

2026 SCOTT STREET

DESIGN BRIEF

ISSUED FOR REZONING + SPA

26.02.04

1. PROJECT HISTORY

A Zoning By-Law Amendment Application was submitted on April 25, 2022 for the properties, 2006, 2020 & 2026 Scott Street, and 314 & 318 Athlone Avenue.

Previously, properties 2006, 2020 Scott Street, and 314 Athlone Avenue were zoned Traditional Mainstreet, Exception 102 - TM[102], while 2026 Scott Street was zoned as Community Leisure Facility Zone - L1, and 318 Athlone Avenue was zoned R4 UB.

The subject sites, 2006, 2020 & 2026 Scott Street, and 314 & 318 Athlone Avenue were approved to be rezoned to TM[2829] S465-h during a Planning Committee Meeting on October 27, 2022.

2. CONTEXT

2026 Scott Street is located in Ottawa's Westboro community. The site's close proximity to a future LRT transit station will result in the future development becoming an active residential and commercial node within the city (Figure 2.0).

The site, situated between residential neighbourhoods, Richmond Avenue's arterial shopping, and a transit corridor to the North allows for a variation of uses and demographics to reside, visit, and utilize the proposed development. This valued location sits in close proximity to nature via walking and cycling trails along the Ottawa River (Figure 1.0). Simultaneously, 2026 Scott Street's adjacent infrastructure provide urban living essentials.



Figure 1.0 - City of Ottawa site context map.



Figure 2.0 - Westboro neighbourhood site context aerial image.

The Westboro neighbourhood consists of a hybrid of small scale homes, and multi-unit residential dwellings of various scales. The urban fabric of the neighbourhood therefore varies from brick clad two-storey homes to metal panelized towers. This range in typology therefore results in an ever-evolving neighbourhood, where density, demographics, and the experience of space create a vibrant atmosphere. The property is currently divided into five parcels, occupied by the Granite Curling Club, a few commercial



Figure 3.0 - Existing Granite Curling Club, 2026 Scott Street.



Figure 4.0 - Existing Granite Curling Club, 2026 Scott Street.



Figure 5.0 & 6.0 - Current use, Granite Curling Club.

businesses, and surface parking (Figures 3.0-6.0). The North edge of the site meets the public along one of Ottawa’s busiest thoroughfares (Figure 7.0-9.0). Towards the West, the site is met by Athlone Avenue, a residential street (Figure 10.0). Along the South edge, a large park services the community. This park, historically and currently, acts as bridge between community oriented infrastructures such as a Gymnastic Club, and Curling Club, flanking its South and North edges. Therefore, the redevelopment of this site seeks to maintain this community space, while further enhancing the experience of the site, it’s contextual fabric, and the connections it will provide to the future LRT transit station.



Figure 7.0 - Existing Site Conditions, View East along Scott Street.



Figure 8.0 - Existing Site Conditions, View West along Scott Street.



Figure 9.0 - Existing Site Conditions, View West along Scott Street.



Figure 10.0 - Existing Site Conditions, View South along Athlone Avenue.

3. PROPOSED DEVELOPMENT

The proposed development, consisting of three high-rise buildings and a pedestrian plaza and thoroughfare intends to become a bustling urban hub, drawing users into the site and activating the streetscapes and adjacent Lion's Park. This development aims to provide residential and commercial/retail units in close proximity to the future LRT station. The three-building site will require the demolition of the existing Granite Curling Club, commercial units, and their adjacent surface parking lots. The development is to be split into three phases (Figure 11.0). Phase 1 includes Building 1, the correlating parking garage, and the at-grade landscape development for the north-east corner of the site. Phase 2 encapsulates Building 2, the associated parking garage and surrounding landscaping. Phase 3 encompasses Building 3, the final phase of the parking garage, and the remainder of the at-grade development and landscape. For the purposes of this design brief, the entirety of the site will be discussed in relation to massing, site access, placemaking strategies, and the design holistic approach. Phase 1 (Building 1) will be discussed in further detail, touching on built form, materiality, at-grade uses, relationships between the building and the abutting streets, and landscape intent.

