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Schedule "G"

LeBreton Flats Private Development Design Guidelines

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LeBreton Flats

The National Capital Commission (NCC) is working with federal departments, other levels of government and the private sector to enhance the quality and prestige of the Capital Core area. A major element of this goal is the redevelopment of LeBreton Flats.

The presence of the new Canadian War Museum, a new riverfront park with outstanding views, a central multi-purpose public space called the Common that will be used as a site for festivals and pedestrianrecreational use corridors that link to Parliament Hill will make LeBreton Flats an important location in the Capital experience.

Except for the Canadian War Museum, currently under construction, LeBreton Flats is vacant, and is one of the last consolidated waterfront properties in the downtown core. Its unique location along the Ottawa River, in the heart of the Nation's Capital, is of prime importance to its urban structure. The master plan has been specifically configured to preserve and strengthen Capital views both to and from the Parliamentary Precinct and will establish LeBreton Flats as a principal gateway to Confederation Boulevard and the very heart of the Capital and the City of Ottawa.

The NCC recognizes that LeBreton Flats affords a unique opportunity to create a vibrant urban community in the heart of Ottawa. This community will be one of mixed uses, surrounded by open spaces directly linked to the river and to adjacent communities. It will consist of compact neighbourhoods, linked together and to a wider regional open space network by pathways and pedestrian-friendly streets. The entire area will be supported by highly accessible public transit to reduce automobile reliance.

The LeBreton Flats community will generate intensification of the Central Area of Ottawa and introduce new community-based employment opportunities. Mixed use will be a priority in order to achieve a balance of jobs and housing and a more efficient use of valuable urban land and infrastructure. Variation in housing type, size and built form will offer opportunities from singles to families in high design-content buildings at medium and high densities.

Private Development Design Guidelines

Context



BLOCKS 1, 2, 3, 4, 12 AND RELATED STREETS AND OPEN SPACES

LeBreton Flats is intended to be a dense, compact, mixed use community anchoring the western edge of downtown Ottawa. The NCC's master plan envisages a vibrant, multifaceted, urban neighbourhood, which also benefits from its proximity to the Ottawa River landscape and from the connections to its recreation pathways and open spaces.

The role of these guidelines is to establish and define the appropriate form of development for blocks 1, 2, 3, 4 and 12 east of Booth Street. This document will identify parameters that will ensure a consistency in the design and development of the individual parcels and buildings. As the blocks are built out over time, the intent is to create a continuity of development compatible with the master plan concept for the LeBreton Flats community and its importance within the National Capital.

The NCC has planned a new community consisting of a "family of buildings" that relate to one another so that in the aggregate, a cohesive built form morphology is established. Compatibility in scale, style, texture and materials are paramount in this strategy rather than unique, or highly stylized pieces of architecture. Although the guidelines will define the built form, a level of diversity is essential to achieve a real sense of community. The criteria established in these guidelines are not intended to prescribe the minutiae of design, but rather to establish a consistent framework of principles within which individual design expression can occur.

These guidelines are a more detailed elaboration of guidelines prepared for the overall development of LeBreton Flats. For greater clarity and understanding, readers of these guidelines are encouraged to also consult the document "LeBreton Flats South Design Guidelines -Streetscape and Private Sector Developments" dated June 2004.

LeBreton Flats Private Development Design Guidelines

Intent



Status of the Plan

The development of LeBreton Flats is governed by the former City of Ottawa Official Plan as amended by OPA #27 and OPA # 58, and by the former Region of Ottawa-Carleton Official Plan as amended by ROC OPA # 14 and ROC OPA # 28, all incorporated in the new City of Ottawa Official Plan as amended by Amendment No.2, and the City of Ottawa Zoning By-Law, 1998, as amended by By-Law No. 2003-441. These documents include several schedules and maps pertaining to land use, maximum building heights, transportation and conceptual road pattern.



LEBRETON FLATS - LAND USE

NCC PLAN DESIGNATION	SUBDIVISION DESIGNATION
Block S	Block 1
Block R	Block 2
Block Q	Block 3
Block P	Block 4
Block I	Block 12



LEBRETON FLATS - RELATION TO CITY CORE

For the National Capital Commission, several areas of the LeBreton Flats precinct are critical Capital edges and views. For example, the Wellington Street edge, the Preston Street edge, the easterly edge along the Tailrace and the north and east edges of Blocks 1 and 2 are all building frontages that are viewed dynamically when moving in and out of the core of the Capital. These conditions will require special care in design and scrutiny as part of the design, review and approval of the proposed developments by the successful proponent.



LEBRETON FLATS - CAPITAL EDGES

Strategic Objectives

community.

- play.
- To promote compact development and encourage the efficient use of land in proximity to the LeBreton Flats Transitway station.
- Area.
- To promote linkages with adjacent areas and encourage the use of • LeBreton Flats by the existing community.
- To ensure that development is compatible with adjacent areas.
- To enhance the unique attributes of the site, such as the riverfront, • aqueduct and the Common.
- To protect and integrate designated heritage features like the aqueduct, its bridges, and the pumping station in a sensitive manner.
- ٠ undertaken.
- remediation standards.
- To create an opportunity to increase the National Capital presence • in the Central Area with development that will attract visitors to Ottawa.

