384 ARLINGTON AVENUE
URBAN DESIGN BRIEF

OTTAWA | ONTARIO
OCTOBER 11TH 2024 | 12 805

NEUF | FOTENN Planning + Design | windmill

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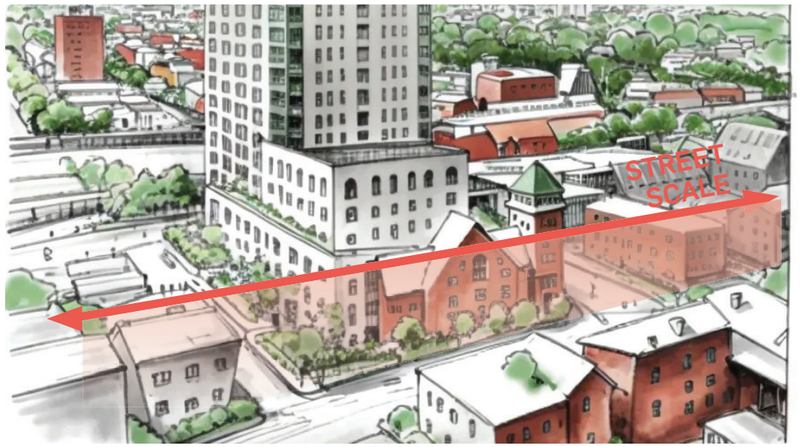
PROJECT DESCRIPTION

PROJECT VISION



VISION

The contemporary design of the new building will seamlessly include the façade of the former Ottawa Korean Community church, creating a rich focal point that is thoughtfully integrated into its surrounding context. The neighborhood's sense of community, once brought by the Korean Church building, is now reinvigorated through the use of new, vibrant community spaces such as rooftop terraces and urban farms. The project follows the One Planet Living (OPL) Framework, an equitable and sustainable vision of the world focused on reducing carbon emissions and contributing to thriving communities.

The proposal strives to preserve and highlight the history and sense of community that the Korean Church building once brought to its neighborhood. The conservation of the existing façades are an important priority as it preserves the neighborhood's vibrant community and history. The two retained façades are emphasized and complemented by the diversity of architectural elements and materials which enhance the human experience.

The project is mindful of its impact on three different scales: the street scale, the neighborhood scale, and the highway scale. On the pedestrian scale, the project uses multiple setbacks and cohesive materiality to ensure that the pedestrian is provided visual interest while not being overwhelmed. The project's position near the highway causes high visibility, which has influenced the project's facade and design, causing the tower to be pushed back. The project's massing employs a stepping strategy guided by the three scales using different corresponding heights, allowing for a more blended and gradual increase in height. The proposal aims to create a strong link between the building's interior and exterior, visually supported by the use of clear glass on the ground floor. The building includes a roof terrace which provides an accessible, open, and public outdoor area that enriches the urban experience. The urban farm provides more community outdoor space which encourages healthy lifestyles and sustainability.

PROPOSAL FOR SITE PLAN APPROVAL

This application aims to help facilitate a new residential development of a twenty-four-story residential building situated on the corner of Arlington Avenue and Bell Street.

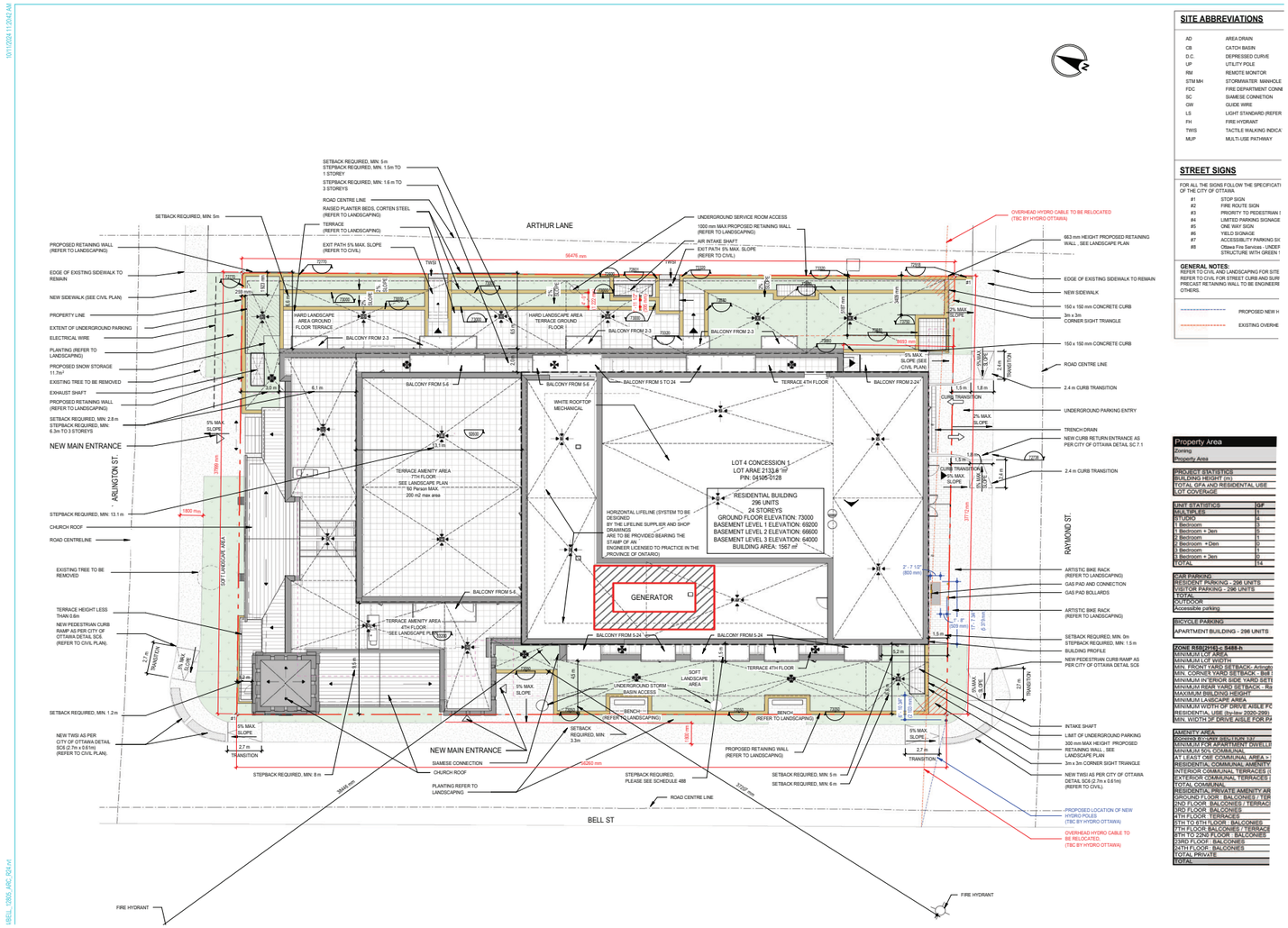
FIRE TRUCK ACCESS

The building is located on the corner of three streets, allowing fire trucks to park directly in front of the main building entrance on Bell Street where the annunciator panel will be located. The project will contemplate the installation of a Siamese Fire Department Connections (FDC) along Bell Street, Arlington Avenue, or Raymond Street.

SURROUNDING CONTEXT

There are residential properties to the north, east, and south, with an office complex to the west of the subject site. The building's mass is situated mainly on one side, integrating into the surrounding urban fabric.

PROPOSED DEVELOPMENT



SCALE 1-300

BUILDING TRANSITION

The site area, approximately 2,133 square metres (0.22 hectares) is large enough to ensure that appropriate transition to the adjacent low-rise residential dwellings is provided. Transition is provided with a mix of setbacks, stepbacks, and gradual height increases.

The three (3) and six (6) storey podiums reflect the heights of the surrounding residential neighbourhood, which has a mix of two (2) to four (4) storey residential dwellings, a twelve (12) storey apartment building, and a three (3) storey building with a gym and amenities.

The building heights gradually increase as they move away from the church. Two of the church façades will be retained and incorporated into the three (3) storey podium at the northwest corner. The six (6) storey podium creates a transition into to the twenty-four (24) storey tower, which is positioned close to the highway.

The three (3) storey podium is set back 3.3 metres from Bell Street, 3 metres from Arlington Avenue, 5,2 metres from Arthur Lane, and 6.4 metres from Raymond Street

The six (6) storey podium is set back 9.6 metres from Bell Street, 9.1 metres from Arlington Avenue and 8.3 metres from Arthur Lane.

The tower is set back 6 metres from Bell Street, 22.2 metres from Arlington Avenue, 8.3 metres from Arthur Lane, and 1.5 metres from Raymond Street.

PROJECT STATISTICS GROSS FLOOR AREA

ARLINGTON - BELL - KOREAN CHURCH	10/4/2024																	
	ESTIMATED GFA		CAR PARKING SPACES	BICYCLE PARKING SPACES	INDOOR AMENITY AREA		ESTIMATED SALEABLE		ESTIMATED OTTAWA GFA RESIDENTIAL		UNIT TYPES						TOTAL UNITS
	m² / *m²*	pi² / *ft²*			m² / *m²*	pi² / *ft²*	m² / *m²*	pi² / *ft²*	m² / *m²*	pi² / *ft²*	BACHELOR	1 BED	1 BED + DEN	2 BED	2 BED + DEN	3 BED	
TOTAL	25476	274221	78	276+20 SHORT TERM EXTERIOR SPACES	451	4855	16805	180888	15293	164608	19	130	17	126	2	2	296
ABOVE GRADE	20922	225203	0														
UNDER GRADE	4554	49019	78														
Ratio											6%	50%		43%		1%	100%
24th Floor	753	8105			0	0	633	6814	576	6200	0	5	0	6	0	0	11
23rd Floor	753	8105			0	0	633	6814	576	6200	0	5	0	6	0	0	11
22nd Floor	753	8105			0	0	633	6814	576	6200	0	5	0	6	0	0	11
21st Floor	753	8105			0	0	633	6814	576	6200	0	5	0	6	0	0	11
20th Floor	753	8105			0	0	633	6814	576	6200	0	5	0	6	0	0	11
19th Floor	753	8105			0	0	633	6814	576	6200	0	5	0	6	0	0	11
18th Floor	753	8105			0	0	633	6814	576	6200	0	5	0	6	0	0	11
17th Floor	753	8105			0	0	633	6814	576	6200	0	5	0	6	0	0	11
16th Floor	753	8105			0	0	633	6814	576	6200	0	5	0	6	0	0	11
15th Floor	753	8105			0	0	633	6814	576	6200	0	5	0	6	0	0	11
14th Floor	753	8105			0	0	633	6814	576	6200	0	5	0	6	0	0	11
13th Floor	753	8105			0	0	633	6814	576	6200	0	5	0	6	0	0	11
12th Floor	753	8105			0	0	633	6814	576	6200	0	5	0	6	0	0	11
11th Floor	753	8105			0	0	633	6814	576	6200	0	5	0	6	0	0	11
10th Floor	753	8105			0	0	633	6814	576	6200	0	5	0	6	0	0	11
9th Floor	753	8105			0	0	633	6814	576	6200	0	5	0	6	0	0	11
8th Floor	753	8105			0	0	633	6814	576	6200	0	5	0	6	0	0	11
7th Floor	754	8116			0	0	618	6652	562	6053	1	4	0	6	0	0	11
6th Floor	1015	10925			0	0	838	9020	763	8208	4	9	0	4	0	0	17
5th Floor	1015	10925			0	0	838	9020	763	8208	4	9	0	4	0	0	17
4th Floor (Amenity)	1015	10925			87	936	752	8094	684	7366	3	8	0	4	0	0	15
3rd Floor (Amenity)	1443	15532			289	3111	970	10441	883	9501	1	6	5	3	1	0	16
2nd Floor	1445	15554			0	0	1222	13153	1112	11970	2	6	7	2	1	1	19
Ground Floor 1	1434	15435		20 Temporary Exterior Spaces	75	807	806	8676	733	7895	4	3	5	1	0	1	14
Basement 1	1794	19310	29	3													
Basement 2	1780	19160	33	239													
Basement 3	980	10549	16	34													
Building height	74,4 m																

PROJECT STATISTICS AMENITY AREAS

12805	ARLINGTON - AMENITY AREAS	10/4/2024

AMENITIES AREA		m^2
REQUIRED	6 m² / UNIT	1776
	50% IN COMMUNAL AREA	888

STATISTICS	COMMUNAL AMENITY AREA		PRIVATE AMENITY AREA		TOTAL AMENITY AREA	
	m^2	ft^2	m^2	ft^2	m^2	ft^2
24th Floor	0	0	38	409	38	409
23rd Floor	0	0	38	409	38	409
22nd Floor	0	0	38	409	38	409
21st Floor	0	0	38	409	38	409
20th Floor	0	0	38	409	38	409
19th Floor	0	0	38	409	38	409
18th Floor	0	0	38	409	38	409
17th Floor	0	0	38	409	38	409
16th Floor	0	0	38	409	38	409
15th Floor	0	0	38	409	38	409
14th Floor	0	0	38	409	38	409
13th Floor	0	0	38	409	38	409
12th Floor	0	0	38	409	38	409
11th Floor	0	0	38	409	38	409
10th Floor	0	0	38	409	38	409
9th Floor	0	0	38	409	38	409
8th Floor	0	0	38	409	38	409
7th Floor	258	2,781	38	409	296	3,190
6th Floor	0	0	63	678	63	678
5th Floor	0	0	63	678	63	678
4th Floor	320	3,444	130	1,399	450	4,844
3rd Floor	289	3,111	53	570	342	3,681
2nd Floor		0	53	570	53	570
Ground Floor 1	75	807	133	1,432	208	2,239
TOTAL AMENITY AREA (m^2)	942	10,144	1,179	12,691	2,121	22,835
PERCENTAGE OF AREA BY TYPE %	44%		56%		100%	

PROJECT STATISTICS - CITY OF OTTAWA - GROSS FLOOR AREA

CITY OF OTTAWA - GROSS FLOOR AREA

Gross floor area means the total area of each floor whether located above, at or below grade, measured from the interiors of outside walls and including floor area occupied by interior walls and floor area created by bay windows, but excluding;

- a. floor area occupied by shared mechanical, service and electrical equipment that serve the building. (By-law 2008-326)
- b. common hallways, corridors; stairwells, elevator shafts and other voids, steps and landings; (By-law 2008-326) (By-law 2017-302)
- c. bicycle parking; motor vehicle parking or loading facilities;
- d. common laundry, storage and washroom facilities that serve the building or tenants;
- e. common storage areas that are accessory to the principal use of the building; (By-law 2008-326)
- f. common amenity area and play areas accessory to a principal use on the lot; and (By-law 2008-326)
- g. living quarters for a caretaker of the building. (surface de plancher hors oeuvre brute)

CITY OF OTTAWA - PRELIMINARY GROSS FLOOR AREA		
	m²	p.c
ESTIMATED PLOT AREA	2,133.7	22,967.1
TOTAL BUILDING AREA	15,292.6	164,608.0
ESTIMATED RATIO	7.2	

CITY OF OTTAWA - LOT COVERAGE

Lot coverage means that part of a lot covered by building but does not include :

- a. an eaves or eaves trough or any other feature that is located at or above the ceiling of the first storey; or
- b. any projection permitted under Section 65. (surface construite)

CITY OF OTTAWA - PRELIMINARY LOT COVERAGE		
	m²	p.c
ESTIMATED PLOT AREA	2,133.7	22,967.1
ESTIMATED BUILDING AREA	1,433.9	15,435.0
ESTIMATED RATIO	67.2%	

CITY OF OTTAWA - LANDSCAPED AREA

Landscaped area means that part of a lot located outdoors that is used for the placement of any or a combination of the following elements: (By-law 2014-94) (By-law 2020-289)

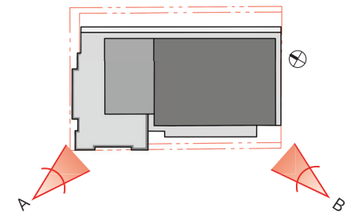
- a. soft landscaping consisting principally of organic materials and vegetative in-ground plantings such as trees, shrubs, hedges, ornamental flowers and grasses, and may also include some accessory ground cover, such as riverwash stone, mulch or similar pervious material located in and around plantings, and in the case of any residential or non-residential lots developed with uses other than outdoor recreational uses, excludes non-organic surfaces including artificial grass; and "softly-landscaped area" has the corresponding meaning; (By-law 2020-289)
- b. hard landscaping consisting of non-vegetative materials such as brick, pavers, rock, stone, concrete, tile and wood, excluding driveways, and any area used for parking, and including such features as a walkway, patio, deck or in-ground pool; and (By-law 2020-289)
- c. architectural elements consisting of decorative fencing, walls, sculptures, gazebos, trellises, planters, benches and other similar features. (espace paysagé) (By-law 2020-289)

CITY OF OTTAWA - PRELIMINARY LANDSCAPED AREA		
	m²	p.c
ESTIMATED PLOT AREA	2133.7	22,967.1
ESTIMATED HARD LANDSCAPING	173.7	1869.7
ESTIMATED SOFT LANDSCAPING	337.7	3635.0
ESTIMATED TOTAL LANDSCAPING	511.4	5504.7
ESTIMATED RATIO	24.0%	

RENDERING : ARLINGTON - BELL

RENDERING : NEIGHBOURHOOD OVERVIEW

RENDERING : PEDESTRIAN LEVEL VIEW FROM BELL STREET



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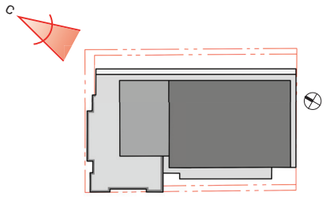

RENDERING : PEDESTRIAN LEVEL VIEW FROM ARTHUR LANE

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DESIGN DIRECTIVES

- Site is subject to Area-Specific Policy #56. Per policy 56.1, notwithstanding Section 6.3.1, Policy 2, the maximum permitted height is 24 storeys.

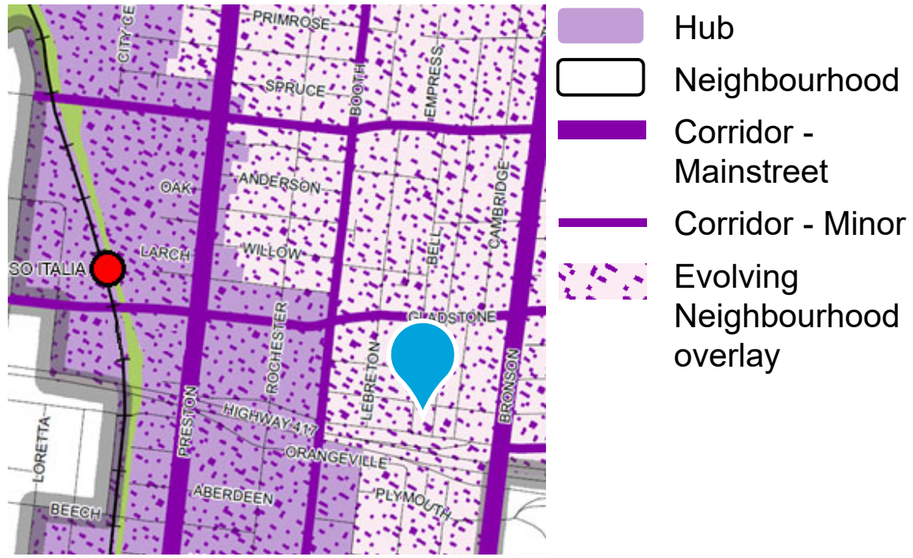
- The proposed development implements the Official Plan's strategic policies and growth management framework. It introduces residential density within the urban area in the Downtown Core transect and within walking distance of Mainstreet and Minor Corridors as well as rapid transit, with Corso Italia Station being under construction.

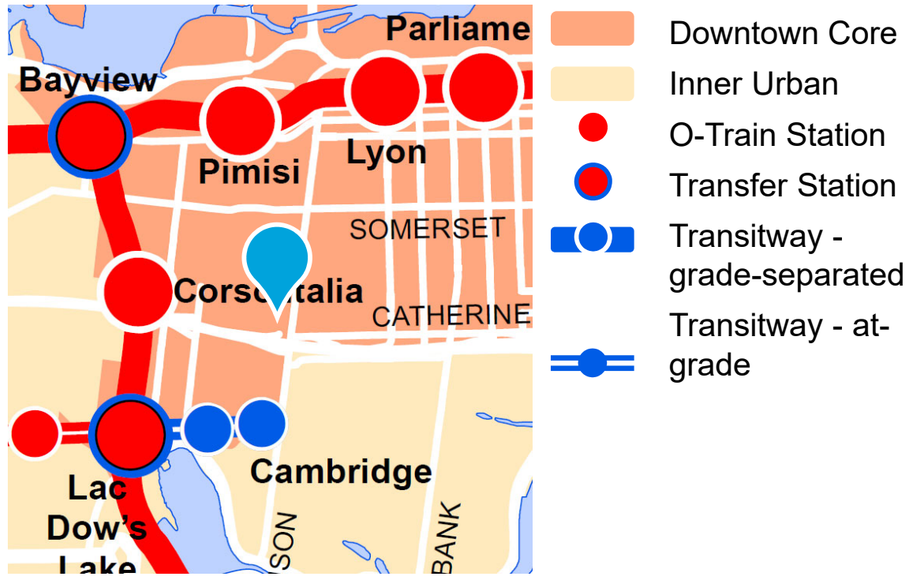
/ Neighbourhood Designation

/ Evolving Neighbourhood Overlay

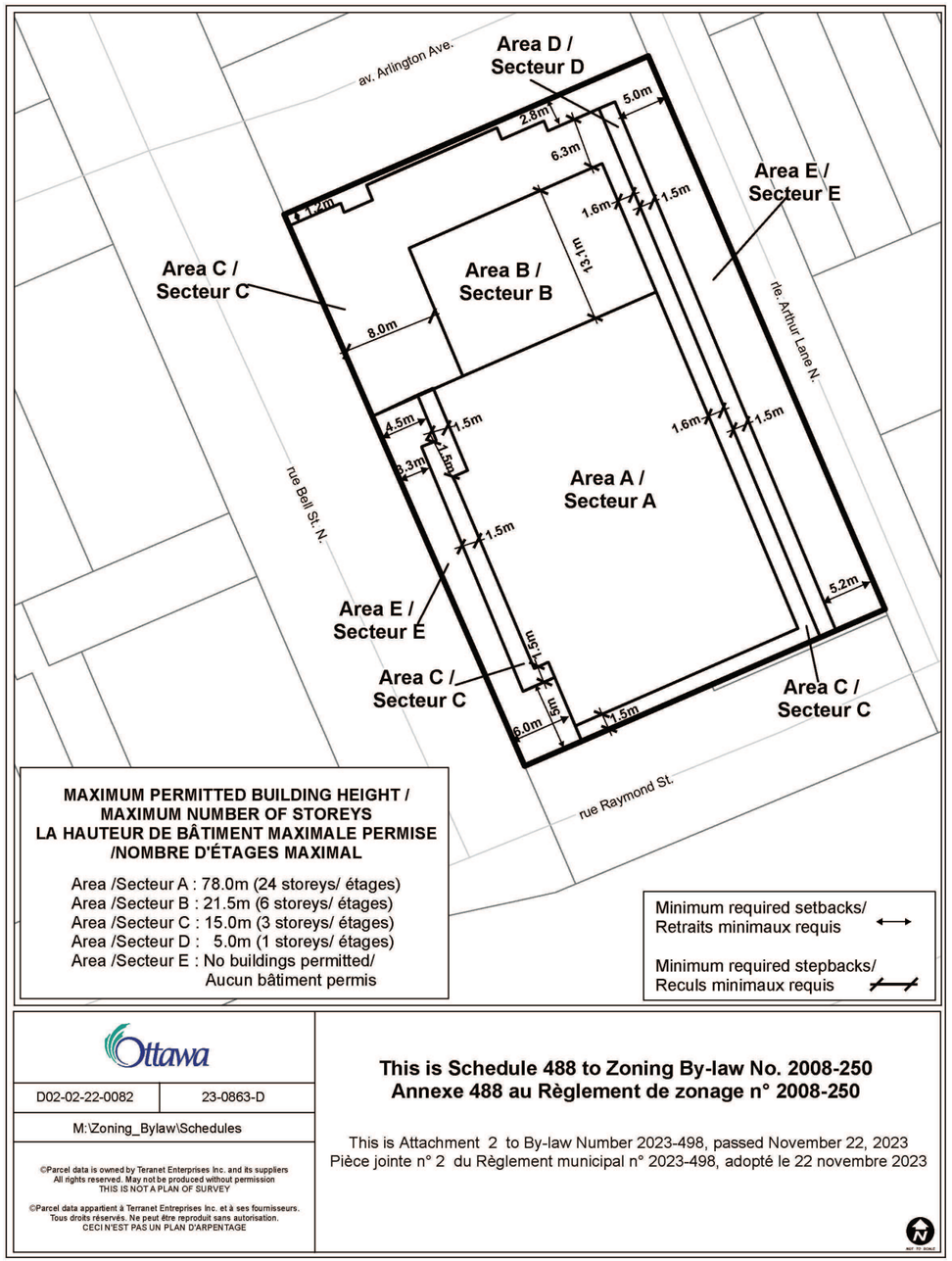
/ Located in the Downtown Core Transect

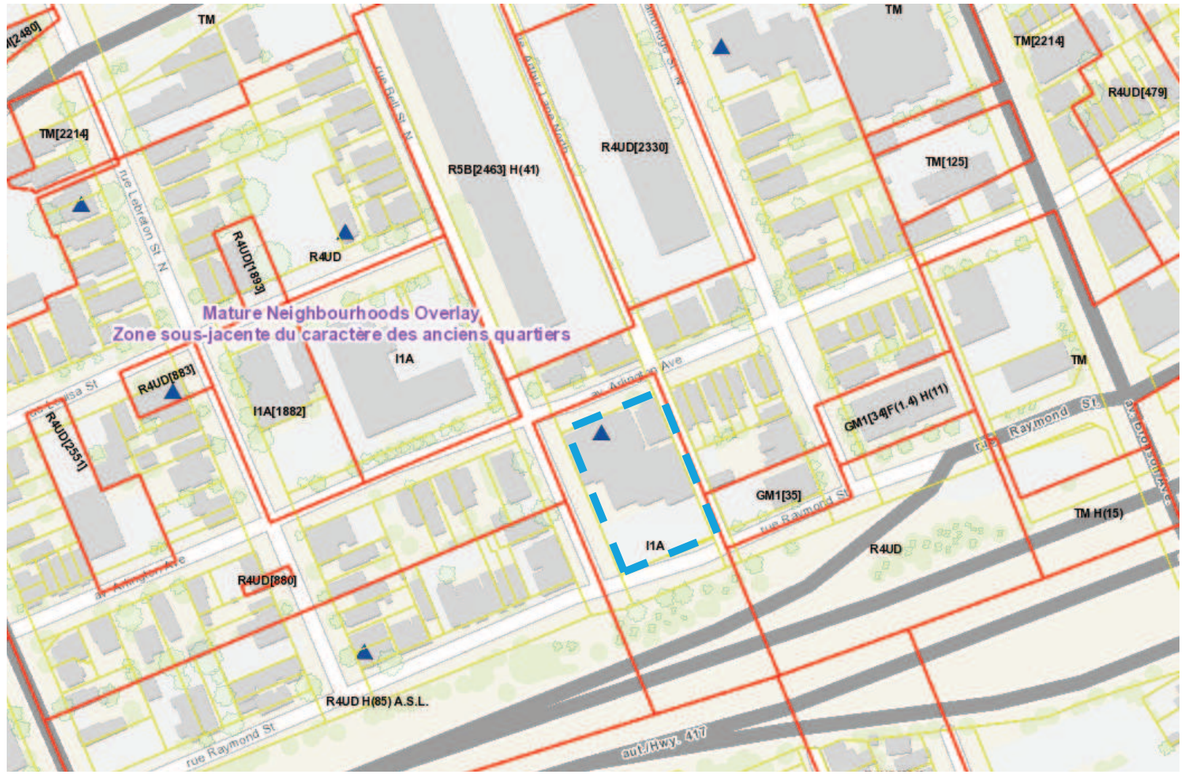
CITY OF OTTAWA OFFICIAL PLAN (2021)





CITY DESIGN POLICY - ZONING BY LAW





▲ Heritage Register Properties

/ Zoned «Residential Fifth Density, Subzone B, Urban Exception 2916, Residential Neighbourhood Commercial, Schedule 488, holding zone» (R5B[2916]-c S488-h)

/ Listed on the Heritage register, but not designated

Responses to the First Round of SPC Comments		
No.	**Comment**	**Response**
	Planning	
3	Please continue to explore/provide an accessible pedestrian walkway along the east side of the proposed development to prevent tenants from entering/exiting directly onto Arthur Lane. The currently proposed treatment is a safety concern.	The Urban Lanes policy requires a minimum width of 6 metres for residential lanes, and per the Survey dated June 16, 2022, the laneway is 6.1 metres wide. Therefore, the laneway is compliant with minimum width requirements. Further, per Comment #5, commercial uses are not being proposed at this time. The development team investigated multiple options for providing a pathway along Arthur Lane, but ultimately did not move forward with this option, as it produced a less desirable urban design outcome. Instead, multiple changes were made to the design to improve safety, including: - Terraces no longer have direct access to the laneway; instead, they will have railings along all sides so that the Arthur Lane units have a walk-out terrace, but without steps. This reduces the number of staircases leading to Arthur Lane. - Two (2) doors lead to Arthur Lane. In total, there are five (5) points of entry and egress in the building: one (1) on Arlington Avenue, one (1) on Bell Street, one (1) on Raymond Street, and two (2) on Arthur Lane, of which one (1) is an emergency exit from a staircase. With options to exit the building on every frontage, the amount of pedestrian movement in the laneway is anticipated to be low. - A Tactile Walking Surface Indicator (TWSI) has been added to the edge of both pathways from the doors exiting to Arthur Lane to signal to people who are blind or low vision that they are approaching a laneway. - A sign will be posted on both doors leading to Arthur Lane notifying residents that they exit to a laneway. - It was noted that in the survey, the two staircases on the existing building encroach into the public ROW of the laneway. When the building is demolished, these staircases will be removed, which will widen the laneway to comply with the minimum laneway widths. Given the aforementioned changes, we feel that the comment has been sufficiently addressed.
6	Please confirm how the recommendations of the Wind Study will be implemented at-grade and on the roof-tops and if the outdoor amenity areas will be comfortable. The planned function/layout of the site plan and rooftop plans should reflect the recommendations of the Study.	Yes, this has been addressed in the 'Microclimate Conditions of the Site' sections of the Urban Design Brief. A 2m glass panles are added. Please see pages 29 and 30 [of the SPC Phase 3 Urban Design Brief].
7	Please ensure that garbage collection and other essential building services are internalized in the building/underground parking garage.	Yes, Garbage collection is located on the ground floor with direct connection to Raymond street. Please see page 58 [of the SPC Phase 3 Urban Design Brief].
8	Please keep the 3m x 3m area at the southwest corner of the site (Bell and Raymond intersection) clear/free of all at-grade building projections and landscaping (trees) to maintain good sightlines at this location.	Yes, 3m x 3m clear area is added. Please see page 46 [of the SPC Phase 3 Urban Design Brief].

