19 CENTREPOINTE DRIVE – PUBLIC CONSULTATION

Application File No. D01-01-20-0005 and D02-02-20-0027

RICHCRAFT™ Group Of Companies

FOTENN Planning + Design

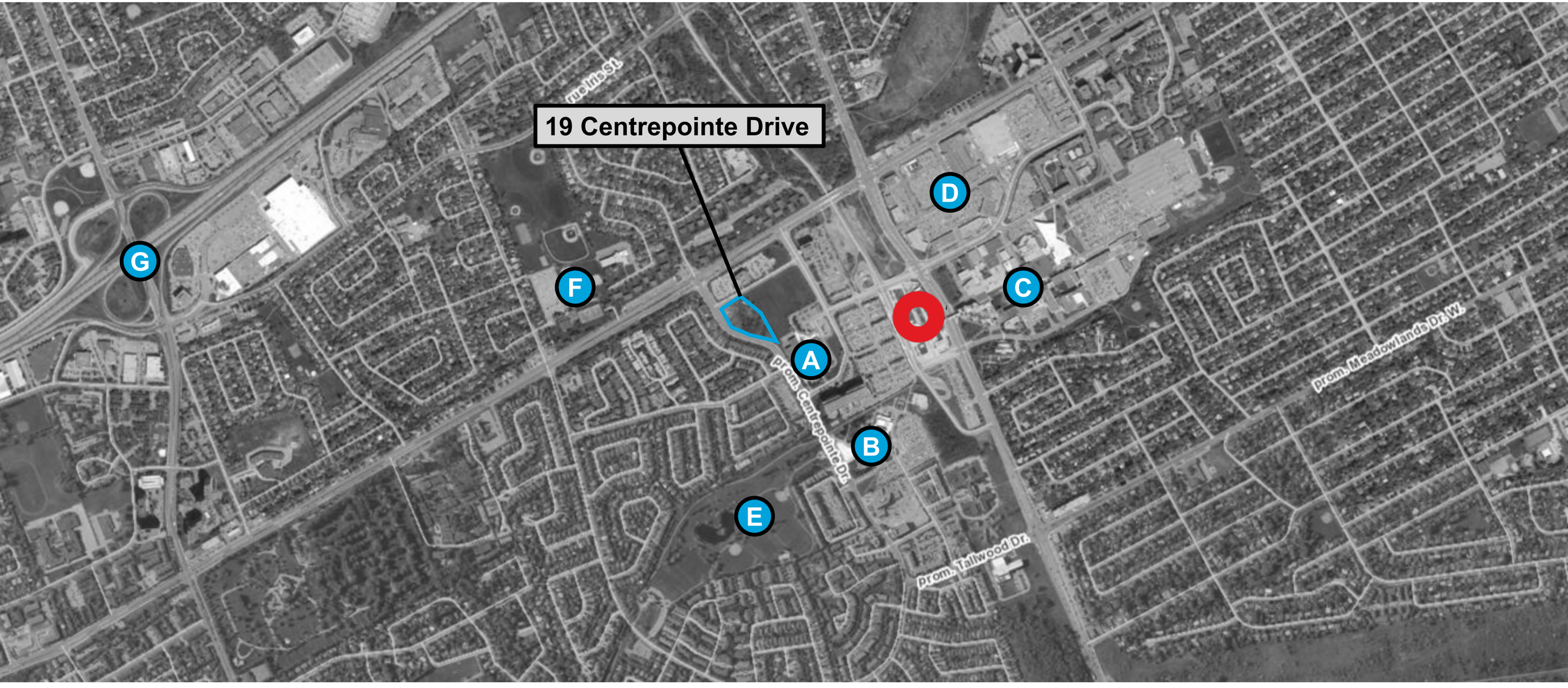
rla / architecture

NAK design strategies

CGH TRANSPORTATION



COMMUNITY CONTEXT



Rapid Transit Station

A Sir Guy Carleton High School

B Ben Franklin Place

C Algonquin College

D College Square Mall

E Centrepointe Park

F Pinecrest Recreation Complex

G Highway 417

SURROUNDING CONTEXT

North

4-storey office building and parking lot; Baseline Road; low-rise residential dwellings; Pinecrest Recreation Complex, greenspace

East

Hydro Station; Sir Guy Carleton S.S. fields; 8-storey office building; surface parking lots; Baseline Woodroffe Transit Station; Woodroffe Avenue; Algonquin College; College Square Mall

West

Low-rise residential dwellings; mid-rise residential dwellings; small scale commercial; Briargreen Public School

South

Sir Guy Carleton S.S.; Provincial Courthouse; Ben Franklin Place; low-rise residential dwellings





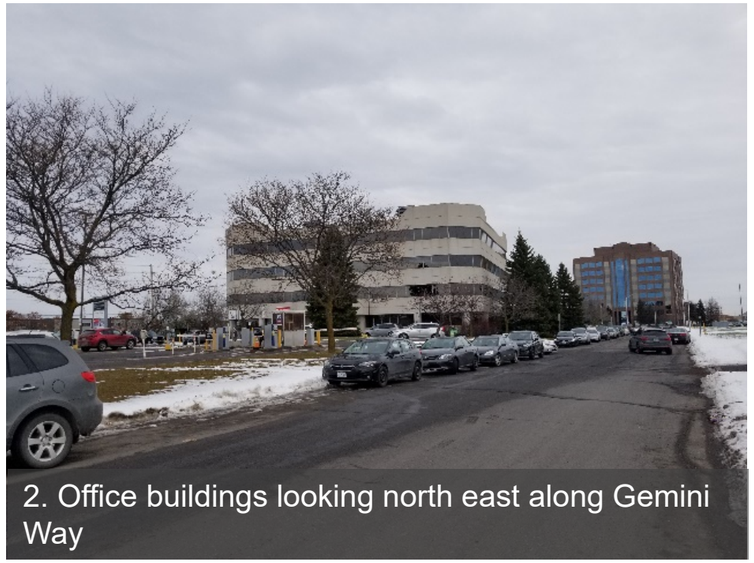




SITE CONTEXT



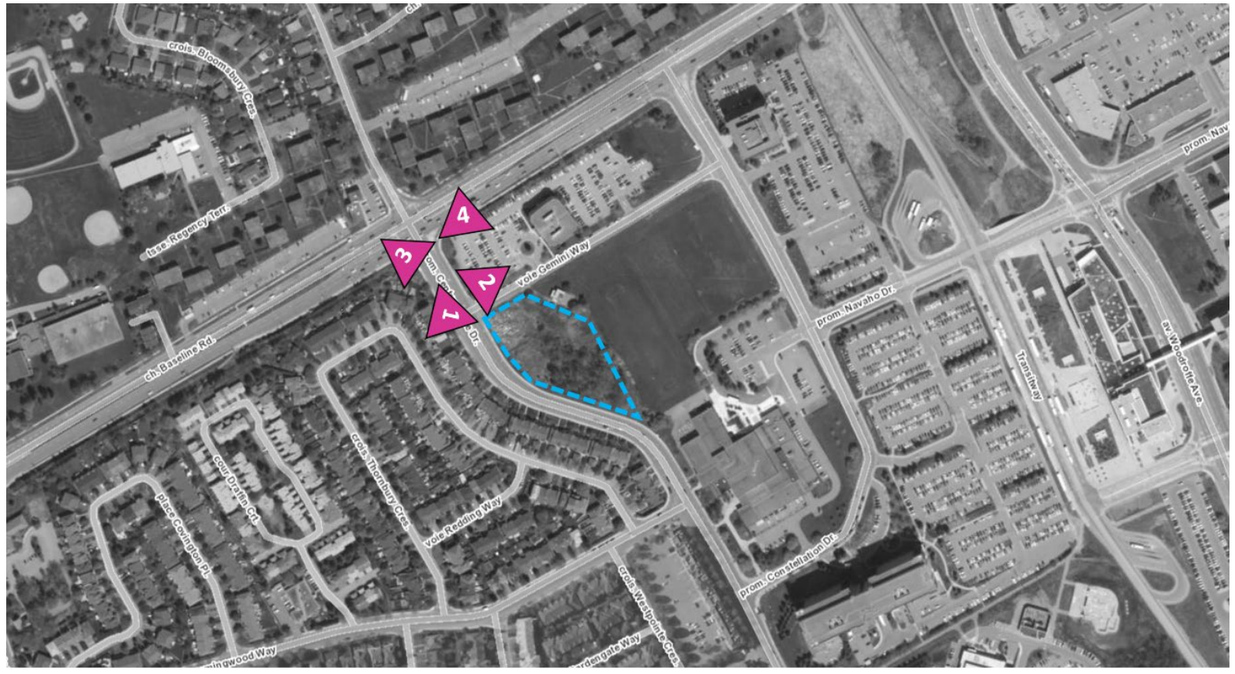
1. View of site from Centrepointe Drive.



