

4.2.1 Mixed-Use Centre Areas

There are two distinct parts to the Tunney's Pasture Mixed-Use Centre. One is Tunney's Pasture itself, which today has the uses and character of an office campus, and the other is the area south of Scott Street referred to as the Holland-Parkdale Node, which contains a mix of uses, densities and building types but lacks a consistent identity. The forthcoming master plan for Tunney's Pasture will establish a framework for intensification of the site over time, with a mix of uses, while maintaining qualities and buildings valued for their cultural significance. In the Holland-Parkdale Node, the opportunity is to use intensification to both support the LRT and create a distinct place with more commercial amenities serving the broader community.

The policy directions and guidelines below have relevance to Tunney's Pasture but focus on the Holland-Parkdale Node. The latter can accommodate tall buildings and high-density development close to Scott Street and the transit station. From the tallest buildings, heights should transition down toward Spencer Street and farther south of Spencer Street to provide a building transition from the transit station to Wellington Street West. To ensure tall buildings in the node have minimal adverse impacts on the adjacent low-rise portion of Hintonburg, a 45-degree angular plane commonly used to regulate height transitions along the city's traditional mainstreets is used to restrict heights close to Parkdale Avenue, as described in the following guidelines.

Tall buildings but not only tall buildings

While this CDP allows and guides tall buildings in Mixed-Use Centre areas, it also recognizes that tall buildings are not essential to achieving the density and other urban design objectives for the area. The guidelines below seek to establish a base height for future buildings of four to six storeys, to appropriately frame streets and create a comfortable public realm. Mid-rise buildings up to nine storeys are permitted, provided the seventh to ninth storeys, at a minimum, are set back from the façade. Some sites will be large enough to accommodate tall buildings, but tower portions of a building will also need to be set back from the street and from other towers to minimize adverse impacts

Some sites where the height limits of the plan would permit a tall building might be too small to accommodate one that meets the guidelines below. In such cases, a small site will need to be combined with one or more adjacent lots to create a site large enough to accommodate a tall building and achieve the other requirements of this plan. Where this is not achievable, small sites can be developed with a mid-rise building (five to nine storeys).

Uses

- a. The wide range of uses should be permitted on properties designated Mixed-Use Centre, in the Official Plan are to continue to be permitted in the MUC area of this CDP such as:
 - Commercial uses – bank (excluding drive-throughs), convenience store, hotel, office, personal service business, restaurant (excluding drive-throughs), food store, retail store, service and repair shop, small batch brewery
 - Residential uses – apartment dwelling, residential care facility, retirement home, rooming house, shelter
 - Institutional and cultural uses – artist studio, cinema, community centre, day care, hospital, instructional facility, library, medical facility, theatre, training centre, place of assembly, place of worship, post-secondary educational institution, recreational or athletic facility, park
- b. Along Parkdale and Holland Avenues and the south side of Scott Street, buildings should be encouraged to contribute to a lively public realm by having active, street-related uses on the ground floor, such as retail, restaurants, services, recreation facilities or professional offices.

Mixed-Use Centre Areas (cont.)

Density and Built Form – General Guidelines

- a. Generally, the highest development densities should be on the Mixed-Use Centre blocks closest to the transit station. To help ensure development is transit supportive, the minimum density in a Mixed-Use Centre area should be 2.0 times the area of the lot (2.0 FSI).
- b. All new buildings in the Mixed Use Centre areas should be built close to adjacent right-of-ways and address the street to contribute to a lively public realm. In the case of Tunney's Pasture, there may be sites, due to historic character, where buildings cannot be located close to the right-of-ways and public open spaces. Streets and public open spaces should be framed by buildings forming a streetwall that generally is not less than three storeys. In the Holland-Parkdale Node, the following front yard setbacks for those lots fronting onto the following streets should apply:
 - Scott Street – 3.0 metres
 - Parkdale Avenue – 1.0 metres
 - Holland Avenue – 3.0 metres
 - Hamilton Avenue – 3.0 metres
 - Bullman Avenue – 3.0 metres
- c. Where ground floors contain commercial uses, entrances located at the grade of the adjacent sidewalk will be required.
- d. Where ground floors contain residential uses, entrances to



CONCEPTUAL ILLUSTRATION OF THE VISION FOR THE MIXED-USE CENTRE
1 - HOLLAND-PARKDALE NODE
2 - TUNNEY'S PASTURE

individual units should be encouraged. In such cases, the ground floor can be elevated from the sidewalk, typically 0.9-1.2 metres, and a minimum building setback of three metres is an appropriate buffer between the public and private realms.

