GLADSTONE VILLAGE

Introducing the Gladstone Village Phase 1

UDRP - December 3rd, 2021

Ottawa Community Housing / ARRIV Properties

Index

INTRODUCTION

- Ottawa Community Housing (OCH) is a non-profit corporation, a subsidiary of the City of Ottawa, and governed by a Board of Directors and a CEO.
- OCH is the largest affordable housing provider in Ottawa and 2nd largest in Ontario.
- We own 400 acres on 160 sites within the Greenbelt, improved with 15,000 affordable apartments, serving 32,000 residents (families, couples & seniors).
- Our buildings average 50 yrs old, with many approaching end-of-service life.
- We provide our tenants with safe, secure and affordable rental housing.
- The housing affordable crisis continues to escalate in Ottawa, requiring action.
- Target household salaries for this project will range from $40k to $110k.

OCH operating as ARRIV Properties

PROPRIÉTÉS ARRIV PROPERTIES

OTTAWA COMMUNITY HOUSING
LOGEMENT COMMUNAUTAIRE D'OTTAWA

www.och-lco.ca

GLADSTONE VILLAGE

- OCH acquired these lands in May 2017 and has pursued design work with FoTenn (planning), Stantec (civil), Parsons (transportation), and Diamond Schmitt / KWC (architectural). We have worked very closely with the City and community along the way.
- City adopted the “Corso Italia Station District Secondary Plan” and rezoned our site in March.
- OCH submitted its ‘Draft Plan of Subdivision’ application on July 2nd and its ‘Site Plan’ application for this Phase 1 project on September 23rd.
- The subdivision = new streets, sidewalks, multi-use pathways, infrastructure, and low-/mid-/high-rise buildings totaling 1,100 units, with commercial spaces alongside an LRT station.
- Our 1st phase = 338 units within an 18- and a 9-storey building connected by 4-storey podium, with rooftop terraces, and 1 level of sub-surface parking. The mix will include studios, 1-, 2-, 3-, and 4-bed units. Retail potential (e.g. 3,000 ft^2) is being explored.

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RENEWAL OBJECTIVES

- ✓ **Mixed-income** (public rental and private rental/ownership)
- ✓ **Mixed-use** (residential with some retail/office uses)
- ✓ **Mixed-density** (low-, mid-, and high-rise)
- ✓ **Mixed-lifestyles** (families, seniors, couples, and singles)
- ✓ **Phased development**
- ✓ **Partnerships**
- ✓ **Proud designs, responsible infill, safe & secure**
- ✓ **Open Space & Park access**
- ✓ **Innovation & Sustainability**
- ✓ **Connectivity, Circulation & Accessibility**

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SUSTAINABILITY FEATURES

- ✓ Built to Passive House standards
- ✓ District energy ready
- ✓ High efficiency heating/cooling
- ✓ Wastewater heat recovery
- ✓ Solar Photo Voltaic array on the rooftops
- ✓ Four stream garbage/recycling
- ✓ Permeable pavement/hard scape and soft scape
- ✓ Other extensive sustainability features

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SCHEDULE

- ‘Subdivision’ and ‘Site Plan Applications’ under review with the City
- Advancing design with Diamond Schmitt / KWC architects
- Approvals in spring/summer 2022
- ~ 24 months of construction
- Completion in summer of 2024
- Occupancy to be staggered through summer & fall 2024

1. PROCESS SUMMARY

Required Applications

The presentation today represents Phase 1 of the overall development plan for the lands to be known as Gladstone Village. A Draft Plan of Subdivision application for the entire lands at 933 Gladstone Avenue, in the City of Ottawa has recently been submitted.

The overall plan is for a mixed-income, master-planned community that provides opportunities for integrated market rate and affordable housing with supporting nonresidential uses within proximity of the future Corso Italia Transit Station. Phase 1 of the overall plan will require a Site Plan Control Application to facilitate a mixed-use development comprising of two tower portions of 18-storey and 9-storeys atop a shared three (3) storey podium.

Site History

The subject lands are located within the Corso Italia Station District Secondary Plan Area which was approved by Council in April 2021 and to be included in the West Downtown Core Secondary Plan as part of the new Official Plan process.

In partnership with Ottawa Community Housing, the Secondary Plan was prepared through an extensive public engagement process, involving residents, business owners, developers, federal and municipal agencies, affected community associations, and the Ward Councillors.

As a large landowner in the Secondary Plan area, Ottawa Community Housing was actively involved with the development of the Plan. The Concept Plan submitted by OCH as part of the Plan of Subdivision Application is fully embedded in the Secondary Plan and reflected in the Phase 1 development plan.

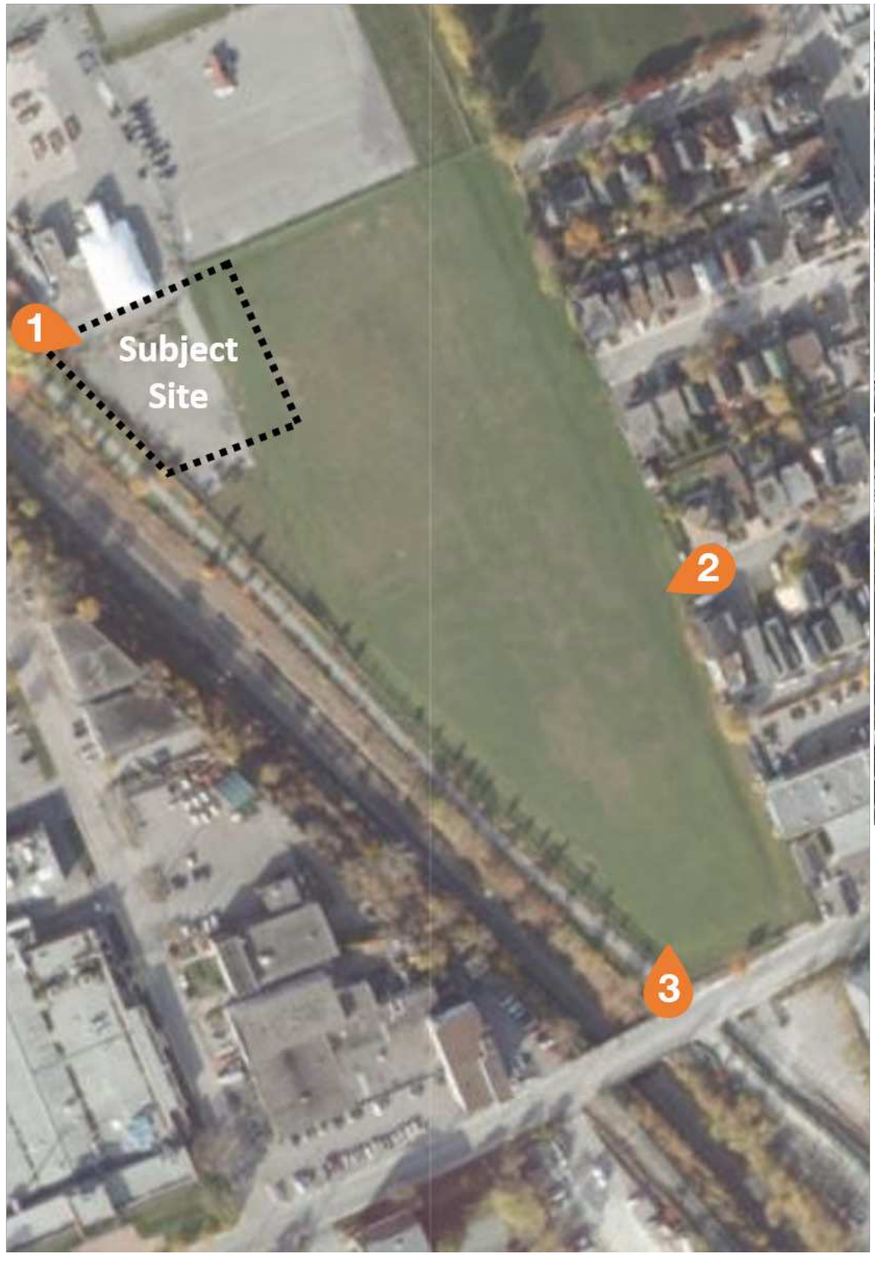
The Secondary Planning process which was led by the City of Ottawa also included a Zoning By-law Amendment for the subject lands to ensure the zoning framework for these lands was inline with the directives of the Secondary Plan. The Zoning By-law Amendment was approved by Ottawa City Council but was subsequently appealed.

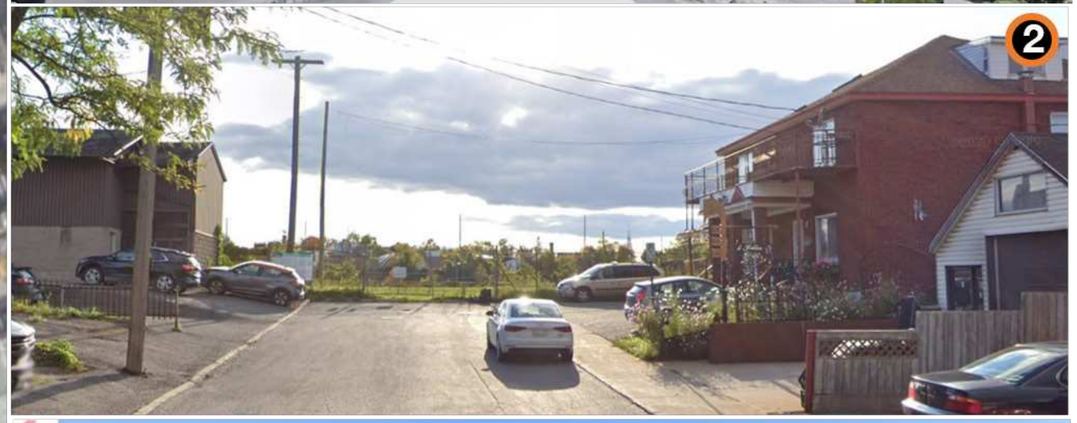
Public Consultation Strategy

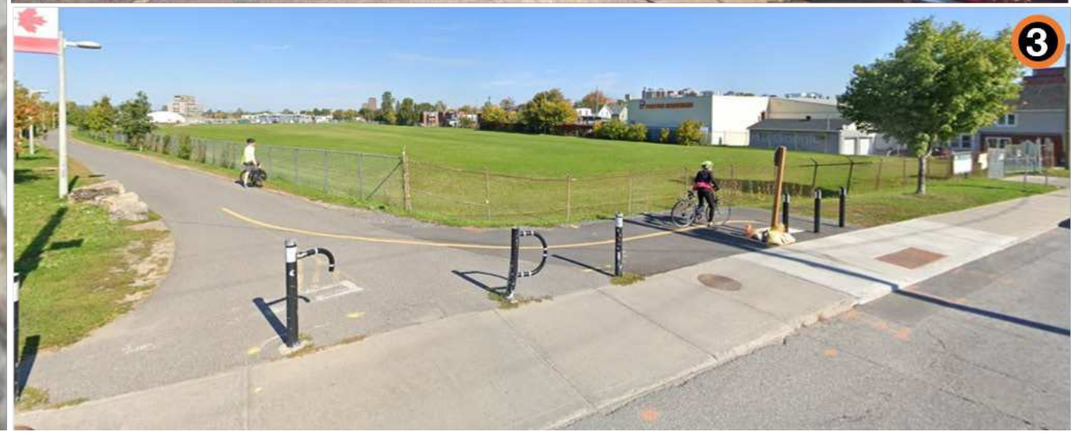
The following outlines the steps in the consultation strategy:

- Concept Plan for the site was shown as part of the public engagement initiative relating to the Corso Italia Station District Secondary Plan approval process (i.e., workshops, open houses, presentation at Planning Committee.) This Concept Plan is now embedded in the Secondary Plan.
- Meetings were held with various community groups prior to application submission.
- Numerous meetings were held with neighbouring property owners.
- Notification of neighbouring property owners and posting of public signage, to be completed by City staff;
- Subsequent Site Plan applications for blocks within this subdivision will be subject to additional public consultation (open houses and Formal UDRP)
- In partnership with the City of Ottawa, all public engagement activities will comply with Planning Act requirements, including circulation of notices and the Statutory Public Meeting.

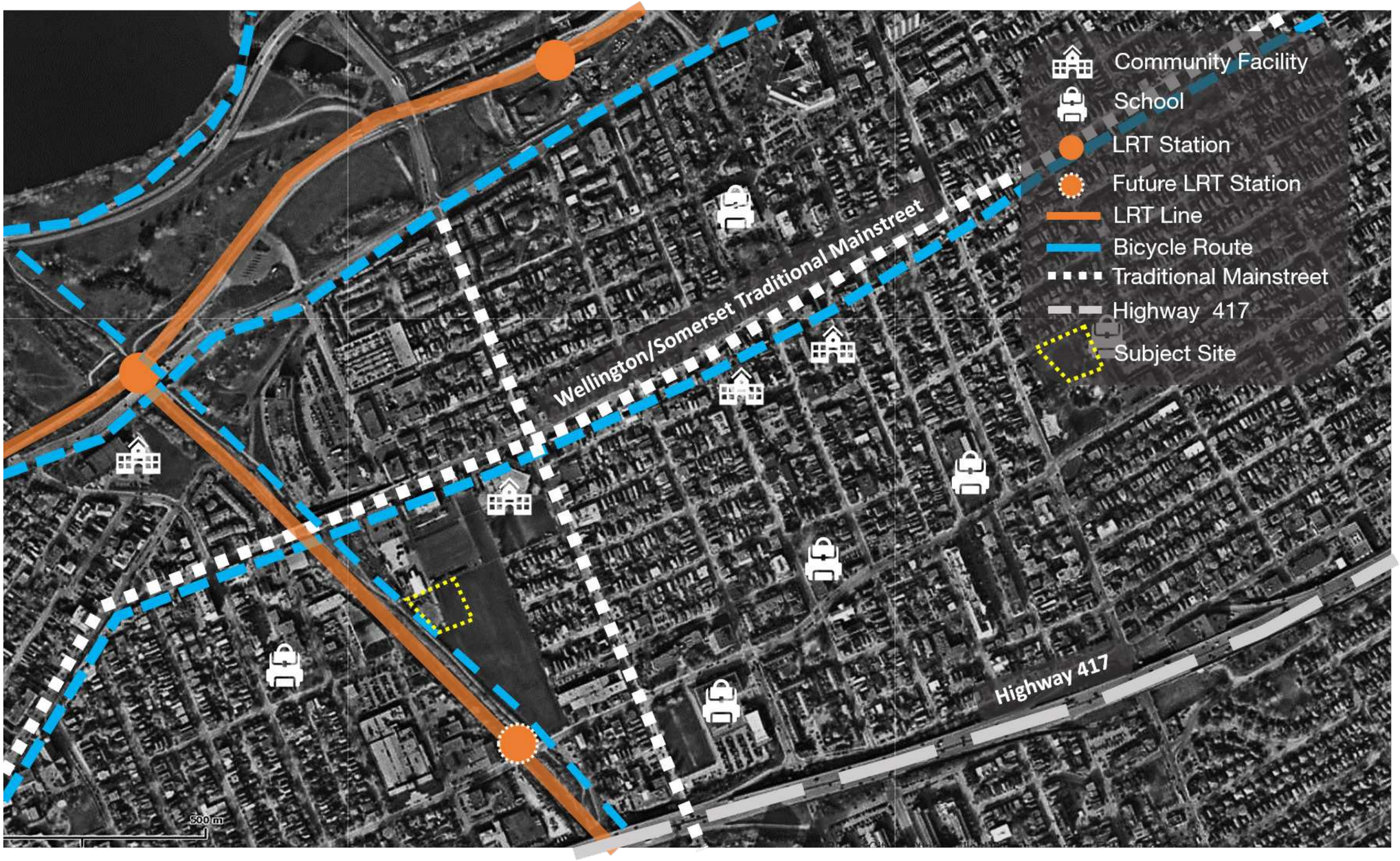
2. SITE CONTEXT







2. SITE CONTEXT



3. SUBJECT PROPERTY

Property Details

The subject property is located on the north-west corner of 933 Gladstone Avenue within the City of Ottawa. The subject lands are bounded by 1010 Somerset Street West to the north, the Multi-Use Pathway and LRT Trillium Rail Corridor to the west, and vacant lands to be developed as future phases of this community to the east and north.

The former Public Works and Government Services lands at 1010 Somerset Street West to the north were recently purchased by the City of Ottawa.

The subject lands are currently vacant and were previously improved by a federal government warehouse which was demolished in 2015.

Site Context

The subject lands are located west of the City of Ottawa's downtown core, north of Gladstone Avenue and Highway 417. The subject lands are in an area currently characterized by low-rise residential, light industrial, recreational, and commercial uses.

The lands are directly adjacent to the Trillium Line LRT corridor to the west and the residential Hintonburg-Mechanicsville neighbourhood which consists of a range of detached and semi-detached dwellings as well low-rise apartments.

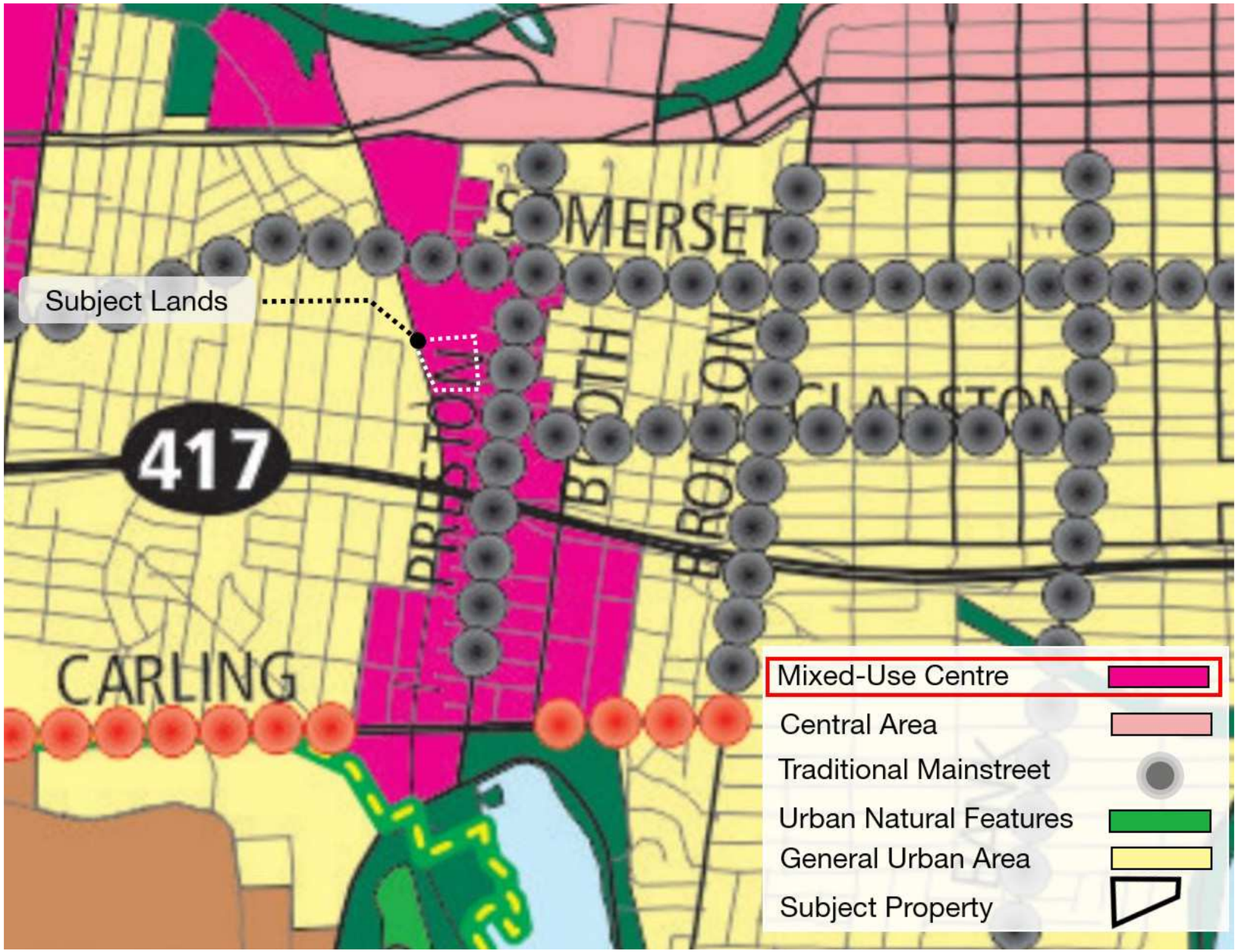
To the east are low-rise commercial and residential uses and the Preston Street Traditional Mainstreet in Ottawa's Little Italy neighbourhood.

Gladstone Avenue to the south is an important east-west arterial road, extending between Parkdale Avenue in the west and Elgin Street in the east.

Gladstone provides access through the Hintonburg-Mechanicsville, West Centretown, and Centretown neighbourhoods, acting as a Traditional Mainstreet within the Centretown neighbourhood.

The future Corso Italia LRT Station is planned for Gladstone Avenue, in close proximity and south of the subject lands at the south-west corner of the 933 Gladstone Avenue.

4. POLICY RESPONSE



Schedule B - Land Use Designation

Official Plan

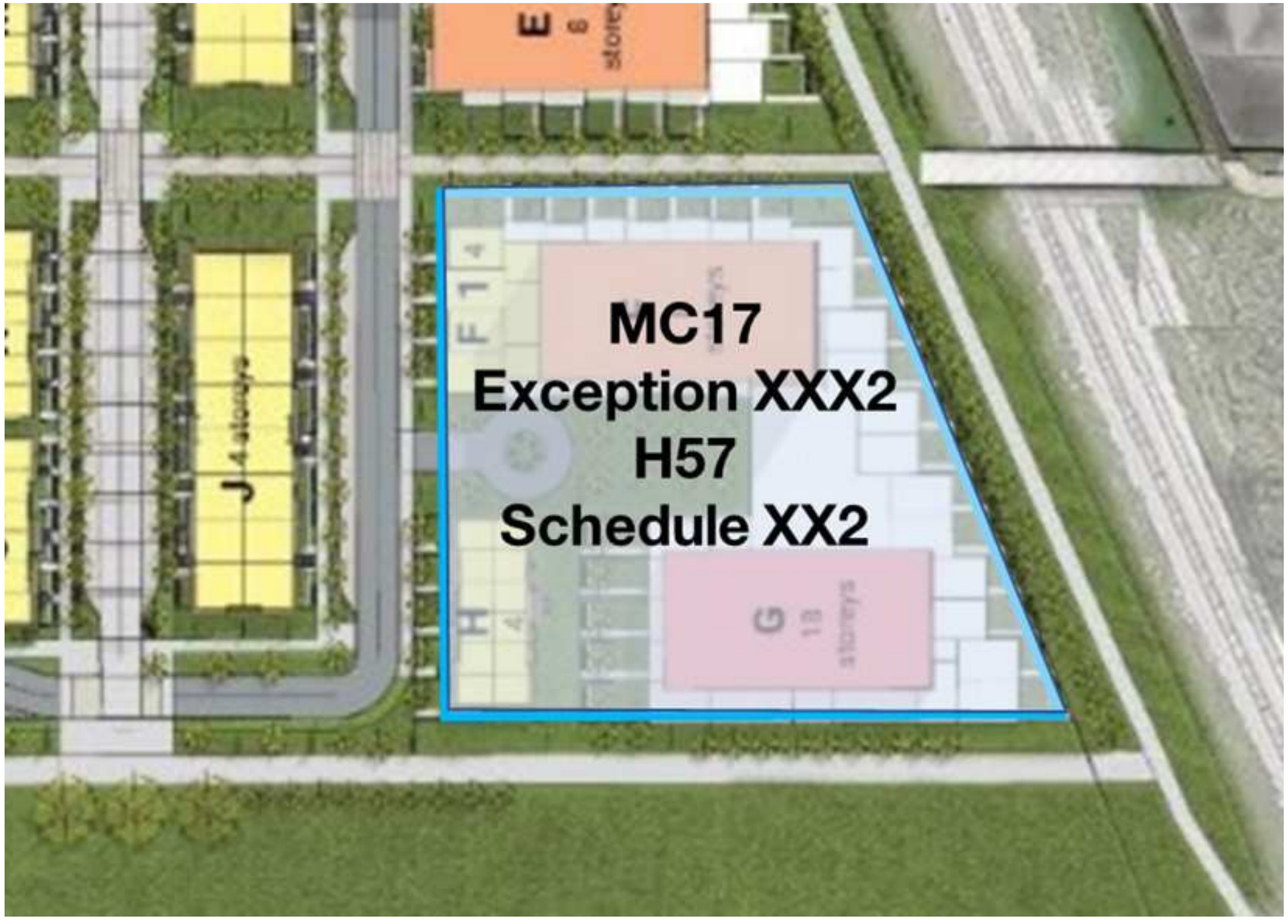
Land Use Designation

The subject lands are designated Mixed-Use Centre in the City of Ottawa's Official Plan. The Mixed-Use Centre Designation is applied to lands that are best suited to facilitate residential and commercial intensification in areas conveniently accessible by transit, walking, and cycling.

Lands within the Mixed-Use Centre Designation are generally located near rapid-transit stations and contain one or more arterial roads with all-day, frequent transit service. The policies of the Mixed-Use Centre Designation aim to efficiently optimize the use of land through compact mixed-use development.

The proposal adheres to the overall direction of the Official Plan.

4. POLICY RESPONSE



Zoning By-law (2008-250)

A site-specific Zoning By-law Amendment was tailored by the City of Ottawa for Ottawa Community Housing as part of the Secondary Plan process. The zoning amendment allowed for the development of the site as per the Secondary Plan.

The amendment rezoned this portion of 933 Gladstone Avenue from the current Mixed Use Centre, Floor Space Index 1.5 (MC F (1.5)) Zone to Mixed Use Centre, Subzone 17, Exception XX2, Height Max 57 metres, Schedule XX2, (MC17[XXX2] H57 SXX2). The amendment applied specific height provisions which are aligned with the Corso Italia Station District Secondary Plan (Schedule B) which indicated permission for up to 18-storeys on the lands.

City Council approved the amendment; however it was appealed and is therefore not yet in force.

5. POLICY RESPONSE

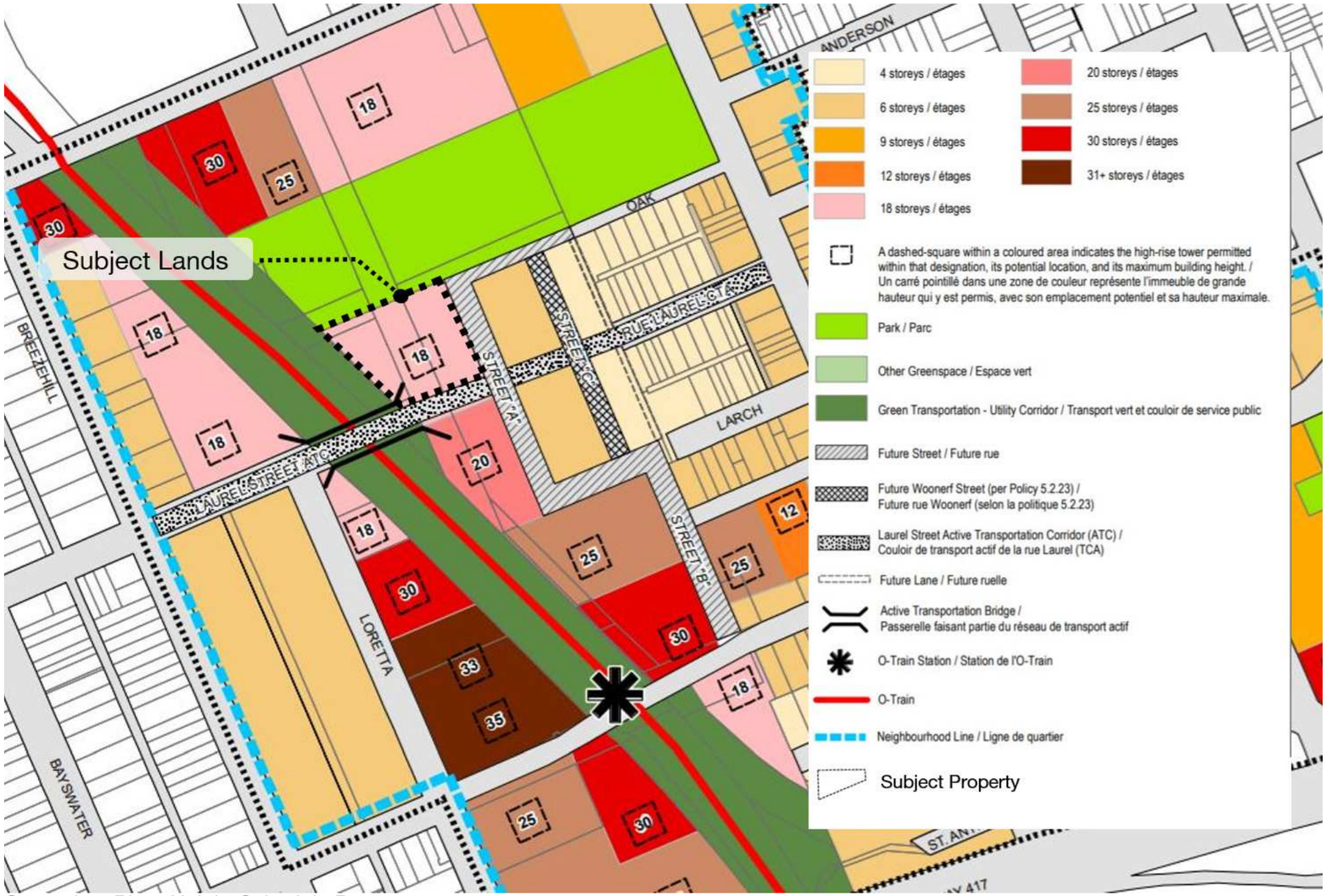
Secondary Plan - Land Use Designation

Corso Italia Station District Secondary Plan

The lands are within the Corso Italia Station District Secondary Plan and are designated “Station Area”. This designation has been applied to those lands that immediately encompass the Corso Italia Station. The primary objective of this designation is to facilitate a wide range of transit supportive functions and built form, including the tallest buildings and highest densities in the Corso Italia Station District. Within the Station Area, building heights will decrease as development moves away from the station and context-sensitive designs in this area will provide desirable transitions.

The Station Area provides opportunities to connect the established nearby neighbourhoods and to create a district within the city that is built around transit and alternative transportation, minimizing reliance on automobiles.

5. POLICY RESPONSE



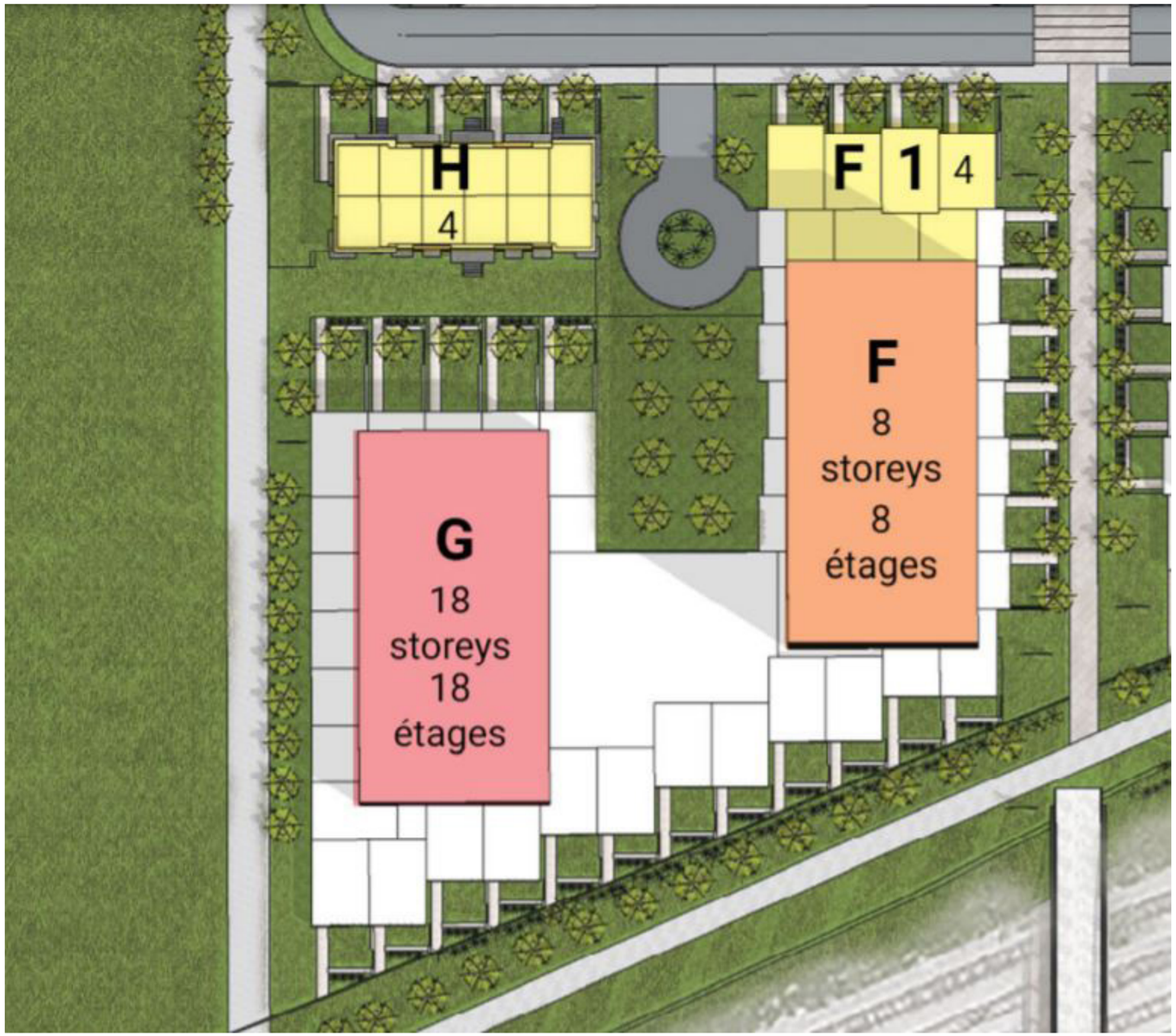
Secondary Plan- Height Schedule B

Corso Italia Station District Secondary Plan

The Secondary Plan area is envisioned to accommodate an eclectic mix of different building heights, massing, and typologies. Secondary Plan policy states development within the District shall conform to the Official Plan built form policies pertaining to the Mixed-Use Centre and Traditional Mainstreet designations as well as the relevant City design guidelines.