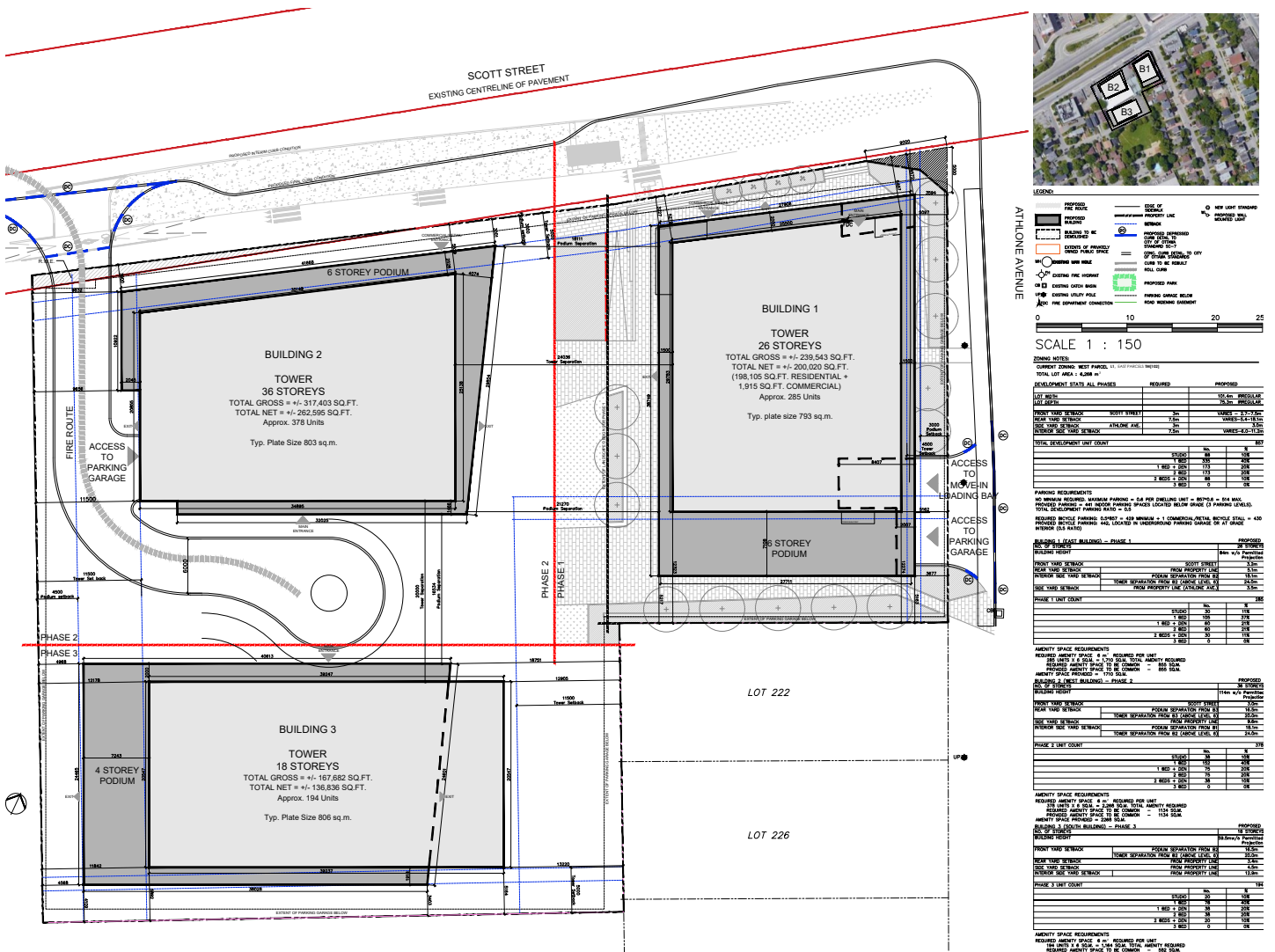


Figure 11.0 - Proposed Site Plan.

