

ROCHESTER HEIGHTS, PH II



Introducing Rochester Heights Phase II

Public Open House - December 13th, 2021



AGENDA

- 1. Welcome - Ward Councillor**
- 2. Context & Opening Comments**
- 3. Planning Context**
- 4. Transportation Context**
- 5. Architecture & Design**
- 6. Questions**

INTRODUCTION

- Ottawa Community Housing (OCH) is a non-profit corporation, a subsidiary of the City of Ottawa, governed by a Board of Directors and a CEO.
- OCH is the largest affordable housing provider in Ottawa and 2nd largest in Ontario.
- We own 400 acres on 160 sites within the Greenbelt, improved with 15,000 affordable apartments, serving 32,000 residents (families, couples & seniors).
- Our buildings average 50 yrs old, with many approaching end-of-service life.
- We provide our tenants with safe, secure and affordable rental housing.
- The housing affordable crisis continues to escalate in Ottawa, requiring action.
- With secured funding from CMHC and support from the City, target household salaries for this project will range from \$40k to \$110k.

ROCHESTER HEIGHTS

- OCH is replacing 78 end-of-life townhomes built on this site in 1966. Of these townhomes, 63 were demolished a couple years ago, with the balance (15) to be demolished shortly.
- OCH has pursued design work with FoTenn (planning), Stantec (civil), Parsons (transportation), and Hobin (architectural). We have worked very closely with the community and the City over the past several years on the design for this site.
- City adopted the “Corso Italia Station District Secondary Plan” and rezoned our site in March.
- Our 1st phase of 270 units = one 9-storey fronting Gladstone (155 units) + one 9-storey building fronting Rochester (83 units) with PAL Canada + three blocks of towns fronting Booth (32 units) + 1 level of underground parking.
- Unit mix will include studios, 1-, 2-, 3-, and 4-bed units. Ample indoor and outdoor amenity will be provided as well.
- Commercial space approaching 5,000 ft² will be introduced to the Gladstone frontage.

RENEWAL OBJECTIVES

- ✓ **Mixed-income** (public rental and private rental/ownership)
- ✓ **Mixed-use** (residential with some retail)
- ✓ **Mixed-density** (low-, mid-, and high-rise)
- ✓ **Mixed-lifestyles** (families, seniors, couples, and singles)
- ✓ **Phased development**
- ✓ **Partnerships**
- ✓ **Proud, responsible, safe & secure**
- ✓ **Open Space & Park access**
- ✓ **Innovation & Sustainability**
- ✓ **Connectivity, Circulation & Accessibility**

SUSTAINABILITY FEATURES

- ✓ Built to Passive House standards
- ✓ Net Zero ready
- ✓ District energy ready
- ✓ High efficiency heating/cooling
- ✓ Wastewater heat recovery
- ✓ Solar Photo Voltaic array on the rooftops
- ✓ Four stream garbage/recycling
- ✓ Permeable pavement/hard scape and soft scape
- ✓ Other extensive sustainability features

SCHEDULE

- 'Site Plan Application' under review with the City
- Advancing design with Hobin Architecture
- Approval in summer 2022
- ~ 24 months of construction
- Completion in summer of 2024
- Occupancy to be staggered through summer & fall 2024