- e. Building heights should vary in Mixed-Use Centre areas to form an interesting skyline. Maximum building heights should be governed by the Maximum Heights Plan. Generally, new buildings less than four storeys will not be permitted.
- f. Notwithstanding the Maximum Heights Plan, tall buildings on sites west of Parkdale Avenue and north of Bullman Street should not exceed a 45-degree angular plane extended from a point 15 metres from the ground and 7.5 metres west of the rear lot line of the properties on the east side of Parkdale (see diagram).
- g. Generally, ground floors planned for commercial or other active uses should have a minimum height of 4.5 metres.

Mid-rise Buildings

- a. Mid-rise buildings from five to nine storeys are permitted throughout Mixed-Use Centre areas. To reduce the perceived mass of buildings over six storeys, floors above the sixth storey should be set back a minimum of 1.5 metres from the building's streetwall. Alternatively, stepbacks can occur anywhere between the third and sixth floor.
- b. Balconies on the façade of a mid-rise building generally should be inset behind the streetwall. Projected balconies may be permitted where upper floors are set back from the streetwall. Where a mid-rise building fronts onto two streets, the corner should be given special architectural treatment, e.g., additional articulation, to give the corner prominence.
- c. Mid-rise buildings generally should have a minimum setback at the rear of 7.5 metres to allow for privacy, amenity space, landscaping and an appropriate transition to neighbouring properties. Where a building wraps around a corner, a reduced rear setback may be permitted for the flanking portion of the building.



RESIDENTIAL MID-RISE BUILDINGS WITH RETAIL AT GRADE

Mixed-Use Centre Areas (cont.)

Tall Buildings

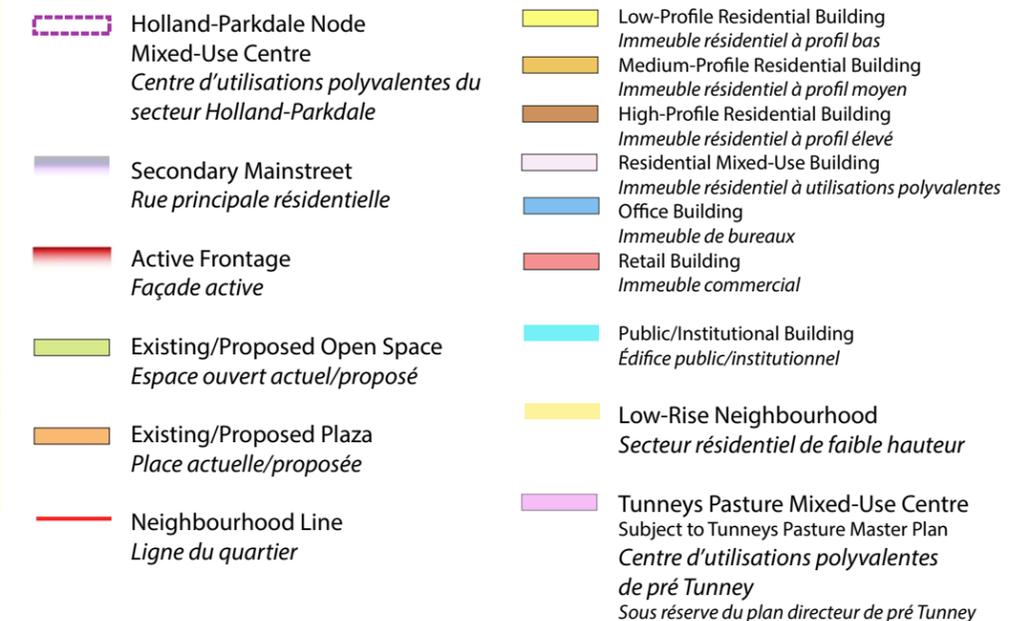
- Buildings taller than nine storeys should take a podium and tower form, with podiums framing adjacent streets or open space and tower elements located and massed to minimize adverse impacts on the public realm. Podiums should have a minimum height of three storeys and a maximum height of six storeys. Where podiums are taller than four storeys, the fifth and sixth storey should be set back a minimum of 1.5 metres from the facade facing a street. On a corner lot, the setbacks should occur from both façades.
- To minimize potential adverse impacts on the public realm and neighbouring properties, such as excessive shadowing and loss of light and privacy, the maximum floorplate of a residential tower should be 750 square metres. Generally, office building floorplates above the fourth storey should not exceed 2,000 square metres.
- Towers should be staggered from neighbouring towers and separated a minimum of 23 metres from one another to prevent a wall effect and ensure adequate privacy, sunlight penetration and sky views. Separation distances between residential towers could be reduced to a minimum of 18 metres for towers that are fully offset from one another and for a residential tower that is facing an office building, provided that the development provides adequate privacy, sunlight penetration and sky views. Separation distances between office towers could be further reduced to no less



