



**URBAN DESIGN REVIEW PANEL -
FORMAL REVIEW**

CF RIDEAU CENTRE REGISTRY SITE
70 NICHOLAS STREET
OTTAWA, ON

Draft image to be updated

April 1, 2022

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Owner	
Architect	 
Heritage Architect	 
Landscape Architect	
Planner	
Pedestrian Wind Study and Acoustics	
Traffic and Civil Engineer	
Geotechnical and Environmental	

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application submission / response to city documents



Draft image to be updated

Application Submission

The current applications apply to the lands at 70 Nicholas Street in the City of Ottawa, commonly referred to as the “Registry Building Site” and part of the larger CF Rideau Centre property.

The purpose of the submitted applications are to permit the redevelopment of the property with a high-rise, mixed-use building and rooftop enclosed amenity area that features commercial uses at-grade along Nicholas Street and residential units above. The preservation, integration, and adaptive re-use of the existing heritage City Registry Office is an integral aspect of the proposed redevelopment program.

To facilitate the proposed development, Zoning By-law Amendment, Site Plan Control, and Heritage Permit Applications are required. The Zoning By-law Amendment application addresses site-specific provisions for the subject property while the Site Plan and Heritage applications will help facilitate the development of the lands.

Response to City Documents

City of Ottawa Official Plan

/ The site is designated Central Area within the Official Plan (OP). The Central Area is considered to be the central hub of the city, based on its unique combination of employment, government, retail, housing, entertainment and cultural activities.

/ In the Central Area, new buildings should reflect a human scale of development, and will be guided by design criteria which will result in an enhanced pedestrian environment. The various character areas within this designation will flourish. Vibrant streets with enhanced pedestrian environment and office, residential and other uses above the street, which serve as important components of the Central Business District.

/ The Central Area is identified in the Official Plan as a target area for intensification. The proposed development will help achieve the goal for intensification within the downtown core by redeveloping a vacant parcel and in proximity to rapid transit, services and amenities.

/ The proposed development conforms with the evaluative criteria set out in Section 2.5.1 and 4.11 of the Official Plan dealing with issues of design, access and traffic, lighting, privacy and amenity space, and other considerations. The proposed development is not adjacent to other residential uses. It will create a series of attractive indoor and outdoor amenity spaces for residents as well as soften the site edges adjacent to the public realm.

/ A key objective of the OP for the Central Area is protecting the visual integrity and symbolic primacy of the Parliament Buildings and other national symbols.

/ On Annex 8A, the lands are in an area of “background” control. In this area buildings cannot rise above the ridgeline of the roof of the Centre block, and thus cannot visually mar or dominate the silhouette of the parliament buildings and other national symbols.

/ Annex 8B establishes maximum building heights and angular planes that apply on the lands. Any amendment to this schedule would require an Official Plan Amendment.

/ The proposed development respects the existing permitted heights prescribed by the OP and the existing zoning for the lands.

Central Area Secondary Plan

/ The subject lands are within the “Rideau Centre-Congress Centre” character area of the Central Area Secondary Plan.

/ An important objective of the Secondary Plan is to protect and recognize the significant heritage resources of the area such as the City Registry Office, Albion Hotel, Carleton County Courthouse, and Gaol buildings as a very significant cluster of heritage buildings.

/ Further, the Secondary Plan states that development around the Rideau Centre should ensure the creation of an appropriate building transition to the cluster of heritage buildings.

/ The proposed development appropriately responds to the heritage cluster and enhances the Registry Office building.

/ The Secondary Plan encourages the protection of significant public views, particularly those of Parliament Hill, the Canal, and the cluster of heritage buildings (City Registry Office, Albion Hotel, Carleton County Courthouse, and Gaol buildings) as seen from the Rideau Centre rooftop terrace and/or the Mackenzie King Bridge. The proposed development will not impact the views of Parliament.

/ The Secondary Plan states that the pedestrian environment will be enhanced by the provision of active at-grade uses and small pedestrian amenity areas. The proposed development animates the street edge with retail at-grade and a large lobby space, and the proposed landscape creates a series of spaces along the street for pedestrians.

Comprehensive Zoning By-law

/ The lands are currently zoned, “Mixed Use Downtown, Exception 1425, Schedule 57 (MD[1425] S57)”.

/ The purpose of the MD Zone is to support the Central Area, as the central place in the region for employment and commerce while also allowing residential, cultural and entertainment uses and facilitating more intense, compatible and complementary development to ensure that the active, pedestrian-oriented environment at street level, is sustained.

/ The MD zone also imposes standards that will protect the visual integrity and symbolic primacy of the Parliament Buildings while having regard to the existing character of the various neighbourhoods and existing heritage structures.

/ The MD zone is permissive with no minimum lot area, width or setbacks but states that at least 50% of the ground floor must be occupied by active uses with separate and direct access to the sidewalk.
/ Urban Exception 1425 addresses parking garages along Nicholas Street and requires that they be constructed to accommodate a future conversion to retail/active ground floor uses.

/ Schedule 11 of the Zoning By-law is applied to the lands and restricts projections above the height limit established in Schedule 57.

/ A Zoning By-law Amendment is proposed to address site-specific amendments.

City of Ottawa Draft New Official Plan

/ Ottawa City Council approved the draft New Official Plan on October 27, 2021. The final adoption by Council is anticipated for November 24, 2021.

/ The New Official Plan provides a vision for the future growth of the city and a policy framework to guide the city’s physical development. Following adoption by Council, the policy document will require review by the Ministry of Municipal Affairs and Housing for adoption and implementation.

/ In the new Official Plan, the subject lands are within the Downtown Core Transect and the Hub Area Designation. This policy framework for the site is meant to guide, highrise, mixed-use development in close proximity to the City’s Light Rail Transit System and established and well-served Downtown Core.

/ The proposed development supports the intensification target put forward for the new Official Plan in proximity to the downtown core, rapid transit, and transit priority corridors. The intensification at this location, where it will redevelop an underutilized property in a downtown neighbourhood, contributes to a land use pattern that is consistent with a 15-minute neighbourhood.

Heritage Considerations

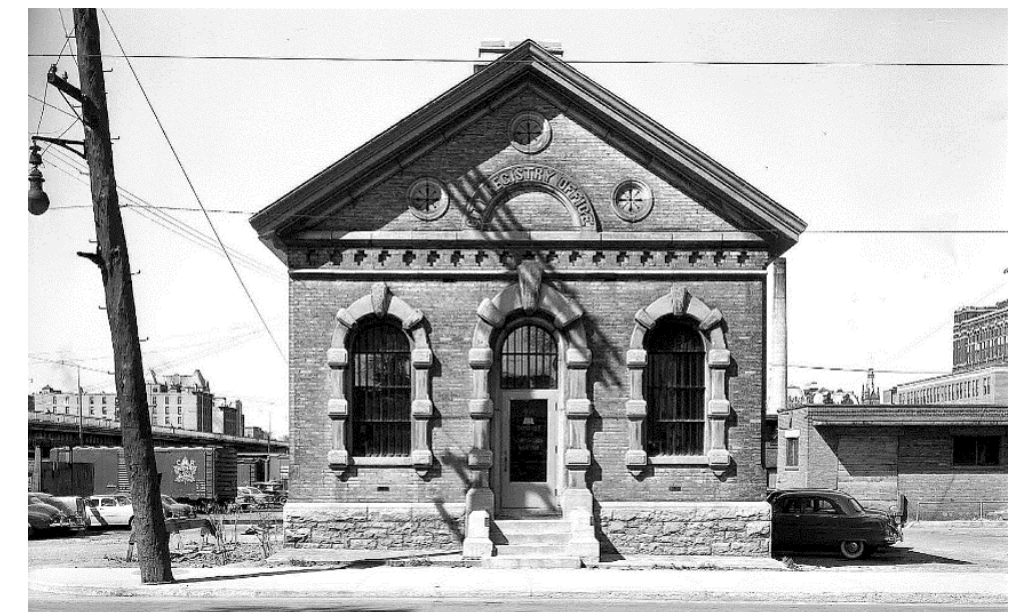
/ The former City Registry Office, a heritage property designated under Part IV of the Ontario Heritage Act, currently sits at the centre of the site, and is proposed to be retained and relocated to form part of the proposed redevelopment.

/ Where a Part IV structure is being altered, added to, demolished or relocated, the approval of Council and the Built Heritage Sub-Committee is required.

/ The proposed development includes the retention and relocation on site of the building and comprehensive integration into the overall building design and program.

/ The subject lands are within a Heritage Conservation District and are, therefore, subject to the Heritage Overlay of the Zoning By-law, as described in Section 60.

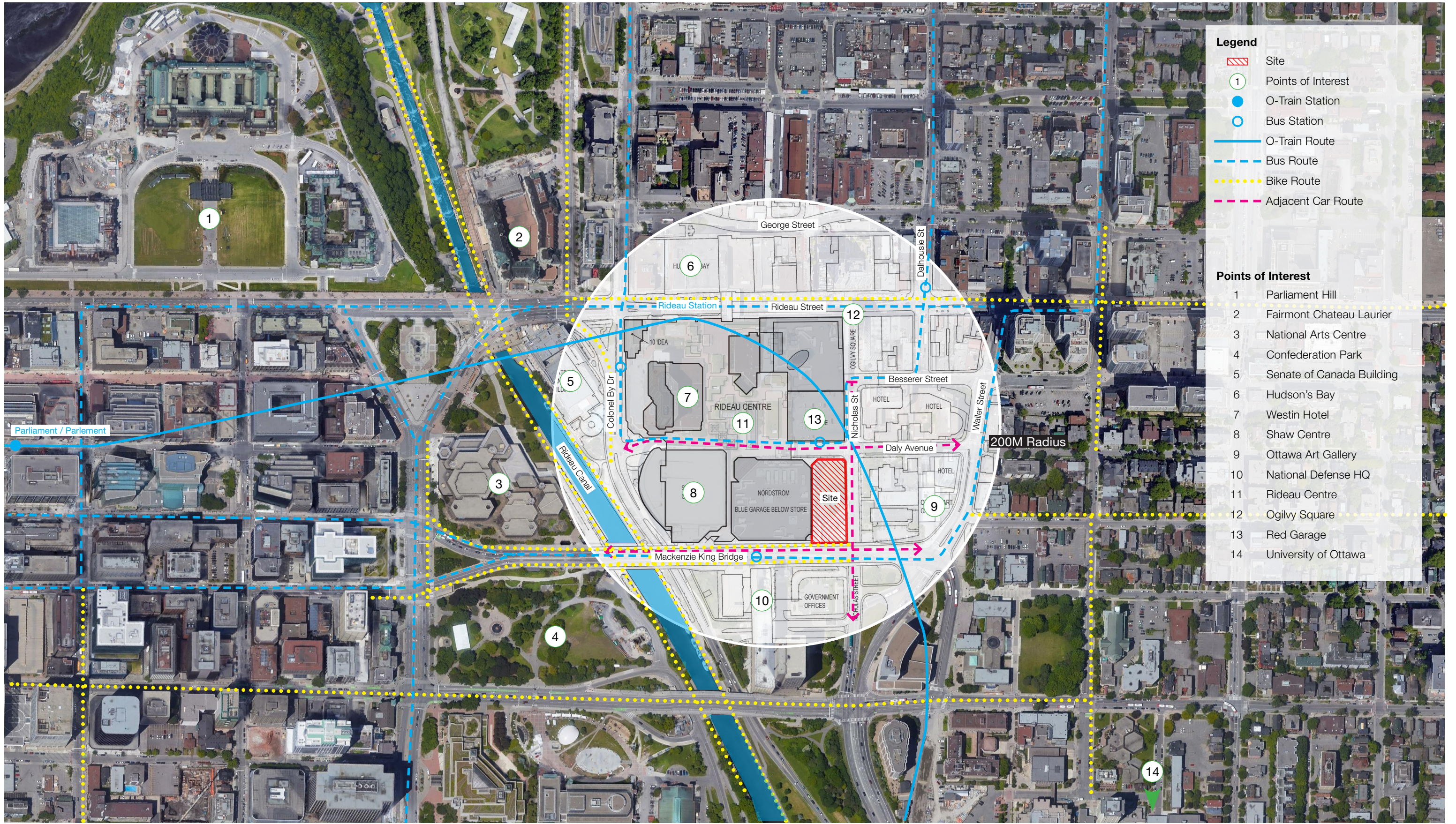
/ Section 60 of the Zoning By-law establishes a number of additional provisions pertaining the form and layout of the new building as they relate to the heritage structure. The intent of the heritage overlay zoning provisions are to ensure compatible, complementary, and appropriate development when impacting properties with heritage attributes.



context plan



Draft image to be updated



Legend

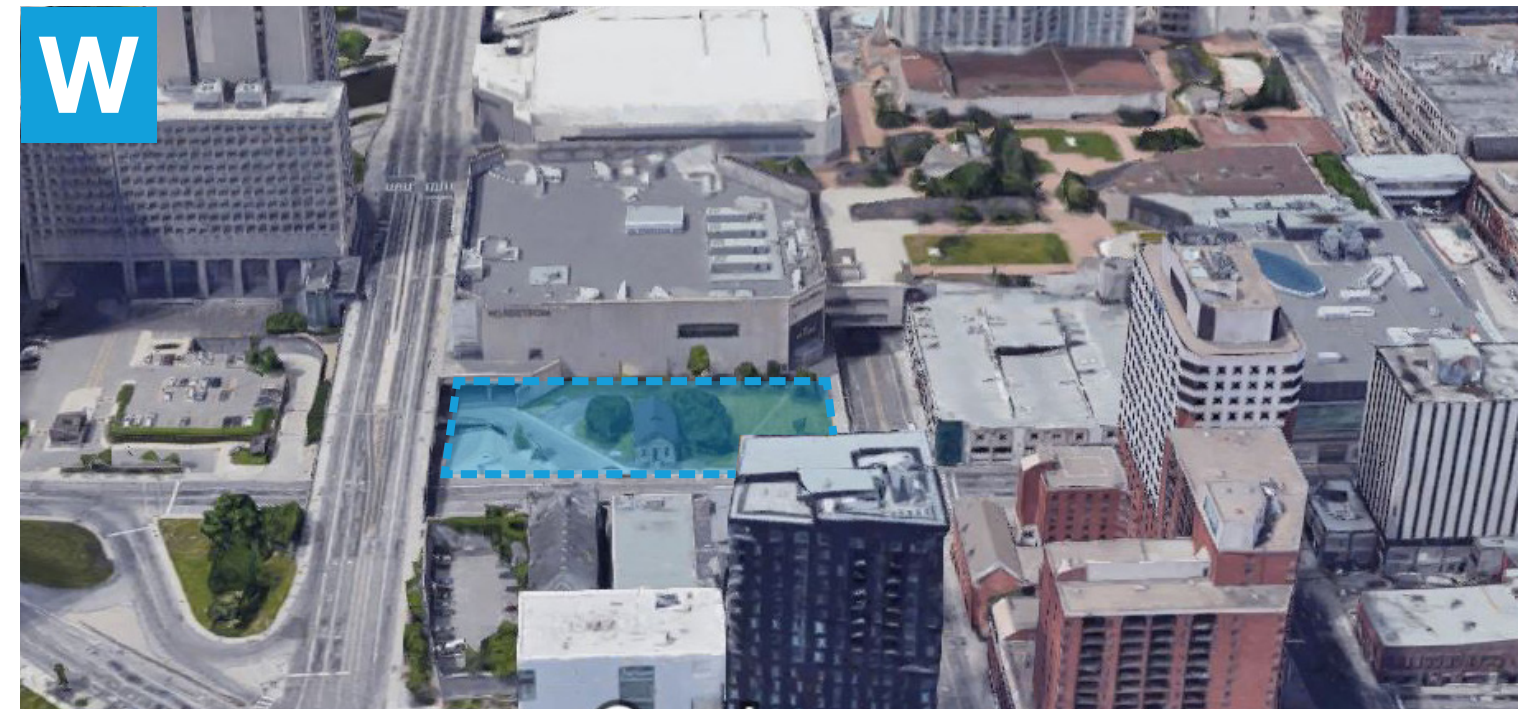
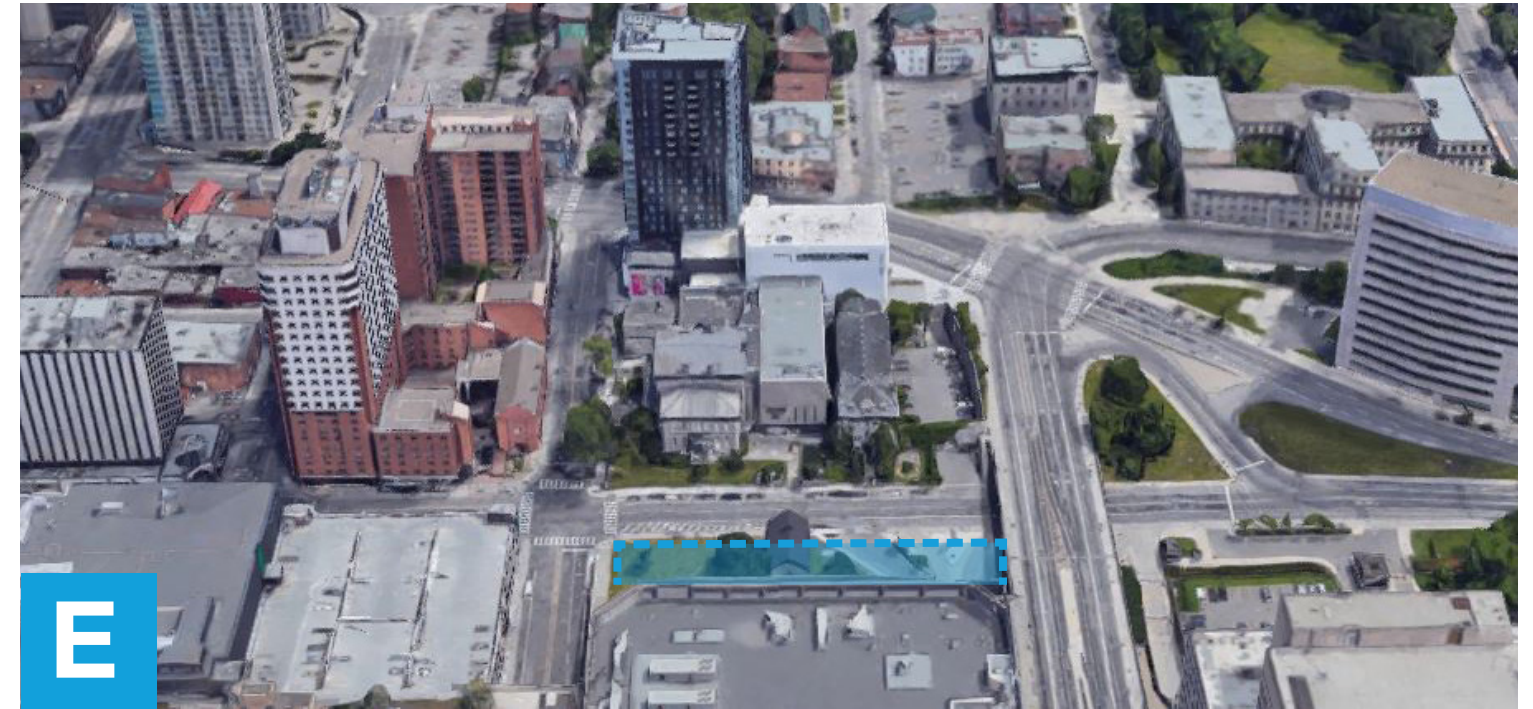
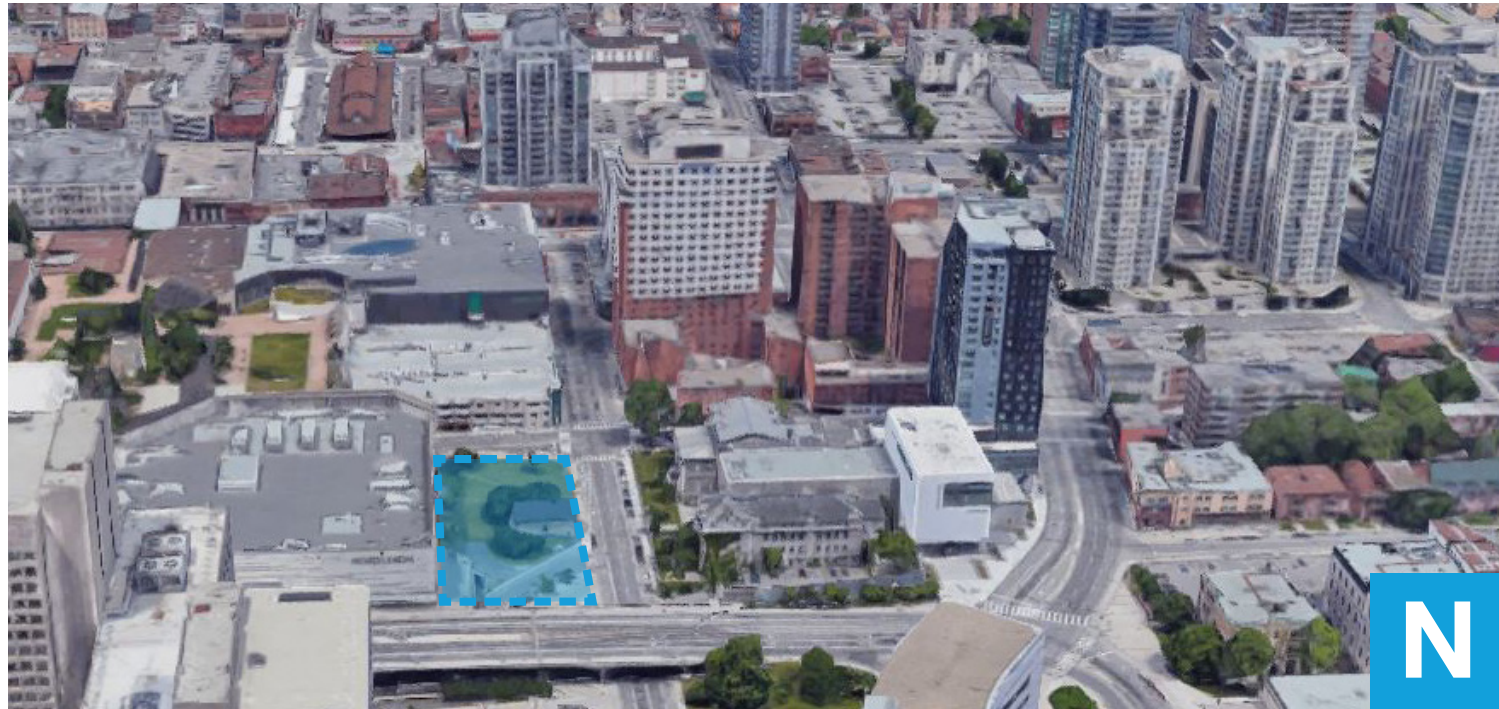
- Site
- Points of Interest
- O-Train Station
- Bus Station
- O-Train Route
- Bus Route
- Bike Route
- Adjacent Car Route

Points of Interest

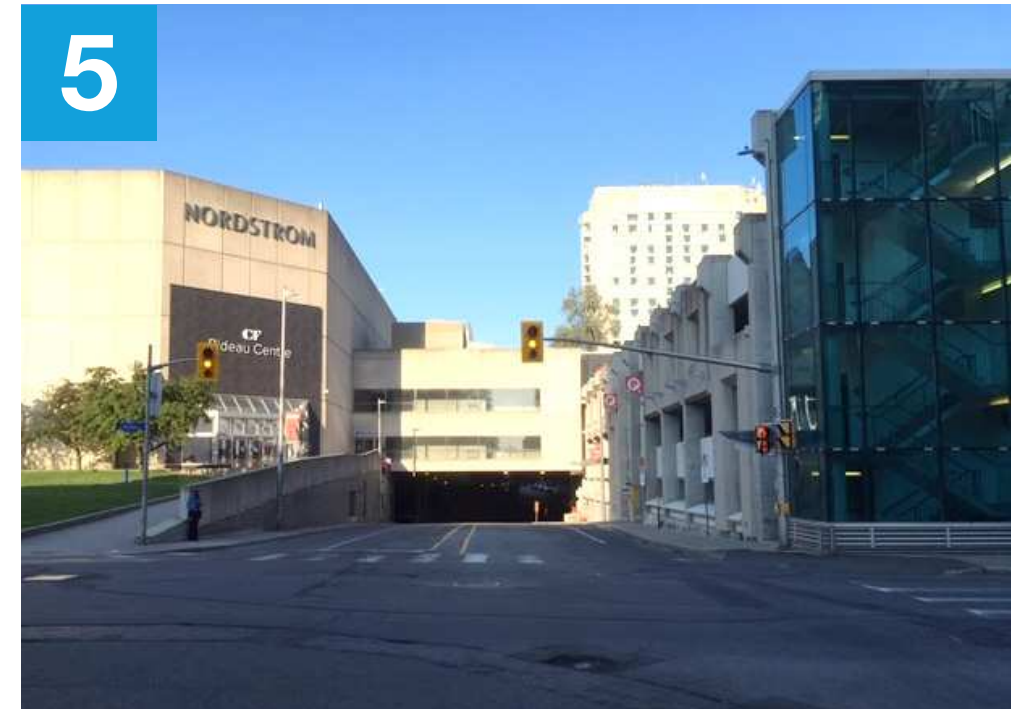
- 1 Parliament Hill
- 2 Fairmont Chateau Laurier
- 3 National Arts Centre
- 4 Confederation Park
- 5 Senate of Canada Building
- 6 Hudson's Bay
- 7 Westin Hotel
- 8 Shaw Centre
- 9 Ottawa Art Gallery
- 10 National Defense HQ
- 11 Rideau Centre
- 12 Ogilvy Square
- 13 Red Garage
- 14 University of Ottawa



Site Context



Site Photo



Site Photo

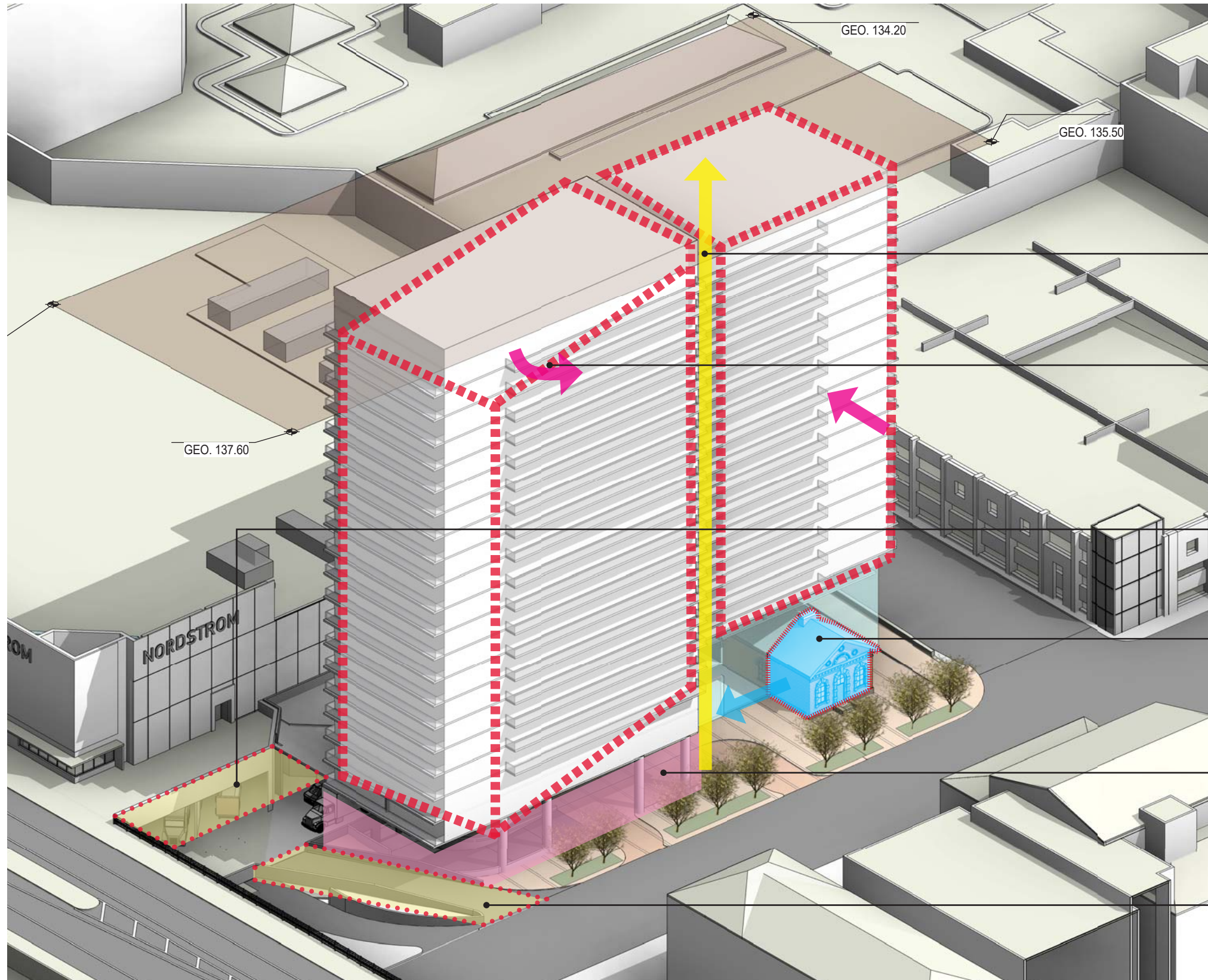
design progression



Draft image to be updated

July 2021 UDRP





July 2021 UDRP

Response to UDRP comments

Separate into 2 wings with central vertex

Rotate south wing to screen views to service areas and create amenities level at Mackenzie King level

Extend cover over existing loading dock

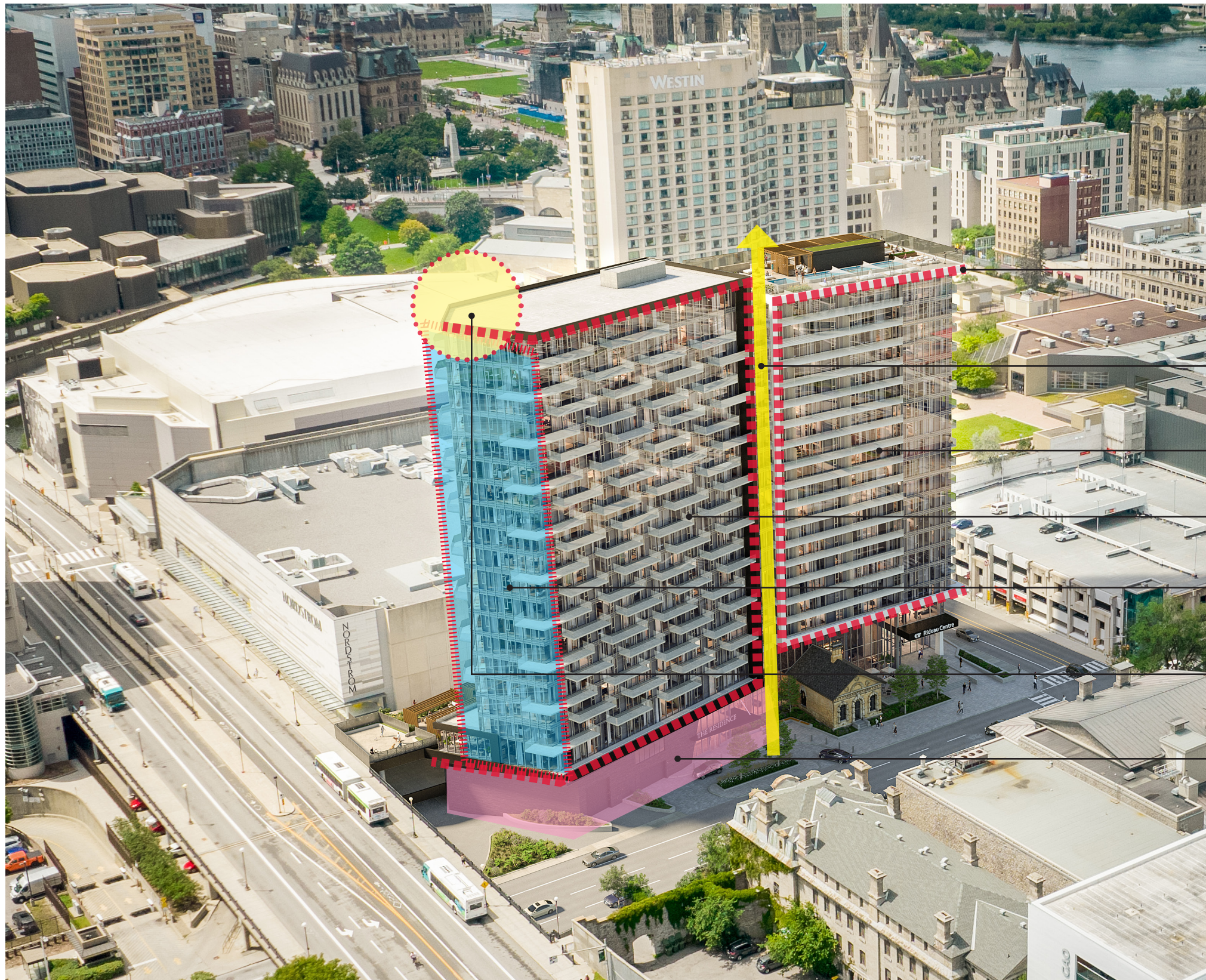
Shift registry building south to expand plaza and terrace at Nicholas and Daly