Planning Framework

The current Ottawa Official Plan (Central Area Secondary Plan) identifies the following set of objectives for the development of LeBreton Flats, which form the basis for the design of the new

To provide an extension of the downtown core, with a diverse range of uses and activities where people can live, work, socialize and

To provide an opportunity to substantially increase the number of dwelling units in the Central Area with a range of housing options. • To promote increased employment opportunities in the Central

To encourage public use and accessibility of the open spaces.

To ensure that infrastructure improvements are identified and

- To ensure that the area meets the applicable soil and groundwater
- To ensure that development proceeds in an orderly manner.

Planning Principles

In order to creatively address a set of design guidelines for both streetscapes and development sites in LeBreton Flats it is important to establish the *parti* upon which the principles of the plan are founded. These ideas are expressed as a set of ten design principles upon which all future decisions regarding the design of development sites will be made.





1. Street-Related Development

The most important principle for the LeBreton Flats development is that all new development will be street-related. This approach means that there will not be major setbacks or major landscaped yards surrounding projects. Buildings will generally form continuous edges along all streets.



2. An Active Ground Floor

The ground level will contain uses and activities that are attractive to the public at a pedestrian scale. These uses will include retail, office, cultural and recreational functions. Where the ground floor is residential, units will be street-related with their front entrances located here. Outdoor patios, porches and windows shall address the street. No uninhabitable space will be permitted to face a public street.



3. A Pedestrian Scale

Road widths have been reduced in favour of wider sidewalks, lined with trees and plantings all of which will enhance the pedestrian experience and the sense of community. Linkages to surrounding amenities and places of interest, such as the Ottawa River, the aqueduct, the Common and adjacent residential communities will be established. Along retail frontages, pedestrian comfort will be enhanced with places to sit and weather protection in conjunction with an active community shopping experience.







4. Protection and Enhancement of Heritage Features

LeBreton Flats encompasses a number of significant heritage features such as the aqueduct, Pooley's Bridge, the Fleet Street Pumping Station, railway bridges and the tailrace that are to be protected and integrated into the new development and enhanced such that they continue to provide a sense of place and memory.

Planning Principles







5. A Mix of Housing Types and Tenures

By providing variety in the type, size, tenure and household composition from single occupancy to family housing units, a greater social diversity will be achieved within the new community.



6. Gradient of Building Height

There will be some streets like Wellington Street and Booth Street where higher buildings are established to reinforce their importance in the Capital fabric. Lower-scale buildings are more appropriately located in the core of the community, along the aqueduct and tailrace, where pedestrian paths require more openness, good sun penetration and human scale.





7. A Family of Buildings

Although diversity is encouraged, new construction in LeBreton Flats will strive to achieve complementarities of design. The notion of a "family of buildings" will be achieved through a consistency of scale, form, character, materials and colour.

Planning Principles







8. Contextual Materials and Colour Palette

The expression of building materials, finishes and colours is to acknowledge its built form context of brick and stone buildings as found in the adjacent residential communities to the south and east.



9. A River Landscape

With the presence of the Ottawa River, the aqueduct and the tailrace, it is important to introduce a soft, naturalized landscape along the edges of these amenities. Within the new street spaces of the community, a more urban approach is appropriate, utilizing street trees and ground planting.



10. A Sustainability Mandate

Development within LeBreton Flats will achieve a stated objective of sustainability. This mandate can be achieved through a number of initiatives like the selection of materials, storm water management, recycling, and the application of green building design and operation.



Planning Principles

Form of Development

The LeBreton Flats development will be a mixed use community with significant residential use and will be designed as a complete community, with goods and services within walking distance and offering housing that is well linked by transit to nearby jobs. The public realm at LeBreton Flats, including open space, parks, streets and pathways will connect all portions of the site and will create links to adjacent neighbourhoods. Movement in LeBreton Flats will be accommodated on a network of paths and streets designed to emphasize priority for pedestrians, cyclists, vehicles in an attractive, sustainable landscape.

Built Form

As a masterplanned community, there will be integration and consistency between individual developments within the development site. The built form will be primarily street-oriented and two distinct regimes will exist, one operative from street level up to six stories, and another pattern set above that. The "family" of buildings will provide a full range of residential unit types, from grade-oriented stacked townhouses to tower-based units that take advantage of the expansive views offered by the site. A full range of tenure, type, size, household composition and built form should be developed to encourage a socially diverse population, create an interesting and varied urban fabric for the neighbourhood and allow for long-term adaptability.



Mediate the public/private interface with high quality hard and soft landscaping, hardscaping, grade changes and pedestrian comfort elements.



Enhance the local pedestrian experience - the perception of taller building elements is subordinate to the streetwall.







Create finer grain streetscapes such as mews and local streets.

LeBreton Flats Private Development Design Guidelines



Express individual units within building facades to create identity.



Architectural Expression

The following guidelines identify the important characteristics of building design to ensure compatibility with the surrounding features of the Capital landscape, an appropriate, contemporary aesthetic for the LeBreton Flats neighbourhood, diversity in the architecture and a meaningful response to the variety of site conditions and opportunities surrounding the development blocks.

Verticality

The architectural expression of new buildings shall focus on the use of vertical lines, contrasted with minor horizontal elements. This approach reflects a desire to express the individual dwelling units in residential projects. Typical devices include projecting roofs and floor slabs, trellises and sun screens, extended wall planes, bay window elements and contrasting materials.

Safety and Security

On-street access to residential developments and unit designs shall be safe and secure. Public and semi-private outdoor spaces shall have some degree of overlook from residential units and good visibility from the street. Gated communities, however, will not be permitted.

