

## 4.0 PROPOSED DEVELOPMENT CONCEPT

### 4.1 CONCEPT OVERVIEW

The City of Ottawa is proposing to rezone the site to permit a mixed-use development with a range of heights across the site. The plan envisions the site as developing with a mix of low, mid and high-rise residential and mixed-use typologies, including podium mid-rise and high-rise towers.

The proposed concept responds to the surrounding properties with appropriate scale and offers a range of development opportunities to meet a variety of market demands. The development offers the opportunity for a strong contribution to the pedestrian realm through proper podium design with large setbacks at grade and setbacks above the podiums.

Heights vary across the site to accommodate building heights of 40 metres at the east end of the site at 557 Wellington, where the Central Library is to be located, and building heights up to 83 metres (25 Storeys) at the west end of the site at 584 Wellington, near the Pimisi Light Rail Transit Station. Massing was prepared on the basis of minimizing shadowing impacts on surrounding developments.

As stated in the introduction, it is important to note that these are conceptual plans only, illustrating one way that this site could be developed with the proposed zoning changes in place.

In the redevelopment plan, the NCC-owned parcel includes two (2) separate building masses. Both 5-storey podiums include 2-storeys of retail and 3-storeys of commercial/ institutional uses above. The building to the west of the property parcel includes a 25-storey residential tower above a 5-storey podium, which extends into and above the east end of Pimisi Station. Development into the air rights above Pimisi Station will be subject to the right of the City to review all plans for construction to ensure that no negative impacts result from the proposed construction on the condition or operation of the LRT system and to approve such plans in accordance with the City's Proximity Guidelines. The building located to the east of the parcel contains two (2) 25-storey residential towers. The towers were oriented to enhance views and minimize shadow impacts of surrounding developments.

At the east end, 550 Albert and 557 Wellington include four (4) buildings, three (3) being mixed-use, 6-storey developments and the proposed 4-storey Library building to the east. The buildings have been reduced in height and mass in order to compliment the potential Library building and central plaza.



Figure 30: Proposed Development Concept Birds Eye View  
(Excerpt from 557 Wellington Street Planning Rationale + Design Brief by FOTENN)

## 4.2 ILLUSTRATIVE SITE PLAN

The proposed concept includes six (6) separate buildings ranging in the form of podium with point tower, mid-rise, and institutional design. All buildings are setback between nine (9) and ten (10) m from Albert Street and between three (3) and twelve (12) m from the northern edge of the site in order to provide sufficient space for pedestrian and cycling linkages, proper street furniture, and infrastructure requirements. In general, as this site is developed, all future buildings should aim to provide setbacks of between three (3) and six (6) m along the northern property line, if feasible, to provide proper connectivity to, through and from the site. Most components are envisioned to be mixed-use buildings, generally with retail at grade and/or the first two (2) storeys with office and residential uses above. Institutional/library uses are envisioned on the eastern portion of the site, in closest proximity to the Garden of the Provinces and Territories and NCC trails and pathways.

To the west, a small plaza is proposed off of Albert Street to enhance the streetscape. This plaza leads to a sunken public plaza which is to step down from Albert Street to frame the entrance of Pimisi Station. The plaza will provide space for retail spill-out areas and other uses. A larger eastern plaza is located next to the institutional/library building to encourage spill-out uses, enhance the public realm, and improve access to the area.

Parking for the development is proposed to be located underground and shared amongst the various buildings across the site. Access to the parking areas will be provided via Commissioner Street, and a new access road extending from Empress Street within the western parcel.

Two (2) major pedestrian accessways have been purposefully designed along the northern border of the site to accommodate future cycling facilities as well.

