

URBAN DESIGN REVIEW PANEL

78 BEECHWOOD, OTTAWA

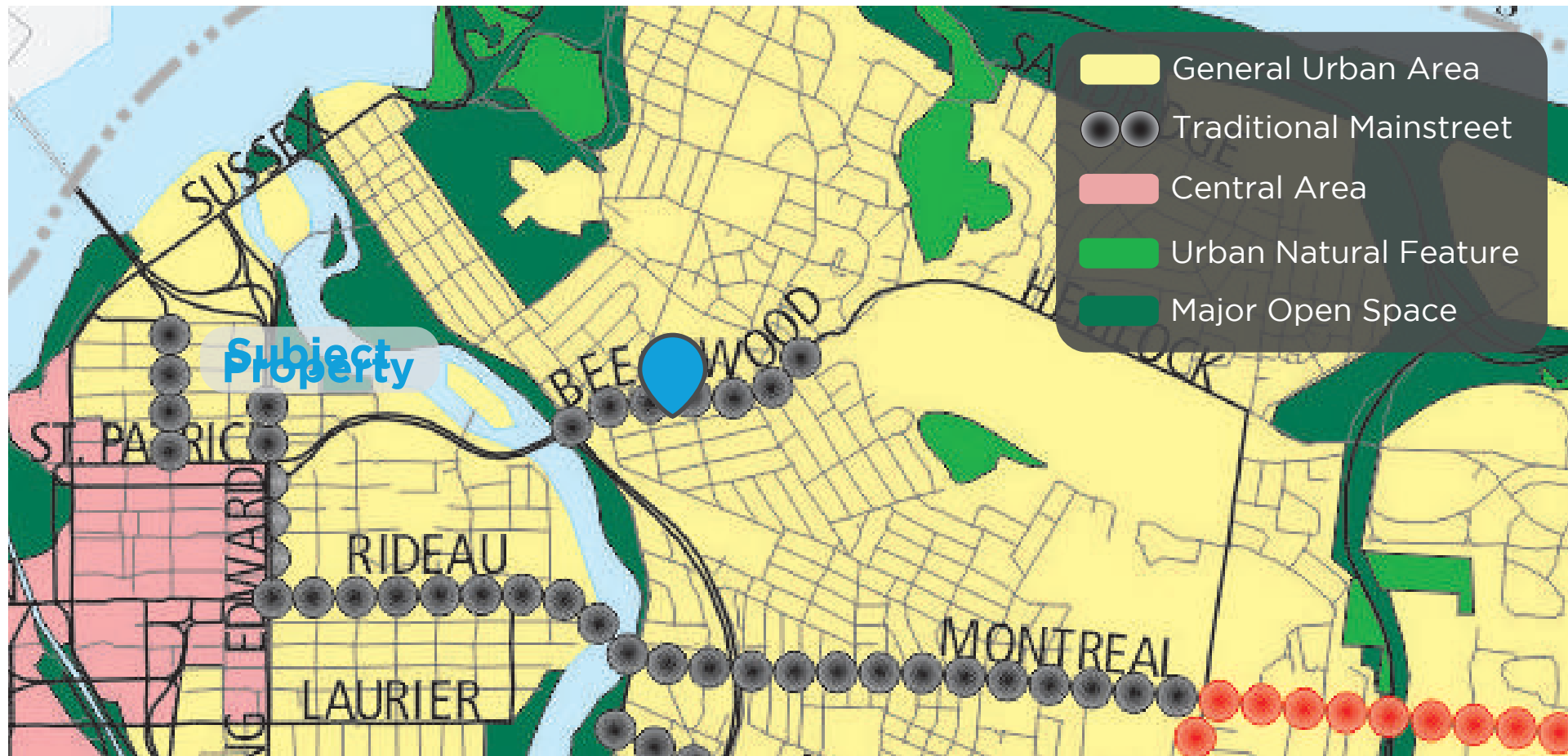
FEBRUARY 5, 2021



FORMAL REVIEW

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OFFICIAL PLAN

- Designated Traditional Mainstreet - policies support midrise building heights of 5 to 9 storeys and a wide range of uses.
- Planned as compact, mixed-use, pedestrian-oriented streets.
- Redevelopment encouraged where building defines the street edge with active frontages.
- Infill development must respect urban design and compatibility policies.



ANNEX 12 - PROTECTED VIEWS

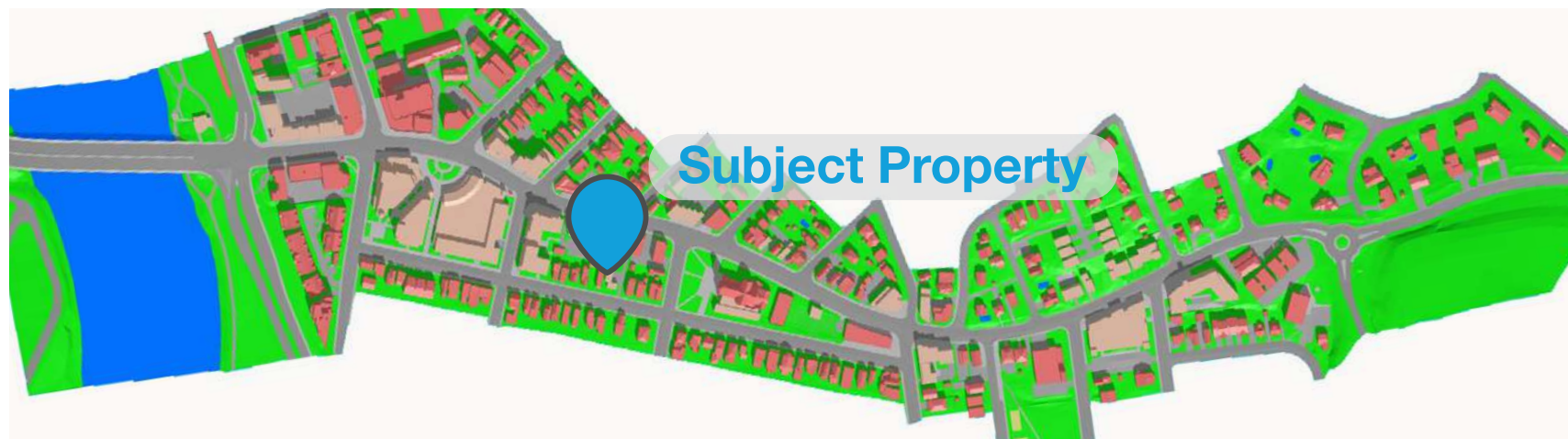
Annex 12 of the Official Plan establishes protected viewsheds from the Beechwood Cemetery towards Parliament. These view corridors pass along the front of the subject property and the proposed building has been designed so as to not obstruct these protected views.



Urban Design Analysis



Existing Land Uses

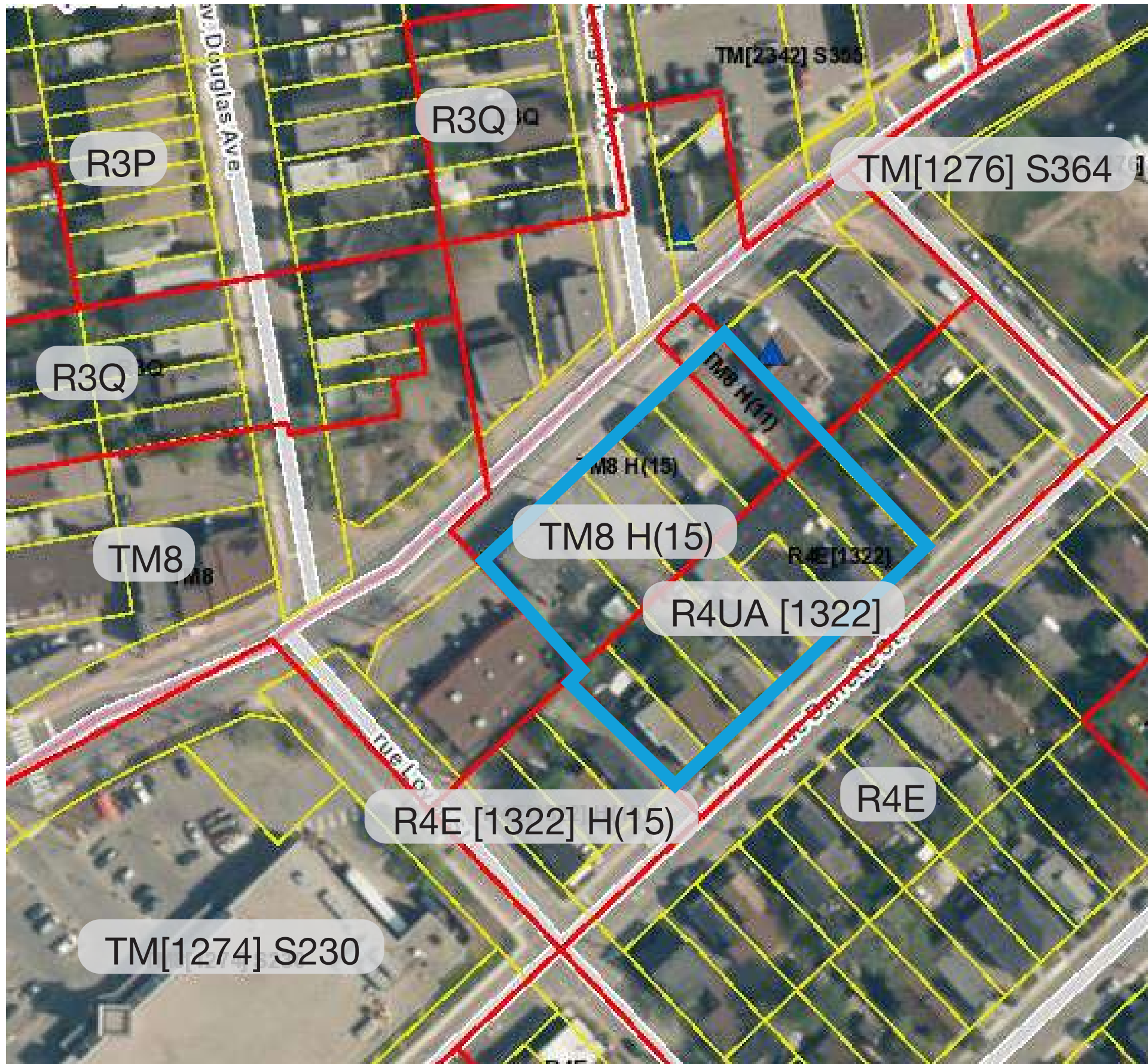


Potential Buildout Scenario

The subject property is within the “Village Mixed Use Area.” Beechwood Avenue as the centre of an urban village should be visually interesting and connected with its surroundings. Infill and intensification areas should be identified based on the principles of urban design and contextual fit.

The CDP provides specific urban design guidance related to the subject property:

- Create mid-block connections;
- Residential uses may abut Barrette Street, but at least half the ground floor should consist of active uses facing Beechwood Avenue;
- Limit vehicular service entrances facing Barrette Street and design windows and entrances to be compatible with the residential nature of the street;
- In the St. Charles Sector, provide no/minimal setbacks from Beechwood, but step back any part of the building greater than 3-4 storeys in height;
- Provide small but residential-scaled setbacks from Barrette Street; and
- Provide minimal side yard setbacks along Beechwood Avenue to create relatively continuous frontage, interspersed with laneways and small plazas.



- The portion of the lands abutting Beechwood Avenue is zoned “Traditional Mainstreet, Subzone 8” (TM8), with height limits of 11 to 15 metres along the street.
- The lands abutting Barrette Street are zoned “Residential Fourth Density, Subzone UA” (R4UA), with a site-specific exception.
- The TM8 zone permits a wide range of uses, but requires active uses, such as retail stores, within six metres of the mainstreet frontage. The R4UA zone permits low-rise residential uses including low-rise apartments, stacked dwellings and townhomes.
- A Zoning By-law Amendment is proposed to permit an increased maximum building height and address other site-specific amendments.

▲ Heritage Register
▲ Designated Heritage

5 BIG MOVES



- **Growth Management:** Achieve more growth by intensification in 2046 than by greenfield development.
- **Mobility:** Achieve by 2046 more than half of all trips being made by sustainable transportation
- **Urban and Community Design:** Improve the sophistication of urban and community design at all scales.
- **Climate, Energy and Public Health:** Embed environmental, climate, and public health resiliency and energy into the framework of our planning policies.
- **Economic Development:** Embed economic development into the framework of our planning policies.

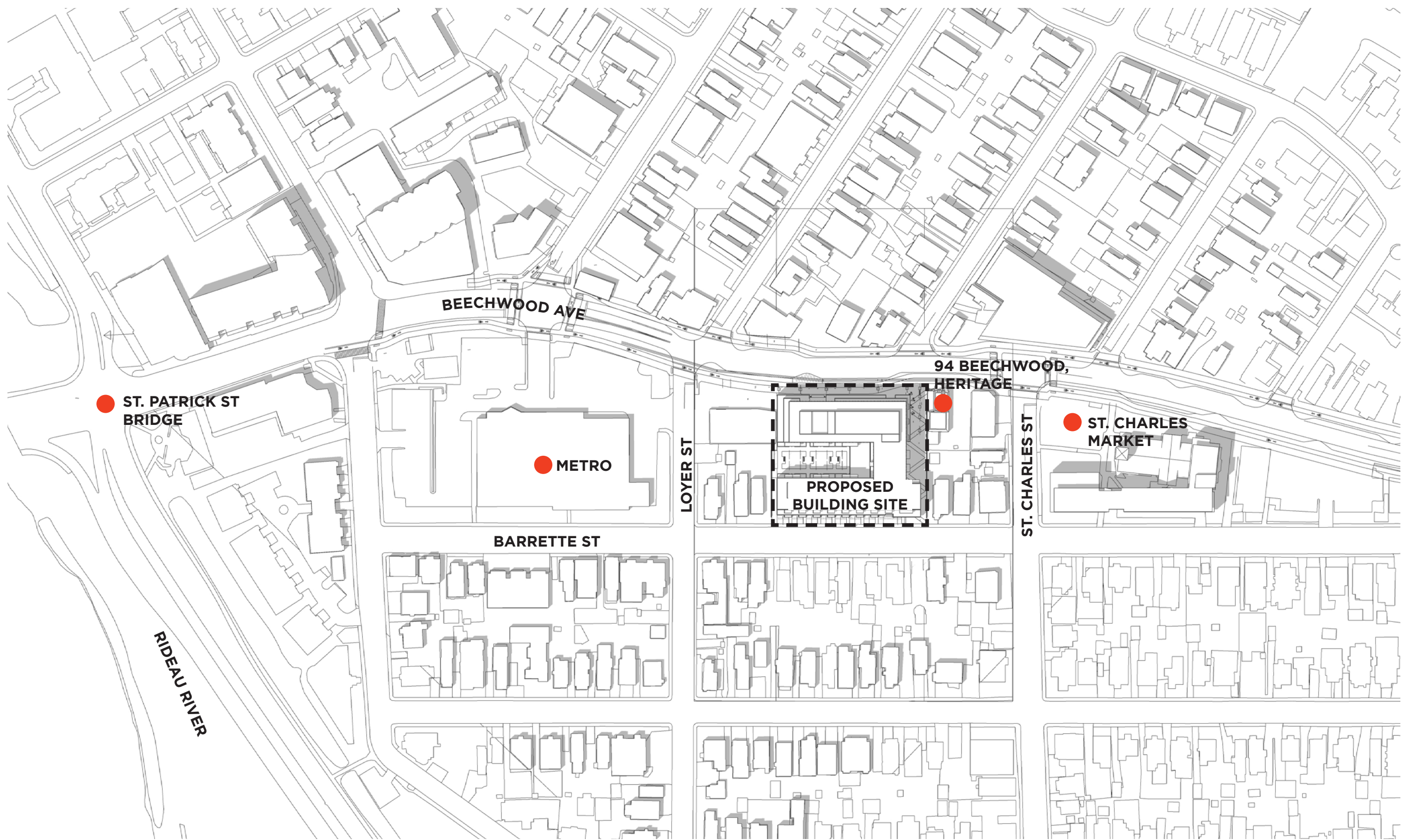
RECOMMENDED GROWTH MANAGEMENT SCENARIO

- In May 2020, City Council approved the “Balanced” growth management scenario to inform the updated Official Plan policies.
- The balanced scenario achieves the majority of growth through intensification through target increases that are realistic and still results in growing around rapid transit.
- Intensification targets will increase to 60 percent of all growth by 2046 (representing 51 per cent of all residential growth within the built-up area between 2018 and 2046).
- Represents policy intervention to shift 10,700 dwelling units from greenfield areas to the built up area.

DRAFT OFFICIAL PLAN (NOV. 2020) POLICY OVERVIEW

- The draft Official Plan policies trend toward a greater focus on transit-oriented development, intensification, and urban design.
- The site at 78 Beechwood is within the “Inner Urban” Transect and is designated “Corridor - Mainstreet” on Schedule B2 of the draft Official Plan.
- The Inner Urban transect is characterized by both urban and suburban elements, with a mix of uses located within walking distance of a full range of services.
- Subject to appropriate transition, stepbacks, and angular planes, the draft OP supports building heights generally up to 9 storeys on Mainstreet corridors with podium heights proportionate to the width of the abutting right-of-way.
- Walking, cycling, and transit are to be prioritized to and from the Inner Urban Transect.
- The site is subject to a “Transforming Neighbourhood” overlay which identifies areas well-suited to change rapidly over the life of the plan.
- The draft Official Plan sets a density target of 80 to 160 units per net hectare for Mainstreet Corridors and includes a minimum percentage of “large dwellings” (3-bedroom or larger) for new buildings.
- The draft OP is currently out for public comment and review and is planned for adoption in Fall 2021

