

500 Coventry Road

Urban Design Brief
November 18, 2024

TURNER
FLEISCHER

The logo for Norguard, featuring a stylized 'N' composed of three parallel diagonal lines followed by the word 'orguard' in a sans-serif font.

FOTENN
Planning + Design

Table of Contents

01. CONTEXT	2
Regional Context	3
Capital Arrival Corridor – A Gateway	4
Site Context	5
Site Photos	8
02. SITE ANALYSIS	10
Urban Road Network	11
Transit Network	12
Active Transportation	13
Local Amenities	14
Opportunities and Constraints	15
03. TOPOGRAPHIC SURVEY	16
Topographic Plan of Survey	17
04. CONCEPTUAL MASTER PLAN	18
Introduction	19
Conceptual Option 1	20
Conceptual Option 2 - Preferred	21
Future Development Context	22
Master Plan - Phase 1	25
05. PROJECT SUMMARY	27
Phase 1: Building A	28
Design Inspiration	29
06. ARCHITECTURAL DRAWINGS	30
Context Plan	31
Site Plan/ Roof Plan (Overall)	32
Site Plan/ Roof Plan	33
Floor Plans	34
Elevations	42
Cross Section	44
3d Renderings	45
07. LANDSCAPE DRAWINGS	52
Landscape Plan	53
08. SHADOW STUDIES	54
Shadow Studies - Introduction	55
Shadow Studies - Simulation	56
09. WIND STUDY	73
Executive Summary	74
10. SUSTAINABILITY	75
Sustainability Statement	76
Bird-Safe Design	78

CONTEXT


01

Regional Context


The site is located in the Inner Urban Area of the City of Ottawa, the Nation’s Capital, just over 5km east of Parliament Hill. It is located in close proximity to St-Laurent Transit Station - a major station serving the Bus Rapid Transit (BRT) and local bus systems in addition to the Light Rail Transit (LRT) network. From St-Laurent Station, the LRT Confederation line provides a 13-minute direct ride to the downtown core.

The Subject Site


500 Coventry Road is also well connected to its surrounding vehicular transportation network. According to Schedule C4 (Urban Road Network) of the City’s Official Plan, Coventry Road is an Arterial Road that connects to St-Laurent Boulevard, an important north-south Arterial Road that connects the site to the Trans-Canada Highway (Highway 417), the main east-west vehicular circulation within the Capital.




Subject Site




LRT Line (Phase 1)/ Stations




LRT Line (Phase 2)/ Stations




600m Radius Catchment from LRT Stations




PARLIAMENT OF CANADA



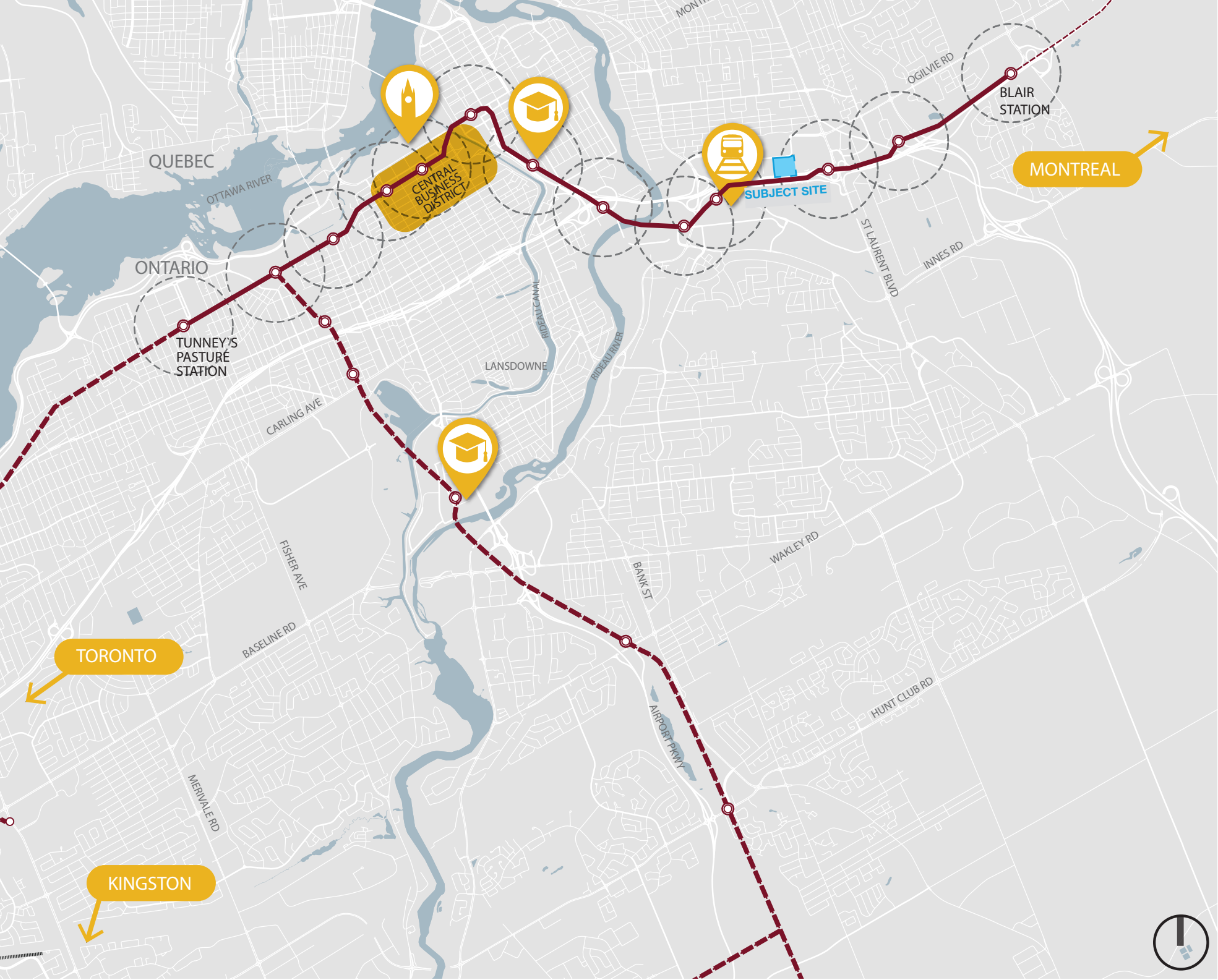
AIRPORT



UNIVERSITY



VIA RAIL STATION

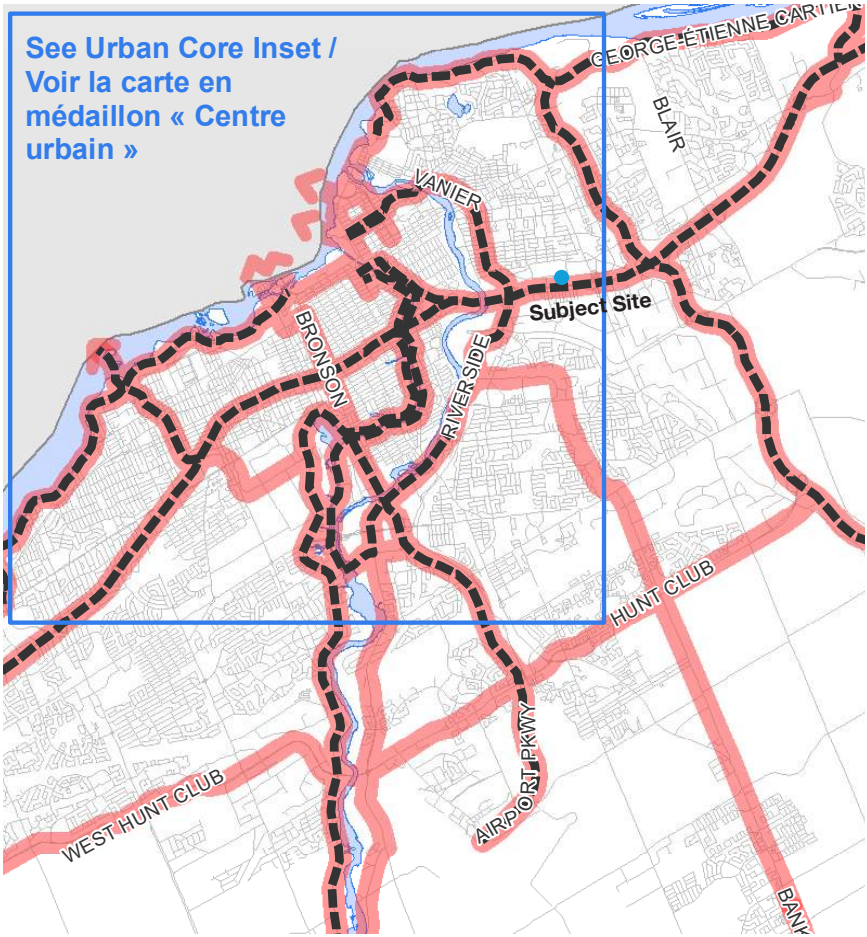


Capital Arrival Corridor - A Gateway

Scenic Entry Route

Highway 417 is one of the principal roadways used by visitors and business travelers arriving in the City of Ottawa and is identified as a Scenic Entry Route in the City of Ottawa's Official Plan.

By being in close proximity to Highway 417, this new residential development is designed to enhance the arrival experience into the city with potential to become a new gateway building in the city's skyline, contributing to a favorable first impression of the National Capital Region.



City of Ottawa OP: Schedule C13 - Scenic Routes



Satellite Image from Google Earth, showing HWY 417 leading to City of Ottawa Downtown.

Site Context

The subject site, municipally known as 500 Coventry Road in the City of Ottawa, is a square shaped lot with a total area of 34,640 square metres (3.46 hectares) with approximately 185 metres of frontage of Coventry Road. A surface level parking lot is located on the northern portion of the site, with the rest of the site being vacant.

The site is located immediately west of St-Laurent Shopping Centre, a 81,640 sq. metre office, service and retail regional shopping centre. It is located approximately 350 metres walking distance from the St-Laurent LRT station, and 700 metres from St-Laurent Boulevard, an Arterial Road and Transit Priority Corridor, providing access to other communities in the City of Ottawa.

Two vehicular access points on Coventry Road service the property from the north property line. A vehicular access on the east side of the site connects the existing at-grade surface parking with the structured parkade of St-Laurent Shopping Centre.

A public sidewalk runs along the northern property line, fronting on Coventry Road, which provides connection to Belfast Road (west) and to St-Laurent Boulevard (east). This sidewalk offers a direct pedestrian connection to the adjacent shopping centre from the west. An existing pedestrian connection through the southern portion of the property connects the site to the adjacent office building, St-Laurent Shopping Centre and LRT station to the east.

The majority of the site area is covered by asphalt with minimum landscaping at the edges of the property. Trees exist along the north, east and south property lines and act as a natural buffer to adjacent properties and the Trans-Canada Highway (HWY 417).



Site Context

6

The adjacent land uses can be described as follows:

North: The subject site abuts Coventry Road to the north. Across Coventry Road are two single-storey office buildings with large surface parking to the rear of the site. Further north is a low-rise residential neighbourhood that forms part of the Overbrook community, consisting of low-density housing and characterized by a suburban grid pattern of streets lined with deep front and rear yards.

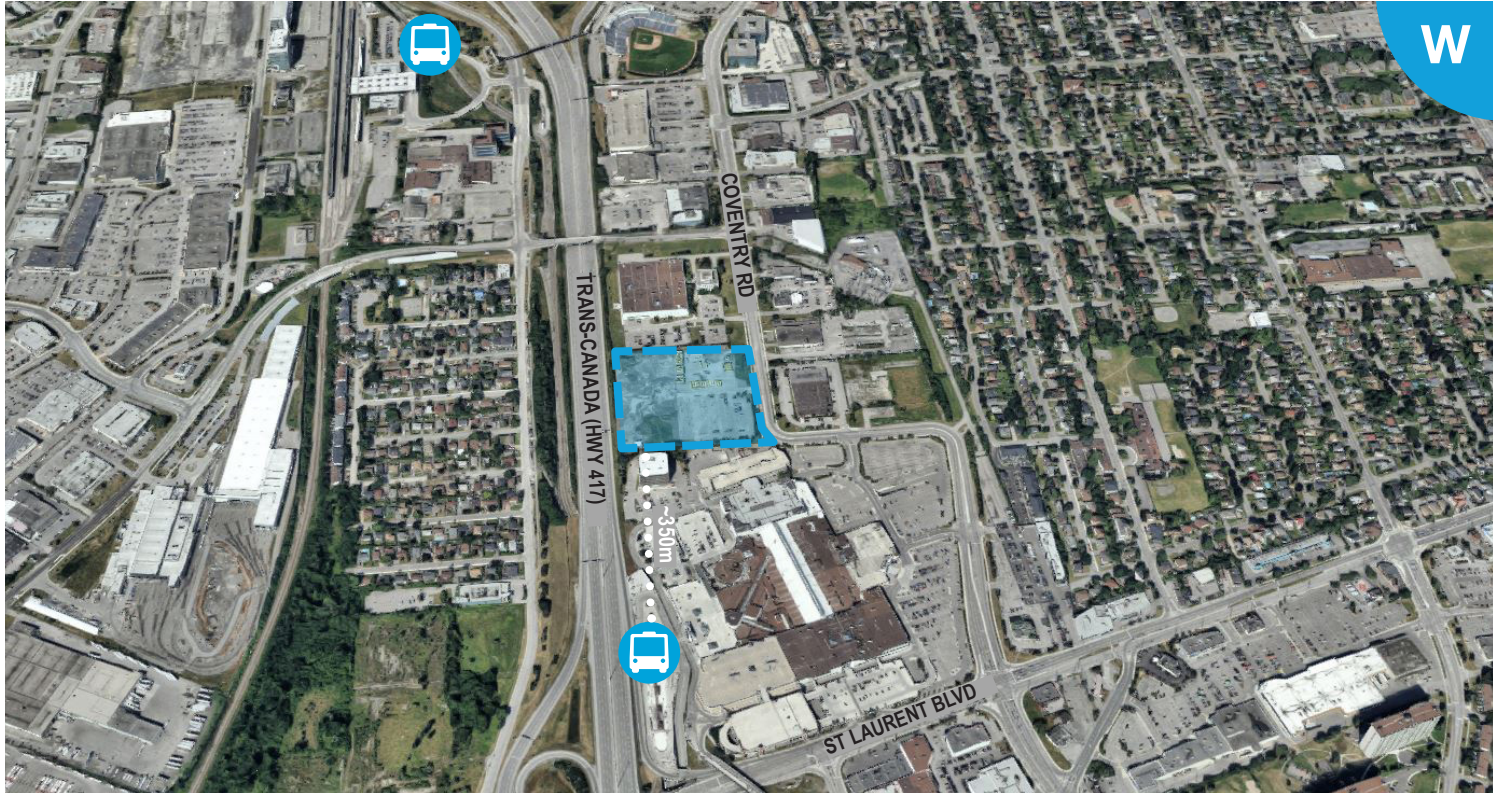
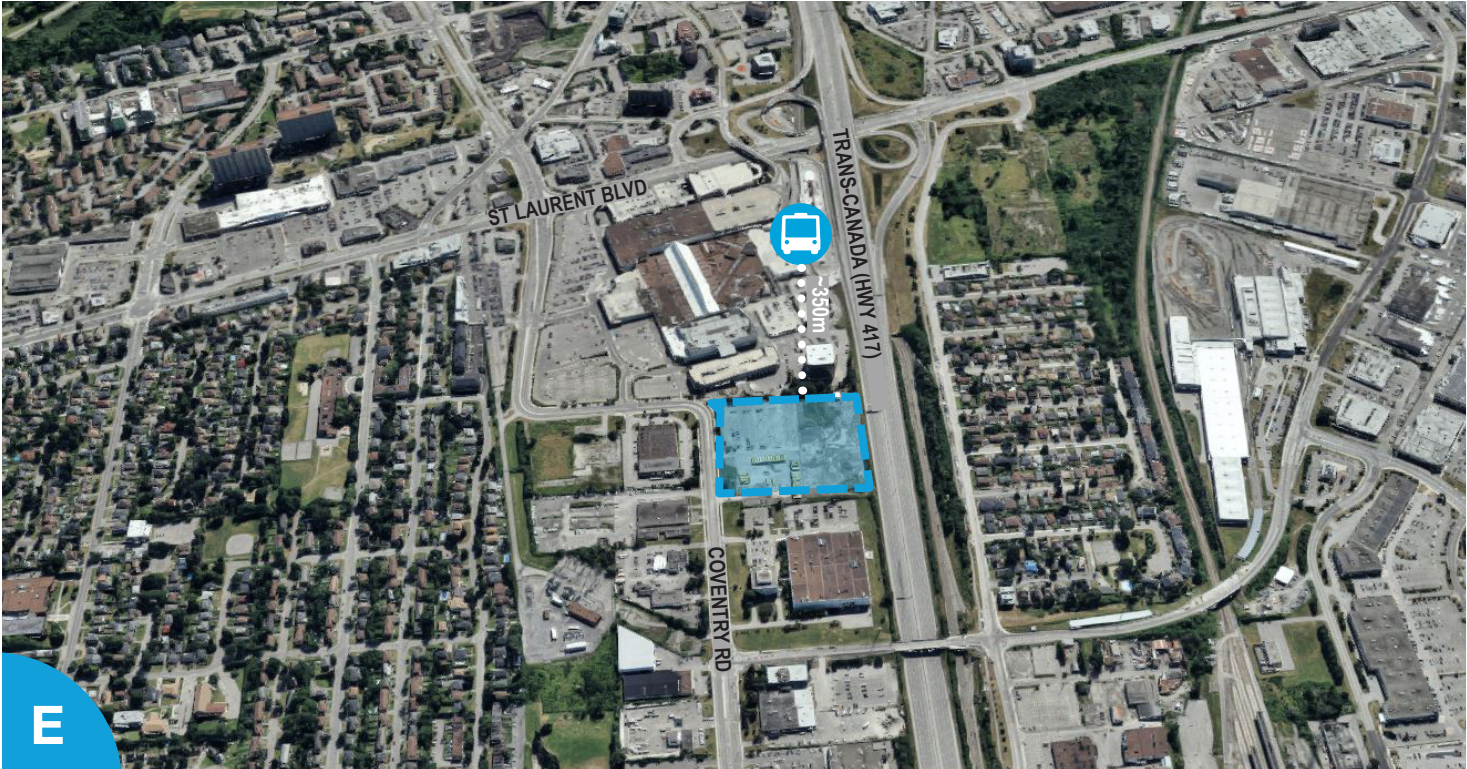
East: Immediately east of the subject site is 1400 St-Laurent Business Centre, a mid-rise (6-storey) office building which shares a parking lot with St-Laurent Shopping Centre, further east. St-Laurent Shopping Centre consists of the shopping centre complex with various major and independent retail operations, parking structures, surface parking, and the St-Laurent LRT Station. Further east of this is St-Laurent Boulevard, an Arterial road and Transit Priority Corridor.

South: Immediately south of the subject site is Provincial Highway 417 (the Queensway). Highway 417 is an east-west regional throughfare designed to carry large volumes of traffic at high speeds across the city and region. Beyond this, abutting the Queensway is Ottawa's eastern LRT corridor and Tremblay Road, a Major Collector Road within the City of Ottawa. To the south of Tremblay Road is the residential community of Eastway Gardens, comprised of low-rise residential dwellings.

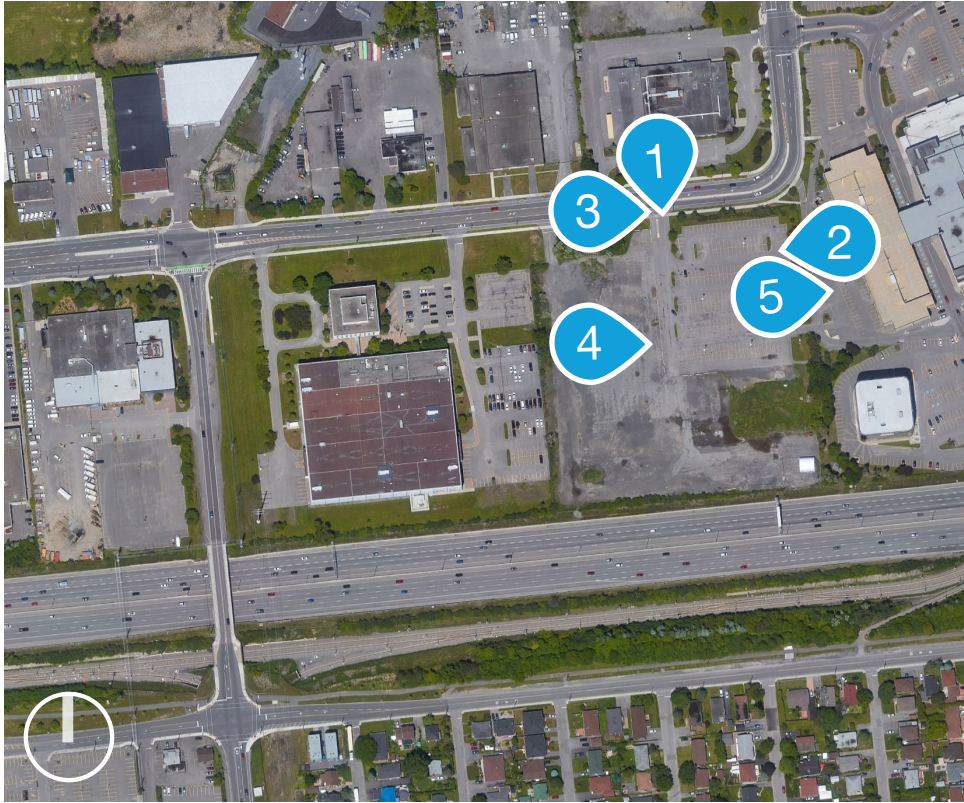
West: Directly west of the subject site is a single-storey industrial use building and an attached three-storey office building, with the remainder of the property consisting of surface parking and aggregate storage. Further west across Belfast Road are large commercial-retail stores, Best Buy and Canadian Tire, and a restaurant café, Starbucks Coffee. Even further west, 1.2km from the site, accessed via the Vanier Parkway is the Ottawa Stadium (RCGT Park), surface parking, hotels and conference centre.



Site Context



Site Photos



Site Photos



SITE ANALYSIS






02

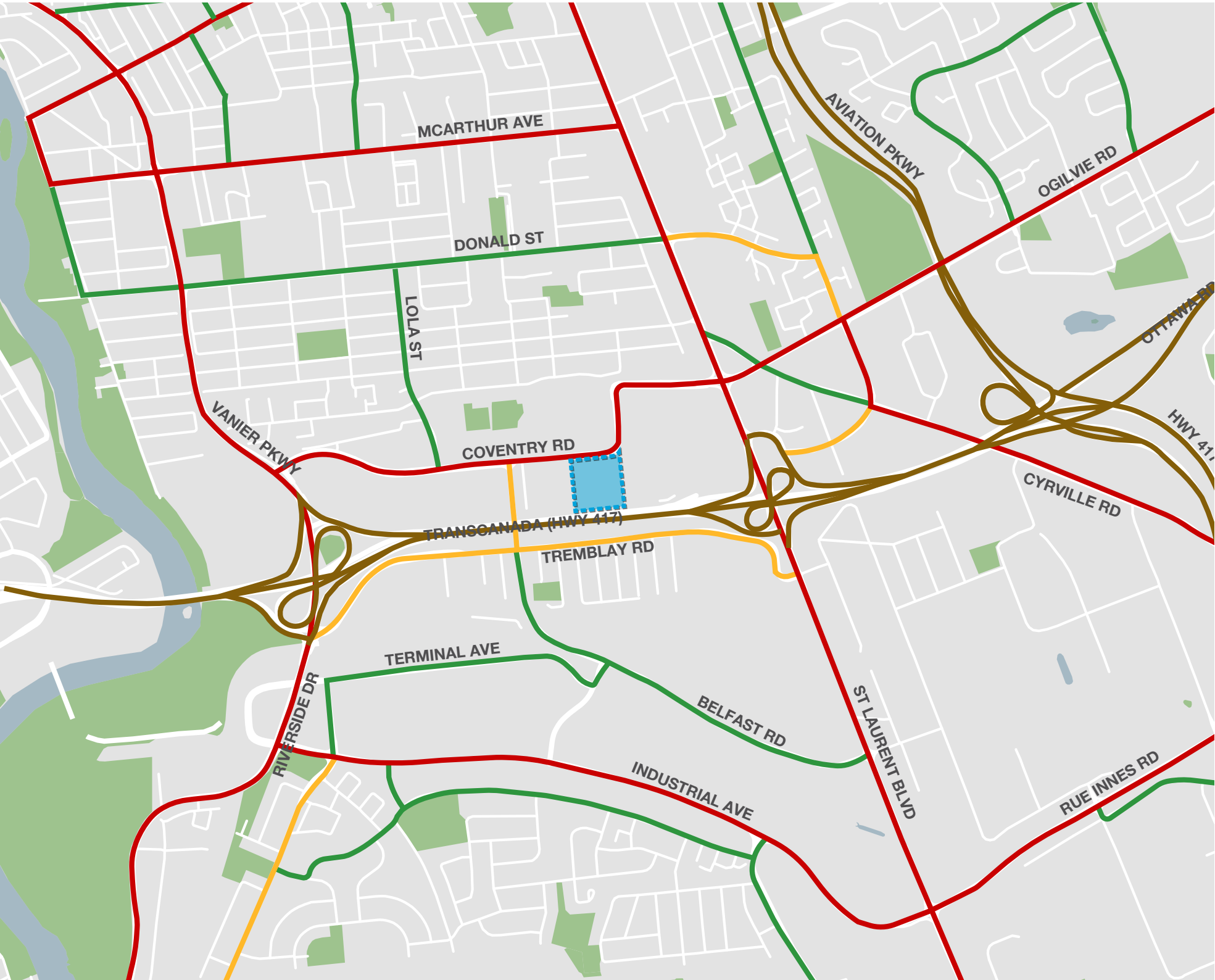
Site Analysis

Urban Road Network

500 Coventry Road is well integrated with the existing and planned road network of the city and provides easy vehicular access to important circulation roadways.

- / Coventry Road is designated Arterial Road on Schedule C4 (Urban Road Network) of the City's Official Plan. Arterial Roads are major roads of the City that carry large volumes of traffic over long distances and function as major public and infrastructure corridors in the urban communities.
- / St-Laurent Boulevard, a north-south Arterial Road is located east of the site. With a distinct commercial character, it connects various residential neighborhoods and provides access to Trans-Canada Highway (HWY 417) through on and off ramps.
- / Belfast Road, located west of the subject site, is designated a Major Collector Road. Major collector roads connect communities and distribute traffic between the arterial and local road system.
- / The Trans-Canada Highway (HWY 417) runs parallel to Coventry Road. It is the main east-west vehicular circulation corridor and serves not only the City of Ottawa, but at the regional scale. It can be accessed through a ramp located approximately 700 metres from the subject site, from St-Laurent Boulevard.

-  Subject Lands
-  Arterial Road
-  Collector Road
-  Major Collector Road
-  Provincial Highway




Site Analysis


Transit Network


The subject site is located within 400 metres walking distance from the St-Laurent LRT Station, located east of the site, and 800 metres from Tremblay LRT station, located south-west of the subject site and separated by Highway 417. Both St-Laurent and Tremblay stations are part of the Confederation Line of City of Ottawa’s Light Rail Transit infrastructure, and provides connection to the Downtown Core, as well as the neighbouring Ottawa Train Station.


Local bus service is also available on the north and south side of Coventry Road, and on the east and west sides of Belfast Road. Local route #18 runs along Belfast and Coventry Roads, providing direct connection to the downtown core, and Tremblay Road. Other lines which operate in close proximity are:

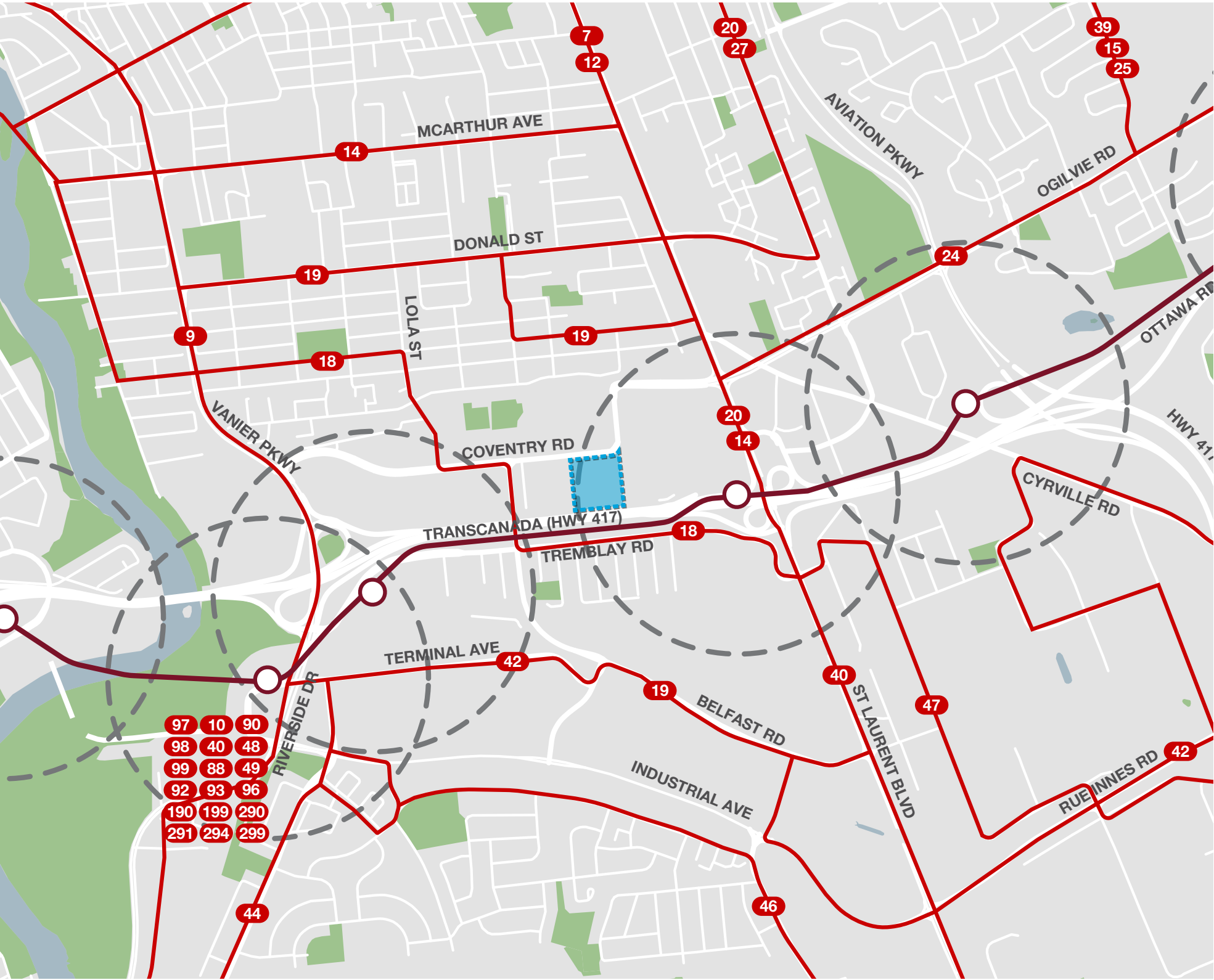
- / #7: Coming from further north on St-Laurent Blvd, route 7 goes through downtown, Bank St, all the way to Carleton University.
- / #14: Starting from St-Laurent Stn, route 14 travels north, through Vanier neighborhood, to Beechwood Ave.
- / #19: Starting from Hurdman Station, this line passes through St Laurent Station and through Vanier, Mackenzie King Station and ends at the Parliament Station.
- / #20: Route 20 connects west-east, starting from Tunney’s Pasture Stn, passing through the downtown core, and going south to St-Laurent Stn.
- / #40: Starting from St-Laurent Station, route #40 travels down St-Laurent Blvd to Hunt Club Road ending at South Keys-Greenboro Station.

