

# 200-201 Friel Street

## Community Information Session

June 26th, 2023

**diamond  
schmitt**

**KWC  
KWC  
KWC**



**WSP**



# why we are here tonight

- To introduce the Chapel-Friel project, a 20-storey residential building at the corner of Beausoleil Drive and Chapel Street.
- Walk the community through how the design integrates into the neighbourhood through the building and landscape design.
- Presenting public realm features and elements that make this development into a community hub.
- Answering questions and taking in comments.

# agenda

1. Project Context
2. Meeting Urban Design Guidelines & Policies
3. Building Form + Design
4. Public Realm + Landscape Design
5. Active Frontages + Programming
6. Addressing Community Comments
7. Q+A



# 1. Project Context

## 1.1 Site Surrounding Context





# 1. Project Context

## 1.2 Existing Site



*Existing Site along Beausoleil Drive Frontage*



# 1. Project Context

## 1.2 Existing Site





# 1. Project Context

## 1.3 Surrounding Community Architecture



École Élémentaire Catholique Sainte-Anne



# 1. Project Context

## 1.3 Surrounding Community Architecture



*York Street Public School*



# 1. Project Context

## 1.3 Surrounding Community Architecture



Ottawa Public Library, Rideau Street Branch





# 1. Project Context

## 1.3 Surrounding Community Architecture



Photo Credit: Asif Ali



*MacDonald Gardens Park*

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# 1. Project Context

## 1.3 Surrounding Community Architecture



Photo Credit: Asif Ali



# 1. Project Context

## 1.3 Surrounding Community Architecture



Photo Credit: Cyrus Hutnyk

*Loblaws Grocery + Pharmacy, Rideau Street Location*



# 1. Project Context

## 1.4 Surrounding Neighbourhood High-Rise Residential Architecture





# 1. Project Context

## 1.4 Surrounding Neighbourhood High-Rise Residential



Credit: Rick MacEwen



200 / 201 Friel Street, 380 Murray Street

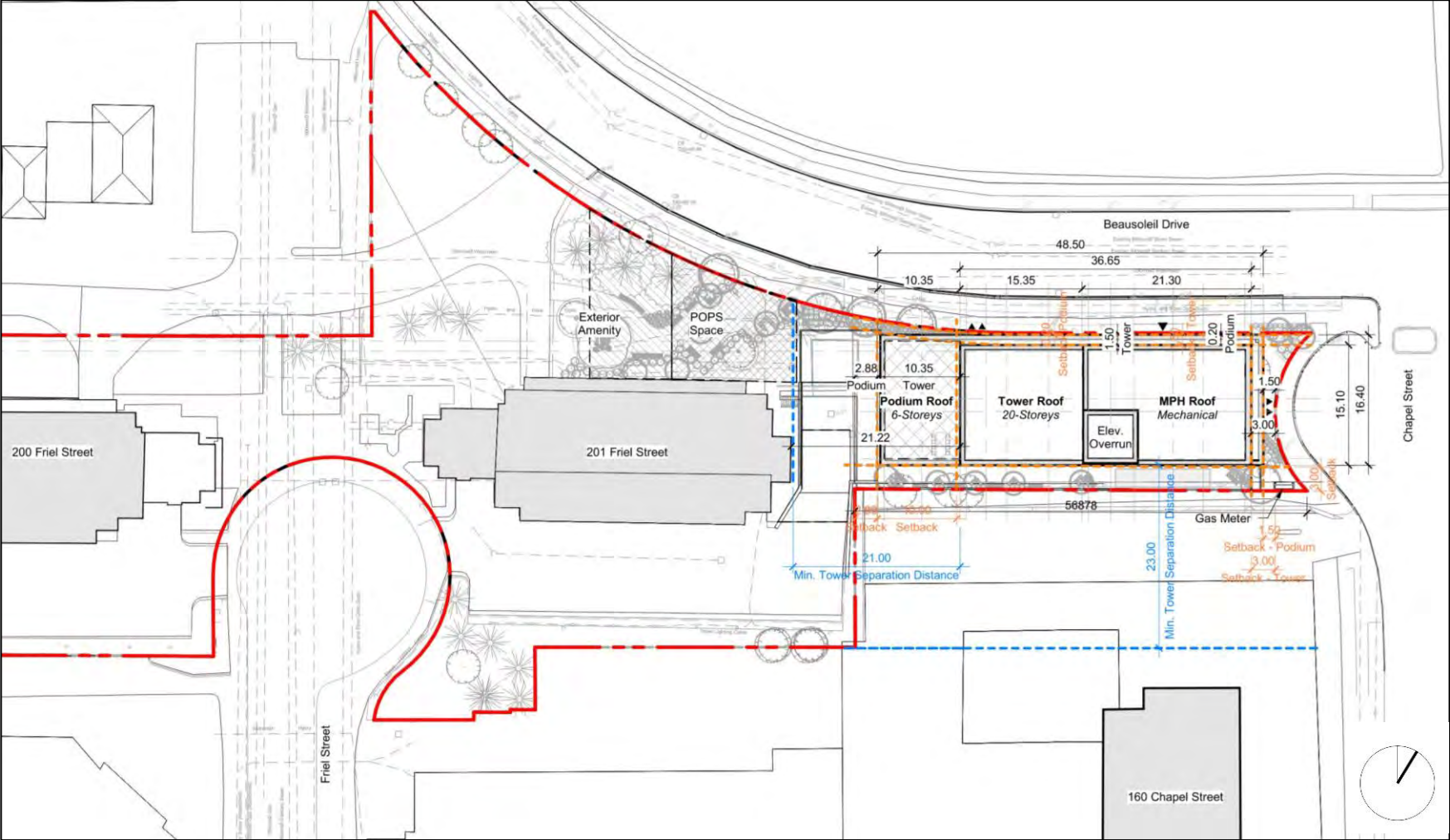
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# 2. Meeting Urban Design Guidelines & Zoning Policies

## 2.1 Permitted Density vs. Proposed Development

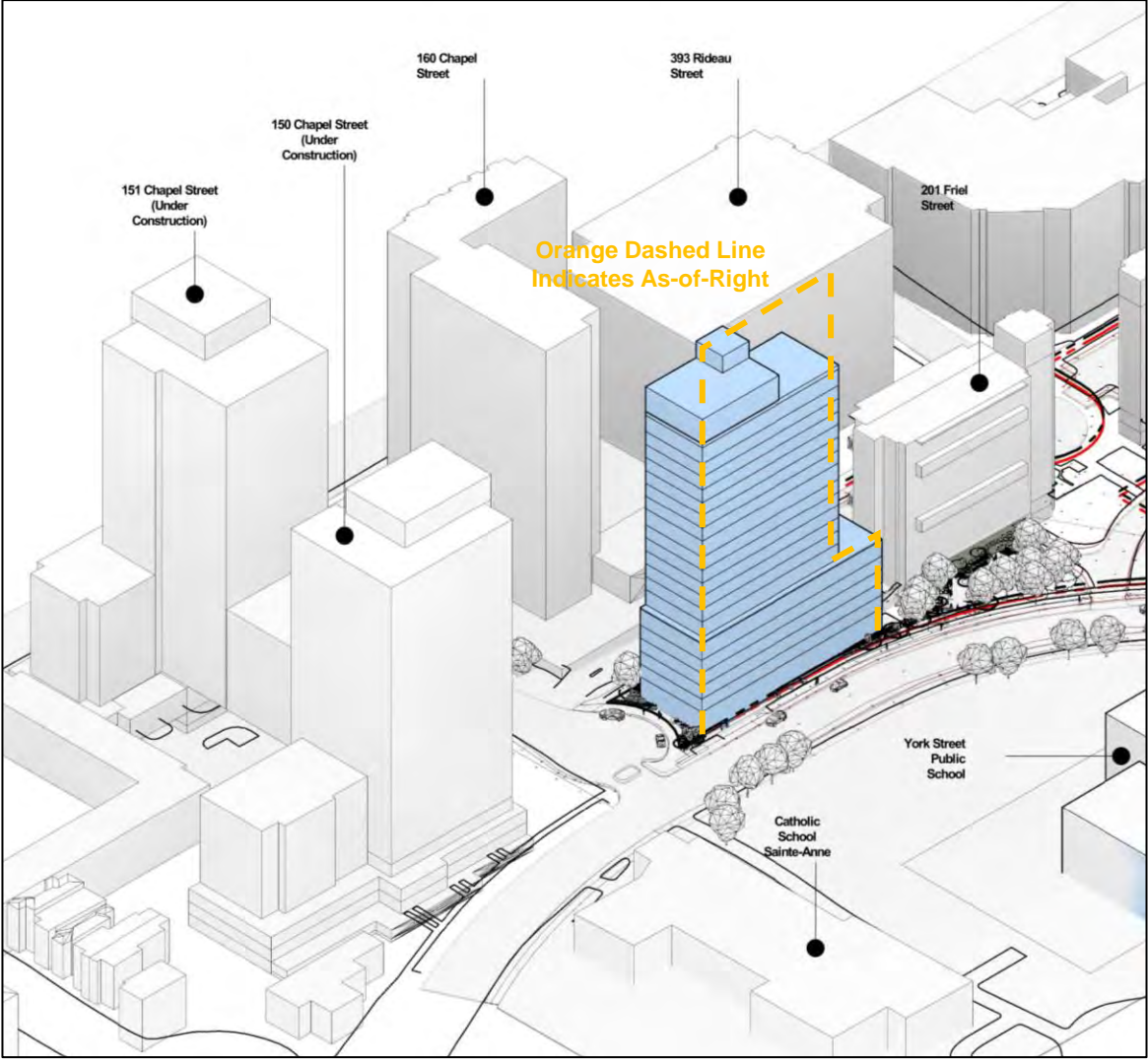
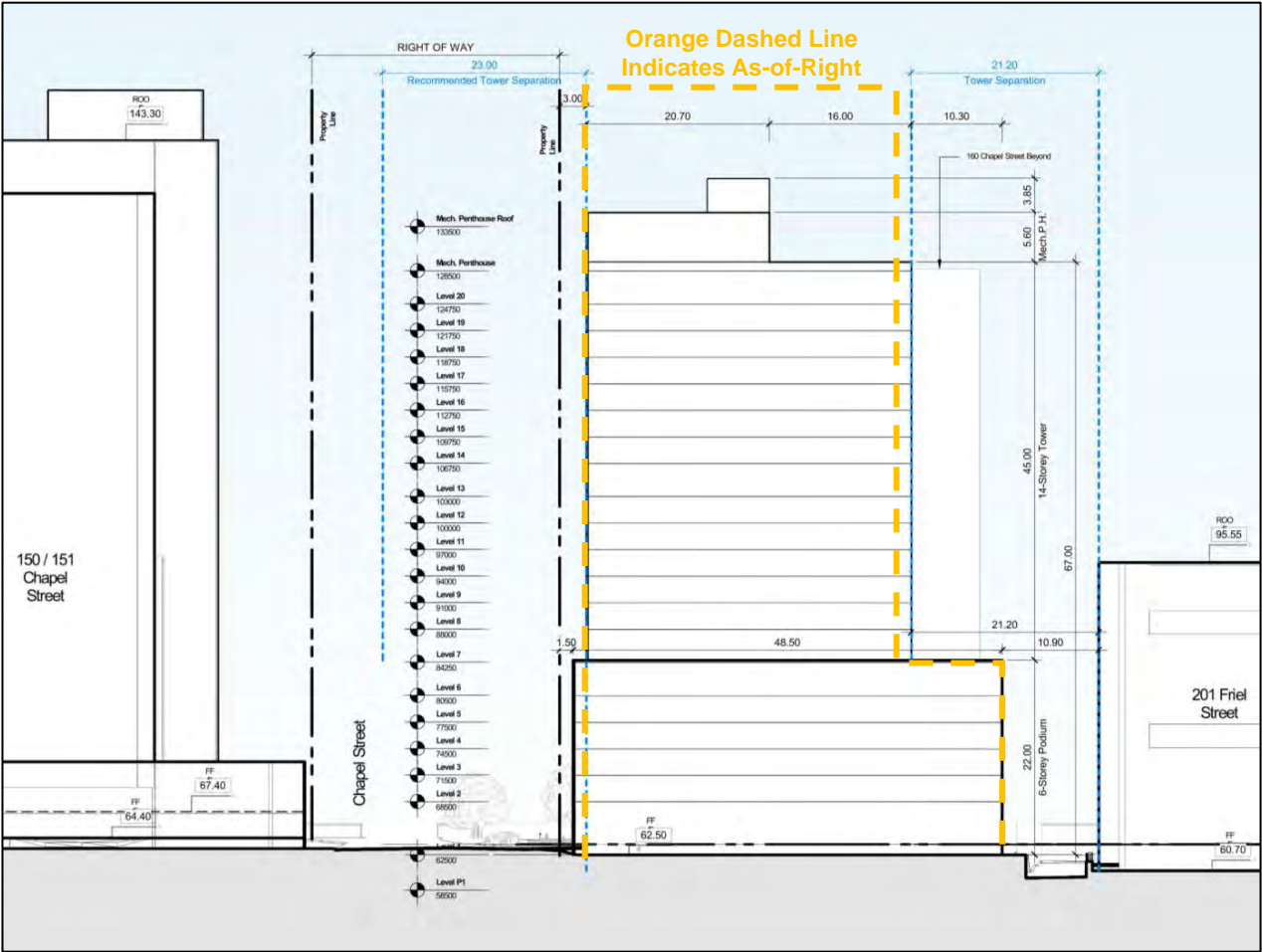
| Massing Analysis    |                    |                      |
|---------------------|--------------------|----------------------|
|                     | Permitted          | Proposed             |
| FSI                 | 5                  | 3.60                 |
| Storeys Above Grade | 25                 | 20                   |
| Storeys Below Grade | No Limit           | 1                    |
| Height              | >75m               | 67m                  |
| P1 Floorplate       | No Limit           | 890 m <sup>2</sup>   |
| Podium Floorplate   | No Limit           | 793 m <sup>2</sup>   |
| Tower Floorplate    | 750 m <sup>2</sup> | 553.5 m <sup>2</sup> |