2. Office buildings looking north east along Gemini Way



3. Baseline Road, low-rise commercial viewed looking north





4. Baseline Road, low-rise residential viewed looking north

SITE CONTEXT


1. View of site and low-rise residential looking west.


2. View looking south along eastern edge of the site.


3. Soccer fields; Woodline Building view looking east.




4. View of low rise residential from southern edge of the site.

SITE CONTEXT



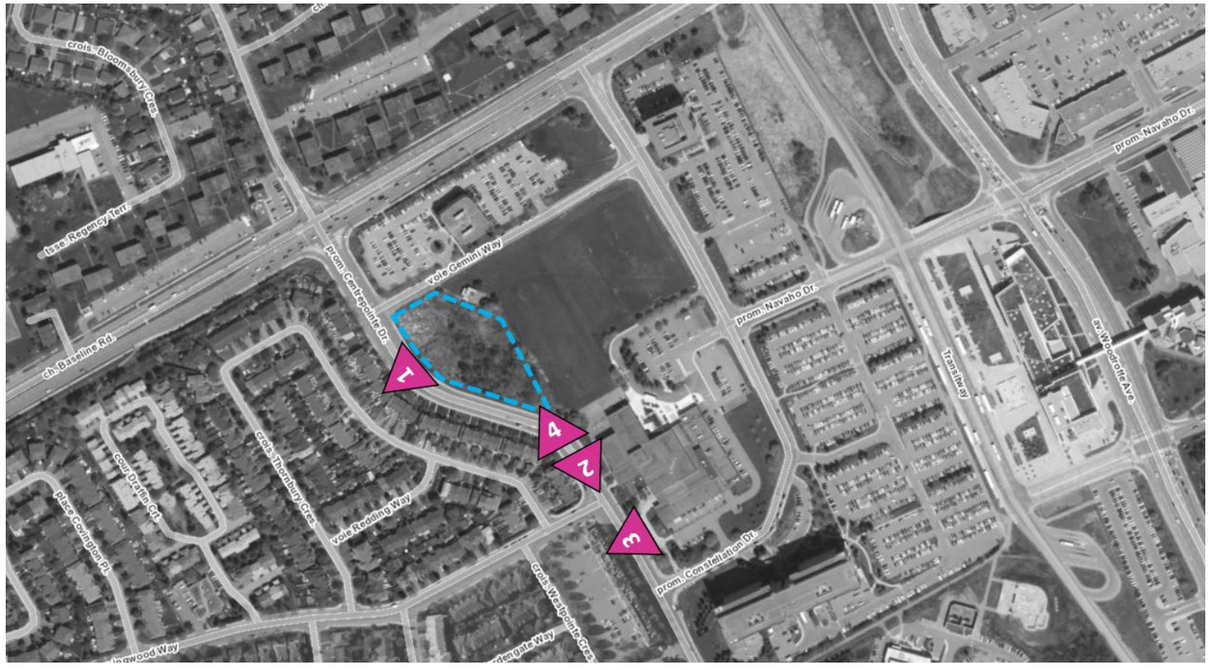
1. Low-rise residential, west side of Centrepointe Dr.



2. Sir Guy Carleton SS, Ben Franklin Place; view south from Centrepointe Dr.



3. Low-rise commercial, west side of Centrepointe Dr.





4. View of site looking north along Centrepointe Dr.

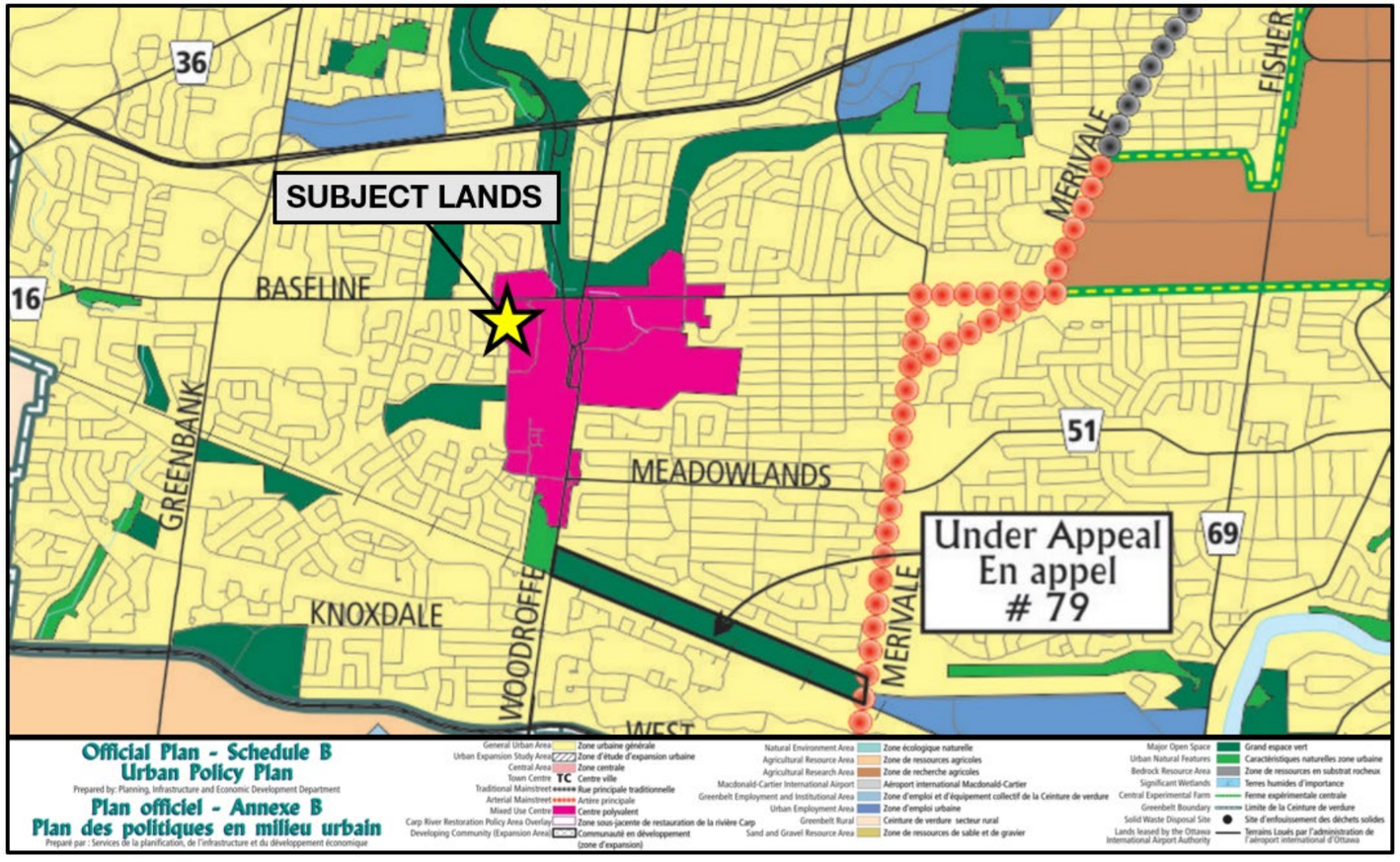
POLICY CONTEXT – OFFICIAL PLAN

Section 3.6.2 – Land Use Designation

The subject lands are designated **'Mixed Use Centre'**, the following policies apply:

Policy 5: 'In order to achieve the employment targets for Mixed Use Centres and the target density within walking distance of existing and proposed stations on the City's Rapid Transit System, a range of building heights including High-Rise may be considered. Appropriate transition, in building height, is to be provided at the periphery where the Mixed-Use Centre abuts established Low-Rise or Mid-rise areas.'

Policy 6: 'A broad variety of land uses permitted within Mixed Use Centres at transit-supportive densities, such as offices… high- and medium-density residential uses and mixed-use development containing combinations of the foregoing.'



Section 2.2.2 – Managing Growth

Growth is to be implemented through:

- Intensification and infill; and
- New development on vacant lands in designated growth areas that contributes to the completion of an existing community or builds a new community.

Policy 3: 'Target areas for intensification are the Central Area, Mixed-Use Centres…'

Policy 10: 'Intensification may occur in a variety of built forms from low-rise to high-rise provided urban design and compatibility objectives are met. Denser development, that often means taller buildings, should be located in areas that support the Rapid Transit and Transit Priority networks and in areas with a mix of uses.'