Responses to the First Round of SPC Comments		
No.	**Comment**	**Response**
	Urban Design	
	Submission Requirements:	
14	Urban Design Brief is required. Please see attached customized Terms of Reference to guide the preparation.	Yes, Urban Design Brief is created and organized based on Ottawa city gui de. Please see page 2 table of contents [of the SPC Phase 3 Urban Design Brief].
14(a)	The Urban Design Brief should be structured by generally following the headings highlighted under Section 3 – Contents of these Terms of Reference. The circulated draft Urban Design Brief, which was used for the purpose of OPA and ZBLA, include most of the necessary information. But it can be edited and re-organized to better reflect the Terms of Reference.	Yes, Urban Design Brief is created and organized based on Ottawa city guide. Please see page 2 table of contents [of the SPC Phase 3 Urban Design Brief].
15	Additional drawings and studies are required as shown on the SPIL. Please follow the terms of references (Planning application submission information and materials | City of Ottawa) the prepare these drawings and studies. These include: a. Site Plan b. Landscape Plan c. Building Elevations d. Building Floor Plans e. Building Sections f. The wind and shadow studies submitted for the OPA and ZBLA appear to reflect the latest design. Both can be included in the submission for convenience.	Yes, these are provided in the Urban Design Brief as Appendices. Please see page 2 table of contents [of the SPC Phase 3 Urban Design Brief]. The building height has been reduced slightly, therefore an updated Shadow Study is provided.
	Comments on Design:	
16	This project has come a long way through the extensive discussions in OPA and ZBLA processes. The placement of building, massing, density, and height were all carefully studied and recently approved by Council. Urban design has no comments on these aspects of the design.	Yes, the main buildng massing is remaing the same. A part of the podium is removed to increase landscaping and the setback from Raymond street. Also The building height has been reduced slightly.
17	With respect to public realm, it is necessary to install a pedestrian walkway within the property boundaries along Arthur Lane. This walkway will connect all private patios and should also allow for public to use. It should meet the City's accessibility (AODA) requirements and be maintained by the property owners for all season uses.	Please see response to Comment #3.
18	With respect to building design, overall, the material palette for the building appears to be overly complicated. A simplified material palette can create a building that serve both as a quiet backdrop of the heritage asset and an elegant anchor.	Yes, the project cosists of only three mateials which are precast, brick and glass. A light material colour strategy is applied to increase the value of the dark colour of the heritage. See page 26 [of the SPC Phase 3 Urban Design Brief].

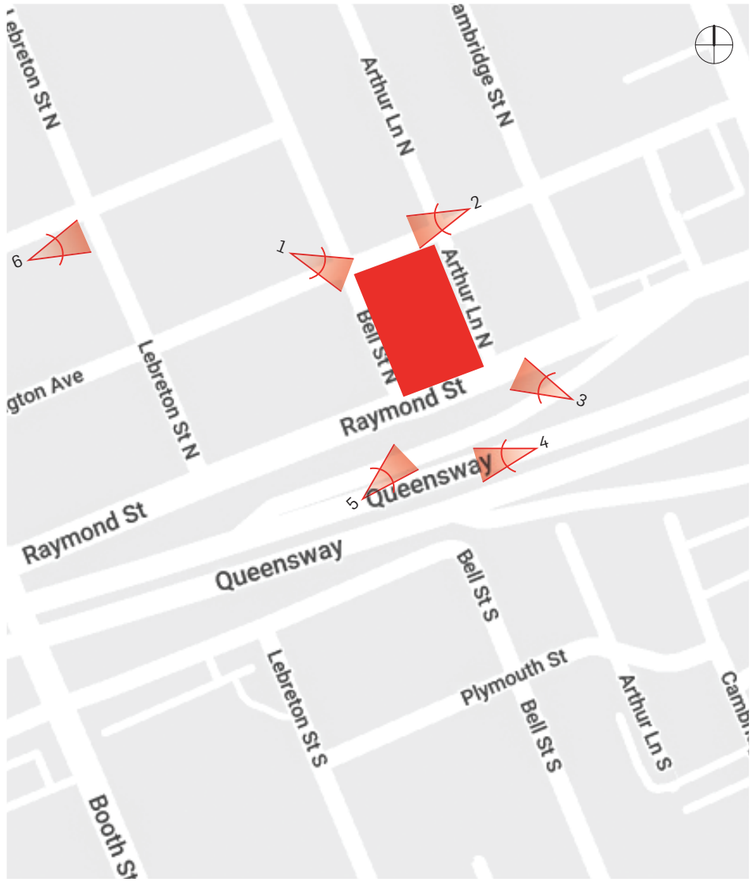
Responses to the First Round of SPC Comments		
No.	**Comment**	**Response**
	Podium	
18.1	Consider applying the lighter color material currently proposed for the Bell Street façade to all facades.	Yes, lighter color material is applied on the poduim. Please see pages 27 and 28 [of the SPC Phase 3 Urban Design Brief].
18.2	The dark material proposed for Arthur Lane and Raymond Street facades does not make much sense.	Yes, lighter color material is applied on the poduim. Please see pages 27 and 28 [of the SPC Phase 3 Urban Design Brief].
18.3	Arthur Lane façade appears flat and can benefit from more three-dimensional details. Consider treating the Arthur Lane façade as a series of towns rather than a long apartment.	The Arthur lane façade now features two precast concrete panel combinations, a thinner light grey inset into a thicker dark grey. The inset and colour variation breaks up the façade and provides depth to the composition. Please see pages 26, 27 and 28 [of the SPC Phase 3 Urban Design Brief].
18.4	The glass north façade (above the 3rd floor) requires further study. While glass is often perceived as complimentary to heritage assets, it is not the only material that can create a harmonious relationship between the new and the historical. If it is determined that glass will be the material for this façade, please ensure birds-safe measures are implemented.	It has been determined that white precast concrete panels will be the primary material for the volume (floors 4 to 6) behind the church. Having the volume in white allows it to be an extension of the white precast panels in the tower. White panels offer a lighter backdrop to the church, allowing the architecture of the church to remain a highlight of the design. Additionally, precast concrete panels provide improved thermal efficiency to the building envelope. Please see pages 26, 27 and 28 [of the SPC Phase 3 Urban Design Brief].
	Tower	
18.5	The folding strategy as described by the project architect is interesting. It could have been more convincing if the details were appropriately executed. But currently, the effect of the folding strategy has not yet successfully illustrated. The tower appears to be fragmented and lacks cohesion.	Specific colour and material combinations are applied to create volumes and connections between the tower, podium and church. As demonstrated on the East and North facades, a folding strategy is achieved through the continuity of the white precast from the tower to the volume behind the church. Bands of glazing extend from the top of the tower to the base of the podium, drawing the eye down. As featured on the North facade, an expansive band of glazing wraps around the white precast volume, visually interlacing them together. Please see pages 26, 27 and 28 [of the SPC Phase 3 Urban Design Brief].
18.6	A “singular” architectural expression, as illustrated in the precedent images on page 24 of the circulated Urban Design Brief, may be more successful.	A singular architectural expression is maintained across all facades. Long bands of uniform colour and material are consistent thoughout the facades and are thoughtfully designed to provide continuity between volumes. Design cohesion is achieved through a limited pallette of three main materials — glass, brick and precast concrete. The precast elements are limited to white, light grey and dark grey and are juxtaposed against the bands of glazing. Please see pages 26, 27 and 28 [of the SPC Phase 3 Urban Design Brief].

Responses to SPC Phase 3 Comments		
No.	**Comment**	**Response**
	Planning	
10	All Urban Design materials are satisfactory, and the quality of the materials is appreciated.	Acknowledged
11	Responses (and changes) to phase 1 design comments are appreciated and appropriate.	Acknowledged
12	Urban design also appreciates the reduced podium volume on Raymond and at the southeast corner of Raymond and Arthur Lane. The resulting increased pedestrian realm on Raymond and the dog run on Arthur Lane have improved the project overall.	Acknowledged
13	Consider foundation planting and/or public art installations (e.g. mural) along the building wall facing Raymond Street to avoid a blank wall condition.	Indigenous designed public art bike rack in current design. A mural/ visual behind the bike rack is being explored.
14	Consider coordinated exterior lighting, particularly on the heritage facades, and the top of the new building.	Noted, we are exploring opportunities and costs of building lighting. The project team is consulting with heritage, lighting, electrical, interior designer, and landscape architect consultants to determine the path forward.

3

SITE, CONTEXT, & ANALYSIS

SITE PHOTOS


Arthur Ln N
Bell St N
Raymond St
Queensway
Bell St S
Plymouth St
Arthur Ln S
Lebreton St S
Booth St
Lebreton St N
1
2
3
4
5
6


1


4


2


5


3

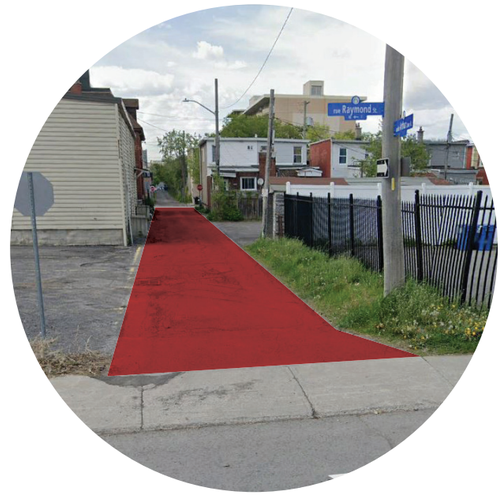

6

VIEWS DOWN ARTHUR LANE

BIRD'S EYE VIEW - ARTHUR LANE TO RAYMOND

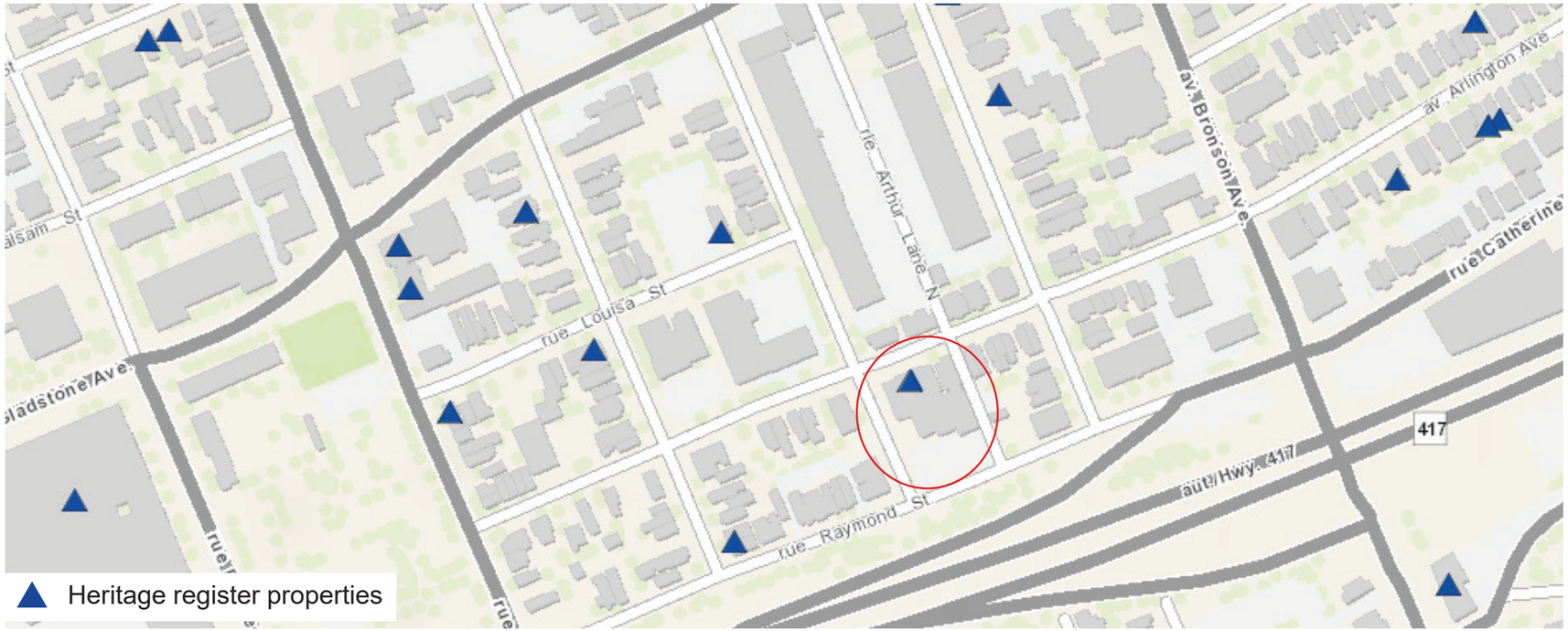
BIRD'S EYE VIEW - ARTHUR LANE TO ARLINGTON

STREET VIEW - ARTHUR LANE FROM ARLINGTON



STREET VIEW - ARTHUR LANE FROM RAYMOND

HERITAGE



HERITAGE REGISTER PROPERTY MAP

The Ottawa Korean Community Church is listed on the City of Ottawa Heritage Register, but is not designated under the Ontario Heritage Act.

The proposed development has reviewed municipal policies and consulted with City Heritage staff to guide the integration of the two retained façades of the church.

The project aims to conserve the integrity of the church's character, attributes, and cultural contributions to the community through the two retained façades.

The base of the high-rise building features a design that respects the architectural scale, proportion, rhythm, and character of the retained façades of the church.

The new residential construction ensures the retained façades will continue to be the character-defining element on-site. The design of the tower includes setbacks, architectural details, and neutral materials to encourage this.

INSPIRATIONS


ALEXANDER'S CHURCH
BOSTON


300 BLOOR WEST TOWER
TORONTO


ST. LUKE'S UNITED CHURCH
TORONTO

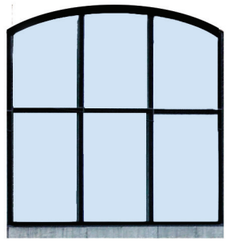

BLUE DIAMOND ON THE HILL CONDOS
FOREST HILL, TORONTO


CONOLLY HIGH-RISE PROJECT
HAMILTON, ONTARIO

LIGHT GREY ROOFING

GREY STONE

DARK RED BRICK



BLACK FRAMED WINDOWS

A primary goal of the project is to maintain the aesthetics of the façade to accentuate the Korean Church's historical materials. The church's facade is mainly composed of red brick, an important traditional material seen prominently throughout the neighborhood.

DESIGN EVOLUTION
HISTORICAL DESIGN ITERATION COMPARISONS

ZBLA SUBMITTED AUGUST 18th 2022

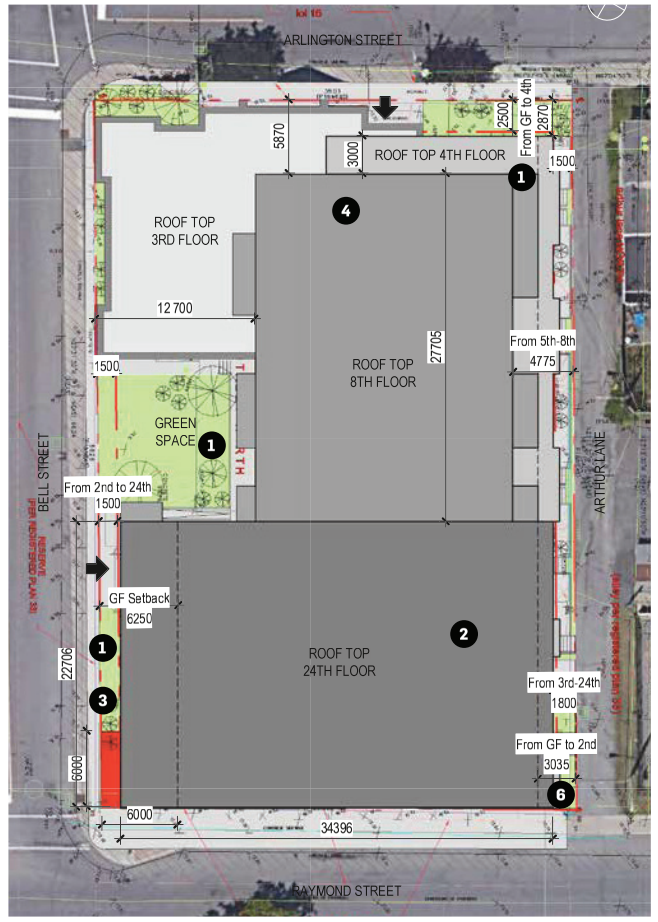
SPA SUBMITTED DECEMBER 15th 2023

SPA SUBMITTED JUNE 7th 2024

1. SCULPTING THE PODIUMS AND TOWER TO HAVE A BETTER TRANSITION WITH THE SURROUNDINGS.
2. 90 DEGREES TOWER ROTATION PROVIDING +10M TOWER SETBACK FROM ARTHUR LANE AND BELL STREET.
3. REARRANGEMENTS OF THE GREEN SPACES ON BELL STREET TO CREATE A LINEAR GREEN SPACE.
4. PODIUM HEIGHT IS REDUCED AND PUSHED BACK FROM ARLINGTON AVE.
5. IMPROVING THE GREEN TERRACES ON THE ROOF.

DESIGN EVOLUTION
HISTORICAL DESIGN ITERATION COMPARISONS

ZBLA SUBMITTED
AUGUST 18th 2022



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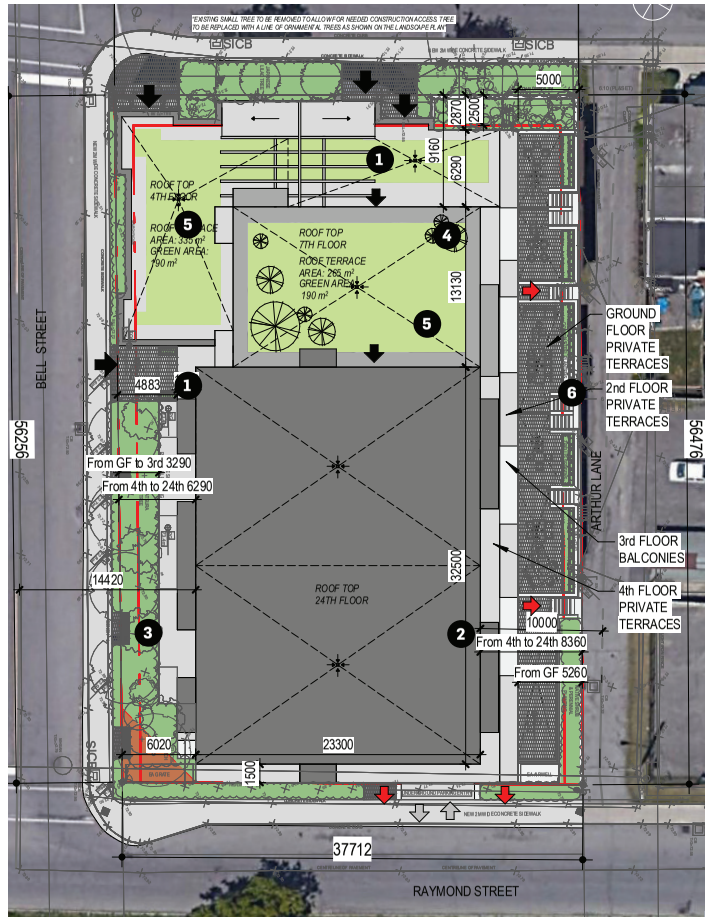
SPA SUBMITTED
DECEMBER 15th 2023



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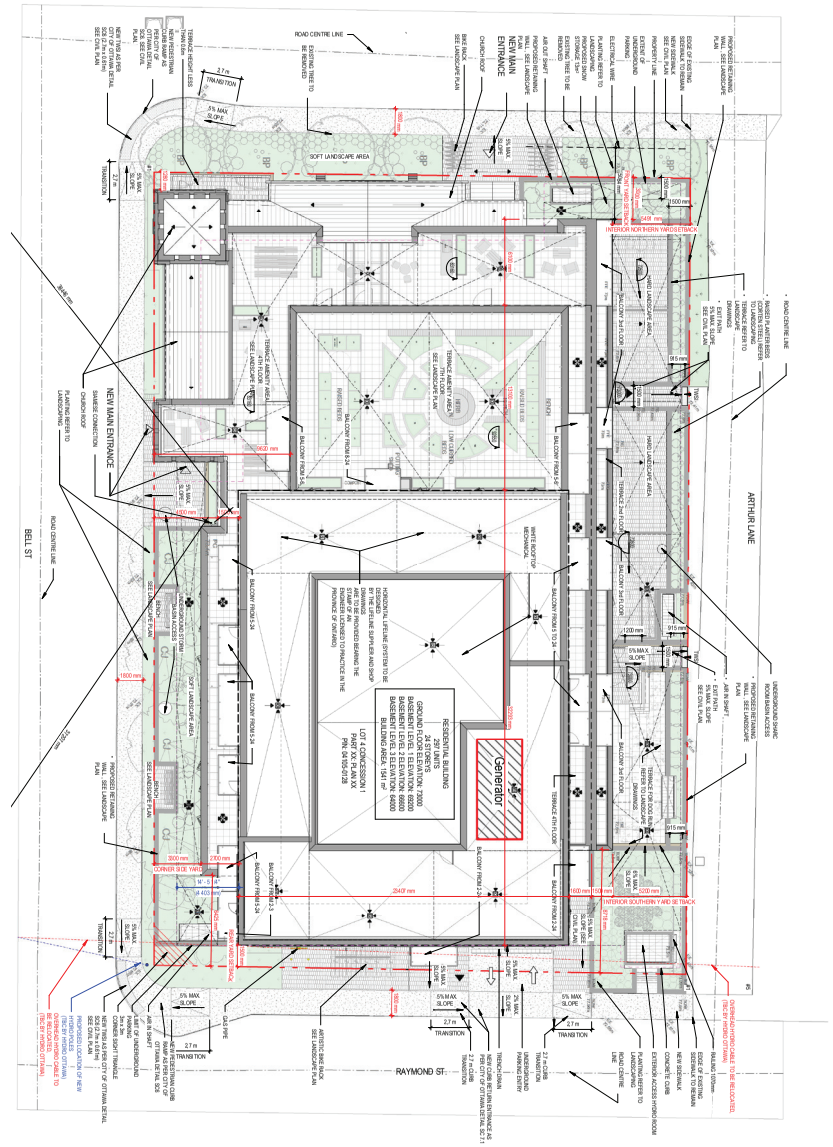
SPA SUBMITTED
JUNE 7th 2024



1. SCULPTING THE PODIUMS AND TOWER TO HAVE A BETTER TRANSITION WITH THE SURROUNDINGS.
2. 90 DEGREES TOWER ROTATION PROVIDING +10M TOWER SETBACK FROM ARTHUR LANE AND BELL STREET.
3. REARRANGEMENTS OF THE GREEN SPACES ON BELL STREET TO CREATE A LINEAR GREEN SPACE.
4. PODIUM HEIGHT IS REDUCED AND PUSHED BACK FROM ARLINGTON AVE.
5. IMPROVING THE GREEN TERRACES ON THE ROOF.
6. CREATING BIGGER TERRACES ON ARTHUR LANE.

DESIGN EVOLUTION
CURRENT BUILDING DESIGN - HERITAGE INTEGRATION

CHURCH MATERIALS

LIGHT GREY ROOFING

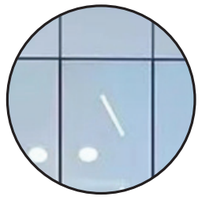
GREY STONE

DARK RED BRICK

PROJECT MATERIALS

GREY AND WHITE GREY PRECAST CONCRETE

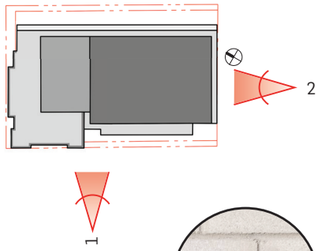
GREY AND LIGHT GREY STAMPED PRECAST

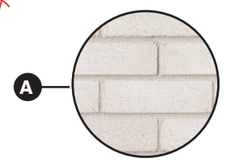


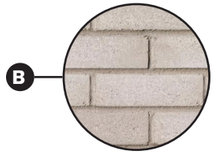
WINDOW WALL

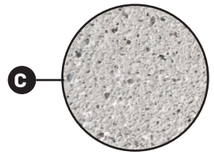
The project will have neutral materiality providing visual interest and highlighting the church as an important focal point. Centred around tones of grey the materiality evokes a modern feel without drawing too much attention from the heritage building. Additionally, the project will utilise black mullions to frame the windows which reflects and complements the black mullions used for the church windows, creating aesthetic continuity.