HOLLAND-PARKDALE NODE DEMONSTRATION PLAN



PODIUM-TOWER BUILDING TYPOLOGY



than 12 metres as long as this reduced separation does not result in blank walls and the development provides adequate privacy, sunlight penetration and sky views.

- d. Towers should not have any blank façades and must have windows on all sides. Balconies on the façades of a podium should be inset, and projected balconies on a tower should be minimized and generally discouraged.
- e. The top of a tower should be defined with a distinct treatment. Mechanical penthouses should be architecturally integrated with the rest of the building.
- f. As with mid-rise buildings, where the ground floor of a podium contains commercial uses, entrances should be located at grade, directly accessible from the adjacent sidewalk.
- g. Where the ground floor of a podium contains residential uses, entrances to individual units should be encouraged. In such cases, the ground floor should be elevated from the sidewalk, typically 0.9-1.2 metres, and a minimum building setback of three metres should be provided as a buffer between the public and private realms.
- h. Along the street, towers should be set back a minimum of three metres from the edges of the podium fronting a street, or publicly-accessible open space. In addition along Parkdale Avenue, the setback should be a minimum of 3.5 metres from the façade of the podium on Parkdale Avenue. Towers should be set back a minimum of 11.5 metres from an interior side lot line and the rear lot line, except where the rear lot line abuts a public open space, where the minimum tower setback should be 3.5 metres.