Orientation

Habitable rooms shall have access to daylight and direct sunlight. Units shall take advantage of both close and distant views afforded by the LeBreton Flats location. Private and semi-private outdoor spaces shall receive direct sunlight wherever possible. Spaces related to north facing units will require careful design to maximize access to daylight.

Multi-Level Units

Inclusion of two-or three-storey units, as part of the base condition in a mid- or high-rise block, will provide the opportunity for residents to have units that are more "home-like" and identifiable. This unit type also lends itself to a choice-of-use of the ground floor for a home office.

Generous Window Areas

Emphasis shall be placed on the generous use of glass to maximize natural illumination within buildings while taking advantage of the magnificent outward views of the setting. Large glass areas also create an openness to the architectural expression of buildings. The detailing of window elements is important to avoid a "tacked on" appearance. The use of rebate windows, set into the façade, will create a more solid expression and increased shadow lines.

Roof Forms

Flat roofs are preferred as an appropriate response to the expression of many of the buildings in the surrounding areas. Some sloped roof elements can add variety and texture particularly when used on lowrise buildings. Horizontal projections, including roof overhangs and trellis elements, should be used to contrast sloped roof forms. Mechanical services shall be integrated into the roof forms and shall not be visible from surrounding streets or public spaces.

Architectural Features

Vents, intakes, mechanical equipment rooms and elevator penthouses shall be integrated with the building's architectural treatment and screened from view from surrounding streets and public spaces. Individual vents shall not project directly through the external wall, but either be consolidated into a central, internal system or designed as an integral part of window openings or surrounds. Higher buildings shall introduce articulation in the upper floors through the use of terracing and/or architectural appurtenances like projecting roof lines, trellises or vertical elements, to create greater interest in the skyline.

Balconies

Balconies are encouraged for all residential units and shall be designed as an integral part of the building rather than appearing to be "add ons". Balconies may not be enclosed following construction. Balustrades around balconies shall be transparent either through the use of glass or fine metal detailing. Solid upstands on balconies shall be limited to 30cm in height.



Building Entrances

The sense of arrival to a building shall be expressed through the design and detailing of its entrance. Weather protection shall be provided at all entries to residential and commercial buildings.

Stepped Corners

To reduce the bulk of larger buildings, a "softening" of corners in plan and elevation shall be achieved by stepping the upper corners of buildings a minimum of 1.5m.

Street Interaction

Ground floor dwellings shall address the street through the use of front door entrances. Porches, patios, courtyards or decks shall be utilized to establish a semi-private zone on the street raised above the sidewalk grade by a minimum of 0.6m. Windows and balconies at upper floor levels should face outward to allow "eyes and ears" on the street, adding to people's sense of safety and security while in the public domain.

Parking and Loading

All parking is to be concealed under the buildings and/or interior courtyards. All parking is to be communal and accessed by a single entry and exit. No direct access to individual parking spaces is permitted. Parking access is to be perpendicular to the streets that serve them, concealed to the greatest extent possible and fitted with overhead doors. Loading for residential and retail is to be provided from adjacent streets whenever possible. If a dedicated leading area is required, it must be off-street and ideally behind closed doors or gates.



Cladding, Exterior Building Materials and Colour

The range of building materials on buildings shall include brick, stone, in-situ concrete, pre-cast concrete and metal. Stucco and wood shall not be used as cladding materials on a building, except in limited isolated areas, such as mechanical penthouse enclosures. Materials not permitted as wall finishes include vinyl, plastic, fiberglass, plywood, and metal panelling applied with exposed fasteners. All cladding shall be a full rain-screen construction.

The approach to colour will result in the precinct better relating to its Capital and riverfront location, where principal building materials are masonry and stone found in structures on the industrial islands to the north, the Parliamentary Precinct to the east and in the residential areas to the east and south.

The following are more detailed criteria for individual materials:

In-situ Concrete

While permitted as an exterior building material, the extent of in-situ concrete shall be no more than 5% of the building's exterior area.

- where used structurally, in-situ concrete should be expressed on the exterior of a building in the form of a grid, band, projecting slab or load-bearing wall;
- concrete, left exposed, should have a sand-blasted or bushhammered finish;
- concrete may be coloured subject to colour selection and approval.

Pre-cast Concrete

- pre-cast concrete shall limited to details for window and door sills, base and fascia elements;
- finishes should be consistent with the proposed colour palette for the new community.

Brick

- brick should be expressed as a load-bearing material;
- only clay brick is permitted;
- surface texture shall be limited to smooth, wire-cut, matte (except heavy to "ragg" matte finishes) or moulded;
- colours shall be uniform without "antique" or "flash" effects or other highly variegated colouration;
- dark colours such as "mahogany" are not permitted as base building colours but may be used for accents or details;
- both "Max" and "CSR" dimensions are acceptable. •

Stone

- the use of stone is encouraged for buildings and landscaping;
- natural quarried stone is preferred, however, manufactured stone may be used up to 15% of the area of any facade;
- the use of manufactured stone shall be limited to calcium silicate masonry;
- surface textures shall be limited to split-faced, honed or smooth, and light-sand blasted or bush-hammered.

Wood

- wood may have an application as a detail material with the following criteria:
 - wood finish shall have a re-sawn or smooth finish;
 - horizontal applications are preferable;
 - wood shall be finished with a solid or semi-solid stain.

