIFIED OTHERWISE.
 - EXISTING MAINTENANCE STRUCTURES TO BE RE-DESIGNED WHERE A NEW CONNECTION IS MADE.
 - SANITARY GRAVITY SEWER TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. S8 AND S7 CLASS "B" BEDDING, UNLESS SPECIFIED OTHERWISE.
 - SAFETY MAINTENANCE STRUCTURE FRAME AND COVERS SHALL BE PER CITY OF OTTAWA STD. S24 AND S25.
 - SANITARY MAINTENANCE STRUCTURES SHALL BE BENCHED PER OPS 703.01.
- SIZING**
- ALL REINFORCED CONCRETE STORM SEWER PIPE SHALL BE IN ACCORDANCE WITH CSA A257.2, OR LATEST AMENDMENT. ALL NON-REINFORCED CONCRETE STORM SEWER PIPE SHALL BE IN ACCORDANCE WITH CSA A257.1, OR LATEST AMENDMENT. PIPE SHALL BE JOINED WITH STD. RUBBER GASKETS AS PER CSA A257.3, OR LATEST AMENDMENT.
 - ALL STORM SEWER TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. S8 AND S7 CLASS "B" UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY PROJECT GEOTECHNICAL ENGINEER.
 - ALL PVC STORM SEWER ARE TO BE SDR 35 APPROVED PER C.S.A. B182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE SPECIFIED.
 - ALL CATCH BASINS SHALL BE IN ACCORDANCE WITH OPS 703.02.
 - CATCH BASIN LEAD INVERTS TO BE 1.5m BELOW FINISHED GRADE UNLESS SPECIFIED OTHERWISE.
 - THE STORM SEWER CLASSES HAVE BEEN DESIGNATED ABOVE, WHERE THE SPECIFIED TRENCH WIDTH IS EXCEEDED, THE CONTRACTOR IS REQUIRED TO PROVIDE AND SHALL BE RESPONSIBLE FOR EXTRA TEMPORARY AND/OR PERMANENT REPAIRS MADE NECESSARY BY THE WIDENED TRENCH.
 - PERFORATED SUBURBAN FOR ROADS AND PARKING LOT CATCH BASIN SHALL BE INSTALLED PER CITY STD #1 UNLESS OTHERWISE NOTED.
 - PERFORATED SUBURBAN FOR NEAR YARD AND LANDSCAPING APPLICATIONS SHALL BE INSTALLED PER CITY STD S26, S30, AND S31, WHERE APPLICABLE.
 - 80-HP-RAP TREATMENT FOR SEWER AND CULVERT OUTLETS PER OPS 803.02.
 - ALL STORM SEWERS / CULVERTS TO BE INSTALLED WITH PROST TREATMENT PER OPS 803.031 WHERE APPLICABLE.

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PROPOSED SERVICING

UDRP
 590 RIDEAU STREET