NEIGHBOURHOOD CONTEXT



OCH operating as ARRIV Properties

PROPRIÉTÉS
ARRIV
PROPERTIES

SITE CONTEXT



OCH operating as ARRIV Properties



SITE CONTEXT



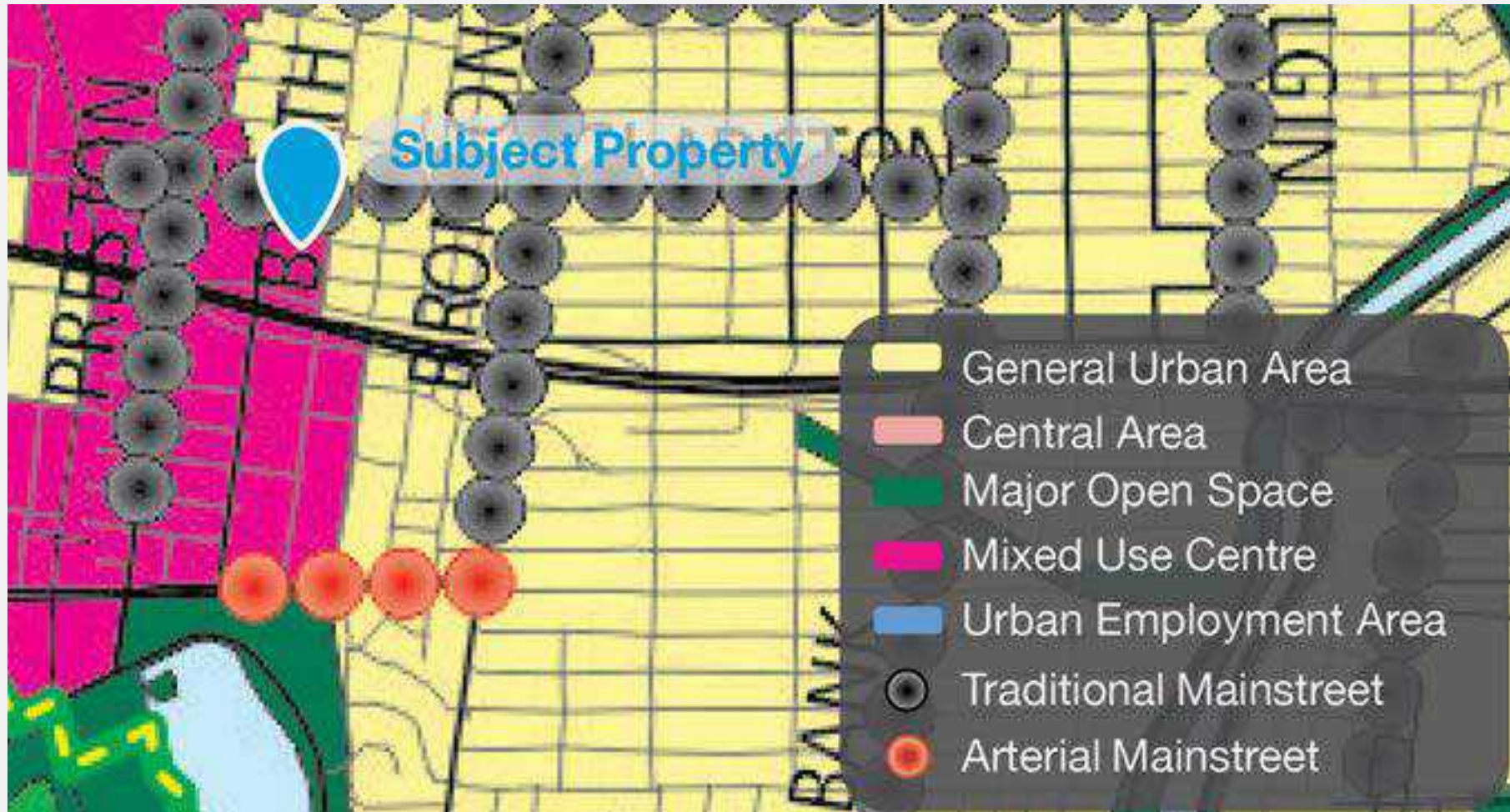
SITE CONTEXT



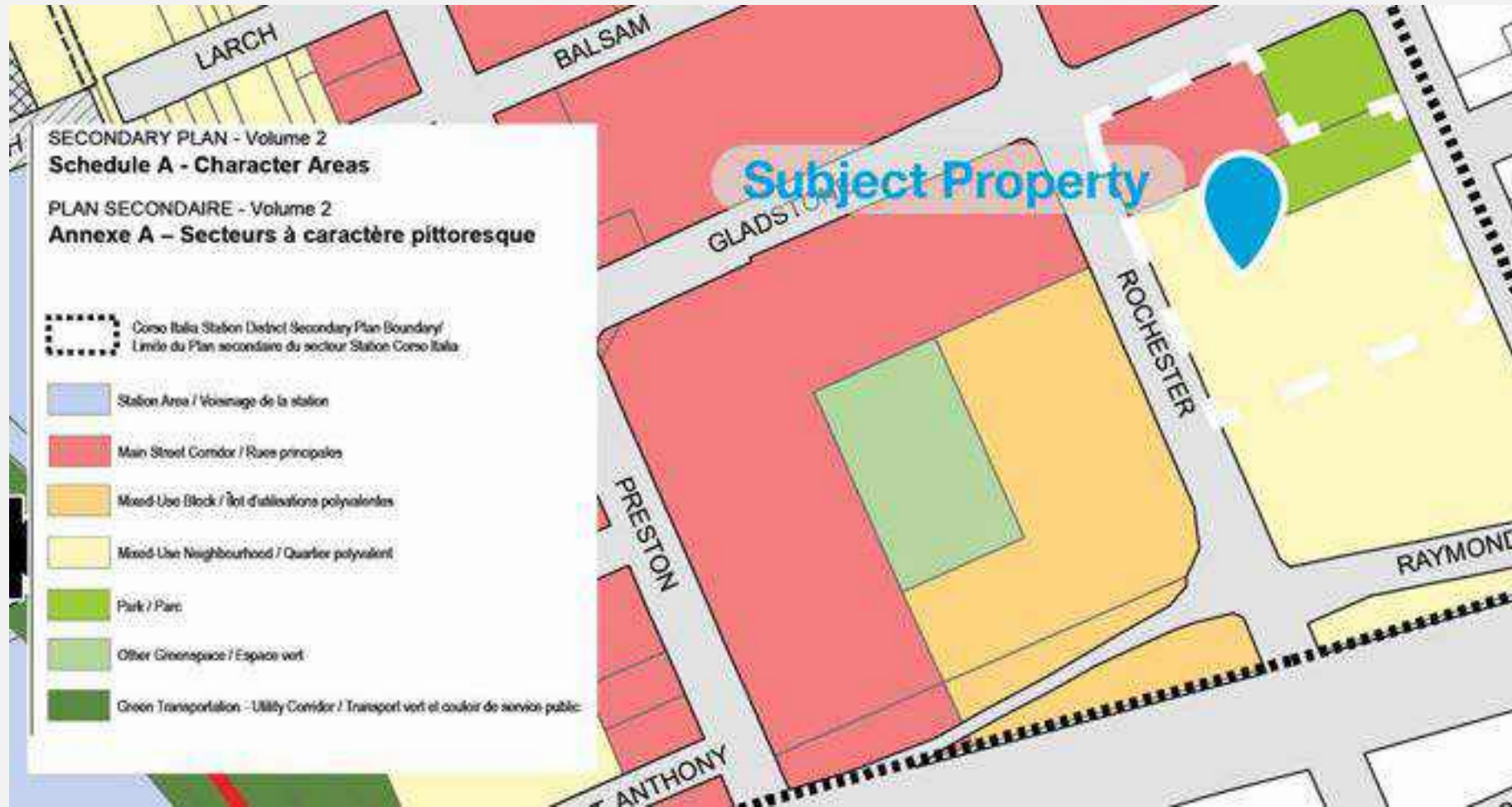
OCH operating as ARRIV Properties



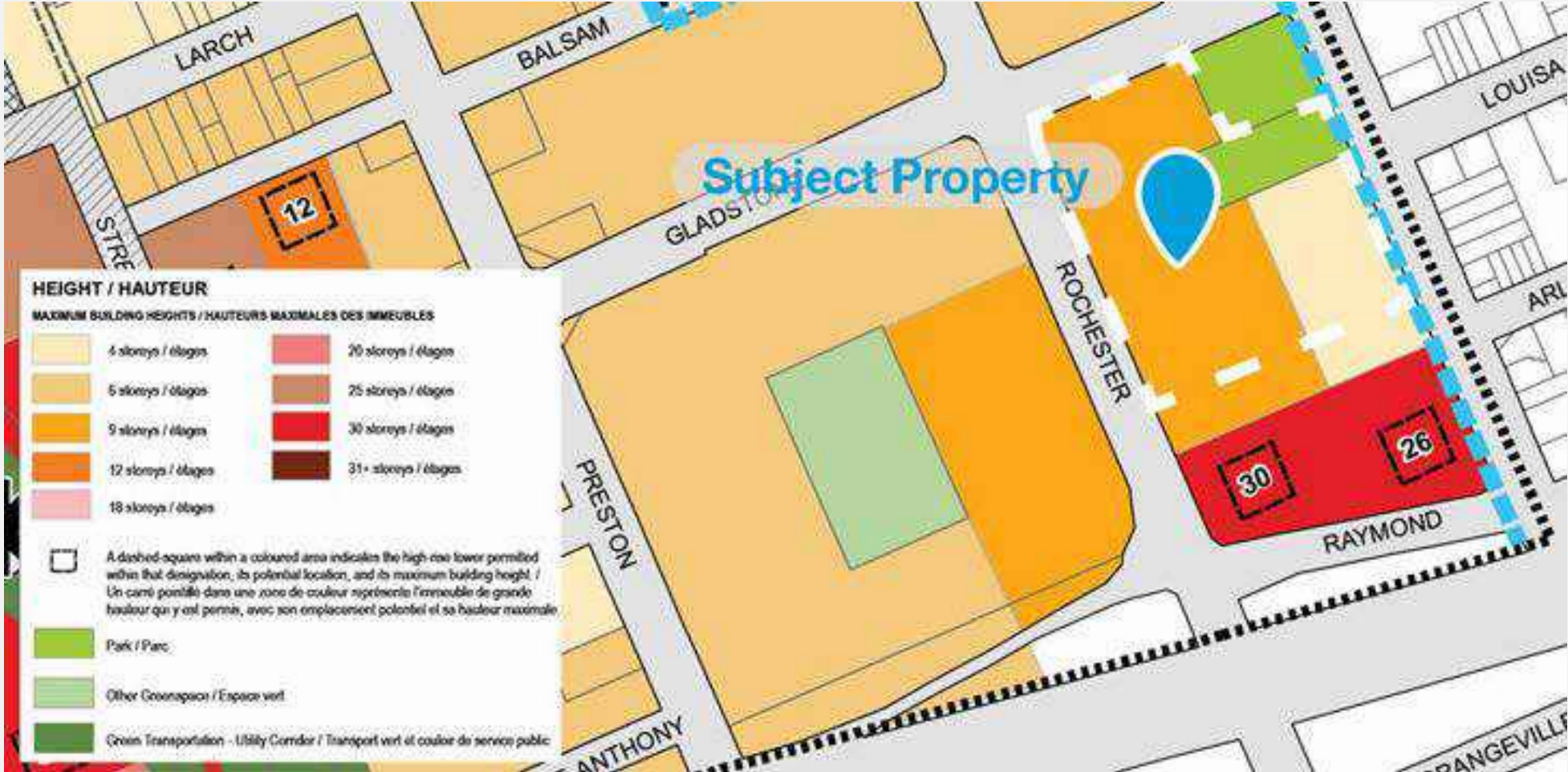
OFFICIAL PLAN: LAND USE DESIGNATION



SECONDARY PLAN: LAND USE DESIGNATION



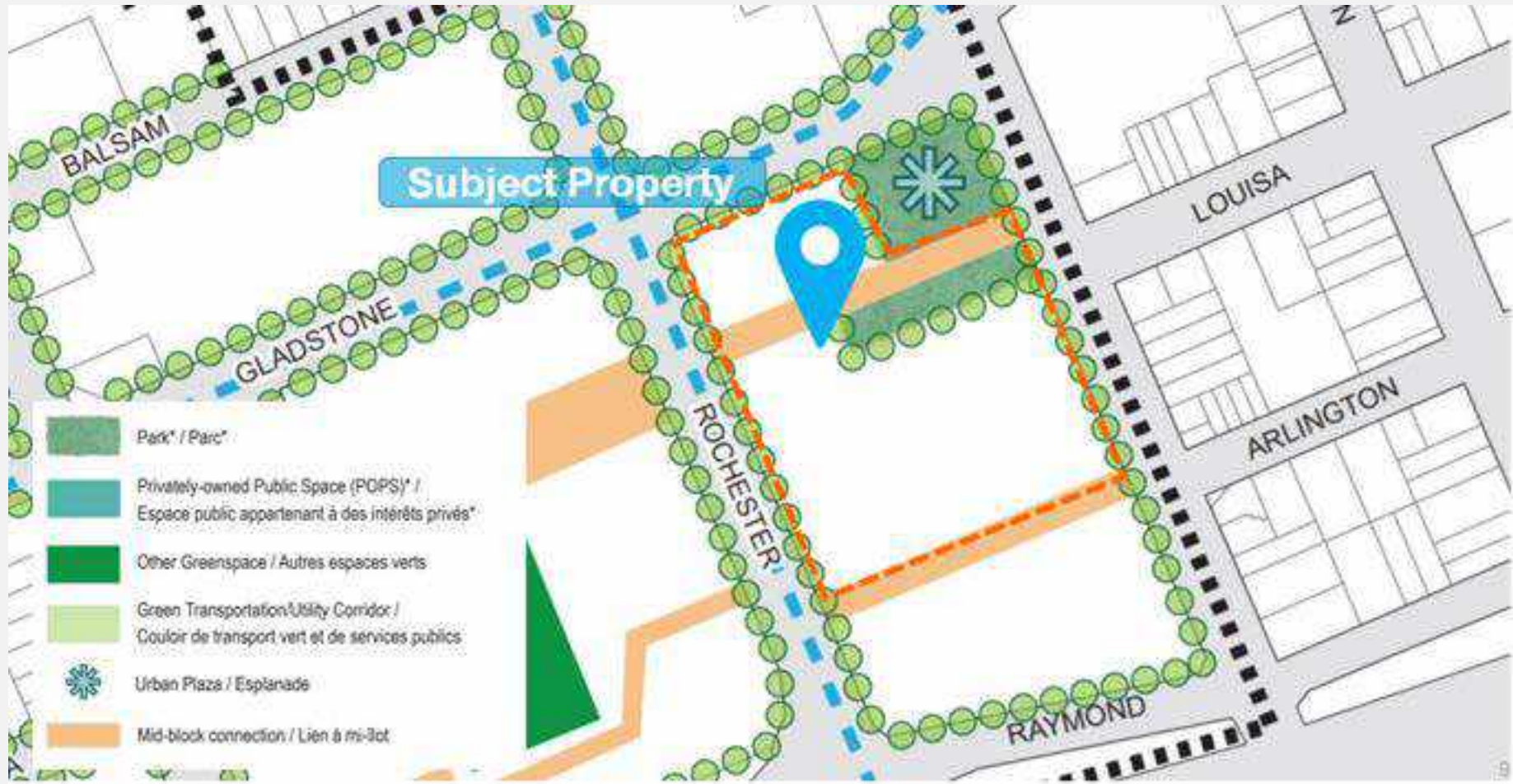
SECONDARY PLAN: MAXIMUM HEIGHT



OCH operating as ARRIV Properties



SECONDARY PLAN: PUBLIC REALM PLAN



SECONDARY PLAN: CONCEPT PLAN



OCH operating as ARRIV Properties

ZONING BY-LAW



OCH operating as ARRIV Properties

PROPRIÉTÉS
ARRIV
PROPERTIES

TRANSPORTATION - TRANSIT

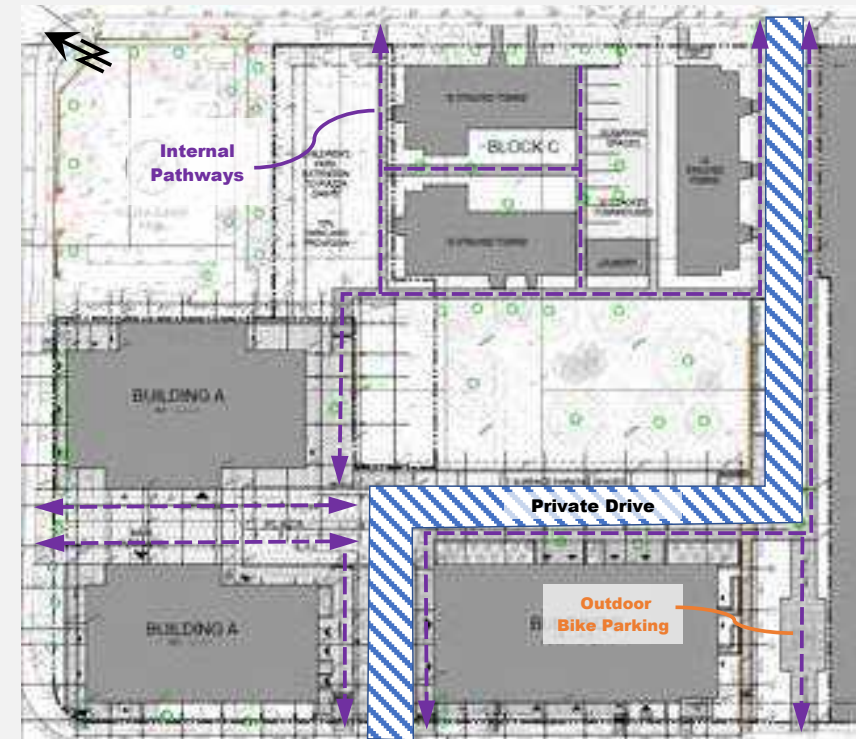
- The future Trillium (Line 2) Corso Italia Station at Gladstone (Operational 2023) is roughly 400m (5 to 7 min walk) from the site.
- Several local transit routes operate on Gladstone, Preston, and Booth within 400m of the site.
- Development design principles adhere to the Corso Italia Station District Secondary Plan, with an emphasis on Transit-Oriented Development Guidelines
- Transportation Demand Measures proposed:
 - Display walking and cycling information at major entrances.
 - Display transit information at major entrances.
 - Potential for shared parking space opportunities & discounted OCH tenant memberships
 - Unbundle parking costs from monthly rent.
 - Provide multi-modal travel information package to new residents.



The proposed development is well supported by the future LRT station, and local transit service and facilities.

TRANSPORTATION – WALKING & CYCLING

- A private driveway through the site, between Rochester St and Booth St, provides connectivity and promotes site permeability for pedestrians and cyclists
- The driveway will be designed for 30 km/hr to enhance the walking and cycling environment.
- Sidewalks are provided on all boundary streets, with multiple connections available within the site.
- Phase 2 proposes 280 bicycle parking spaces, exceeding the number of stalls required by City of Ottawa By-law requirements
- Over 200 bicycle parking spaces will be provided in secured locations.



The development plan will prioritize Active Transportation to give future residents more sustainable travel choices.

TRANSPORTATION – VEHICLE TRAFFIC OPERATIONS

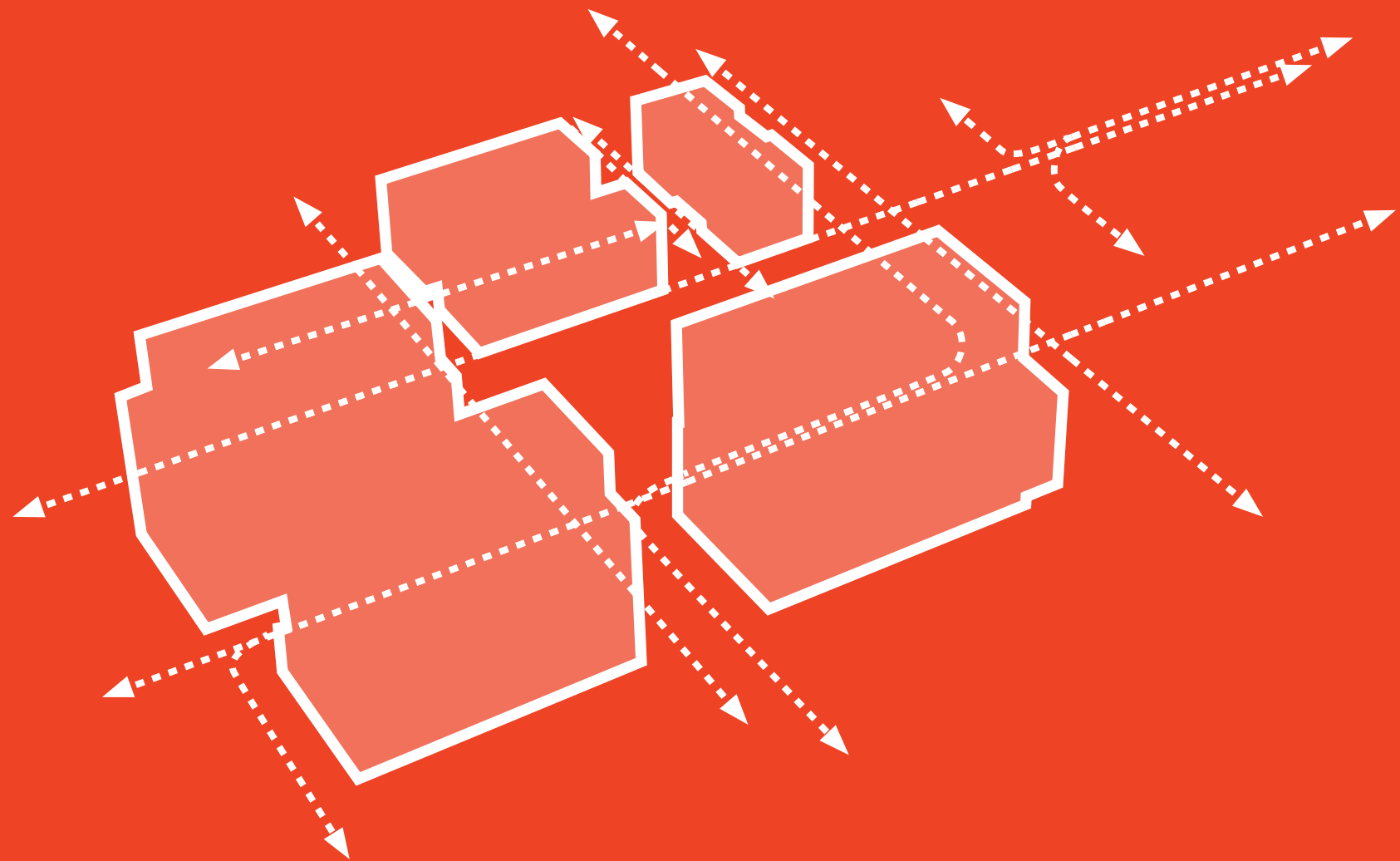
- Phase 2 will provide 146 vehicle parking spaces onsite (both surface and underground) to accommodate all users.
- The private driveway through the site provides access for delivery vehicles, pickup/drop-offs, and limited visitor parking (10 surface spaces).
- Access to the underground parking garage will be provided from Rochester St; access to the stacked townhomes will be provided from Booth St.
- Phase 2 is expected to generate approximately 40 peak hour trips in both AM and PM.
- Moderate peak hour congestion is expected at Booth/Orangeville, which is primarily a background condition.
- All signalized intersections operate at acceptable levels of service with Phase 2.

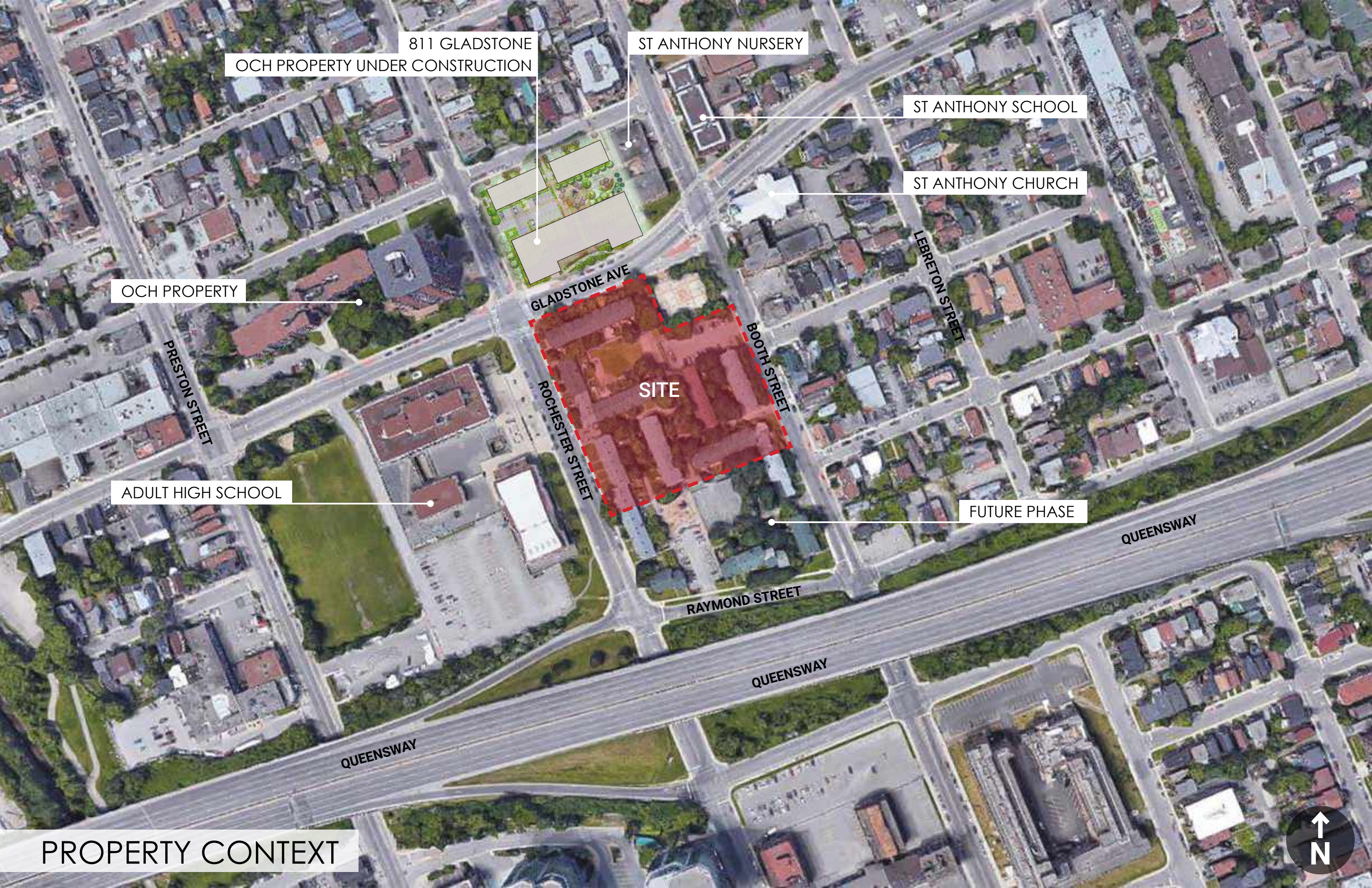


The adjacent road network is expected to adequately support future development traffic from Rochester Heights Phase 2

