

Rideau Court



200 Rideau Street

ARCU 4400

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Site Conditions

The site is located in the heart of Ottawa, on historic Rideau Street. This site at approximately 6000 square meters was recently home to the Capital City Music Hall. The site which is located between Waller Street and Cumberland Street is a highly urbanized site in the city core surrounded by restaurants, bars, hotels, and shopping.

The site is immersed within two or three-storey buildings used mostly for retail or restaurant, as well as a few larger footprints such as multi-storey hotels. The site is located within a kilometer of both the Rideau Shopping Centre and the Byward Market and is surrounded by public transit, including the Transitway at the Rideau Centre.

Current developments patterns in this area include high-rise buildings and other expansions that are not geared towards a mixed-use strategy.

The site is zoned CB F(8.0) SCH187. This allows for a multitude of uses including commercial business, retail, restaurant, bank, hotel and many types of residential units including high-rise apartment and townhouse.

Design issues for this site include, privacy from Rideau Street, traffic flow and volume from surrounding streets, and appropriate loading and parking zones.



Rideau Court – Design Strategy

Mixed-Use

The site chosen for Rideau Court is exceptional because of its rich urban context would generate the maximum overall yield in all of its components of use.

Our proposal includes a mixed-use development of community commercial, residential and commercial office. For the placement of these uses; we positioned the commercial/retail and some second floor office space on Rideau; a secondary three-storey office building facing Waller Street ; an office/commercial/residential tower on the corner of Rideau and Cumberland; and, three and a half-storey townhouses facing south onto Besserer Street. These placement decisions were influenced by the existing context as well as privacy and sunlight conditions.

High Intensification

By implementing a mixed-use development into a diversified urban fabric, maximum efficiency is achieved in terms of land-use, revenue and environmental effects. Through the introduction of an underground parking lot off of Cumberland Street, the site's ground space is maximized and the traffic volume on Rideau Street is reduced.

Density and Typology of the Urban Fabric

Through the employment of a range of building heights, densities, and typologies, as well as the courtyard which eliminates the burden of a dense core, allows for a natural visual homogenization with the site's surrounding urban context.

Diversity of Housing Types

By offering a range of housing types including, two-bedroom condos, three-bedroom condo lofts, and three plus one-bedroom townhouses, a variety of families and singles can be accommodated for, also allowing for a unique array of pricing options.

Connecting the Community through Collective Spaces

An important element we wanted to integrate into our design proposal was a courtyard, similar those that are hidden within the Byward Market. This courtyard would not only serve to unify the numerous buildings but would also perform as a retreat from the chaos of city living.

Another attractive programmatic element we wanted to add was a large roof-top bar that would be situated at the top of the tower. This would be a popular destination as it would provide amazing vistas, is close to the Byward Market, and would be the first of its kind in Ottawa. It would also have a large outdoor patio on the northwest corner facing the Byward Market and city core. This element would also liven up the site at night as the other uses on the site slowly die down.



