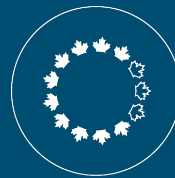


FLUDTA



NATIONAL CAPITAL COMMISSION
COMMISSION DE LA CAPITALE NATIONALE

Tibro Studios Ottawa

BOARD OF DIRECTORS - CONSEIL D'ADMINISTRATION

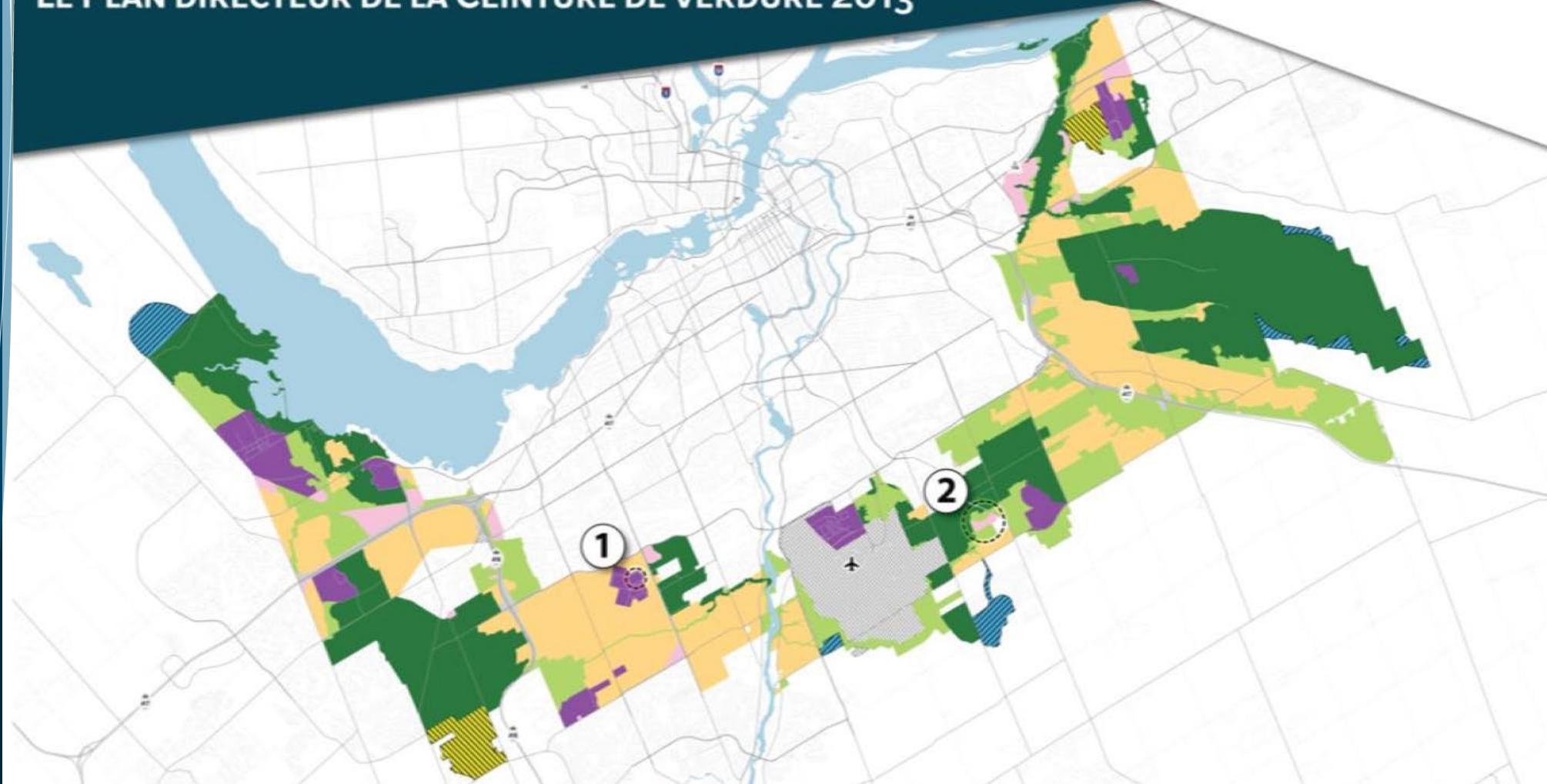
April 23, 2020 - 23 avril 2020

GREENBELT MASTER PLAN 2013

LE PLAN DIRECTEUR DE LA CEINTURE DE VERDURE 2013



