



THE WILLOW TREE TOWER
Landmark Building. Landmark
Site.

REQUEST FROM COUNCIL

- Give first reading and schedule a public hearing to consider a height of 78 meters (25 stories)
- In consideration of 78 meters, applicant to enter into agreement with Housing Nova Scotia for ten affordable housing units for a period of 15 years
- Reduction in allowable 2 BR size to 69.68 sq. meters



- Prominent civic node and gateway site
- Overlooking prominent public open space
- Wide street and major intersection
- Opportunity for civic landmark and active destination point

SITE CONTEXT | CURRENT BUILD



HISTORICAL CONTEXT



WE HAVE LISTENED - FIRST DESIGN | CURRENT DESIGN



CONCERNS WITH ORIGINAL DESIGN

- Massing
- Shadows
- Tower spacing
- Height
- Pedestrian environment
- Architectural significance
- Transition to adjacent low rise residential

- Consolidation of two towers into one
- Better orientation and placement of the tower
- Tall and narrow to mitigate shadow impacts
- Large animated public terraces
- High level of building articulation
- Enhanced pedestrian environment
- Human scale street-wall
- Modern ornamentation to enhance public experience
- Canopy weather protection
- Integrated bus stop on Robie Street
- Inclusion of affordable housing units

DESIGN RESPONSE



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Staff presented two concerns with the proposed height:

- 29 (or 25) stories is out-of-context with surrounding buildings
- Centre Plan policies would limit the height on this site to 16-20 stories
- All other design criteria established in initiation report were met with exception of height
- No other technical arguments brought forward for consideration

IS THIS OUT OF CONTEXT?