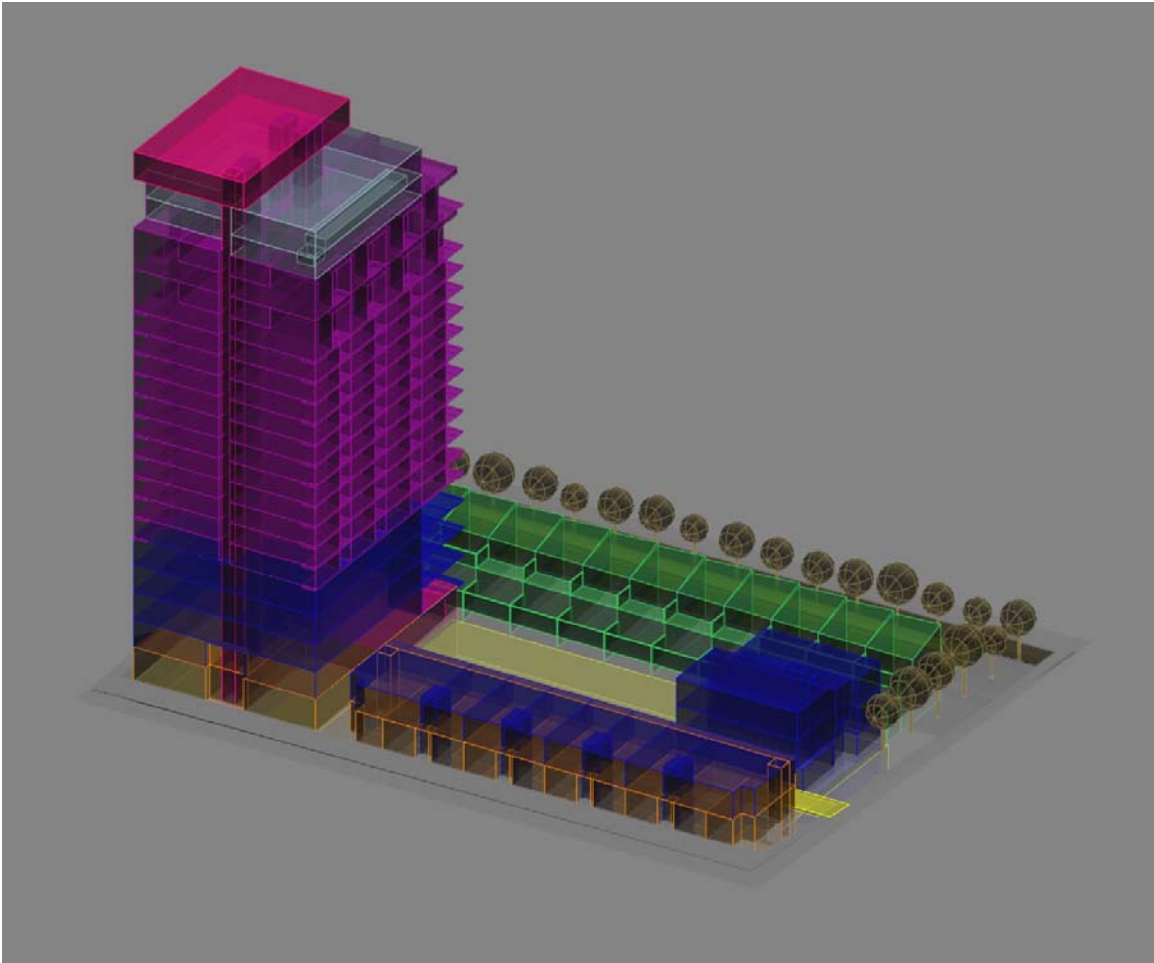
Site Plan Proposal



Entire Site: 6000m²

Courtyard: 990m²

Rendered 3-D Massing Model



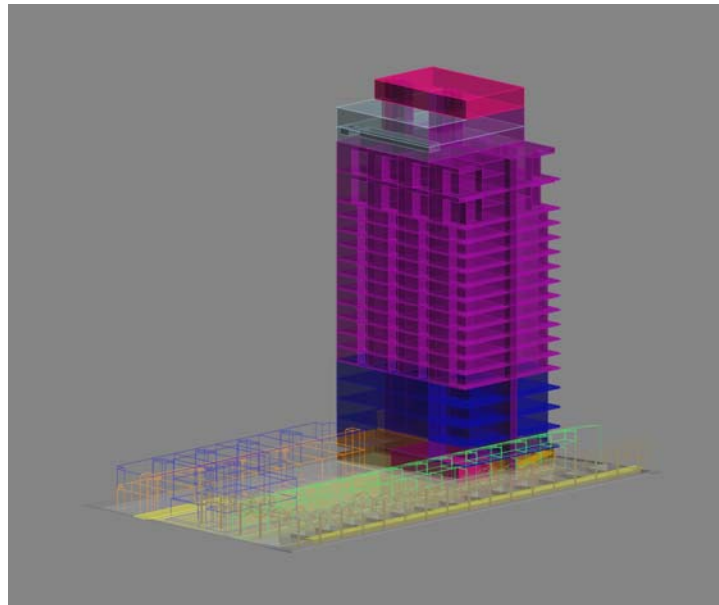
Rideau Court Tower Proposal

The Rideau Court Tower consists of four floors of commercial office space each floor having their own large south-facing communal balcony. On the main floor there is commercial/retail space and there is also a large restaurant with a patio on the courtyard and direct access off Rideau Street.

The residential section of the tower includes 88 units of two-bedroom condos and 16 units of two-storey loft condos each unit having a private balcony.