POLICY CONTEXT – BASELINE & WOODROFFE SECONDARY PLAN

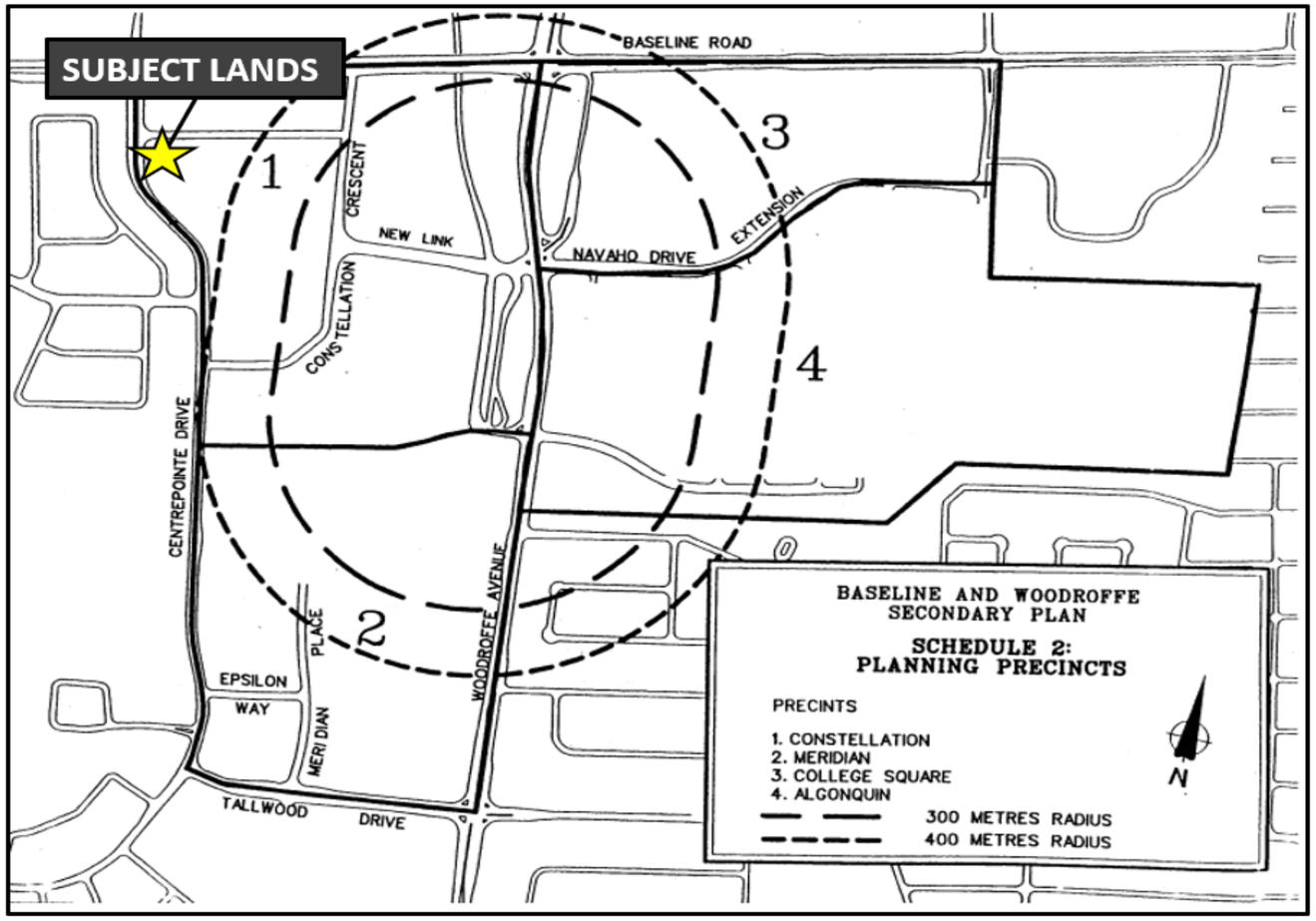
Section 3.3 – General Land Use & Urban Design Policies

'All four precincts are bisected by a line representing the 300 metre radius around the rapid-transit station… Land within this radius shall generally be developed at a Floor Space Index (FSI) of 1.0. and land outside of the 300 metre radius shall generally be developed at a Floor Space Index of 0.4 unless stated otherwise'

3.4.1 Constellation Precinct

'The Constellation Precinct will accommodate the largest office component of the four precincts. Development within this precinct shall be a mix of uses. Residential uses shall be encouraged, preferably adjacent to existing residential dwellings along Centrepointe Drive. Commercial uses, which support and complement the office and institutional uses shall also be encouraged.'

'The total development potential of this precinct is roughly 111,000 square metres, not including the floor area of the existing high school and 400 housing units, which could be supported by the transportation network.'

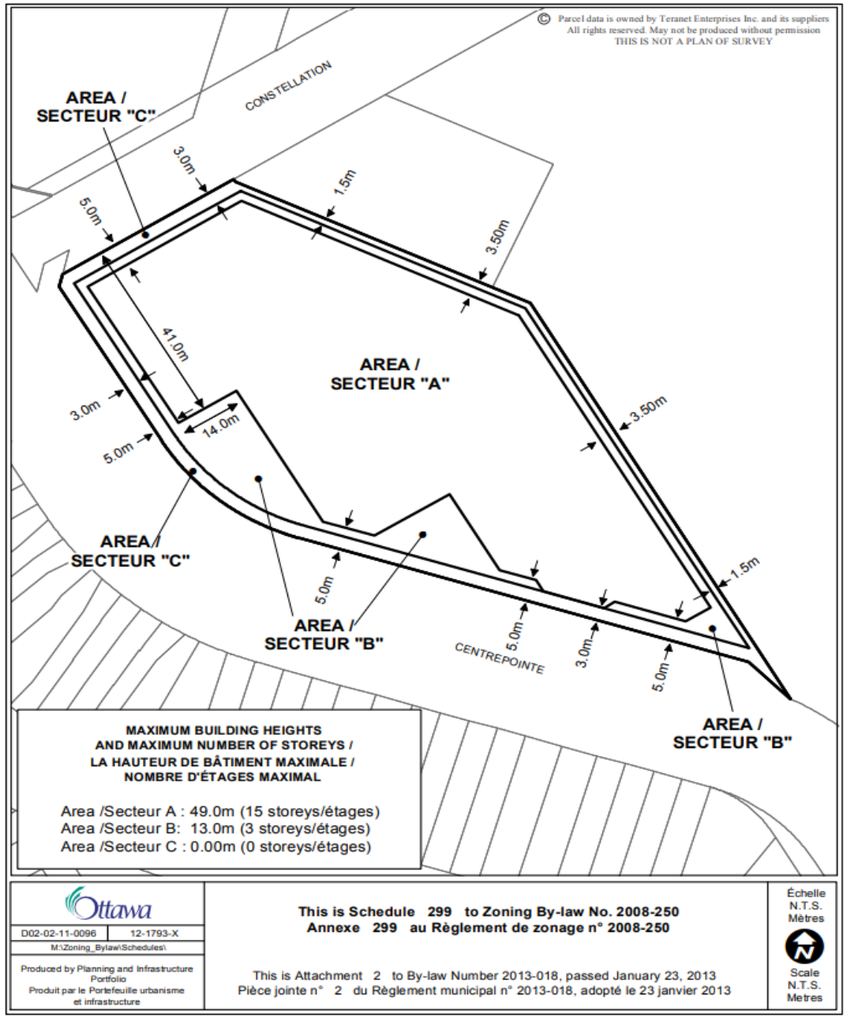


REGULATORY CONTEXT – ZONING BY-LAW

MC[2007] F(3.0) S299

The subject lands are zoned **'Mixed Use Centre'**, with site specific Exception 2007, Floor Space Index Cap of 3.0, and Height Schedule S299.