Schedule B of the Secondary Plan establishes maximum building heights of 18-storeys on this portion of the subject property.

5. POLICY RESPONSE



Demonstration Plan - Secondary Plan

Corso Italia Station District Secondary Plan

The proposal as presented adheres to the intent and objectives of the secondary plan and accompanying demonstration plan which have been directly informed by the objectives and polices of the Official Plan.

6. Project Context

6.1 Introduction

The Gladstone Village Phase 1 development is to provide the first in a series of high- and mid-rise buildings that will provide market and below-market rental units for a diverse cross-section of the community, located in a transit-oriented neighbourhood anchored by the future Corso Italia LRT station.

This development will aim to provide affordable housing units from smaller studio and one-bedroom units for singles and couples, through to larger two- and three-bedroom units. In addition, a percentage of units will be designed to be meet barrier-free requirements, with all other units to be barrier-free visitable. Additionally, this will allow for people to remain in place for extended periods of time, including designing with growing families in mind, as well as units that support aging-in-place.

The Gladstone Village Phase 1 development will include various private, semi-private and communal amenity spaces, specifically designed to address the current needs of the new residents. Amenity spaces will be designed to provide various opportunities for social interaction and enhance the overall well-being of the mixed-user community. Some of these spaces include laundry facilities, scooter and stroller dedicated storage, bicycle parking and repair stations, flexible lounge spaces and exterior amenities such as community gardens and children's play areas.

Finally, the first phase of Gladstone Village aims to minimize its environmental footprint through a series of sustainable strategies. Goals have been established in order to plan the new community for future district energy readiness, provide for photovoltaics as part of the base design, and to detail the building and systems in keeping with Passive House principles. In this way, the development aims provide the greatest benefit for the community while minimizing its ecological footprint.

The following pages detail both the understanding of the technical aspects of the development area, as well as the understanding of the community into which the Gladstone Village development will be built.

6. Project Context

6.2 Contextual Analysis

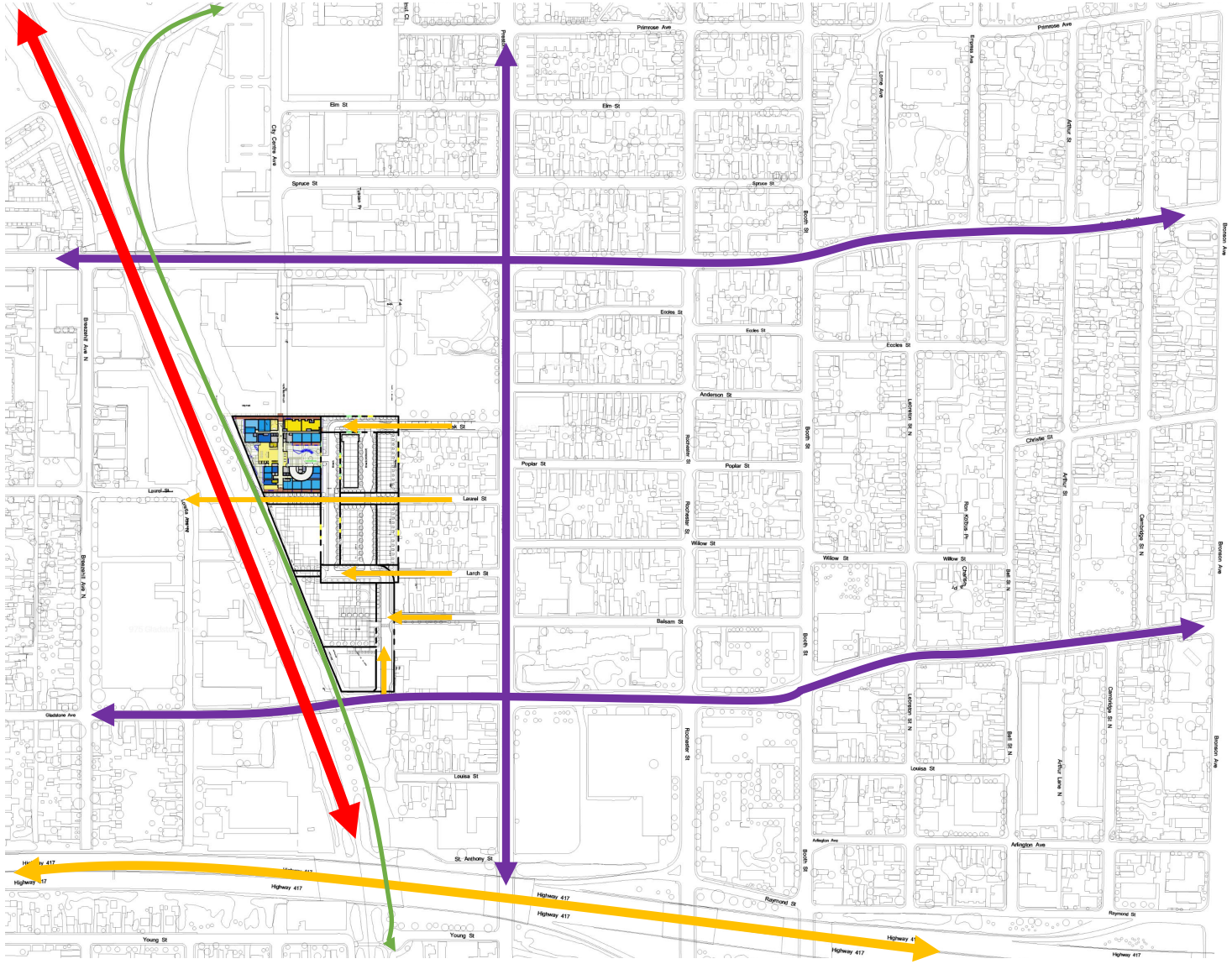
The Corso Italia district is a rich and vibrant community with a long history and a tight-knit fabric. The new Gladstone Village Phase 1 development aims to fit into the neighbourhood through careful integration in order to support and supplement the existing community.

The proposed master plan of the Gladstone Village development seeks to take advantage of it's well placed location and connection into the wider surroundings, beginning with the development of Phase 1.

One of the focal elements for the development is the OC Transpo corridor, and connectivity to the new Corso Italia LRT station, currently under construction, which will be in walking and cycling proximity for residents.

The development will also incorporate feeder streets that allow for pedestrian, vehicular and cycling traffic into the neighbourhood. At the north boundary, Oak Street will act as a primary vehicular entry on the one side of the site from Preston Street. From the south, the development will be fed through a newly proposed street leading inwards from Gladstone Avenue.

This is further supplemented by an extension of Laurel Street, from east to west, including connection over the OC Transpo O-Line, which will be implemented as an 'Active Transportation Corridor' for cyclists and pedestrians, with connection to the Multi-Use Pathway.



6. Project Context

6.3 Gladstone Village Master Plan

The conceptual masterplan for the Gladstone Village Development details a pedestrian-oriented district, with a gradual increase in density from the east boundary where it meets the existing Corso Italia neighbourhood, through to high-density towers on the west side along the Multi-Use Pathway and the OC Transpo LRT line.

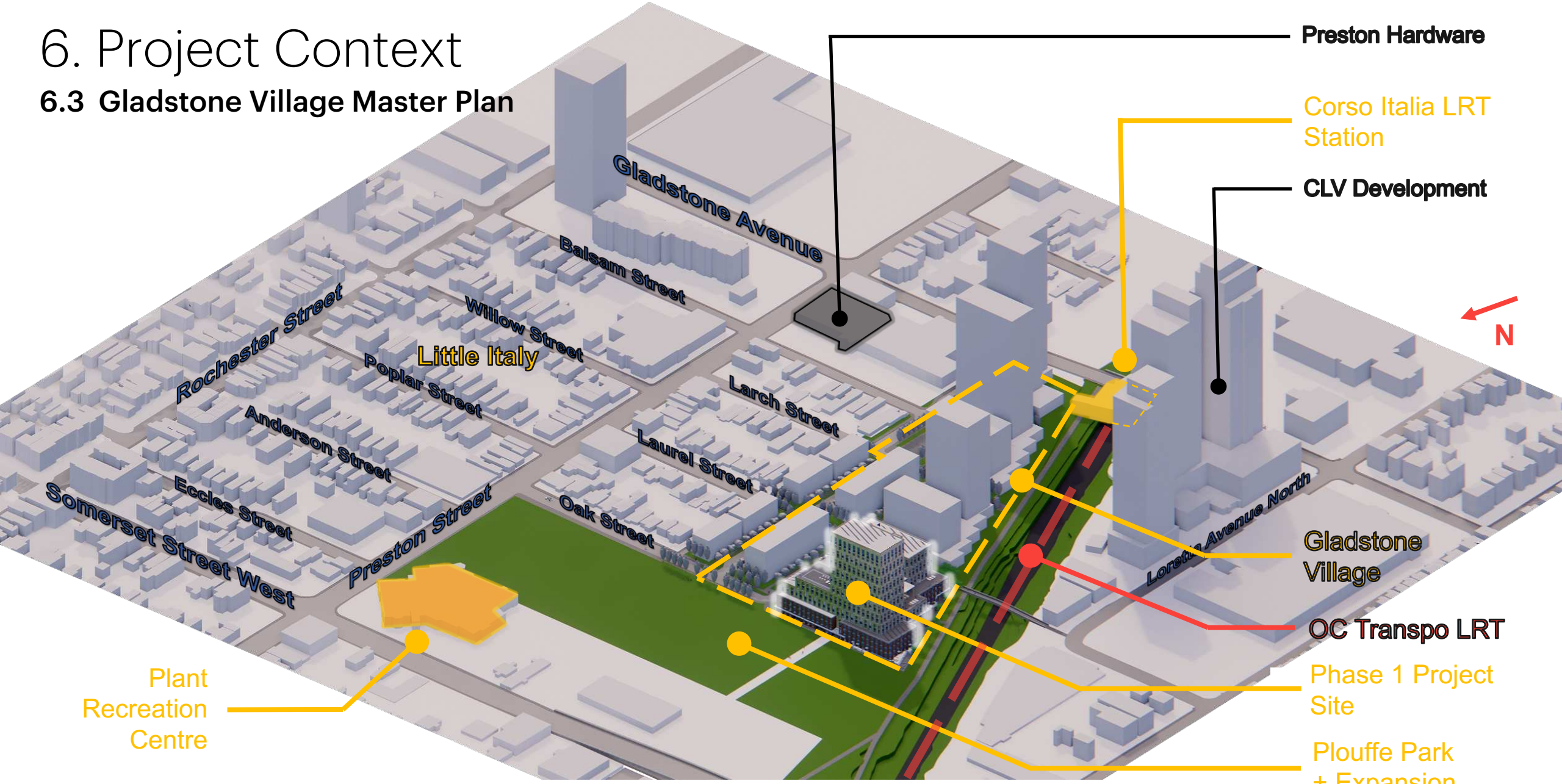
The first phase of the development will be Block 6, at the north-west corner of the masterplanned site. The project site will consist of one 18-storey high-rise tower, with a second midrise component, with a 3-storey podium at it's base.

The base itself will be animated through a mix of residential, amenity and retail uses in order to create a vibrant and attractive ground floor level. Through the introduction of spaces dedicated to both tenants and the greater public, the site will attract pedestrian through-traffic.

The Phase 1 development will be bounded by Plouffe Park, based on its future expansion, providing residents with a broad greenspace and open views from the north and east units.

6. Project Context

6.3 Gladstone Village Master Plan

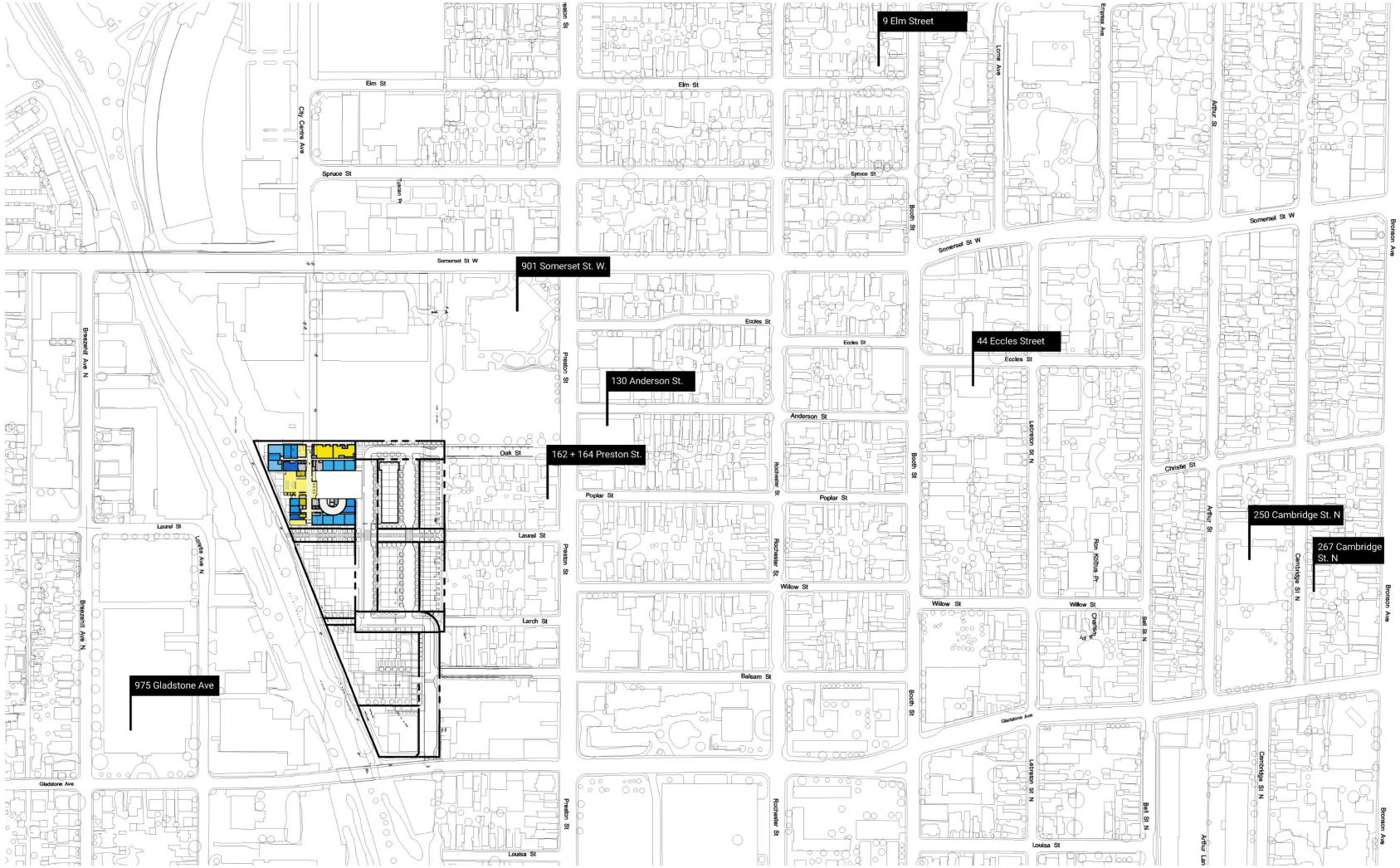


6. Context

6.4 Surrounding Neighbourhood Architecture

As part of the design and planning process of the first phase of the Gladstone Village development, a key understanding of the existing neighbourhood that the project will be inserted into need to be understood. The map on the right-hand side illustrates the projects referenced in the following pages

While the buildings highlighted are not exhaustive in their representation of the surrounding community, they look to present an overall cross-section of the neighbourhood architecture and typologies that were observed. These typologies have fed into the current contextual understanding and development of the proposed project.



6. Context

6.5 Surrounding Neighbourhood Architecture

Local Residential Typology – Example No. 1

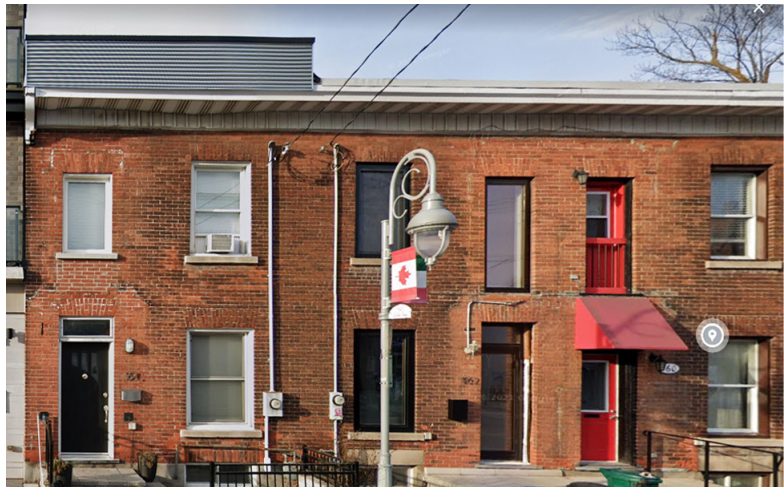
9 Elm Street

Ottawa, ON

Local Residential Typology – Example No. 2

267 Cambridge Street

Ottawa, ON



Local Residential Typology – Example No. 2

162 + 164 Preston Street

Ottawa, ON

6. Context

6.5 Surrounding Neighbourhood Architecture

Local Business Typology – Example No. 1

Canada Bank Note Company

975 Gladstone Ave.

Ottawa, ON

Local Business Typology – Example No. 2

Bridgehead Coffee

130 Anderson Street

Ottawa, ON

Local Business Typology – Example No. 3

44 Eccles Street

Ottawa, ON

6. Context

6.5 Surrounding Neighbourhood Architecture

Local Academic Typology – Example No. 2

Cambridge Street Public School

250 Cambridge Street

Ottawa, ON

Local Residential Housing Typology – Example No. 2

267 Cambridge Street

Ottawa, ON

Local Cultural Typology – Example No. 1

Plant Recreation Centre

901 Somerset St W.

Ottawa, ON

7. Addressing Policies & Guidelines

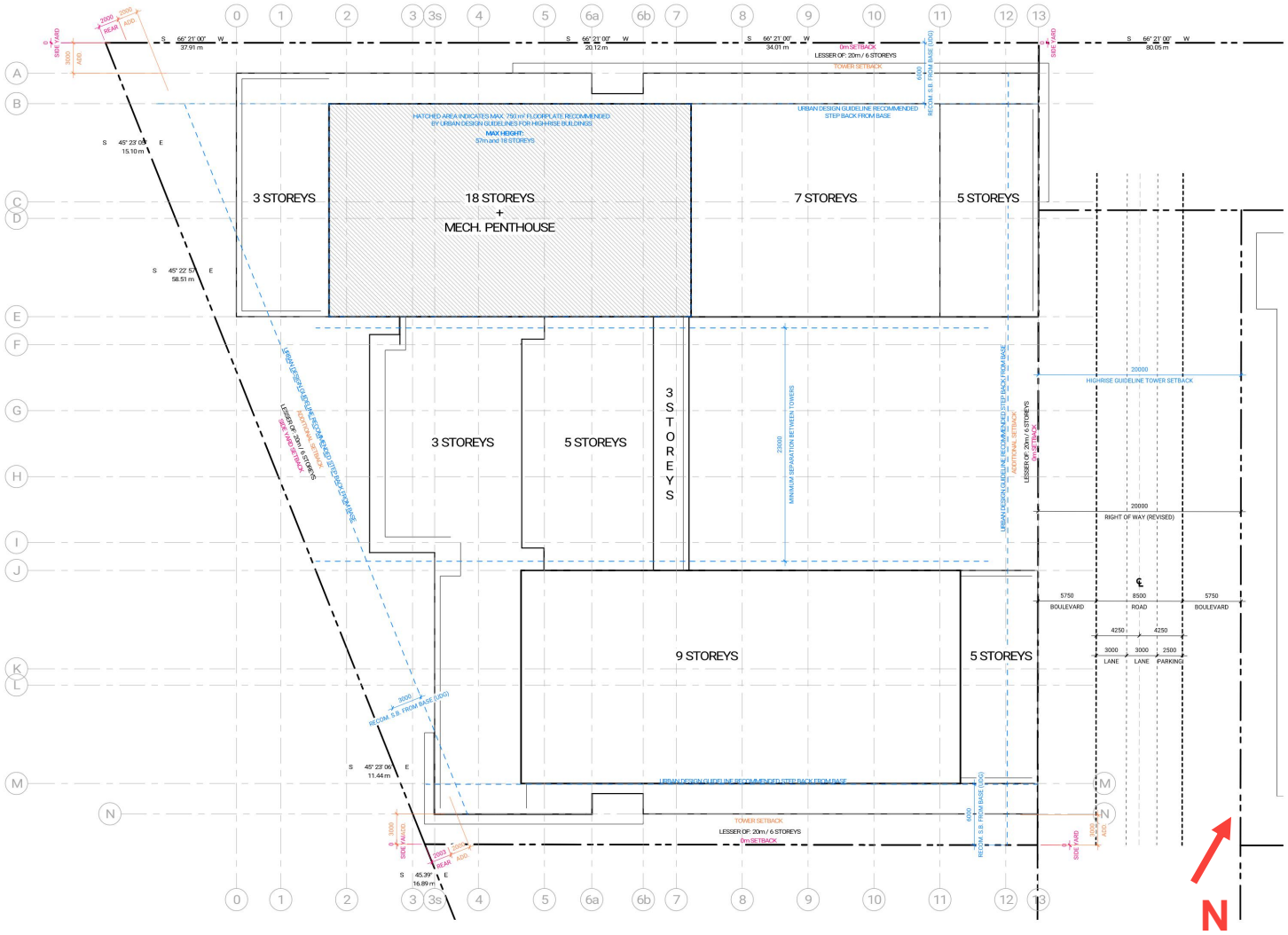
7.2 Site-specific Zoning Requirements

The Gladstone Village Phase 1 development is zoned as a Mixed Use Centre, Subzone 17, Exception XX2 with a maximum height of 57m and 18-storeys (not including exceptions for mechanical or other projections).

The development massing abides by the front and side yard setbacks of 0m, with a rear yard setback of 2m, as prescribed for a rear lot line abutting a rapid transit corridor.

Further to this, the development massing abides by additional tower setback requirements of 2m from the ground floor building face.

While the building does contain an entryway to below grade parking, the setback is well in excess of the 0.3m requirement, with an aisle width in excess of 6m.



7. Addressing Policies & Guidelines

7.3 Urban Design Guidelines for High-rise Buildings

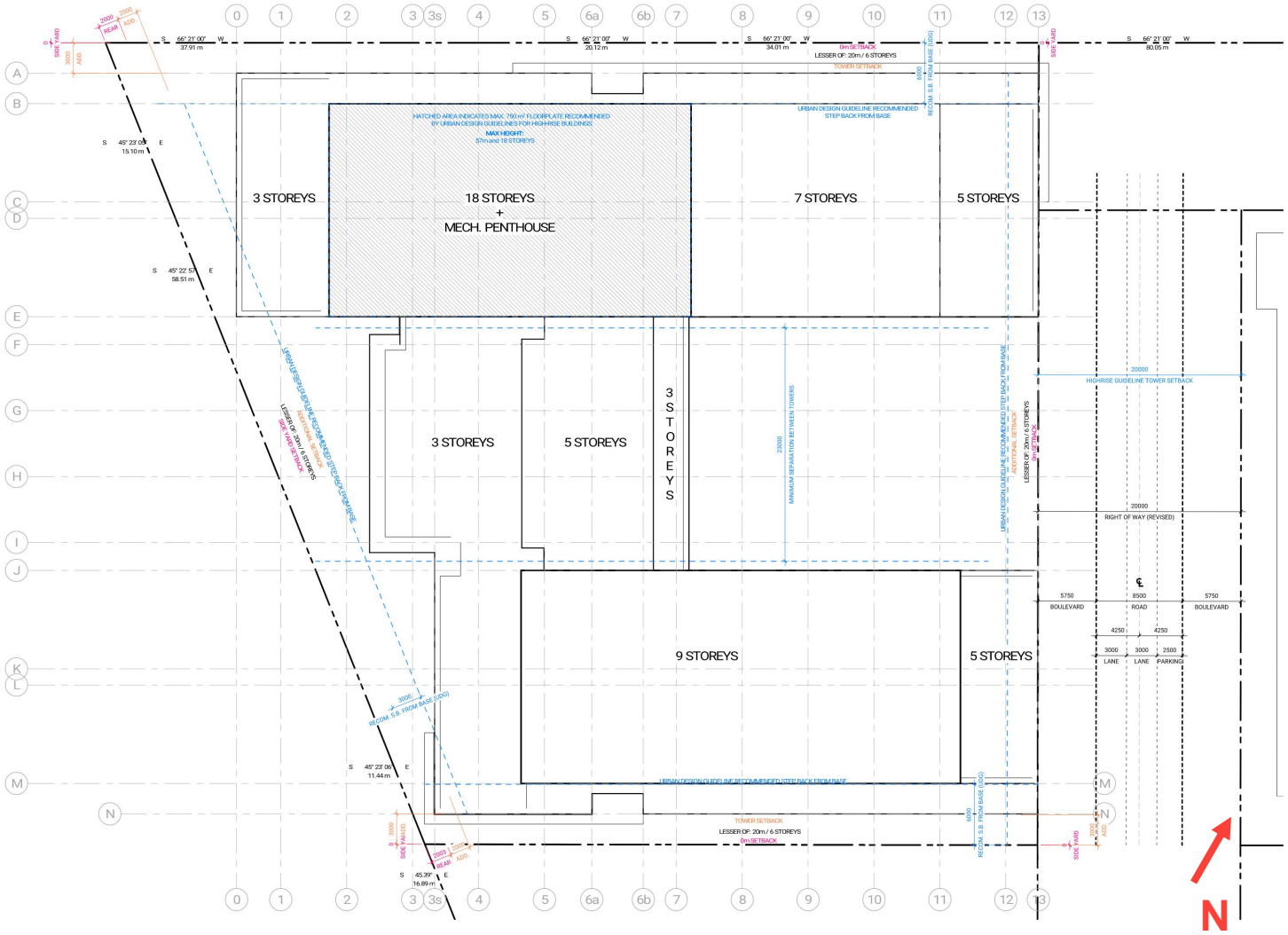
The Gladstone Village Phase 1 development has also been designed in keeping with the recommendations and prescribed requirements of the Urban Design Guidelines for High-Rise Buildings.

The podium design is kept to a maximum height of 20m / 6-storeys within the recommended setbacks.

For the tower and midrise portion of the site, the two masses are kept 23m apart, in excess of the recommended minimum distance requirements.

For the 18-storey tower component, the east face of the tower is well in excess of the 20m requirement from adjacent low-rise property boundaries.

Finally, the tower floorplate is kept to 750m².

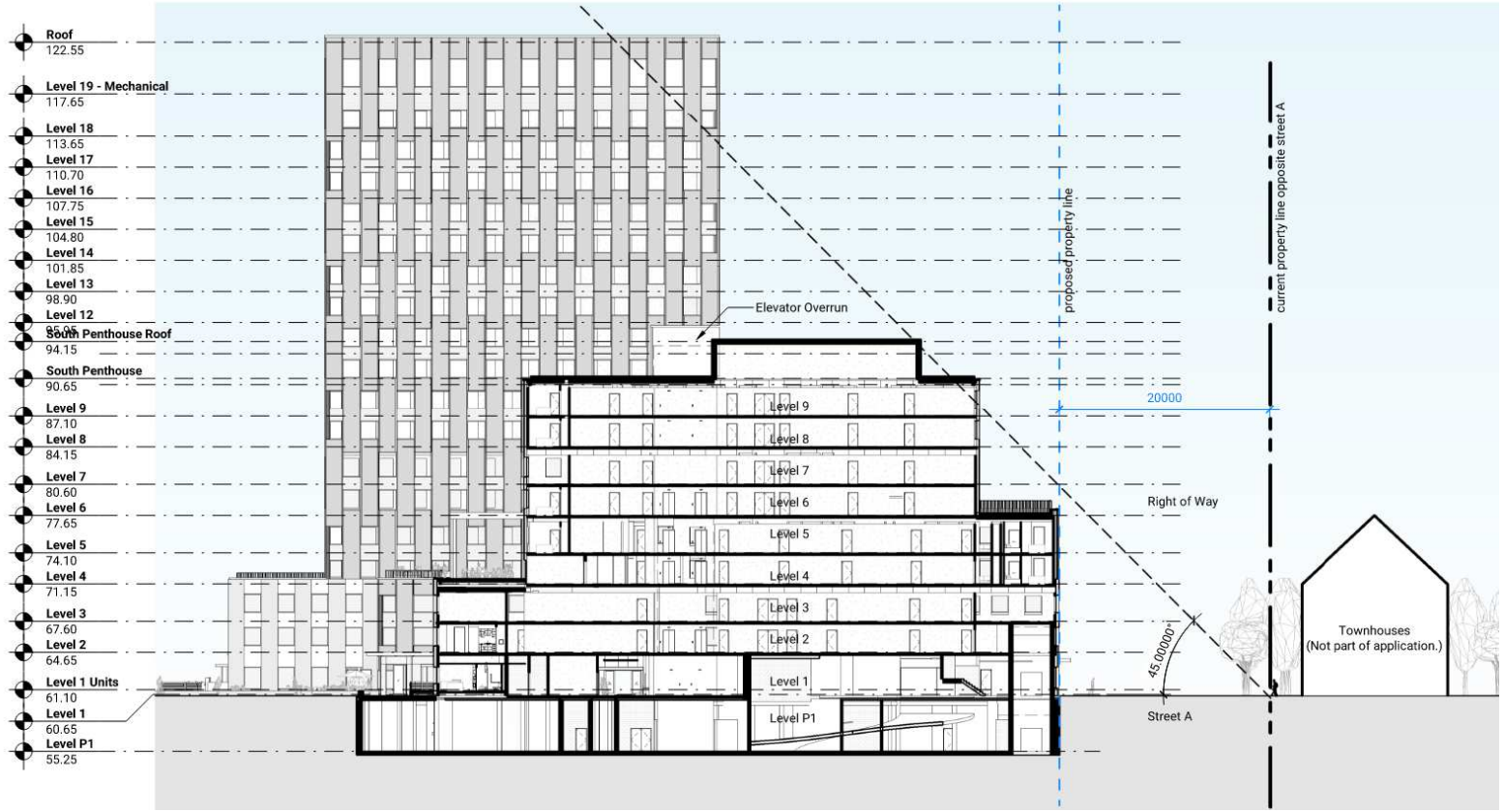


7. Addressing Policies & Guidelines

7.3 Urban Design Guidelines for High-rise Buildings

In order to address the future development of low-rise units directly to the east of the Phase 1 development, the massing of the proposed building generally complies with the requirements of a 45° angular plane, when measured from the opposite side of the proposed Right of Way for Street A.

This angular plane shows general compliance with best practices for high-rise massing in order to provide a desirable transition between the proposed high-rise development, and future low-rise units.