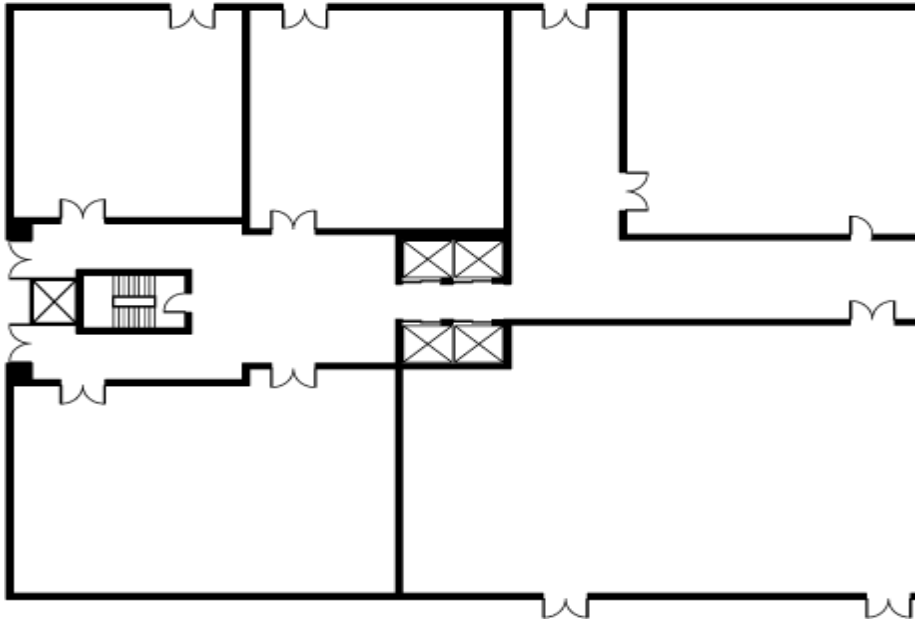
Above the residential units is a recreational facility for the residents and includes a pool, a fitness centre and a large outdoor space.

On the top floor of the Rideau Court Tower is a rooftop bar/lounge that would be used during the nighttime hours and would include a large outdoor patio facing the Byward Market area.



**Underground parking lot: 2093m²
 X 2 floors
 4168m²**

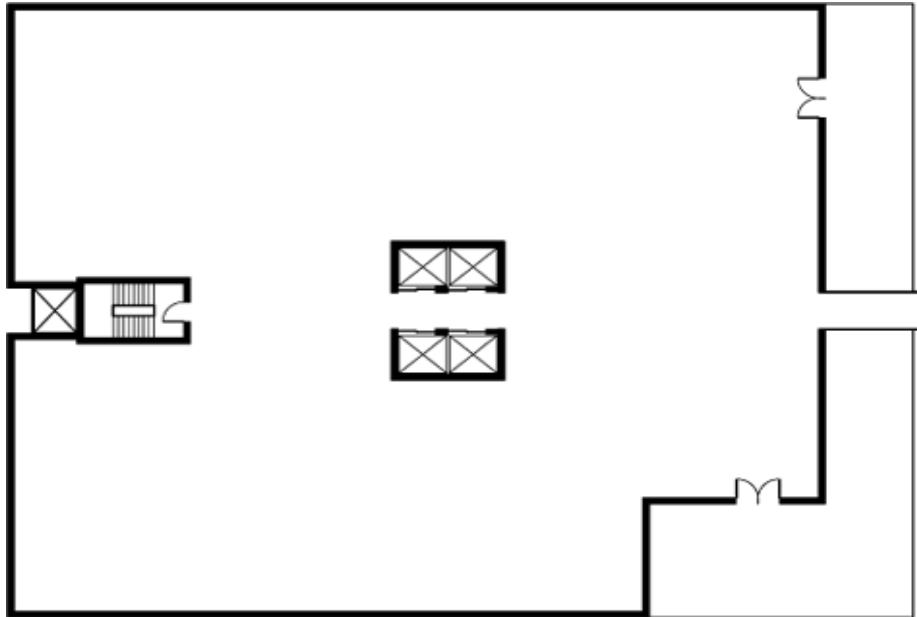
First Floor Plan



Commercial/Retail: 745m²

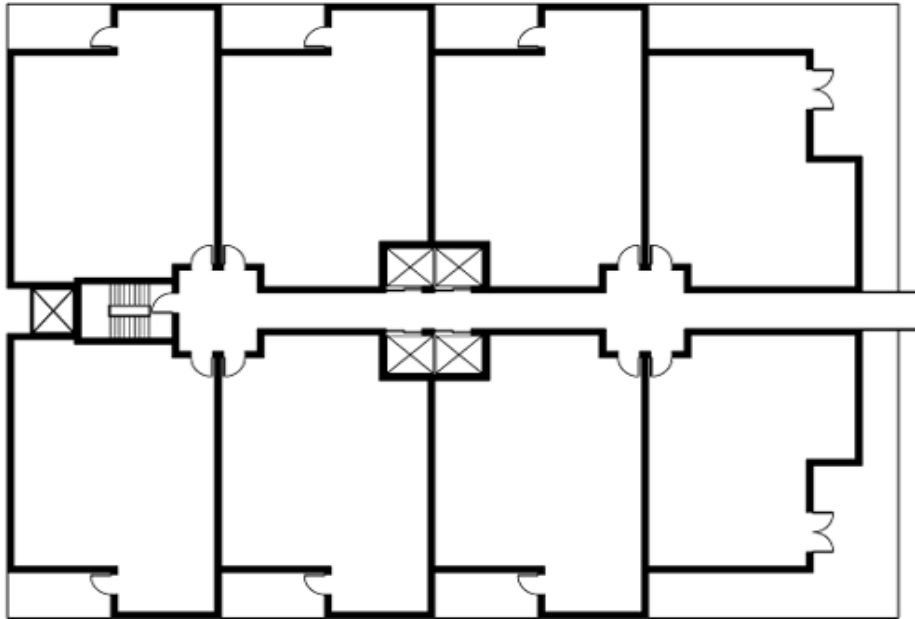
Restaurant: 200m²
+ 100m² (outdoor patio)
300m²