NATIONAL CAPITAL COMMISSION
COMMISSION DE LA CAPITALE NATIONALE



Plan
Amendment
Modification
au plan



Location Plan - Plan de localisation





1



5



2



3



4



PROJECT NORTH

APPROXIMATE LIMIT OF NCC PROPERTY
LIMITE APPROXIMATIVE DE LA PROPRIÉTÉ DE LA CCN

BUS STOP
ARRÊT D'AUTOBUS

DISTANCE FROM BUS STOP TO SITE: ±750 m
DISTANCE ENTRE L'ARRÊT D'AUTOBUS ET LE SITE: ±750 m

NEPEAN SPORTSPLEX
1701 WOODROFFE AVE.
SPORTSPLEX DE NEPEAN



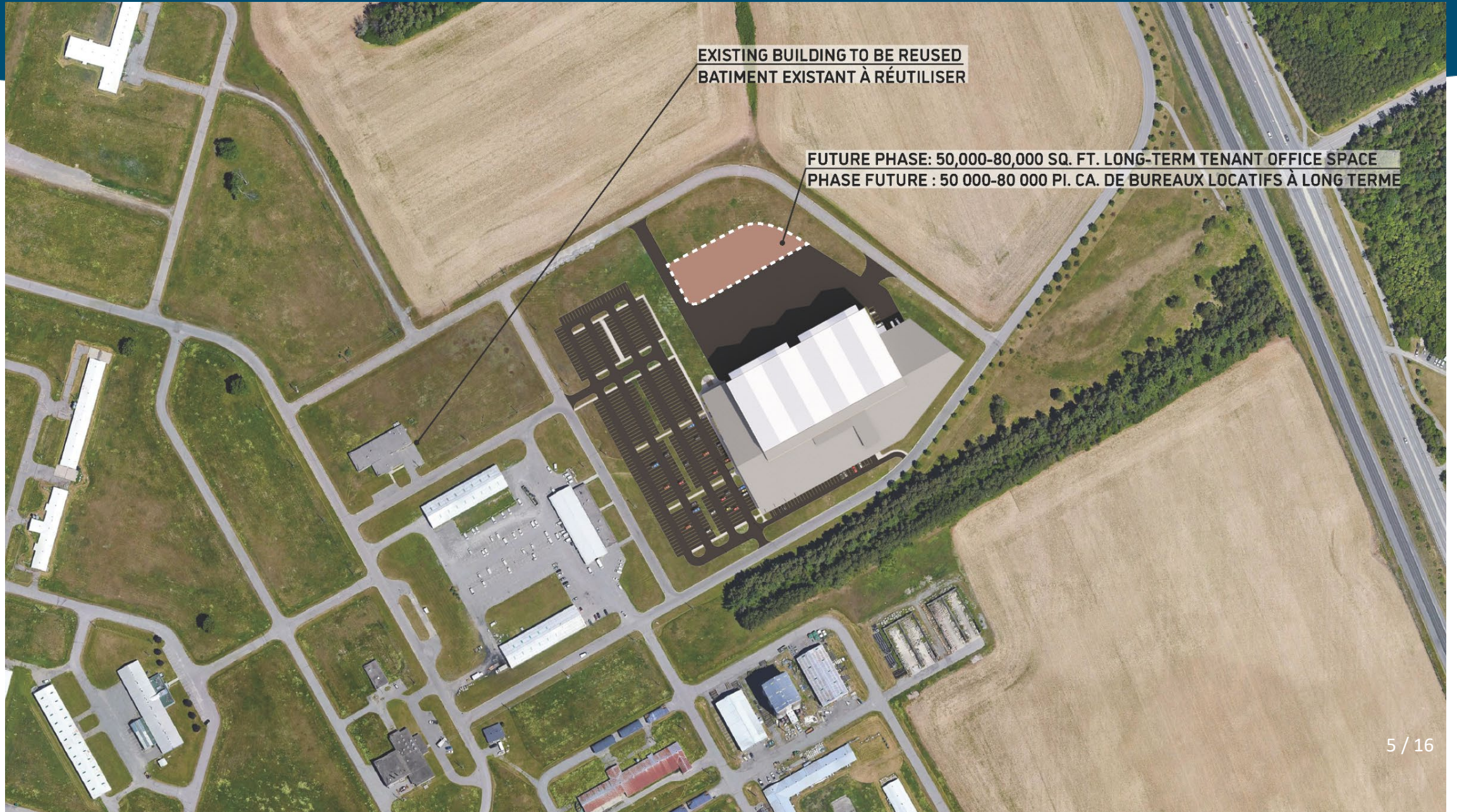
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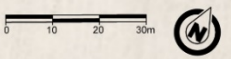
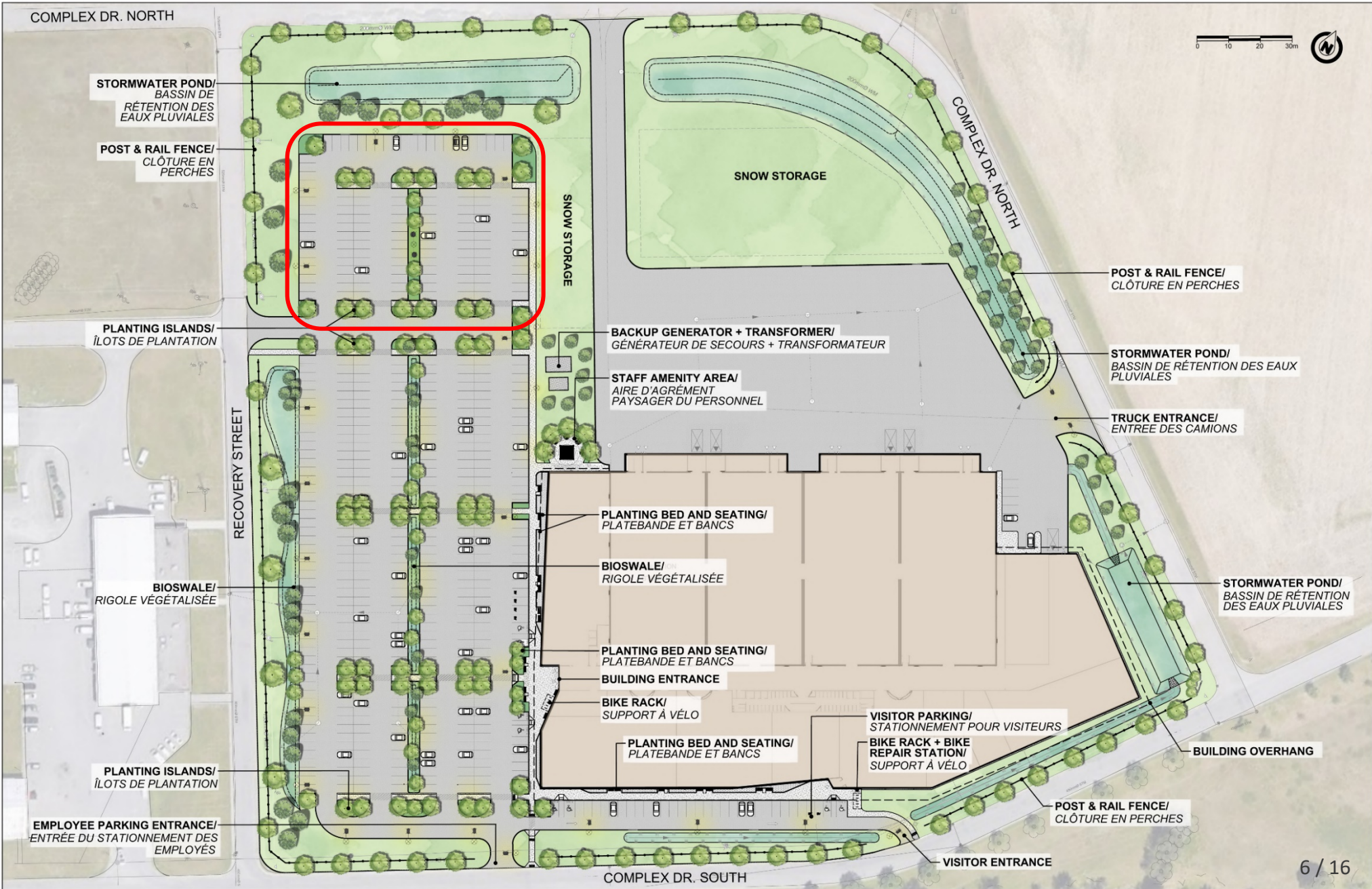