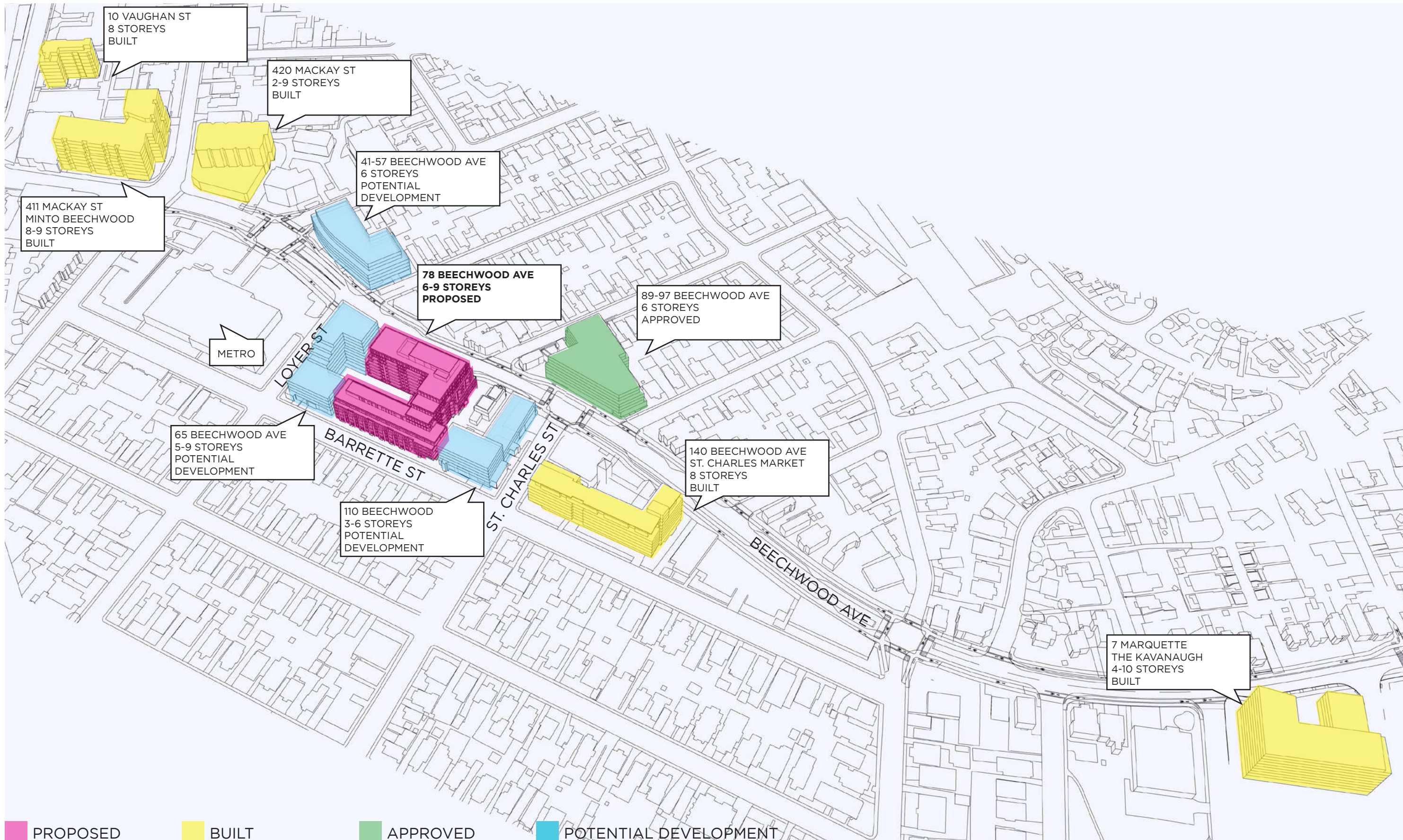




CONTEXT PLAN

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■ PROPOSED
 ■ BUILT
 ■ APPROVED
 ■ POTENTIAL DEVELOPMENT

**CONTEXT ANALYSIS
MID-RISE ON BEECHWOOD**





411 MACKAY STREET



89-97 BEECHWOOD AVE



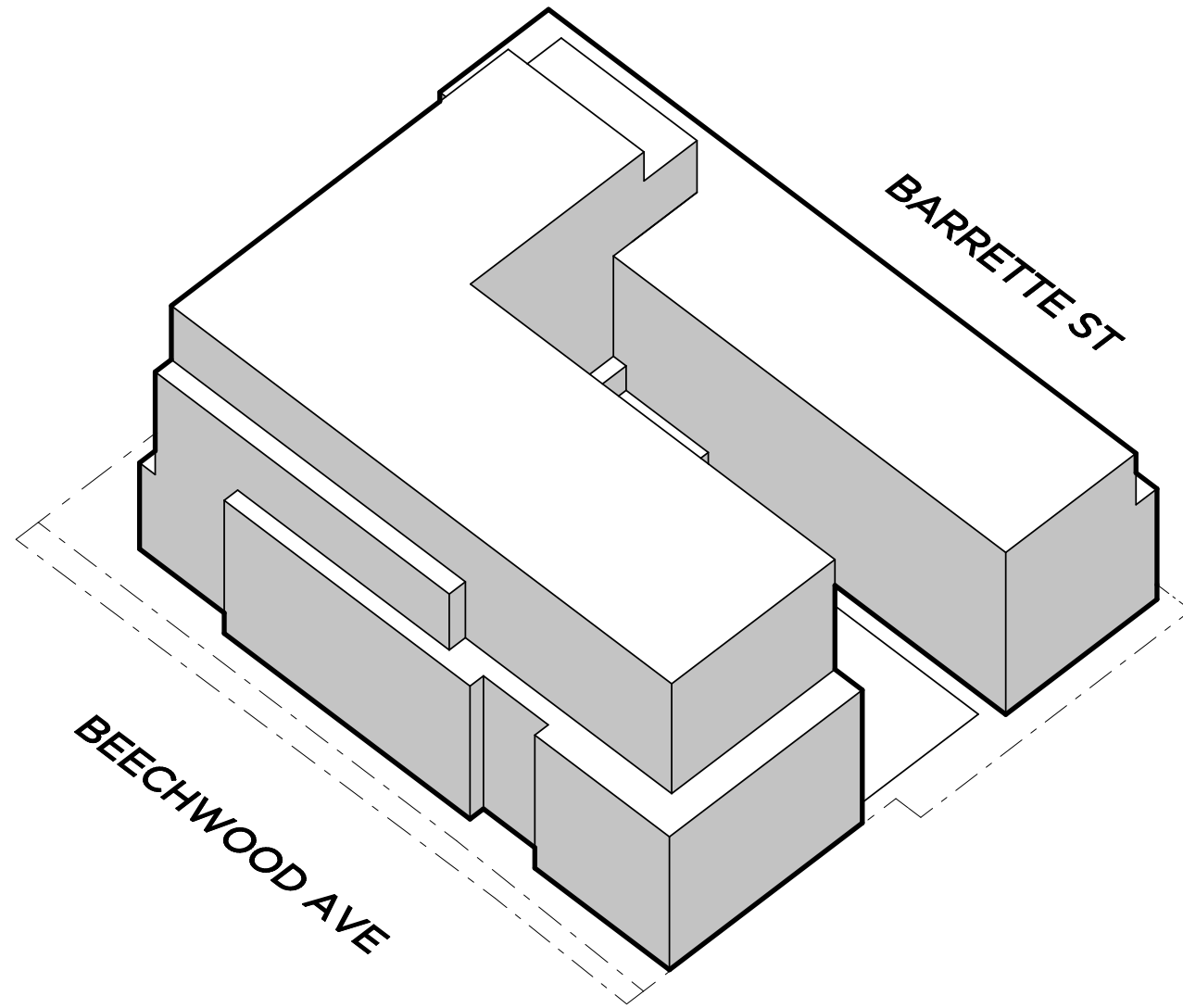
140 BEECHWOOD AVE

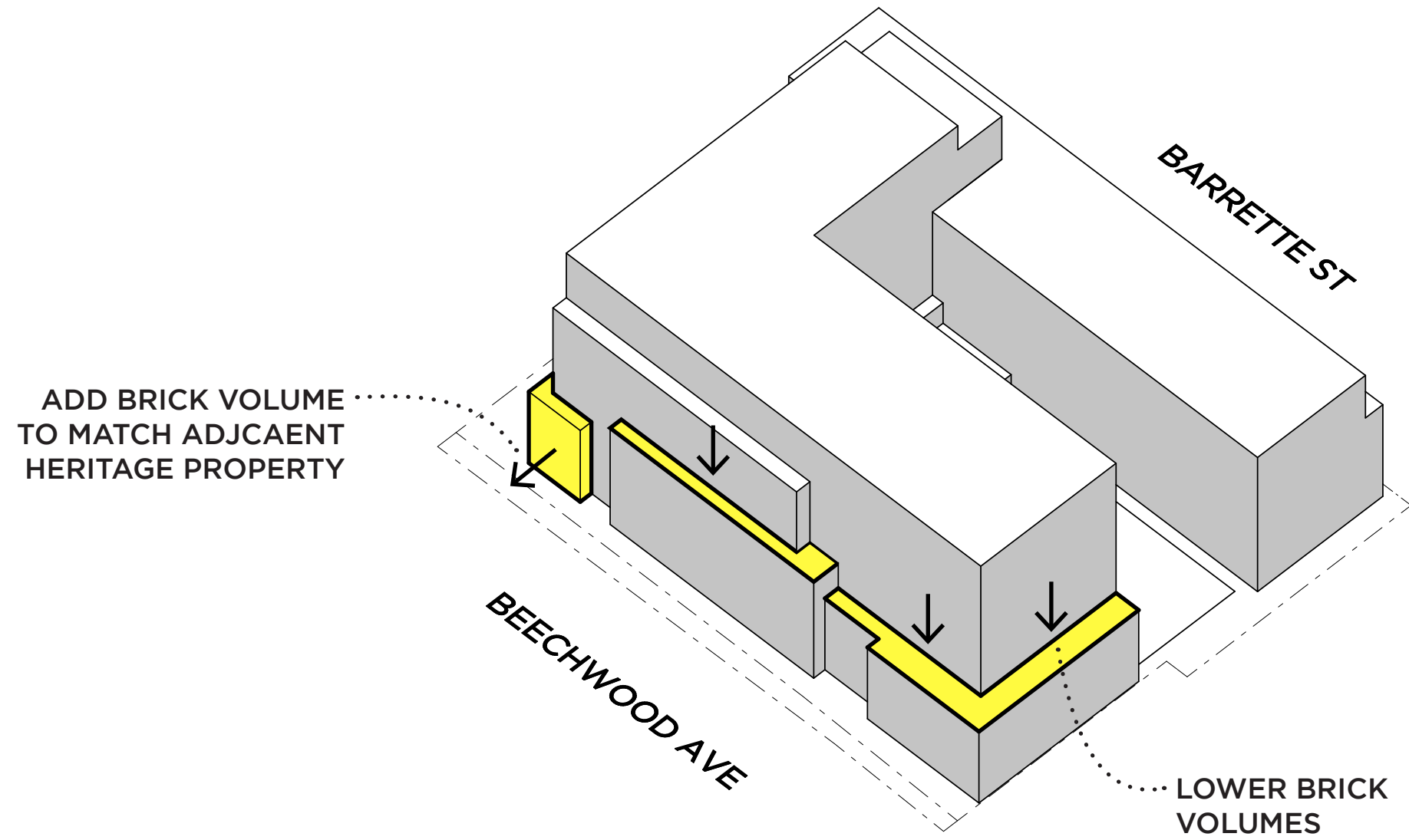


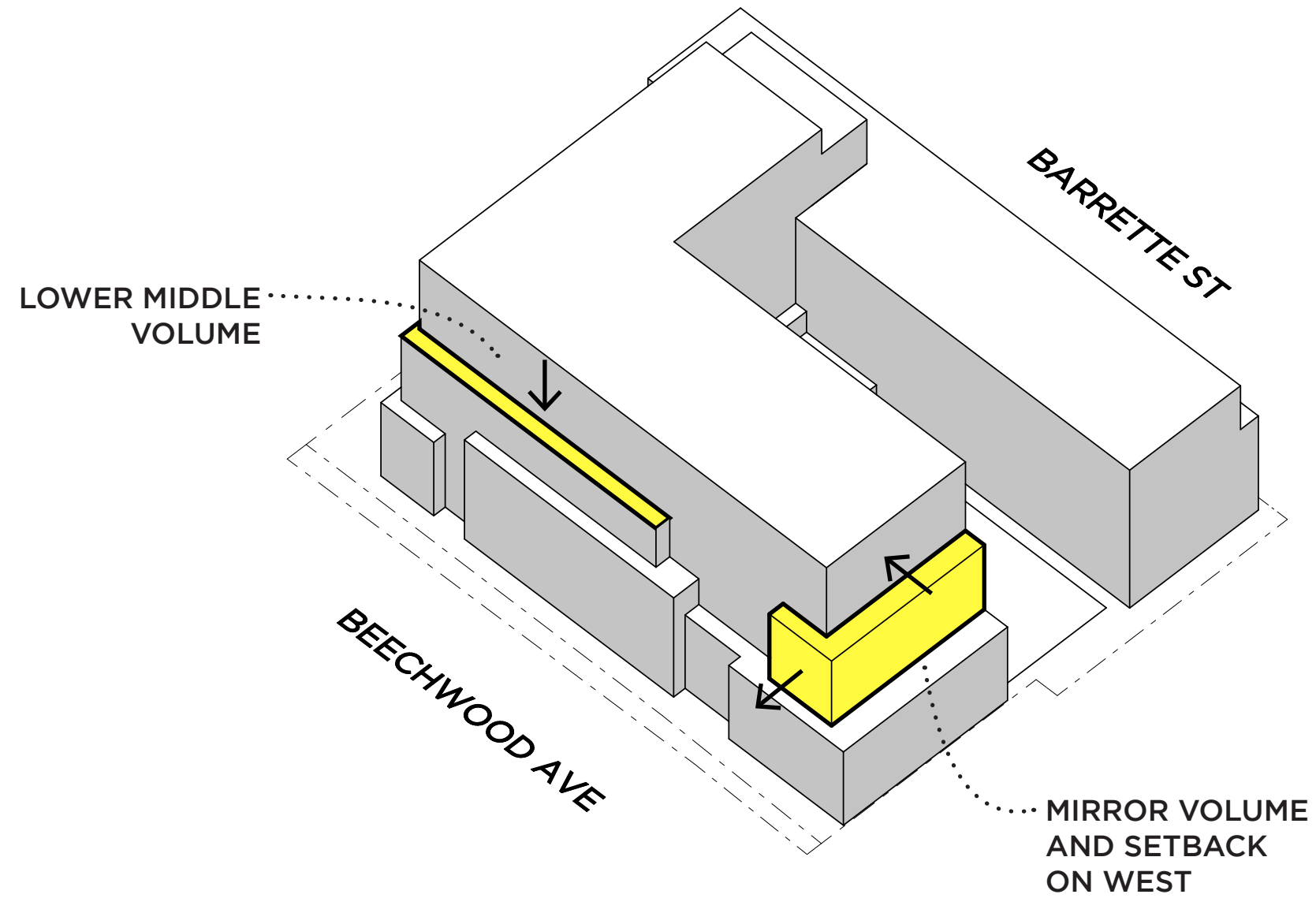
7 MARQUETTE ST

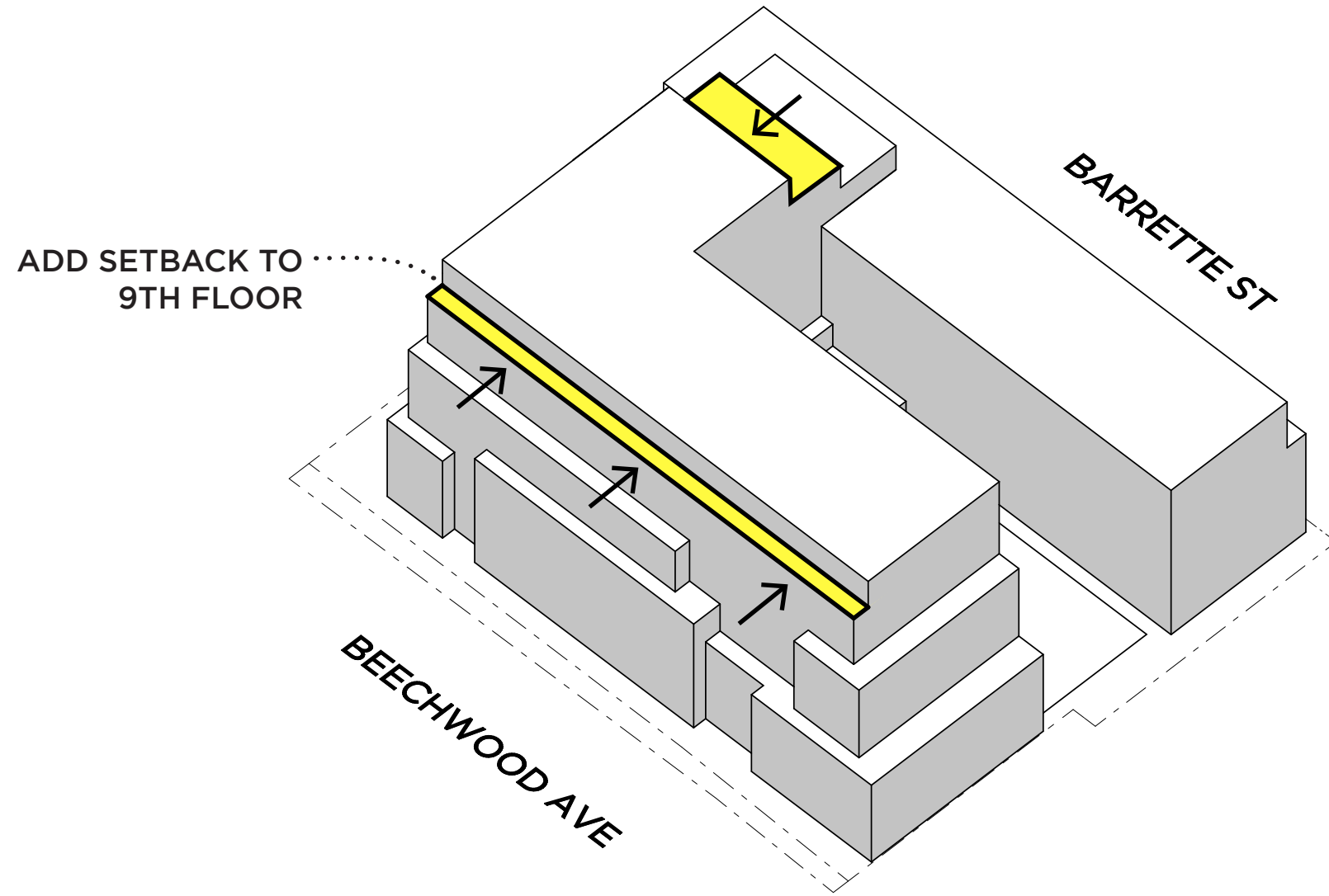
CONTEXT ANALYSIS
MID-RISE ON BEECHWOOD

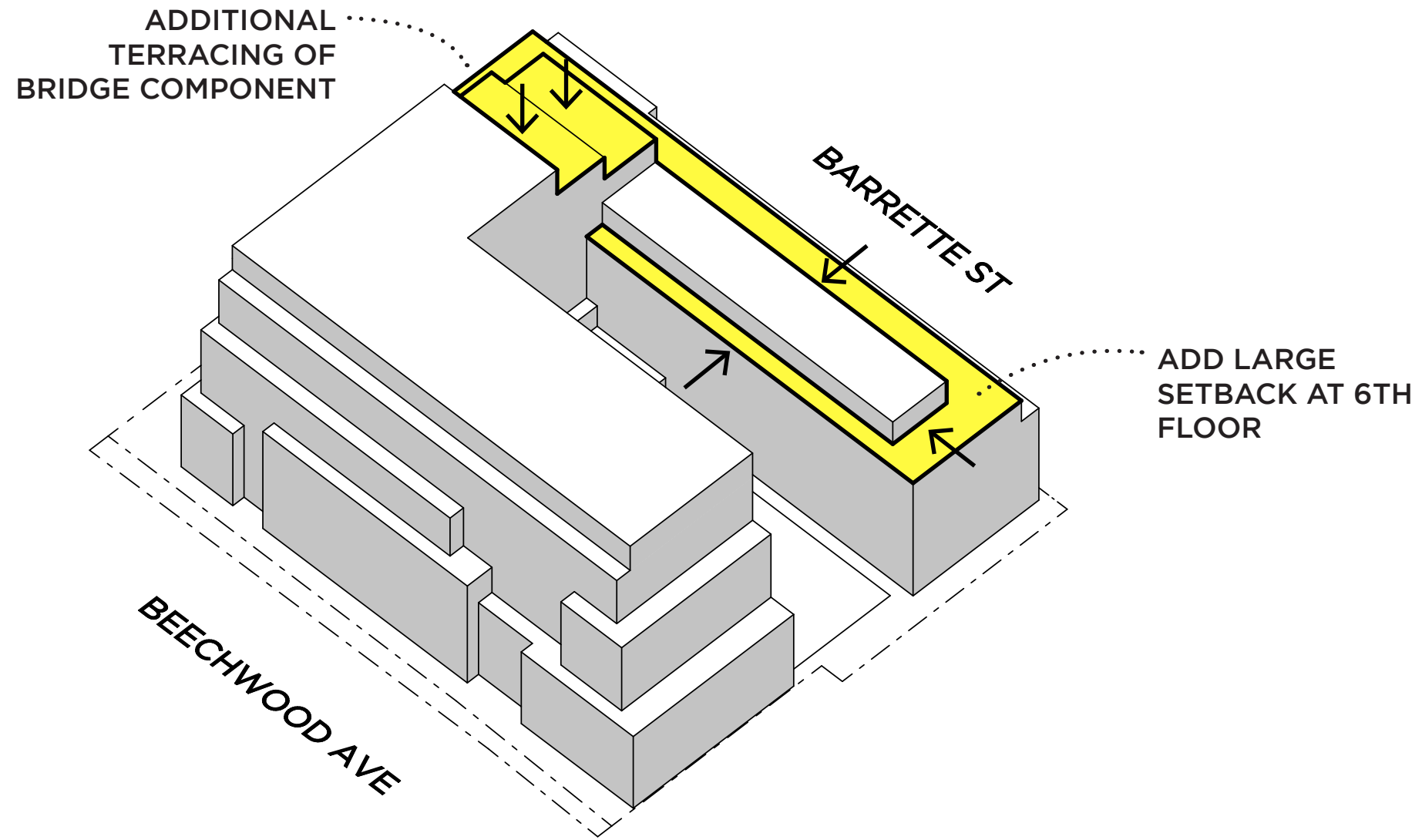


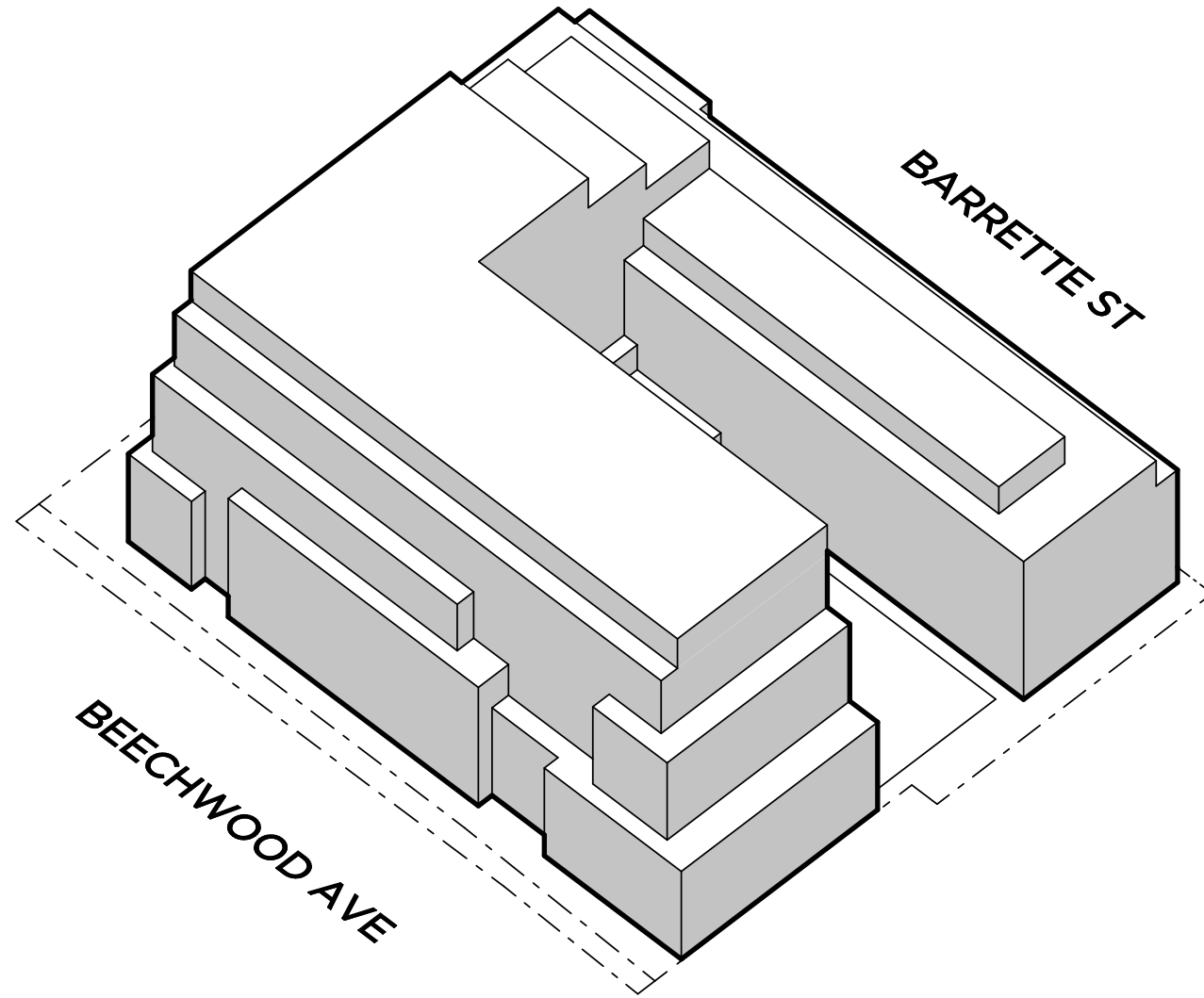












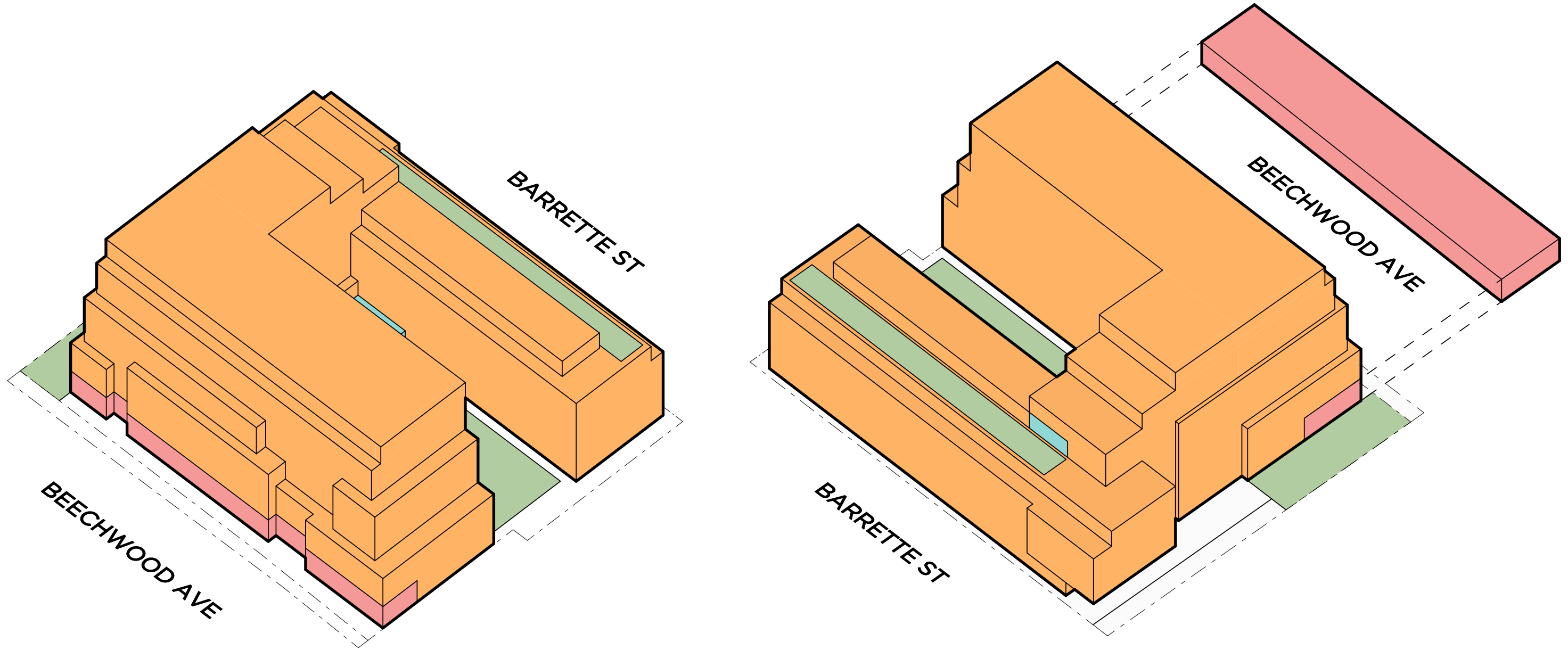
CURRENT

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RETAIL
 RESIDENTIAL
 AMENITY
 OUTDOOR