Second to Fifth Floor Plan



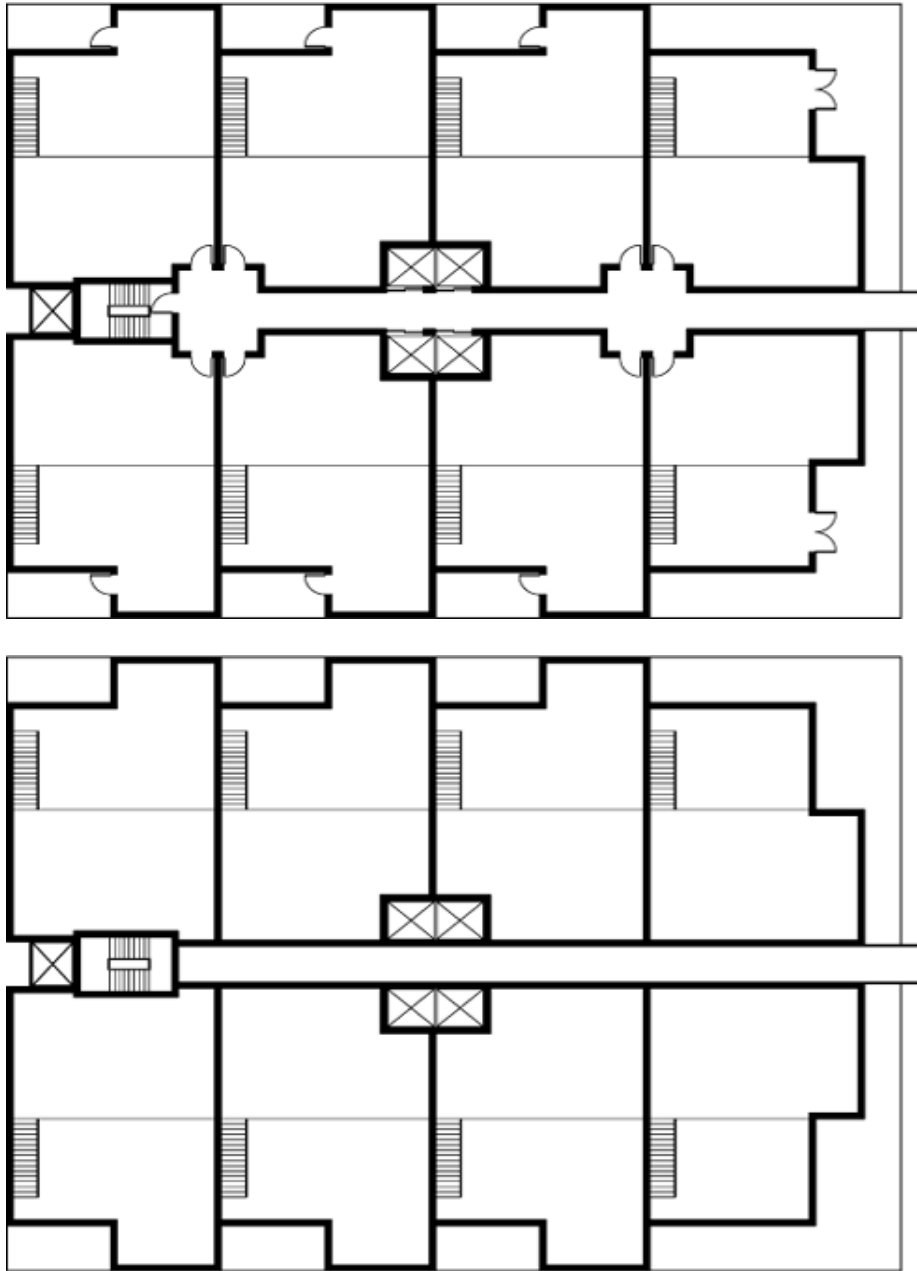
Commercial Office: 945m² (incl. balcony)
X 4 floors
3780m²

