



Urban Design Review Panel Submission
New Embassy and Consulate of the State of Qatar
187 Boteler Street, Ottawa

Formal Review
Meeting date: Friday April 1, 2022





From Above Looking North West - Render



From Above Looking North East - Aerial Photo

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Site From Above - Aerial Photo

SITE DESCRIPTION

The subject property is known municipally as 187 Boteler Street, and is located on the north side of the street, at the Cumberland street intersection. The site is bounded by vehicle ramps to the north and west, that provide access to and from the Macdonald-Cartier bridge.

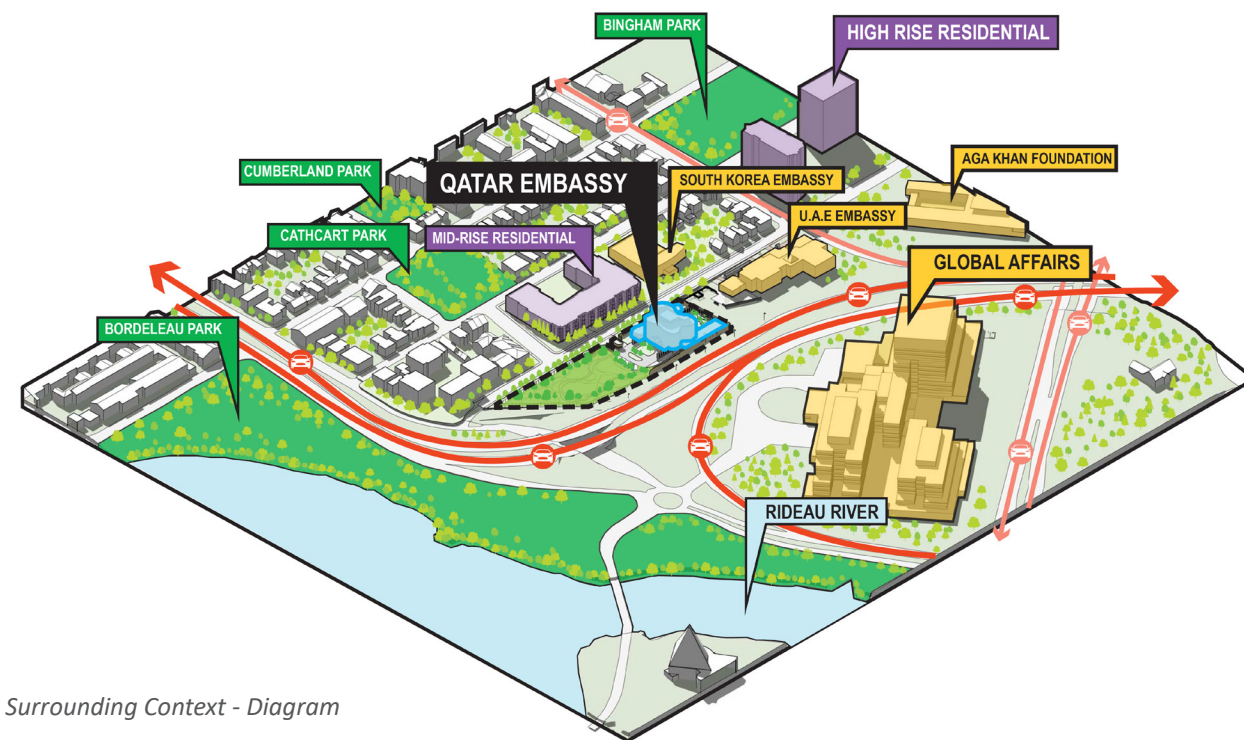
The lands that make up the Subject Property are legally described as Part of Lots 3 & 7, on Registered Plan 611769 in the City of Ottawa.

The irregularly shaped lot is 7496 m² in size. The subject property is currently vacant green space.

The east end of Boteler Street is generally characterized by residential buildings, ranging from single-family detached houses to a high-rise apartment building to the southwest, and also includes office buildings and embassies. A 10-storey office building (Global Affairs) belonging to the federal government occupies the lands to the north of the site. The area to the south, across Boteler Street primarily contains low-profile dwellings, a four-storey apartment building and the Korean Embassy. Immediately to the west of the property is the United Arab Emirates Embassy.

Cathcart Park is located about 100m to the south of the site. Amenities on Dalhousie are approximately a 350m walk away, and features a range of services and commercial uses.

The subject property is accessible by vehicles traveling eastbound on Boteler Street which is a one-way street.



Surrounding Context - Diagram



A - SITE CONTEXT

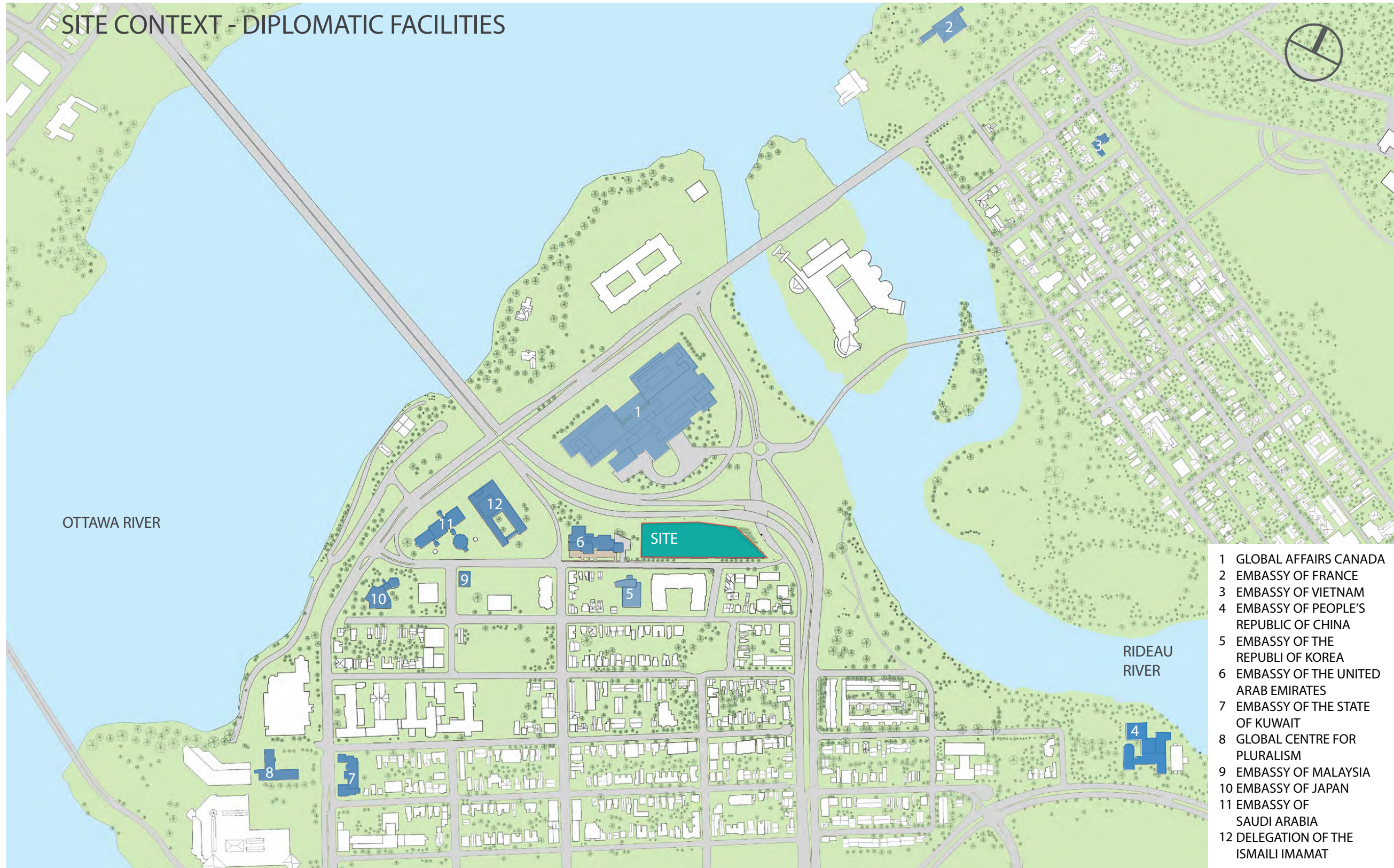
NEW EMBASSY AND CONSULATE OF THE STATE OF QATAR
Ottawa, Ontario