7. Addressing Policies & Guidelines

7.3 Urban Design Guidelines for High-rise Buildings

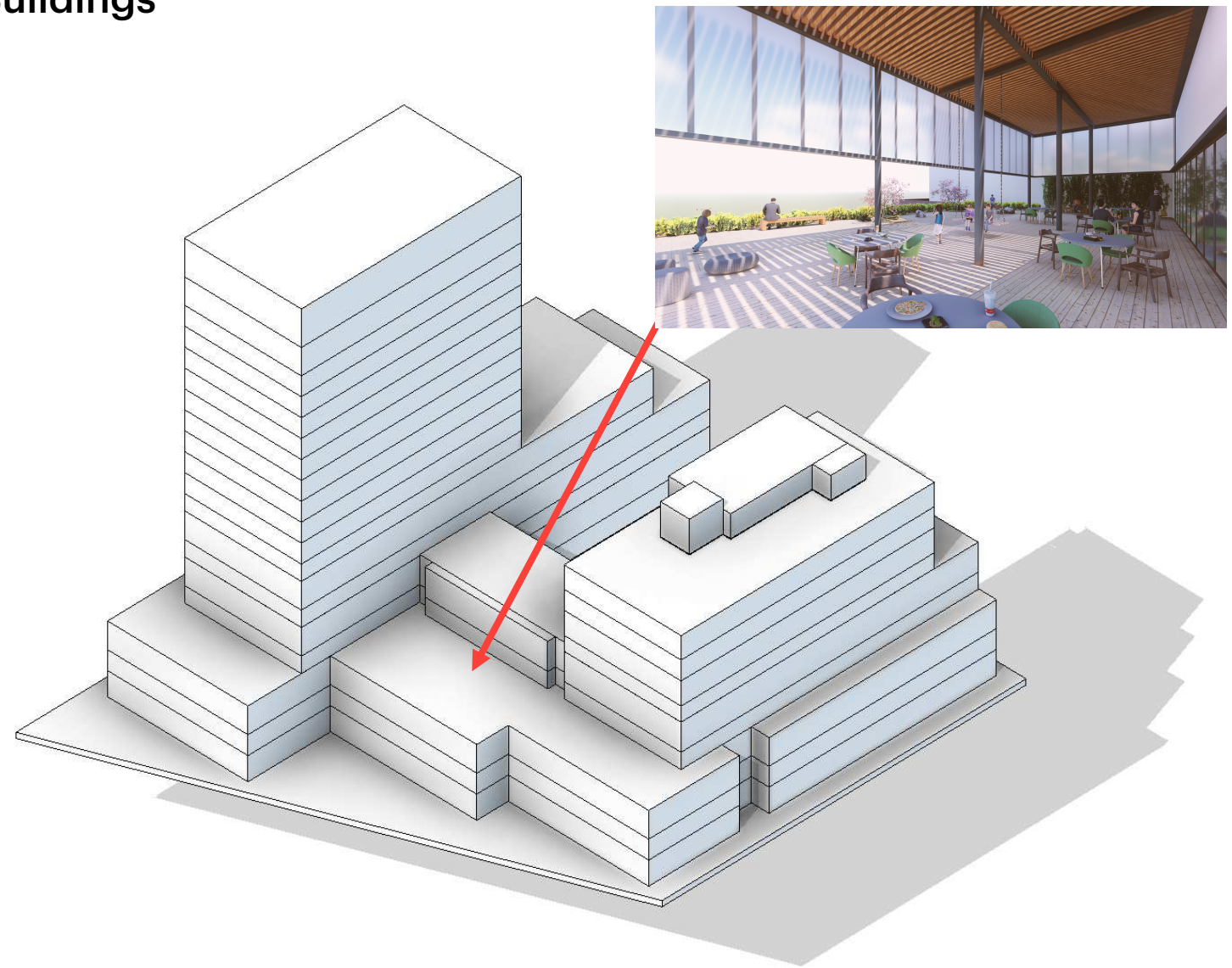
The building massing has been developed hand-in-hand with the site-specific zoning requirements, as well as with best practices outlined in the Urban Design Guidelines for High-rise Buildings. This massing also allows for good daylight access for future residents, as well as to be considerate of its existing and future neighbours.

The base massing of the Gladstone Village Phase 1 development embraces the built form recommendations of the Design Guidelines by providing a base-middle-top approach to its massing.

The podium acts as the base, with a strong horizontal three-storey massing along the south, west and north faces.

The middle portion of the building encompasses the next 6-storeys, from the fourth through the ninth, to provide a slightly set back terraced form from the east. Along the west face, the setbacks are deeper, allowing for occupiable areas.

Finally, the top is served by the tower on the north side of the site. The tower is oriented in the east-west direction in order to maximize the potential for views into Plouffe Park to the north, and to maximize daylighting potential for units along the south.

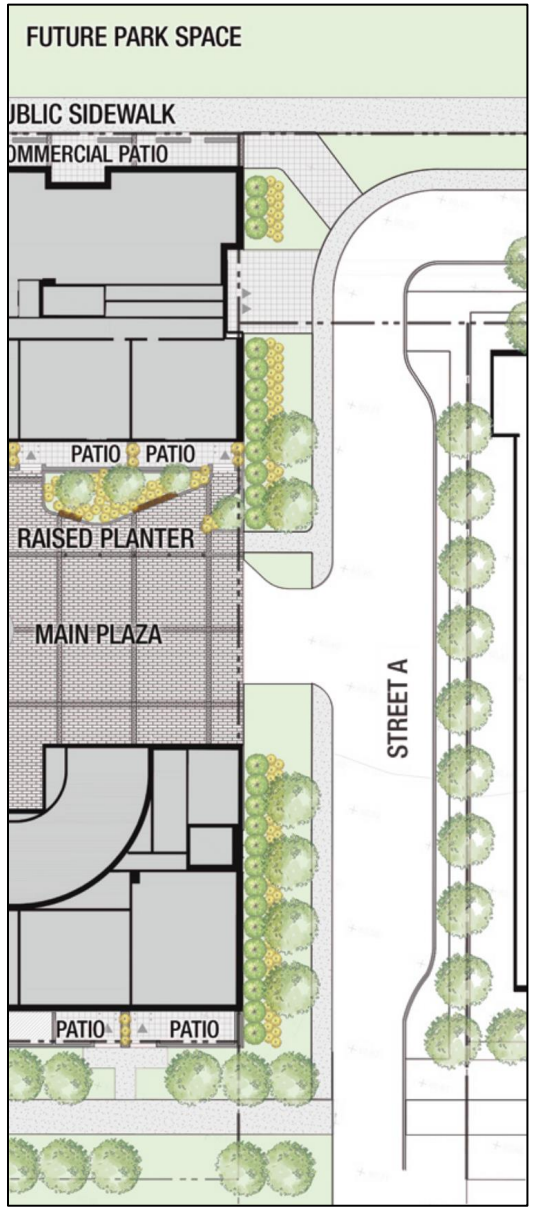


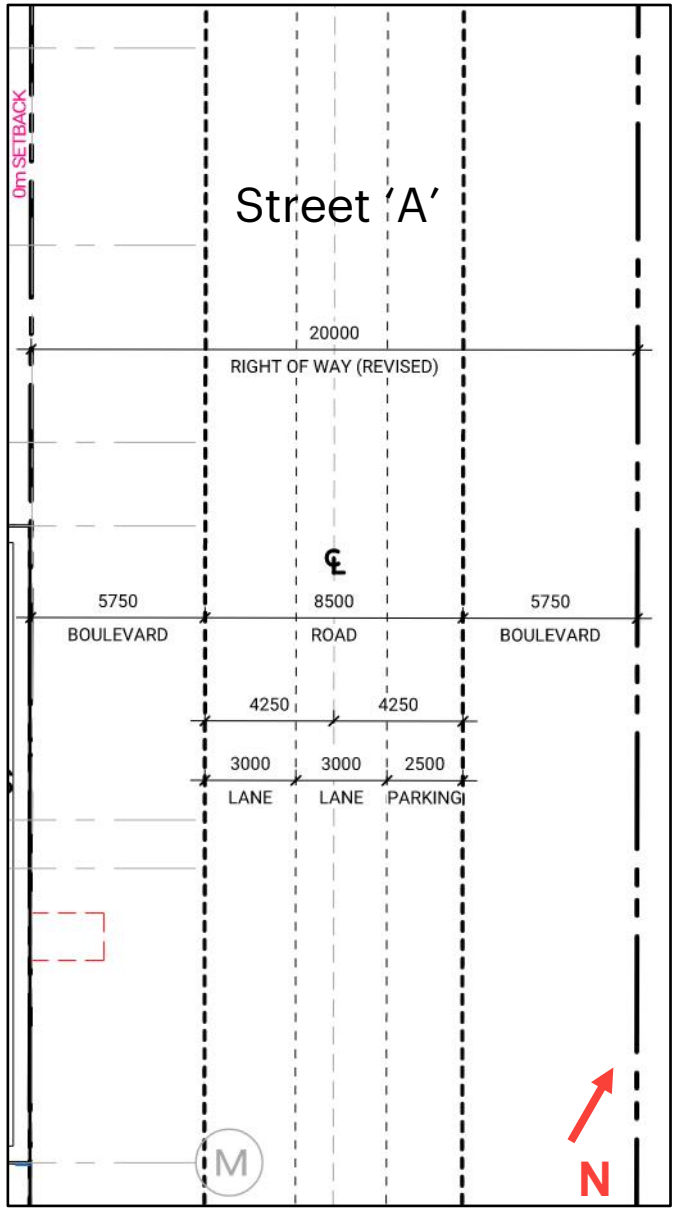
7. Addressing Policies & Guidelines

7.4 Street Frontage Considerations

The frontage considerations along Street A, include strategies to create an animated and pleasing streetscape. This streetscape is being developed hand-in-hand with the requirements of the Street A Right-of-Way planning, including the provisions for a wide 5.75m pedestrian boulevard.

This boulevard will be programmed in a way to promote pedestrian circulation through the area, with ample room for distancing considerations and comfort. In addition, landscape plantings are being implemented in order to provide natural shading, and to minimize the urban heat island effect.





7. Addressing Policies & Guidelines

7.4 Street Frontage Considerations

Active street life.

Bank Street, Ottawa (1970s)

Robust & rich materiality at grade.

Porous façade at grade level.

Wellesley Community Centre, Toronto

Retail and services along perimeter.

7. Addressing Policies & Guidelines

7.4 Street Frontage Considerations

7. Addressing Policies & Guidelines

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7. Addressing Policies & Guidelines

7.5 Bird-Safe Design Guidelines

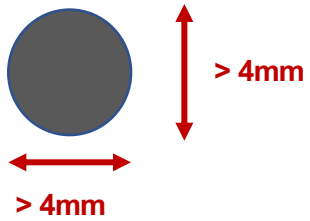
As part of the project development, strategies are being looked at in regards to addressing the requirements and recommendations for avoiding bird strikes per the City of Ottawa Bird-Safe Design Guidelines.

This includes a multi-fold approach includes glazing treatments within the first 16 metres of building height, eliminating design traps such as glass passageways, designing landscape to reduce the risk of collisions, and designing exterior lighting to minimize impacts on night migration.

One of the strategies for mitigating bird-strike potential is through the implementation of glazing finish strategies. As recommended by the Bird-Safe Design Guidelines, reflective glass coatings will be minimized or avoided.

Where vision glazing is provided within 16 metres of grade, an acid-etched or ceramic frit pattern on the exterior face of glass (surface #1) with a minimum 4mm diameter contrasting frit, spaced in a grid or diagonal running pattern will be used. This pattern will be designed so that the frit pattern has a maximum distance of 50mm between frit elements.

Frit Pattern



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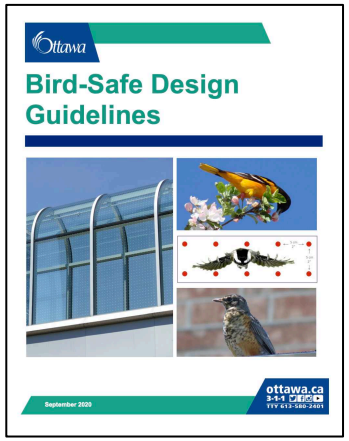
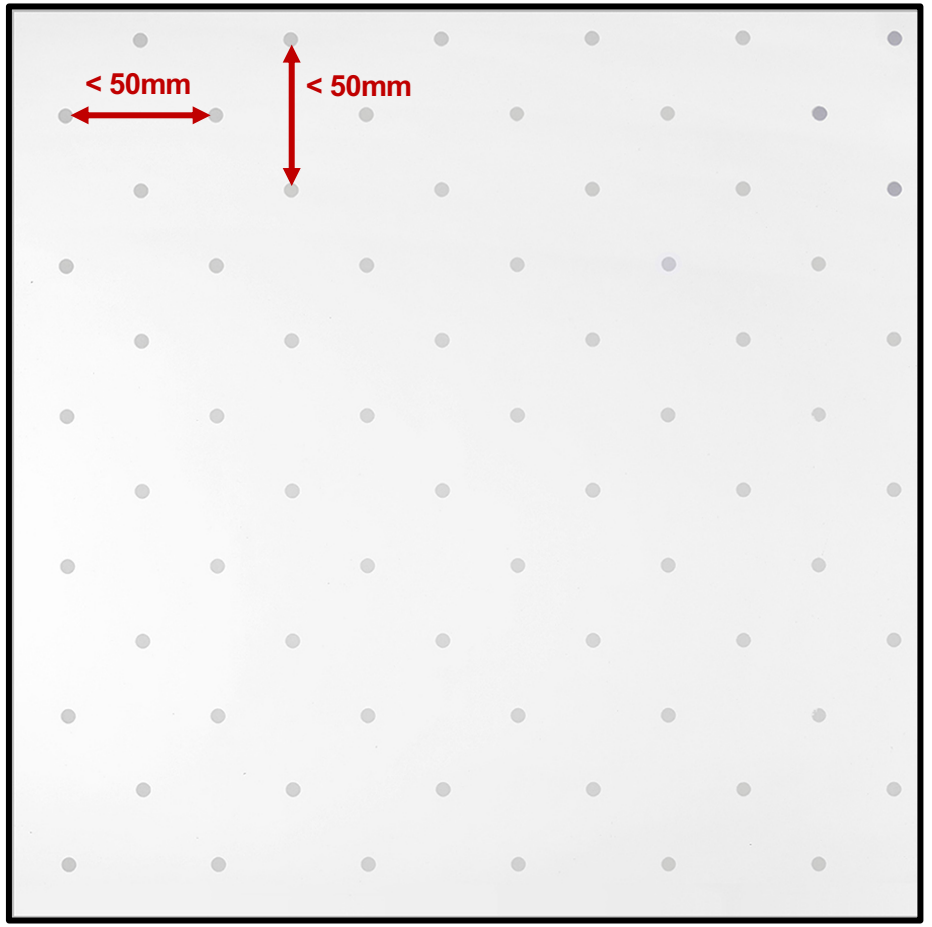




Frit Pattern Density

7. Addressing Policies & Guidelines

7.5 Bird-Safe Design Guidelines

The treatment of a minimum of 95% of the glazing within 16 metres above local grade will be provided on all building elevations.

Where green roof areas are provided, this treatment will be provided on adjacent glazing a minimum of 4 metres above the surface of the roof or terrace.

Where mature tree canopies are located (as along the Multi-Use Pathway), these treatments will be expanded as per City of Ottawa requirements.

The diagram on the right is illustrative of an overall bird strike mitigation strategy, this will be developed in detail throughout building design to address all potential areas of concern.

8. Long-term Planning

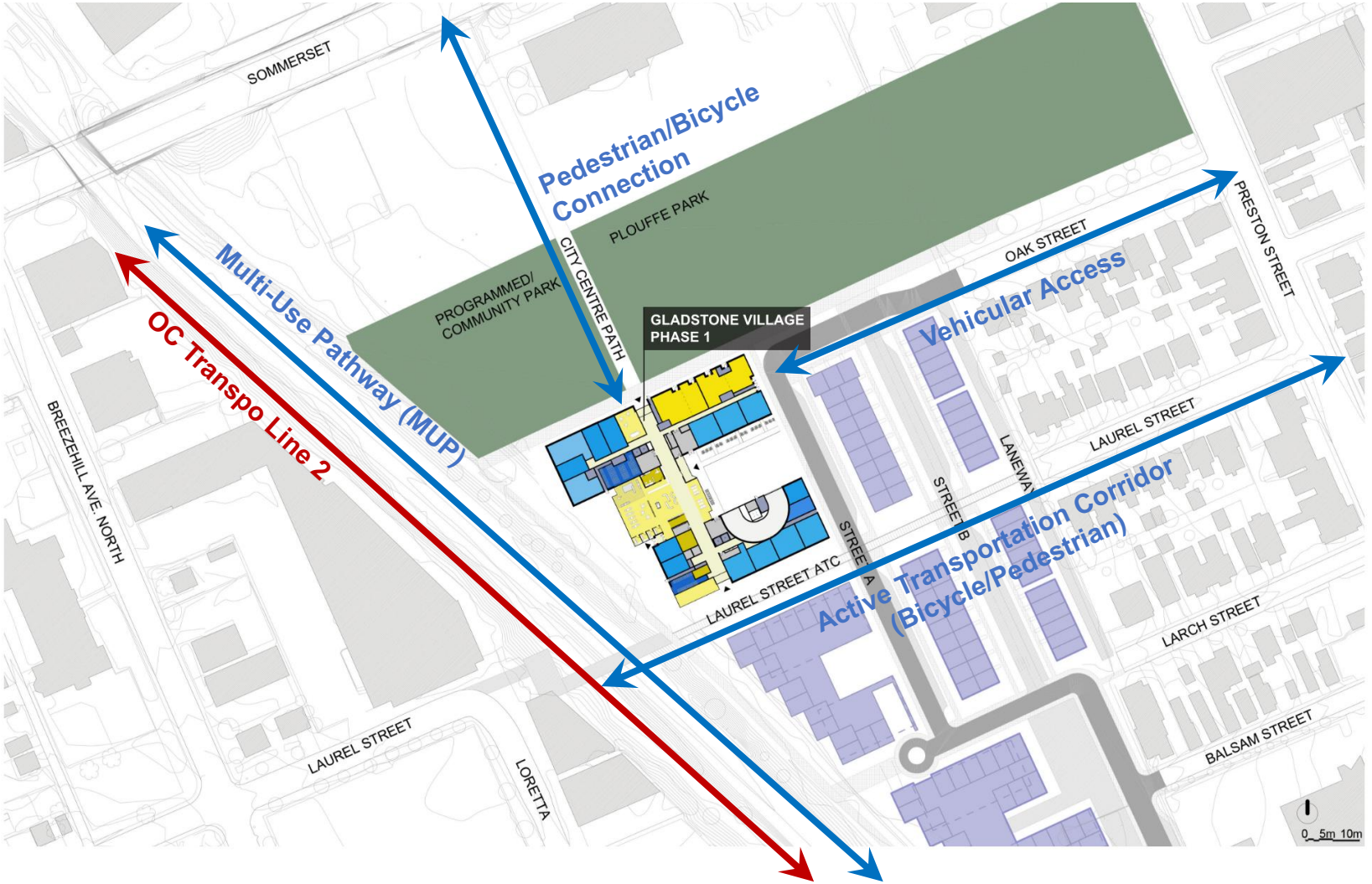
8.1 Strategies to address future connectivity

Providing for multiple active connections into and out of the Gladstone Village site is a key factor in creating a successful and well integrated project. Central to this ethos is the connectivity created through multiple modes of transportation: Pedestrian, transit, automobile and cycling.

Beginning with the south side of the site, the Laurel Street ATC is addressed by locating one of the main entrances along it's length, which allows for direct access by residents to bicycle and pedestrian connections to the east and west.

On the east side of the site, vehicular connectivity for parking, servicing and resident pick-up and drop-off is addressed, all while mediating this perimeter condition along Street A with a wide sidewalk and further cycling connectivity. Parallel parking for vehicles is considered for on the east side of the street.

Connectivity to the north is currently being developed in mind of an extension to City Centre road as a pedestrian and cycling connection, with the main entry to the north tower, and retail tenant spaces are provided at the south terminus of that pathway. In addition, this helps to frame the park and create an urban room that supports any future active programming.



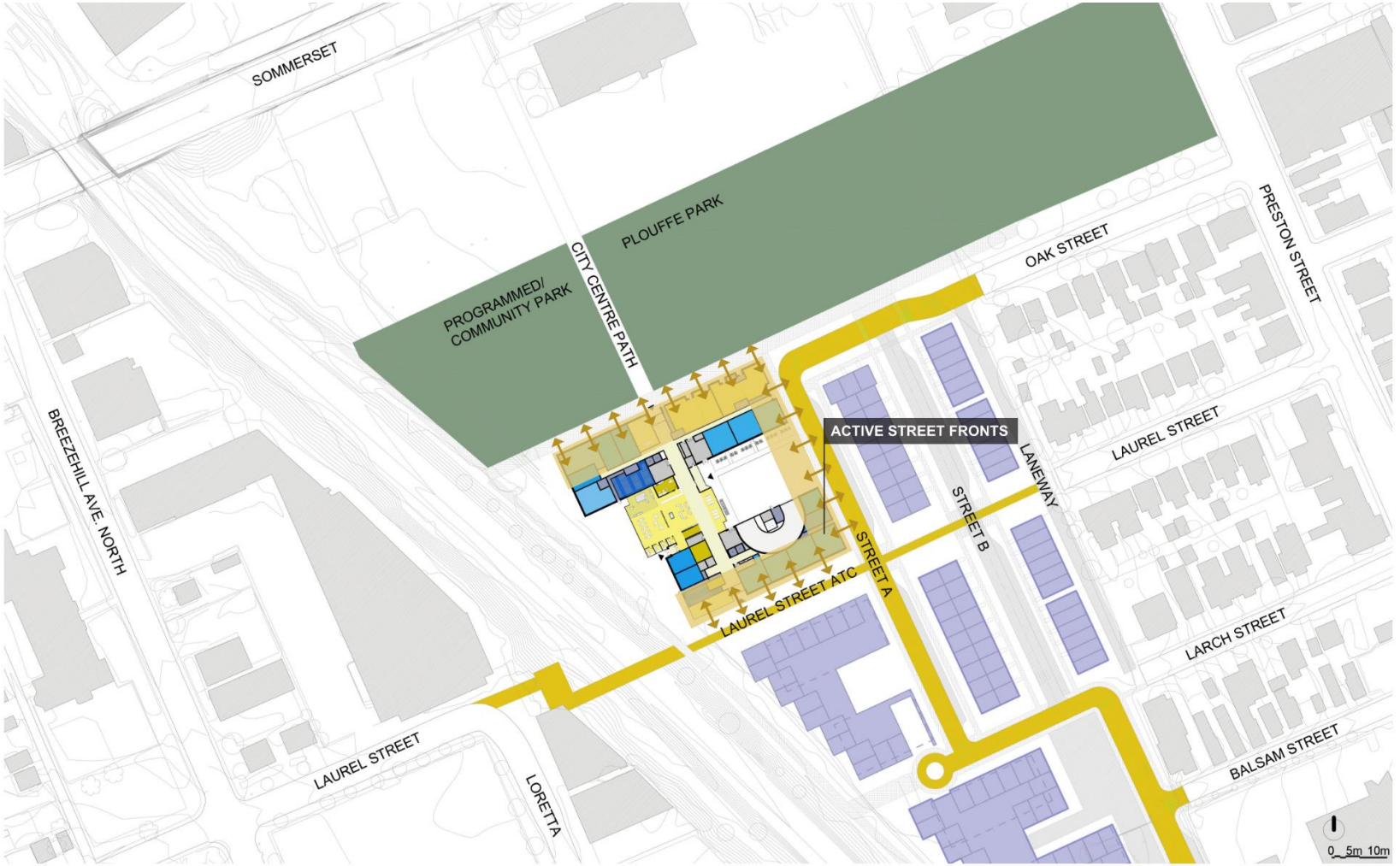
8. Long-term Planning

8.1 Strategies to address future connectivity

In order to further activate the site and its connectivity to the neighbourhood, the north, east and south facades are all planned as active street fronts, with a mix of amenity, retail and public and private patio space.

This allows these facades to become dynamic spaces at the perimeter of the building, while allowing for a variety of functions. This will further underscore the importance of a pedestrian scale at street level and reinforce the districts planning goals.

By activating these areas, it will also draw in the surrounding community and connect more seamlessly into the existing neighbourhood.



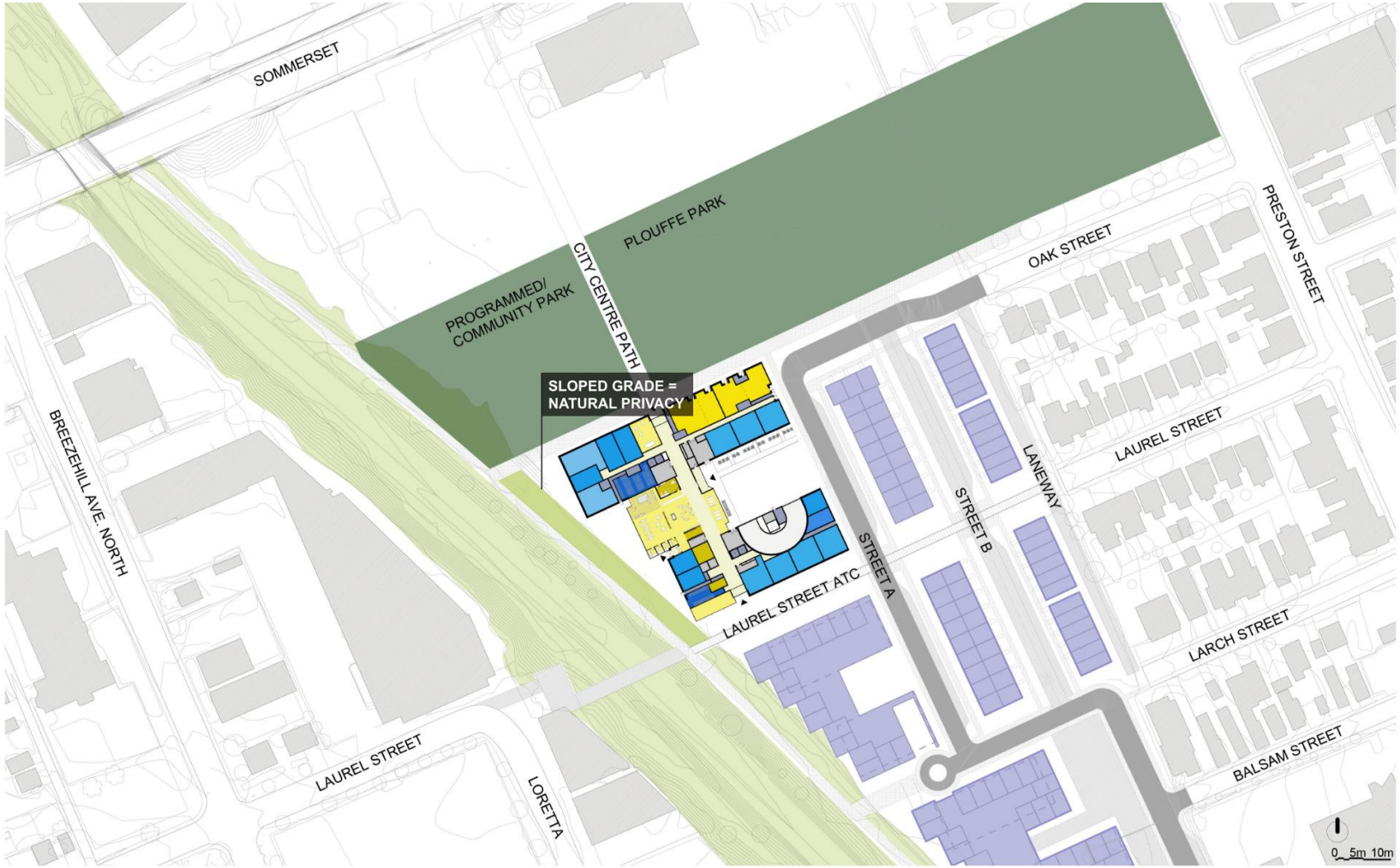
8. Long-term Planning

8.1 Strategies to address future connectivity

As the development site is located at the north-west corner of the Gladstone Village site, it is nestled between two active greenspaces, one being the Multi-Use Pathway (MUP) which runs north-south along the OC Transpo corridor, the other being the expansion of Plouffe Park.

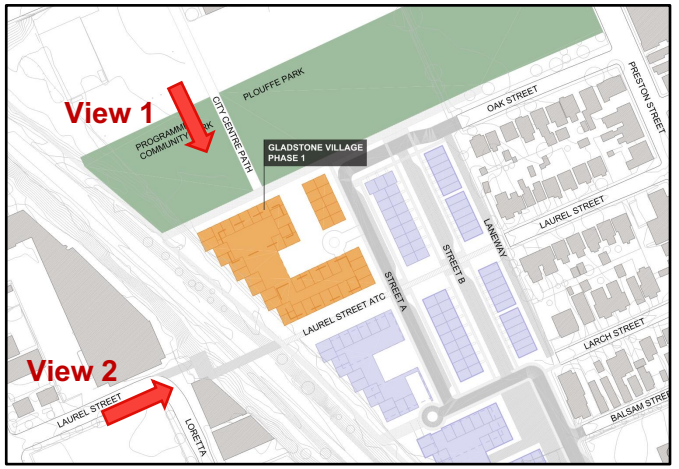
Connectivity to the MUP will be provided via pathways along the north and the south side of the site, with additional connectivity along the west property line. Due to the relatively shallow slope to the MUP, it will be possible to grade the topography to provide multiple points of connection.

The connection to Plouffe Park to the north will be provided via at-grade connectivity and by providing a direct access from the main building entry, as well as the residential and retail units.



8. Long-term Planning

8.1 Strategies to address future connectivity



View 1

View 2

9. Design Opportunities

9.1 Identifying opportunities

The surroundings of the Gladstone Village development is a rich tapestry into which the planning for Phase 1 is being implemented, and opportunities have been identified in order to make the new development a successful part of the existing fabric.

As articulated in the following pages, at every level, between the landscape planning, through the connectivity into the building interior, as well as the massing and the articulation of the façade, each element has been carefully considered in terms of planning rationale.

On the landscape and planning level of the at-grade programming, connectivity to the surrounding elements, both existing and future, have been implemented into the design. This includes strong connectivity and pathways to the pedestrian, cycling, transit and automobile infrastructure surrounding Gladstone Village, identified on earlier pages. This is further supplemented by programming that responds and reinforces these planning decisions, both along the exterior façade, as well as in the planning rationale within the building on the ground level.

The form and massing of the building also take advantage of the zoning stipulations, in order to create a massing that respects the neighbouring properties, and underlining the goals and aspirations of the project itself. By using the mass to frame neighbouring elements along the north and the west sides, the building reinforces the highlights of the greenspace surrounding the project. At the south and east, where the massing tapers it creates an urban city scape, without overwhelming the street with a vertical wall, but instead steps back from the pedestrian realm, and is in keeping with Urban Design Guideline best practices.

The massing articulation has also been developed in a way to create large terraced expanses on upper floors that can be programmed for residents and to allow for a variety of programs including seating and picnic areas, community gardens, children's play areas and other exterior amenities that are meant to connect and provide delight for those living in the building.

In terms of sustainability, the massing articulation has also been studied in order to maximize the potential of energy harvesting and water retention on the roofs. Where possible, these areas are consolidated in order to minimize the area impact for infrastructure, while providing the maximum benefit. In addition, through a more detailed articulation of the façade, integration of energy harvesting systems are being looked at for feasibility.

The Gladstone Village Phase 1 development offers numerous opportunities to leverage the design to create a forward-looking community, and one that leaves a light footprint on environment, but with a strong tie to its surroundings and community.