25 storeys



20 storeys



ON QUINPOOL LOOKING EAST

25 storeys



20 storeys

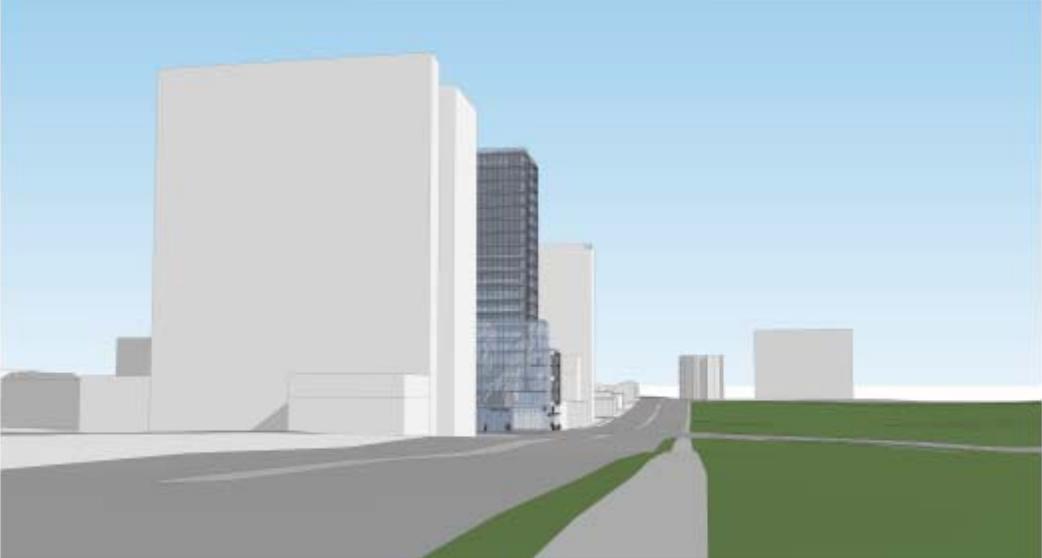


ON ROBIE LOOKING
NORTH

25 storeys

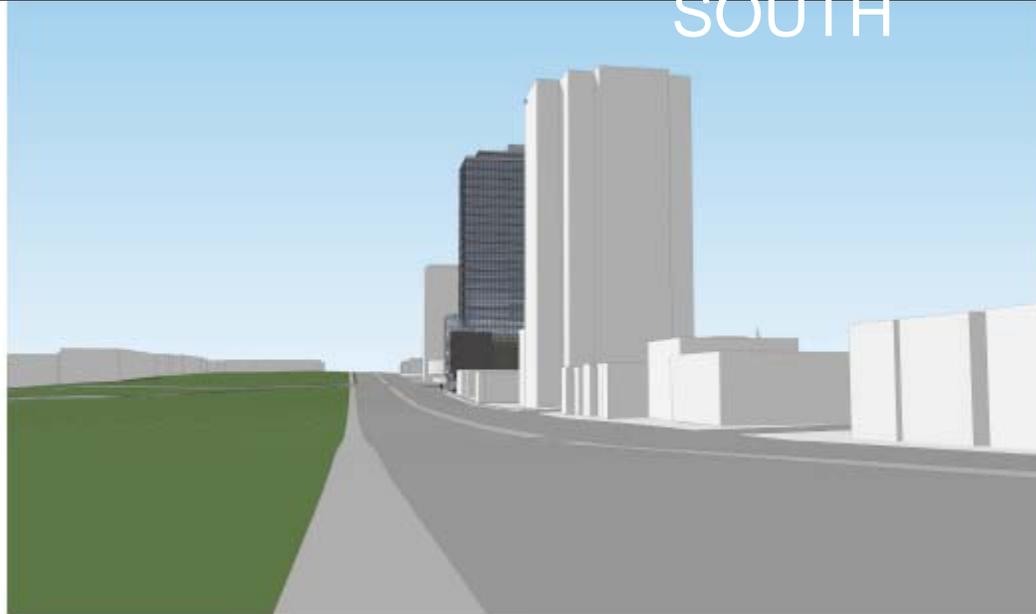


20 storeys



ON ROBIE LOOKING SOUTH

25 storeys



20 storeys



ON BELL ROAD LOOKING WEST

25 storeys



20 storeys



HEIGHT IN CENTRE PLAN

- Places significant emphasis on height when emphasis should be on massing and pedestrian environment.
- Desired smaller floor plates become not feasible with height restrictions
- De-emphasizes significant landmark sites. The corner of Quinpool and Robie has same height as several other growth corridors, despite being superior location for height.
- Fails to identify difference between landmark sites and landmark buildings and background sites and background buildings.



Urban Design
Guidelines for
**High-Rise
Housing**



Guidelines 2a & 2b
per the *Ottawa
Urban Design
Guidelines*

EXAMPLE OF EFFECTIVE TALL BUILDING GUIDELINES

Is it landmark or is it background?

- Distinctive in form and detail when viewed close up or from a distance
- Located at a prominent intersection, or along an important intersection, or along an important city axis/avenue, or the termination of a vista or view
- Located at or near a major destination (public transit station, public square, memorial, etc.)
- Situated near natural settings such as along water or open spaces
- Created with extra richness and quality in architectural design, materials detail and color.