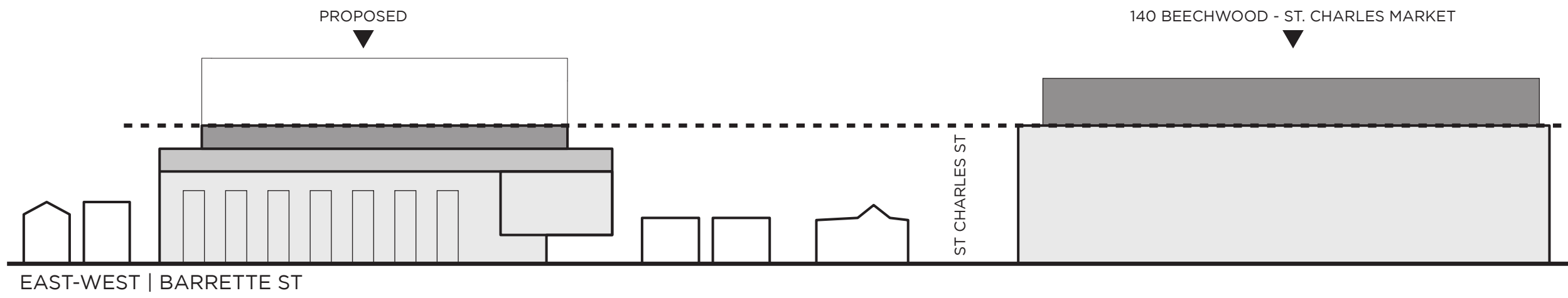
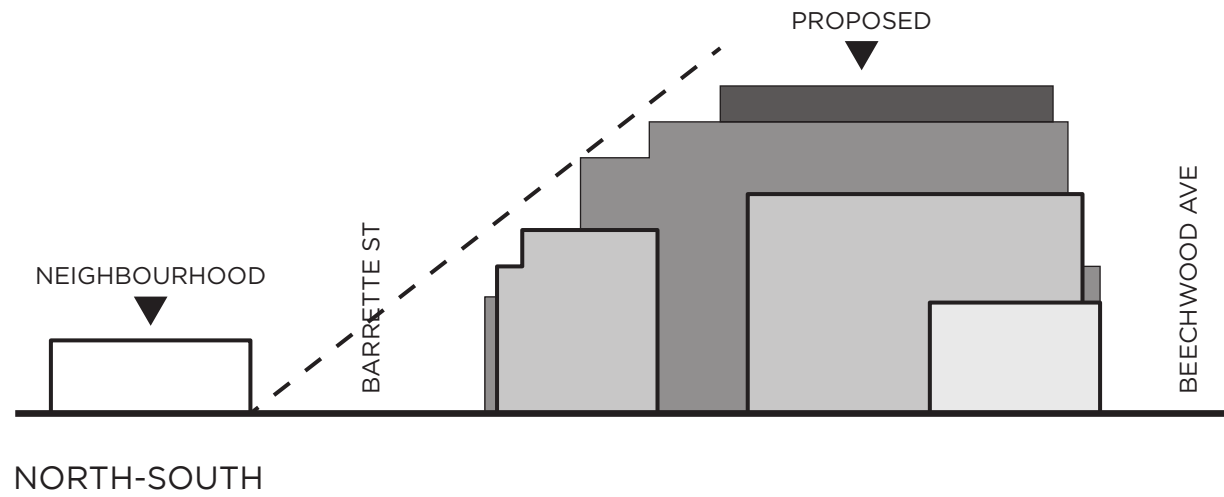
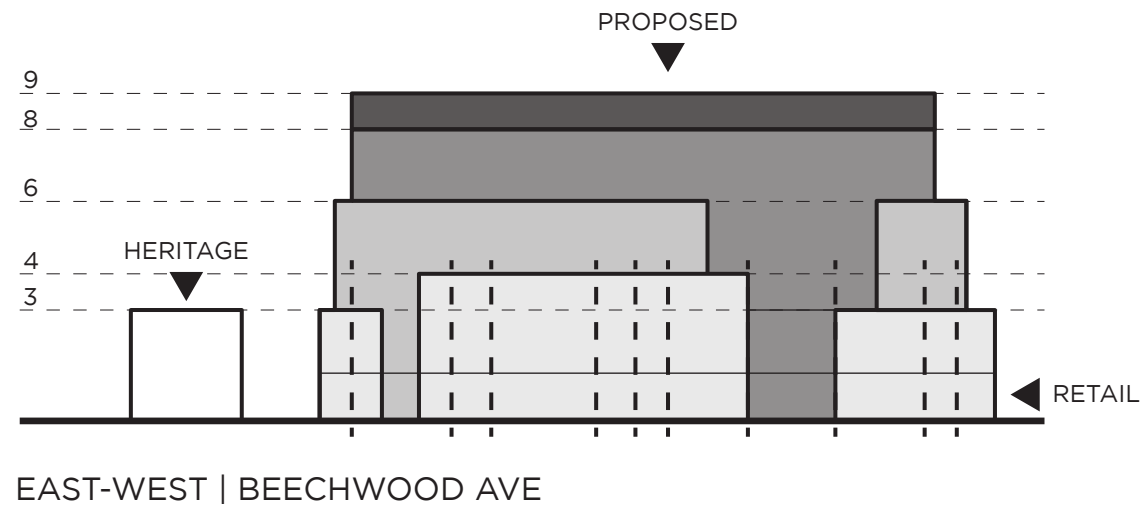
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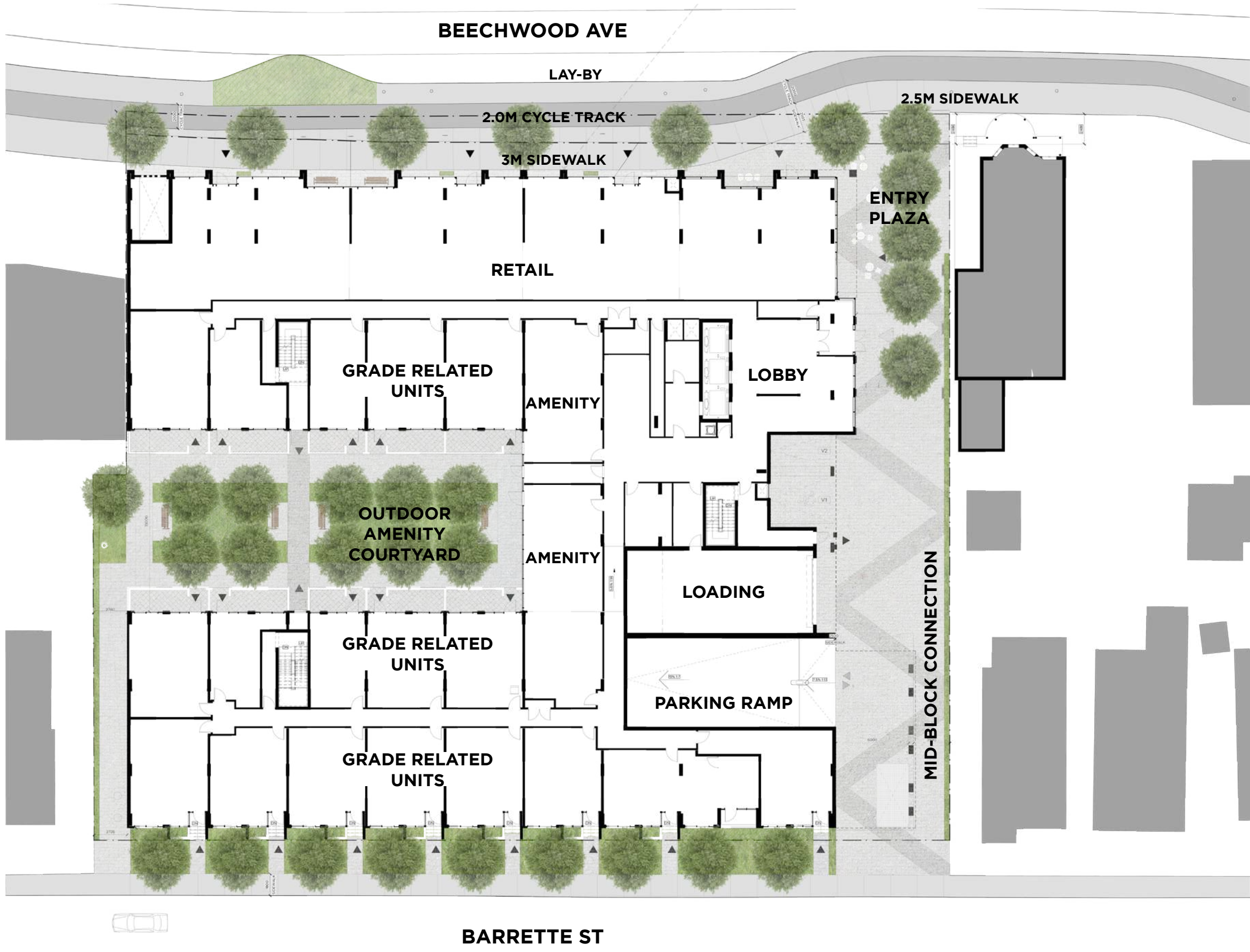
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GROUND FLOOR

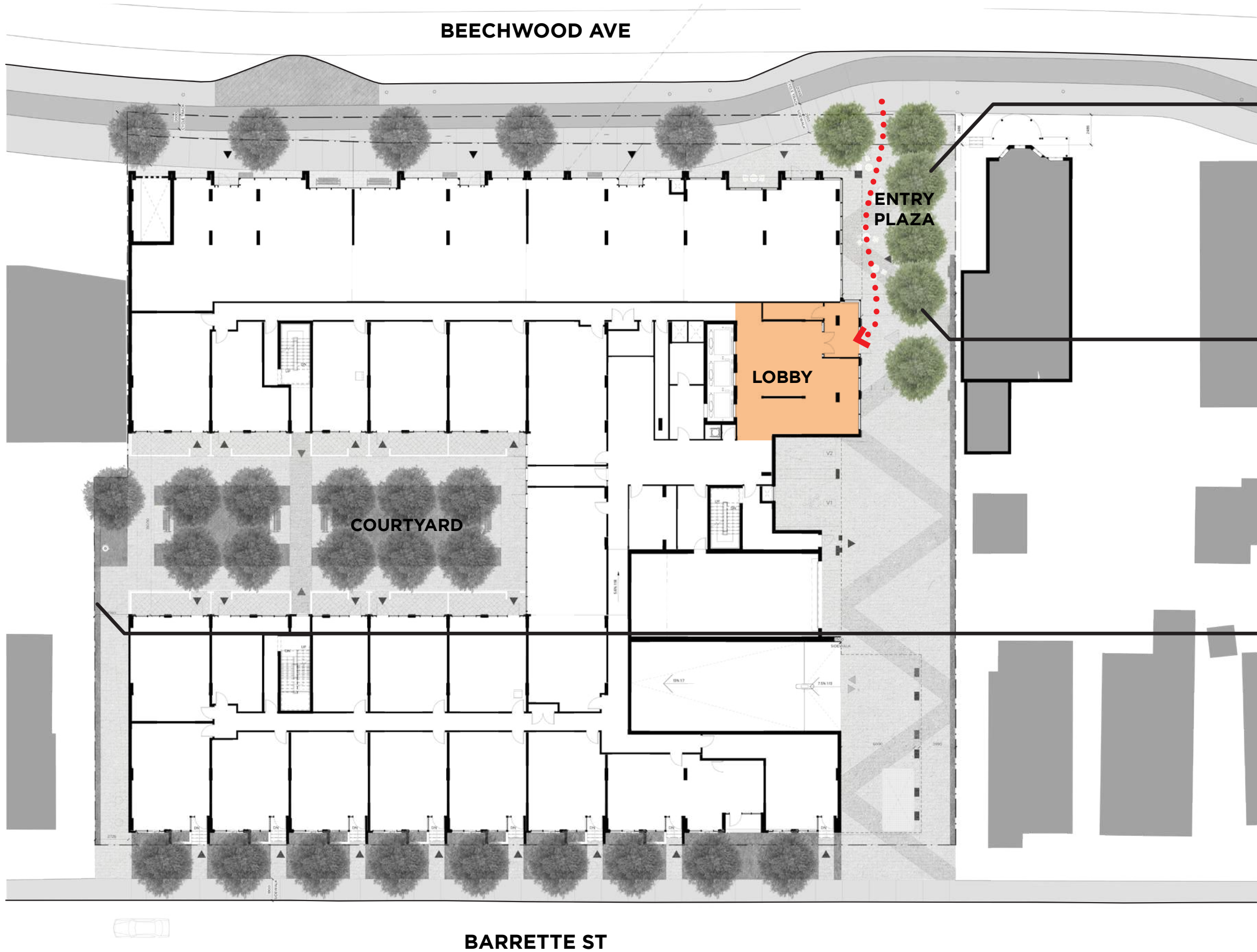
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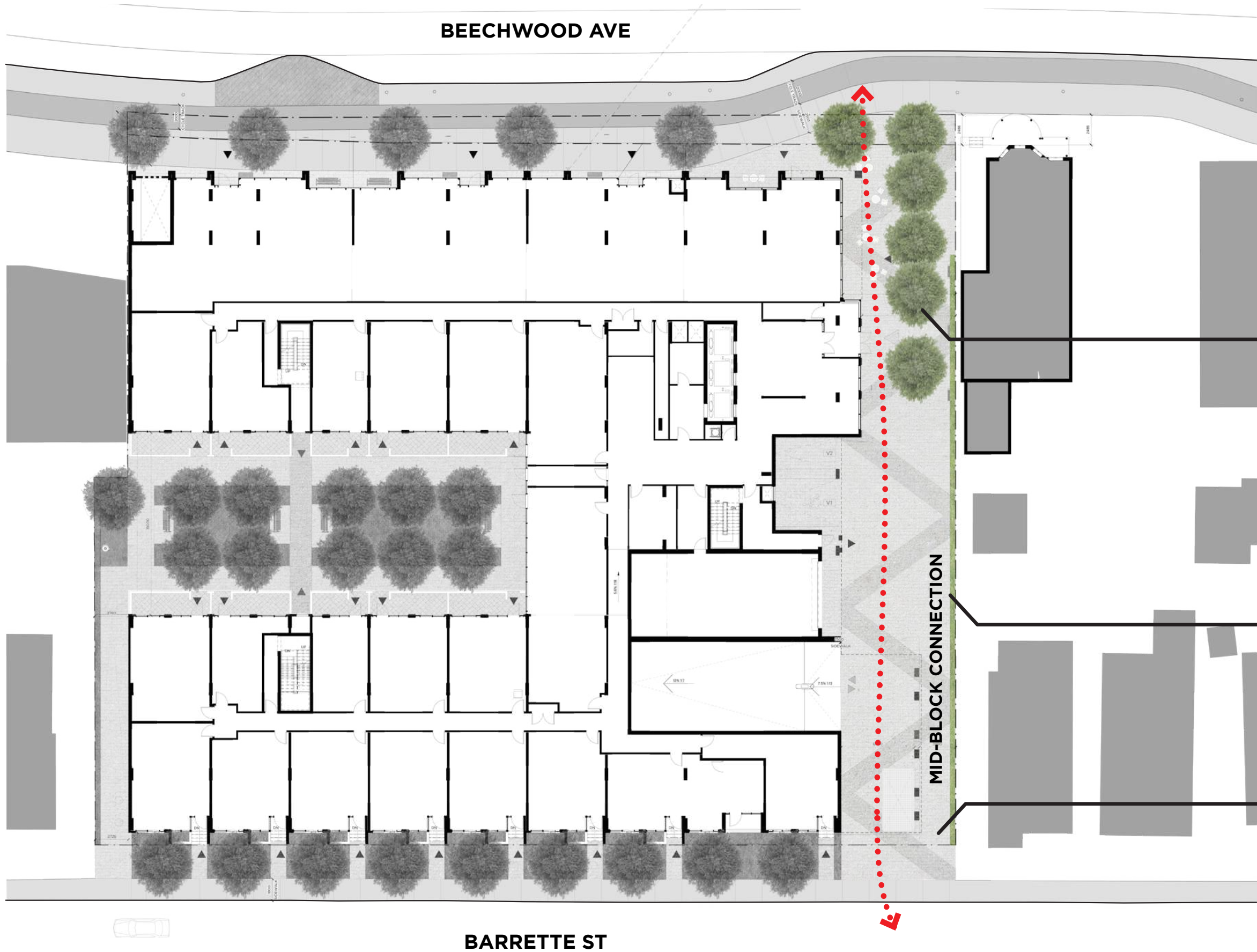
GROUND FLOOR
ENTRY PLAZA