10. Design Intent

10.1 Implementation on Site

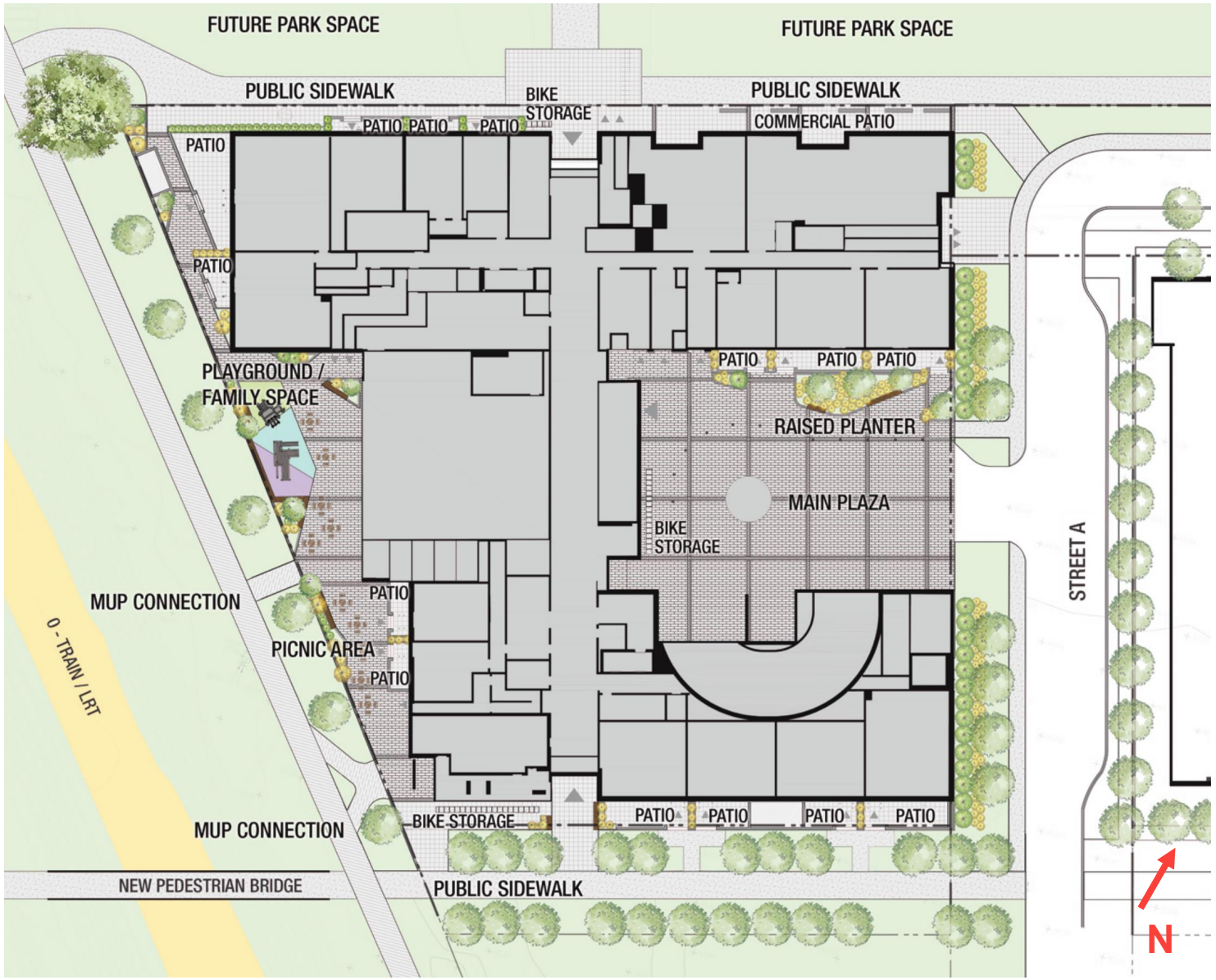
Beginning with the approach to the site and landscaping elements, the aim to provide connectivity to the neighbouring sites and pathways is seen through the multifold and varied programming along the perimeter.

Along the north, which will be bound by the future Plouffe Park expansion, a generous plaza is provided, supported by bicycle parking in close proximity to the building entry. A commercial patio space at the north-east portion of the site helps to support retail tenants. To the west, this is supplanted by patio space for residential units.

At the south, a similar entry condition is provided as at the north, with ample connectivity to the Laurel Street ATC and plentiful bicycle parking provided. Connection around the south-west corner of the building is provided, to allow for circulation along the west side of the site alongside the MUP. Finally, residential units on the south façade will be partially screened via plantings and trees, allowing for a semi-private space while still engaging with Laurel Street.

The central courtyard is programmed in a way that allows a co-existence between vehicular traffic, for loading, drop-off and deliveries, with a raised planter and seating island for pedestrians with a trellis, to act as sheltered outdoor seating.

Finally, on the west side of the site along the MUP, a quieter space is dedicated to tables and chairs, as well as a playground and family space, including a dedicated picnic area.



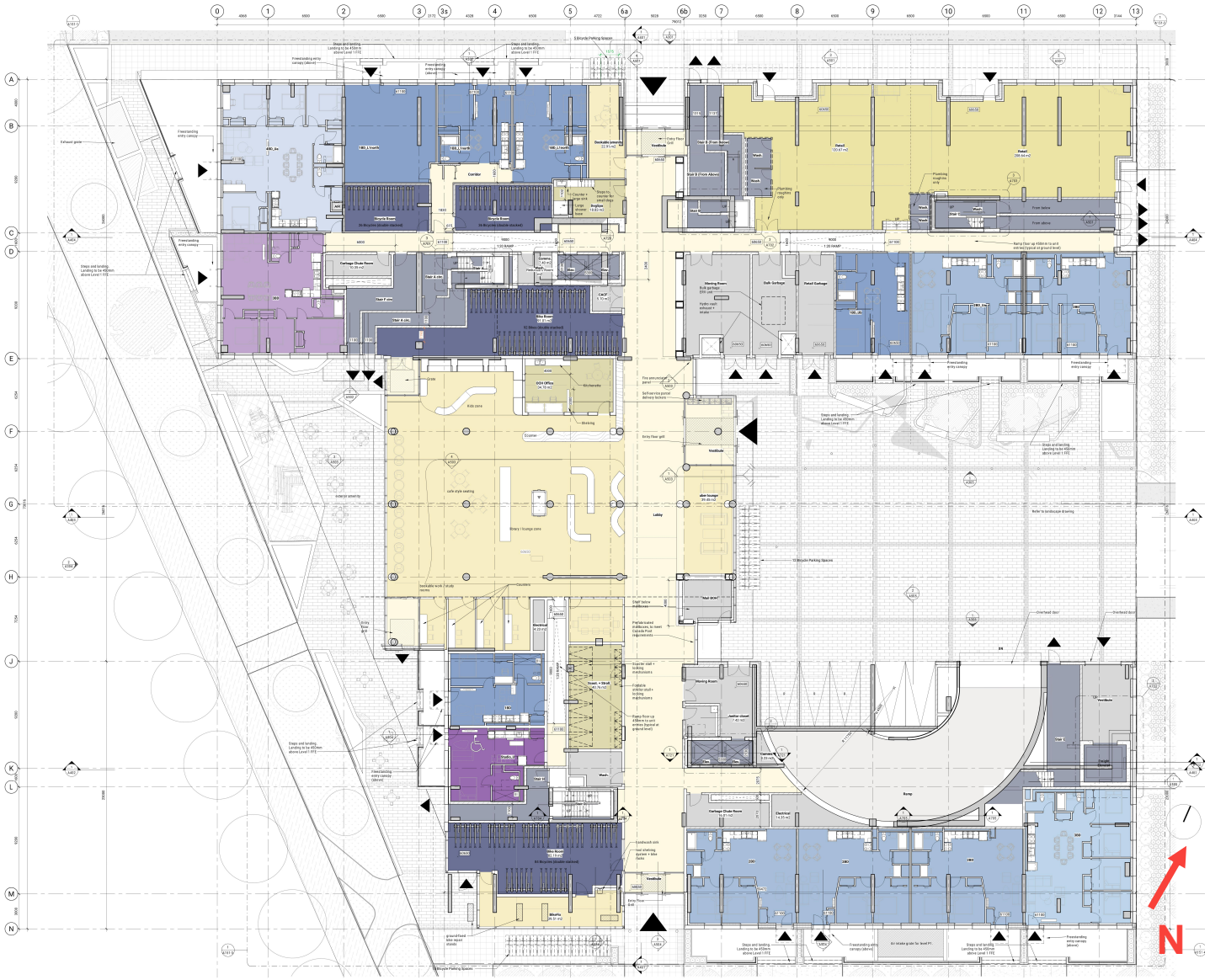
10. Design Intent

10.2 Implementation at Grade

Moving to the interior of the building at grade, the major design connections are pulled through the ground floor planning.

The major entrances at the north and south create a circulation axis through the building. This creates connection between the north and south towers, as well as to the major ground-level amenity spaces in the centre-block and the entry from the courtyard. As the connection will be capped with glazed curtainwall at both ends, it will also act as a wayfinding strategy within the building.

Around the perimeter of the ground floor, the programming is mixed between residential units, amenity space, small-scale retail and service access. In this way, no one program is provided in a large block, and the variation in programming promotes circulation around the exterior of the building.



10. Design Intent

10.3 Form

The main form of the building can be read as three distinct blocks, a high rise block at the north perimeter, a mid-rise bar building along the south, with a low-to-mid-rise element between them that houses a majority of shared amenity spaces. Looking at the massing in further detail, several other key elements and considerations were implemented.

By taking into account the multifold approaches to the building from the surrounding neighbourhood, it was imperative that the ground plane of the proposed Phase 1 development read in a strong language that provides for a dialogue, both in its materiality as well as in its scale, to its low and mid-rise surroundings. By utilizing the setback requirements directly above the three-storey podium, this expression is read as a strong and consistent horizontal banding that wraps the entire perimeter of the podium. The materiality of this expression is described in the pages ahead.

The only locations where this strong horizonal band is broken is at main entries at the north and south of the development. This break in the banding provides a strong visual cue and acts as a wayfinding marker that is visible from a distance, whether across Plouffe Park, or from a distance long the Laurel Street ATC. In this way the main entries become apparent through the architecture and guide pedestrians to the appropriate arrival points along the perimeter of the site.

Above the podium setback, the form of the building along the north goes vertically up without any further terracing. By providing a strong vertical element along the north façade, this helps to frame the future Plouffe Park expansion, and assist in creating an urban room. From the interior of the building, this provides a large quotient of tenants with direct views into the park.

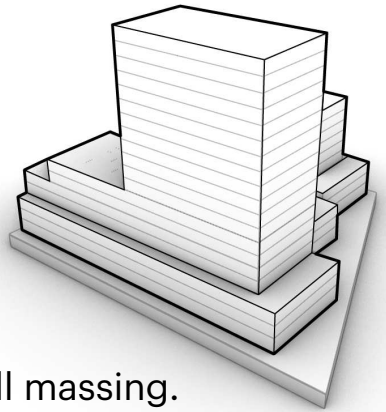
Along the west portion, the variety in scales of the three main elements of the massing can be read, especially from the Multi-Use Pathway. Through the use of materiality and colour, the interleaving of program and connectivity within the interior is further expressed.

Along the east, the massing is pulled back to create an entry courtyard for vehicles, pedestrians and cyclists. The three-block expression can also be read on this façade, however, entry into the site is more apparent as the north and south wings of the building wrap the courtyard, creating a sequence of approach to the building. The north and south wings of the building terrace upwards, addressing the relationship of the low-rise buildings to the east, and creating opportunities for exterior amenity spaces on a number of levels.

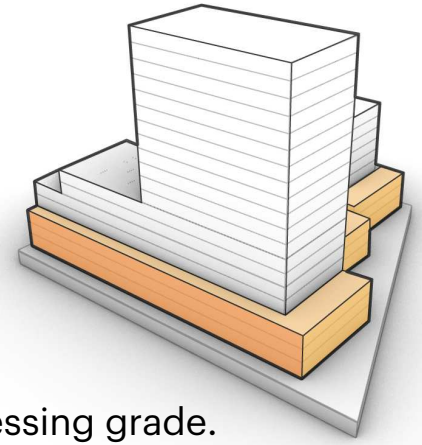
The massing along the south perimeter retains the podium level banding, with a fourth-floor setback to the mid-rise block. This mid-rise block then continues as a flat vertical element. This expression allows the Laurel Street ATC to be framed on it’s north side, with a similar massing likely in the future on the south side of Laurel Street, based on the masterplan.

10. Design Intent

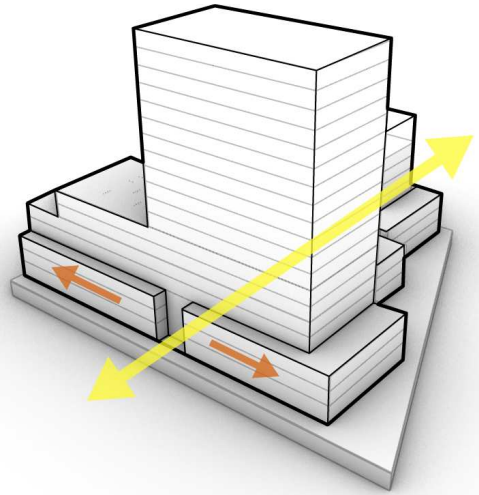
10.3 Form



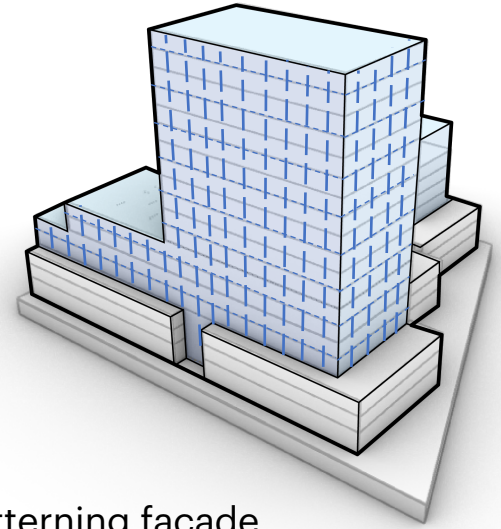
Overall massing.



Addressing grade.



Providing access.



Patterning façade.

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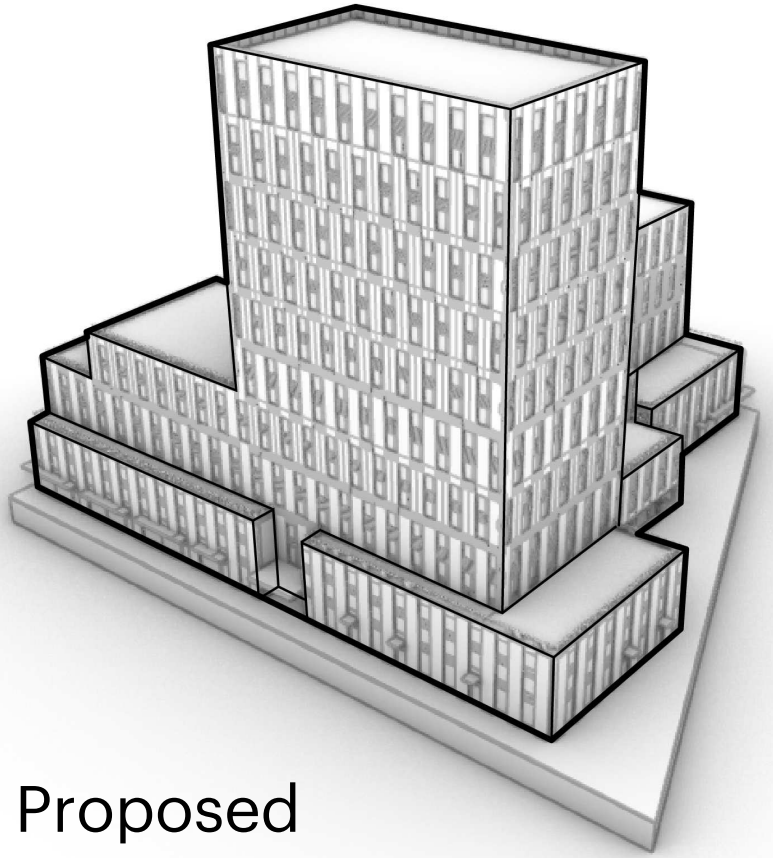


Proposed Design

10. Design Intent

10.4 Materiality

The development and design of the overall exterior façade was rooted in the idea of knitting, using the pattern of interleaving strips of material to bring the expression of warmth, domesticity, and connection into the façade.

The idea of a knitted, interweaved pattern grew out of the ideas around the strong linkages the project vision presents of providing a new home in a long-established neighbourhood.

This underscores the aim of the project to be a connector as well as a place of revitalization. By carrying this narrative through the façade, it speaks to the implementation of these aspirations in real terms through the architecture, planning and community amenities provided within.

10. Design Intent

10.4 Materiality

In terms of materiality, the building will address the ground in a direct way through the use of brick masonry within the bottom three levels of the building, interspersed with vision glazing.

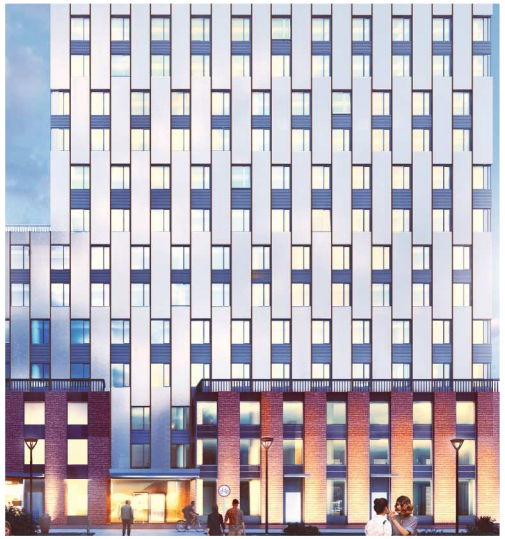
The inclusion of brick is two-fold: It ties the new development directily into its existing low- and mid-rise context, building upon the rich masonry tapestry of the surrounding Corso Italia neighbourhood. In addition, masonry provides a resilient, warm and inviting texture at the ground level. This offers a rich tonality with a long lasting and tough exterior for the touchzone areas of the building.

On the portions of the building above the podium, a light-coloured prefinished metal panel will be employed, with a light and airy pattern, again interspersed with vision glazing.

The metal panel façade will lighten the overall impression of the building in the neighbourhood, and provide a pleasing and regular rhythm that will integrate will with the future development of the Gladstone Village neighbourhood.

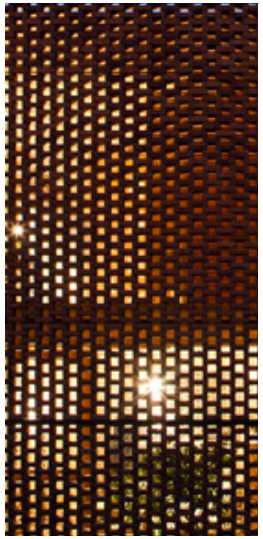
Tower Portion
Levels 4 – 18

- *Metal panel*
- *Glass*



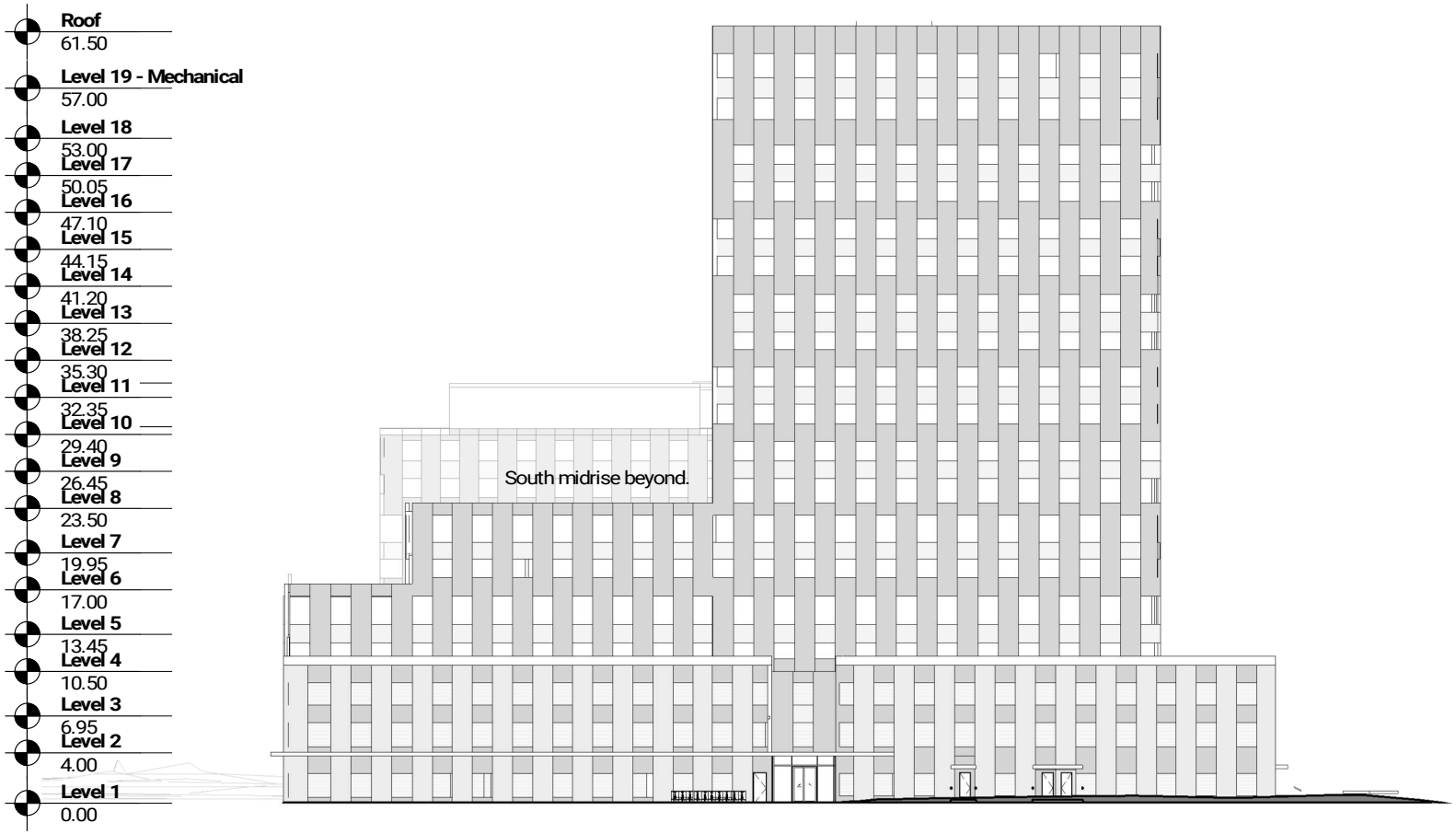
Ground Plane
Levels 1 – 3

- *Brick*
- *Metal panel*
- *Glass*



10. Design Intent

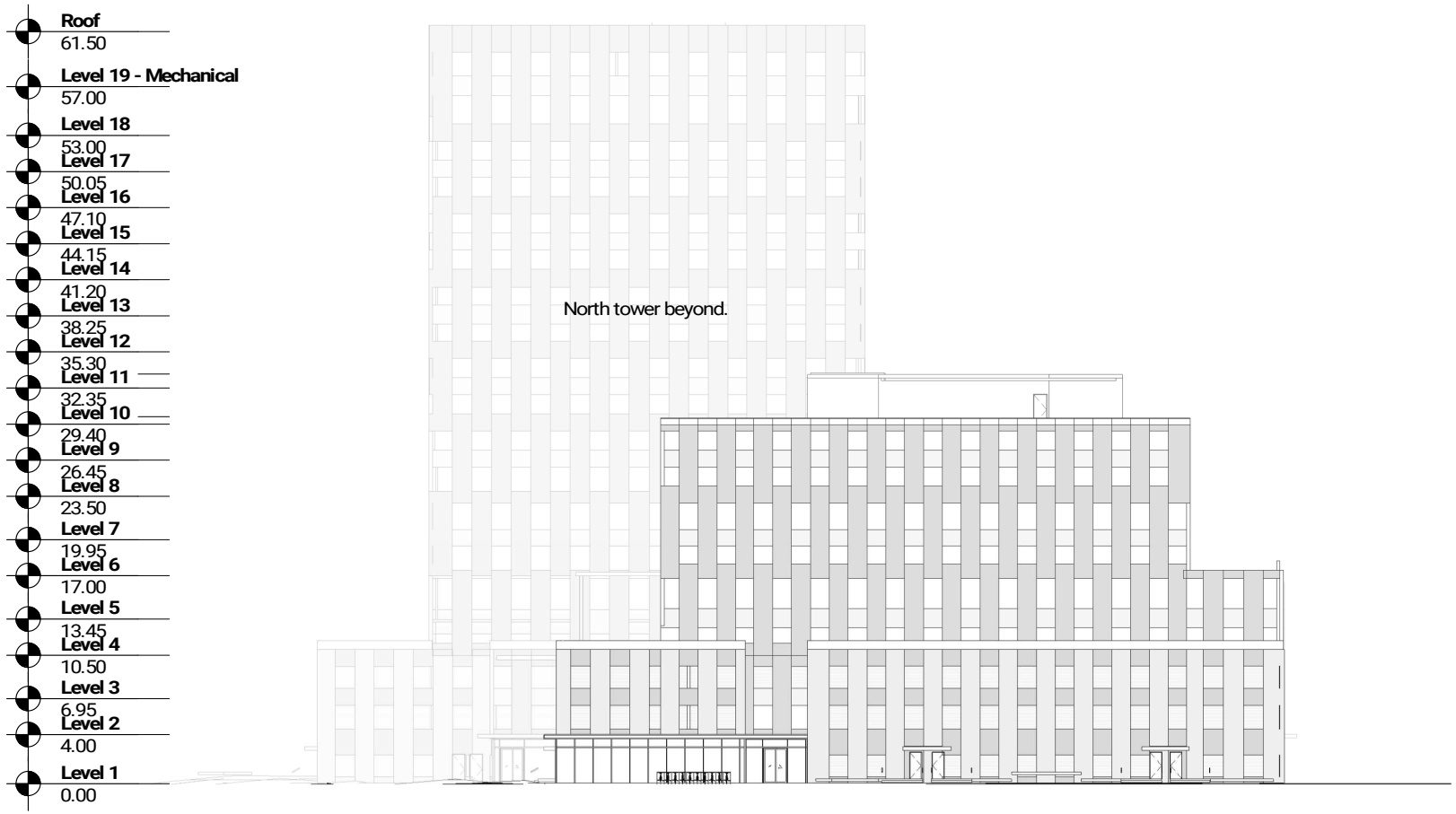
10.5 Elevations



North Elevation

10. Design Intent

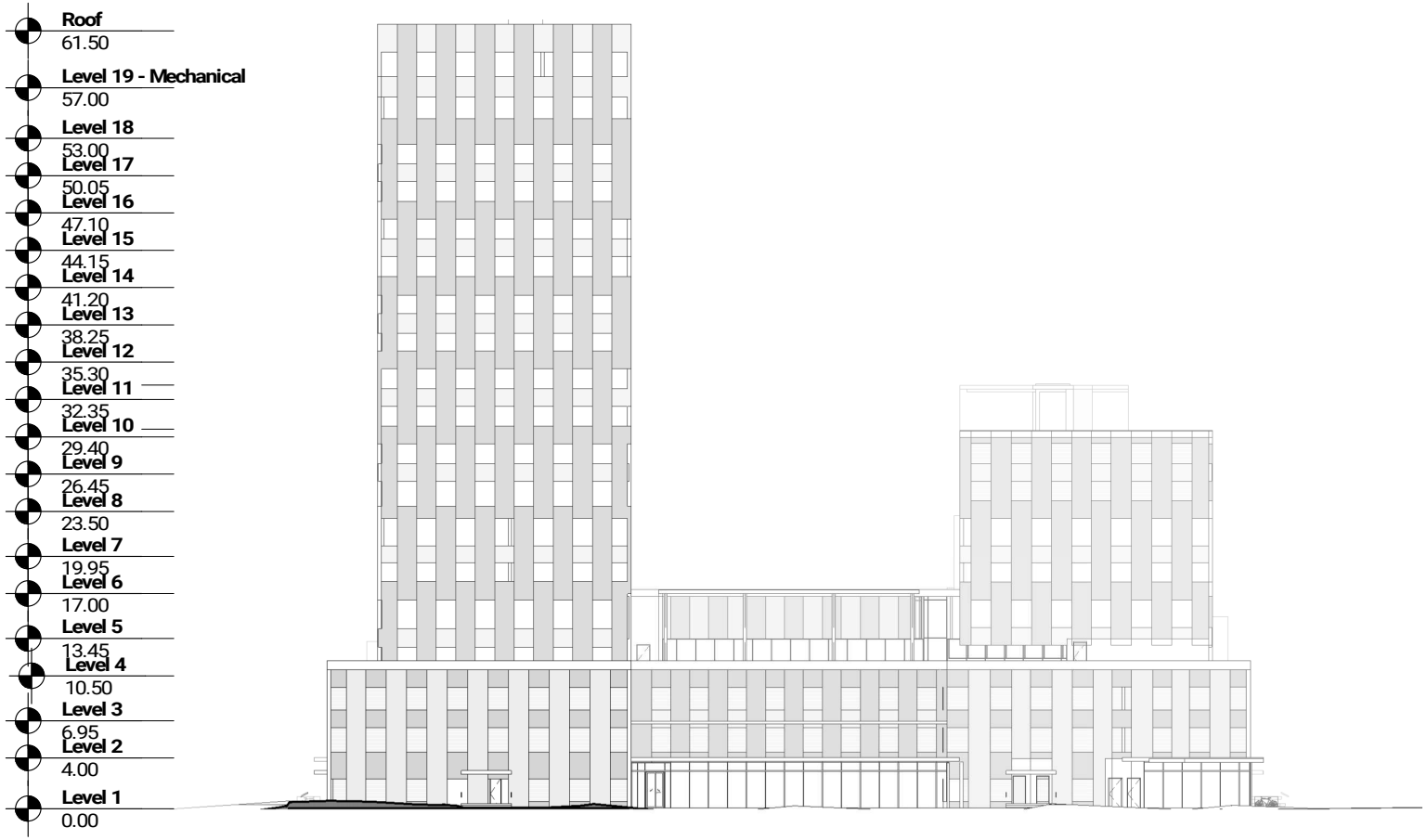
10.5 Elevations



South Elevation

10. Design Intent

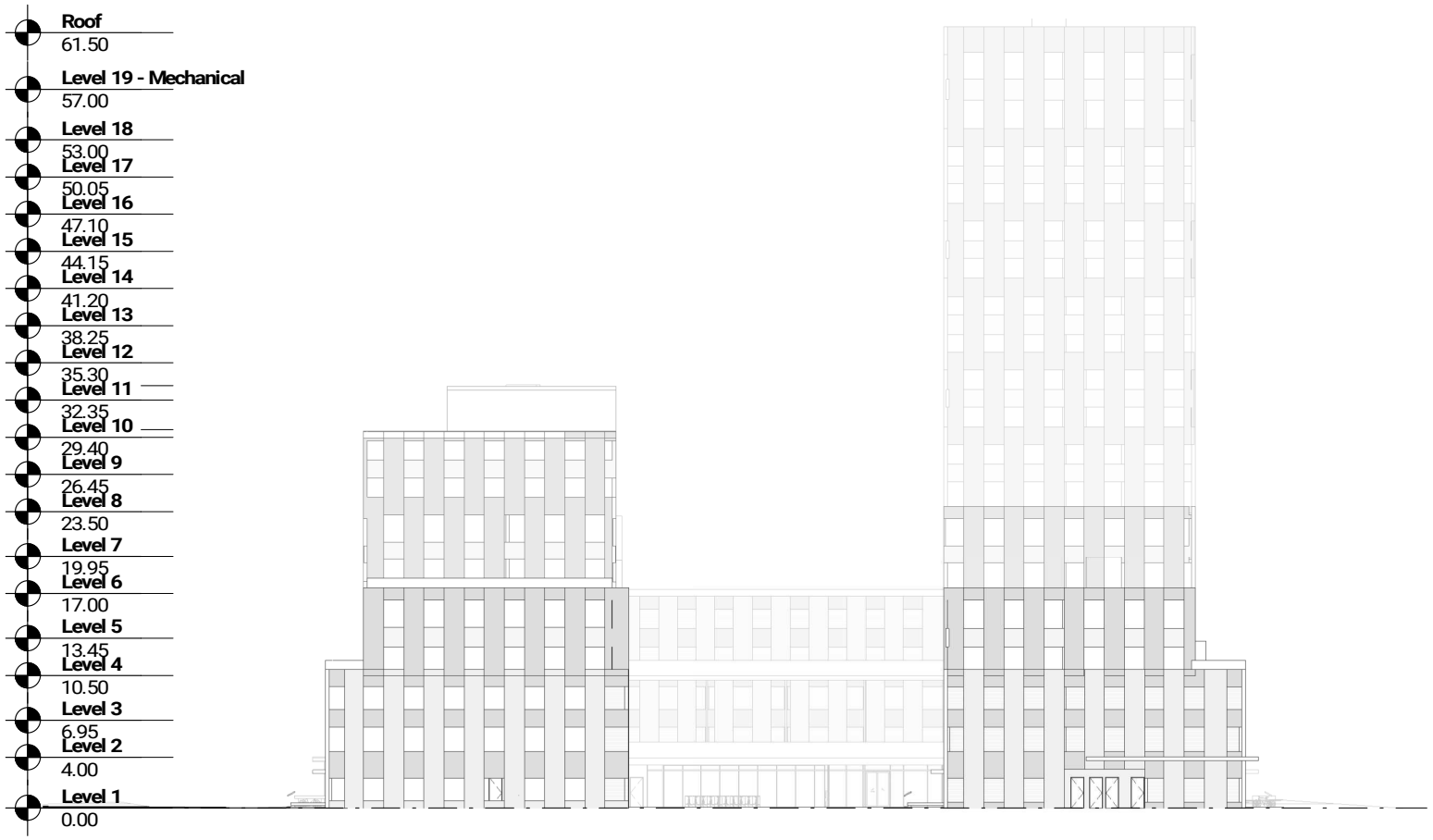
10.5 Elevations



West Elevation

10. Design Intent

10.5 Elevations



East Elevation

10. Design Intent

10.6 Views

Looking north-east along Laurel Street ATC

10. Design Intent

10.6 Views

Looking south-east from Plouffe Park

10. Design Intent

10.6 Views

Looking west along Oak Street

10. Design Intent

10.6 Views

Looking South towards Entrance

10. Design Intent

10.6 Views

Looking North along Street A

11. Sustainability Initiatives

11.1 Overview

A central component of the Gladstone Village Phase 1 development will be to meet various sustainable goals for the project, including reaching Passive House levels of building performance. Not only will this help to achieve one of the central goals of Ottawa Community Housing, but will also promote good community stewardship through building design to mitigate climate change.