Apartment dwelling, high-rise is a permitted use

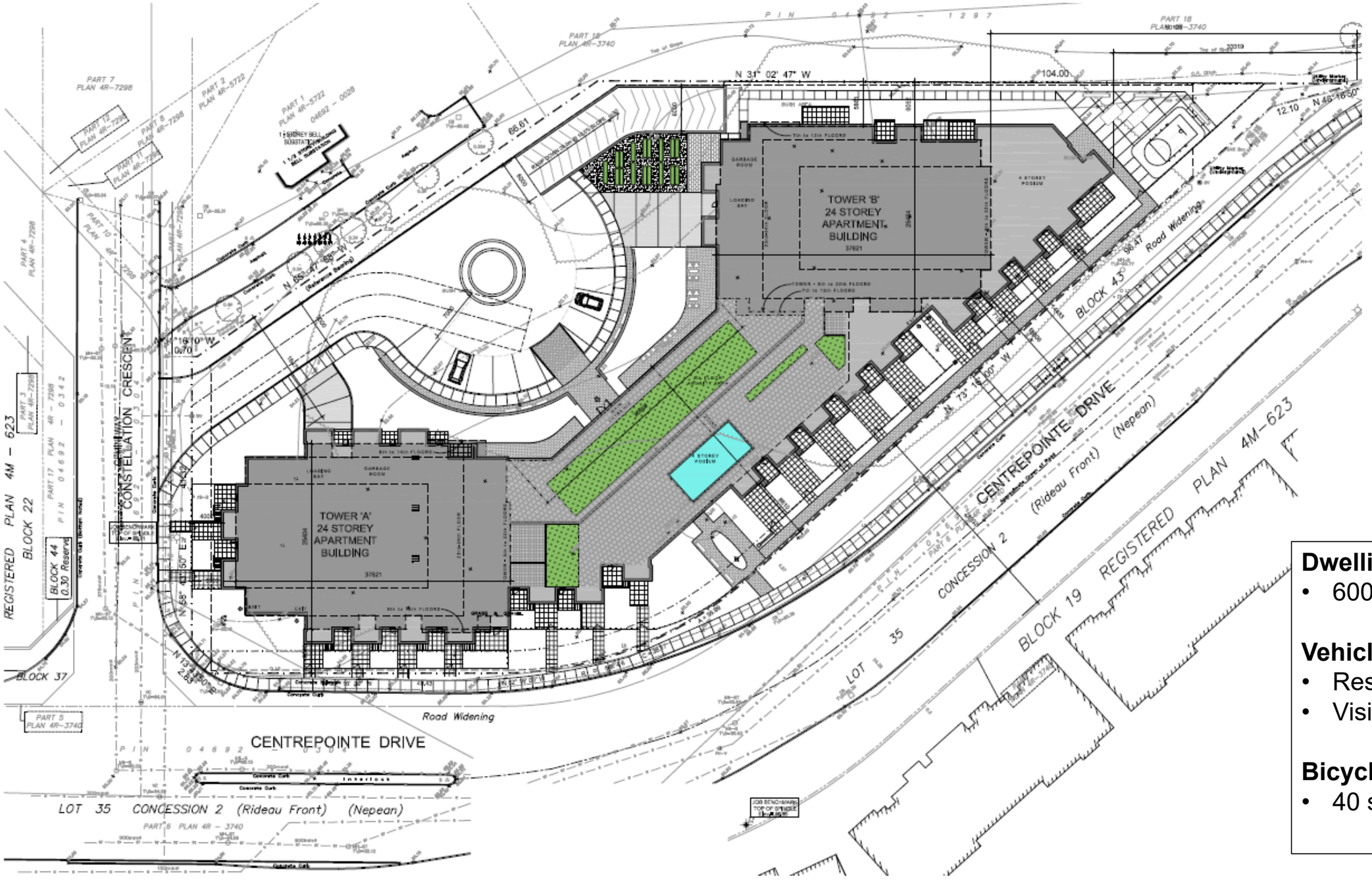




Exception [2007]

- maximum building heights as per Schedule 299,
- no parking is required for the first 350 square metres of gross floor area for a restaurant,
- an outdoor commercial patio may be located within 15 metres of a residential zone and is not required to be screened and physically separated from the residential zone by a building, structure, fence or wall that is at least 2 metres in height
- uncovered, unenclosed platforms where the walking surface is not higher than 1.5 m above adjacent grade,
- no maximum projection into a required yard and no minimum setback from a lot line.

PROPOSED DEVELOPMENT – SITE PLAN

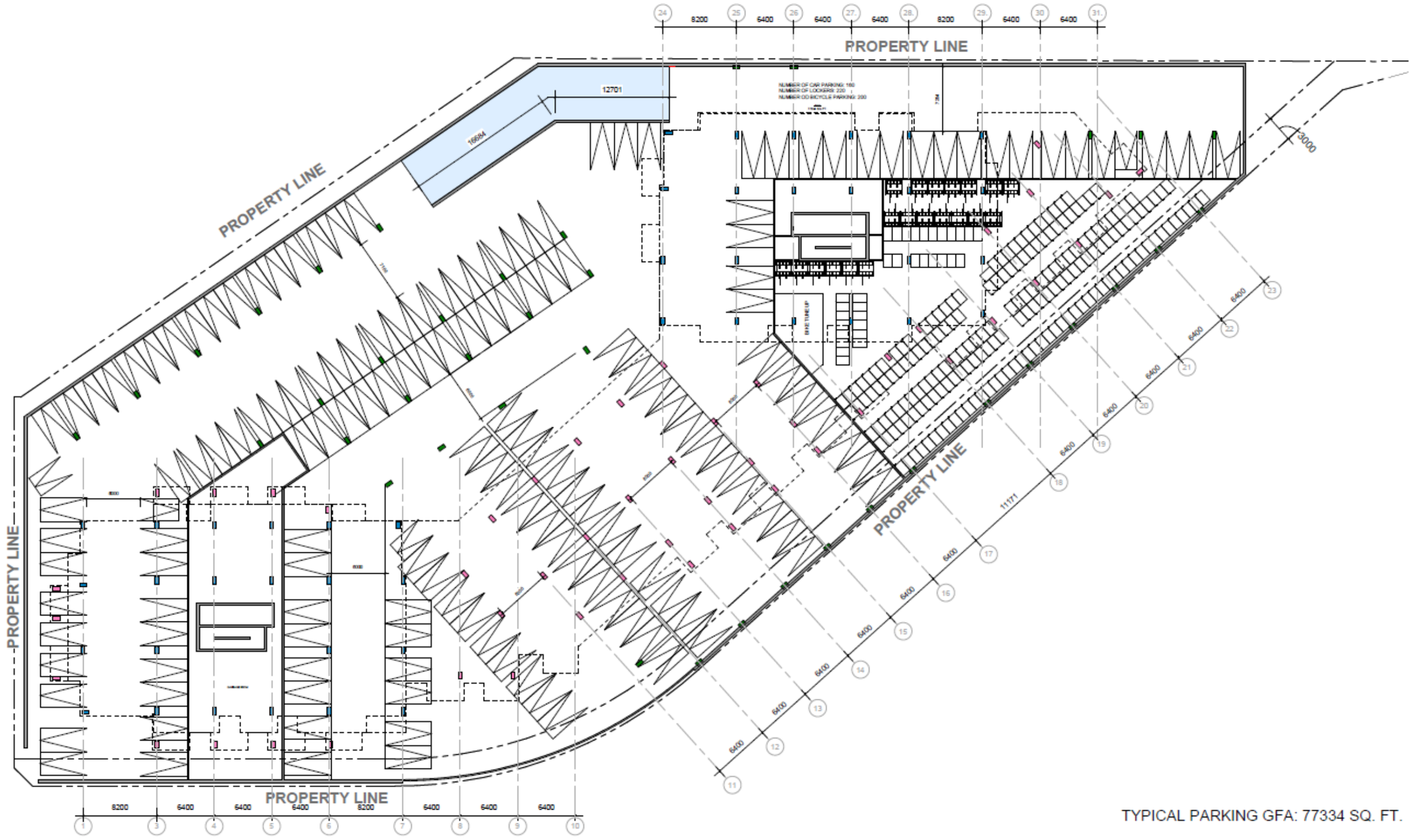


Dwelling Units
- 600 total

Vehicle Parking
- Resident: 420 spaces
- Visitor: 60 spaces

Bicycle Parking
- 40 spaces for residents

PROPOSED DEVELOPMENT – TYPICAL PARKING PLAN

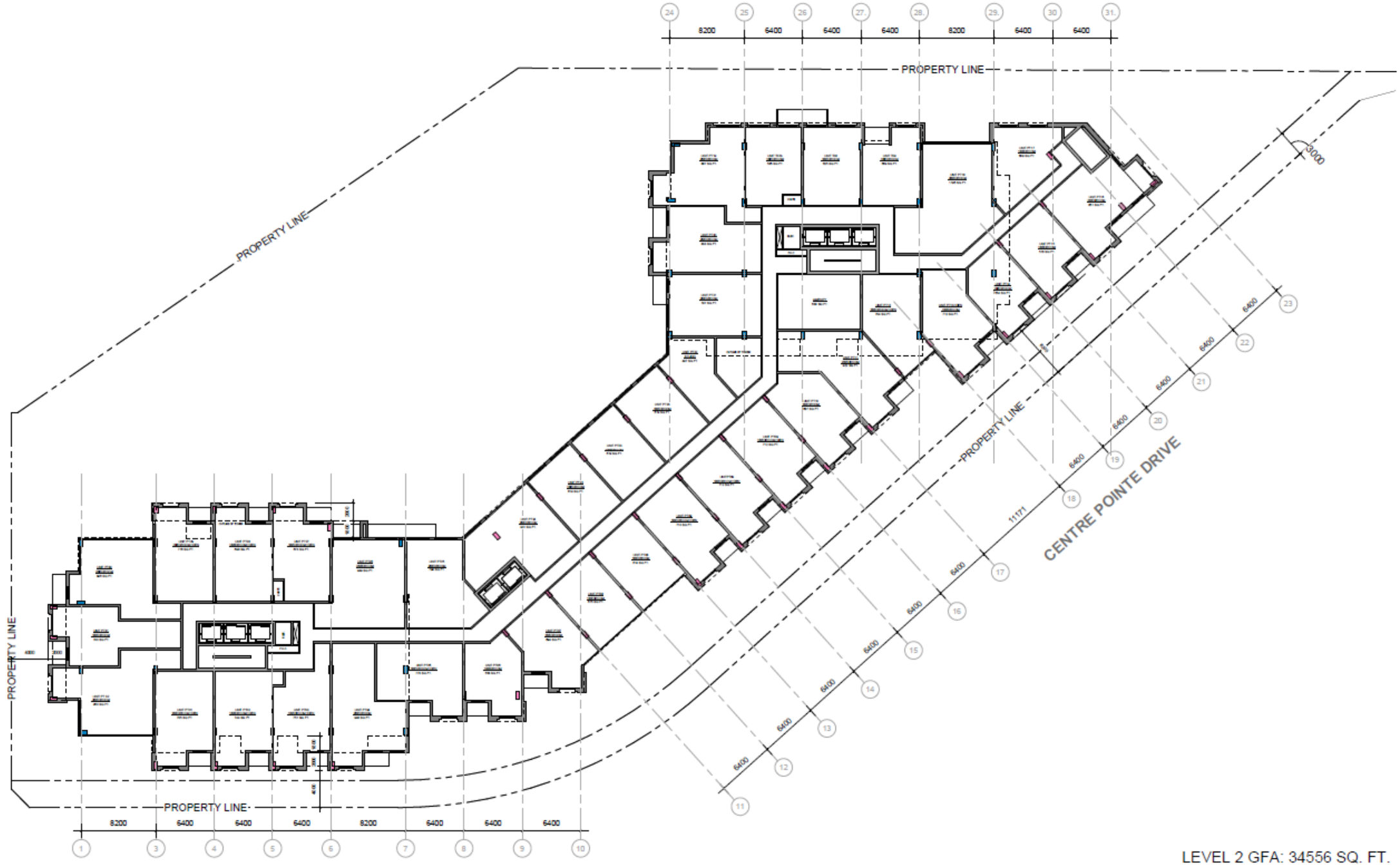


TYPICAL PARKING GFA: 77334 SQ. FT.