TABLE OF CONTENTS

- **SITE**
- **SITE APPROACH / PROJECT VISION**
 - ZONING ENVELOPE
 - PROGRAM DISTRIBUTION
 - MASSING & CIRCULATION
- **SITE PLAN / BUILDING METRICS**
- **DESIGN INTENTIONS**
 - SITE AERIALS
 - BLOCK A
 - BLOCK B
 - TOWNHOMES
- **APPENDIX**
 - PLANS & LAYOUTS
 - ELEVATIONS
 - SHADOW STUDY





811 GLADSTONE
OCH PROPERTY UNDER CONSTRUCTION

ST ANTHONY NURSERY

ST ANTHONY SCHOOL

ST ANTHONY CHURCH

OCH PROPERTY

GLADSTONE AVE

LEBRETON STREET

PRESTON STREET

ROCHESTER STREET

SITE

BOOTH STREET

ADULT HIGH SCHOOL

FUTURE PHASE

QUEENSWAY

RAYMOND STREET

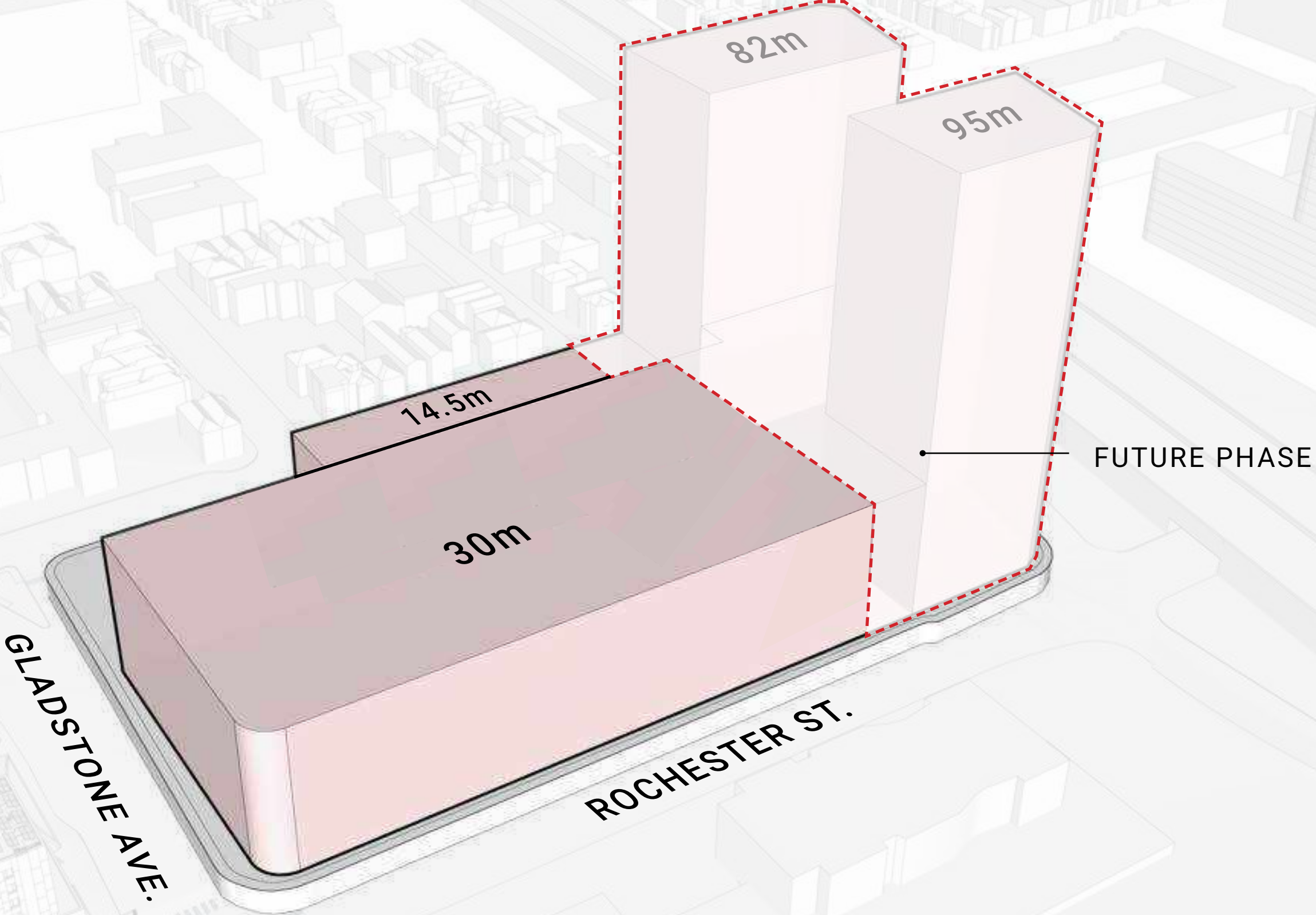
QUEENSWAY

QUEENSWAY

PROPERTY CONTEXT



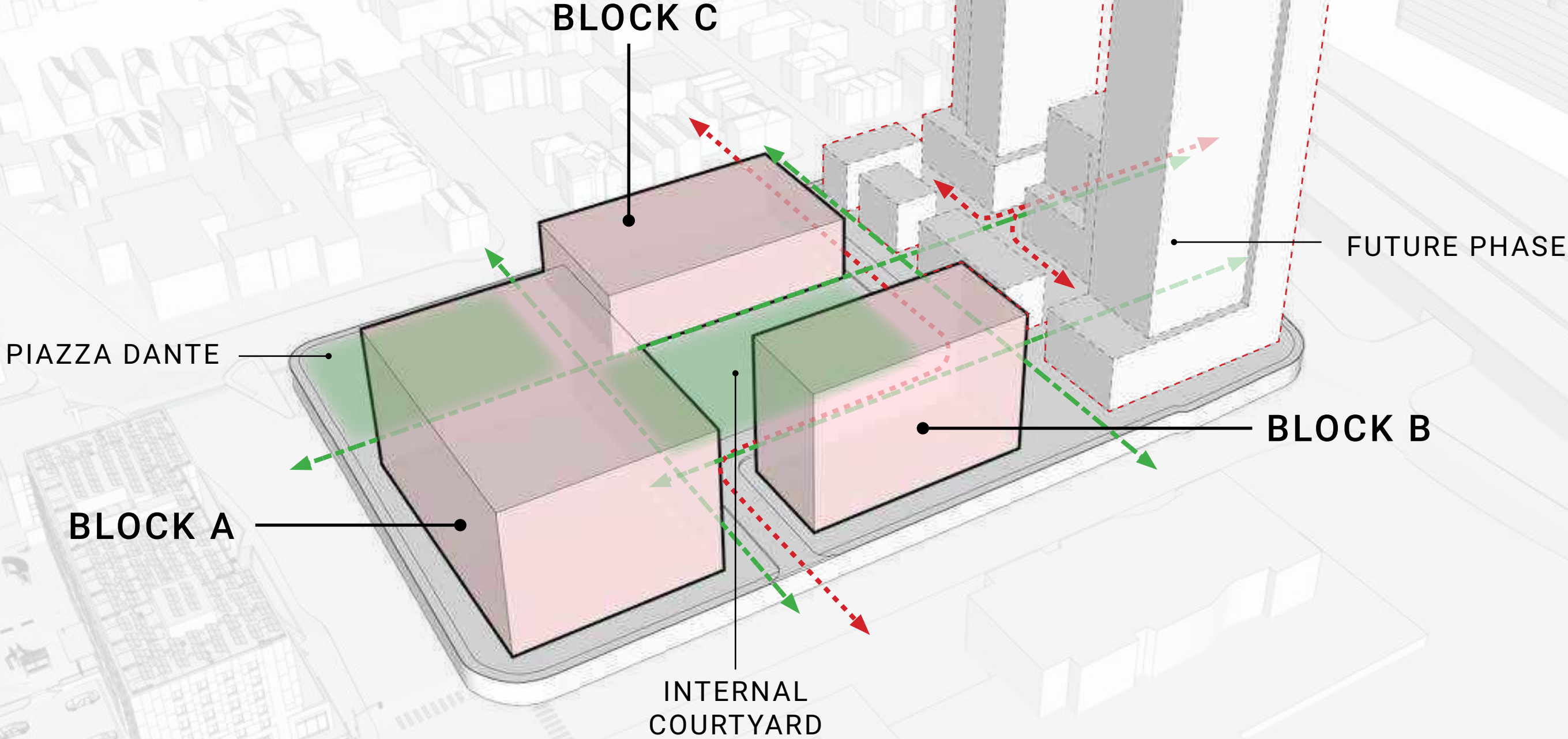
ZONING ENVELOPE



PROGRAM

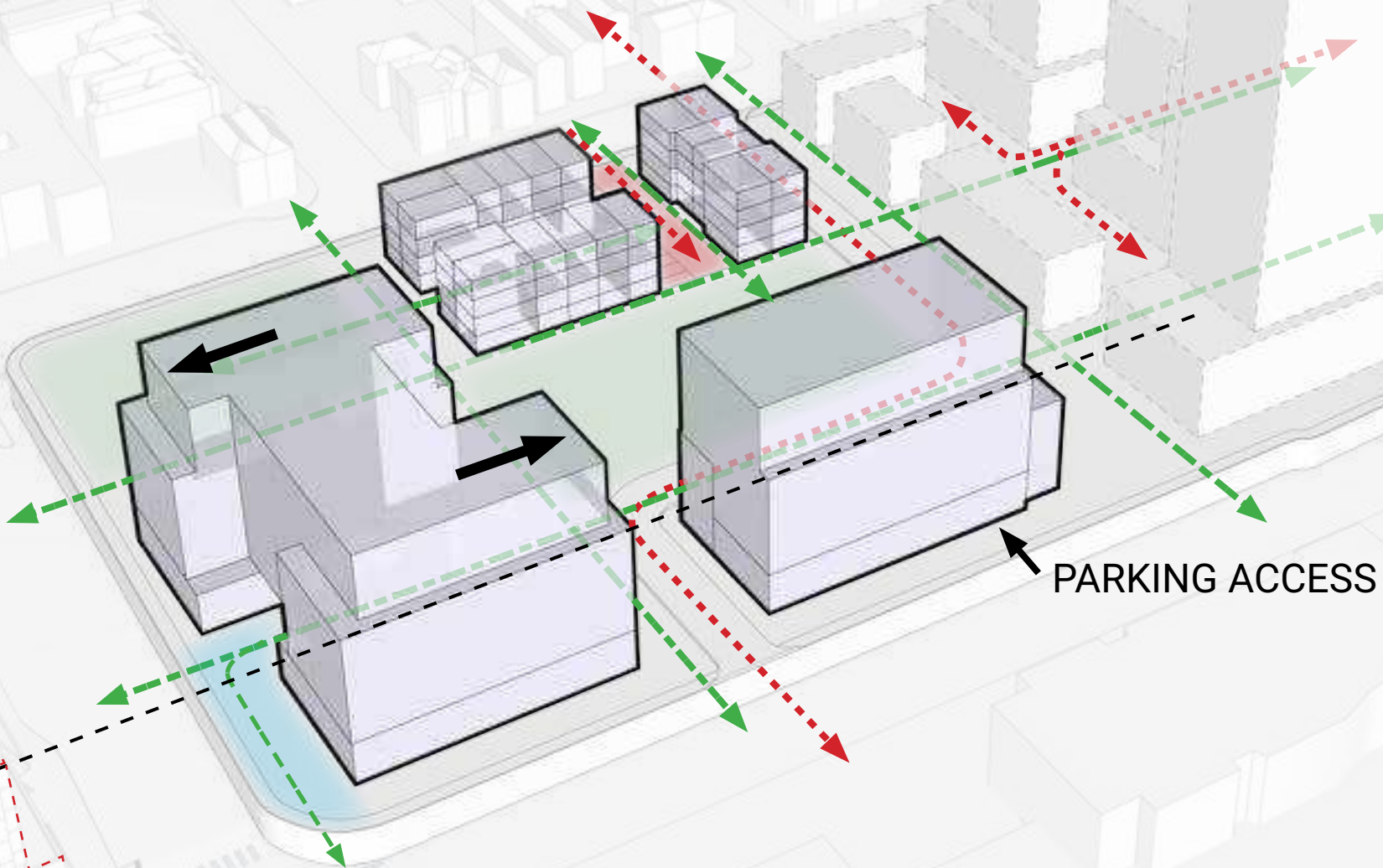
----- PEDESTRIAN CIRCULATION

..... VEHICULAR CIRCULATION



OVERALL MASSING CONCEPT

- PEDESTRIAN CIRCULATION
- VEHICULAR CIRCULATION



NOTE: DESIGN SHOWN OUTSIDE OF PROPERTY LINE IS INTENDED TO SHOW POTENTIAL CONNECTION TO PIAZZA DANTE PARK.
THIS IS FOR DISCUSSION PURPOSES ONLY AND OUTSIDE THE SCOPE OF THIS PROJECT.



PROJECT STATISTICS

BUILDING A:
146, 851 SQ.FT. GFA
155 UNITS:
10 x BACH
86 x 1 BED
41 x 2 BED
18 x 3 BED

BUILDING B:
79, 635 SQ.FT. GFA
83 UNITS:
7 x BACH
39 x 1 BED
29 x 2 BED
7 x 3 BED
1 x 4 BED

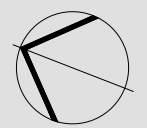
BLOCK C (TOWNHOMES):
38, 560 SQ.FT. GFA
32 UNITS:
16 x 2 BED
8 x 3 BED
8 x 4 BED

TOTAL PROJECT METRICS

265, 046 SQ.FT GFA
210, 386 SQ.FT NET RESIDENTIAL
5,125 SQ.FT COMMERCIAL

270 UNITS
146 VEHICLE PARKING SPACES
280 BIKE PARKING SPACES

GLADSTONE AVE.



ROCHESTER HEIGHTS

Landscape Plan
SCALE: 1:500

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BUILDING A

BLOCK C

FUTURE PHASE

811 GLADSTONE

BUILDING B

AERIAL LOOKING EAST



BUILDING B

BUILDING A

811 GLADSTONE

CENTRAL PARK

FUTURE PHASE

PIAZZA DANTE EXPANSION

PIAZZA DANTE

INTERNAL STREET

BLOCK C

BOOTH ST.