Site Plan Illustrating Setbacks + Tower Separations

# 2. Meeting Urban Design Guidelines & Policies

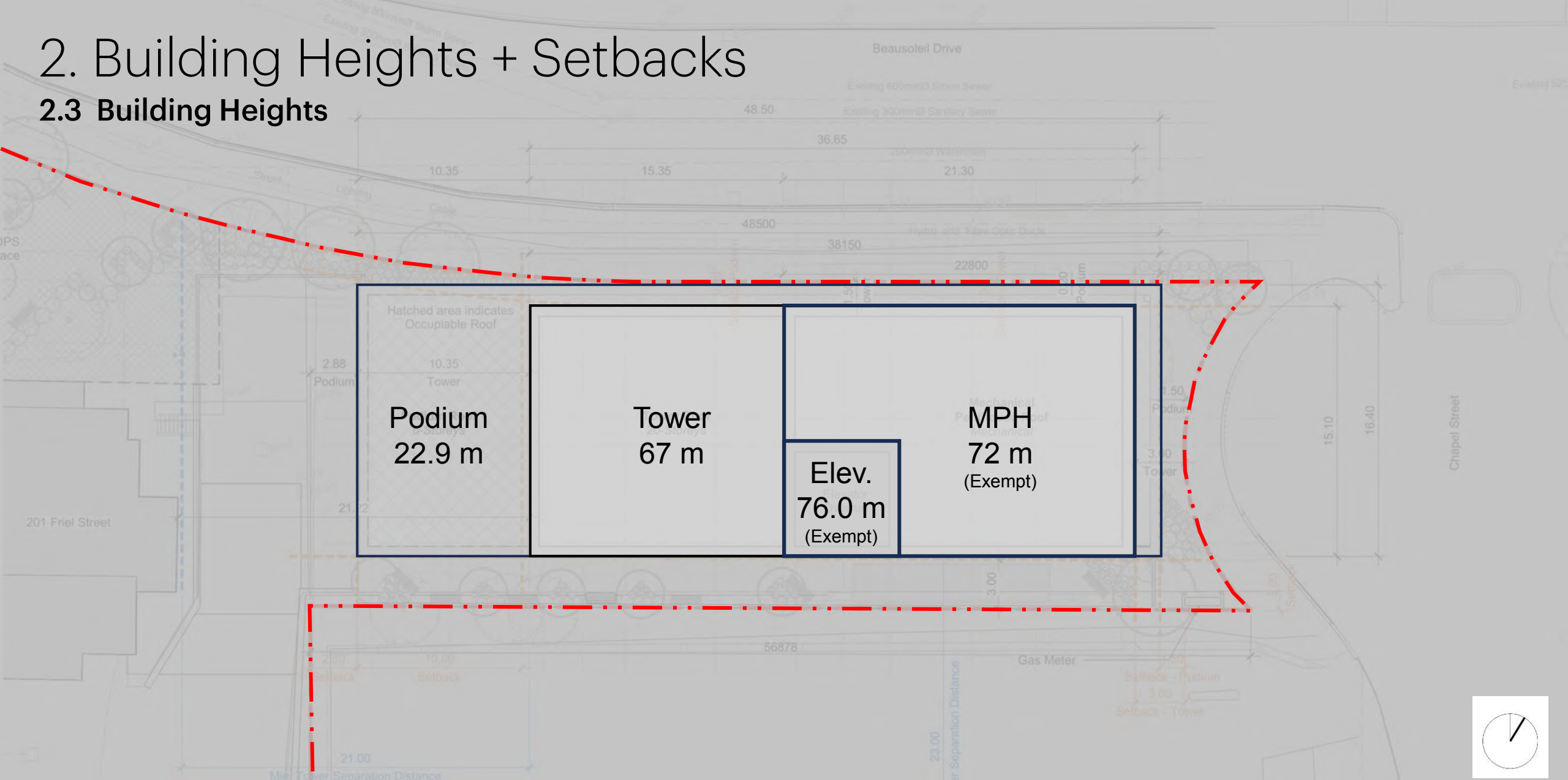
## 2.2 As-of-Right Massing





# 2. Building Heights + Setbacks

## 2.3 Building Heights

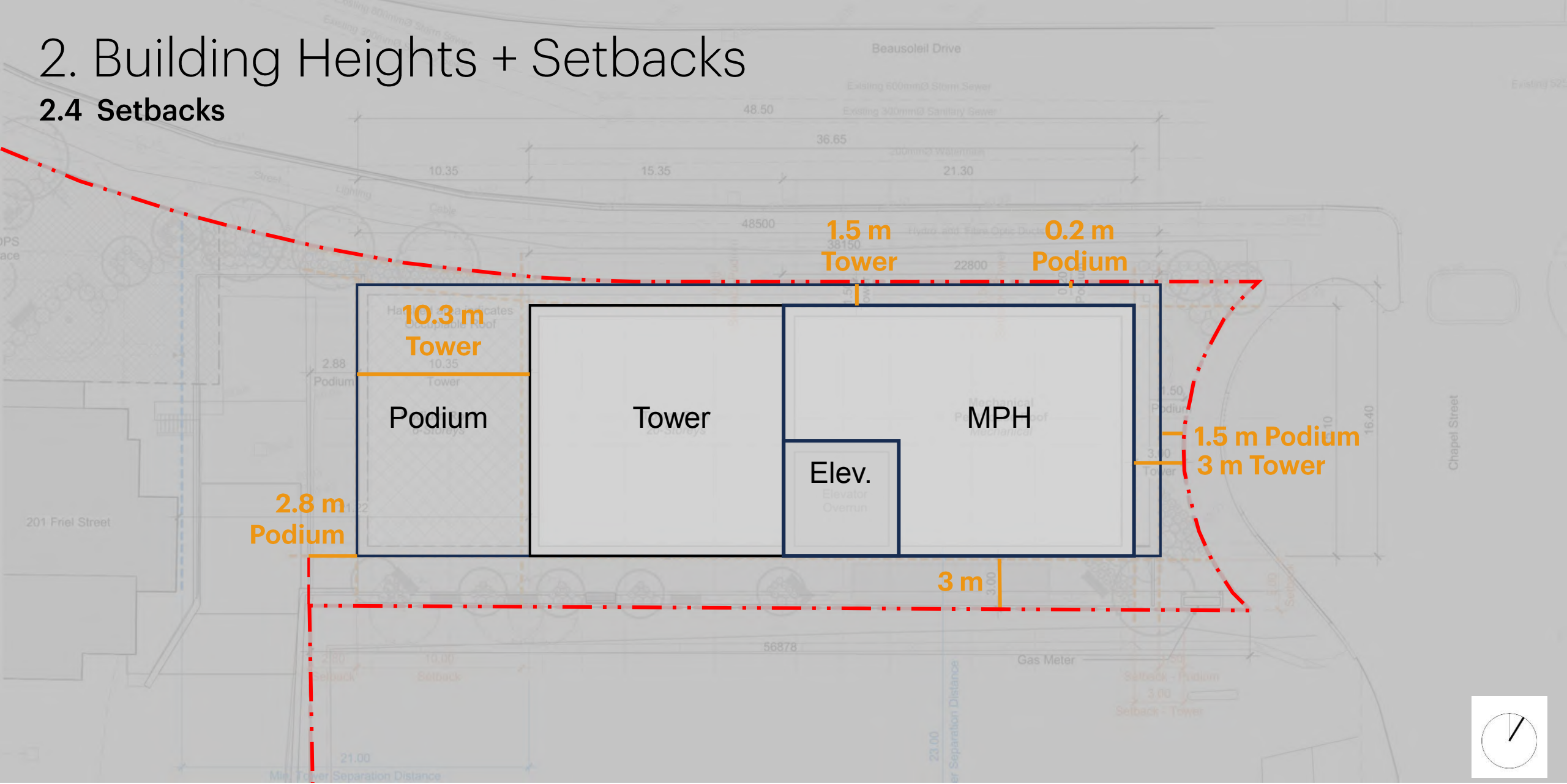


Building Height Diagram



# 2. Building Heights + Setbacks

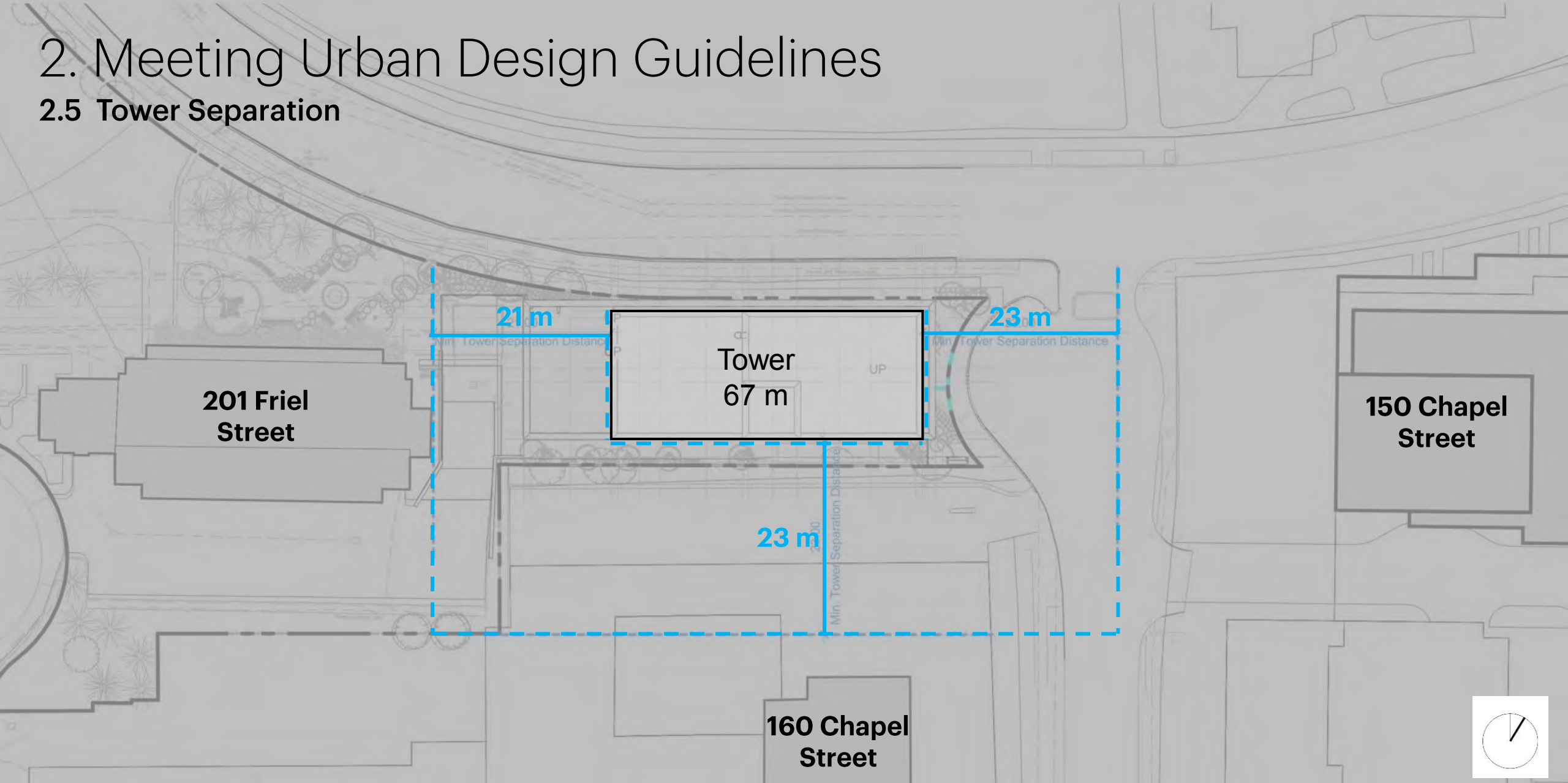
## 2.4 Setbacks





# 2. Meeting Urban Design Guidelines

## 2.5 Tower Separation

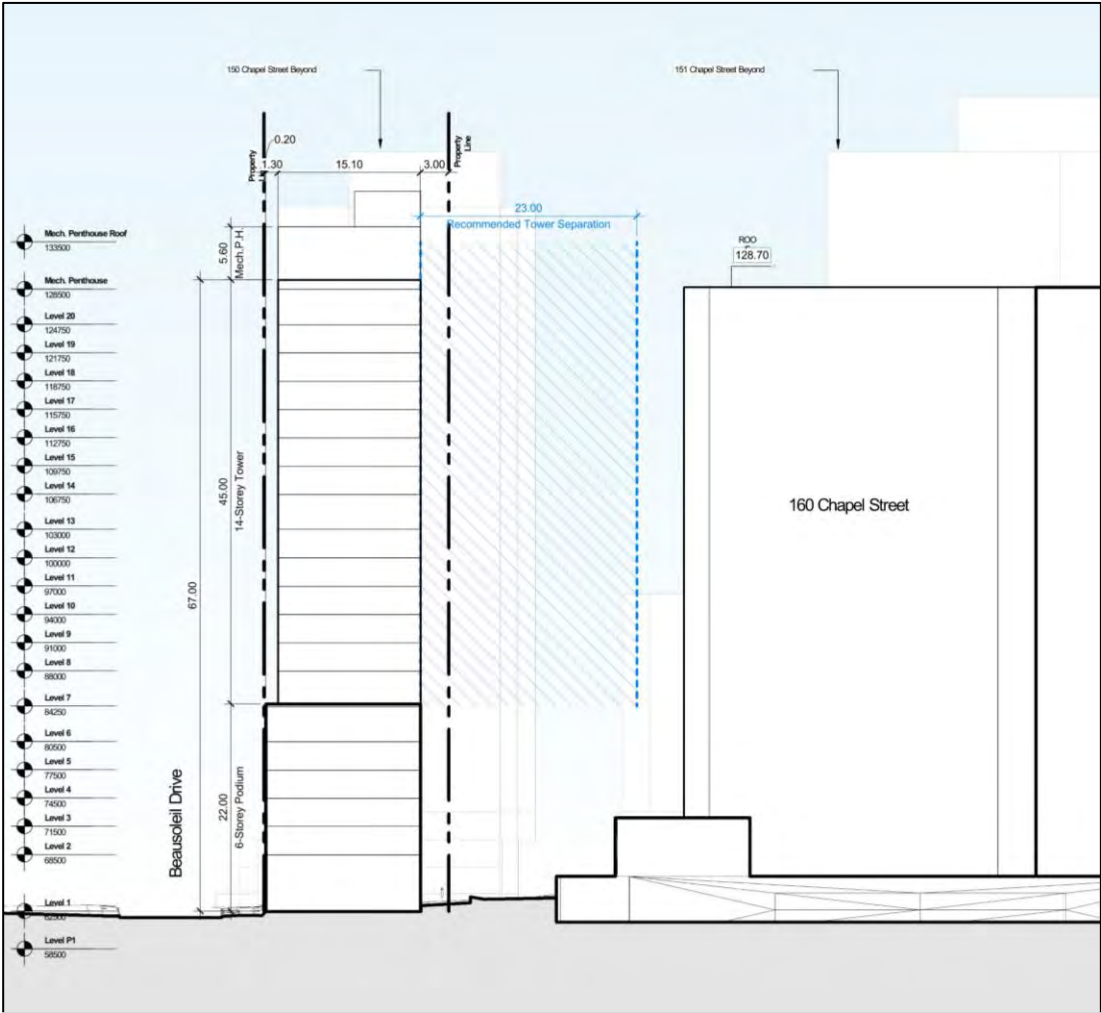
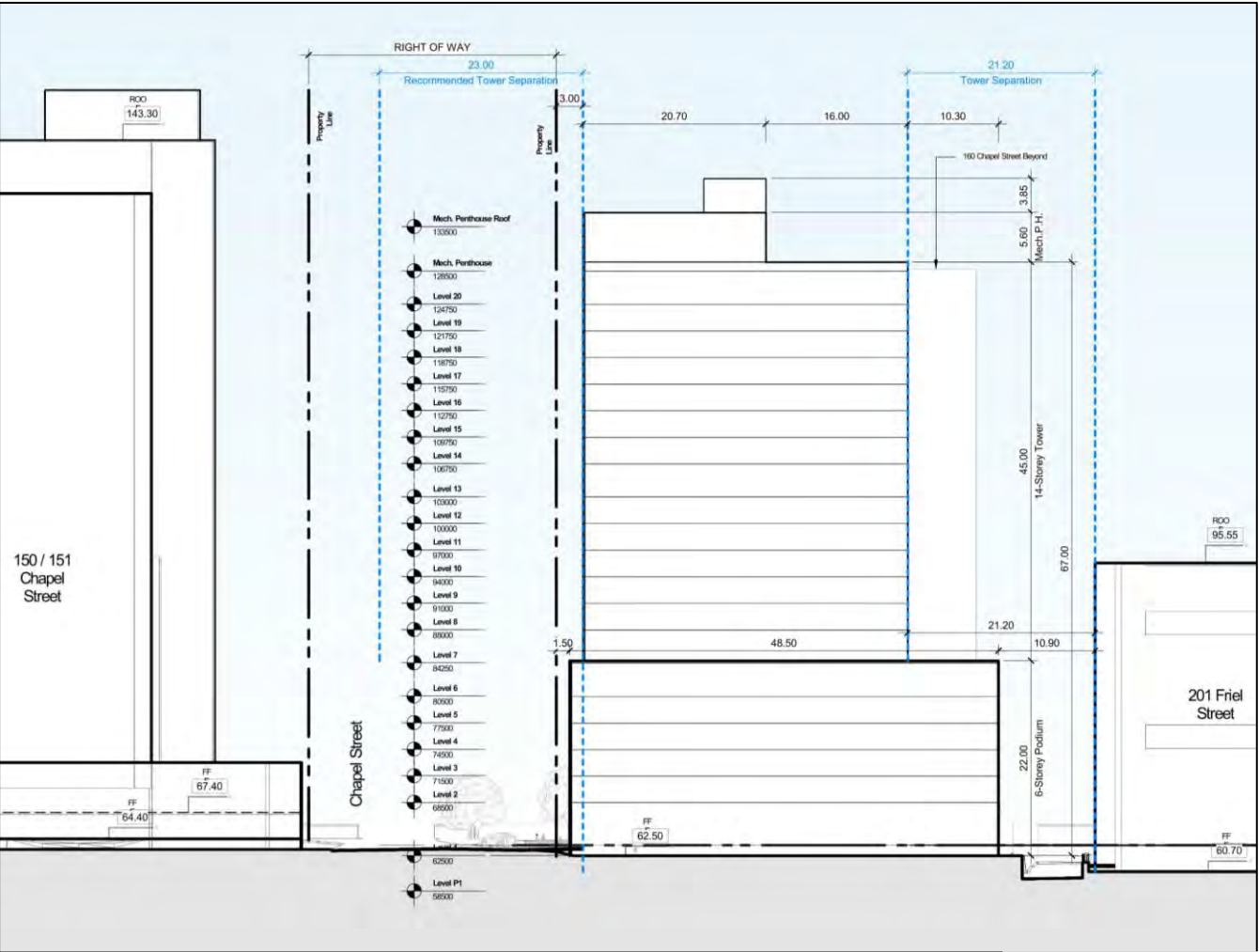


Building Setback Diagram



# 2. Meeting Urban Design Guidelines

## 2.5 Tower Separation



East-West and North-South Section Diagrams





# 3. Building Form + Design

## 3.1 Form

| Building Statistics + Unit Count |                       |
|----------------------------------|-----------------------|
| Proposed Development             |                       |
| GFA                              | 10,100 m <sup>2</sup> |
| Storeys Above Grade              | 20-storeys            |
| POPS Space                       | 200 m <sup>2</sup>    |
| Amenity Space                    | 954 m <sup>2</sup>    |
| Typical Unit Count               | 127                   |
| Accessible Unit Count            | 32                    |
| <b>Total Unit Count</b>          | <b>159 Units</b>      |