A - SITE CONTEXT

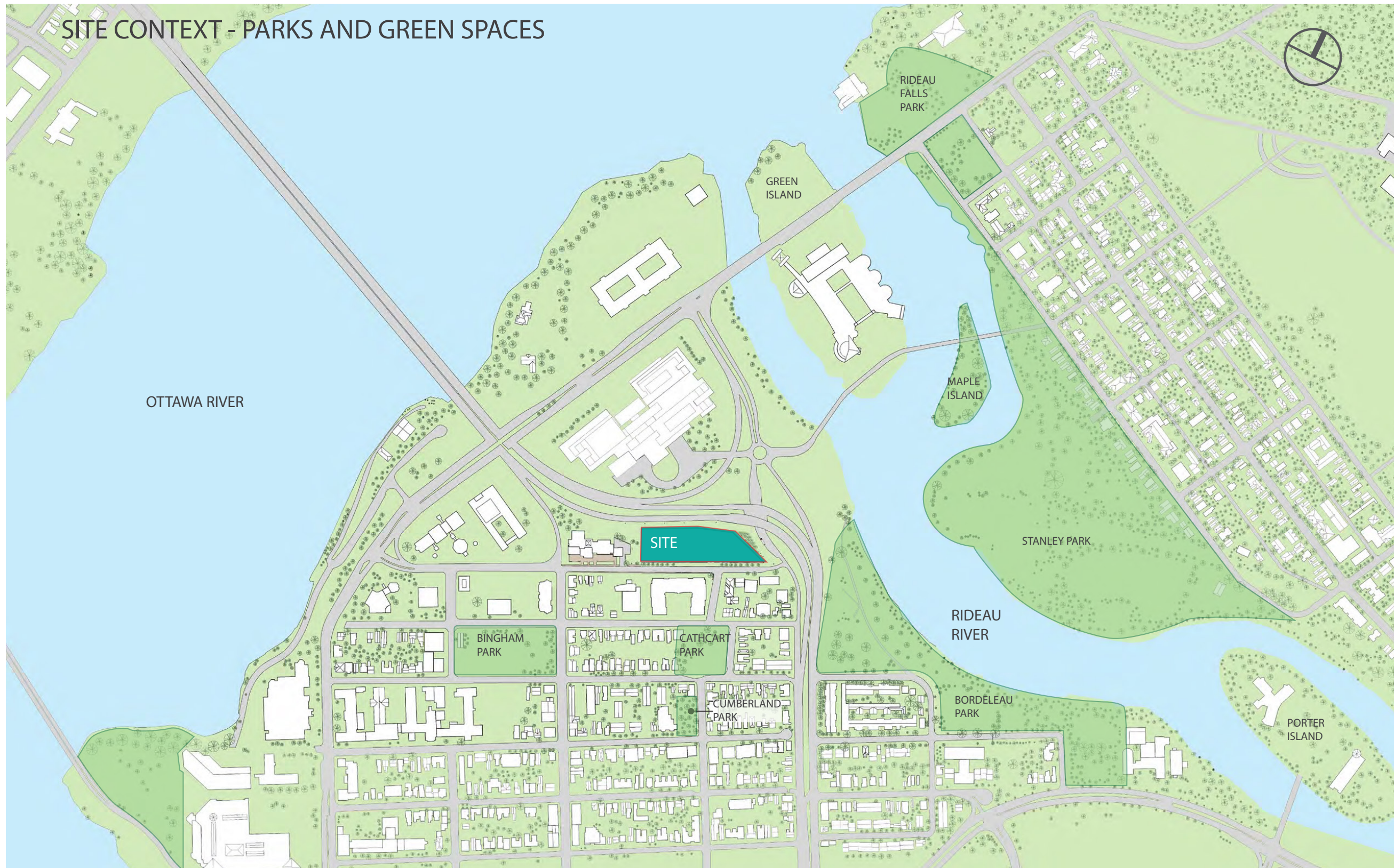
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 Ottawa, Ontario