4. Built Form and Urban Fabric

Phases 1, 2 and 3:

The proposed buildings are strategically situated on the site to provide greater relief from the abutting neighbourhood, allow direct access to Lion's Park from the future LRT station, and create multiple pedestrian thoroughfares from all corners of the site. Two buildings are proposed along the Scott Street axis, maintaining the street edge (Figure 12.0). The taller tower forms are situated closer to Scott Street as a means of creating a further stepback from the low-rise neighbourhood to the South. Building 1 and Building 2, located along Scott Street, are separated by approximately 18 meters at grade to create a wide North-South pedestrian thoroughfare. This landscaped plaza draws people into the site, funneling users along a series of potential retail/commercial units or amenity spaces, and eventually to the existing and expansive Lion's park. This public plaza, widening at the South end of the site prior to reaching the park, further unifies the relationship between Lion's park and the existing site. The site is also accessed along Athlone Avenue, where a pedestrian thoroughfare connects the site from East to West. This circulation axis widens at the central node of the site and jogs to meet Lion's Park.



Figure 12.0 - View of proposed towers from the North side of Scott Street.

Additionally, the site includes a vehicular access point at the West edge of the property boundary along Scott Street. The site has a perimeter consisting of landscaping and sidewalk, further connecting the three proposed buildings to the existing urban fabric.

5. The Base/Podium

Phases 1, 2 and 3:

Building 1 and Building 2, comprised of 26 storeys and 36 storeys in height respectively, encompass six storey podiums. Building 3, comprised of 18 storeys, encompasses as four storey podium, providing greater relief towards the low-rise residential neighbourhood and Lion's Park.

The various uses at grade intend to activate the ground plane. It is intended that commercial/retail units and amenity spaces, primarily glazed, will line the interior plaza spaces and create lively façades along Scott Street. Each building's "back-of-house" services, such as move-in rooms will be accessed via a Scott Street vehicular entrance point, and off of Athlone Avenue. Waste and recycling for Phase 1 (Building 1), located at grade, will be accessed via Athlone Avenue. Opaque materiality and architectural screens where these services are located aids in the distinction between user's lively amenity spaces and service areas.

The porosity of the buildings, and the site as a whole, is further emphasized as the buildings relate to each other at grade. Access to commercial/retail and amenity spaces within the interior plaza space opposing each other intend on creating a lively relationship between all three buildings. This interior plaza space aims to become an interactive space for residents of each building and the greater public. The building materiality also emphasizes this notion of duality as the buildings reflect each other as siblings but are not viewed as triplets. Landscape features paralleling the architectural intent of this space result in a vivid and lush common gathering space.

6. Building Transition

Phase 1

The podiums of Building 1 and Building 2 share a consistent datum along Scott Street. The tower component of Building 1 is situated towards the North of the site, aiming to provide additional relief to the low-rise development south of the site.

The building's design is characterized by a strong material differentiation between the podium and tower, creating a clear visual hierarchy and a grounded, human scaled base. The podium is clad in warm terracotta panels, arranged in a series of articulated bays that introduce texture, depth, and rhythm along the street edge. This material choice enhances the pedestrian experience, reinforcing the building's connection to its surrounding neighbourhood context. Further, the six storey massing of Building 1 is articulated into a series of bays, where inset balconies and shifts in materiality help distinguish individual façade elements. This segmentation establishes a repetitive yet visually engaging rhythm at the pedestrian scale. For users moving along Athlone Avenue, Scott Street, or through the interior plaza, the building's perceived scale is reduced through the consistent use of materiality (Figure 13.0). Prefabricated panels are being explored as a means of providing a dynamic façade treatment while optimizing construction efficiencies.



Figure 13.0 - View of podium looking West along Scott Street.