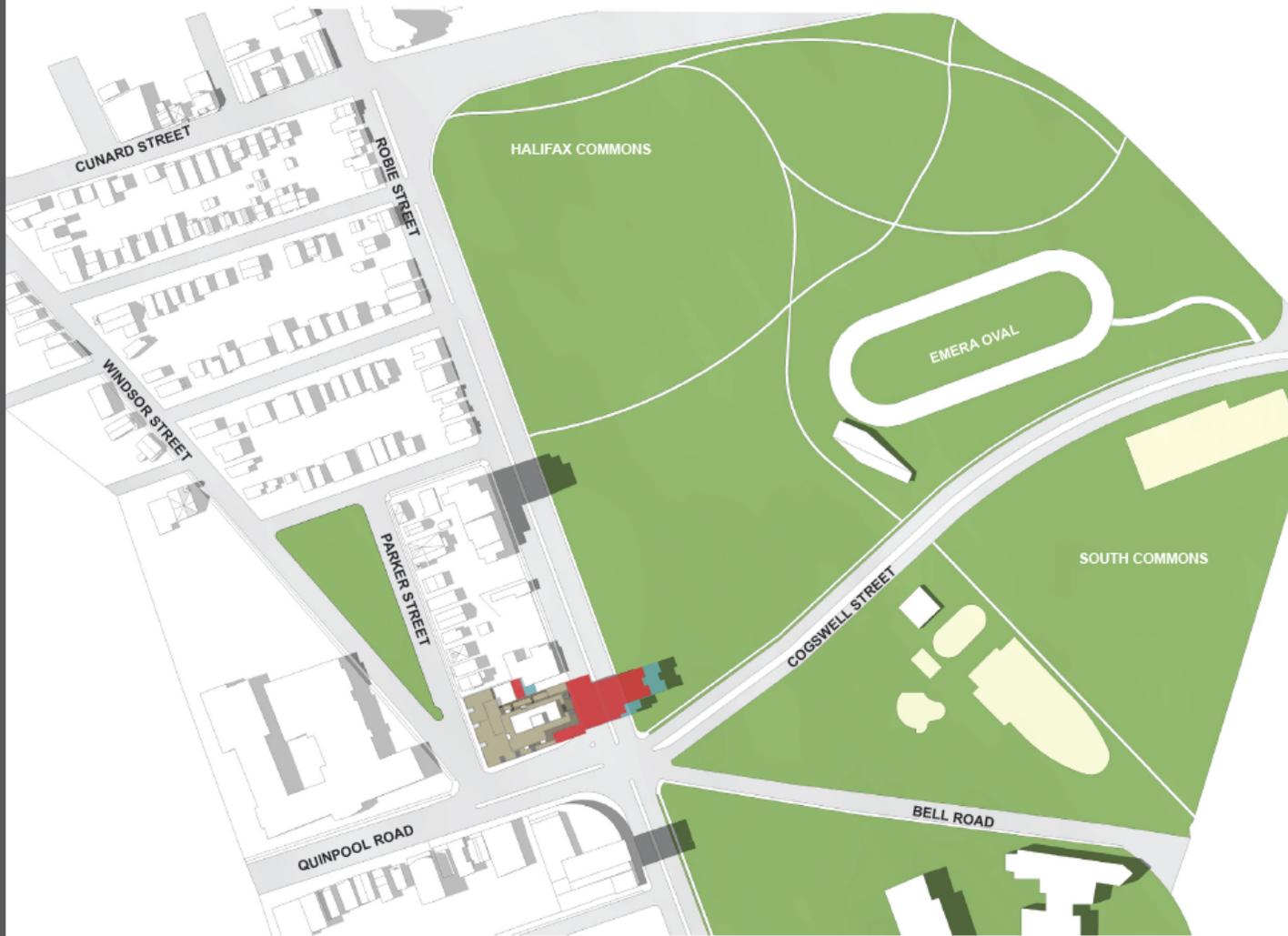
Shadows?

“Staff advise that the changes in the building design from the initial proposal have mitigated the shadow to acceptable point through a narrowing of the building....creating a long but fast moving shadow”

Regional Council First Reading report on 21 March 2017 in reference to the 29 stories proposal