Fifth to Sixteenth Floor Plan



Residential (1 floor/2 bedroom-condos): **106.25m² (incl. balcony)/unit**
X 88 units
9350m²

Seventeenth to Nineteenth Floor Plan

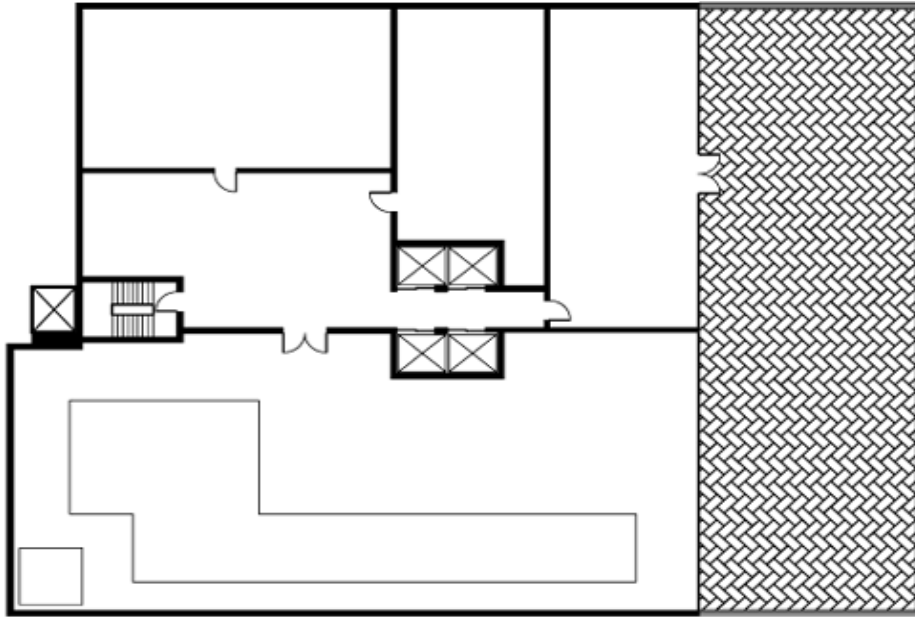


Residential (2-floor/ 3 bedroom loft condos): 159.38m²/unit (incl. balcony)