GLADSTONE A

AERIAL LOOKING WEST



BOOTH ST

GLADSTONE AVE

PIAZZA DANTE



CORNER PLAZA

GLAUSTONE AVE



GLADSTONE LOOKING EAST

GLADSTONE AVE



ROCHESTER ST

ROCHESTER LOOKING SOUTH



GLADSTONE/ROCHESTER LOOKING SOUTH



ROCHESTER ST

BLOCK B STREET PRESENCE



ROCHESTER ST

INTERNAL STREET



ROCHESTER ST

ROCHESTER LOOKING NORTH



GLADSTONE AVE

BREEZEWAY



BREEZEWAY



INTERNAL PARK



INTERNAL PARK



INTERNAL PARK



TOWNS FACING PIAZZA DANTE



BOOTH ST

TOWNS FACING PIAZZA DANTE



INTERNAL ST

BOOTH ST

TOWNS FACING INTERNAL STREET



BOOTH ST

BOOTH LOOKING SOUTH

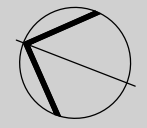
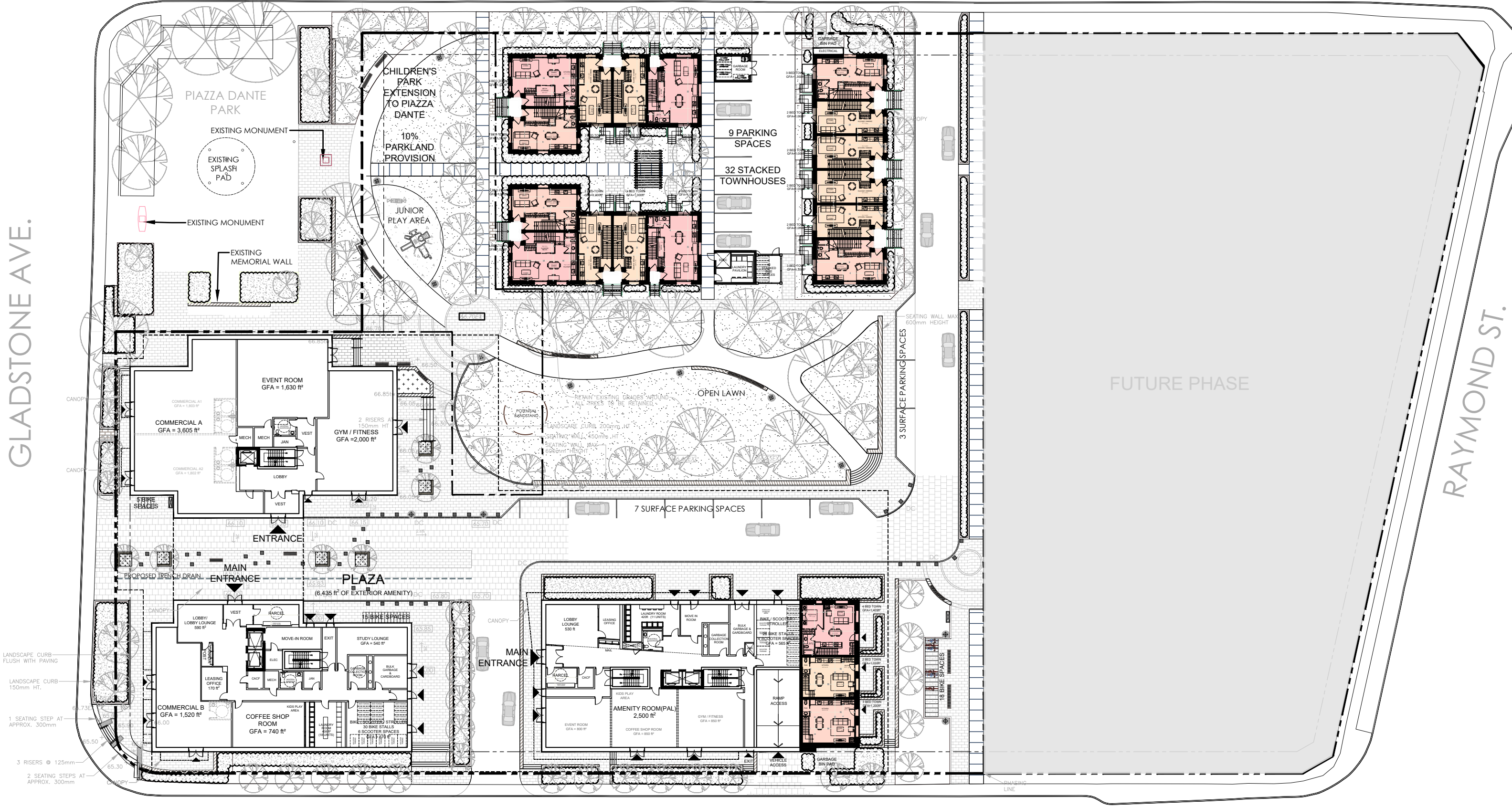
QUESTIONS

- Beyond this evening, any questions of OCH/Arriv may be submitted via:
 - info@och.ca with the subject line "Rochester Heights" or by calling 613-731-1182
- Similarly, any questions of the City may be submitted via their online 'Development Applications' module:
 - <https://devapps.ottawa.ca/>
 - Click on "Send Feedback" to submit

BOOTH ST.

GLADSTONE AVE.

RAYMOND ST.



ROCHESTER HEIGHTS

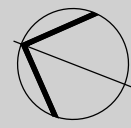
Ground Floor Plan
SCALE: 1:500

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- SHORT/NARROW VEHICULAR PARKING STALLS
- REGULAR VEHICULAR PARKING STALLS
- GARBAGE ROOMS
- MECHANICAL SPACES
- BICYCLE PARKING
- STORAGE LOCKERS

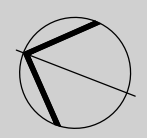
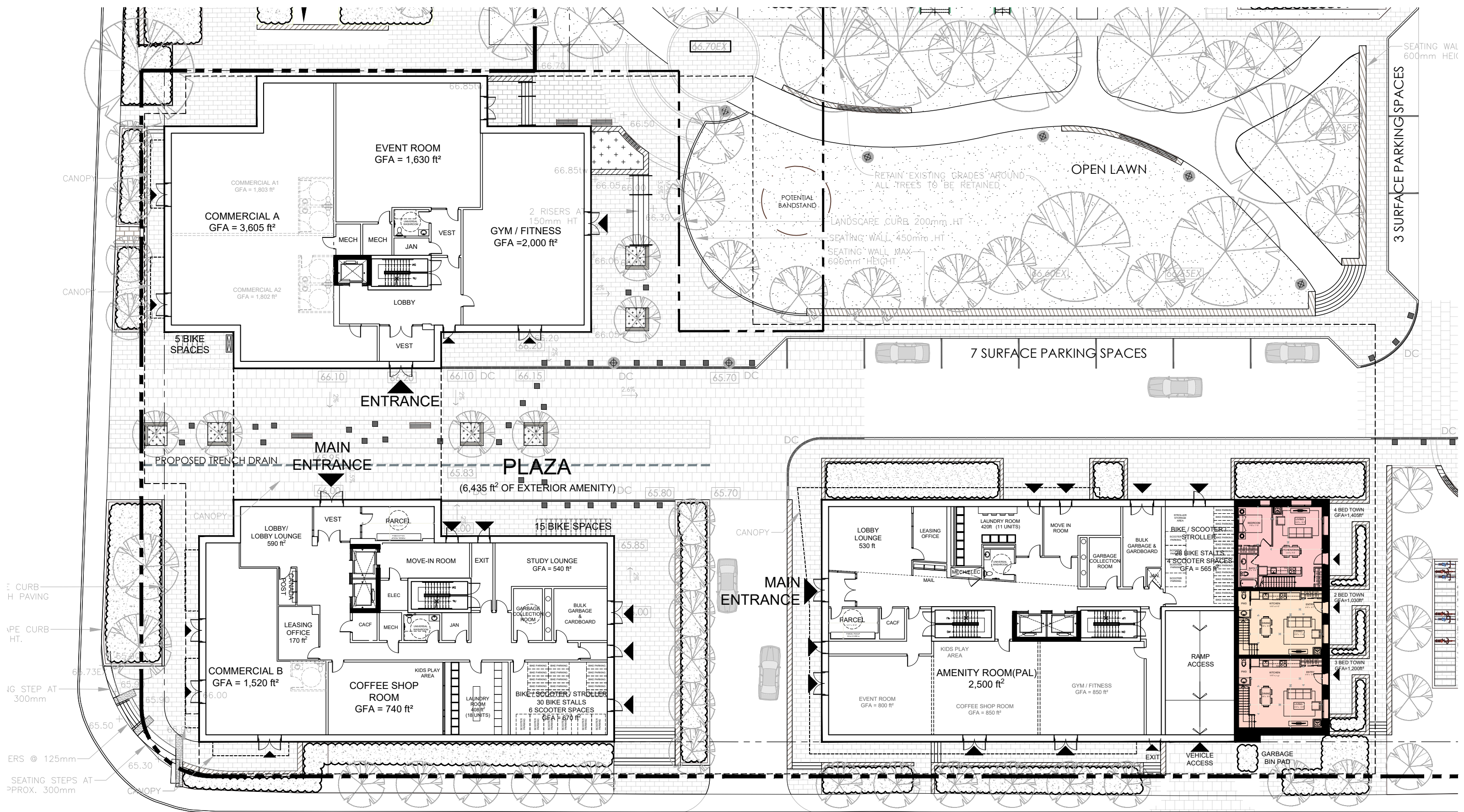
127 PARKING SPACES
 172 BICYCLE PARKING SPACES
 112 STORAGE LOCKER SPACES



ROCHESTER HEIGHTS

PARKING PLAN
 SCALE: 1:300

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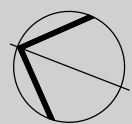
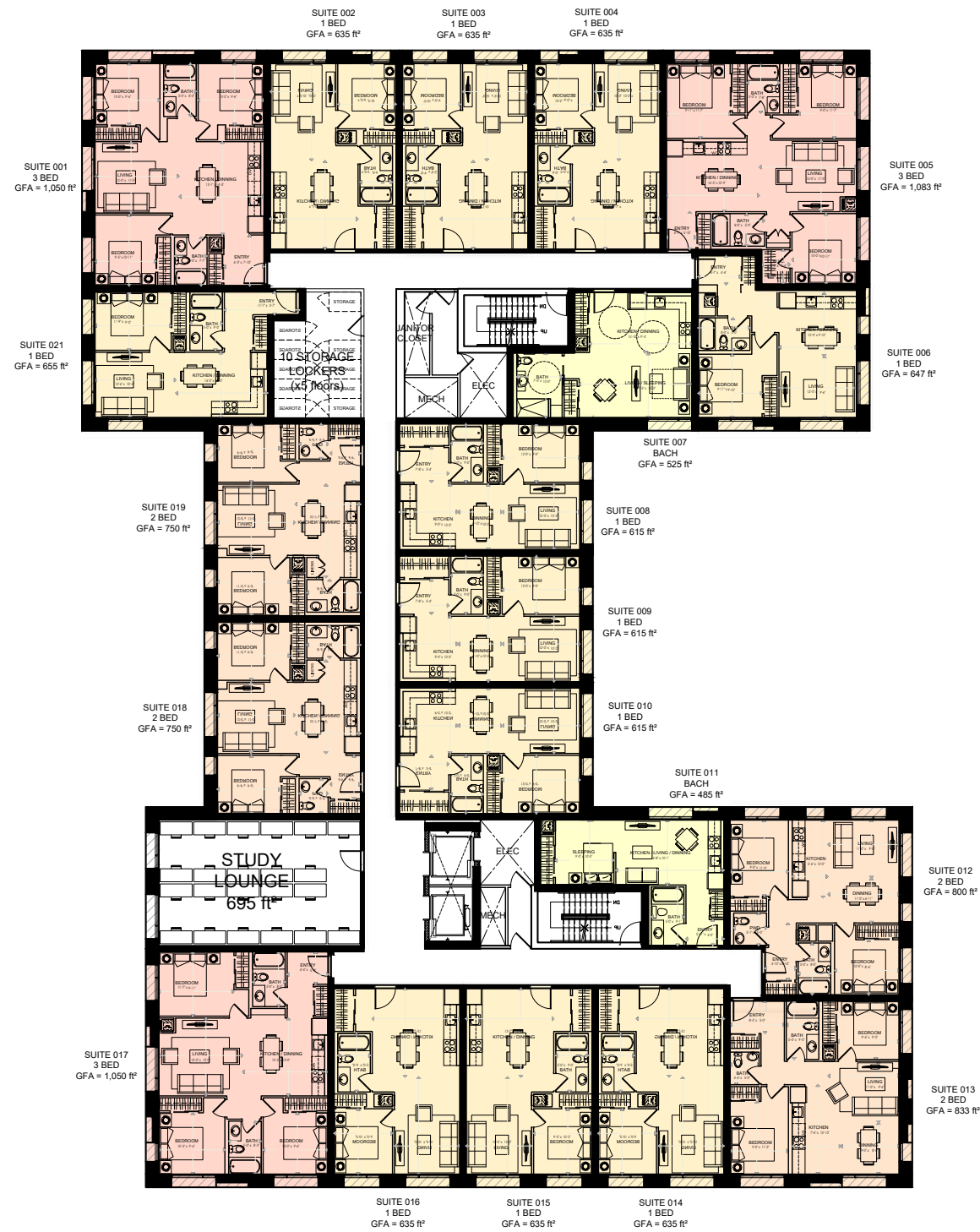
ROCHESTER HEIGHTS

GROUND FLOOR PLAN

SCALE: 1:300

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- BACHELOR SUITES
- 1 BEDROOM SUITES
- 2 BEDROOM SUITES
- 3 BEDROOM SUITES
- 4 BEDROOM SUITES