Steel and Aluminum

- steel is an appropriate material for finishing details such as rails, grates, privacy screens, fascia and banding elements, trellises and canopies;
- aluminum and steel siding is not permitted except high quality metal panel systems such as Alucabond may be utilized as a wall and fascia material in factory-applied painted or anodized finishes;
- aluminum is most appropriately used for window construction;
- a factory-applied paint or anodized finish is mandatory;
- any colour selection shall be compatible with the colour palette developed for this project.



Finishing Techniques

Exterior materials shall be finished and detailed in a manner that retains their colour and quality over time and be resistant to staining and ultraviolet degradation. For example, in-situ concrete left unpainted must be sealed to reduce water streaking. Staining and painting are acceptable subject to colour. Brick and stone finishes must also be sealed. Exterior wood requires a stain finish sufficiently solid to eliminated blackening over time.

Colour Palette

- the development shall have a consistent colour palette drawn from the site's Capital and riverfront location where the principal building materials are brick and stone;
- the base building colours shall be complemented by contrasting or harmonious colours for windows, doors, trim and other details.

Form of Development

• the colour palette is to be appropriate for a contemporary urban environment but timeless in its expression;











Sustainability

In 1987 the United Nations published Our Common Future. This document defined sustainability as "development which meets the needs of the present without compromising the ability of future generations to meet their own needs". Development of LeBreton Flats shall achieve a LEED Canada silver or equivalent standard. While formal certification will not be required, demonstrable and defensible evidence must be prepared and independently reviewed to determine compliance with this standard.

Urban Design and Development Planning

The NCC's site planning and development approach for the LeBreton Flats community includes a number of underlying sustainability strategies.

- a brownfield reclamation strategy; •
- •
- density, height and massing on the development parcels provides a reasonable rate of return on infrastructure and land parcel costs and reinforces core area services;
- ٠
- •
- •
- on buildings and right-of-ways;
- site;
- •
- stormwater management; •
- solid waste handling; ٠
- ٠
- maximizing use of hardy native plant material; and ٠
- provision of waste-recycling receptacles.

LeBreton Flats Private Development Design Guidelines

- integration of an extensive open space system;
- integration of a significant public transit component;
- potable water conservation both indoors and outdoors;
- minimizing the extent of outdoor impervious surfaces;
- balancing on-street parking with street trees and landscaping;
- optimizing the beneficial effects of street tree micro-climates
- optimizing public and private solar access across the development
 - maximizing the quality of pedestrian and bicycle environments;
 - appropriate street and pedestrian lighting;

Sustainable Design Strategies

In planning and developing a new community today, particularly one that is a Federal initiative, an orientation has been developed with respect to the application of sustainable design strategies. This section of the Guidelines outlines areas where efforts must be made to lessen the environmental impact of development in LeBreton Flats.

Storm Water Management

The management of water run-off shall be investigated both off-site, as part of the public infrastructure, and on-site, through private sector developments.

Public initiatives include the following:

- reduction of impervious cover through narrower road and side walk widths;
- bio-filtration in green swales; and
- storm water retention ponds.

Strategies in private sector developments include:

- reduction of impervious cover through compact building plans and reduced hard surfaces;
- on-site storm water retention ponds or cisterns;
- storm water detention on roofs for storage of small storm events:
- use of green roofs for natural filtration of small storm events;
- porous paving; and
- "soak-aways" that limit potential surcharge of stormwater system.

Sediment and Erosion Control

During the construction period sediment and erosion control shall be part of the environmental performance of a development. Developers shall design and implement source control measures to control the transport of sediment and soil erosion. This strategy will require the management of construction sites to implement control facilities and prevent disturbance and compaction of any filtration areas to be utilized in the long term.

Landscape Design Strategies

Strategies that can be applied in the design of landscapes include:

- low maintenance ground cover in lieu of grass;
- plant material selection based on low watering requirements;
- reduction of energy required for maintenance purposes;
- restricted use of herbicides and pesticides;
- implementation of integrated pest management for both public and private landscapes;
- use of green roofs with appropriate plant materials for water • retention and the reduction of glare;
- provision of adquate depths of growing medium to promote plant life: and
- use of central controlled and drip irrigation to conserve water.

Green Building Design

There are many strategies that can be applied to the broader community where specific practices are adopted in the design and construction of individual buildings.

Site Strategies

Several site strategies can reduce the negative impact of development on the natural environment.

- minimize construction disturbance by protecting natural areas, existing trees and plantings through fencing;
- maintain natural vegetation where possible;
- implement greening strategies for site landscaping and roofs; and •
- use of light-coloured, reflective roof and wall materials to reduce "heat island" effects.

Water Conservation

Designing buildings and landscaping to use water more efficiently assists in reducing the impact on the water infrastructure while saving money in reduced consumption fees.

- use of low flush toilets in bathrooms:
- use of front-loading washing machines;
- installation of restricted flow aerators for faucets and showerheads;

- use of temporary irrigation to be abandoned once plant growth is established or use of central controlled irrigation based on rain sensors and flow meters to maximize benefits of water usage and/or constrain the use of water.

- use of drought tolerant plants in landscaping;
- rain water and/or grey-water collection systems for run-off, directed to landscape irrigation;
- limit the extent of grass as a landscape element; and



Energy and Atmospheric Impacts

Another green building strategy is to reduce the use of non-renewable, fossil fuel resources to decrease greenhouse emissions into the atmosphere.