 **Subject Lands**

 **Bus Lines**

 **LRT Lines**

 **600m Radius from LRT Station**






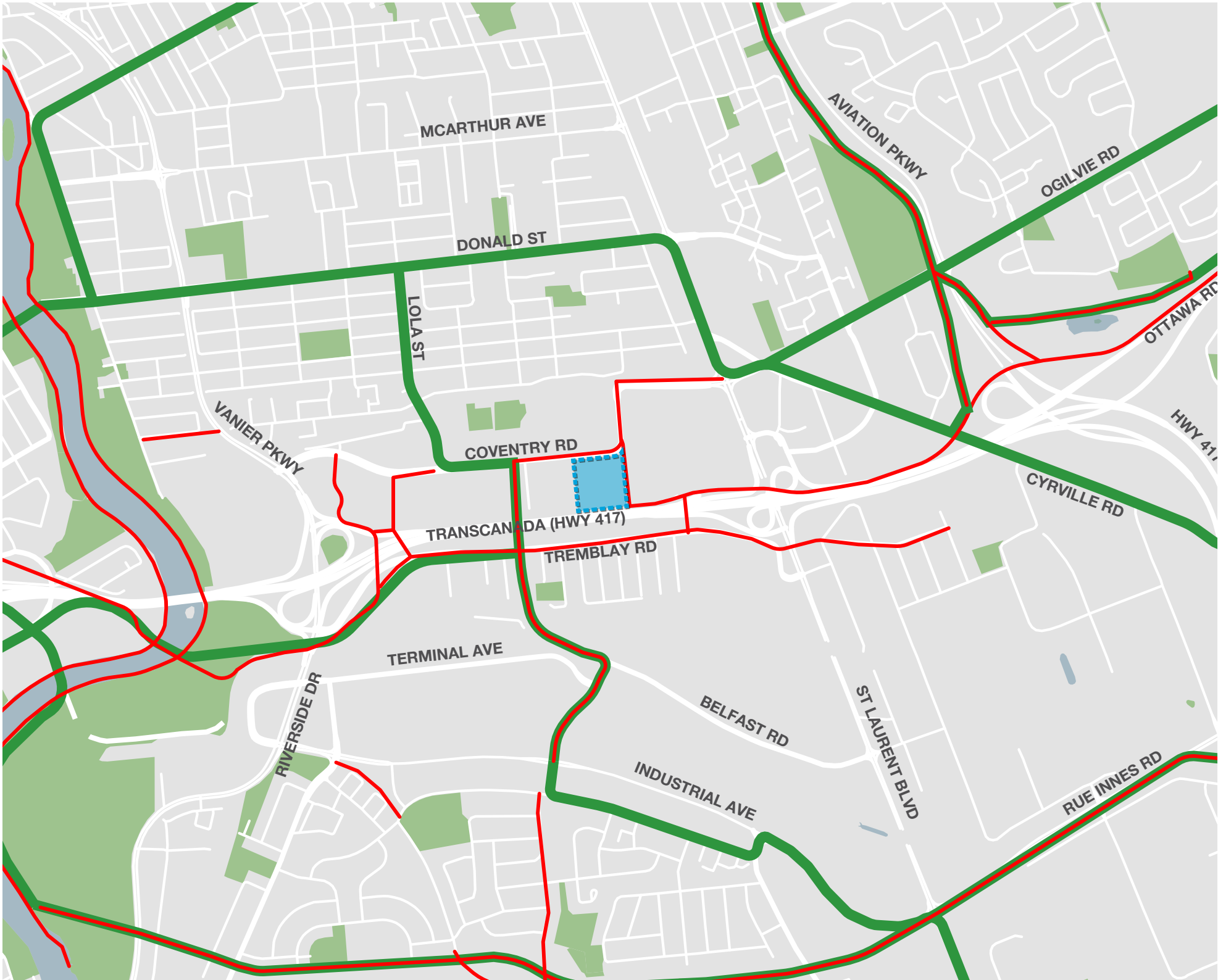
Site Analysis

Active Transportation

The subject site is well served by the greater cycling network, as shown in the image on the right. Coventry Road and Belfast Road are serviced with dedicated bike-lanes on both sides of the road.

Major pathways are proposed along Coventry Road, extending to Belfast Road, per Schedule C5 (Active Transportation Network) of the City’s Official Plan. These routes provide connection to the broader network including along St-Laurent Boulevard, Ogilvie Road and Cyrville Road to the east, and the Vanier Parkway to the west.


-  Subject Lands
-  Cross-town Bikeway
-  Major Pathways proposed





Site Analysis


Local Amenities


- / The subject site is within walking distance to St-Laurent Shopping Centre, located immediately to the east.
- / Large format retail stores are located along Coventry Road to the west.
- / The majority of the lands to the south of Highway 417 are occupied with light industrial uses, with scarce commercial buildings and restaurants found further south on St-Laurent Blvd.
- / The increase in residential density from the proposed development will provide greater support to existing local businesses and incentivize new commercial growth in this area, contributing to a vibrant, walkable, complete community with the inner core of the city in proximity to rapid transit.


 **Subject Lands**


 **Restaurant**


 **Community Centre**


 **School**


 **Commercial**


 **Place of Worship**


 **Cinema**


 **Health Care**

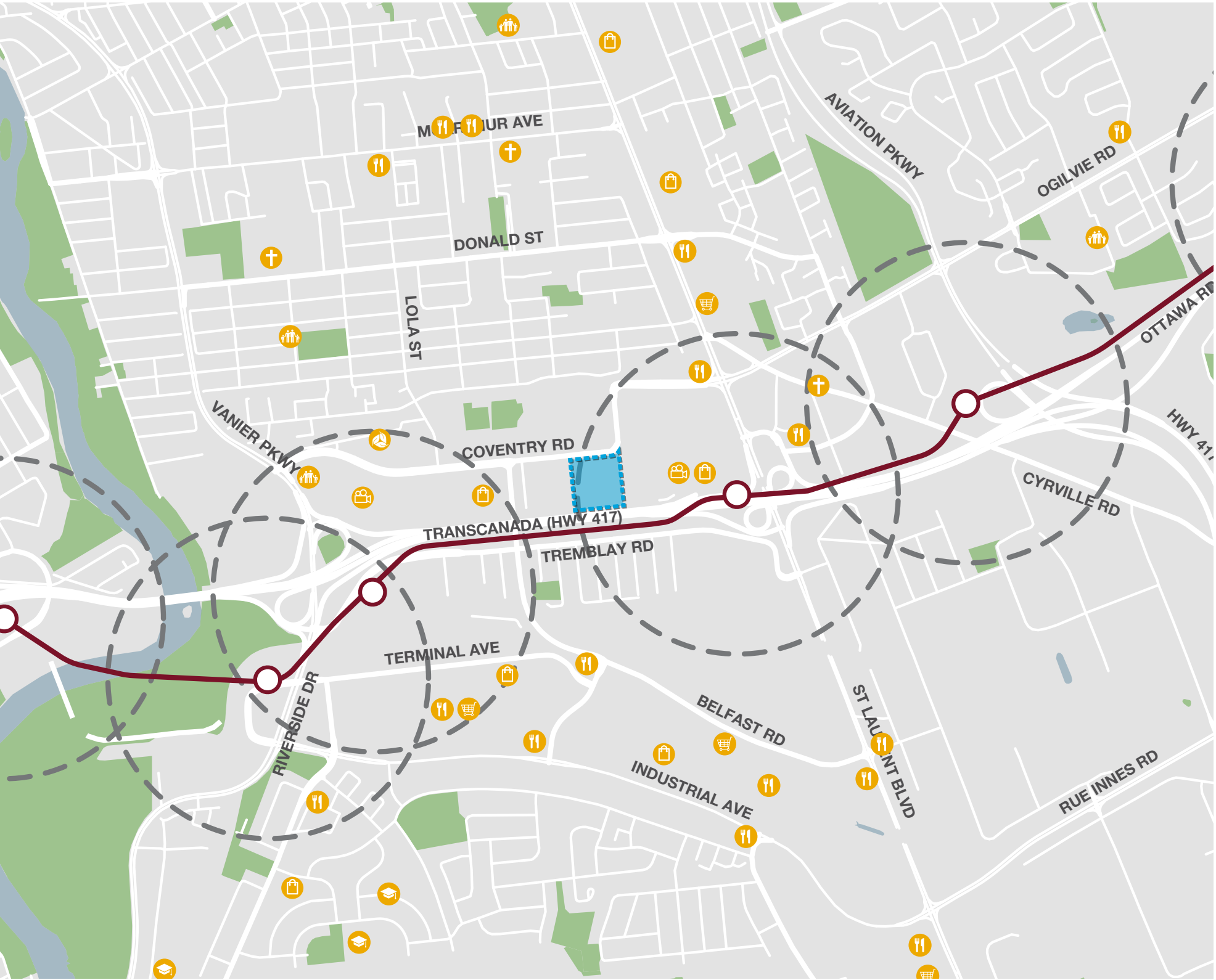
 **Private Community Centre**

 **Retail Store**

 **Public Open Space/ Parks**

 **600m Radius from LRT Stations**

 **LRT Lines/Stations**



Site Analysis

Opportunities and Constraints Map

- Key opportunities
- / Increase pedestrian connectivity to neighborhoods to the north and south and enhance the access to the LRT station.
 - / Create new accesses and additional permeability to the site.
 - / Increase residential densities near rapid transit

- Key constraints
- / Potential noise and wind considerations near HWY 417

LEGEND

Subject Site

Secondary Plan
TOD Plan Boundary

Existing Low-Rise
Residential

Commercial

Open Space/ Park

Light Industrial

Vehicular Access

Noise Barrier

Via Rail Train Line

Train Station

LRT Line

LRT Station

High Voltage Hydro Line

Highway 417

Existing Arterial /
Collector Road

Realigned Coventry Road

Future Dedicated Cycling Route
as per Secondary Plan

Existing Pedestrian Tunnel

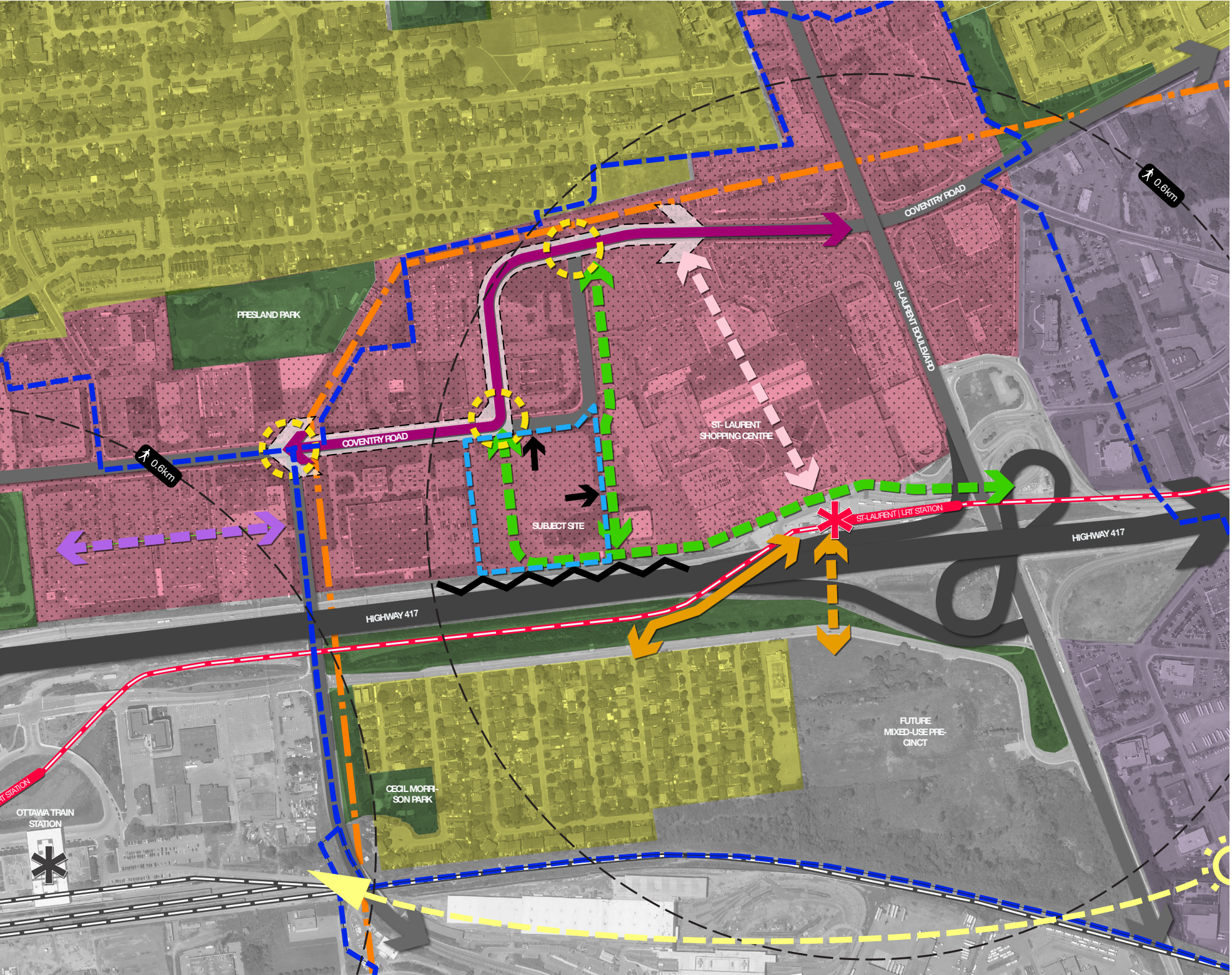
Potential Future Pedestrian Bridge
as per St-Laurent TOD Plan

Future Multi-use Path (MUP)
as per Secondary Plan

Potential Future Road Connection
as per Tremblay TOD Plan

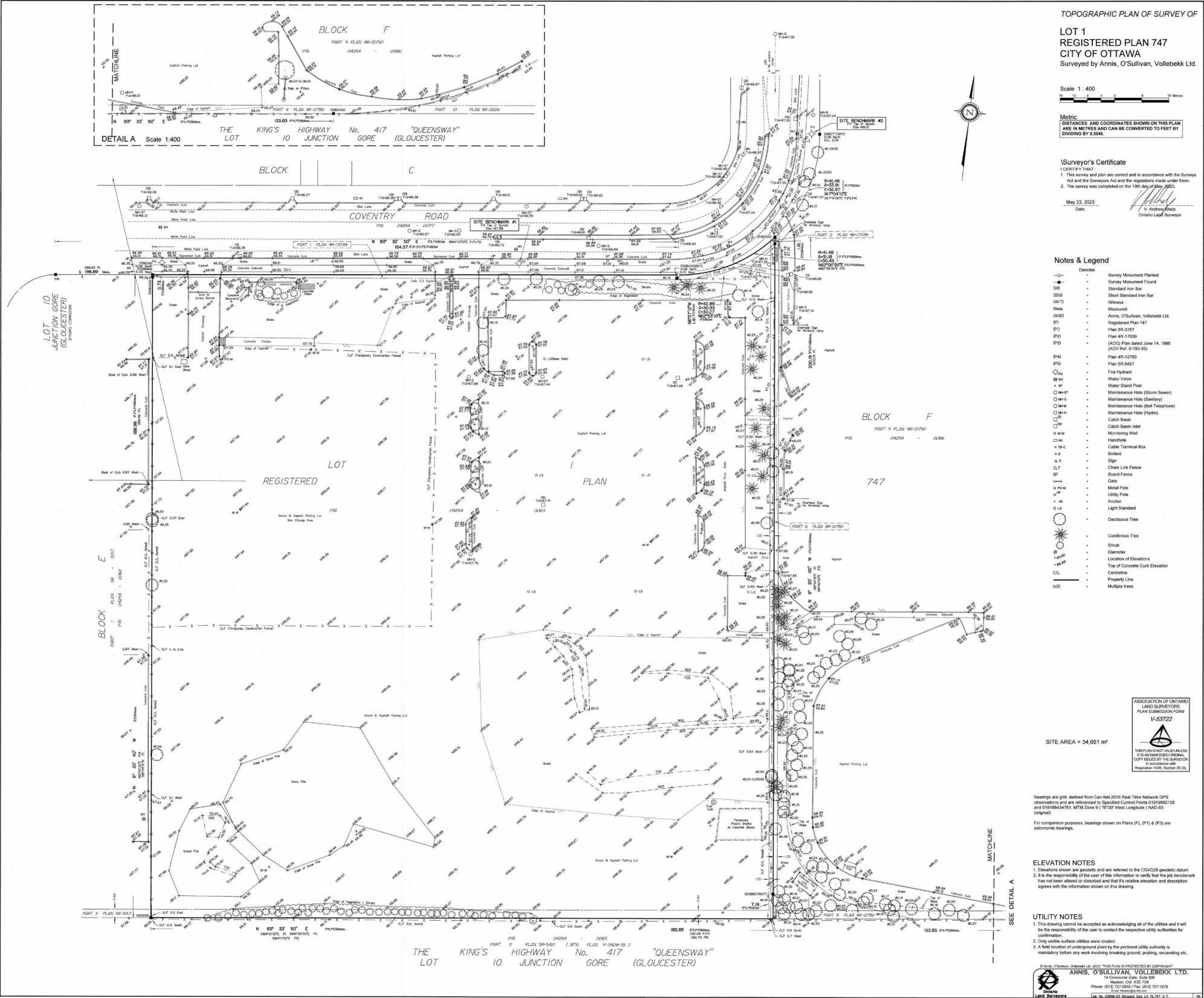
Key Pedestrian Route

Key Pedestrian Crossing



TOPOGRAPHIC SURVEY

03



CONCEPTUAL MASTER PLAN

04

One of the Master Plan’s key objectives was to capitalize and translate the site’s opportunities and constraints into macro design strategies that will guide future developments along the realigned Coventry Road. For this high-level exercise, the project team defined the study area to consider all Morguard’s lands, including connections to the St-Laurent Shopping Centre. The study area includes part of the existing St-Laurent Shopping Centre surface parking as well as the properties on 500, 525 and 535 Coventry Rd.

This exercise shows conceptual studies only, and is intended to illustrate how the lands could redevelop if and when they are identified for redevelopment in the future.

In general, greater heights and densities are proposed near the transit station, transitioning down to the residential neighbourhood to the north in line with the proposed TOD and Secondary Plans for the area.

The parkland distribution and dedication strategy envisions the creation of a central park in phase 1, that would be extended over time.

An enhanced pedestrian experience is proposed between block 6 and the deck parking that would provide independent (off hours), accessible and safe access both to the shopping centre’s main access and the LRT station.

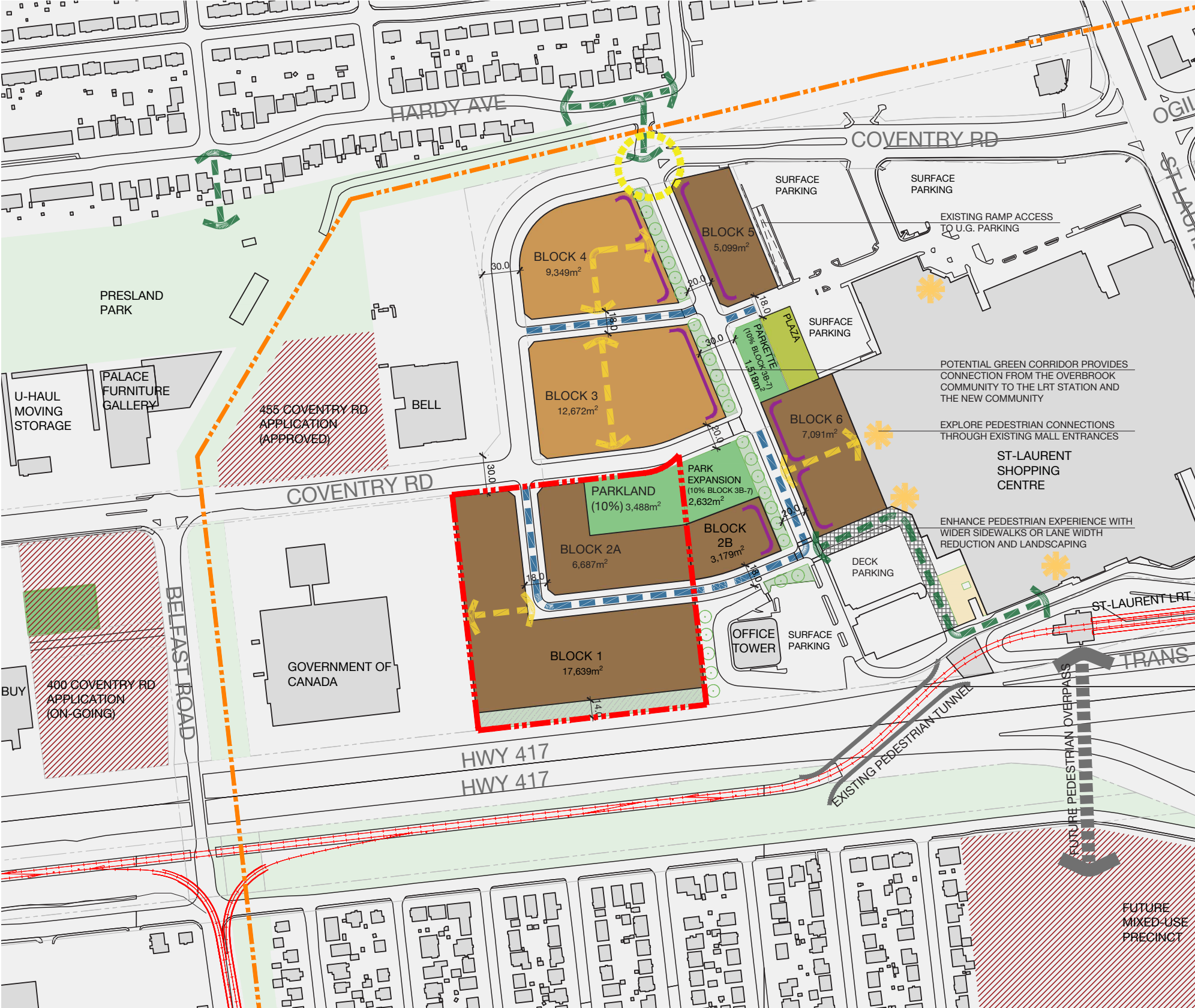
Key Masterplan Strategies:

- / Enhance and promote safe active transportation connections to the St-Laurent LRT Station.
- / Propose new active transportation connections to the neighbouring lands to the west and to the north (Overbrook) of the subject land.
- / Promote active frontages along the major circulation axis.
- / Establish a consolidated parkland dedication strategy serving all new future developments in the subject properties.
- / Propose potential efficient circulation and street/block network to organize active and vehicular transportations.
- / Set maximum building heights as per the TOD plan.

Concept Plan #1

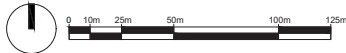
As shown on the next page, Concept Plan #1 considers the realignment of Coventry Road and a partial demolition of Shopping Centre and parkade structure to understand the redevelopment potential of these areas. This concept uses the alignment created by the Shopping Centre to create a new green corridor and boulevard with active frontages that connects the pedestrian access from Overbrook (neighbourhood to the north), to the Shopping Centre and LRT station.

Master Plan - Conceptual Option 1



November 2024

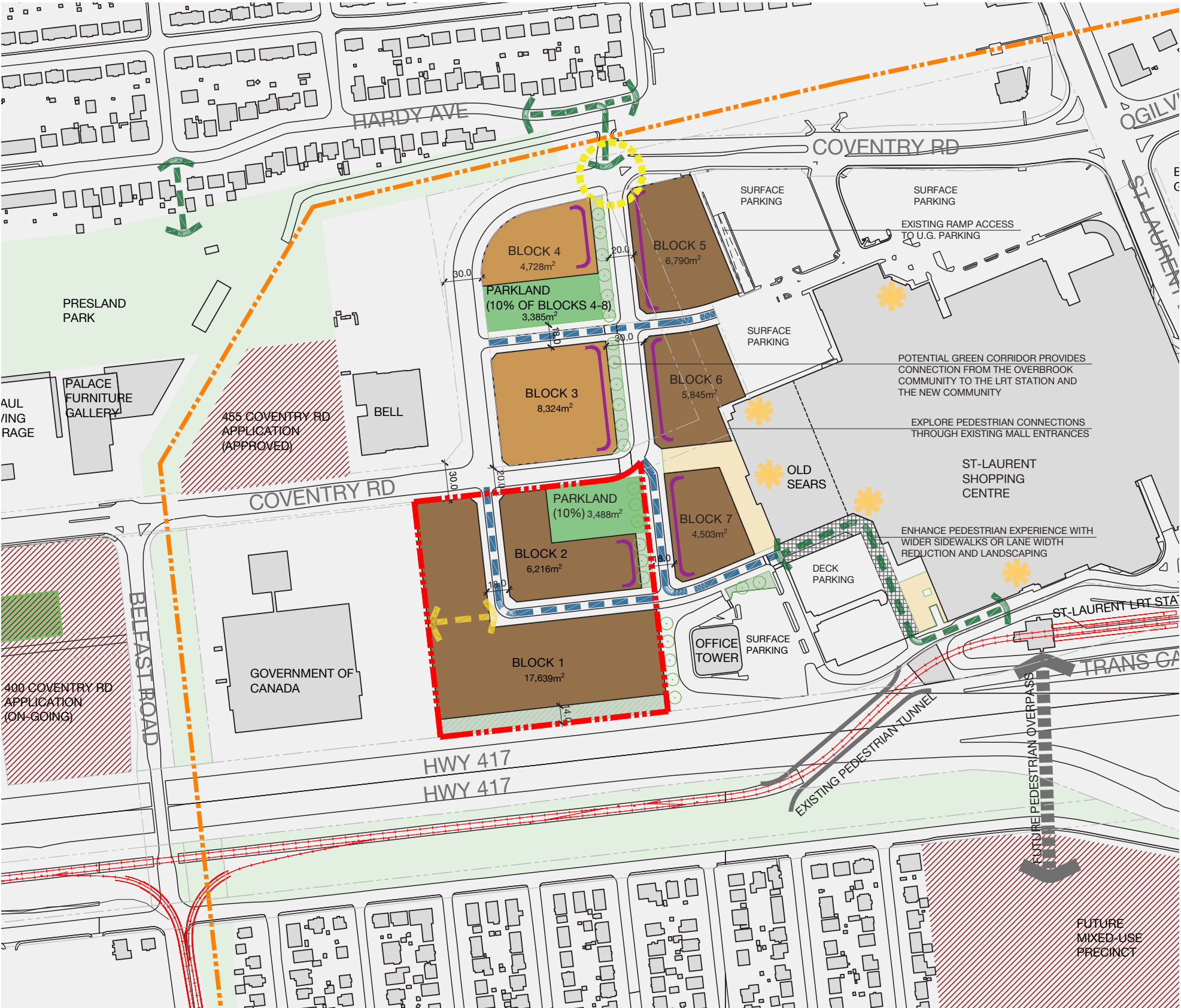
- LEGEND**
- EXISTING BUILDING
 - PROPOSED PARKLAND DEDICATION
 - PROPOSED GREEN CORRIDOR
 - EXISTING OPEN SPACE / PARK
 - PROPOSED POPS / PLAZA
 - 14M BUFFER FROM MTO
 - FUTURE DEVELOPMENT BY OTHERS
 - SUBJECT PROPERTY BOUNDARY
 - PROPERTY BOUNDARIES
 - HYDRO CORRIDOR
 - DEVELOPMENT BLOCK - UP TO 20 STOREYS
 - DEVELOPMENT BLOCK - UP TO 30 STOREYS
 - PROPOSED ACTIVE FRONTAGES
 - PROPOSED PEDESTRIAN CONNECTIONS
 - POTENTIAL PRIVATE ROAD
 - POTENTIAL MID-BLOCK CONNECTION
 - SHOPPING CENTRE MAIN ACCESSES
 - MAIN ACCESS TO OVERBROOK NEIGHBORHOOD (SIGNALIZED INTERSECTION)



500 Coventry Road
Urban Design Brief

FOTENN

Master Plan - Conceptual Option 2 (Preferred)



November 2024

Concept Plan #2

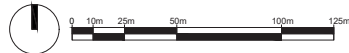
Concept # 2 provides an alternative layout, with an orthogonal street and block fabric. Similar to option 1, this concept creates an organizational hierarchy for vehicular and pedestrian circulation. The north-south green corridor proposed leads pedestrians from the surrounding community towards 2 new public parks well distributed and located in public fronting streets. This corridor would have active frontages to animate the space.

This option maintains the original Shopping Centre footprint, but considers the demolition of the parkade structure and reinstates its main west access. Privately-owned public spaces and plaza are proposed at this entrance that coincides with the alignment of the west-east Coventry Road view point.