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ACCESSIBLE TREE GRATES



VEGETATED SCREEN/PRIVACY FENCE



PAVING

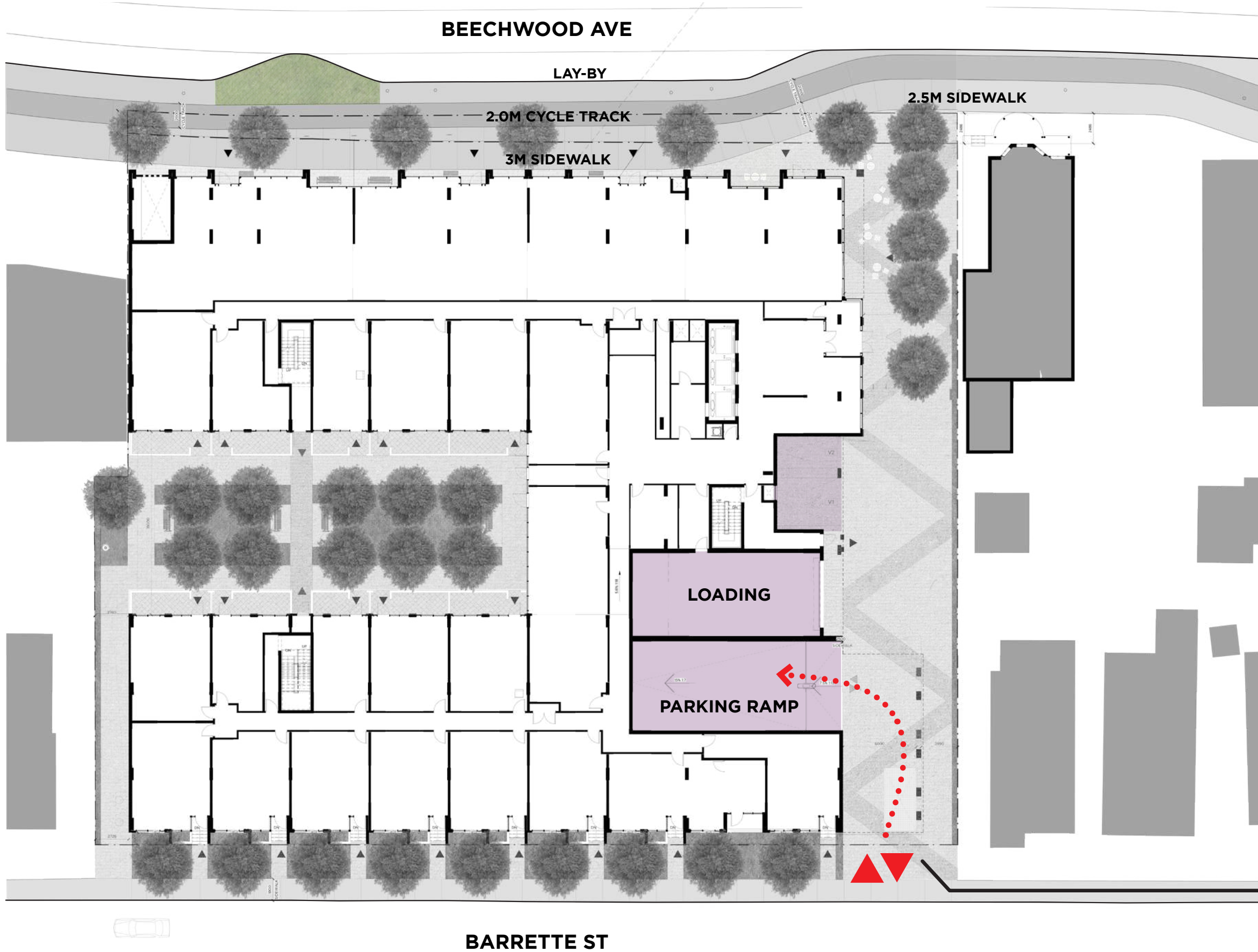
GROUND FLOOR
MID-BLOCK CONNECTION

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VEHICULAR ENTRY

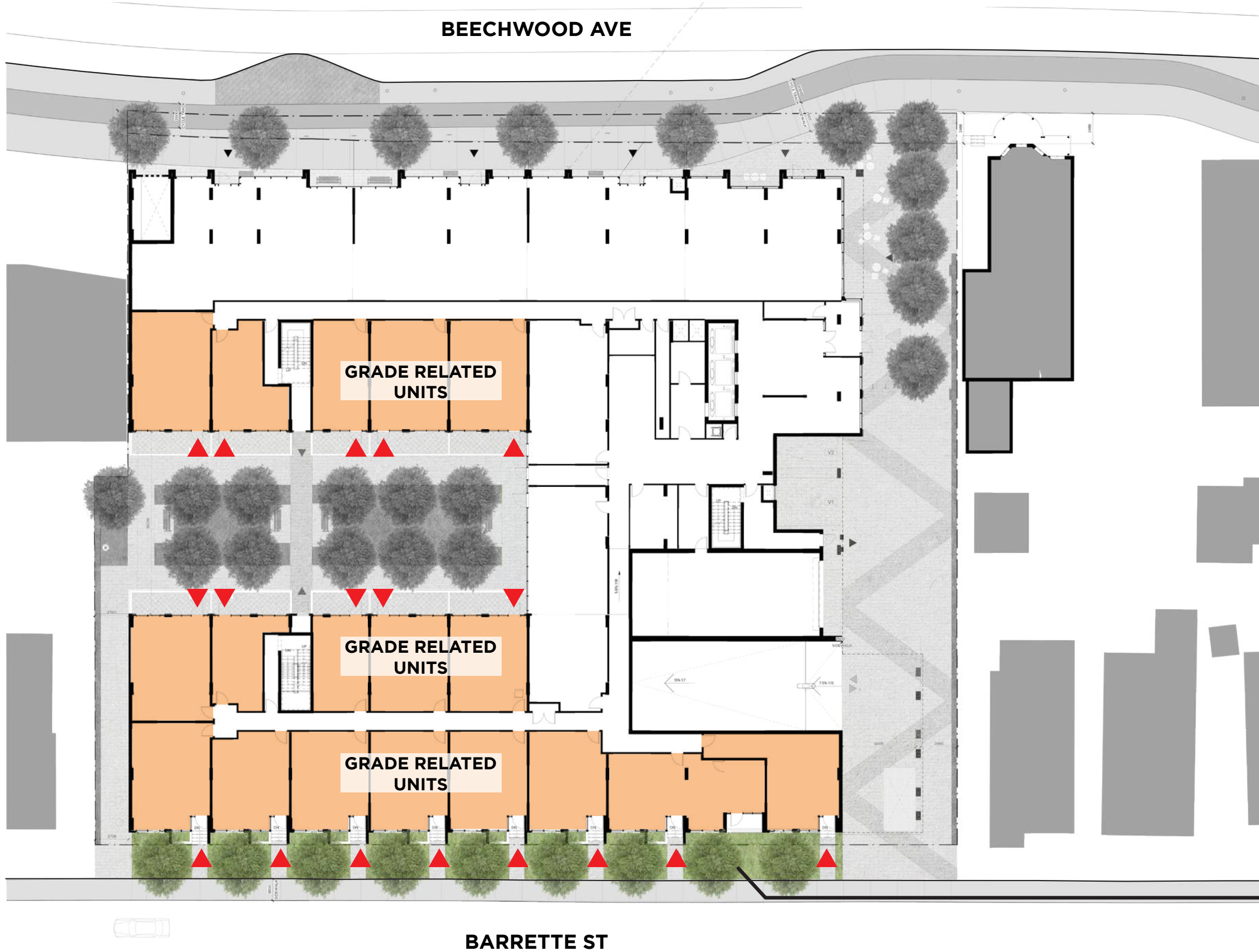
GROUND FLOOR
VEHICULAR

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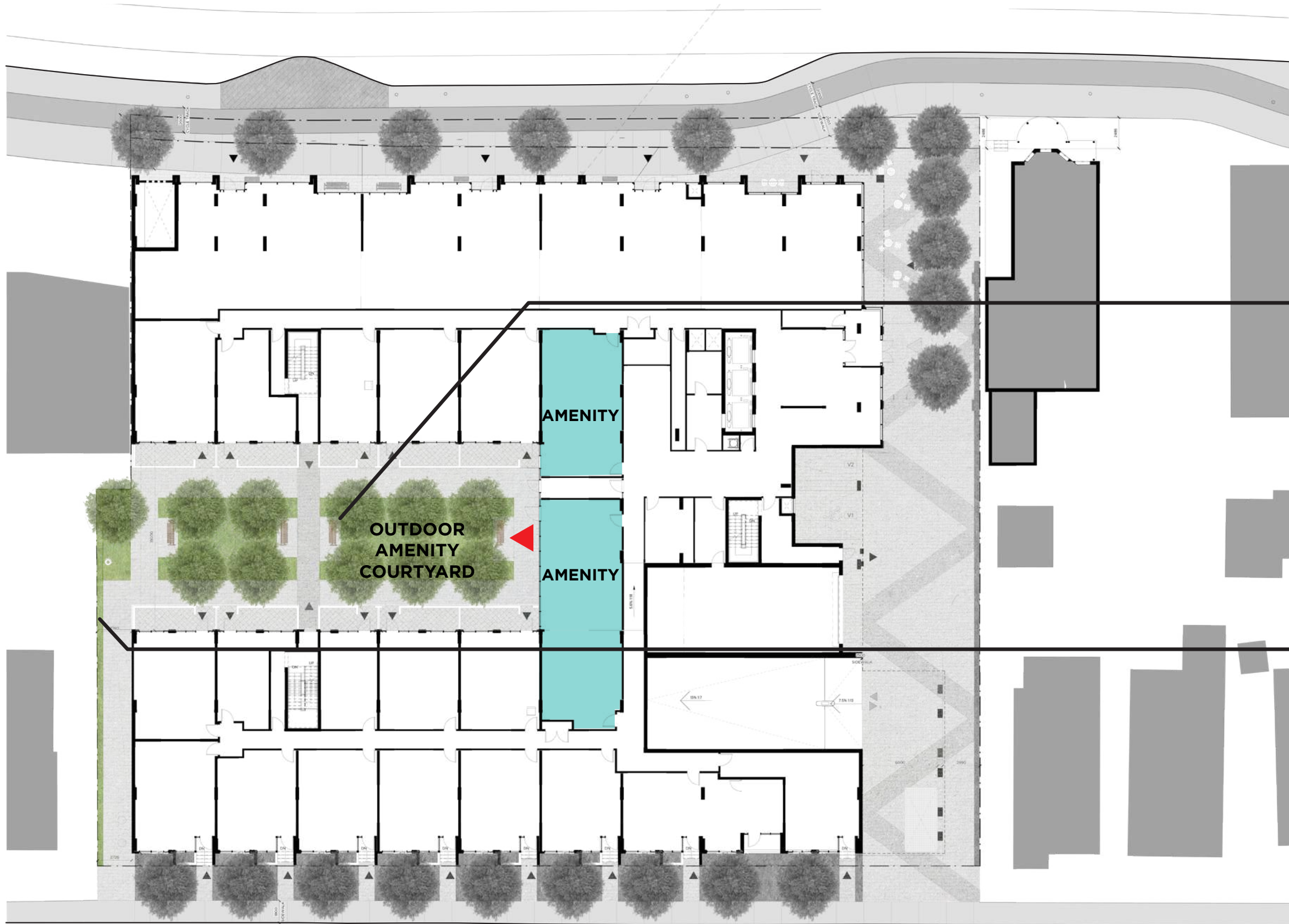
GROUND FLOOR
GRADE RELATED UNITS

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GROUND FLOOR
AMENITY + COURTYARD

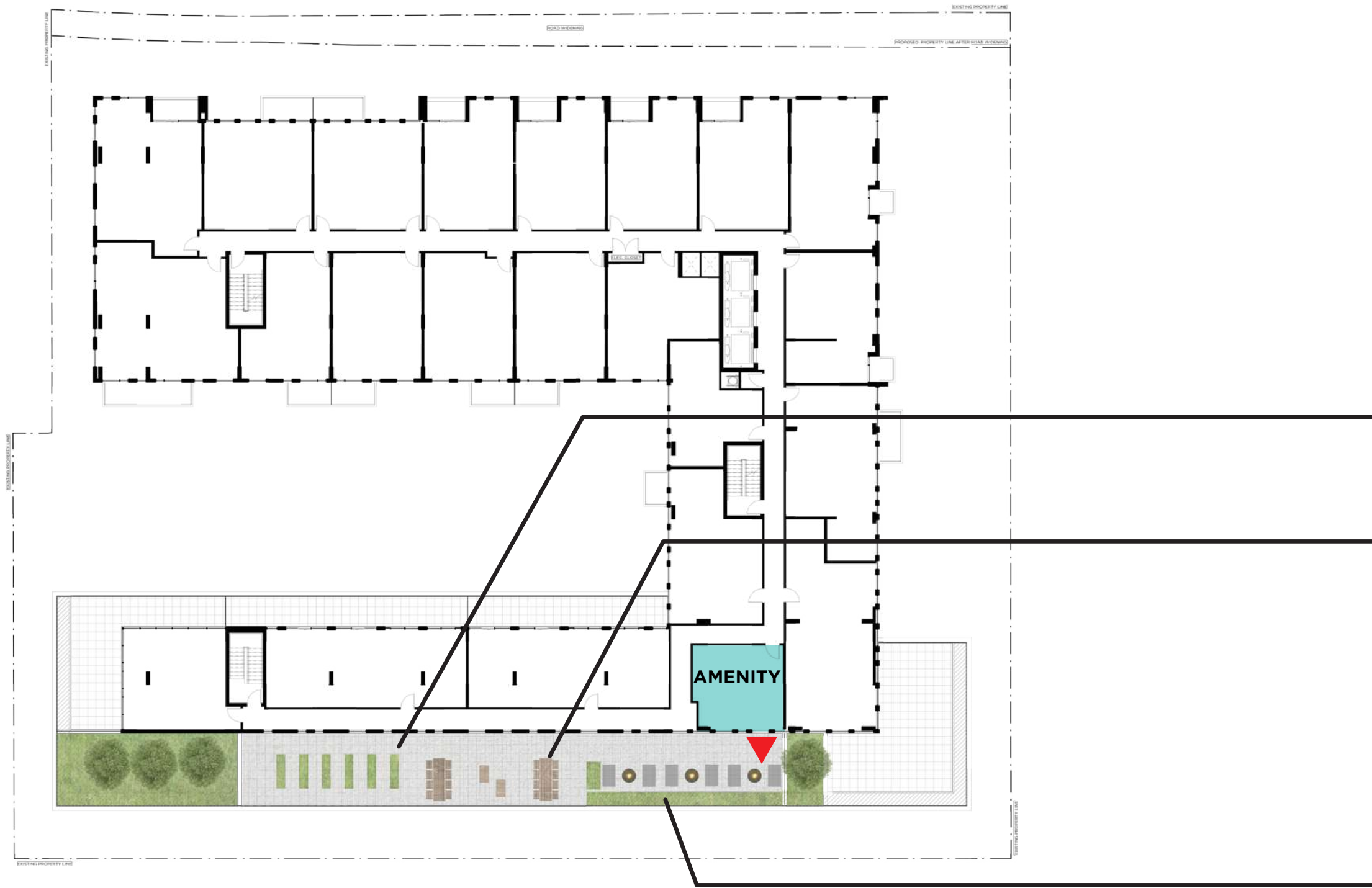
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URBAN DESIGN REVIEW PANEL
78 BEECHWOOD, OTTAWA





NE VIEW



SE VIEW



SW VIEW



NW VIEW

AERIAL VIEWS





NORTH ELEVATION
PREVIOUS (INFORMAL UDRP)

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NORTH ELEVATION
PREVIOUS (REZONING)

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MATERIAL LEGEND

- 1 GLAZING
- 2 SPANDREL
- 3 LOUVRE
- 4 BRICK/MASONRY/PRECAST 1
- 5 BRICK/MASONRY/PRECAST 2
- 6 METAL PANEL IN WINDOW WALL



**NORTH ELEVATION
CURRENT**

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**SOUTH ELEVATION
 PREVIOUS (INFORMAL UDRP)**

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SOUTH ELEVATION
PREVIOUS (REZONING)

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MATERIAL LEGEND

- 1 GLAZING
- 2 SPANDREL
- 3 LOUVRE
- 4 BRICK/MASONRY/PRECAST 1
- 5 BRICK/MASONRY/PRECAST 2
- 6 METAL PANEL IN WINDOW WALL



**SOUTH ELEVATION
CURRENT**

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EAST ELEVATION
PREVIOUS (INFORMAL UDRP)

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EAST ELEVATION
PREVIOUS (REZONING)

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MATERIAL LEGEND

- 1 GLAZING
- 2 SPANDREL
- 3 LOUVRE
- 4 BRICK/MASONRY/PRECAST 1
- 5 BRICK/MASONRY/PRECAST 2
- 6 METAL PANEL IN WINDOW WALL



URBAN DESIGN REVIEW PANEL
78 BEECHWOOD, OTTAWA

**EAST ELEVATION
CURRENT**

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**EXTERIOR PERSPECTIVE
 LOOKING EAST DOWN BEECHWOOD
 PREVIOUS (INFORMAL UDRP)**

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**EXTERIOR PERSPECTIVE
 LOOKING EAST DOWN BEECHWOOD
 PREVIOUS (REZONING)**

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EXTERIOR PERSPECTIVE
LOOKING EAST DOWN BEECHWOOD
CURRENT

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EXTERIOR PERSPECTIVE
LOOKING EAST DOWN BARRETTE
PREVIOUS (INFORMAL UDRP)

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**EXTERIOR PERSPECTIVE
 LOOKING EAST DOWN BARRETTE
 PREVIOUS (REZONING)**

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EXTERIOR PERSPECTIVE
LOOKING EAST DOWN BARRETTE
CURRENT

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EXTERIOR PERSPECTIVE
ENTRY PLAZA
PREVIOUS (INFORMAL UDRP)

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EXTERIOR PERSPECTIVE
ENTRY PLAZA
PREVIOUS (REZONING)

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EXTERIOR PERSPECTIVE
ENTRY PLAZA
CURRENT

FOTENN

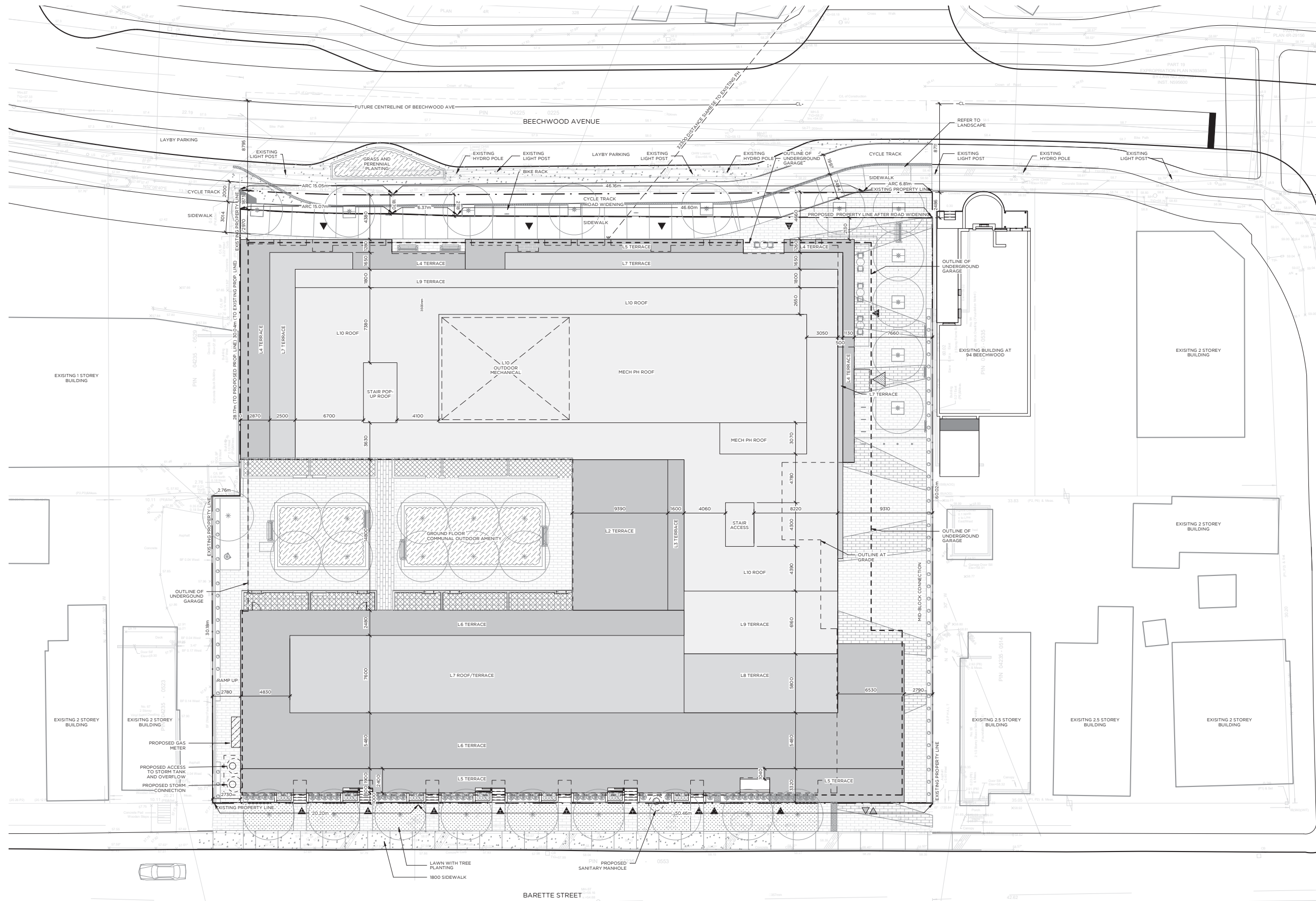


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APPENDIX:

- 45 SITE PLAN
- 46 FLOOR PLANS
- 58 LANDSCAPE PLAN
- 59 BUILDING SECTION
- 60 SUSTAINABILITY STATEMENT
- 61 SHADOW STUDIES

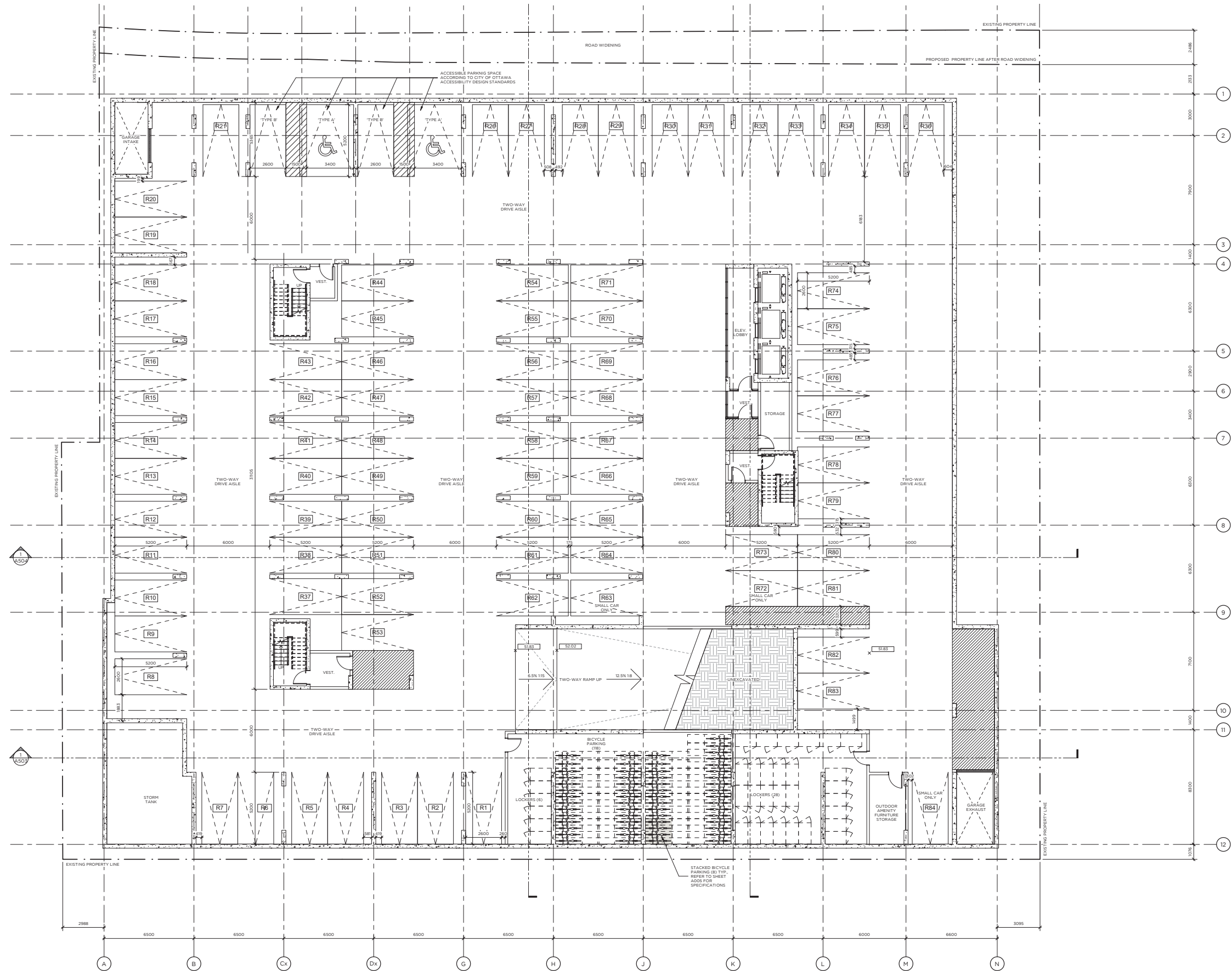


SITE PLAN

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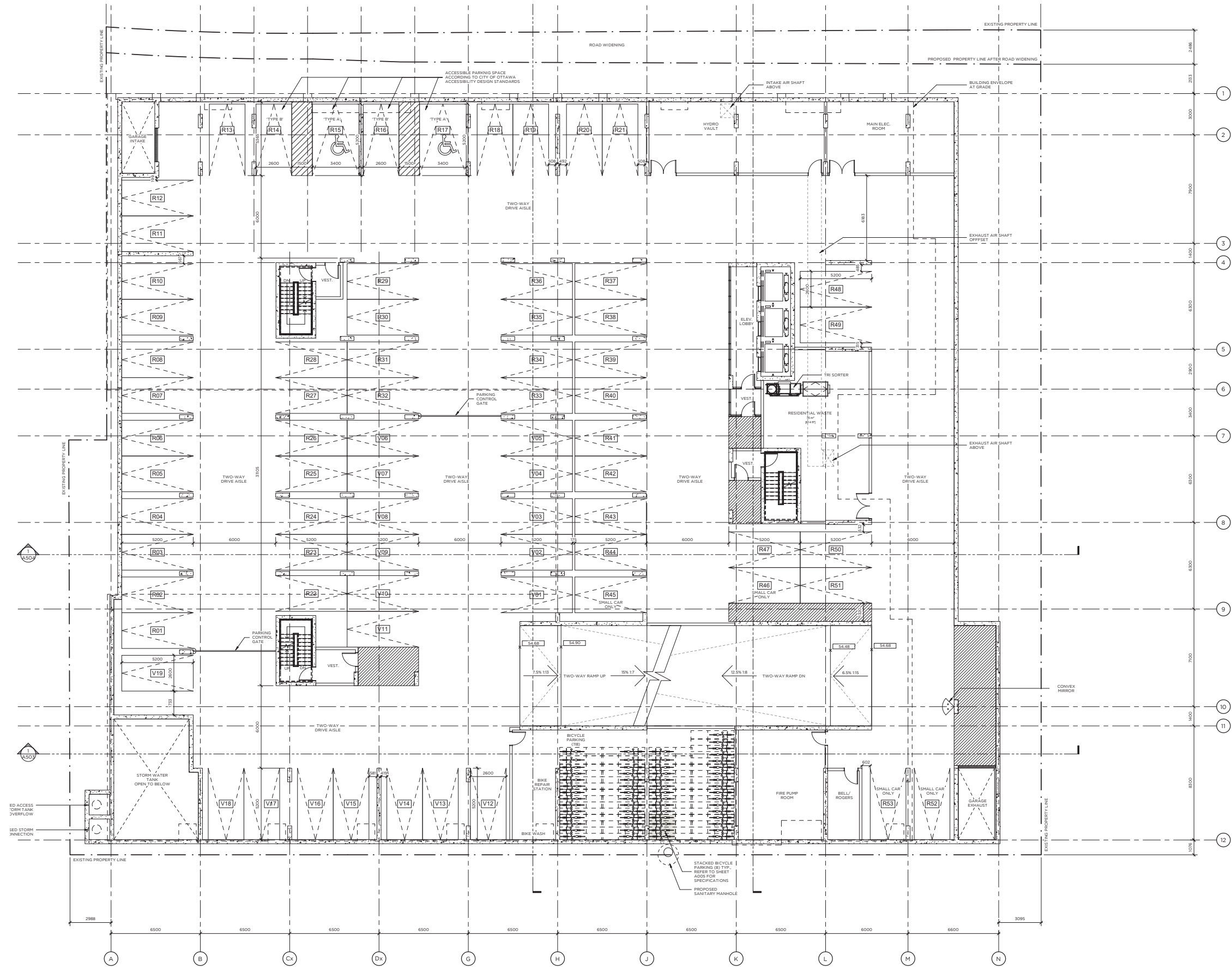