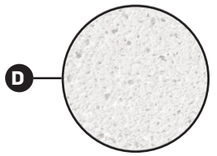
DESIGN EVOLUTION
CURRENT BUILDING DESIGN - WEST & SOUTH ELEVATIONS

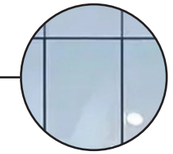


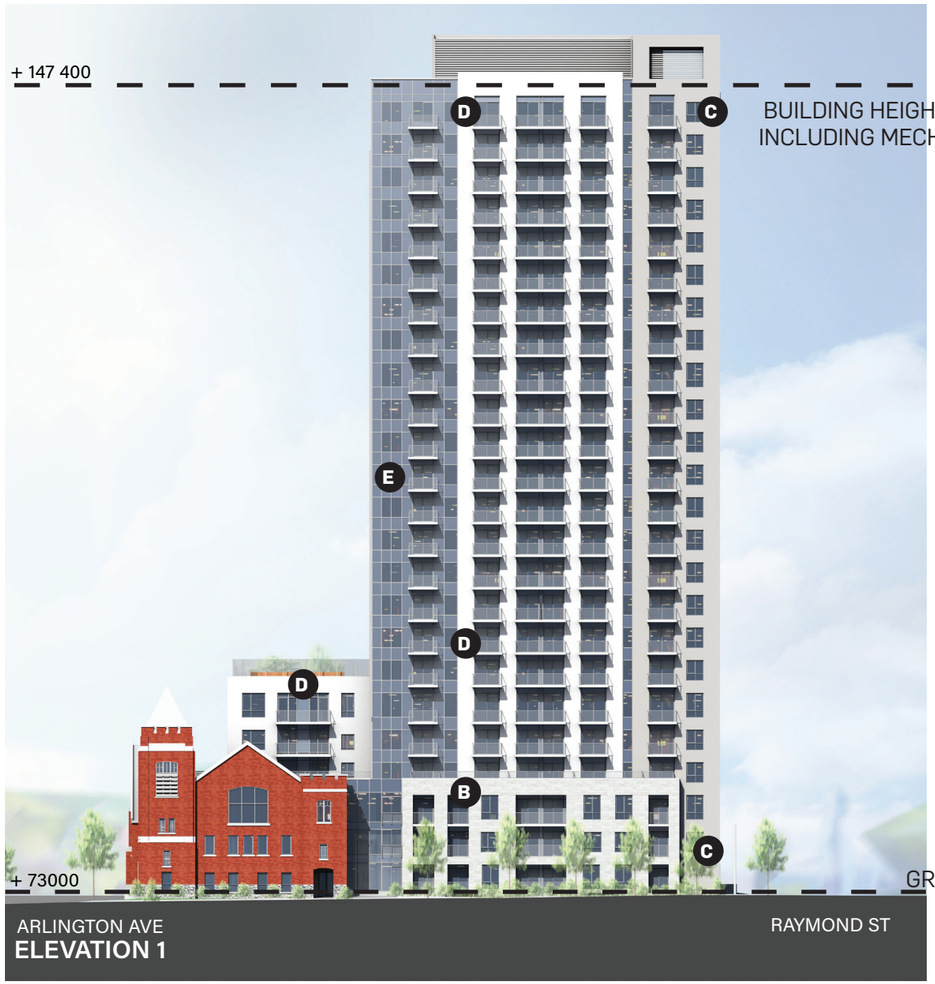

A — Precast Concrete Panels - Stamped, Light Grey

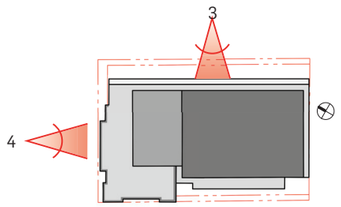

B — Precast Concrete Panels - Stamped, Grey


C — Precast Concrete Panels, Grey

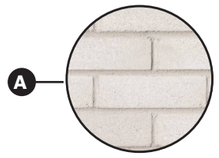

D — Precast Concrete Panels, White


E — Window Wall

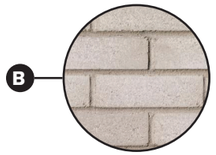




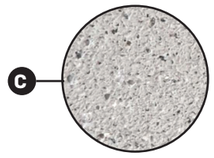
DESIGN EVOLUTION
CURRENT BUILDING DESIGN - EAST & NORTH ELEVATIONS



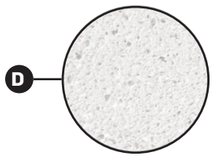
Precast Concrete Panels - Stamped
Light Grey



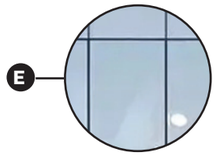
Precast Concrete Panels - Stamped
Grey



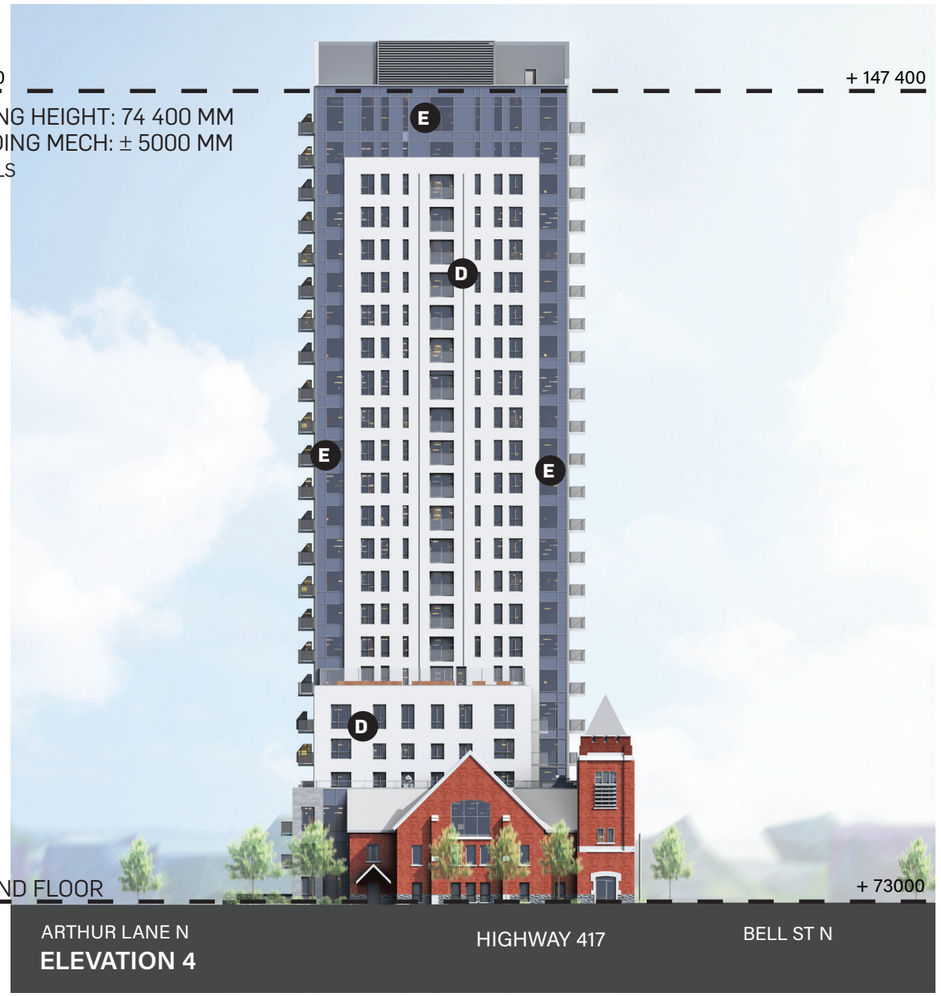
Precast Concrete Panels
Grey



Precast Concrete Panels
White



Window Wall



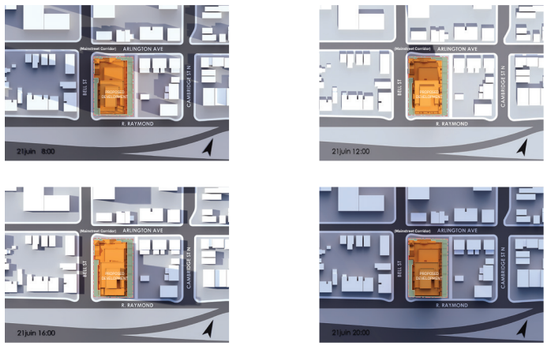
Description - Shadow Study

The proposed development has a 756 m^2 tower floorplate, which minimizes shadow and wind impacts, loss of skyviews, and allows for the passage of natural light into interior spaces. Urban Design staff's feedback during the Official Plan Amendment and Zoning By-law Amendment phase guided the placement of the tower, which was rotated to provide a greater setback from the eastern frontage.

All other frontages are set back from the property line, and podiums have a maximum height of three (3) storeys. This also ensures that more sunlight reaches the streets for a greater pedestrian experience.

Visualization - Shadow Study

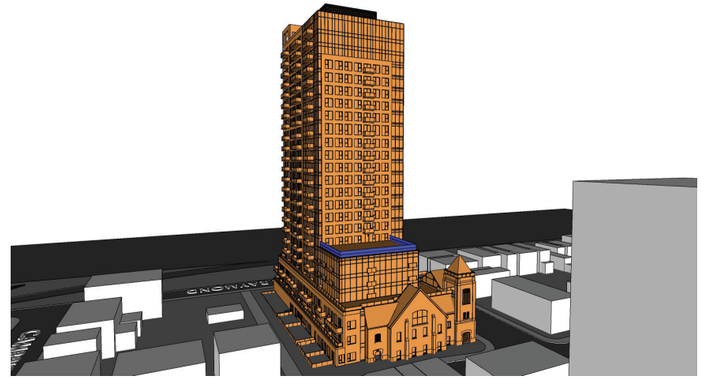
SUMMER SOLTICE - JUNE



AUTUMN EQUINOX - SEPTEMBER

WINTER SOLSTICE- DECEMBER

Massing



Setbacks and stepbacks inform the interaction with the building at the pedestrian level: the existing church façade is located at or very close to the property lines on Bell Street and Arlington Avenue. This creates a focal point for the development, highlighting the church and ensuring its prominence.

Setbacks to the podium is greatest on Arthur Lane, where the laneway width is narrower than the public roads, providing more space between the building and the adjacent residences to the east. The minimum setback of 3.3 metres on Bell Street provides a sense of enclosure at the street level without overwhelm and also provides for space for soft landscaping. On Raymond Street, the building is set back 1.5 metres; it is along this frontage that the tower is most prominent, adjacent to the highway and furthest from the church.

The main entrance is via Bell Street to provide a convenient pedestrian entrance. The vehicular entrance is via Raymond Street. At-grade terraces face Arthur Lane to animate the laneway, but no at-grade entrances are provided.

As the site is surrounded on three (3) sides by public roads and on one (1) side by a public laneway, creating a welcoming pedestrian environment on all frontages was an important consideration.

Description - Wind Study

All 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, green space, and in the vicinity of building access points, are considered acceptable.

Calm and acceptable wind conditions are predicted over the common amenity terrace serving the proposed development at Level 4 during the typical use period.

Conditions over the roof area at Level 7 are predicted to be suitable for a mix of sitting and standing during the typical use period. Additionally, the areas that are predicted to be suitable for standing, according to the comfort classification in Section 4.4, are also predicted to be suitable for sitting for at least 75% of the time during the same period. Since the roof area is intended to serve as a garden, the noted conditions are considered acceptable.

The foregoing statements and conclusions apply to common weather systems, during which no dangerous wind conditions, as defined in Section 4.4, are expected anywhere over the subject site. During extreme weather events, (e.g., thunderstorms, tornadoes, and downbursts), pedestrian safety is the main concern. However, these events are generally short-lived and infrequent and there is often sufficient warning for pedestrians to take appropriate cover.

Visualization - Wind Study

GRADE LEVEL

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

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

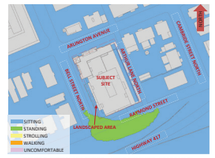


FIGURE 7: TYPICAL USE PERIOD – WIND COMFORT, GRADE LEVEL

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

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

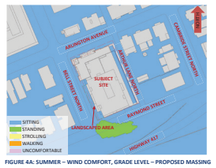


FIGURE 4A: SUMMER – WIND COMFORT, GRADE LEVEL – PROPOSED MASSING

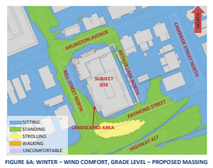


FIGURE 6A: WINTER – WIND COMFORT, GRADE LEVEL – PROPOSED MASSING

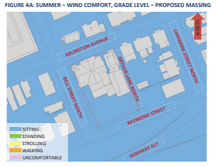


FIGURE 4B: SUMMER – WIND COMFORT, GRADE LEVEL – EXISTING MASSING

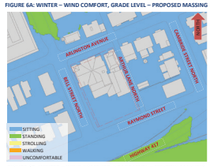


FIGURE 6B: WINTER – WIND COMFORT, GRADE LEVEL – EXISTING MASSING

GRADE LEVEL

FIGURE 8A: SPRING – WIND COMFORT, COMMON AMENITY TERRACES

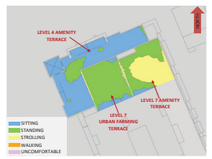


FIGURE 8C: AUTUMN – WIND COMFORT, COMMON AMENITY TERRACES

FIGURE 9: TYPICAL USE PERIOD – WIND COMFORT, COMMON AMENITY TERRACES

FIGURE 8B: SUMMER – WIND COMFORT, COMMON AMENITY TERRACES

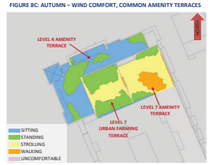
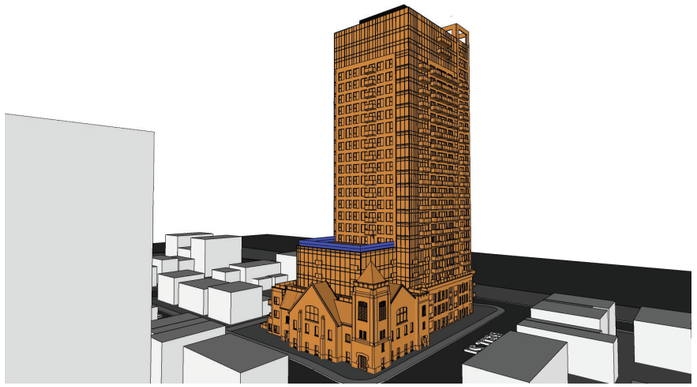


FIGURE 8D: WINTER – WIND COMFORT, COMMON AMENITY TERRACES

Massing



The Wind Study prepared by GradientWind dated April 13, 2023, found that 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.

On the level 7 terrace, the report recommended installation of two (2)-metre tall wind screens, which have been included in the plans.

KEY USES - AERIAL VIEW

1. LIV Apartements
2. Saint Hyacinth Catholic Church
3. St.Anthony of Padua
4. St.Anthony School
5. Plaza Dante Park
6. Adult High School
7. Cambrigde Community Public School
8. MCNABB Park
9. MCNABB Recreation Centre
10. Booth Street Complex
11. Glebe Memorial Park
12. Chamberlain Park

TRANSIT

SCHOOL

SHOP

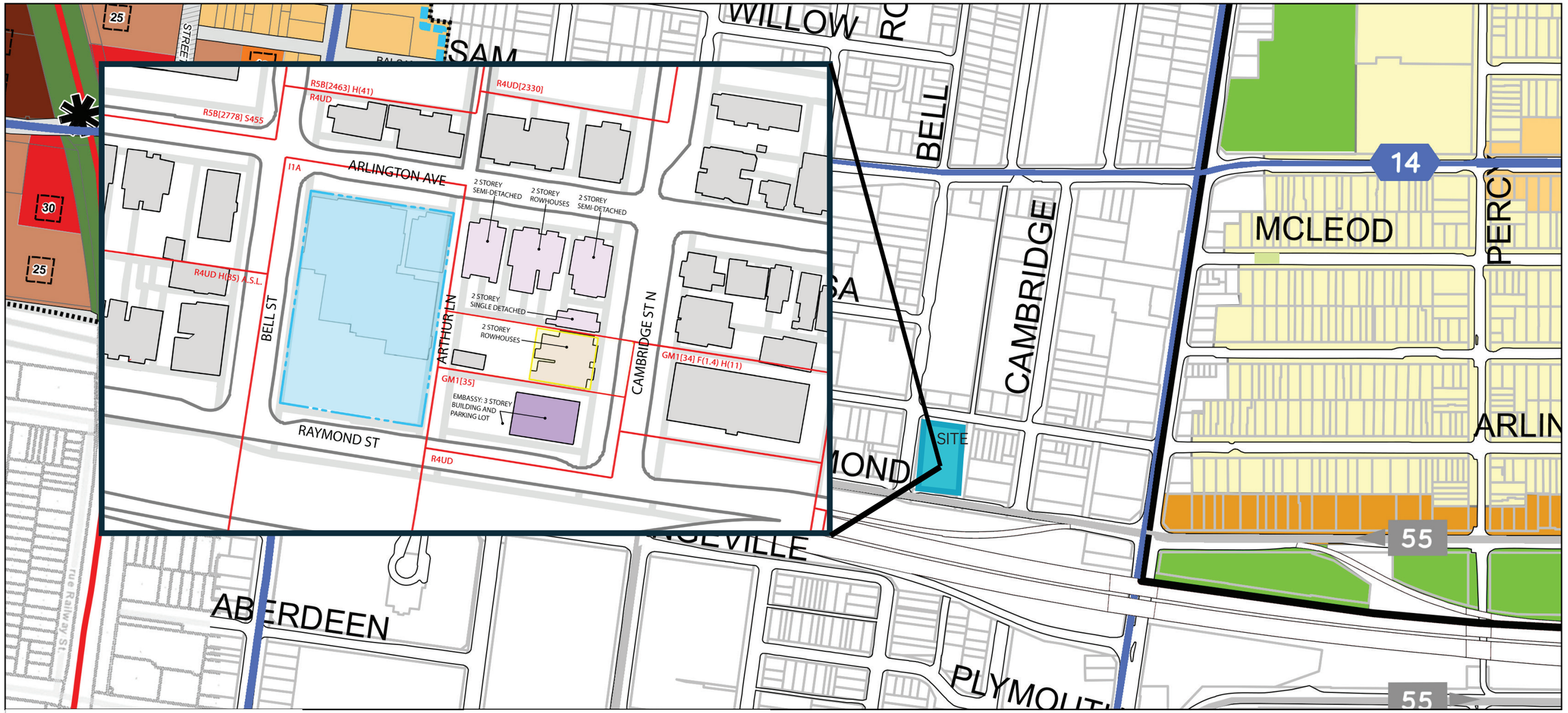
RESTAURANT

GAS STATION

HOTEL

GROCERY STORE

CHARACTERISTICS OF ADJACENT STREETS AND PUBLIC REALM : BLOCK PLAN



Corso Italia Station District / Secteur de la station Corso Italia

SECONDARY PLAN - Volume 2
Schedule B - Maximum Building Height and Tower Location
PLAN SECONDAIRE - Volume 2
Annexe B – Hauteur de bâtiment maximale et emplacement des tours

Corso Italia Station District Secondary Plan Boundary/
Limite du Plan secondaire du secteur Station Corso Italia

Two storeys / étages
Two storeys / étages
Application for SPC for a 4-story low rise apartment building on 370 Cambridge

HEIGHT / HAUTEUR

MAXIMUM BUILDING HEIGHTS / HAUTEURS MAXIMALES DES IMMEUBLES

- 4 storeys / étages
- 6 storeys / étages
- 9 storeys / étages
- 12 storeys / étages
- 18 storeys / étages
- 20 storeys / étages
- 25 storeys / étages
- 30 storeys / étages
- 31+ storeys / étages

A dashed-square within a coloured area indicates the high-rise tower permitted within that designation, its potential location, and its maximum building height. / Un carré pointillé dans une zone de couleur représente l'immeuble de grande hauteur qui y est permis, avec son emplacement potentiel et sa hauteur maximale.

- Park / Parc
- Other Greenspace / Espace vert
- Green Transportation - Utility Corridor / Transport vert et couloir de service public
- Future Street / Future rue
- Future Woonerf Street (per Policy 5.2.23) / Future rue Woonerf (selon la politique 5.2.23)
- Laurel Street Active Transportation Corridor (ATC) / Couloir de transport actif de la rue Laurel (TCA)
- Future Lane / Future ruelle
- Active Transportation Bridge / Passerelle faisant partie du réseau de transport actif
- O-Train Station / Station de l'O-Train
- O-Train
- Neighbourhood Line / Ligne de quartier
- SITE
- BUS ROUTES
- ZONING

CITY DISTRICTS

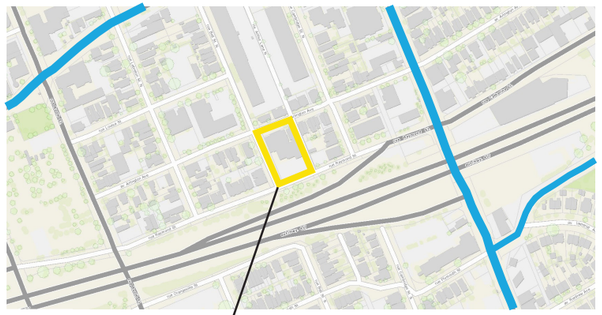
CONTEXT

DISTRICT DIVISION

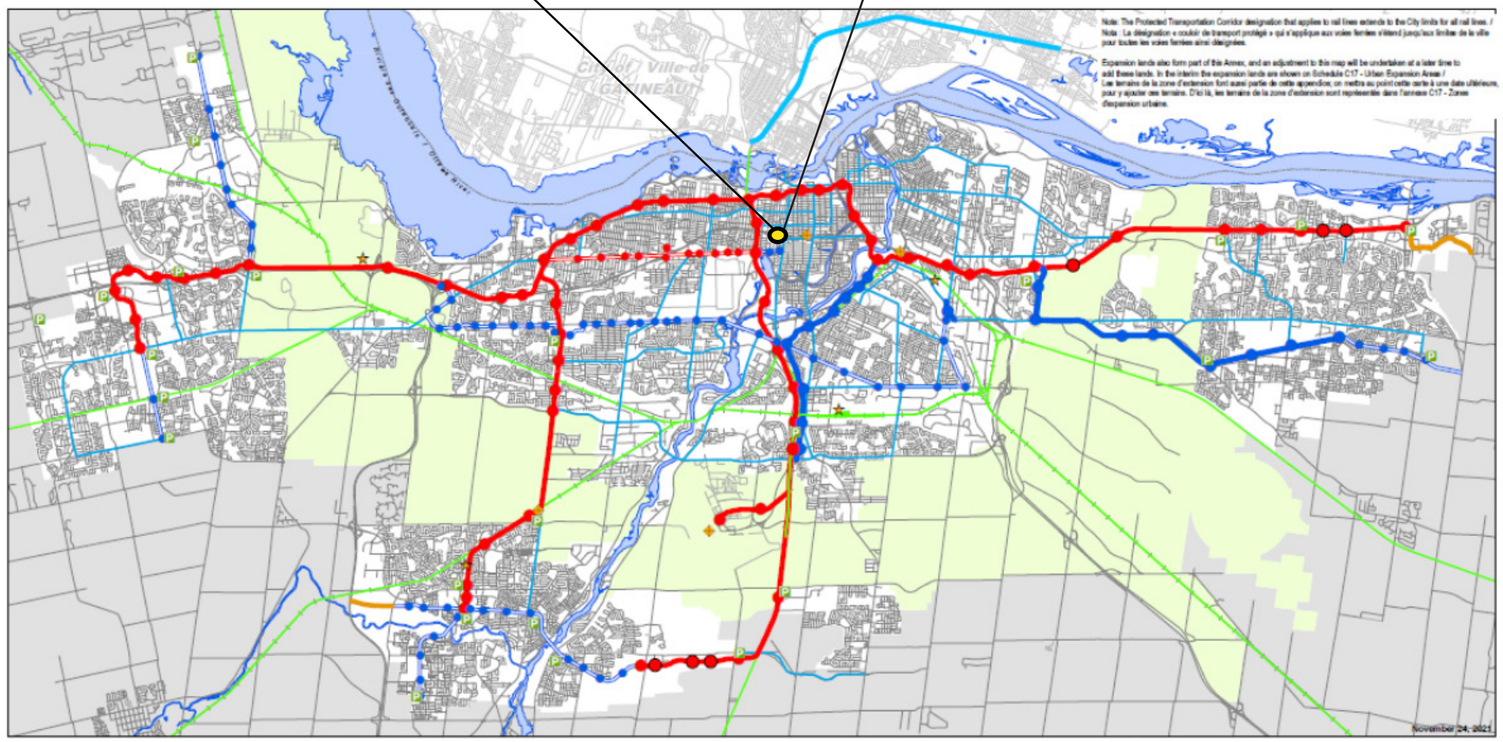
- CENTRETOWN WEST
- CIVIC HOSPITAL
- DOWNTOWN
- OLD OTTAWA EAST
- HINTONBURG
- THE GLEBE
- CENTRETOWN

MOBILITY NETWORKS - PUBLIC TRANSIT

ZOOM IN 1



ZOOM IN2



The subject site is located 800 metres away from a future LRT rapid transit station: Corso Italia Station.

Transit priority measures are also planned for Gladstone Avenue and Bronson Avenue, which currently have bus service.