PROPOSED DEVELOPMENT – GROUND FLOOR PLAN

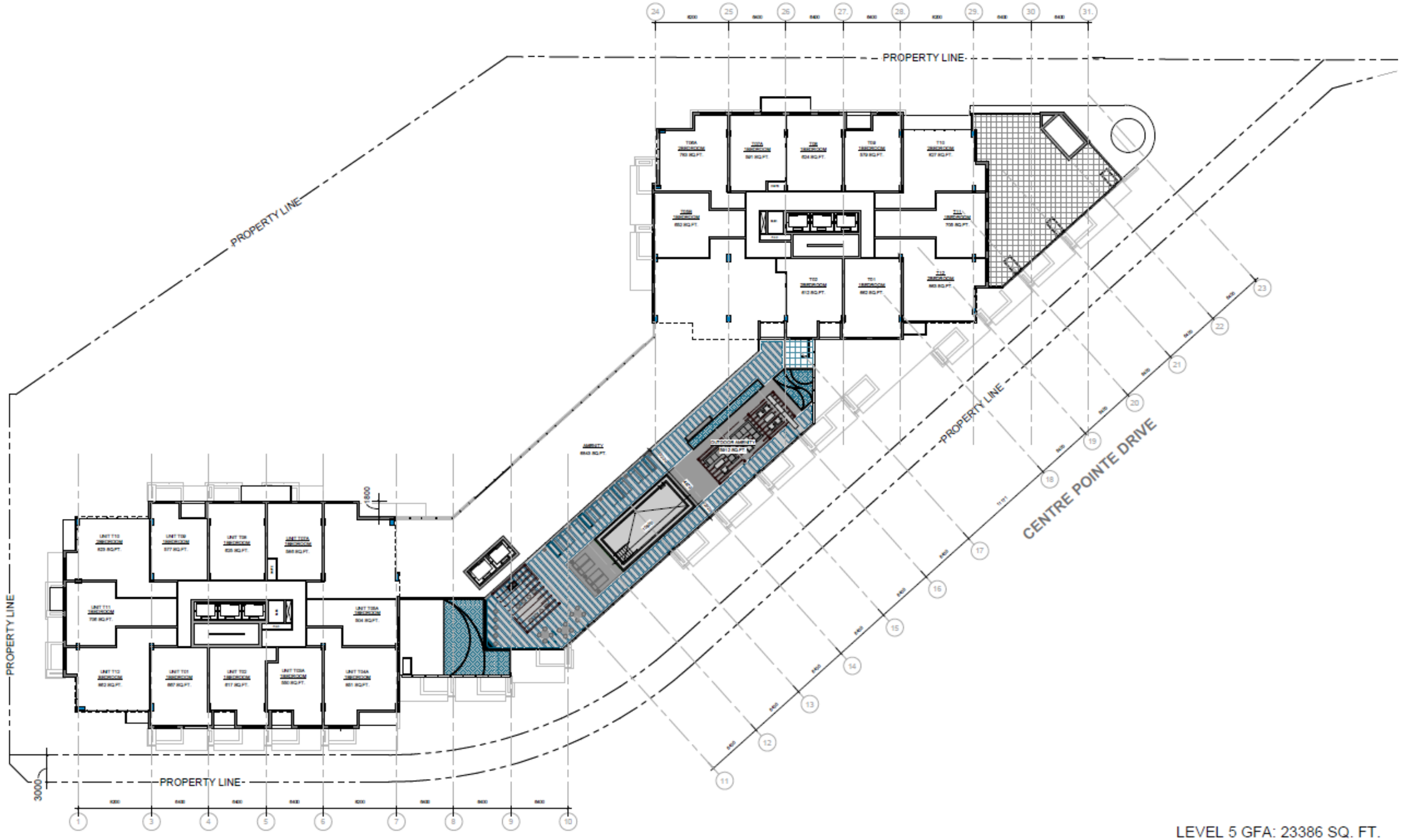


PROPOSED DEVELOPMENT – LEVEL 2 FLOOR PLAN



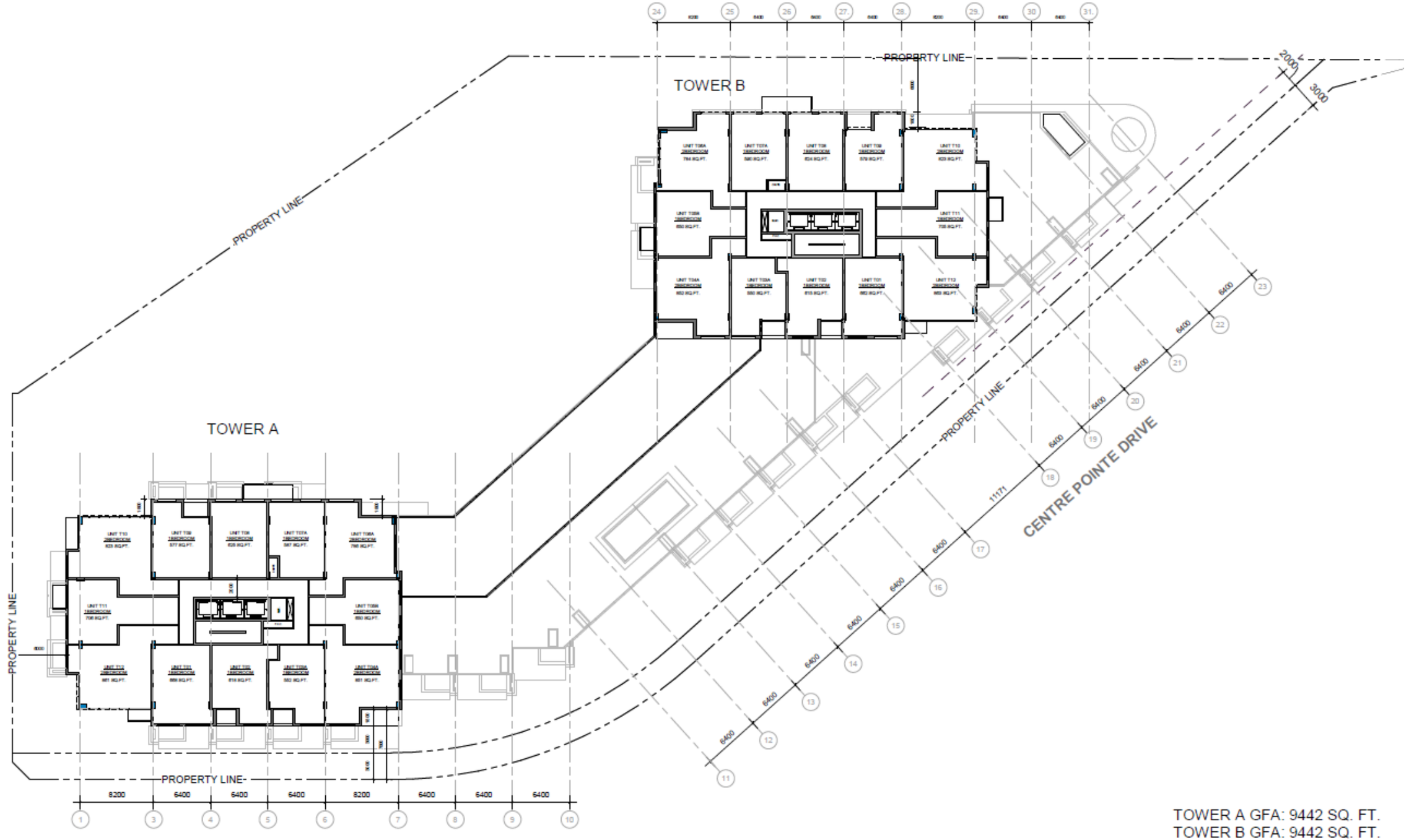
LEVEL 2 GFA: 34556 SQ. FT.