A - SITE CONTEXT

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Ottawa, Ontario



SITE CONTEXT - PARKS AND GREEN SPACES

OTTAWA RIVER

RIDEAU FALLS PARK

GREEN ISLAND

MAPLE ISLAND

SITE

STANLEY PARK

RIDEAU RIVER

BINGHAM PARK

CATHCART PARK

CUMBERLAND PARK

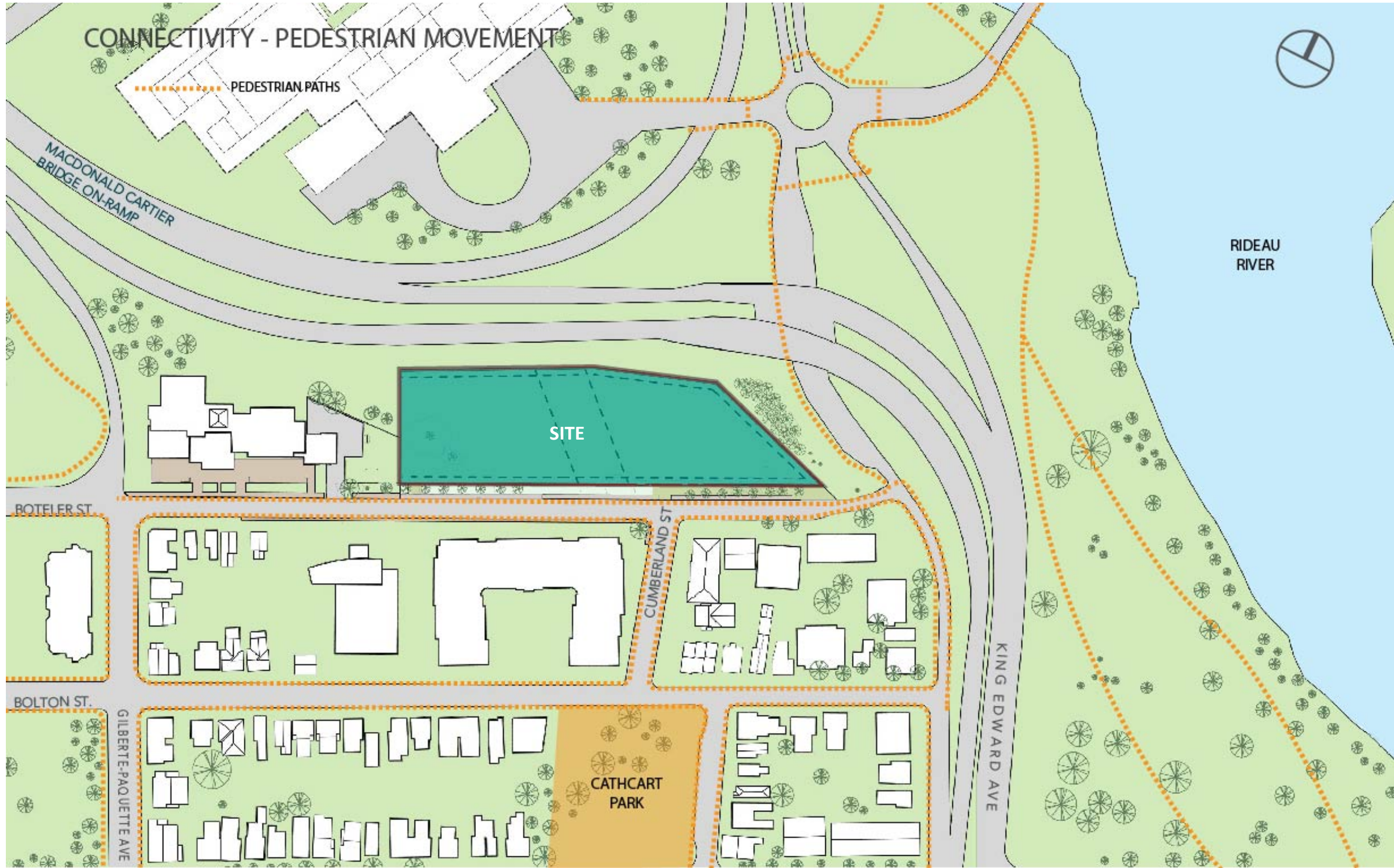
BORDELEAU PARK

PORTER ISLAND



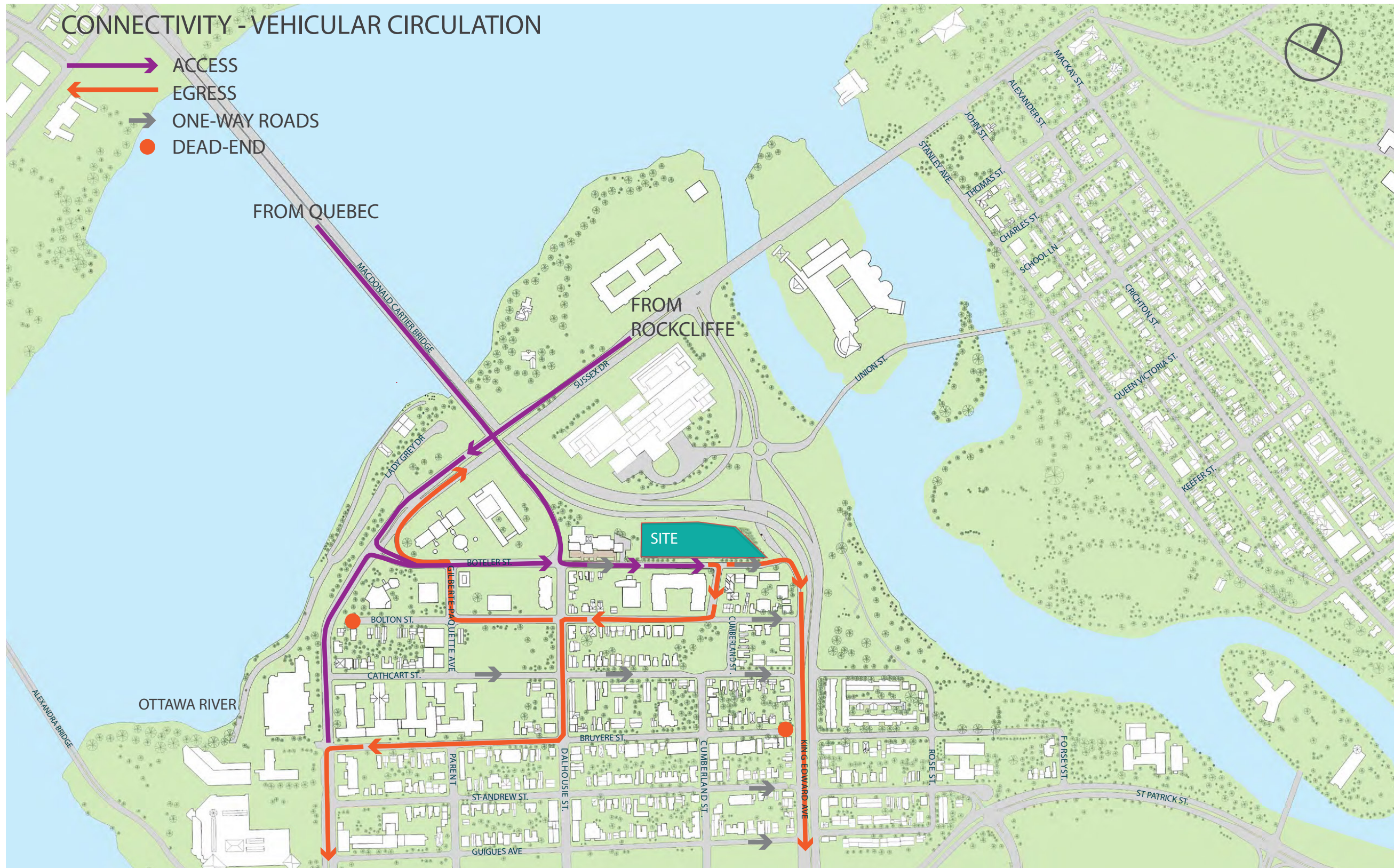
A - SITE CONTEXT

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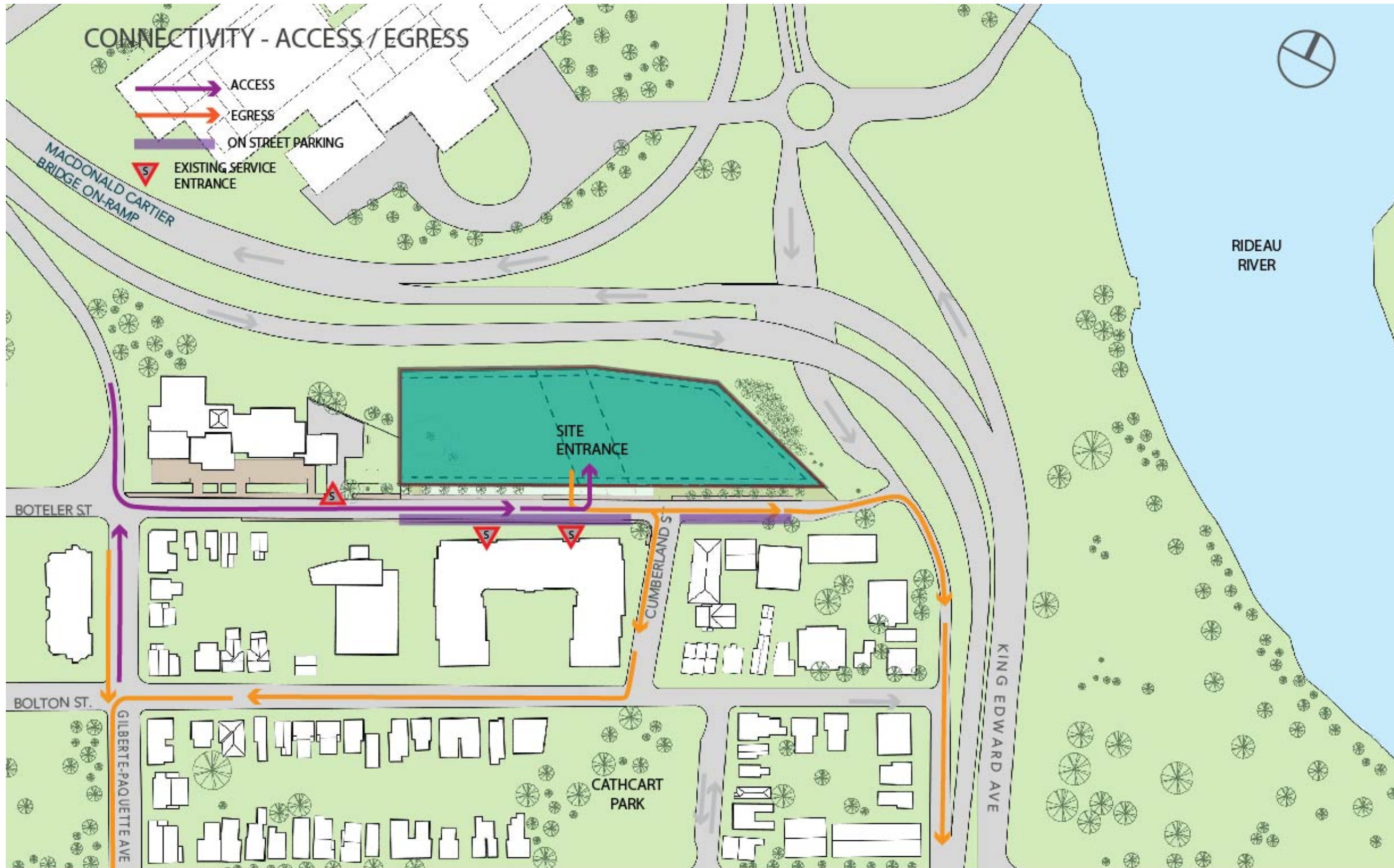
A - SITE CONTEXT

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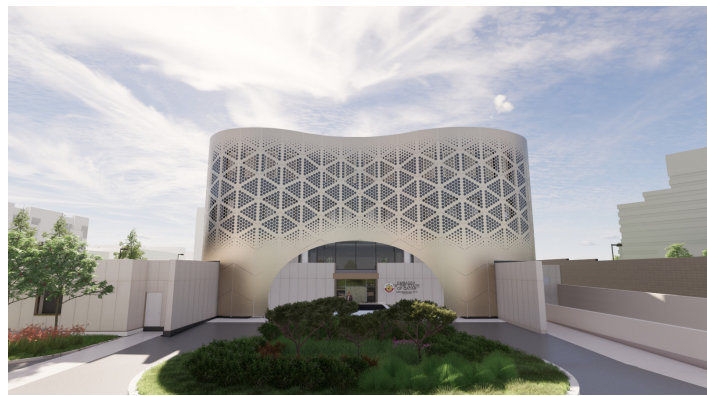
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EXISTING SITE PHOTOS - CONTEXT



A - SITE CONTEXT

NEW EMBASSY AND CONSULATE OF THE STATE OF QATAR
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Main Entrance - Render



Main Entrance - Render



Boteler Consulate Entrance - Render



Rear Courtyard - Render

POLICY & DESIGN GUIDELINE CONSIDERATIONS

Introduction

The overarching approach to the project design is to integrate the new Embassy/Consulate with the immediate neighbourhood setting, the wider 'family' of other diplomatic installations in the immediate area with a very high-quality project that establishes a distinctive and suitable presence for the State of Qatar in Ottawa.

1. Streetscape

The Embassy complex establishes itself on the street edge with a one-storey wing facing the street that includes a direct street entrance to the Consulate.

The site design proposes that new street trees in the public right of way will 'repair' gaps in the existing row of street trees. The existing sidewalk will be made good if necessary. The existing sidewalk has recently been extended eastward by the City of Ottawa to make pedestrian circulation continuous and safe by connecting the sidewalk to other sidewalks and paths. A continuous streetscape is established by new planting, sidewalks and street trees and fence treatment.

The fencing of the property will be treated as part of the architectural language of the building, in order to assimilate the security requirement for a 3m high opaque wall within the architectural design. In this way, the fence is treated as if it is a façade. At the Consulate entrance, feature paving will extend from the entrance doors to a protected area in the space between the building and the fence, to the sidewalk.

2. Built Form

The site is at the boundary between the existing residential neighbourhood which in the immediate vicinity of the site is made up of wood frame homes of 2 and 3 stories, some low-rise apartment buildings and a 4-storey apartment building to

the immediate south of the Embassy development.

The site design continues existing pedestrian desire lines and integrates with the residential community with a Consulate wing at the street side, one storey in height, that allows the canopy of new trees planted on the property to be appreciated.

The main mass of the complex (2nd, 3rd and 4th levels) is drawn in from the property line and oriented to reduce its impact on the surroundings – while assuming its own distinctive and interesting character. The one storey Consulate wing at Boteler transitions the development to the 4 storey Embassy, with the fence/façade treatment providing visual interest in building elements along the pedestrian facade of the building.

The site is planned to enable future development on the eastern portion of the property, with the main vehicular entrance gate able to serve both the current and future requirements, and the formal entrance to the embassy on the east façade orienting itself towards the future development.

The property is a corner site by virtue of the intersection of Boteler and King Edward at its eastern edge; however, the eastern half of the property will only be developed at some future date and the corner condition will be addressed then.