- comply with, or improve upon, the model national energy code for buildings 1997, or the energy efficient design requirements of ASHRAE/IES 90.1-1989;
- individual metering of residential units for hydro consumption;
- energy efficient appliances;
- use of compact fluorescent fixtures;
- programmable thermostats in individual suites;
- landscaping to provide shade to buildings and reduce solar • heat gain;
- use of heat recovery ventilators as part of ventilation systems;
- glazing and skylights that are at least double-glazed and use low-e coatings;
- maximization of daylight through thoughtfully located windows and the possible use of occupancy sensors to reduce energy consumption;
- design for natural ventilation using operable windows;
- design for passive solar heat gain;
- use of alternative energy sources including geothermal, photo voltaic and solar; and
- installation of motion detectors for exterior lighting.

Resource Efficient Materials

An important objective is to reduce the extent of natural resources that are consumed through the construction process.

- use of engineered wood products;
- re-use of wood and other building materials in new construction;
- use of durable materials for exteriors, requiring low maintenance;
- application of roofing materials with recycled content;
- drywall with recycled gypsum content;
- subfloor materials and wood-frame construction containing recycled materials;
- roofing materials with extended life expectancy;
- concrete with a fly ash content greater than 20%;
- selection of interior finishes such as carpet and underpad that contain recycled content;
- specification of less endangered / faster growing wood products;
- use of local materials from sources within the region; and
- recycled materials for the base courses for roads and pathways.

Waste Reduction

A further strategy is to reduce the extent of waste materials produced in the construction process and during the long term occupancy of a project.

- adopt a construction waste recycling program;
- provide a recycling area in all units, and in a central collection point within buildings;
- minimize wasteful damage of materials by careful storage and handling; and
- request reduced packaging by suppliers;

New buildings shall be constructed such that they are healthy environments for their owners and occupants. This strategy is achieved by reducing the source of potentially harmful contaminants through material selection and the provision of adequate ventilation.

- develop an indoor air quality management plan in the project specifications;
- use sealed combustion fireplaces and domestic hot water boilers;
- exhaust fans in bathrooms and kitchens;
- use of water-based finishes:
- avoiding glued down carpet installations;
- installation of carbon monoxide detectors in units;
- use of low-volatile, organic compound paints;
- use of pre-finished interior materials reducing the amount of off-gassing of volatile compounds;

- filtration in ventilation systems.

Form of Development

Healthy Indoor Air Quality

- use of urea formaldehyde-free materials;

- sealing of exposed concrete with a non-toxic sealer;
 - use of hard surface flooring options instead of carpet;
- non-toxic adhesives for construction applications; and

Public Realm

The NCC's redevelopment of LeBreton Flats will provide an exceptional variety and quality of parks and recreational experiences along the waterfront and will include shoreline improvements. Parks and open spaces will provide recreational and cultural opportunities to both residents and visitors. The public realm, including street rights-ofway, pathways and park space constitute the communal fabric that will tie individual developments together. There will be a range in public access to various elements of the open space system, from private yards, to semi-private internal courtyards, to public streets. A consistent, comprehensive approach to the design of the public realm is essential in establishing a community with a high degree of livability. The intent in creating a consistent, high quality public realm is to establish a cohesive, livable community that allows variations in individual expression, while creating an integrated sense of community character.



Conceive parking in a flexible manner that allows for some on-street parking.

Design streets to accommodate a variety of users, but with emphasis on the pedestrian experience.



Design spaces between buildings as authentic, legible, secure, memorable and welcoming places.

LeBreton Flats Private Development Design Guidelines



Focus public life on streets.

Form of Development



Include places for passive enjoyment.



Design active edges featuring windows, doors and other activities that provide "eyes on the street" combined with a high quality of landscaping, reflecting the unique "Green Capital" image, utilizing hardy, native species.



Define space using vertical separation with built form and landscape elements. Emphasize the use of textures in paving and sidewalks.





LeBreton Flats Private Development Design Guidelines

Form of Development

Envision the public realm design in three dimensions, such that open spaces are conceived as positive, legible forms.

Developer Responsibilities for the Public Realm

The National Capital Commission's disposal strategy for the private development blocks of the LeBreton Flats Community involves the sale of this land to a developer with specific design and development guidelines in place. The design criteria encompass the developable land within the designated property boundaries. The purchaser of the land will also be directly responsible for the construction of streets and specific public realm amenities, in addition to the developable building area of the individual blocks, in accordance with the principles established in the master plan for the community.

The developer will be directly responsible for the funding and construction of:

- the right of way elements for Lett Street (excluding the west sidewalk between Fleet and Wellington Streets) and for Lloyd Street (south of Fleet Street only) including elements within the right of way that joins Lett and Lloyd Streets;
- the right of way elements along Fleet Street, (between Lett Street and Booth Street). The developer will be responsible for the application of the finish coarse of asphalt on the roadway including curbs, sidewalks and storm catch basins. The NCC will construct only an 8-metre wide base asphalt course;
- the easement right of way elements of the mews extension of Fleet Street across Blocks 1 and 2 to connect to Pooley's Bridge;
- the open space pathway system including a 4-metre wide asphalt pathway, soft landscaping, signage and pedestrian lighting south of Blocks 2, 3 & 12 to the aqueduct, between Blocks 4 & 12 and east of Blocks 1 & 2 to the aqueduct or tailrace to the north property line of Block 1; and that shall include three areas up to 60 square metre each that will be later developed by the NCC and the City of Ottawa as interpretive plaza/rest areas containing interpretation panels and/or public art and commemorations installed by the NCC and/or the City of Ottawa; and
- the right of way elements including sidewalks, street trees on the east side of Booth Street continuously from Fleet Street to the south boundary of the subdivision lands.