PROPOSED DEVELOPMENT – LEVEL 5 FLOOR PLAN



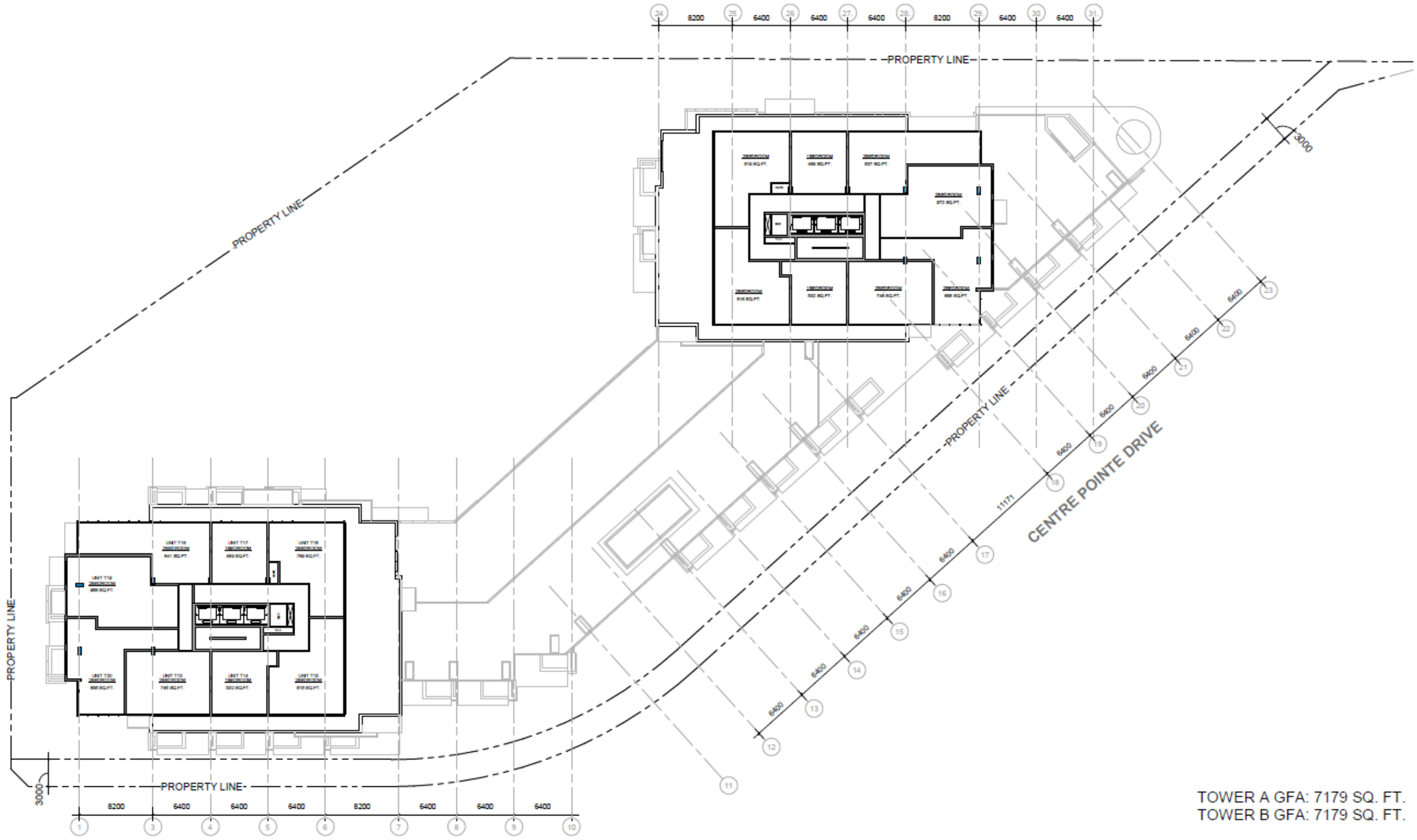
LEVEL 5 GFA: 23386 SQ. FT.

PROPOSED DEVELOPMENT – LEVEL 6, 17-22 FLOOR PLAN



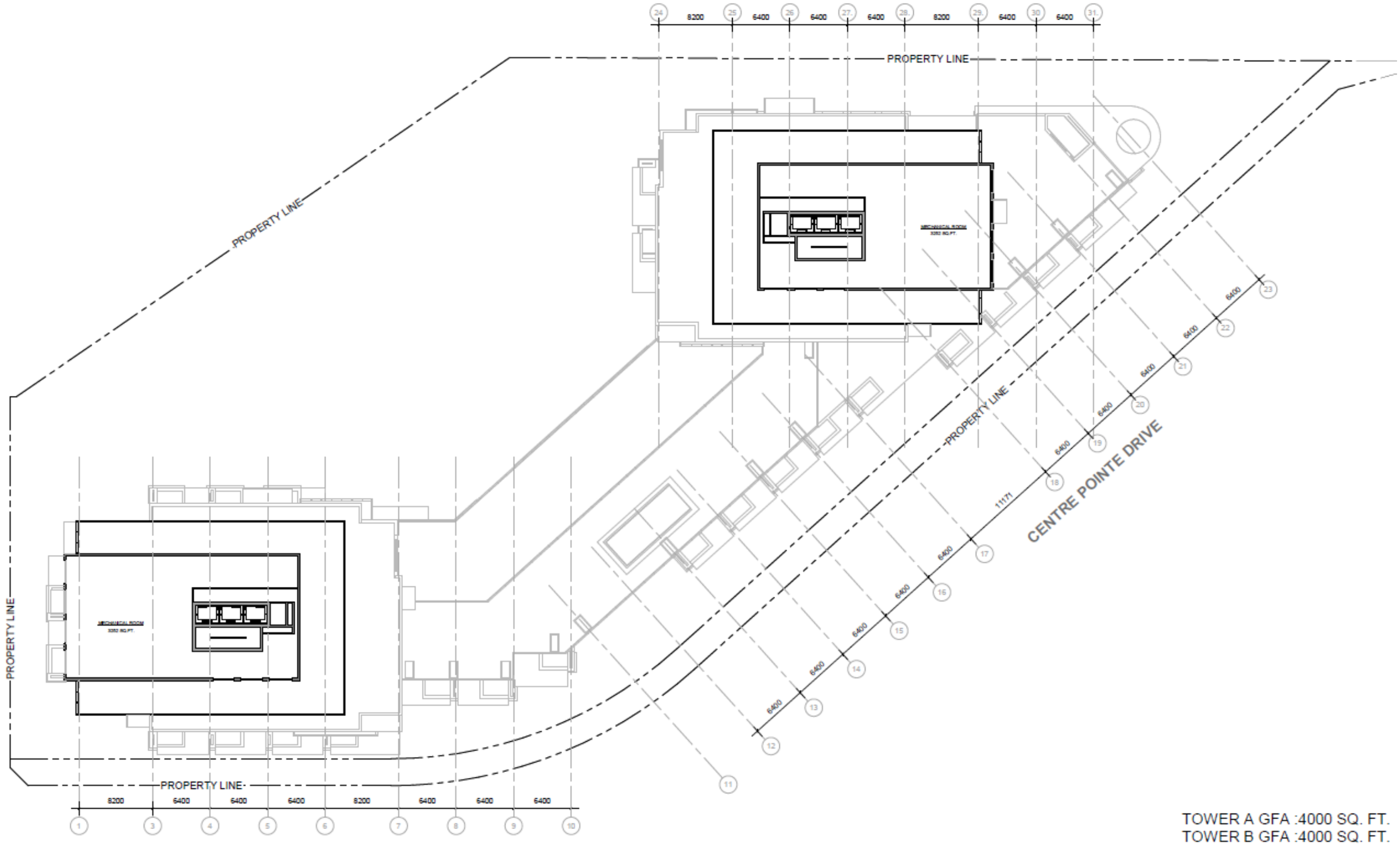
TOWER A GFA: 9442 SQ. FT.
TOWER B GFA: 9442 SQ. FT.