The Embassy complex is conceived of as part of the family of distinctive diplomatic installations in the area and in this context its unique building character is entirely consistent with the pattern of embassy development in the area.

The portion of the site that is being developed at this time occupies the lot frontage, with the consulate entrance, which serves the public, directly accessible from Boteler street.

Security requirements mean that clear windows and doors are not permitted at pedestrian level.

3. Pedestrians and Cyclists

The existing sidewalk on the north side of Boteler has recently been extended eastward by the City of Ottawa to connect to the existing sidewalk at King Edward. The sidewalk will be continuous at the private access driveway. The pedestrian walkway from sidewalk to Consulate entrance is generously scaled – commensurate with its public orientation. Building entrances are all protected with canopies.

Site furnishings (benches, bike racks) are restricted to areas within the security boundary of the property.

4. Vehicles and Parking

It is anticipated that future development of the property will utilize the vehicular entrance required for the Embassy. Surface parking is very limited and will be typically restricted to pre-approved visitors to the Embassy. The parking is situated to allow it to be largely screened by the planted traffic islands at the Embassy forecourt. Parking is limited to the quantities required by the Embassy. Pedestrian arrangements within the property enable safe and convenient paths from surface parking to entrances.

5. Landscape and Environment

The surface parking area is very limited and has ready access to pedestrian walkways.

The existing row of street trees at Boteler are honey-locust. It is proposed that new trees filling in gaps in the row would be the same species. It is proposed that new trees will follow the alignment established by existing trees along Boteler. The Eastern portion of the property, available for future development will be planted with a simple pattern of sodded berms and a modest number of trees to present a finished appearance. These landscaped curvilinear 'mounds' are a low

maintenance measure, and sympathetic to the architectural language.

This project is targeting LEED Silver. The use of green roofs has been considered and rejected by the Ministry of Foreign Affairs for Qatar.

6. Signs

Signage is integrated with feature wall elements in stone at the ground floor level, finished in a manner commensurate with the status of the complex as an Embassy.

Lighting will be designed to discreetly illuminate the signage as required for legibility.

7. Servicing and Utilities

All mechanical equipment is located within rooms, including penthouse area screened by curving wall finished to match the balance of the complex. The generator is screened and the Hydro transformer and switchgear are in a separate secured compound screened behind the security fence/ wall at the southwest corner of the property. The garbage and recycling container storage, loading area, and vehicular ramp are within the property and screened from view.

Lighting will be largely limited to that provided by municipal lighting. Security lighting will be mounted to the interior face of the perimeter security wall. Lighting of driveways and paths entrance areas will be done with bollard lights. The aluminum decorative screen will be subtly back lit to add depth and shadow and to highlight the curvilinear form of this facade element.

The emergency exit from the courtyard space and access to the Hydro equipment on site will be behind solid doors integrated with the fence design to minimize their visual impact.



B - PROPOSED DEVELOPMENT

NEW EMBASSY AND CONSULATE OF THE STATE OF QATAR Ottawa, Ontario

PROPOSED DESIGN

The new Embassy complex is organized as a series of curvilinear forms inspired by Qatar landscapes. These forms extend out into the courtyard and landscape treatment on the site.

The ground floor level accommodates the Consulate, visitor entrance, rooms for visitors' use including the double height Reception Hall and related support spaces.

The Reception Lobby is a multi-purpose space that hosts visitors, presentations, dinners, and receptions. This signature space abuts a landscaped courtyard space available to be used by visitors attending an event – or staff desiring the use of a private outdoor space. The Lobby is fully glazed to the exterior courtyard.

The two upper levels accommodate the office functions of the Embassy – elevated to maximize the views.

The complex is located to the west of the easement which bifurcates the property. Expansion occurs on the easterly portion of the site. The security requirements of the State of Qatar dictate that a solid 3m fence/ wall is required around the entire property, with a 4.5m height requirement along the western property line. This wall is finished to match the building facades at the south edge for the developed western portion of the site. As the status of future development to the east is unknown, the design proposes that the eastern portion of the site be treated as simply as possible.

There is only one vehicular entrance along Boteler street to access the site. The trees are lining Boteler street along the property line, interrupted only by the vehicular entrance to the site and the pedestrian entrance to the Consulate.

The north edge of the site abuts a highway embankment, with the property line at the bottom of the embankment. As a result, there is a requirement to manage water and landscape maintenance at this somewhat awkward feature of the property – which if left as is would result in the fence line located at the bottom of an embankment – with the risk of water and snow accumulation near the building and a compromise of the ability of the fence to secure the property. The design proposes that this edge of the site to be re-graded to partially bury the north facing façade to eliminate this condition, thereby lifting the fence line up to approximately the level of the roof of the north wing.

There is an underground parking garage for 20 vehicles, building service spaces and general storage space, as well as a bicycle storage room. The minimal mechanical equipment enclosure on the roof has been incorporated in the design and uses the same language.

Curvilinear screens clad the upper levels of the building complex as seen from the city, and makes a unique and significant and memorable design statement within the city and the family of other diplomatic installations in the immediate vicinity. Perforations in the screen wall modulate light and shadow and views. This serves as an explicit connection to the tradition of screens in Islamic Architecture - reinterpreted in a contemporary expression of geometry and design expression. This expressive volume offers the possibility of a very striking image for visitors and the larger city context.



From above looking South - Render



From above looking West - Render



B - PROPOSED DEVELOPMENT

NEW EMBASSY AND CONSULATE OF THE STATE OF QATAR
Ottawa, Ontario

RESPONSE TO CITY URBAN DESIGN & PLANNING STAFF

The following items were discussed at the Pre-Consultation Meeting held with the City's Urban Design and Planning Staff:

- Suggests including the surrounding context into their design.
- Very close to the road, strong face-to-face relationship
 - The condominiums are close, need to consider the relationship between the 4-storey condominiums and this development
 - Show it from the street from a pedestrian view.
- Need to be sensitive to the community they're building in
- Trees used to protect views from street to the north
- The building shows more of a hardscape from the front in the public boulevard, which is not in keeping with the abutting condition on the north side of Boteler.
- Reconsider the curb-boulevard relationship.
- What to do between sidewalk and fence line.
- Precedent: Condominium has done coniferous planting.

- Need continuation of the sidewalk on Boteler as part of the site plan drawings.

Please see renderings and diagrams to see how the comments above have been addressed. The cross-section through Boteler street shows the trees along the property line on both sides of Boteler, with grassed area abutting street. The relationship and scale of the new Embassy and condominium development to the south are illustrated.

- Staff note that the security gate is within the site. This is an appreciated design element as stacking would be avoided on the local street.

Noted.

- Has the design team considered what the site looks like at night? Have you considered a lighting scheme or the potential impacts? Look at the guidelines for this area, including the NCC's illumination plan.

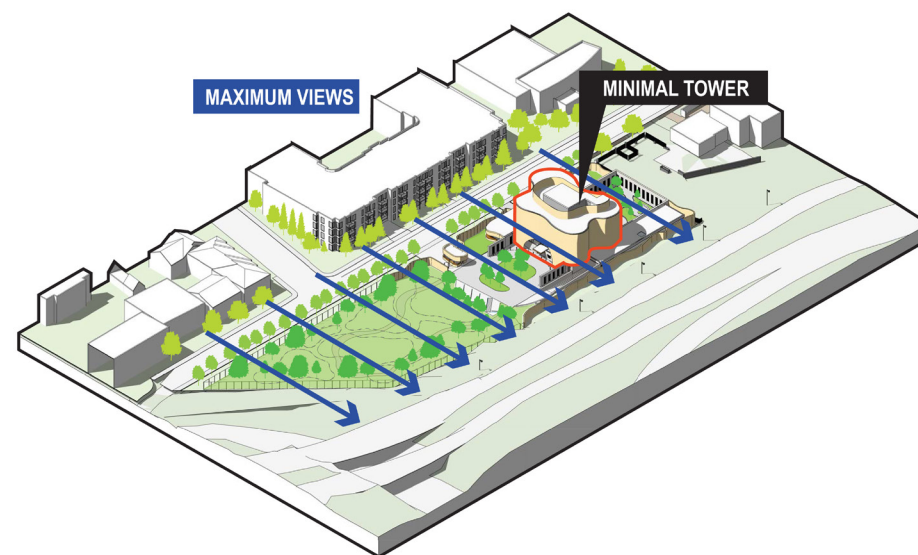
The lighting design will be developed in conjunction with the NCC's illumination guidelines. The curved decorative screen will be backlit in a subtle way to add shadow and depth to the facade element.