7. The Middle

Phase 1

The one-storey glazed volume at level seven creates a visual break between the cementitious terracotta panels of the podium and aluminum panel clad tower. The transitional element highlights the change in materiality while physically signifying a vertical gap between each building's podium and tower components.

8. The Tower and the Top

Phase 1

Above the podium, the tower shifts to a lighter, more contemporary expression composed of prefabricated aluminum cladding panels in a mix of smooth and textured finishes. These alternating surfaces create subtle variation across the vertical massing, while the dark framed window expression emphasizes the tower's verticality. Together, the terracotta wrapped podium and the aluminum clad tower form a cohesive composition that is warm and tactile at the street level while sleek and modern at the skyline to balance durability, visual interest and architectural clarity (Figure 14.0).

Phases 1, 2 and 3:

The towers provide density to the neighbourhood as they contain a total of 857 units. These units will consist of a variety of unit typologies. These units' views benefit from the varied landscape and topography of the city. To the south, units will have an unobstructed view of the park, while along the North facade, residents will see the Ottawa River, and beyond, the Gatineau hills. To the North-East, residents will view the city's downtown core.

9. Sustainability

The proposed development is exploring various sustainability strategies and components which may be suitable to the site. The proposed development aims to contribute to all three pillars of sustainability: social, economic and environmental. Various options are being explored, including CMHC MLI Select which targets affordability, energy efficiency, greenhouse gas reductions, and accessibility. Social sustainability initiatives such as additional bike parking, ample exterior amenity spaces for residents, and proximity to the future transit station encourage a healthy lifestyle.

10. Landscape, Public Realm and Site Access

The site's overall landscape strategy intends to create a clear connection between the future LRT station, and the existing park, by creating places for users to rest, play, and experience the development, while meandering from one destination to another (Figure 15.0). The site's previous use as a curling club, and the adjacent park and gymnastics club, indicate the desire for a place of leisure. The proposed landscaping concept replicates this notion and provides various settings for this to occur.



Figure 14.0 - View looking East along Scott Street.



Figure 15.0 - Landscape concept images.

Ease of access to the site is further reinforced by the siting of the three buildings, and the landscaping at grade. The site is serviced by OC Transpo bus routes and is within close walking distance of the future OC Transpo LRT Transit Station. Additionally, the site is accessed by vehicular traffic, pedestrians, and cyclists. The precise location of each tower and landscaping features aid in funneling users on foot into and through the site, towards entrances, and outdoor amenity spaces. Additionally, landscaping elements such as mature trees, planting walls containing vegetation, and shrubbery, helps to buffer traffic, noise, and wind, while creating safe and enjoyable designated zones for residents and users. For users travelling by vehicle, the development will be completed with three levels of underground vehicular parking at a ratio of 0.5 spaces per unit for a total of +/- 441 parking spaces. +/- 135 of which will be located below Building 3 for a ratio of 0.47. Once all phases are completed, the parking garage will have two access points. One access will be located at the West edge of the site along Scott Street, while the other will be located towards the South property boundary, off Athlone Avenue.

The Phase 1 (Building 1) landscape strategy integrates site access, pedestrian circulation, user comfort, and building functionality while thoughtfully addressing the site's grade changes. The design incorporates gently ramped entrances connecting Building 1 to the future public plaza, Athlone Avenue, and Scott Street. Within the Phase 1 area, the site is organized into hardscaped zones that support pedestrian and cyclist movement, complemented by landscaped planters. These vegetated buffers provide shade, comfort, and inviting spaces for users to sit, relax, and enjoy the site.

The redevelopment of 2026 Scott Street presents a meaningful opportunity to strengthen the Westboro neighbourhood through thoughtful density, improved connections, and high quality public realm design. With integrated pedestrian linkages to the future LRT station and Lion's Park, a mix of uses, and a phased approach that delivers cohesive built form and landscape, the project establishes a vibrant, accessible, and resilient destination. Together, these elements create a development that will positively serve residents, visitors, and the broader community for years to come.