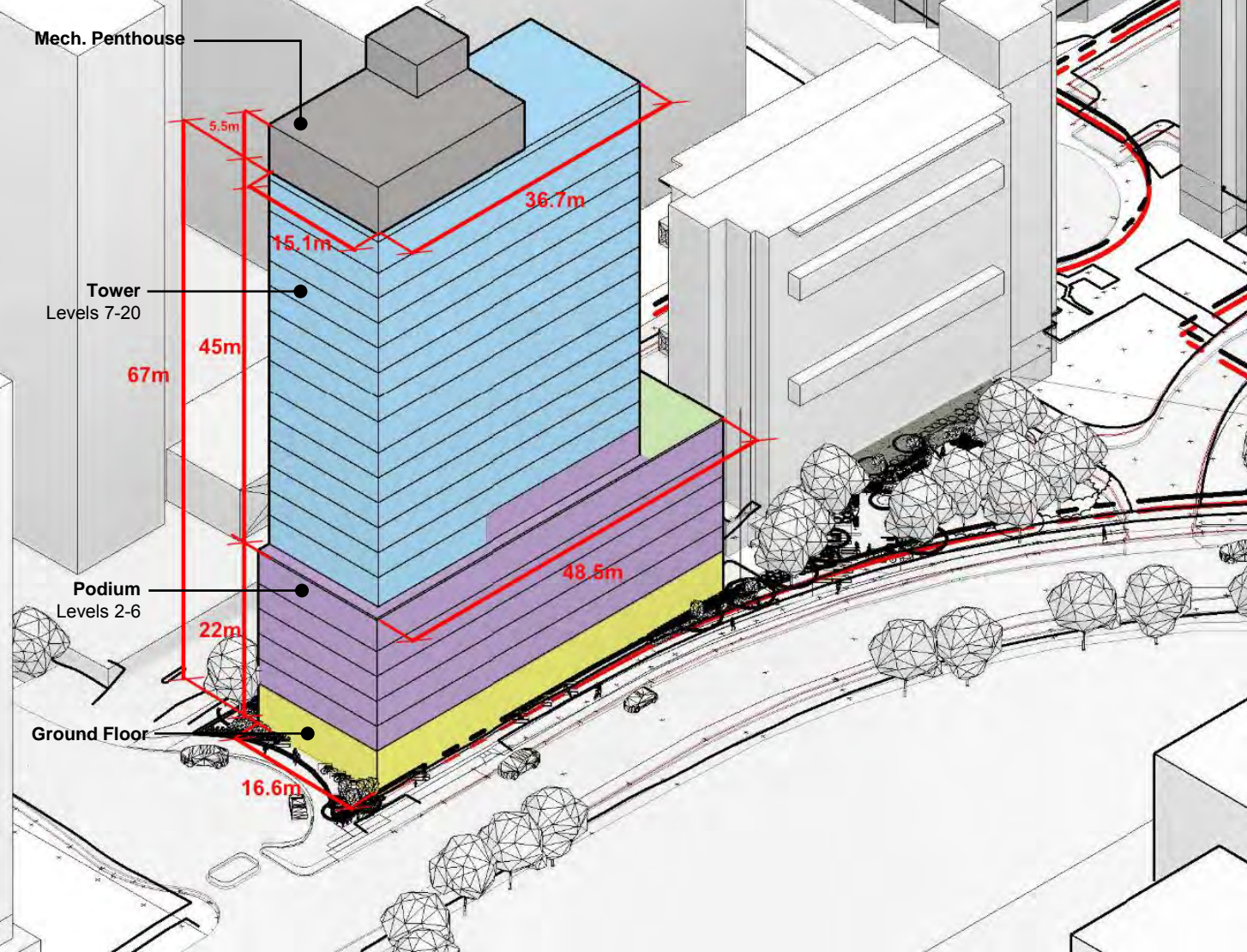
Massing – Final Building Form



# 3. Building Form + Design

## 3.2 Form + Program

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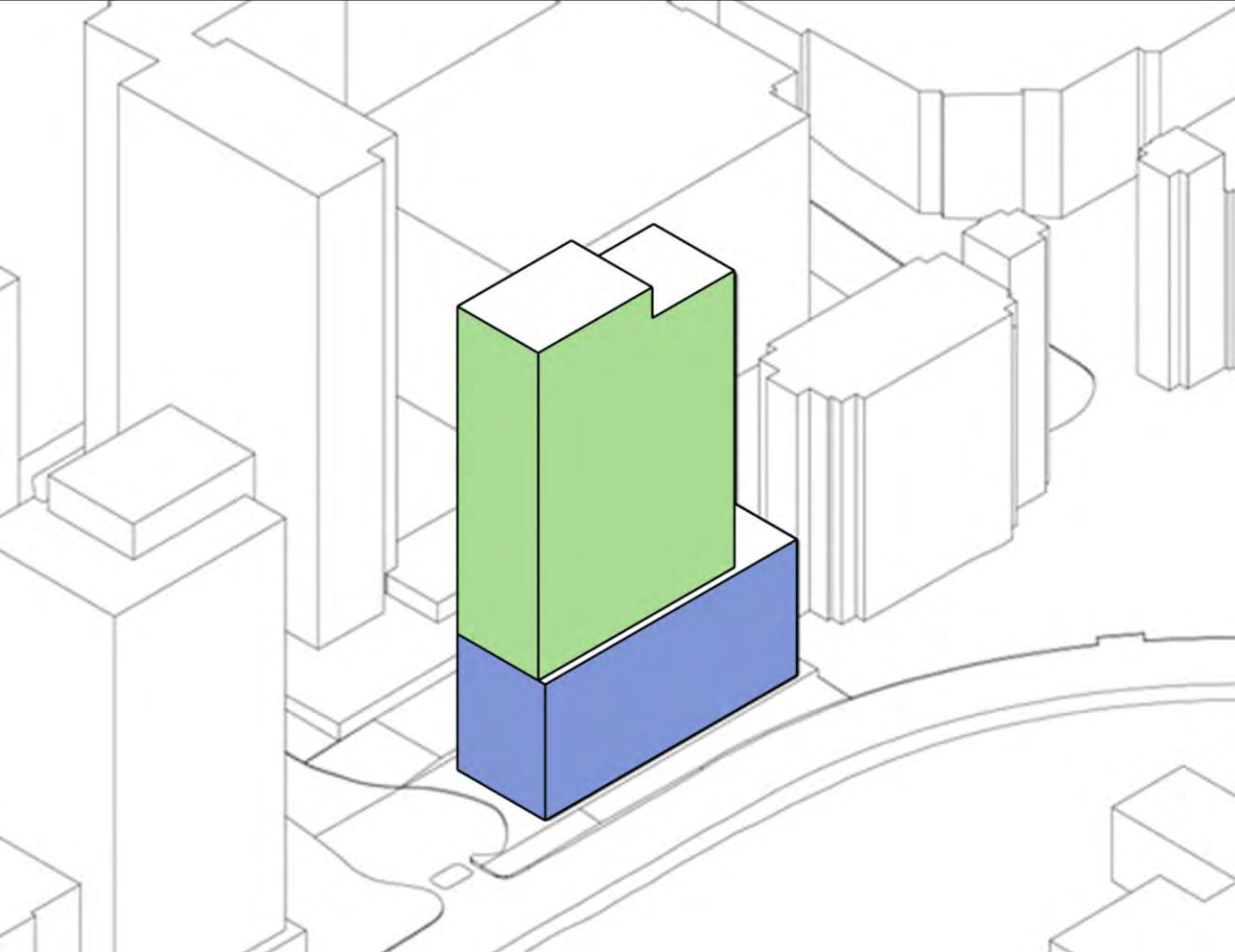
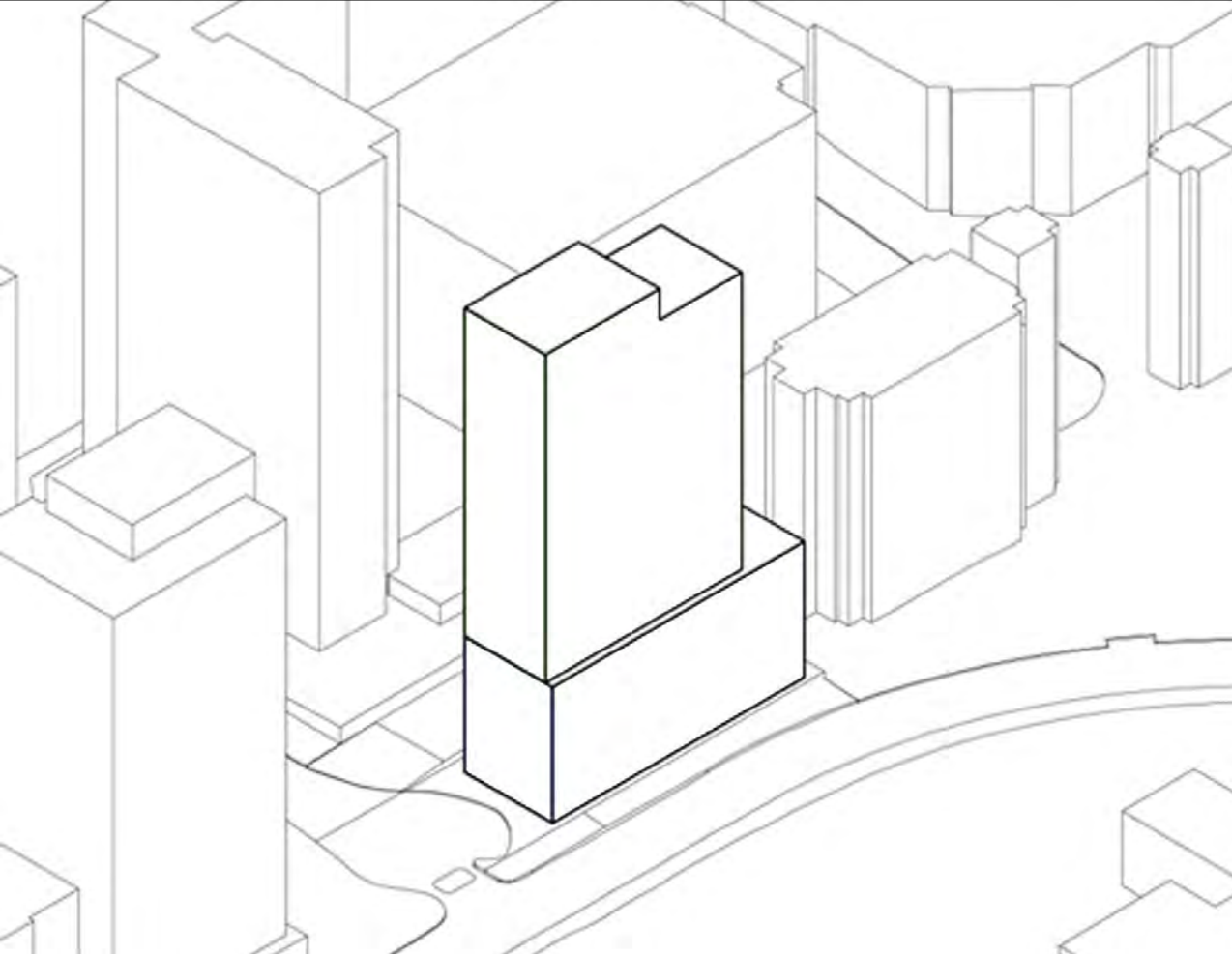


Massing – Building Program



# 3. Building Form + Design

## 3.3 Form + Façade



*Building Massing*

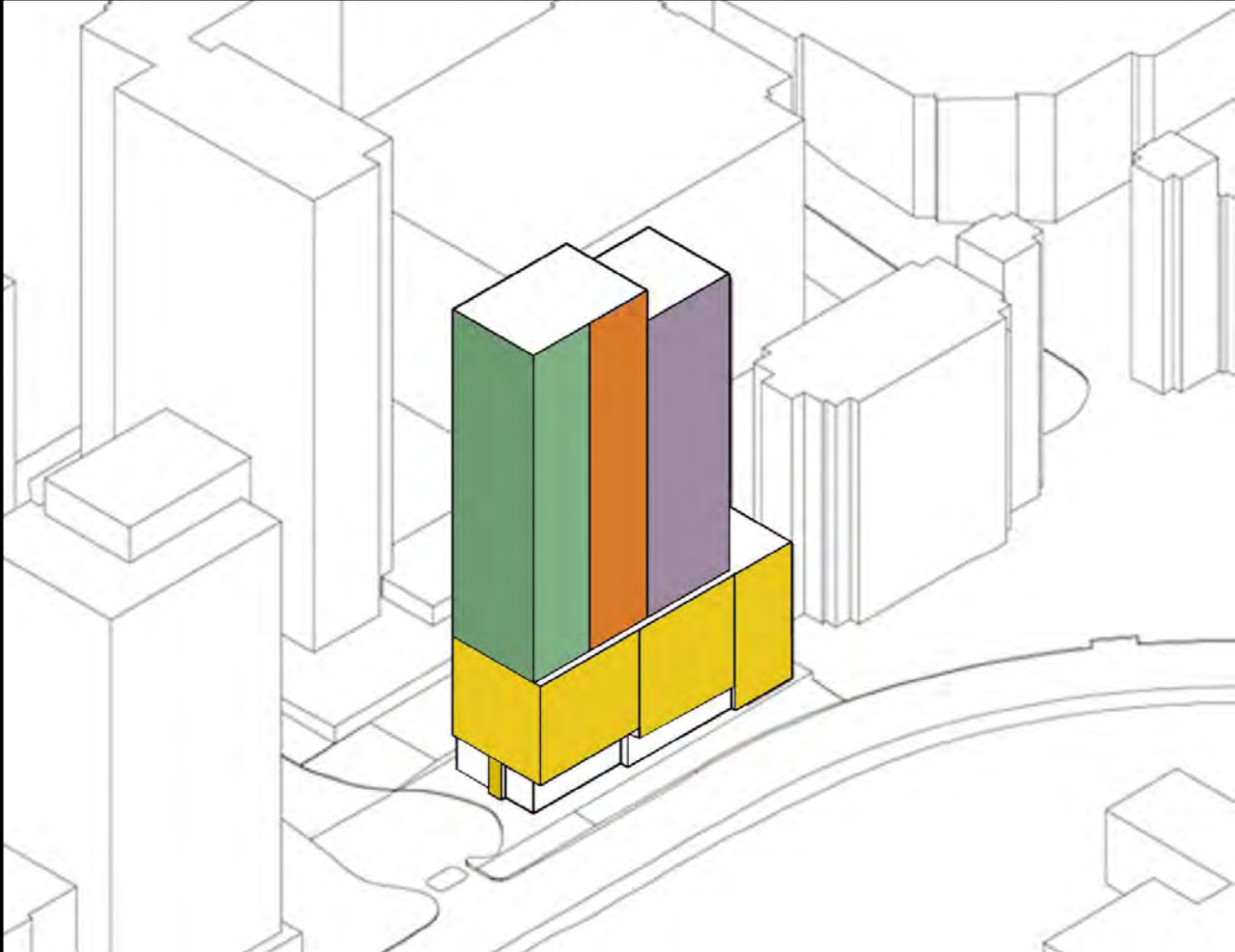
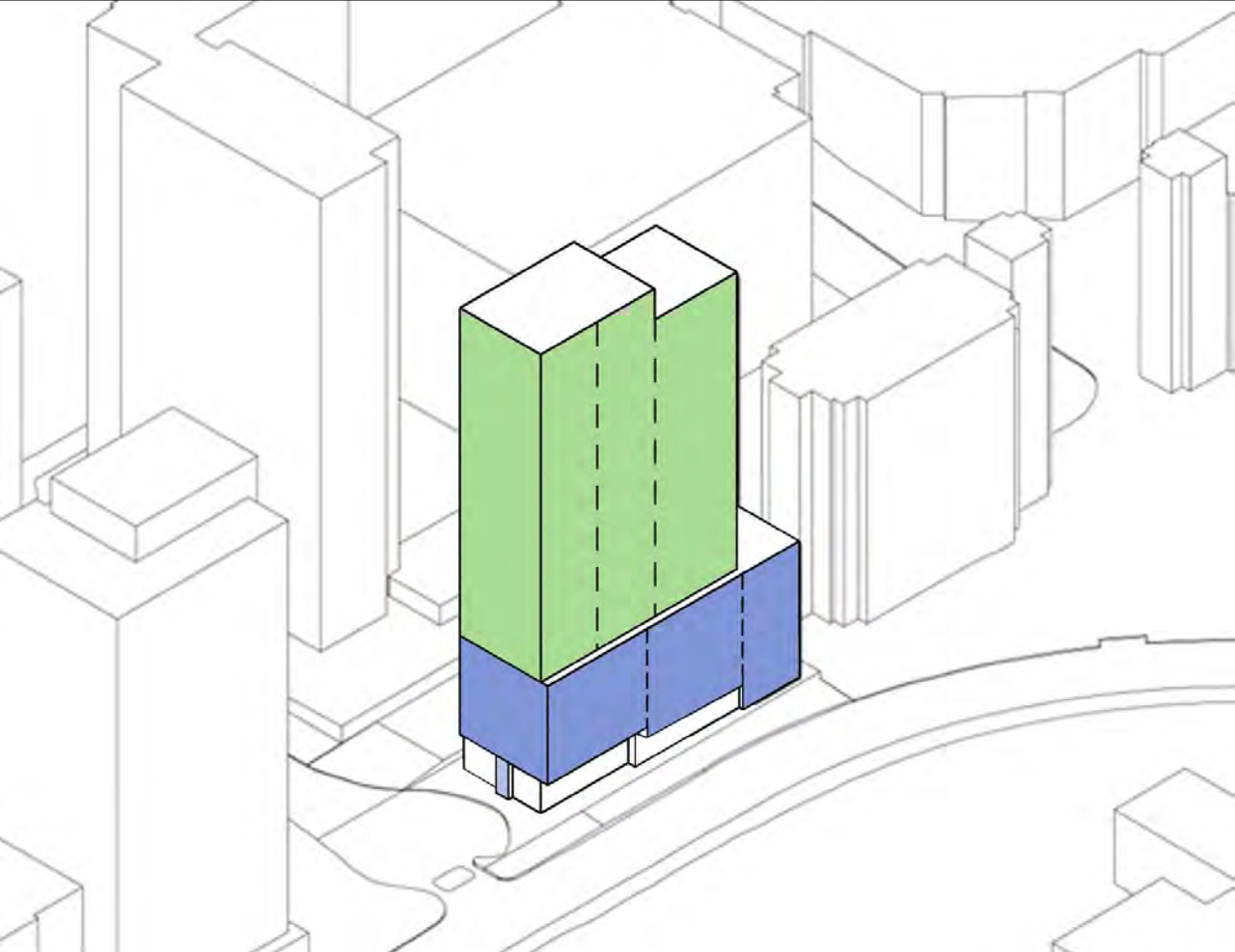
*Podium + Tower*

*Building Massing – Podium + Tower*



# 3. Building Form + Design

## 3.3 Form + Façade



*Further Articulation*

*Detailed Colour Articulation*

*Building Massing – Podium + Tower*



# 3. Building Form + Design



*Perspectives illustrating massing + materiality*



# 3. Building Form + Design



## Podium

Levels 1 - 6

- Evoke a solid, yet light coloured design.
- Anchor the building and provide prominence along streetscape.