The design and construction of these elements will conform to both the qualitative and quantitative criteria established by the National Capital Commission and be subject to the approvals process administered by the NCC. In addition, the design must meet the required criteria of the City of Ottawa.

Note: Right of Way Elements include hard and soft landscaping, roadbed, fill, structural soil, grading, pavement and curbs, all below grade and surface servicing infrastructure, street lights, sidewalks, street trees, benches, bicycle racks, signage to meet NCC Capital Pathway standards and requirements, garbage and recycling receptacles.



Private Development Design Guidelines

Form of Development

LeBreton Flats



STREETSCAPE PLAN

ADDENDUM # 7

LeBreton Flats Private Development Design Guidelines

Form of Development

The composite plan at left illustrates the extent of construction of the public realm that the purchaser of Blocks 1, 2, 3, 4 and 12 is responsible to construct and dedicate to the City of Ottawa.

• Concrete construction to City of Ottawa Standards from curb to face of building on Booth Street.

• A 5.5m. wide asphalt pathway to City of Ottawa standards constructed to roadway specifications linking Fleet Street to the Pooley's Bridge including the service vehicle parking area northwest of the pumping

2.0m. wide concrete sidewalk and 15cm. wide concrete barrier curbs to City of Ottawa standards for Fleet, Lett (east side only from Fleet to Wellington Streets) and Lloyd (south of Fleet only) Streets. Complete curb returns and place temporary curb across Lloyd Street north of Fleet Street.

• Full asphalt roadway construction to City of Ottawa standards on Lett Street and Lloyd Street (south of Fleet).

Finish course of asphalt to City of Ottawa standards on Fleet Street. (The NCC will construct an 8-metre wide asphalt base course roadway without

Planted along both sides of Fleet Street and Lett Street (except west side of Lett between Fleet and Wellington Streets).

Planted along both sides of Lloyd Street south of Fleet street.

Planted along the east side of Booth Street between Fleet Street and to the south property line of Block 12.

Planted along the Fleet Street mews and along the recreational pathway from Booth Street to the north boundary of Block 1.

Tree species will meet requirements of these guideline on page 26. Trees on Booth and Fleet Street shall be planted in structural soil and shall have metal tree grates.



STREET CROSS-SECTIONS

ADDENDUM # 7

Private Development Design Guidelines

Form of Development

• Located on Fleet and Lett Streets.

• Located on Lloyd Street south of Fleet Street.

Located on the connection road between Lloyd and Lett Streets.
Located on the east side of Booth Street between Fleet Street and the south property line of Block 12.

• Street lighting shall be aluminum finish "Gull Wing" type fixture, 32' aluminum pole on Booth Street and 27' on Lett, Lloyd and Fleet Streets to meet City of Ottawa standards.

Pedestrian Lighting

Lighting

Pathways

18.

Landscaping

buildings.

Street lighting

Adjacent to the pathways between Booth Street north and south of Block 12 to the north property line of Block 1 and along the Fleet Street mews.
Pedestrian lighting shall be aluminum finish "Gull Wing" type fixture, 16' aluminum pole to meet City of Ottawa standards.

• Lighting locations, subject to confirmation by the City of Ottawa, are shown on the plan at left.

• Install two empty 2"additional electrical conduits adjacent to the pathway for the future use of the three interpretive node/plaza areas.

• 4m. wide asphalt pathways from Booth Street north and south of Block 12 to the north property line of Block 1, as shown in the diagram on page

• Construct soft-landscaped verges from back of sidewalk to building on Fleet, Lloyd and Lett Streets including the Fleet Street mews, the connecting road between Lloyd and Lett Streets and adjacent to the pathways on Blocks 7, 8, 9, 10 and 11 (see plan of subdivision) from the wall of the aqueduct or the top of the tailrace bank to the face of

• Landscaping around the Bell Canada walk-in chamber near Block 1.

The purchaser shall construct the pathways, soft-landscaping, pedestrian lighting and tree planting and signage in accordance with the NCC's specifications and to the satisfaction of the NCC.

Local Residential Streets

The funding and construction of local streets, such as Lett and Lloyd Streets, will be the responsibility of the developer of the private development blocks. These streets are intended to be humanly-scaled residential streets. The 18m right-of-way is sufficient to accommodate functional demands without an additional lane width dedicated to bicycles. On-street parking will be provided on one side of the street (see plans on page 18 for street configuration). Street trees will line both sides of the street within a boulevard planted with grass and/or ground cover. Local sidewalks will be a minimum of 2.0m in width adjacent to the roadway curb. Once complete, ownership of the right of way will be transferred to the City of Ottawa.

Tree planting

Structural soil and metal grates shall be provided for the proper planting on both sides of Fleet Street and on the east side of Booth Street where trees are located within the concrete sidewalk as indicated in the detail shown below. All other tree planting shall utilize similar details except the tree grate, filter cloth, granular material and structural soil are not required. A tree planting medium as suggested by the Canadian Nursery Trades Association shall be used.



Pedestrian and Recreational Pathway

New asphalt pedestrian and recreational pathways shall be constructed between Blocks 12 and 4, south of Block 12, south of Block 3 and east of Blocks 1 and 2. The required asphalt pathway width is 4.0m.