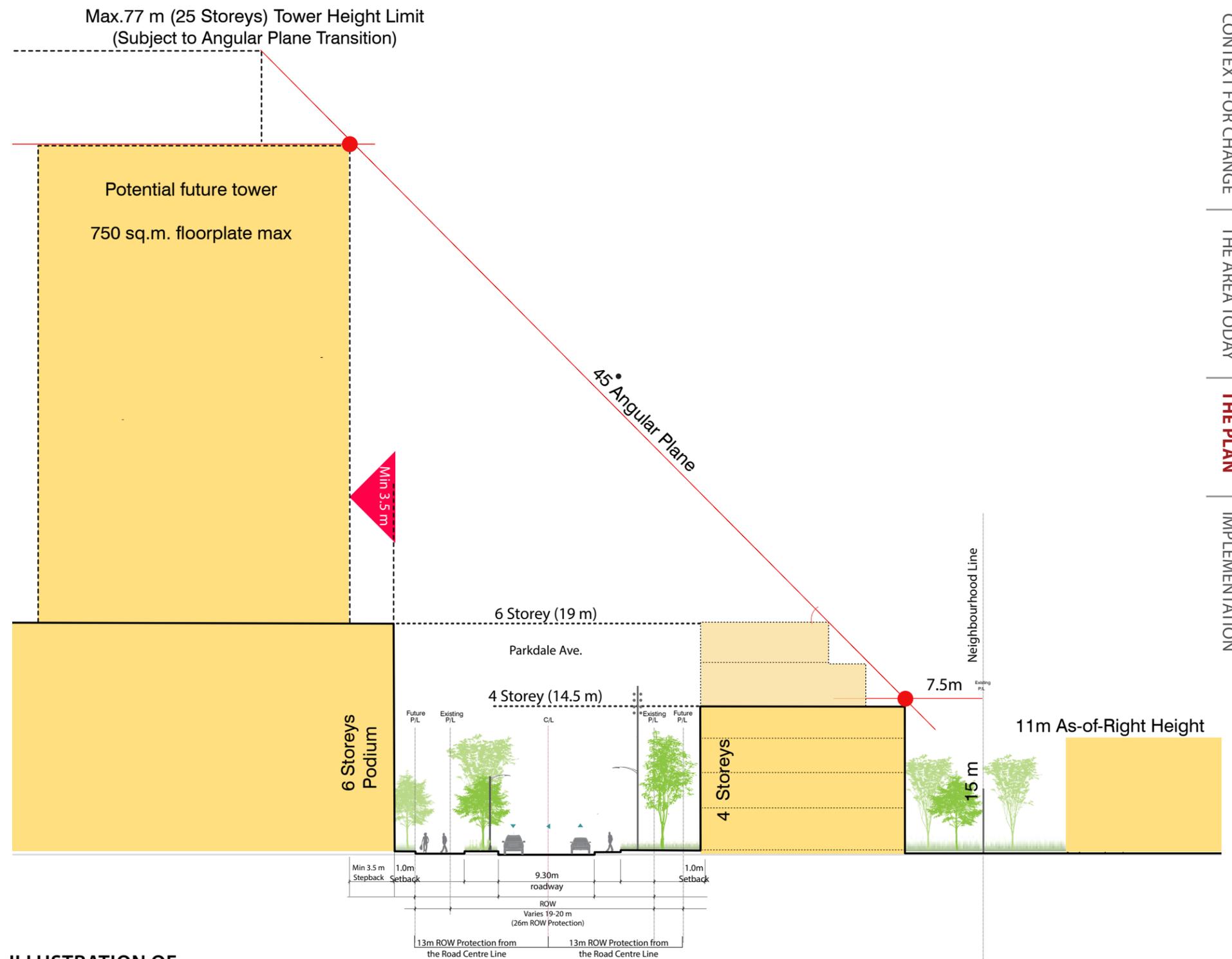


ILLUSTRATION OF ANGULAR PLANE GUIDELINE USED TO ESTABLISH MAXIMUM TOWER HEIGHT

Mixed-Use Centre Areas (cont.)

- i. Sites that do not allow for the above tower setback requirements on all sides should not be considered for tall buildings.
- j. Tall buildings should have regard for the townhouses on Panorama and Craftsman Private. Podiums of residential buildings on the east side of Hamilton Avenue North or immediately north of the townhouses should have a maximum podium height of four storeys facing the townhouses with grade-related units on the ground floor. Podiums of towers should have a minimum setback from Hamilton Avenue North of 3.0 metres. Residential towers up to the maximum of 12 storeys should have a minimum setback from the face of the podium of 4.0 metres; towers up to the maximum of 18 storeys should have a minimum setback of 15.0 metres. New office buildings located on the eastern side of Holland Cross immediately north of the existing townhouses should have regard for the sensitive nature of this interface between residential uses and high-rise office uses. During the development review process, including the City of Ottawa Urban Design Review Panel process, new buildings proposed in this location should demonstrate the following:
 - The existing at-grade servicing and loading facility on the east side of the building is enclosed and the design of a new building provides a buffer between this loading area and the townhouses.
 - The building envelope does not encroach into the existing mid-block connection between Hamilton and Holland Avenues.
 - The existing east-west mid-block connection is maintained and enhanced through the development process. Any new building should be located as far north as possible.
 - Any new loading and servicing, exterior ventilation and exhaust, air conditioning equipment or other mechanical devices should not face the townhouses.
 - The south façade of the building should include a setback or architectural treatment at the second or third floor to help provide a transition between the future building and the townhouses. Consideration should be given to a green roof on the setback at this level.
 - Cross-sections including the mid-block connection, proposed building and townhouses should be provided to assess the relationship between the new building and the townhouses.
 - A wind study should confirm that the new building will not create significantly adverse wind conditions on the walkway or the townhouses.
 - Mirrored reflective glass should not be used on the south façade. Similar to existing Holland Cross office buildings, punched window openings set into a masonry material wall should be considered on the south facade.
 - An interior and exterior lighting plan should be developed to ensure a reasonable level of light spillage from the new building onto the townhouses.