*Metal Panel Reveals*



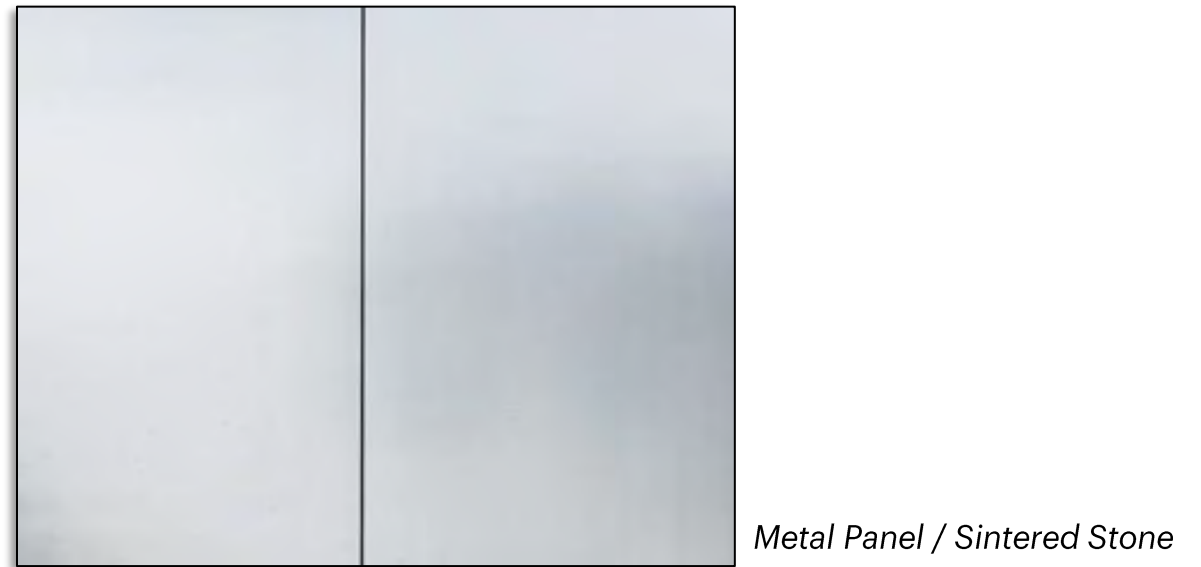
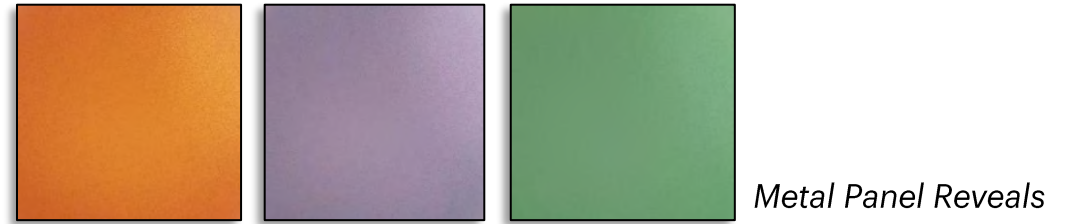
*White Brick*



# 3. Building Form + Design

## Tower Levels 7 - 20

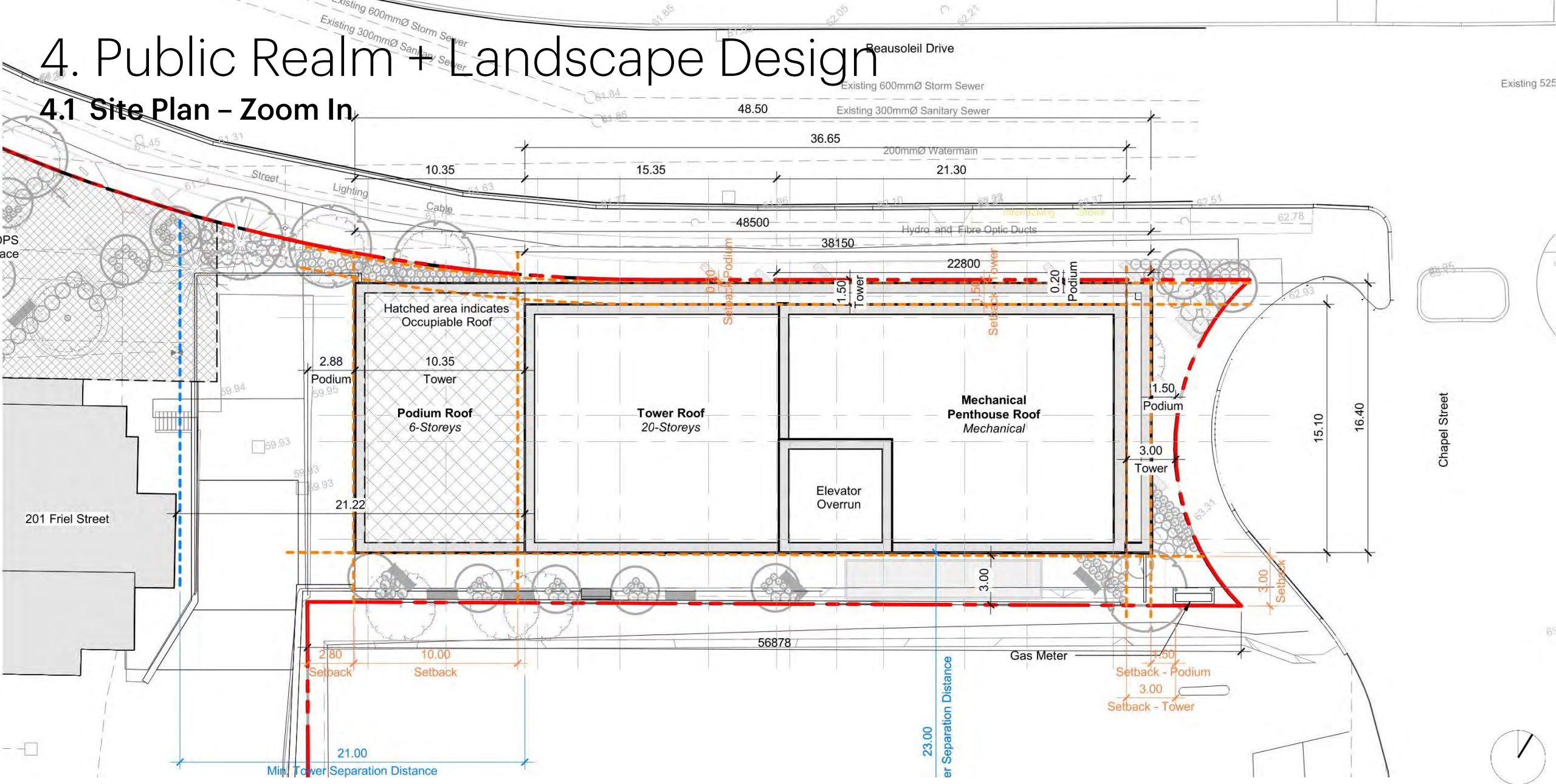
- Subdividing the tower into three distinct vertical 'towers', highlight colour to underscore this division.
- Vertically oriented aluminum plate panelized system.