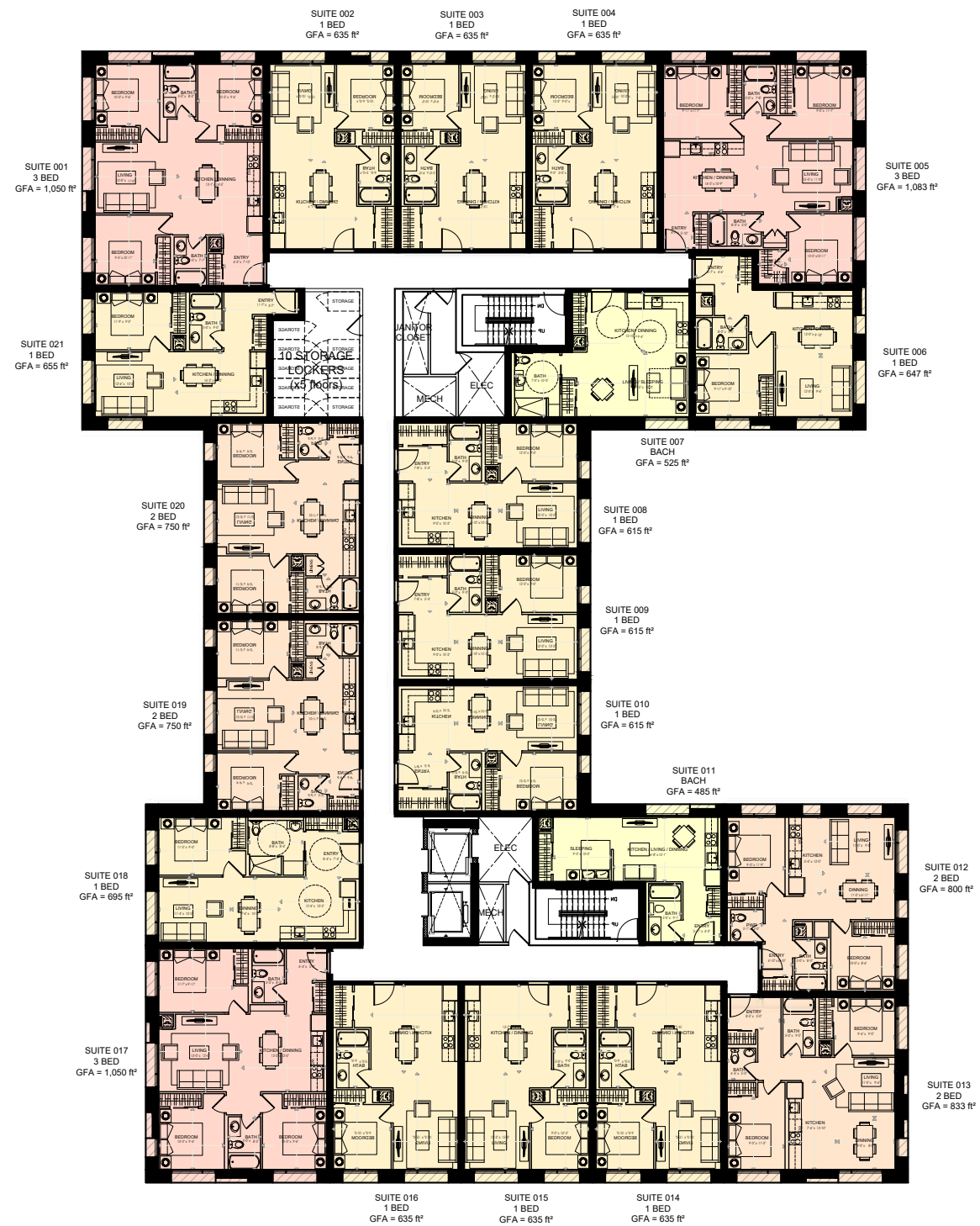
ROCHESTER HEIGHTS

LEVEL 2

SCALE: 1:300

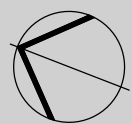
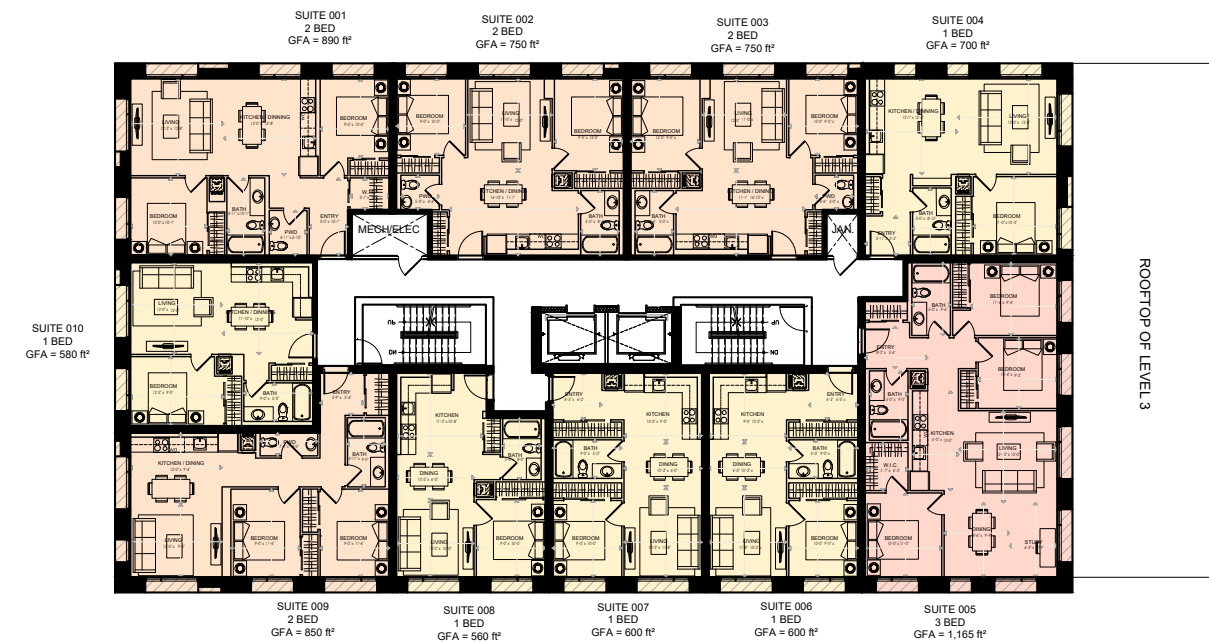
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LEVELS 4 TO 6



- BACHELOR SUITES
- 1 BEDROOM SUITES
- 2 BEDROOM SUITES
- 3 BEDROOM SUITES
- 4 BEDROOM SUITES

LEVELS 4 TO 7



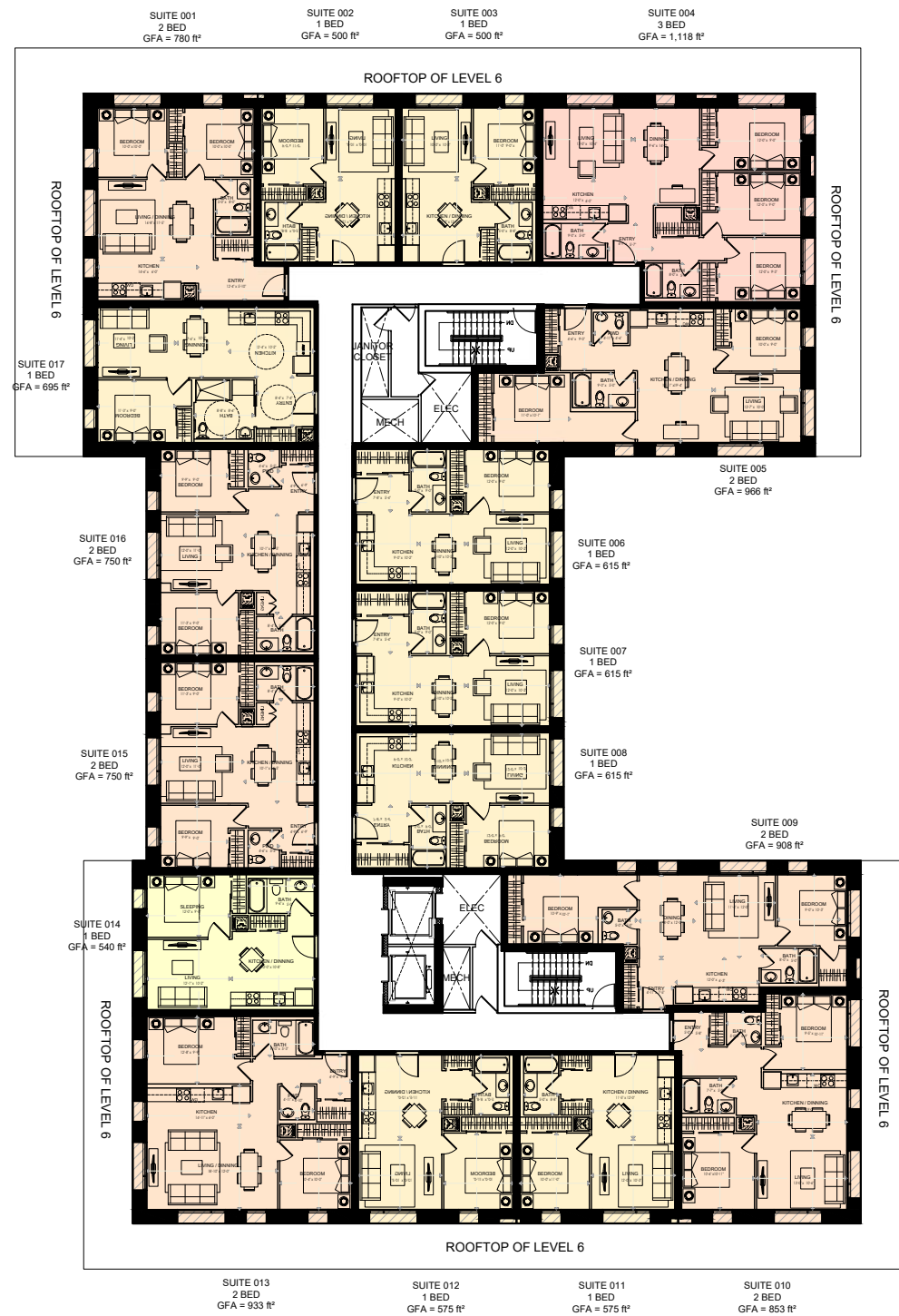
ROCHESTER HEIGHTS

LEVELS 4 TO 7

SCALE: 1:300

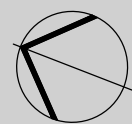
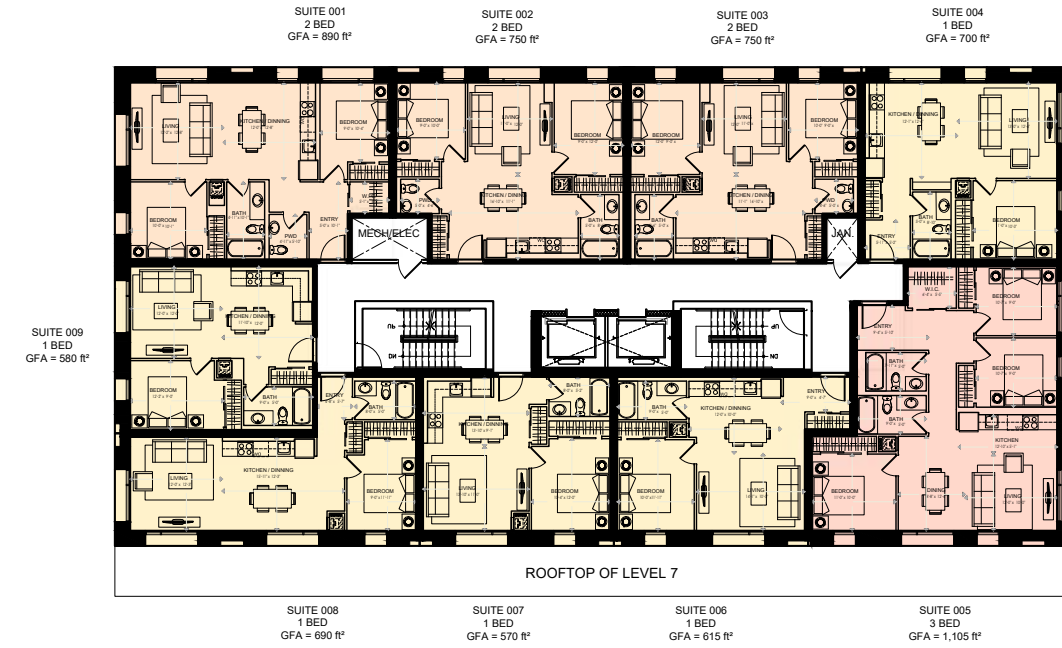
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LEVELS 7 TO 9



- BACHELOR SUITES
- 1 BEDROOM SUITES
- 2 BEDROOM SUITES
- 3 BEDROOM SUITES
- 4 BEDROOM SUITES

LEVELS 8 & 9

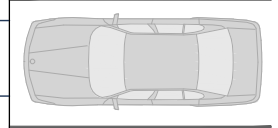
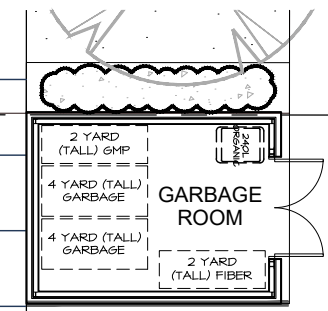
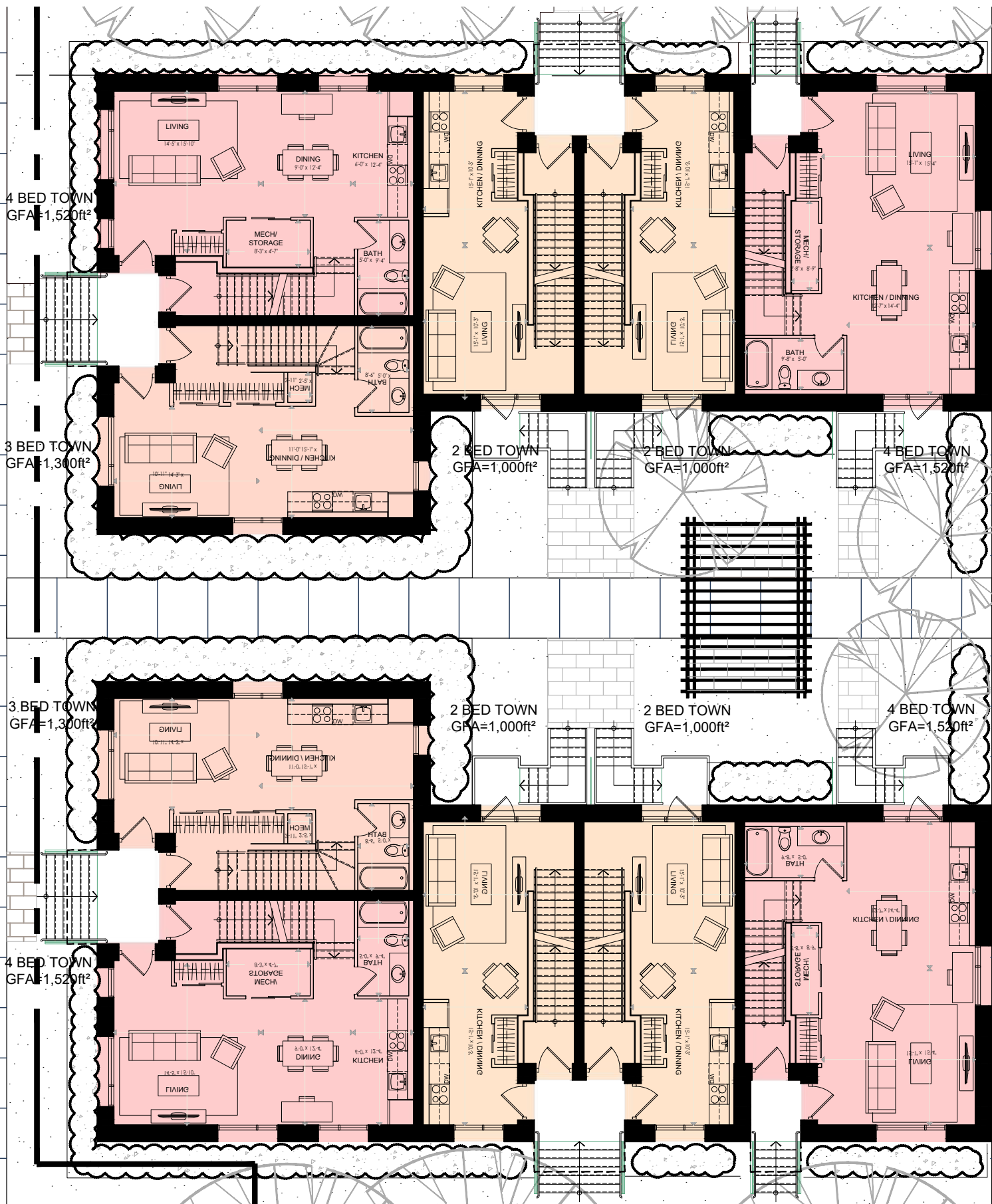