Remove drop off and pick up and bring building base to grade

Incorporate loading access into new building

November 2021 SPA





November 2021 SPA

Response to City of Ottawa SPA Urban Design Comments

Frames removed

- > Light appearance
- > Treated as a whole element

No "Vertex"

Glass façade

- > Contemporary image
- > The massing treated as a whole backdrop to the Registry Building

South façade massing revised

Feature tower element added

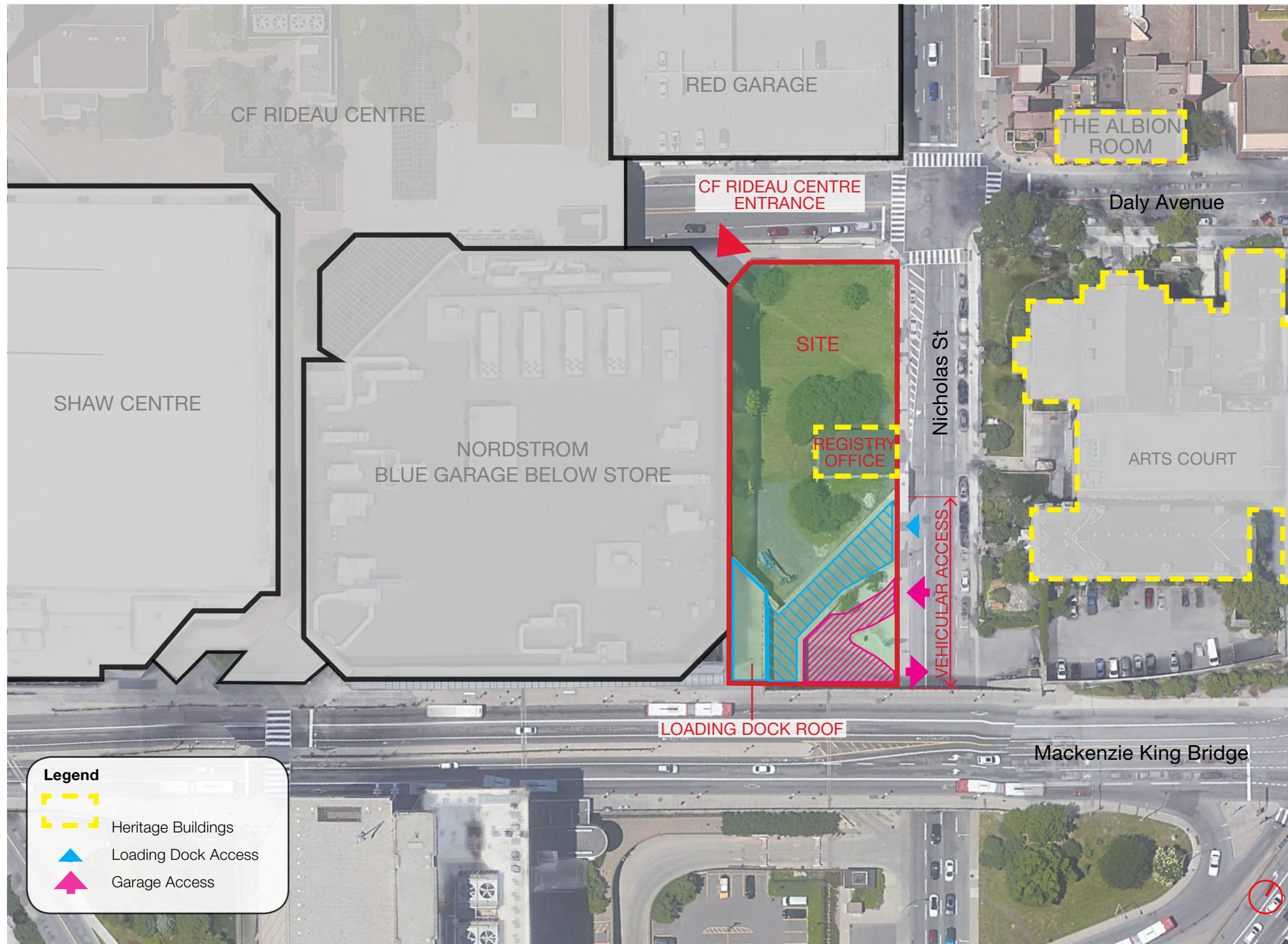
Podium treatment in harmony with heritage building

- > Modern interpretation of brick stone typology of the Registry building

design proposal



Draft image to be updated

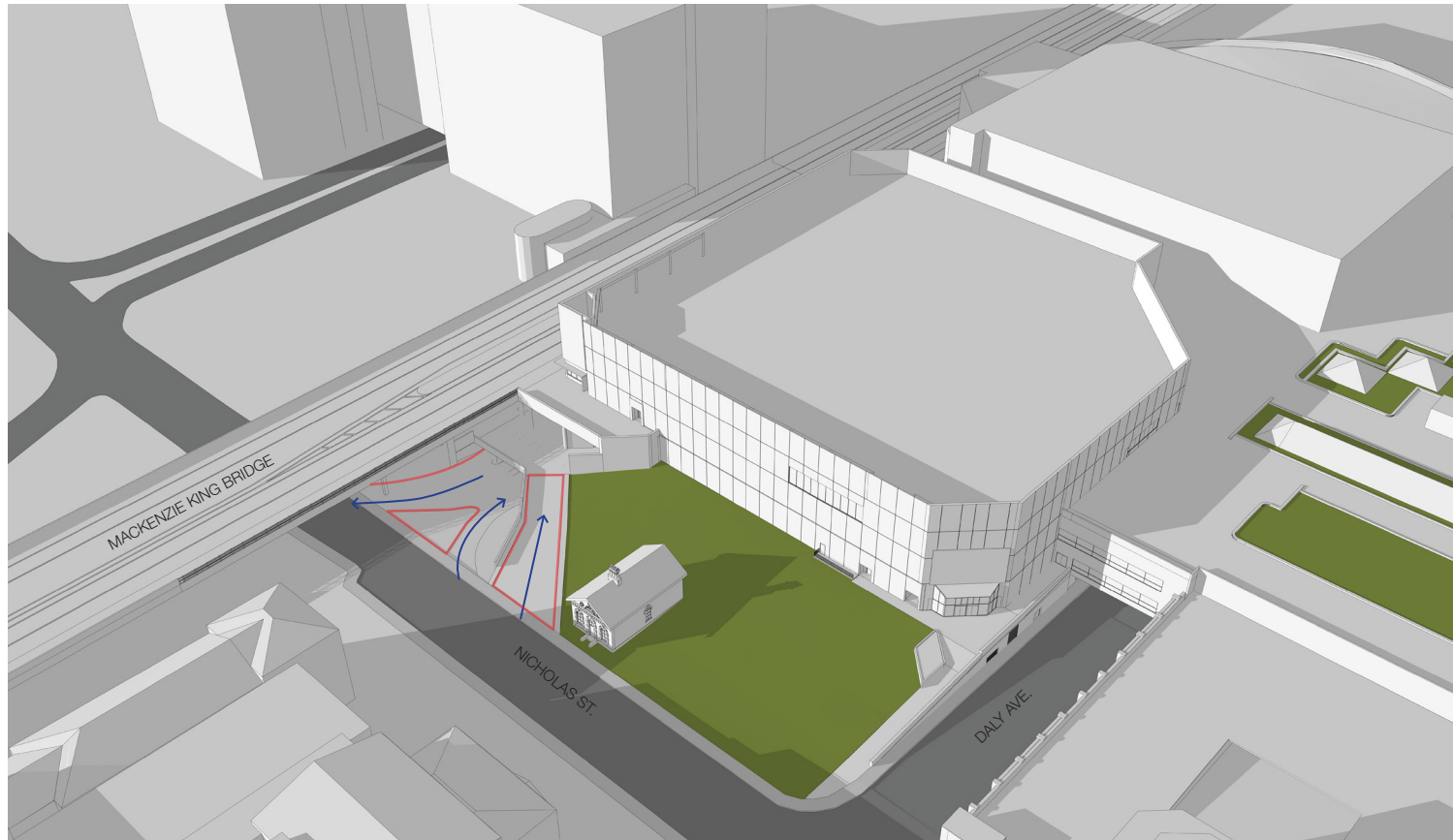


Situated at the southeast corner of CF Rideau Centre, the proposed infill development is located at 70 Nicholas Street at the intersection of Nicholas Street and Daly Avenue. The site is currently occupied by the Registry Office, a registered heritage building. Along with the Arts Court complex across the street, this section of Nicholas Street forms an area of significant heritage value to the city of Ottawa.

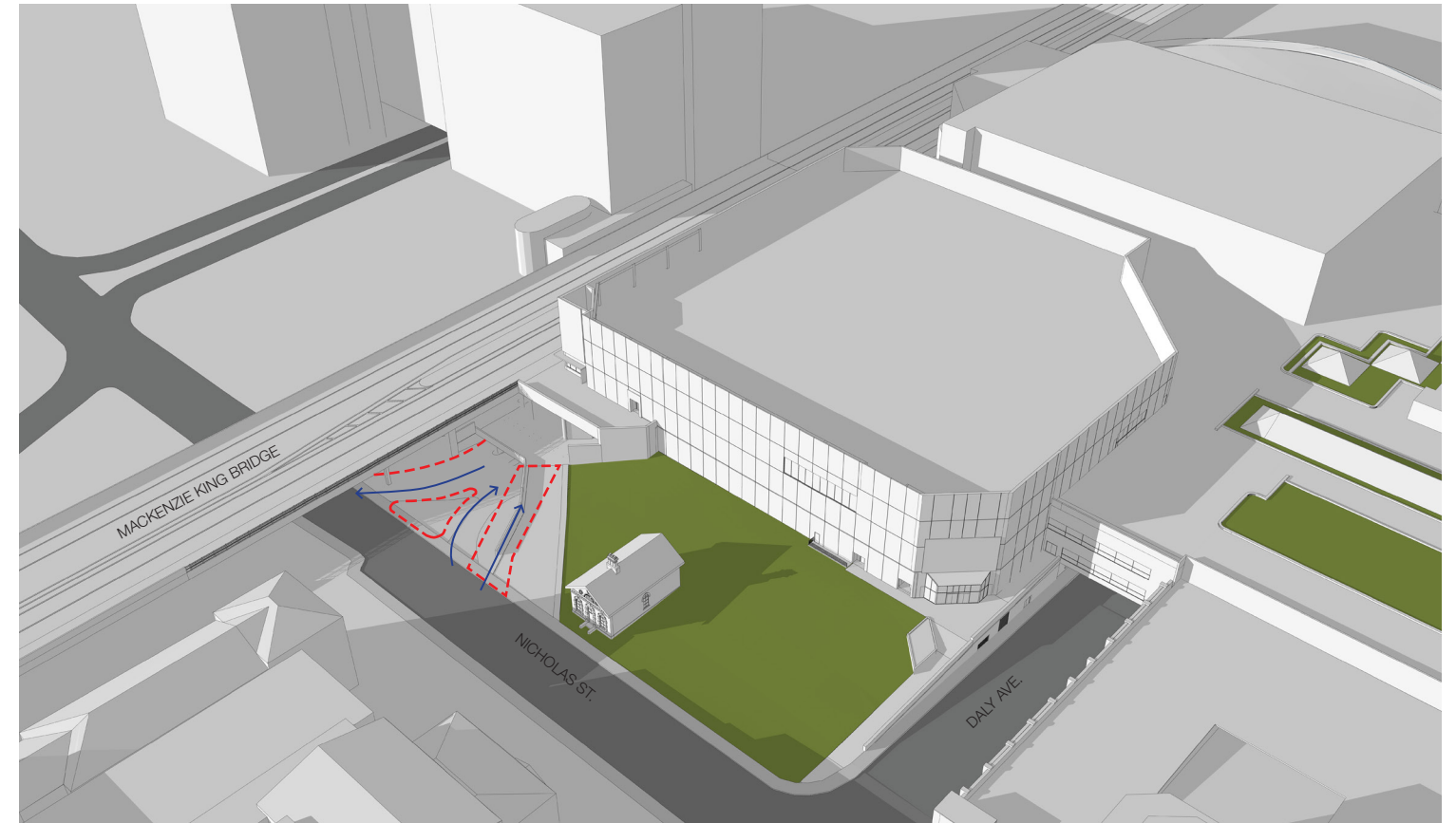
The western boundary of the site is formed by the existing Rideau Centre, and in particular a three storey precast concrete wall.

In addition to the existing heritage building, the site also provides loading dock access to CF Rideau Centre and Shaw Centre as well as parking access to the mall. These accesses are crucial to the functions of the mall and the convention centre and must be maintained during and after construction. The current configuration of vehicular access and the length of curb cuts creates an unfriendly pedestrian environment that poses another challenge to the site.