# 4. Public Realm + Landscape Design

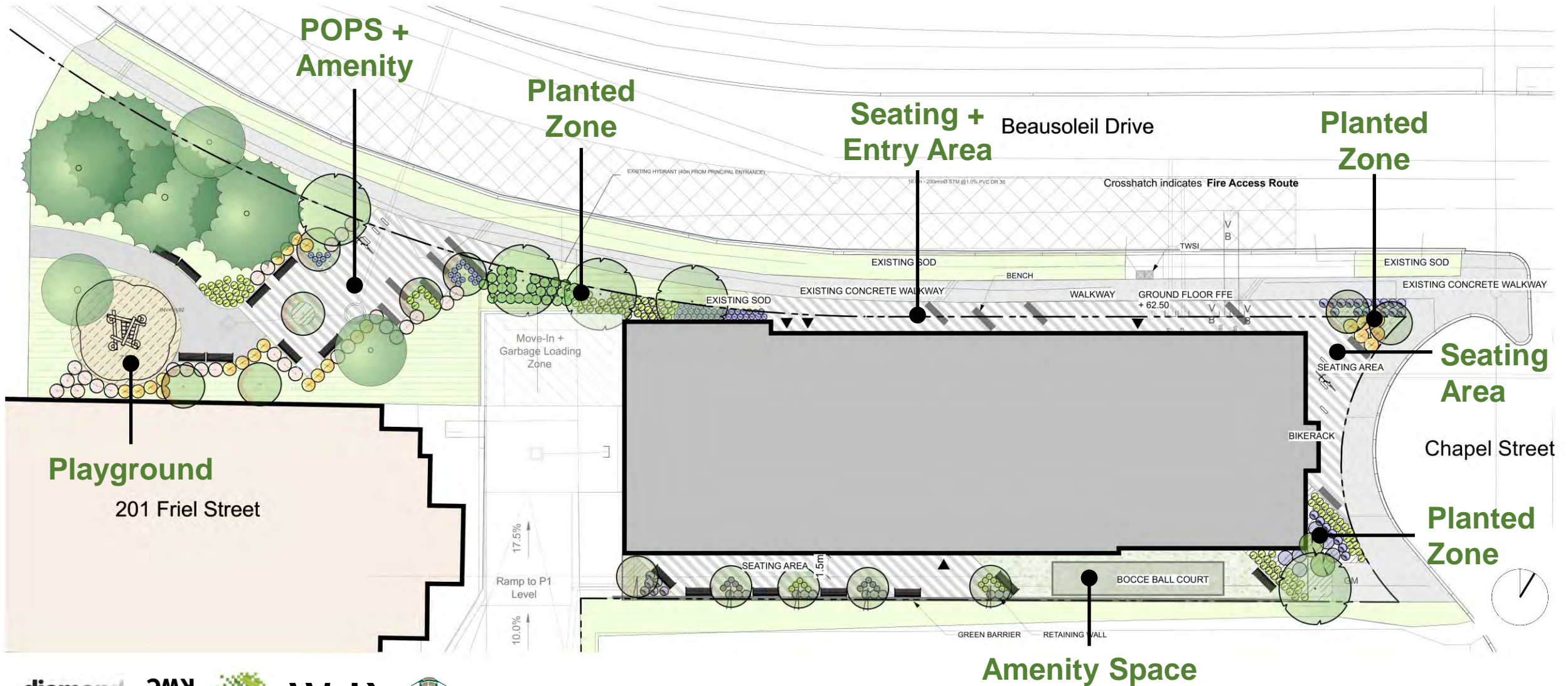
## 4.1 Site Plan - Zoom In





# 4. Public Realm + Landscape Design

## 4.2 Landscape Site Plan





# 4. Public Realm + Landscape Design

## 4.2 Landscape Design



SERVICEBERRY



DENSE BLAZING STAR



SEATING SYSTEM



ORNAMENTAL ONION



ANNABELLE HYDRANGEA



LOG JAM PLAY STRUCTURE



BIKE RACK



# 4. Public Realm + Landscape Design

## 4.3 Public Realm Focused Design



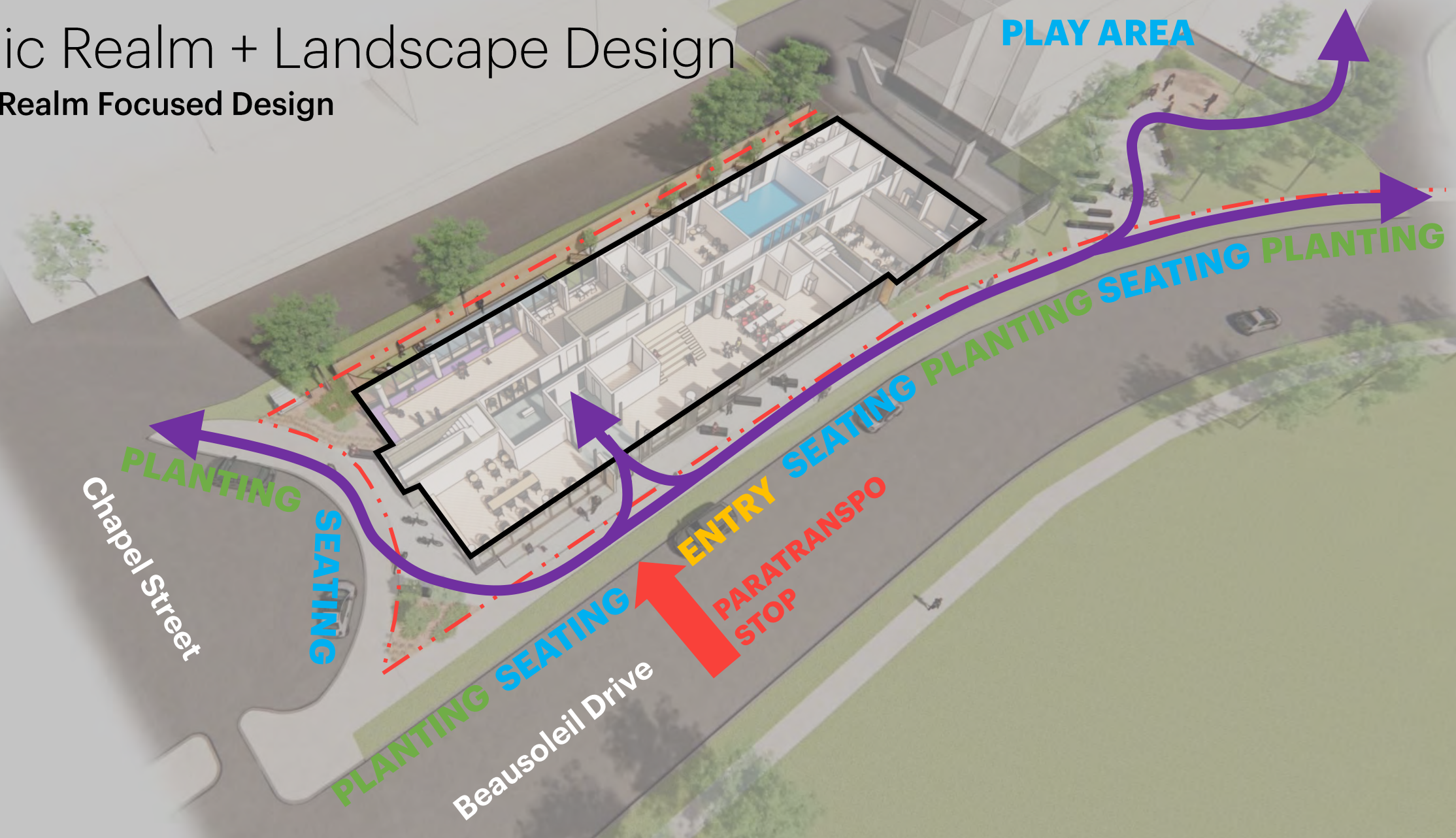
Chapel Street

Beausoleil Drive



# 4. Public Realm + Landscape Design

## 4.3 Public Realm Focused Design





# 4. Public Realm + Landscape Design

## 3.3 Beausoleil Street Frontage – Active Frontage + POPS Space + Amenity + Playground





# 4. Public Realm + Landscape Design

## 3.4 Chapel Street Frontage

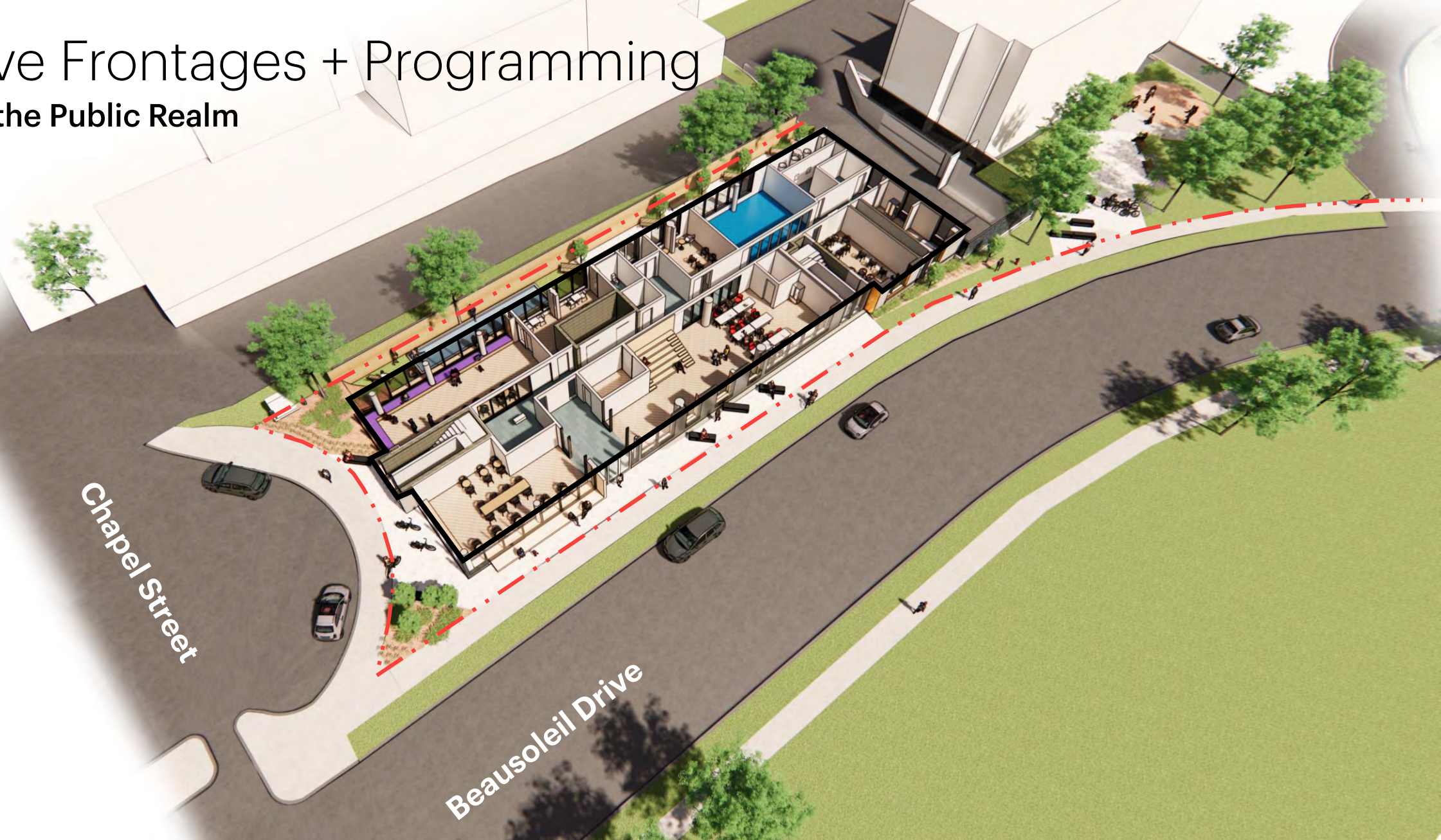