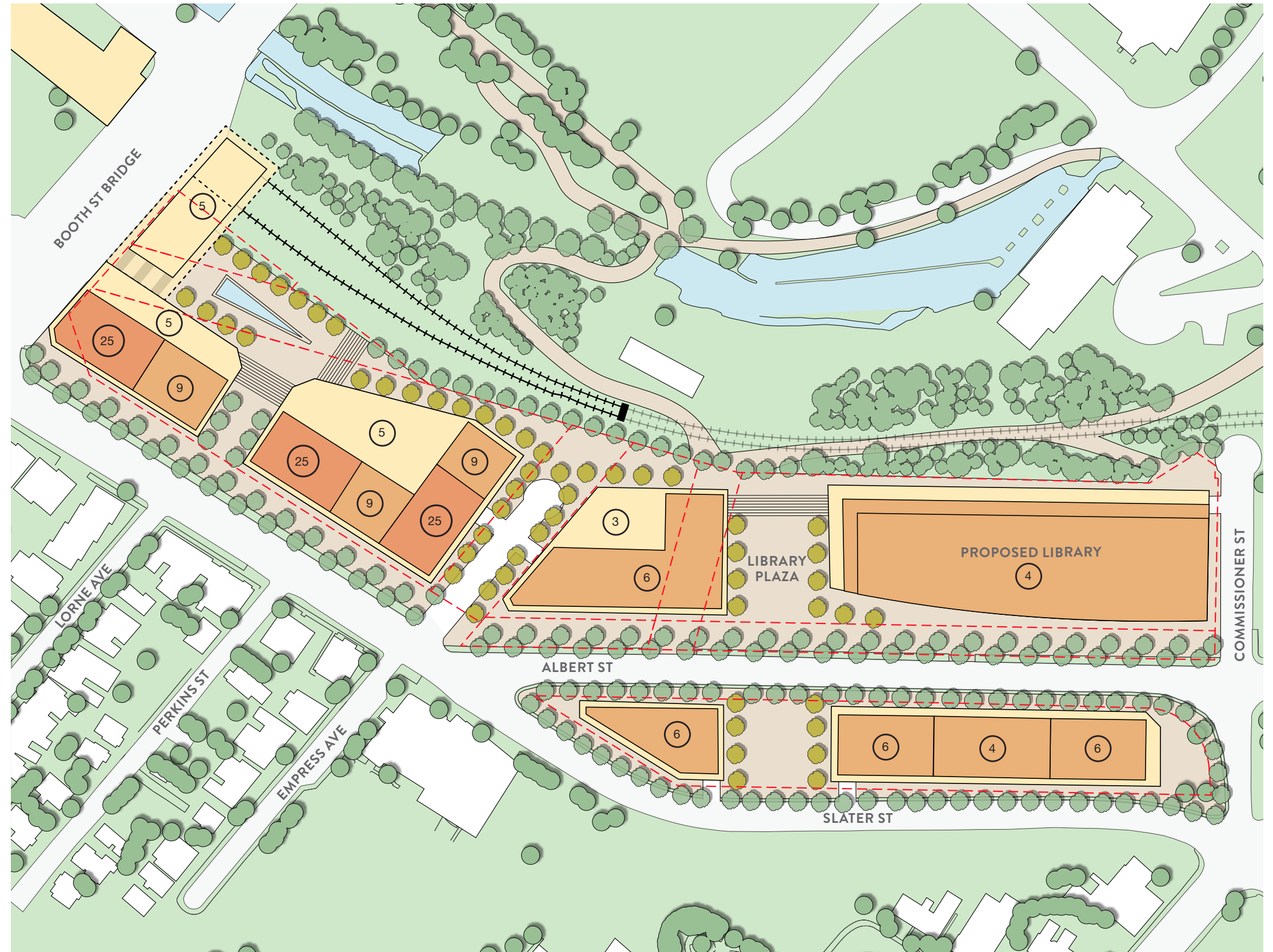
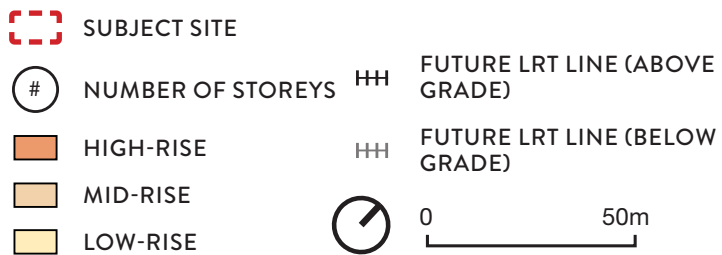


Figure 31: Illustrative Site Plan

(Excerpt from 557 Wellington Street Planning Rationale + Design Brief by FOTENN)

### 4.3 EASTERN PARCEL PLAN

#### 4.3.1 557 WELLINGTON STREET

From east to west, the first building is proposed to include four (4)-storey institutional/library use, framing a plaza in the middle of the 557 Wellington Street parcel. The building is strategically placed abutting NCC open space, and active transportation corridors, making the site easily accessible by all modes of transportation.

The second building is a six (6)-storey mixed-use, mid-rise building to mirror similar development heights to the north-west of the site. The height and design of the building is intended to compliment, but not overshadow the institutional/library use and public plaza to the east.

#### 4.3.2 550 ALBERT STREET

The concept for 550 Albert Street depicts a built form that is consistent with the mid-rise profile of 557 Wellington Street. All future development on this portion of the lands should maintain this building profile. This is intended to reduce shadowing on the outdoor plaza and streetscape and to avoid limiting views to the future institutional/library use. An outdoor plaza is located between the two buildings directly across from the library plaza to anticipate future connections depending on the closure of the northern section of Albert Street.