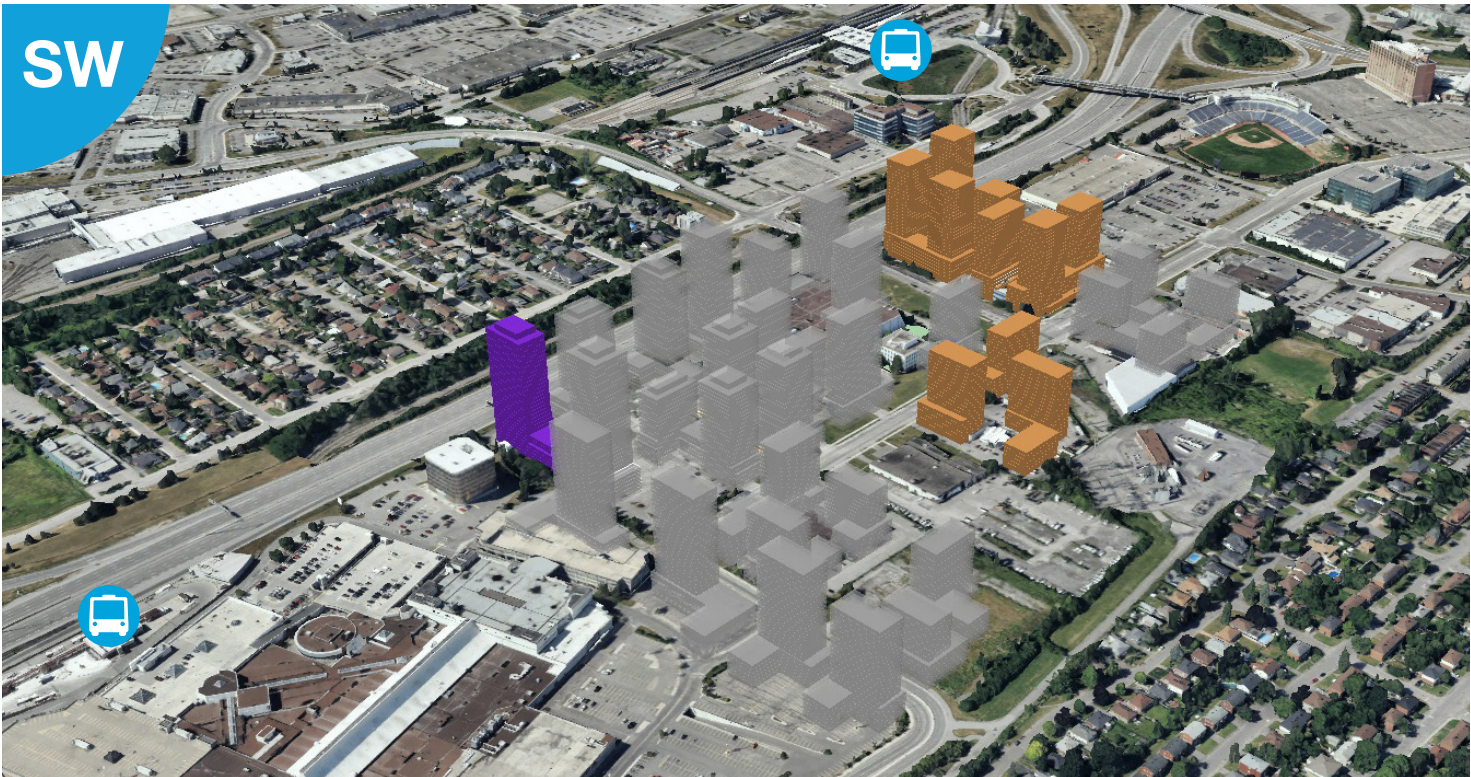
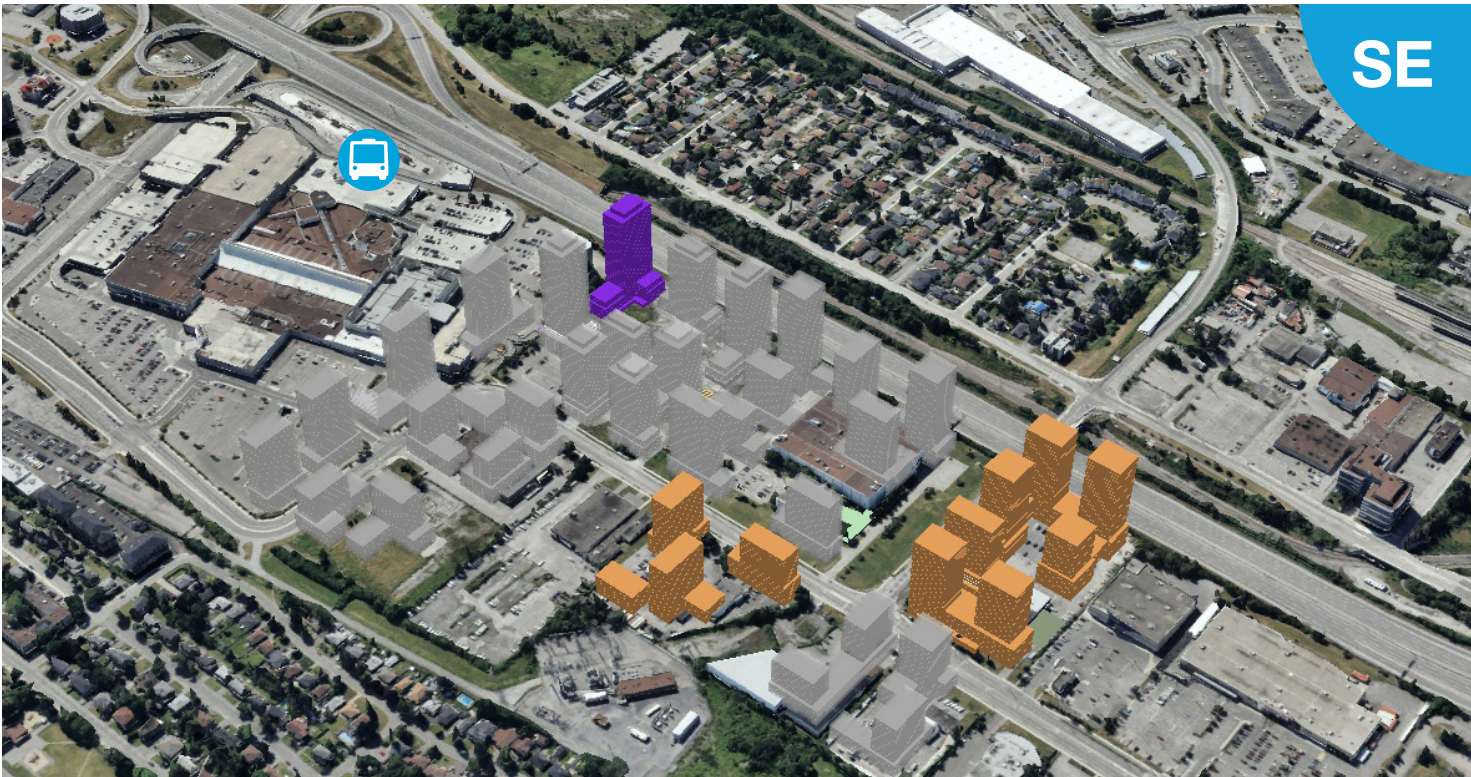
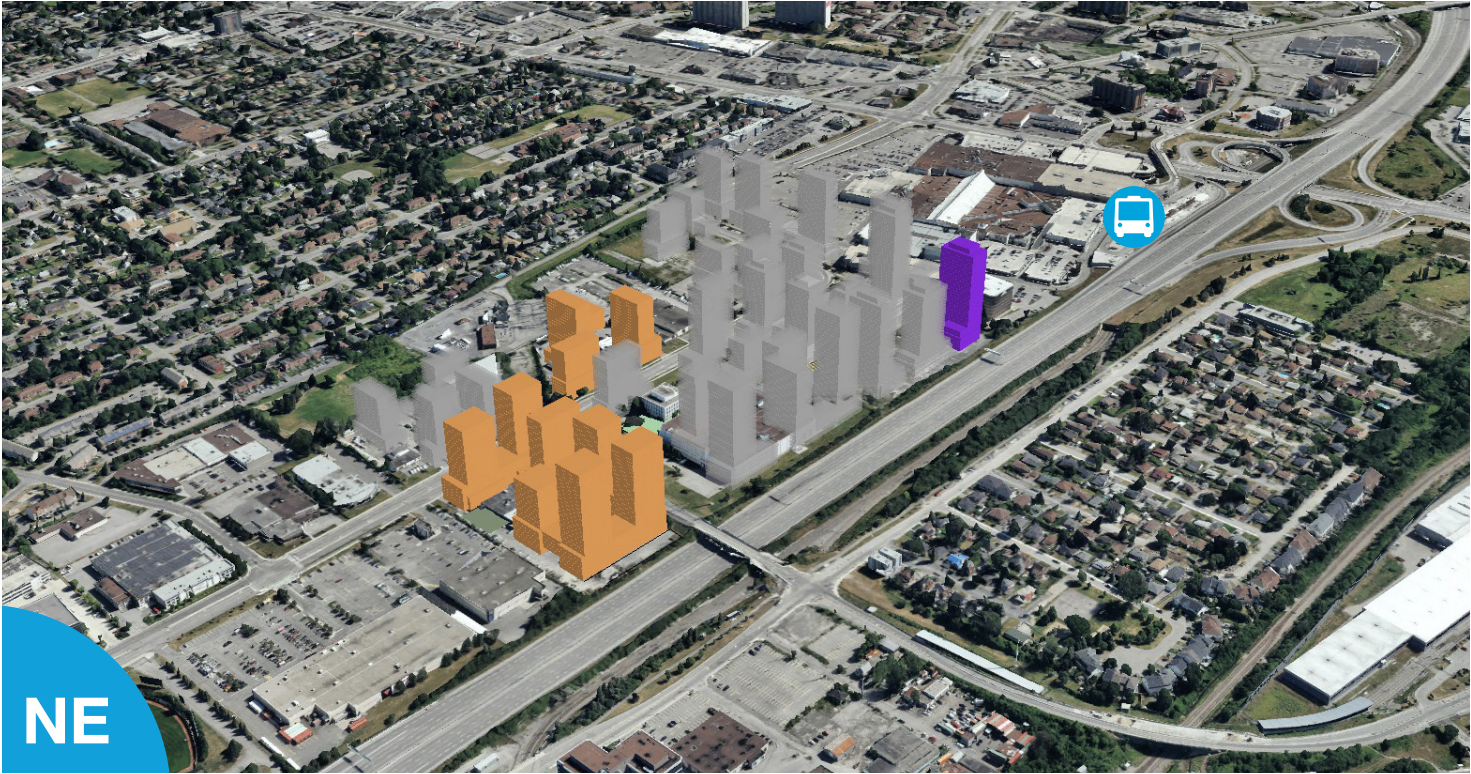
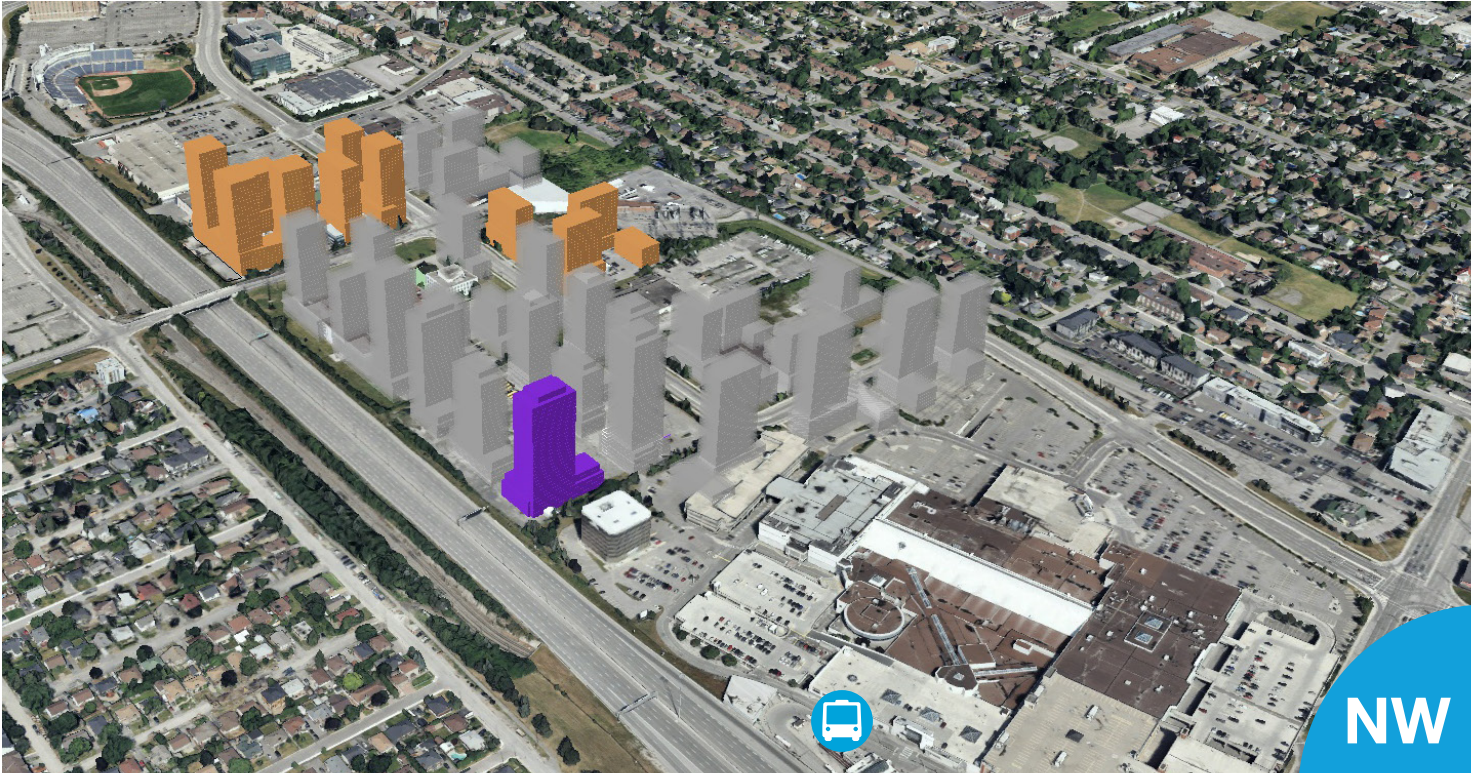
Option 2 is considered the preferred option to move forward for the following reasons:

- / Retains the existing Coventry Road sector right-of-way as a new street after the full realignment. This will permit the reutilization of the existing underground infrastructure in a more efficient manner.
- / Proposes two equally sized and consolidated parks promoting better distribution and access to future residents.
- / Doesn't depend on the partial demolition of the existing shopping centre structure required for option 1. Given long-term lease agreements and complicating internal building factors.

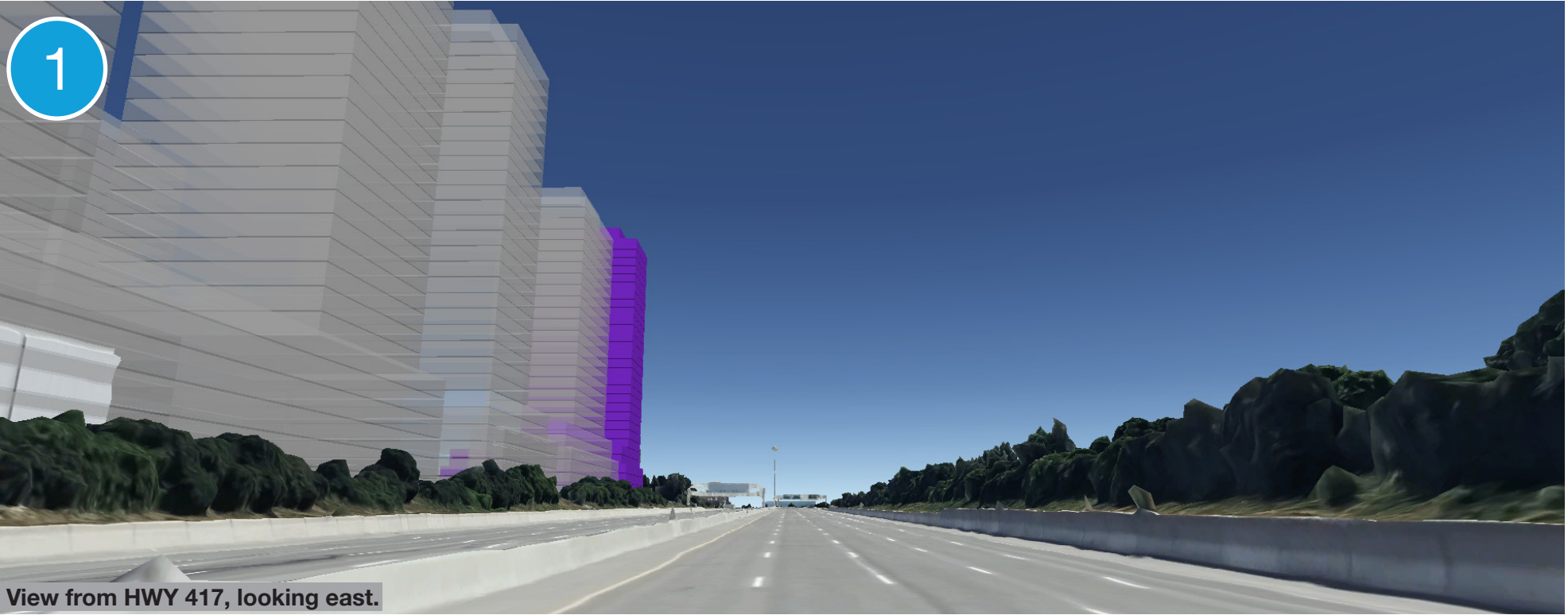
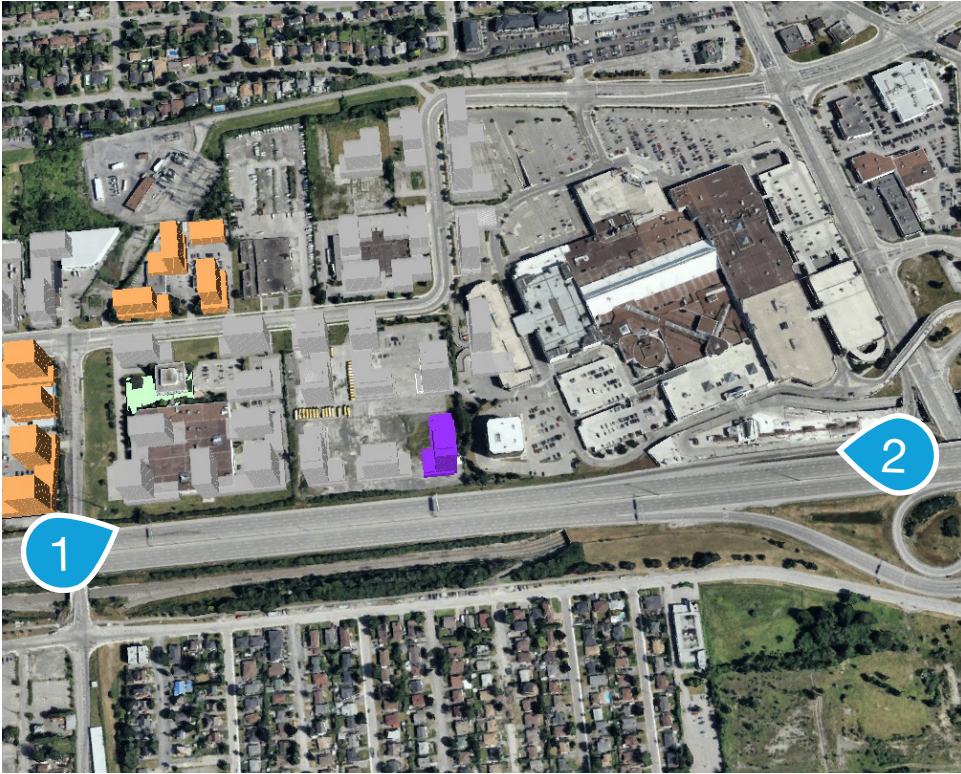
LEGEND			
	EXISTING BUILDING		DEVELOPMENT BLOCK - UP TO 20 STOREYS
	PROPOSED PARKLAND DEDICATION		DEVELOPMENT BLOCK- UP TO 30 STOREYS
	PROPOSED GREEN CORRIDOR		PROPOSED ACTIVE FRONTAGES
	EXISTING OPEN SPACE / PARK		PROPOSED PEDESTRIAN CONNECTIONS
	PROPOSED POPS / PLAZA		POTENTIAL PRIVATE ROAD
	14M BUFFER FROM MTO		POTENTIAL MID-BLOCK CONNECTION
	FUTURE DEVELOPMENT BY OTTHERS		SHOPPING CENTRE MAIN ACCESSES
	SUBJECT PROPERTY BOUNDARY		MAIN ACCESS TO OVERBROOK NEIGHBORHOOD (SIGNALIZED INTERSECTION)
	PROPERTY BOUNDARIES		
	HYDRO CORRIDOR		



Future Development Context



 Proposed Development  Development Applications/ Under Construction  Development Potential Simulation  St-Laurent Transit Station (LRT/BRT)



This massing study simulates the potential future development of surrounding lands in the vicinity of the subject site. Existing and emerging City policies and regulatory framework provided direction and key principles that helped shape this conceptual massing of the future planned context for this part of the city.

In purple is highlighted the proposed development. In orange are the existing development applications identified and in light grey are future potential development. This model is conceptual only, and is subject to a number of factors including the economy and market demand.

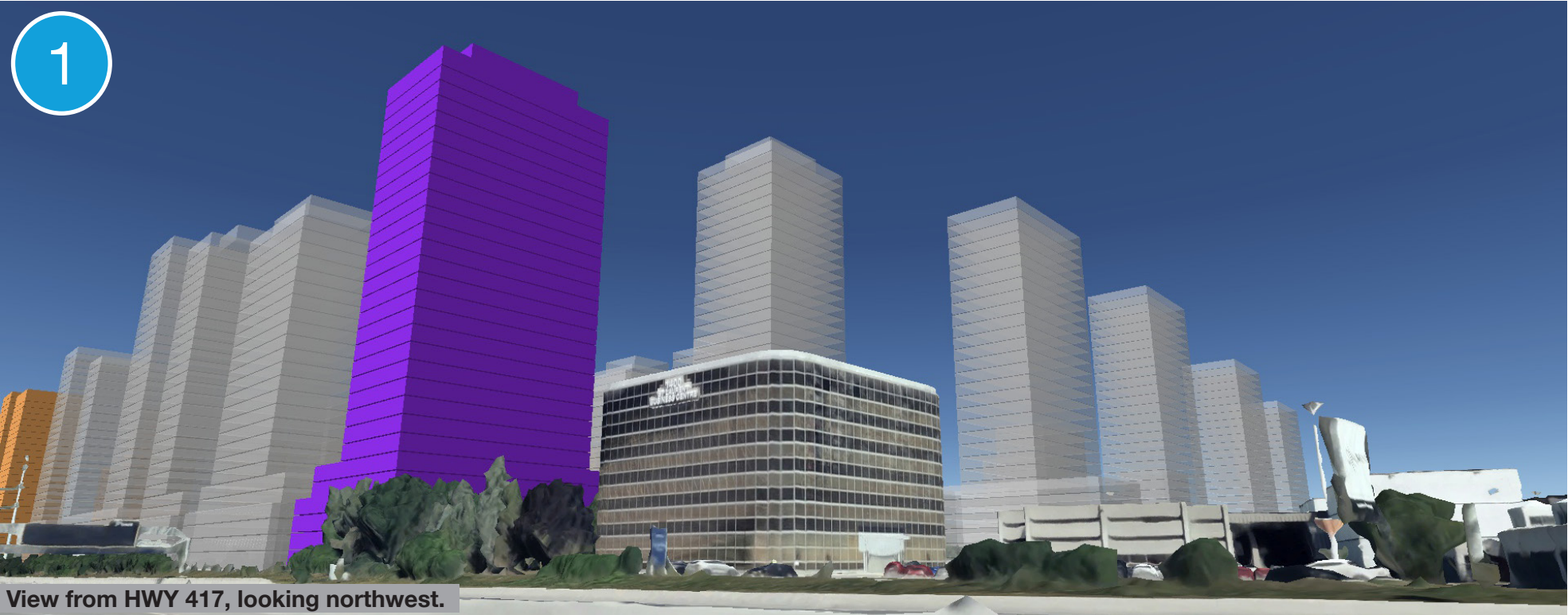
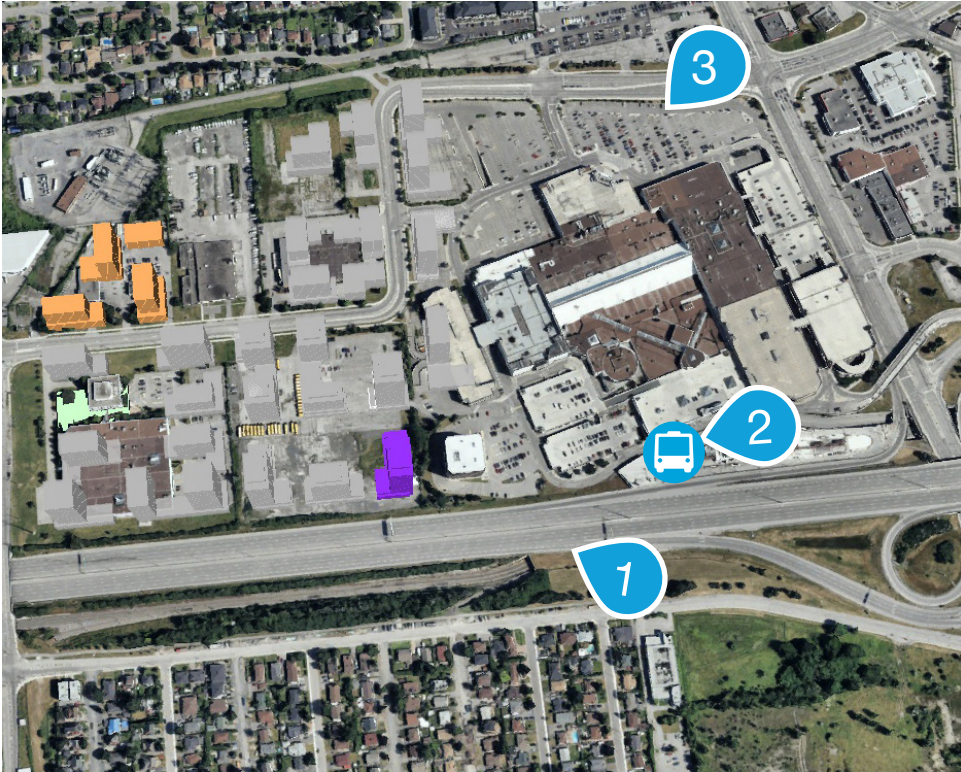
In order to generate this model, the following assumptions were also considered:

- / Minimum 23m separation between high-rise towers;
- / Minimum 11.5m setback between high-rise towers and abutting lands;
- / Maximum 750m² floor plates for high-rise towers (as recommended in the City of Ottawa Urban Design Guidelines for High Rise Buildings).



 Proposed Development  Development Applications/ Under Construction  Development Potential Simulation

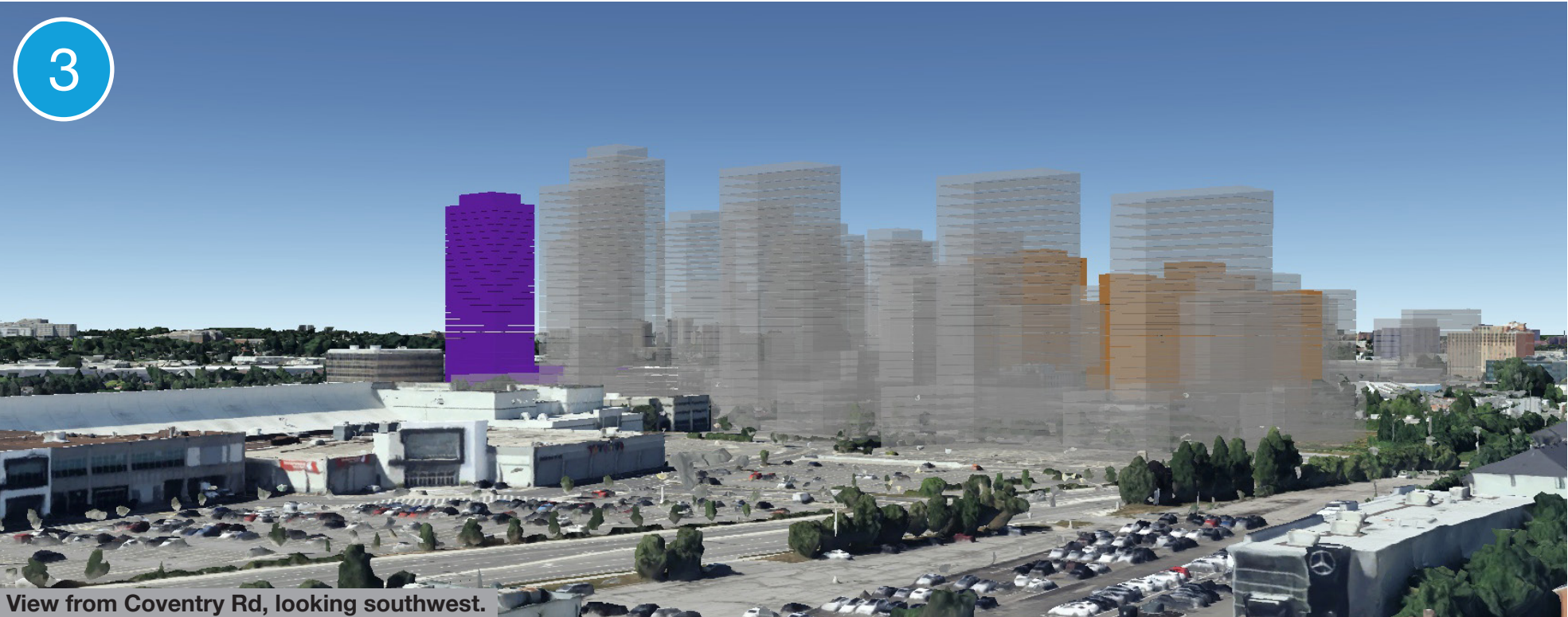
Future Development Context



View from HWY 417, looking northwest.