Perspective 4 - East Façade from Chapel Street



# 5. Active Frontages + Programming

## 5.1 Facing the Public Realm



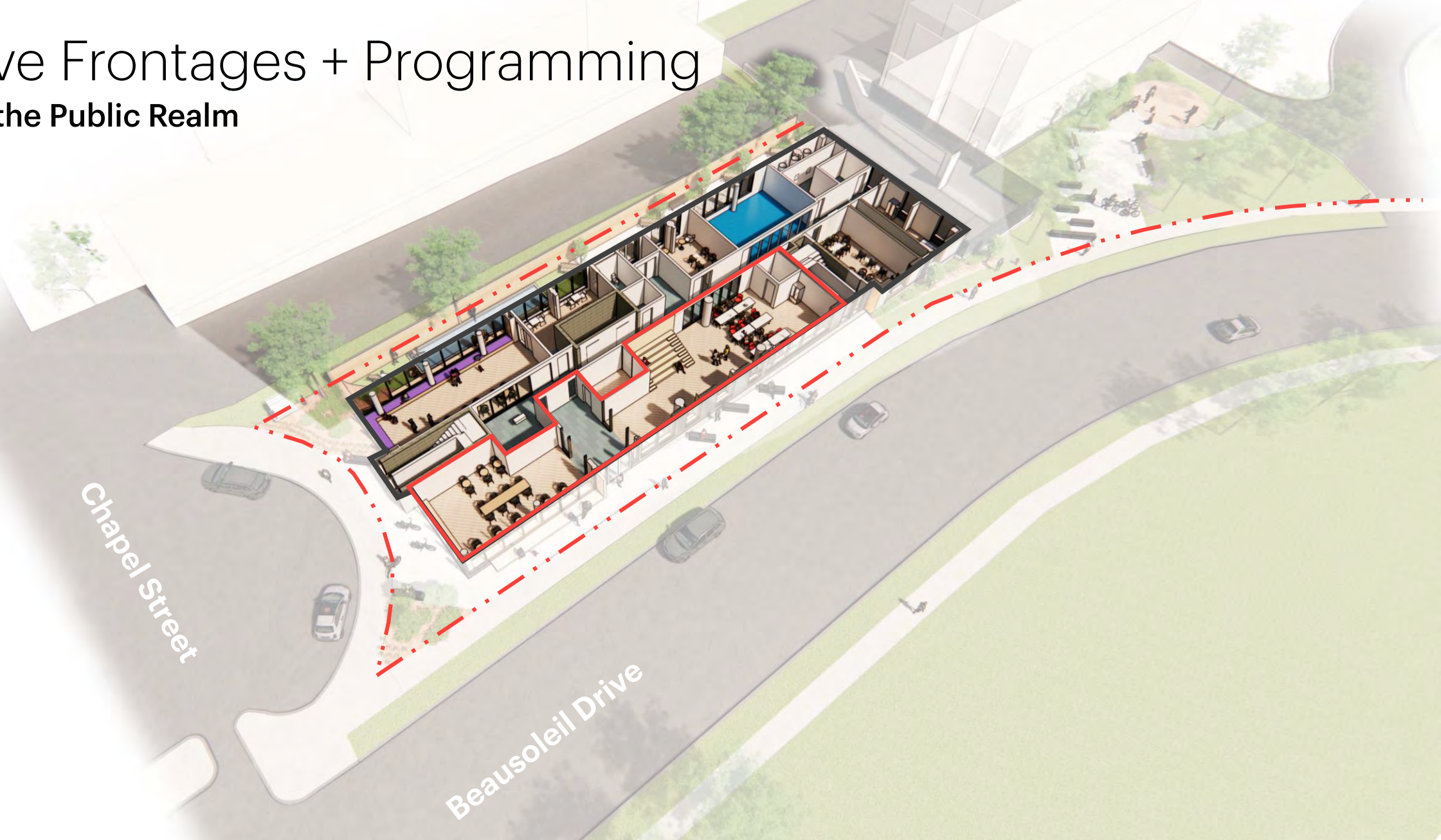
Chapel Street

Beausoleil Drive



# 5. Active Frontages + Programming

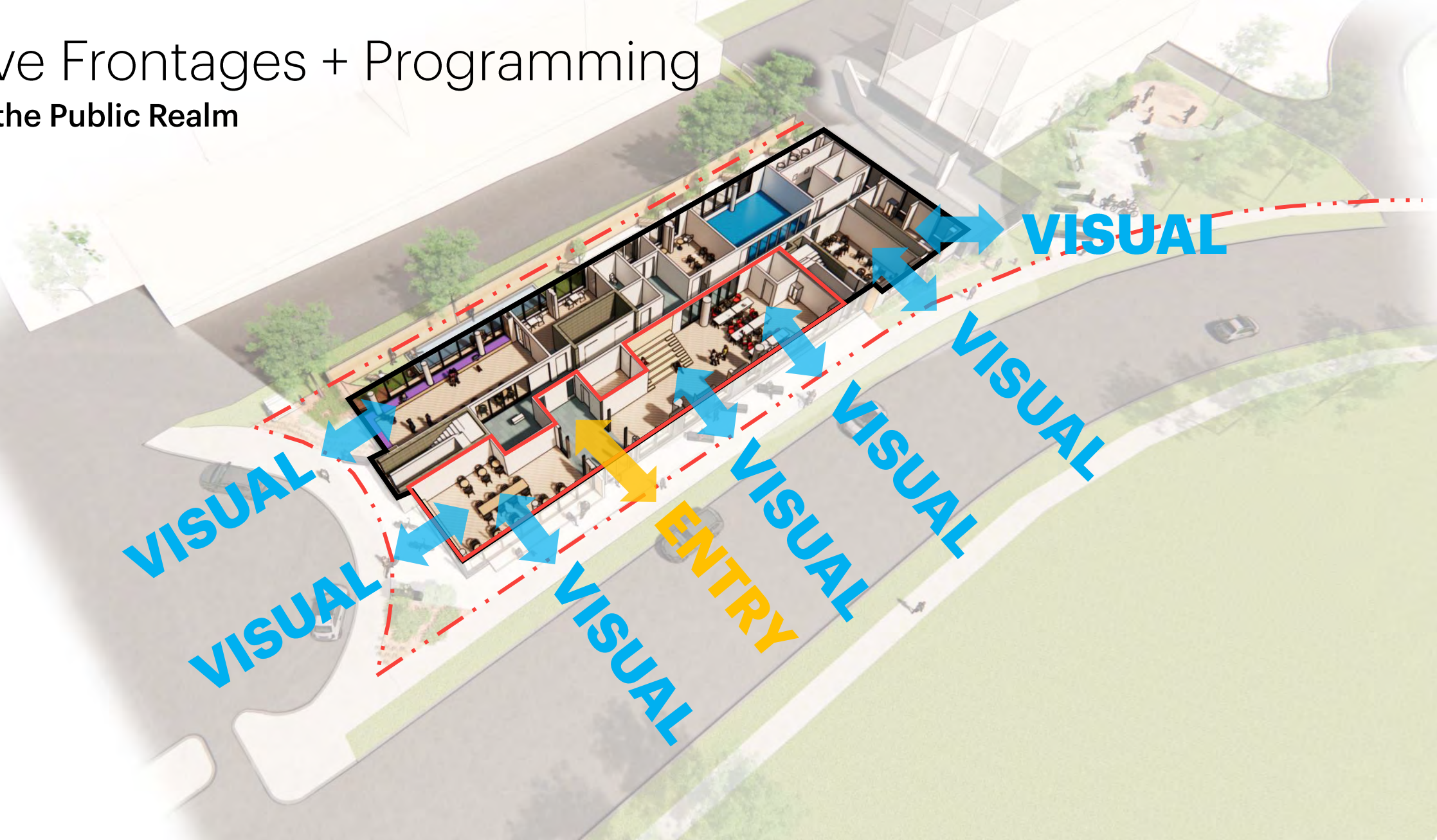
## 5.1 Facing the Public Realm





# 5. Active Frontages + Programming

## 5.1 Facing the Public Realm

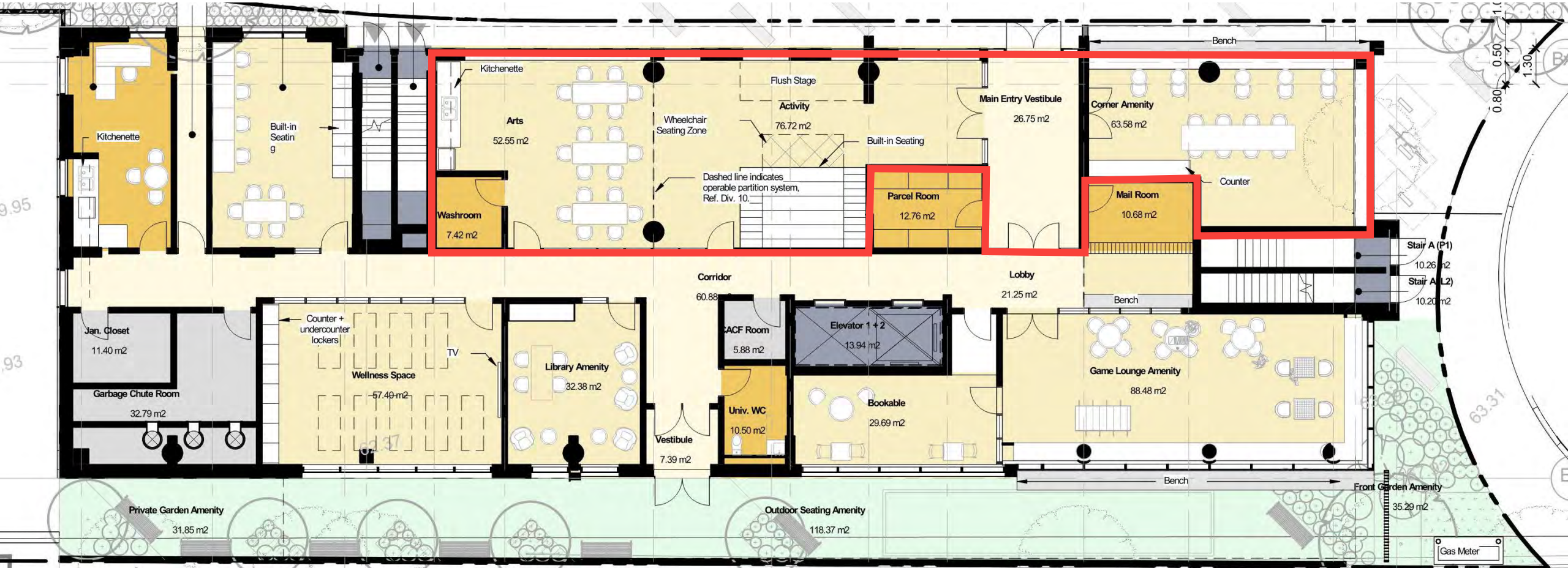




# 5. Active Frontages + Programming

## 5.2 Interior Community Considerations

- A clear, direct main entrance directly from Beausoleil Drive, with ParaTranspo drop-off directly adjacent.
- Clear glazing into active amenity zones is provided, to create visual connection between pedestrians and occupants.
- Two spaces totaling over 100 m<sup>2</sup> / 1000 ft<sup>2</sup> of space for community-use.