Tenets such as thermal comfort and resiliency are at the heart of high-performance building design, and they help to define the high-quality building elements that compose the building enclosure. Rigorous testing, quality control and third-party verification are part-and- parcel of the process of designing and constructing a building that will meet these metrics. Raising the bar on residential construction to a great degree, with the ultimate goal to achieve building performance that is beneficial for those that dwell within, as well as for the broader community and global environment.

One of the most critical funding sources for the Gladstone Village development is in reaching the CMHC Energy and GHG Performance requirements. This funding model requires the Gladstone Village Phase 1 development and Rochesterville Phase 1 & 2 developments to meet a combined minimum 55% decrease in energy consumption, as well as a 55% decrease in greenhouse gas emissions (GHGs) against an equivalent 2015 NBC or 2015 NECB reference building.

This goal will require a 25% decrease in energy consumption and GHG emissions for the Gladstone Village Phase 1 development against the 2015 NBC/ NECB reference building. In order to align the design with this funding model and establish the project on solid footing, the reference building model will be established at the beggining of the Schematic Design phase, with energy budget comparisons of the Gladstone Village design provided in Schematic Design, Design Development and Construction Documentation phases.

The Gladstone Village Phase 1 development will be designed and documented in keeping with the Passive House Institute US (PHIUS) 2021 standard, further discussed later in this document.

In order to embrace renewable sources of energy as well as energy harvesting strategies, the exterior rooftop areas will be programmed in a way to maximize photovoltaic array installation. This will include modelling the proposed scheme to understand potential energy generation, and providing a solar system design to incorporate the array into the building's electrical system.

While embodied carbon is not a set mandate for the Gladstone Village Phase 1 development, the team will recognize and be sensitive to the role of embodied carbon on the project and material selections.

The design team will take into consideration waste management strategies to provide for waste diversion strategies (green waste & recycling) in hand with OCH's operational goals, as well as the requirements and goals of the City of Ottawa.

11. Sustainability Initiatives

11.2 Passive House Strategies

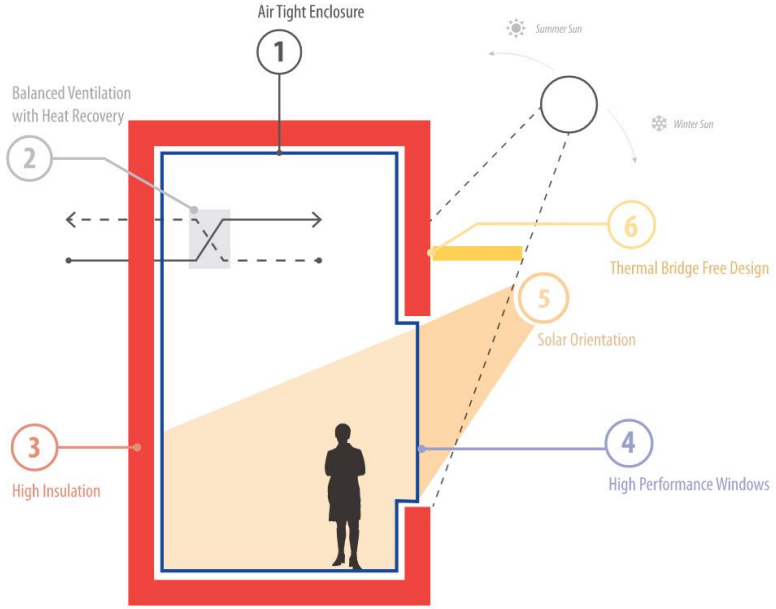
The Gladstone Village Phase 1 development will aim to achieve energy performance values to be equivalent with the Passive House US (PHIUS) 2021 standard. While the pursuit of this energy performance is a project mandate from OCH and will also assist in achieving the CMCH funding goals of the project, this performance level is also in keeping with the contemporary best practices for building design and will be an exemplar project for future residential developments in Ottawa.

The best practices of passive house design are being employed on the development from its earliest phases. One of the fundamental strategies is to reduce the form factor of the building. By reducing the form factor, the result is a better performing building and greater energy efficiency. This reduction in building envelope to floor area, however, is being carefully balanced with regulatory and best practices when it comes to access to daylight and views in order to design a building which is a pleasing and comfortable place to live.

One of the other critical elements in meeting passive house energy targets is a robust building envelope. As a baseline, the entire building envelope is enclosed in both a continuous thermal layer, as well as an airtight layer, in order to mitigate energy losses. This is supplemented through triple-glazed windows that meet a low window-to-wall ratio percentage (<40%). This is further supported through minimizing thermal bridging and detailed considerations for all penetrations required through the envelope for services.

When it comes to mechanical and ventilation systems, careful consideration is being made to design the building with high-efficiency systems, as well as to implement district energy connectivity and the use of energy recover systems where possible. Mechanical systems design will also fold into the development of the building envelope where penetrations through the envelope are required. Reduction and consolidation of penetrations per the best practices of the passive house standard will be followed. This will further extend into the appliance selections for residential units, including the use of Energy Star rated appliances. The use of heat pump dryers to avoid additional penetrations through the façade and the heat loss associated with ejection of dryer air will also be used on residential levels.

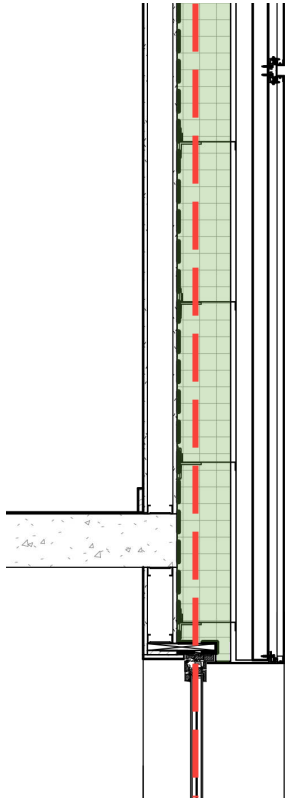
Electrical systems will be designed in order to minimize energy usage where possible. This will go hand-in-hand with the use of photovoltaic panels to implement energy harvesting strategies into the baseline building systems. Additional strategies that are currently being investigated include all-LED lighting fixtures, occupancy sensors in common areas, among others.



11. Sustainability Initiatives

11.2 Passive House Envelope Strategies

Flat metal panel
Rainscreen + punched window



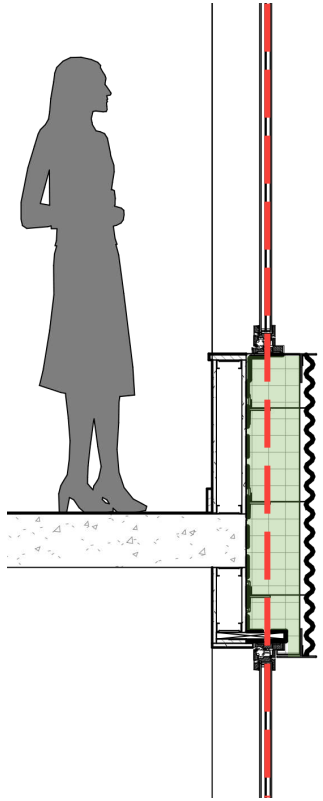
Prefinished flat metal panel on thermally broken clips + z-girts

8” semi-rigid insulation
Continuous air-vapour barrier

Overinsulated window frame
AVB tie-in to window

Triple-glazed punched window system within line of insulation

Glazing & slab by-pass
Rainscreen + punched window



Triple-glazed punched window system within line of insulation

Glazing within insulation line

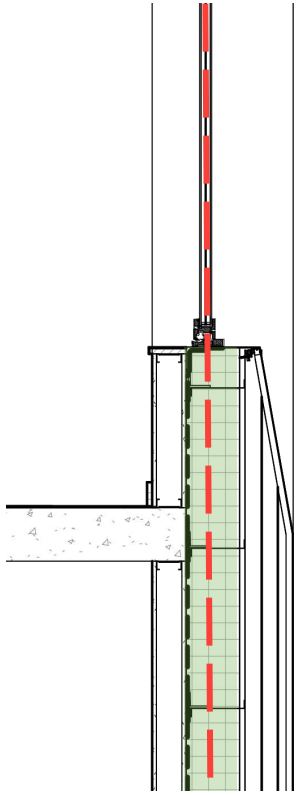
Prefinished corrugated metal panel on thermally broken clips + z-girts

8” semi-rigid insulation
Continuous air-vapour barrier

Overinsulated window frame
AVB tie-in to window

Triple-glazed punched window system within line of insulation

Flat metal panel (w/ tapered top)
Rainscreen + punched window



Triple-glazed punched window system within line of insulation

Exploration into tapering for water shedding + design highlight

Prefinished flat metal panel on thermally broken clips + z-girts

8” semi-rigid insulation
Continuous air-vapour barrier

11. Sustainability Initiatives

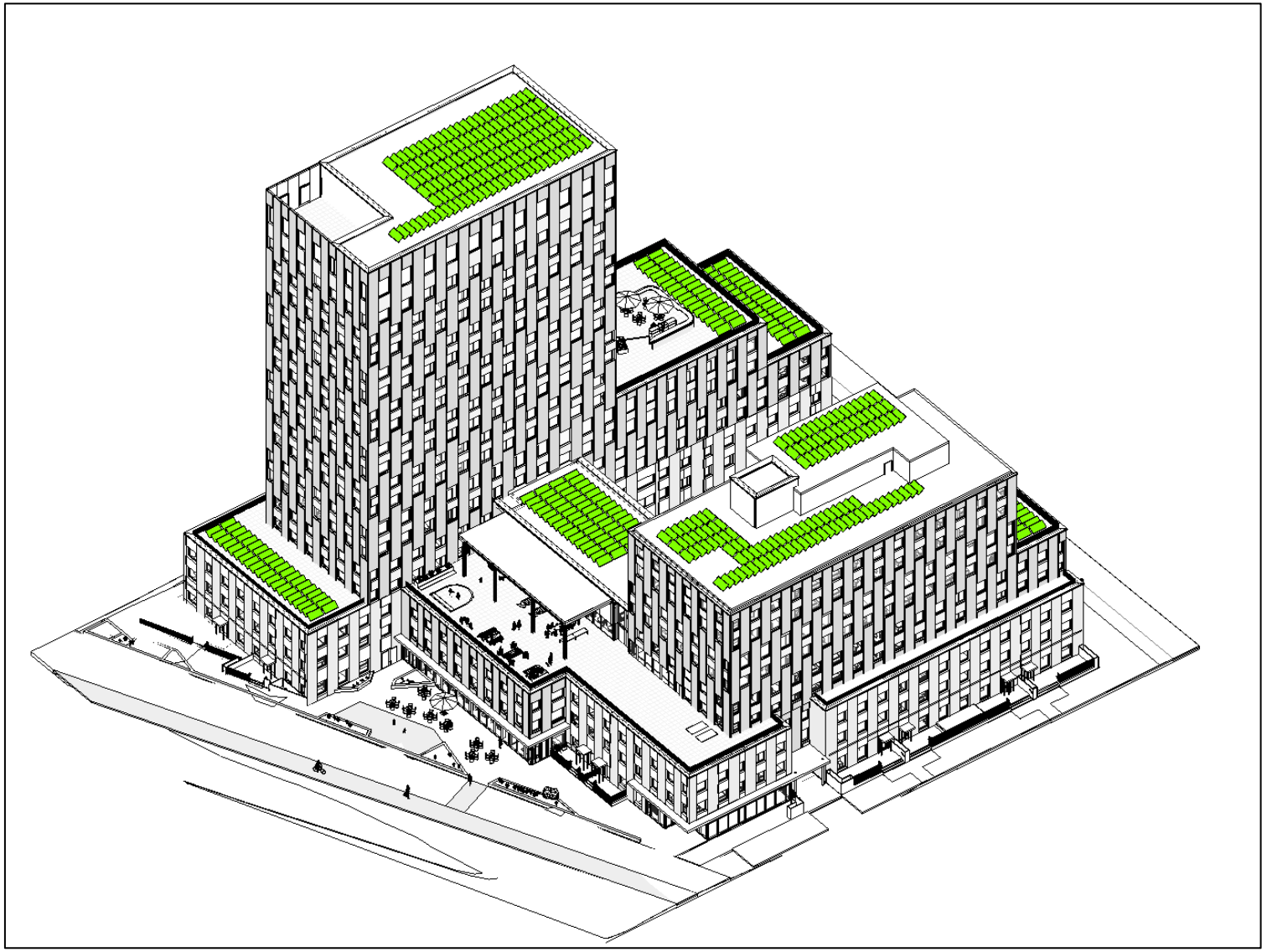
11.3 Renewables & Energy Harvesting

In order to meet both CMCH funding goals, as well as the requirements of Passive House, the project team has already begun analyzing the Gladstone Village Phase 1 development for opportunities for energy harvesting.

Further to this, as part of Ottawa Community Housing's mandate, photovoltaics are required as part of their design standards for any new development. The implementation of PV arrays will go a long way in helping to meet the energy-use reduction requirements of this phase of the Gladstone Village development.

These studies are ongoing to balance energy harvesting opportunities, with maintenance factors, cost and efficient use of resources.

The image on the right indicates the most up to date solar harvesting areas based on analysis completed by industry experts.



11. Sustainability Initiatives

11.3 Future Adaptability

The design of the Gladstone Village Phase 1 development will keep in mind the changing landscape of sustainable design, and the need for the project to remain adaptable to changing needs as well as opportunities that will be available in the future.

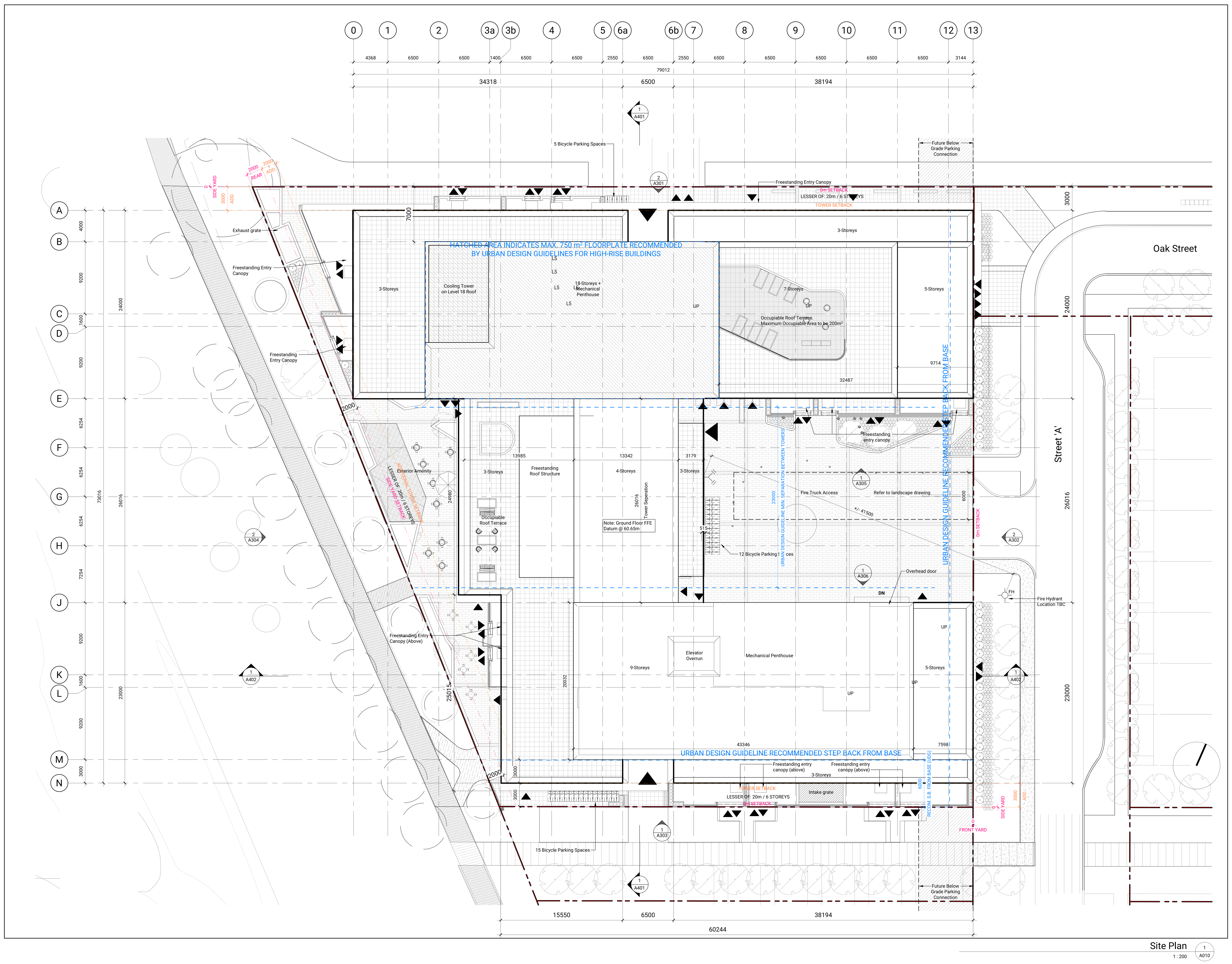
To this end, the design of the project will implement future-readiness capabilities on a number of fronts.

One of the major elements for future-readiness will be the ability for building systems to plug into and make use of the District Energy system being developed to the north of the site for when it comes on-line.

However, even at the more detailed level, considerations are being made for changing needs. As one example, the ability to support a greater percentage of electrical vehicles through roughed-in infrastructure, will allow for more charging stations to be rolled out on an as-needed basis beyond current needs.

Through the strategies being implemented on the Gladstone Village Phase 1 development, the baseline sustainable strategies will be able to be expanded upon in the future.

diamond schmitt



LEGEND

- Principal Building Entrance
- Building Entry / Egress
- Siamese Connection
- Fire Hydrant

ISSUED

No.	Date	Description
4	08 SEP 2021	ISSUED FOR SITE PLAN CONTROL

GLADSTONE VILLAGE PHASE 1

933 Gladstone Avenue - Phase 1

211006

Site Plan

1 : 200

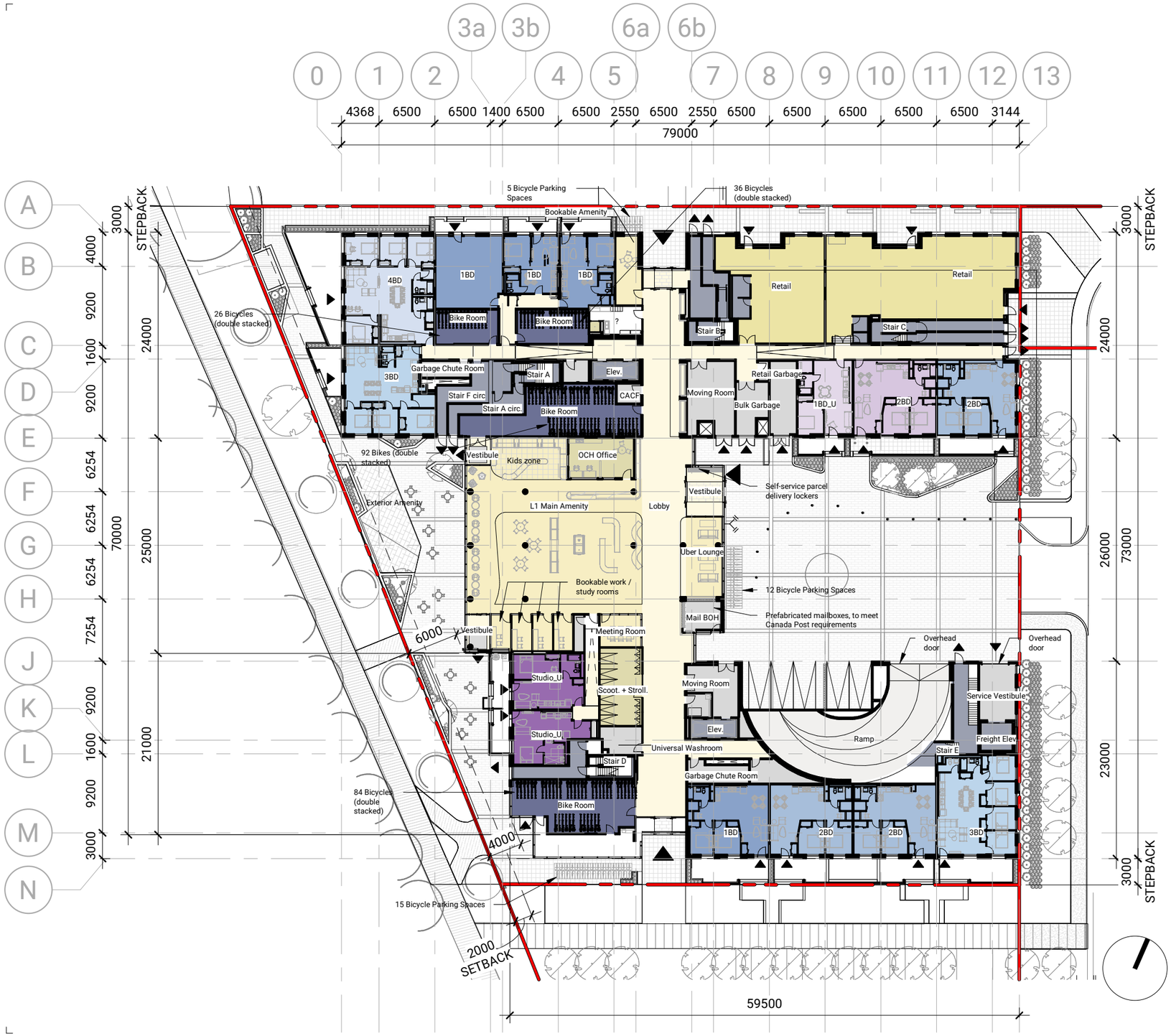
A010

diamond schmitt

KWC

Level P1 - Preferred Massing Parking Layout No. 1 P100

GLADSTONE VILLAGE PHASE 1 05/05/21 1 : 500



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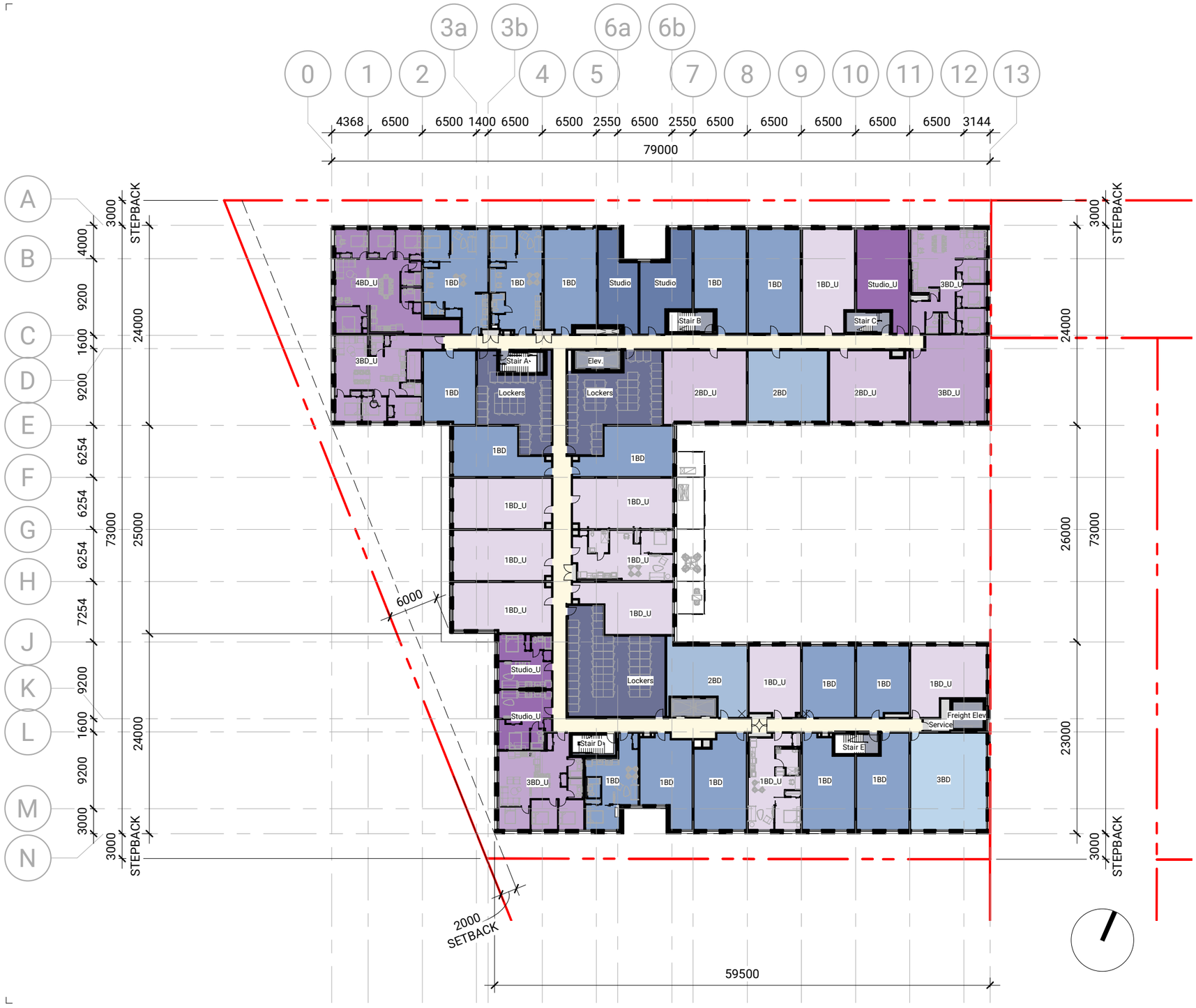
KWC

Level 1 - Floor Plan P101

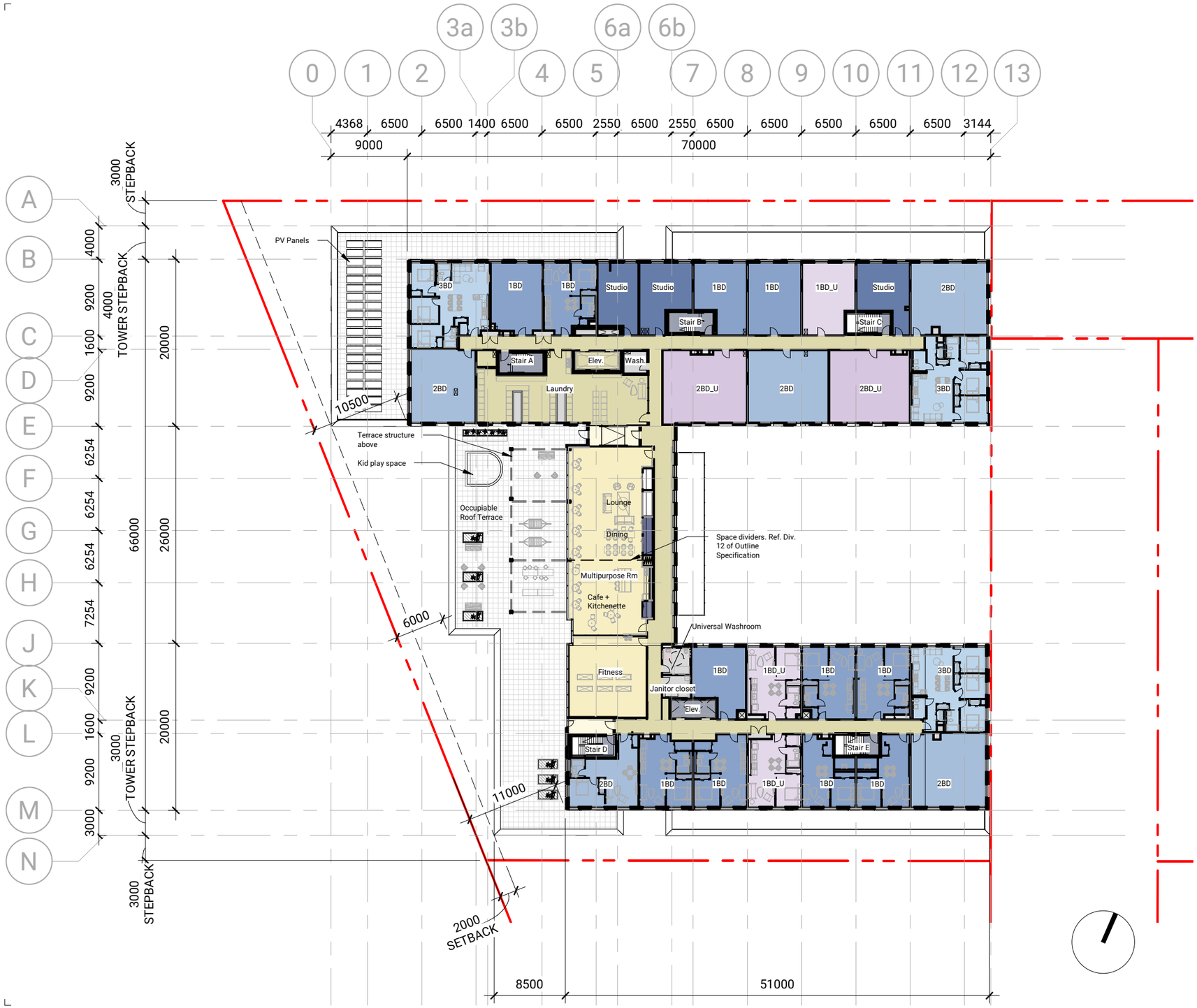
GLADSTONE VILLAGE PHASE 1 05/16/21 As indicated