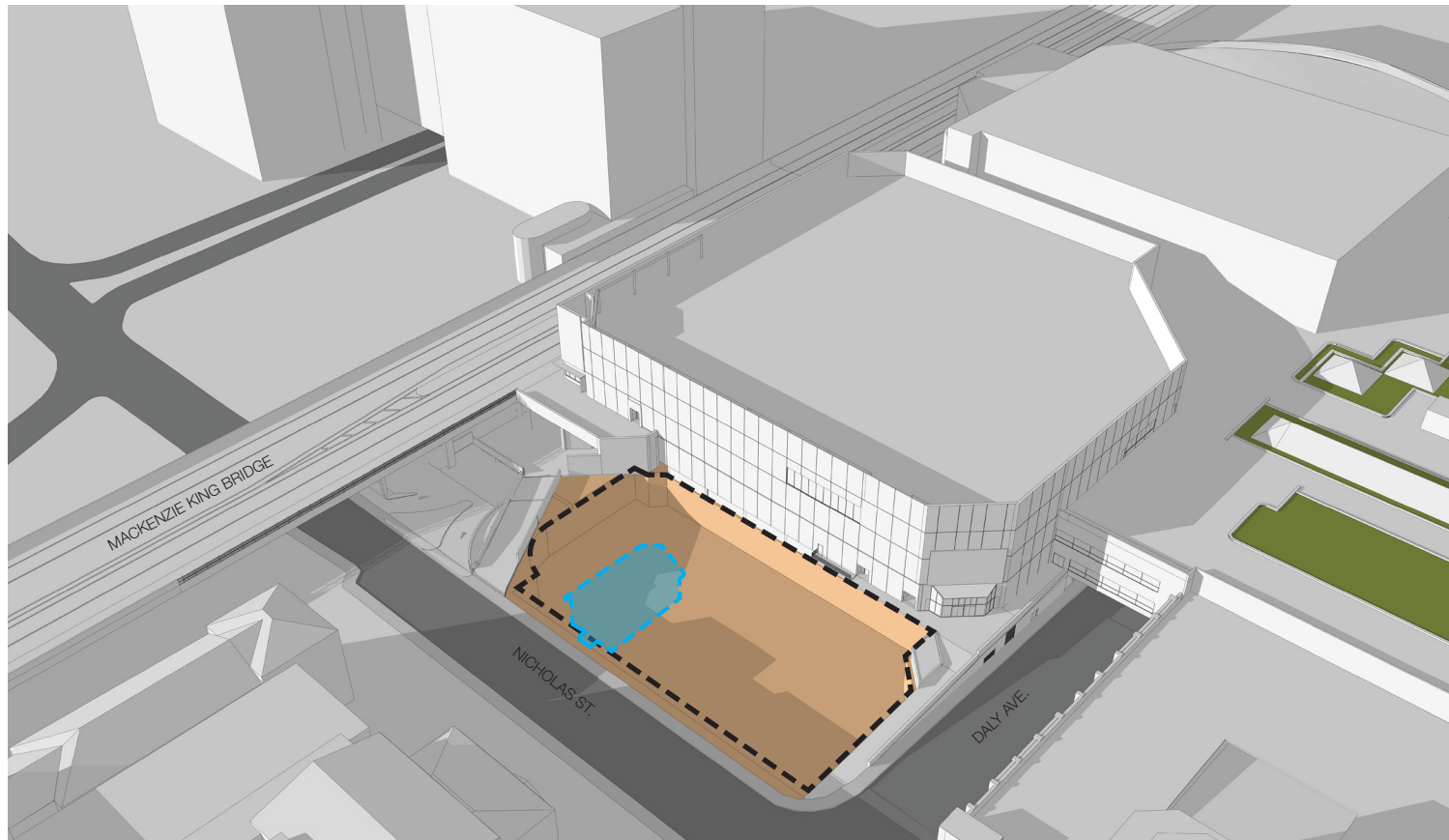
Site Analysis



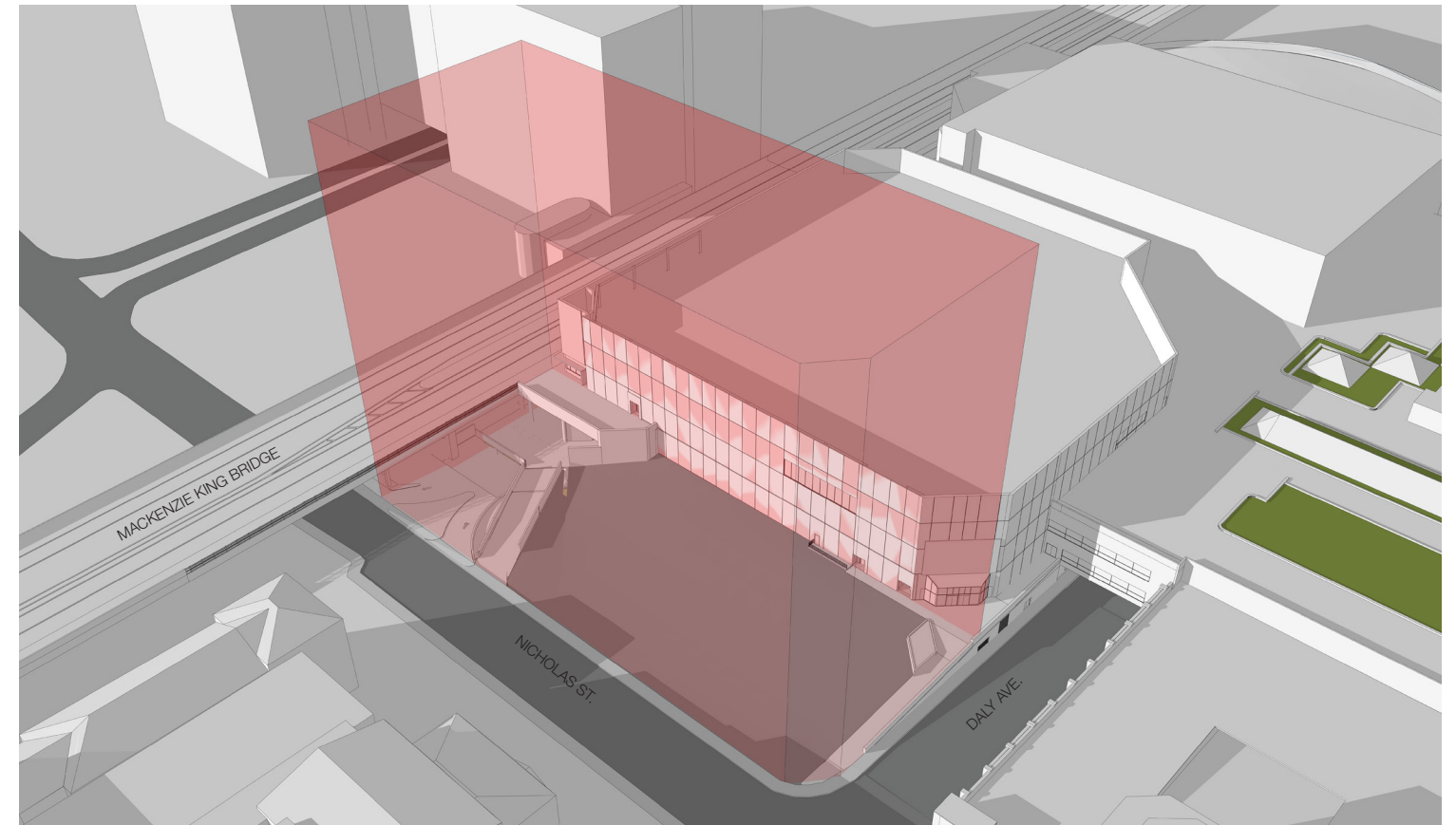
1. EXISTING CONDITION



2. REALIGN PARKING AND LOADING RAMPS

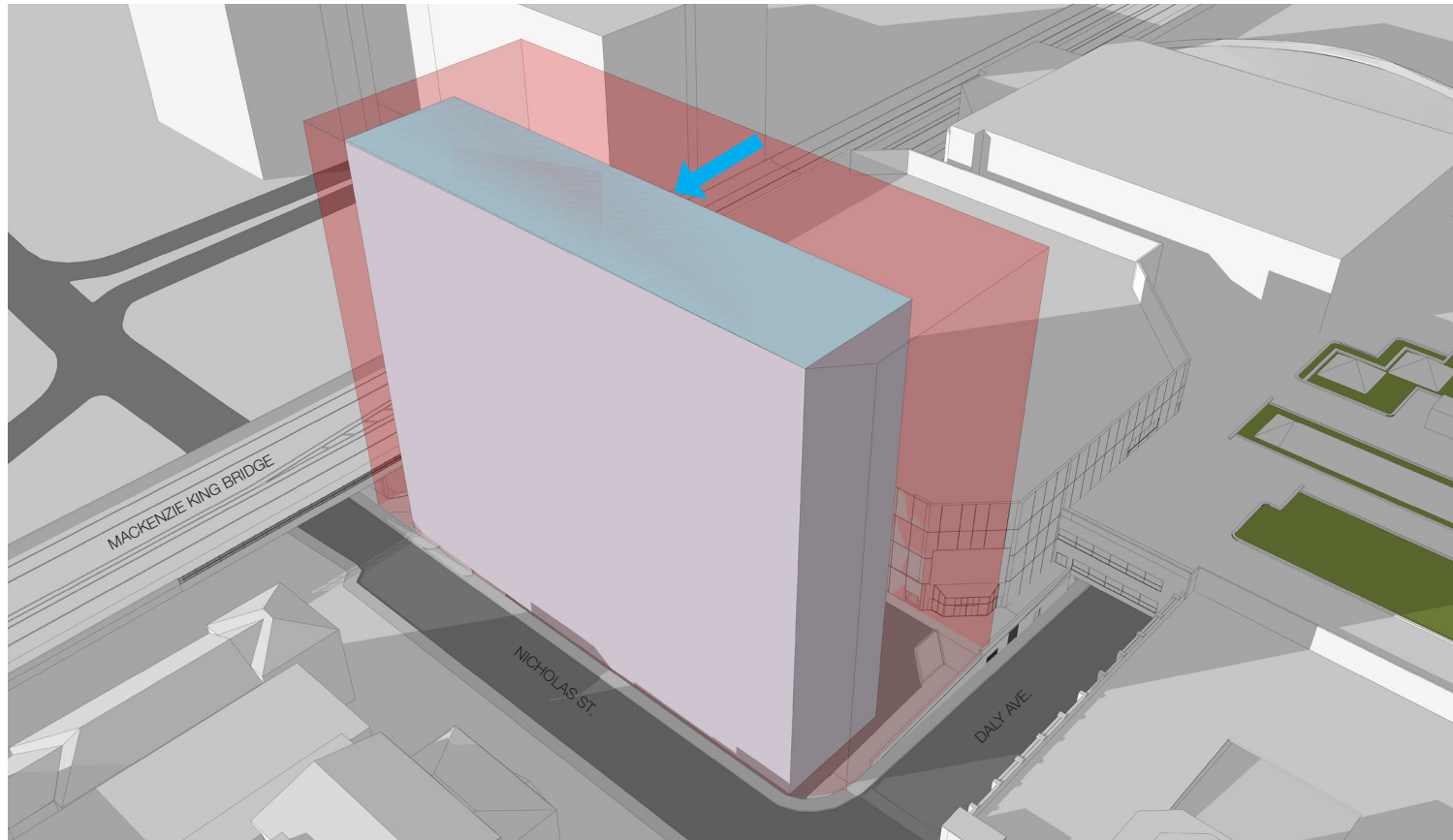


3. RELOCATE REGISTRY OFFICE AND CONSTRUCT 2 LEVELS OF UNDERGROUND PARKING

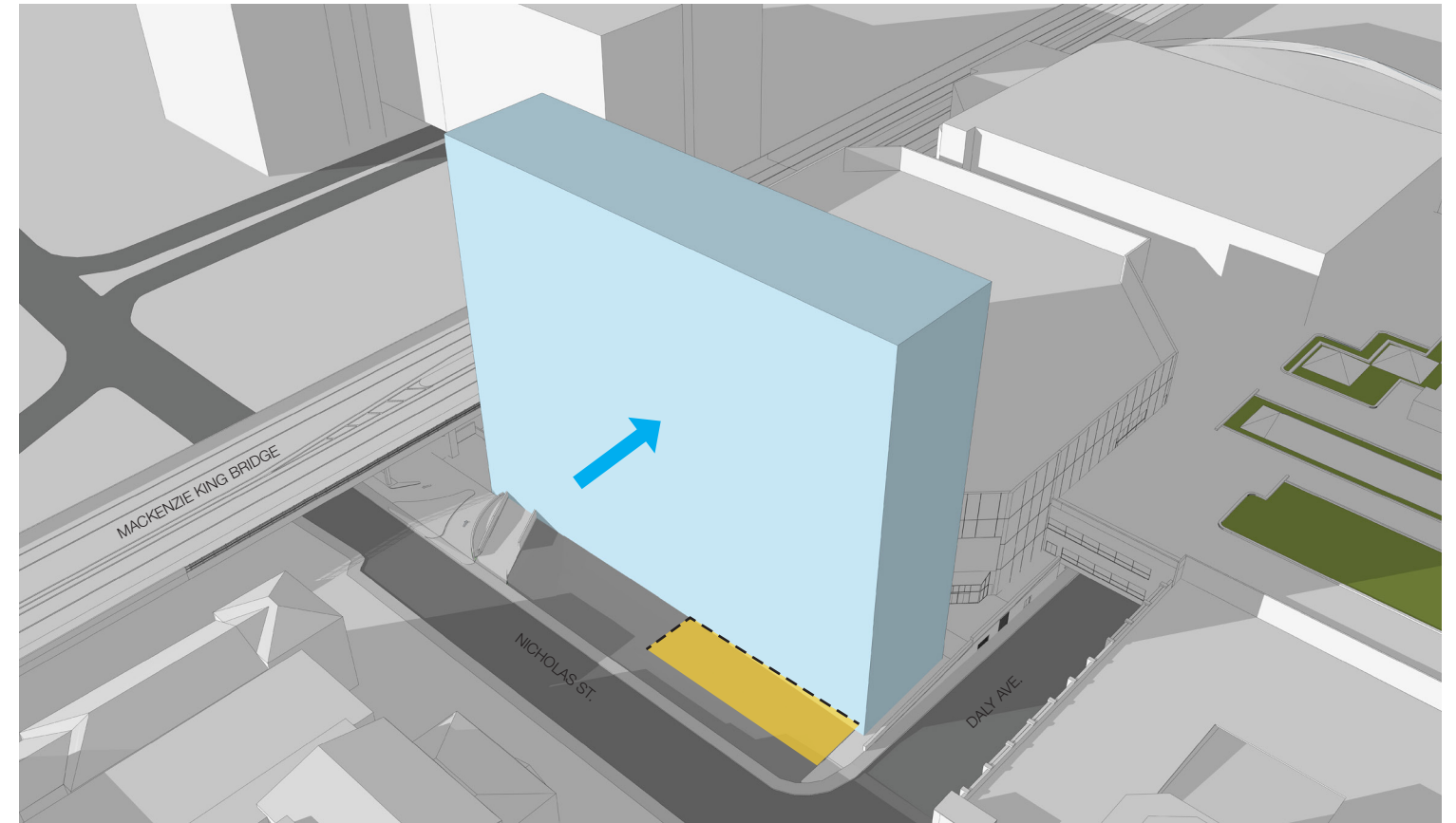


4. AS-OF-RIGHT ZONING TO VIEW-PLANE LIMITS

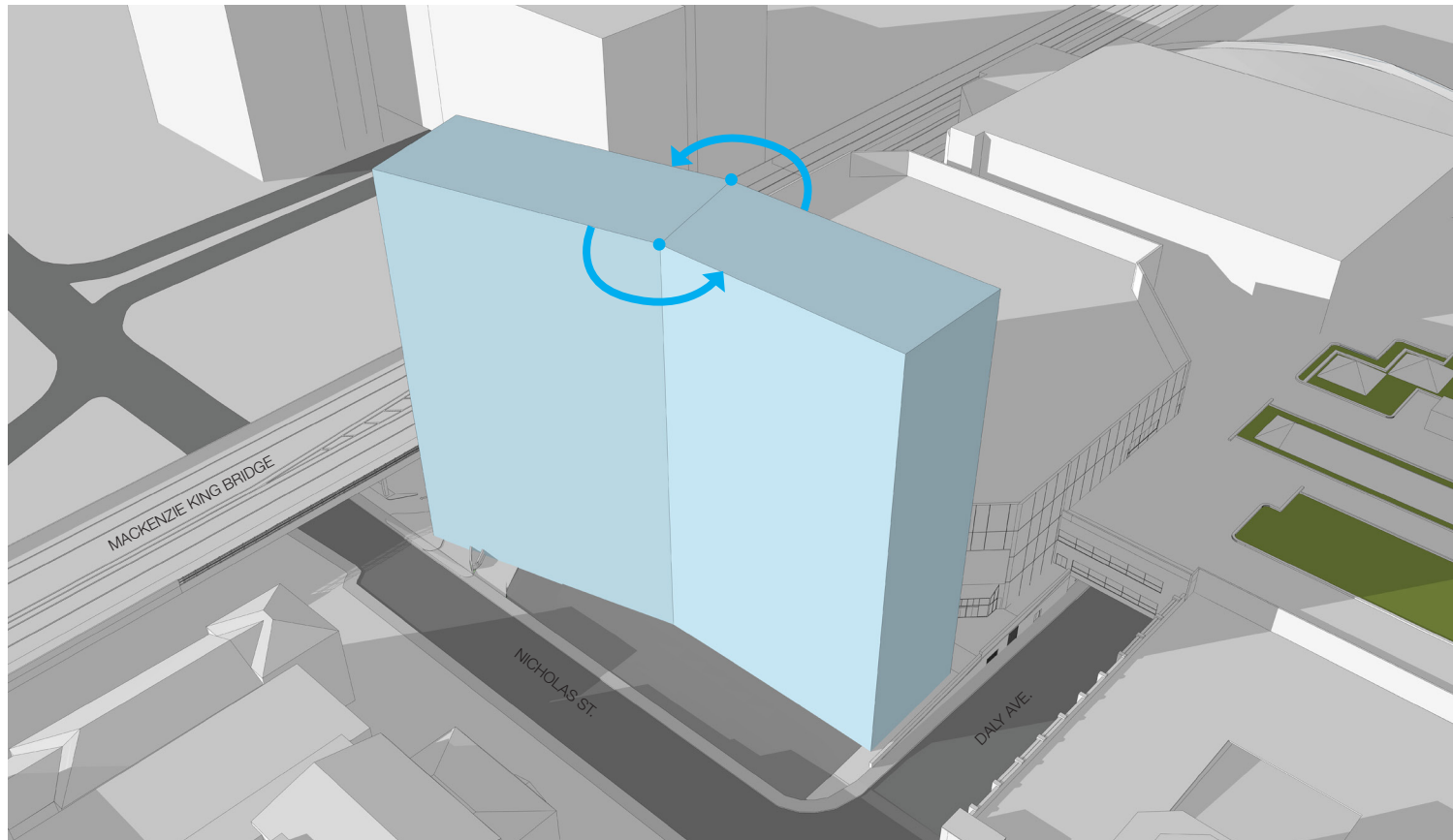
Building Massing



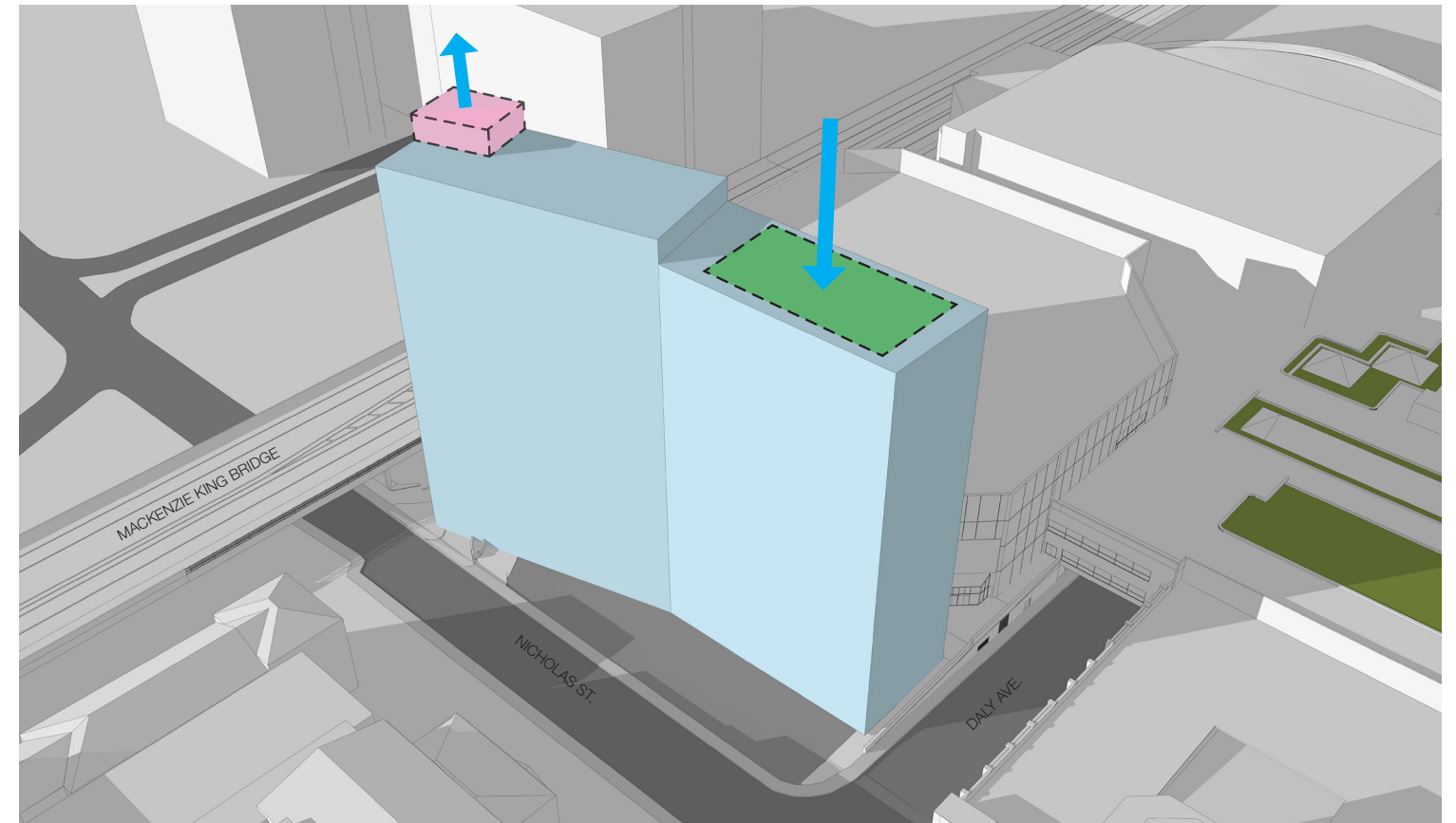
5. REDUCE MASS TO TYPICAL RESIDENTIAL FLOOR PLATE WIDTH



6. SHIFT MASS TO CREATE PUBLICLY ACCESSIBLE CORNER PLAZA AT NICHOLAS & DALY

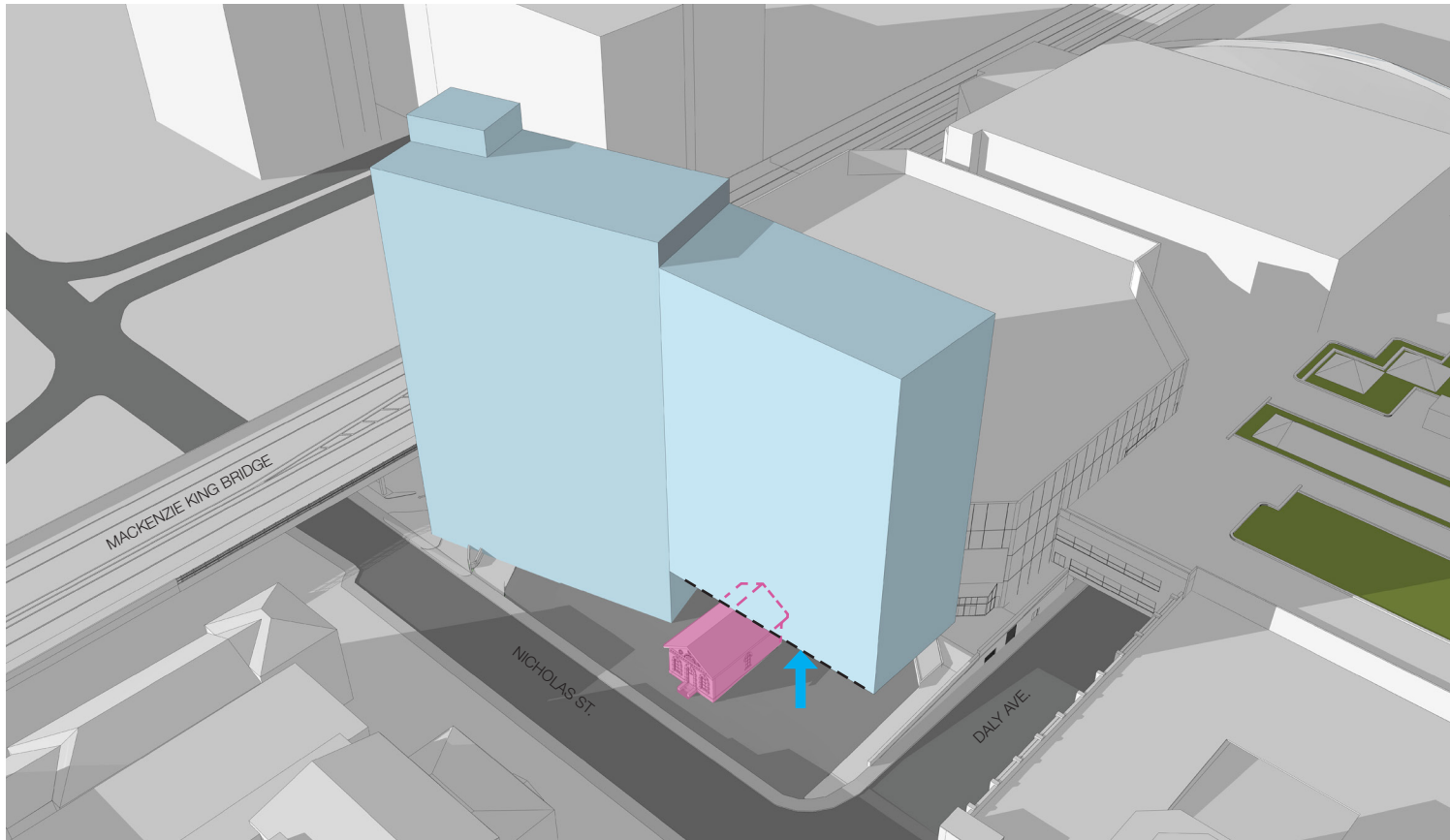


7. KINK SOUTH WING AWAY FROM RIDEAU CENTRE TO LIMIT VIEWS TO SERVICE AREAS AND CREATE AMENITY AT MACKENZIE KING BRIDGE LEVEL

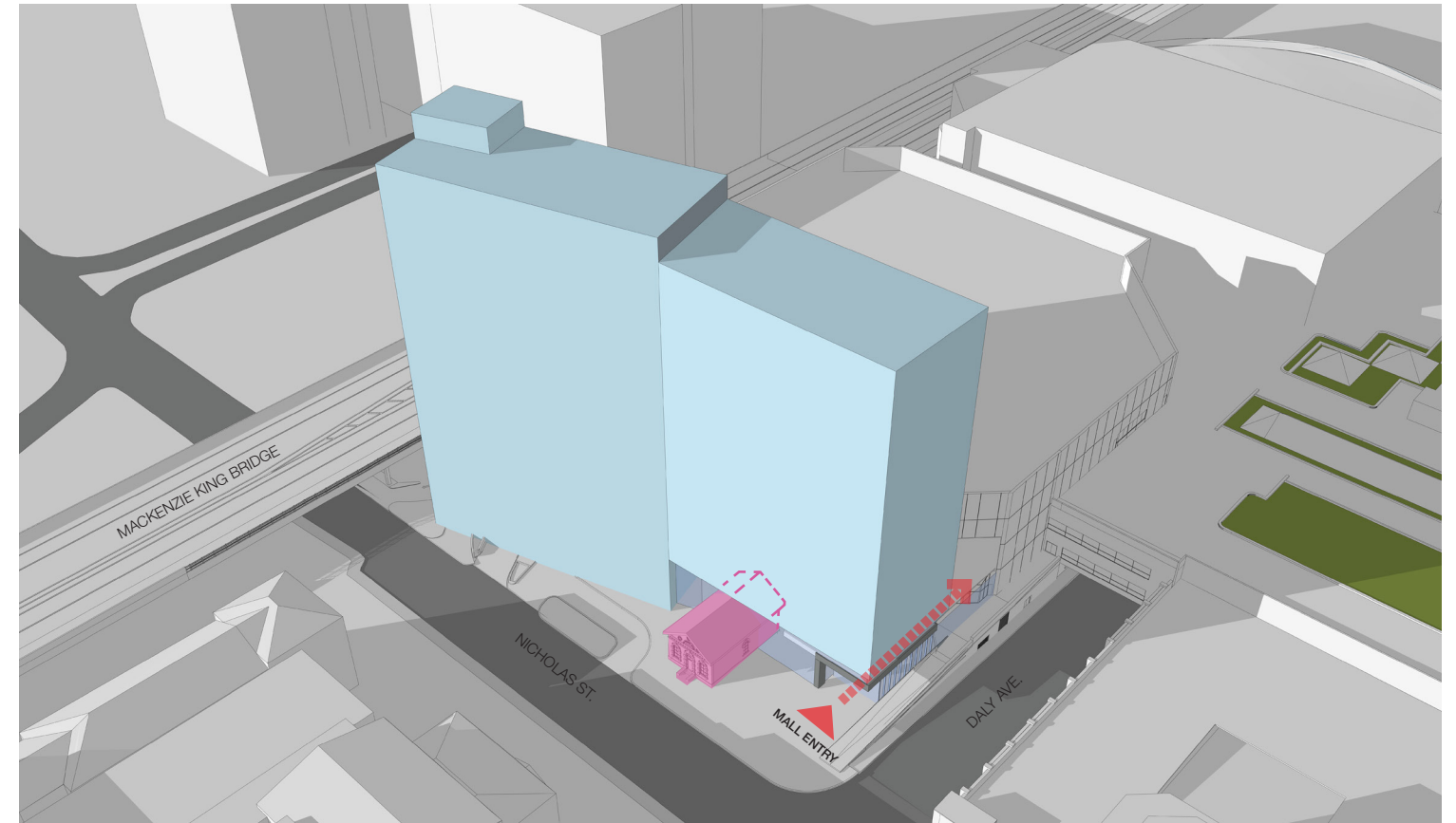


8. LOWER NORTH MASS TO CREATE AMENITY ROOFTOP AND ADD FEATURE TOWER AT SOUTHEAST CORNER

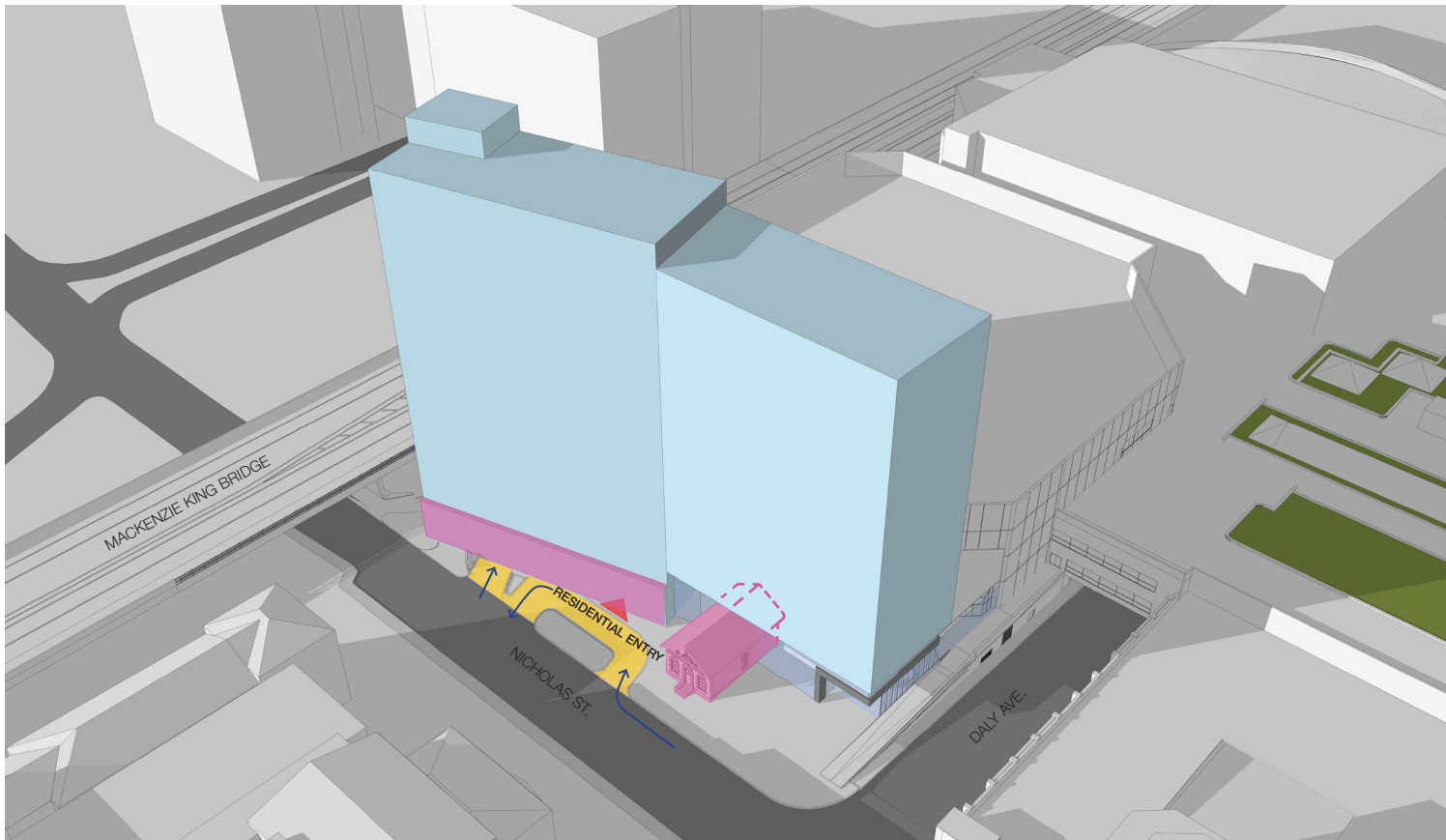
Building Massing



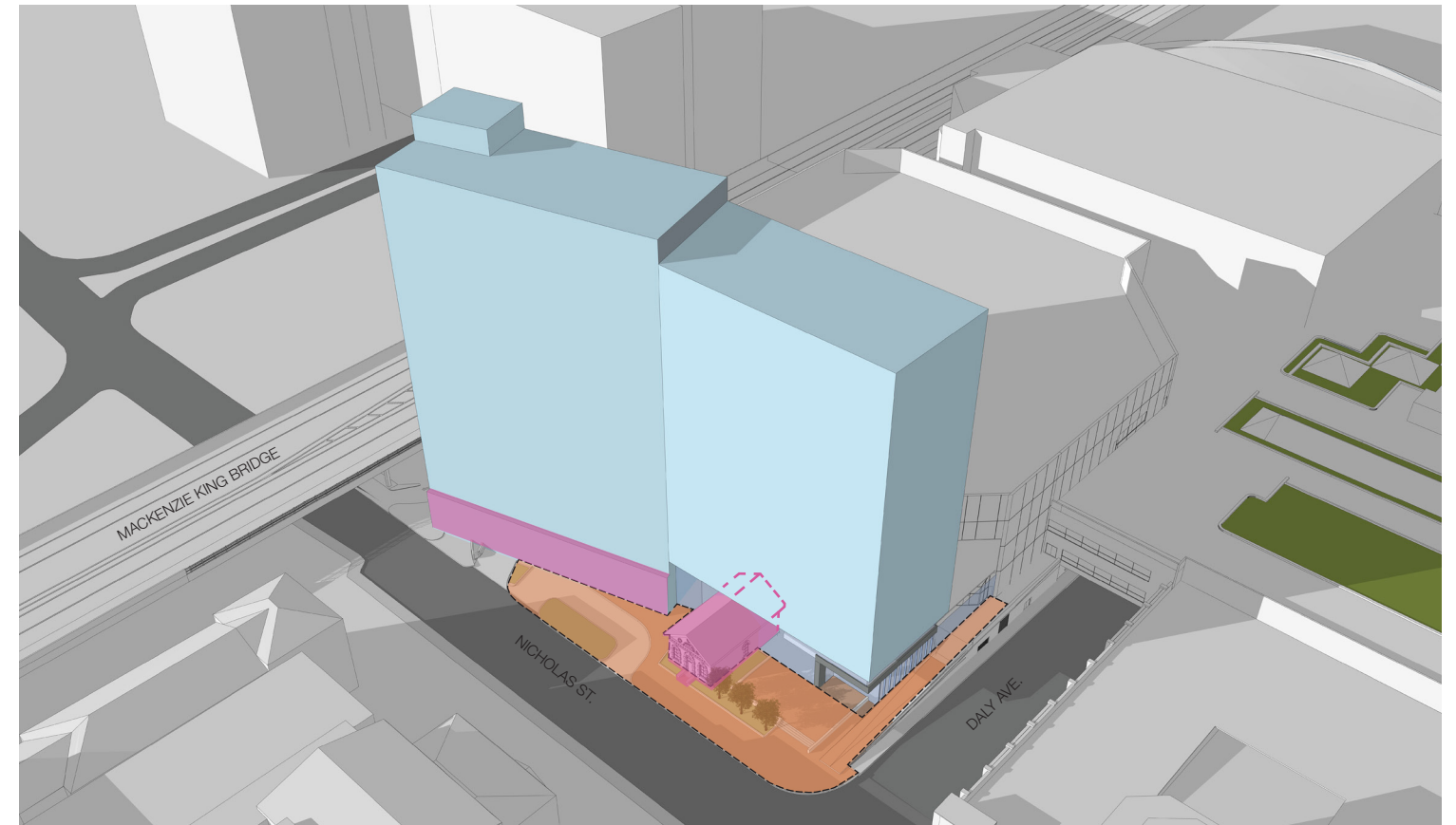
9. LIFT NORTH MASS TO ACCOMMODATE RELOCATED REGISTRY OFFICE



10. ADD NEW RIDEAU CENTRE ENTRANCE AND LOBBY



11. ADD 2 STOREY BRICK & STONE PODIUM AT RESIDENTIAL ENTRANCE



12. LANDSCAPED PLAZA EXTENDS PUBLIC REALM TO BUILDING ENTRANCES

Building Massing



Draft image to be updated

Tower Design - View from Northeast from Nicholas Street

The proposed 21-storey building will feature the Registry Office as a focal point and provide 280 purpose built rental residential units to the Ottawa housing market. The development will also significantly improve the pedestrian realm leading up to the underpass below Mackenzie King Bridge.

The north wing of the building is set back from Nicholas Street to create the entrance plaza and feature the Registry Office. It is parallel to the Rideau Centre wall to the west and setback approximately 6.4m from it to allow residential units to open onto the space between the new building and the existing wall. The north wing will be 20 storeys high with an outdoor rooftop amenity accessed from the taller (21 storeys) south wing.

The south wing is angled towards the southeast to shield the residential entrance area from the mall parking entrance and to create a more generous separation from the existing Rideau Centre (Nordstrom) wall to the west. The resulting trapezoidal space on the Mackenzie King Bridge level will be developed as outdoor amenity space for the residential tenants.

This geometric kink in the building massing creates a subtle shift between the north and south wings with the north wing as a backdrop to the registry building. Balcony patterning further reinforces the two wings with simple linear balconies and flush glazing on the north wing while the south wing introduces a pattern of staggered balconies.

The building envelope system will be a window wall system of vision glass and spandrel glass panels. The balconies will have glass railings and with a frit pattern for the balconies at the North wing. A glass wind screen railing will be installed on the top exterior amenity level. In addition, bird friendly treatments will be used per the Ottawa Bird Friendly Guidelines

The proposed residential development will provide a unique offering of 'wide and shallow' units to the rental residential market. Each unit is designed with over 9m of exterior facade, which will provide excellent light exposure to the interior living spaces and views of the city.

Project Statistics

Number of Storeys Above Grade	21
Number of Storeys Below Grade	2
Number of Units	280
Gross Floor Area	19,447.3 m ²
Resident Parking	103
Bicycle Parking	241



Draft image to be updated

Tower Design - View from the East Across Nicholas Street



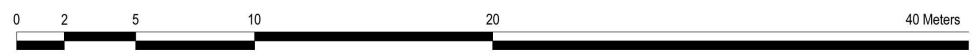
Draft image to be updated

Tower Design - View from Southeast on Mackenzie King Bridge



- LEGEND:
- PROPOSED CONCRETE PAVING
 - UNIT PAVING - TYPE 1 UNIT PAVERS OVER GRANULAR BASE
 - UNIT PAVING - TYPE 2 (PORCELAIN TILE PAVERS OVER PEDESTAL SYSTEM WITH TERRA-GRID)
 - WOOD DECKING (IPE OR THERMORY ASH)
 - GRANITE BOLLARD
 - GRANITE SEATING WALL
 - GRANITE LANDSCAPE CURB
 - PRE-CAST CONCRETE LANDSCAPE CURB
 - SHRUB PLANTING
 - CRUSHED STONE PAVING
 - WOOD BENCH
 - PROPOSED TREE

One of the key elements toward reorganizing the site is to relocate the Registry Office approximately 18m to the north. This creates a larger separation from the vehicular access to the south and brings the heritage building closer to the intersection of Nicholas and Daly. Mimicking the street corner setback conditions at the Arts Court and Novotel, the proposed building will also be set back from Daly Avenue creating an entrance plaza at the proposed new entrance to the Rideau Centre and an outdoor seating area for a new commercial retail (café/bar) unit that will incorporate the Registry Office. The public space at this corner will also allow for required grade changes with public stairs and ramp from Nicholas Street to the new proposed interior ground floor level. At the ground floor, the ramp to the existing loading areas is reconfigured to minimize the impact along Nicholas Street. The ramp is also enclosed within the volume of the new residential block and the existing loading dock roof is extended towards the east.



Landscape Plan - Nicholas Street - Proposed Level 1



The intersection of Nicholas and Daly is currently an inhospitable public environment. Daly slopes steeply down from the intersection to pass under the Rideau Centre. Only a narrow sidewalk is provided on the south side of Daly. The existing entrance to the Rideau Centre is set far back from Nicholas with a steeply sloped sidewalk to navigate the approximately 2m grade change from Nicholas to the Centre.

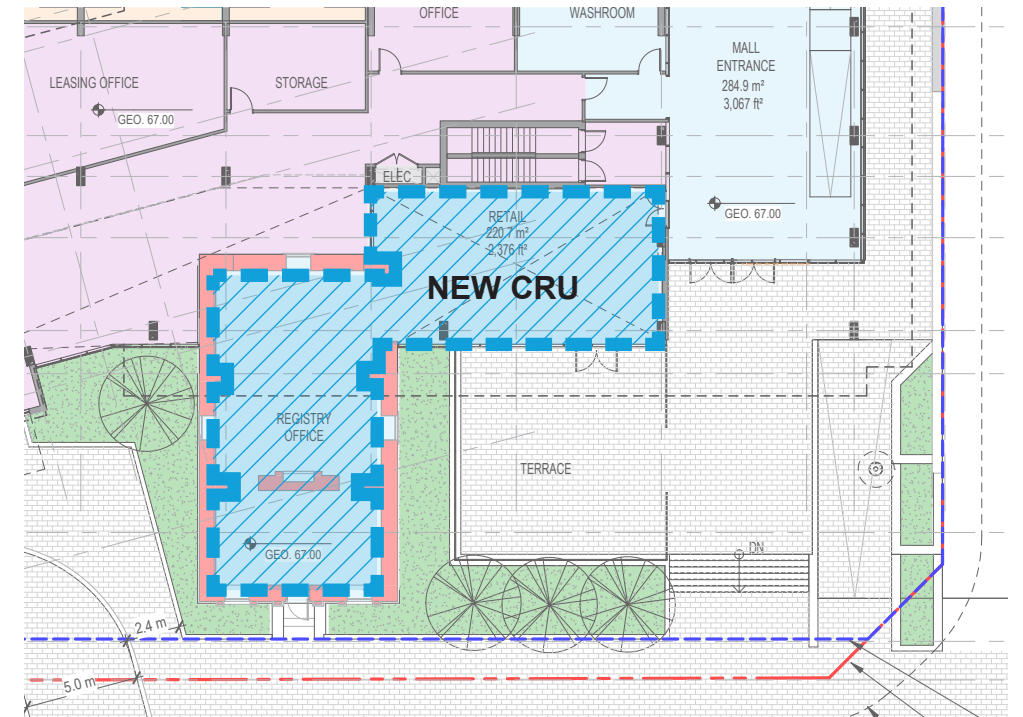
The Registry Building is located on the southern end of what is currently an empty grassed lot next to the existing loading ramp and parkade entrance to the Rideau Centre.

The west side of Nicholas Street has very narrow existing sidewalks and the Registry Building steps about the edge of this sidewalk.

Relationship to Public Realm along Nicholas Street - Existing Condition



Draft image to be updated



This development proposes to widen the sidewalks significantly along both Daly and Nicholas 3.9m on Daly and 4.2m on Nicholas. The Widening along Nicholas Street includes a widening of the R.O.W. With 1.7m of the original property being added to it. The Registry building will be moved towards the north and setback significantly from the sidewalk improving sight lines towards it.

The relocated Registry Office will be separated from the surrounding hard landscape areas by a buffer of soft landscape planting. This will allow for the maximum exposure of the existing rubble foundation of the Registry Office while creating a level access to the Registry Office interior from the adjoining retail unit.

The Registry Office will intersect the proposed building in a three-storey glass atrium. The generous space and volume will feature the Registry Office as a unique heritage structure that will be featured in both the new residential lobby as well as the retail unit. The heritage building exterior will be maintained, the original brick and stone chimney which was demolished in a previous renovation will be rebuilt, and the interiors will be restored to their original design.

The existing Rideau Centre entrance off Nicholas is set back significantly from the street front. A new two storey high entrance atrium will be extended from the existing entrance to the new corner plaza at Daly and Nicholas.

Relationship to Public Realm



The south end of Nicholas Street at the Mackenzie King Bridge entrance is dedicated to both parking and loading entrance to the Rideau and Shaw Centres. Almost half the length of the site is dedicated to curb cuts to access these.

Relationship to Public Realm along Nicholas Street - Existing Condition



Draft image to be updated

This development proposes to compress the loading ramp access by angling it closer to the parking access ramp and enclosing it within the new residential podium. By angling the south wing of the new residential building the visual impact of the parking access is significantly reduced from the north.

The residential lobby entrance will be located to the south of the relocated Registry Office. Residential uses such as lounge and meeting areas will surround the southern half of the Registry Office. The Registry Office will be the primary feature for both entrances as well as a separation between commercial use and residential use on the site.

Directly in front of the residential lobby will be a vehicular drop-off and lay-by to minimize the impact to street traffic. It will also provide access to the below grade parking.

Both the plaza at the corner of Daly and Nicholas and the vehicular drop-off and residential entrance will feature a consistent landscape treatment minimizing the visual impact of the lay-by, parking, and loading entrances.

Access to the existing loading will be incorporated within the proposed building to create a uniform appearance. The existing roof over the loading area will also be extended to minimize the visual impact of the vehicular access to the mall and significantly improve the pedestrian experience along both Nicholas Street and along the north side of Mackenzie King Bridge.

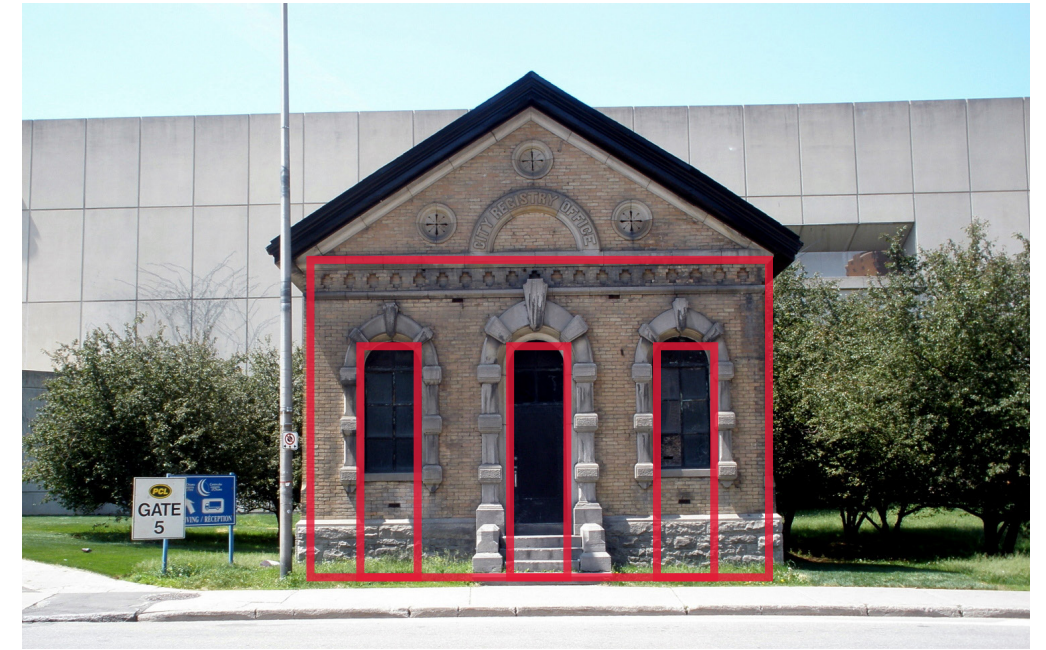
Relationship to Public Realm



- ① Upper stone frame
- ② Brick
- ③ Window stone frame
- ④ Black metal windows
- ⑤ Stone base

CONNECTION WITH HERITAGE BUILDING

- > Materiality
- > Architecture language



PODIUM COMPOSITION

- > Based on the rhythm of the Registry Building
- > Contemporary interpretation of the heritage building brick stone composition

Relationship to Heritage

View from Proposed Lobby



View from Proposed Retail



The former City Registry Office (constructed in 1874) was designated by the City of Ottawa in 1978 under Part IV of the Ontario Heritage Act. It will be relocated approximately 18 m north and serve as a focal point for a new plaza along Nicholas Street as part of the Registry Site development.

The architectural and site/landscape design proposal gives regard to the heritage values and character defining elements of the Registry Office by introducing the following measures :

1. The relocated position of the Registry Office maintains the building's (informal) spatial relationship to the three other buildings in the "Judicial District" (Carleton County Courthouse, Nicholas Gaol and Albion Hotel)
2. The Registry Office maintains its visual prominence in the public realm with a portion of its form (30%) imaginatively incorporated within a 3 storey atrium to permit the modest floor area to be repurposed with an active retail use.
3. The ground floor of the new residential mixed-use building is aligned with the level of the relocated Registry Office (67.00 masl) to provide universal access to the restored interior.
4. The structural columns on the new building's East façade are intercepted by a transfer beam at the 4th floor level to ensure that the volume of the Registry Office is unencumbered by the impact of the structure above.
5. The East façade of the new building's three storey atrium is a simple glazed curtain wall to create a neutral backdrop for the articulated form of the Registry Office and maximize the visual perception of the whole Registry Office volume (particularly at night).
6. The proposed ground plane setting of the Registry Office includes an outdoor terrace and an apron of soft landscaping to permit the stone foundation to be visible and reference the soft landscape setting of the former Courthouse in the "Judicial District".