PROPOSED DEVELOPMENT – LEVEL 23-24 FLOOR PLAN



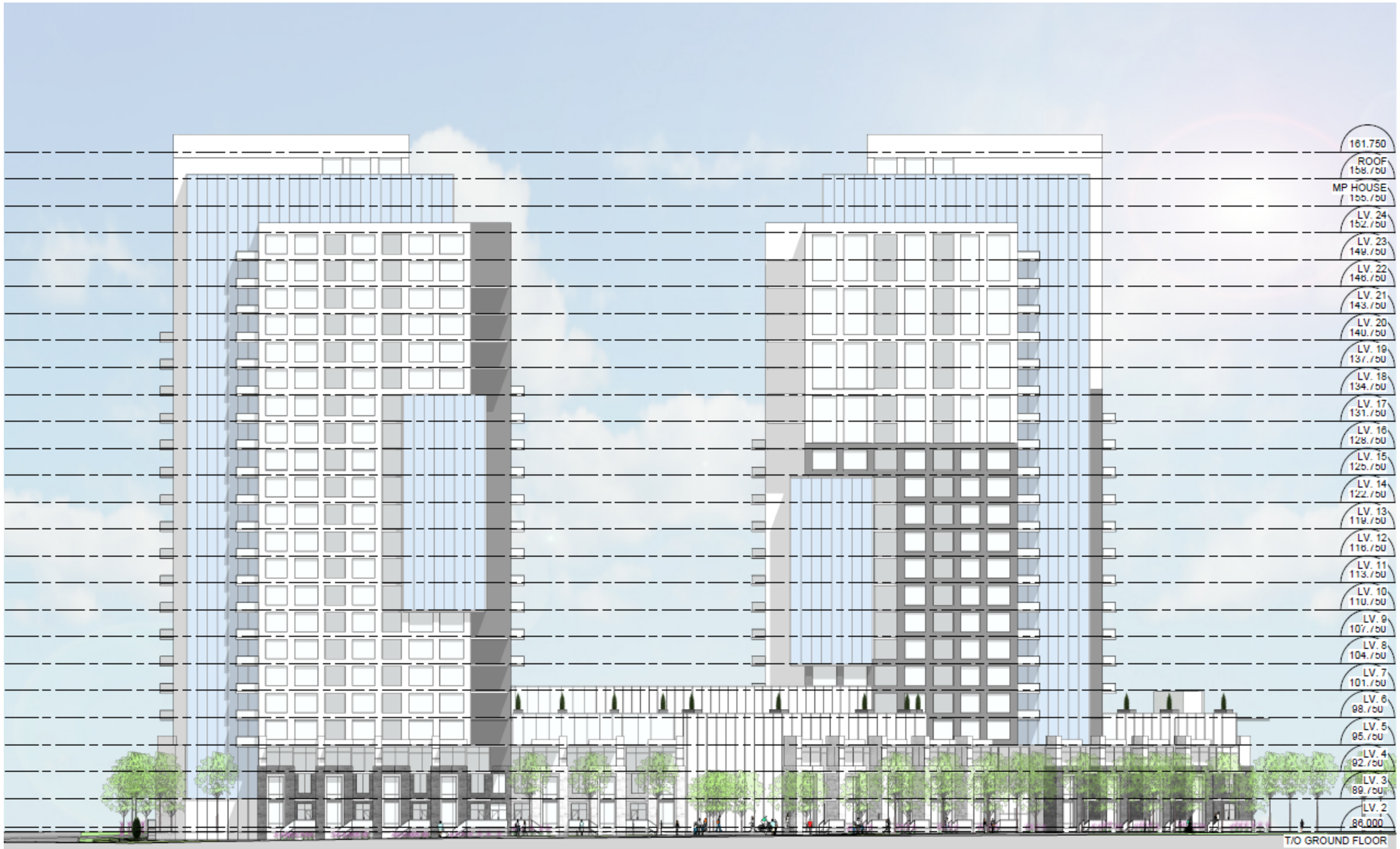
TOWER A GFA: 7179 SQ. FT.
TOWER B GFA: 7179 SQ. FT.

PROPOSED DEVELOPMENT – LEVEL MP FLOOR PLAN

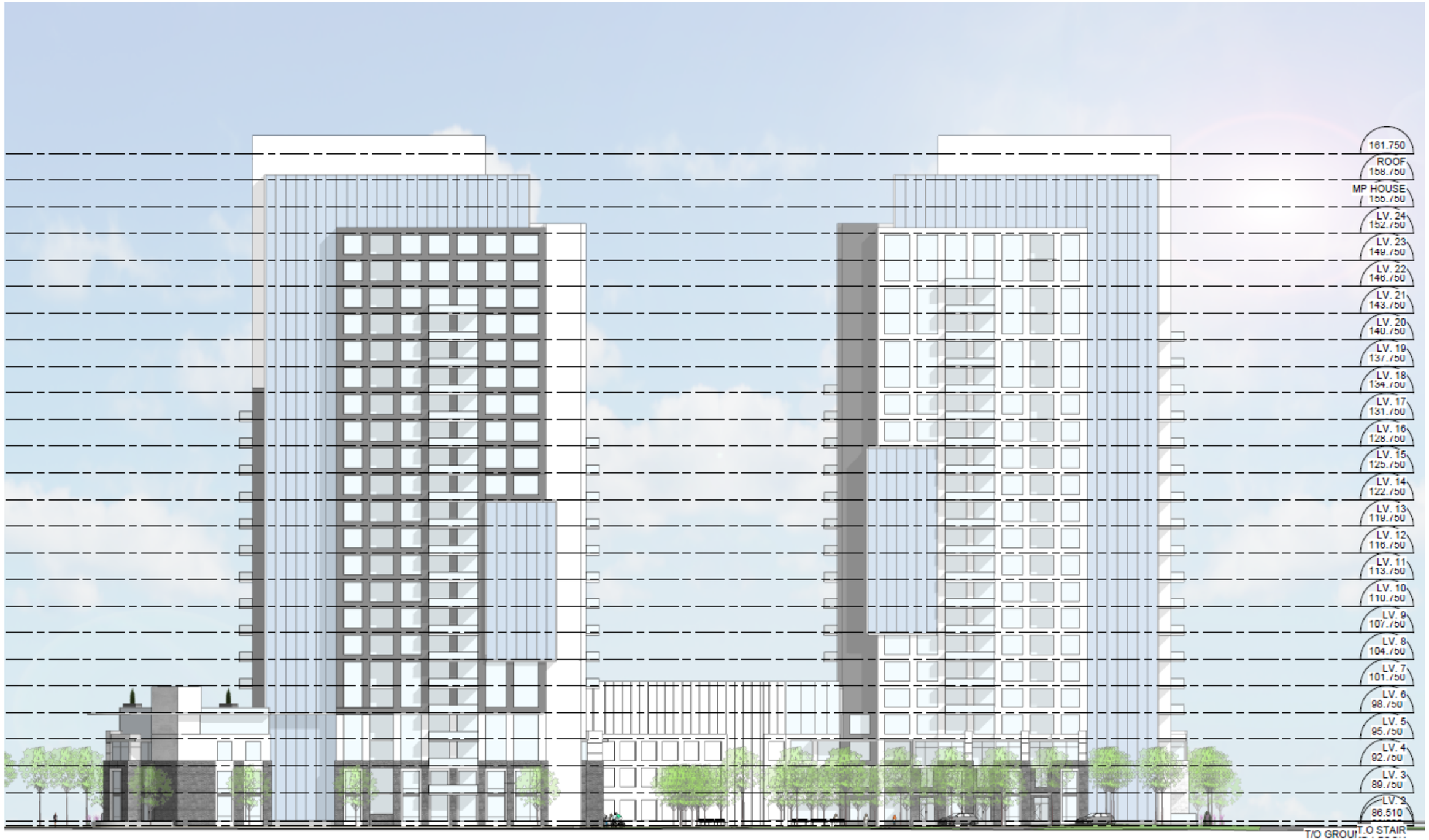


TOWER A GFA :4000 SQ. FT.
TOWER B GFA :4000 SQ. FT.