Nearby bus service is provided by eight (8) routes:

14 St. Laurent -Tunney's Pasture and 114 Rideau -Carlington on Gladstone Avenue,

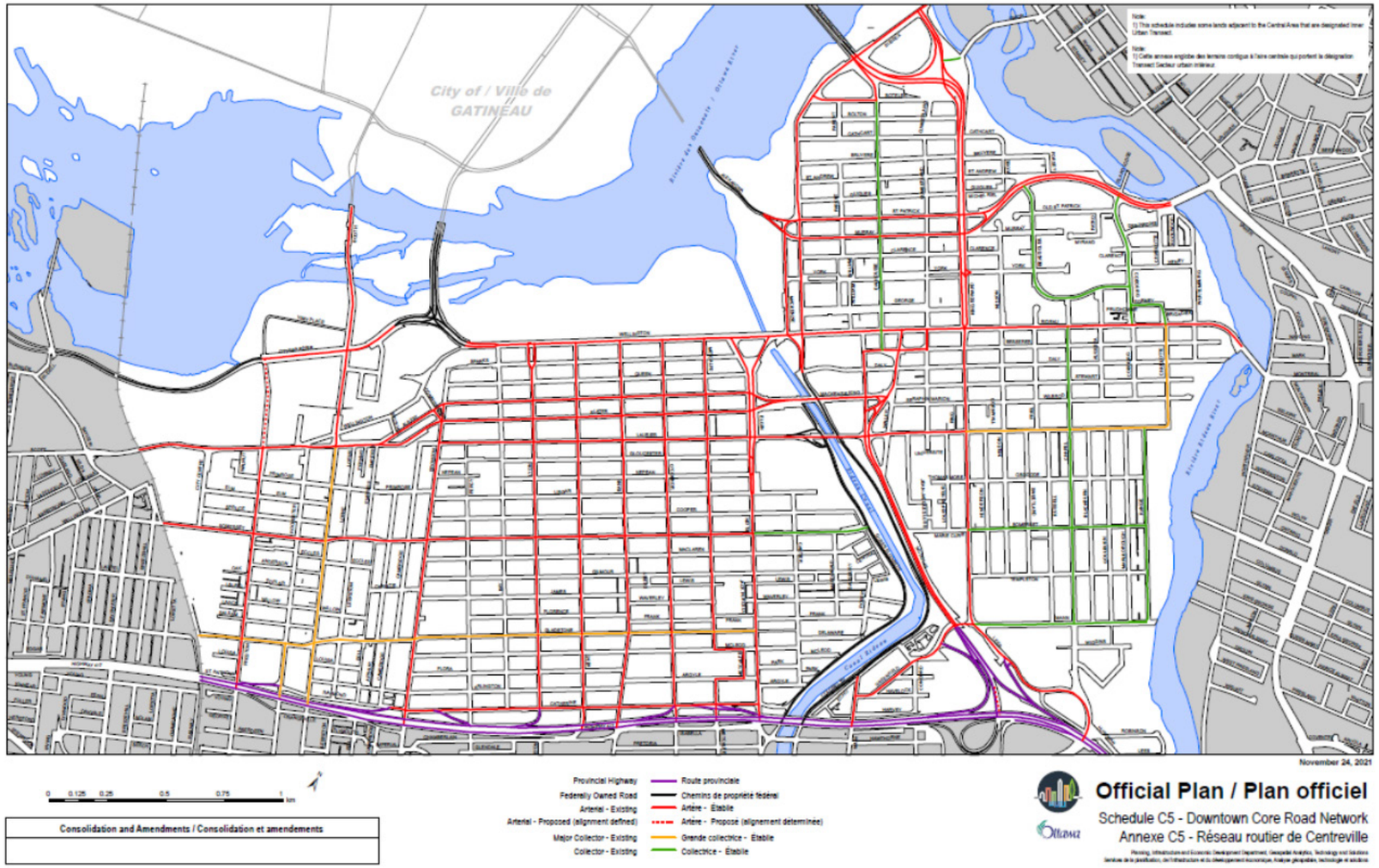
85 Gatineau - Bayshore and the Line 2 Replacement Bus serving Bayview -South Keys on Preston Street,

55 Elmvale - Westgate on Catherine Street and Raymond Street,

10 Hurdman - Lyon on Bronson Avenue, and

6 Greenboro - Rockcliffe and 7 Carleton - St. Laurent on Bank Street.

MOBILITY NETWORKS - ROAD NETWORK

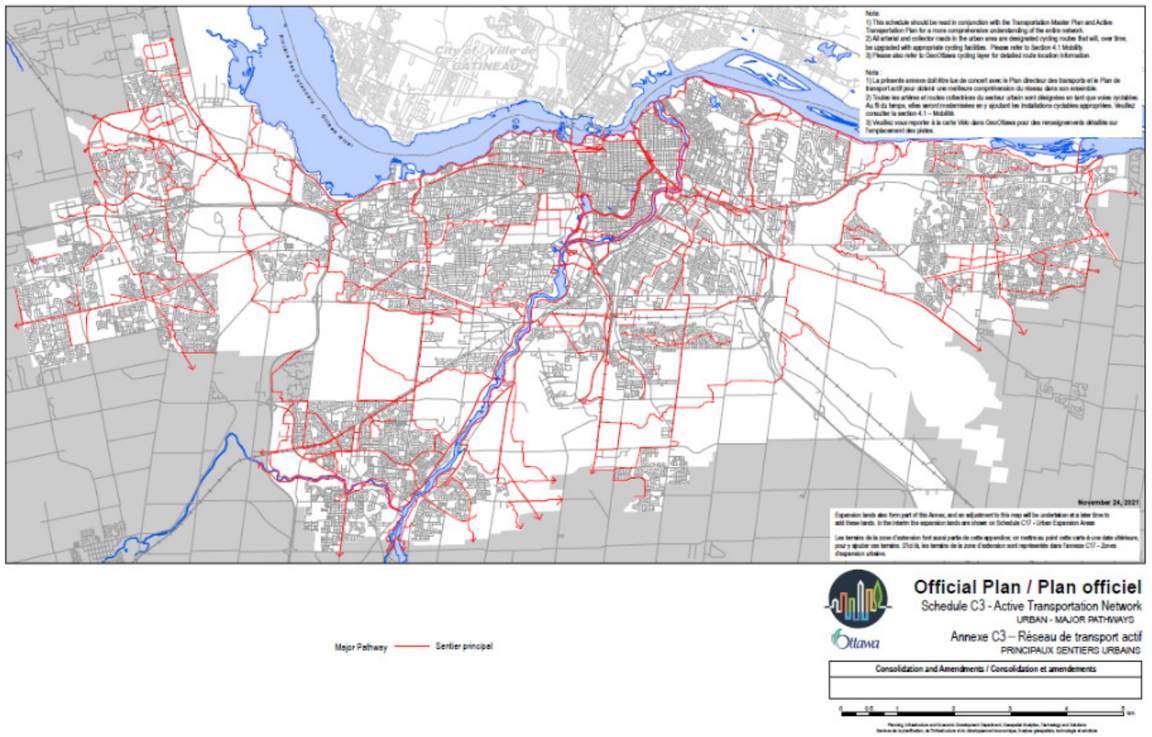


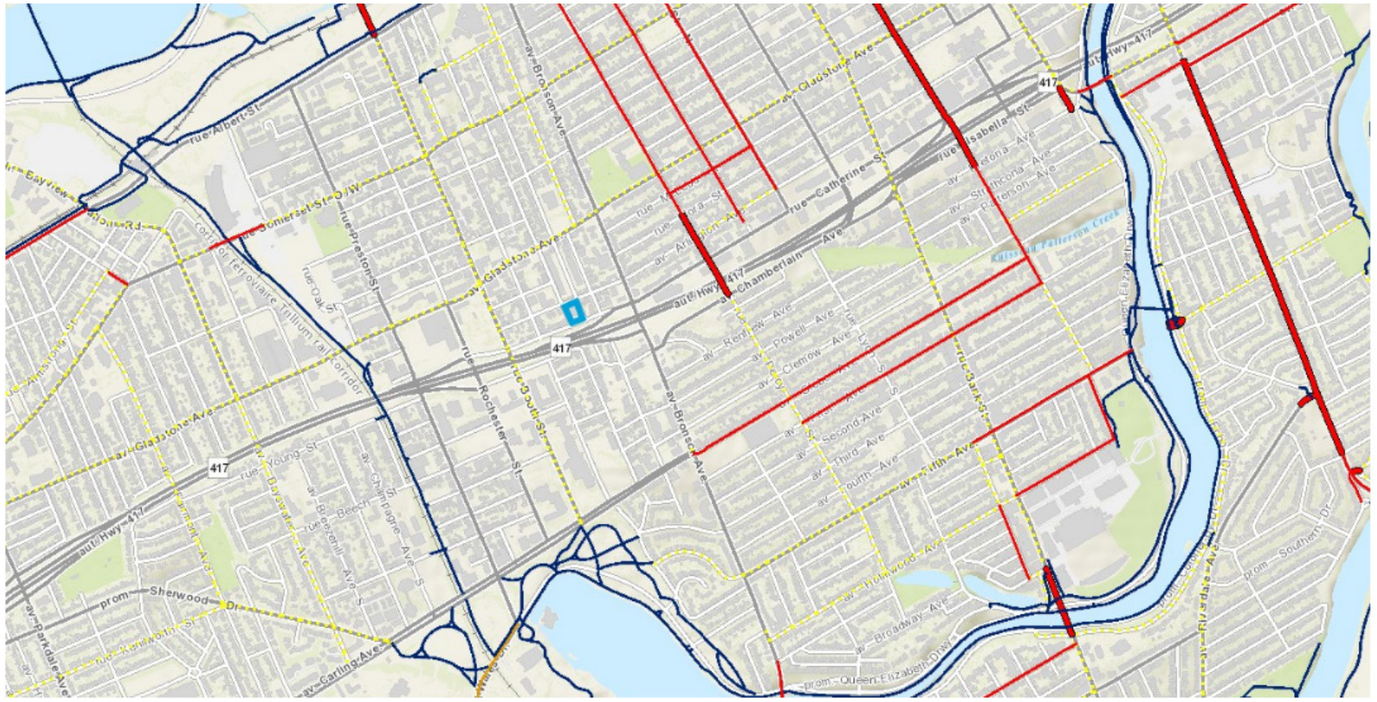
Arlington Avenue is identified as a local road and is surrounded by streets of many other classifications. Directly to the south is Highway 417, a Provincial Highway. Access is provided via Raymond Street, a local road, and Catherine Street, an arterial road.

There are multiple nearby Arterial Roads, including Preston Avenue, Bronson Avenue, Lyon Street, Kent Street, and Bank Street. Nearby Major Collector roads include Gladstone Avenue, Rochester Street south of Gladstone Avenue, and Booth Street.

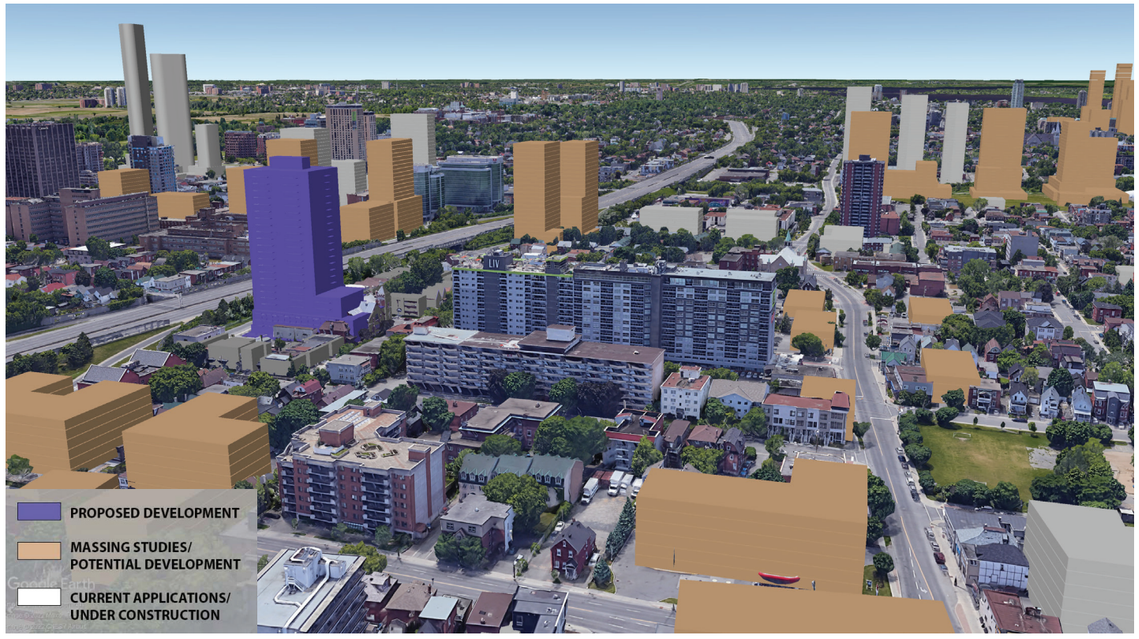
MOBILITY NETWORKS - CYCLING NETWORK

The subject site is located near a major pathway: the Trillium Pathway, which runs alongside the Line 2 O-Train route. The site is also located near multiple Suggested Routes, including Gladstone Avenue and Preston Street. Further east, Percy Street is a north-south cycling route with a Bike Lane and/ or Cycle Track.



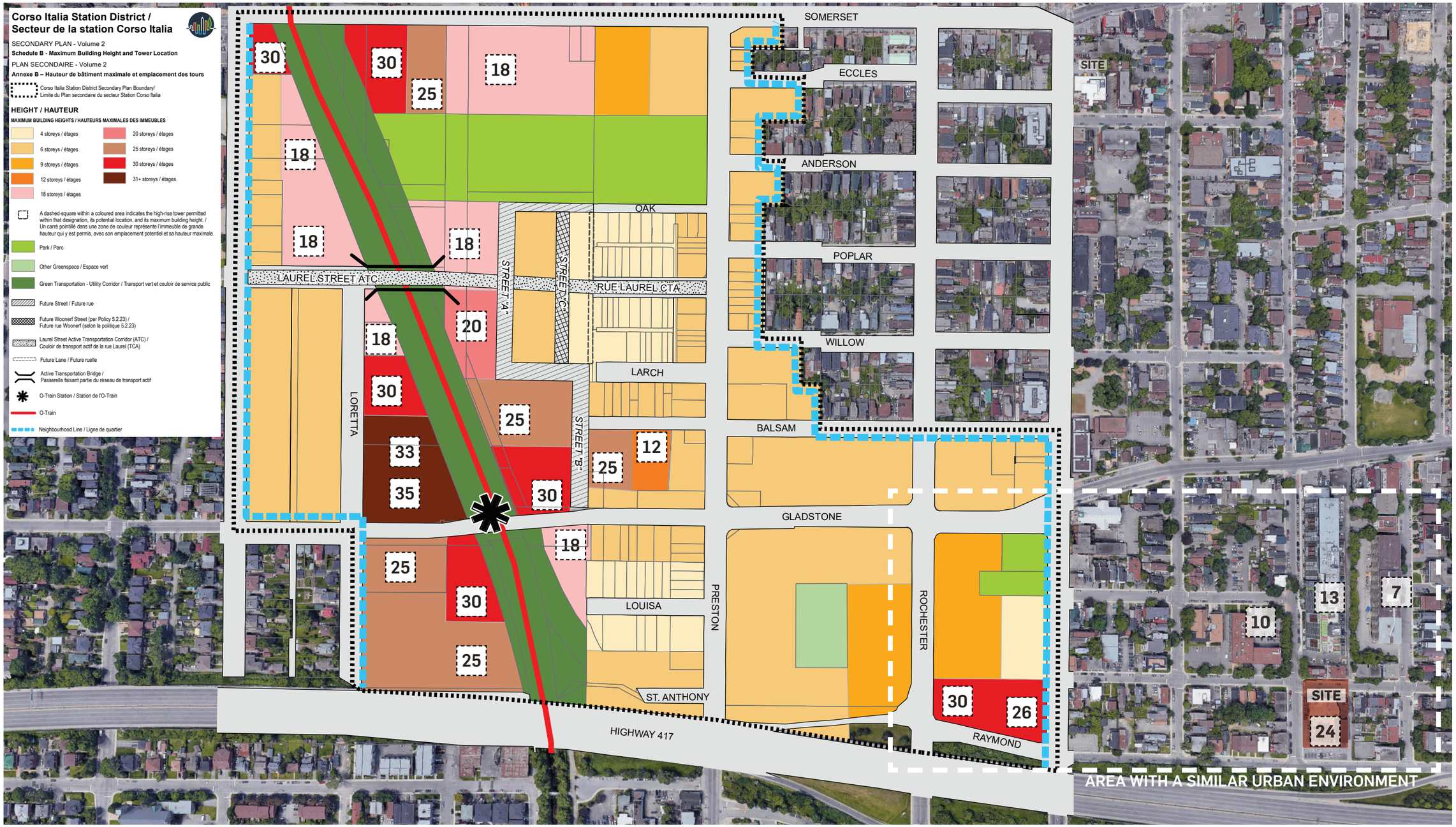


DEVELOPMENT PROPOSALS



PLANNED FUNCTIONS OF ADJACENT PROPERTIES

APPROVED PROJECTS AND HEIGHTS

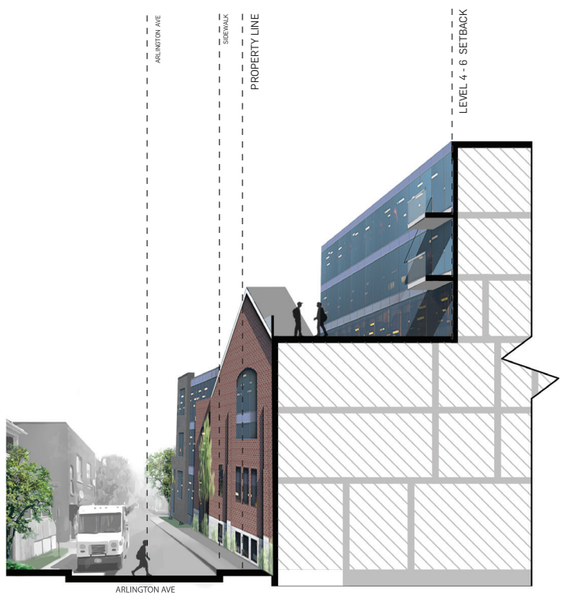


4

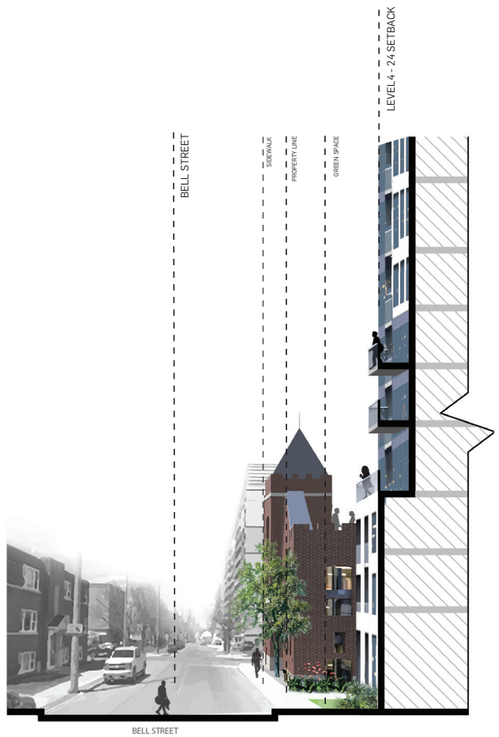
DESIGN RESEARCH

RESPONSE TO ABUTTING PUBLIC REALM CONDITIONS : STREET CROSS SECTIONS

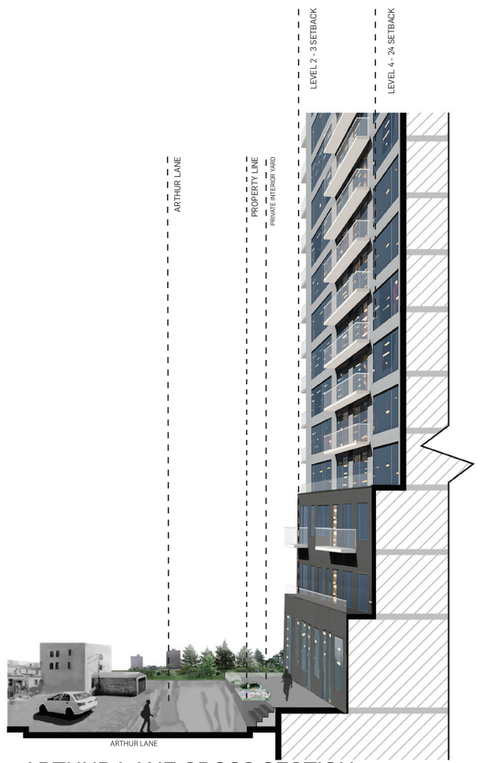
RAYMOND STREET CROSS SECTION



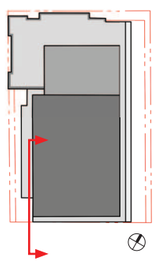
ARLINGTON AVE. CROSS SECTION

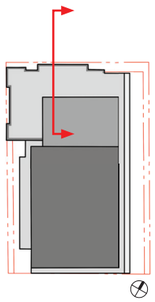


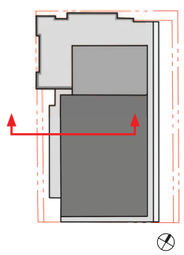
BELL STREET CROSS SECTION

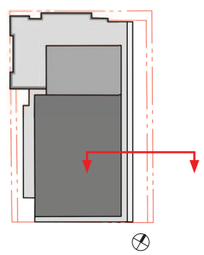


ARTHUR LANE CROSS SECTION





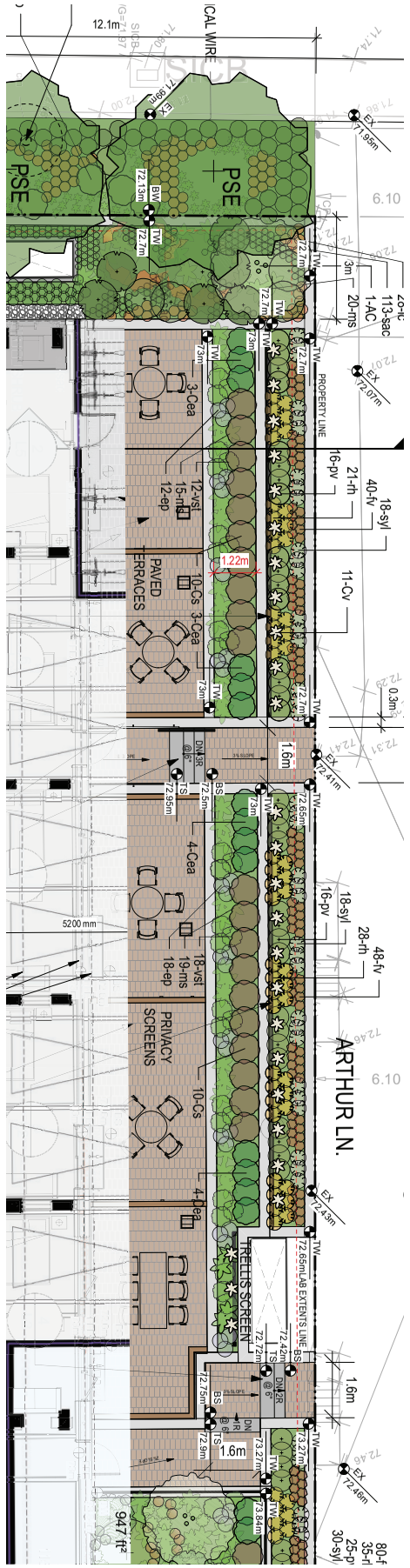




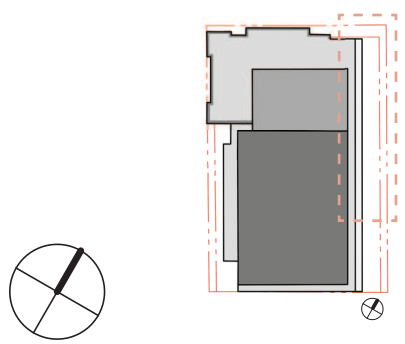
RESPONSE TO ABUTTING PUBLIC REALM CONDITIONS: GROUND FLOOR PLAN

ARTHUR LANE

ARLINGTON AVENUE



ARTHRU LANE

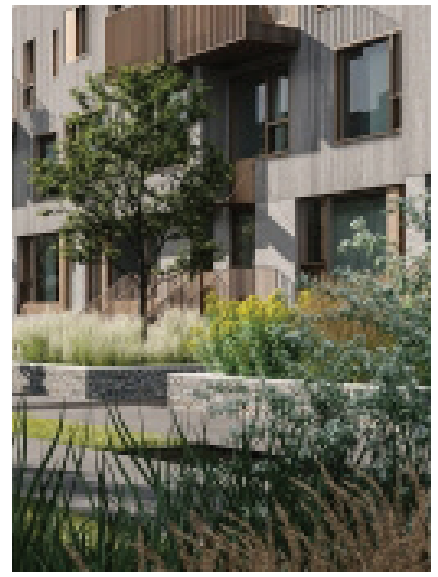


INSPIRATIONS

GROUND FLOOR APPARTMENT

NEW HAMBURG TERRACES
LAN ARCHITECTURE

CPO AMSTELWIJCK, BLAUW ARCHITECT
AMSTERDAM



MAISON DE VILLE TAK VILLAGE
ROSEMONT - ANGUS

IMAGES & INSPIRATIONS

384 ARLINGTON AVENUE

DENSITY & INTERGRATION

Investigating mixed-use redevelopments with a focus on :

- The preservation and revitalization of existing church façades
- Dynamic communities
- Cultural spaces

INSPIRATIONS

ALEXANDER'S CHURCH
BOSTON

300 BLOOR WEST TOWER
TORONTO

ST. LUKE'S UNITED CHURCH
TORONTO

BLUE DIAMOND ON THE HILL CONDOS
FOREST HILL, TORONTO

CONOLLY HIGH-RISE PROJECT
HAMILTON, ONTARIO

10 Guiding Principles

- One Planet Living (OPL) is a vision of the world where all people lead happy and healthy lives using a fair share of the Earth's resources
- OPL is a global leadership standard with only 20 globally endorsed projects
- Korean Church would be the 3rd development to achieve OPL endorsement in Canada

URBAN EQUATION

Big Moves

This project will focus on the following 3 big moves. To achieve them, we will explore the strategies listed below.

1. Innovative Mobility

- Low parking ratio
- Transit subsidies for residents
- E-bike/bicycle share program
- Car share program
- Minimum 1:1 bike parking to unit ratio

2. Zero Carbon Living

- On-site geothermal energy
- Solar generation (BIPV) on South and West facades
- Air filtration reduction
- Lower emission concrete
- Bio-based materials
- Sewage heat recovery

3. Flourishing Community

- Restoring the existing church façade
- Rooftop gardens
- Supporting Korean Church's new construction
- Community space
- Explore affordable housing option

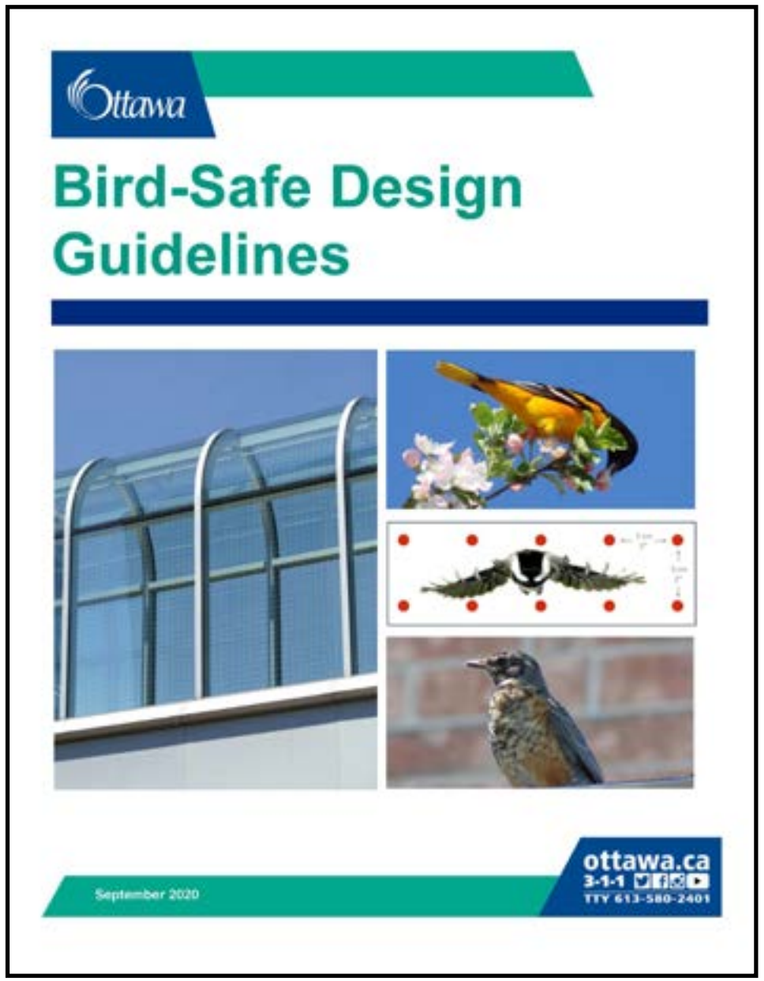
BIRD-SAFE DESIGN GUIDELINES

Bird-Safe Design Guidelines The Bird Safe Design Guidelines were implemented in 2020. The purpose of these guidelines is to inform building, landscape and lighting design at the planning stage of private or public development projects to minimize the threat of bird collisions. These guidelines apply to buildings and other structures that incorporate glass and glass-like panels (e.g., transit shelters, railings).
There are seven (7) guidelines, with Guidelines 1-4 being related to building design, guideline 5 being related to landsaping, and guidelines 6 and 7 being related to lighting design:

1. Consider the environmental context
2. Minimize the transparency and reflectivity of glazing
3. Avoid or mitigate design traps
4. Consider other structural features
5. Create safe bird-friendly landscaping
6. Design exterior lighting to minimize light trespass at night
7. Avoid nighttime light trespass from the building's interior

The guidelines have been considered in the following ways:

- The proposed development is not located adjacent to forests, parks, waterfront areas and wetlands, where there is a higher probability of bird collisions (Guideline 1);
- A variety of materials in a range of textures and colours are proposed (Guideline 2);
- Design traps are mitigated in the design; no glass corners are proposed (Guideline 3)
- Exterior structural features, including antennas, cellphone, television, and media structures, are not anticipated to be required on the proposed development (Guideline 4);
- All grates on the site maximum porosity of 20 mm by 20 mm or 40 mm by 10 mm (Guideline 4);
- All pipes, flues, and vents are capped or screened (Guideline 4);
- A bird safe treatment is proposed for the glass balcony guards and the windows without an overhang for the first 16 metres (Guideline 2).