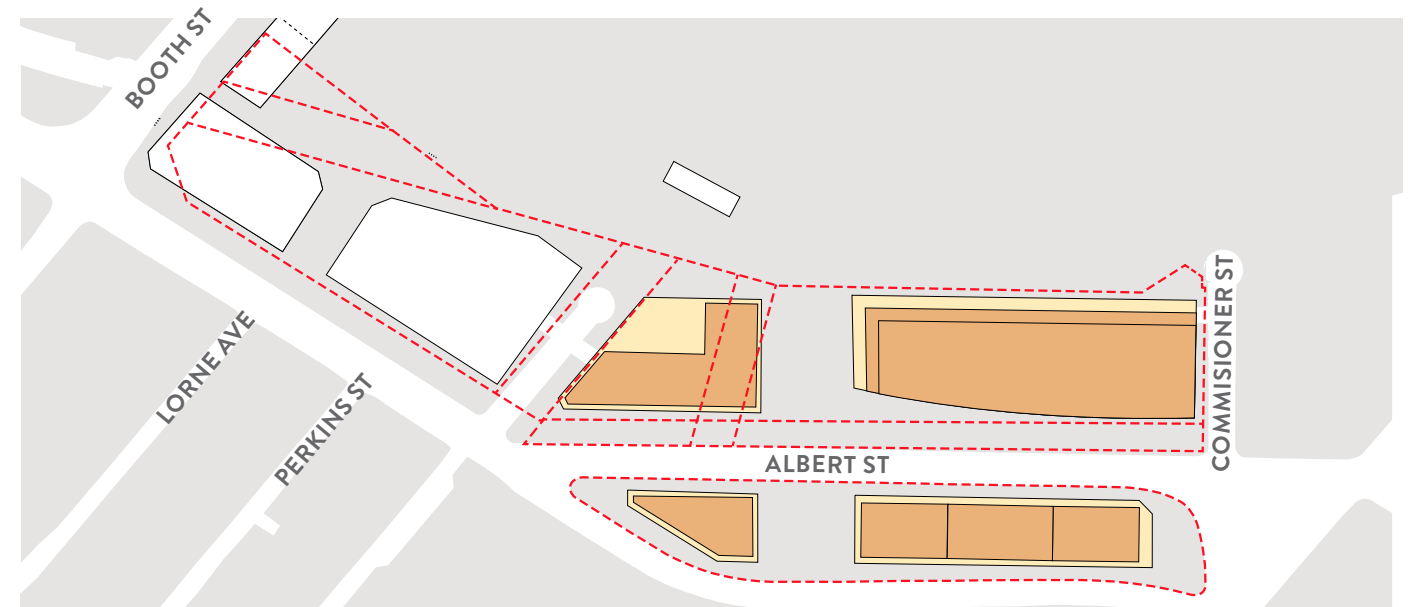


Figure 33: Key Map

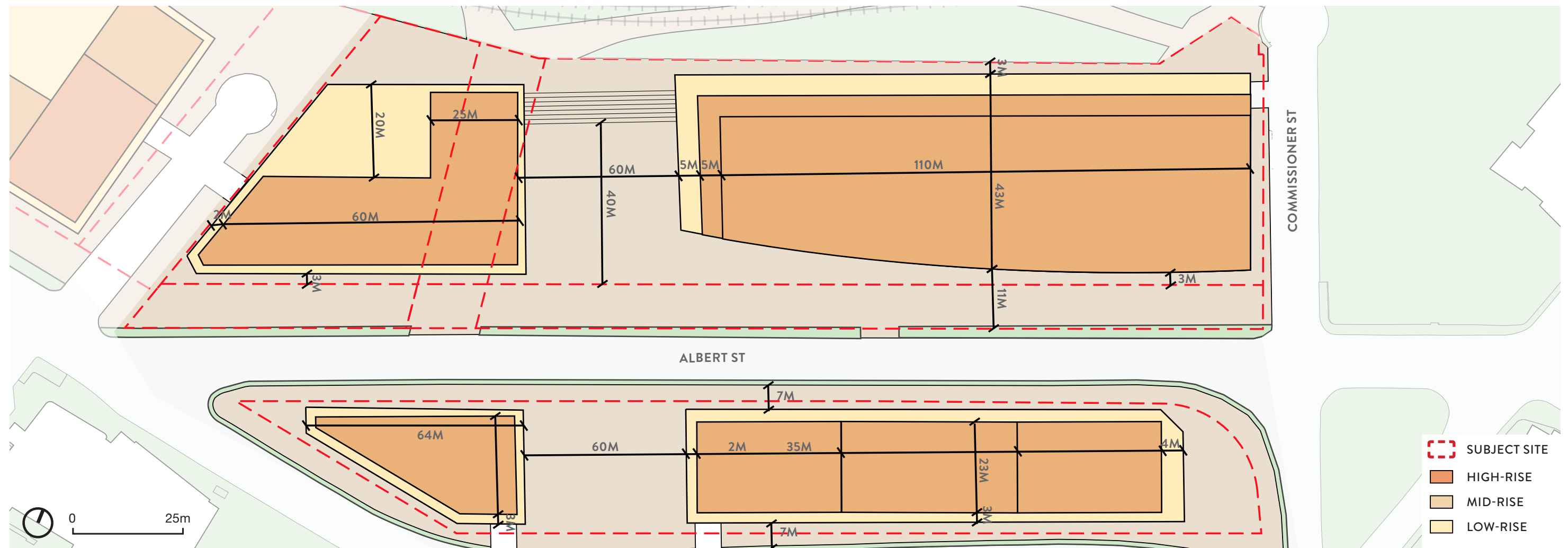


Figure 32: Eastern Parcel Plan

(Excerpt from 557 Wellington Street Planning Rationale + Design Brief by FOTENN)