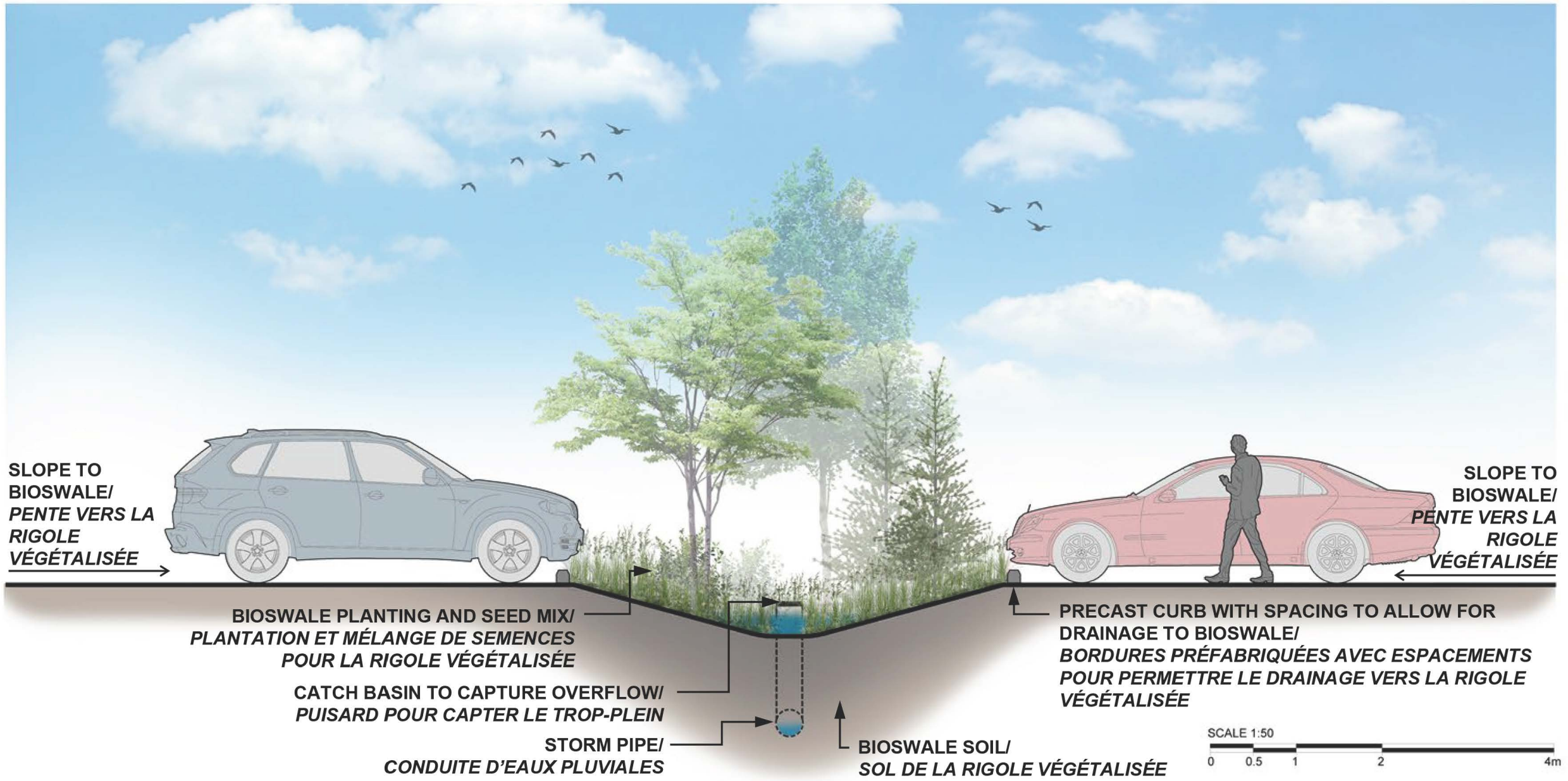
Site Plan Concept - Plan d'implantation

EXISTING BUILDING TO BE REUSED
BATIMENT EXISTANT À RÉUTILISER

FUTURE PHASE: 50,000-80,000 SQ. FT. LONG-TERM TENANT OFFICE SPACE
PHASE FUTURE : 50 000-80 000 PI. CA. DE BUREAUX LOCATIFS À LONG TERME







Sustainable Design - Conception durable



Reduction in Greenhouse Gas Emissions
Réduction des émissions de gaz à effet de serre



Efficient HVAC Systems
Systèmes CVC efficaces



Stormwater Ponds