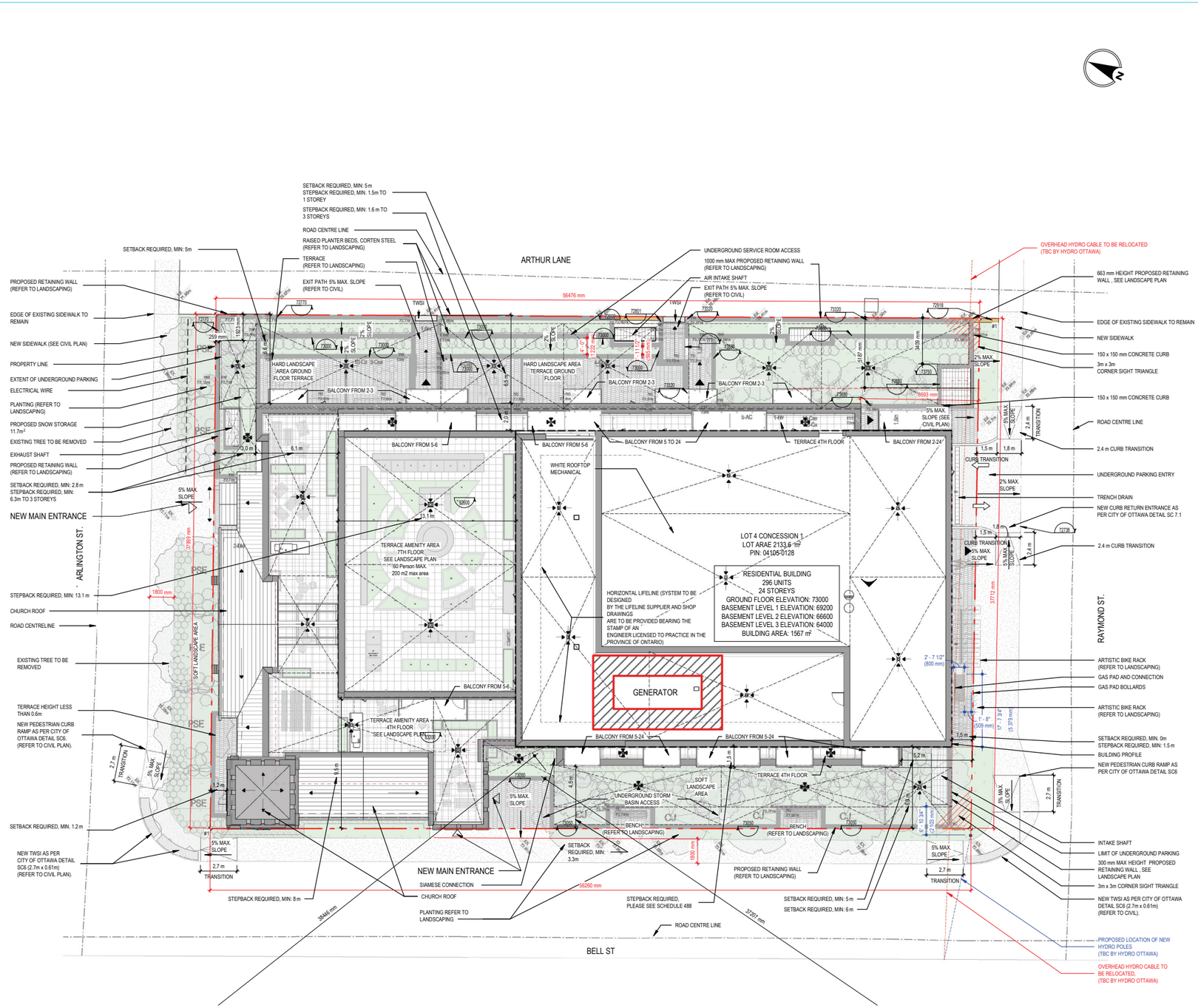


5

ADDITIONAL MATERIALS - APPENDICIES

APPENDIX A. SITE PLAN

10/11/2024 11:17:14 AM



SITE ABBREVIATIONS

AD	AREA DRAIN
CB	CATCH BASIN
D.C.	DEPRESSED CURVE
UP	UTILITY POLE
RM	REMOTE MONITOR
STM MH	STORMWATER MANHOLE
FDC	FIRE DEPARTMENT CONNI
SC	SIAMESE CONNETION
GW	GUIDE WIRE
LS	LIGHT STANDARD (REFER
FH	FIRE HYDRANT
TWIS	TACTILE WALKING INDICA
MUP	MULTI-USE PATHWAY

STREET SIGNS

FOR ALL THE SIGNS FOLLOW THE SPECIFICATI OF THE CITY OF OTTAWA

#1	STOP SIGN
#2	FIRE ROUTE SIGN
#3	PRIORITY TO PEDESTRIAN S
#4	LIMITED PARKING SIGNAGE
#5	ONE WAY SIGN
#6	YIELD SIGNAGE
#7	ACCESSIBILITY PARKING SIG
#8	Ottawa Fire Services - UNDER STRUCTURE WITH GREEN 1

GENERAL NOTES:
REFER TO CIVIL AND LANDSCAPING FOR SITE D
REFER TO CIVIL FOR STREET CURB AND SURF
PRECAST RETAINING WALL TO BE ENGINEERE
OTHERS.

PROPOSED NEW HY
EXISTING OVERHEA

Property Area	
Zoning	
Property Area	

PROJECT STATISTICS	
BUILDING HEIGHT (m)	
TOTAL GFA AND RESIDENTAL USE	
LOT COVERAGE	

UNIT STATISTICS	GF	2
MULTIPLES	1	1
STUDIO	4	2
1 Bedroom	3	6
1 Bedroom + Den	5	7
2 Bedroom	1	2
2 Bedroom + Den	0	1
3 Bedroom	1	0
3 Bedroom + Den	0	1
TOTAL	14	1

CAR PARKING
RESIDENT PARKING - 296 UNITS
VISITOR PARKING - 296 UNITS
TOTAL
OUTDOOR
Accessible parking

BICYCLE PARKING
APARTMENT BUILDING - 296 UNITS

ZONE R5B[2916]-c S488-h
MINIMUM LOT AREA
MINIMUM LOT WIDTH
MIN. FRONT YARD SETBACK- Arlington Av
MIN. CORNER YARD SETBACK - Bell St
MINIMUM INTERIOR SIDE YARD SETBAC
MINIMUM REAR YARD SETBACK - Raymo
MAXIMUM BUILDING HEIGHT
MINIMUM LANSCAPE AREA
MINIMUM WIDTH OF DRIVE AISLE FOR P
RESIDENTIAL USE (by-law 2020-299)
MIN. WIDTH OF DRIVE AISLE FOR PARKI

AMENITY AREA
CUNING ST-LAW SECTION 137
MINIMUM FOR APARTMENT DWELLING
MINIMUM 50% COMMUNAL
AT LEAST ONE COMMUNAL AREA > 54 m
RESIDENTIAL COMMUNAL AMENITY ARE
INTERIOR COMMUNAL TERRACES (GF, 3
EXTERIOR COMMUNAL TERRACES (GF,
TOTAL COMMUNAL
RESIDENTIAL PRIVATE AMENITY AREA
GROUND FLOOR : BALCONIES / TERRAC
2ND FLOOR : BALCONIES / TERRACES
3RD FLOOR : BALCONIES
4TH FLOOR : TERRACES
5TH TO 6TH FLOOR : BALCONIES
7TH FLOOR: BALCONIES / TERRACES
8TH TO 22ND FLOOR : BALCONIES
23RD FLOOR : BALCONIES
24TH FLOOR : BALCONIES
TOTAL PRIVATE
TOTAL

SCALE 1-250

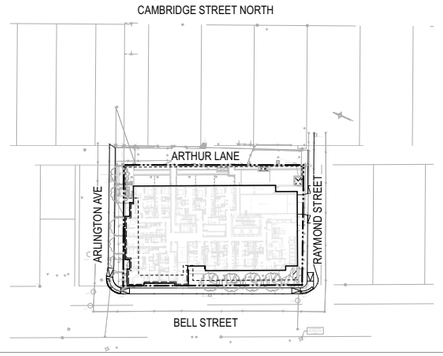
384 ARLINGTON AVE

Location

OTTAWA, ON

ISSUED FOR SPA 2

Key Plan



Sheet List

Sheet #	Sheet Title
L0.1	SOIL VOLUME PLAN
L1.1	LANDSCAPE PLAN - GROUND FLOOR
L1.2	LANDSCAPE PLAN - 4TH FLOOR
L1.3	LANDSCAPE PLAN - 7TH FLOOR
L2	LANDSCAPE DETAILS
L3	LANDSCAPE DETAILS
L4	PLANTING DETAILS

Project Team

CONSULTANT TEAM

ARCHITECTS	NEUF
PLANNER	FOTENN
CIVIL ENGINEER	CIMA+

General Notes

1. EXISTING CONDITIONS ARE FROM TOPOGRAPHIC SURVEY BY (STANTEC, JUNE 16, 2022).
2. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING INFORMATION, AND TO ENGINEERING DRAWINGS FOR SERVICES, GRADING, STRUCTURAL, AND MECHANICAL INFORMATION.
3. CONTRACTOR SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS TO DETERMINE THE REQUIRED SCOPE OF WORK AND ALL REQUIRED COORDINATION.
4. CONTRACTOR IS RESPONSIBLE FOR A THOROUGH SITE EXAMINATION TO CONFIRM THE ACTUAL SITE CONDITIONS PRIOR TO SUBMISSION OF BIDS OR COMMENCING WORK.
5. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION AND COMMENCING WORK.
6. ALL PROPOSED WORK LINES ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED, UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING THE LOCATIONS OF ALL SITE ELEMENTS TO BE RESET IN THEIR SAME LOCATION.
8. ANY AREA OUTSIDE OF THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION BY THE CONTRACTOR, AT NO COST TO THE OWNER.
9. REQUIRED SHOP DRAWINGS SHALL BE BASED ON FIELD MEASUREMENT AND LAYOUT VERIFICATION BY THE CONTRACTOR.
10. WHERE APPLICABLE, THE LIMIT OF WORK LINE IS THE FACE OF THE BUILDING AND THE PROPERTY LINE, OR AS OTHERWISE NOTED ON THE DRAWINGS.
11. ALL LINE AND GRADE WORK PER DRAWINGS AND SPECIFICATIONS SHALL BE LAID OUT BY A REGISTERED CIVIL ENGINEER OR SURVEYOR ENGAGED GY THE GENERAL CONTRACTOR.
12. STORAGE AREAS FOR CONTRACTOR'S EQUIPMENT AND MATERIALS SHALL BE WITHIN THE LIMIT OF WORK AS SHOWN ON THE PLAN.
13. CONTRACTOR TO PROTECT ALL TREES FROM DAMAGE (THE CANOPY, TRUNK, AND ROOT ZONE AREAS) AS REQUIRED BY LOCAL GOVERNMENT REGULATIONS, AND TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
14. ALL LAYOUTS FOR WALKS AND PATHS SHALL BE ADEQUATELY STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
15. WHERE NEW PAVING OR EARTHWORK MEETS EXISTING PAVING OR EARTHWORK, CONTRACTOR IS TO SMOOTHLY BLEND THE LINE AND GRADE OF EXISTING WITH NEW.
16. DIMENSIONS ON ROADS AND SIDEWALKS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED ON DRAWINGS. DIMENSIONS TO SITE FROM BUILDING ARE FROM THE OUTSIDE (EXPOSED) FACE OF WALL, UNLESS OTHERWISE NOTED.
17. EXPANSION JOINT FILLER SHALL BE PLACED WHERE PAVEMENT MEETS STRUCTURES, INCLUDING WALLS, LIGHT POLES, HYDRANTS, BUILDINGS, AND BUILDING COLUMNS, STAIRS, AND AT OTHER LOCATIONS SHOWN ON THE DRAWINGS. CONTRACTOR SHALL REQUEST THE PRESENCE OF THE LANDSCAPE ARCHITECT TO REVIEW THE LAYOUT OF EXPANSION JOINTS AND CONTROL JOINTS PRIOR TO PLACING FINISHED WORK.
18. EXCAVATION REQUIRED WITHIN PROXIMITY OF UTILITY LINES AND WITHIN DRIPLINE OF TREES DESIGNATED TO REMAIN SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS, AT NO COST TO THE UTILY COMPANIES OR THE OWNER.
19. ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS OR ABUTTING PROPERTY.

10		
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7		
6		
5		
4		
3	ISSUED FOR SPC FORMAL SUBMISSION	2024-10-04
2	ISSUED FOR SPA 2	2024-06-06
1	ISSUED FOR SPA	2024-02-09

SpruceLab Inc.
Address: 550 Bayview Ave, Suite 300
Toronto, ON, M4W 3X8
Telephone: (647) 899-5891
www.sprucelab.ca

Client

Windmill Developments
Toronto, ON

Project

384 ARLINGTON AVE
OTTAWA, ON

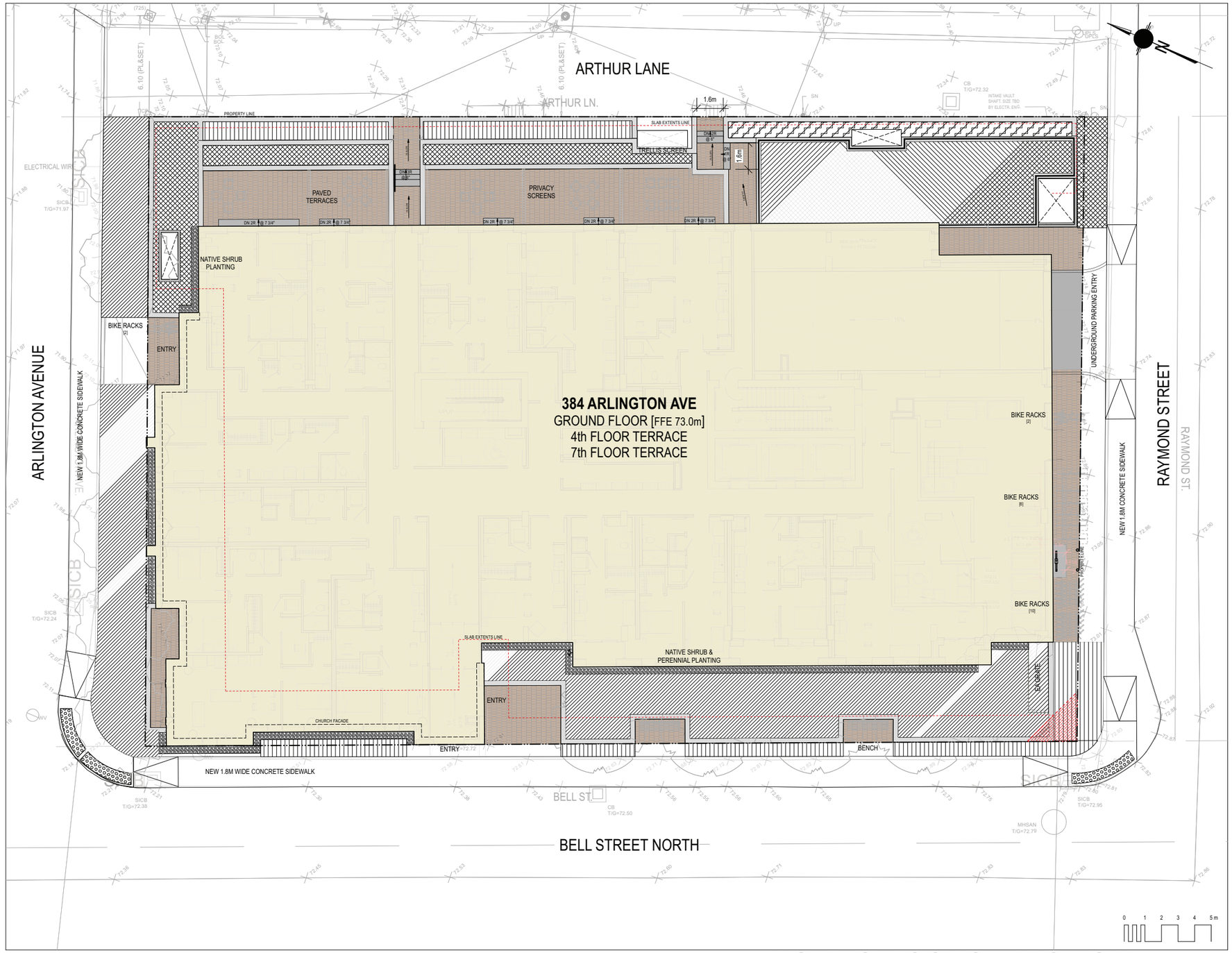
Drawing Title

COVER PAGE

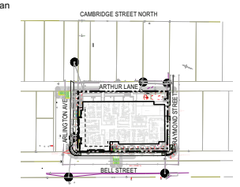
Scale:	NTS	Project #	0.001
Designed By:	SB		
Drawn By:	KG/NS	Drawing #	L0
Approved By:	SB		
Date:	10/13/21		

NOT FOR CONSTRUCTION

SOIL VOLUME PLAN



Key Plan



SOIL VOLUME LEGEND:

- Property Line
- Planting (3') DEPTH
- Concrete Pavers 600mm (2') DEPTH
- Harvest Table 450mm (1.5') DEPTH
- BBQ & Prep Counter 200mm (8") DEPTH
- Bistro Set

10		
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4		
3	ISSUED FOR SPC FORMAL SUBMISSION	2024-10-04
2	ISSUED FOR SPA 2	2024-06-06
1	ISSUED FOR SPA	2024-02-09

Stamp

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Client

Windmill Developments
Toronto, ON

Project

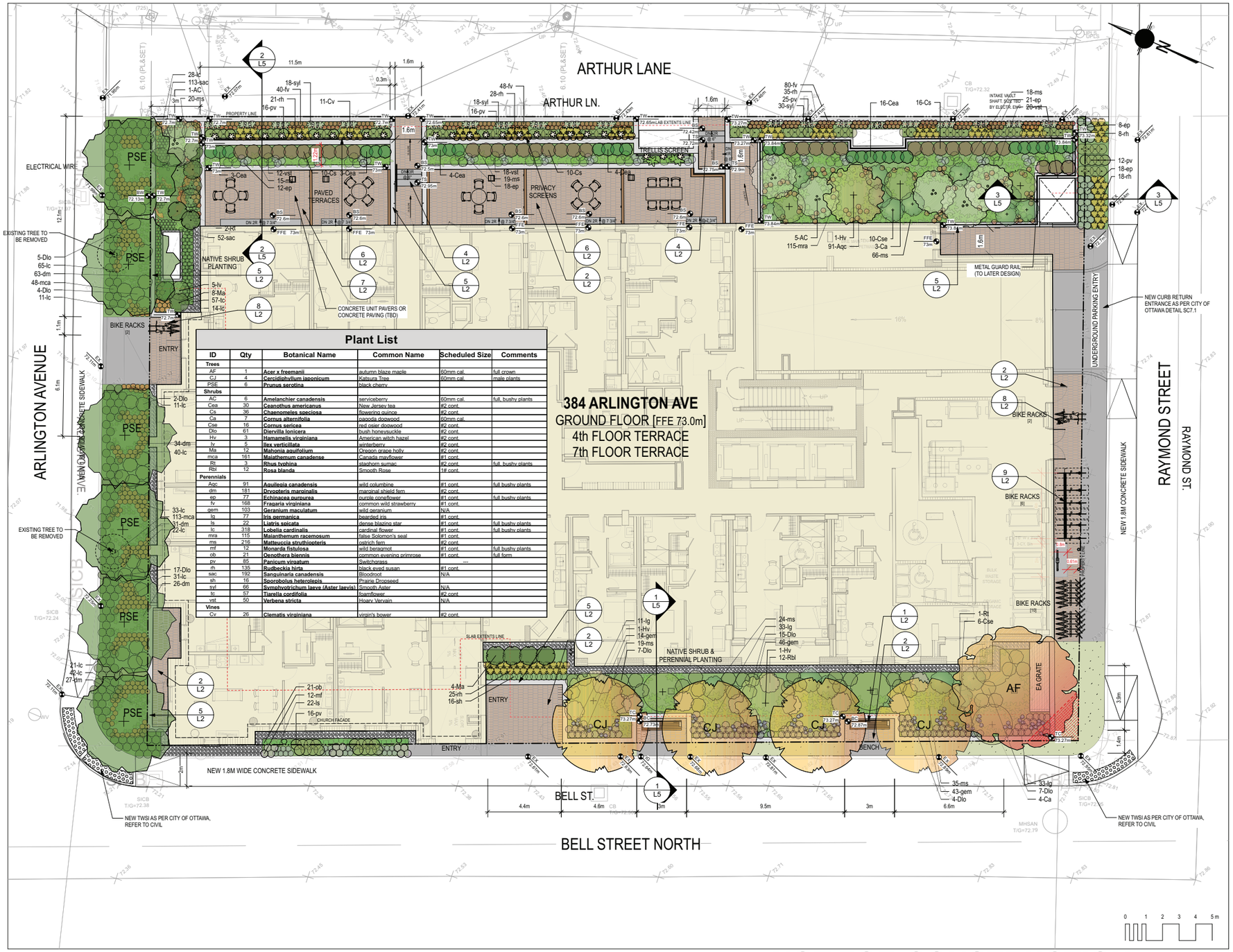
384 ARLINGTON AVE
OTTAWA, ON

Drawing Title

Soil Depth Plan

Scale: 1 : 200	Project # 0.001
Designed By: SB	Drawing # L0.1
Drawn By: KG/NS	
Approved By: SB	
Date: 10/13/21	

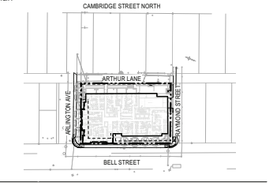
NOT FOR CONSTRUCTION



Plant List

ID	Qty	Botanical Name	Common Name	Scheduled Size	Comments
Trees					
AF	1	**Acer x freemanii**	autumn blaze maple	60mm cal.	full crown
CJ	4	**Cercidiphyllum japonicum**	Katsura Tree	60mm cal.	male plants
PSE	6	**Prunus serotina**	black cherry		
Shrubs					
AC	6	**Amelanchier canadensis**	serviceberry	60mm cal.	full, bushy plants
Cea	30	**Ceanothus americanus**	New Jersey tea	#2 cont.	
Cs	36	**Chaenomeles speciosa**	flowering quince	#2 cont.	
Ca	7	**Cornus alternifolia**	pagoda dogwood	60mm cal.	
Cse	16	**Cornus sericea**	red osier dogwood	#2 cont.	
Dlo	61	**Diervilla lonicera**	bush honeysuckle	#2 cont.	
Hv	3	**Hamamelis virginiana**	American witch hazel	#2 cont.	
Iv	5	**Ilex verticillata**	winterberry	#2 cont.	
Ma	12	**Mahonia aquifolium**	Oregon grape holly	#2 cont.	
mca	161	**Maianthemum canadense**	Canada mayflower	#1 cont.	
Rt	3	**Rhus typhina**	staghorn sumac	#2 cont.	full, bushy plants
Rbl	12	**Rosa blanda**	Smooth Rose	1# cont.	
Perennials					
Aqc	91	**Aquilegia canadensis**	wild columbine	#1 cont.	full bushy plants
dm	181	**Dryopteris marginalis**	marginal shield fern	#2 cont.	
ep	77	**Echinacea purpurea**	purple coneflower	#1 cont.	full bushy plants
fv	168	**Fragaria virginiana**	common wild strawberry	#1 cont.	
gem	103	**Geranium maculatum**	wild geranium	N/A	
lg	77	**Iris germanica**	bearded iris	#1 cont.	
ls	22	**Liatris spicata**	dense blazing star	#1 cont.	full bushy plants
lc	318	**Lobelia cardinalis**	cardinal flower	#1 cont.	full bushy plants
mra	115	**Malanthemum racemosum**	false Solomon's seal	#1 cont.	
ms	216	**Matteuccia struthiopteris**	ostrich fern	#2 cont.	
mf	12	**Monarda fistulosa**	wild bergamot	#1 cont.	full bushy plants
ob	21	**Oenothera biennis**	common evening primrose	#1 cont.	full form
pv	85	**Panicum virgatum**	Switchgrass	---	
rh	135	**Rudbeckia hirta**	black eyed susan	#1 cont.	
sac	192	**Sanguinaria canadensis**	Bloodroot	N/A	
sh	16	**Sporobolus heterolepis**	Prairie Dropseed		
syl	66	**Symphyotrichum laeve (Aster laevis)**	Smooth Aster	N/A	
tc	57	**Tiarella cordifolia**	foamflower	#2 cont.	
vst	50	**Verbena stricta**	Hoary Vervain	N/A	
Vines					
Cv	26	**Clematis virginiana**	virgin's bower	#2 cont.	