Relationship to Heritage

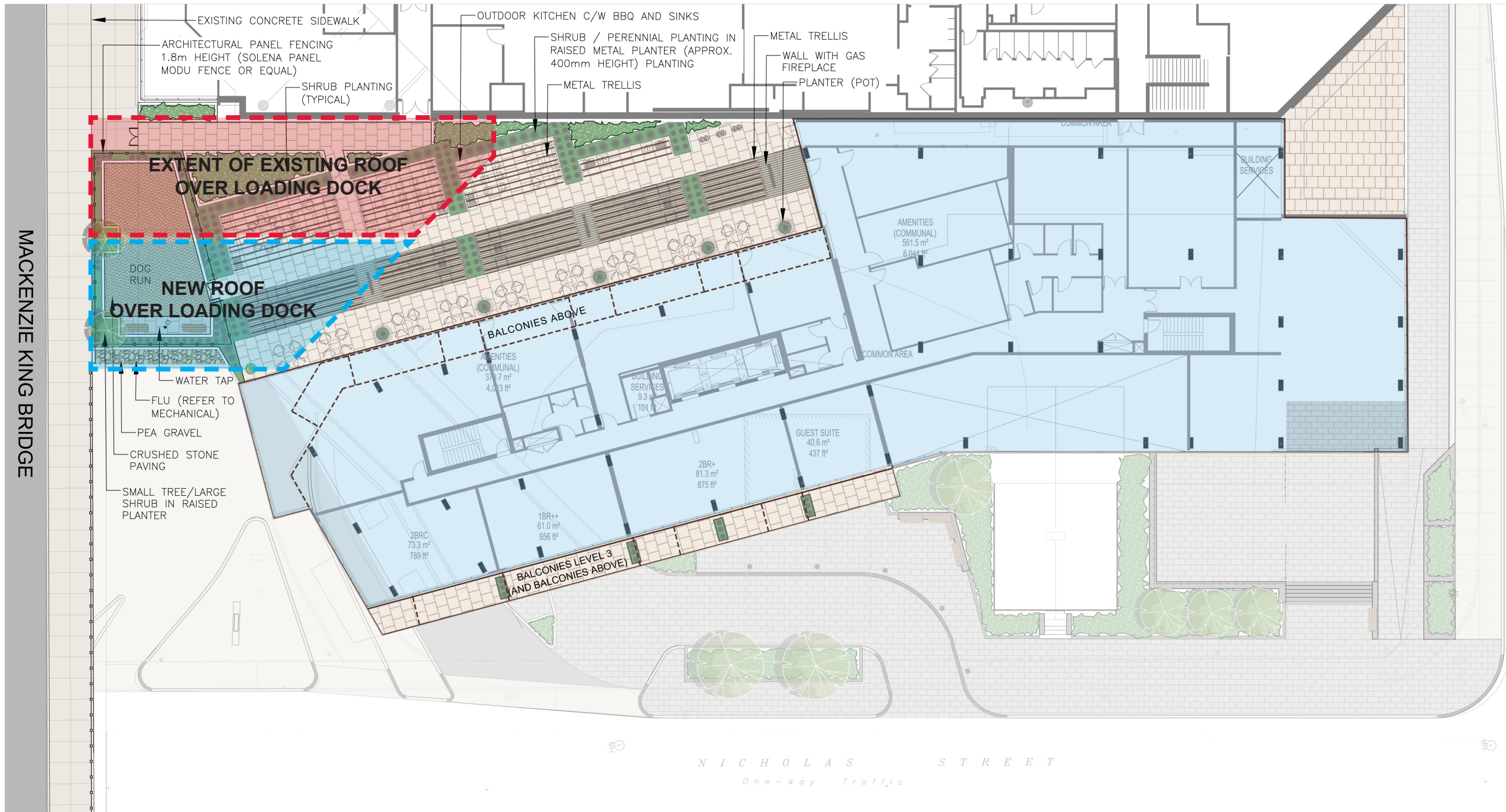


Relationship to Public Realm along Nicholas Street - Existing Condition



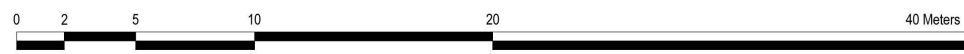
21.5 M OF OPEN PARKING ACCESS

Relationship to Public Realm along Nicholas Street - Proposed Building



- LEGEND:
- PROPOSED CONCRETE PAVING
 - UNIT PAVING - TYPE 1 UNIT PAVERS OVER GRANULAR BASE
 - UNIT PAVING - TYPE 2 (PORCELAIN TILE PAVERS OVER PEDESTAL SYSTEM WITH TERRA-GRID)
 - WOOD DECKING (IPE OR THERMORY ASH)
 - GRANITE BOLLARD
 - GRANITE SEATING WALL
 - GRANITE LANDSCAPE CURB
 - PRE-CAST CONCRETE LANDSCAPE CURB
 - SHRUB PLANTING
 - CRUSHED STONE PAVING
 - WOOD BENCH
 - PROPOSED TREE

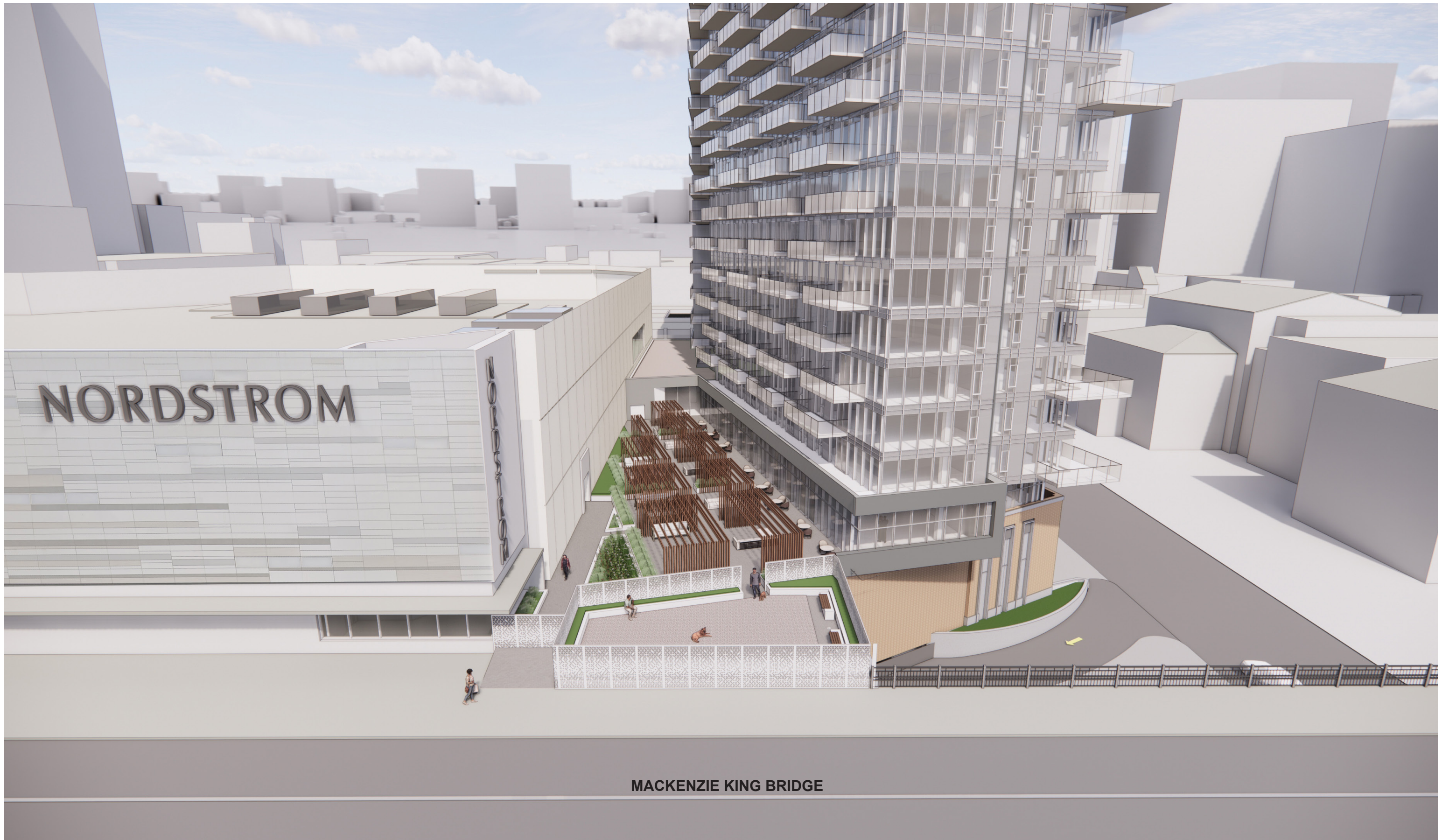
The new development will also provide an extensive indoor and outdoor amenities package. Level 3 will be comprised of party rooms, child play and gym with access to outdoor sitting areas and BBQ's. A dog run is located directly adjacent to Mackenzie King Bridge. Existing exiting from the CF Rideau Centre will be accommodated on this level through exit doors within a decorative metal fence which also enclose the dog run.



Landscape Plan - Mackenzie King Bridge - Proposed Level 3 Amenities



Mackenzie King Bridge Level - Existing Condition



MACKENZIE KING BRIDGE

Mackenzie King Bridge Level - Existing Condition

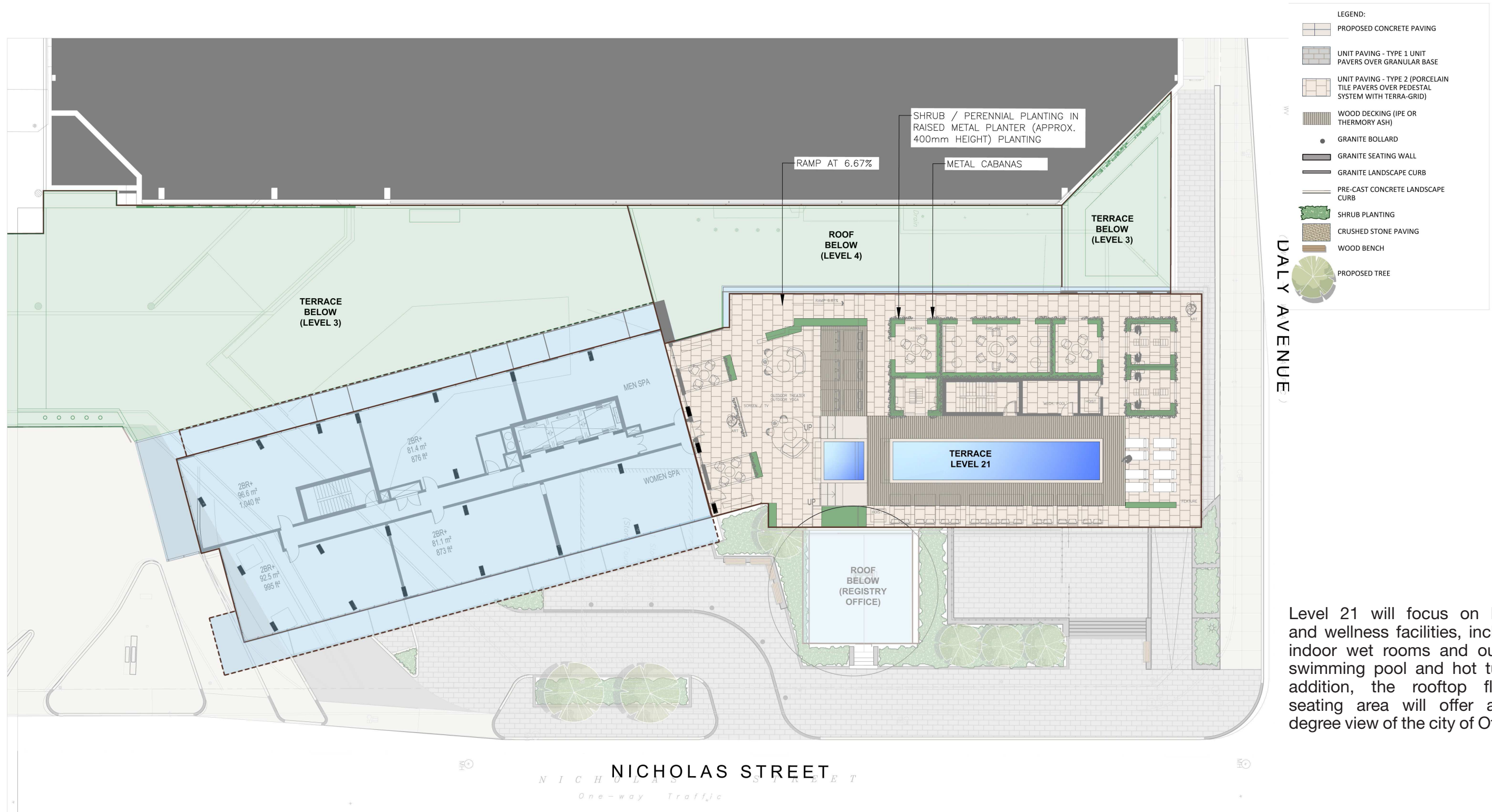


View of Level 3 Dog Walk Area



View of Level 3 Seating Area and Cabanas

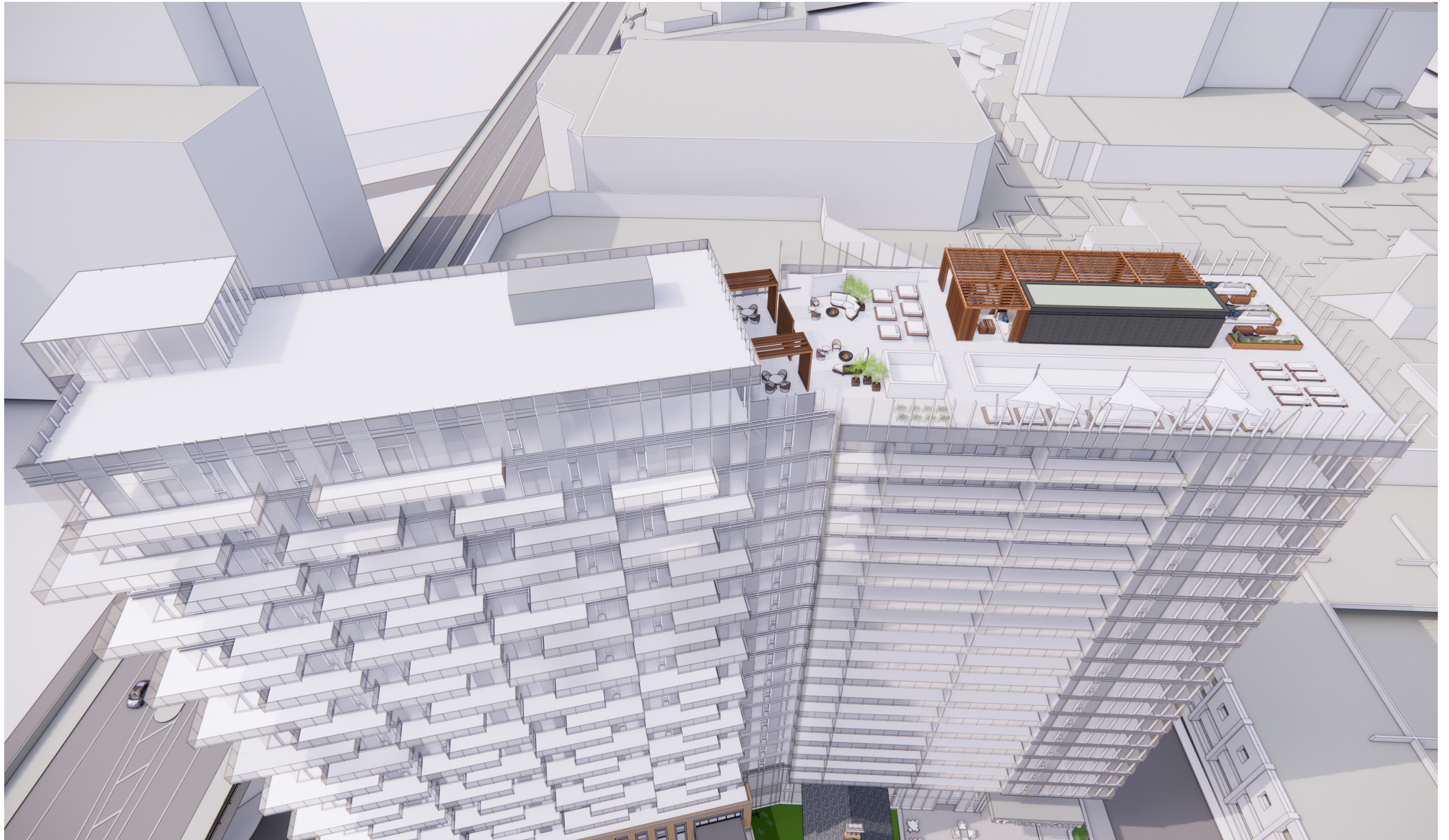
Mackenzie King Bridge Level - Proposed Level 3 Amenities



Level 21 will focus on health and wellness facilities, including indoor wet rooms and outdoor swimming pool and hot tub. In addition, the rooftop flexible seating area will offer a 360 degree view of the city of Ottawa.



Landscape Plan - Proposed Level 21 Tower Rooftop Amenities



Proposed Level 21 Tower Rooftop Amenities



View of Level 21 Seating Area and Cabanas



View of Level 21 Pool Deck

Proposed Level 21 Tower Rooftop Amenities

context view and elevations



Draft image to be updated



View from Southeast towards Parliament Hill - Existing Condition



Draft image to be updated

View from Southeast towards Parliament Hill - Proposed Building

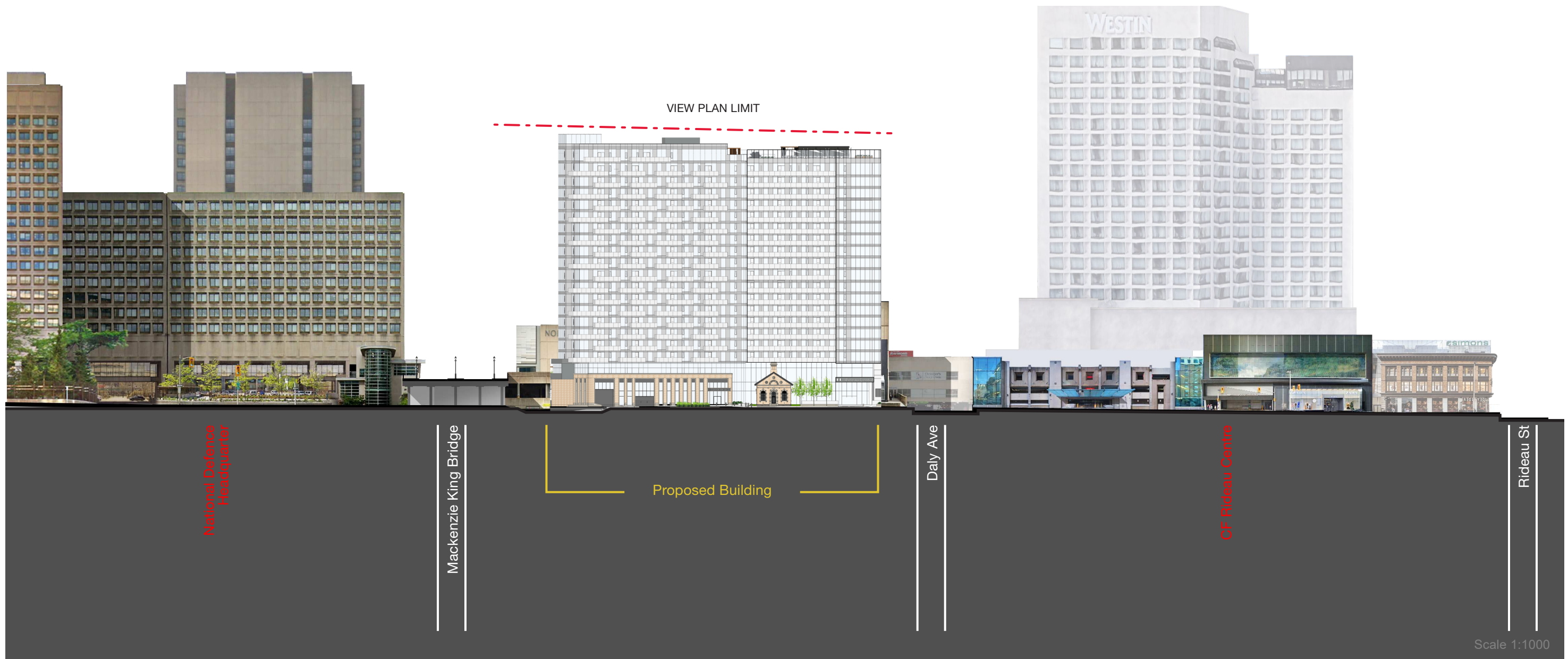


View from Northwest towards University of Ottawa - Existing Condition

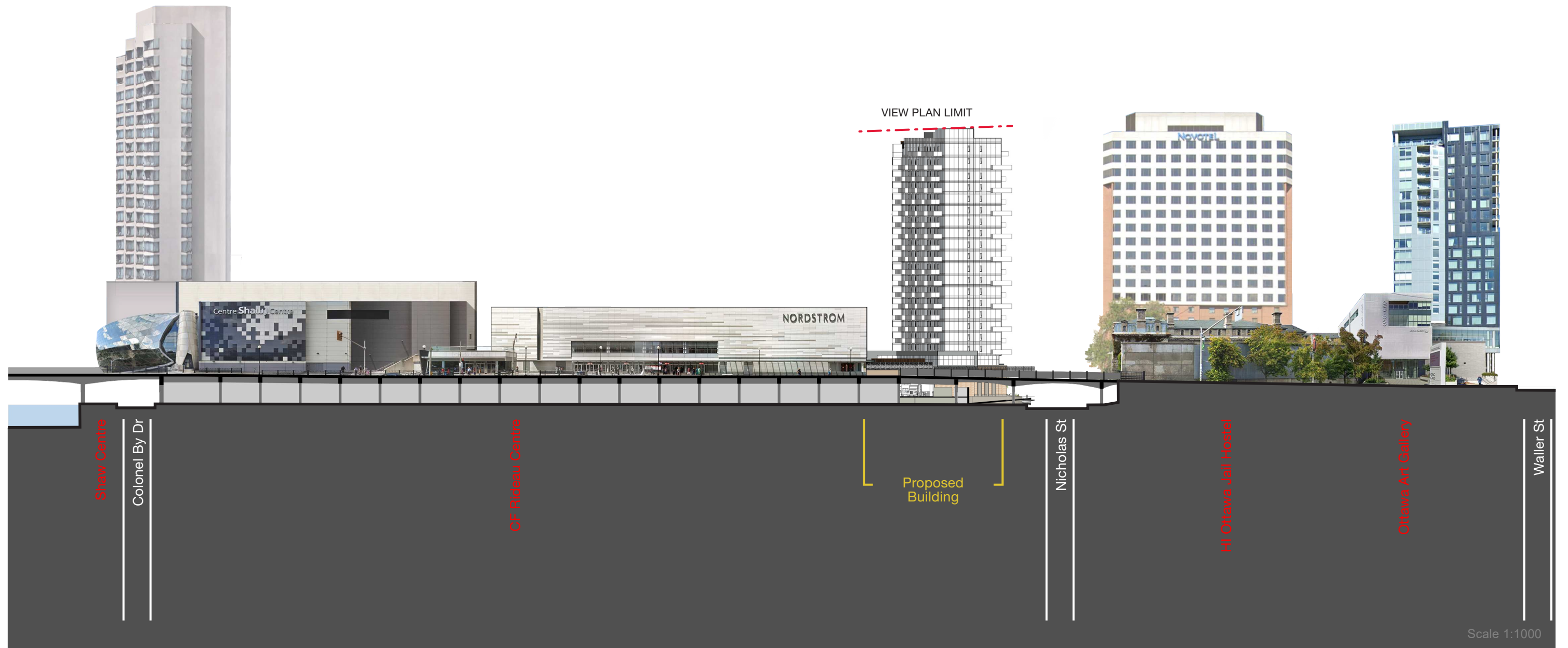


Draft image to be updated

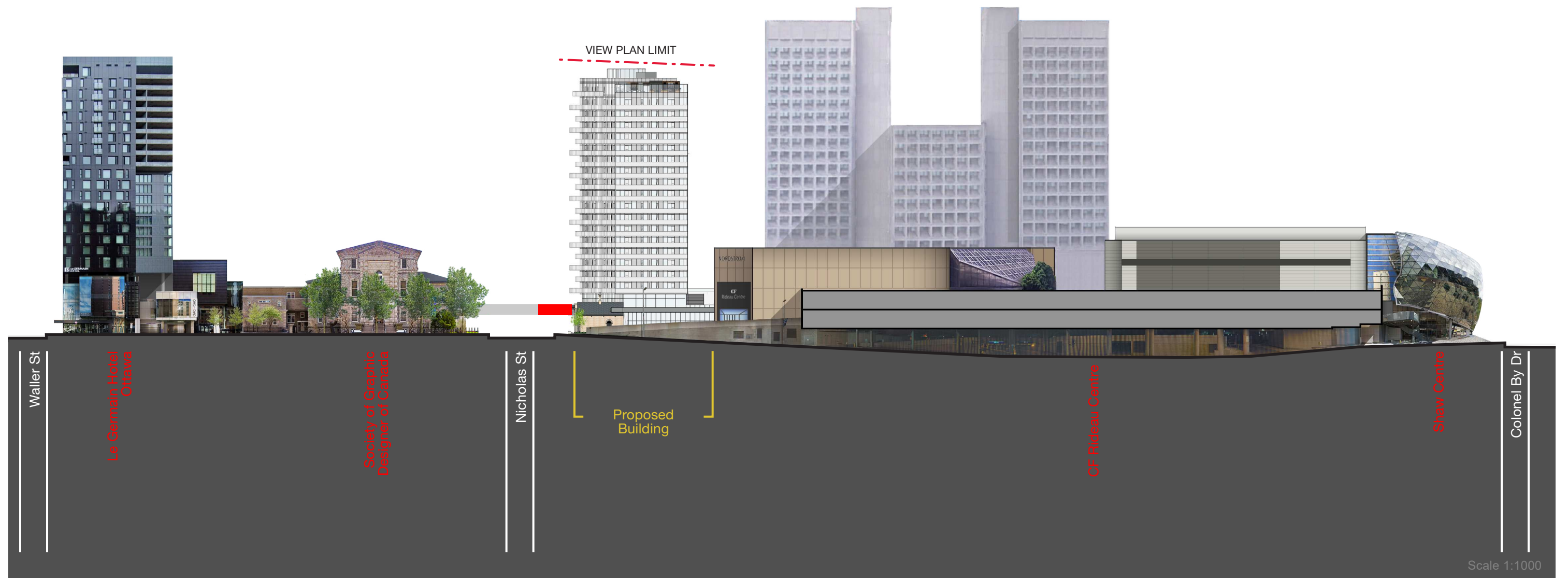
View from Northwest towards University of Ottawa - Proposed Building



Building Transition - Nicholas Street



Building Transition - Mackenzie King Bridge

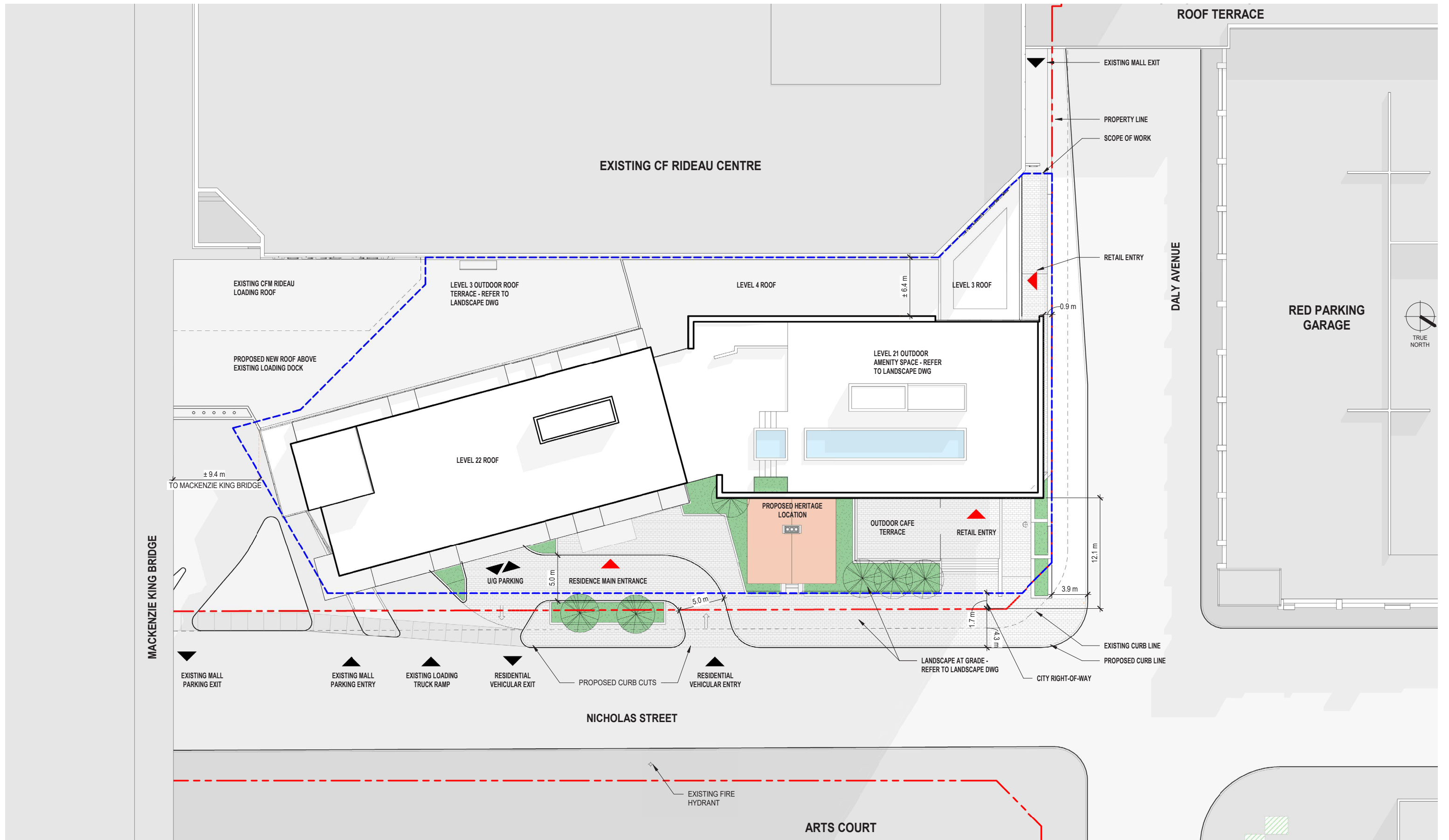


Building Transition - Daly Ave

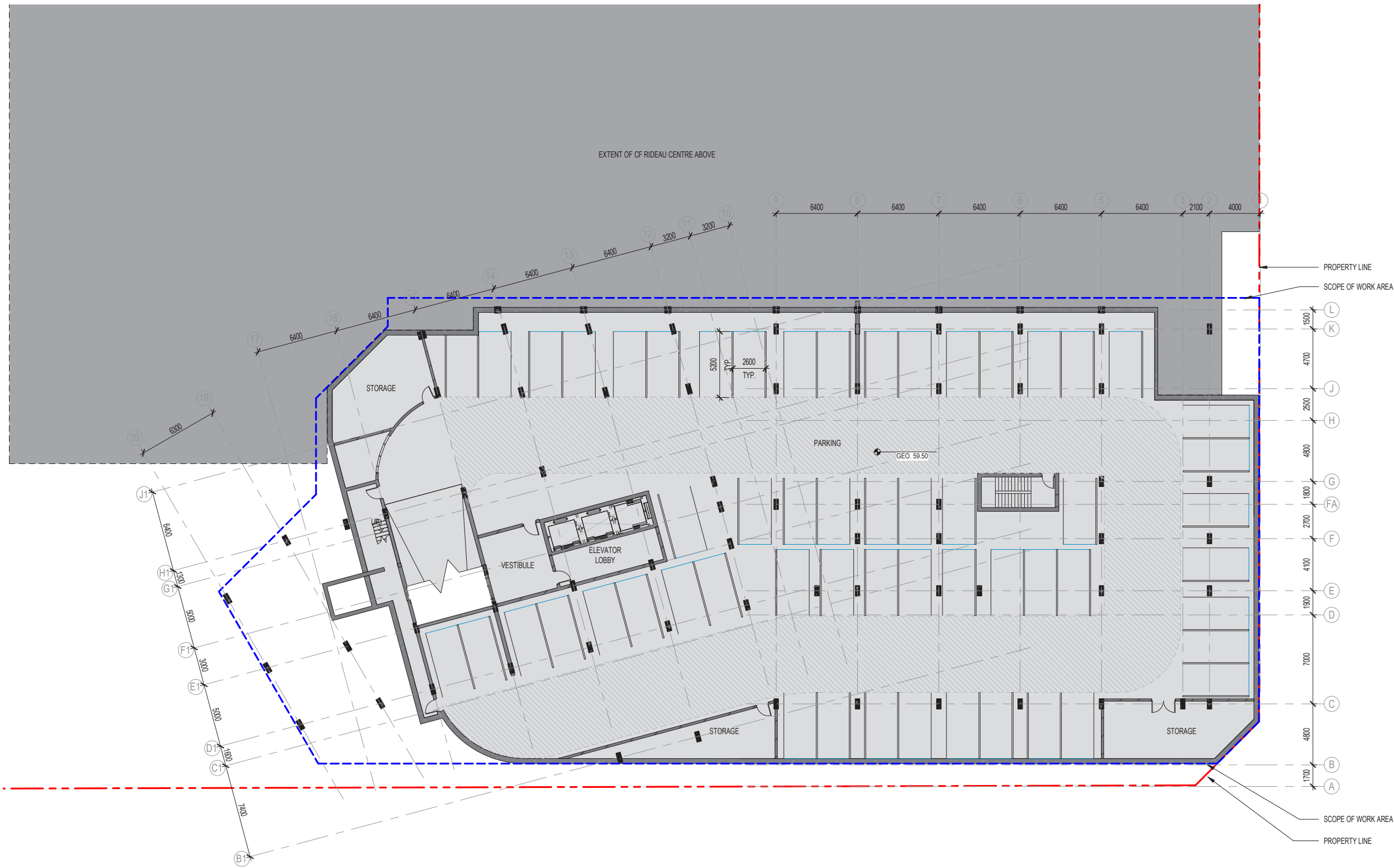
architectural drawings



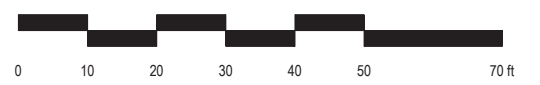
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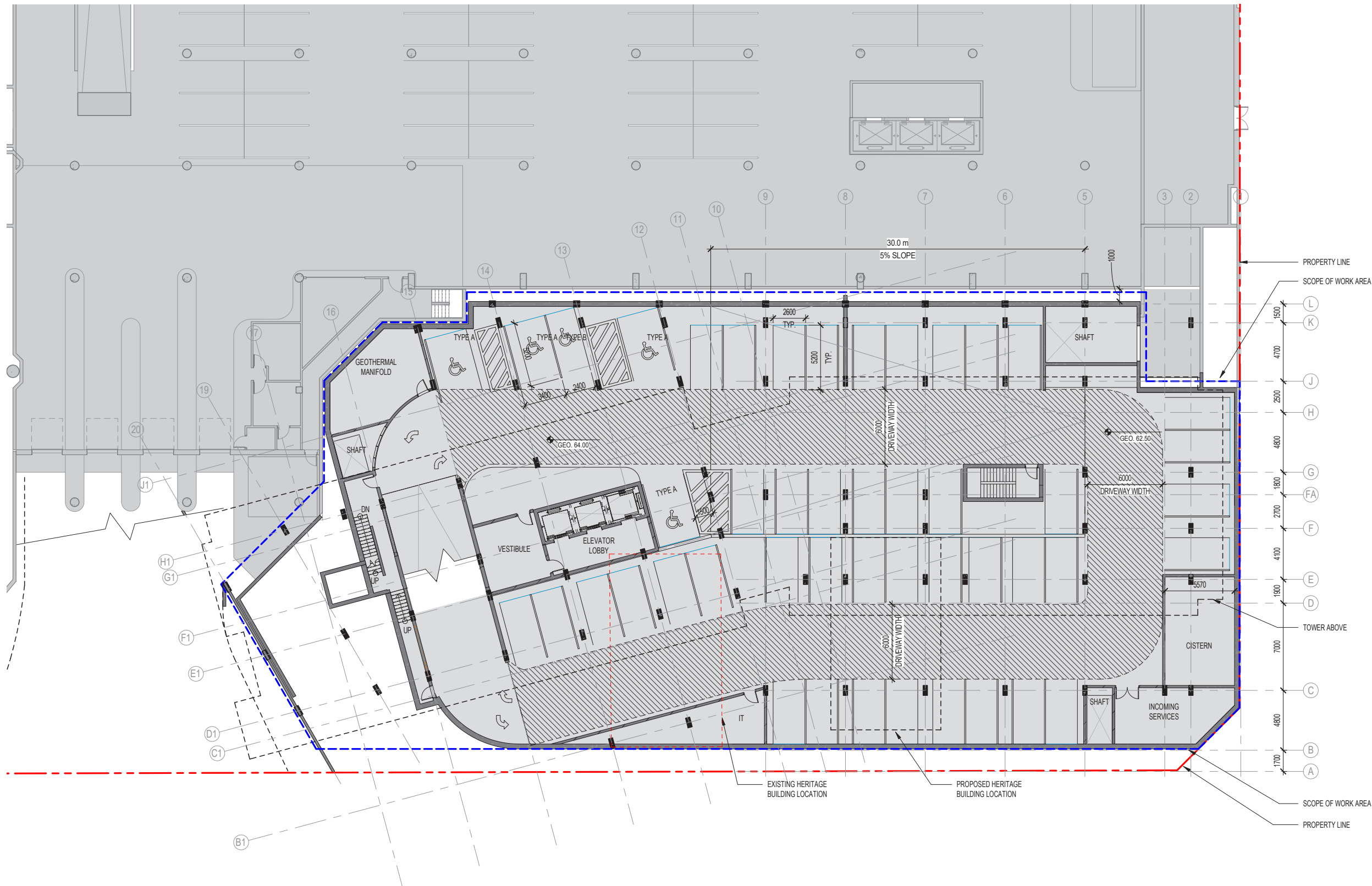
Architectural Drawing - Site Plan