X 16 units

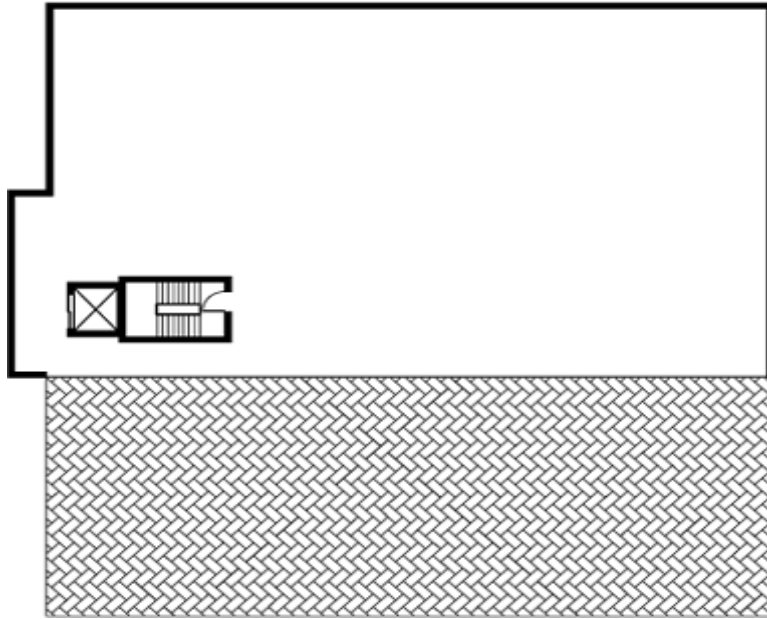
2550.08m²

Twentieth Floor Plan



Recreational facilities: **702m²**
 +945m² (outdoor space)
 1647m²

Twenty-First Floor Plan

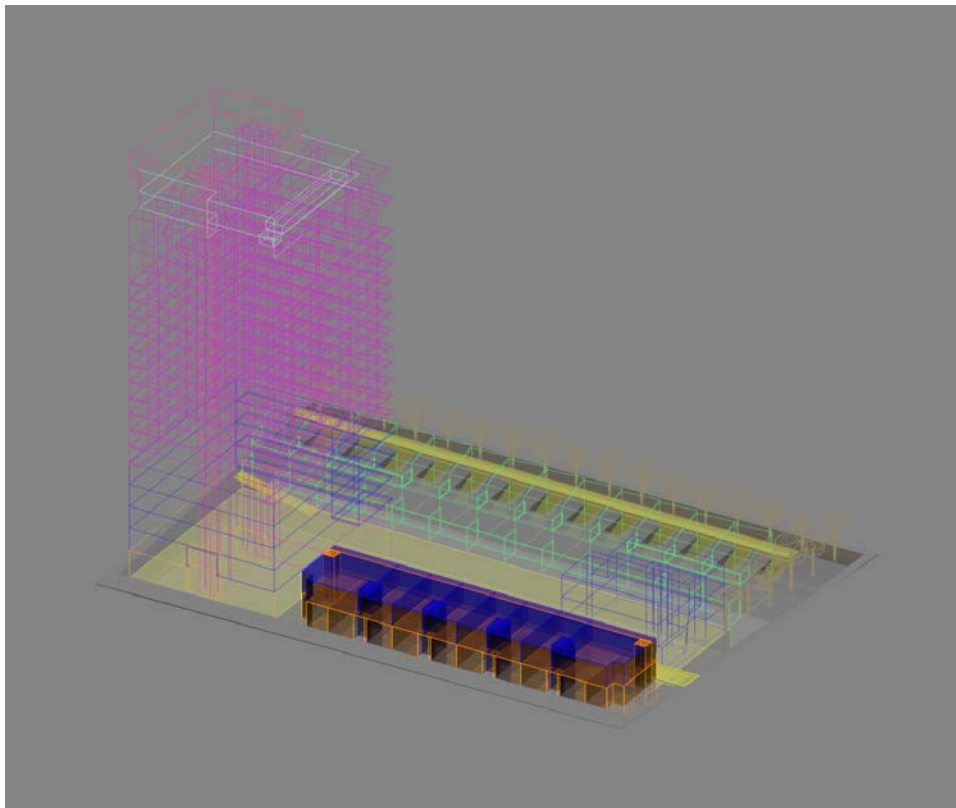


Roof-top bar/lounge: **429m²**
+273m² (outdoor patio)
702m²

Rideau Court Commercial Retail/Office Strip

This strip facing Rideau Street consists of 10 units of retail space at street level that form a cohesive whole with many other of the retail units on Rideau Street. The loading zone for the retail units is located behind the building with access off of Waller Street.

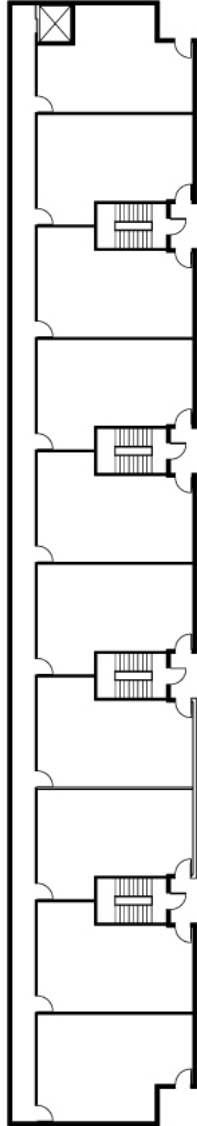
The second floor consists of 8 units of commercial office space that have stairwells at either end of the building from street level.