Bassins de rétention des eaux pluviales



Daylighting
Éclairage naturel



Energy Efficient Lighting
Éclairage à faible consommation d'énergie



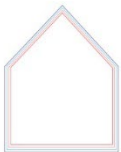
Electrical Vehicle Charging Stations
Stations de recharge pour véhicules électriques



Renewable Materials
Matériaux renouvelables



Low-Flow Plumbing Fixtures
Appareils de plomberie à faible débit



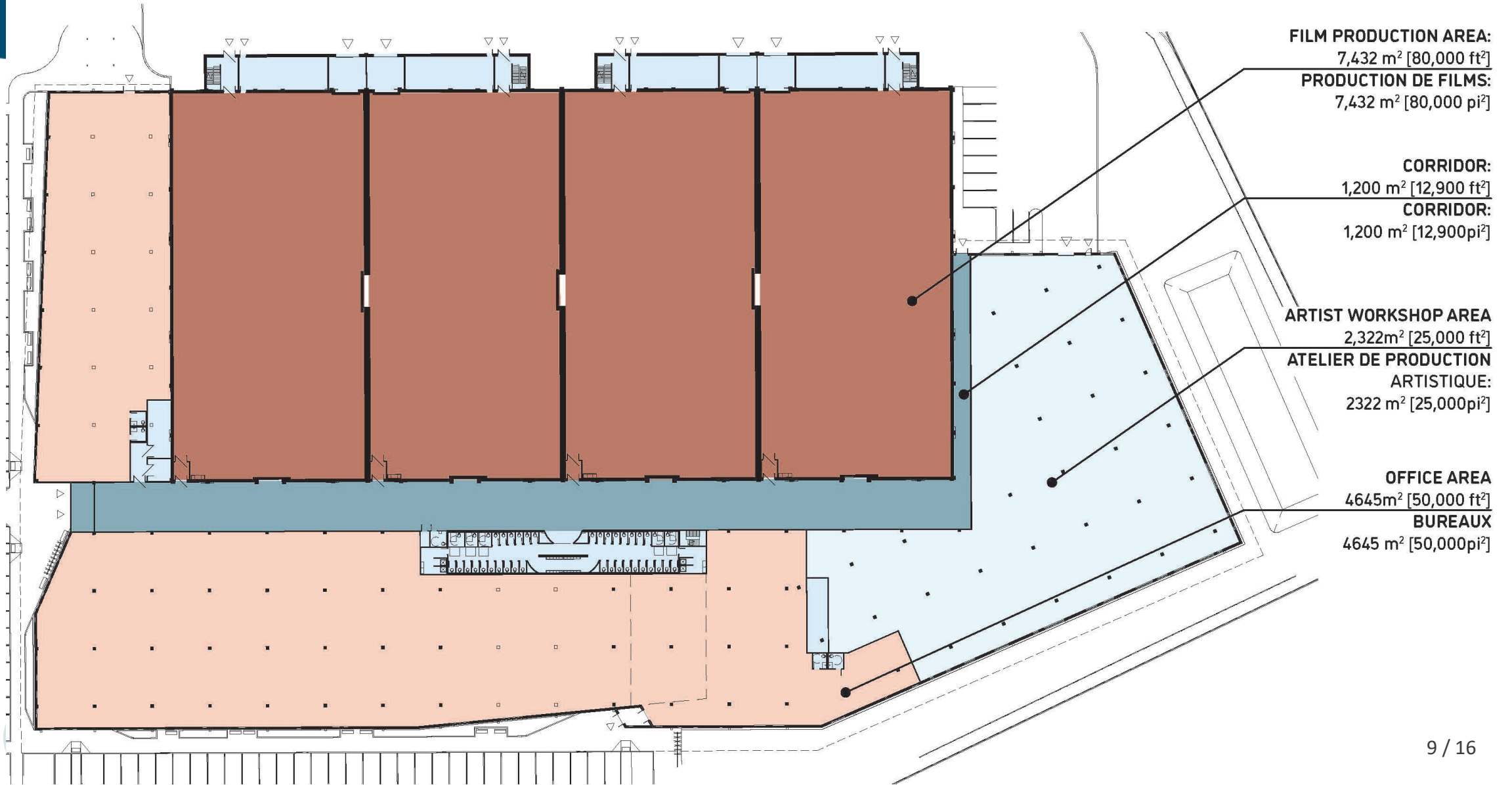
High Performance Envelope
Enveloppe haute performance