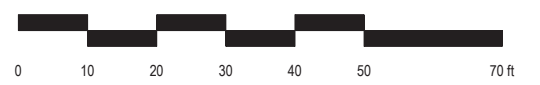
LEGEND	
[Light Blue Box]	1BR
[Light Orange Box]	1BR+
[Light Grey Box]	1BR++
[Light Yellow Box]	2BR
[Light Green Box]	2BR+
[Light Pink Box]	2BRC
[Light Red Box]	AMENITIES (COMMUNAL)
[Light Purple Box]	BALCONY
[Light Orange Box]	BIKE STORAGE
[Light Grey Box]	BUILDING SERVICES
[Light Purple Box]	COMMON AREA
[Light Blue Box]	GUEST SUITE
[Light Orange Box]	LOCKER
[Light Grey Box]	PARKING
[Light Blue Box]	RETAIL



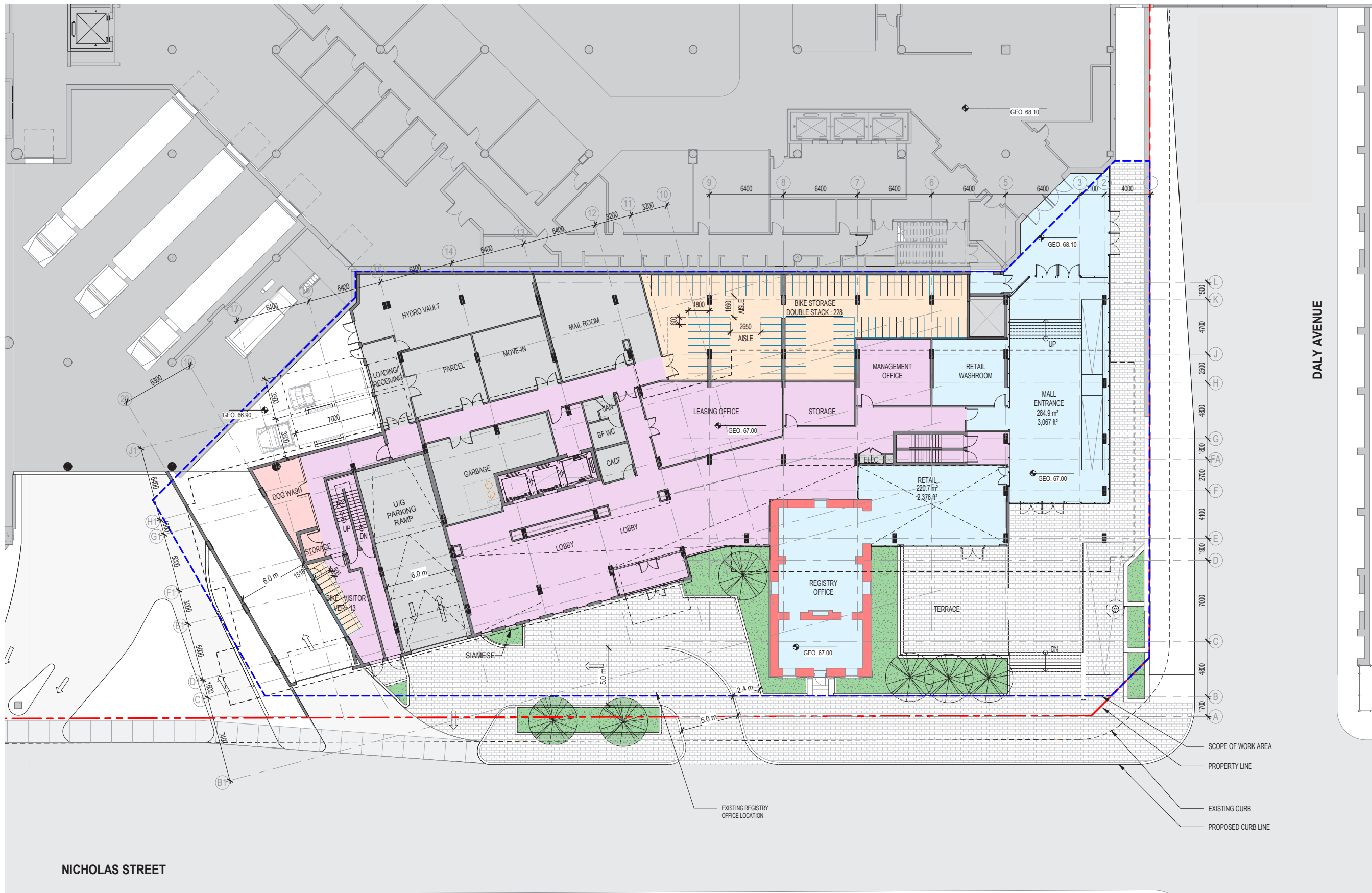
Architectural Drawing - Parking Level P2 Plan



LEGEND	
[Light Blue Box]	1BR
[Light Orange Box]	1BR+
[Light Grey Box]	1BR++
[Light Yellow Box]	2BR
[Light Green Box]	2BR+
[Light Pink Box]	2BRC
[Light Red Box]	AMENITIES (COMMUNAL)
[Light Purple Box]	BALCONY
[Light Orange Box]	BIKE STORAGE
[Light Grey Box]	BUILDING SERVICES
[Light Purple Box]	COMMON AREA
[Light Blue Box]	GUEST SUITE
[Light Orange Box]	LOCKER
[Light Grey Box]	PARKING
[Light Blue Box]	RETAIL

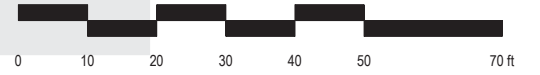


Architectural Drawing - Parking Level P1 Plan

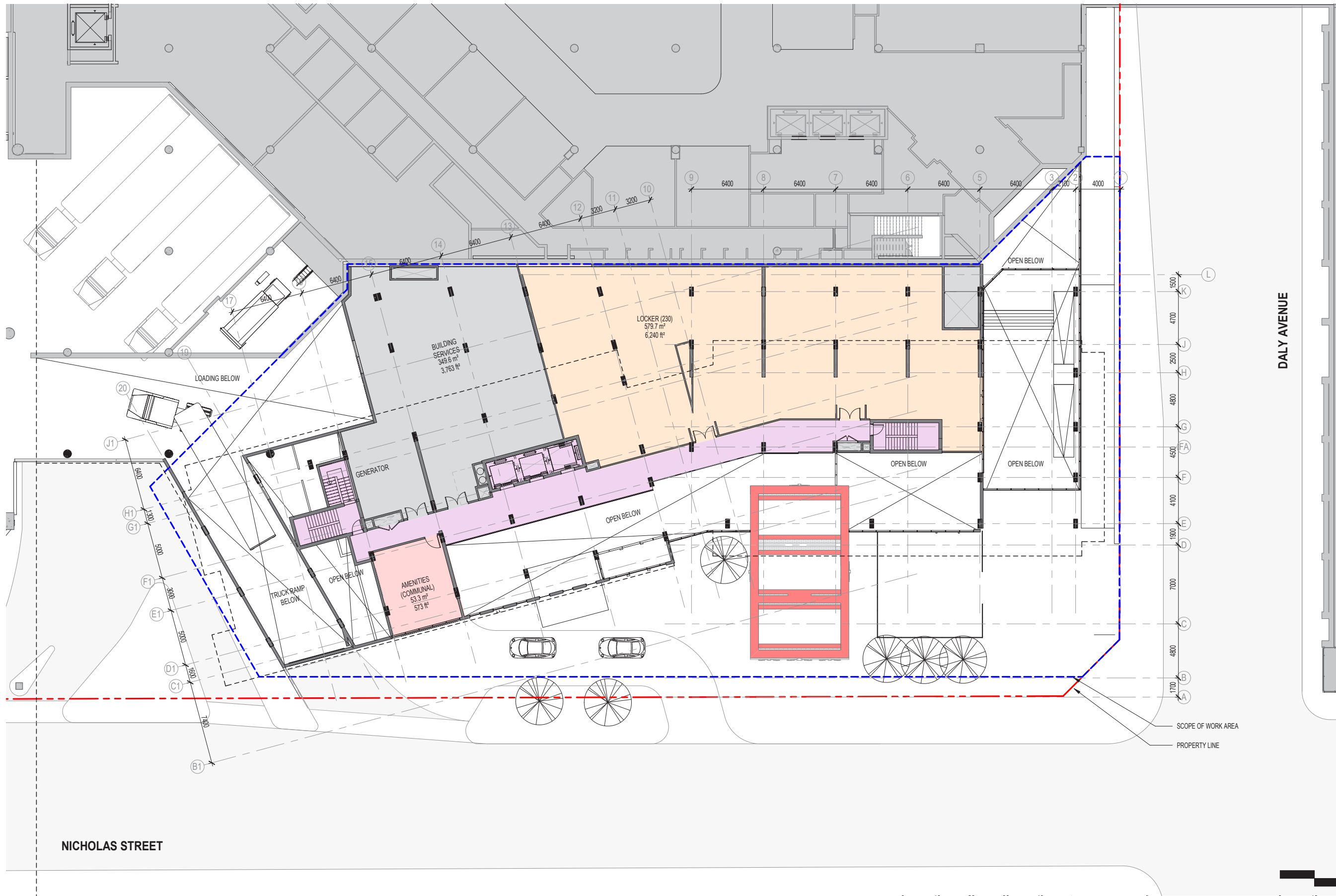


LEGEND

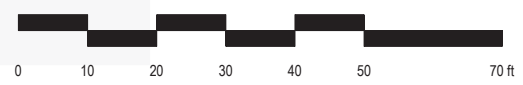
- 1BR
- 1BR+
- 1BR++
- 2BR
- 2BR+
- 2BRC
- AMENITIES (COMMUNAL)
- BALCONY
- BIKE STORAGE
- BUILDING SERVICES
- COMMON AREA
- GUEST SUITE
- LOCKER
- PARKING
- RETAIL



Architectural Drawing - Level 1 Plan



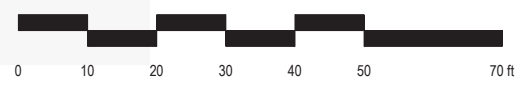
LEGEND	
[Light Blue Box]	1BR
[Light Orange Box]	1BR+
[Light Grey Box]	1BR++
[Light Yellow Box]	2BR
[Light Green Box]	2BR+
[Light Pink Box]	2BRC
[Light Red Box]	AMENITIES (COMMUNAL)
[Light Purple Box]	BALCONY
[Light Orange Box]	BIKE STORAGE
[Light Grey Box]	BUILDING SERVICES
[Light Purple Box]	COMMON AREA
[Light Teal Box]	GUEST SUITE
[Light Orange Box]	LOCKER
[Light Grey Box]	PARKING
[Light Blue Box]	RETAIL



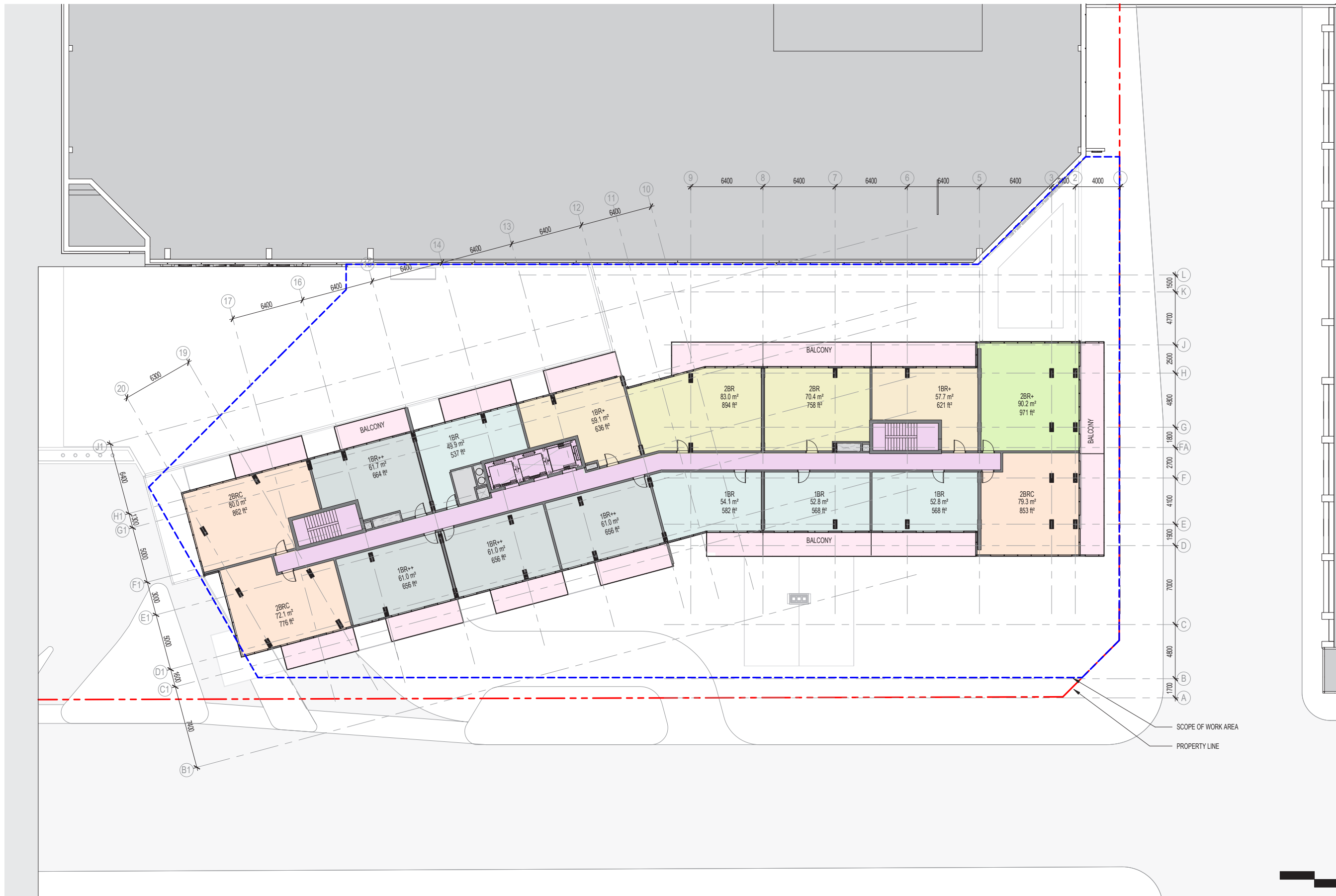
Architectural Drawing - Level 2 Plan



LEGEND	
[Light Blue Box]	1BR
[Light Orange Box]	1BR+
[Light Grey Box]	1BR++
[Light Yellow Box]	2BR
[Light Green Box]	2BR+
[Light Red Box]	2BRC
[Light Pink Box]	AMENITIES (COMMUNAL)
[Light Purple Box]	BALCONY
[Light Blue-Grey Box]	BIKE STORAGE
[Light Grey Box]	BUILDING SERVICES
[Light Purple Box]	COMMON AREA
[Light Teal Box]	GUEST SUITE
[Light Orange Box]	LOCKER
[Light Grey Box]	PARKING
[Light Blue Box]	RETAIL



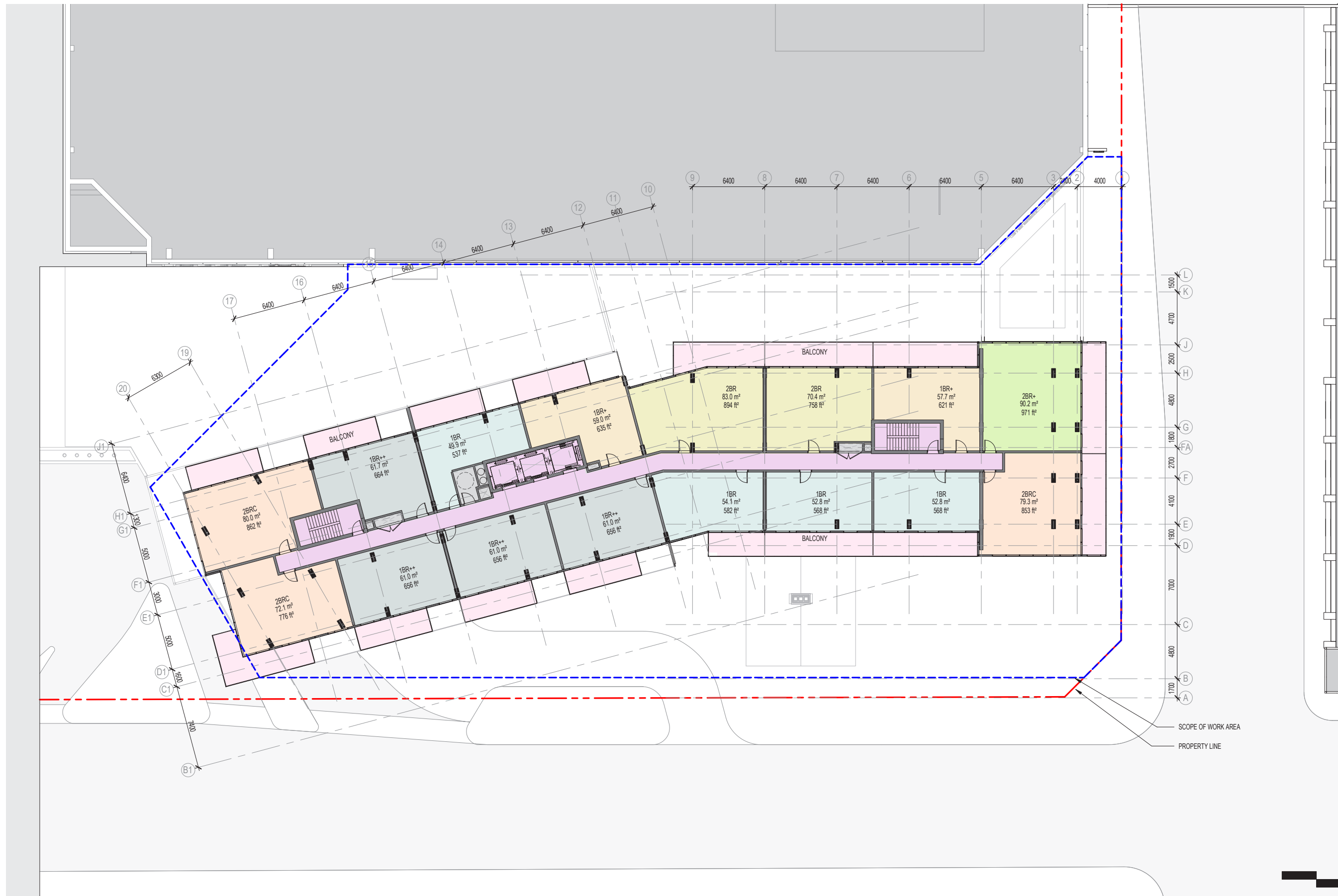
Architectural Drawing - Level 3 Plan



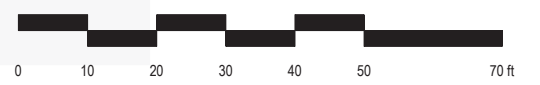
LEGEND	
[Light Blue Box]	1BR
[Light Orange Box]	1BR+
[Light Green Box]	1BR++
[Light Yellow Box]	2BR
[Light Purple Box]	2BR+
[Light Red Box]	2BRC
[Pink Box]	AMENITIES (COMMUNAL)
[Light Blue Box]	BALCONY
[Light Orange Box]	BIKE STORAGE
[Light Green Box]	BUILDING SERVICES
[Light Purple Box]	COMMON AREA
[Light Blue Box]	GUEST SUITE
[Light Orange Box]	LOCKER
[Light Green Box]	PARKING
[Light Blue Box]	RETAIL



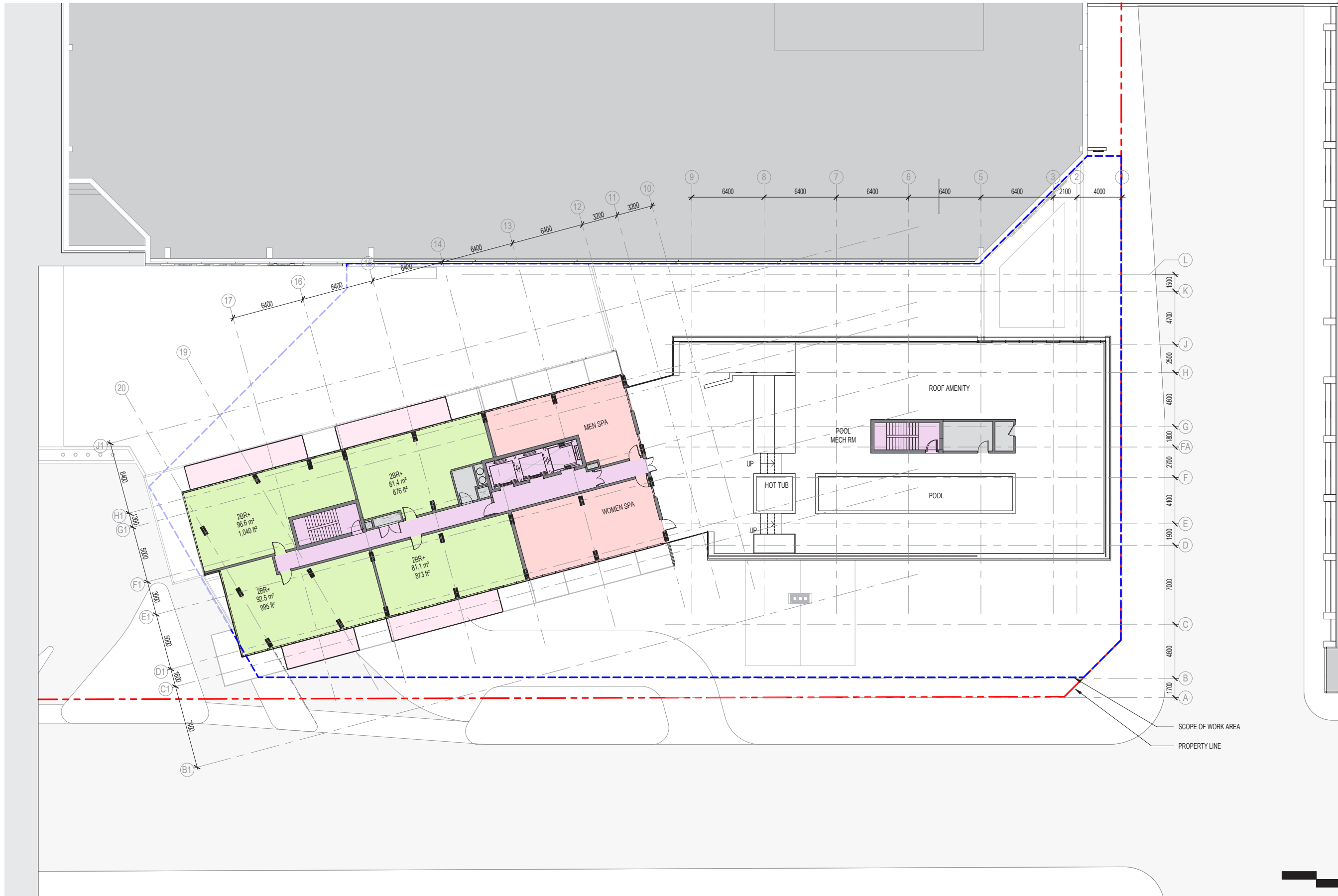
Architectural Drawing - Typical Floor Plan (Even Floor)



LEGEND	
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[Light Orange Box]	1BR+
[Light Grey Box]	1BR++
[Light Yellow Box]	2BR
[Light Green Box]	2BR+
[Light Peach Box]	2BRC
[Light Pink Box]	AMENITIES (COMMUNAL)
[Light Purple Box]	BALCONY
[Light Blue-Grey Box]	BIKE STORAGE
[Light Grey Box]	BUILDING SERVICES
[Light Purple Box]	COMMON AREA
[Light Teal Box]	GUEST SUITE
[Light Orange Box]	LOCKER
[Light Grey Box]	PARKING
[Light Blue Box]	RETAIL

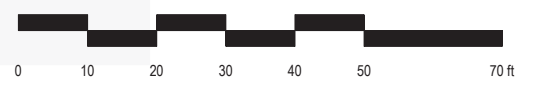


Architectural Drawing - Typical Floor Plan (Odd Floor)



LEGEND

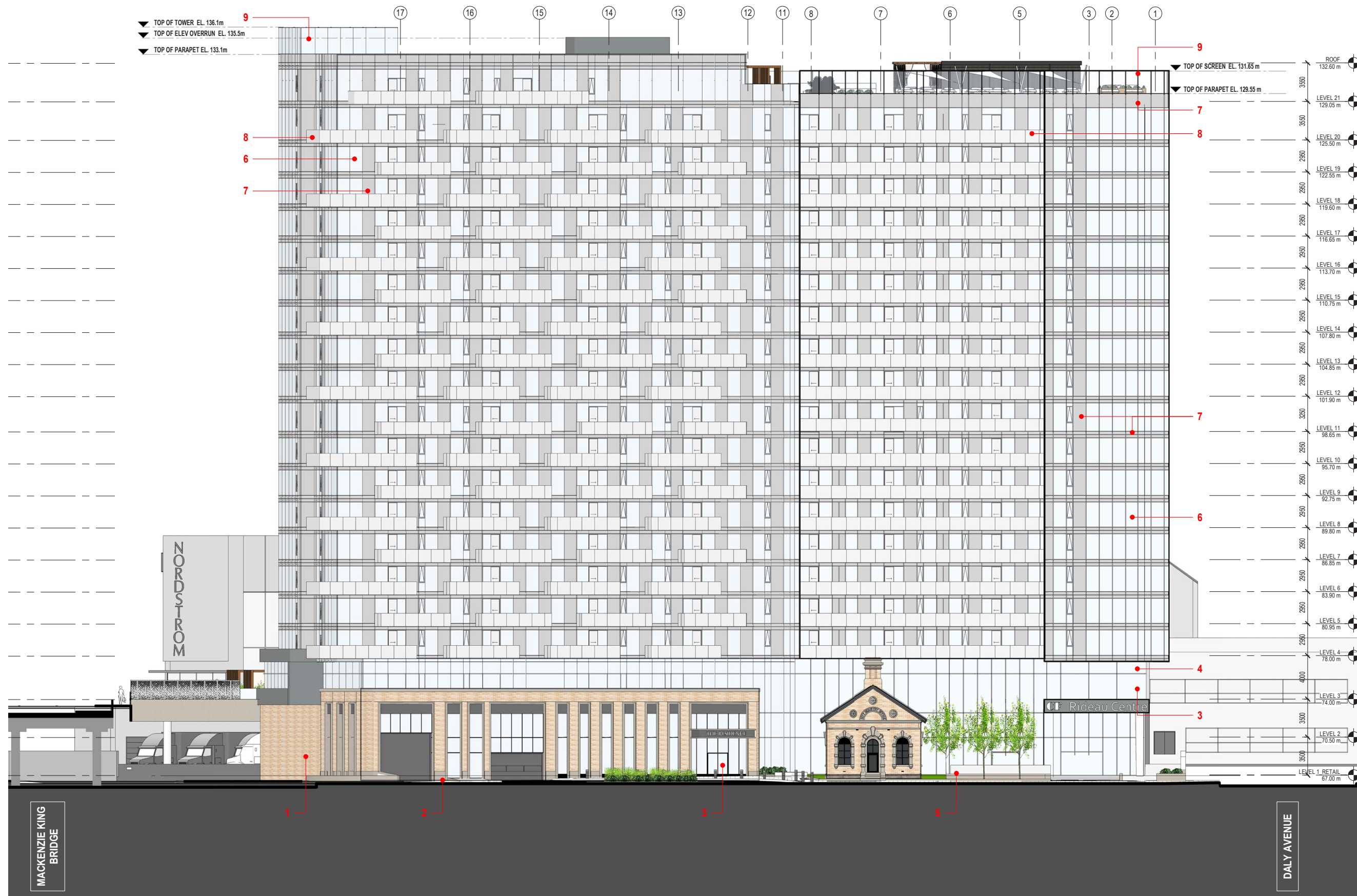
- 1BR
- 1BR+
- 1BR++
- 2BR
- 2BR+
- 2BRC
- AMENITIES (COMMUNAL)
- BALCONY
- BIKE STORAGE
- BUILDING SERVICES
- COMMON AREA
- GUEST SUITE
- LOCKER
- PARKING
- RETAIL