Humanly scaled residential streets.



TREE PIT CROSS-SECTION

LeBreton Flats Private Development Design Guidelines



STANDARD PATHWAY DETAIL

The Aqueduct and Tailrace Pathway

A continuous public open space corridor along the aqueduct and tailrace is of prime importance in the LeBreton Flats open space system. The developer will be responsible for the funding and construction of this amenity immediately adjacent to Blocks 1, 2, 3, 4 and 12. The extent of responsibility extends from the southern property line of Blocks 3 and 12 to the north wall of the heritage aqueduct, between Blocks 4 and 12 and from the eastern property line of Blocks 1 and 2 to the top of slope of the western edge of the tailrace and aqueduct. This zone will be designed as a high quality, hard and soft surfaced, continuous pedestrian and recreational pathway along the watercourse edge a minimum of 4.0m in width. This component of the public realm system will be transferred to City of Ottawa ownership upon completion.



The aqueduct pathway will have direct residential frontage.





The aqueduct and tailrace pathway will be designed as a high quality public amenity.

Private Development Design Guidelines

The Aqueduct and Tailrace Interpretive Pathway

This pathway will constitute an important segment of a continuous looped pathway that will eventually encircle LeBreton Flats along the Ottawa River and the aqueduct. This pathway is intended to provide a pleasant pedestrian corridor featuring green spaces, water, views and heritage features. It will link the residential and commercial areas south of Wellington Street to the Riverfront Park and Canadian War Museum north of Wellington. Future development along this pathway on the west side of Booth St. may include amenities such as patio cafés which will create a special ambience to the aqueduct pathway. In it's entirety, this circular pathway will provide a discovery route to exploring and learning about LeBreton Flats - an area richly layered in history.







Pedestrians using this pathway will include residents and visitors. The pathway will also be a transit corridor for joggers, cyclists and in-line skaters.



These nodes will each be up to 60 square meters in size. The developer will allow for future development of these nodes by providing a flat hard-surfaced area with electrical conduit. In the short term, these areas will have 2-3 benches. No trees should be planted on the surface area to impede the view of the aqueduct or its built features.



LeBreton Flats Private Development Design Guidelines

Form of Development

The segment of the pathway that the developer is responsible for is especially rich in built heritage features including a segment of the aqueduct, the 19th century Fleet Street pumping station, Pooley's Bridge and the pumping station's discharge "tailrace"- all part of the historically significant Ottawa Waterworks. The pathway in this area will feature three nodes which will act as lookouts and rest areas along the path and which will be the locations for future interpretive panels, public art and/or commemorations. These nodes are located at the

• Pathway intersection at Fleet St. Southern end of Lett St. at the Aqueduct • Southern end of Lloyd St. at the Aqueduct



The Fleet Street Mews

The Fleet Street Mews is an important link in the public open space system between LeBreton Flats and the western edge of downtown Ottawa. This connection between Lett Street and Pooley's Bridge will be a 21.4 metre wide easement across the southern edge of Block 1 and northern edge of Block 2. In addition to establishing a crucial link in the public realm, this element will create a valuable residential edge for both blocks. The configuration for the mews will be a minimum 5.5m wide asphalt pedestrian walkway with a row of trees on each side forming an allée of trees. The paved walkway must be able to accommodate intermittent service vehicle access to the aqueduct, tailrace and Fleet Street Pumping Station. The zone of the central walkway and trees will be developed as a low level irrigated landscape transition to the grade-oriented residential units which will front onto this linear open space. The developer will be directly responsible for the cost and construction of this amenity.





FLEET STREET MEWS SECTION - LOOKING EAST

Private Development Design Guidelines

Form of Development

LeBreton Flats

Landscape Expression and Character

Landscaping throughout the redevelopment of blocks 1, 2, 3, 4 and 12 and the public realm shall complement the scale, features, materials and colour of the overall urban fabric of LeBreton Flats. Landscaping shall be integrated in the redevelopment of each block and form a cohesive whole throughout the project. The quality of landscaping in the public and private realms is essential to the quality of the development and its position within the Capital Core.

Two distinct types of landscape are required within each private development block. The perimeter block will have an urban expression, as the transition between the private at-grade residential units and the public domain of the street. This will be achieved by raising the front yard a minimum of 60cm above the sidewalk grade to achieve a spatial definition between public and private. Low-level landscape screening, brick or concrete walls (1.0 m height maximum), metal railings and gates will be used to reinforce this separation.





LeBreton Flats Private Development Design Guidelines

RESIDENTIAL
REEDENTIAL
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Landscape Expression and Character (continued)

The interior of the block provides a safe supervised space for children to play, light access to interior facing units, a communal space for quiet reflection and a significant increase in the livability of medium to high density developments.

It constitutes a semi-private space and is not to be accessible by the general public. The block interior affords the opportunity to develop a high quality landscape amenity for residents of the Lebreton Flats community.





Public Realm

The following guidelines identify the quantitative and qualitative characteristics of the public realm design that will establish the aesthetic identity of the LeBreton Flats neighbourhood. The overall landscape design intent for the development is to respect and build upon the indigenous character of the riverfront and aqueduct that traverses the property and establish a strong urban quality to the local streetscapes.

Plant Materials

A broad palette of plant materials shall be used to establish and enhance the quality of the public realm.