Key Plan



LEGEND:

- Property Line
- Sod
- Concrete Pavers (4th, 7th floors)
- Conc. Unit Pavers or Conc. Paving
- Bench
- Stone Planter Curb
- 450mm Drip Strip
- Stone Steps
- Metal Planters

GRADING LEGEND:

- Existing Survey Grade
- Existing Grade
- Proposed Grade
- TW Top of Wall
- BW Bottom of Wall
- TC Top of Curb
- BR Bottom of Ramp
- TS Top of Step
- BS Bottom of Step

10		
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3	ISSUED FOR SPC FORMAL SUBMISSION	2024-10-04
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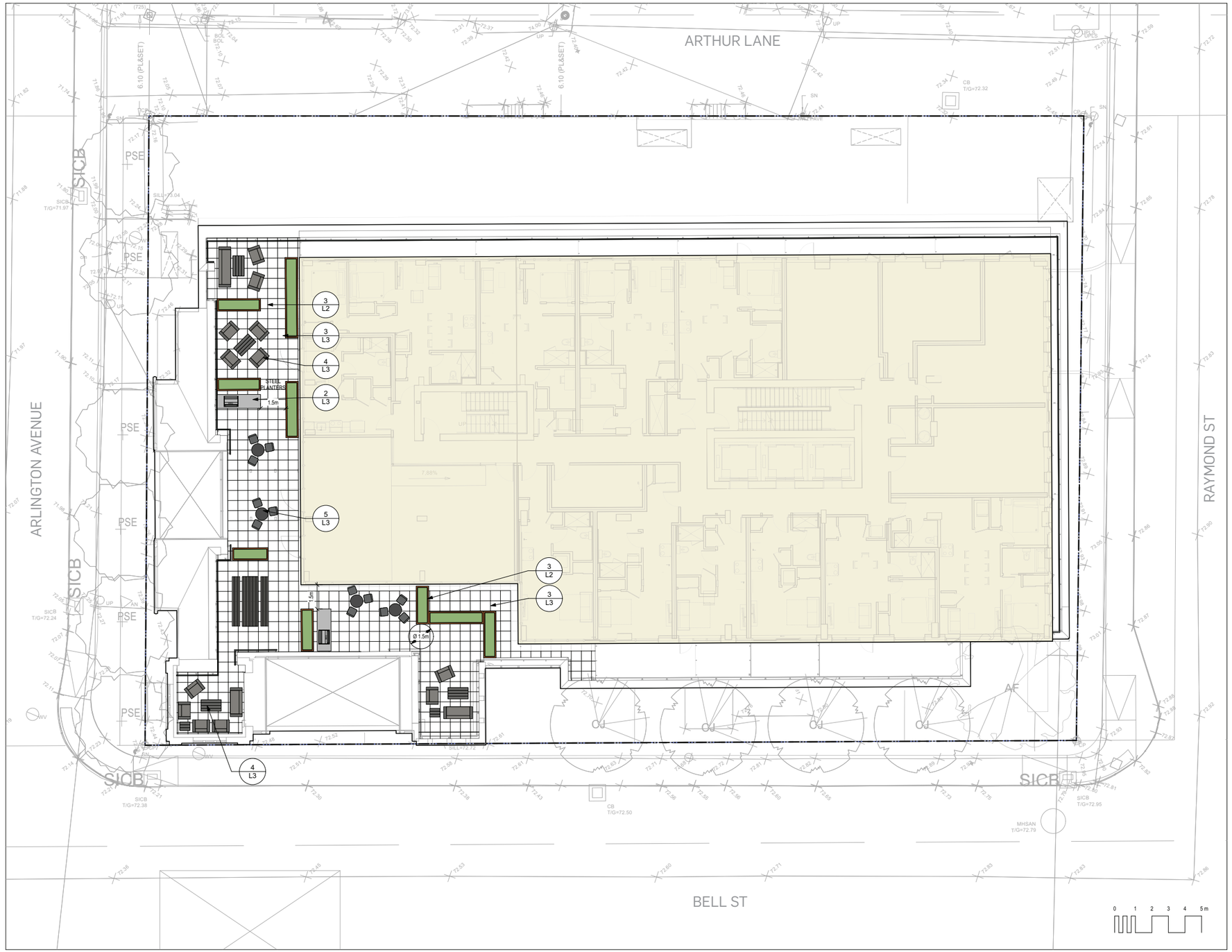
Drawing Title

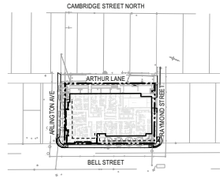
Landscape Plan - Gound Floor

Scale: 1 : 200	Project # 0.001
Designed By: SB	Drawing # L1.1
Drawn By: KG/NS	
Approved By: SB	
Date: 10/13/21	

LANDSCAPE PLAN - 4TH FLOOR



Key Plan



Legend

10		
9		
8		
7		
6		
5		
4		
3	ISSUED FOR SPC FORMAL SUBMISSION	2024-10-04
2	ISSUED FOR SPA 2	2024-06-06
1	ISSUED FOR SPA	2024-02-09

Stamp

N

SpruceLab Inc.
Address: 550 Bayview Ave, Suite 300
Toronto, ON, M4W 3X8
Telephone: (647) 899-5891
www.sprucelab.ca

Client

Windmill Developments
Toronto, ON

Project

384 ARLINGTON AVE
OTTAWA, ON

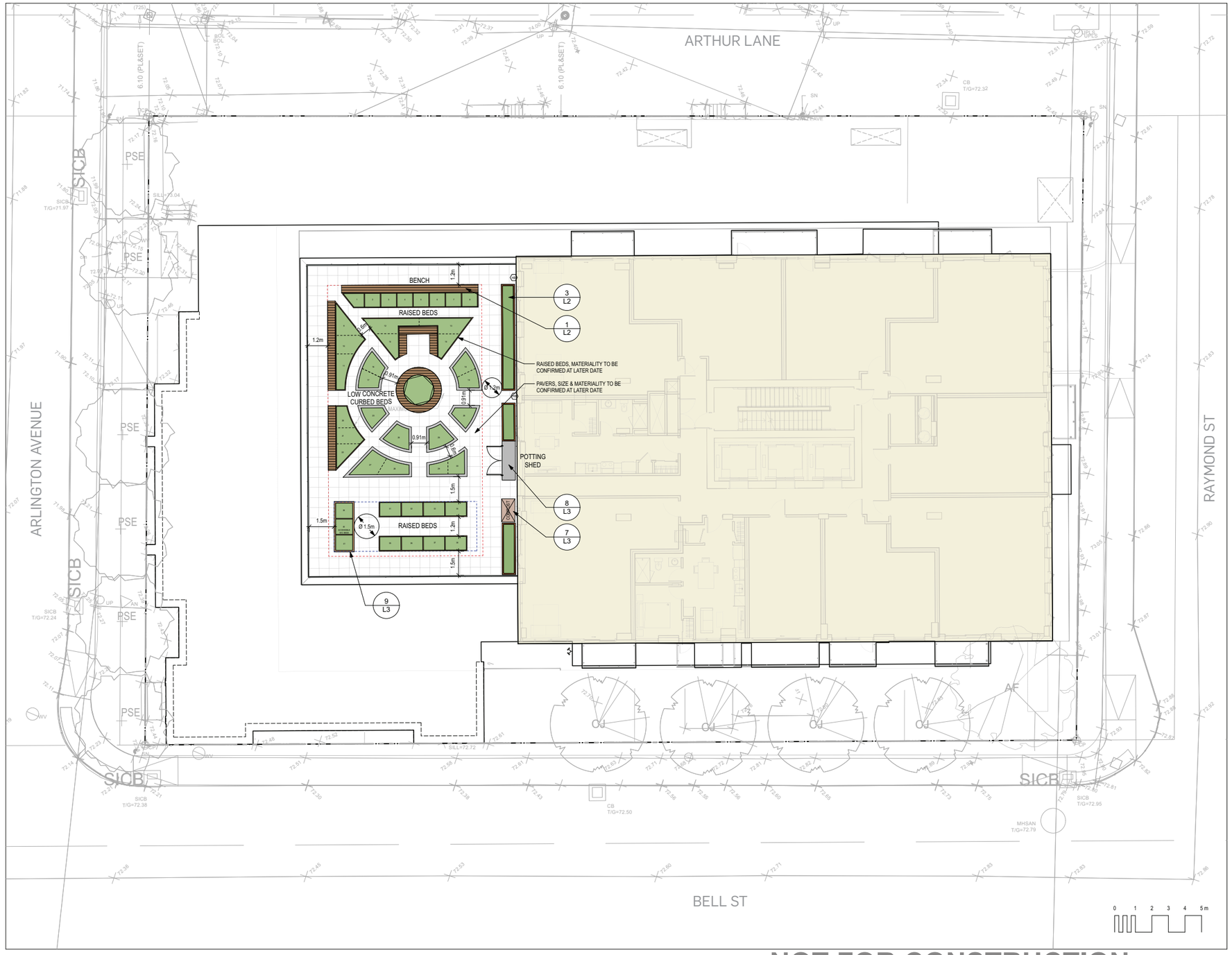
Drawing Title

Landscape Plan - 4th Floor

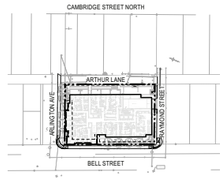
Scale: 1 : 200	Project # 0.001
Designed By: SB	
Drawn By: KG/NS	Drawing # L1.2
Approved By: SB	
Date: 10/13/21	

NOT FOR CONSTRUCTION

LANDSCAPE PLAN - 7TH FLOOR



Key Plan



Legend

10		
9		
8		
7		
6		
5		
4		
3	ISSUED FOR SPC FORMAL SUBMISSION	2024-10-04
2	ISSUED FOR SPA 2	2024-06-06
1	ISSUED FOR SPA	2024-02-09

Stamp

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Telephone: (647) 899-5891

www.sprucelab.ca

Client

Windmill Developments
Toronto, ON

Project

384 ARLINGTON AVE
OTTAWA, ON

Drawing Title

Landscape Plan - 7th Floor

Scale: 1 : 200	Project # 0.001
Designed By: SB	
Drawn By: KG/NS	Drawing # L1.3
Approved By: SB	
Date: 10/13/21	

NOT FOR CONSTRUCTION

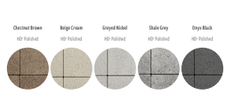
1 DETAIL: BENCH
Scale: N.T.S.

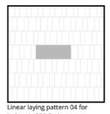
INDUSTRIA 300 SERIES

DESCRIPTION: Paver **TEXTURE:** HD² Polished

PALLET OVERVIEW - 300x100

PALLET OVERVIEW - 300x150





Linear laying pattern 04 for Industria 300 Series pavers

Specifications per pallet		Imperial	Metric
300x150	Cubing	**71.20 ft²**	6.62 m²
	Approx. Weight	3 288 lbs	1 491 kg
	Number of rows	7	
	Coverage per row	10.17 ft²	0.95 m²
	Linear coverage per row Depth	20.67 lin. ft	6.30 lin. m
	Length	10.33 lin. ft	3.15 lin. m

Unit dimensions	in	mm	Units/pallet
Height	3 ⅜	98	147 units
Width	11 ¹³⁄₁₆	300	
Length	5 ⅞	150	

NOTES
See page 62 to 64 for more technical information.

See page 30 for more information about applications.

300 Series HD² Polished and HD² Granitex are made-to-order, minimum order of 500 sq. ft. Deposit required. HD² Smooth is in stock with shorter lead times.

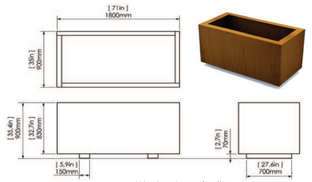
2 DETAIL: PAVERS
Scale: N.T.S.

STREETLIFE®

Product Sheet **Shrubtubs Square**

Steel tree planter including 7cm high supports rails at the bottom and a 6 cm wide lip at the top

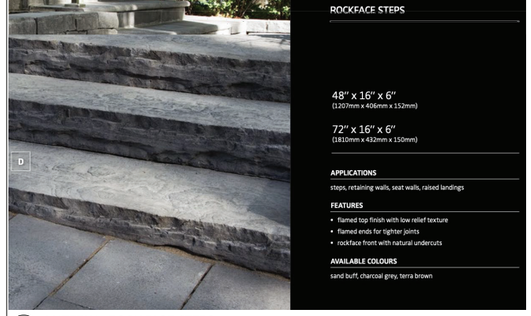
Product Code	**STUB-PL-90-180-90-CT / STUB-PL-90-180-90-PC**
Dimensions	ca. 90×180×90 cm | 35×71×35" (l×w×h), vol. 1,35 m³ | 48 ft³
Weight	Empty ca. 220 kg | 485 lbs Filled with soil approx. 2515kg | 5545 lbs (based on 1700 kg /m³)
Material	Planter (-CT) version: Corten Steel (weathering steel) 4mm thick, delivered unweathered Planter (-PC) version: Corten Steel (weathering steel), finished with a double powder coating in RAL colour



*Metric units are leading
Design: Streetlife
Protected by int. Modeldepots & Patents

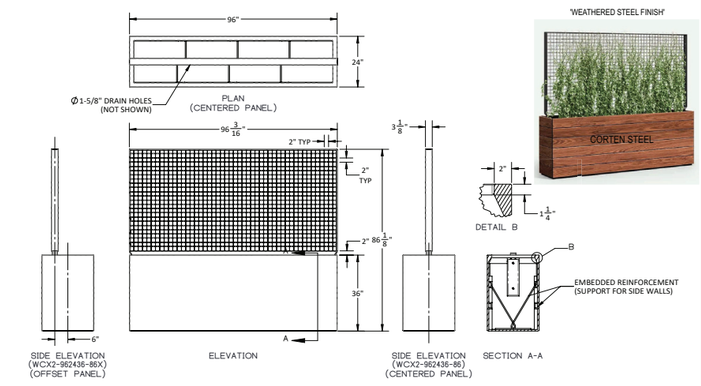
NOTE: TO BE CUSTOM DESIGNED TO THE FOLLOWING DIMENSIONS (HEIGHT)

3 DETAIL: CORTEN STEEL RAISED PLANTERS
Scale: N.T.S.



4 MATERIAL: ROCK FACE STEPS
Scale: N.T.S.

5 MATERIAL: RETAINING WALL STONE
Scale: N.T.S.



6 DETAIL: GREENSCREEN
Scale: N.T.S.

POTENTIAL FOR INDIGENOUS CUSTOM ART DESIGN

7 DETAIL: 6" WOOD PRIVACY SCREEN W/ POTENIAL ART
Scale: N.T.S.

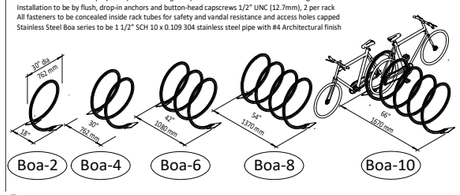
DOBRA DESIGN
BICYCLE PARKING SYSTEMS

Multiple Series

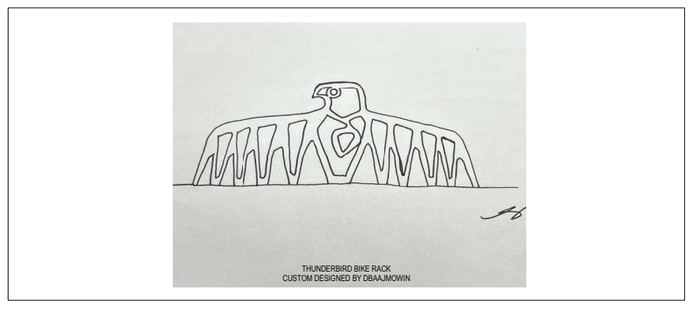
the Boa Series™

STANDARD SPECIFICATIONS

Boa model, as manufactured by Dobra Design, Vancouver BC. (604-733-9486) info@dobradesign.com
Material to be Hollow Structural Steel Turbing, 1.900 x 0.100" (48mm x 2.24mm) ASTM A500C
Preparation to be by Mechanical and Chemical cleaning and Iron Phosphate treatment
Finish to be electrostatic polyester powdercoating in triple-thick MaxiCoat ™ with oven curing
Installation to be by flush, drop-in anchors and button-head capscrews 1/2" UNC (12.7mm), 2 per rack
All fasteners to be concealed inside rack tubes for safety and vandal resistance and access holes capped
Stainless Steel Boa series to be 1 1/2" SCH 10 x 0.109 304 stainless steel pipe with #4 Architectural finish



8 DETAIL: Bike Rack
Scale: N.T.S.



9 DETAIL: Custom Bike Rack
Scale: N.T.S.

Key Plan

Legend

10		
9		
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6		
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4		
3	ISSUE FOR SPC FORMAL SUBMISSION	2024-10-04
2	ISSUED FOR SPA 2	2024-06-06
1	ISSUED FOR SPA	2024-02-09

Stamp

SpruceLab Inc.
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Toronto, ON, M4W 3X8
Telephone: (647) 899-5891
www.sprucelab.ca

Client

Windmill Developments
Toronto, ON

Project

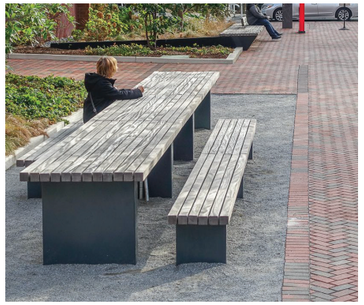
384 ARLINGTON AVE
OTTAWA, ON

Drawing Title

Landscape Details - Ground Floor

Scale:	Project # 0.001
Designed By: SB	
Drawn By: KG/NS	Drawing # L2
Approved By: SB	
Date: 10/13/21	

NOT FOR CONSTRUCTION



HARVEST TABLE BY STREETLIFE
CUT SHEET PENDING

1 DETAIL: Harvest Table
Scale: N.T.S.

PLACE HOLDER
TO BE DECIDED

2 DETAIL: Outdoor Kitchen - BBQ & Counter
Scale: N.T.S.

PLACE HOLDER
TO BE DECIDED

3 DETAIL: Pavers
Scale: N.T.S.

LARNACA OUTDOOR SLATE GREY METAL x ALL-WEATHER WEAVE LINE

4 DETAIL: Lounge Furniture
Scale: N.T.S.

RIVERVIEW OUTDOOR BISTRO SET - WEST ELM CANADA

5 DETAIL: Bistro Set
Scale: N.T.S.

7 DETAIL: Composter
Scale: N.T.S.

PLACE HOLDER
TO BE DECIDED

8 DETAIL: Garden Shed
Scale: N.T.S.

PLACE HOLDER
TO BE DECIDED

9 DETAIL: Wheelchair Accessible Raised Beds
Scale: N.T.S.

Key Plan

Legend

10		
9		
8		
7		
6		
5		
4		
3	ISSUE FOR SPC FORMAL SUBMISSION	2024-10-04
2	ISSUED FOR SPA 2	2024-06-06
1	ISSUED FOR SPA	2024-02-09

Stamp

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Telephone: (647) 899-5891
www.sprucelab.ca

Client

Windmill Developments
Toronto, ON

Project

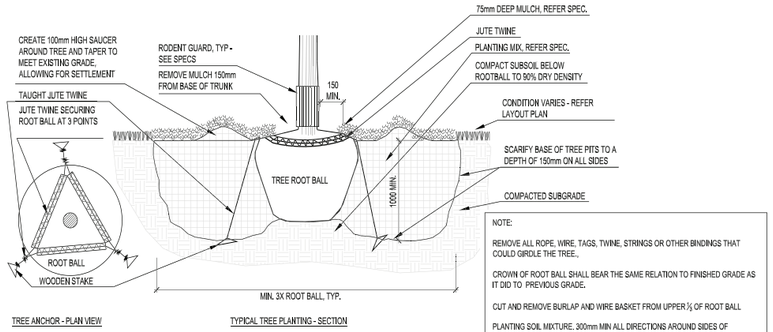
384 ARLINGTON AVE
OTTAWA, ON

Drawing Title

Landscape Details - Terraces

Scale:	Project # 0.001
Designed By: SB	
Drawn By: KG/NS	Drawing # L3
Approved By: SB	
Date: 10/13/21	

NOT FOR CONSTRUCTION



NOTE:

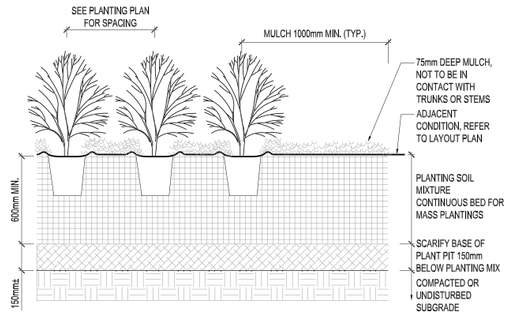
REMOVE ALL ROPE, WIRE, TAGS, TWINE, STRINGS OR OTHER BINDINGS THAT COULD GIRDLE THE TREE.,

CROWN OF ROOT BALL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT DID TO PREVIOUS GRADE.

CUT AND REMOVE BURLAP AND WIRE BASKET FROM UPPER ⅓ OF ROOT BALL

PLANTING SOIL MIXTURE, 300mm MIN ALL DIRECTIONS AROUND SIDES OF ROOTBALL IN LOWER PIT. GENTLY COMPACT SOIL AROUND LOWER ⅓ OF ROOTBALL TO STABILIZE TREE. DO NOT COMPACT ROOT BALL.

8 DECIDUOUS TREE PLANTING DETAIL
Scale: N.T.S.



9 SHRUB PLANTING DETAIL
Scale: N.T.S.

Key Plan

Legend

10		
9		
8		
7		
6		
5		
4		
3	ISSUE FOR SPC FORMAL SUBMISSION	2024-10-04
2	ISSUED FOR SPA 2	2024-06-06
1	ISSUED FOR SPA	2024-02-09

Stamp

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Telephone: (647) 899-5891
www.sprucelab.ca

Client

Windmill Developments
Toronto, ON

Project

384 ARLINGTON AVE
OTTAWA, ON

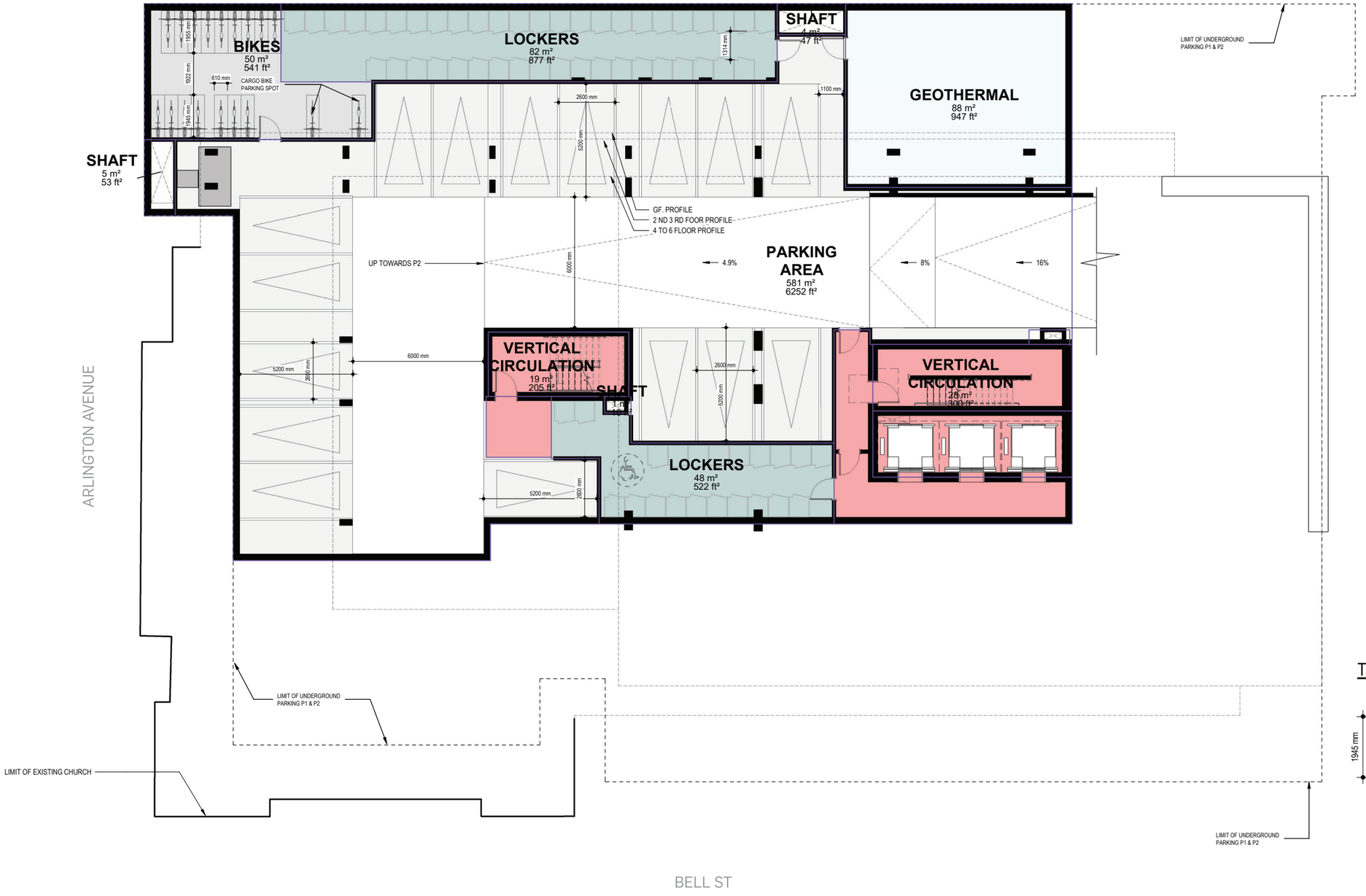
Drawing Title

Planting Details

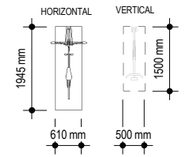
Scale:	Project # 0.001
Designed By: SB	
Drawn By: KG/NS	Drawing # L4
Approved By: SB	
Date: 10/13/21	

NOT FOR CONSTRUCTION

APPENDIX C. BUILDING FLOOR PLANS BASEMENT 3 FLOOR PLAN



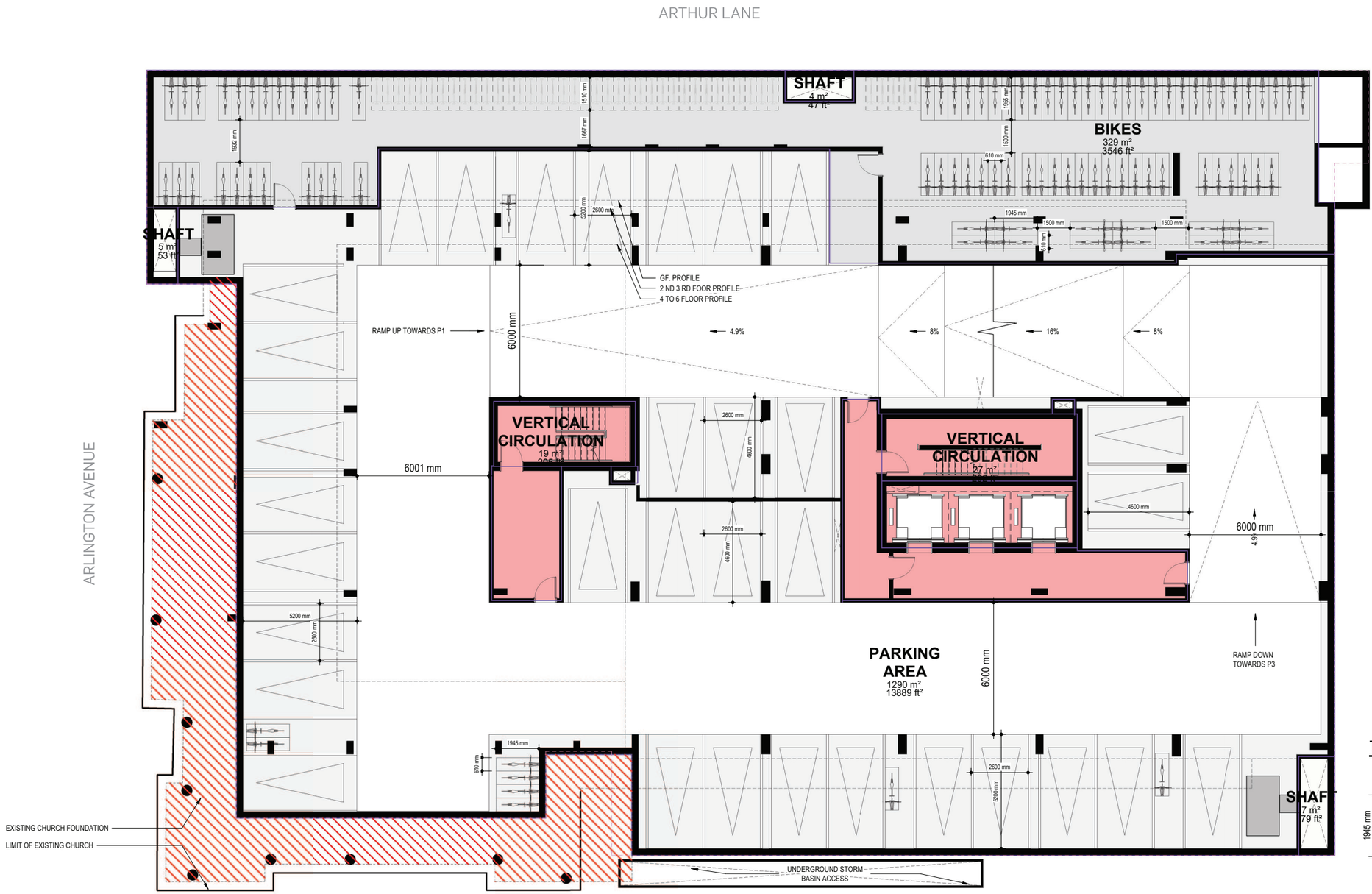
TYPES OF BIKES PARKING SPOTS



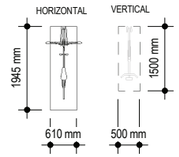
TOTAL BIKE PARKING		
Level	Type	COUNTS
BASEMENT P3		
BASEMENT P3	HORIZONTAL DOUBLE STACK BIKE PARKING	32
BASEMENT P3	HORIZONTAL SINGLE STACK BIKE PARKING	2
		34
BASEMENT P2		
BASEMENT P2	HORIZONTAL DOUBLE STACK BIKE PARKING	208
BASEMENT P2	HORIZONTAL SINGLE STACK BIKE PARKING	7
BASEMENT P2	VERTICAL BIKE PARKING	42
		257
BASEMENT P1		
BASEMENT P1	HORIZONTAL SINGLE STACK BIKE PARKING	6
	TOTAL EXTERIOR GROUND FLOOR	6
Grand total		297