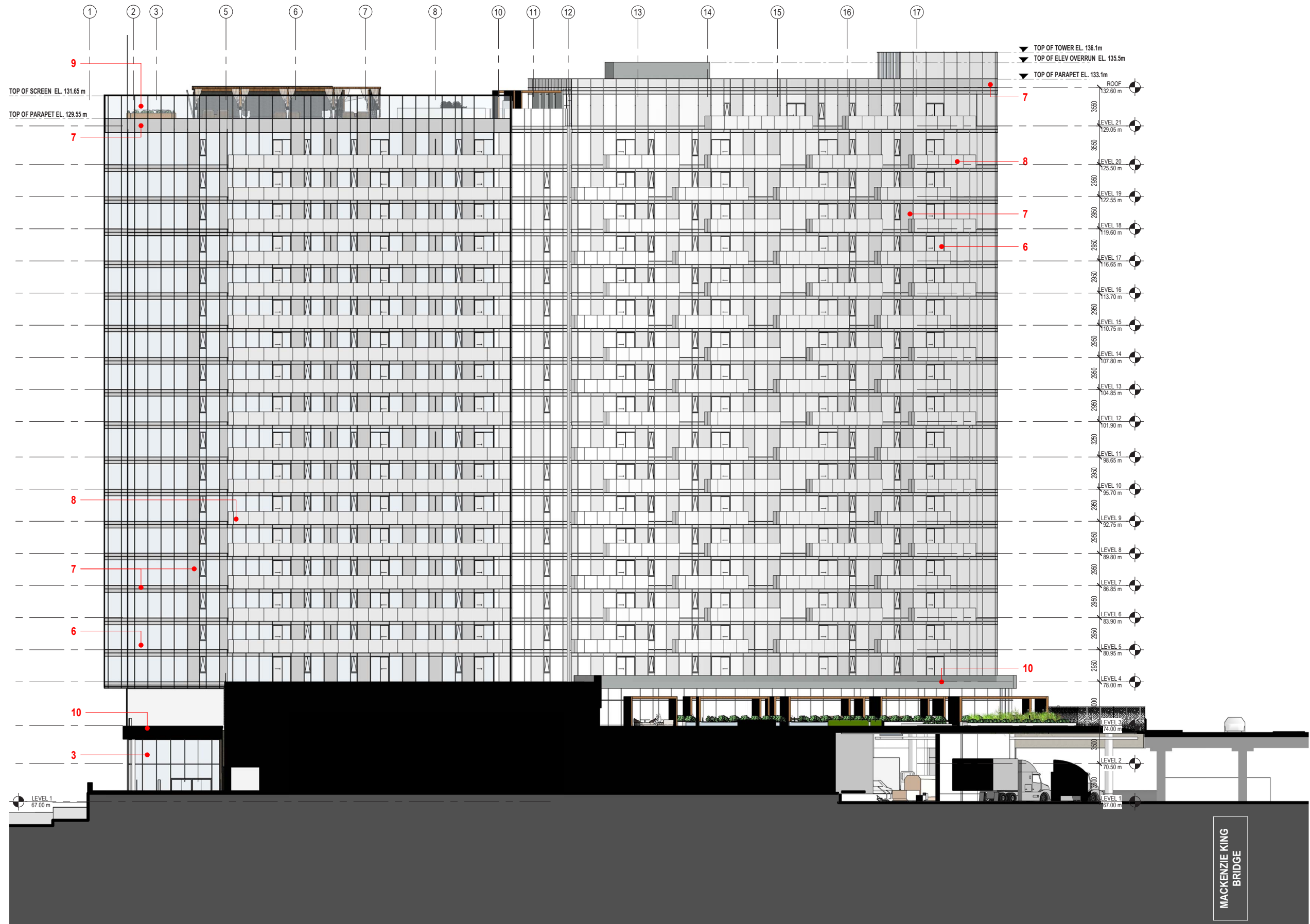
Architectural Drawing - Level 21 Plan

Materials Legend

1. Brick
2. Stone
3. Podium Low Iron Glazing
4. Podium Glass Spandrel
5. Glass Railing
6. Tower Vision Glazing
7. Tower Glass Spandrel
8. Glass Balustrade
9. Glass Screen
10. Grey Metal Panel



Architectural Drawing - East Elevation



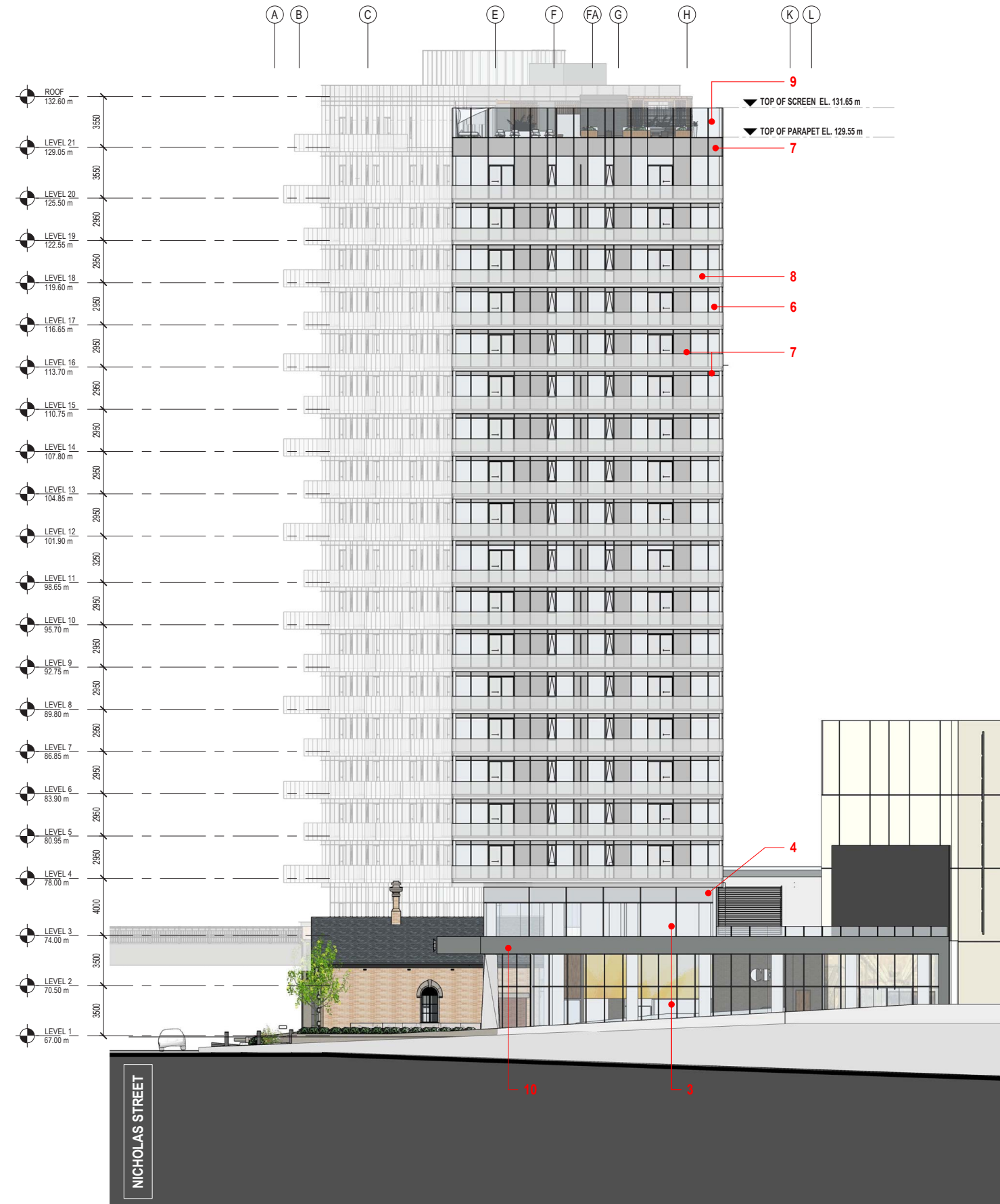
Materials Legend

- 1. Brick
- 2. Stone
- 3. Podium Low Iron Glazing
- 4. Podium Glass Spandrel
- 5. Glass Railing
- 6. Tower Vision Glazing
- 7. Tower Glass Spandrel
- 8. Glass Balustrade
- 9. Glass Screen
- 10. Grey Metal Panel

Architectural Drawing - West Elevation

Materials Legend

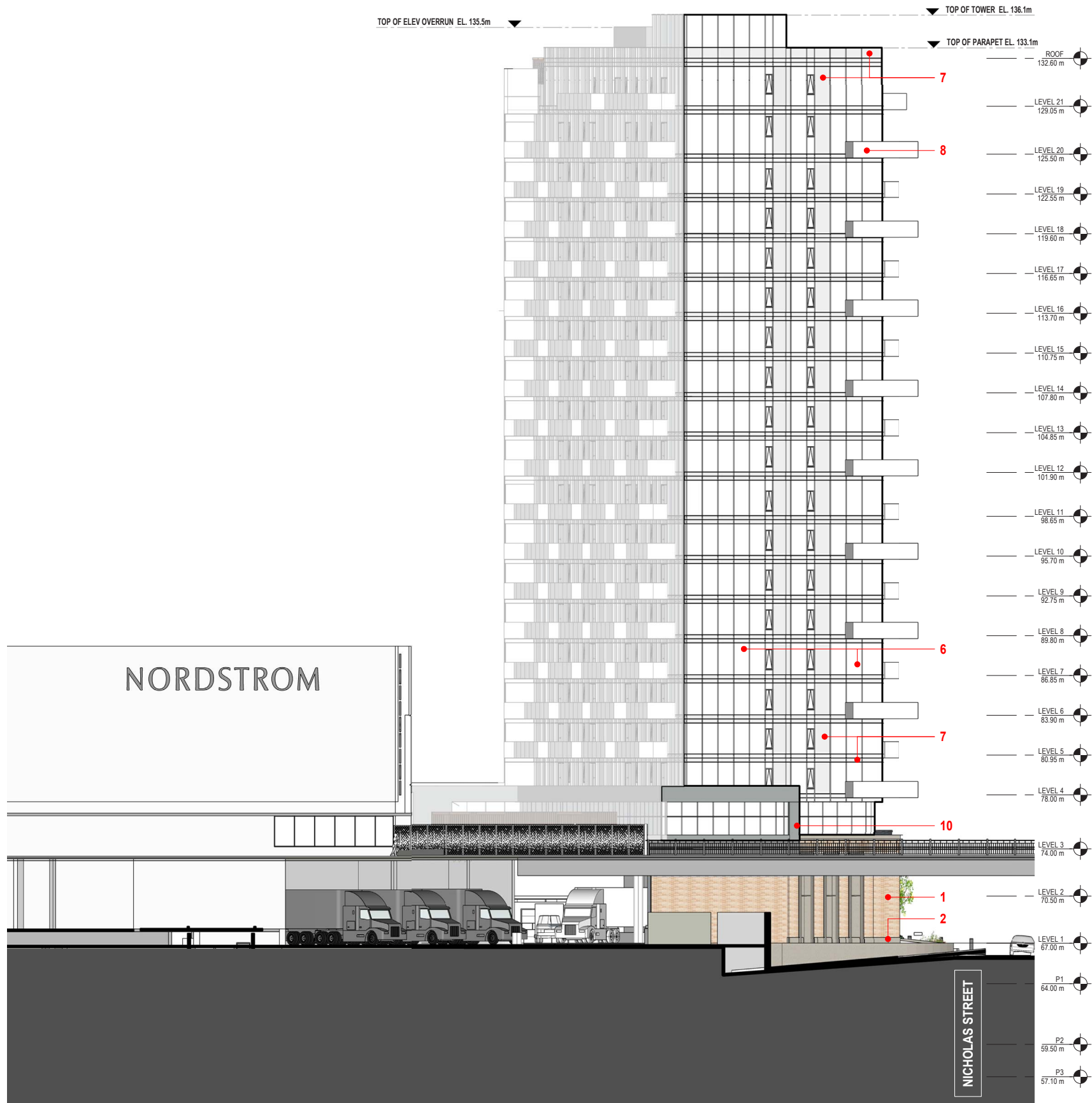
1. Brick
2. Stone
3. Podium Low Iron Glazing
4. Podium Glass Spandrel
5. Glass Railing
6. Tower Vision Glazing
7. Tower Glass Spandrel
8. Glass Balustrade
9. Glass Screen
10. Grey Metal Panel



Architectural Drawing - North Elevation

Materials Legend

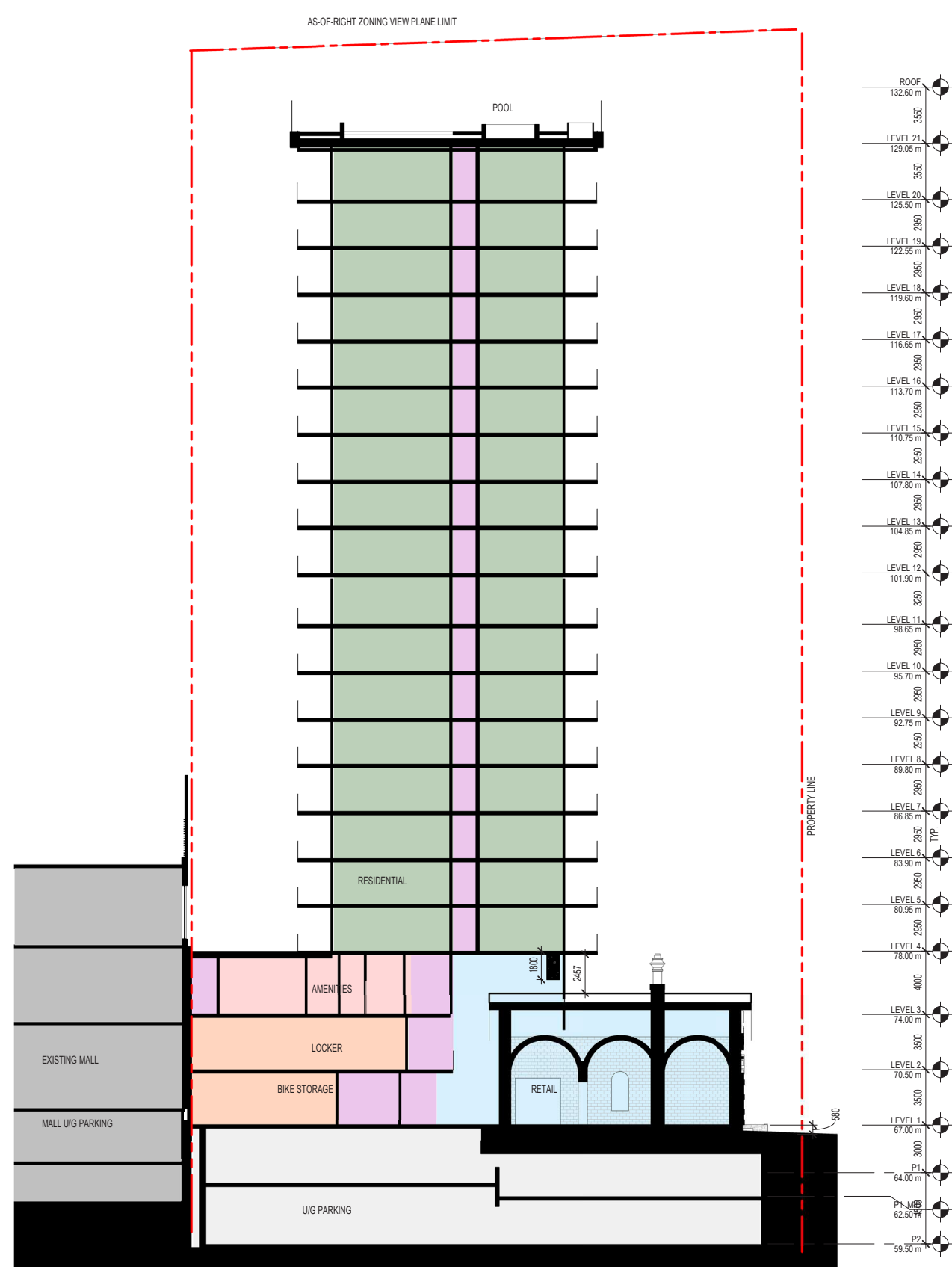
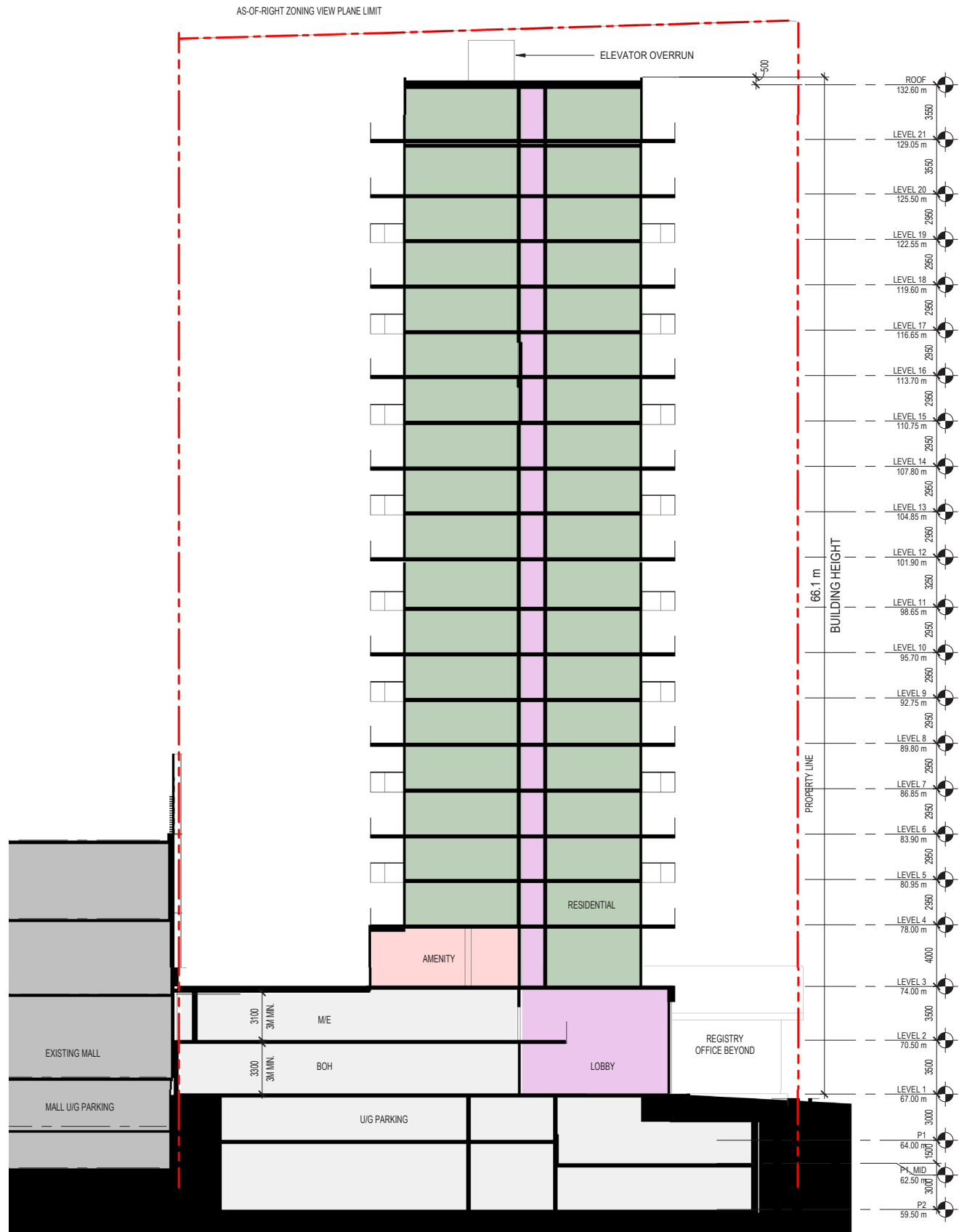
- 1. Brick
- 2. Stone
- 3. Podium Low Iron Glazing
- 4. Podium Glass Spandrel
- 5. Glass Railing
- 6. Tower Vision Glazing
- 7. Tower Glass Spandrel
- 8. Glass Balustrade
- 9. Glass Screen
- 10. Grey Metal Panel



Architectural Drawing - South Elevation

Materials Legend

1. Brick
2. Stone
3. Podium Low Iron Glazing
4. Podium Glass Spandrel
5. Glass Railing
6. Tower Vision Glazing
7. Tower Glass Spandrel
8. Glass Balustrade
9. Glass Screen
10. Grey Metal Panel



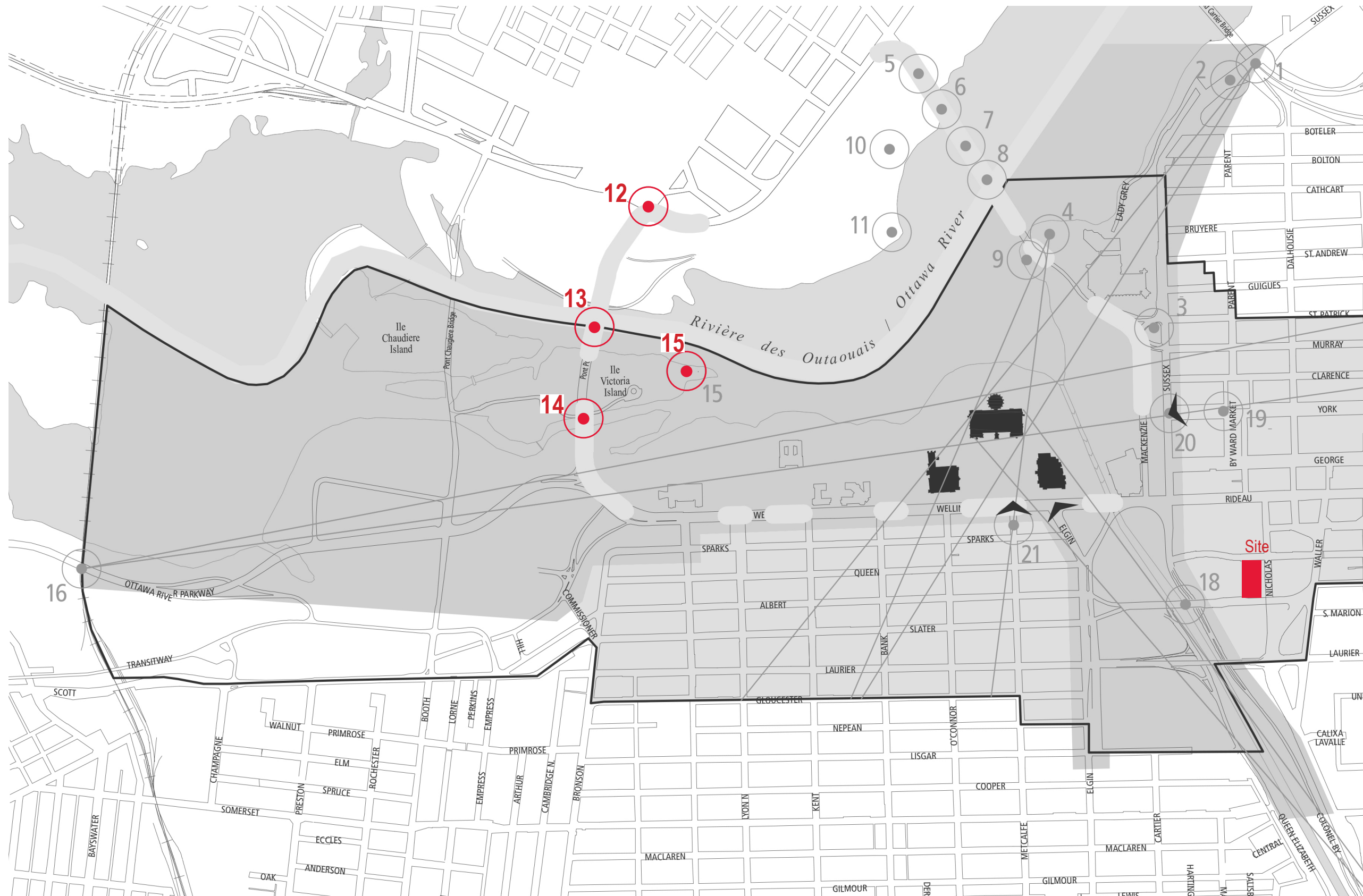
Architectural Drawing - East-West Building Section

Annex 8A views



Draft image to be updated

Visual impacts of proposed building from view points defined in Annex 8a of the Official Plan



Views as per Annex 8a of the Official Plan





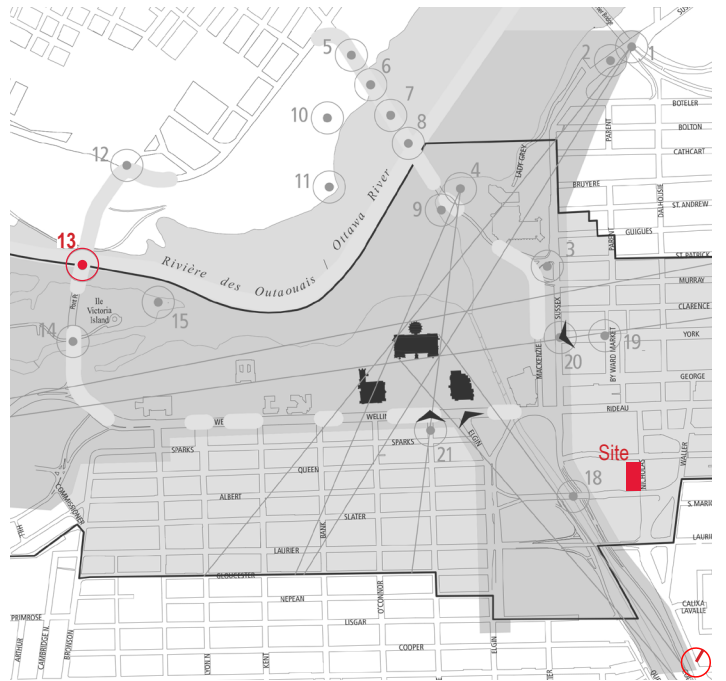
Rideau Registry
Site



VIEW 12



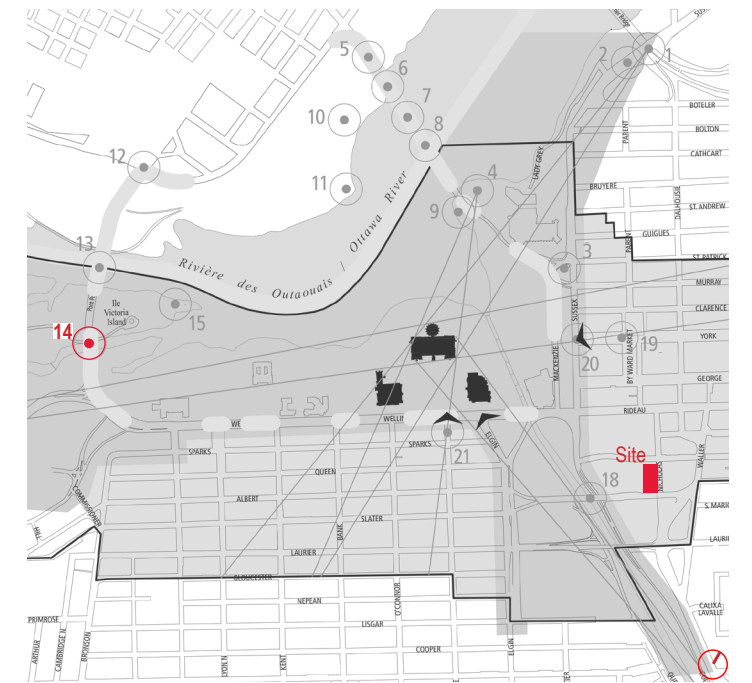
Rideau Registry Site



VIEW 13



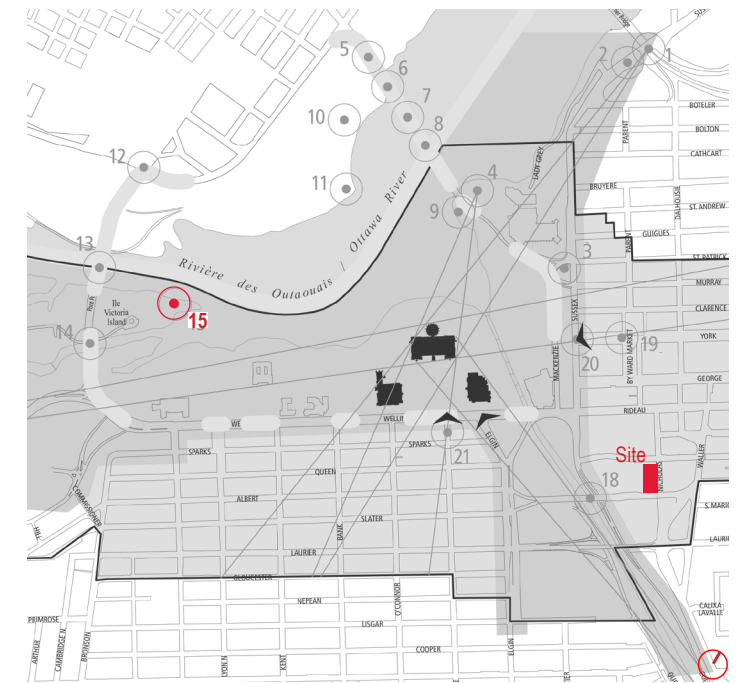
Rideau Registry Site
↓



VIEW 14



Rideau Registry Site



VIEW 15

additional views



Draft image to be updated

The following views show the positioning of the proposed building at various points along Rideau Canal.



City staff have identified views from the canal as being important to understand the impact of the proposed building on the skyline. The following views show the positioning of the proposed building at various points along Rideau Canal.

Additional views along Mackenzie King Bridge and Nicholas Street are also provided.