Bioswales
Rigoles végétalisée



Ground Floor Plan – Plan rez-de-chaussée



Typological Precedents - Typologies et précédents



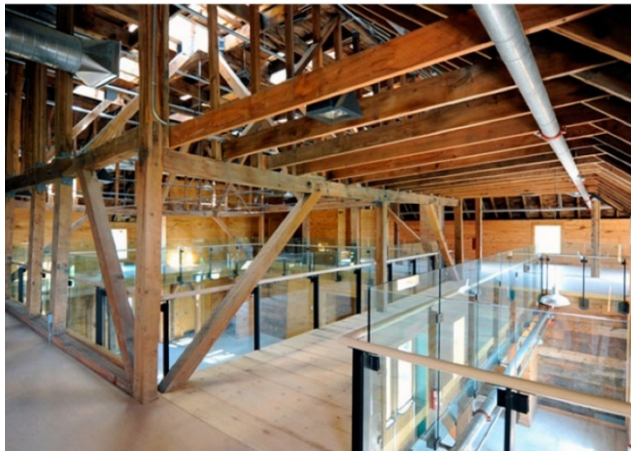
NCC Moore Farm Precedent
Exemple, grange Moore de la CCN



TAVISTOCK Ontario Barn Precedent
Exemple, grange TAVISTOCK en Ontario



STITTSVILLE Ontario Barn Precedent
Exemple, grange STITTSVILLE en Ontario



NCC : Moore Farm
CCN: grange Moore

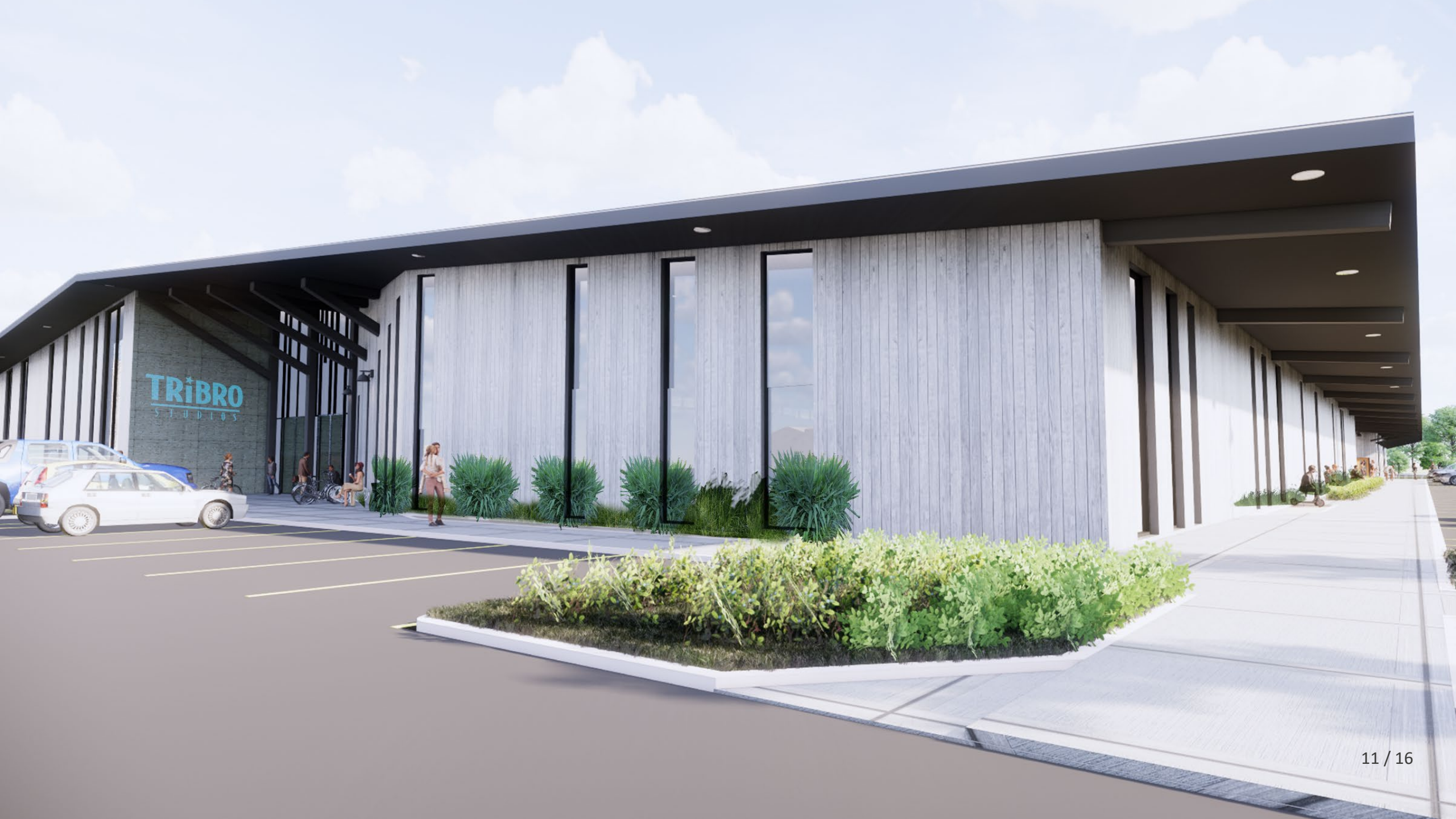


NCC : Moore Farm
CCN: grange Moore



Typical Exposed Barn Structure
Structure apparente de grange typique





TRiBRO
STUDIOS



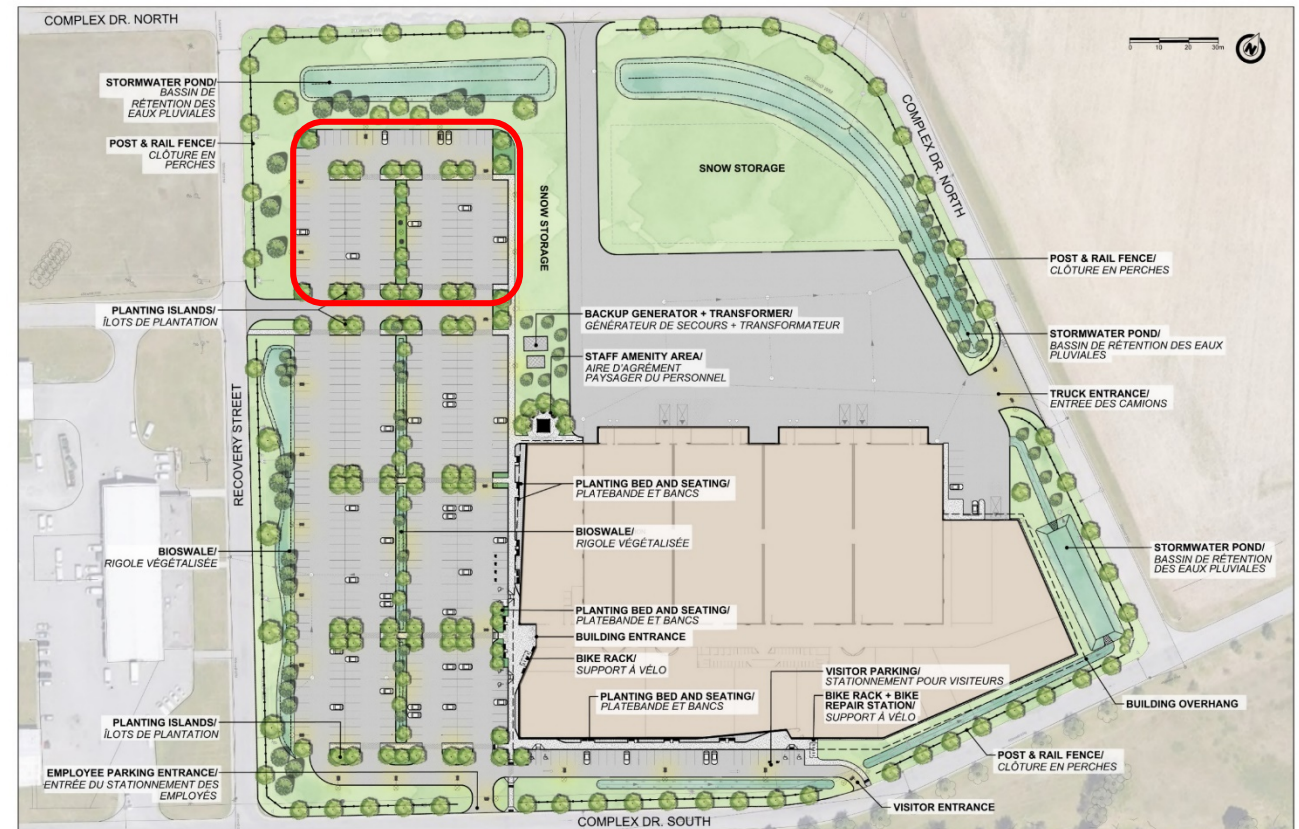


ACPDR Comments & Response – Commentaires du CCUDI et réponse

ACPDR Comments Commentaires du CCUDI	Responses Réponses
Reduce paved areas and 'green' proposed parking	Reflected in staff recommendation to Board