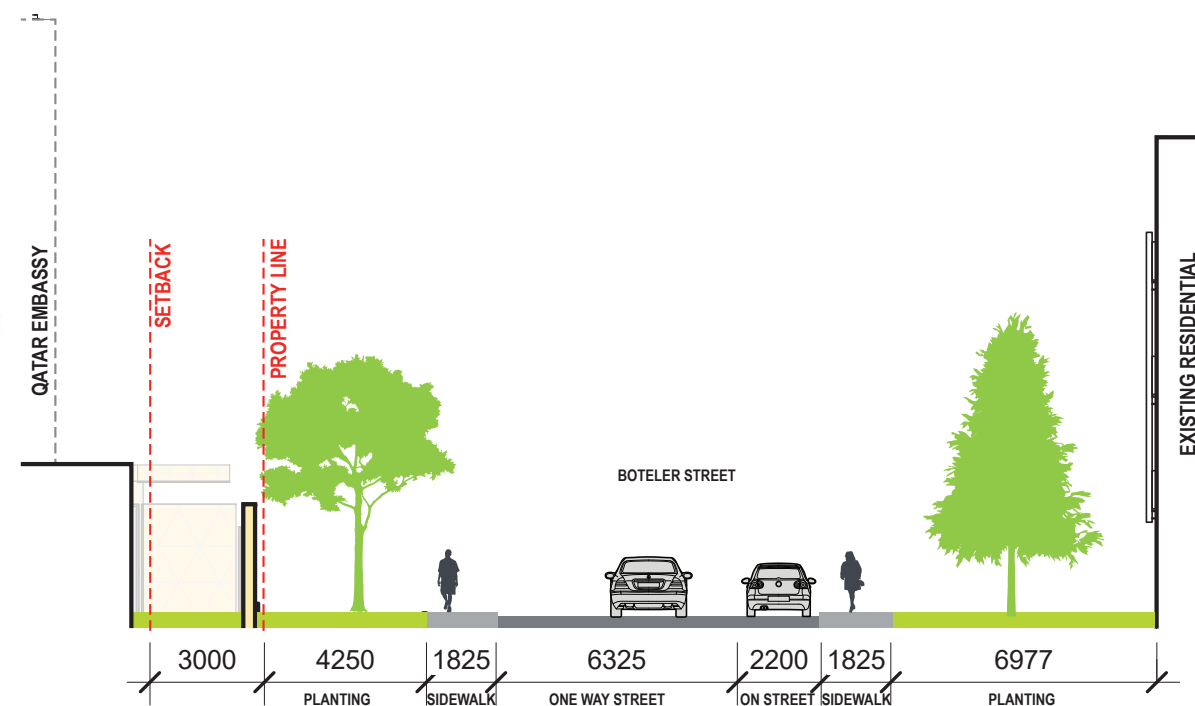
Street View on Boteler st. looking East - Render



From Neighbor's Balcony - Render



Minimal Tower Maximizes Neighbors Views - Diagram



Street Section - Diagram



B - PROPOSED DEVELOPMENT

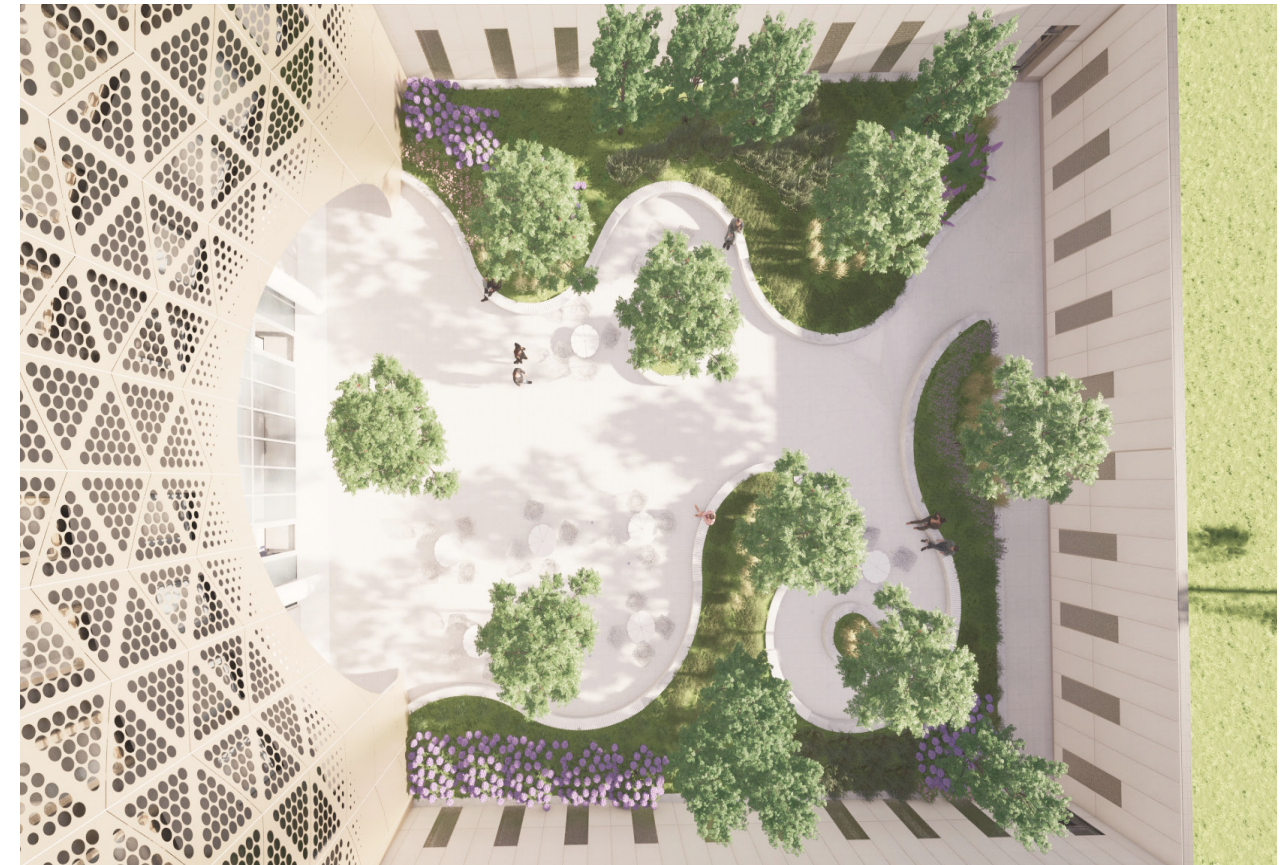
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Ottawa, Ontario

SUSTAINABILITY STATEMENT

The design of the Embassy minimizes the impact of the building footprint on the site and on the environment.

The following sustainable design strategies and principles are applied with a target to achieve LEED Silver:

- Applying passive solar design strategies: building massing and orientation to minimize heating and cooling loads.
- Maximizing energy efficiency through best practice building envelope design, including thermally efficient glazing units.
- Selecting materials that are durable, locally sourced and with high recycled content, including concrete and metal.
- Strategically placing windows to maximize optimal natural daylight and views.
- Every office and meeting space in the building has access to natural daylight.
- Specifying low flow and low flush fixtures to minimize water consumption
- Specifying mechanical and electrical systems that are energy efficient require minimal maintenance and are easy to operate.
- Superior grade LED lighting with controls will be used throughout the facility to minimize energy loads.
- Minimizing the impact of the new construction on the site
- The design protects the site by locating the parking underground, and leaving the eastern portion of the site as open green space.
- Bicycle storage room will be provided for staff in a secure room in the parking garage.
- Landscape design will achieve reductions in potable water consumption through the use of native and adaptive species.
- Building amenities include a tree-filled interior courtyard and a walking path provided into the open green space to be enjoyed by the building occupants.



Rear Courtyard From Above - Render



Significant Green Space - Diagram



B - PROPOSED DEVELOPMENT

NEW EMBASSY AND CONSULATE OF THE STATE OF QATAR
Ottawa, Ontario

ZONING BY-LAW



Zoning

As illustrated in Figure above, the northerly portion of the Subject Property is zoned General Mixed Use (GM) and the southerly portion is zoned General Mixed Use (GM1 [1344] F (2.0)).

The proposed development of the Subject Property complies with the relevant provisions of the City of Ottawa By-law.

New Qatar Embassy - Project Zoning Information

Municipality	City of Ottawa		
Municipal Address	187 Boteler St.		
Registered Owner:	Ministry of Foreign Affairs (MOFA) - State of Qatar		
Lot Area:	7496 m2		
Ottawa Zoning By-Law:	By-law No.2008-250		
Zone	Split Zoning	South part of site:	GM1 [1344] F(2.0)
		North part of site:	GM
Proposed Use:	Area B on Schedule 1 Embassy / Diplomatic mission / Office		

FSI based on gross floor area (GFA)

Total Site Area = 7496 m2

Total Gross Floor Area = 1567 m2

FSI = 0.21

GM1 [1344] F(2.0) and GM - General Mixed Use - Table 187

Zoning Mechanism	Zone Provisions (Requirements)	Provided
Minimum Lot Width	No minimum	
Minimum Lot Area	No minimum	7496 m2
Minimum Required Yard		
Minimum Front Yard Setback	3m	3m
King Edward Ave		
Minimum Rear Yard Setback	No minimum	0m
Abutting UAE site		
Minimum Corner Side Yard Setback	3m	3m
Boteler St and Macdonald Cartier Bridge Approach		
Maximum Building Height	18m	14.95m
Minimum Landscape Area		
Maximum FSI		
for GM	2	0.21
for GM1 [1344] F (2.0)	1	0.21
under Section 188 1(a) no more than 50% of the permitted floor space index may be used		
Part 4 - Parking Queuing and Loading Provisions (section 100-114)		
Minimum Parking Spaces Rates (Section 101) - Area X Inner Urban on Schedule 1A		
Row N59 Office, Column II Area X (1 per 100 m2 of gross floor area)	16	25
Bicycle Parking Space Rates and Provisions (Section 111)		
Table 111A - Bicycle Parking Rate (e) Office	1 per 250m2 of gross floor area	
	GFA* = 1,570 m2 = 7 spaces	7
		13
Loading Space Rates and Provisions (Section 113)		
Table 113A - Minimum number of vehicle loading spaces required per m2 of Gross Floor Area		
(b) Office, V 2000-4999m2		1
Table 113B	Minimum Width of Loading Space	3.5m x 7m