diamond schmitt

Level 2-3 - Floor Plan P102

GLADSTONE VILLAGE PHASE 1 04/28/21 As indicated

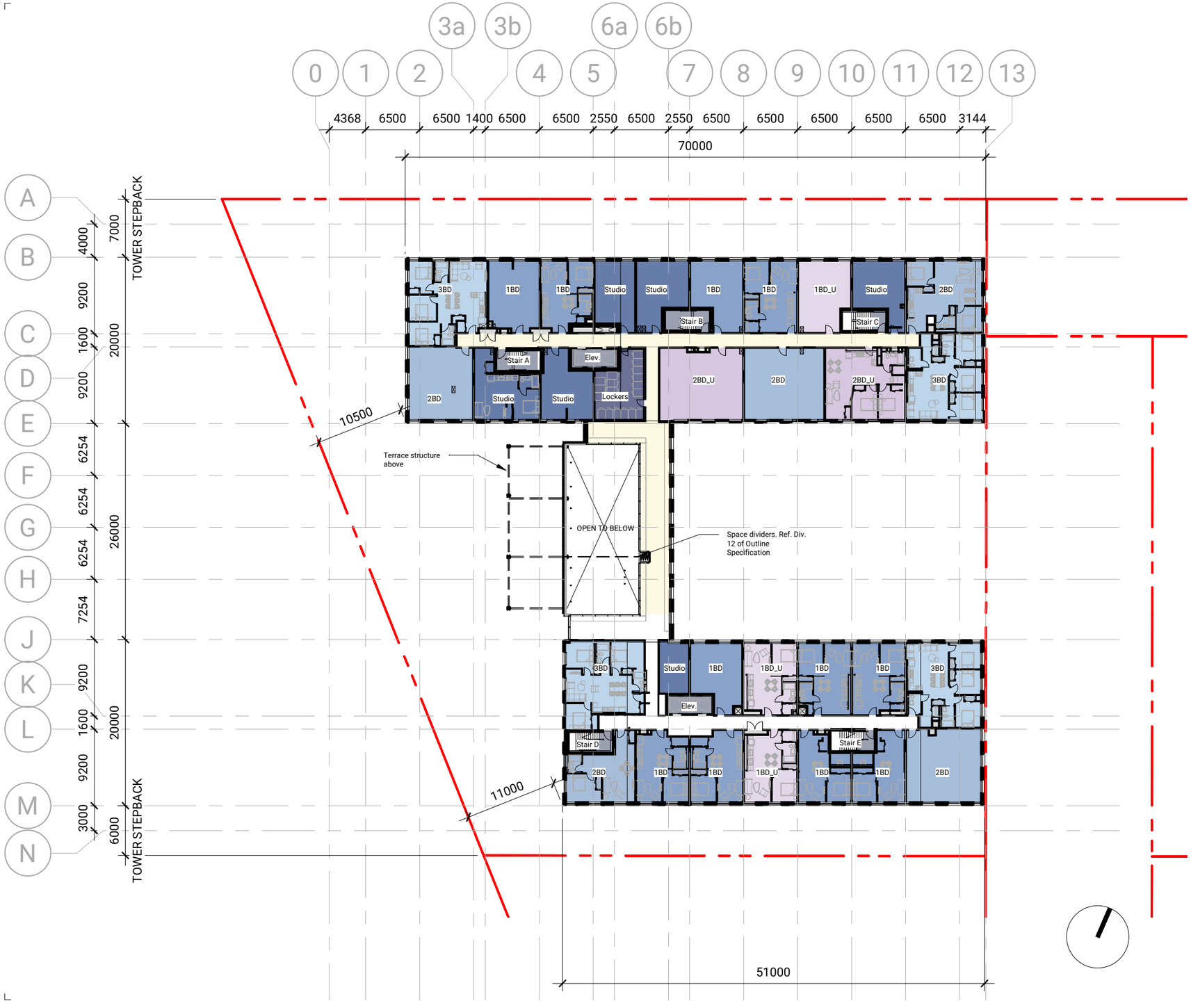


diamond schmitt

KWC

Level 4 - Floor Plan P104

GLADSTONE VILLAGE PHASE 1 04/29/21 As indicated

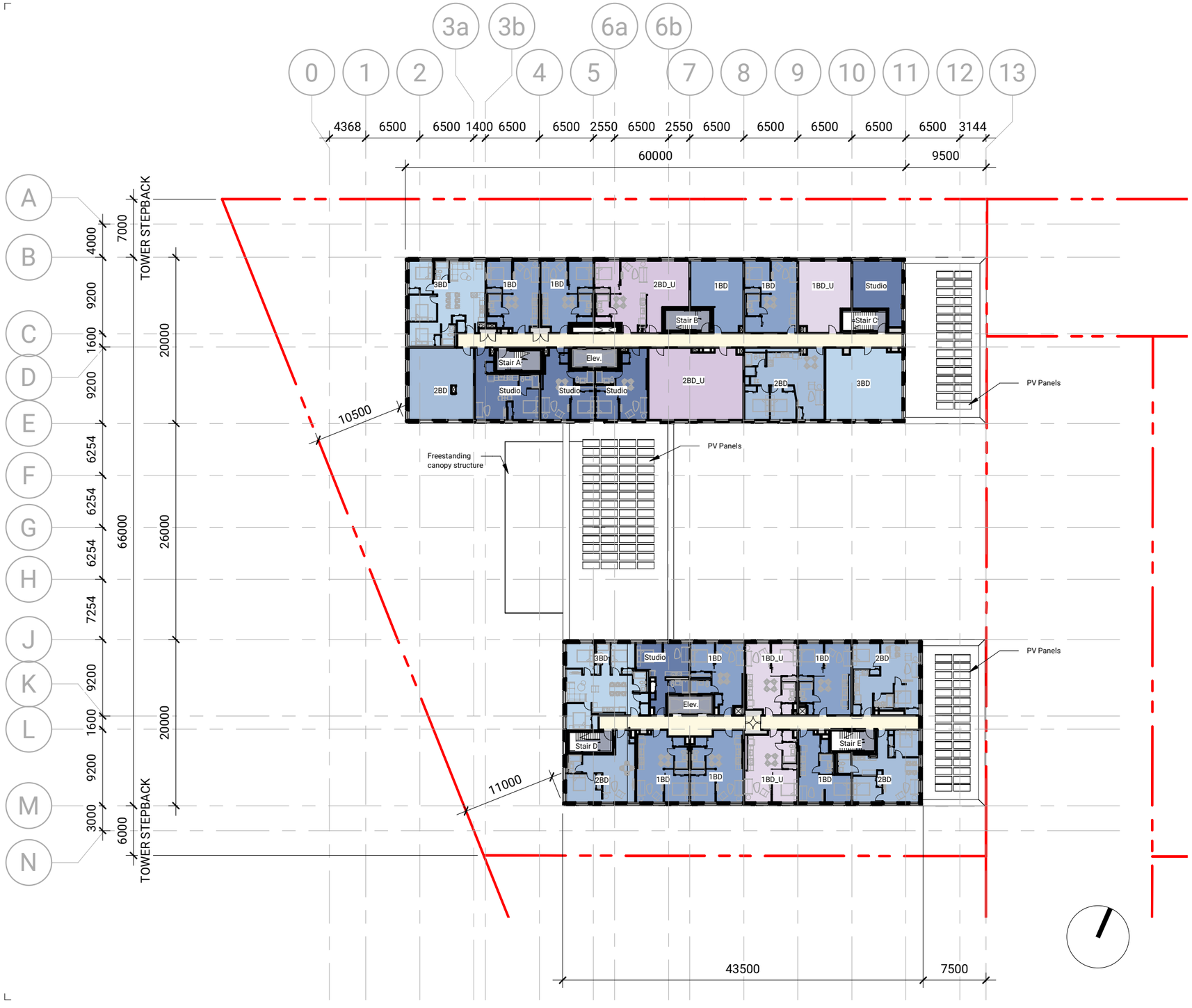


diamond schmitt

KWC

Level 5 - Floor Plan P105

GLADSTONE VILLAGE PHASE 1 04/28/21 As indicated

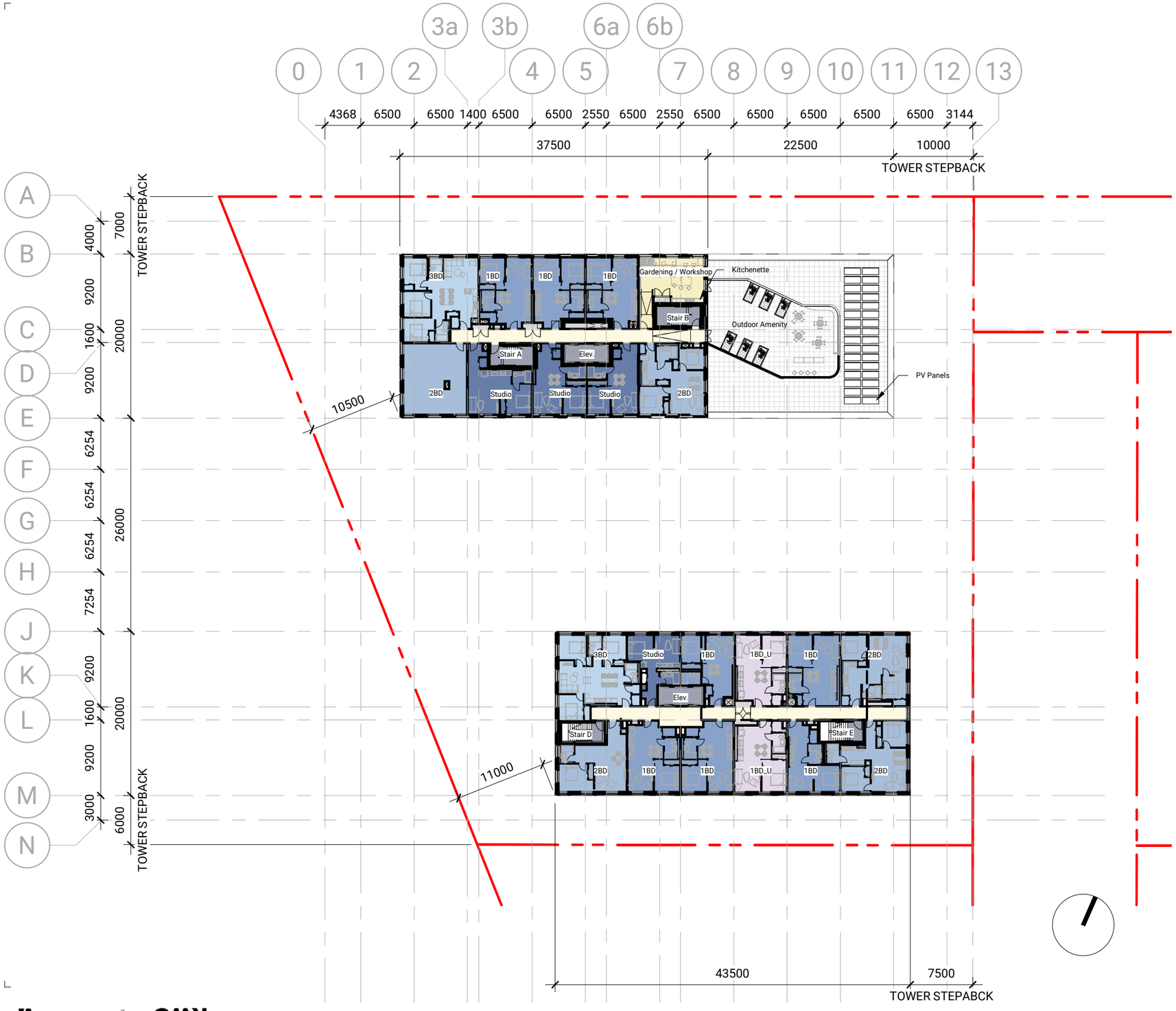


diamond schmitt

KWC

Level 6-7 - Floor Plan P106

GLADSTONE VILLAGE PHASE 1 05/08/21 As indicated

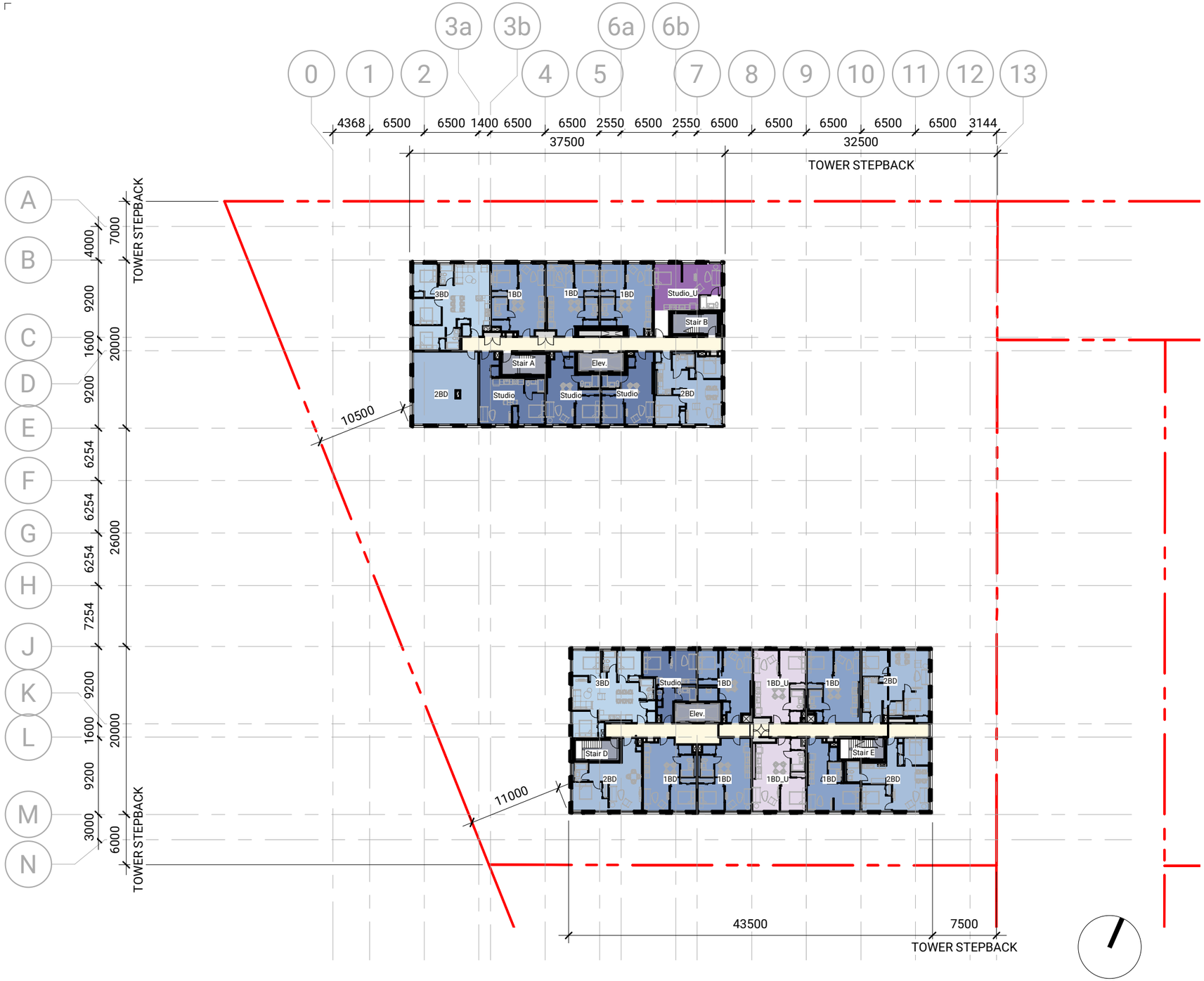


diamond schmitt

KWC

Level 8 - Floor Plan P108

GLADSTONE VILLAGE PHASE 1 05/08/21 As indicated

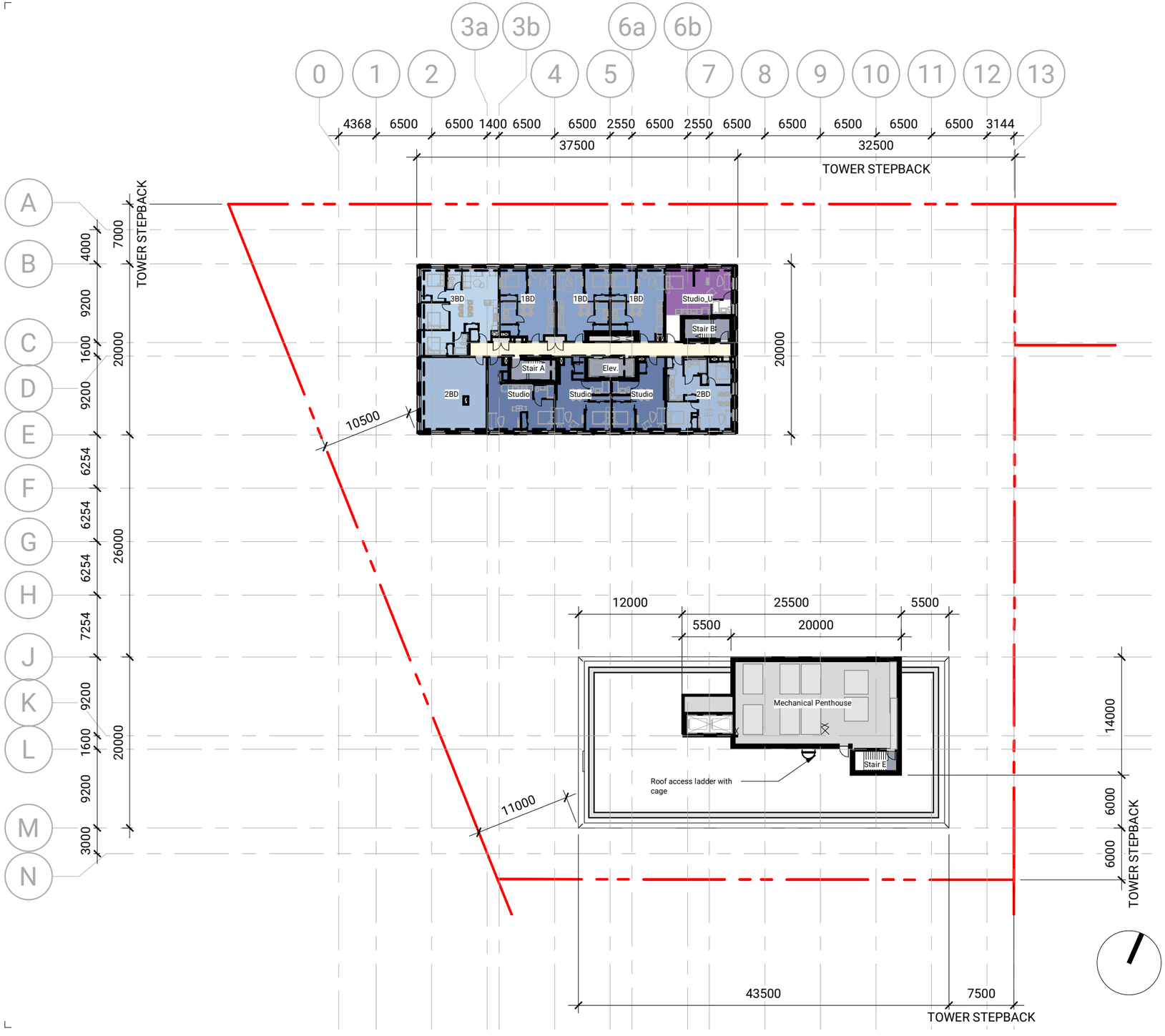


diamond schmitt

KWC

Level 9 up - Floor Plan P109

GLADSTONE VILLAGE PHASE 1 06/04/21 As indicated

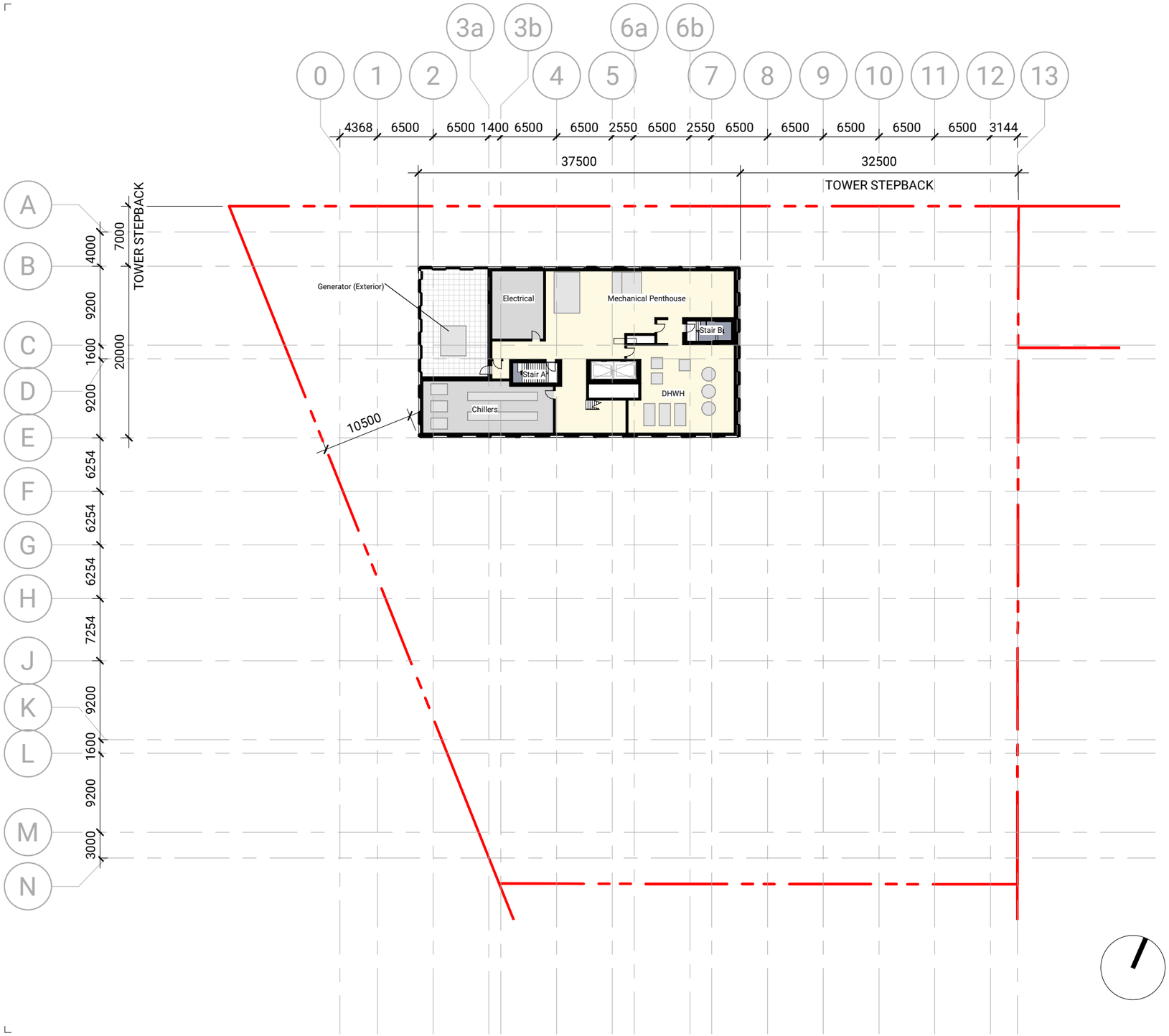


diamond schmitt

KWC

Level 10 / Mechanical Penthouse P110

GLADSTONE VILLAGE PHASE 1 06/29/21 As indicated



diamond schmitt

Mechanical Penthouse - Floor Plan P119

GLADSTONE VILLAGE PHASE 1 06/29/21 As indicated

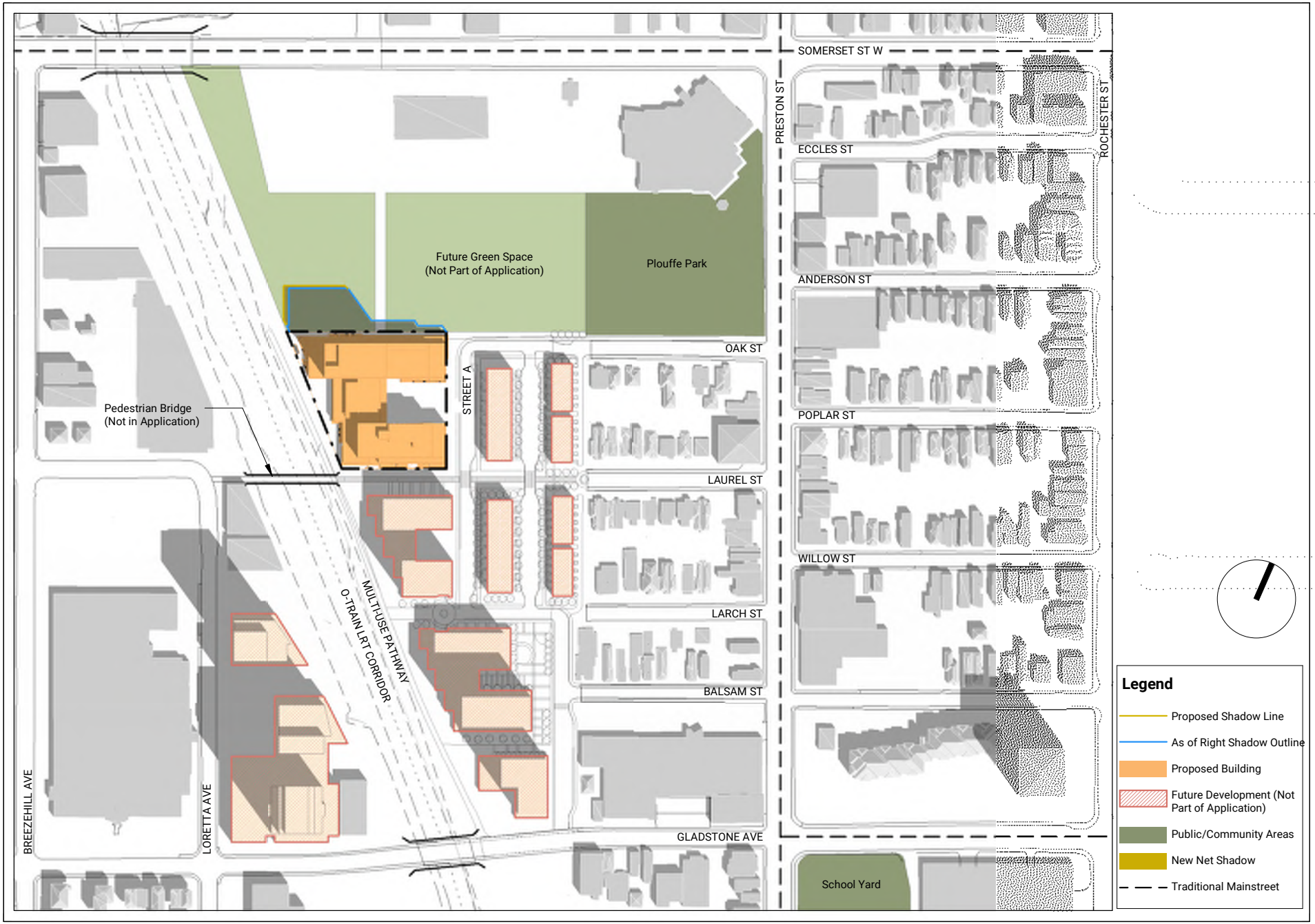
Disclaimer: Geometry used to illustrate future developments based on most recently used available documents for draft Subdivison Application for 933 Gladstone, ZBL application for 951 Gladstone Ave. and 145 Loretta St.