Retail: 720m²

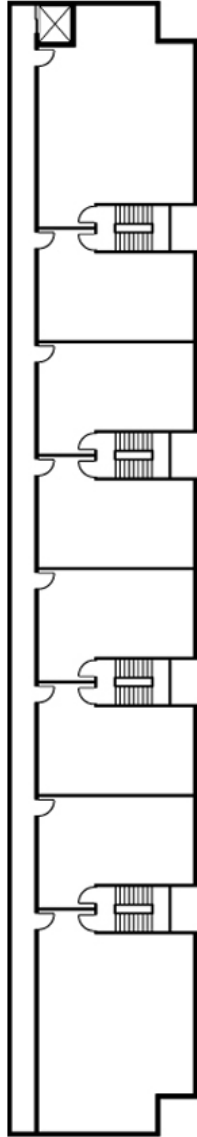
Commercial Office: 576m²

First Floor Plan – Retail



Retail: **72m²**
 X 10 units
 720m²

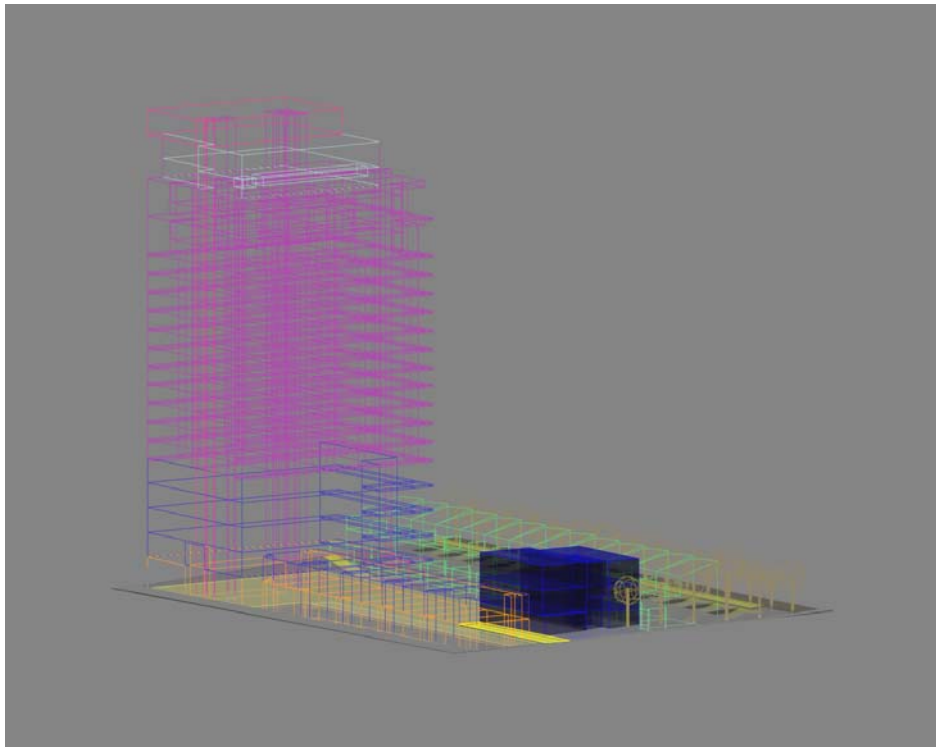
Second Floor Plan - Office



Commercial Office: **72m²**
 X 8 units
 576m²

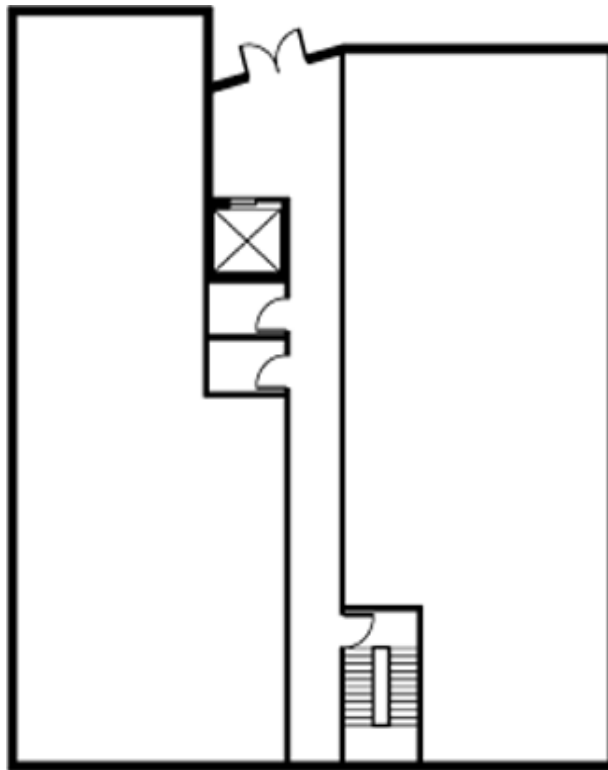
Rideau Court Commercial Office Building

The commercial office building consists of three large floors of commercial office space with a balcony on the third floor facing the south. The main entry to the building is off of Waller Street with a secondary means of egress onto the courtyard.