- Building height is measured as the vertical distance between the average grade at the base of the main wall of the building and the highest point of the roof surface, not including permitted projections
- The [1344] indicates that there is an exception which applies to the property which prohibits all commercial land uses except for a diplomatic mission and office
- Other notes from City Planner:
 - the property immediately to the north is shown as the Municipal right-of-way (9 Union Street). GeoOttawa does not show this as an area within the MTO regulations
 - a CHIS is not required for a future embassy at 187 Boteler

The proposed development is compliant with all the provisions of the Zoning By-Law



B - PROPOSED DEVELOPMENT

NEW EMBASSY AND CONSULATE OF THE STATE OF QATAR
Ottawa, Ontario



From Above Looking North East - Render



C - DESIGN DRAWINGS AND PERSPECTIVES

NEW EMBASSY AND CONSULATE OF THE STATE OF QATAR
Ottawa, Ontario



From Above Looking West - Render



C - DESIGN DRAWINGS AND PERSPECTIVES

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Ottawa, Ontario



From above looking South-east - Render



C - DESIGN DRAWINGS AND PERSPECTIVES

BOTELER STREET CONTEXT

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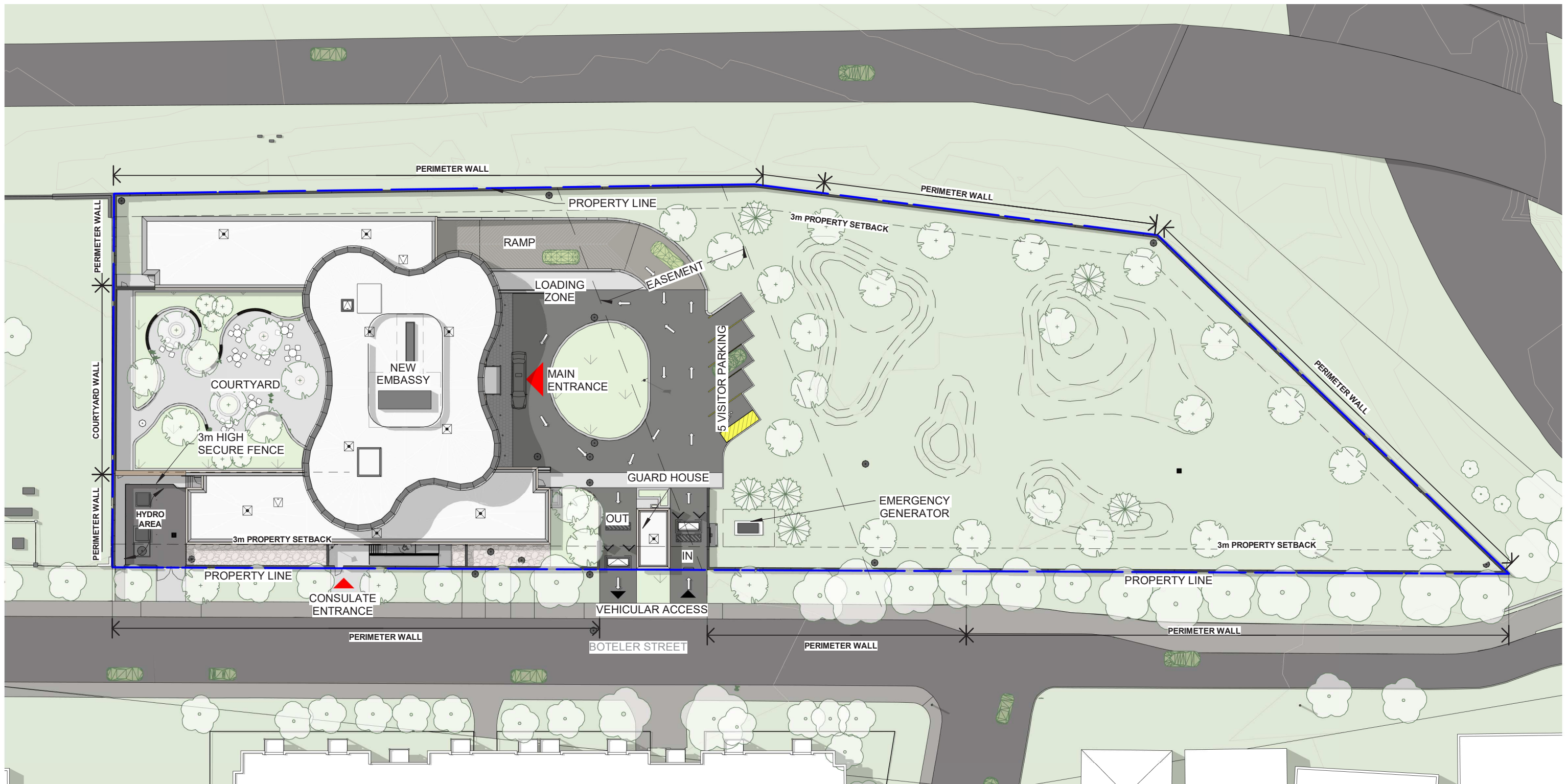
Street View Looking West - Render



C - DESIGN DRAWINGS AND PERSPECTIVES

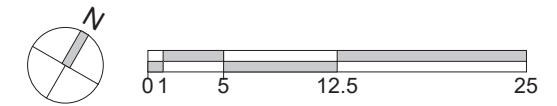
BOTELER STREET CONTEXT

NEW EMBASSY AND CONSULATE OF THE STATE OF QATAR
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SITE PLAN LEGEND

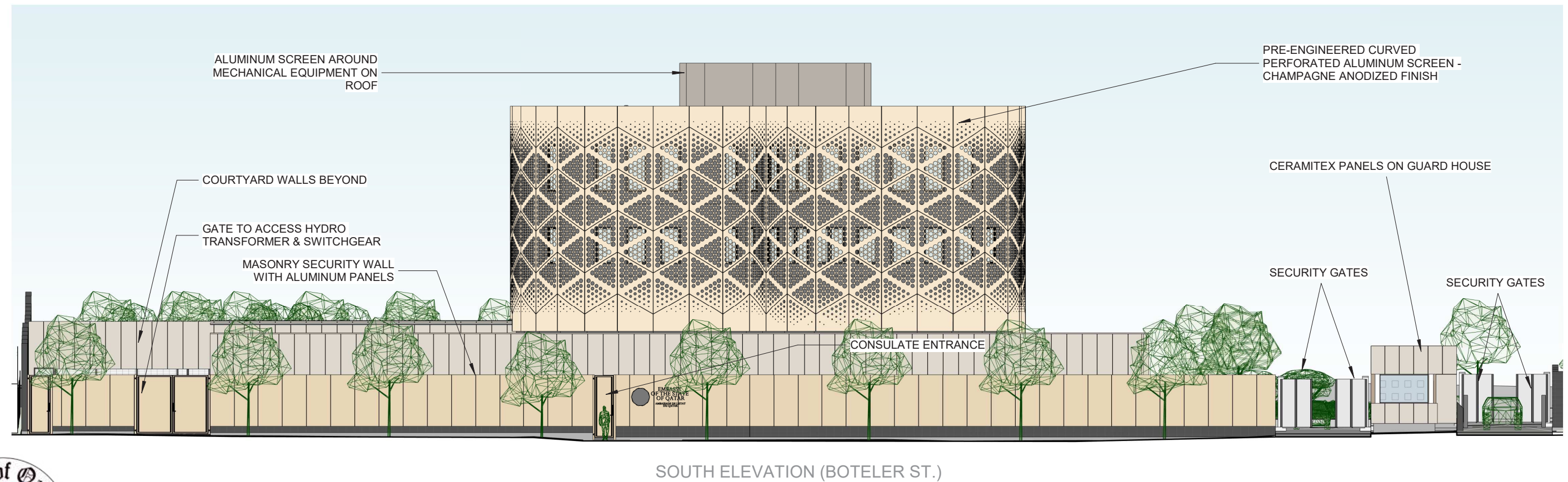
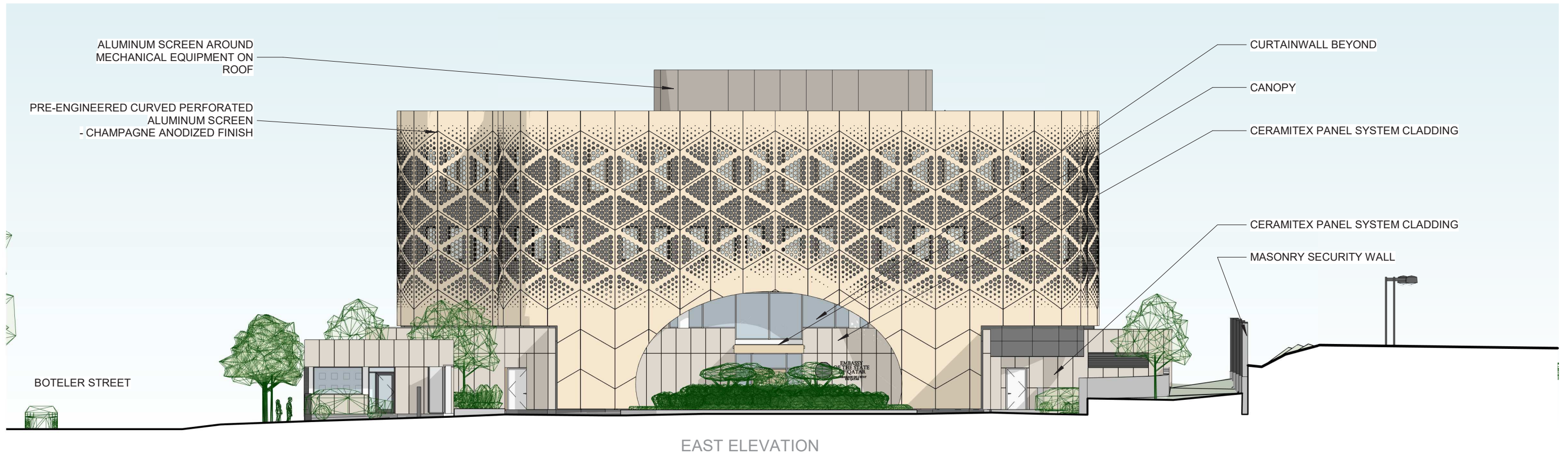
- PROPERTY LINE
- PROPERTY SETBACK
- EXISTING DECIDUOUS TREES TO REMAIN (REFER TO LANDSCAPE)
- NEW TREES (REFER TO LANDSCAPE)