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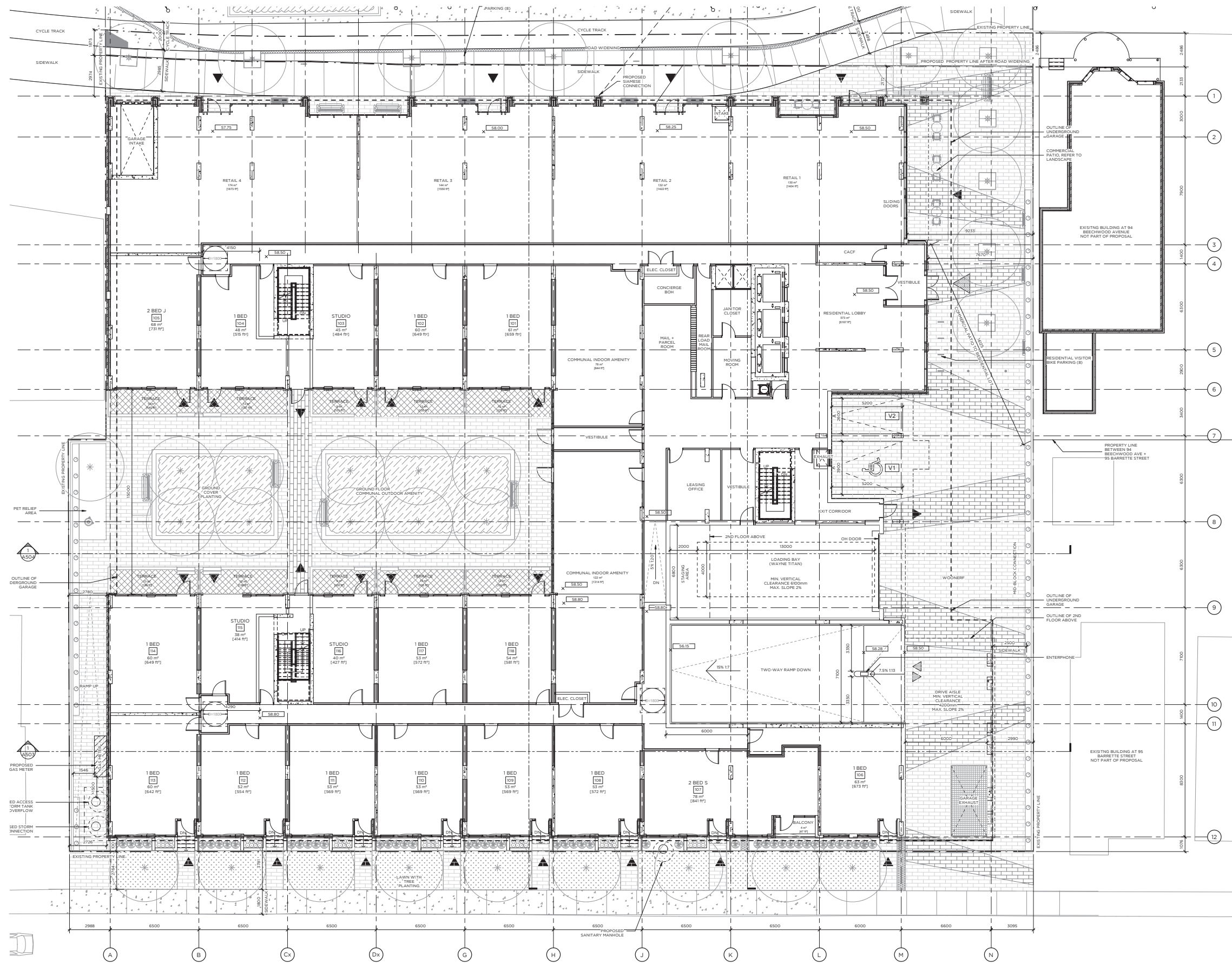
P2 PARKING PLAN