# 5. Active Frontages + Programming

## 5.2 Precedent



Precedent – Regent Park Daniels Spectrum, Toronto, ON by Diamond Schmitt Architects

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# 5. Active Frontages + Programming

## 5.3 Community / Amenity Space Fronting Beausoleil Drive



Perspective – Transparency & Quality of Typical Ground Level Community + Amenity Spaces

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# 5. Active Frontages + Programming

## 5.3 Interior Ground Level Amenity Spaces



Perspective – Transparency & Quality of Typical Ground Level Community + Amenity Spaces

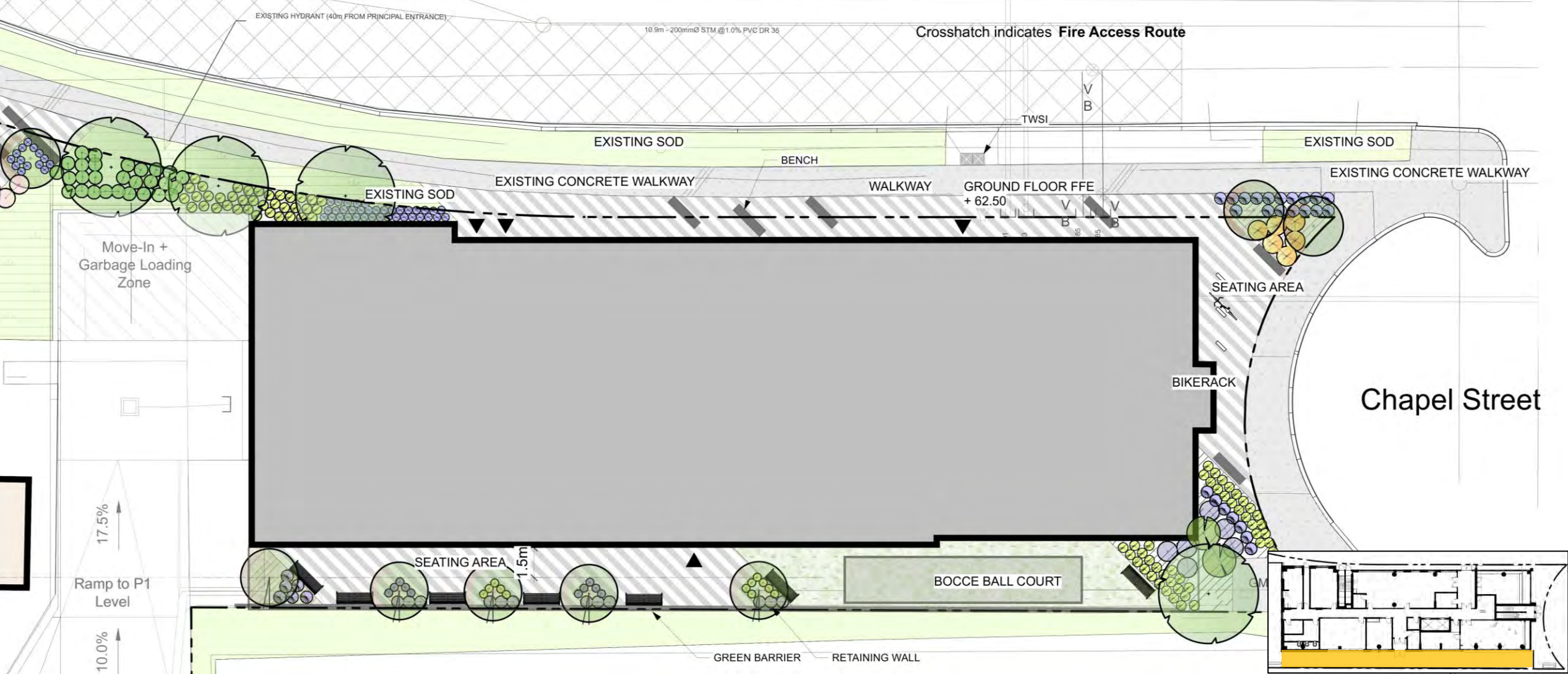
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# 5. Active Frontages + Programming

Beausoleil Drive

## 5.3 Exterior Ground Level Amenity Spaces





# 5. Community + Amenity Spaces

## 5.3 Exterior Ground Level Amenity Spaces





# 6. Addressing Community Comments

## 6.1 Building Height

### Comment

- A 20-storey building height provides no transition from the existing two and three story, low-rise neighbourhood towards the 24 and 25 story buildings along Rideau.
- This height is only being considered under the secondary plan density redistribution requirements by combining the proposed building site with two neighbouring buildings on Friel.
- Combining the existing 200 & 201 Friel buildings with the application only appears to meet density redistribution requirements.
- Given the narrow site, such an extreme height must be disproportionate and out-of-place, no matter how well designed.
- The emphasis on vertical design elements only accentuates this Tower effect on the neighbours, fails to complement the existing adjacent heritage assets, and contradicts the Uptown Rideau Community Design Plan's requirement that, in this "Area C ...Development must be sensitive to low-rise housing and schools to the north."

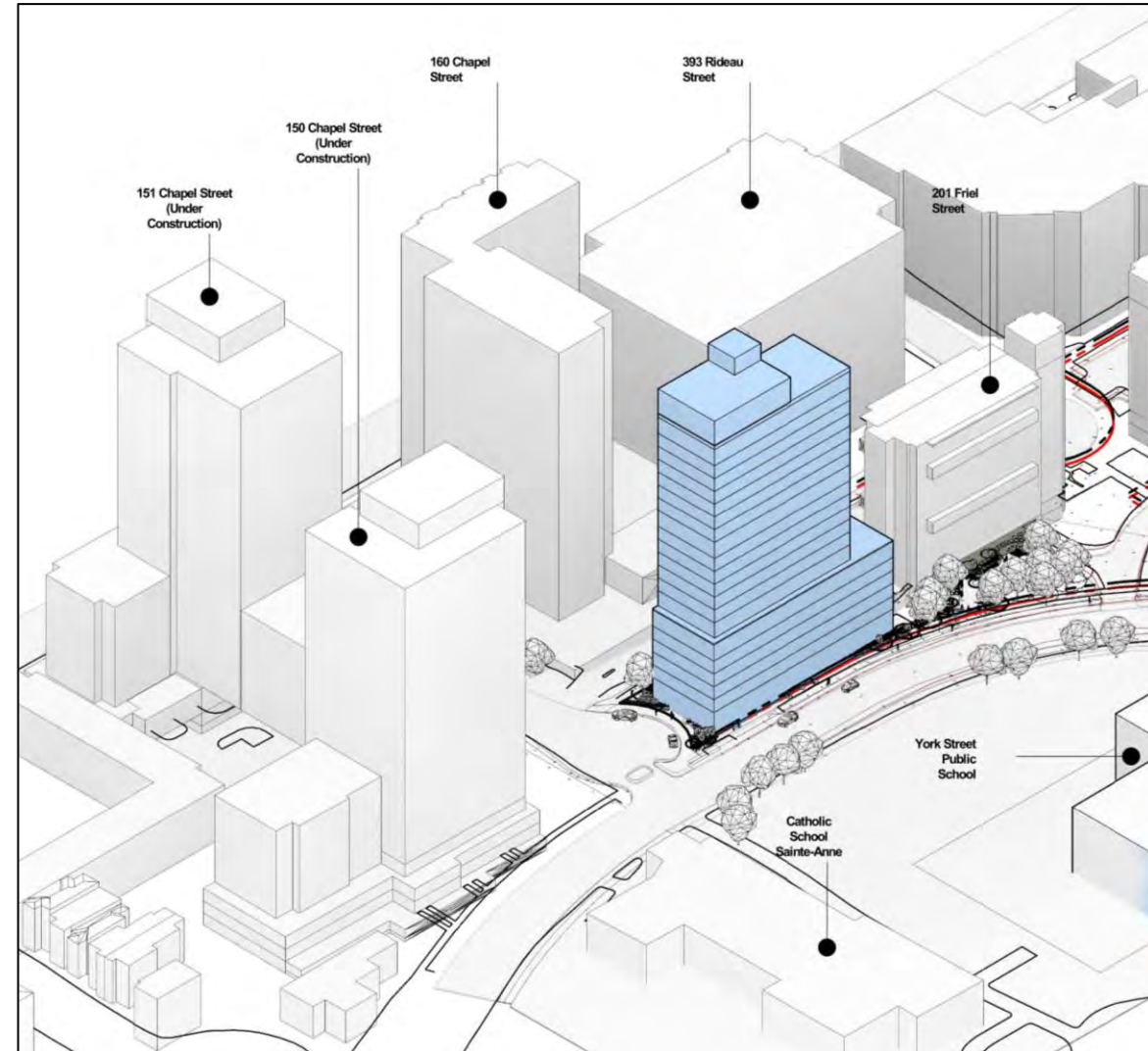


# 6. Addressing Community Comments

## 6.1 Building Height

### Response

- The height and scale of the building relates to its direct neighbours, which include buildings between 12- and 25-storeys in height.
- Due to the large distance between proposed development and elementary schools and low-rise residential, the towers have little impact on their surroundings.
- By breaking up the massing vertically, it gives the appearance of smaller development.





# 6. Addressing Community Comments

## 6.1 Building Height

### Response

- Scale of building relates to neighbours, which include buildings between 12- and 25-storeys in height.
- Well within permitted allowances:

| Massing Analysis    |                    |                      |
|---------------------|--------------------|----------------------|
|                     | Permitted          | Proposed             |
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150 / 151 Chapel Street