ROCHESTER HEIGHTS

TOP LEVELS ABOVE STEPBACK

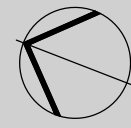
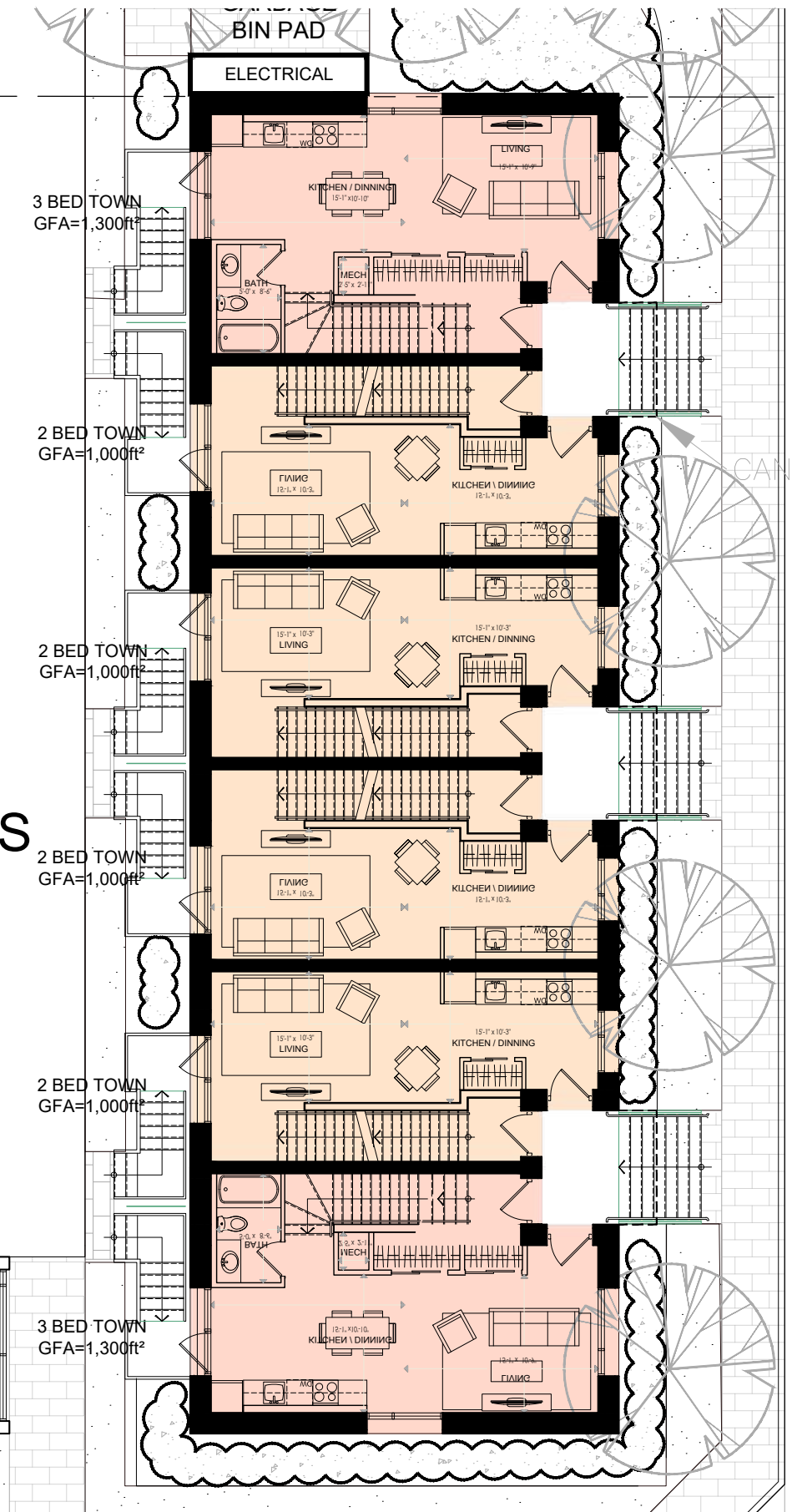
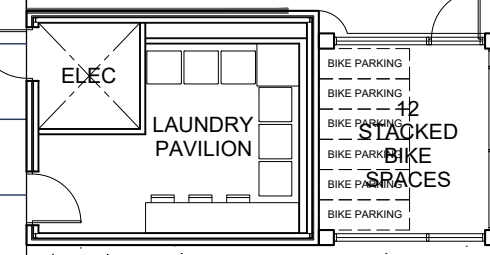
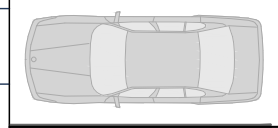
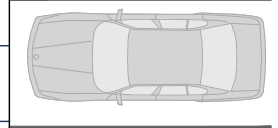
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9 PARKING SPACES

32 STACKED TOWNHOUSES

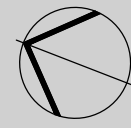
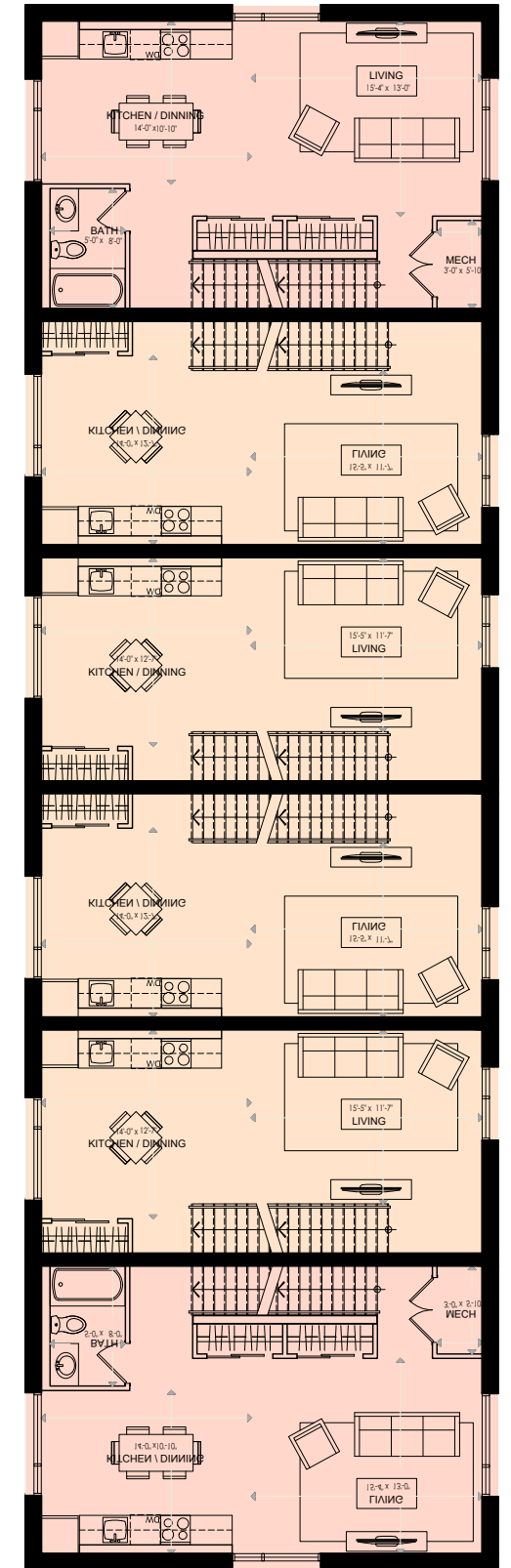
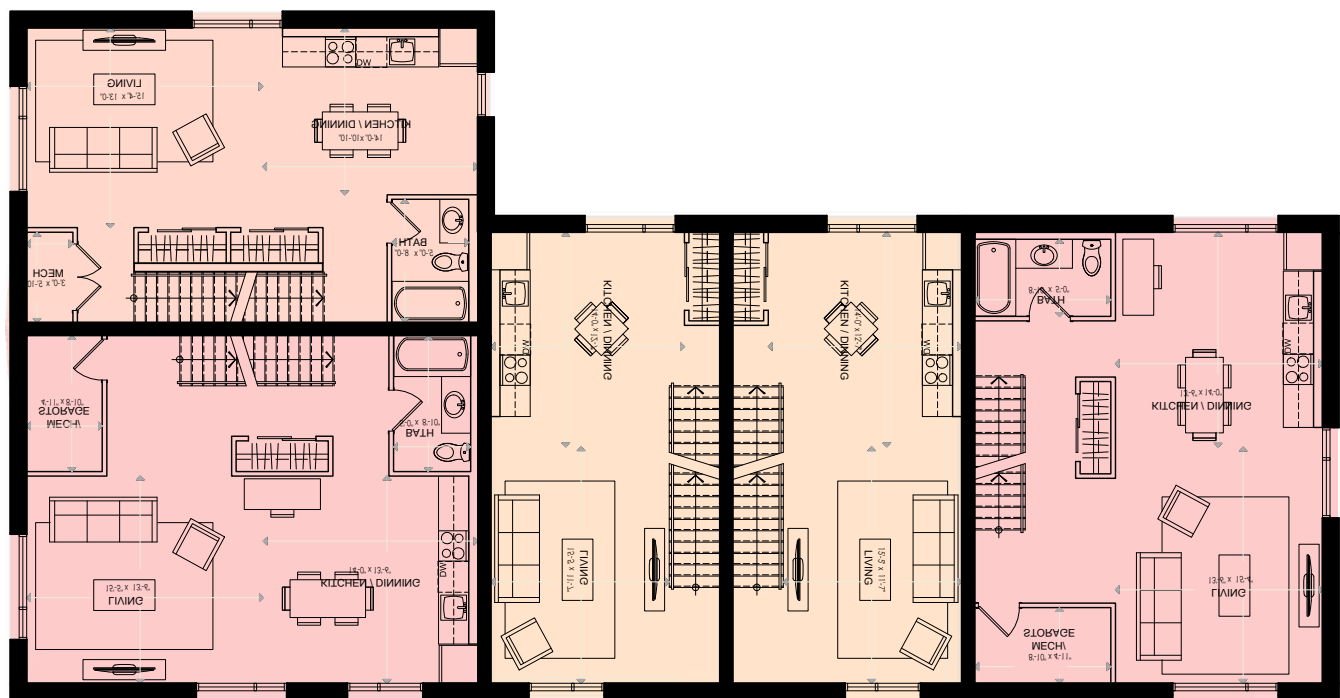