SCALE 1-200

BASEMENT 2 FLOOR PLAN



TYPES OF BIKES PARKING SPOTS

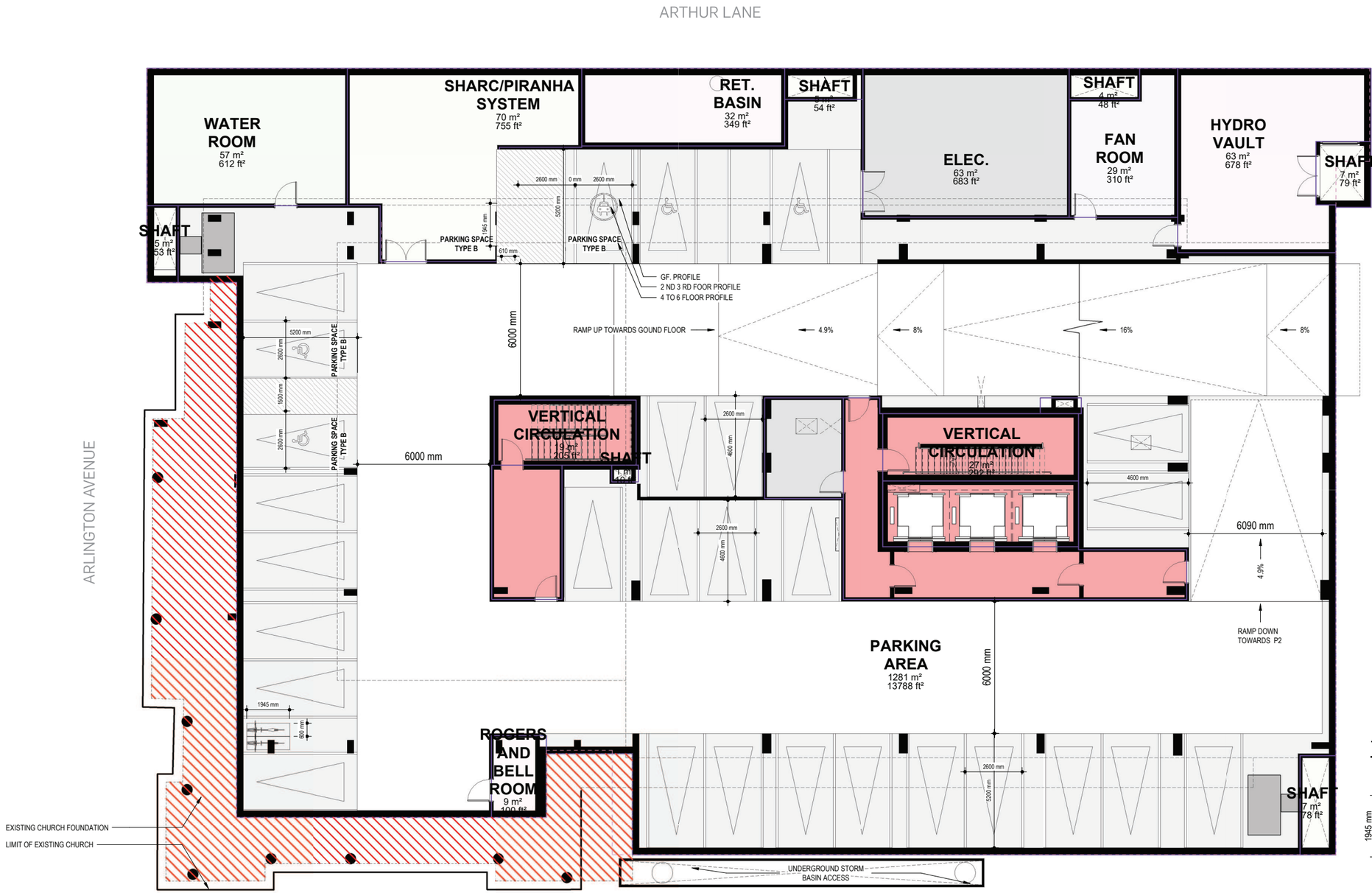


TOTAL BIKE PARKING

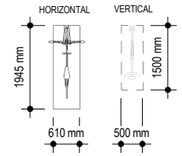
Level	Type	COUNTS
BASEMENT P3		
BASEMENT P3	HORIZONTAL DOUBLE STACK BIKE PARKING	32
BASEMENT P3	HORIZONTAL SINGLE STACK BIKE PARKING	2
		34
BASEMENT P2		
BASEMENT P2	HORIZONTAL DOUBLE STACK BIKE PARKING	208
BASEMENT P2	HORIZONTAL SINGLE STACK BIKE PARKING	7
BASEMENT P2	VERTICAL BIKE PARKING	42
		257
BASEMENT P1		
BASEMENT P1	HORIZONTAL SINGLE STACK BIKE PARKING	6
	TOTAL EXTERIOR GROUND FLOOR	6
Grand total		297

SCALE 1-200

BASEMENT 1 FLOOR PLAN



TYPES OF BIKES PARKING SPOTS



TOTAL BIKE PARKING		
Level	Type	COUNTS
BASEMENT P3		
BASEMENT P3	HORIZONTAL DOUBLE STACK BIKE PARKING	32
BASEMENT P3	HORIZONTAL SINGLE STACK BIKE PARKING	2
		34
BASEMENT P2		
BASEMENT P2	HORIZONTAL DOUBLE STACK BIKE PARKING	208
BASEMENT P2	HORIZONTAL SINGLE STACK BIKE PARKING	7
BASEMENT P2	VERTICAL BIKE PARKING	42
		257
BASEMENT P1		
BASEMENT P1	HORIZONTAL SINGLE STACK BIKE PARKING	6
	TOTAL EXTERIOR GROUND FLOOR	6
Grand total		297

SCALE 1-200

GROUND FLOOR PLAN

ARTHUR LANE

ARTHUR LN.