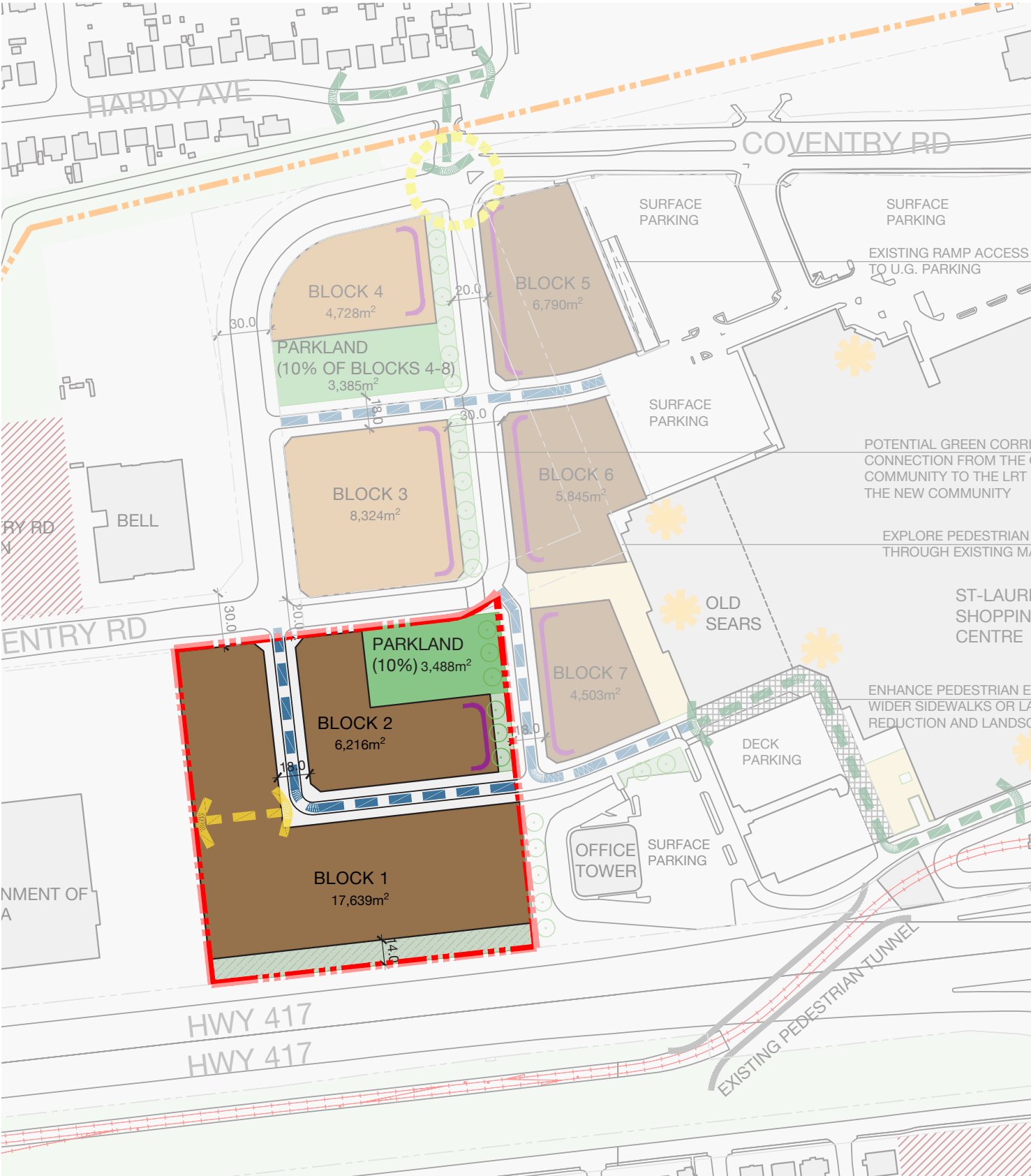
View from St-Laurent transit station, looking west.



View from Coventry Rd, looking southwest.

 Proposed Development  Development Applications/ Under Construction  Development Potential Simulation  St-Laurent Transit Station (LRT/BRT)

Master Plan - PHASE 1



November 2024



500 Coventry Road
Urban Design Brief

PROJECT SUMMARY

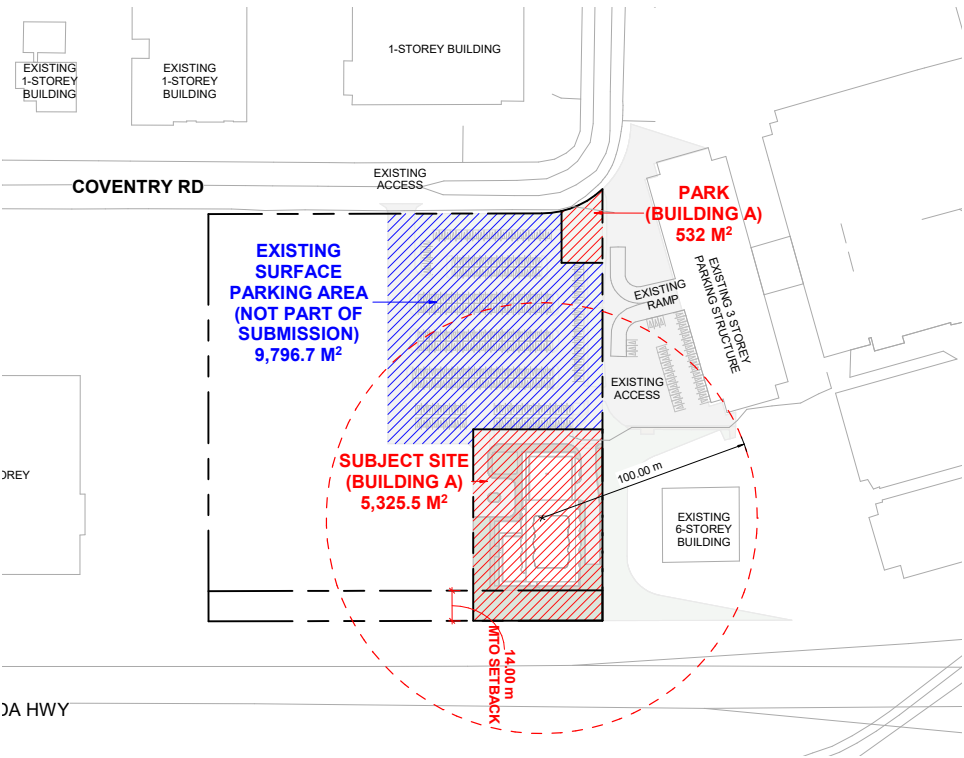
05

Project Summary

Phase 1: Building A

The proposed development is a 28-storey building with 309 residential units, offering a mix of 1 to 3-bedroom apartments. The main residential entrance will be located on the west portion of the building, with the ground floor also featuring amenity space, a mail room, a rental office, a loading station and bike storage. Ground floor will feature ample fenestration as well as landscaping to improve the at-grade experience. The building also provides communal amenities with a terrace space at the 7th level.

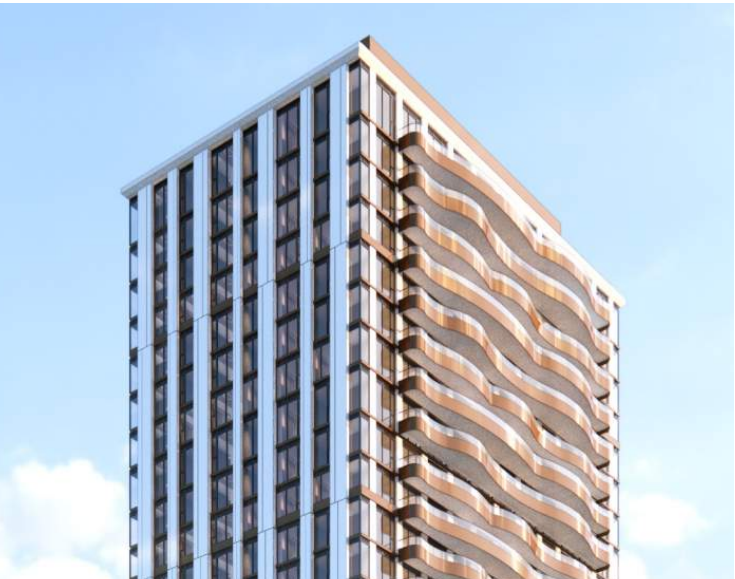
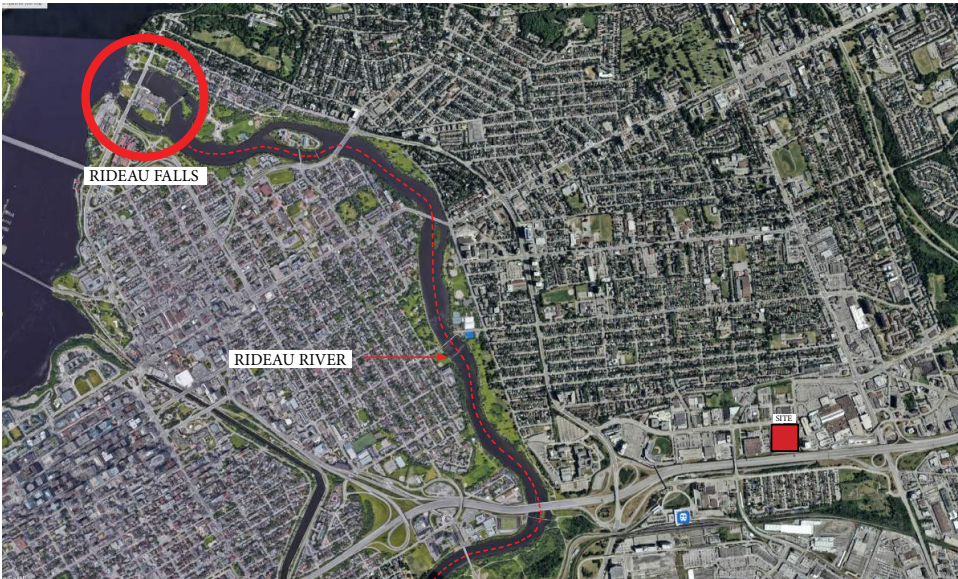
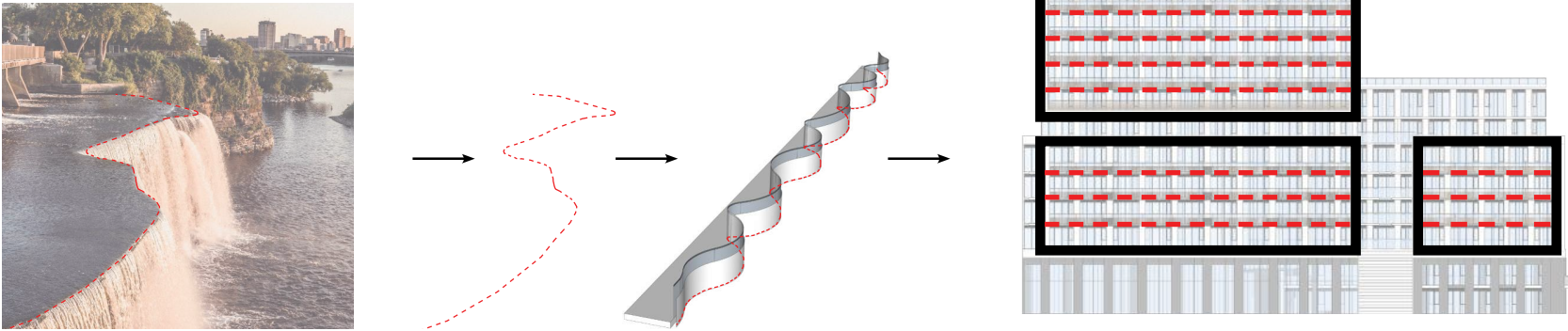
Vehicle parking will be provided within a two-level parking garage located below ground and complemented by an existing surface parking. The Underground parking garage will be accessed from the east side of the building. In total, there will be 319 vehicle parking spaces provided (207: Underground and 112: Existing Surface Parking). 309 bicycle parking spaces will also be provided and located between ground and underground floors.



Project Summary

Design Inspiration

The Rideau River (French: Rivière Rideau) flows north from Upper Rideau Lake and empties into the Ottawa River at the Rideau Falls in Ottawa, Ontario. Its length is 146 kilometres (91 mi). As explained in a writing by Samuel de Champlain in 1613, the river was given the name “Rideau” (curtain) because of the appearance of the Rideau Falls. The Anishinàbemowin name for the river is “Pasapedjinawong”, meaning “the river that passes between the rocks.” Samuel de Champlain, who was the first European to have seen the river, named it “rideau” (the French word for “curtain”) due to the resemblance between Rideau Falls and a curtain.



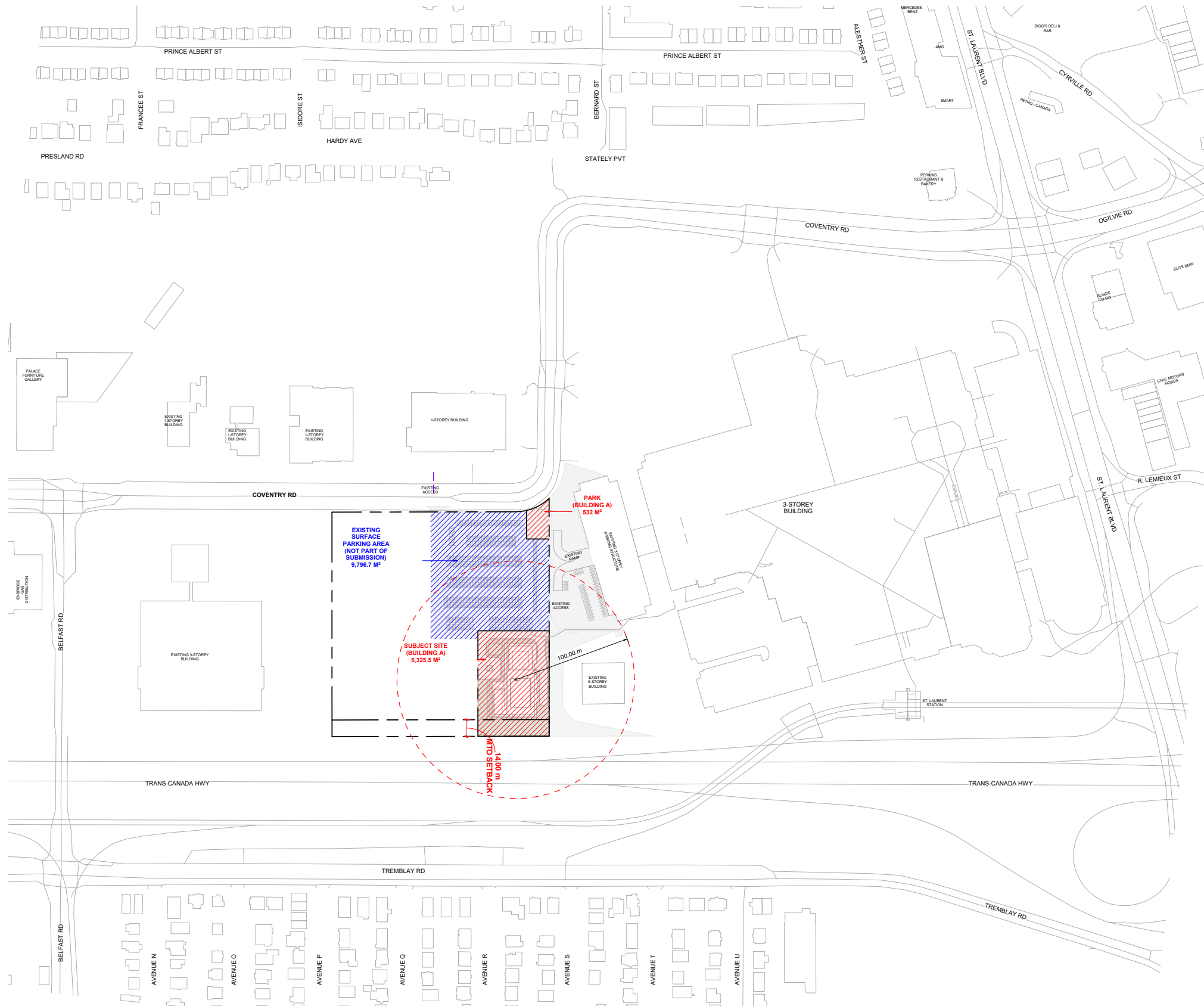
ARCHITECTURAL DRAWINGS

PHASE 1 - BUILDING A

06

Context Plan

31

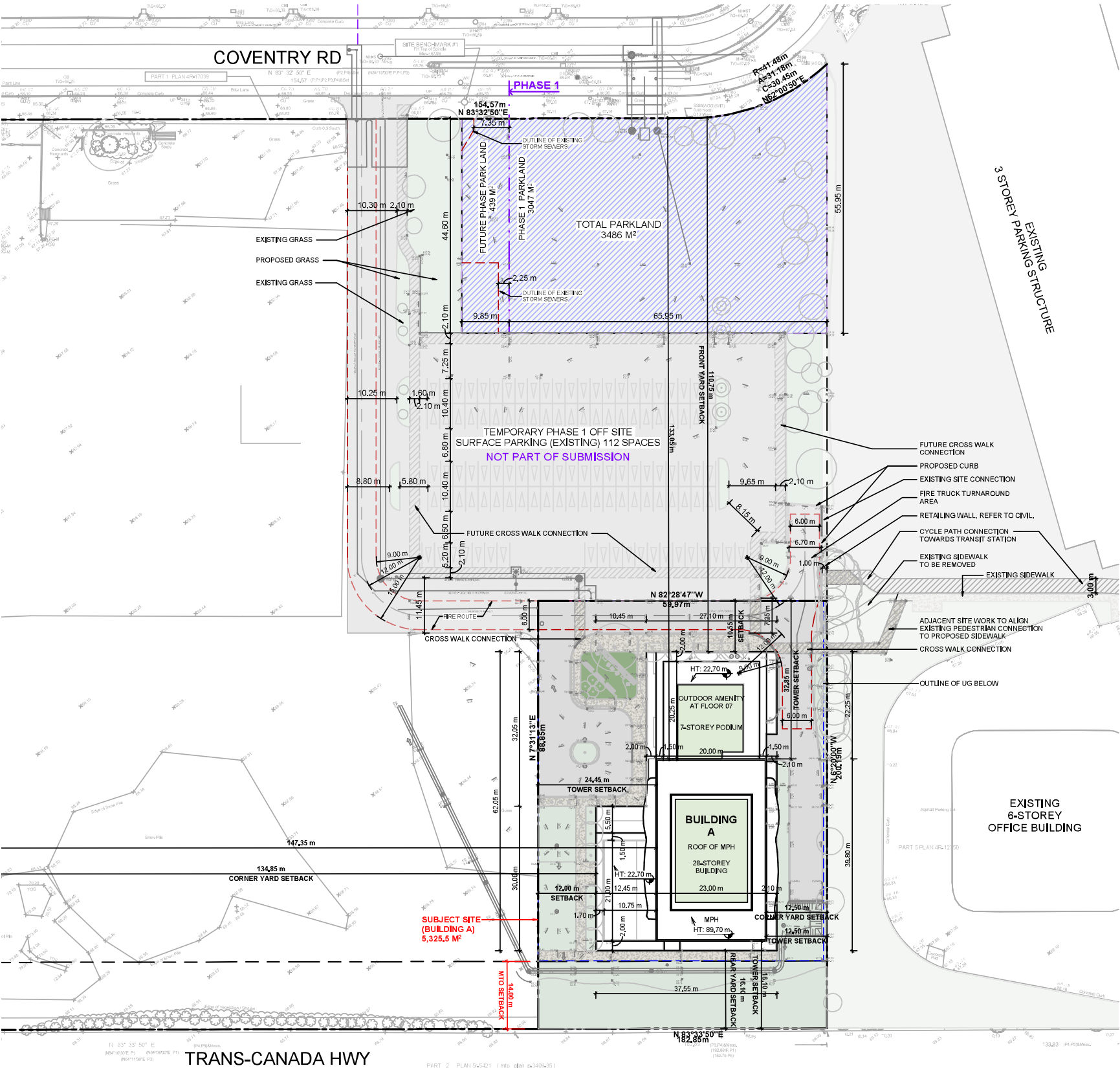


November 2024

500 Coventry Road Urban Design Brief

TURNER
FLEISCHER

Site Plan/ Roof Plan - Overall



Zoning by-law 2006-2007 Consolidation TD3

NET OVERALL SITE AREA BREAKDOWN		
AREA TYPE	m²	ft²
SITE AREA - BLDG A	5,325.5	57,323.4
TOTAL PARKLAND AREA	3,486.0	37,523

TEMPORARY OFF SITE PARKING (PHASE 1)		
PHASE 1 SURFACE PARKING (PHASE 1)	6,951.7	73,751.1

ZONING	REQUIRED	PROVIDED
BUILDING HEIGHT	30 STOREYS / 90.0M	28 STOREYS / 89.7M
GRADE (GEODETIC ELEVATION - ASL)		68.80M
ALLOWABLE PROJECTION - AMENITY LEVEL	0.0M	22.7M
DENSITY - MINIMUM 350 units/hectare	208 UNITS	309 UNITS
FRONT YARD SETBACK	3.0M	110.75M
CORNER YARD SETBACK (East / West)	3.0M/2.0M	134.85M/12.5M
REAR YARD SETBACK (GROUND TO 8th FLOOR)	0.0M	16.10M
REAR YARD SETBACK (ABOVE 7th STOREY)	12.0M	18.10M
AMENITY AREA - TOTAL PER UNIT	6.0M²	17.4M²
AMENITY AREA - 50% COMMUNAL PER UNIT	3.0M²	4.55M²
AMENITY AREA - 2.0% OF LOT EXTERIOR AT GRADE COMMUNAL	117.15M²	172.6M²
VEHICLE PARKING - RESIDENTIAL (AREA 'Z' - MAX 1.5 PER UNIT)	NOT REQUIRED	289
VEHICLE PARKING - VISITOR ONLY (MAX, 30, AFTER 12 UNITS)	30	30
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	165	309
aisle & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0M/6.7M	6.7M

GROSS BUILDING FLOOR AREA (OTTAWA ZONING DEFINITION)		
	m²	ft²
UG1		
FLOOR 01		
FLOOR 02		
FLOOR 03-05	1,339.8 m² x 3	4,018.9
FLOOR 06		13,176
FLOOR 07		8,796
FLOOR 08 - FLOOR 28	725.2 m² x 21	15,228.2
TOTAL	22,443.7	241,582

TYP. FLOOR PLATE		
	725.2	7,808

UNIT STATISTICS		UNITS
1B		58
1B+D		82
2B		77
2B+D		61
3B		31
TOTAL		309

VEHICULAR PARKING SPACES REQUIRED- AREA 'Z' ON SCHEDULE 1A

VISITOR	0.1 SPACES PER UNIT AFTER 12 UNITS - MAX 30	30
RESIDENTIAL	N/A	0
TOTAL		30

VEHICULAR PARKING SPACES PROVIDED

VISITOR	0.1 SPACES PER UNIT (309 UNITS)	30
RESIDENTIAL	0.56 SPACES PER UNIT (309 UNITS)	177
TOTAL		207
EXISTING SURFACE PARKING LOT		112
TOTAL	1.03 PER UNIT (309 UNITS)	319

ACCESSIBLE PARKING SPACES REQUIRED - (NOT INCLUDING SURFACE PARKING)

TYPE 'A'		3
TYPE 'B'		4
TOTAL		7

ACCESSIBLE PARKING SPACES PROVIDED - (NOT INCLUDING SURFACE PARKING)

TYPE 'A'		3
TYPE 'B'		5
TOTAL		8

STANDARD PARKING SPACE 2.6m X 5.2m
PARALLEL PARKING SPACE 2.6m X 6.7m
SMALL PARKING SPACE 2.4m X 4.5m
ACCESSIBLE PARKING SPACE 'TYPE A' 3.4m X 5.2m
ACCESSIBLE PARKING SPACE 'TYPE B' 2.4m X 6.2m
LOADING SPACE 3.5m X 7.0m

BICYCLE PARKING SPACES REQUIRED

RESIDENTIAL	0.5 PER UNIT (309 UNITS)	155
TOTAL		155

BICYCLE PARKING SPACES PROVIDED

RESIDENTIAL	INTERIOR	309
	EXTERIOR	0
TOTAL	1.0 PER UNIT (309 UNITS)	309

AMENITY AREA

	m²	ft²
GRADE EXTERIOR - COMMUNAL	172.6	1,858
INTERIOR - COMMUNAL	1,065.4	11,791
07F EXTERIOR - COMMUNAL	202.1	2,175
TOTAL COMMUNAL	1,470.1	15,824
BALCONIES / TERRACE - PRIVATE	3,506.2	37,741
TOTAL	4,976.3	53,565

REQUIRED (309 UNITS X 6 m²) = 1,854 sq. m.
REQUIRED COMMUNAL @ 50% = 927 sq. m.

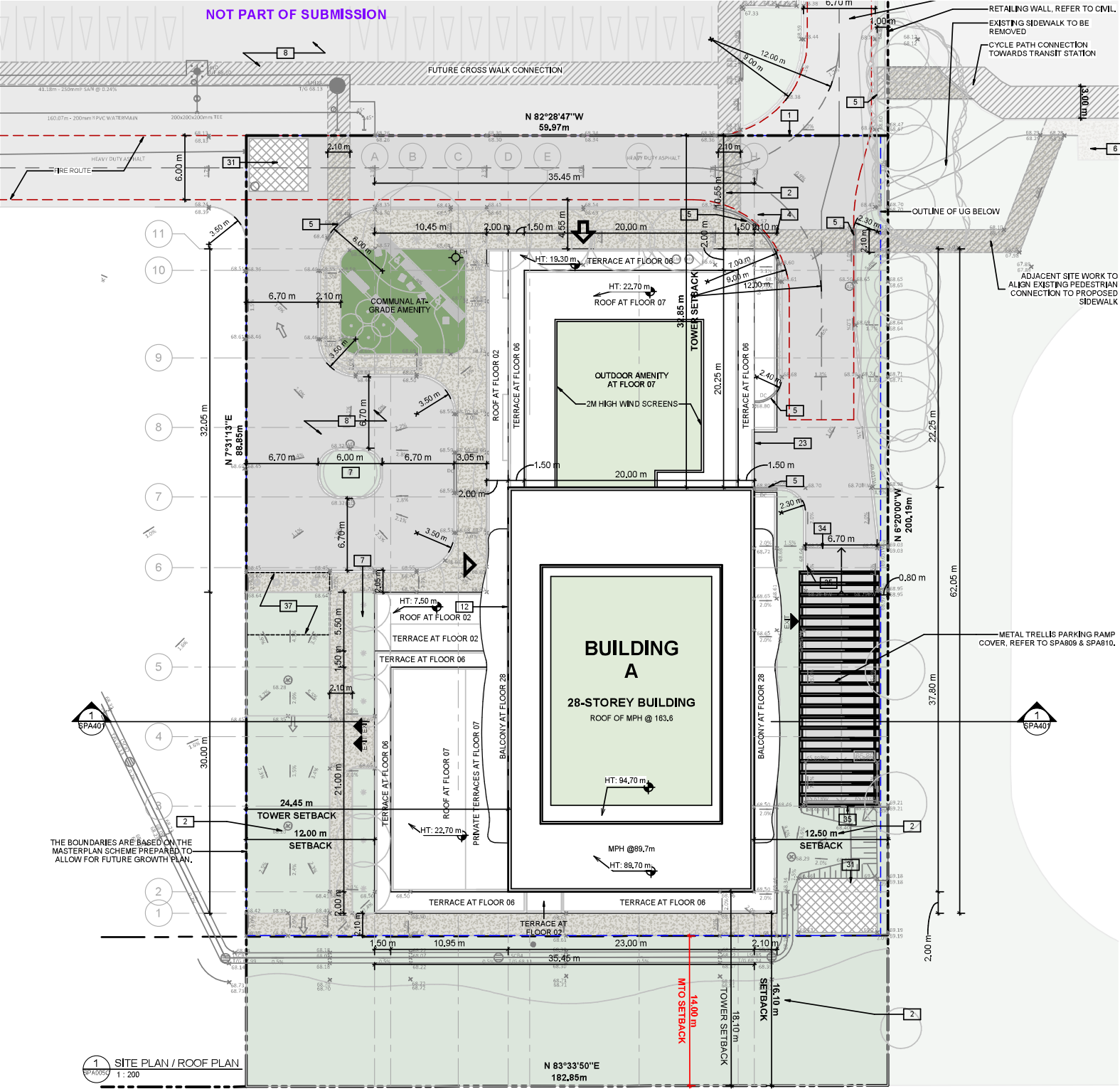
SITE COVERAGE

	m²	%
BUILDING FOOTPRINT	1,815.4	34.1%
DRIVING SURFACE	1,280.5	23.7%
LANDSCAPE AREA	2,249.6	42.2%
TOTAL BUILDING A	5,325.5	100%

REFUGE REQUIREMENT (309 UNITS)

	COMPACTED RATIO	CUBIC YARDS
GARBAGE	0.053 yd³/UNIT	17
RECYCLING GMP	0.018 yd³/UNIT	6
RECYCLING FIBER	0.038 yd³/UNIT	12

Site Plan/ Roof Plan



NET OVERALL SITE AREA BREAKDOWN

AREA TYPE	m ²	ft ²
SITE AREA BLDG A	5,325.5	57,323.4
BLDG A PARK AREA	532.0	5,726.3
TOTAL NET SITE AREA	5,857.5	63,049.6

TEMPORARY OFF SITE PARKING (PHASE 1)

PHASE 1 SURFACE PARKING	9,796.7	105,450.8
-------------------------	---------	-----------

ZONING

	REQUIRED	PROVIDED
BUILDING HEIGHT	30 STOREYS / 90.0M	28 STOREYS / 89.7M
GRADE (GEODETIC ELEVATION - ASL)		
ALLOWABLE PROJECTION - AMENITY LEVEL	0.0M	22.7M
DENSITY - MINIMUM 350 units/hectare	206 UNITS	309 UNITS
FRONT YARD SETBACK	3.0M	10.55M
CORNER YARD SETBACK (East / West)	3.0M/3.0M	12.5M/12.0M
REAR YARD SETBACK (GROUND TO 6th FLOOR)	0.0M	2.15M
REAR YARD SETBACK (ABOVE 7th STOREY)	12.0M	4.15M
AMENITY AREA - TOTAL PER UNIT	6.0M ²	17.4M ²
AMENITY AREA - 50% COMMUNAL PER UNIT	3.0M ²	4.55M ²
AMENITY AREA - 2.0% OF LOT EXTERIOR AT GRADE COMMUNAL	117.15M ²	107.6M ²
VEHICLE PARKING - RESIDENTIAL (AREA 'X' - MIN. 0 / MAX. 1.75 PER UNIT)	NOT REQUIRED	75
VEHICLE PARKING - VISITOR ONLY (MAX. 30, AFTER 12 UNITS)	30	30
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	165	310
aisle & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0M/6.7M	6.7M