ROCHESTER HEIGHTS

TOWNS SITE PLAN/GROUND LVL

SCALE: 1:150

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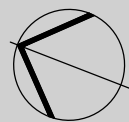
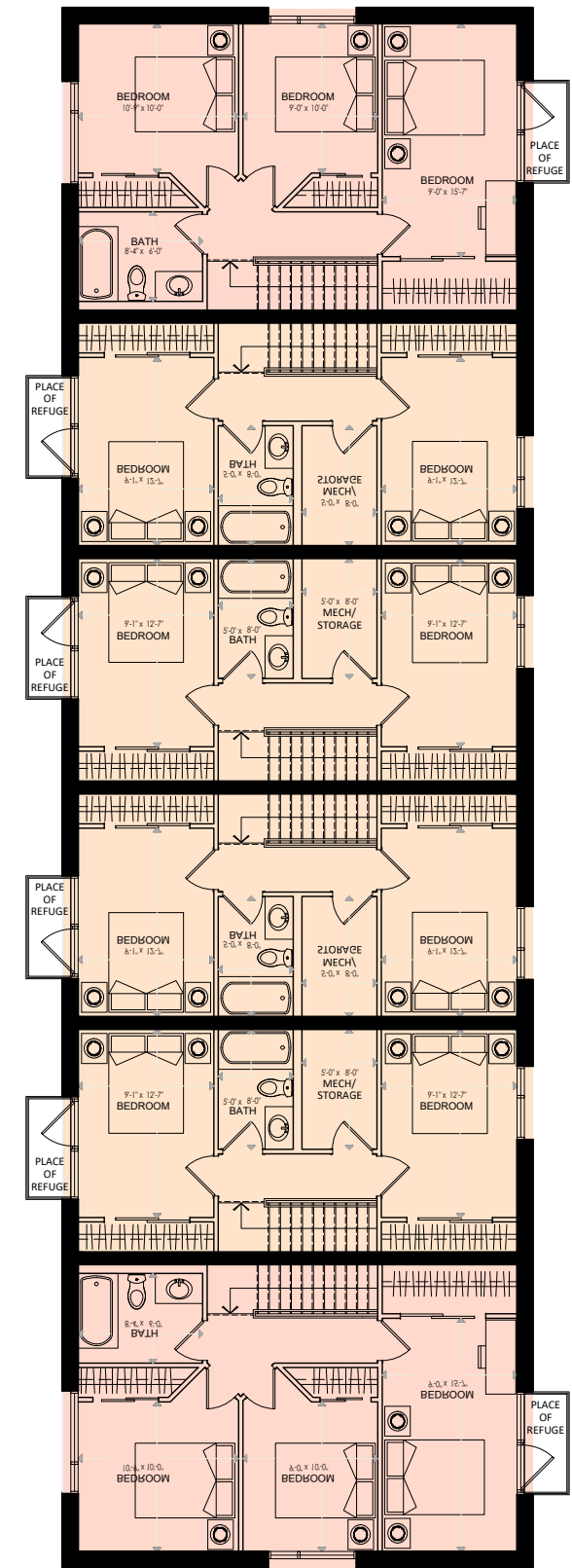
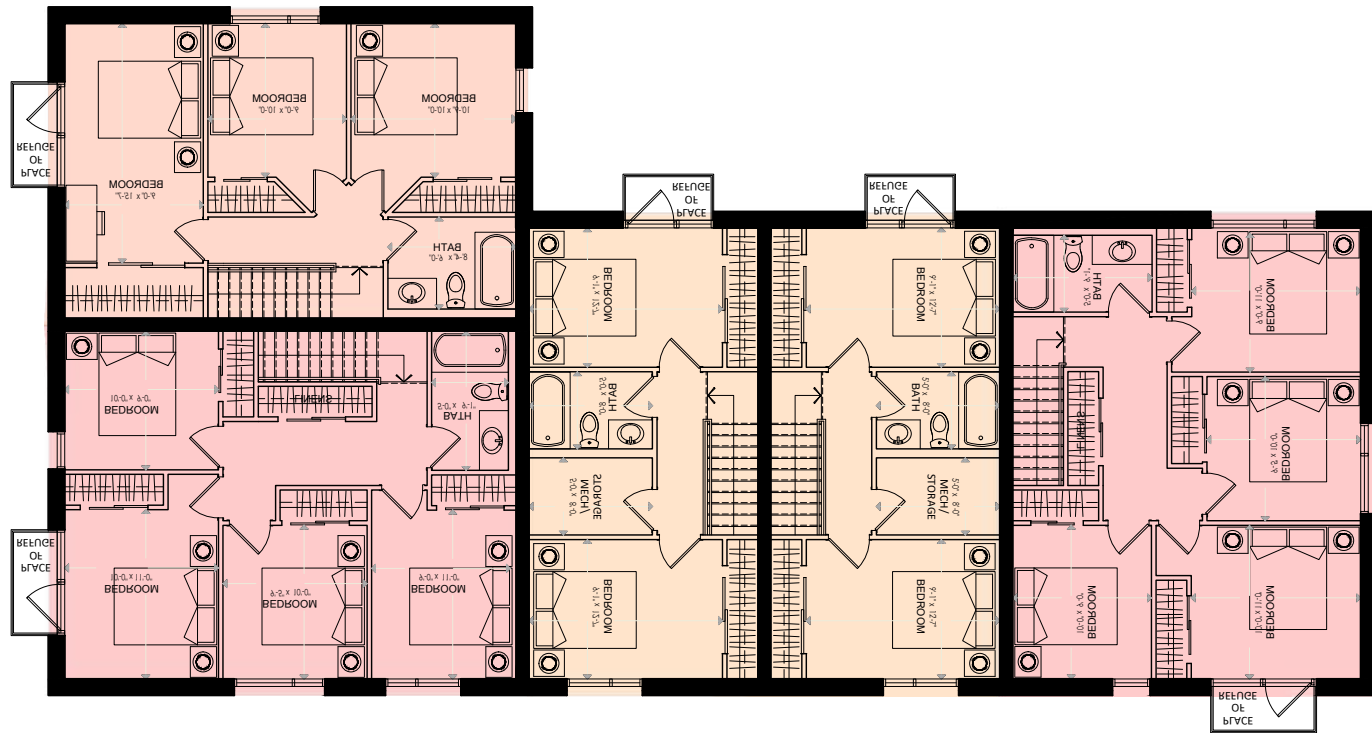
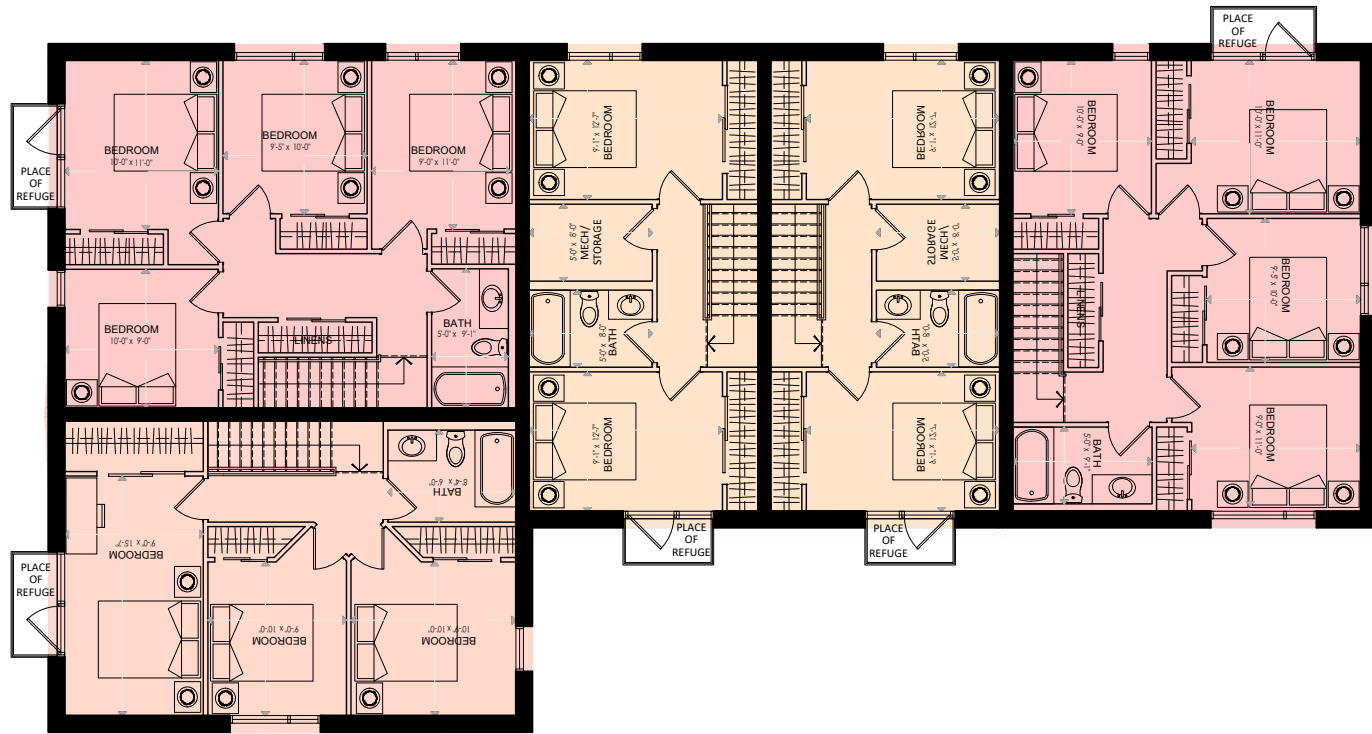


ROCHESTER HEIGHTS

TOWNS SECOND LEVEL

SCALE: 1:150

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ROCHESTER HEIGHTS

TOWNS THIRD LEVEL

SCALE: 1:150

DECEMBER 13th 2021



ROCHESTER HEIGHTS

**NORTH ELEVATION
BUILDING A**

SCALE: 1:200
DECEMBER 13th 2021

LEGEND:

1	AP -1	ALUMINUM PANEL 1
2	AP-2	ALUMINUM PANEL 2
2	AP-3	ALUMINUM PANEL 3
3	AP-4	ALUMINUM PANEL 4
4	BV-1	BRICK VENEER 1
5	BV-2	BRICK VENEER 2
6	MS-1	METAL SIDING-1
7	MS-2	METAL SIDING-2
8	MS-3	METAL SIDING-3
9	MS-4	METAL SIDING-4
10	SP-1	SPANDREL PANEL-1
11	VG	VISION GLASS



ROCHESTER HEIGHTS

WEST ELEVATION
BUILDING A
SCALE: 1:200
DECEMBER 13th 2021



ROCHESTER HEIGHTS

**SOUTH ELEVATION
BUILDING A**
SCALE: 1:200
DECEMBER 13th 2021



ROCHESTER HEIGHTS

**EAST ELEVATION
BUILDING A**

SCALE: 1:200
DECEMBER 13th 2021



ROCHESTER HEIGHTS

NORTH ELEVATION
 BUILDING B
 SCALE: 1:200
 DECEMBER 13th 2021

LEGEND:

- 1 [AP-1] ALUMINUM PANEL 1
- 2 [AP-2] ALUMINUM PANEL 2
- 2 [AP-3] ALUMINUM PANEL 3
- 3 [AP-4] ALUMINUM PANEL 4
- 4 [BV-1] BRICK VENEER 1
- 5 [BV-2] BRICK VENEER 2
- 6 [MS-1] METAL SIDING-1
- 7 [MS-2] METAL SIDING-2
- 8 [MS-3] METAL SIDING-3
- 9 [MS-4] METAL SIDING-4
- 10 [SP-1] SPANDREL PANEL-1
- 11 [VG] VISION GLASS



ROCHESTER HEIGHTS

WEST ELEVATION
BUILDING B

SCALE: 1:200
DECEMBER 13th 2021



ROCHESTER HEIGHTS

**SOUTH ELEVATION
BUILDING B**

SCALE: 1:200
DECEMBER 13th 2021

LEGEND:

1	AP -1	ALUMINUM PANEL 1
2	AP-2	ALUMINUM PANEL 2
2	AP-3	ALUMINUM PANEL 3
3	AP-4	ALUMINUM PANEL 4
4	BV-1	BRICK VENEER 1
5	BV-2	BRICK VENEER 2
6	MS-1	METAL SIDING-1
7	MS-2	METAL SIDING-2
8	MS-3	METAL SIDING-3
9	MS-4	METAL SIDING-4
10	SP-L	SPANDREL PANEL-L
11	VG	VISION GLASS



ROCHESTER HEIGHTS

**EAST ELEVATION
BUILDING B**
SCALE: 1:200
DECEMBER 13th 2021







ROCHESTER HEIGHTS

**SOUTH ELEVATIONS
BLOCK C - TOWNHOMES**

SCALE: 1:200
DECEMBER 13th 2021



ROCHESTER HEIGHTS

**EAST ELEVATIONS
BLOCK C - TOWNHOMES**

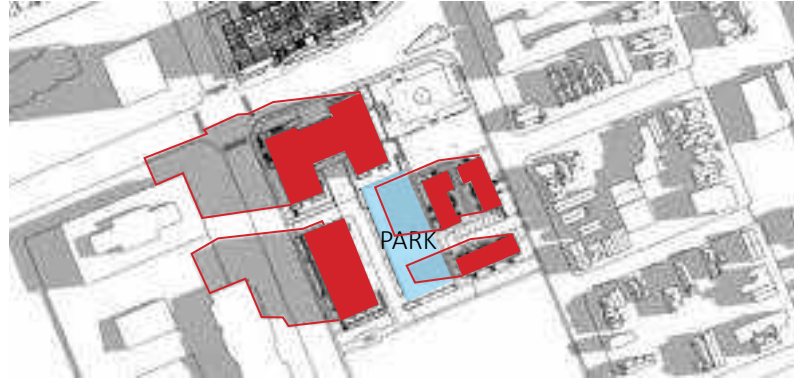
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DECEMBER 13th 2021

SUN & SHADOW STUDY

JUNE 21

SUN SHADOW OVER COURTYARD PARK

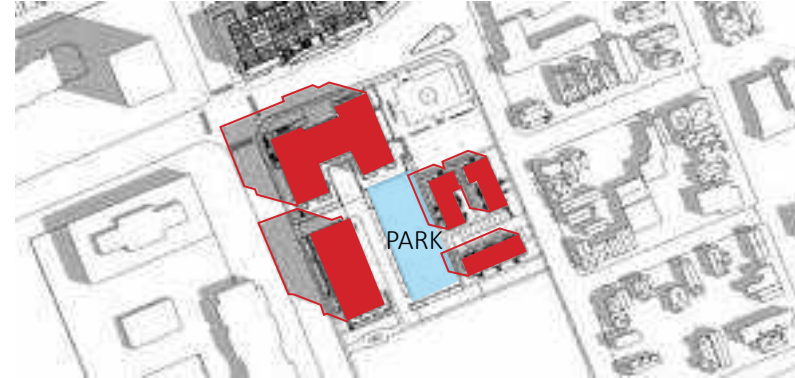
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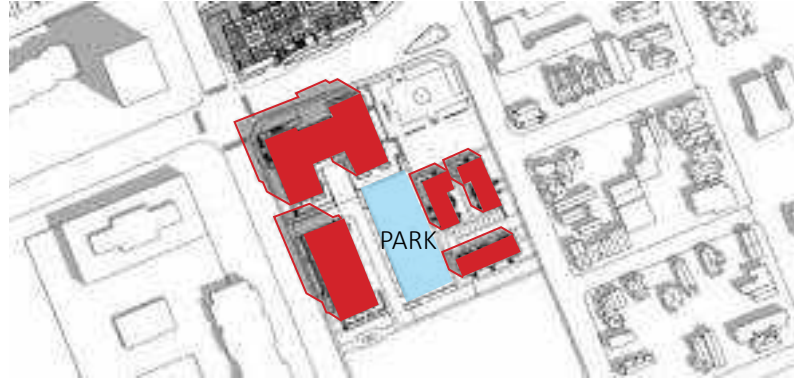
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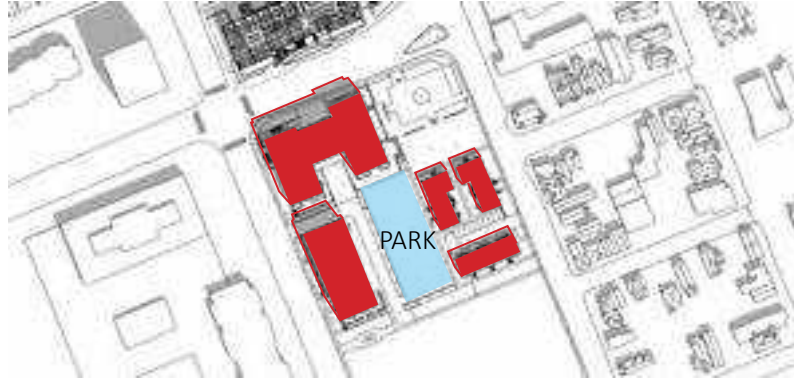
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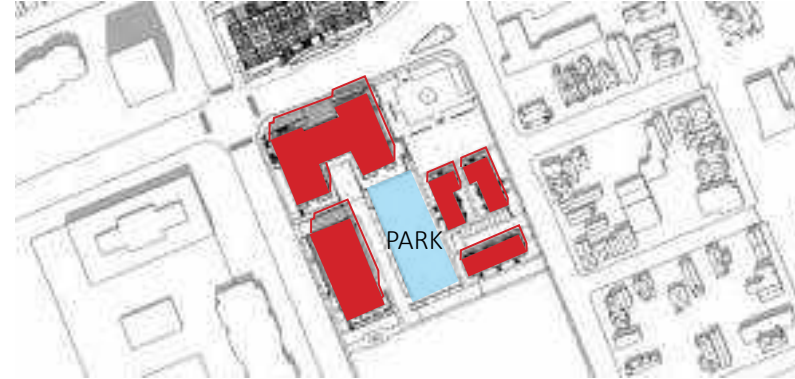
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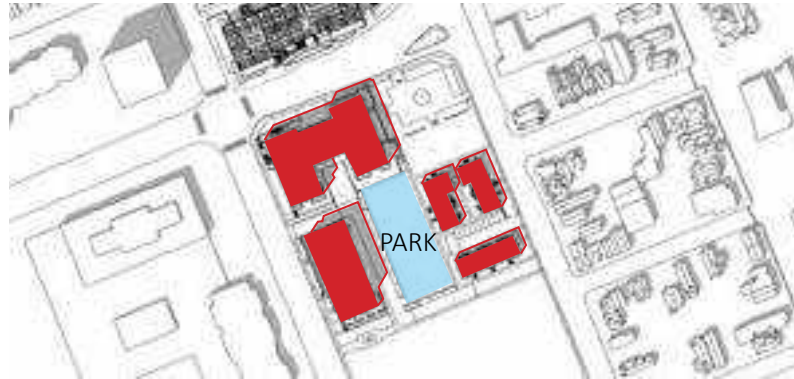
1100