Sun Study - June 21 @ 800hr AS030A

GLADSTONE VILLAGE PHASE 1 08/31/21 1 : 3000

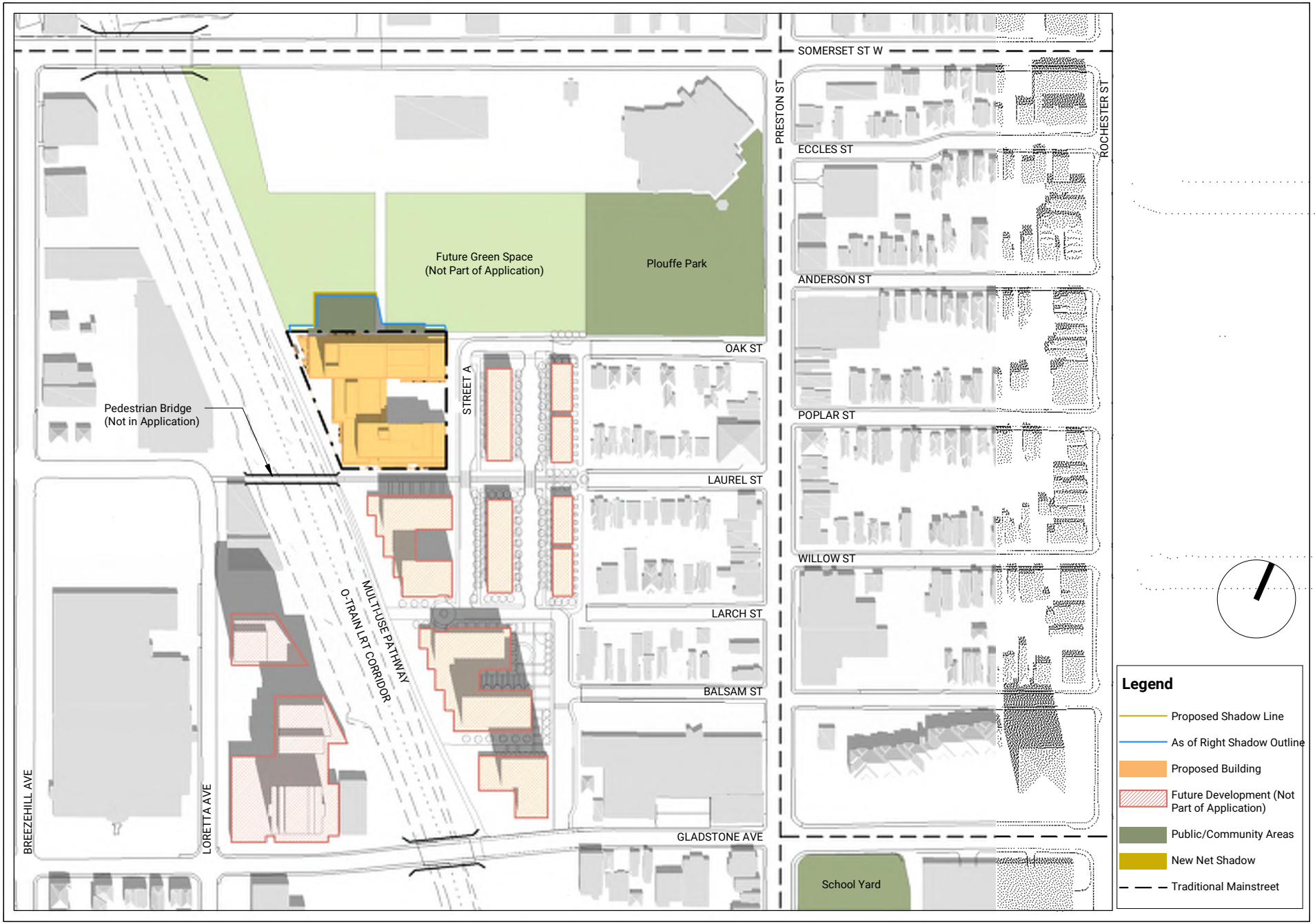
Sun Study - June 21 @ 900hr AS030B

GLADSTONE VILLAGE PHASE 1 09/02/21 1 : 3000



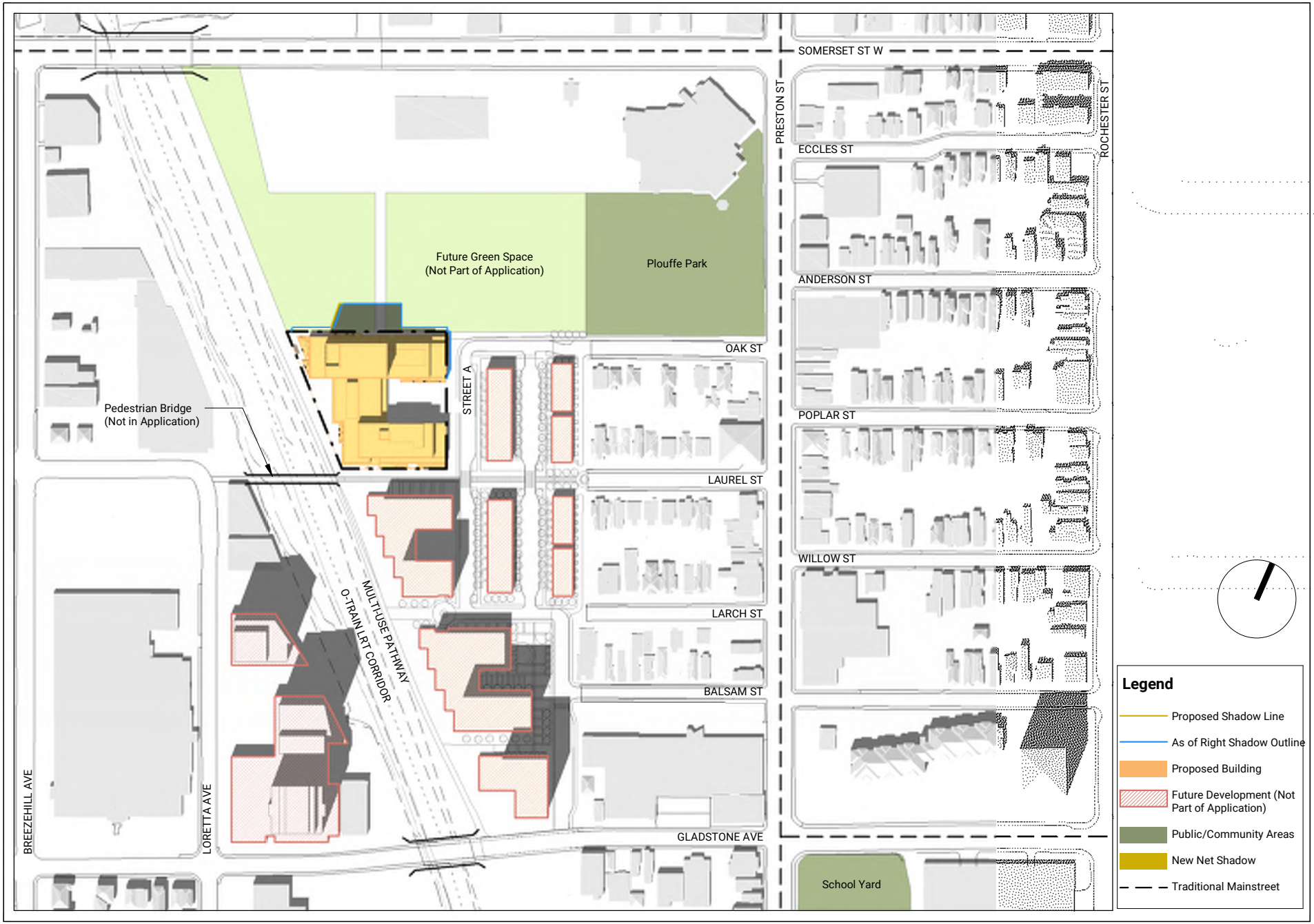
Sun Study - June 21 @ 1000hr AS030C

GLADSTONE VILLAGE PHASE 1 09/02/21 1 : 3000



Sun Study - June 21 @ 1100hr AS030D

GLADSTONE VILLAGE PHASE 1 09/02/21 1 : 3000

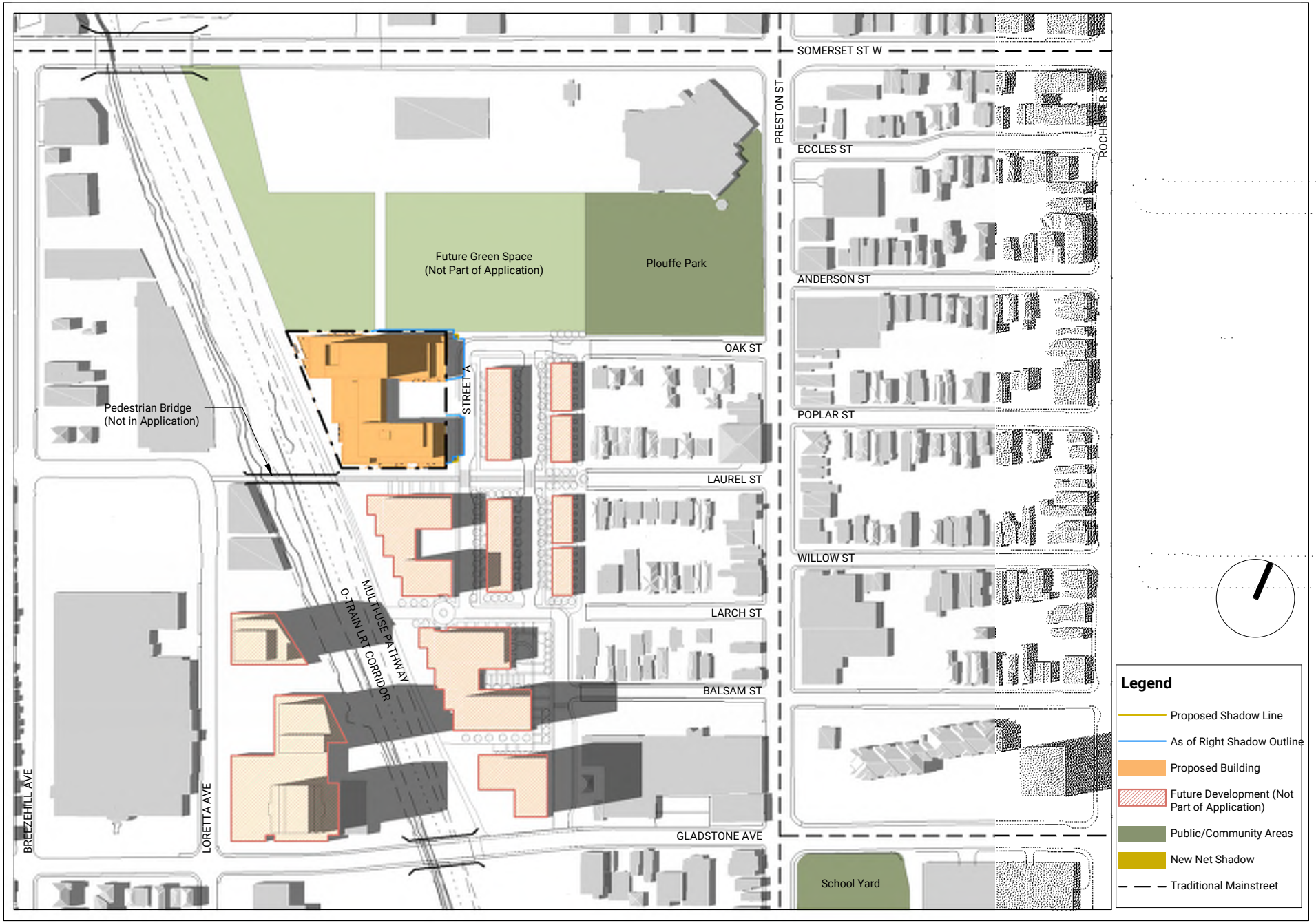


Sun Study - June 21 @ 1200hr AS030E

GLADSTONE VILLAGE PHASE 1 09/02/21 1 : 3000

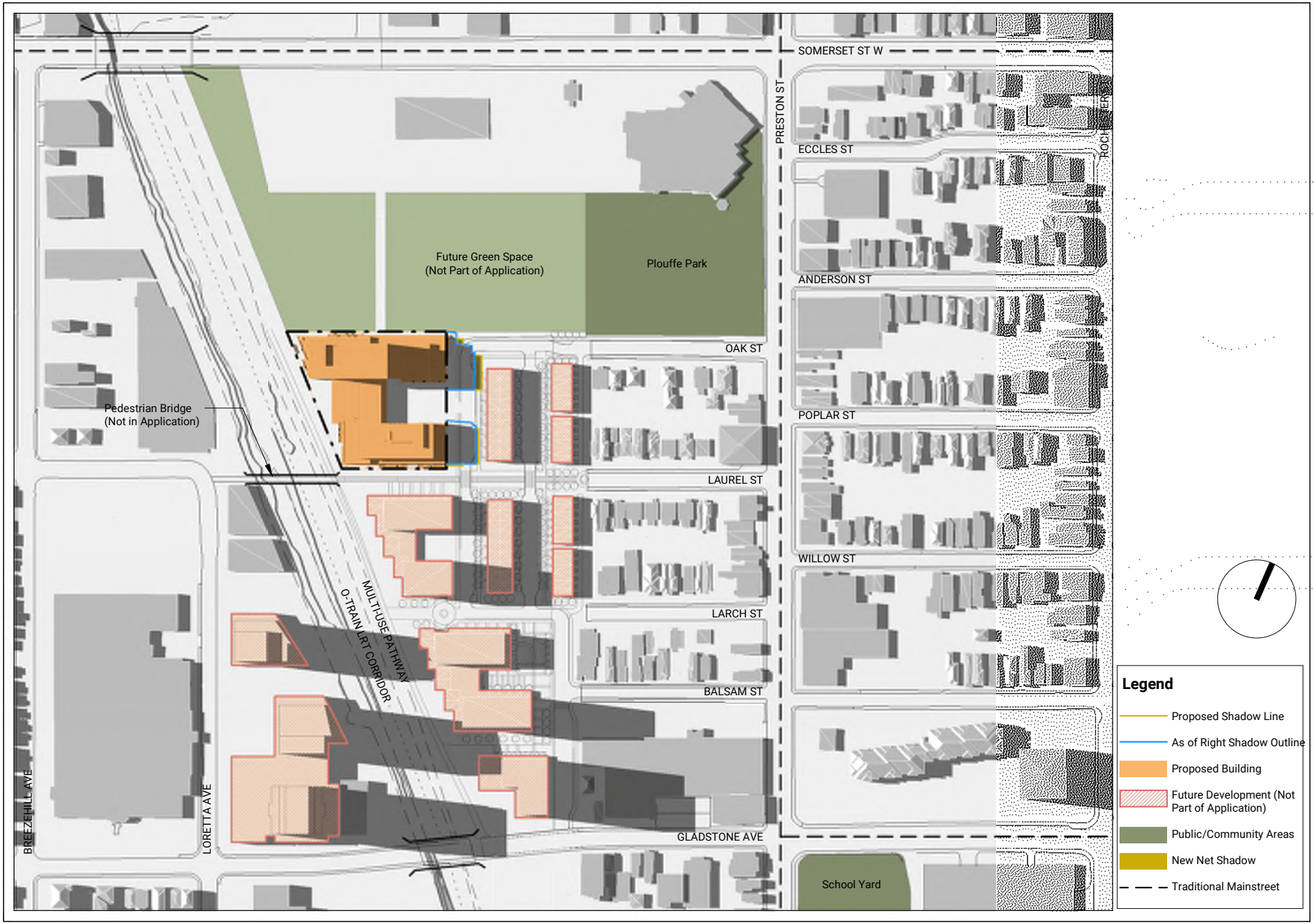
Sun Study - June 21 @ 1300hr AS030F

GLADSTONE VILLAGE PHASE 1 09/02/21 1 : 3000



Sun Study - June 21 @ 1400hr AS030G

GLADSTONE VILLAGE PHASE 1 09/02/21 1 : 3000



Sun Study - June 21 @ 1500hr AS030H

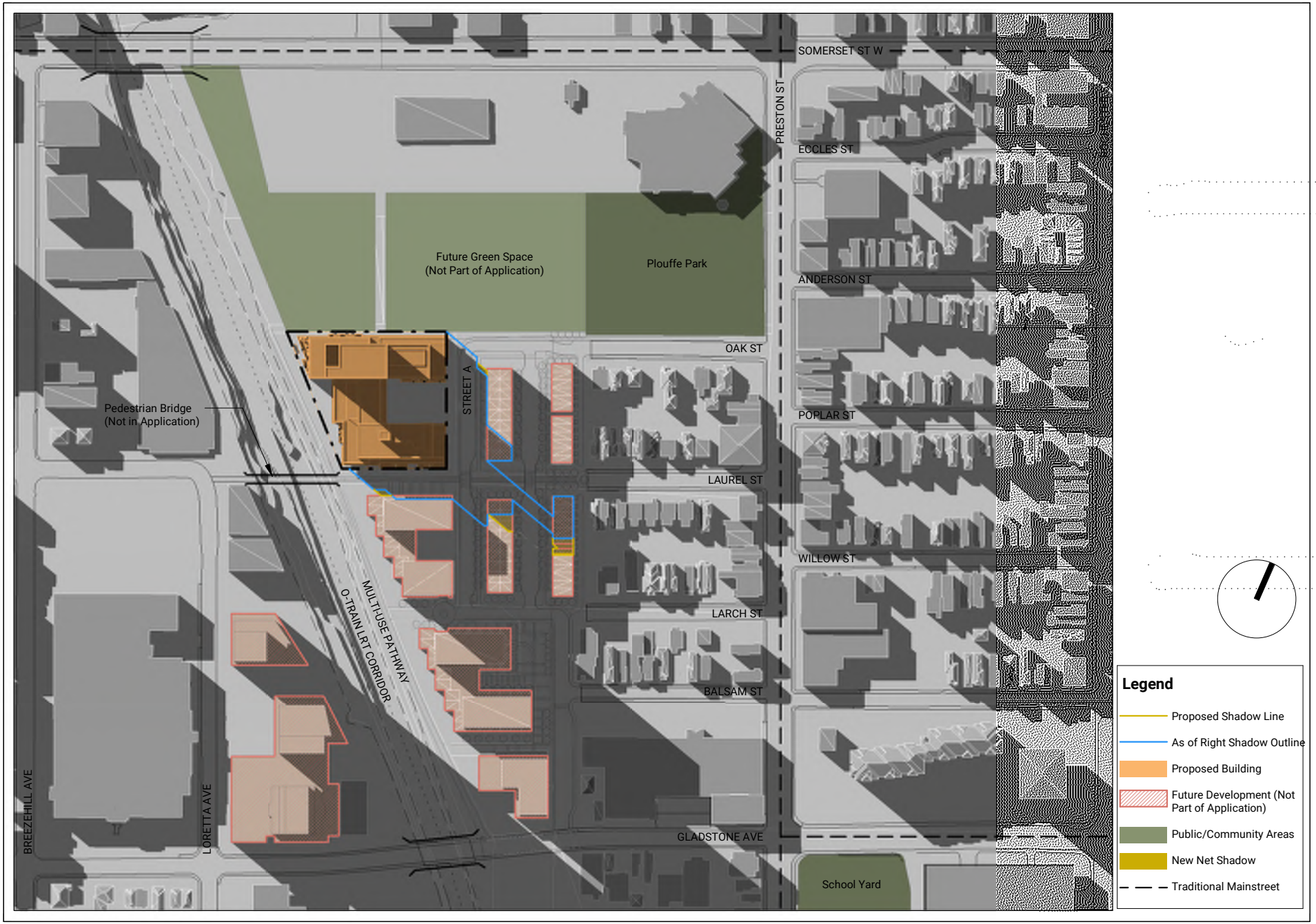
GLADSTONE VILLAGE PHASE 1 09/02/21 1 : 3000

Sun Study - June 21 @ 1600hr AS030l

GLADSTONE VILLAGE PHASE 1 09/02/21 1 : 3000

Sun Study - June 21 @ 1700hr AS030J

GLADSTONE VILLAGE PHASE 1 09/02/21 1 : 3000



Sun Study - June 21 @ 1800hr AS030K

GLADSTONE VILLAGE PHASE 1 09/02/21 1 : 3000

Sun Study - June 21 @ 1900hr AS030L

GLADSTONE VILLAGE PHASE 1 09/02/21 1 : 3000

Sun Study - June 21 @ 2000hr AS030M

GLADSTONE VILLAGE PHASE 1 09/02/21 1 : 3000

Disclaimer: Geometry used to illustrate future developments based on most recently used available documents for draft Subdivison Application for 933 Gladstone, ZBL application for 951 Gladstone Ave. and 145 Loretta St.

Sun Study - Sept 21 @ 800hr AS031A

GLADSTONE VILLAGE PHASE 1 08/31/21 1 : 3000

Disclaimer: Geometry used to illustrate future developments based on most recently used available documents for draft Subdivison Application for 933 Gladstone, ZBL application for 951 Gladstone Ave. and 145 Loretta St.

Sun Study - Sept 21 @ 900hr AS031B

GLADSTONE VILLAGE PHASE 1 09/02/21 1 : 3000

Disclaimer: Geometry used to illustrate future developments based on most recently used available documents for draft Subdivison Application for 933 Gladstone, ZBL application for 951 Gladstone Ave. and 145 Loretta St.

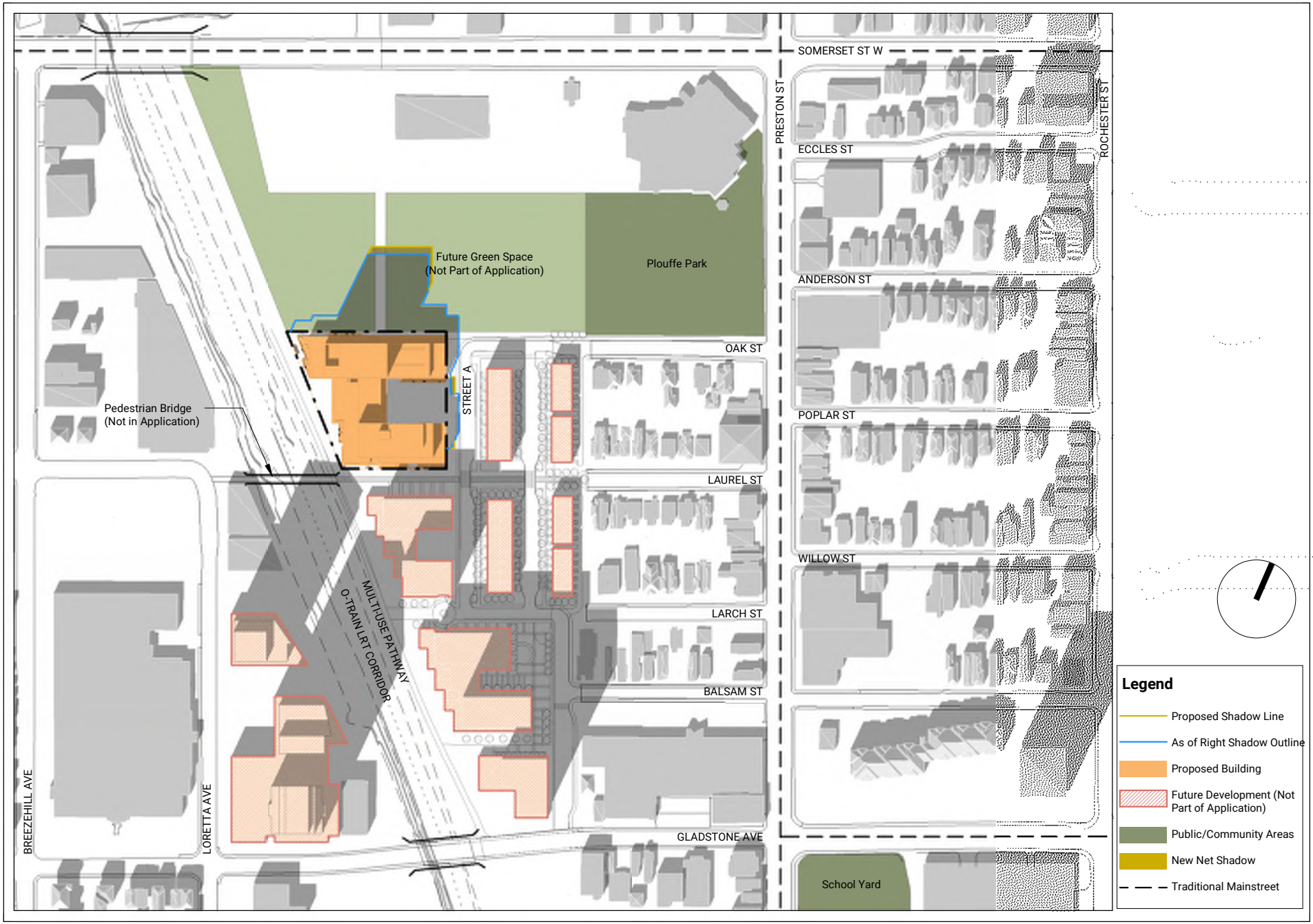
Sun Study - Sept 21 @ 1000hr AS031C

GLADSTONE VILLAGE PHASE 1 09/02/21 1 : 3000

Disclaimer: Geometry used to illustrate future developments based on most recently used available documents for draft Subdivison Application for 933 Gladstone, ZBL application for 951 Gladstone Ave. and 145 Loretta St.

Sun Study - Sept 21 @ 1100hr AS031D

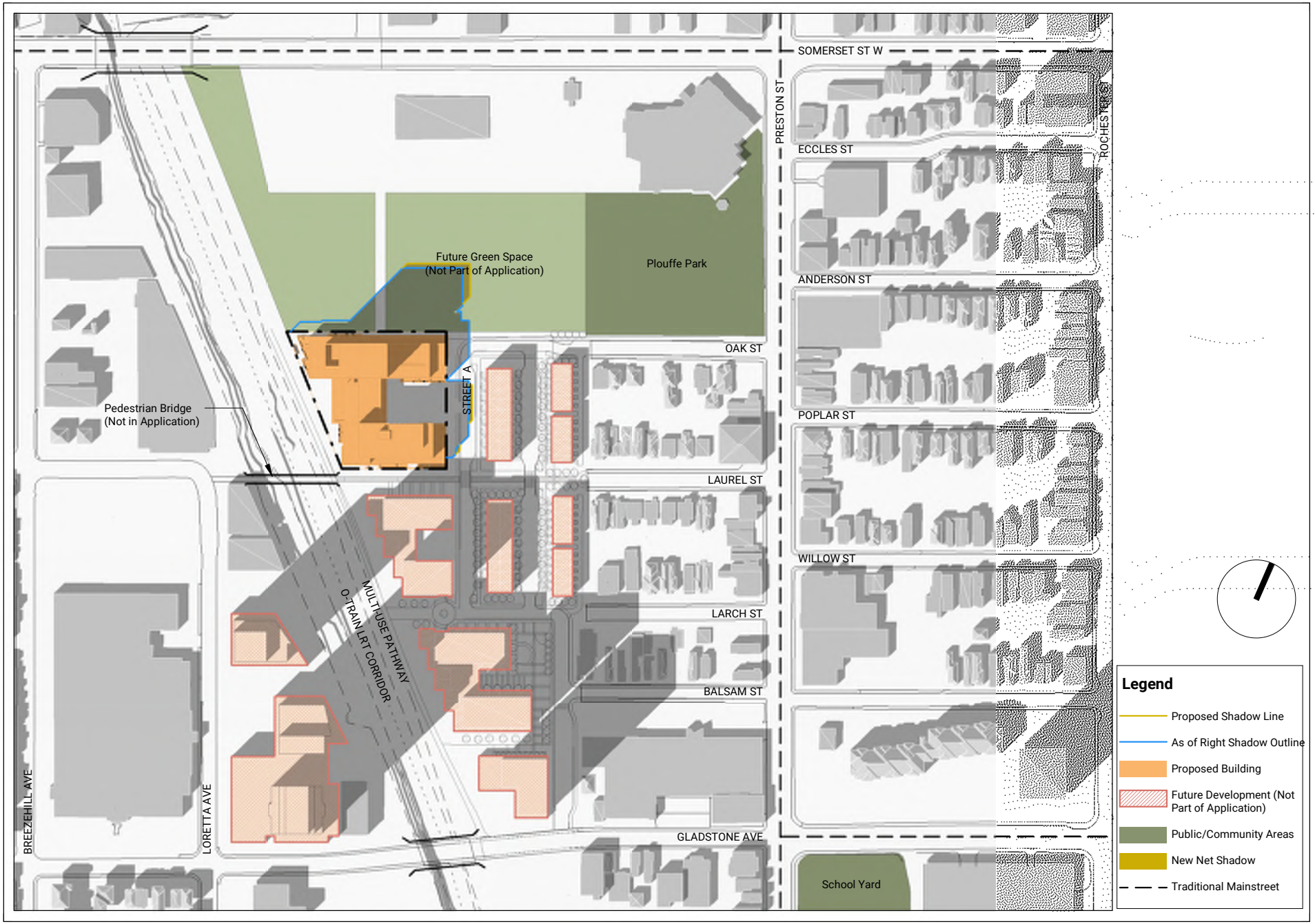
GLADSTONE VILLAGE PHASE 1 09/02/21 1 : 3000



Disclaimer: Geometry used to illustrate future developments based on most recently used available documents for draft Subdivison Application for 933 Gladstone, ZBL application for 951 Gladstone Ave. and 145 Loretta St.

Sun Study - Sept 21 @ 1200hr AS031E

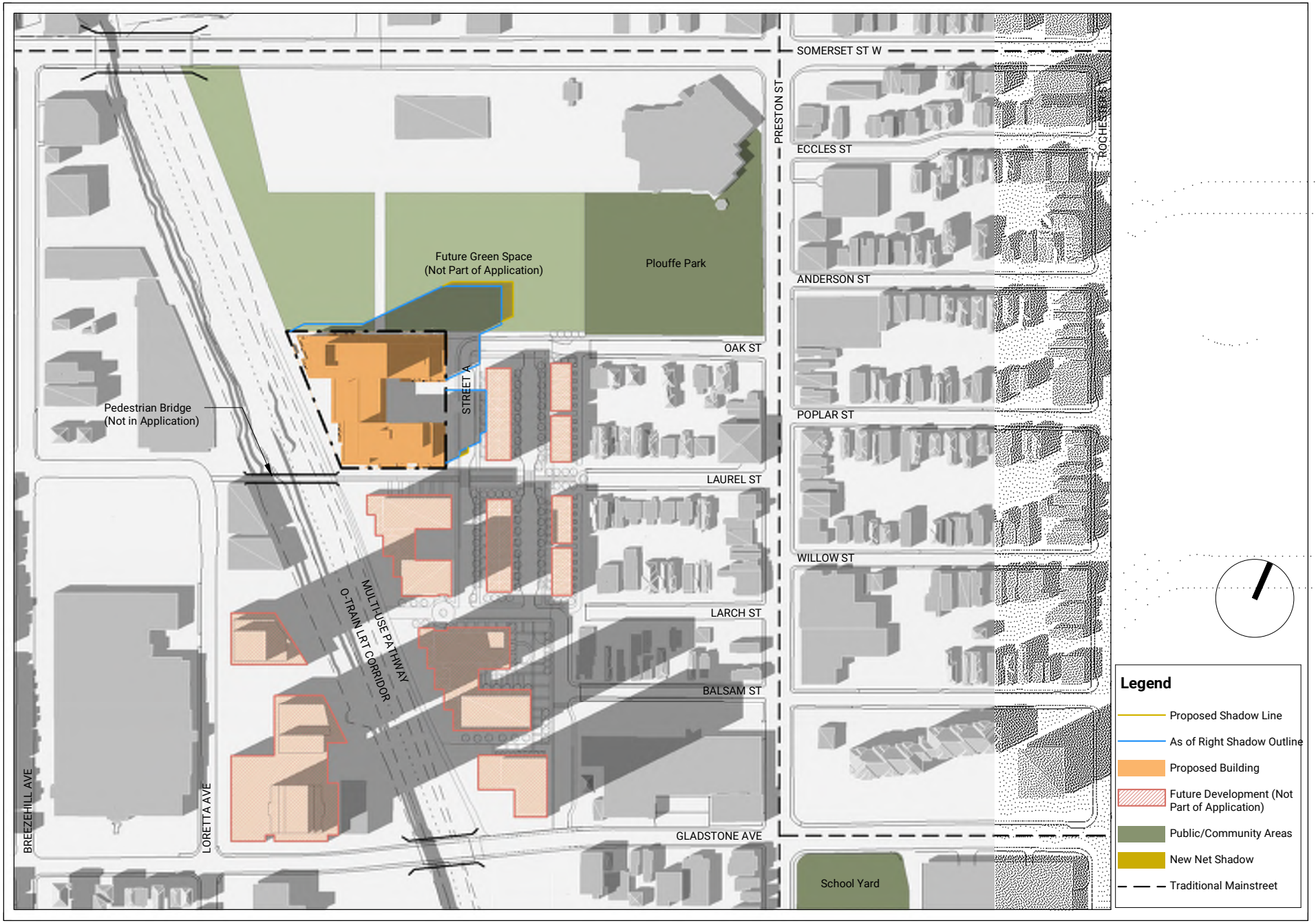
GLADSTONE VILLAGE PHASE 1 09/02/21 1 : 3000



Disclaimer: Geometry used to illustrate future developments based on most recently used available documents for draft Subdivison Application for 933 Gladstone, ZBL application for 951 Gladstone Ave. and 145 Loretta St.

Sun Study - Sept 21 @ 1300hr AS031F

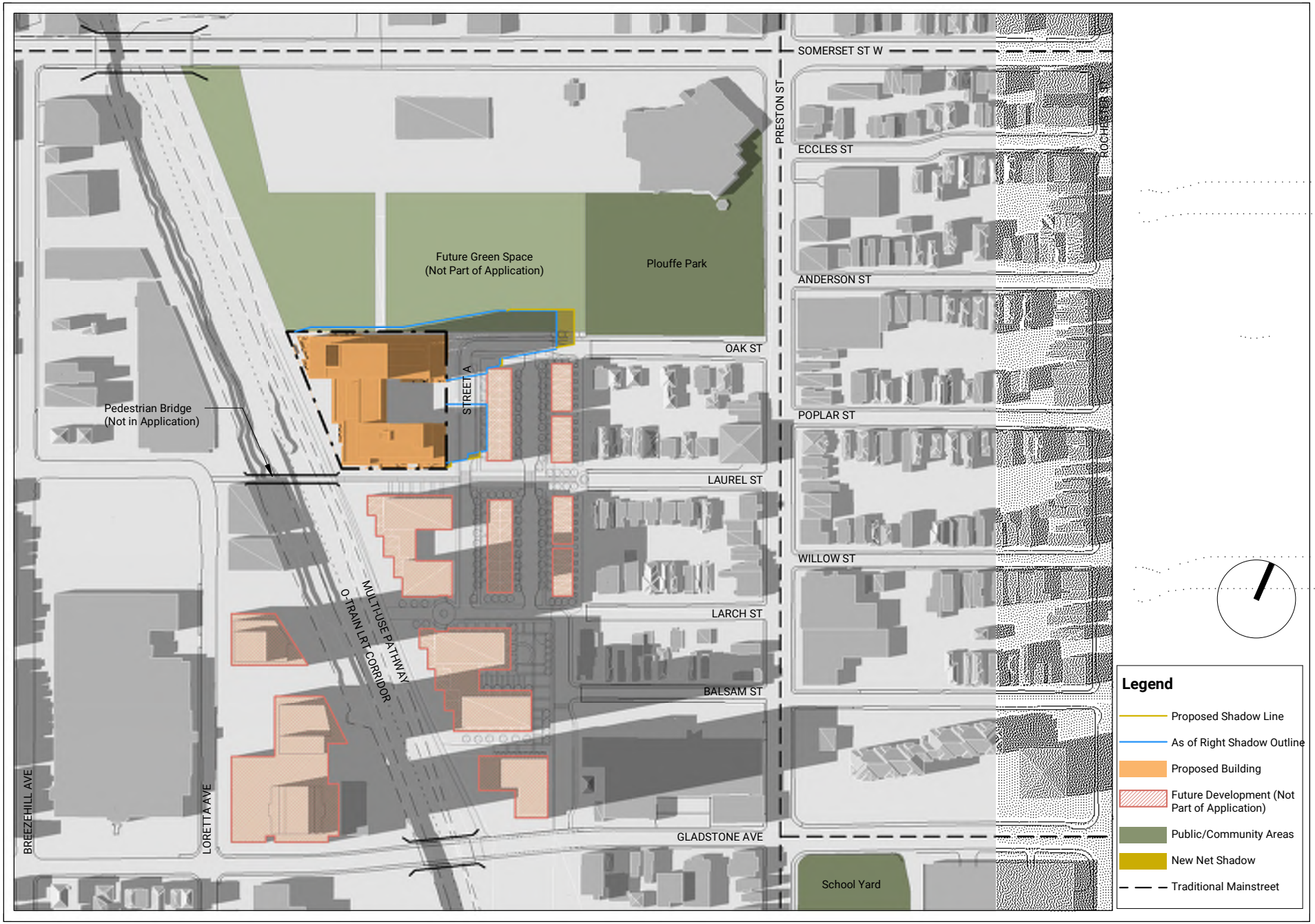
GLADSTONE VILLAGE PHASE 1 09/02/21 1 : 3000



Disclaimer: Geometry used to illustrate future developments based on most recently used available documents for draft Subdivison Application for 933 Gladstone, ZBL application for 951 Gladstone Ave. and 145 Loretta St.

Sun Study - Sept 21 @ 1400hr AS031G

GLADSTONE VILLAGE PHASE 1 09/02/21 1 : 3000



Disclaimer: Geometry used to illustrate future developments based on most recently used available documents for draft Subdivison Application for 933 Gladstone, ZBL application for 951 Gladstone Ave. and 145 Loretta St.