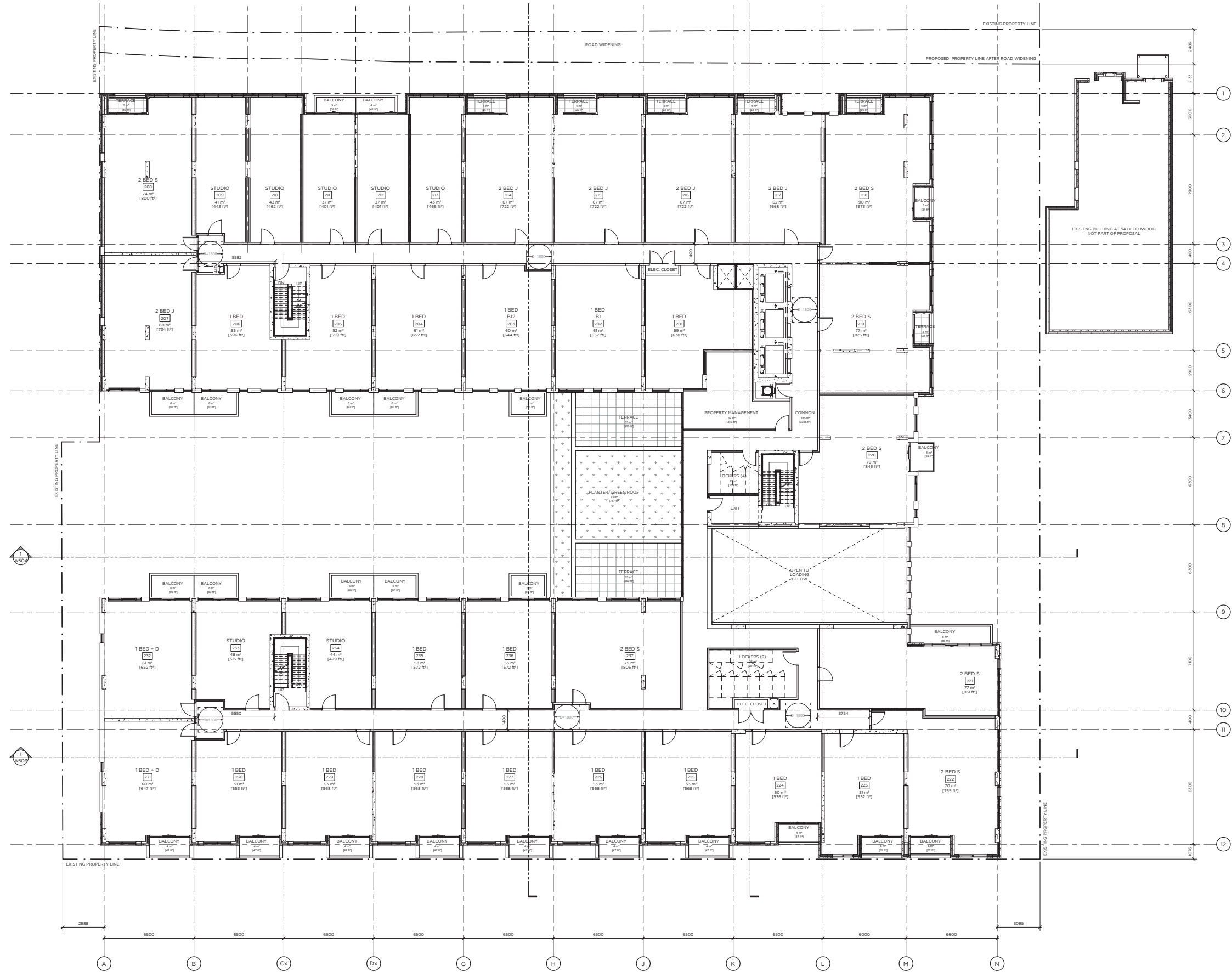


P1 PARKING PLAN



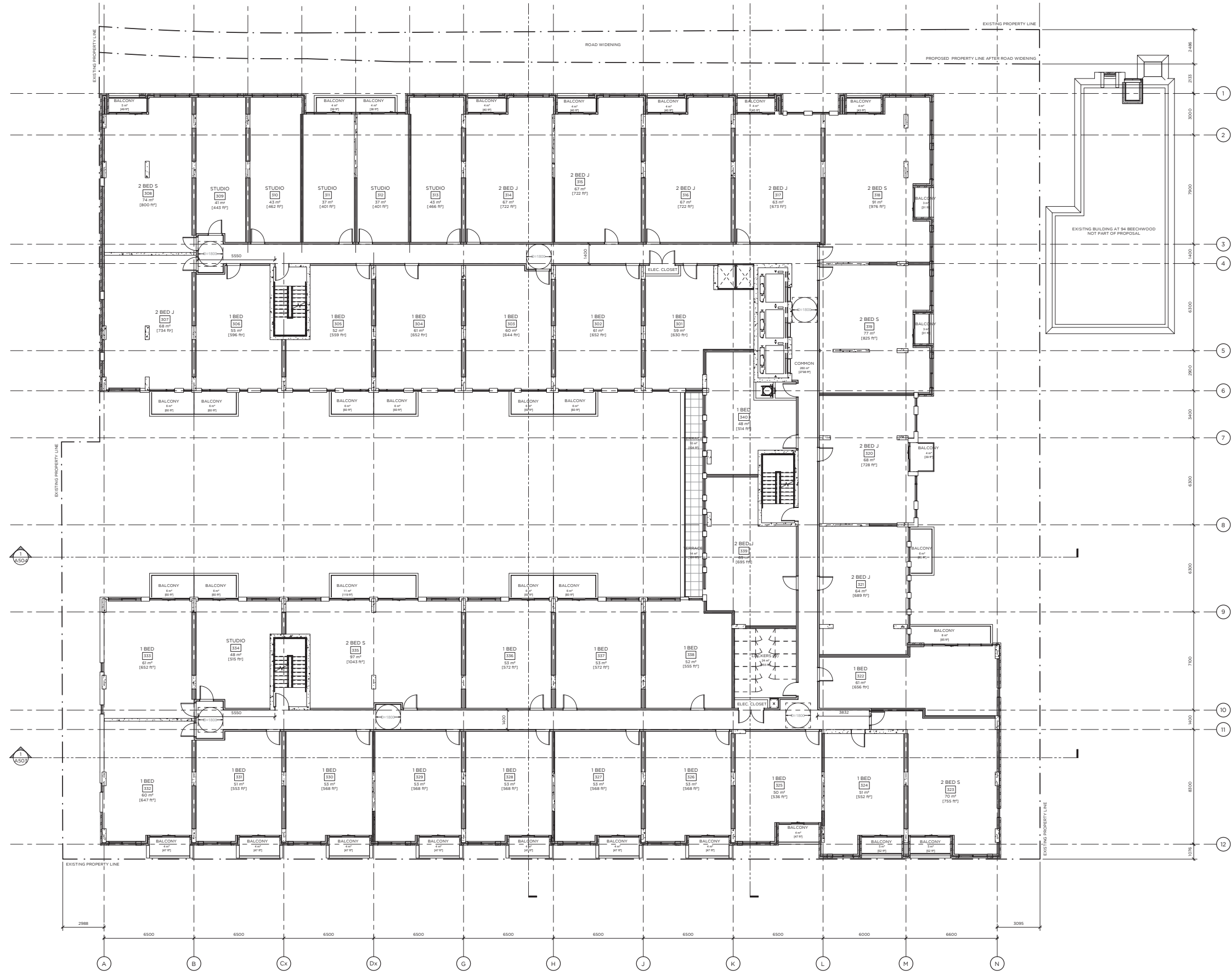


GROUND FLOOR PLAN



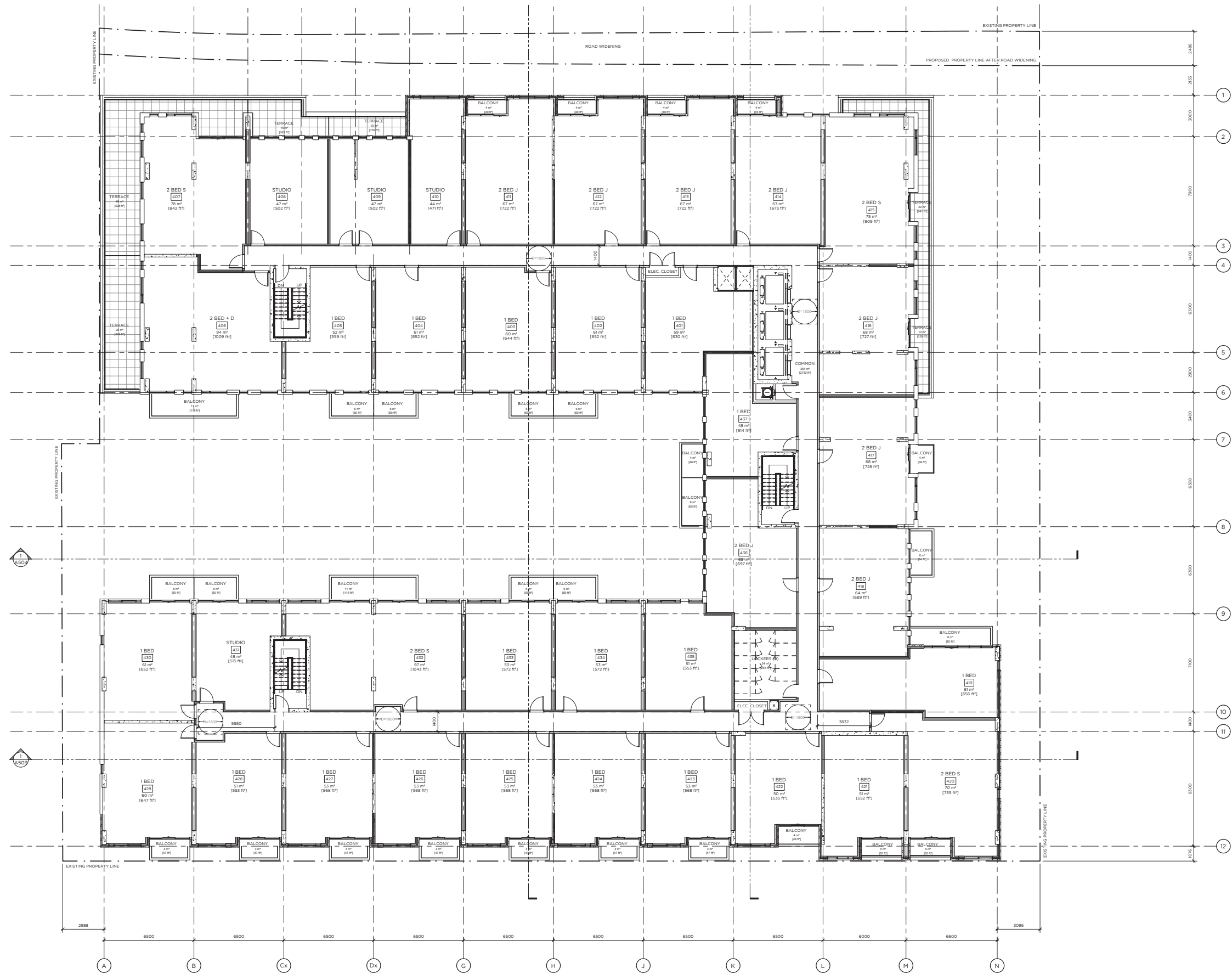
2ND FLOOR PLAN



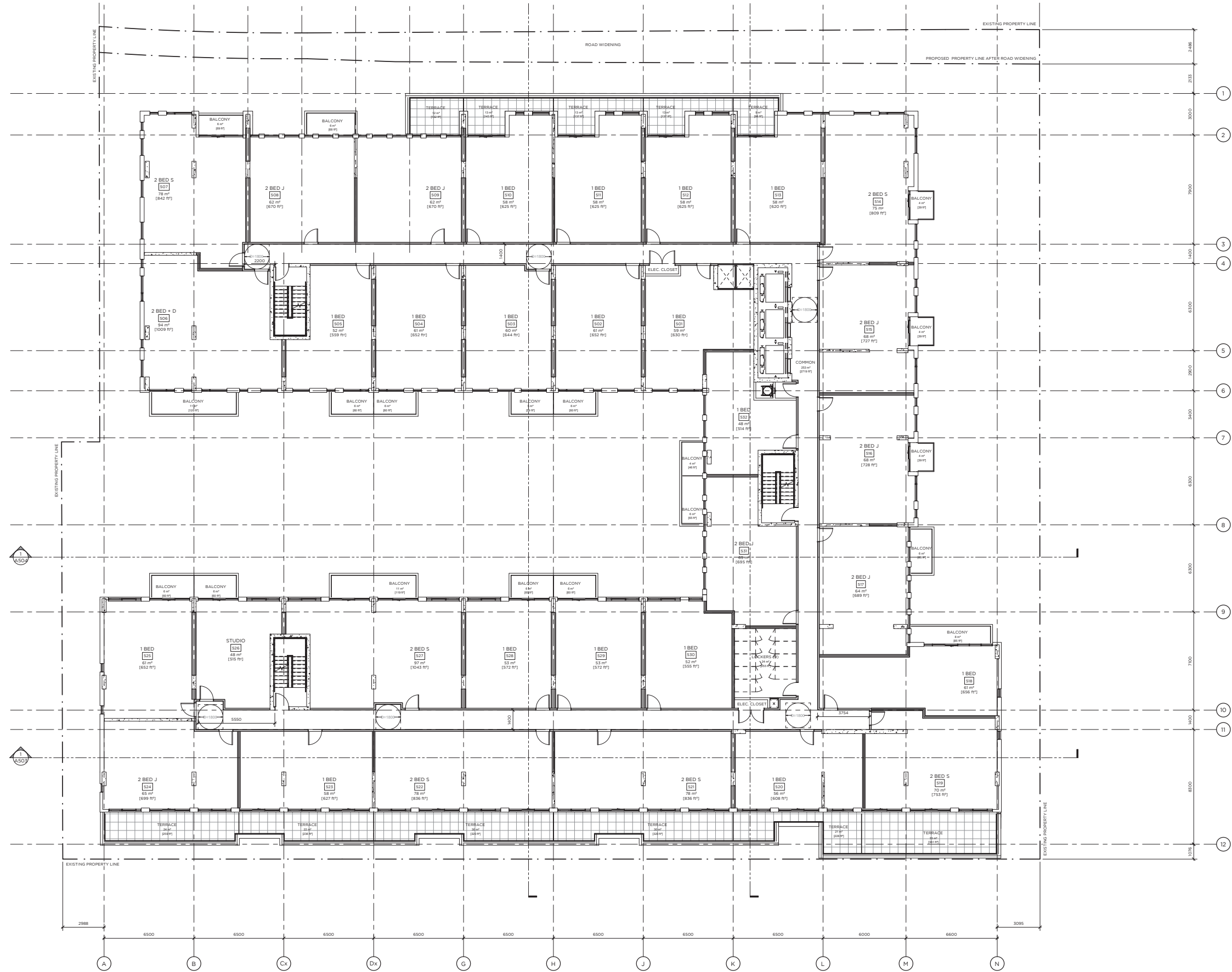


3RD FLOOR PLAN

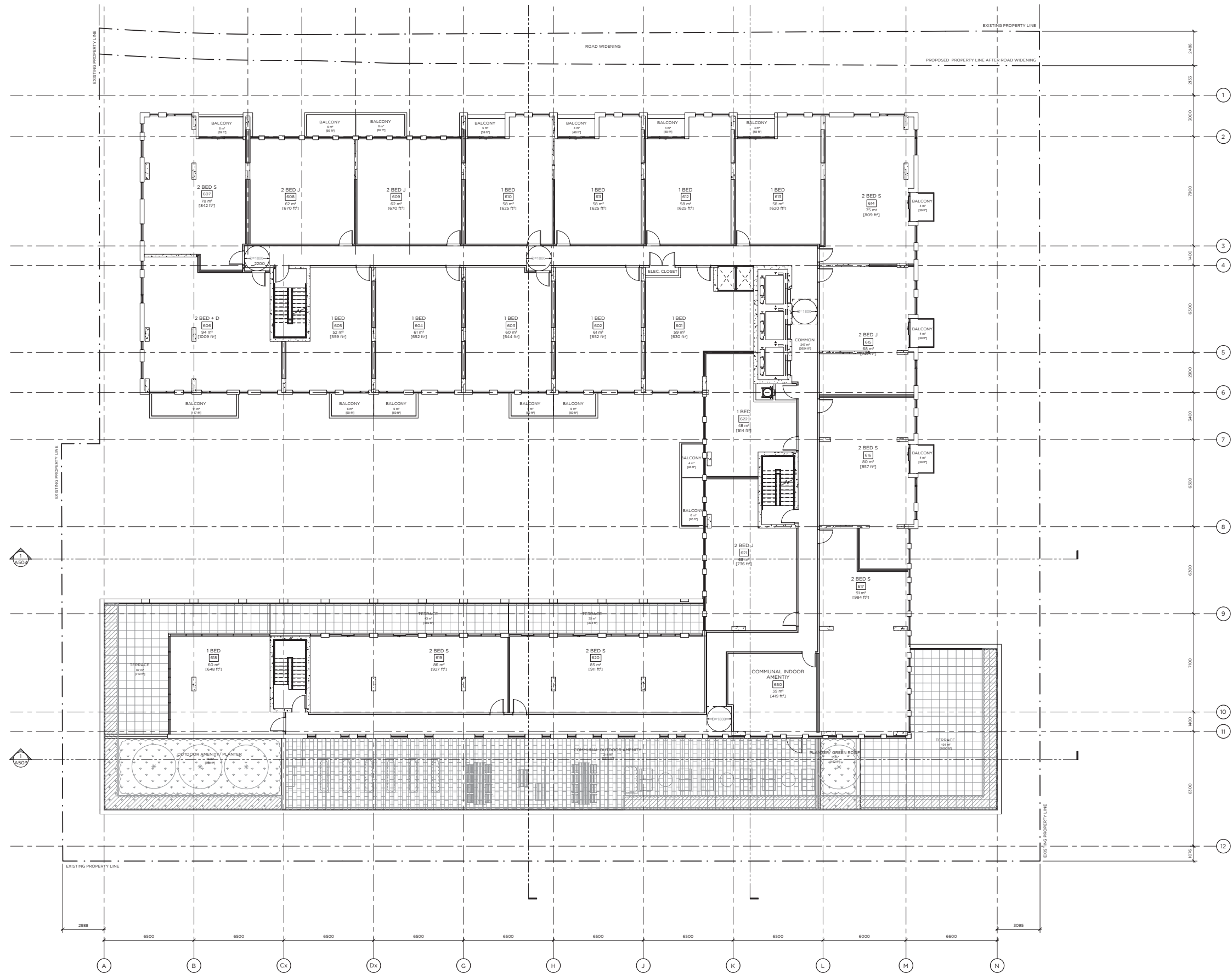




4TH FLOOR PLAN

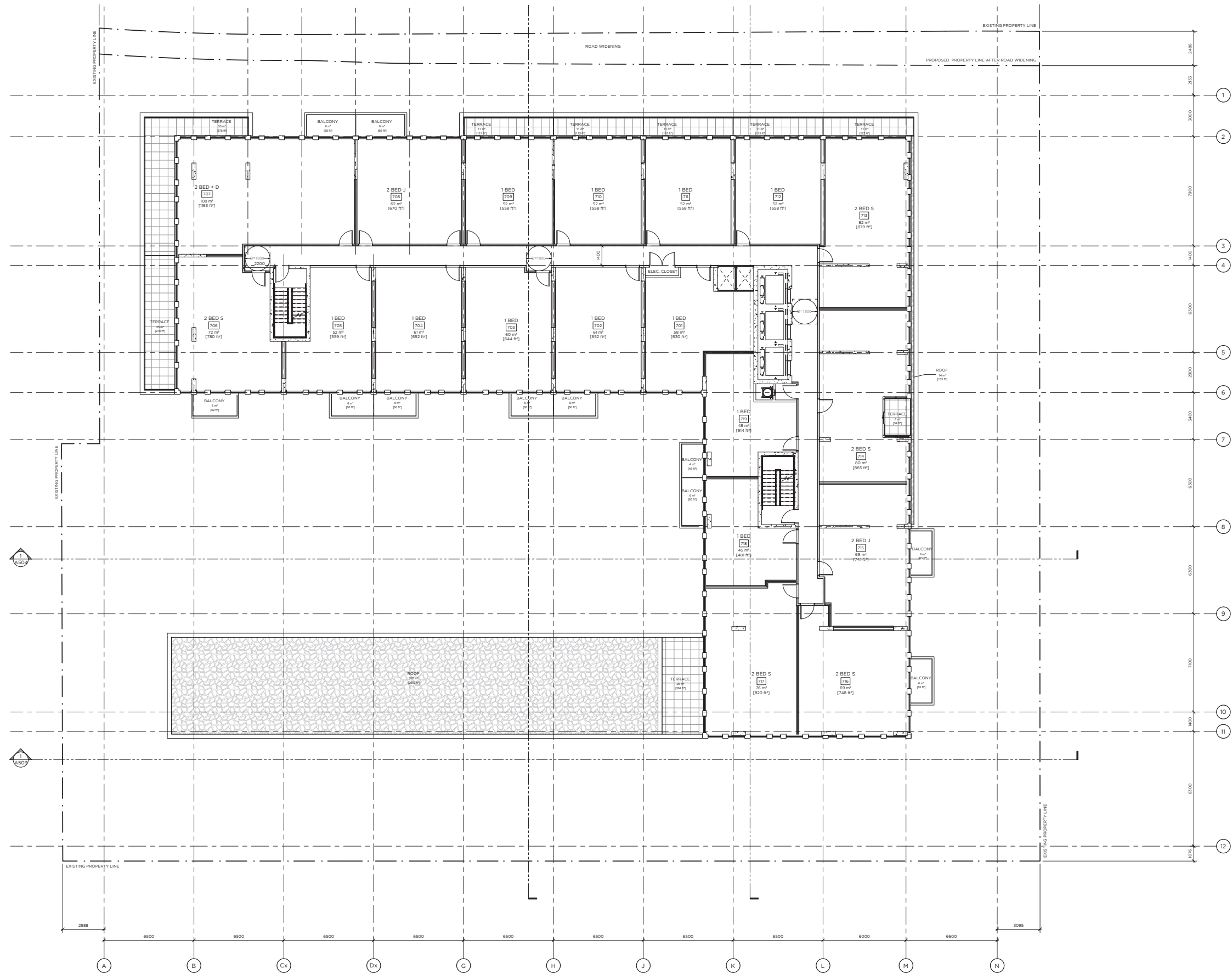


5TH FLOOR PLAN



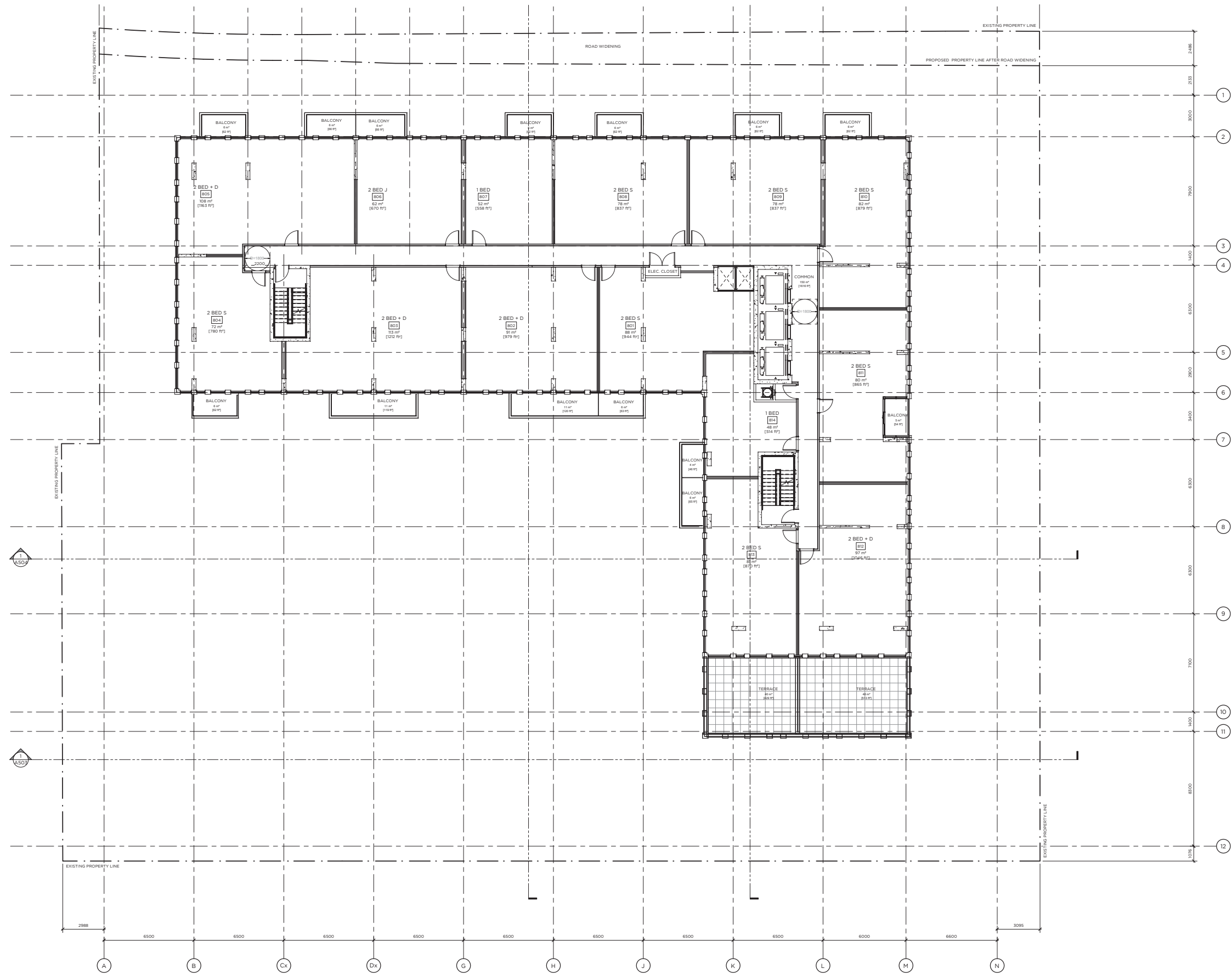
6TH FLOOR PLAN





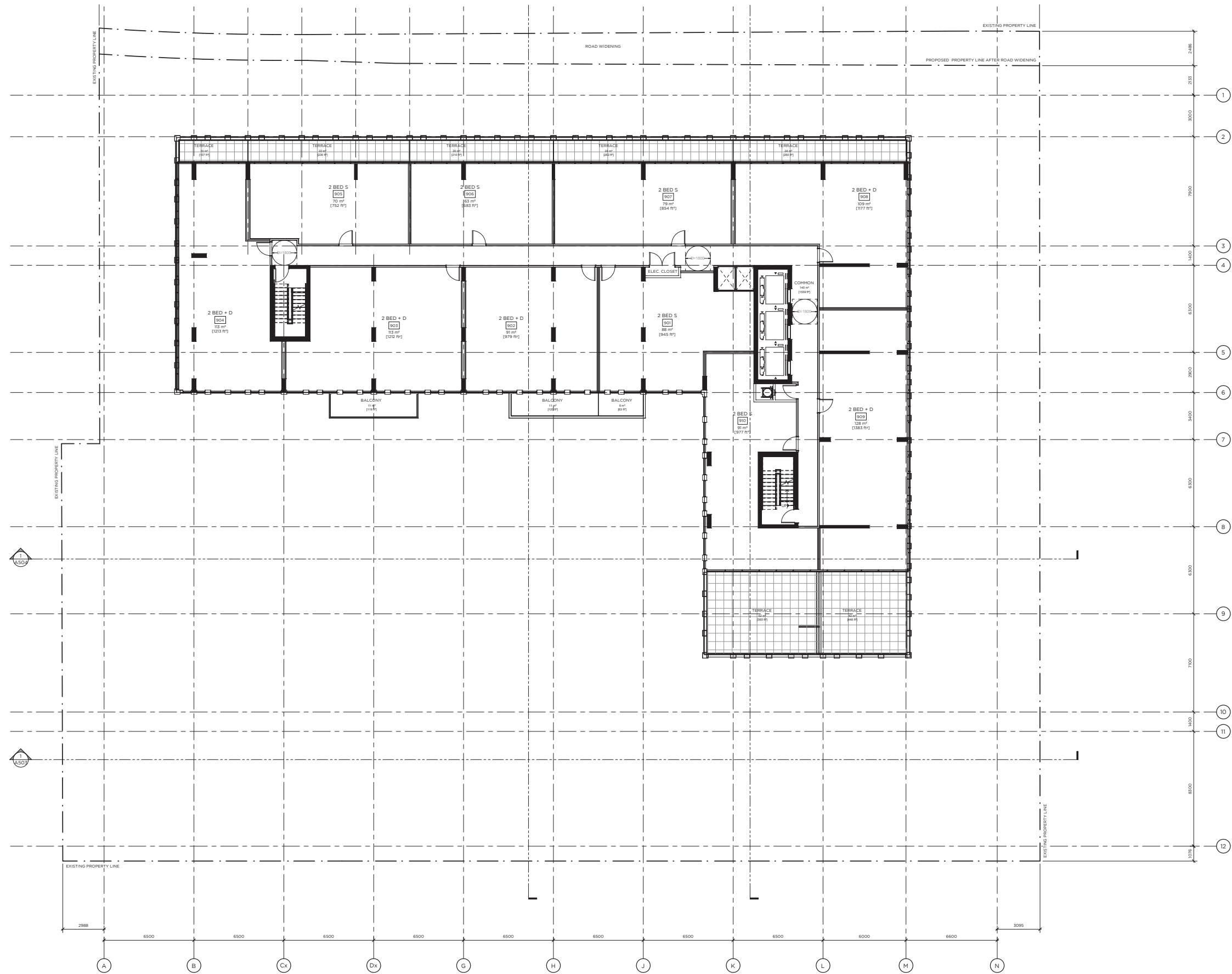
7TH FLOOR PLAN





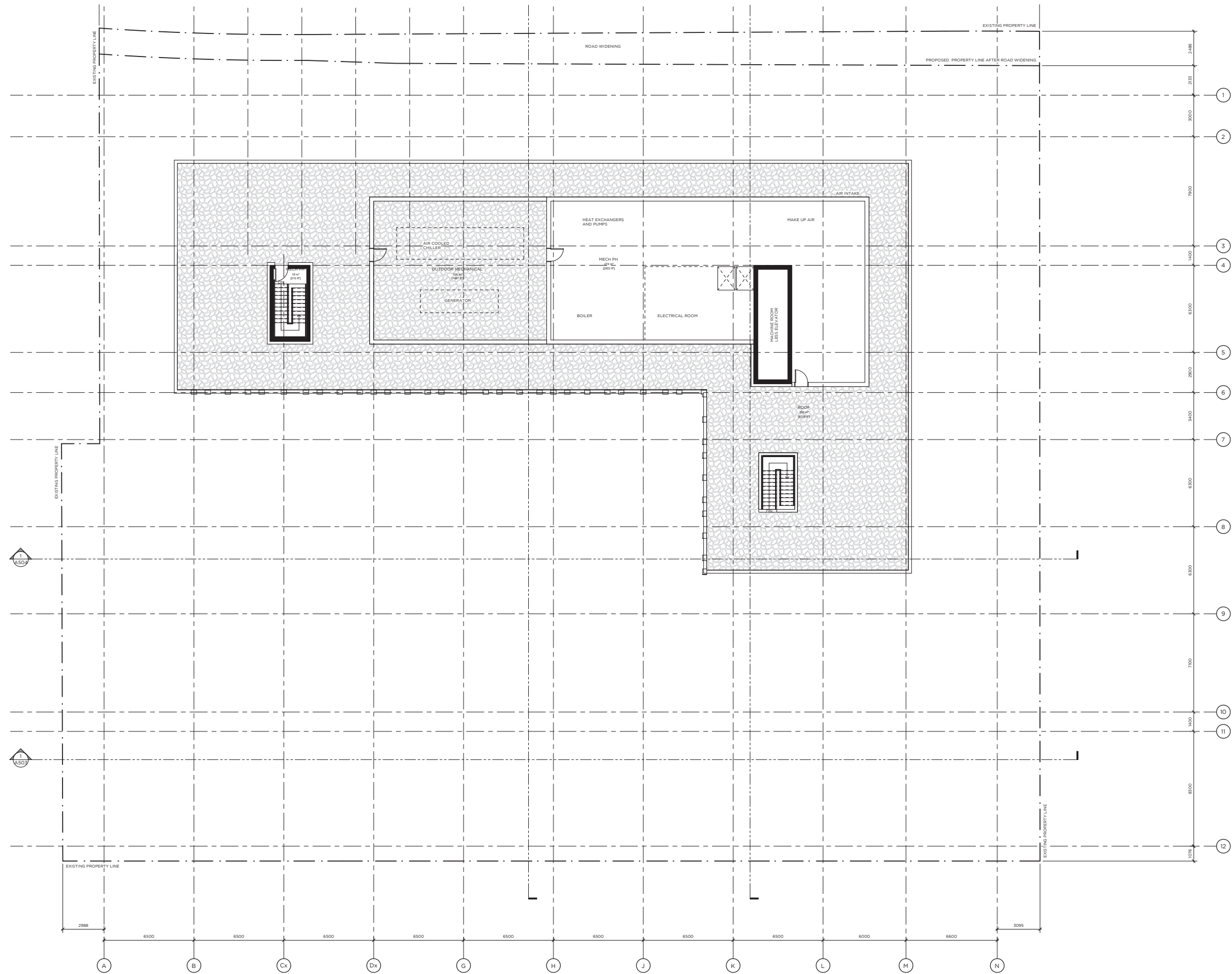
8TH FLOOR PLAN





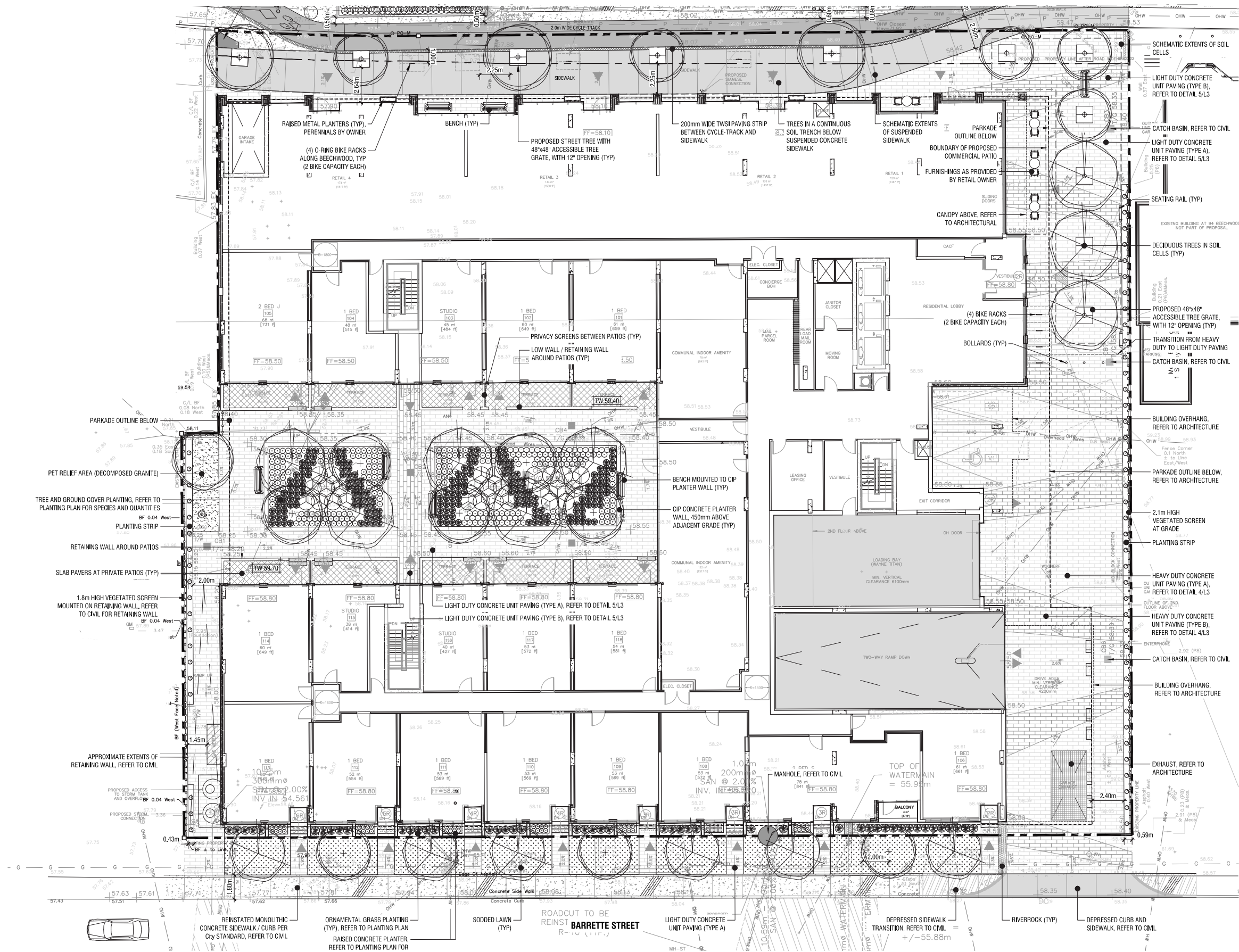
9TH FLOOR PLAN





MECHANICAL PENTHOUSE FLOOR PLAN

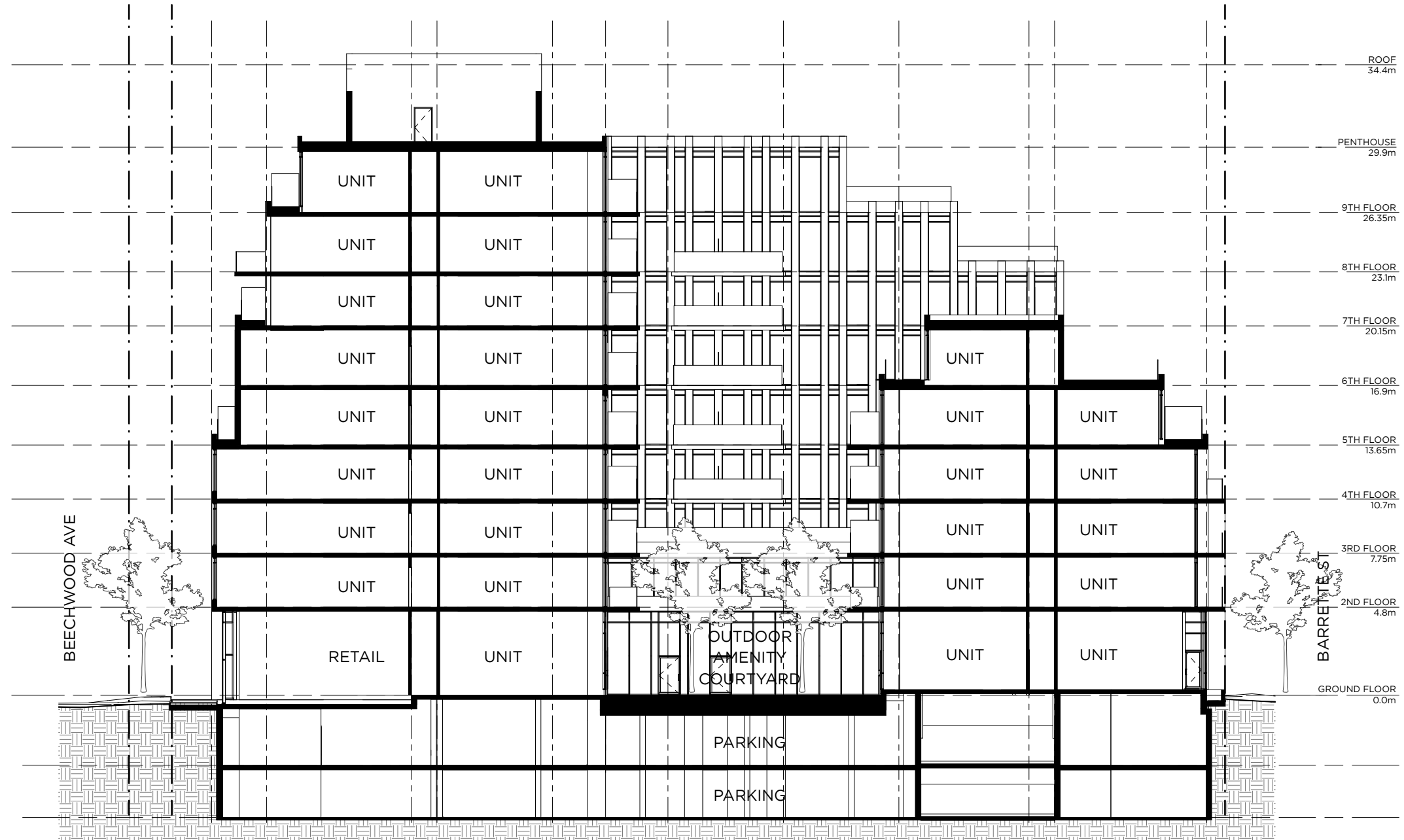




LANDSCAPE PLAN
GROUND FLOOR

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NORTH-WEST SECTION

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Minto is committed to reducing the environmental impact of our buildings and operations. Our long-standing commitment to collaboratively pursue green initiatives has delivered measurable, meaningful results for over a decade. To guide our efforts, Minto maintains an Environmental Policy which describes our intention, direction, and key commitments related to our environmental impacts and performance. To support the Environmental Policy, Minto sets measurable environmental targets to drive improvement of our environmental performance. Progress toward those targets is tracked and reported annually.