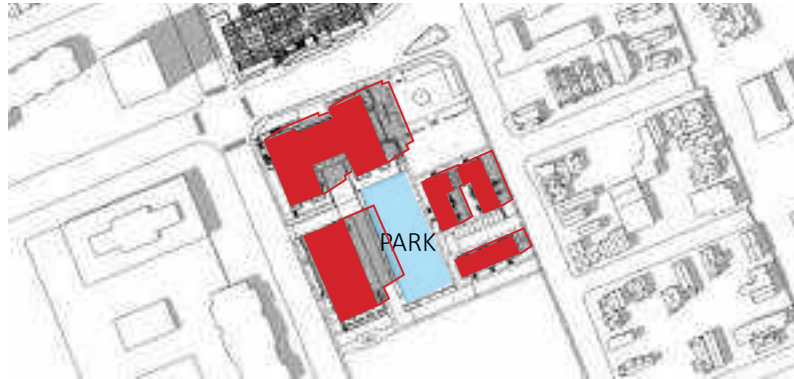
1200



1300



1400



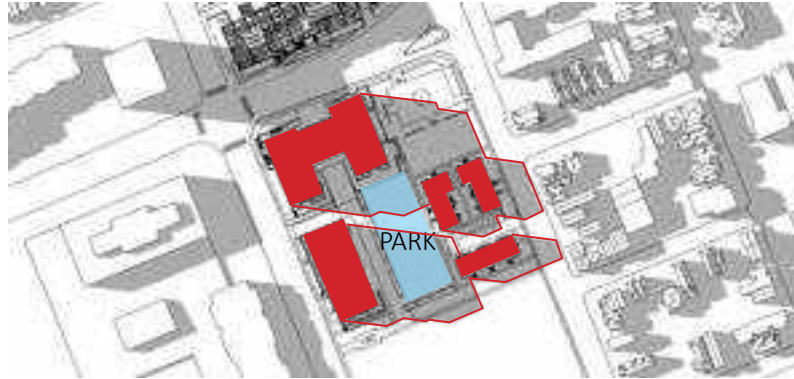
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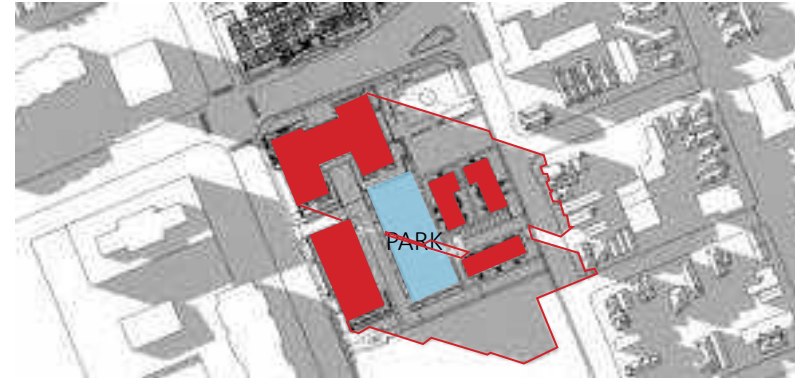
1600



1700



1800

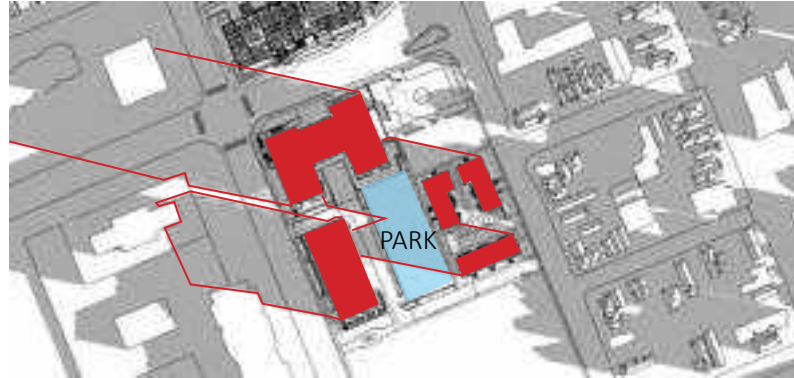


SUN & SHADOW STUDY

SEPTEMBER 21

SUN SHADOW OVER COURTYARD PARK

0700



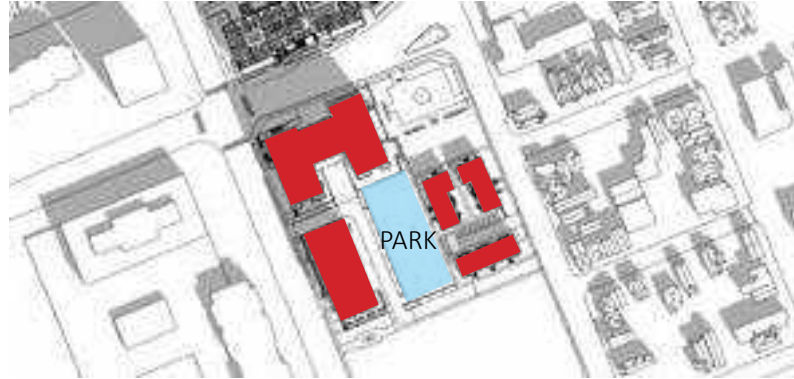
0800



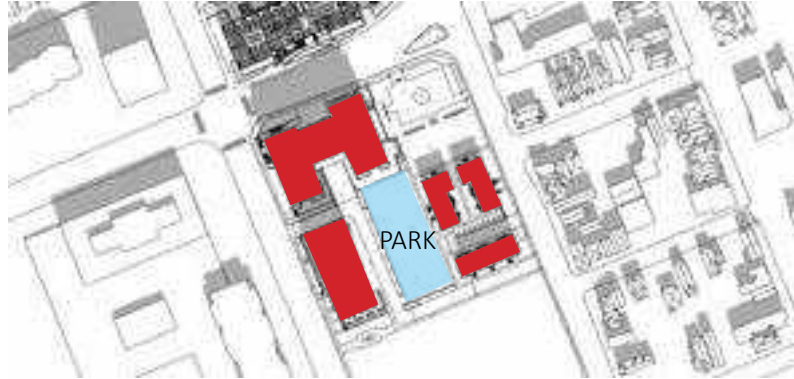
0900



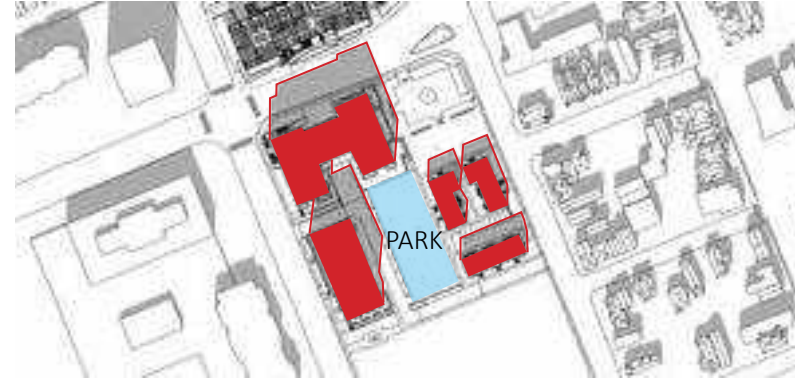
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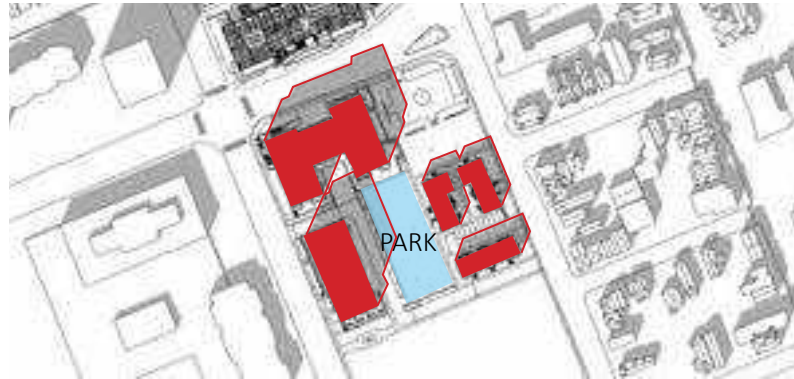
1100



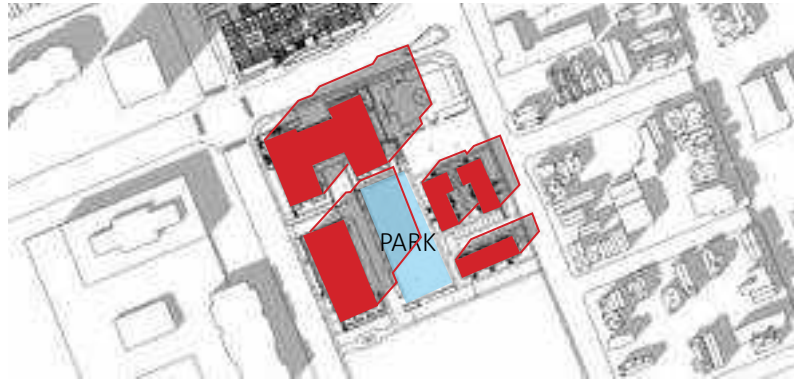
1200



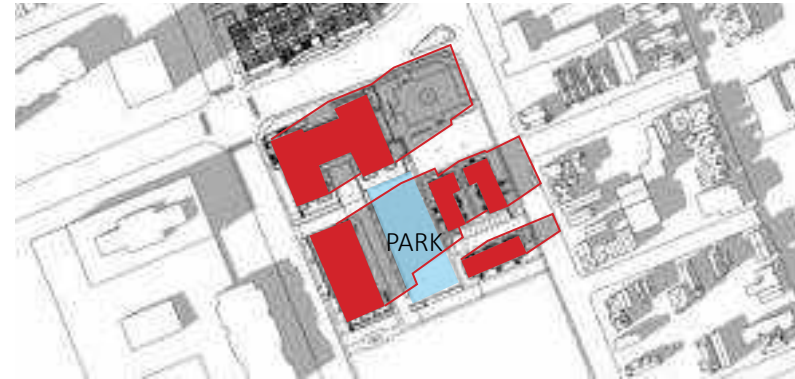
1300



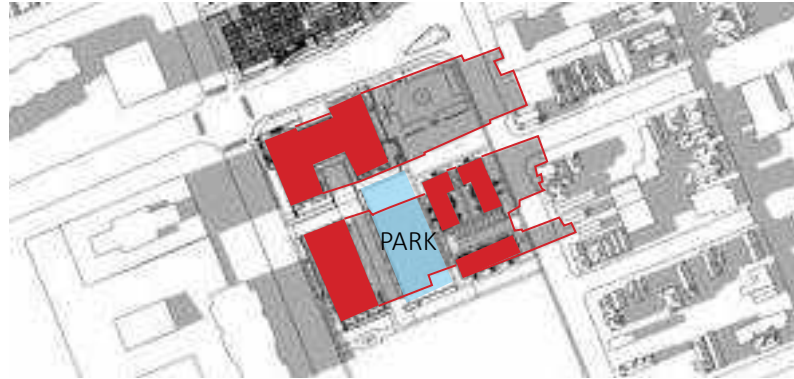
1400



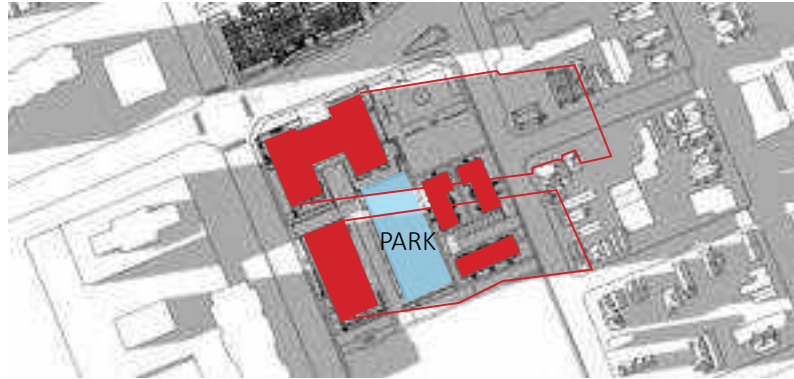
1500



1600



1700



1800



SUN & SHADOW STUDY

DECEMBER 21

SUN SHADOW OVER COURTYARD PARK

0700



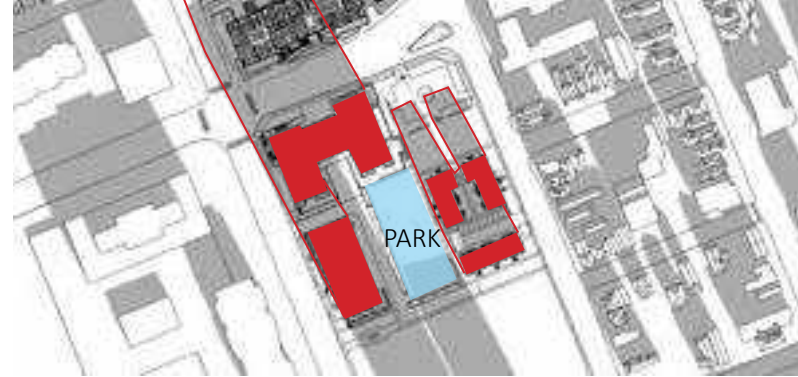
0800



0900



1000



1100



1200



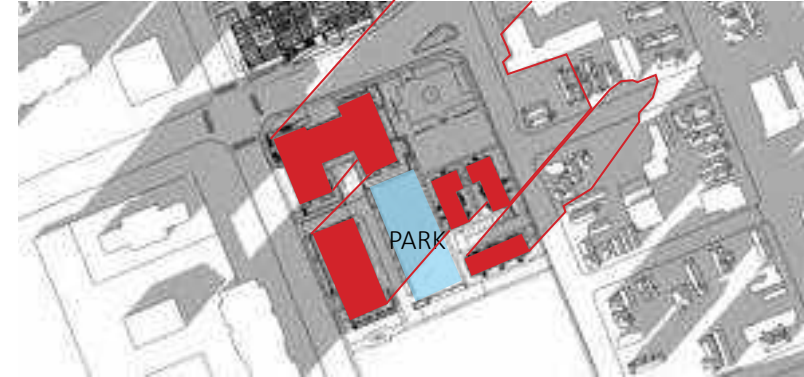
1300



1400



1500



1600



1700



1800