C - DESIGN DRAWINGS AND PERSPECTIVES

NEW EMBASSY AND CONSULATE OF THE STATE OF QATAR
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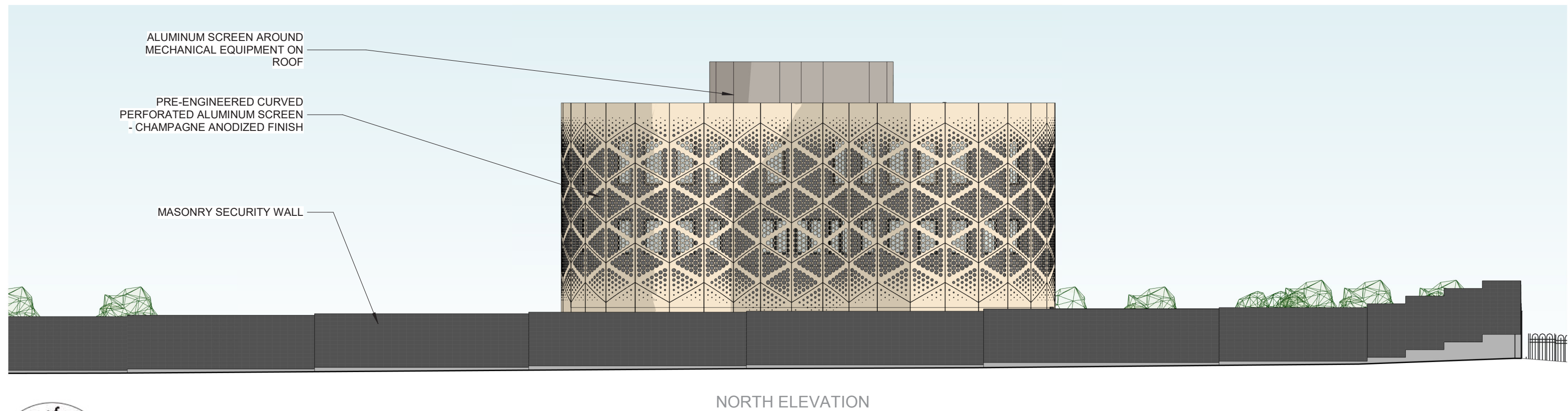
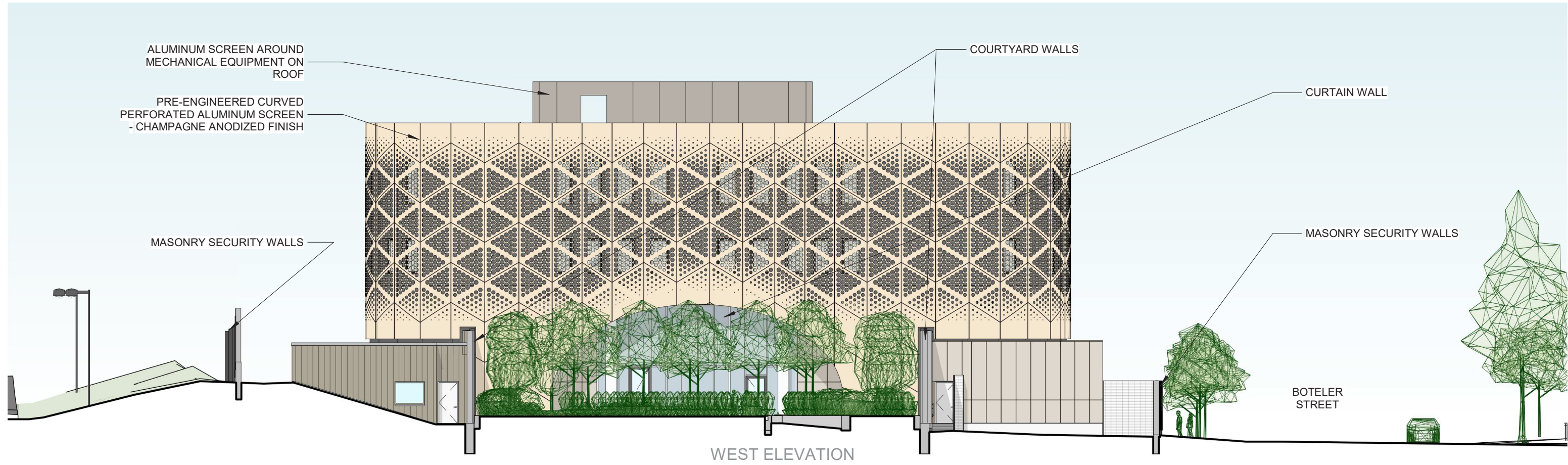
SITE PLAN



C - DESIGN DRAWINGS AND PERSPECTIVES

BUILDING ELEVATIONS

NEW EMBASSY AND CONSULATE OF THE STATE OF QATAR
Ottawa, Ontario

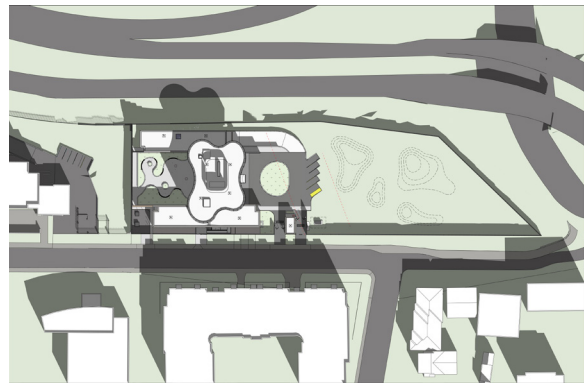


C - DESIGN DRAWINGS AND PERSPECTIVES

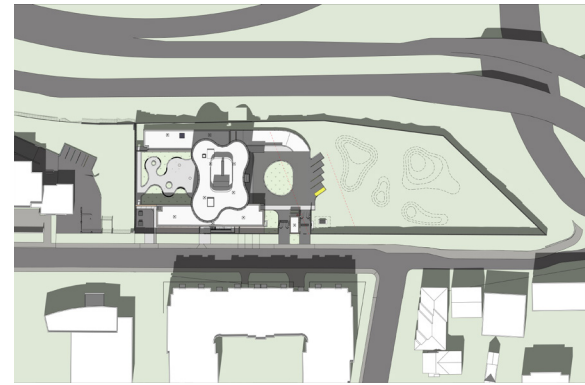
BUILDING ELEVATIONS

NEW EMBASSY AND CONSULATE OF THE STATE OF QATAR
Ottawa, Ontario

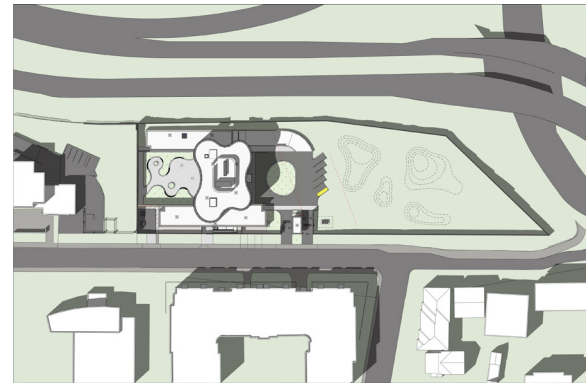
MARCH 21
EQUINOX



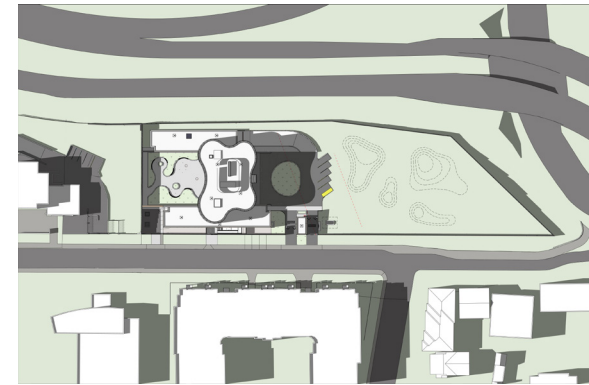
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12:00 pm