SHADOWS | 21 JUNE 3P

JUNE 21ST 3PM



LEGEND

- 20 STOREY SHADOW
- 25 STOREY SHADOW
- 29 STOREY SHADOW

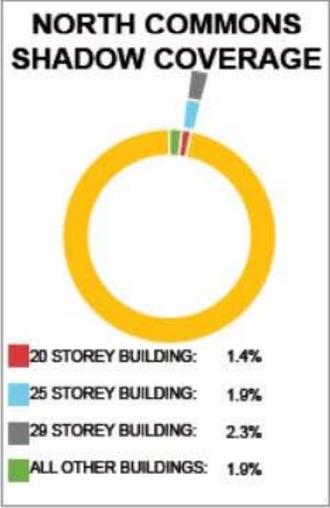
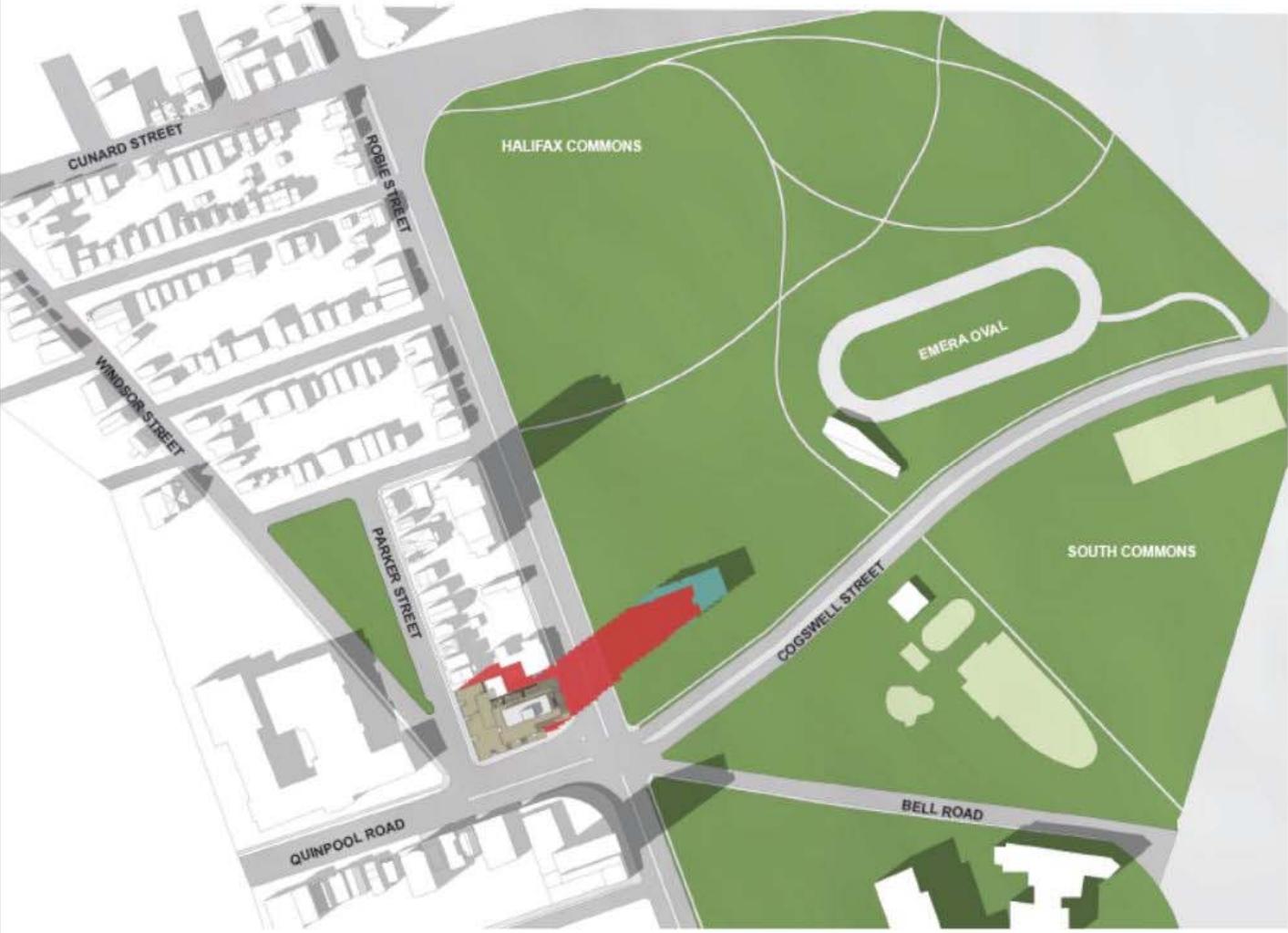
NORTH COMMONS SHADOW COVERAGE