ARLINGTON AVENUE

BELL ST

RAYMOND ST

2BR 60 m² 648 ft²

1BR + D 51 m² 546 ft²

1BR + D 65 m² 697 ft²

1BR + D 65 m² 702 ft²

1BR + D 59 m² 638 ft²

1BR 60 m² 647 ft²

BACHELOR 46 m² 493 ft²

3BR 124 m² 1330 ft²

1BR + D 56 m² 601 ft²

BACHELOR 42 m² 453 ft²

BACHELOR 32 m² 340 ft²

1BR 47 m² 511 ft²

1BR 46 m² 492 ft²

BACHELOR 52 m² 560 ft²

PARCEL ROOM 14 m² 146 ft²

ADMINISTRATION 15 m² 164 ft²

CA POST 12 m² 125 ft²

MEC. 7 m² 72 ft²

ORGANIC 12 m² 132 ft²

GARBAGE ROOM 16 m² 249 ft²

PAVED TERRACES

PRIVACY SCREENS

TRELLIS SCREEN

METAL GUARD RAIL

UNDERGROUND PARKING ENTRY

BIKE RACKS

ENTRY

BENCH

NEW 1.8M WIDE CONCRETE SIDEWALK

NEW 1.8M CONCRETE SIDEWALK

NEW TWSI AS PER CITY OF OTTAWA, REFER TO CIVIL

NEW TWSI AS PER REFER TO CIVIL

Emergency Exit

Main Entrance

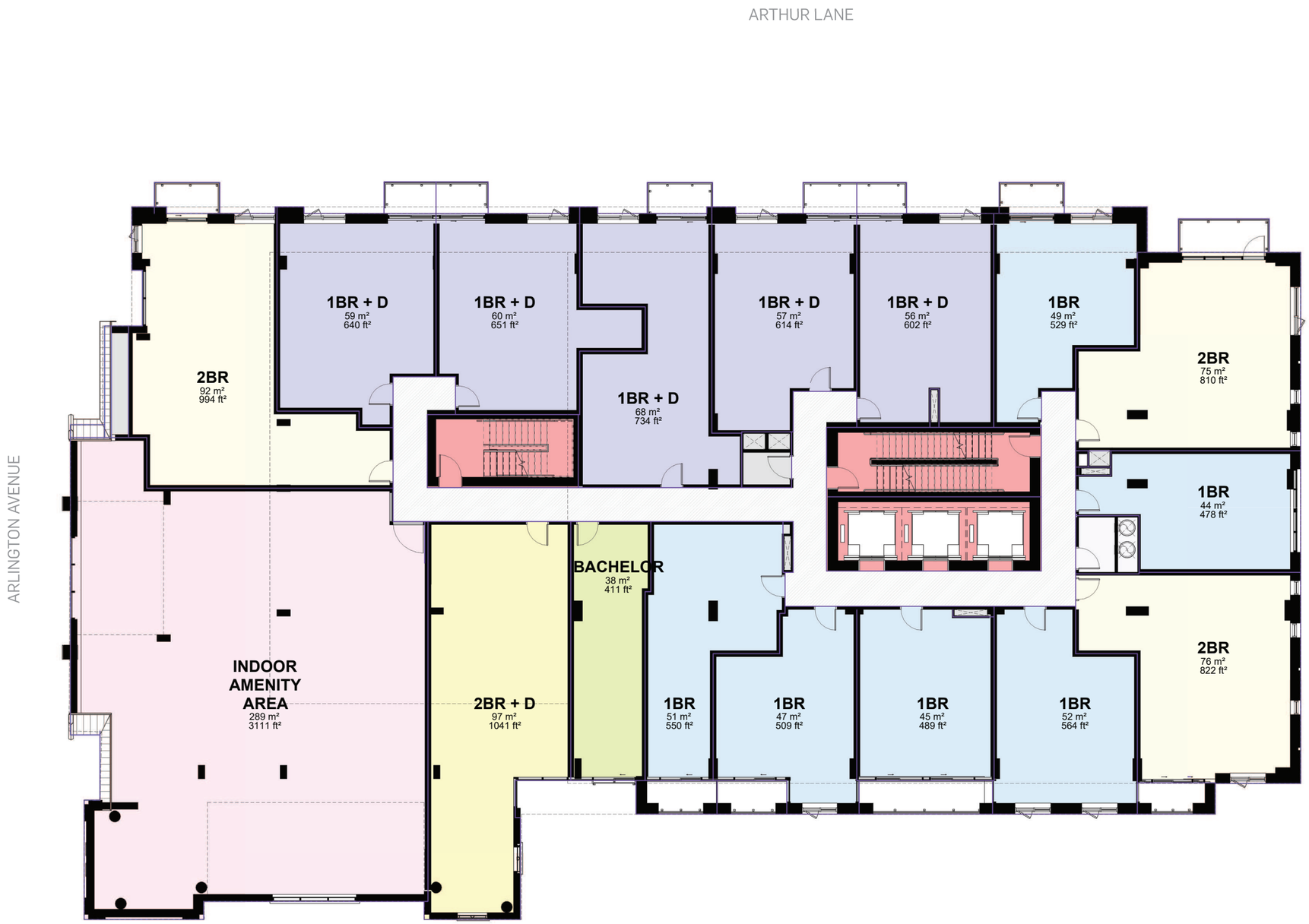
SCALE 1-200

5 - Additional Materials - Appendicies

2ND FLOOR PLAN

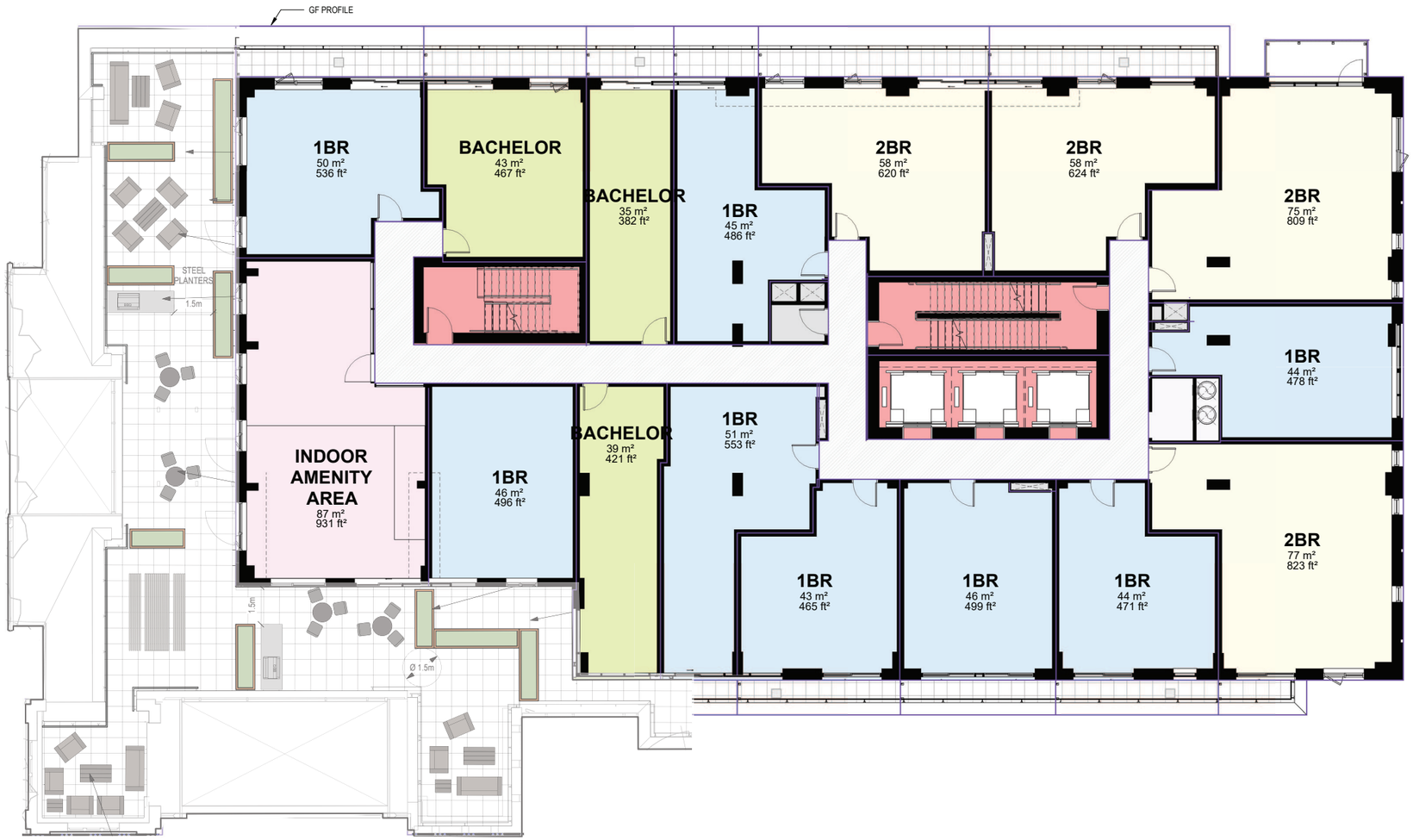
SCALE 1-200

3RD FLOOR PLAN



SCALE 1-200

4TH FLOOR PLAN

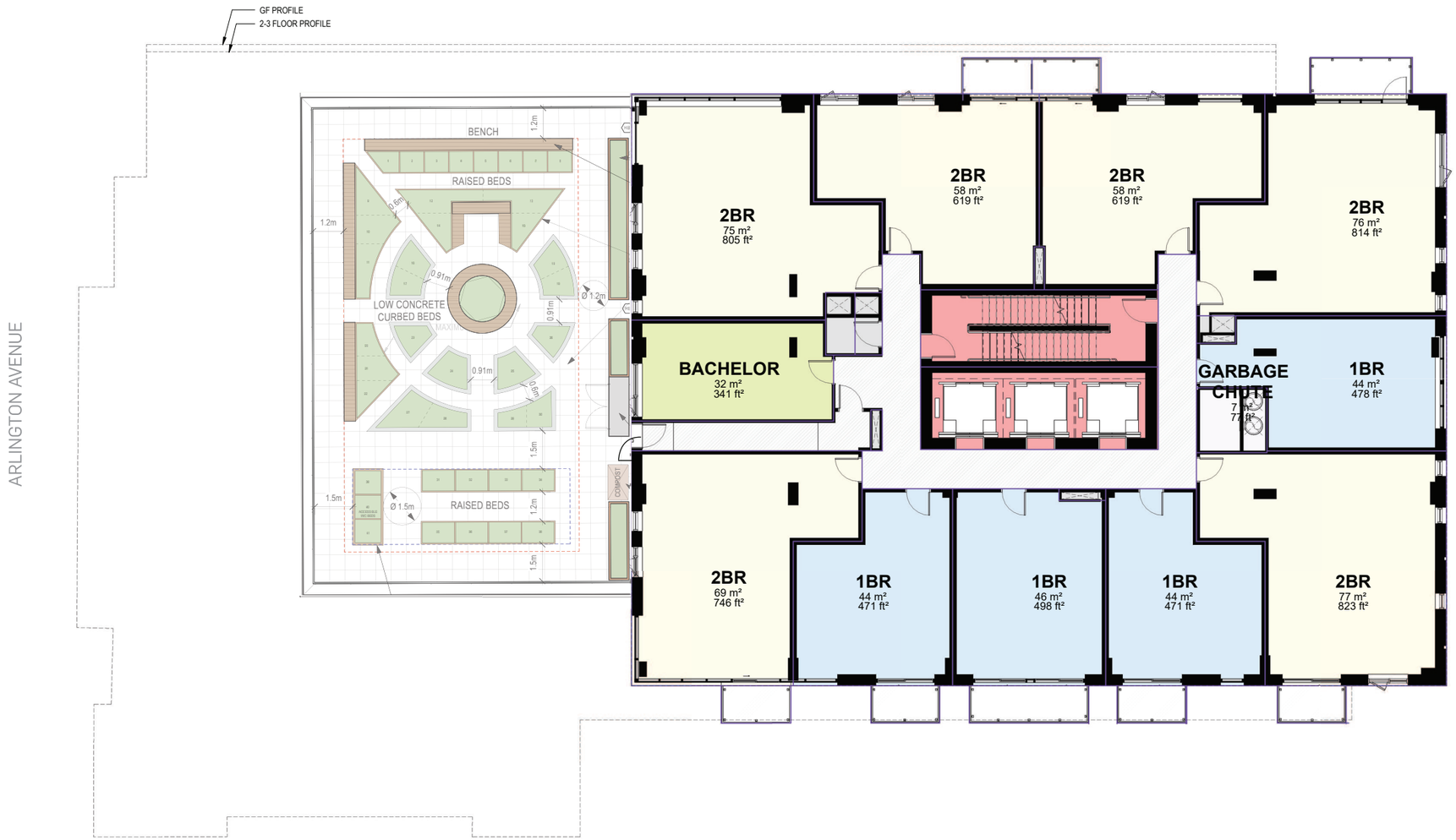


SCALE 1-200

5-6TH FLOOR PLAN

SCALE 1-200

7TH FLOOR PLAN

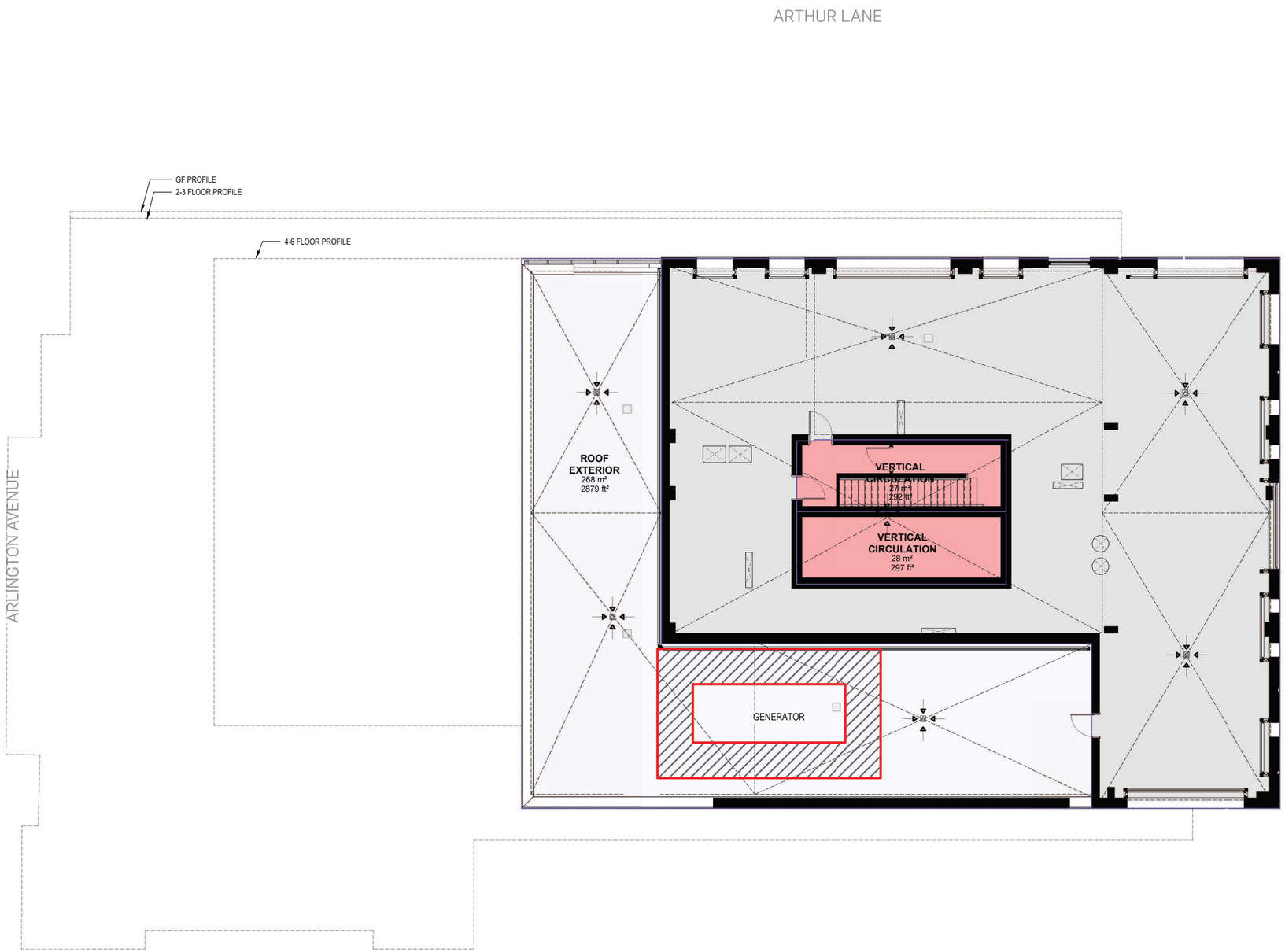


SCALE 1-200

8-24TH FLOOR PLAN

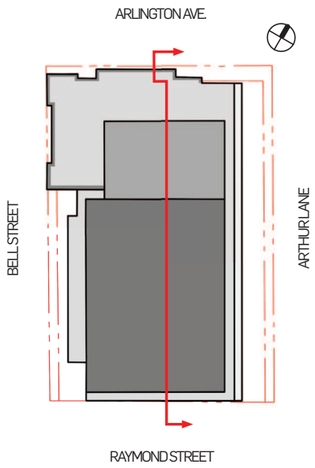
SCALE 1-200

MECHANICAL ROOF PLAN



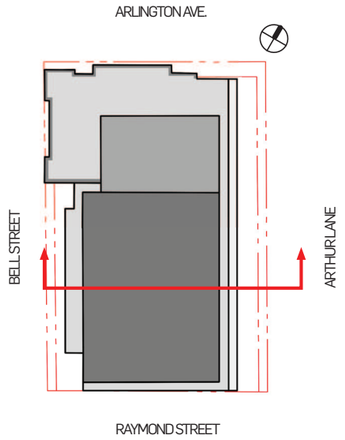
SCALE 1-200

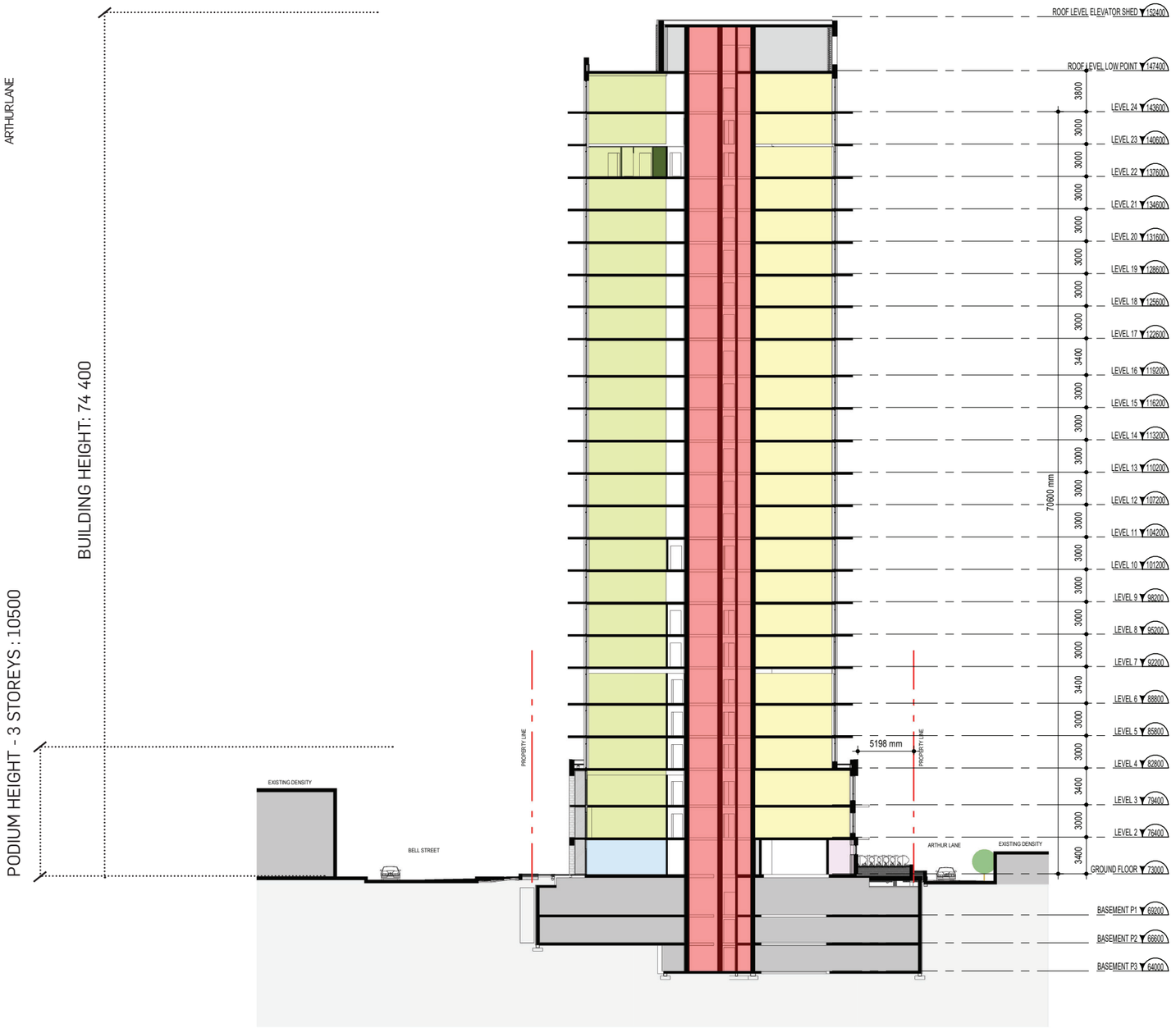
APPENDIX D. BUILDING SECTIONS SECTION ARLINGTON - RAYMOND



SCALE 1-250

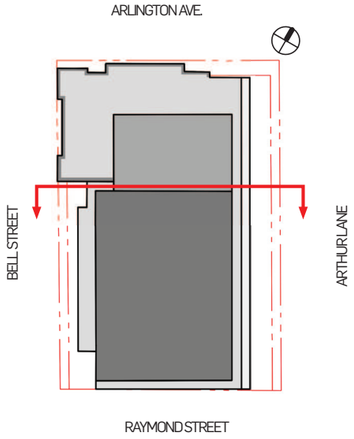
SECTION BELL - ARTHUR 1

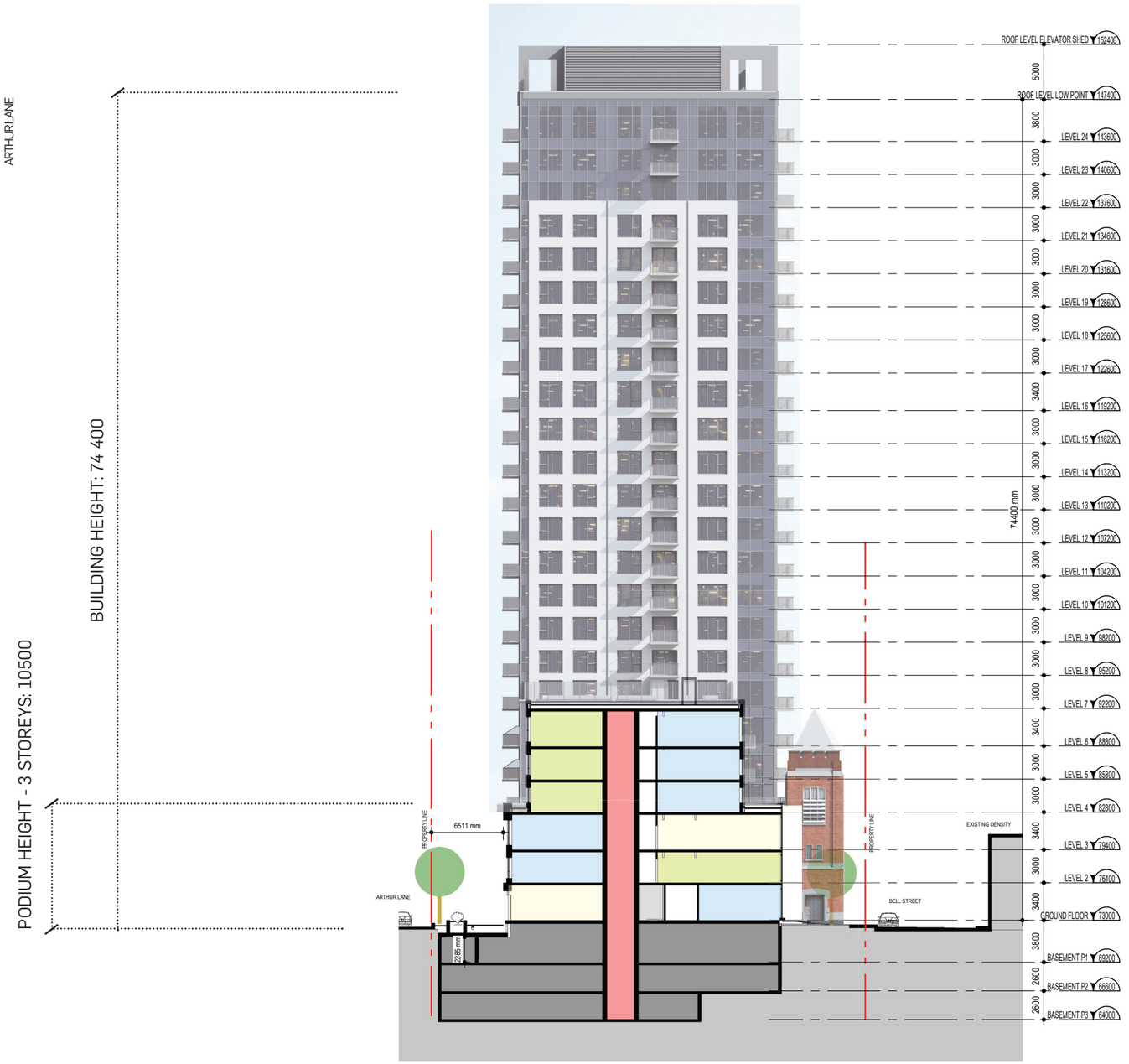




SCALE 1-250

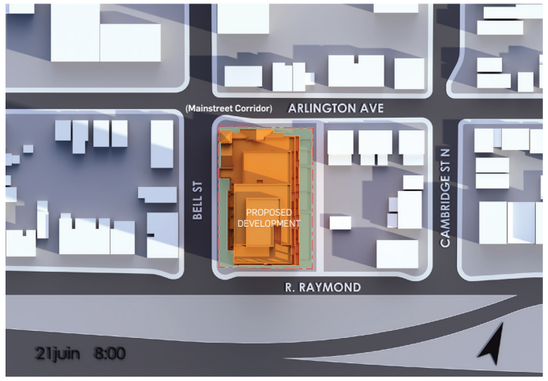
SECTION BELL - ARTHUR 2

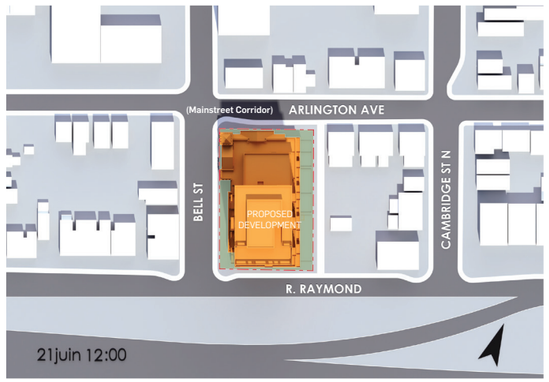


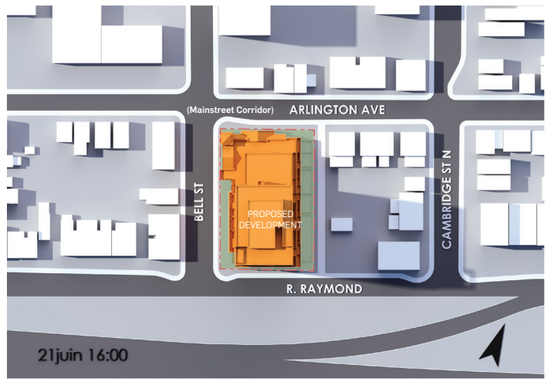


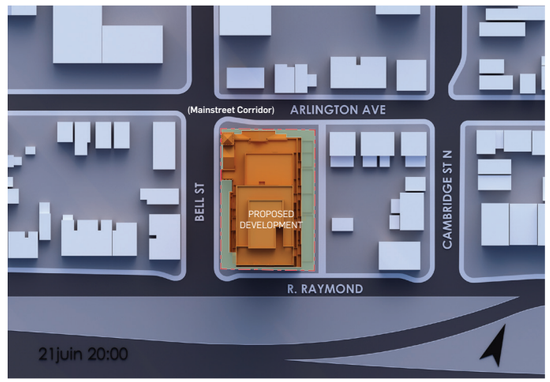
SCALE 1-250

SUMMER SOLTICE - JUNE

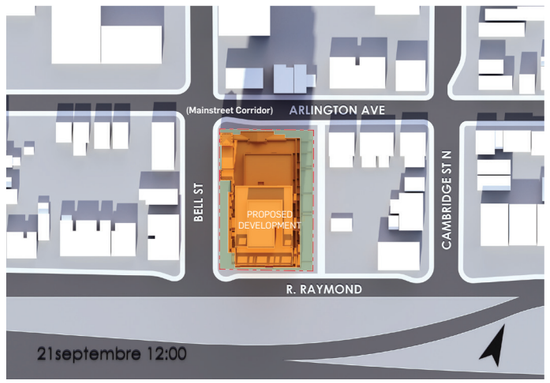


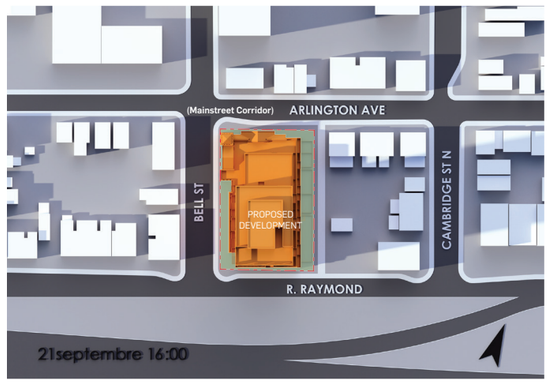




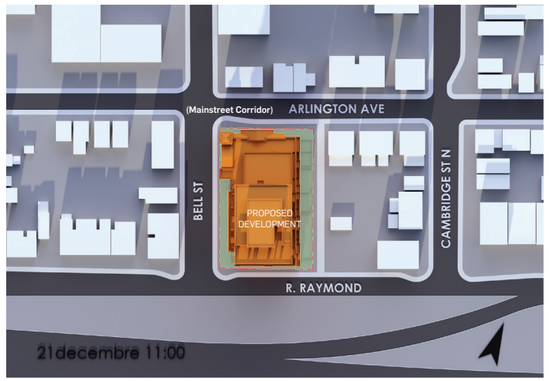


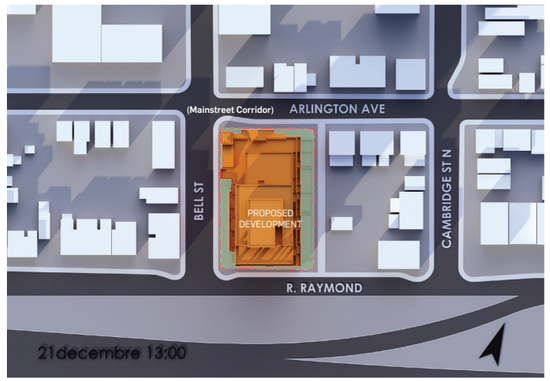
AUTUMN EQUINOX - SEPTEMBER





WINTER SOLSTICE - DECEMBER





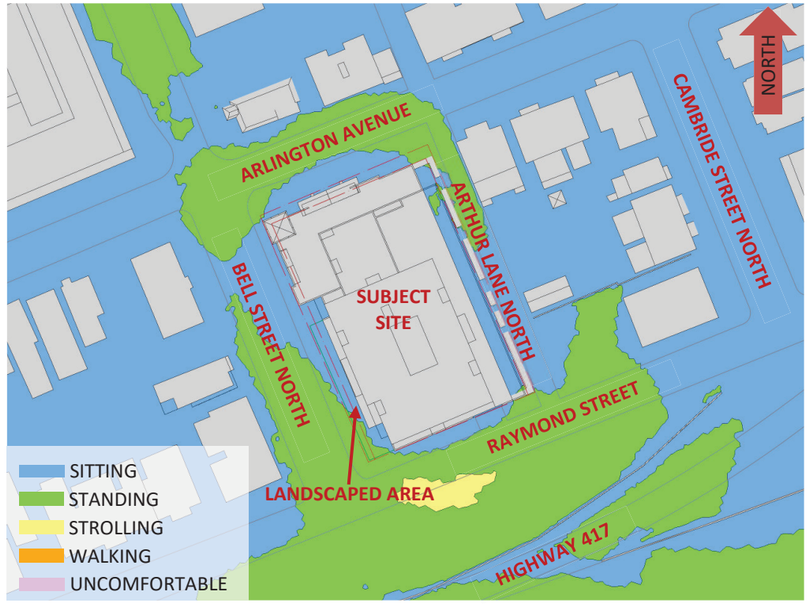


FIGURE 3A: SPRING – WIND COMFORT, GRADE LEVEL – PROPOSED MASSING

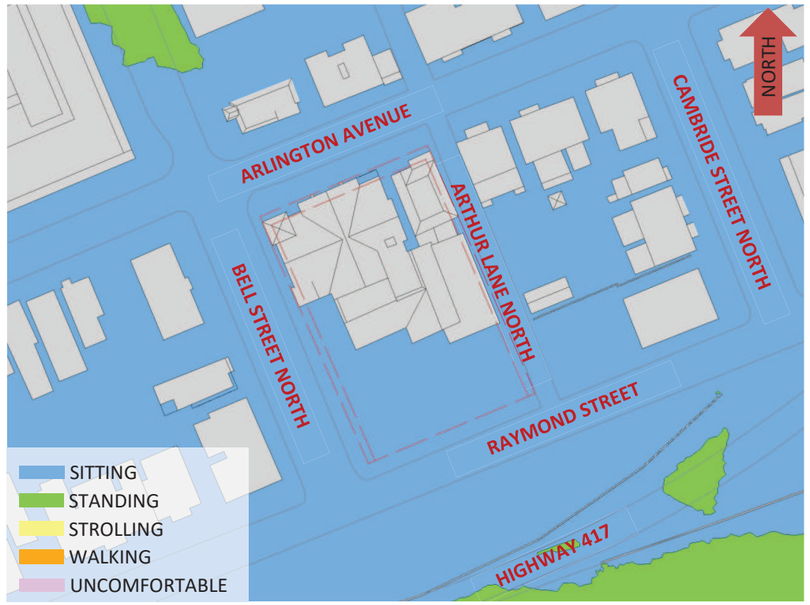


FIGURE 3B: SPRING – WIND COMFORT, GRADE LEVEL – EXISTING MASSING

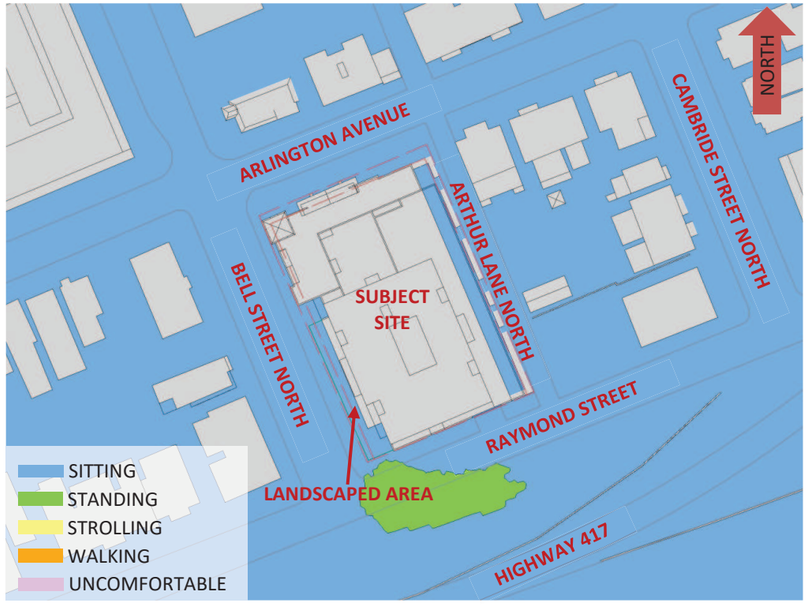


FIGURE 4A: SUMMER – WIND COMFORT, GRADE LEVEL – PROPOSED MASSING

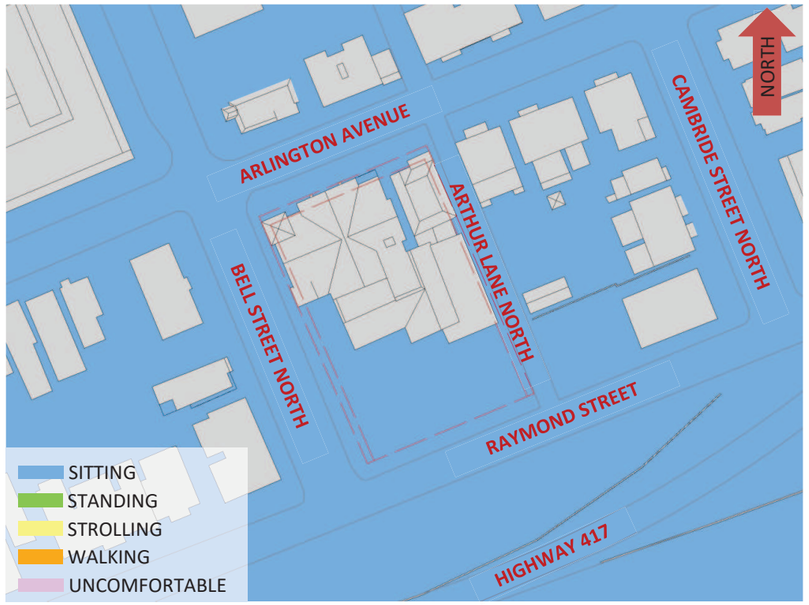


FIGURE 4B: SUMMER – WIND COMFORT, GRADE LEVEL – EXISTING MASSING

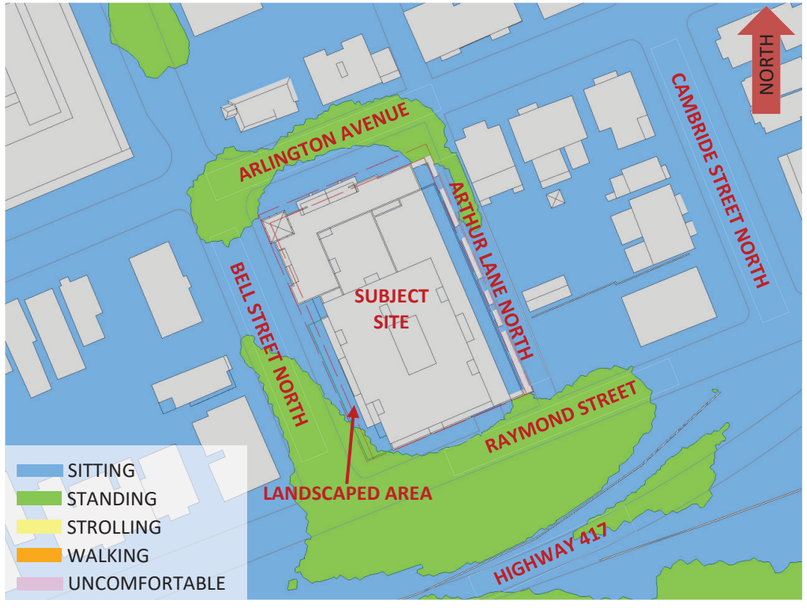


FIGURE 5A: AUTUMN – WIND COMFORT, GRADE LEVEL – PROPOSED MASSING

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

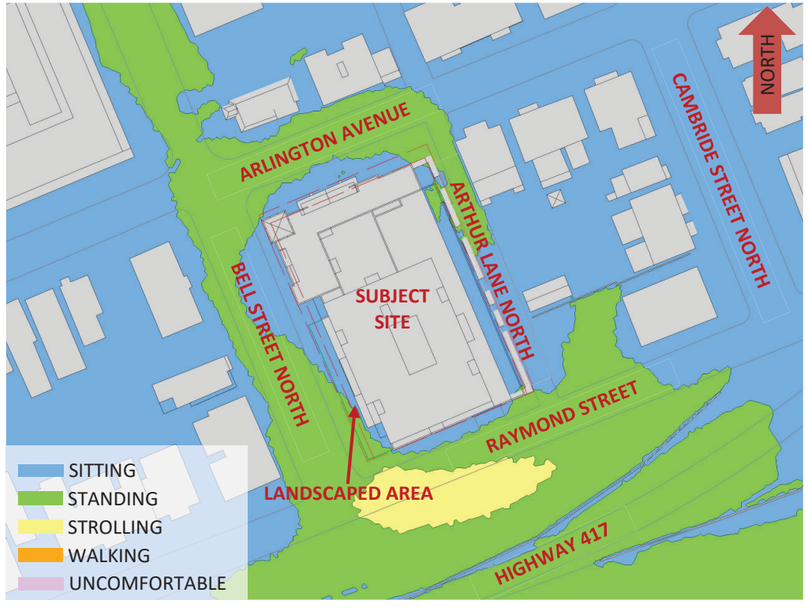


FIGURE 6A: WINTER – WIND COMFORT, GRADE LEVEL – PROPOSED MASSING

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

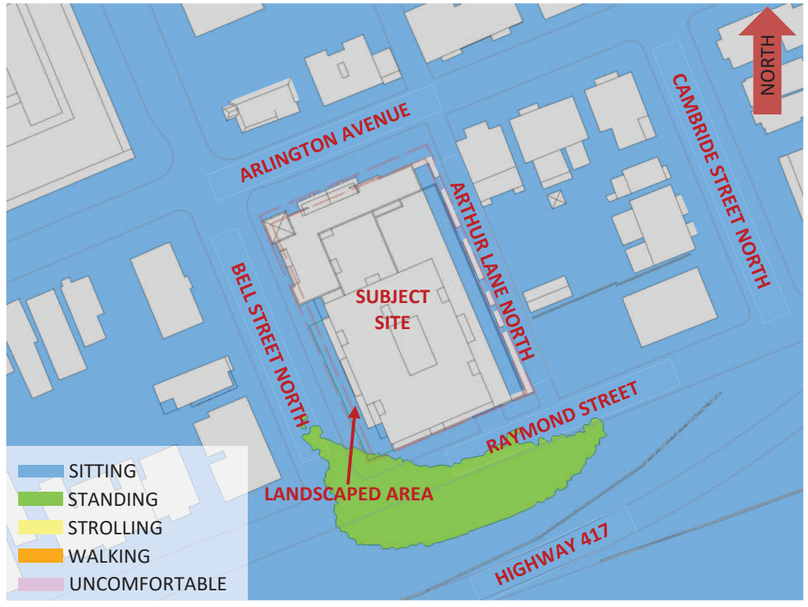


FIGURE 7: TYPICAL USE PERIOD – WIND COMFORT, GRADE LEVEL

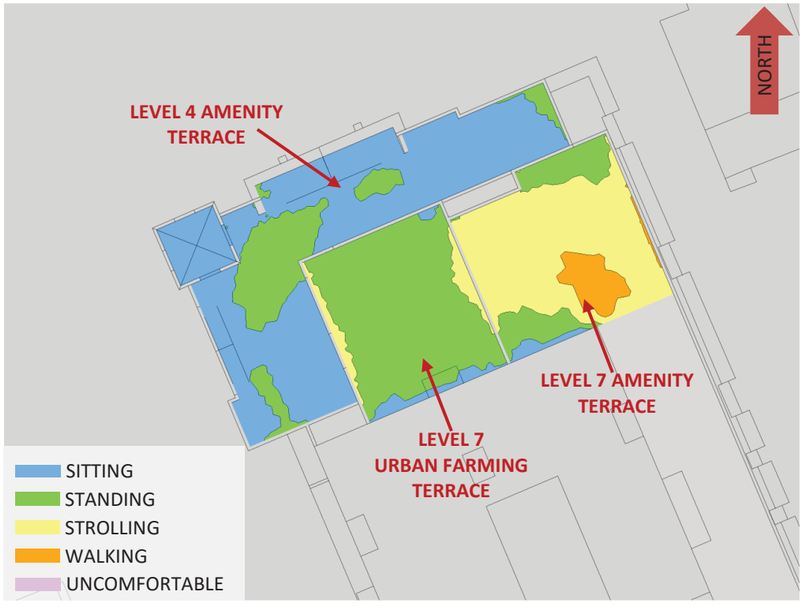


FIGURE 8A: SPRING – WIND COMFORT, COMMON AMENITY TERRACES

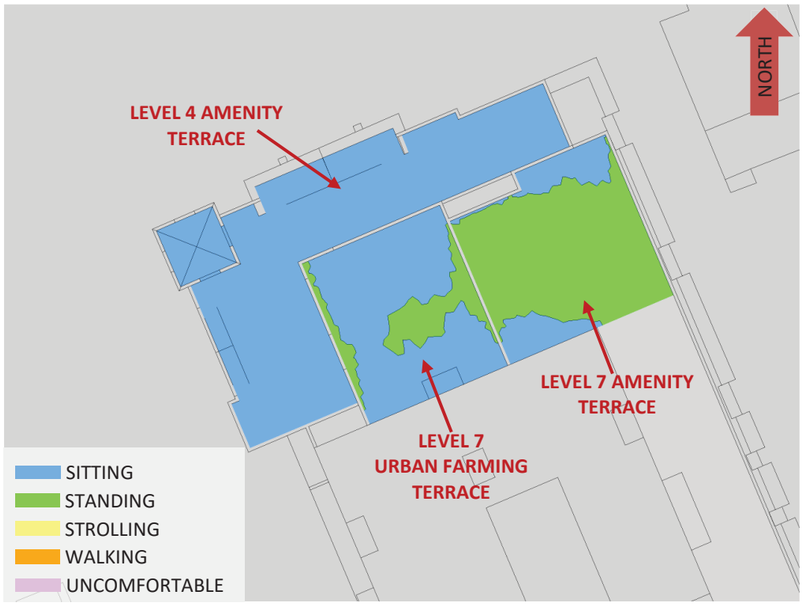


FIGURE 8B: SUMMER – WIND COMFORT, COMMON AMENITY TERRACES

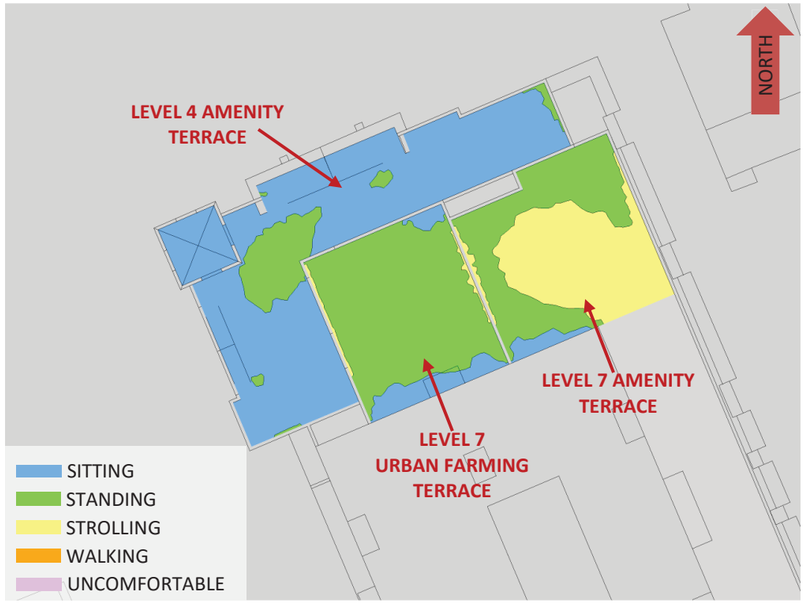


FIGURE 8C: AUTUMN – WIND COMFORT, COMMON AMENITY TERRACES

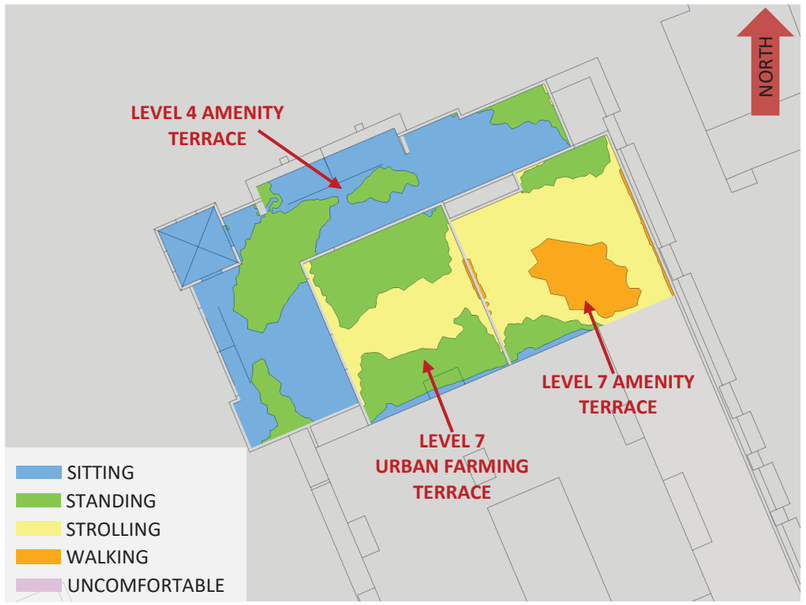


FIGURE 8D: WINTER – WIND COMFORT, COMMON AMENITY TERRACES

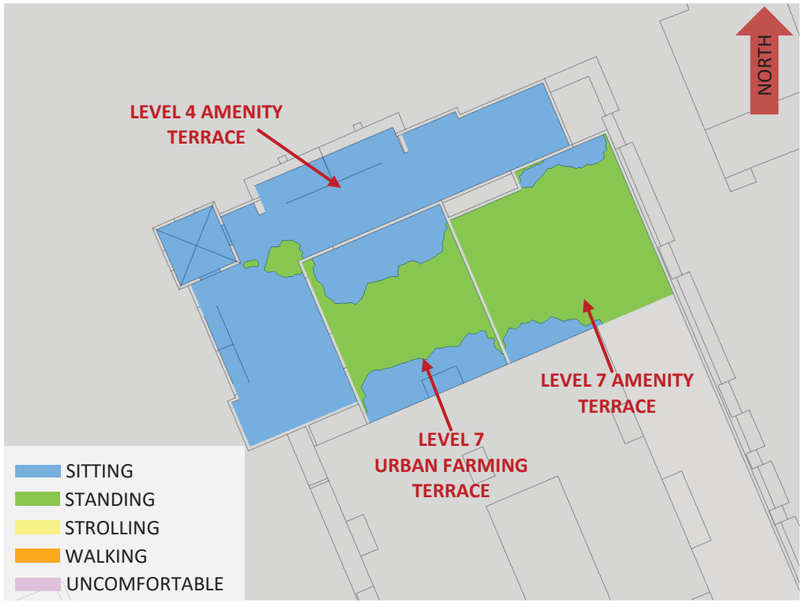


FIGURE 9: TYPICAL USE PERIOD – WIND COMFORT, COMMON AMENITY TERRACES

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