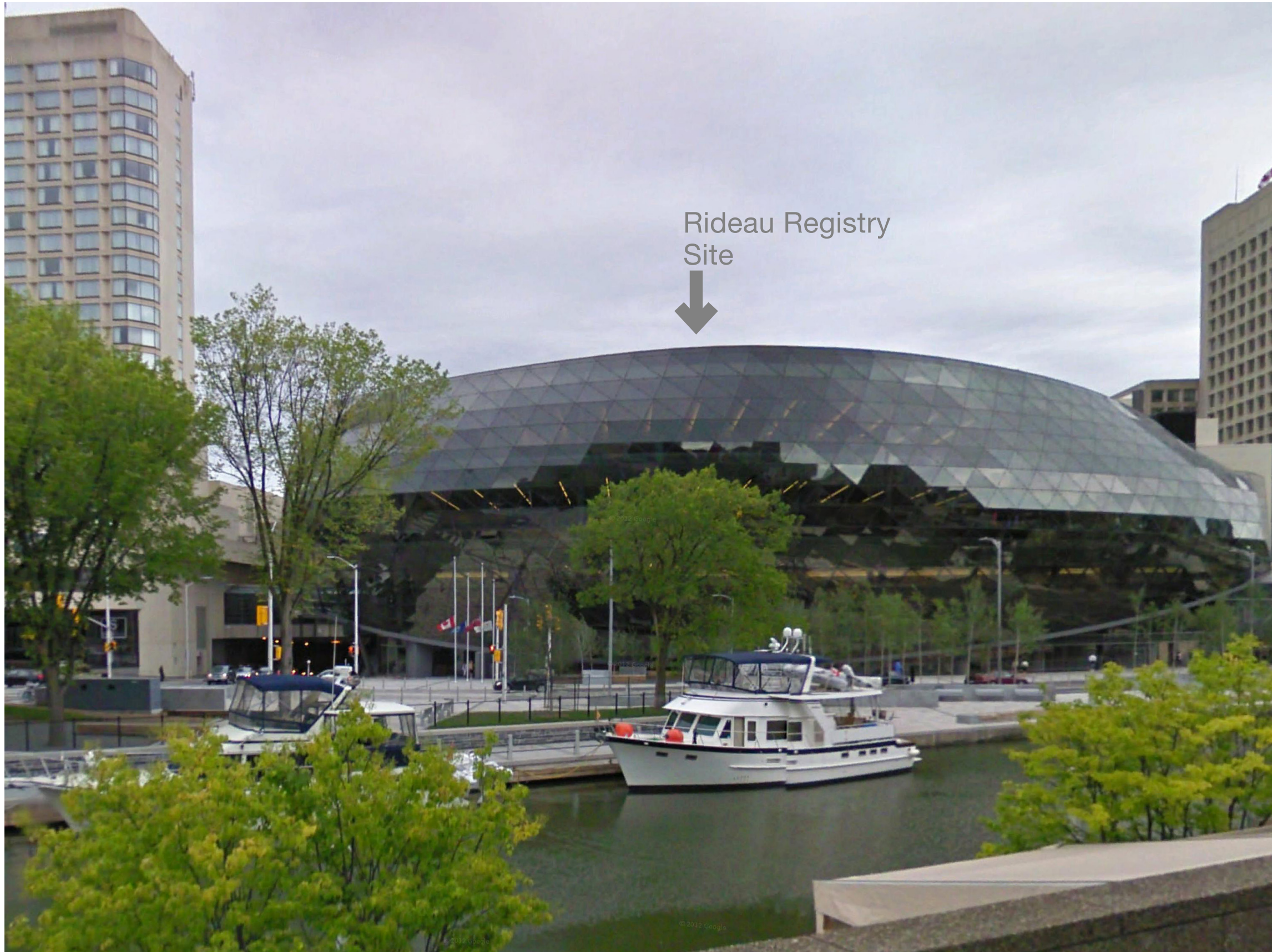


Views from Rideau Canal

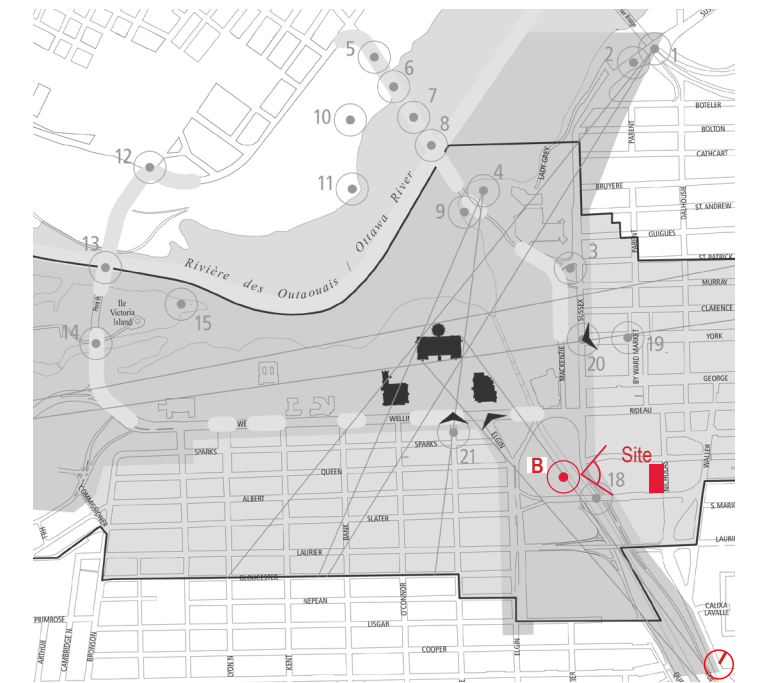


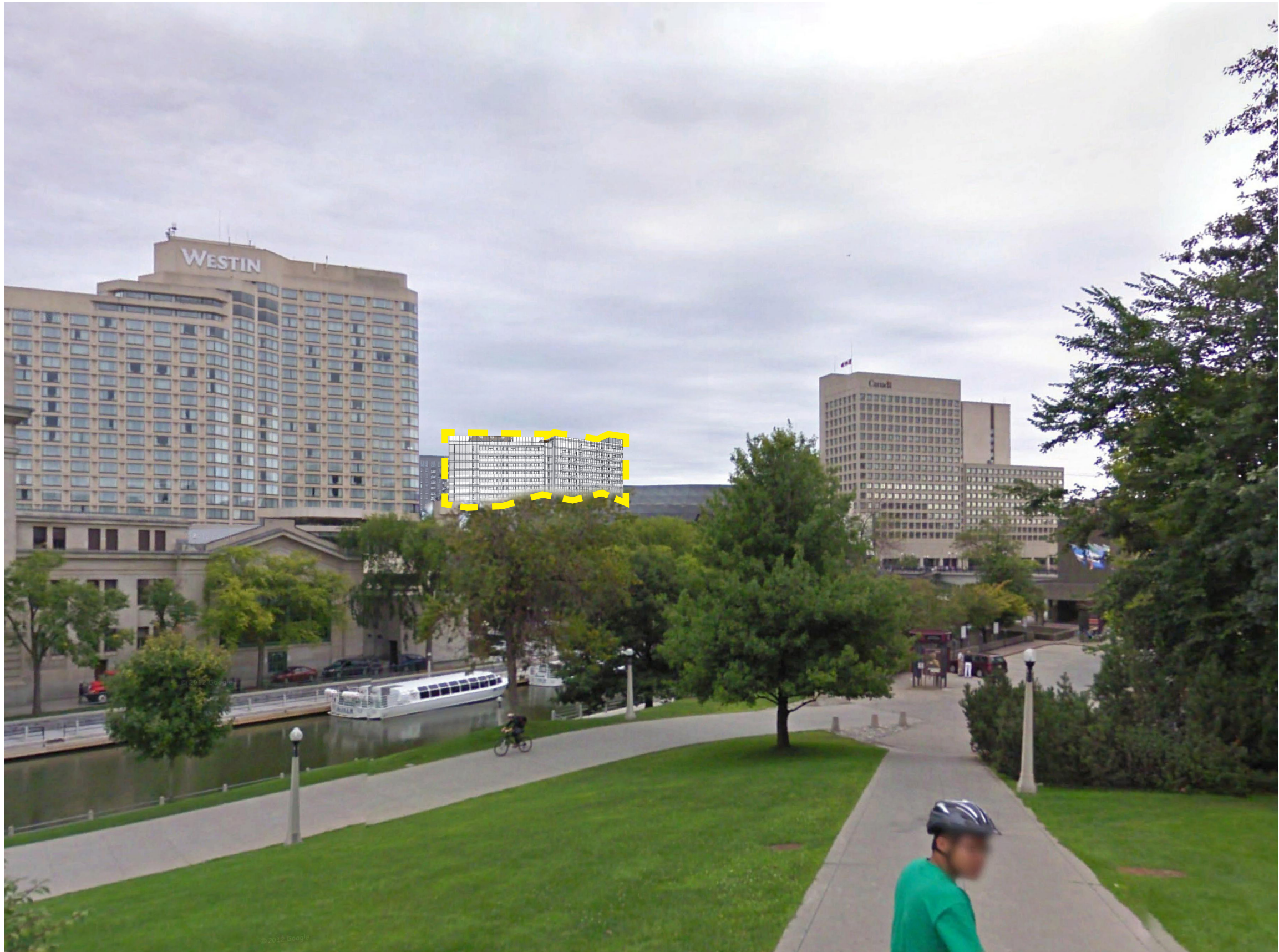
VIEW A





VIEW B





VIEW C





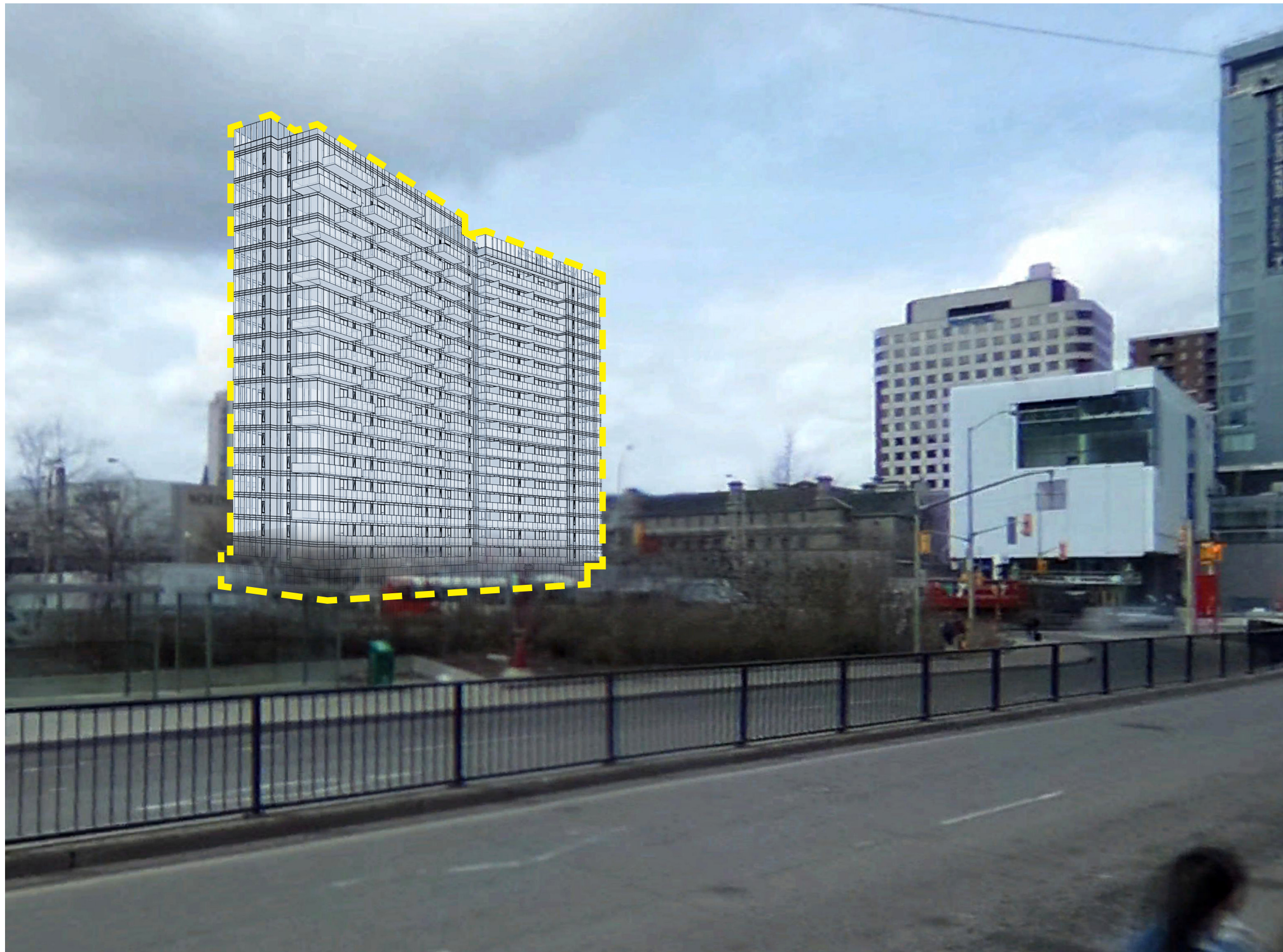
VIEW D





VIEW E



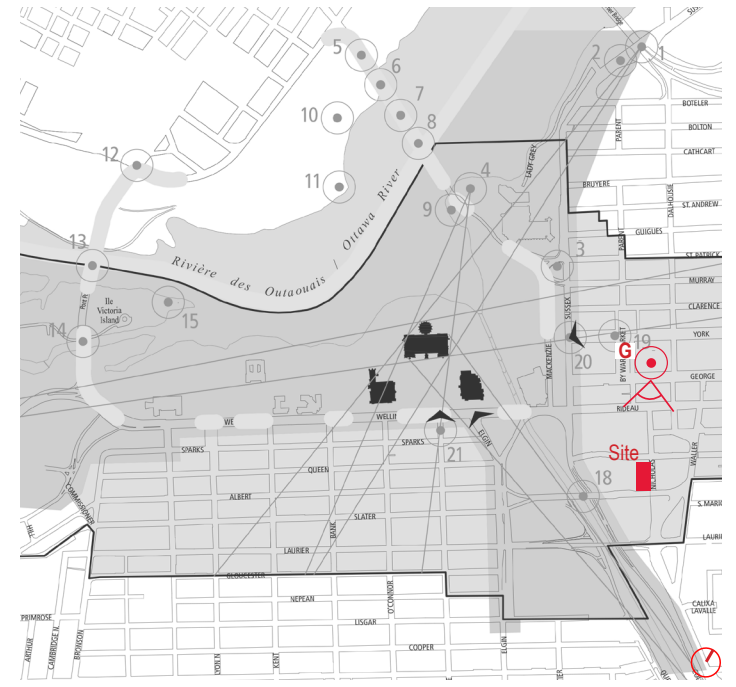


VIEW F





VIEW G





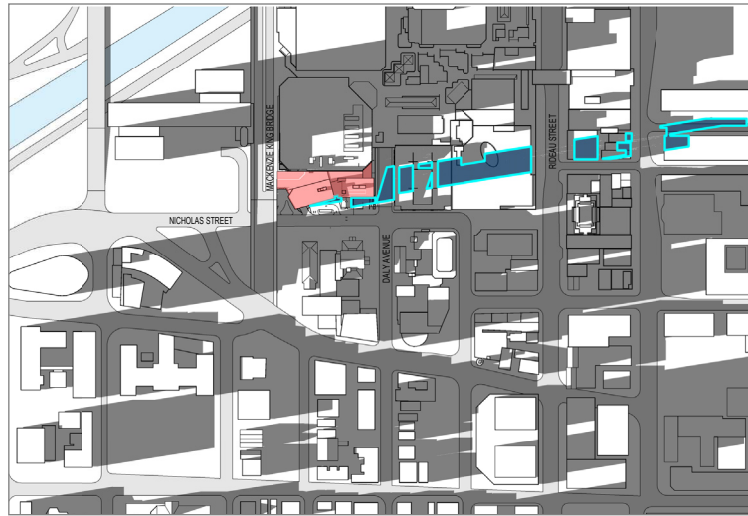
VIEW H



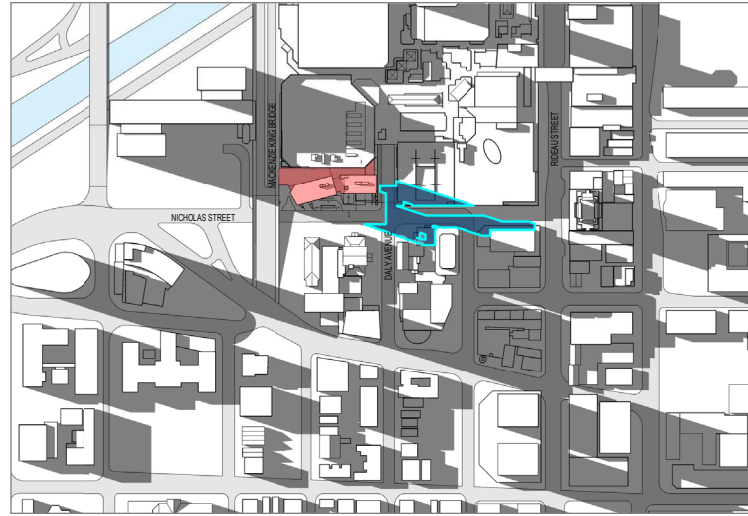
appendix a shadow analysis



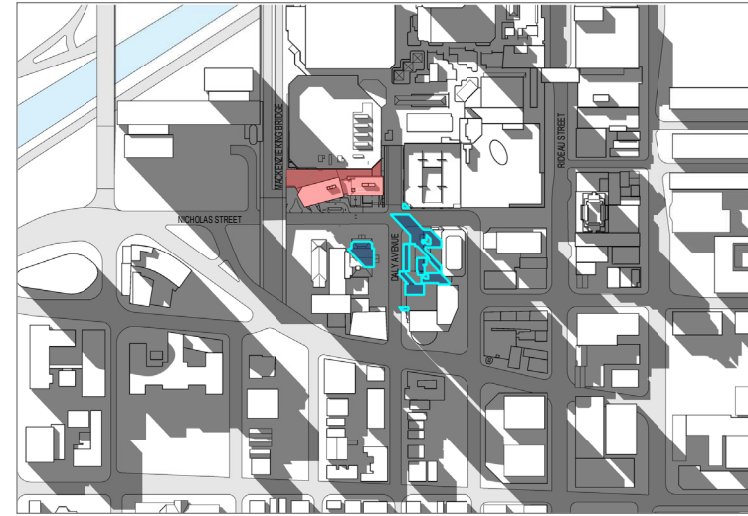
Draft image to be updated



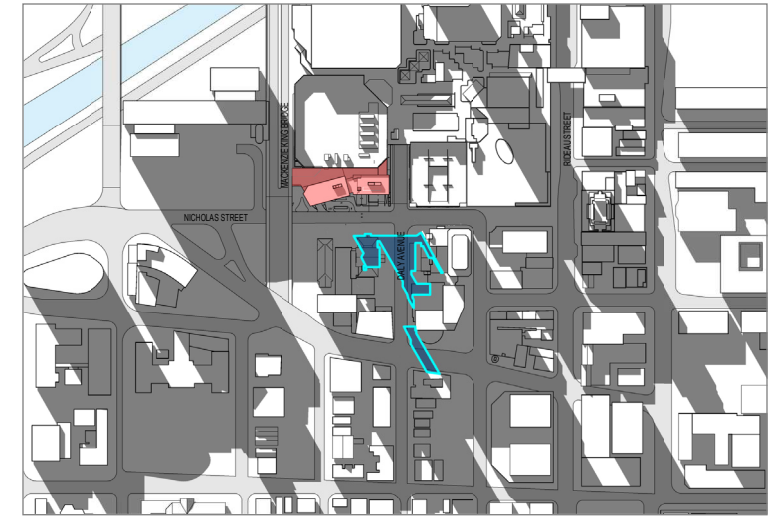
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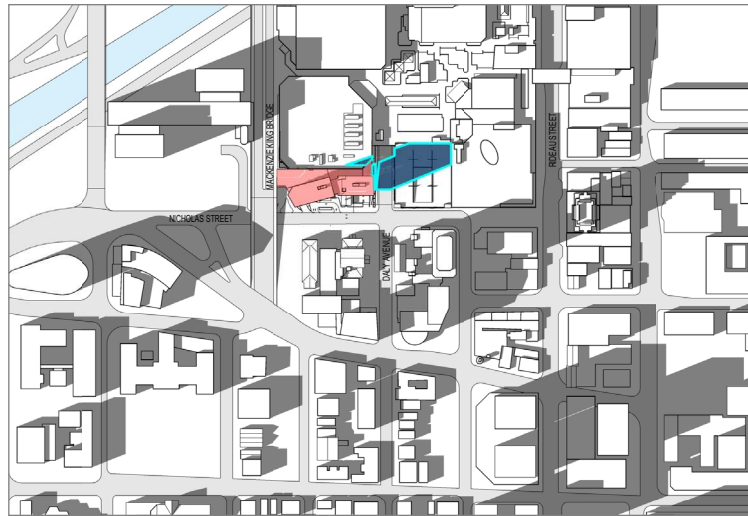
DEC 21 12H00



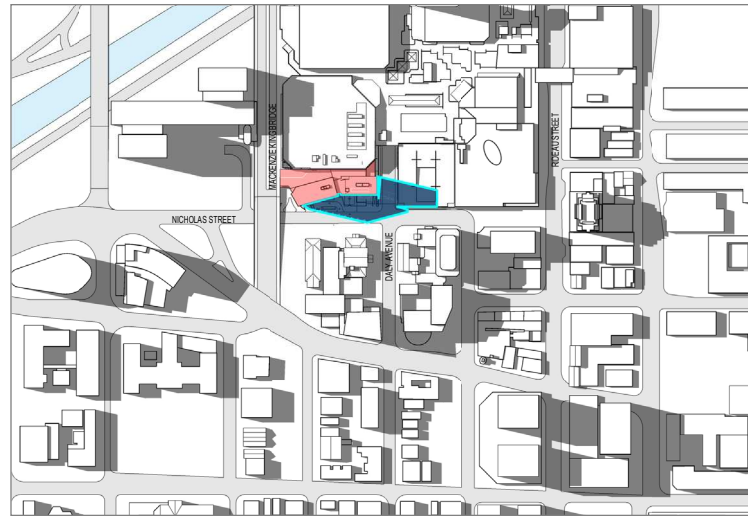
DEC 21 14H00



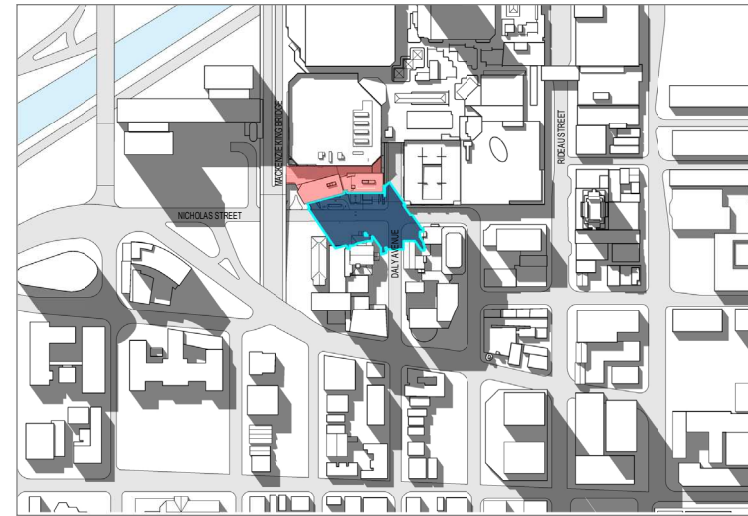
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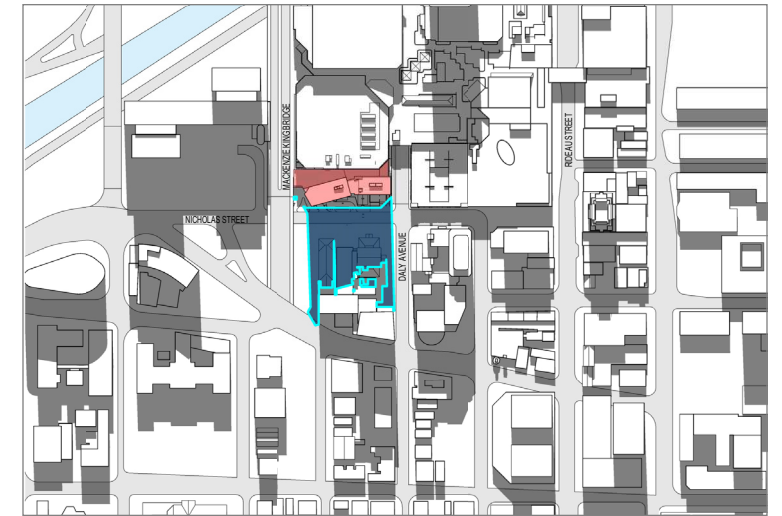
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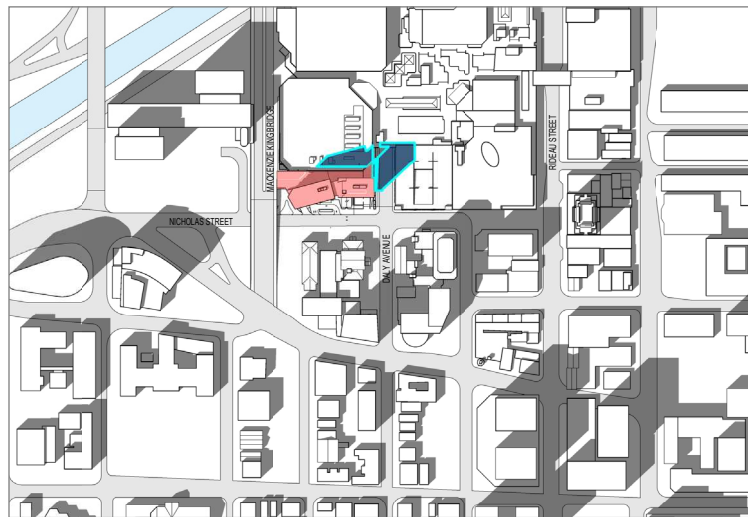
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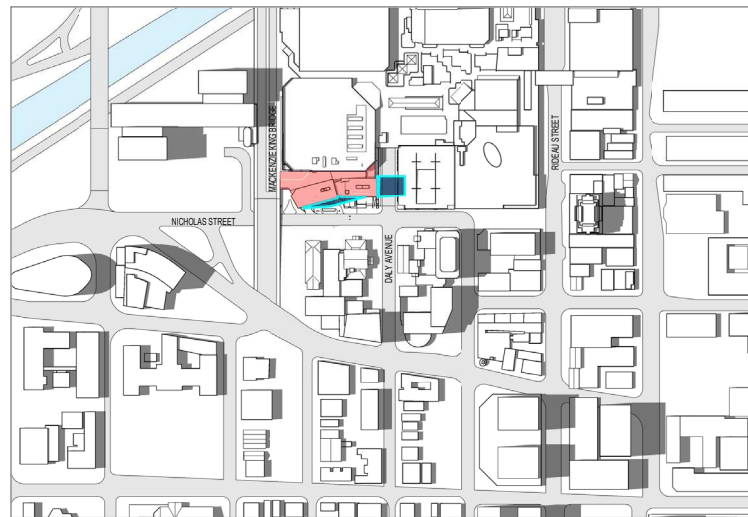
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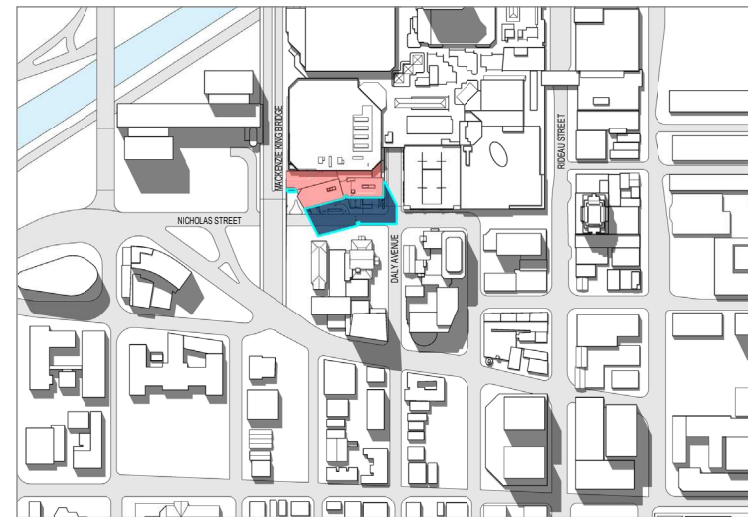
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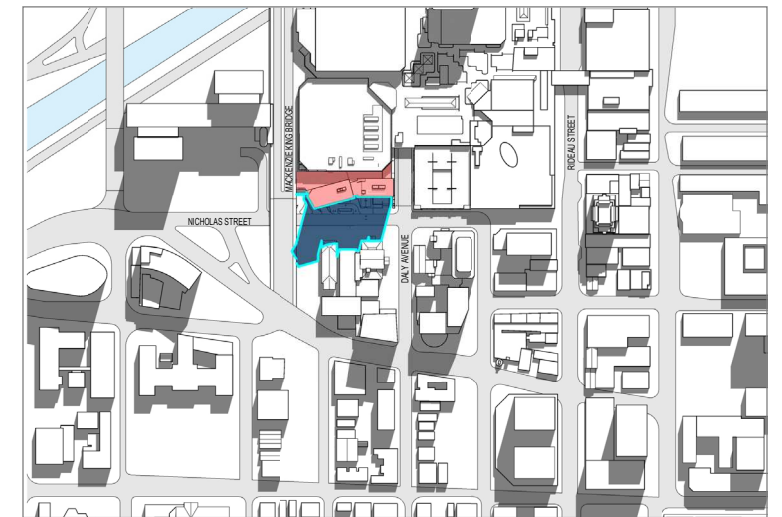
JUN 21 10H00