Specific to this project, Minto is pursuing certification under the Canada Green Building Council's Leadership in Energy and Environmental Design (LEED)v4.1 Building Design and Construction (BD+C) rating system. As such, the design and long-term operation of this building will consider not just overall energy performance, but explicitly the addition of carbon pollution to the atmosphere. Additional design considerations more typically incorporated include: construction and demolition waste management; indoor air quality; cooling tower water use; and urban heat island reduction. Finally, this project will be designed, constructed, and operated under Minto's new Environmental, Social, and Governance (ESG) Strategy.



ELECTRIC VEHICLE PARKING



NATIVE PLANT SPECIES

LOCALLY SOURCED MATERIALS



BIKE PARKING



STORM WATER RETENTION

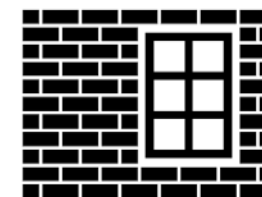


LOW-FLOW HOT WATER FIXTURES



IN-SUITE HEAT RECOVERY

LIGHT POLLUTION REDUCING EXTERIOR FIXTURES



LOW WINDOW-TO-WALL RATIO



DIVERTED CONSTRUCTION WASTE



LED FIXTURES IN CORRIDORS AND AMENITY AREAS

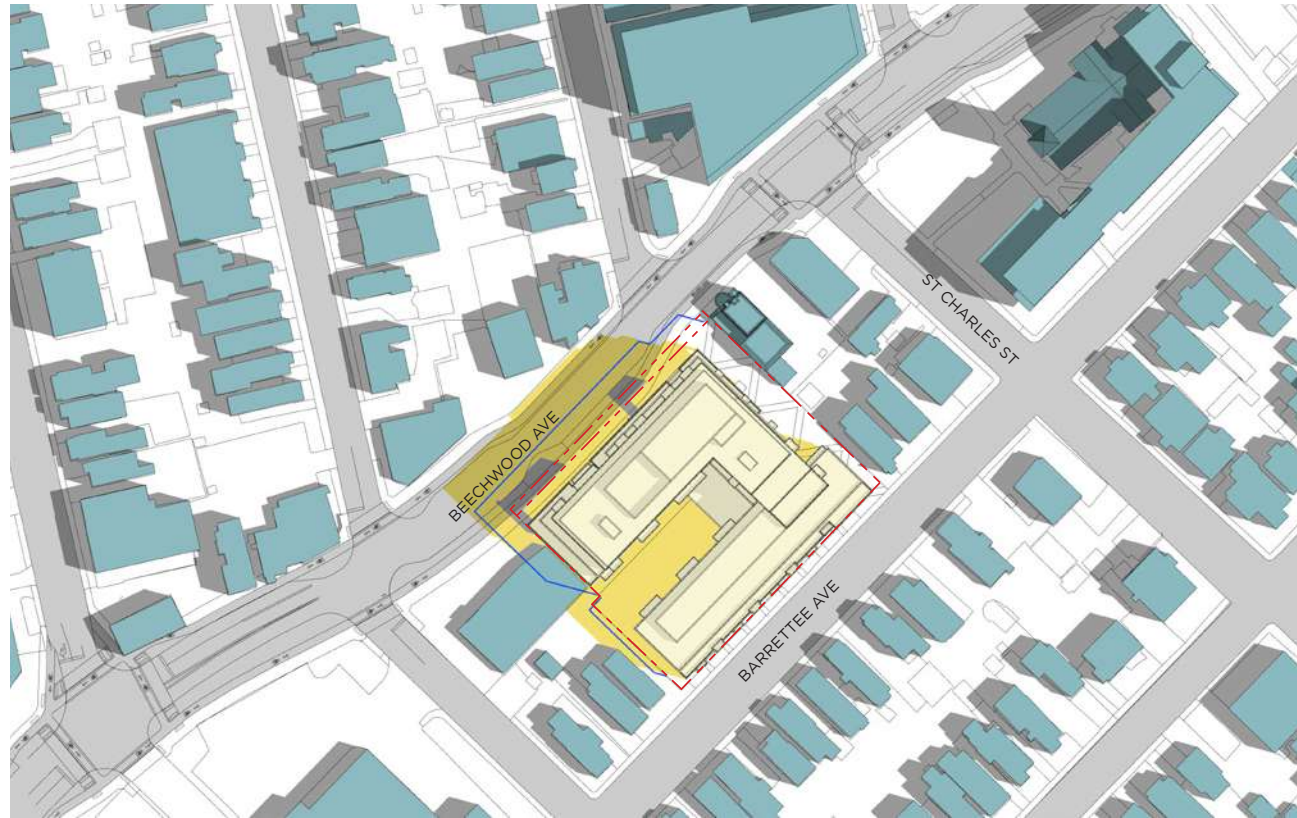




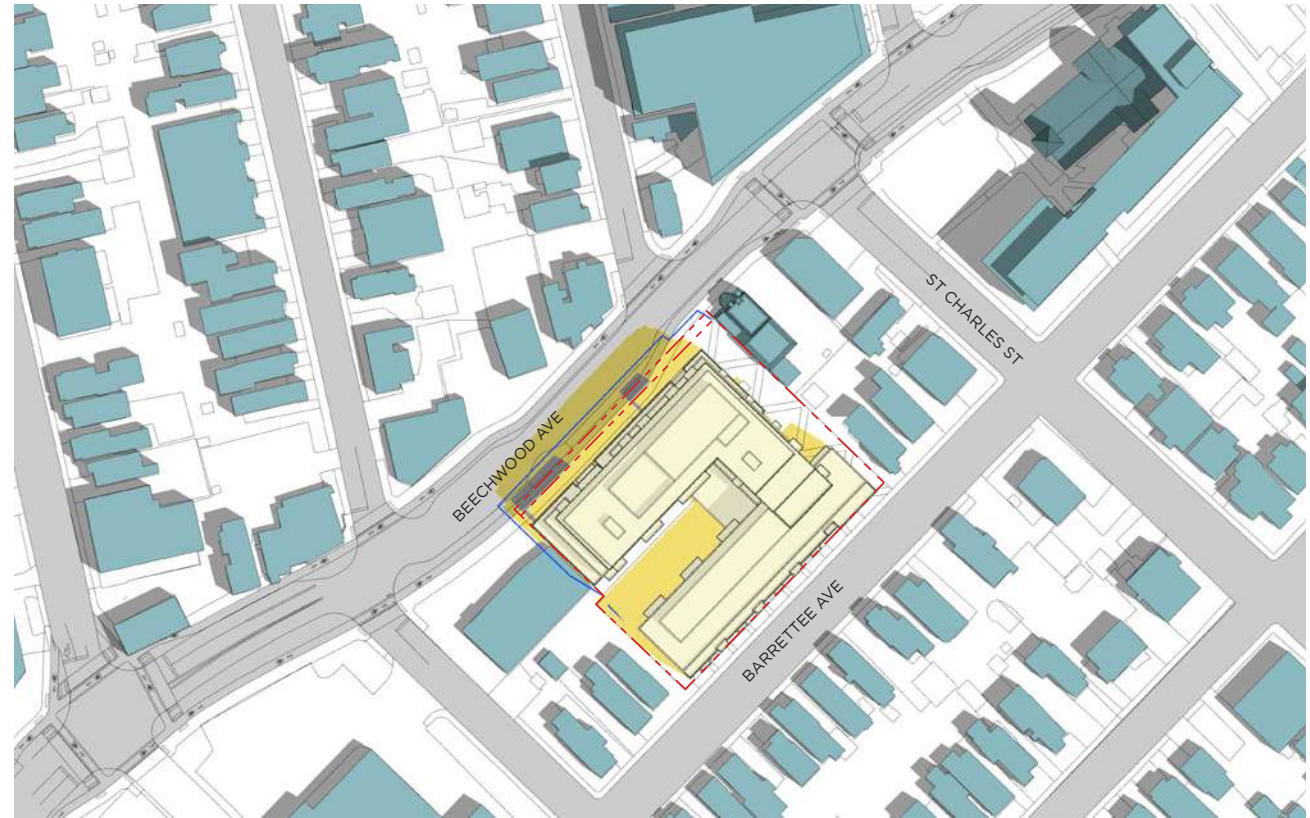
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9:00AM



10:00AM



11:00AM

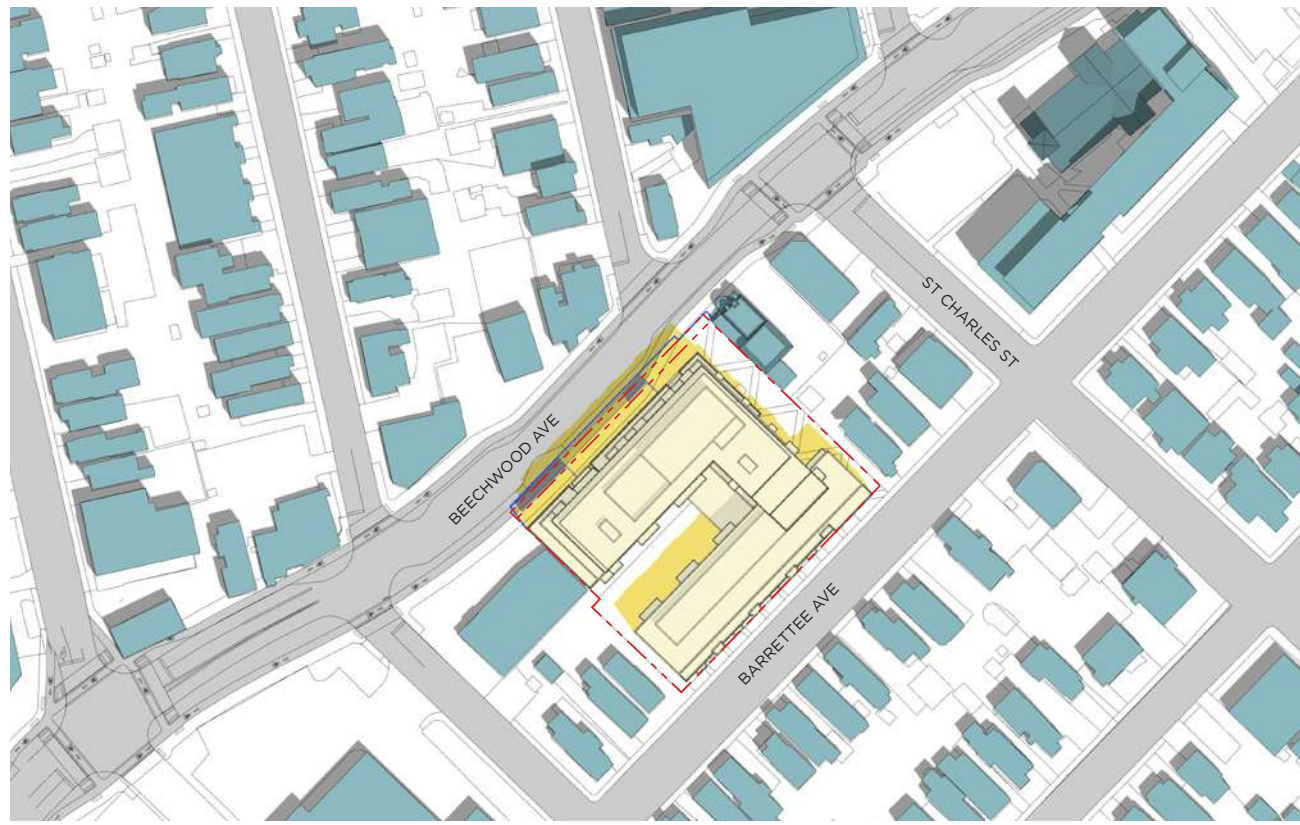
**SHADOW STUDY
JUNE 21**

- PROPOSED DEVELOPMENT
- PROPOSED SHADOW OUTLINE
- AS OF RIGHT SHADOW OUTLINE
- EXISTING OR APPROVED CONTEXT BUILDINGS
- PROPERTY LINE

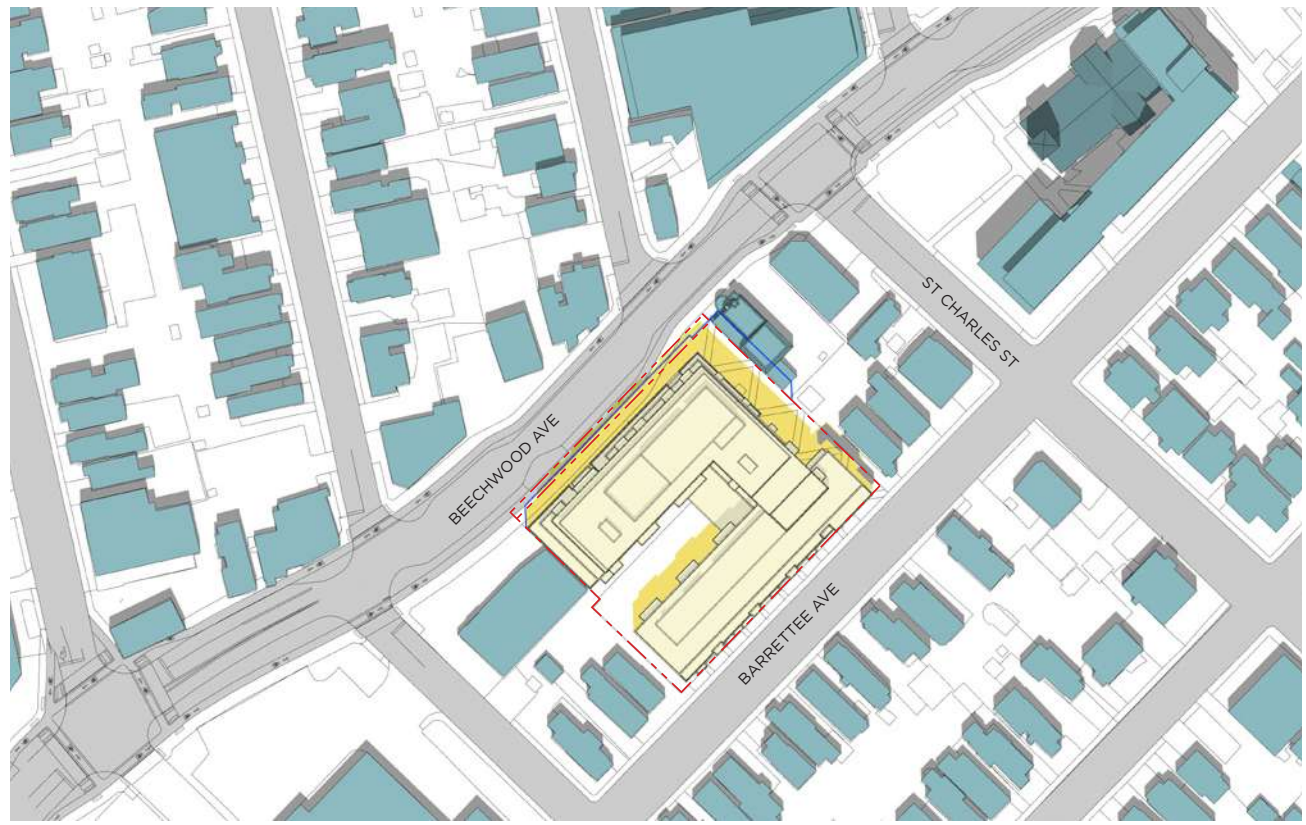


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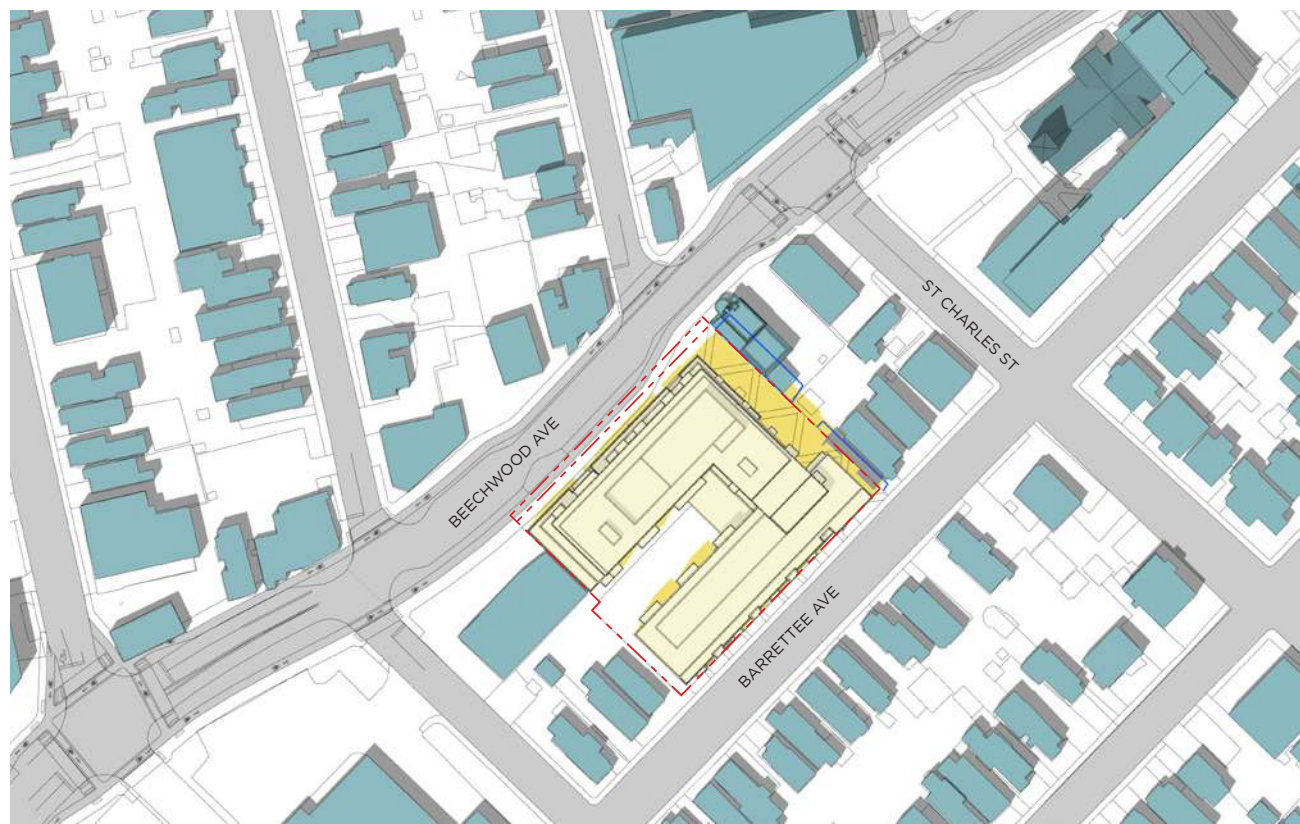