GROSS BUILDING FLOOR AREA (OTTAWA ZONING DEFINITION)

	m ²	ft ²
UG1		
FLOOR 01		
FLOOR 02	1,339.6	14,419
FLOOR 03-05	1,339.6*3 m ²	43,257
FLOOR 06	1,224.1	13,176
FLOOR 07	631.4	6,796
FLOOR 08 - FLOOR 28	725.2*21 m ²	163,926
TOTAL AREA ABOVE GRADE	22,443.7	241,582
TYP. FLOOR PLATE	725.2	7,806

UNIT STATISTICS

	UNITS
1B	58
1B+D	82
2B	77
2B+D	61
3B	31
TOTAL	309

VEHICULAR PARKING SPACES PROVIDED

VISITOR	0.1 PER UNIT (309 UNITS)	30
RESIDENTIAL	0.24 PER UNIT (309 UNITS)	75
TOTAL		105
EXISTING SURFACE PARKING		260
TOTAL	1.18 PER UNIT (309 UNITS)	365

ACCESSIBLE PARKING SPACES REQUIRED

TYPE 'A'		2
TYPE 'B'		3
TOTAL		5

ACCESSIBLE PARKING SPACES PROVIDED

TYPE 'A'		2
TYPE 'B'		3
TOTAL		5

STANDARD PARKING SPACE

2.6m X 5.2m

PARALLEL PARKING SPACE

2.6m X 6.7m

SMALL PARKING SPACE

2.4m X 4.6m

ACCESSIBLE PARKING SPACE 'TYPE A'

3.4m X 5.2m

ACCESSIBLE PARKING SPACE 'TYPE B'

2.4m X 5.2m

LOADING SPACE

3.5m X 7.0m

BICYCLE PARKING SPACES REQUIRED

RESIDENTIAL	0.5 PER UNIT (309 UNITS)	155
TOTAL		155

BICYCLE PARKING SPACES PROVIDED

RESIDENTIAL	INTERIOR	310
	EXTERIOR	0
TOTAL	1.0 PER UNIT (309 UNITS)	310

AMENITY AREA

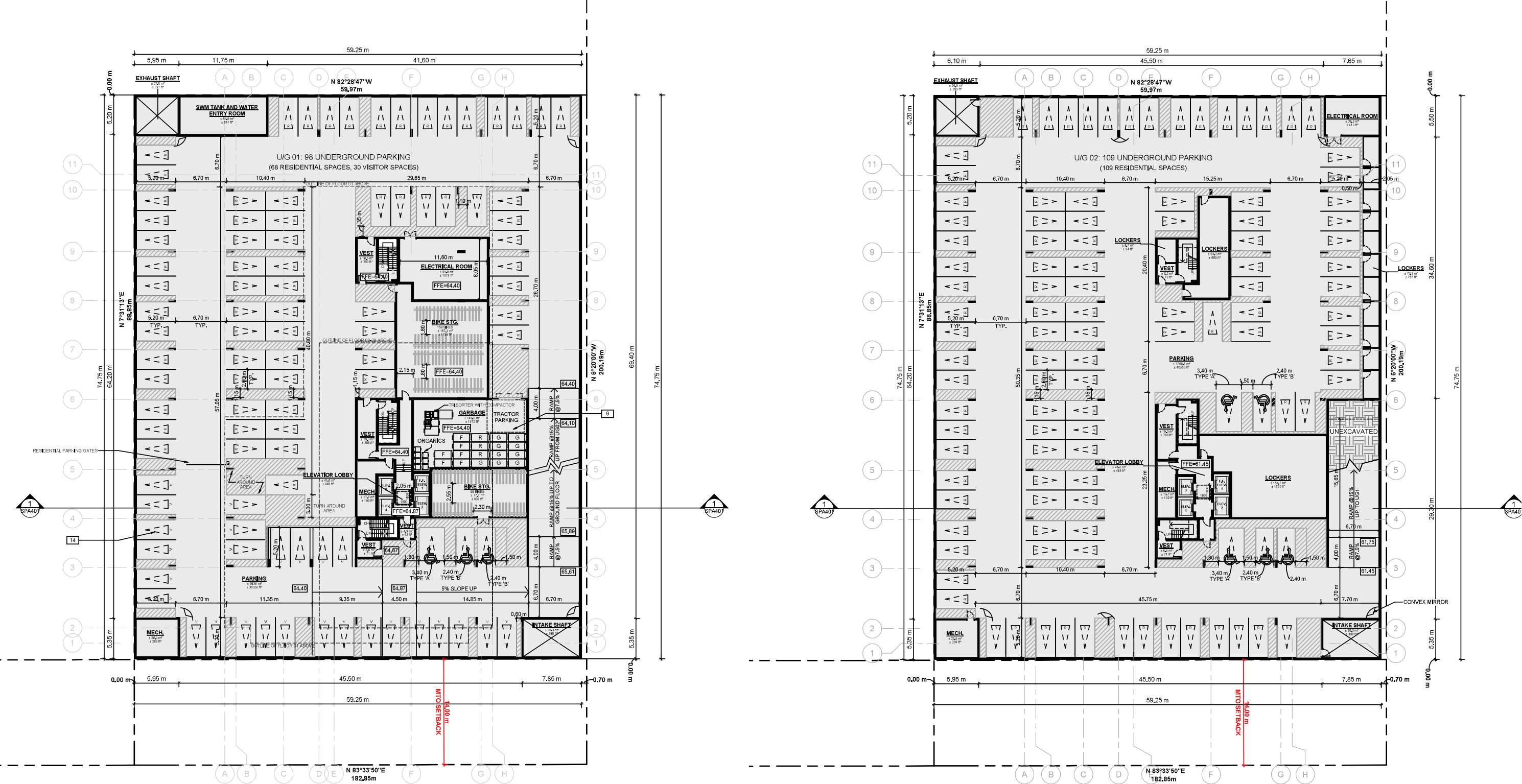
	m ²	ft ²
GRADE EXTERIOR - COMMUNAL	113.5	1,221
INTERIOR - COMMUNAL	1,095.4	11,791
07F EXTERIOR - COMMUNAL	202.1	2,175
TOTAL COMMUNAL	1,411.0	15,187
BALCONIES / TERRACE - PRIVATE	3,506.2	37,741
TOTAL	4,917.2	52,928

REQUIRED (309 UNITS X 6 m²) = 1,854 sq. m.

REQUIRED COMMUNAL @ 50% = 927 sq. m.

DEVELOPER Morguard Corporation 55 City Centre Drive, Suite 1000 Mississauga, ON L5B 1M3 Contact Name: Mark Bradley Phone Number: (905) 281-5831 Email: mbradley@morguard.com	WIND CONSULTANT Gradient Wind 127 Walgreen Rd. Carp, ON, K0A 1L0 Contact Name: David Hurtma Tel.: (613) 836-0934 E-Mail: david.hurtma@gradientwind.com	TRAFFIC CONSULTANT CGH Transportation 13 Markham Ave Ottawa, ON, K2G 3Z1 Contact Name: Andrew Harte Tel.: (613) 897-3797 E-Mail: andrew.harte@cghttransportation.com	CIVIL ENGINEER Egis 6240 Hwy 7, Suite 200 Woodbridge, ON, L4H 4G3 Contact Name: Alison Gosling Tel.: (613) 714-4829 E-Mail: Alison.GOSLING@egis-group.com	LANDSCAPE & URBAN PLANNER Fotenn Planning + Design 398 Cooper Street, Suite 300 Ottawa, ON, K2P 2H7 Contact Name: Jillian Simpson Tel.: (613) 730-5709 E-Mail: jsimson@fotenn.com	SURVEYOR Vellebank Ltd. 14 Concourse Gate, Suite 500 Nepean, ON, K2E 7S8 Contact Name: Annis O'Sullivan Tel.: (613) 727-0850 E-Mail: Nepean@avotd.com
---	---	---	--	--	--

Underground - Levels 1 and 2



BIKE PARKING LEGEND

HORIZONTAL BIKE PARKING

Diagram showing a row of 5 horizontal bike parking spaces. Dimensions: 1.0 m (width of one space), 1.0 m (width of one space), 1.0 m (width of one space), 1.0 m (width of one space), 1.0 m (width of one space).

STACKED BIKE PARKING

Diagram showing 2 stacked bike parking spaces. Dimensions: 2.1 m (width of one space), 1.0 m (width of one space).

STACKED BIKE PARKING DIAGRAM

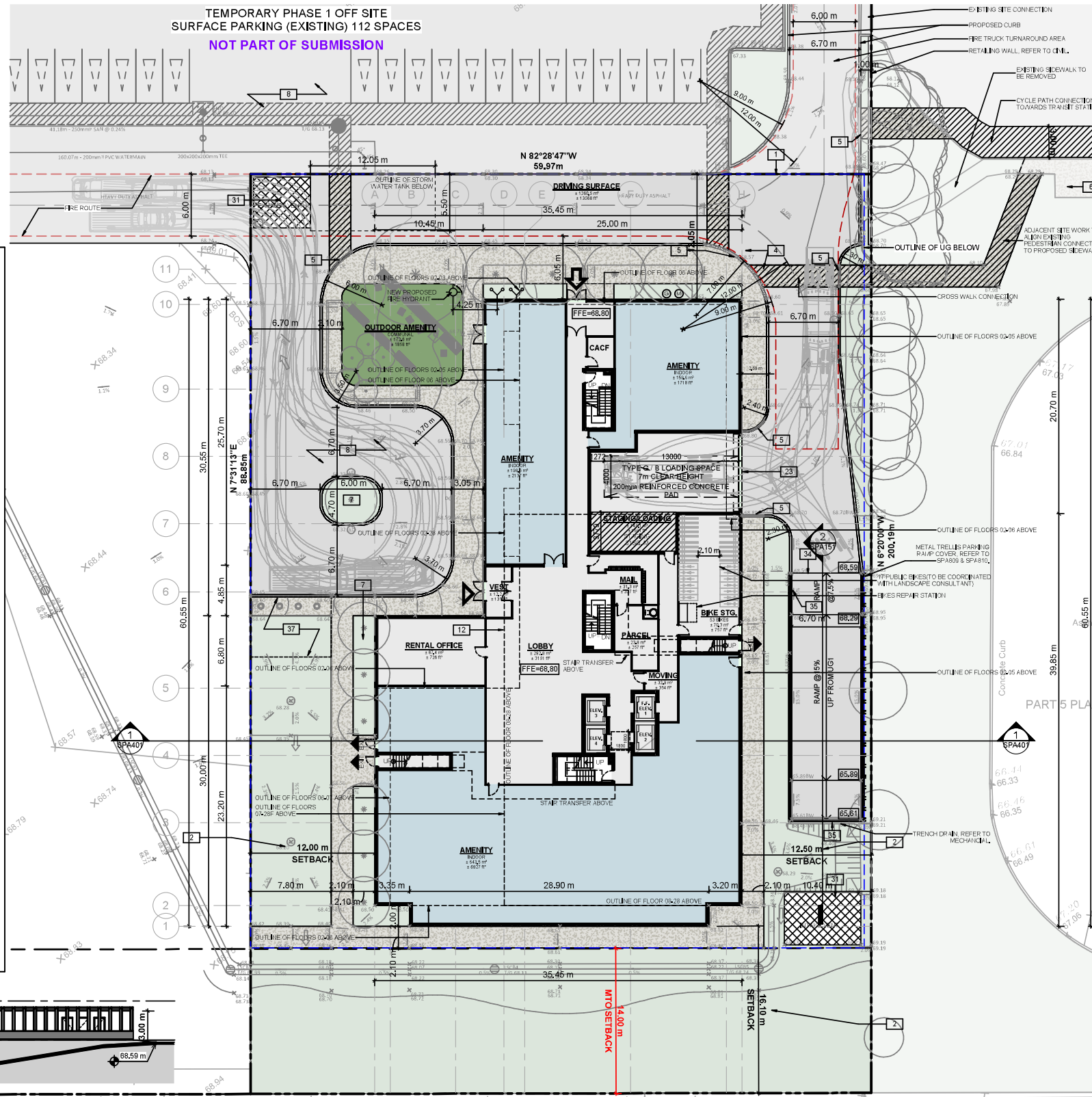
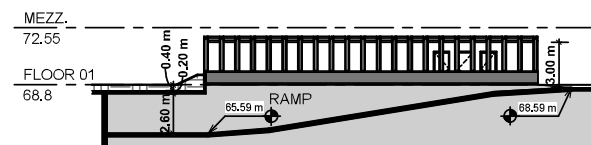
Diagram showing a row of 5 stacked bike parking spaces. Dimensions: 2.1 m (width of one space), 1.0 m (width of one space).

LEGEND

Symbol	Description
[Symbol]	Entrance
[Symbol]	Exit
[Symbol]	Access Point
[Symbol]	Exit Point
[Symbol]	Access Point
[Symbol]	Exit Point
[Symbol]	Access Point
[Symbol]	Exit Point
[Symbol]	Access Point
[Symbol]	Exit Point

Diagram showing a row of 5 stacked bike parking spaces. Dimensions: 2.1 m (width of one space), 1.0 m (width of one space).

- | DRAWINGS NOTES | |
|----------------|--|
| 1 | PROPERTY LINE |
| 2 | BUILDING SETBACKS |
| 3 | PROPOSED ROAD WIDENING |
| 4 | HARD SURFACE PAVING, REFER TO LANDSCAPE PLAN FOR PATTERN AND TYPE |
| 5 | DEPRESSED CURB AND SIDEWALK TO CITY STANDARDS, REFER TO CIVIL |
| 6 | EXISTING STREET CURB AND SIDEWALK |
| 7 | SOFT LANDSCAPING, REFER TO LANDSCAPE PLAN |
| 8 | ASPHALT DRIVING SURFACE / PARKING LOT WITH BARRIER CURB |
| 9 | INTERNAL GARBAGE ROOM |
| 10 | 2.0m WIDE CONCRETE SIDEWALK |
| 11 | OUTLINE OF PRIVATE BALCONY ABOVE |
| 12 | OUTLINE OF TOWER ABOVE |
| 13 | STRUCTURAL SUPPORT FOR BUILDING ABOVE |
| 14 | VISITOR / SHORT TERM PARKING SPACE 2.6 x 5.2m |
| 15 | EXISTING TREE TO BE REMOVED |
| 16 | EXISTING STORM GRATE |
| 17 | EXISTING UTILITY KIOSK |
| 18 | PROPOSED SERVICES |
| 19 | RETAINING WALL, REFER TO CIVIL FOR HEIGHT |
| 20 | EXISTING CONCRETE / ASPHALT ISLAND |
| 21 | EXISTING UTILITY / LIGHT POLE |
| 22 | 1.2 X 1.8 CONCRETE PAD FOR GAS EQUIPMENT (GAS BLOW OFF) |
| 23 | 3.5 x 7.0m LOADING SPACE |
| 24 | SIAMESE CONNECTION |
| 26 | EXISTING CROSSWALK WITH DEPRESSED CURBS |
| 27 | EXISTING CONCRETE JERSEY BARRIER |
| 28 | EXISTING CONCRETE OVERPASS |
| 29 | GUARDRAIL WITH METAL PIPE RAILING |
| 30 | EXISTING FIRE HYDRANT |
| 31 | INTAKE / EXHAUST GRILL |
| 32 | BICYCLE PARKING SPACE WITH RACK |
| 33 | OUTLINE OF BELOW GRADE PARKING DECK |
| 34 | HEATED GARAGE RAMP WITH TRENCH DRAIN |
| 35 | GARAGE RAMP WALL |
| 36 | RELOCATE UTILITY / LIGHT POLE AS NEEDED |
| 37 | TEMPORARY SNOW STORAGE, SNOW WILL BE REMOVED FROM THE SITE AS REQUIRED |
| 38 | PRIVACY FENCE |
| 39 | WASHED PEA-STONE SURFACE |
| 40 | DEPRESSED CURB |
| 41 | ACCESS TO INTERNAL CISTERN |



PROJECT INFORMATION
Zoning By-law 2008-250 Consolidation
NET OVERALL SITE AREA BREAKDOWN

AREA TYPE	m ²	ft ²
SITE AREA - BLDG A	5,325.5	57,323.4
TOTAL PARKLAND AREA	3,486.0	37,523

TEMPORARY OFF SITE PARKING (PHASE 1)		
PHASE 1 CURBAGE PARKING	6,054.3	70,754.4

ZONING		
	REQUIRED	PROVIDED

BUILDING HEIGHT	30 STOREYS / 90.0M	28 STOREYS / 89.7M
GRADE (GEODETIC ELEVATION - ASL)		68.80M
ALLOWABLE PROJECTION - AMENITY LEVEL	0.0M	22.7M
FRONT Y - MINIMUM 350 units/hectare	208 UNITS	309 UNITS
DEITY YARD SETBACK	3.0M	110.75M
CORNER YARD SETBACK (East / West)	3.0M/3.0M	134.85M/125.5M
REAR YARD SETBACK (GROUND TO 8th FLOOR)	0.0M	16.10M
REAR YARD SETBACK (ABOVE 7th STOREY)	12.0M	18.10M
AMENITY AREA - TOTAL PER UNIT	5.0M ²	17.4M ²
AMENITY AREA - 50% COMMUNAL PER UNIT	2.50M ²	4.55M ²
AMENITY AREA - 2.0% OF LOT EXTERIOR AT GRADE COMMUNAL	117.15M ²	172.6M ²
VEHICLE PARKING - RESIDENTIAL (AREA 2' - MAX 1.5/PER UNIT)	NOT REQUIRED	289
VEHICLE PARKING - VISITOR ONLY (MAX 30, AFTER 12 UNITS)	30	30
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	165	309
ASLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0M/6.7M	6.7M

GROSS BUILDING FLOOR AREA (OTTAWA ZONING DEFINITION)			
		m ²	ft ²

UG1		m²	lt
FLOOR 01			
FLOOR 02		1,339,6	14,419
FLOOR 03-05	1,339,6 m² x 3	4,018,8	43,257
FLOOR 06		1,224,1	13,176
FLOOR 07		631,4	6,796
FLOOR 08 - FLOOR 28	725,2 m² x 21	15,229,2	163,926
TOTAL		22,443,7	241,582
TYP. FLOOR PLATE		725,2	7,806

UNIT STATISTICS	
	UNITS
1B	58
1B+D	82
2B	77
2B+D	61
3B	31
TOTAL	309

VEHICULAR PARKING SPACES REQUIRED- AREA 'Z' ON SCHEDULE 1A			
VISITOR	0.1 SPACES PER UNIT AFTER 12 UNITS - MAX 30	30	
RESIDENTIAL	N/A	0	
TOTAL		30	

VEHICULAR PARKING SPACES PROVIDED		
VISITOR	0.1 SPACES PER UNIT (309 UNITS)	30
RESIDENTIAL	0.56 SPACES PER UNIT (309 UNITS)	177
TOTAL		207
EXISTING SURFACE PARKING LOT		112
TOTAL	1.03 PER UNIT (309 UNITS)	319

ACCESSIBLE PARKING SPACES REQUIRED - (NOT INCLUDING SURFACE PARKING)		
TYPE 'A'		3
TYPE 'B'		4
TOTAL		7
ACCESSIBLE PARKING SPACES PROVIDED - (NOT INCLUDING SURFACE PARKING)		
TYPE 'A'		3
TYPE 'B'		5
TOTAL		8

STANDARD PARKING SPACE	2.8m X 5.2m
PARALLEL PARKING SPACE	2.6m X 6.7m
SMALL PARKING SPACE	2.4m X 4.6m
ACCESSIBLE PARKING SPACE 'TYPE A'	3.4m X 5.2m
ACCESSIBLE PARKING SPACE 'TYPE B'	2.4m X 5.2m
LOADING SPACE	3.5m X 7.0m

BICYCLE PARKING SPACES REQUIRED		
RESIDENTIAL	0.5 PER UNIT (309 UNITS)	155
TOTAL		155

BICYCLE PARKING SPACES PROVIDED		
RESIDENTIAL	INTERIOR	309
	EXTERIOR	0
TOTAL	1,0 PER UNIT (309 UNITS)	309

AMENITY AREA	m ²	R ²
GRADE EXTERIOR - COMMUNAL	172.6	1,858
INTERIOR - COMMUNAL	1,095.4	11,791
7/F EXTERIOR - COMMUNAL	202.1	2,175
TOTAL COMMUNAL	1,470.1	15,824
BALCONIES / TERRACE - PRIVATE	3,506.2	37,741
TOTAL	4,976.3	53,565

REQUIRED (309 UNITS X 6 m²) = 1,854 sq. m.
REQUIRED COMMUNAL @ 50% = 927 sq. m.

SITE COVERAGE		
	m ²	%
BUILDING FOOTPRINT	1,815.4	34.1%
DRIVING SURFACE	1,260.5	23.7%
LANDSCAPE AREA	2,249.6	42.2%
TOTAL BUILDING A	5,325.5	100%









REFUGE REQUIREMENT (309 UNITS)

**TURNER
FLEISCHER**

Turner Fleischer Architects Inc.
67 Leslie Road
Toronto, ON, M3B 2T8
T 416 425 2222
turnerfleischer.com

This drawing, as an instrument of service, is provided only for the property of Turner Brothers Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Brothers Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the appropriate drawings for details. The contractor is responsible for obtaining all necessary permits and to read all codes and special requirements of authorities having jurisdiction. The contractor working from drawings not specifically intended for "Construction" must assume full responsibility and bear costs for any corrections or damages resulting from his work.

SITE PLAN SYMBOLS

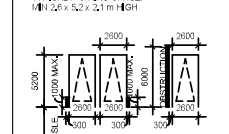
	PRIMARY RESIDENTIAL ENTRANCE
	SECONDARY RESIDENTIAL ENTRANCE
	EXIT
	FIRE HYDRANT
	GASEOUS CONNECTION
	CONVEX MIRROR
	SPOT ELEVATION
	GAS HYDRO METER