Sun Study - Sept 21 @ 1500hr AS031H

GLADSTONE VILLAGE PHASE 1 09/02/21 1 : 3000

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Sun Study - Sept 21 @ 1600hr AS031I

GLADSTONE VILLAGE PHASE 1 09/02/21 1 : 3000

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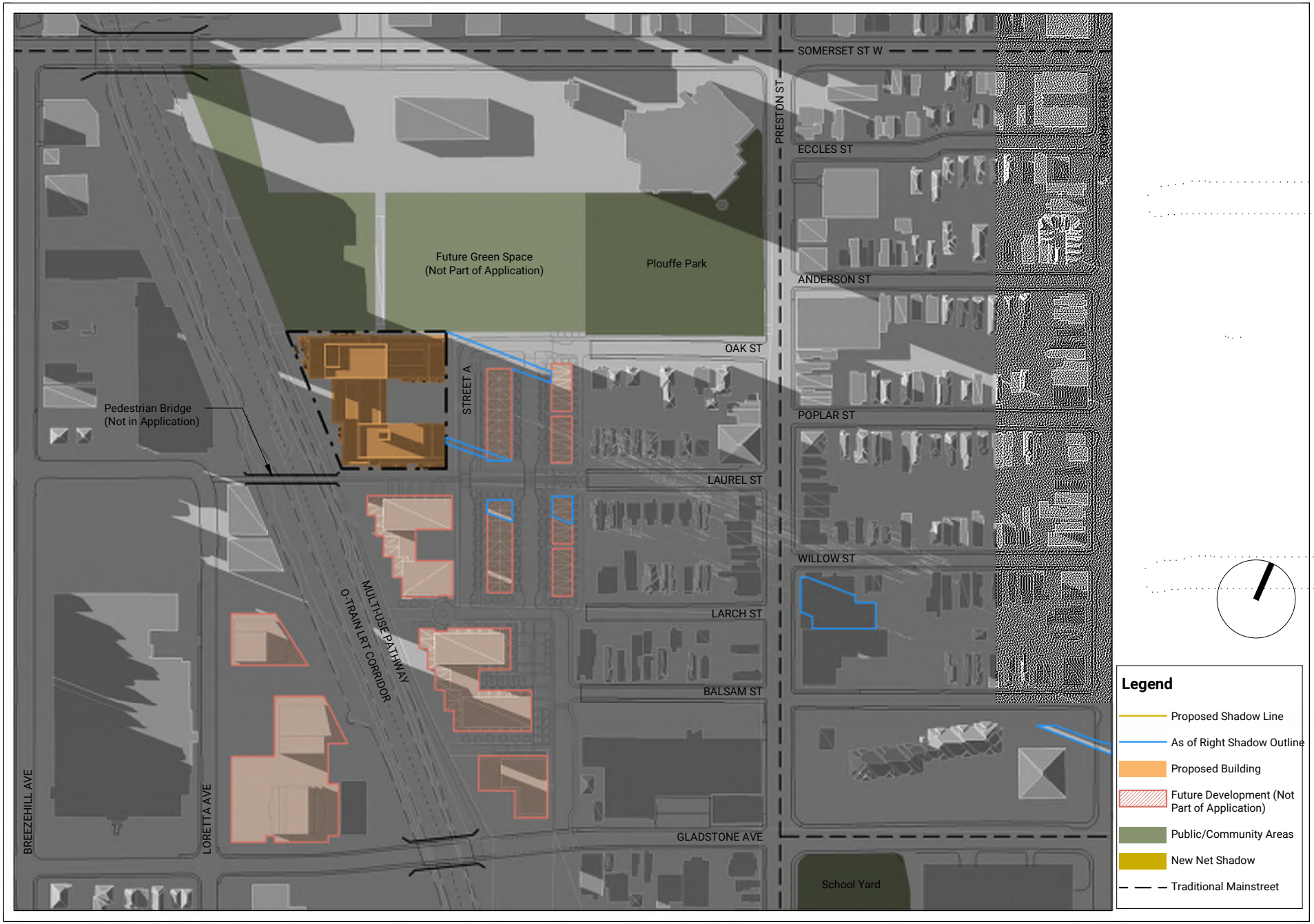
Sun Study - Sept 21 @ 1700hr AS031J

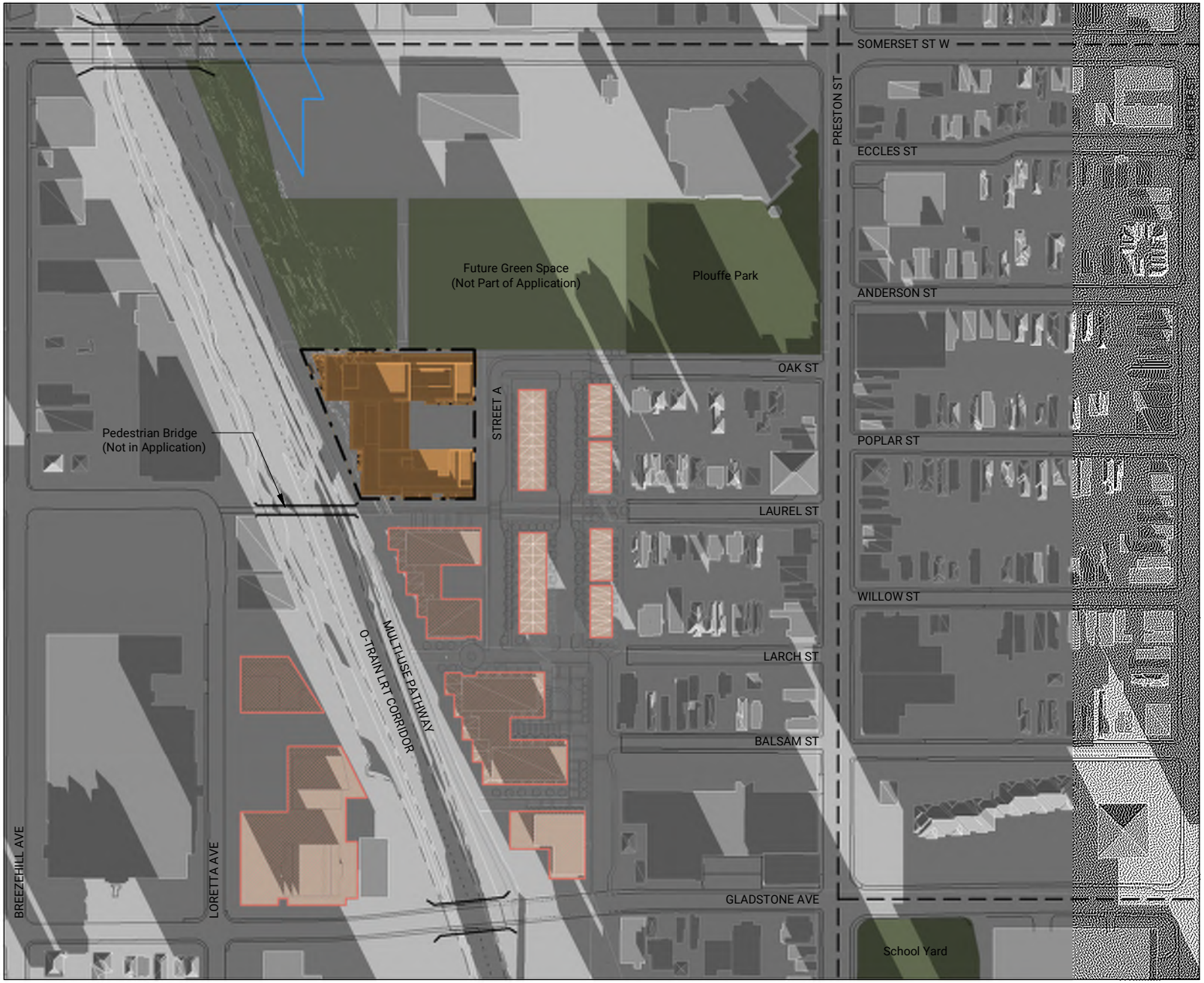
GLADSTONE VILLAGE PHASE 1 09/02/21 1 : 3000



Disclaimer: Geometry used to illustrate future developments based on most recently used available documents for draft Subdivison Application for 933 Gladstone, ZBL application for 951 Gladstone Ave. and 145 Loretta St.

Sun Study - Sept 21 @ 1800hr AS031K

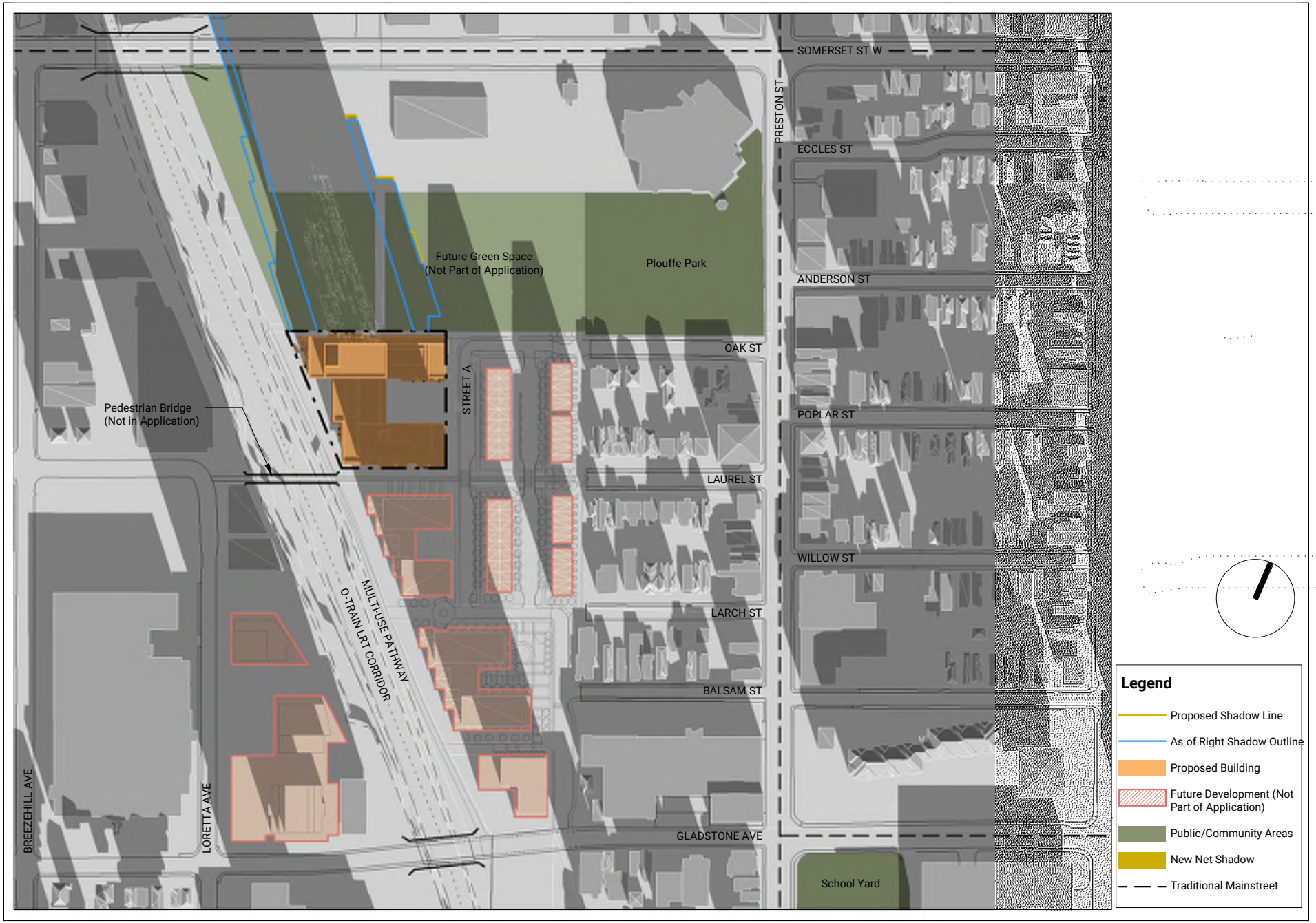
GLADSTONE VILLAGE PHASE 1 09/02/21 1 : 3000



Disclaimer: Geometry used to illustrate future developments based on most recently used available documents for draft Subdivison Application for 933 Gladstone, ZBL application for 951 Gladstone Ave. and 145 Loretta St.

Sun Study - Dec 21 @ 900hr AS032A

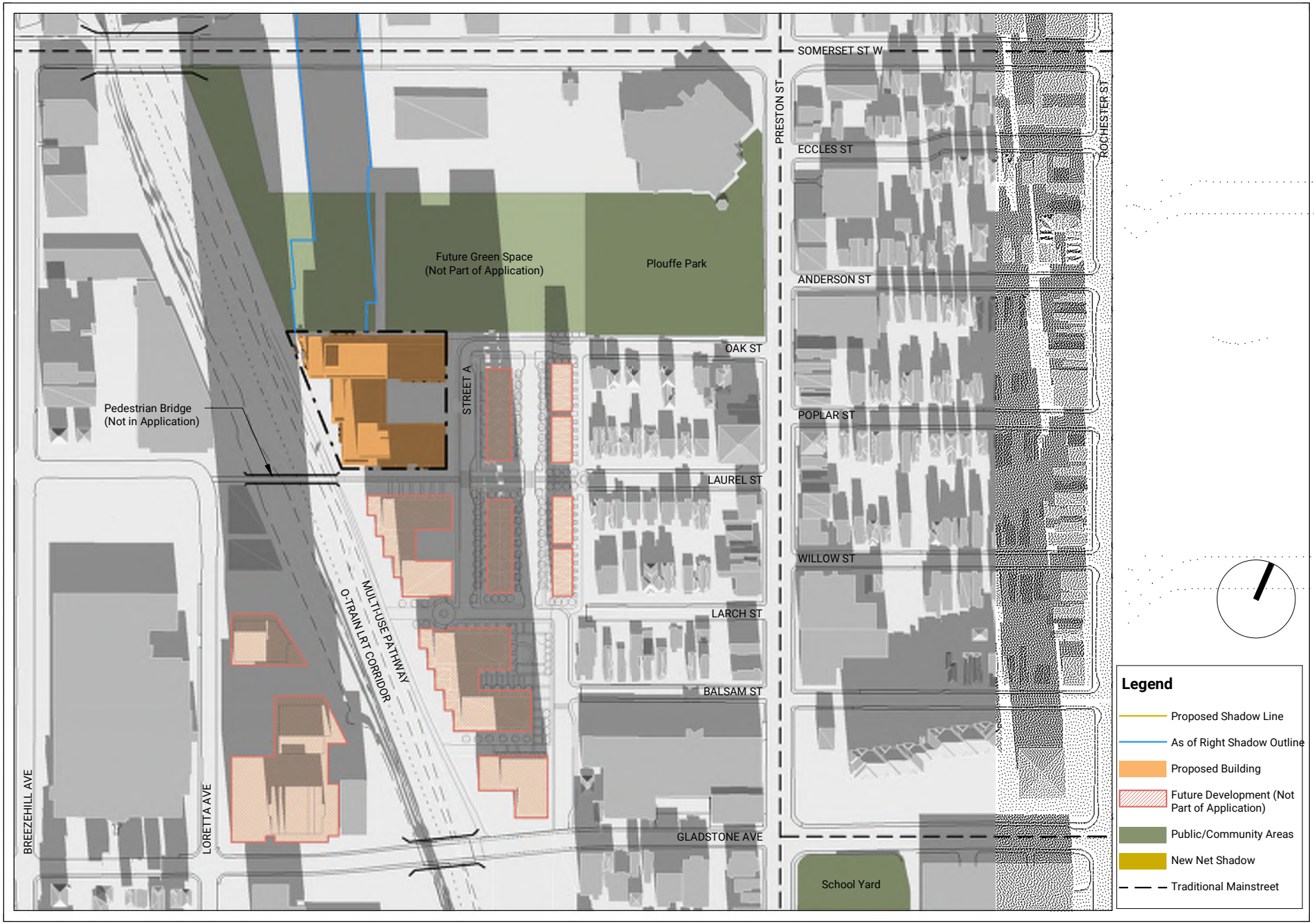
GLADSTONE VILLAGE PHASE 1 08/31/21 1 : 3000



Disclaimer: Geometry used to illustrate future developments based on most recently used available documents for draft Subdivison Application for 933 Gladstone, ZBL application for 951 Gladstone Ave. and 145 Loretta St.

Sun Study - Dec 21 @ 1000hr AS032B

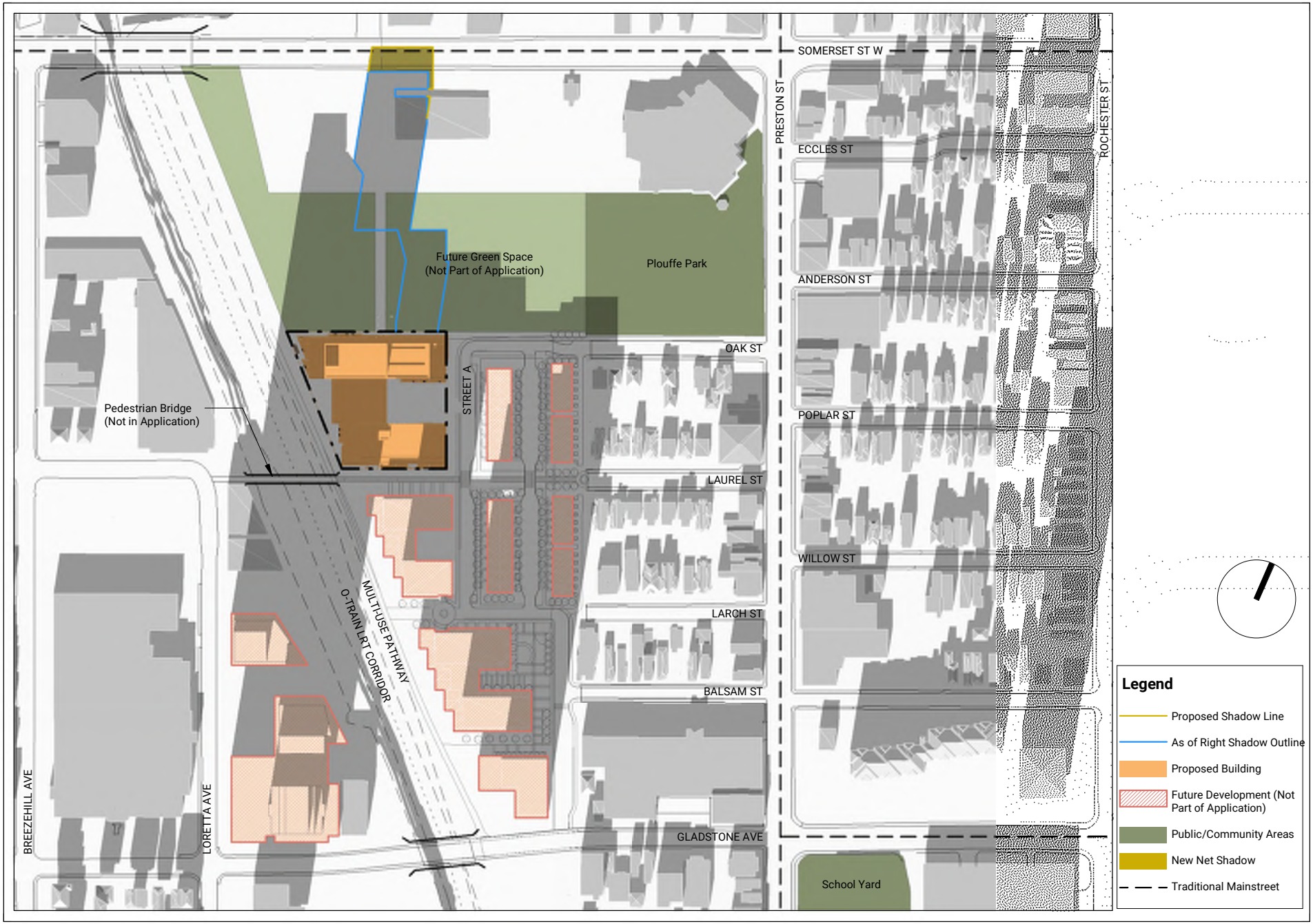
GLADSTONE VILLAGE PHASE 1 09/02/21 1 : 3000



Disclaimer: Geometry used to illustrate future developments based on most recently used available documents for draft Subdivison Application for 933 Gladstone, ZBL application for 951 Gladstone Ave. and 145 Loretta St.

Sun Study - Dec 21 @ 1100hr AS032C

GLADSTONE VILLAGE PHASE 1 09/02/21 1 : 3000



Disclaimer: Geometry used to illustrate future developments based on most recently used available documents for draft Subdivison Application for 933 Gladstone, ZBL application for 951 Gladstone Ave. and 145 Loretta St.

Sun Study - Dec 21 @ 1200hr AS032D

GLADSTONE VILLAGE PHASE 1 09/02/21 1 : 3000

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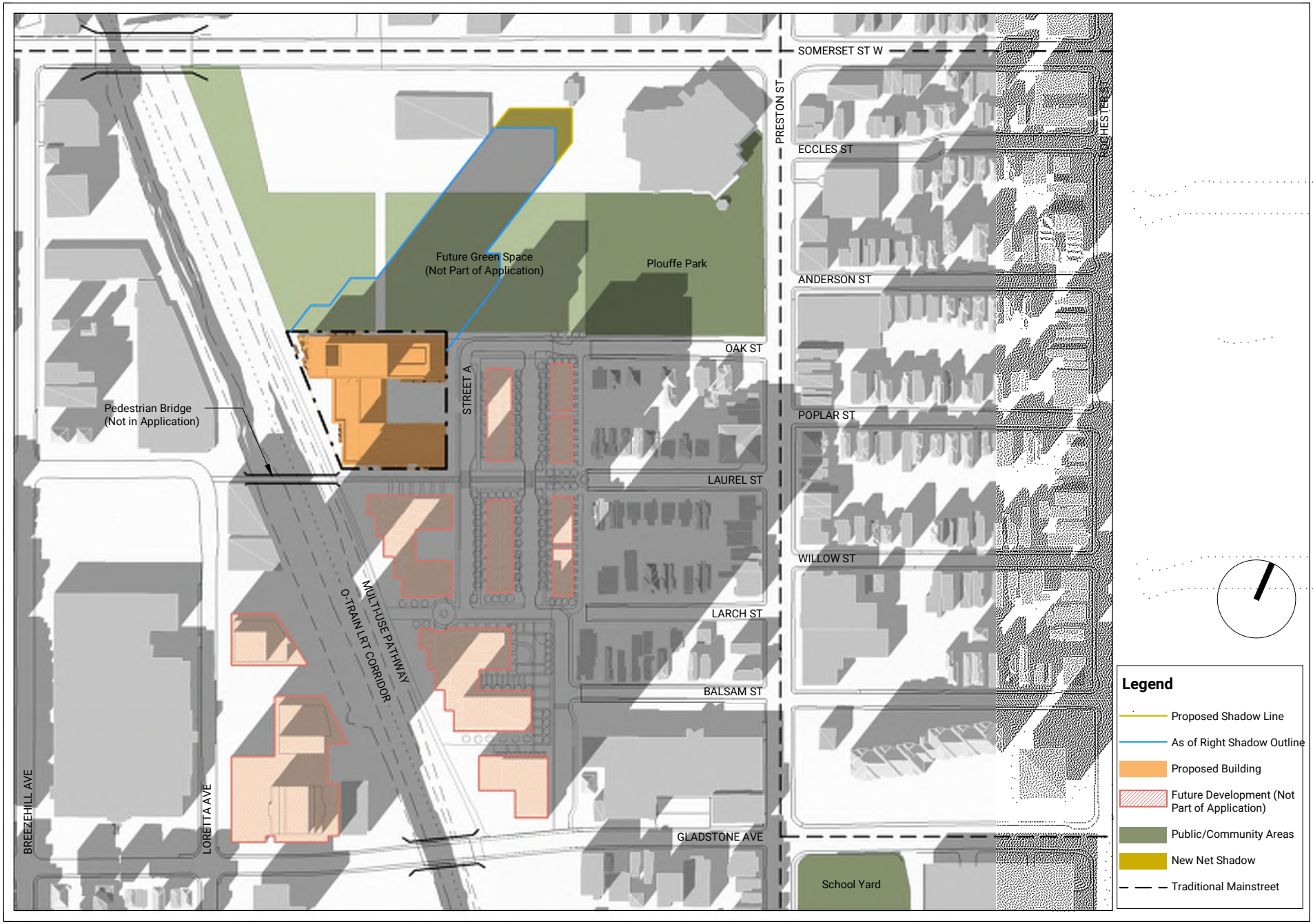
Sun Study - Dec 21 @ 1300hr AS032E

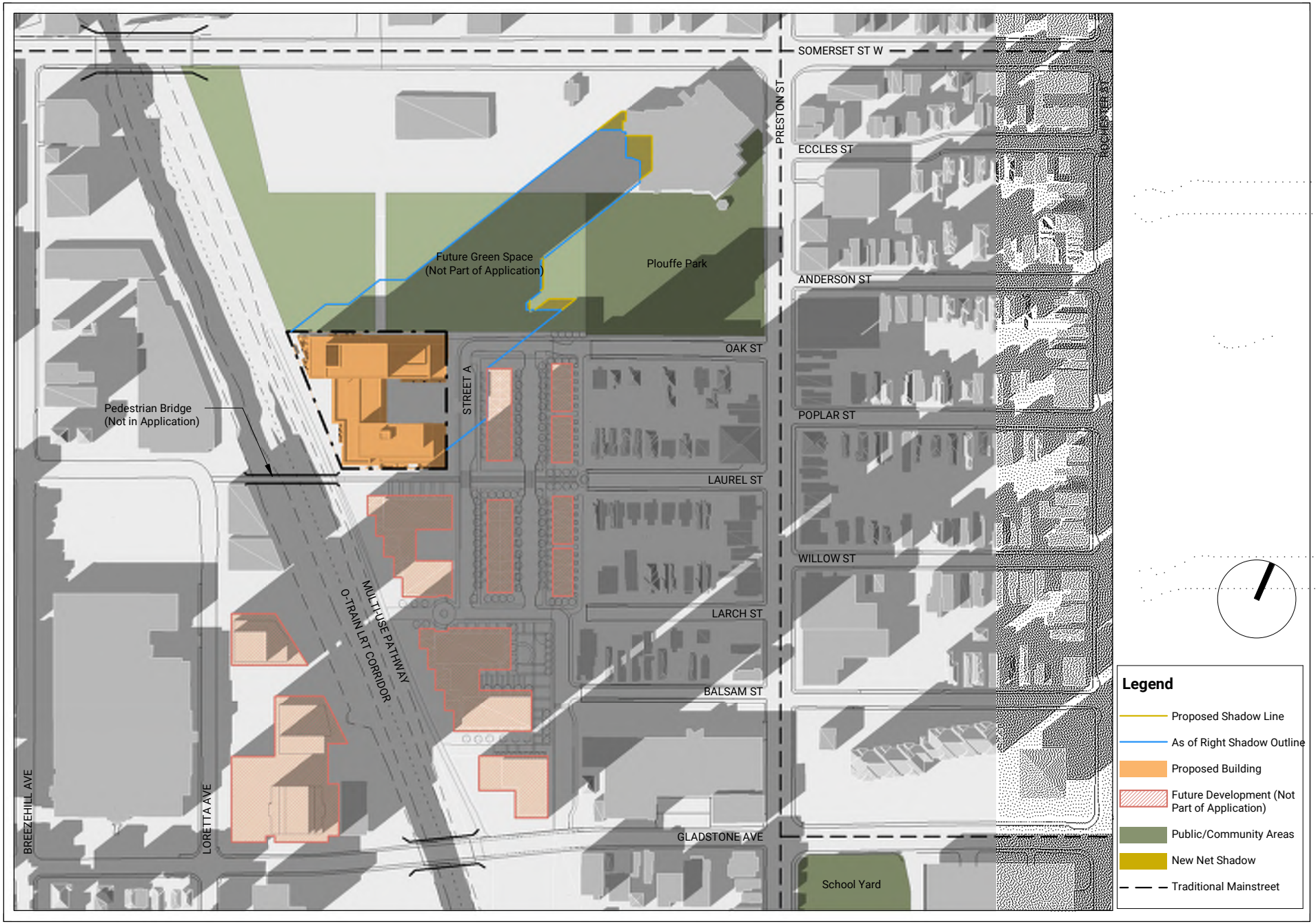
GLADSTONE VILLAGE PHASE 1 09/02/21 1 : 3000



Disclaimer: Geometry used to illustrate future developments based on most recently used available documents for draft Subdivison Application for 933 Gladstone, ZBL application for 951 Gladstone Ave. and 145 Loretta St.

Sun Study - Dec 21 @ 1400hr AS032F

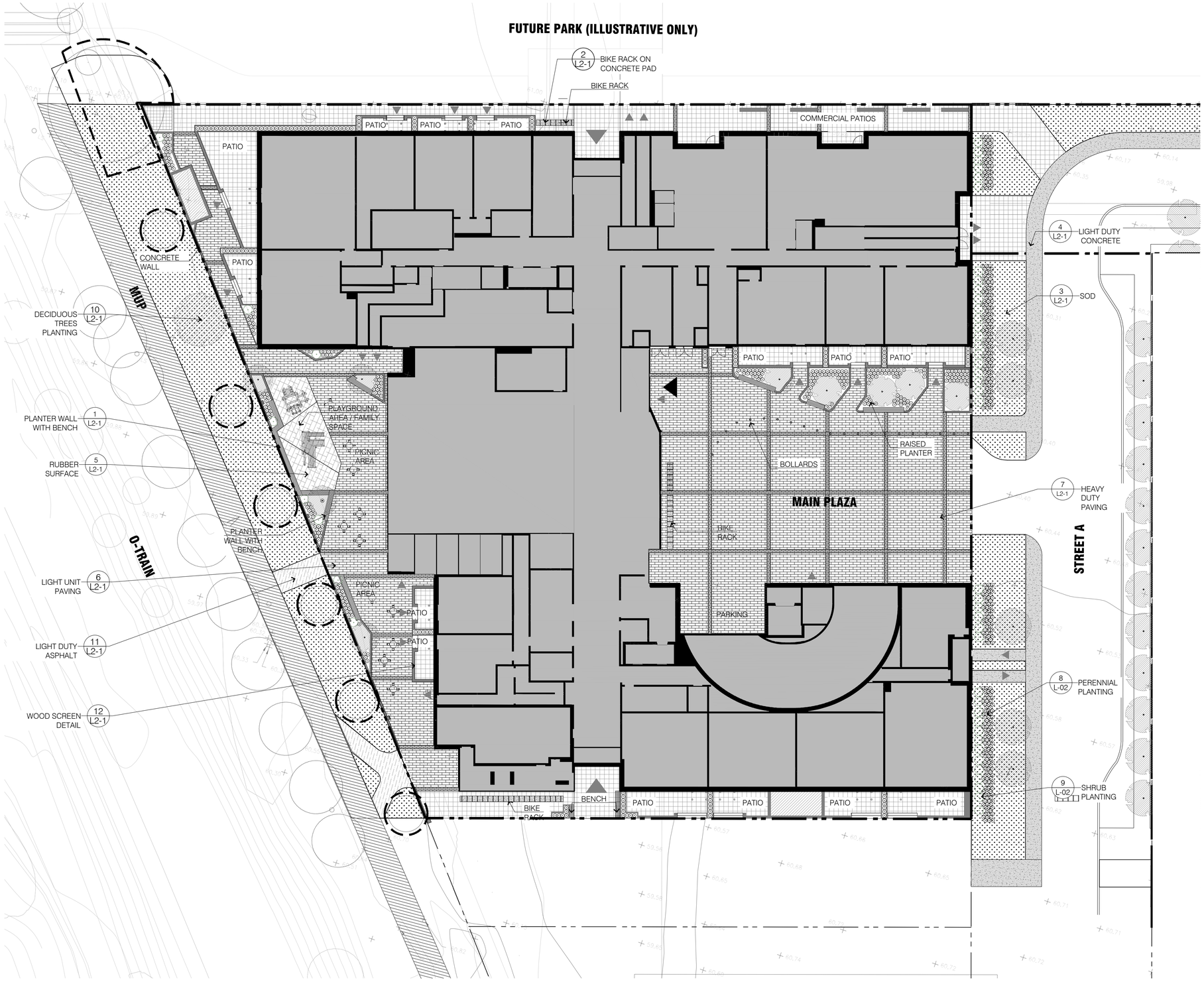
GLADSTONE VILLAGE PHASE 1 09/02/21 1 : 3000



Disclaimer: Geometry used to illustrate future developments based on most recently used available documents for draft Subdivison Application for 933 Gladstone, ZBL application for 951 Gladstone Ave. and 145 Loretta St.

Sun Study - Dec 21 @ 1500hr AS032G

GLADSTONE VILLAGE PHASE 1 09/02/21 1 : 3000



1 L1-1 LANDSCAPE PLAN

1:200

LEGEND

- PROPERTY LINE
- BUILDING
- TREE PROTECTION
- DECIDUOUS TREES
- EXISTING TREES
- SOD
- LIGHT DUTY CONCRETE
- PAVER TYPE 1
- PAVER TYPE 2
- PAVER TYPE 3
- RUBBER PAVER
- ASPHALT
- EXISTING MUP
- BENCH
- BIKE RACK
- SHRUBS
- PERENNIALS

diamond schmitt KMC

LASHLEY +ASSOCIATES
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202-950 GLADSTONE AVENUE
OTTAWA, ON K1Y 3E6
T 613 233 8579
F 613 233 4051
W LashleyLA.com
E Mail@LashleyLA.com

ISSUED

No.	Date	Description
1	2021 SEP 08	ISSUED FOR SITE PLAN APPROVAL
2	2021 SEP 17	ISSUED FOR SITE PLAN APPROVAL

LANDSCAPE NOTES

1. All general site information and conditions compiled from architect's and engineer's plans and surveys.
2. Do not scale this drawing.
3. Report any discrepancies prior to commencing work. No responsibility is born by the Landscape Architect for unknown subsurface conditions.
4. Reinstate all areas and items damaged as a result of construction activities to the satisfaction of the Landscape Architect.
5. Drawing may not be used for construction until signed by Landscape Architect as issued for construction.
6. The accuracy of the position of utilities is not guaranteed.
7. Individual utility co. must be contacted for confirmation of utility existence and location prior to digging.
8. This drawing is an instrument of service and requires the permission of the Landscape Architect for use. Copyright is reserved by the Landscape Architect, David M. Lashley.
9. Plant material shall be No.1 Grade and shall comply with the Metric Guide Specifications for Nursery stock (latest edition), published by Canadian Nursery Trades Association.
10. Plant substitutions shall not be permitted unless approved by the Landscape Architect.
11. Obtain approval of planting prior to digging.
12. Topsoil shall be garden siri mixture sandy loam with min. 5% organic matter and peat moss added at ratio of 1:10, topsoil to be approved by Landscape Architect.

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
RIC S. CARRON
OALA MEMBER

GLADSTONE VILLAGE
PHASE 1
933 Gladstone Avenue - Phase 1
211006

Landscape Plan

L1—1