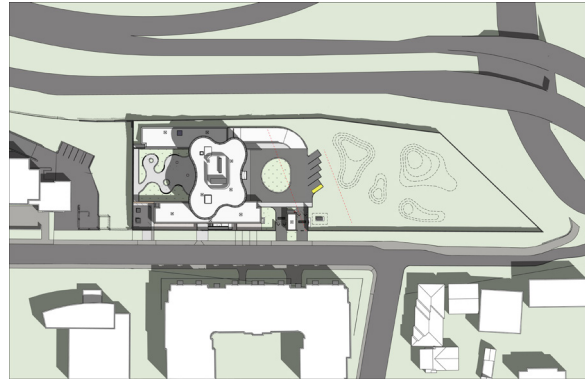


2:00 pm



4:00 pm

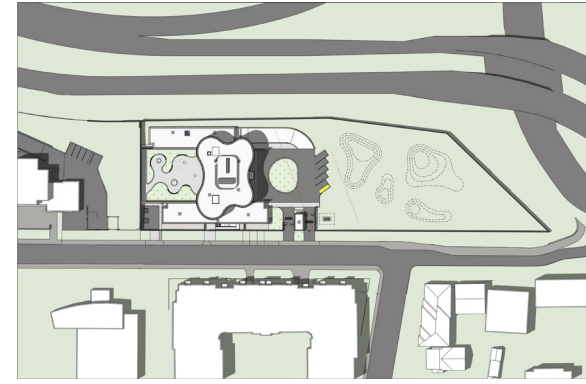
JUNE 21
SUMMER SOLSTICE



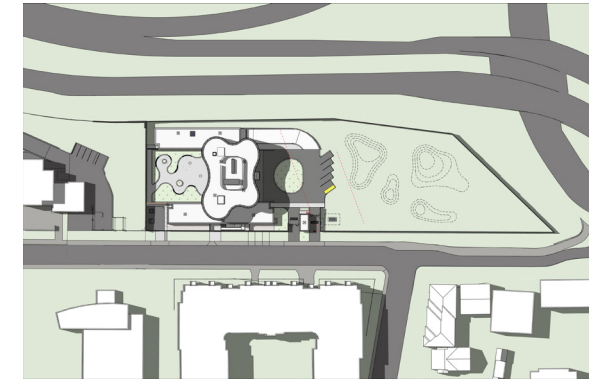
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12:00 pm

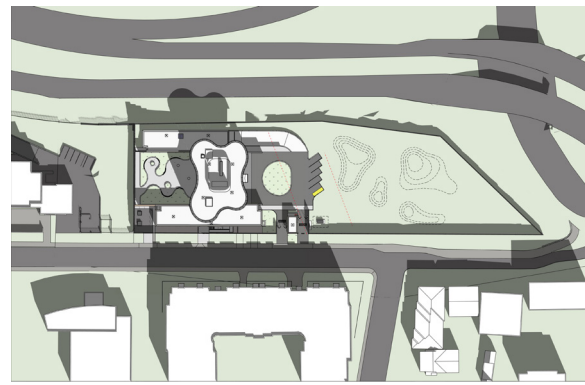


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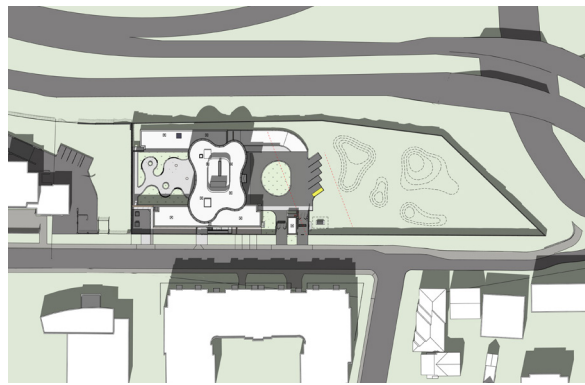


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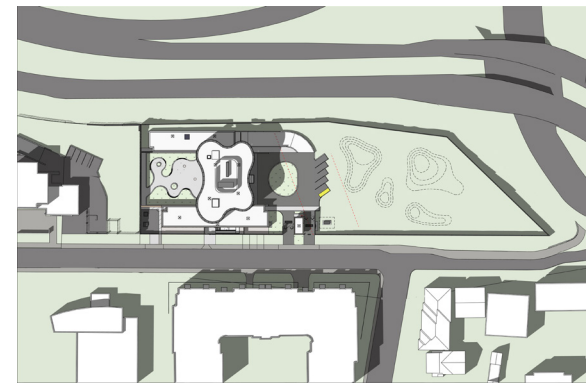
SEPTEMBER 21
EQUINOX



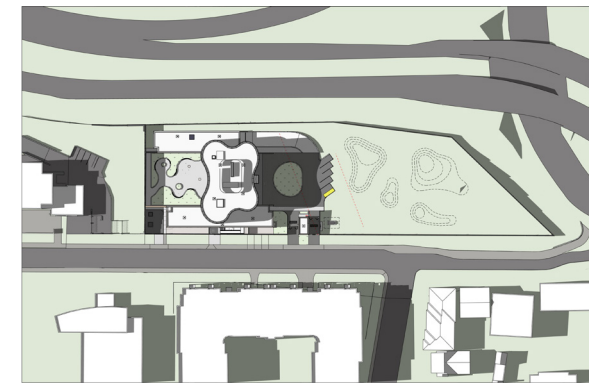
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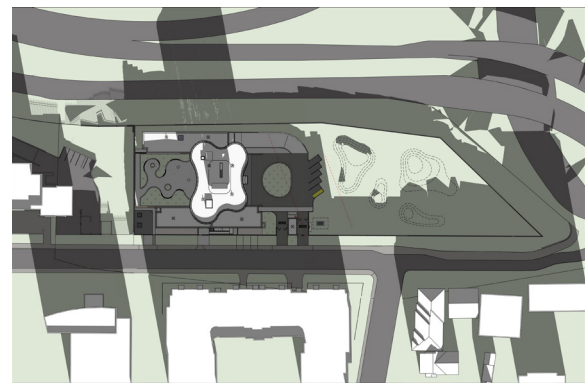


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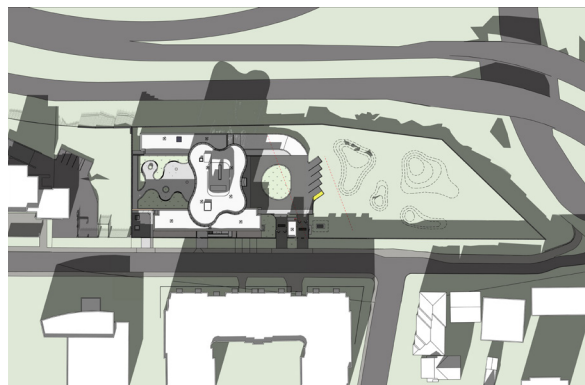


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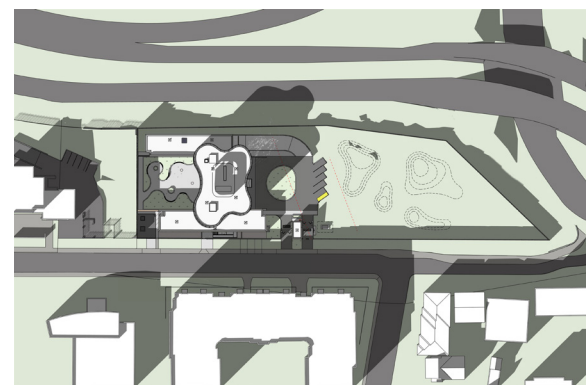
DECEMBER 21
WINTER SOLSTICE



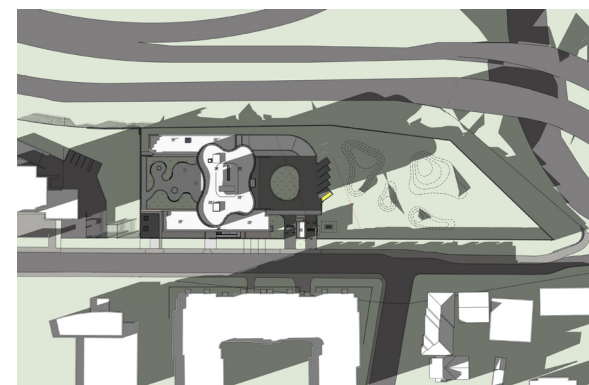
10:00 am



12:00 pm



2:00 pm



4:00 pm



C - DESIGN DRAWINGS AND PERSPECTIVES

SUN / SHADOW STUDIES

NEW EMBASSY AND CONSULATE OF THE STATE OF QATAR
Ottawa, Ontario