- Existing trees shall be preserved and protected, wherever feasible during construction.
- Native plant species shall be used except as required herein.
- Salt tolerant plant materials are to be used in areas prone to salt ٠ spray or accumulation.
- A mix of deciduous and coniferous species shall be utilized.
- Informal, naturalistic planting shall be used adjacent to greenbelts and riparian corridors.
- Flowering plants shall be used as appropriate to add splashes of colour.
- Streets shall be lined with deciduous street trees of the same species on both sides 8m to 12.5m on center. Street trees shall be single-stem with a minimum caliper of 60mm and a distance of at least 2m between the underside of crown and the surface of the ground following planting. Street tree species shall be Ivory Silk Lilac (Syringa), Serviceberry (Amelanchier), Crabapple (Malus), Honey Locust (Gledistia), Maidenhair Tree (Ginko) and Hackberry (Celtis) and Tilia Cordata / Greenspire Littleleaf Linden at a minimum caliper of 80mm on the Fleet Street easement mews.
- All trees and other landscaping materials shall meet or exceed Canadian Nursery Trades Association specifications.
- Street trees must be replaced if they are damaged, diseased, dying or dead and maintained for a minimum of two years. The successful proponent will ensure that the adjacent property owner is responsible for the maintenance, repair and replacement of street trees following assumption of the right of way by the City of Ottawa.

Semi Private Open Space

Open spaces that are shared by residents of a project must consider landscape character and functional use in their design.

- Shared outdoor areas shall be designed for use by residents and promote social interaction among neighbours.
- Opportunities for children's play areas, passive seating and recreation shall be integrated into the design.
- Sustainable landscape opportunities shall be incorporated.
- Both sunny and shaded areas shall be provided for outdoor use.
- Views from windows of surrounding buildings shall be provided into the semi-private open spaces, especially to areas designed for children's play.

Private Open Space

Private open space shall be provided for all at-grade units.

- Private outdoor patios for ground floor units shall be large • enough to permit patio gardening and the use of a table and chairs.
- Private patios and semi-private open space shall be buffered through changes in elevation, hedges, low walls or other measures.
- When adjacent to a fronting street, patios are to be a minimum of 60cm, above sidewalk level.

Hard Materials

Design of hard landscape elements shall relate to the style, materials and colour palette of the adjacent architecture.

• Materials used in the landscape for walls, metalwork and structures shall share a similar design expression materials, range of colour and style to the architecture on the same site.

• Metalwork shall be painted galvanized steel, stainless steel, or wrought iron. Fasteners shall be galvanized or stainless steel.

Landscaping walls shall make use of natural stone, poured in place or precast concrete or brick. Wood and cultured or manufactured stone are not acceptable materials.



Streetscape Elements

The local streets of the LeBreton Flats development form the primary public realm corridors and it is essential that they have a consistent high quality in both design and materials.

- Street curbs will be poured in place concrete barrier curbs.
- Sidewalks will be poured in place monolithic concrete with standard City of Ottawa detail for control joints and expansion joints.
- The roadbed surface will be of a finish quality asphalt coat or poured in place concrete slab in the local streets.
- Crosswalks will be demarked with painted lines on the roadbed surface and must conform to City of Ottawa standards.
- Design and construction of the streetscape shall provide for universal areas throughout.

Road Signage

As much as possible, regulatory traffic signs should be located on traffic light poles at intersections. Parking control signs may be affixed to streetlight poles. Stand alone sign posts along the edge of both sidewalks must be minimized to reduce clutter and expedite snow removal.

Signage

Signage types that will be allowed for LeBreton Flats includes:

- signs projecting perpendicular to storefronts;
- signs on fabric awning drops;
- hanging signs under canopies or awnings;
- fascia signs utilizing individual, three-dimensional lettering; and
- interior window signs applied to glass surfaces.

Commercial signage types that will not be permitted include:

- neon signs
- awning signs (other than on drops);
- back-lit signs or boxes;
- billboards;
- revolving signs;
- banners, pennants, bunting, flags(other than national provincial or municipal flags), balloons or other gas-filled inflatable devices;
- roof signs;
- changeable copy signs; and
- sandwich boards or any other temporary signs.

The foregoing prohibition applies to signs mounted on the exterior of a building, in a landscape or that are visible from a public space or street. Signage shall not be located above the second story of any building.



To understand the unique development opportunities of the LeBreton Flats community, detailed development testing has been undertaken to prepare precise guidelines for the private development blocks. In undertaking these guidelines, assumptions have been made for the height and location of buildings on the development parcels, as follows:

Floor-to Floor Heights

Retail Ground Floor	5.0m
Residential Floor	3.0m
Parking Floor	2.8m

Privacy Separation Distances

Residential unit at ground level	3.0m front setback from street property line as a build-to line
Residential units up to 6 storeys	12.0m minimum betwee facing units
Residential above 6 storeys	25.0m minimum betwee facing units
Building Depths	
Stacked townhouses with direct street access	11.0m
Apartment bundligs	20.0III

Block Planning

The block planning strategy is to create truly urban streetscapes in the LeBreton Flats community by placing buildings around the perimeter of each block in the precinct. This approach achieves three objectives:

- 1. Building length is maximized which will increase the number of potential dwelling units fronting onto the street;
- 2. Building depths are maximized, allowing for increased density through the use of double-loaded corridor apartment buildings; and
- 3. The primary separation distance between facing units is maximized.







BLOCK ORGANIZATION

LeBreton Flats Private Development Design Guidelines





Assumptions

These guidelines assume one space per dwelling unit.