Enhance site accessibility via active and sustainable modes of transportation	NCC to explore site access improvement as separate project. Staff request Transportation Demand Management study.
Provide enhance landscaped amenity areas, especially near building entrances.	NCC staff will work with the project team to continue to refine proposed landscape concept.
Simplify details to reflect architectural inspiration	Several architectural details has been refined in response to feedback

Parking - Stationnement

- Parking supply proposed exceeds minimum municipal zoning requirement
- Staff recommend continued collaborative efforts with proponent to achieve alignment with NCC planning objectives:
 - The reduction of paved parking area
 - Additional greening of proposed parking areas
 - Porous-surfaced overflow parking



RECOMMENDATION

THAT the Site Plan Concept and Phase I 100% Schematic Design for the proposed TriBro Studios Ottawa at the Greenbelt Research Farm be approved, pursuant to Section 12 of the National Capital Act, subject to the following conditions:

- a) That the parking design be revised to the satisfaction of the NCC's FLUDTA staff;
- b) That the Developed Design be subject to separate federal review and approval as a level 2 project;
- c) That all subsequent phases of the Site Plan Concept be subject to a separate federal review and approval as a level 2 project.

THAT the preparation and signature of the FLUDA documents for the Site Plan Concept and all phases of development of the TriBro Studios project be delegated to the Vice President, Capital Planning Branch.



NCC | CCN