REFER TO LANDSCAPE DRAWINGS FOR SURFACE

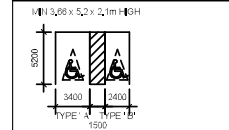
TREATMENT

MINIMUM PERMITTED PARKING DIMENSIONS

TYPICAL PARKING DIMENSIONS	
aisle width: min 6.7m	
TYPICAL PARKING SPACE	



TYPICAL BARRIER FREE SPACE



2	2024-01-01	ISSUED FOR SITE PLAN APPROVAL	AYU
1	2024-09-30	ISSUED FOR PRE-CONSTRUCTION	AYU
#	DATE	DESCRIPTION	BY



500 COVENTRY ROAD

500 COVENTRY ROAD, OTTAWA, ON.

FLOOR 01

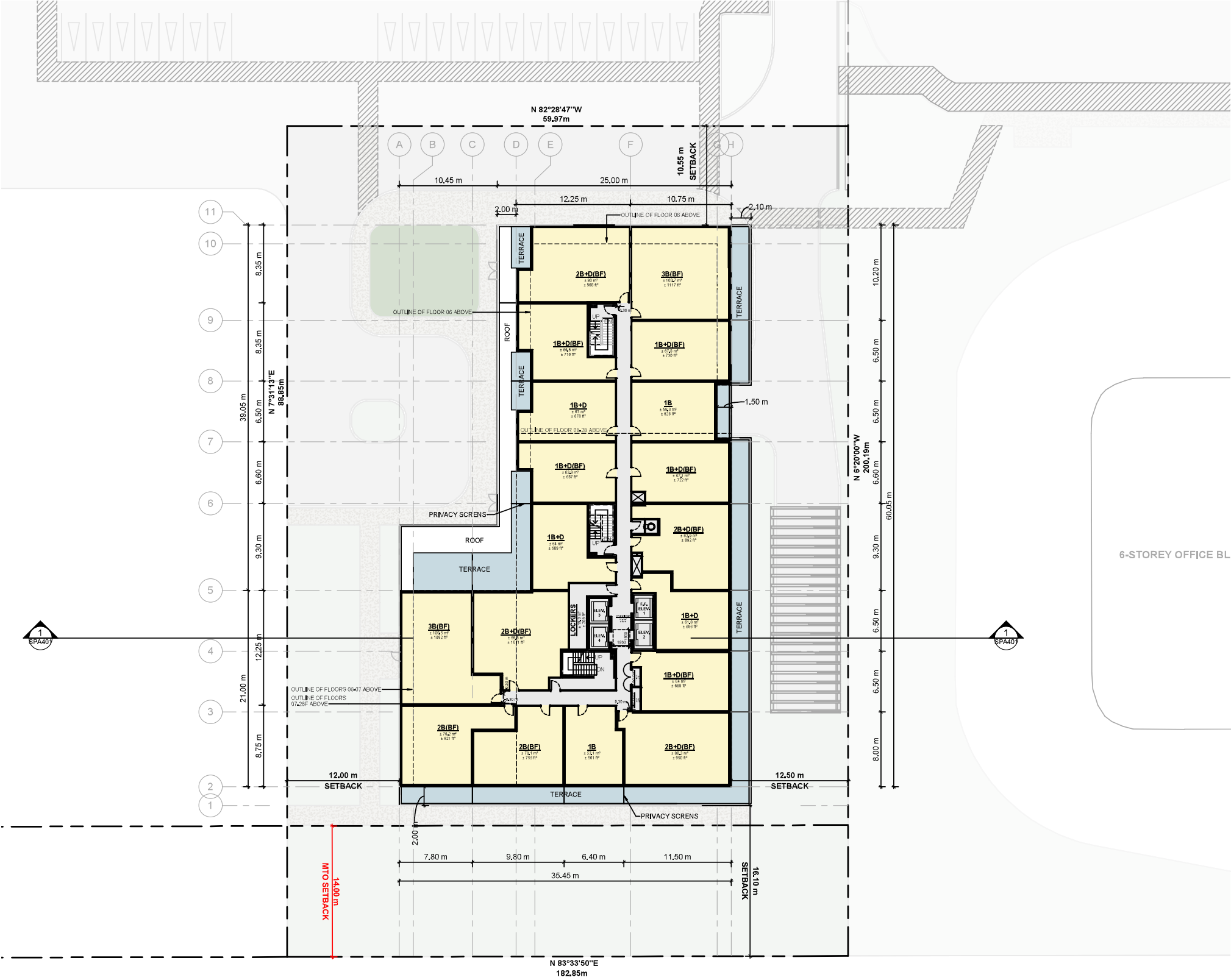
PROJECT NO. _____

18.050 P01
PROJECT DATE:

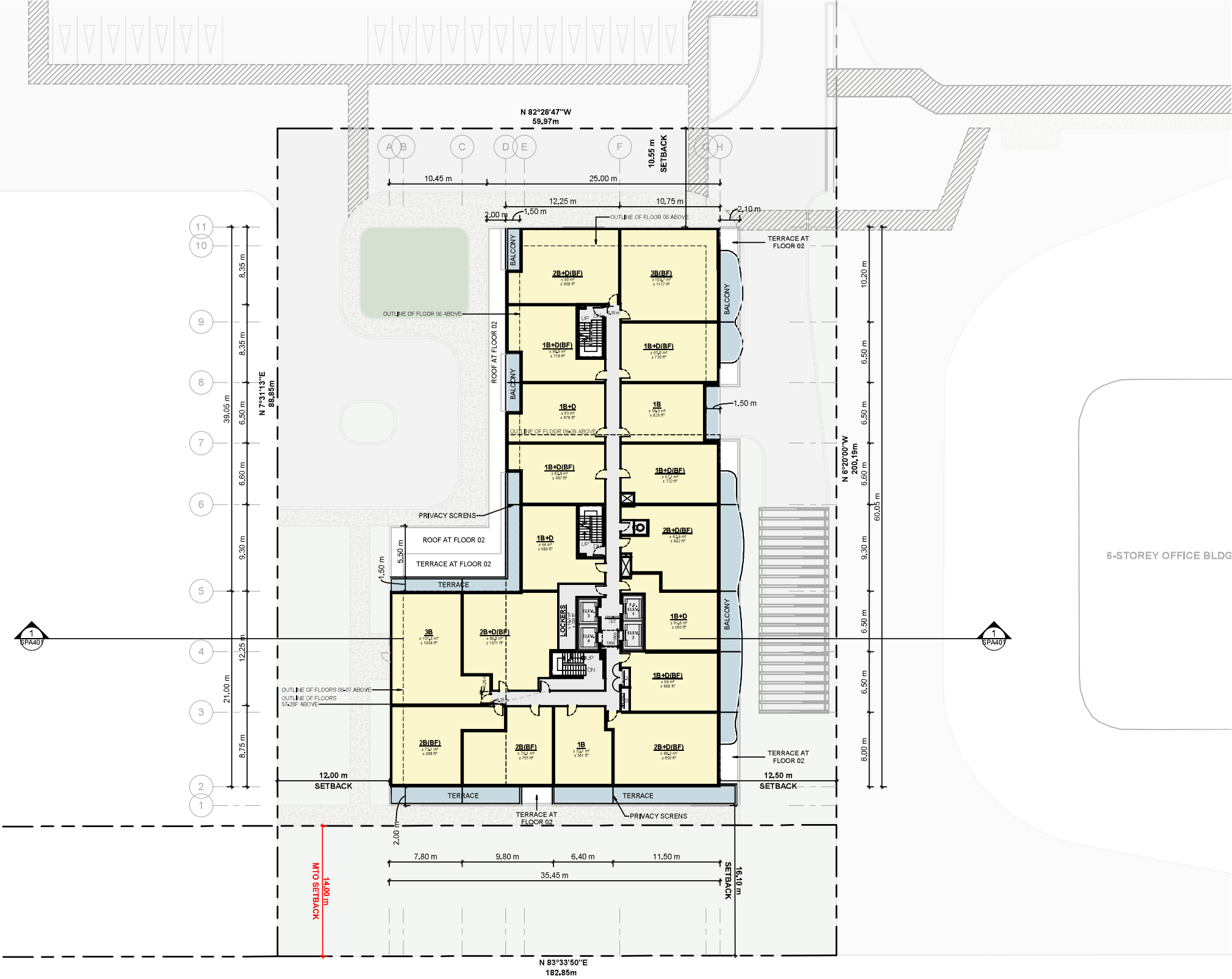
2024-09-13

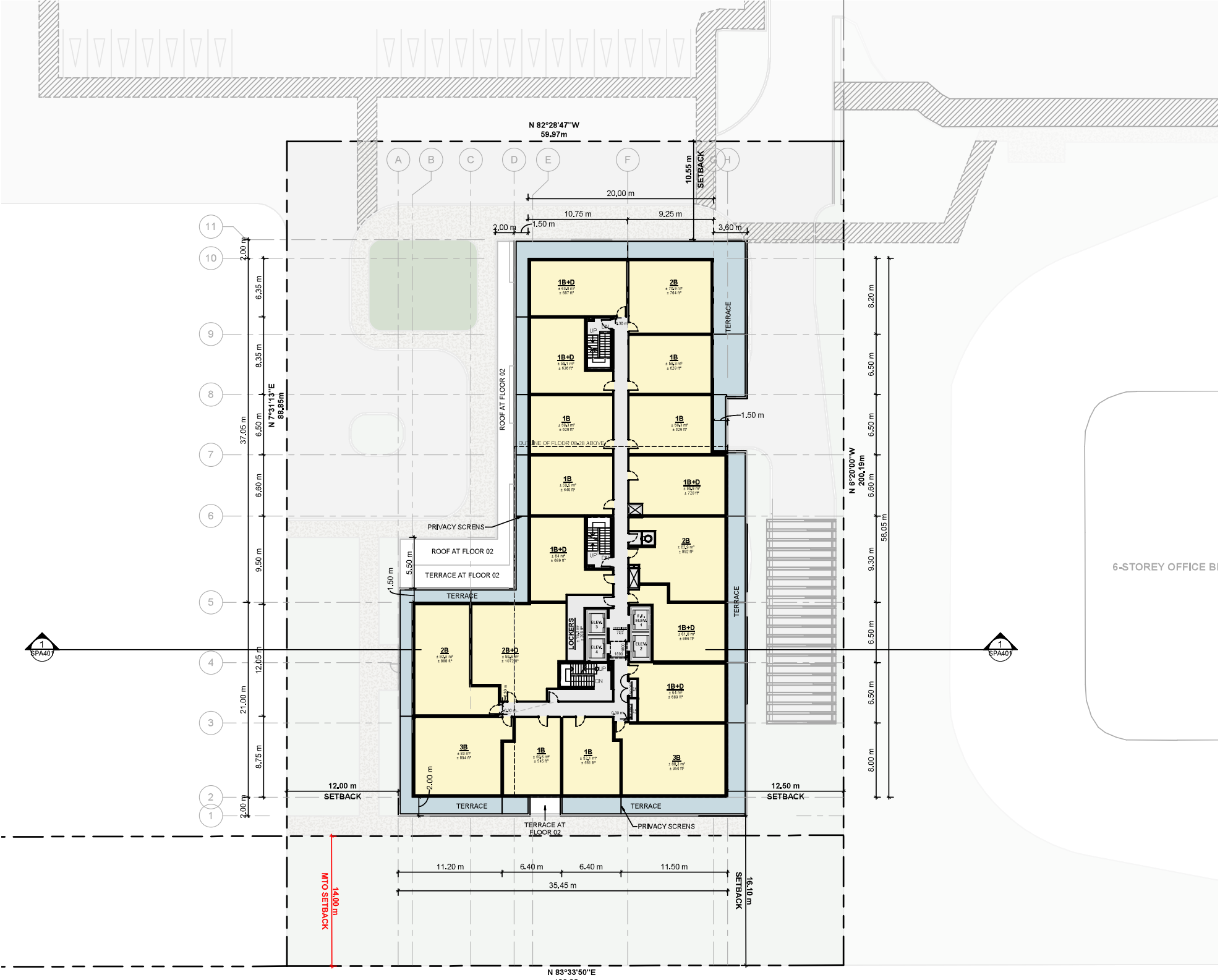
RYT / DRQ

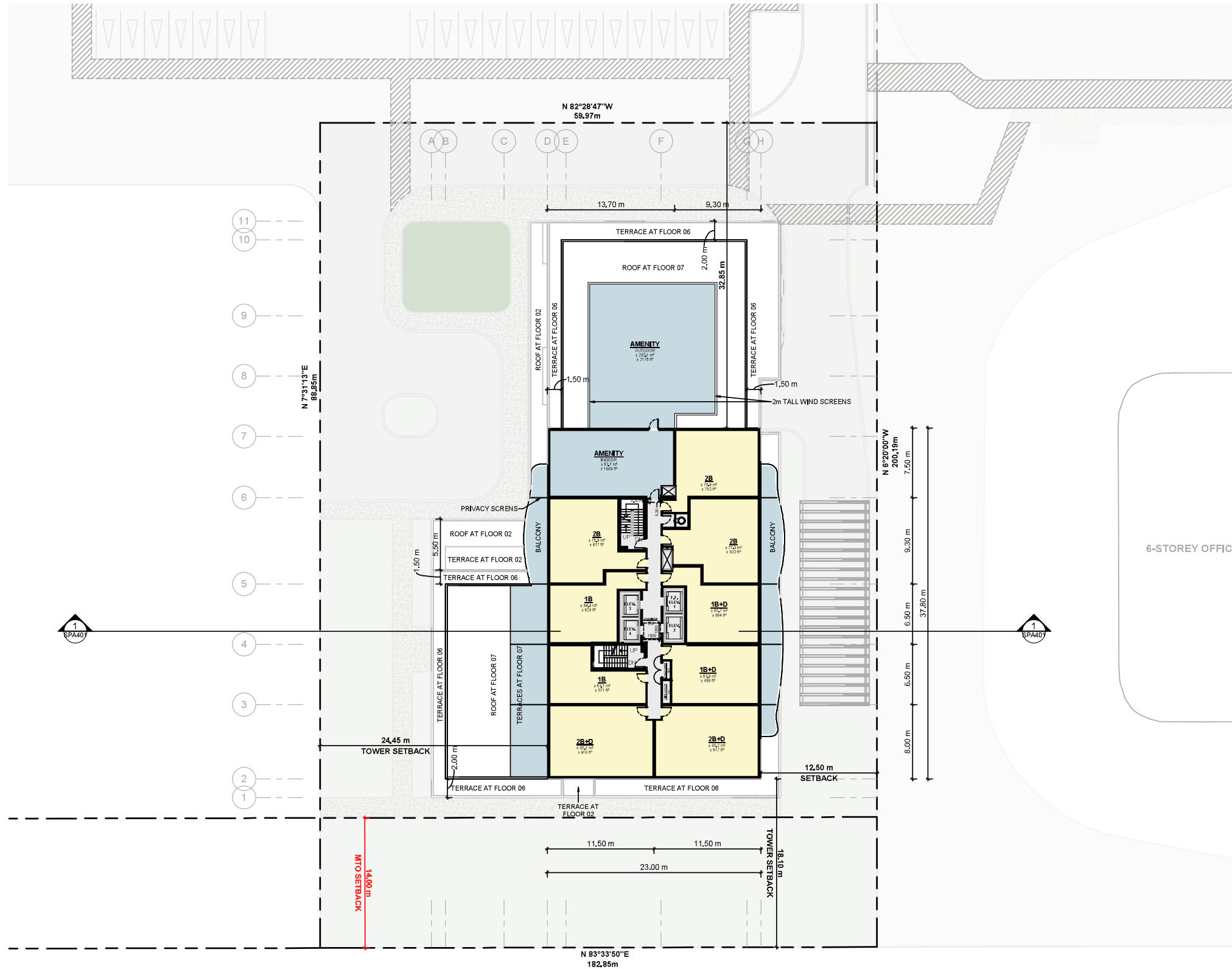
ONTARIO ASSOCIATION
OF
ARCHITECTS



Floor 03 - 05

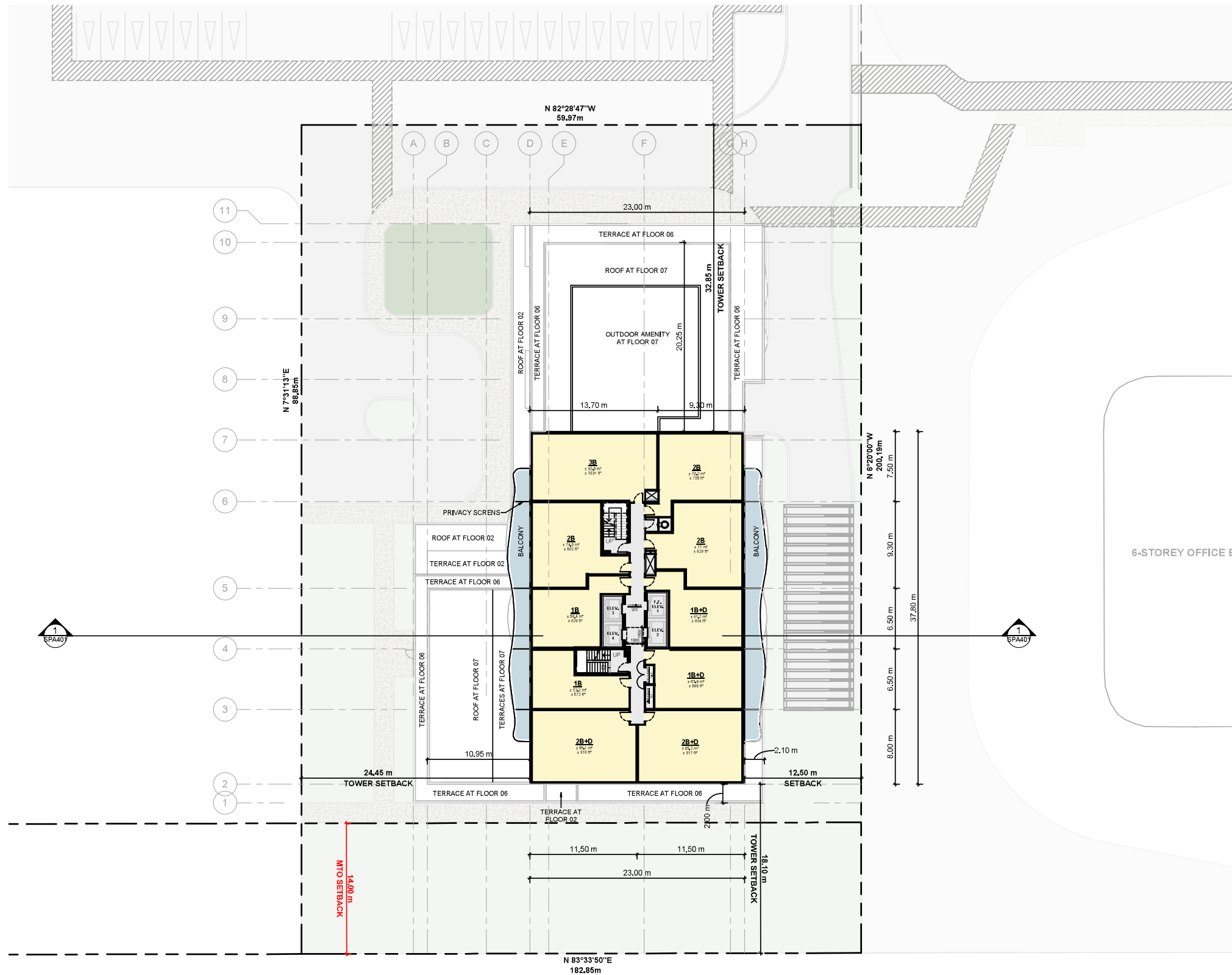


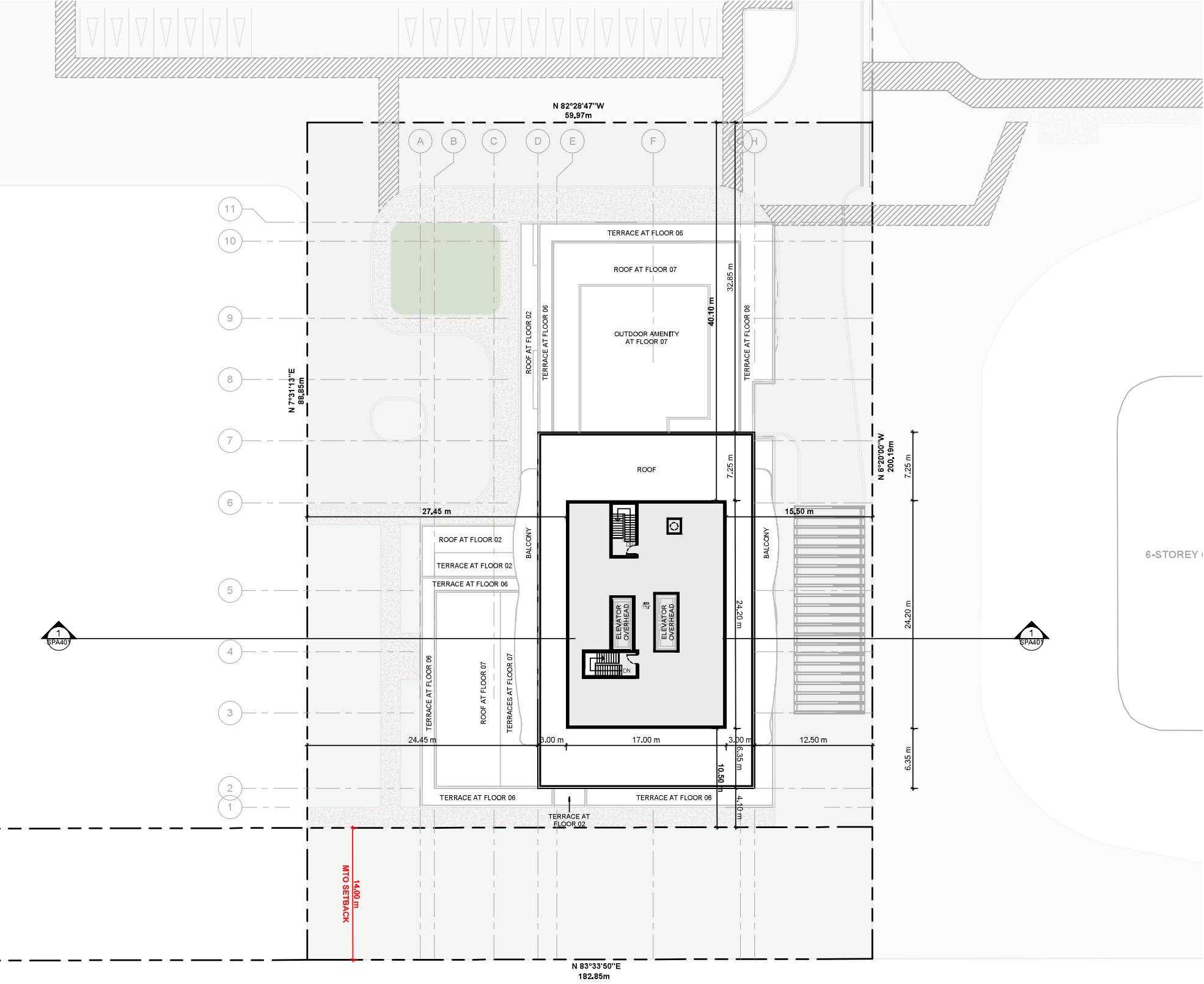


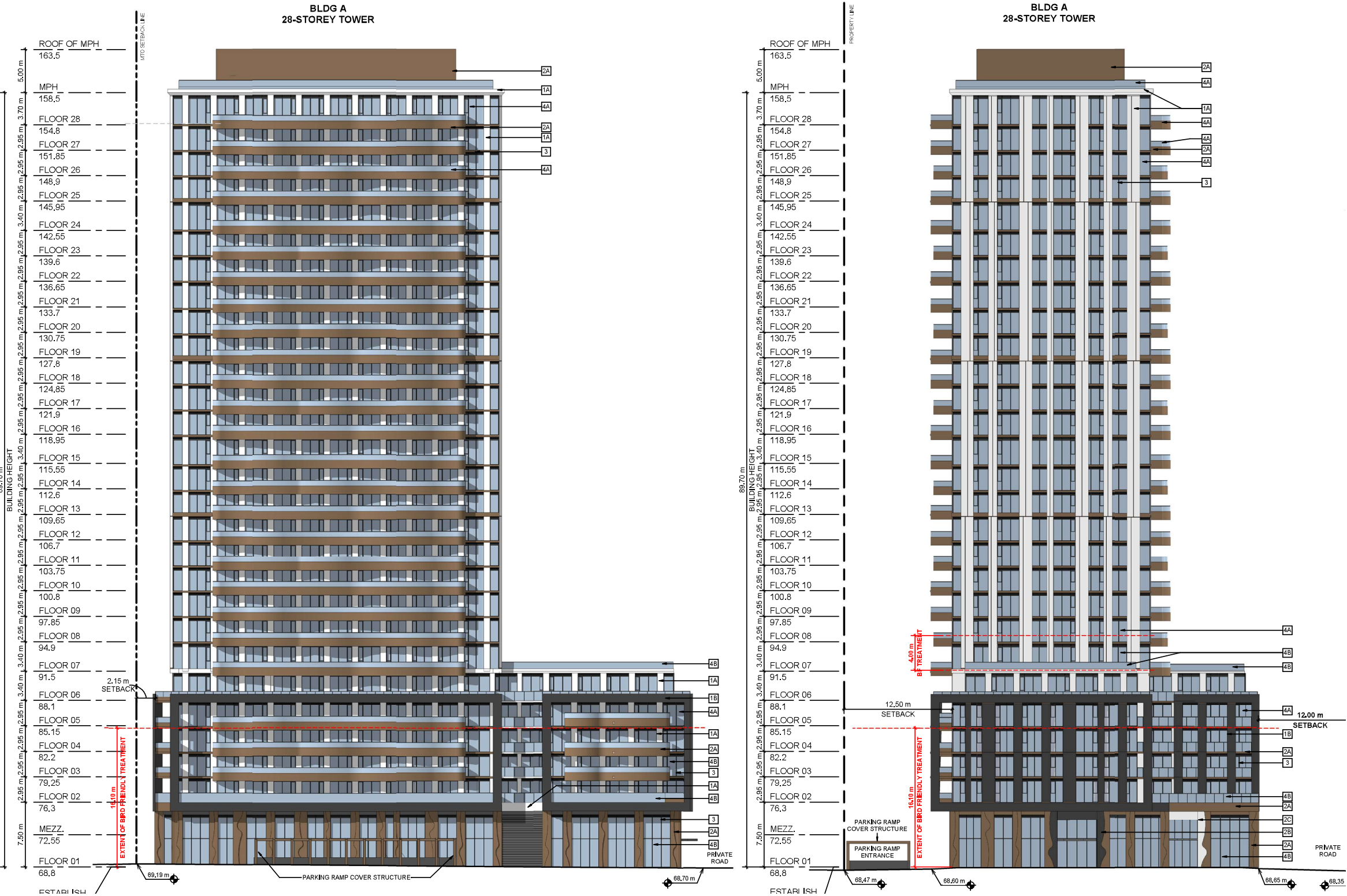


Floor 08 - 28

40

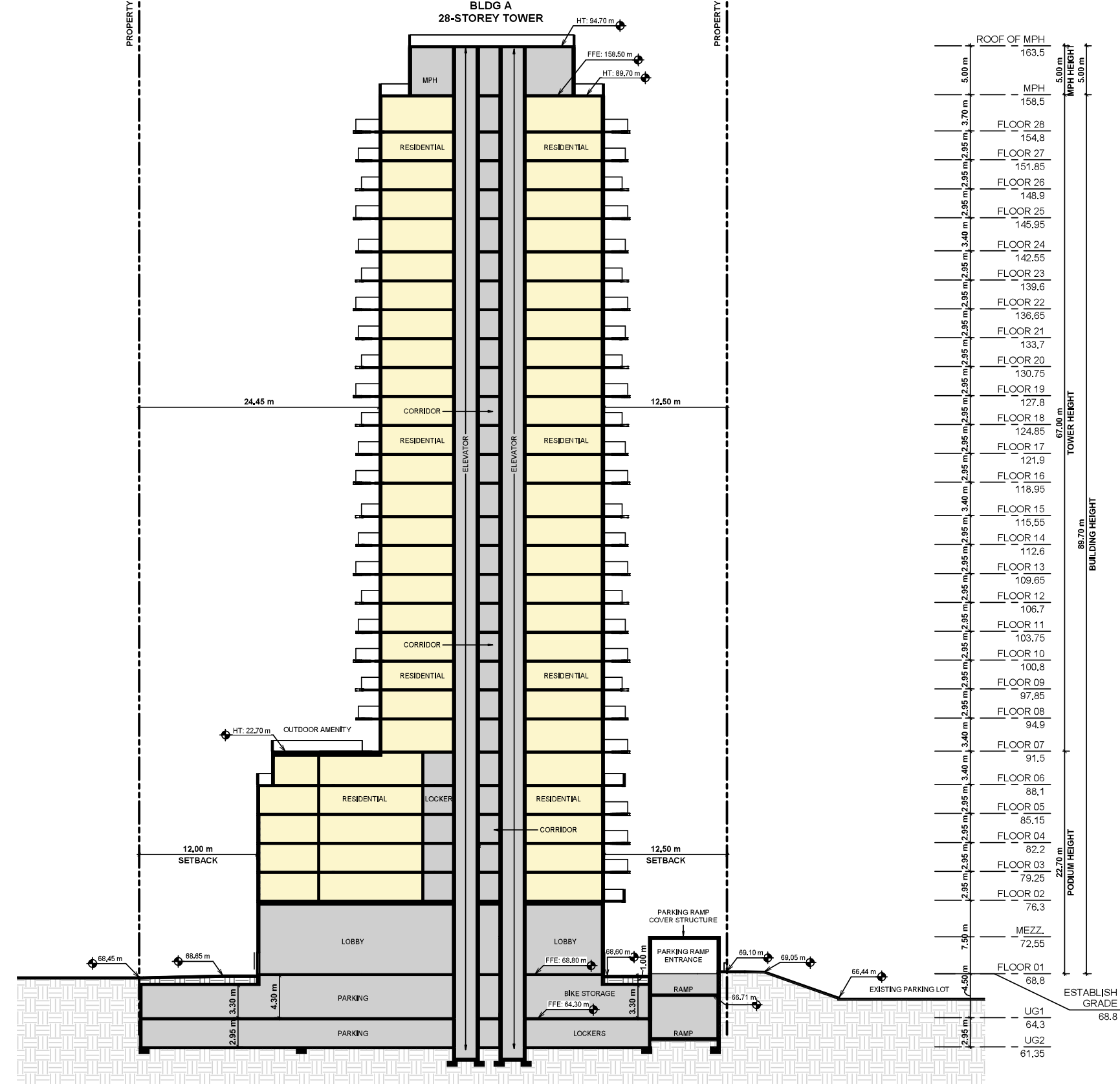








Section A-A





VIEW FROM TRANS-CANADA HWY LOOKING TOWARDS NORTH WEST



VIEW FROM TRANS-CANADA HWY LOOKING TOWARDS NORTH EAST

3D Perspectives



VIEW FROM TRANS-CANADA HWY LOOKING TOWARDS NORTH



STREET VIEW LOOKING TOWARDS TOWARDS EAST



STREET VIEW LOOKING TOWARDS TOWARDS WEST



STREET VIEW LOOKING TOWARDS MAIN ENTRANCE AND DROP-OFF AREA

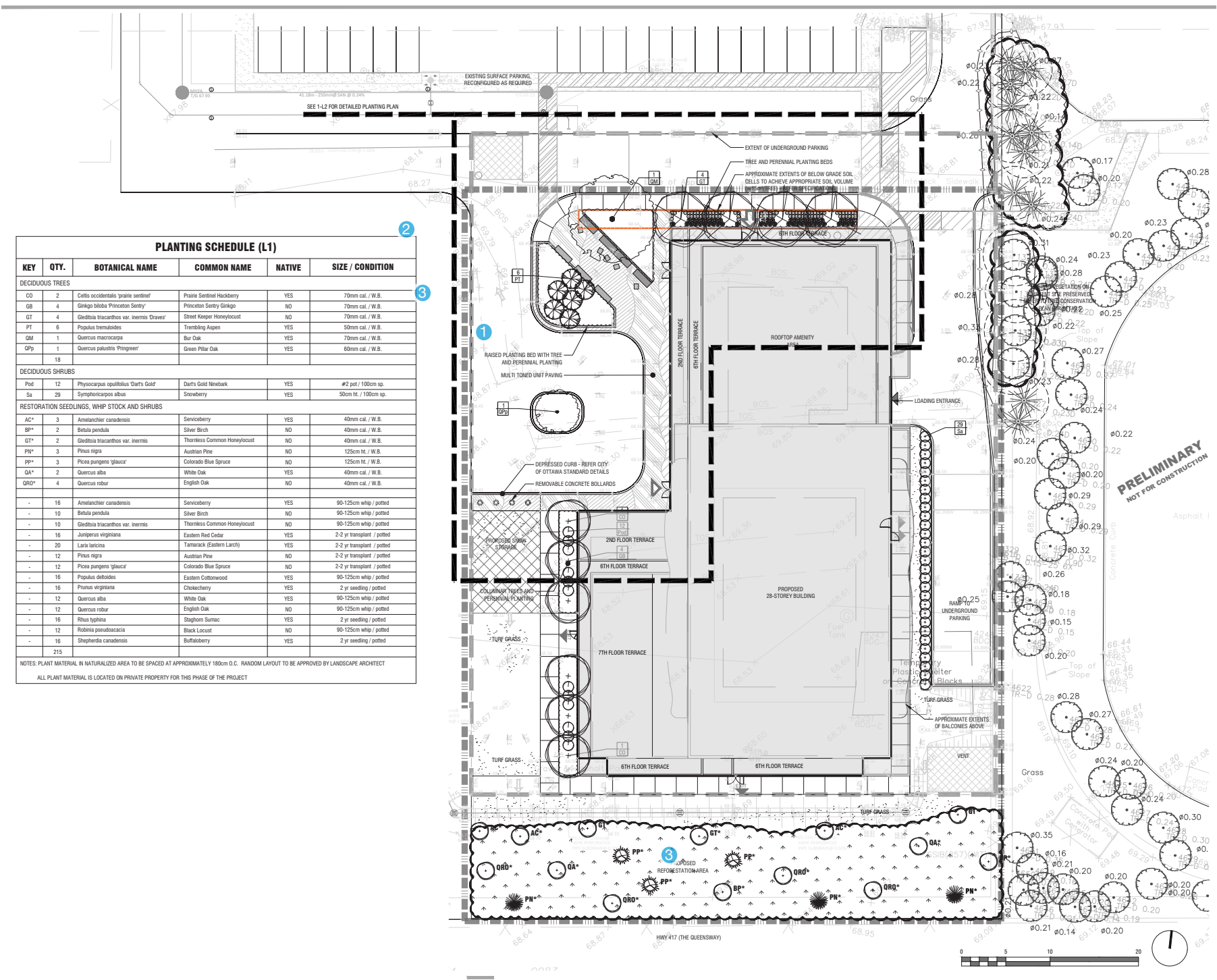


VIEW FROM TRANS-CANADA HWY LOOKING TOWARDS NORTH EAST

LANDSCAPE DRAWINGS

PHASE 1 - BUILDING A

07



The paving pattern of the plaza and drop-off circle is inspired by the rock outcrop of the Rideau Falls and reflects the same, unique treatment of the tower balconies. A randomly weaved pattern, with subtle tonal variations, replicates the rippled waves of Ottawa's two major rivers.



Ample seating is provided for the convenience of residents awaiting pick up, but primarily to encourage longer stays in the plaza. Most of the seating is oriented towards the sun for comfort in the shoulder seasons and high-backed benches will help to mitigate winds. Stools are positioned opposite the benches to encourage interaction and conversation.

Sustainably harvested wood surfaces will offer additional comfort in the shoulder seasons.



The planting palette prioritizes the use of native (or non-invasive) species where appropriate. Year-round, seasonal interest and ease of maintenance are the guiding factors for species choices. The layout of grasses and shrubs will subtly re-enforce the rolling curves of the pavers and balconies.

As the entire plaza is atop the parking garage, mounded or raised planters are proposed to provide adequate and healthy soil composition. Where large shade trees are proposed to be planted at grade, uncompacted soil volumes will be achieved with soil cells.

A vegetated buffer will be established within the MTO setback zone. A densely planted reforested area will mature to provide visual screening and some sound reduction for units in the podium.

SHADOW STUDIES

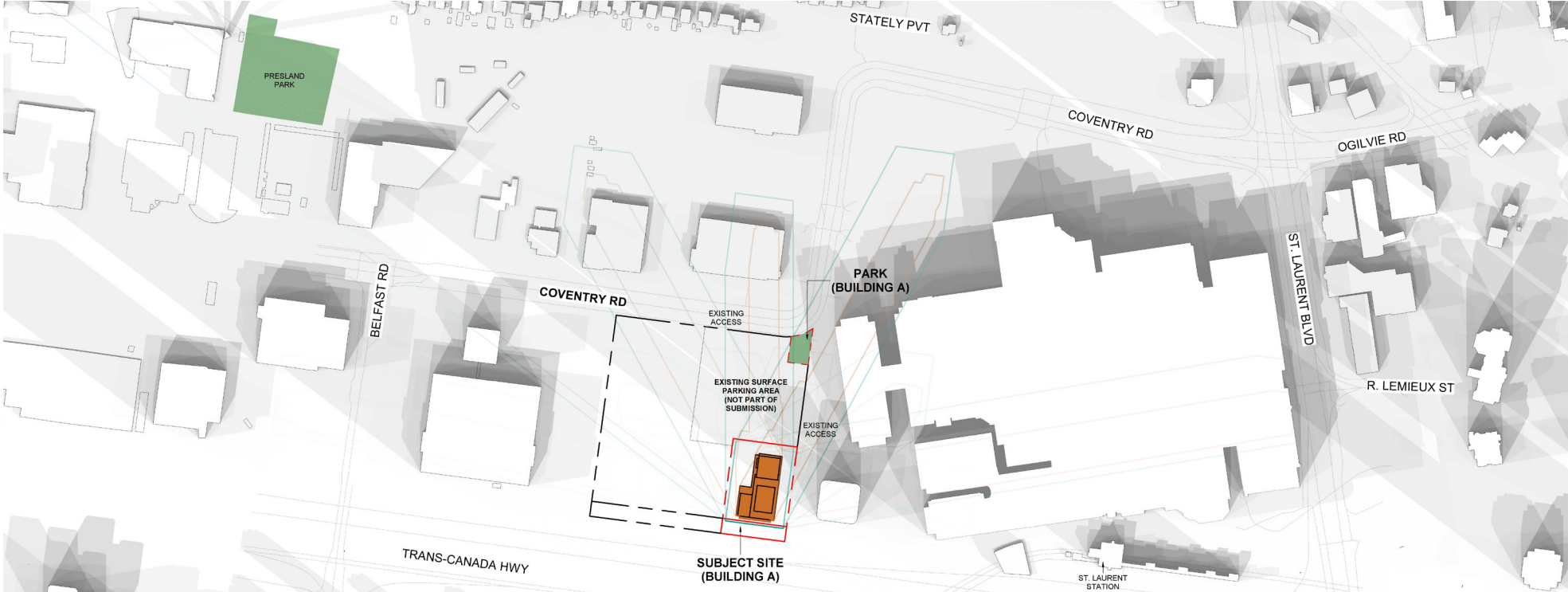
PHASE 1 - BUILDING A

08

Shadow Studies

In accordance with the City of Ottawa’s Shadow Analysis Terms of Reference, the purpose of this document is to summarize the Sun and Shadow Study for 500 Coventry Road (the “Subject Site”), including impacts of the Proposed Development and urban design measures taken to minimize net new shadow impacts.