200 / 201 Friel Street



380 Murray Street



160 Chapel Street

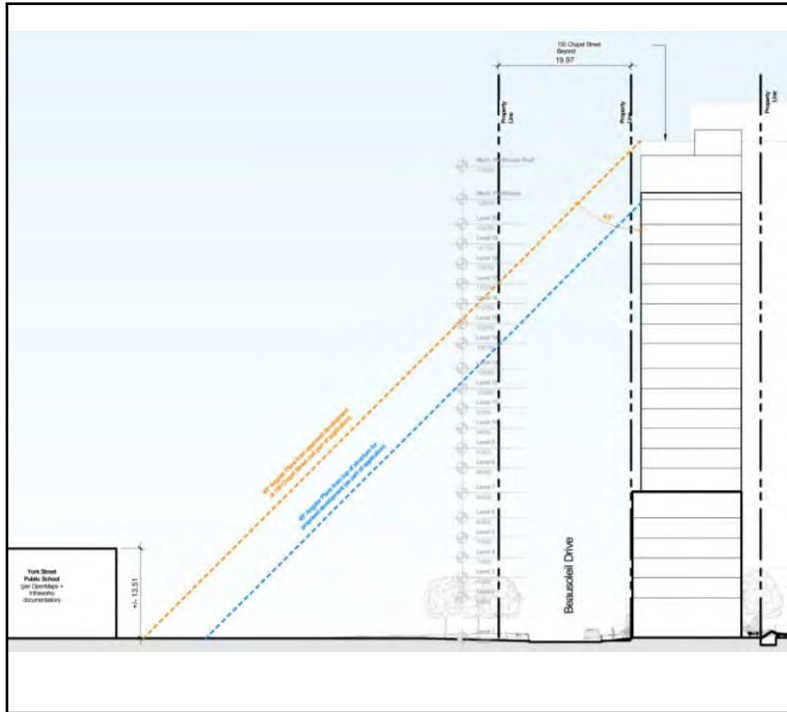


# 6. Addressing Community Comments

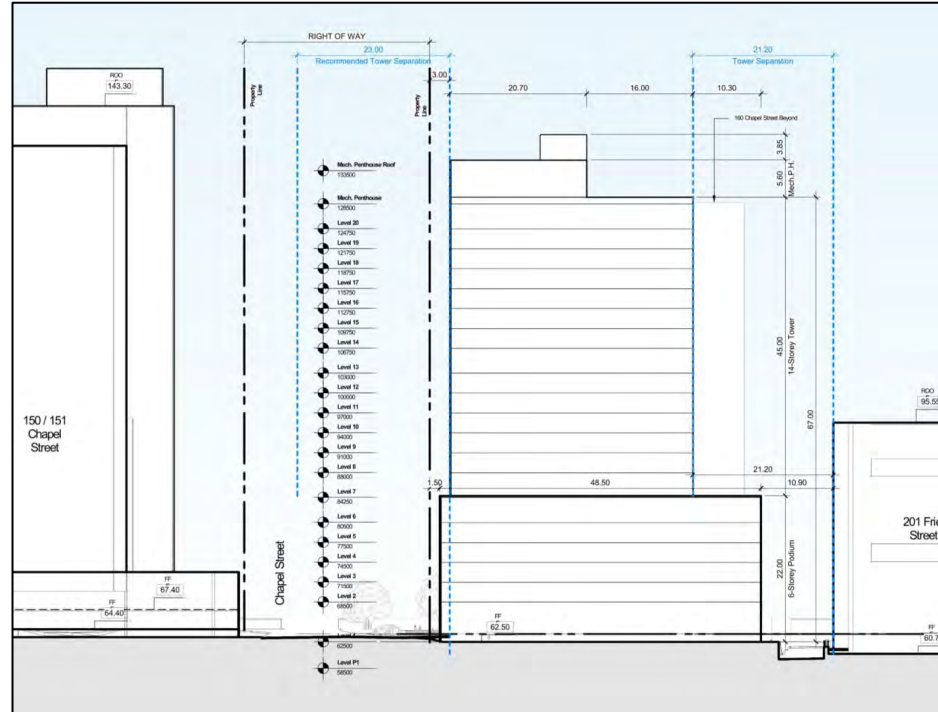
## 6.1 Building Height

### Response

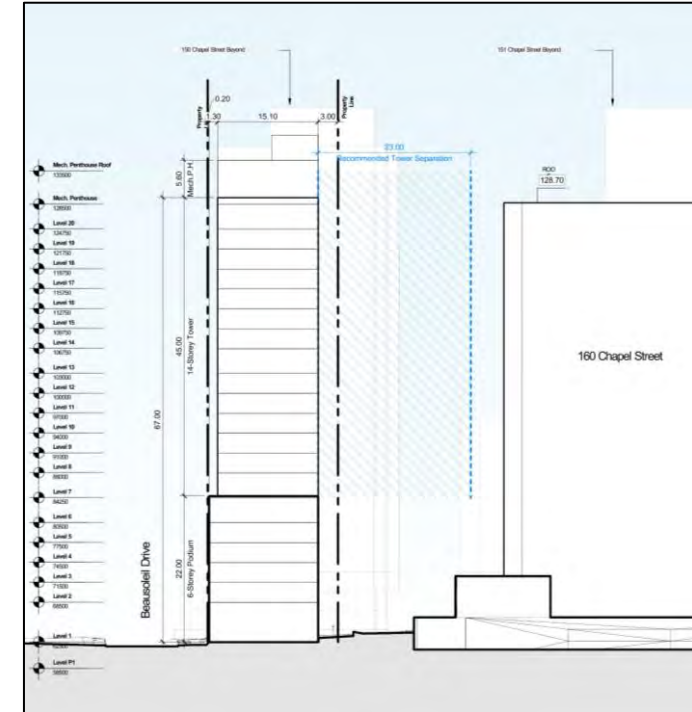
- Separations to neighbouring tower buildings meet Ottawa High Rise Design Guidelines.
- Transition of height both east-west, and north south, as prescribed by High Rise Design Guidelines.



Angular plane at north property line



North-South Site Section



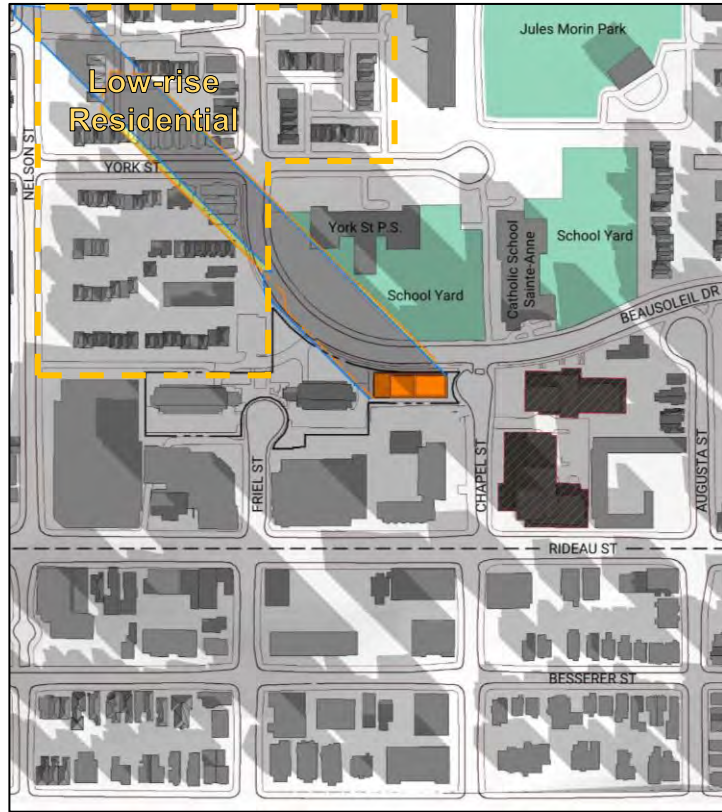
East-West Site Section



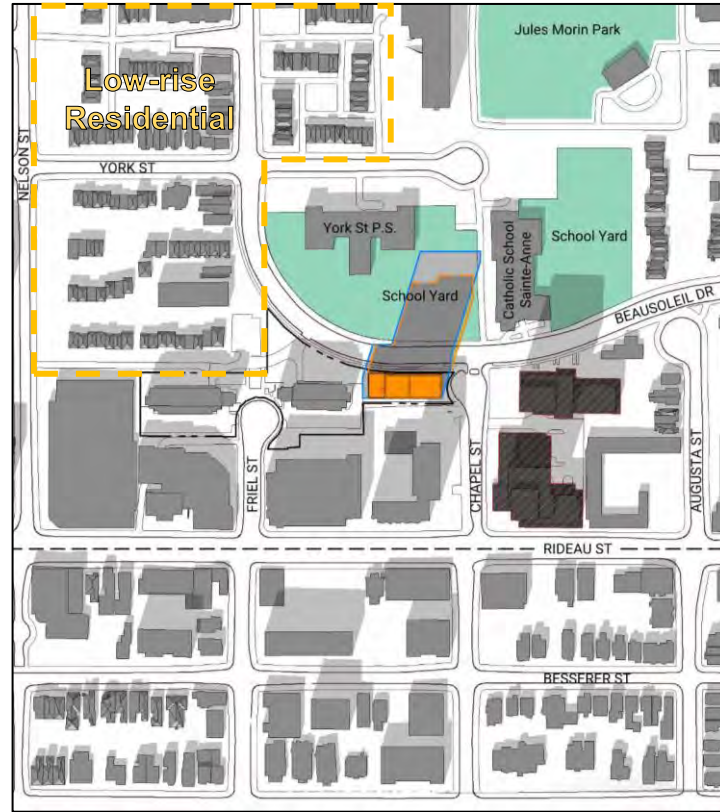
# 6. Addressing Community Comments

## 6.1 Building Height

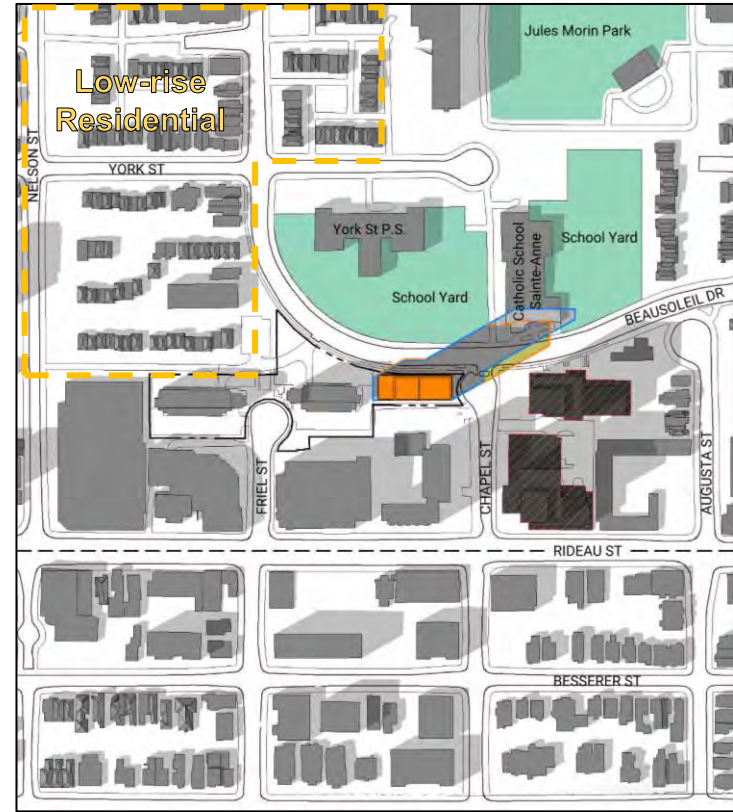
March / September 21<sup>st</sup>



8:00 AM



12:00 PM



2:00 PM

**Legend**

- Proposed Shadow Line
- As of Right Shadow Outline
- Proposed Building
- Public/Community Areas
- New Net Shadow
- Traditional Mainstreet
- Future Approved Development (Not Part of Application)



# 6. Addressing Community Comments

## 6.2 Safety & Security

### Comment

- Safe and secure communities require social cohesion, not segregation by income. Subsidized housing is more effective in reducing poverty when integrated into mixed-income neighbourhoods, not building only where social housing already dominates.
- OCH now owns over 20 percent of all dwelling units in Lowertown, over 28% of all rental households. In the portion of Lowertown east of King Edward, about 42.7% of all tenants are in subsidized housing, including all social housing providers.
- Lowertown's share of subsidized renters is the third highest of any neighbourhood in the city (according to The Neighbourhood Study), but building more affordable housing is not the problem. Safety & security for both OCH tenants and non-tenant neighbours is the real issue. Both OCH and non-OCH residents alike worry about safety and security.
- Concentration of social services only further undermines the effectiveness of those same social services.



# 6. Addressing Community Comments

## 6.2 Safety & Security

### Response

- OCH Arriv branded property – Not a deep needs building, below-market rent units.
- Creating an active building for both tenants and the community – addressing safety, community engagement and activation of the street.
- Providing community amenities on the ground floor that are inviting and visible from the public realm.



View of Community + Amenity Space within the proposed development



# 6. Addressing Community Comments

## 6.2 Safety & Security

### Response

- Creating a properly designed public realm along both Chapel Street and Beausoleil Drive.
- Designed with CPTED (Crime Prevention Through Environmental Design) concepts in mind, including lighting design, eyes-on-street and avoiding hiding places and



Current view looking east along Beausoleil Drive



View looking east along Beausoleil Drive of proposed development, including POPS space







# 6. Addressing Community Comments

## 6.2 Safety & Security

### Response

- Creating a properly designed public realm along both Chapel Street and Beausoleil Drive.
- Designed with CPTED (Crime Prevention Through Environmental Design) concepts in mind, including lighting design, eyes-on-street and avoiding hiding places and



Current view looking north-west along Chapel Street



View looking north-west along Chapel Street of proposed development.



# 6. Addressing Community Comments

## 6.3 Parking

### Comment

- Parking: Fewer required parking spaces will only contribute to more opportunities for street crime rather than reducing this risk.
- In the Transportation Impact Assessment Screening and Scoping Report, a reduction in parking from the currently required 74 resident and 15 visitor spaces to a planned 4 spaces for residents and 4 for visitors is based solely on a claim that approximately 60% of existing surface spaces are vacant at the existing buildings on Friel Street. However this ignores the reason why existing surface lots are not used.
- Auto thefts and theft from autos are very frequent, leaving many residents unable to safely use the existing surface lots. However the Transportation Impact Assessment Screening and Scoping Report did not assess any parking requirements or any spillover parking, recommending instead that those issues be ignored because of an agreement with the city to allow less parking. But logically, if no assessment of parking impacts was ever done, the city has no evidence to judge the impacts of reduced parking, and hence no basis for agreeing to reduce the parking required.



# 6. Addressing Community Comments

## 6.3 Parking

### Response

- By removing abandoned parking lot, and redeveloping lands with community-focused spaces and a well designed public realm, based on CPTED best practices, presents a great opportunity to reduce street crime in this area.
- Since current parking lot is abandoned, no net parking spaces are being removed from the neighbourhood.
- While parking provided within proposed development is limited, any parking provided within is for tenant and tenant visitor use. Even if parking was expanded, which is not possible due to site constraints, public parking would not be part of provisions within the building.
- OCH has determined, based on historical data of neighbourhood tenants, that existing parking spaces are already being underutilized. Therefore, instead of using funding to build parking spaces, determination made that funds are better used to invest in community and amenity spaces.



# 6. Addressing Community Comments

## 6.4 Family-Sized Units

### Comment

- Lack of family-sized units.
- While a lack of families cannot be corrected by zoning alone, planning has a clear role in ensuring adequate space for families where the necessary infrastructure already exists. This site has ideal features for young families: immediately adjacent to two primary schools and near a secondary school, with sport fields, recreation facilities, two swimming pools and parks nearby.
- By including only ten 2-bedroom units, and none larger, OCH and the city are not utilizing an opportunity to build a healthier neighbourhood fabric.
- This project further reduces the diversity of housing options available.



# 6. Addressing Community Comments

## 6.4 Family-Sized Units

### Response

- Proposed development will provide a mix of 1-bedroom and 2-bedroom units.
- Ottawa Community Housing studies have found a need for units for singles and couples.
- Site limitations do not allow for unit larger unit sizes in the 3- and 4-bedroom range.
- Necessary housing is still being provided via this development.



Typical Podium Floorplate – Levels 2 – 6



# 6. Addressing Community Comments

## 6.4 Family-Sized Units

### Response

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- Site limitations do not allow for unit larger unit sizes in the 3- and 4-bedroom range.
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Typical Tower Floorplate – Levels 8 – 20



# summary

- Ottawa Community Housing is developing a 20-storey residential building at the corner of Beausoleil Drive and Chapel Street, replacing an existing abandoned surface parking lot.
- A key design element is to create a safe, inviting community facing development.
- The ground level design will have active frontages along the street with community programming.
- The design of the building and material palette is to be light, promoting activity along the street, and to act as a community hub.
- The public realm design will include a 200m<sup>2</sup> POPS space fronting Beausoleil Drive that is for the enjoyment of the community at large.



Thank you!

diamond  
schmitt

KWC  
KWC  
KWC



WSP







Q + A