12:00PM



1:00PM



2:00PM



3:00PM

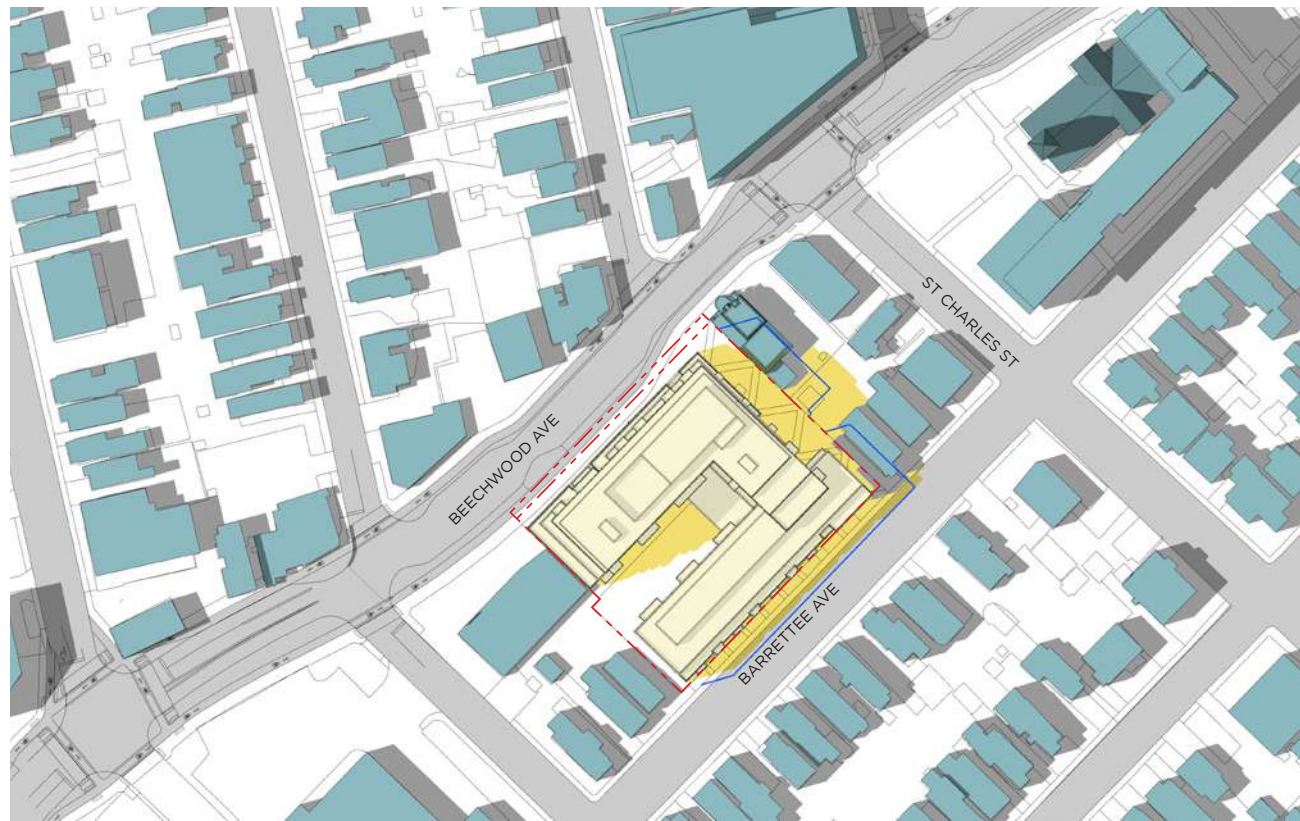
SHADOW STUDY
JUNE 21

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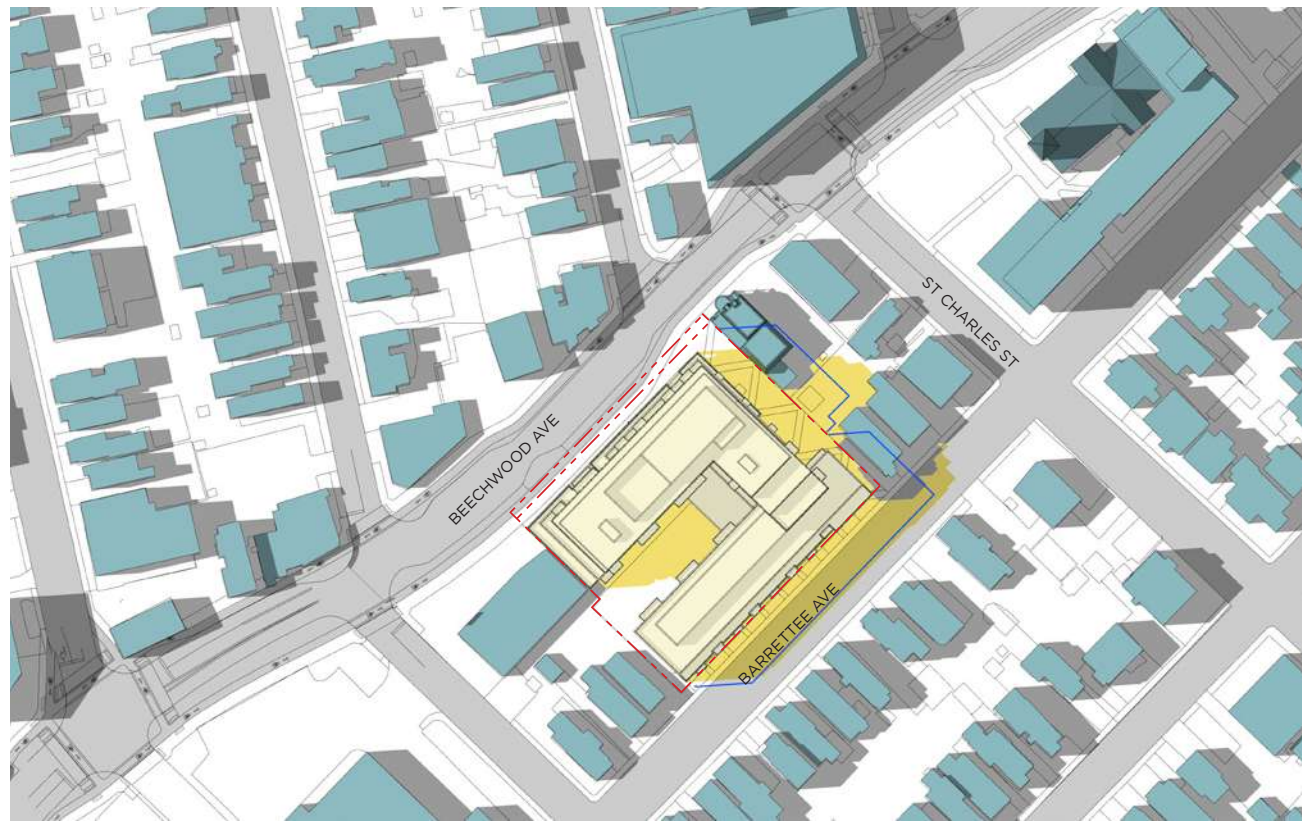


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4:00PM



5:00PM



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7:00PM

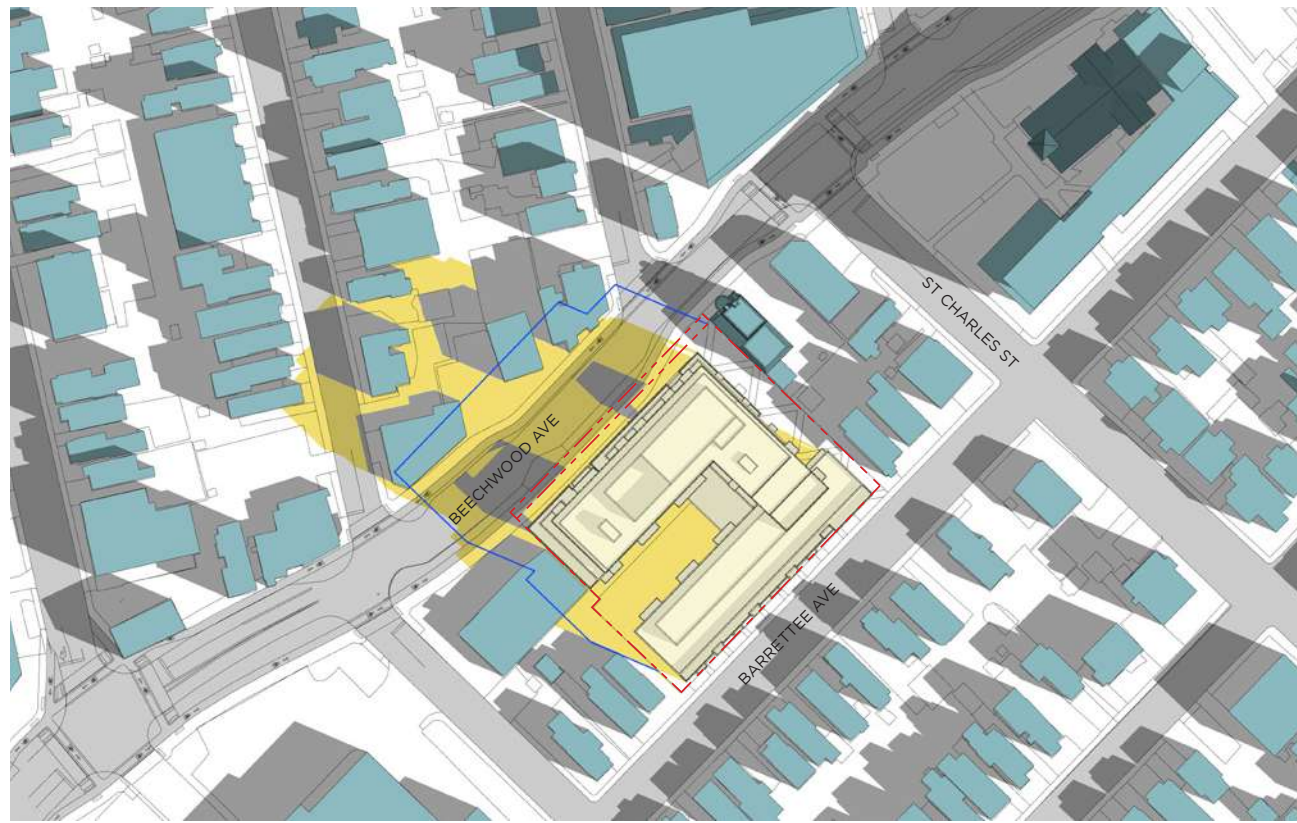
**SHADOW STUDY
JUNE 21**

- PROPOSED DEVELOPMENT
- PROPOSED SHADOW OUTLINE
- AS OF RIGHT SHADOW OUTLINE
- EXISTING OR APPROVED CONTEXT BUILDINGS
- PROPERTY LINE



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9:00AM



10:00AM



11:00AM



12:00AM

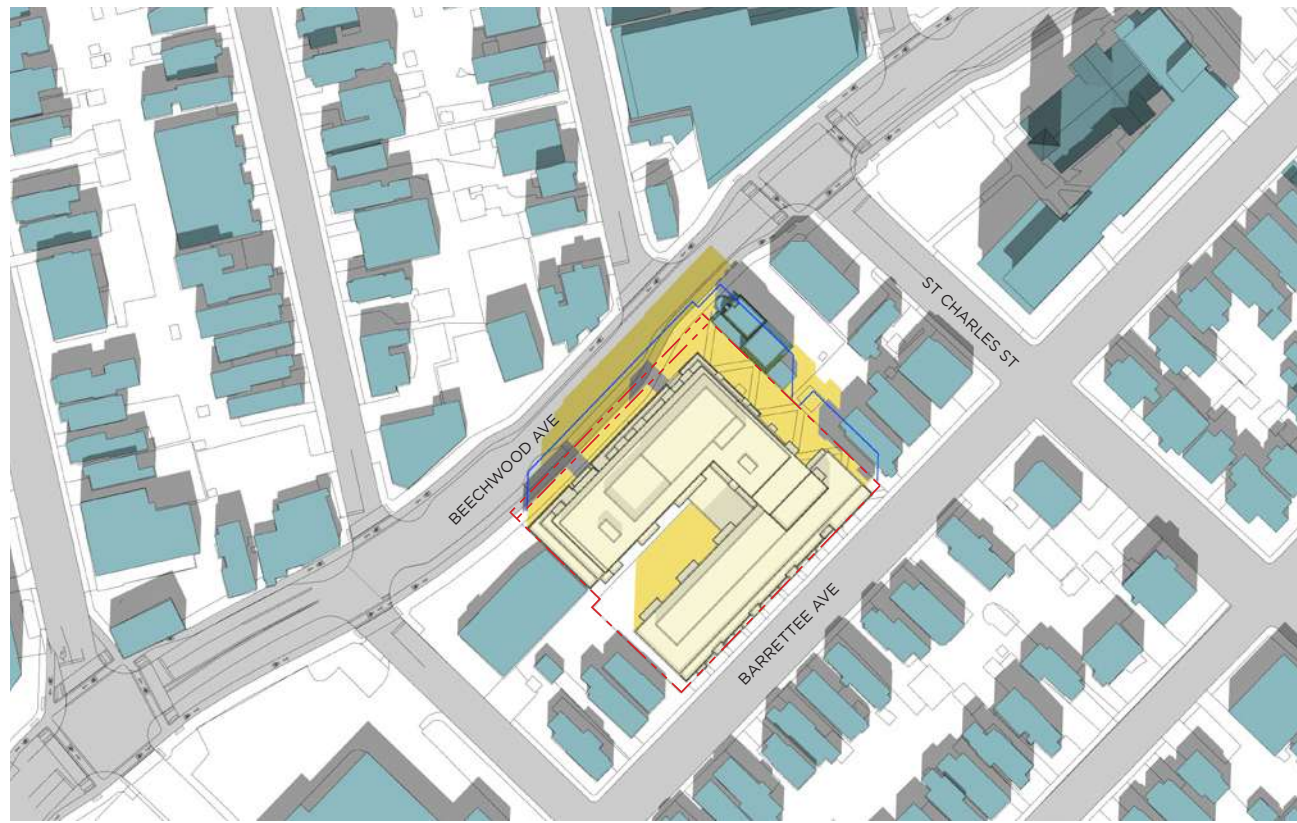
**SHADOW STUDY
SEPTEMBER 21**

- PROPOSED DEVELOPMENT
- PROPOSED SHADOW OUTLINE
- AS OF RIGHT SHADOW OUTLINE
- EXISTING OR APPROVED CONTEXT BUILDINGS
- PROPERTY LINE



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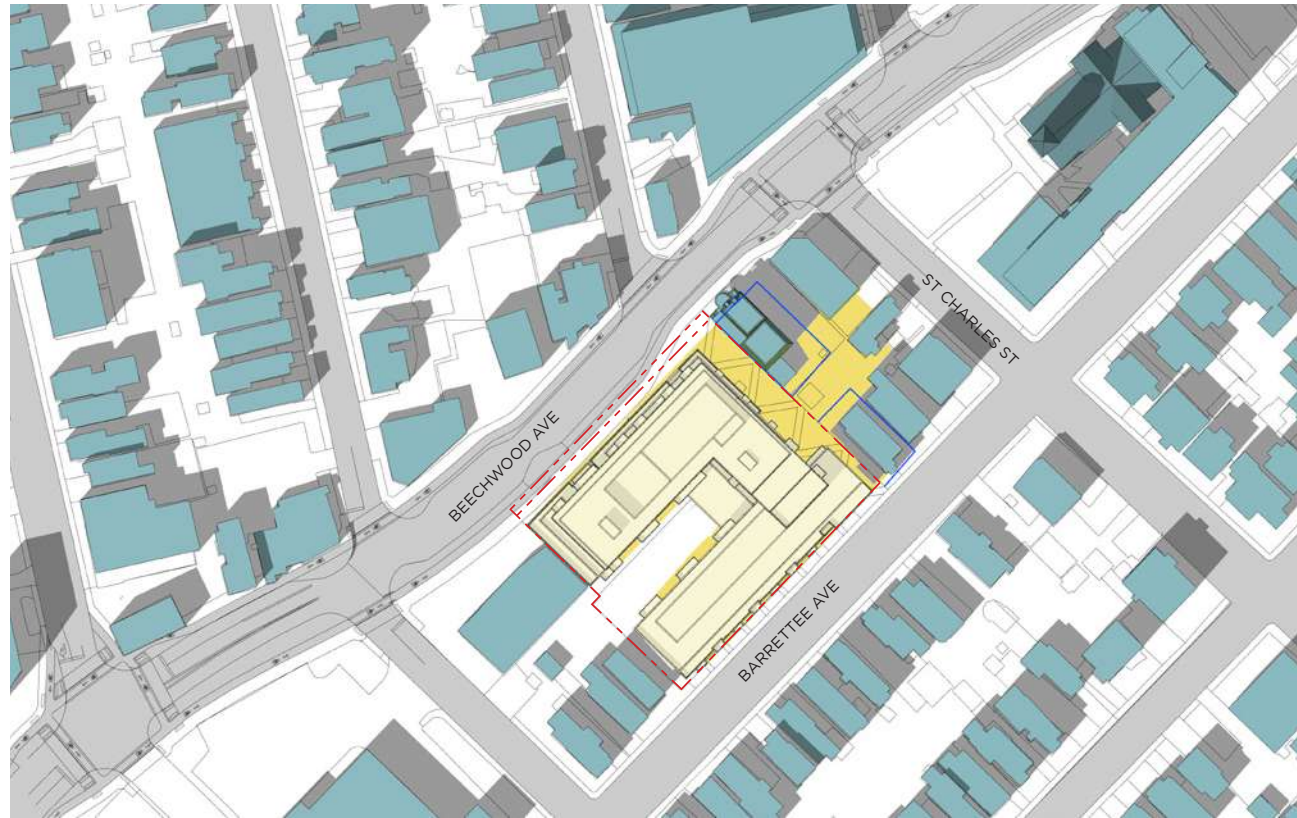




1:00PM



2:00PM



3:00PM



4:00PM

**SHADOW STUDY
SEPTEMBER 21**

- PROPOSED DEVELOPMENT
- PROPOSED SHADOW OUTLINE
- AS OF RIGHT SHADOW OUTLINE
- PROPERTY LINE
- EXISTING OR APPROVED CONTEXT BUILDINGS

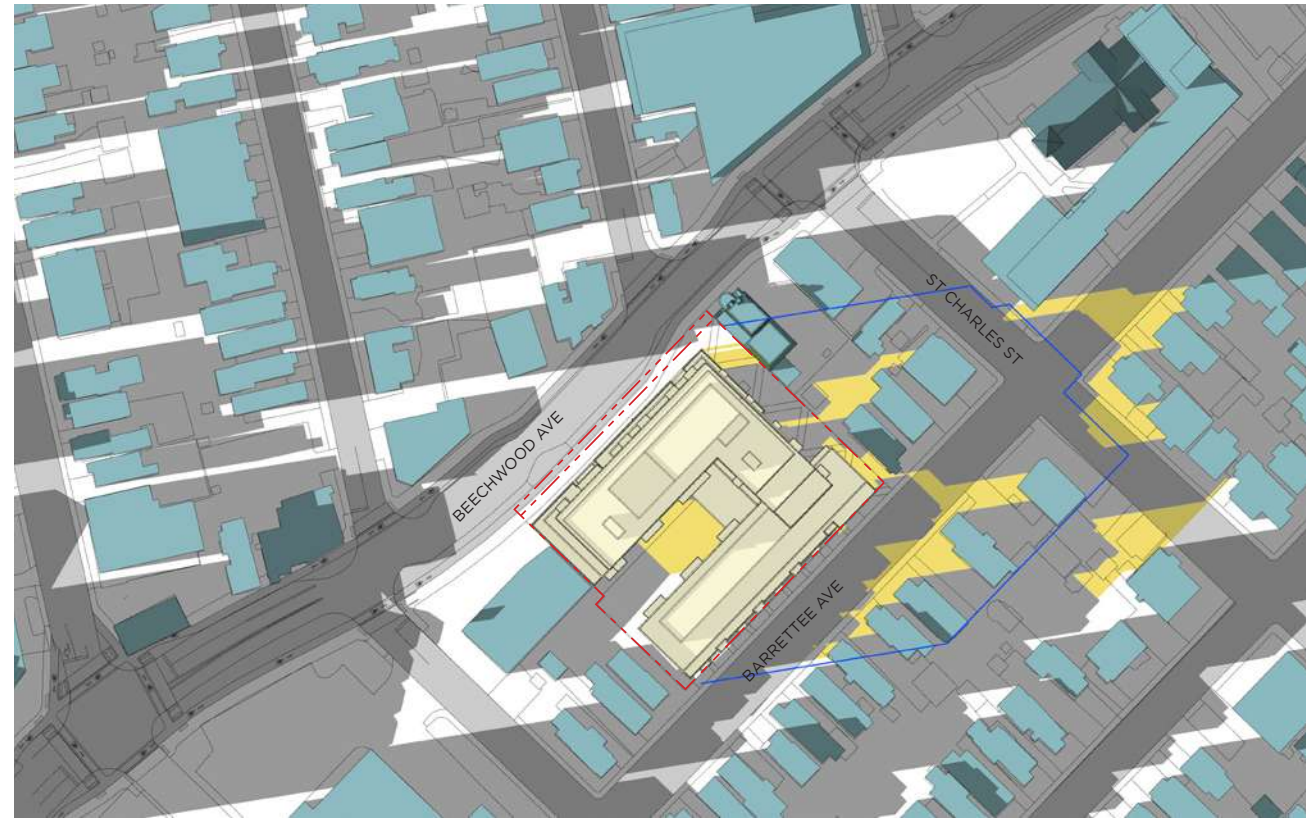


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5:00PM



6:00PM

**SHADOW STUDY
SEPTEMBER 21**

- PROPOSED DEVELOPMENT
- PROPOSED SHADOW OUTLINE
- AS OF RIGHT SHADOW OUTLINE
- EXISTING OR APPROVED CONTEXT BUILDINGS
- PROPERTY LINE



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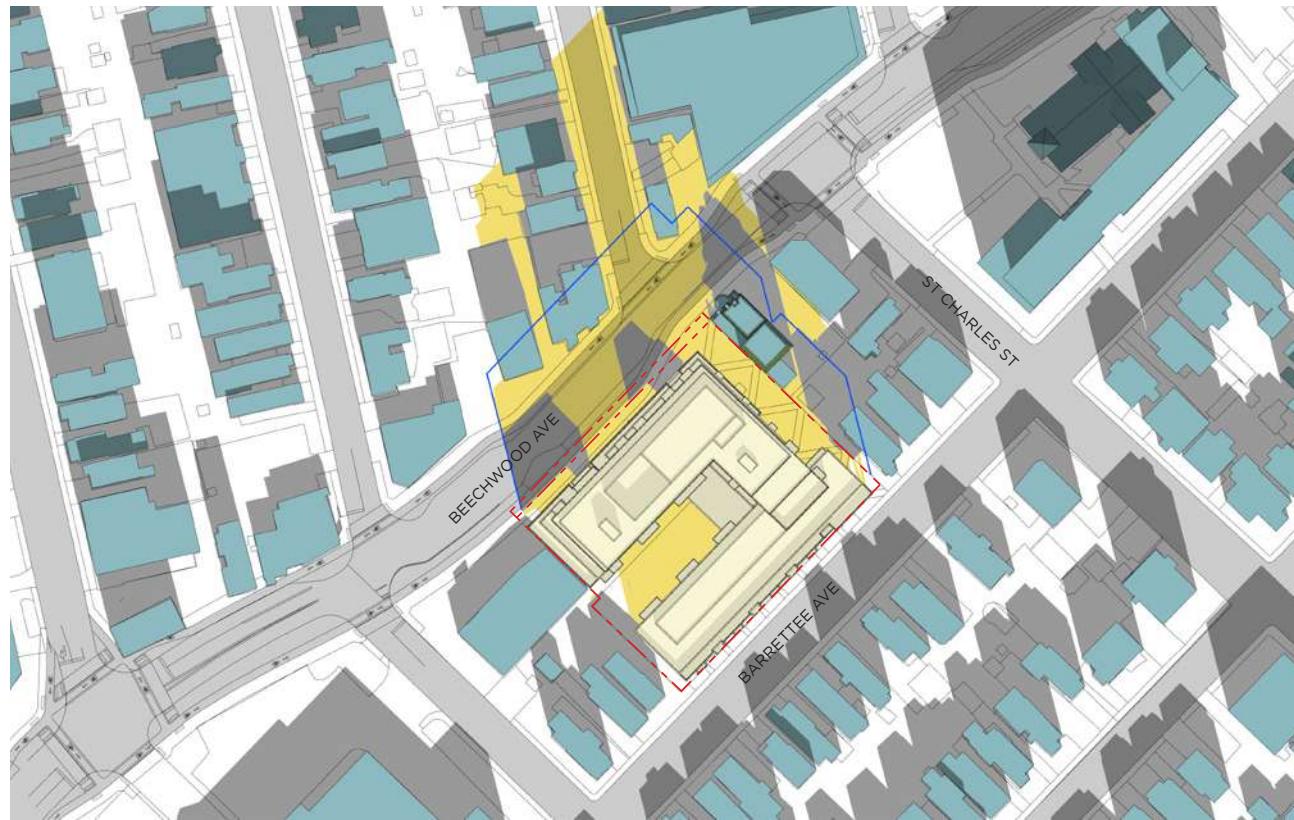




9:00AM



10:00AM



11:00AM



12:00AM

**SHADOW STUDY
DECEMBER 21**

- PROPOSED DEVELOPMENT
- PROPOSED SHADOW OUTLINE
- AS OF RIGHT SHADOW OUTLINE
- EXISTING OR APPROVED CONTEXT BUILDINGS
- PROPERTY LINE



FOTENN





1:00PM



2:00PM



3:00PM

**SHADOW STUDY
DECEMBER 21**

- PROPOSED DEVELOPMENT
- PROPOSED SHADOW OUTLINE
- AS OF RIGHT SHADOW OUTLINE
- EXISTING OR APPROVED CONTEXT BUILDINGS
- PROPERTY LINE



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