JUN 21 12H00



JUN 21 14H00



JUN 21 16H00

Shadow Analysis



appendix b wind analysis



Draft image to be updated

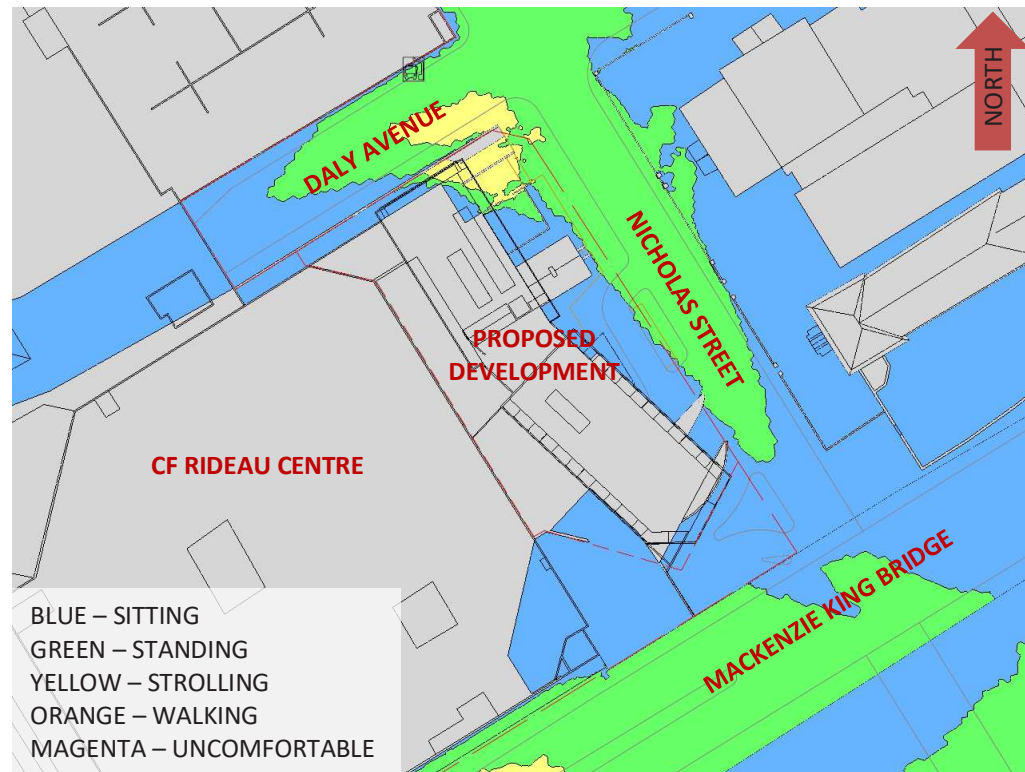


FIGURE 3A: SPRING – PROPOSED MASSING– WIND COMFORT CONDITIONS, GRADE LEVEL

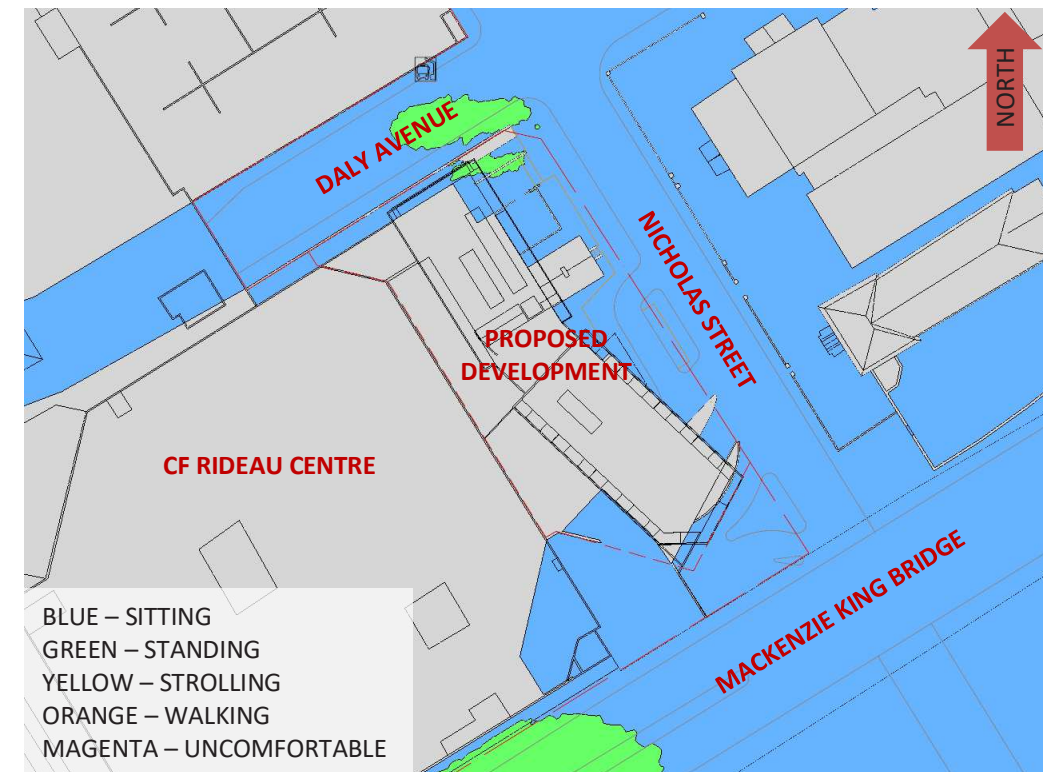


FIGURE 4A: SUMMER – PROPOSED MASSING– WIND COMFORT CONDITIONS, GRADE LEVEL

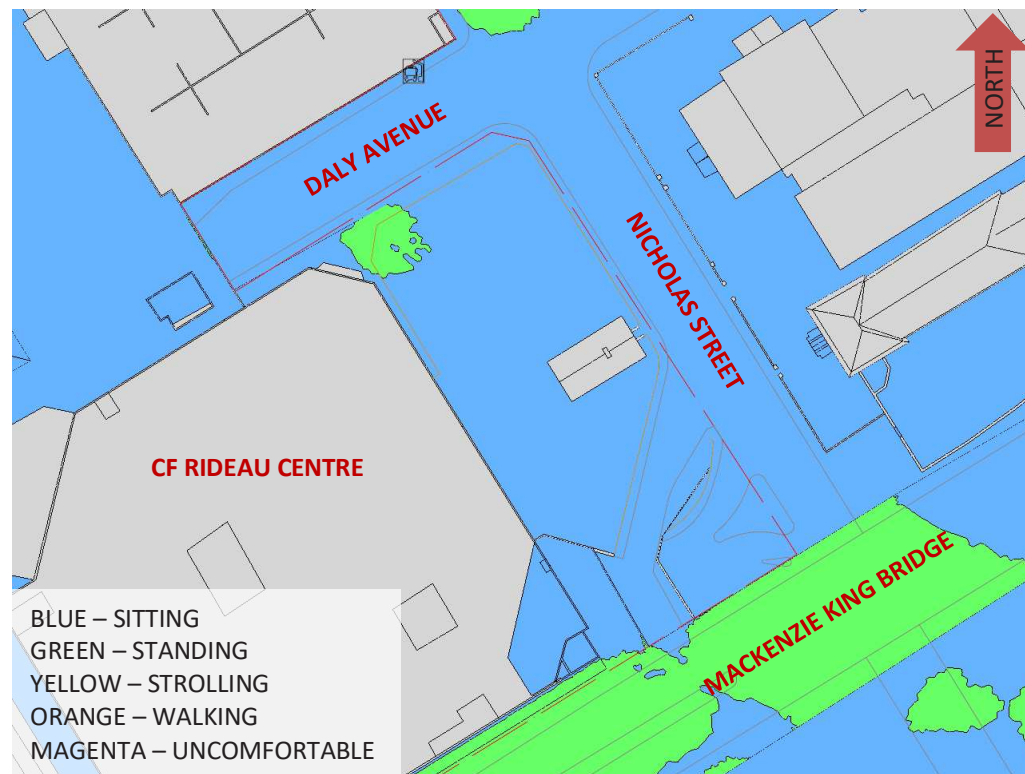


FIGURE 3B: SPRING – EXISTING MASSING– WIND COMFORT CONDITIONS, GRADE LEVEL

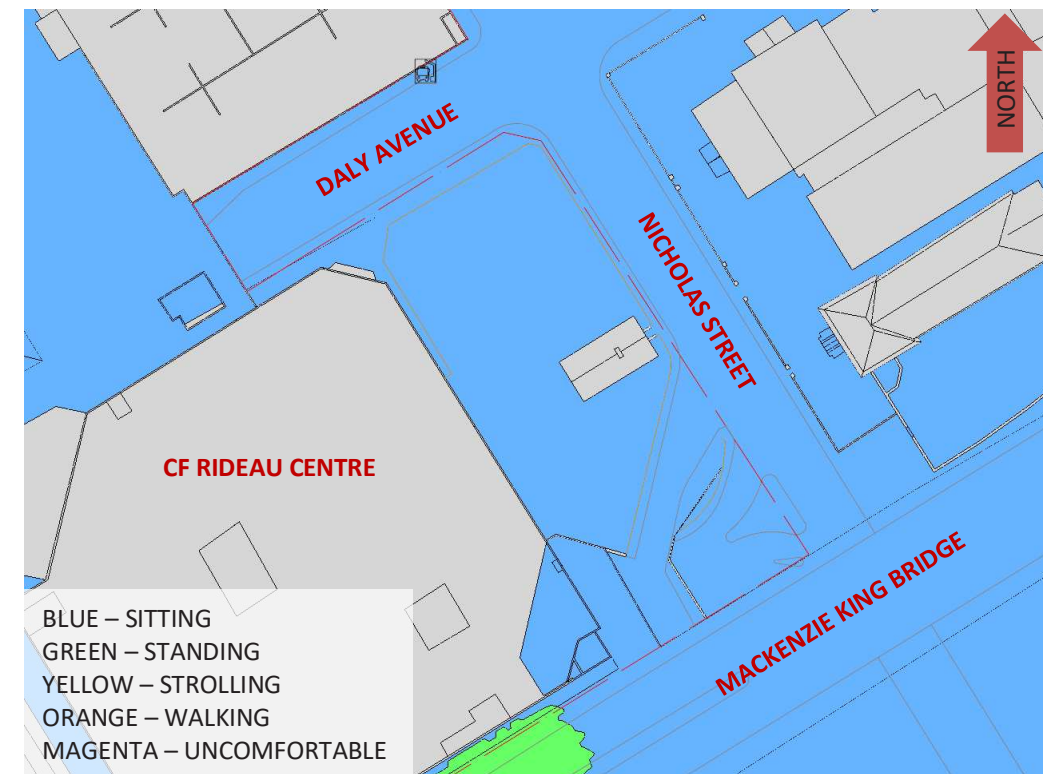


FIGURE 4B: SUMMER – EXISTING MASSING– WIND COMFORT CONDITIONS, GRADE LEVEL

Wind Analysis

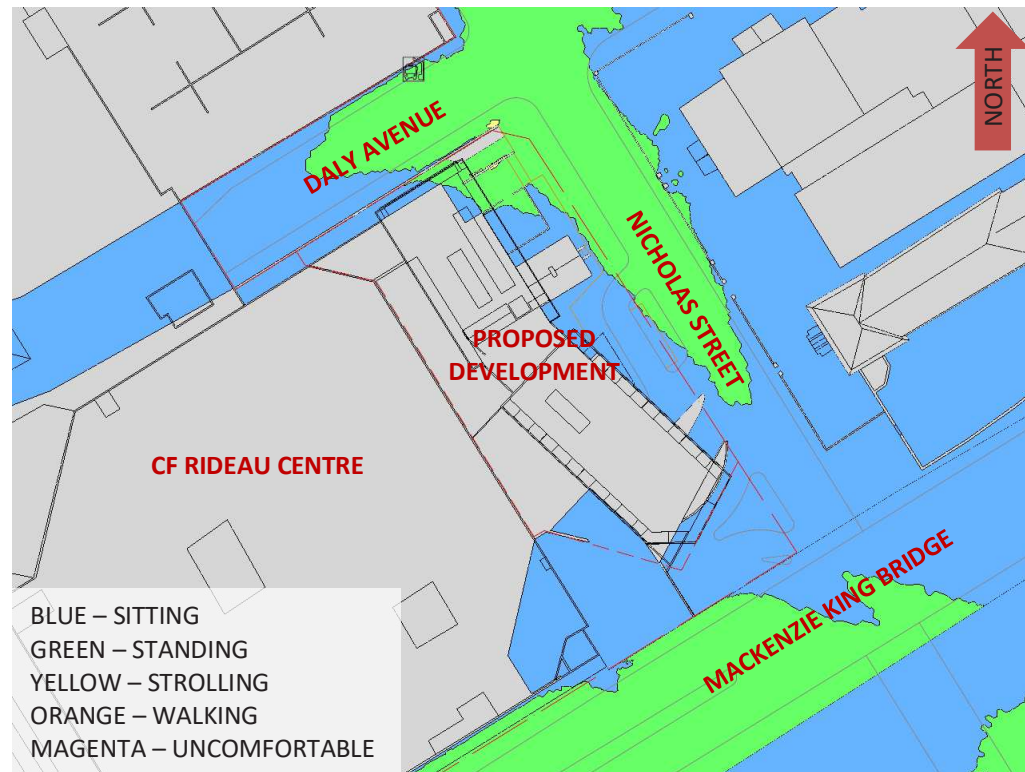


FIGURE 5A: AUTUMN – PROPOSED MASSING– WIND COMFORT CONDITIONS, GRADE LEVEL

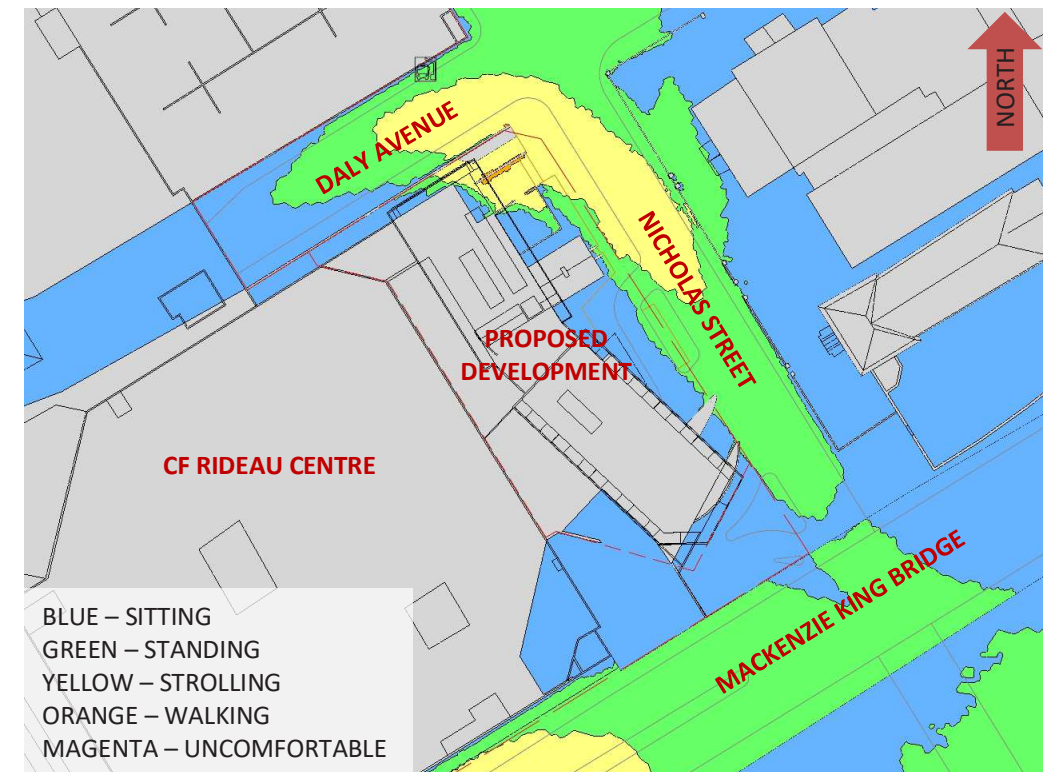


FIGURE 6A: WINTER – PROPOSED MASSING– WIND COMFORT CONDITIONS, GRADE LEVEL

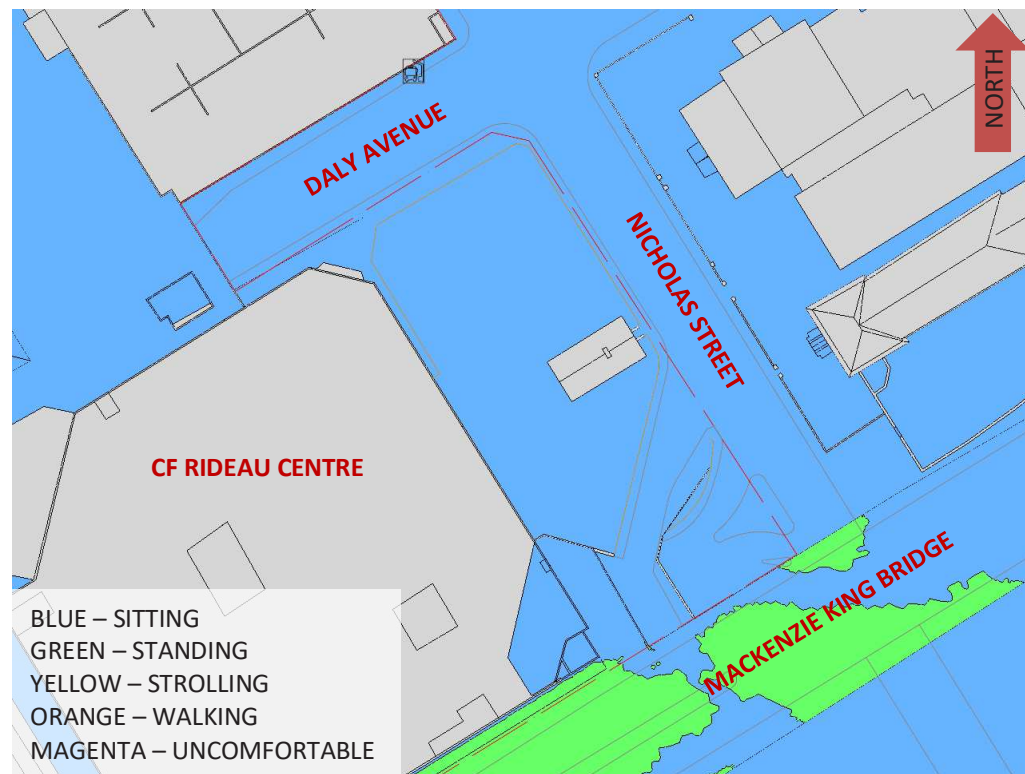


FIGURE 5B: AUTUMN – EXISTING MASSING– WIND COMFORT CONDITIONS, GRADE LEVEL

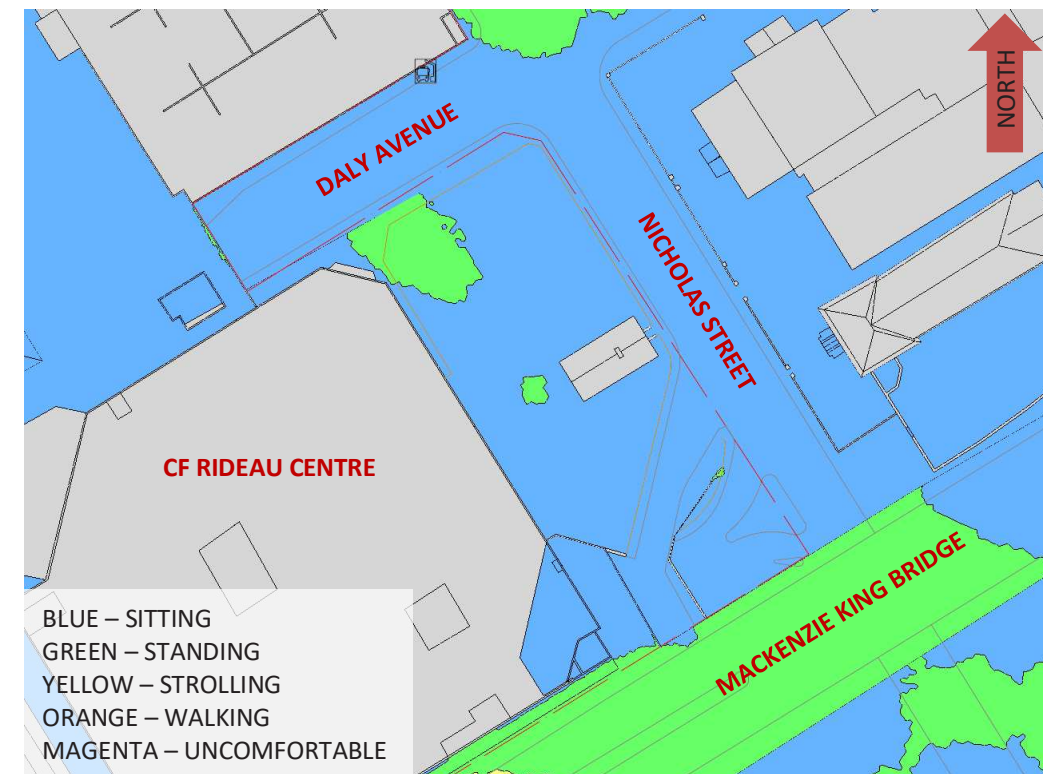


FIGURE 6B: WINTER – EXISTING MASSING– WIND COMFORT CONDITIONS, GRADE LEVEL

Wind Analysis

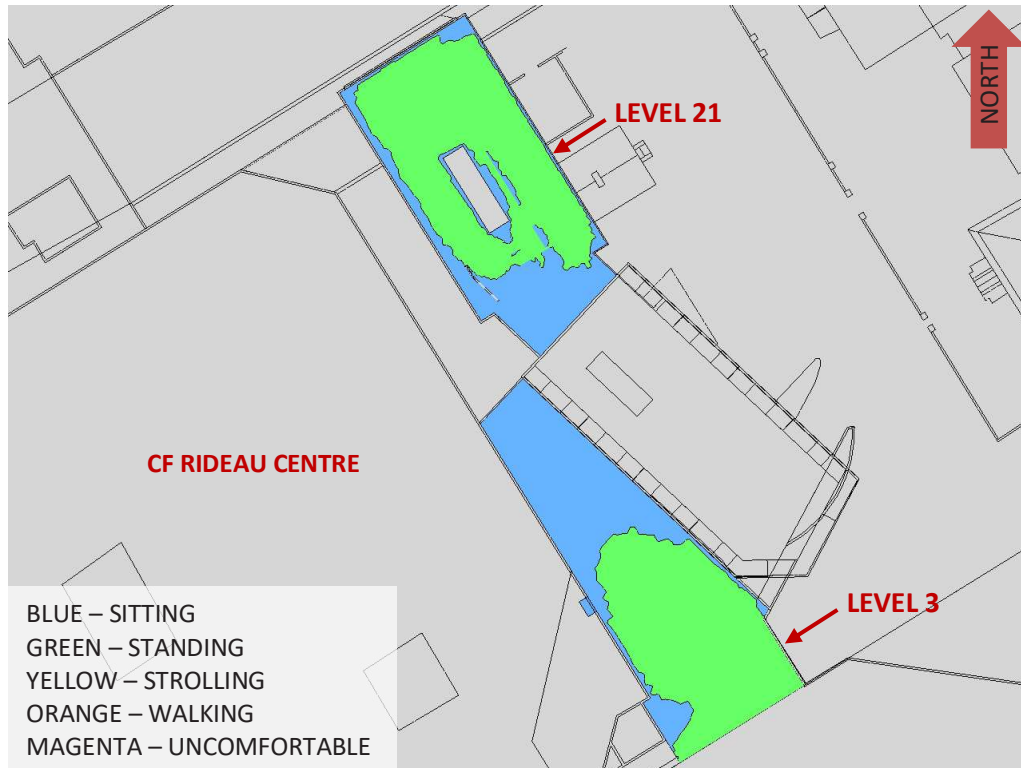


FIGURE 7A: SPRING – WIND COMFORT, AMENITY TERRACES

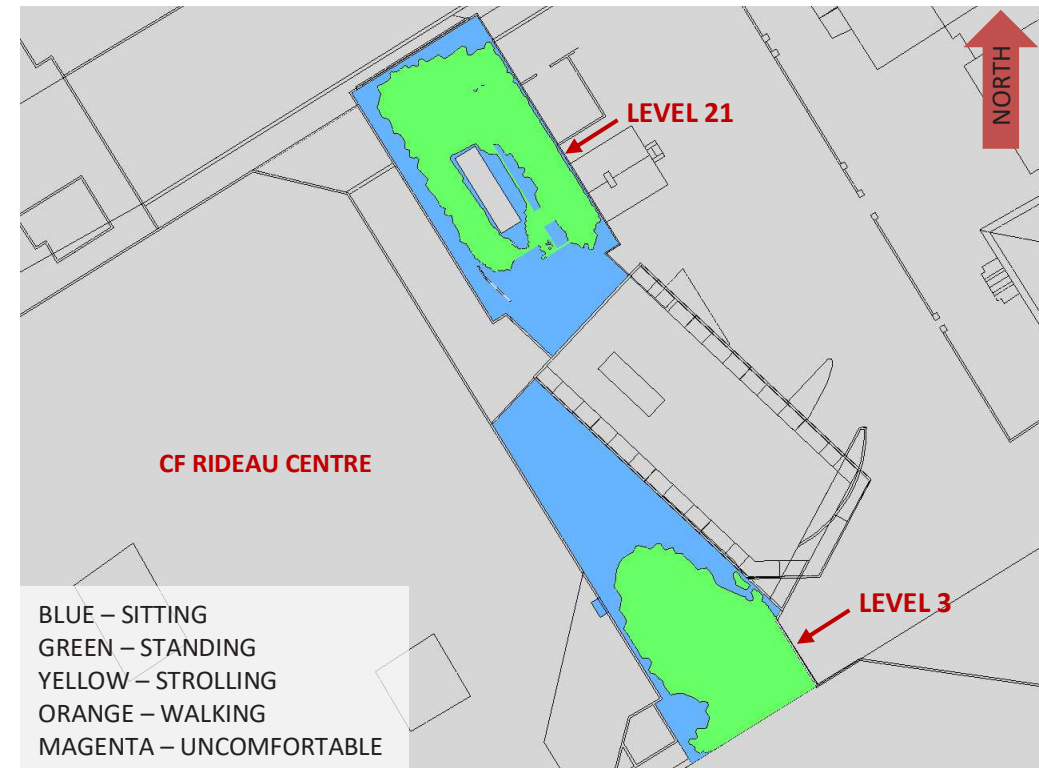


FIGURE 7C: AUTUMN – WIND COMFORT, AMENITY TERRACES

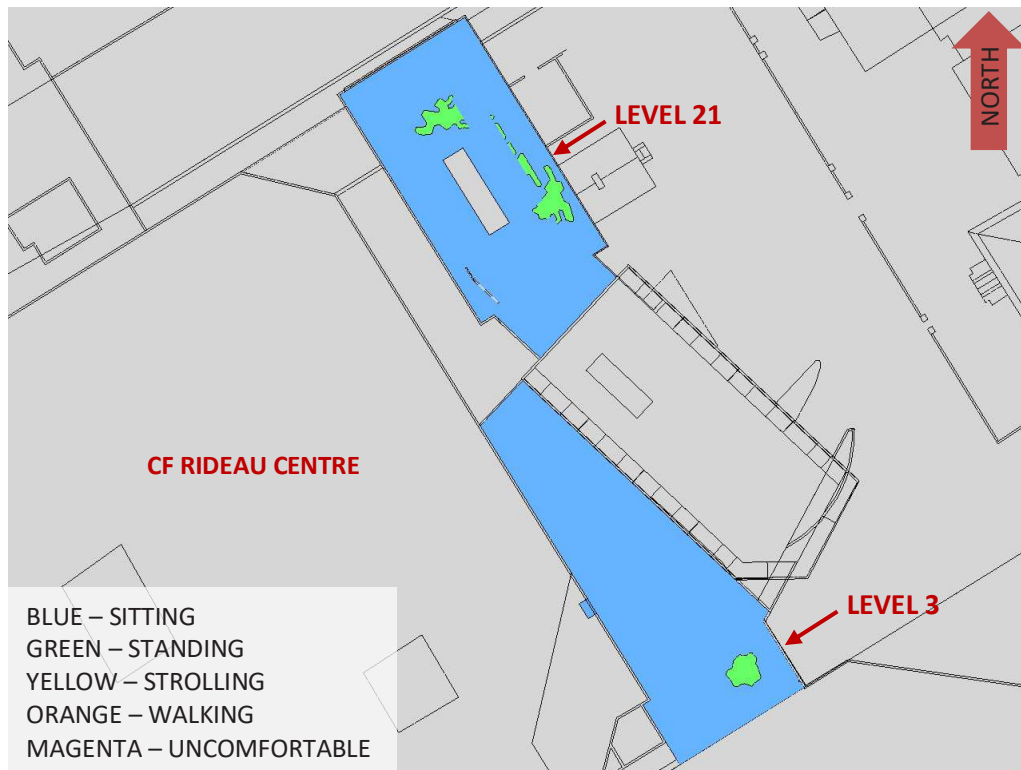


FIGURE 7B: SUMMER – WIND COMFORT, AMENITY TERRACES

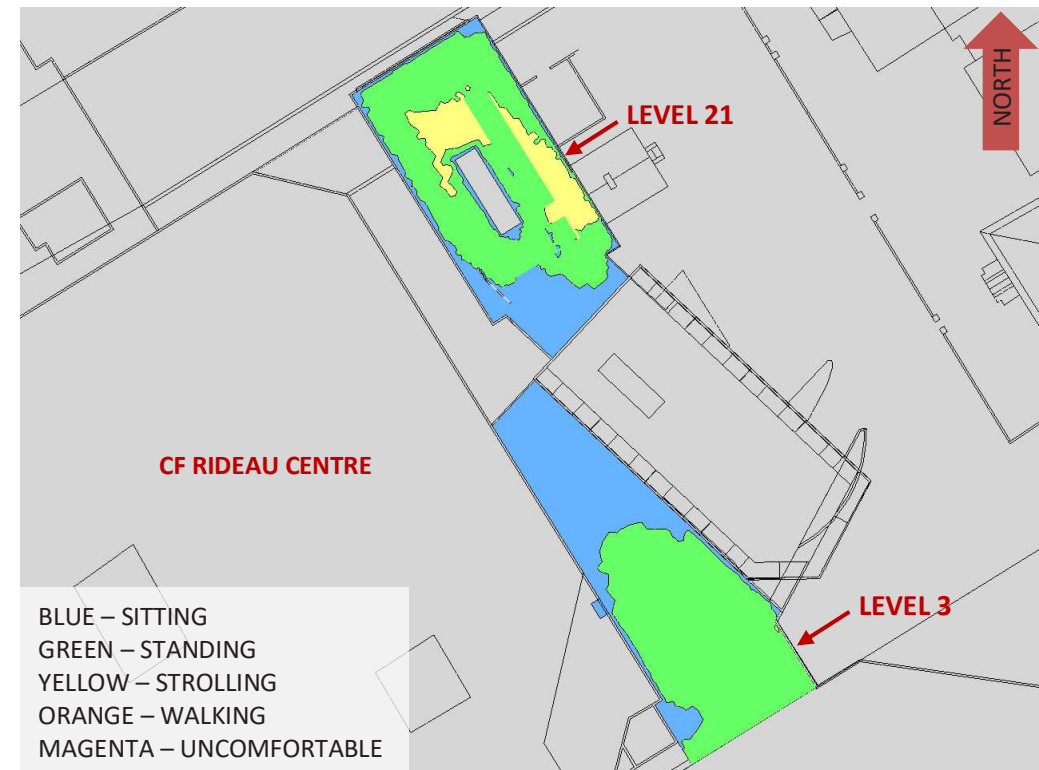


FIGURE 7D: WINTER – WIND COMFORT, AMENITY TERRACES

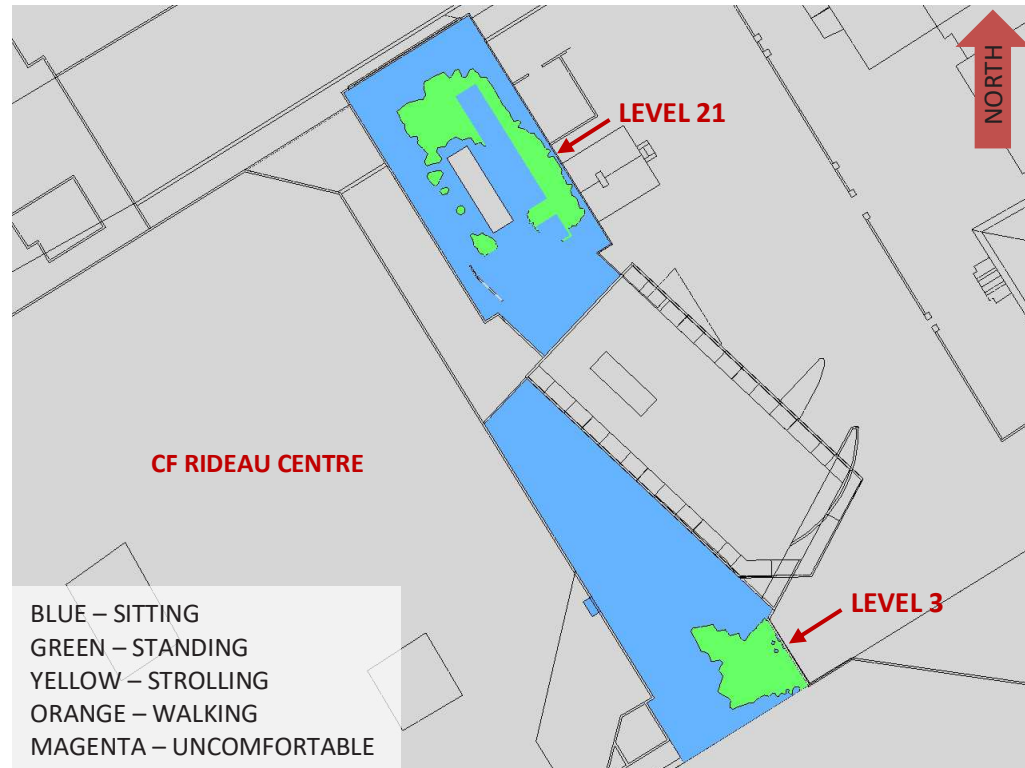


FIGURE 8A: TYPICAL USE PERIOD – WIND COMFORT, AMENITY TERRACES

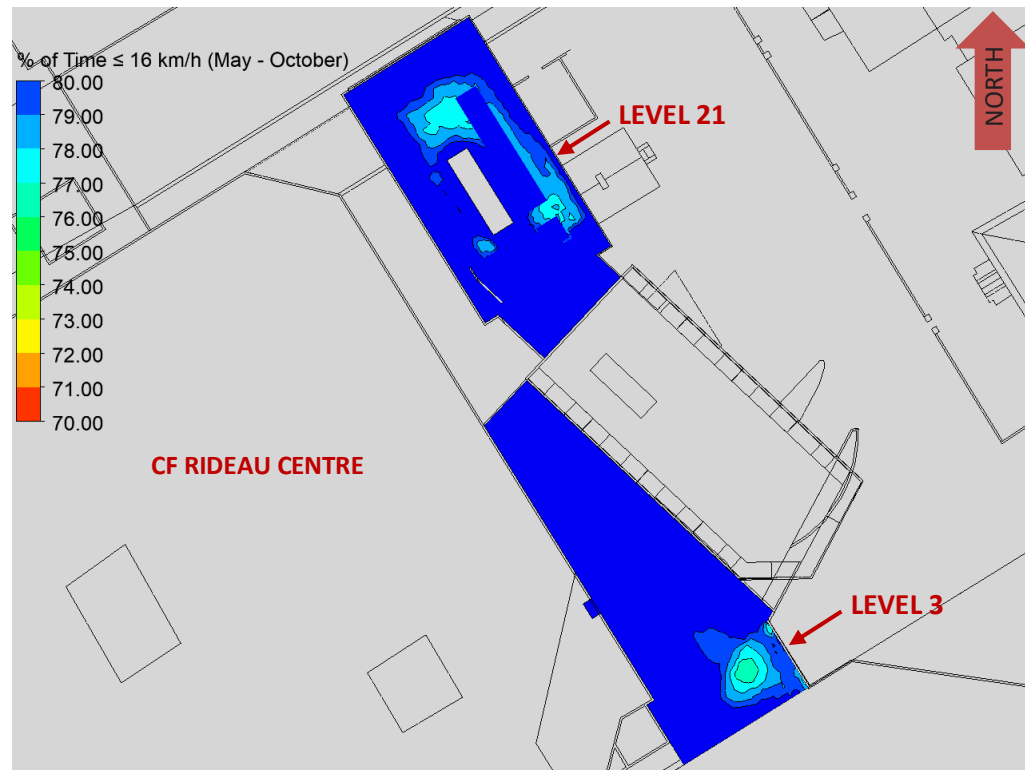


FIGURE 8B: TYPICAL USE PERIOD – % OF TIME SUITABLE FOR SITTING, AMENITY TERRACES

Wind Analysis

appendix c sustainability features



Draft image to be updated

Architectural

/ The site is situated in a transit-oriented location, with easy access to an extensive public transit network.

/ Use of high quality, durable material to prolong life cycle of the building and to support a long-term ownership of the purpose built rental building by Cadillac Fairview.

/ Materials with highly recycled content will be prioritized, such as aluminum for the window wall.

/ High performance exterior envelope with low-e coating glazing.

/ Entrance vestibules to reduce heat lost.

/ Green roofs will be installed at the amenity spaces.

/ Extensive amenities package to promote health and wellness.

/ Bird friendly glazing.

/ Bike parking.

/ Recycling program.

Mechanical

The base mechanical design incorporates energy conservation and sustainable design measures in order to reduce the building's operating costs, lower the impact it will have on the environment and improve the quality of the indoor environment. Some of the measures incorporated or to be considered are as follows:

GEOTHERMAL

/ The project will explore the use of a geothermal system. Geothermal systems act as a large source or sink for thermal energy, essentially using the earth as a thermal battery. The system can draw heat from the earth when the building requires it and reject heat back to the ground when the building requires cooling. A geothermal system significantly increases the overall system efficiency and reduces associated greenhouse gas emissions. Site investigation including test boreholes will be used to confirm the viability of a geothermal system on the site.

WATER USAGE

/ Low flow fixtures shall be used throughout to minimize water usage.

HEAT RECOVERY

/ Outside air for the suites will be provided through heat recovery cores to reclaim energy from general exhaust and sanitary systems.

EQUIPMENT IMPROVEMENTS

/ All mechanical cooling equipment shall be CFC and HCFC free.

/ All new supply fans shall be selected to operate at a static efficiency of 60% or greater.

/ Condensing boilers shall be used for heating water. Condensing boilers can improve combustion efficiencies over 90% .

/ Low temperature heating systems shall be employed to improve condensing boiler efficiency.

/ Ultra-high efficiency motors shall be specified throughout.

/ Variable frequency drives shall be used on pumping and fan systems to save considerable energy at part loads as described in the HVAC systems section.

INDOOR AIR QUALITY

/ Ventilation systems shall meet the requirements of ASHRAE 62.1.

/ Indoor air quality shall meet ASHRAE 55.

Electrical

/Lighting fixtures will consist of energy efficient LED fixtures to limit the demand on the building.

/Daylight harvesting will be provided in common area that will be exposed to natural light. Daylight sensors will control the output of the artificial light to supplement the natural lighting in these areas.

/Occupancy/vacancy control will be provided for lighting in areas with transient occupancy.

Sustainability Features

cf rideau centre registry site



Draft image to be updated