PROPOSED DEVELOPMENT – WEST ELEVATION



PROPOSED DEVELOPMENT – EAST ELEVATION



PROPOSED DEVELOPMENT – NORTH ELEVATION



PROPOSED DEVELOPMENT – SOUTH ELEVATION



PROPOSED DEVELOPMENT – 3D RENDERINGS



PROPOSED DEVELOPMENT – 3D RENDERINGS



PROPOSED DEVELOPMENT – 3D RENDERINGS



PROPOSED DEVELOPMENT – 3D RENDERINGS



PROPOSED DEVELOPMENT – 3D RENDERINGS



PROPOSED DEVELOPMENT – 3D RENDERINGS



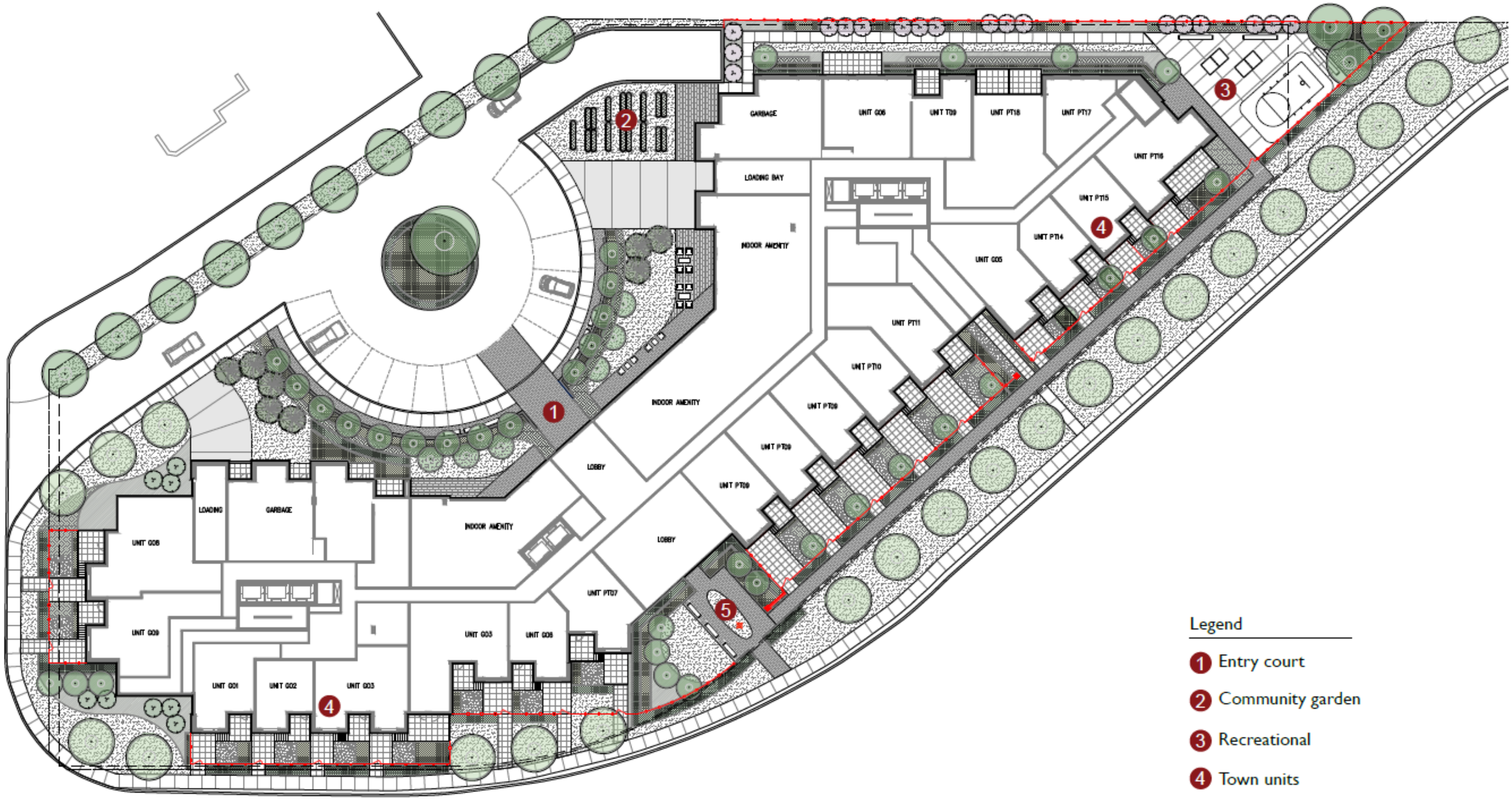
PROPOSED DEVELOPMENT – 3D RENDERINGS



PROPOSED DEVELOPMENT – 3D RENDERINGS



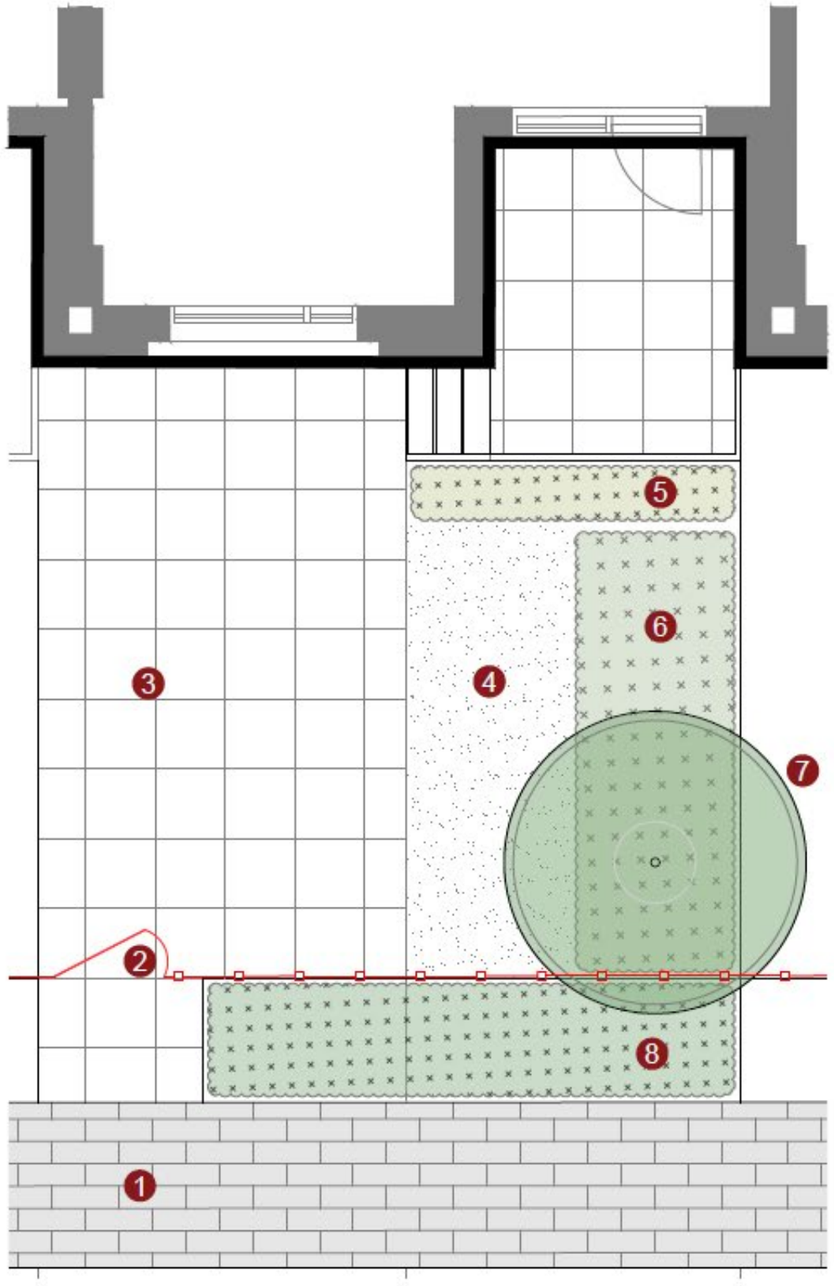
LANDSCAPE PLAN



Legend

1. Entry court
2. Community garden
3. Recreational
4. Town units
5. Fore court

LANDSCAPE PLAN





Legend

1. Decorative paving
2. Metal gate
3. Sandblast concrete
4. Sod
5. Flowering shrubs
6. Native grasses
7. Shade tree
8. Perennials



Flowering shrubs



Native grasses



Perennials

Town Unit Entrances

LANDSCAPE PLAN



Legend

1. Decorative paving
2. Sign wall
3. Focal element
4. Benches
5. Lawn
6. Flowering trees and plantings
7. Metal fence



Metal fence



Focal element

APPROVED VS. PROPOSED – 3D RENDERINGS

View looking north from west side of Centrepointe Drive



Previously Approved Design (2012)



Currently Proposed Design (2020)

APPROVED VS. PROPOSED – 3D RENDERINGS

View looking south from west side of Centrepointe Drive



Previously Approved Design (2012)



Currently Proposed Design (2020)

POTENTIAL FUTURE DEVELOPMENT



POTENTIAL FUTURE DEVELOPMENT



POTENTIAL FUTURE DEVELOPMENT



APPLICATION SUMMARY

Official Plan Amendment Application # D01-01-20-0005

Seeking to amend the Baseline Woodroffe Secondary Plan in order to remove the maximum Floor Space Index (FSI) cap of 0.4 applicable to the lands at 19 Centrepointe Drive.

And, to remove the development potential cap of 111,000 square metres of Gross Floor Area (GFA) contemplated in the Secondary Plan.

Zoning By-law Amendment Application # D02-02-20-0027

Seeking to amend the City of Ottawa Zoning By-law to remove the maximum Floor Space Index (FSI) cap of 3.0.

And, to amend Height Schedule S299.

And, to permit a reduced number of resident and visitor parking spaces.

Zoning Mechanism	Mixed-Use Centre [2007] F(3.0) S299	Proposed	Compliance
Minimum Lot Area	No minimum	7,547.9 m^2	✓
Minimum Lot Width	No minimum	Irregular	✓
Minimum Front and Corner Side Yard	(iii) other cases; no minimum	Front: 4 m Corner: 4 m	✓
Minimum Interior Side Yard Setback	(iii) other cases; no minimum	5.86 m	✓
Minimum Rear Yard Setback	(iii) other cases; no minimum	33.3 m	✓
Maximum Floor Space Index	FSI = 3.0	4.52	X
Maximum Building Height	Per Schedule 299	Tower A: 75 m Tower B: 75 m	X
Minimum Required Resident Parking (Area C)	After the first 12 residential units, 1.2 spaces per dwelling unit = 600 units x 1.2 spaces = 720 parking spaces	420 spaces	X
Minimum Required Visitor Parking (Area C)	0.2 per dwelling unit = 600 units x 0.2 spaces = 120 spaces	60 spaces	X
Minimum Parking Space Dimensions	2.6 m x 5.2 m	2.6 m x 5.2 m	✓
Aisle and Driveway Provisions	6 m for parking garage aisles	6 m	✓
Minimum Number of Bicycle Parking Spaces	0.5 per dwelling unit = 600 units x 0.5 spaces = 300 spaces	312 spaces	✓
Minimum Required Private Amenity Area	6 m^2 per dwelling unit = 600 units x 6 m^2 = 3,600 m^2	4,140 m^2	✓
Minimum Required Communal Amenity Area	A minimum of 50% of the required total amenity area = 1,800 m^2	2,110 m^2	✓

FOTENN