The Proposed Development introduces an intensification of residential use on an underutilized site with a 28-storey tower on a 7-storey base, in an area currently developed with low-rise commercial and industrial buildings. The Proposed Development includes appropriate height for its planned context, a tower floorplate of 723.4 square meters, and massing treatments including significant setbacks on the Trans-Canada Highway and the existing surface parking, in keeping with the City’s desire for a public park at the intersection and a point tower massing to limit shadow impacts. An outdoor amenity area is planned in the Northwest corner of the Subject Site.



Street views from Google Maps

Shadow Analysis and Mitigation Measures

The Proposed Development provides sufficient setbacks, tower step backs and tower separation distances appropriate for the Subject Site’s context. More specifically, the podium element will provide for a street-oriented 7-storey base that has been designed to limit shadow impacts on the sidewalks along proposed internal roads and adjacent buildings. The tower element will be separated from the north side lot line by 10.55 meters, from the east side lot line by 12.5 meters, from the west side lot line by 12 meters, and from the south side lot line by 2.1 meters, while also being separated by a minimum distance of 16.1 meters to the Trans-Canada Highway.

The Proposed Development appropriately limits impacts on lands designated Neighbourhood as shadows are intermittent and fast-moving during the warmer months. Net new shadows from the Proposed Development are present on the adjacent existing parking surface around 02:00 pm on June 21st from 9:00 am onwards on September 21st, and all day long on December 21st. Net new shadows from the proposed development are also

present on the proposed park on December 21st around 02:00 pm but pass by quickly afterward. Net new shadows will be present on the adjacent low-rise commercial district to the West on September 21st from 08:00 am to 09:00 am, December 21st from 09:00 am to 12:00 pm and to the East on June 21st from 04:00 pm onwards, and September 21st from 03:00 pm onwards.

In conclusion, the Proposed Development implements a range of urban design measures, such as base-building setbacks, tower step-backs, tower separation distances, and point-tower floor plate which adequately limit net new shadows cast onto the public realm. The Proposed Development appropriately limits net new shadows onto the existing lands designated Neighbourhoods and animates the proposed park and public realm with outdoor amenity.

Shadow Studies - JUNE

SHADOW STUDY LEGEND

EXISTING SHADOWS

PROPOSED BUILDING
28 STOREYS

PUBLIC SPACES

NET NEW SHADOWS BY
PROPOSED DEVELOPMENT

PROPOSED SHADOW
OUTLINE

AS-OF-RIGHT SHADOW
OUTLINE

Assuming Site is Flat



1 JUNE 21 SHADOW STUDIES 08:00AM
6PA817 1:2000



2 JUNE 21 SHADOW STUDIES 09:00AM
6PA817 1:2000

Shadow Studies - JUNE

SHADOW STUDY LEGEND

EXISTING SHADOWS

PROPOSED BUILDING
28 STOREYS

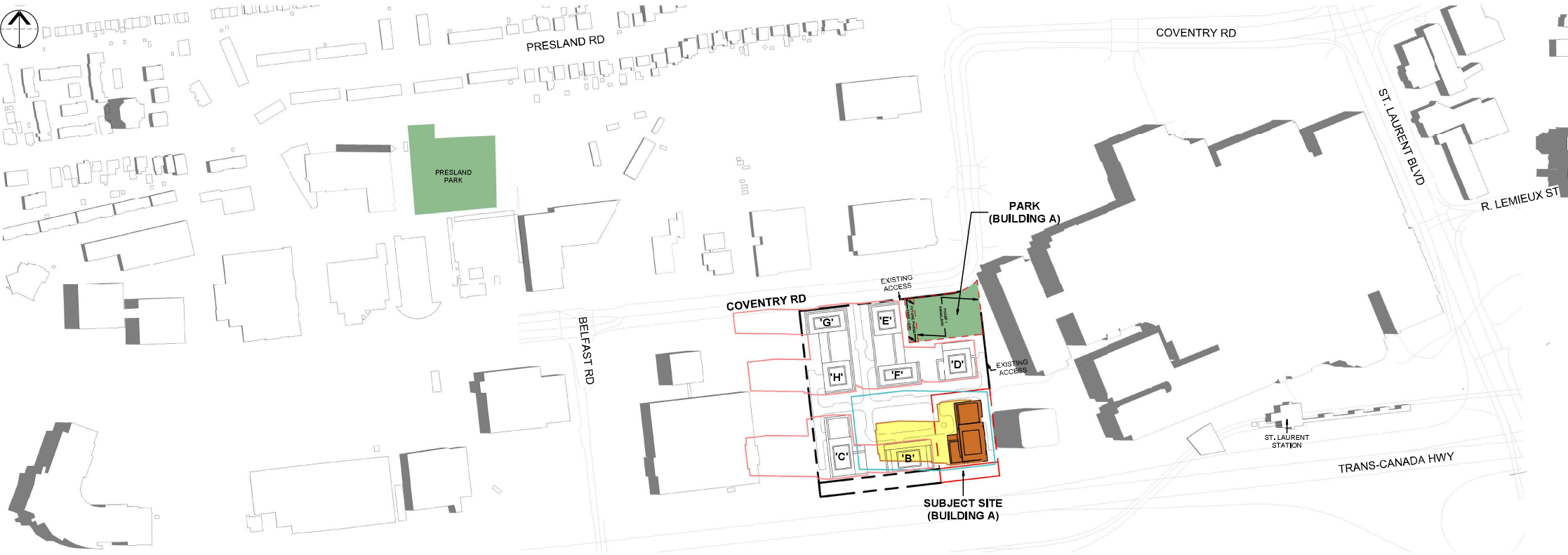
PUBLIC SPACES

NET NEW SHADOWS BY
PROPOSED DEVELOPMENT

PROPOSED SHADOW
OUTLINE

AS-OF-RIGHT SHADOW
OUTLINE

Assuming Site is Flat



1 JUNE 21 SHADOW STUDIES 10:00AM
SPRINT 1: 2000



2 JUNE 21 SHADOW STUDIES 11:00AM
SPRINT 1: 2000

Shadow Studies - JUNE

SHADOW STUDY LEGEND

EXISTING SHADOWS

PROPOSED BUILDING
28 STOREYS

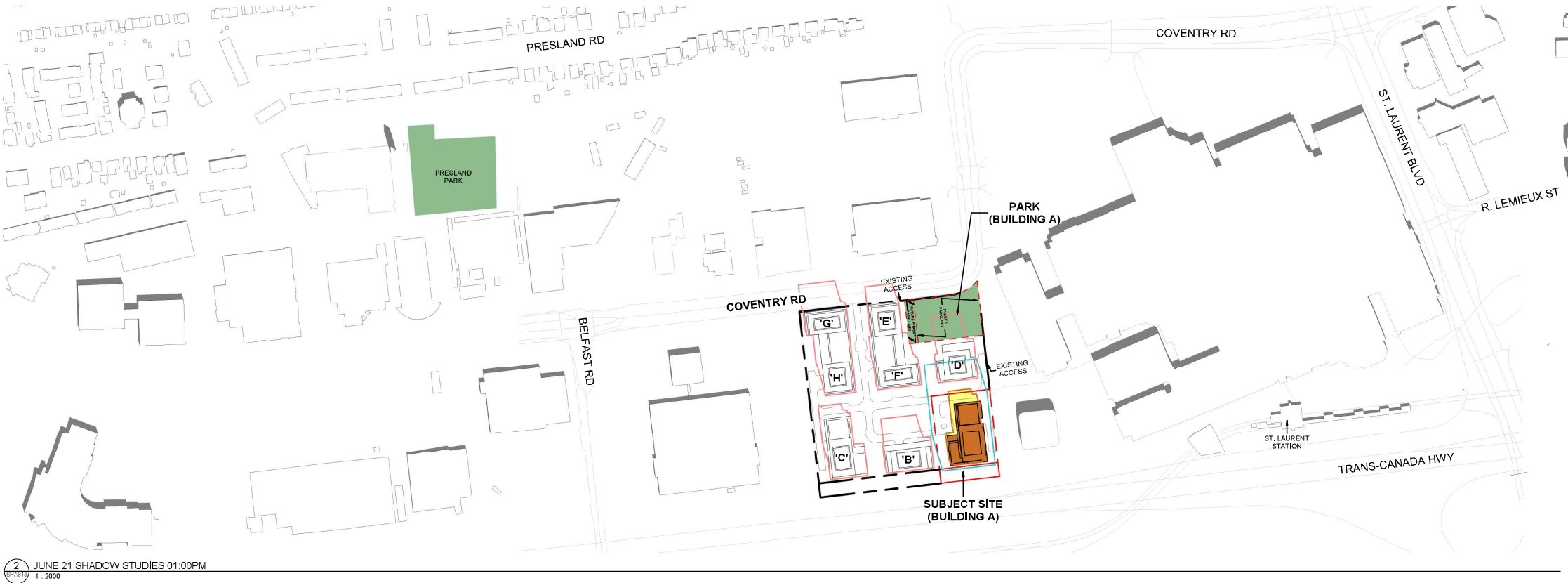
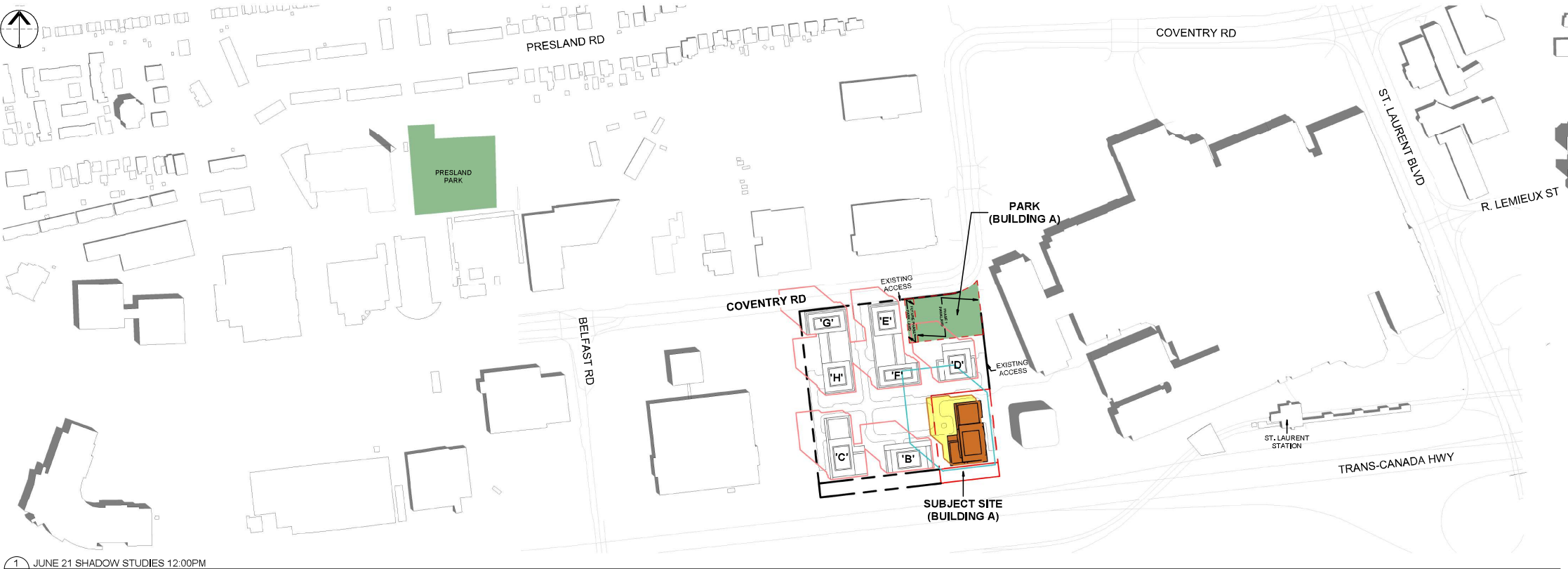
PUBLIC SPACES

NET NEW SHADOWS BY
PROPOSED DEVELOPMENT

PROPOSED SHADOW
OUTLINE

AS-OF-RIGHT SHADOW
OUTLINE

Assuming Site is Flat



Shadow Studies - JUNE

SHADOW STUDY LEGEND

EXISTING SHADOWS

PROPOSED BUILDING
28 STOREYS

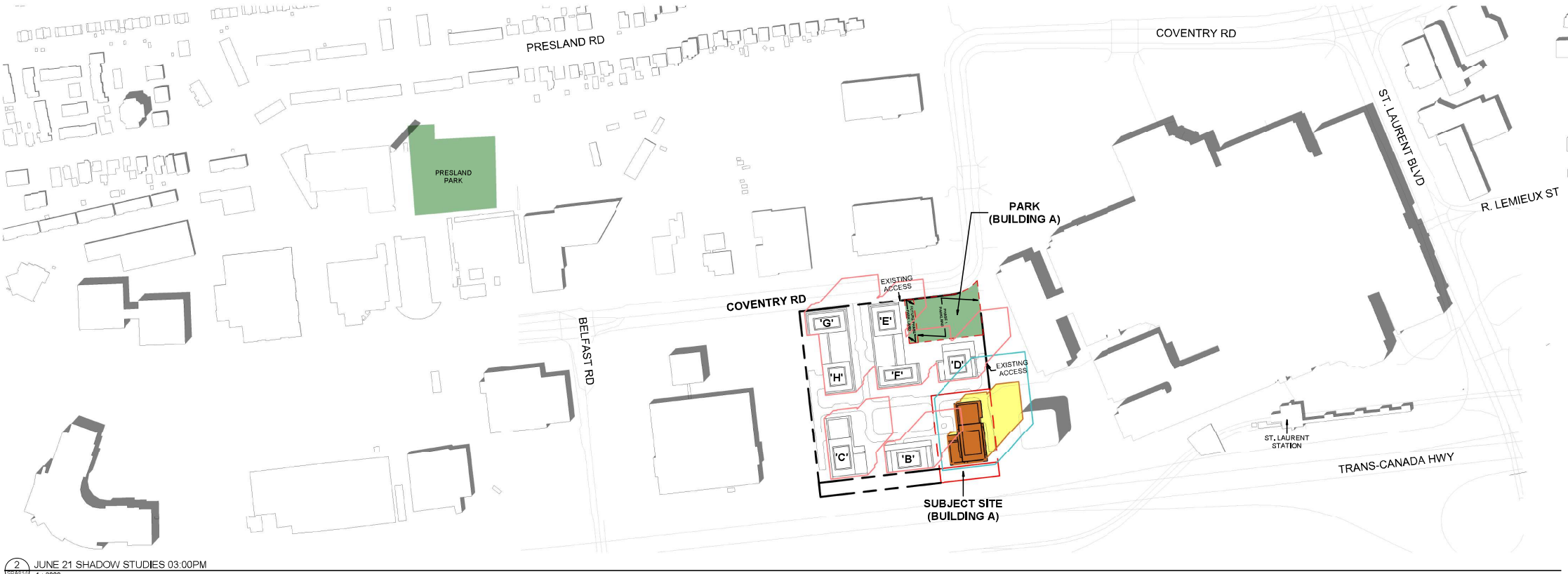
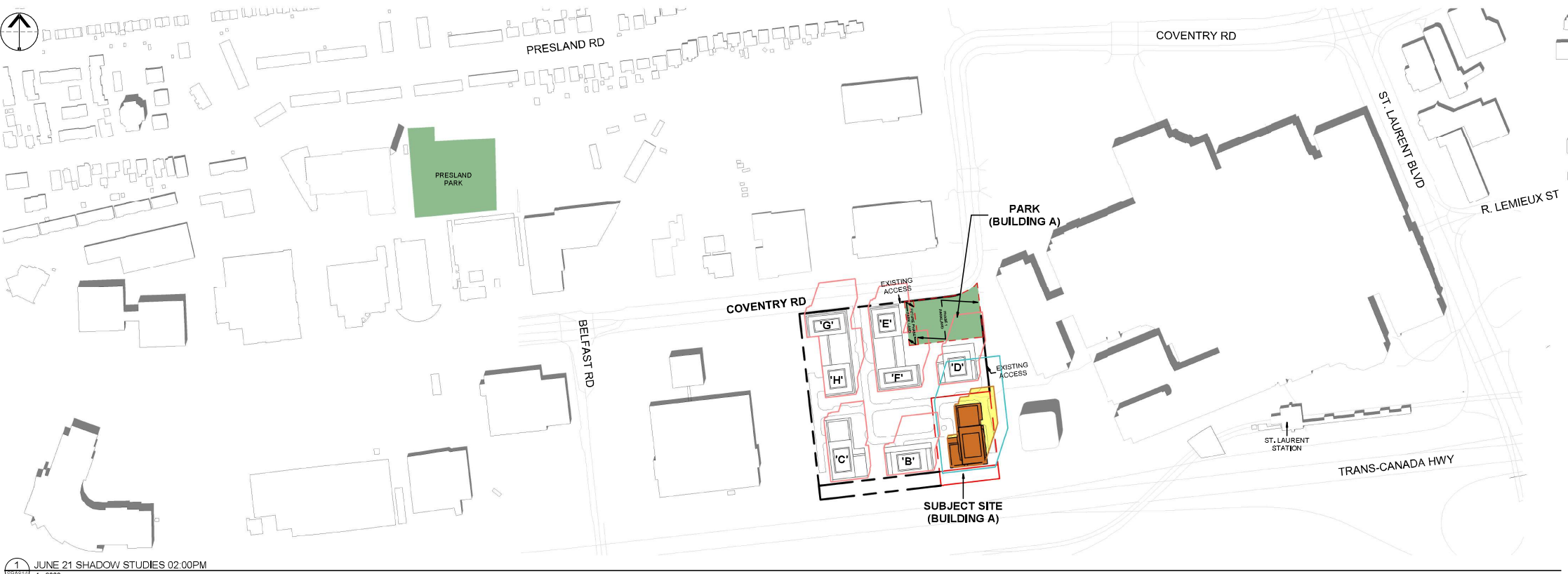
PUBLIC SPACES

NET NEW SHADOWS BY
PROPOSED DEVELOPMENT

PROPOSED SHADOW
OUTLINE

AS-OF-RIGHT SHADOW
OUTLINE

Assuming Site is Flat



Shadow Studies - JUNE

SHADOW STUDY LEGEND

EXISTING SHADOWS

PROPOSED BUILDING
28 STOREYS

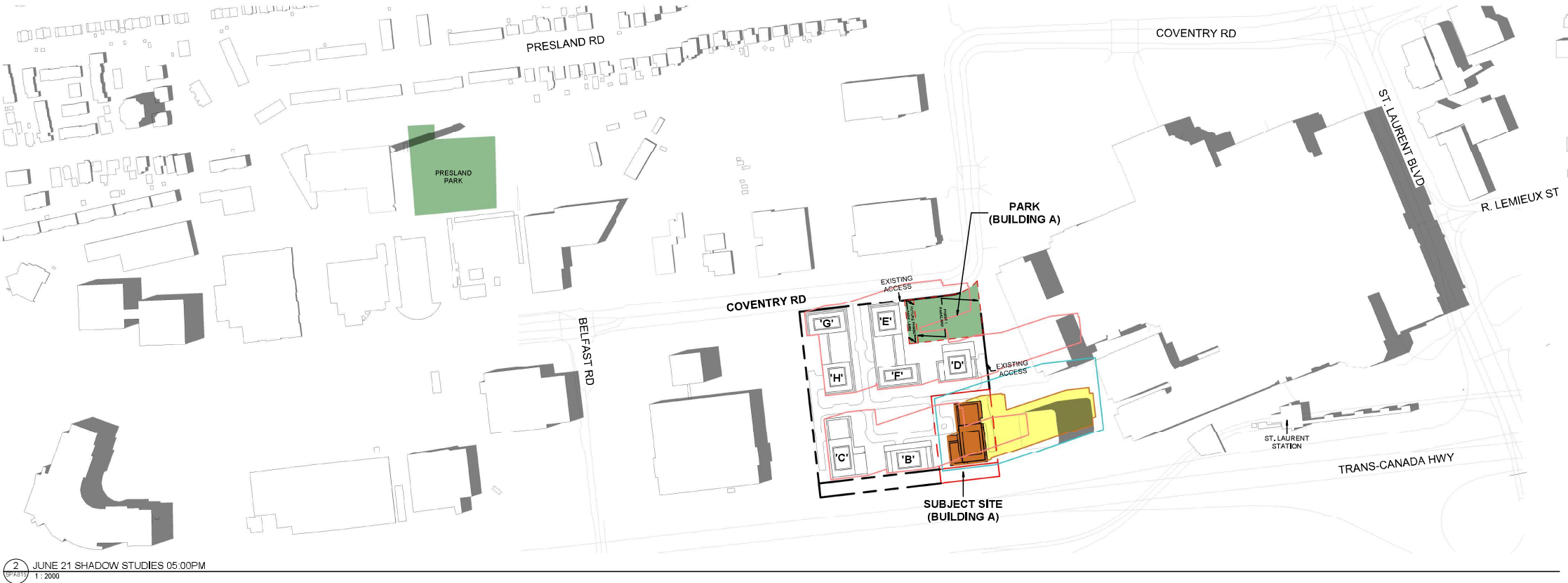
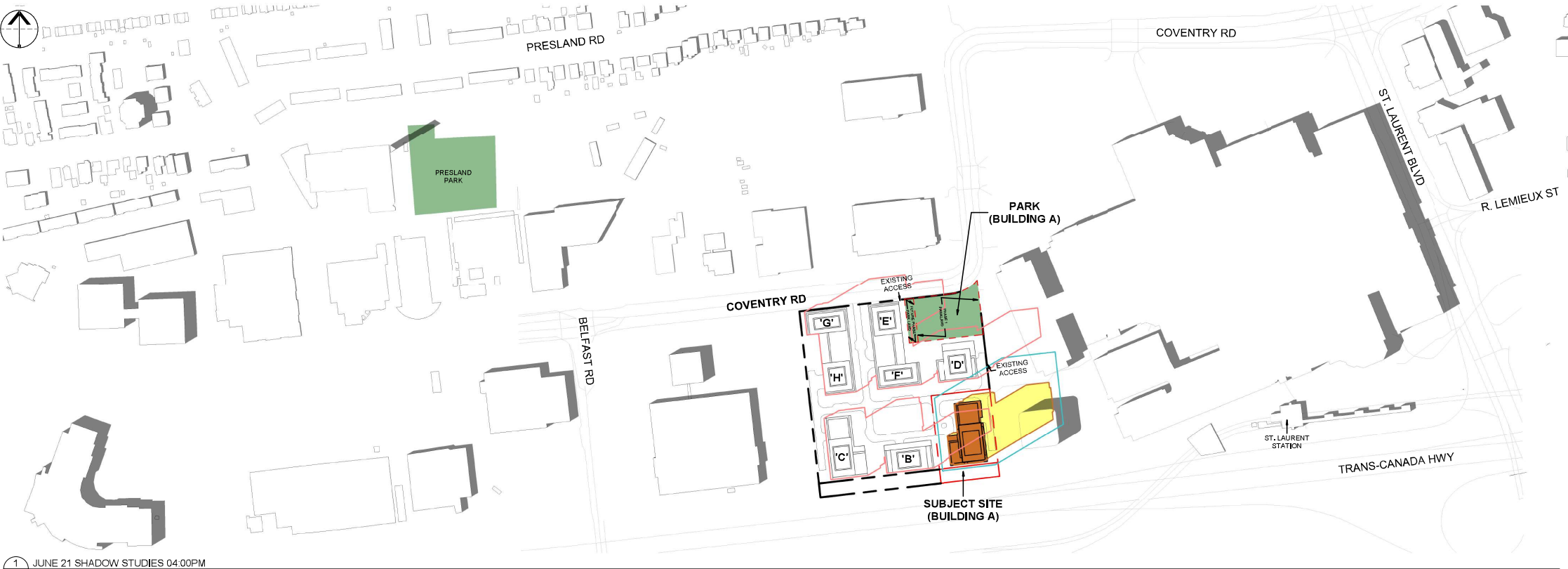
PUBLIC SPACES