- 20 STOREY BUILDING: 0.2%
- 25 STOREY BUILDING: 0.4%
- 29 STOREY BUILDING: 0.6%
- ALL OTHER BUILDINGS: 0.5%

SHADOWS | 21 SEPTEMBER 3

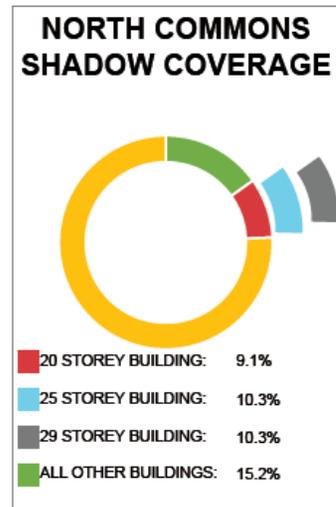
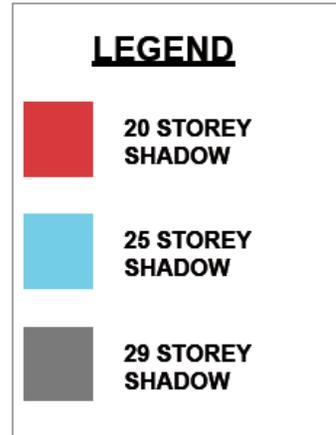
SEPTEMBER 21ST 3PM



concerns

SHADOWS | 21 DECEMBER 3:30

DECEMBER 21ST 3:30PM

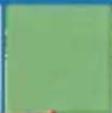


concerns

- Allows for the proposal to be a viable development
- Allows for consideration of an affordable housing component
- Increased density will benefit local business on Quinpool Road
- Incremental property assessment value and taxes
- Allows for distinct landmark building, befitting of this location
- Greater density adjacent to community amenity
- Helps achieve the urban centre growth goals

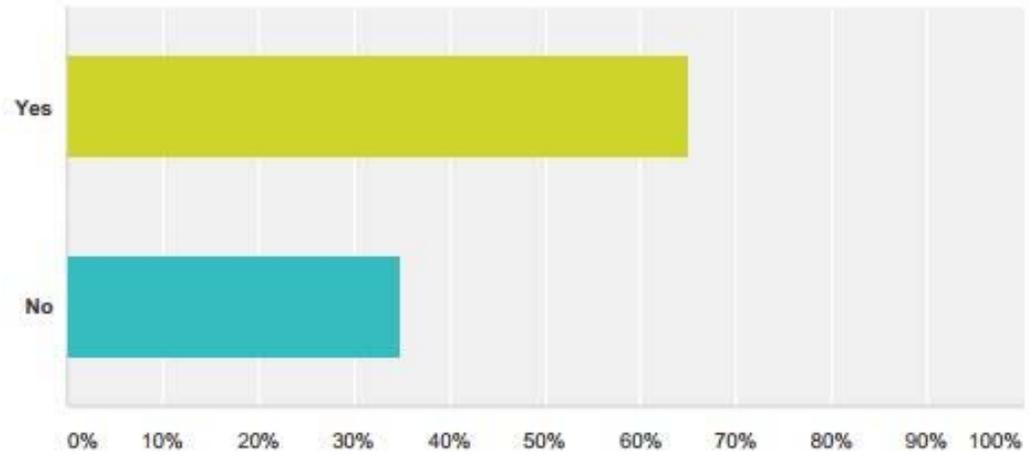
Survey Responses

The maximum height of buildings on the Quinpool Road site (6009-6017 Quinpool Rd) should be

Response	Chart	Percentage
28 Storeys - consistent with the current proposal at the corner of Quinpool and Robie		47.2%
24 Storeys - consistent with the current proposal at 2032-2050 Robie Street		6.2%
16 storeys		10.7%
12 storeys		11.7%
No taller than the height of the existing Office building currently on the northwest corner of Quinpool and Robie		9.1%
Whatever height results in no / low discernible shadow and wind impact on nearby public space (for example a taller slender building may cause less shadow and wind impact than a smaller, wider building)		15.0%

Q1 Do you support the current 29-storey proposed building?

Answered: 1,505 Skipped: 6



Answer Choices	Responses	
Yes	65.12%	980
No	34.88%	525
Total		1,505