Parking, Loading and Servicing

- k. Parking should be located underground and only in extenuating circumstances permitted to be above-ground, in parking structures, where they must be concealed from public view. Exposed parking structures should not front Parkdale Avenue, Holland Avenue or Scott Street. Limited visitor or retail parking may be permitted at the rear of buildings. No parking should be permitted at the front of a building.
- l. Loading, service and garbage areas should be located at the rear of buildings, internalized wherever possible and screened from public view. Underground loading and service areas should be encouraged. Loading, service and garbage areas will not be permitted directly across the townhouses on Hamilton Avenue.

Demonstration Plans

The northeast quadrant of the Mixed-Use Node at Holland and Parkdale Avenues is intended to be a high density urban place. Over time the location could equally support both residential and employment uses within the same overall plan formation. Four demonstration plans have been developed to show how a range of options could meet the overall standards and objectives of this CDP.



Demonstration Plan One

This is a primarily residential tower concept deployed on mixed-use base buildings with retail or ground level residential at grade. Residential towers shown have the maximum floor plate size of 750 m² and the minimum separation distance of 23 metres. One new office building complex is located on the Holland Cross complex. Hamilton Street is shown extended through the plan as a mid-block connection to Scott Street.



Demonstration Plan Two

Residential towers shown have the maximum floor plate size of 750 m² and the minimum separation distance of 23 metres allowed in the plan. Two office buildings are shown, one on the Holland Cross site and the second on Bullman Street. Hamilton Street is shown extended through the plan as a mid-block connection to Scott Street.



Demonstration Plan Three

This concept is a variation on Demonstration Plan One. It depicts an additional residential tower on a mixed-use base in the northern portion of the quadrant. This is achieved by reducing the residential floor plates from the maximum 750 m² allowed while meeting the minimum 23-metre separation distance between residential towers facing each other or 18 metres between fully offset towers. The separation distance between the office tower and residential towers may be reduced to 18m as there is less concern with privacy issues. Limiting distance agreements between adjacent landowners will most likely be necessary to achieve this concept if lots cannot be consolidated. The mid-block connection between Hamilton Avenue and Scott Street is achieved as a direct route using the ground plane between the towers. The connection could be publicly owned or privately owned but public accessible, or the ownership could be a combination.



Demonstration Plan Four

This concept depicts a second office building and three residential towers in the northern portion of the quadrant. The three residential towers on mixed-use podiums are achieved by reducing the residential floor plates from the maximum 750 m² allowed while meeting the minimum 23-metre separation distance between residential towers facing each other or 18 metres between fully offset towers. The separation distance between the office tower and residential towers may be reduced to 18m as there is less concern with privacy issues, and the separation distance between the office towers can be further reduced as long as blank wall conditions are not created.

Limiting distance agreements between adjacent landowners will most likely be necessary to achieve this concept if lots cannot be consolidated. The mid-block connection between Hamilton

Avenue and Scott Street is achieved as a direct route using the ground plane between the towers. The connection could be publicly owned or privately owned but public accessible, or the ownership could be a combination.