NET NEW SHADOWS BY
PROPOSED DEVELOPMENT

PROPOSED SHADOW
OUTLINE

AS-OF-RIGHT SHADOW
OUTLINE

Assuming Site is Flat



Shadow Studies - JUNE

SHADOW STUDY LEGEND

EXISTING SHADOWS

PROPOSED BUILDING
28 STOREYS

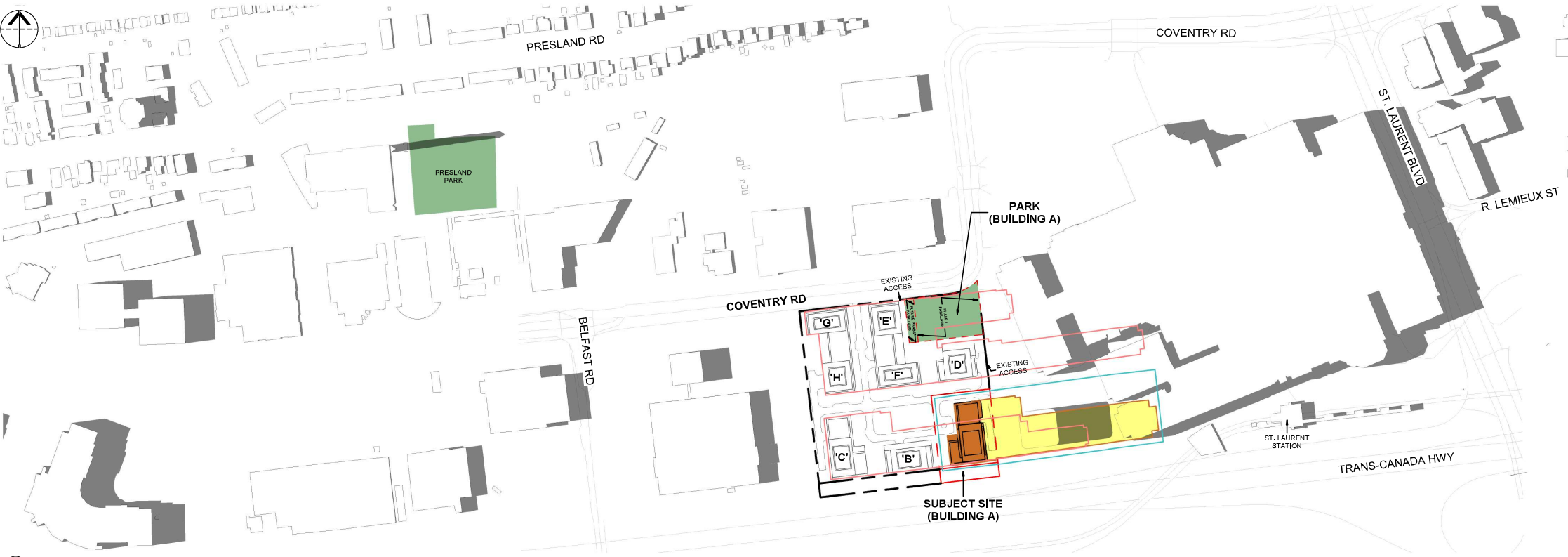
PUBLIC SPACES

NET NEW SHADOWS BY
PROPOSED DEVELOPMENT

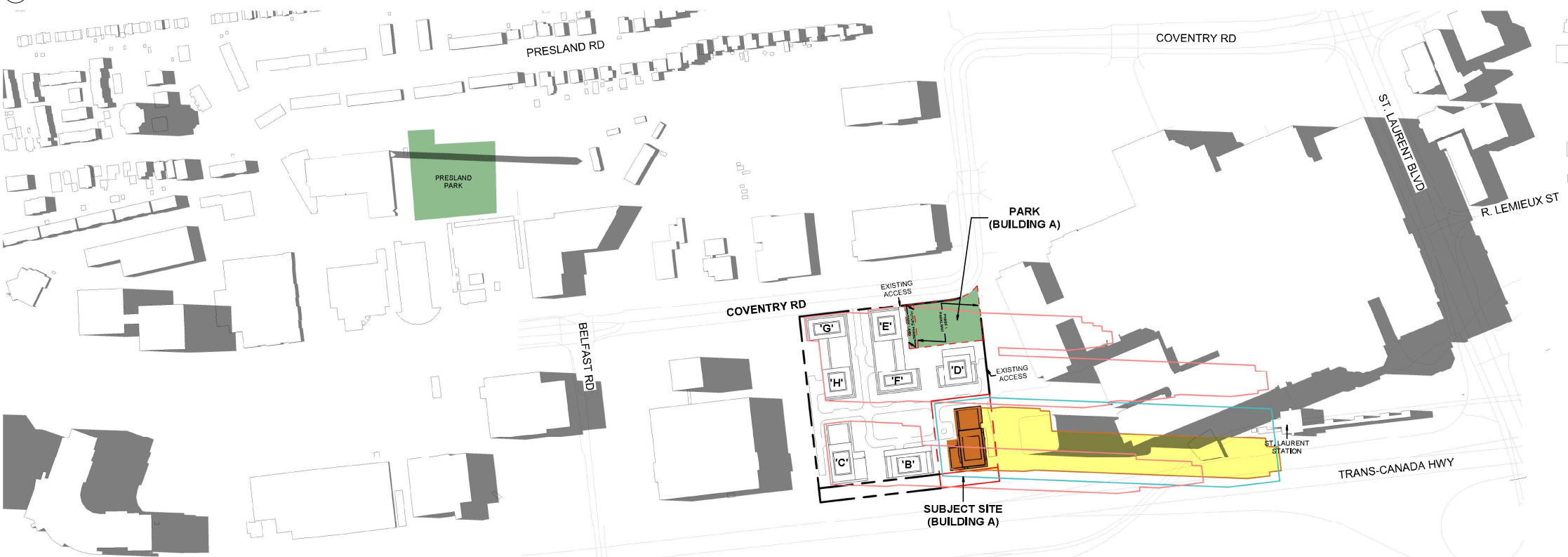
PROPOSED SHADOW
OUTLINE

AS-OF-RIGHT SHADOW
OUTLINE

Assuming Site is Flat



1 JUNE 21 SHADOW STUDIES 06:00PM
SPAS19 1:2000



2 JUNE 21 SHADOW STUDIES 07:00PM
SPAS19 1:2000

Shadow Studies - JUNE

SHADOW STUDY LEGEND

EXISTING SHADOWS

PROPOSED BUILDING
28 STOREYS

PUBLIC SPACES

NET NEW SHADOWS BY
PROPOSED DEVELOPMENT

PROPOSED SHADOW
OUTLINE

AS-OF-RIGHT SHADOW
OUTLINE

Assuming Site is Flat



Shadow Studies - SEPTEMBER

SHADOW STUDY LEGEND

EXISTING SHADOWS

PROPOSED BUILDING 28 STOREYS

PUBLIC SPACES

NET NEW SHADOWS BY PROPOSED DEVELOPMENT

PROPOSED SHADOW OUTLINE

AS-OF-RIGHT SHADOW OUTLINE

Assuming Site is Flat



1 SEPTEMBER 21 SHADOW STUDIES 08:00AM
1:2000



2 SEPTEMBER 21 SHADOW STUDIES 09:00AM
1:2000

Shadow Studies - SEPTEMBER

SHADOW STUDY LEGEND

EXISTING SHADOWS

PROPOSED BUILDING
28 STOREYS

PUBLIC SPACES

NET NEW SHADOWS BY
PROPOSED DEVELOPMENT

PROPOSED SHADOW
OUTLINE

AS-OF-RIGHT SHADOW
OUTLINE

Assuming Site is Flat



1 SEPTEMBER 21 SHADOW STUDIES 10:00AM
1:2000



2 SEPTEMBER 21 SHADOW STUDIES 11:00AM
1:2000

Shadow Studies - SEPTEMBER

SHADOW STUDY LEGEND

EXISTING SHADOWS

PROPOSED BUILDING
28 STOREYS

PUBLIC SPACES

NET NEW SHADOWS BY
PROPOSED DEVELOPMENT

PROPOSED SHADOW
OUTLINE

AS-OF-RIGHT SHADOW
OUTLINE

Assuming Site is Flat



1 SEPTEMBER 21 SHADOW STUDIES 12:00PM
SPA823 1:2000



2 SEPTEMBER 21 SHADOW STUDIES 01:00PM
SPA823 1:2000

Shadow Studies - SEPTEMBER

SHADOW STUDY LEGEND

EXISTING SHADOWS

PROPOSED BUILDING
28 STOREYS

PUBLIC SPACES

NET NEW SHADOWS BY
PROPOSED DEVELOPMENT

PROPOSED SHADOW
OUTLINE

AS-OF-RIGHT SHADOW
OUTLINE

Assuming Site is Flat



Shadow Studies - SEPTEMBER

SHADOW STUDY LEGEND

EXISTING SHADOWS

PROPOSED BUILDING
28 STOREYS

PUBLIC SPACES

NET NEW SHADOWS BY
PROPOSED DEVELOPMENT

PROPOSED SHADOW
OUTLINE

AS-OF-RIGHT SHADOW
OUTLINE

Assuming Site is Flat



1 SEPTEMBER 21 SHADOW STUDIES 04:00PM
1:2000



2 SEPTEMBER 21 SHADOW STUDIES 05:00PM
1:2000

Shadow Studies - SEPTEMBER

SHADOW STUDY LEGEND

EXISTING SHADOWS

PROPOSED BUILDING
28 STOREYS

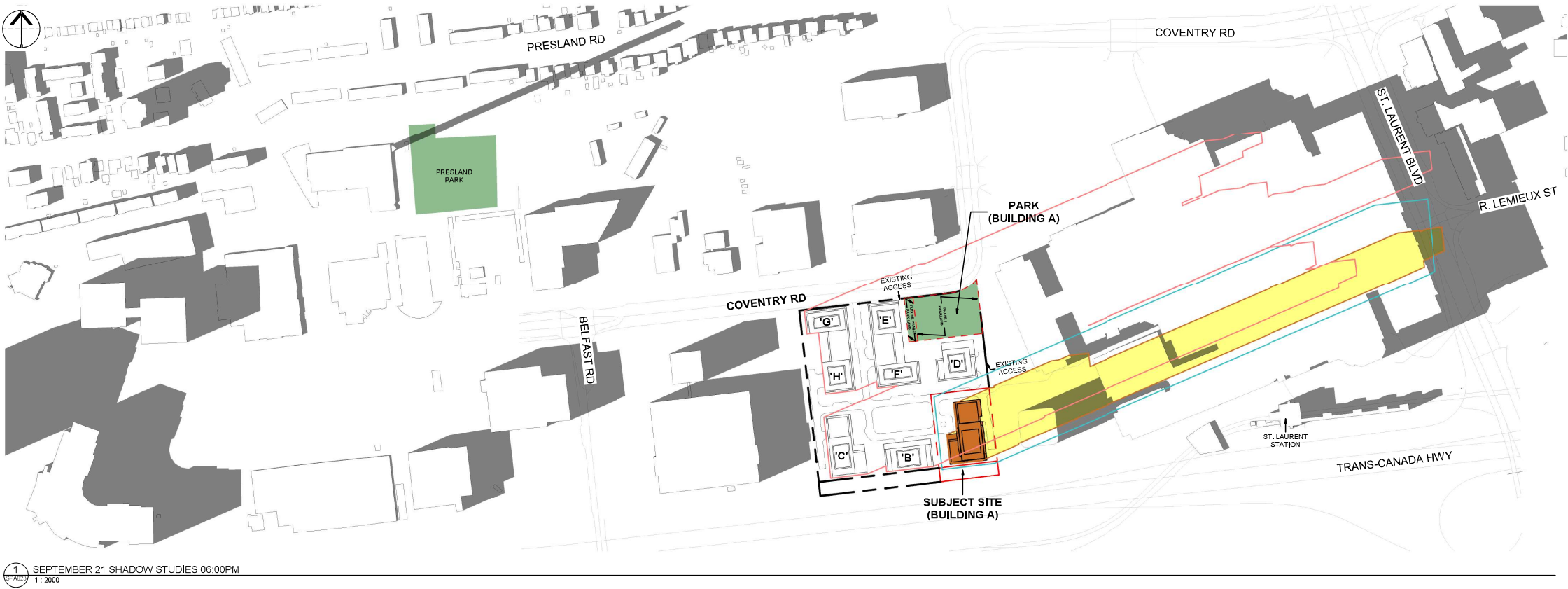
PUBLIC SPACES

NET NEW SHADOWS BY
PROPOSED DEVELOPMENT

PROPOSED SHADOW
OUTLINE

AS-OF-RIGHT SHADOW
OUTLINE

Assuming Site is Flat



Shadow Studies - DECEMBER

SHADOW STUDY LEGEND

EXISTING SHADOWS

PROPOSED BUILDING 28 STOREYS

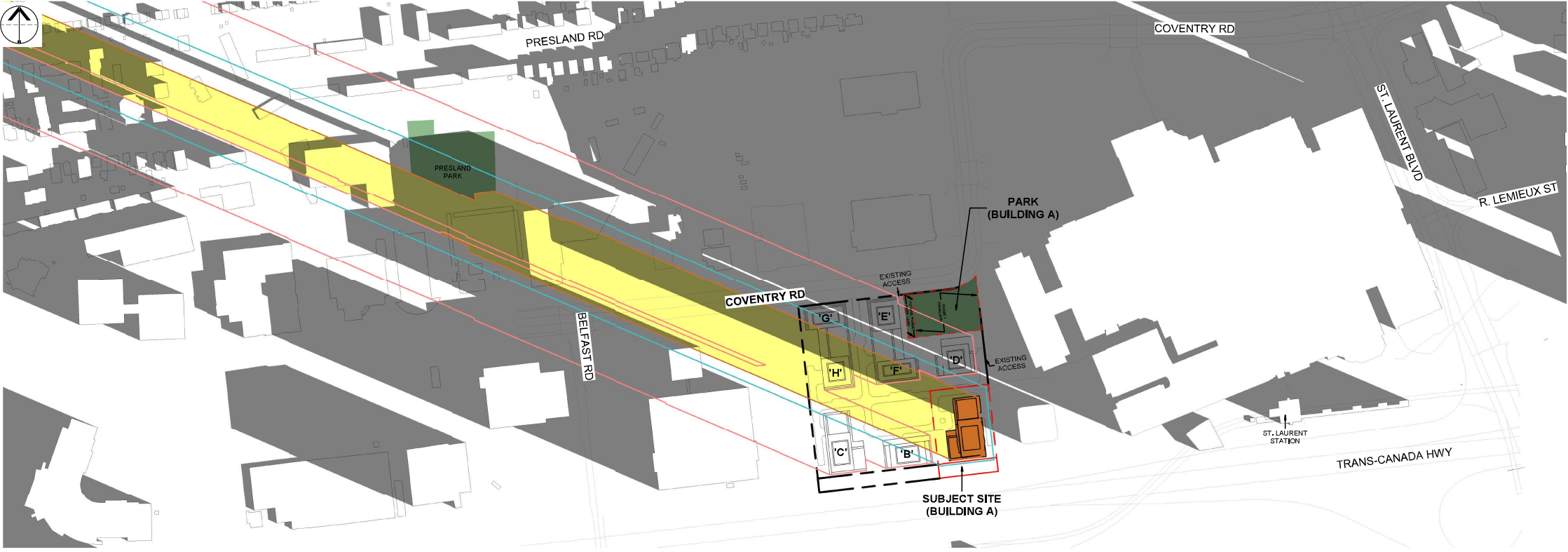
PUBLIC SPACES

NET NEW SHADOWS BY PROPOSED DEVELOPMENT

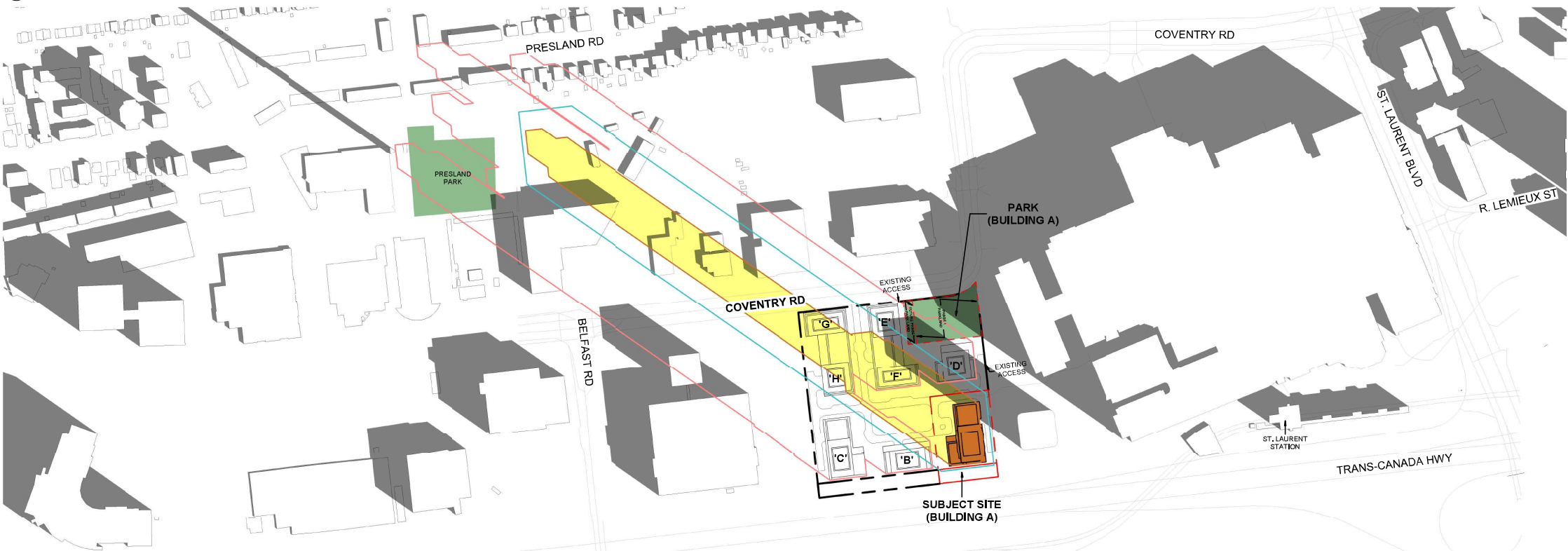
PROPOSED SHADOW OUTLINE

AS-OF-RIGHT SHADOW OUTLINE

Assuming Site is Flat



1 DECEMBER 21 SHADOW STUDIES 09:00AM
1:2000



2 DECEMBER 21 SHADOW STUDIES 10:00AM
1:2000

Shadow Studies - DECEMBER

SHADOW STUDY LEGEND

EXISTING SHADOWS

PROPOSED BUILDING 28 STOREYS

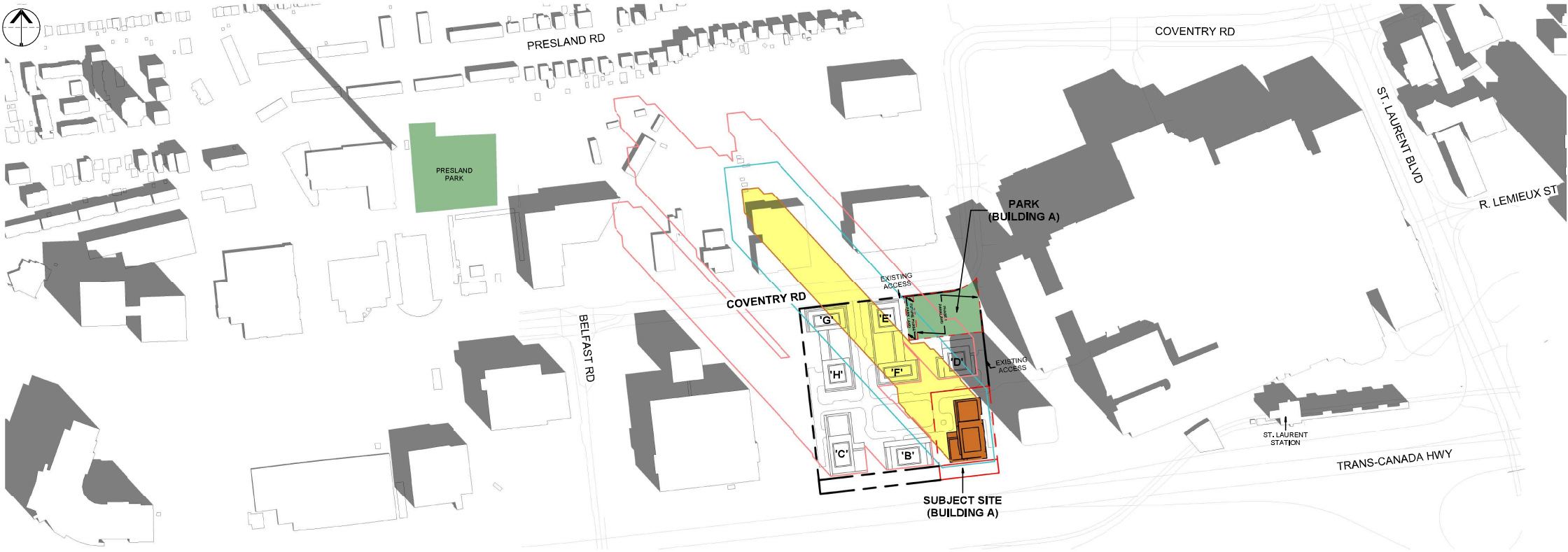
PUBLIC SPACES

NET NEW SHADOWS BY PROPOSED DEVELOPMENT

PROPOSED SHADOW OUTLINE

AS-OF-RIGHT SHADOW OUTLINE

Assuming Site is Flat



1 DECEMBER 21 SHADOW STUDIES 11:00AM
1:2000



2 DECEMBER 21 SHADOW STUDIES 12:00PM
1:2000

Shadow Studies - DECEMBER

SHADOW STUDY LEGEND

EXISTING SHADOWS

PROPOSED BUILDING
28 STOREYS

PUBLIC SPACES

NET NEW SHADOWS BY
PROPOSED DEVELOPMENT

PROPOSED SHADOW
OUTLINE

AS-OF-RIGHT SHADOW
OUTLINE

Assuming Site is Flat



1 DECEMBER 21 SHADOW STUDIES 01:00PM
1:2000



2 DECEMBER 21 SHADOW STUDIES 02:00PM
1:2000

Shadow Studies - DECEMBER

SHADOW STUDY LEGEND

EXISTING SHADOWS

PROPOSED BUILDING
28 STOREYS

PUBLIC SPACES

NET NEW SHADOWS BY
PROPOSED DEVELOPMENT

PROPOSED SHADOW
OUTLINE

AS-OF-RIGHT SHADOW
OUTLINE

Assuming Site is Flat



WIND STUDY

PHASE 1 - BUILDING A

09

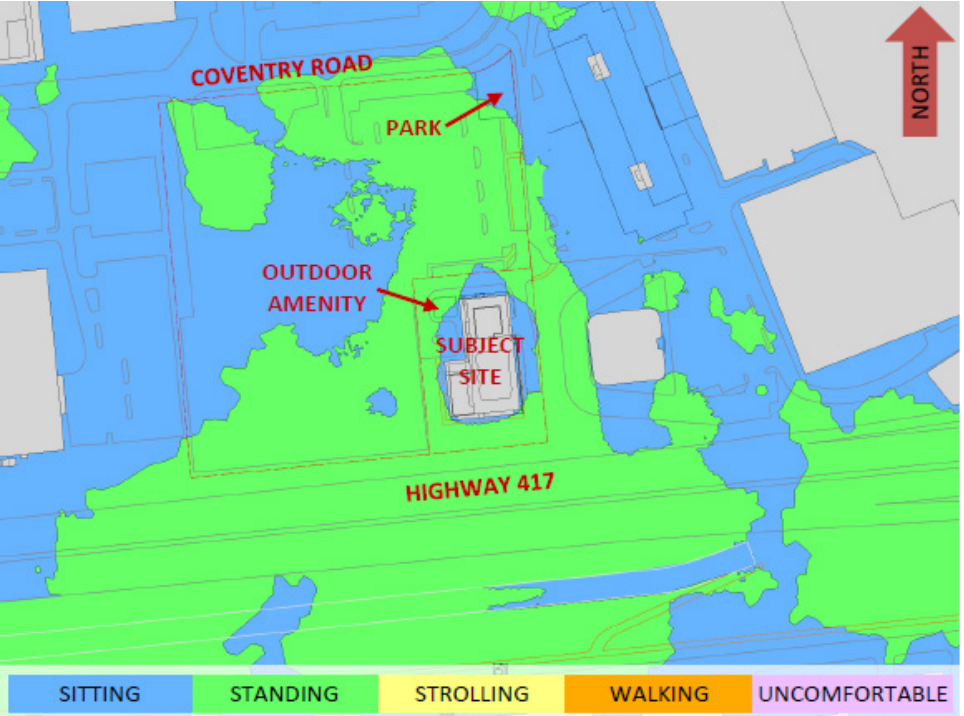
Wind Study

A pedestrian level wind (PLW) study was undertaken by GRADIENT WIND to satisfy Site Plan Control application requirements for the proposed residential development located at 500 Coventry Road in Ottawa, Ontario. The mandate within this study is to investigate pedestrian wind conditions within and surrounding the subject site, and to identify areas where conditions may interfere with certain pedestrian activities so that mitigation measures may be considered, where required.

The study involves simulation of wind speeds for selected wind directions in a three-dimensional (3D) computer model using the computational fluid dynamics (CFD) technique, combined with meteorological data integration, to assess pedestrian wind comfort and safety within and surrounding the subject site according to City of Ottawa wind comfort and safety criteria. The results and recommendations derived from these considerations are summarized as follows:

- 1. Most grade-level areas within and surrounding the subject site are predicted to experience conditions that are considered acceptable for the intended pedestrian uses throughout the year. Specifically, conditions over surrounding sidewalks, existing surface parking lots and drive aisles, the proposed drive aisles, walkways, and park, and in the vicinity of building access points, are considered acceptable. An area of interest that is predicted to experience windier conditions is described as follows:
 - a. Grade-Level Outdoor Amenity. During the typical use period, conditions within the outdoor amenity situated to the northwest of the proposed development are predicted to be suitable for mostly standing, with conditions suitable for sitting at the southeast corner.
 - a. Landscaping elements, including high-back bench seating flanked by dense raised plantings, as detailed on the grade-level landscape plan, are expected to effective in improving wind comfort conditions at the programmed seating areas within the outdoor amenity.

- 2. Regarding the common amenity terrace serving the proposed development at Level 7, wind comfort conditions during the typical use period (that is, May to October, inclusive) are predicted to be suitable for mostly standing, with conditions suitable for sitting to the south.
 - a. The windy conditions within the amenity terrace are primarily attributable to the exposure of the terrace to prevailing winds from several directions, and the currently mostly low-rise suburban massing surrounding the development.
 - b. Notably, the current proposed development comprises the first phase of a multi-block development. The future redevelopment of the area, including future development of the multi-block masterplan to the west, north, and northeast, and a future development site comprising seven high-rise buildings under review to the west at 400 Coventry Road are expected to provide modest shielding effects from prevailing winds, reducing the exposure of the terrace to prominent winds.
 - c. Since a successful wind mitigation strategy responds to the programming of the terrace, to improve comfort levels within the Level 7 amenity terrace serving the proposed development, a coordinated wind mitigation strategy and terrace programming and landscaping design is required. Elements of the wind mitigation strategy may include 2-m-tall wind screens (as measured from the local walking surface), typically glazed, along select terrace perimeters, in combination with mitigation inboard of the terrace perimeters, which may take the form of wind screens or other common landscape elements.
 - d. An appropriate mitigation strategy will be developed in collaboration with the design team, including the building and landscape architects, as the design of the proposed development and the programming of the terrace progresses.
- 3. The foregoing statements and conclusions apply to common weather systems, during which no dangerous wind conditions, are expected anywhere over the subject site.



Source: Gradient’s PLW Study Report. Figure showing typical use period – wind comfort at grade level.

NOTE: The results and recommendations derived from this study are further detailed in the ‘Pedestrian Level Wind Study’ Report, provided along with this submission.

SUSTAINABILITY

10

Sustainability Statement

76

Morguard's Commitment to Sustainable Development - Building and Supporting our Communities

A building is part of the fabric of a local community. It is a place where people live, work, shop, gather and grow. That is why it is so essential for community builders such as Morguard to work with their tenants and residents to ensure their buildings are sustainable and minimize impacts on the communities in which they operate by mitigating adverse outcomes.

As a socially minded, responsible, property owner and developer, we set sustainability priorities for new developments, existing properties and renovations. Every new project undertaken provides an opportunity to explore options for improved building system performance and construction techniques/materials that will contribute to building resilient communities.

Our Commitment

Morguard works with tenants, residents, and local community and public stakeholders – including municipal, regional, provincial authorities and industry organizations – throughout a property's life cycle. Morguard is committed to aligning new projects with leading sustainable development and construction standards and to keeping abreast of evolving sustainability standards for community and wellness. We seek out consultants and service providers who share this commitment to support our efforts.

All aspects of the projects we undertake, from upgrading existing infrastructure to enhancing the energy efficiency of a proposed building's systems, are approached with a sustainable investment perspective.

Morguard strives to achieve the LEED Gold standard for all new multi-residential buildings, which will be the target for the proposed building at 500 Coventry Road. LEED certified buildings are critical to addressing climate change and meeting ESG goals.

As such, the design and long-term operation of this building will consider not just overall energy performance, but specifically carbon reduction in the atmosphere through verification and commissioning of the building design and construction.

Additional design considerations more typically incorporated include EV charging infrastructure, resource management through measures such as indoor and outdoor water use reduction and re-use, construction and demolition waste management through diversion or minimizing waste generation, responsible sourcing of materials, indoor air quality, indoor environmental quality through measures such as maximizing occupant thermal comfort, and health and safety.

Connecting communities and environment

We understand that connecting communities – through less carbon-intensive construction, neighbourhood and transit-oriented development – is a key factor in our sustainable development strategy and the long-term success of our properties as we transition to a low-carbon economy.

Across Canada, Morguard is focusing development and redevelopment efforts in locations at, or near, transit stations. Access to transit is a key driver for new development. These locations are further supported by Morguard through the provision of non-vehicle modes of transportation, including pedestrian and cycling facilities that at least meet, or in this instance exceed, municipal requirements. At the same time, existing shopping centres and their surrounding land can be repurposed and revitalized with new development that supports the local economy by bringing more jobs to the area through low-carbon commuting. Although municipalities require that public space be part of the planning process, Morguard's approach is to go above and beyond, and provide more 'green' space (combination of public and private) than that required by the municipality.

Sustainability Statement

As part of our carefully considered development plans for 500 Coventry, Morguard intends to provide parks (combination of public and private), street lighting, sidewalks, and other forms of privately owned accessible land that are welcoming and inclusive and can be enjoyed by all residents, guests, visitors, and passersby.

These principles and measures are embodied in Morguard’s principles of sustainability, which include:

Sustainable Buildings

Reducing Our Environmental Footprint

We will operate our buildings in alignment with our sustainability principles, and thus minimize our environmental impacts. We will achieve this by partnering with our tenants, residents, and partners and systematically applying innovative building solutions to reduce our combined environmental footprint.

Sustainable Development

Building and Supporting Our Communities

We will support the communities in which we operate by constructing sustainable real estate and developing localized philanthropy. As a real estate developer, we have a significant impact on communities and therefore have a unique responsibility to contribute to their sustainability.

Responsible Employer

Empowering Our People

We will create a culture of conservation, respect, inclusion, health, safety, and equal opportunity by removing the barriers that employees can encounter in meeting their individual needs. We will empower employees to ensure that Morguard retains, engages, and attracts innovative talent that will contribute to the success of our sustainability journey.

Our Voice

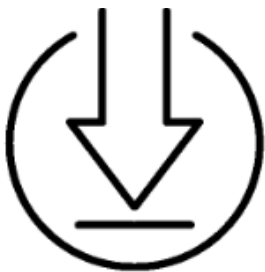
Advocating for Sustainable Real Estate

We will communicate our sustainability journey with passion, integrity, transparency, and pride. In doing so, we will not only inspire others to join us but ensure our stakeholders’ support on our continued journey.

Our Sustainable House

Leading by Example

We will set an example through our business practices and inspire our stakeholders to follow our lead. As both a landlord and a tenant, we have the unique ability to demonstrate our commitment to sustainability in our properties. As a corporation, we will demonstrate best practices in responsible governance company wide.



REDUCING

OUR ENVIRONMENTAL
FOOTPRINT



BUILDING

AND SUPPORTING
OUR COMMUNITIES



EMPOWERING

OUR EMPLOYEES



ADVOCATING

FOR SUSTAINABLE
REAL ESTATE



LEADING

BY EXAMPLE

For more information regarding Morguard’s commitment to sustainability, please visit our website (morguard.com).

Bird-Safe Design

In keeping with Ottawa's Bird-Safe Design Guidelines, 500 Coventry Road has been designed in a way to eliminate design traps such as glass passageways or corners that are invisible to birds. Through continued design of 500 Coventry road, we will adopt further measures to reduce the risk of bird collisions such as: treating glass to make it more visible as a barrier to birds; ensuring landscaping is designed to reduce the risk of collisions; designing exterior lighting to minimize impacts on night migrating or nocturnal birds; and ensuring that interior lighting will be minimized, especially during the spring and fall migration periods. Our considerations of each design guideline are listed below.

Guideline 1: Consider the environmental context

Based on the project's environmental context:

- / An environmental impact study is not required,
- / Our site does not fall adjacent to major waterways or migration corridors, reducing the risk of collision during spring and fall migration.

Guideline 2: Minimize the transparency and reflectivity of glazing

The building design has considered the reduction of transparent and reflective materials including:

- / Avoiding monolithic, undistinguished expanses of glazing.
- / Incorporating differentiation of material, texture, colour and opacity through precast and metal panels to fragment reflections.
- / Incorporating bird-safe glass or glass with integrated protection measures to a minimum of 90% of glass within 16m from the greater of finished grade or the height of mature tree canopies.
- / Incorporating bird-safe glass or glass with integrated protection measures at green roofs and rooftop terraces within 4m of the greater of the surface of the roof or terrace of the height of mature vegetation.

Bird-safe glass and glass with integrated protection measures shall follow the specifications laid out in the Ottawa Bird-Safe Design Guidelines.

Guideline 3: Avoid or mitigate design traps

The building has been designed in a way to minimize design traps as follows:

- / The design does not include courtyards or glass in parallel settings and minimizes glass in perpendicular settings. In the later mentioned scenario, bird-safe glass or integrated protection measures would be used,
- / Glass corners will be treated at least 5m in each direction,
- / Glass railings or similar clear barriers will use bird-safe glass.

Guideline 4: Consider other structural features

To minimize the risks of birds colliding with other building features or getting trapped in features such as vents:

- / Exterior antennas and tall structures will be minimized and grouped where possible,
- / Self-supporting lattice or monopole towers will be used,
- / Up-lighting rooftop equipment and features will be avoided,
- / Grates will have a maximum porosity of 20x20mm or 40x10mm, or screened,
- / Pipes, flues and vents will be capped.

In addition to the above-mentioned guidelines, Turner Fleischer Architects Inc. will work with landscape designers and lighting designers to ensure that we abide by the guidelines set out in Guideline 5, 6, and 7 to ensure overall bird-safe design by creating safe bird-friendly landscaping, designing exterior lighting to minimize light trespass at night, and avoiding nighttime light trespass from the building's interior.

**TURNER
FLEISCHER**

Norguard

FOTENN
Planning + Design