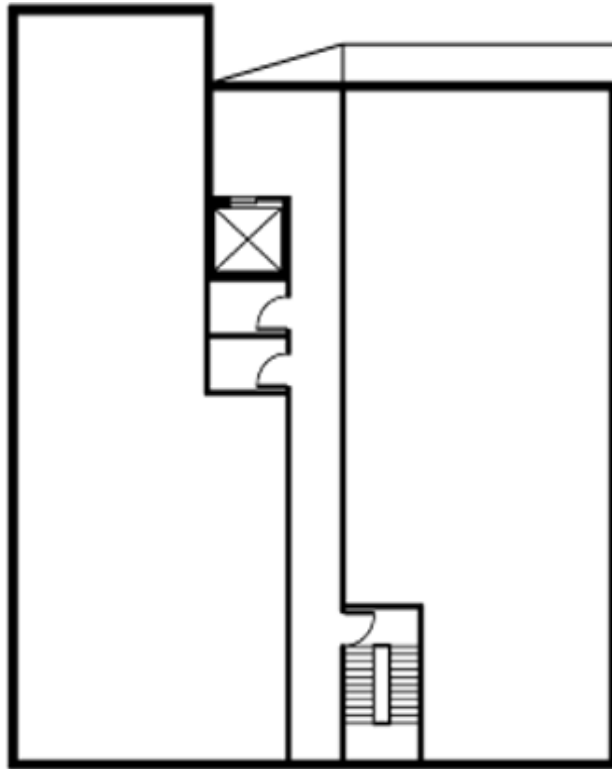
Commercial Office: 1020m²

First Floor Plan



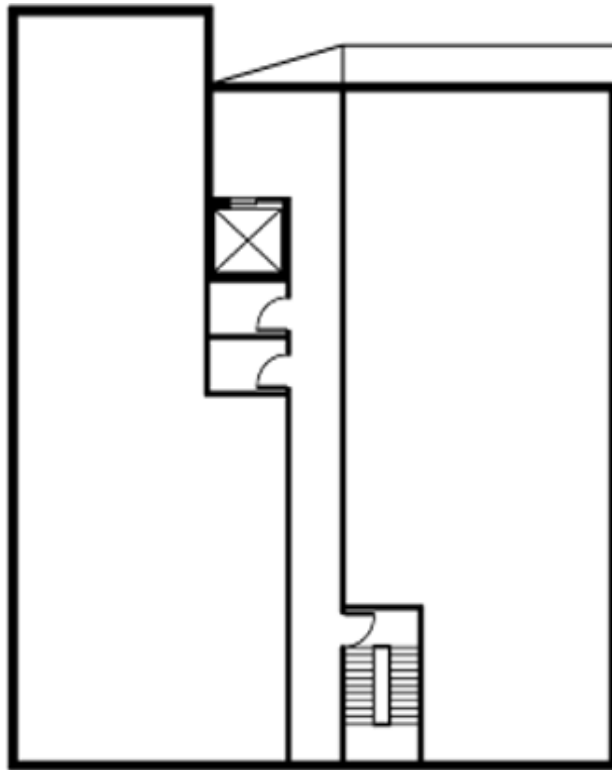
Commercial Office: 340m²

Second Floor Plan



Commercial Office: 340m²

Third Floor Plan

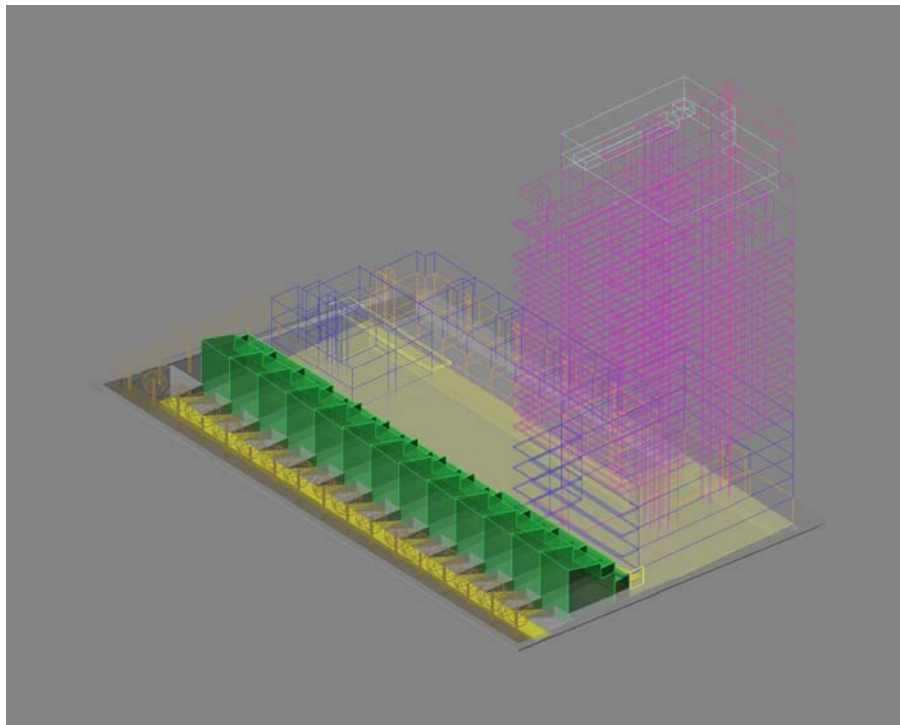


Commercial Office: 340m²

Rideau Court Townhouse Complex

This area of the Rideau Court complex consists of **13** units of **3+1-** bedroom townhouses, that include; a single-car garage, family room, kitchen, laundry room, **2** bathrooms, ground floor terrace, master bedroom with walk-in closet and **3-pc** ensuite, **3** bedrooms, office, and second level terrace facing into the courtyard.

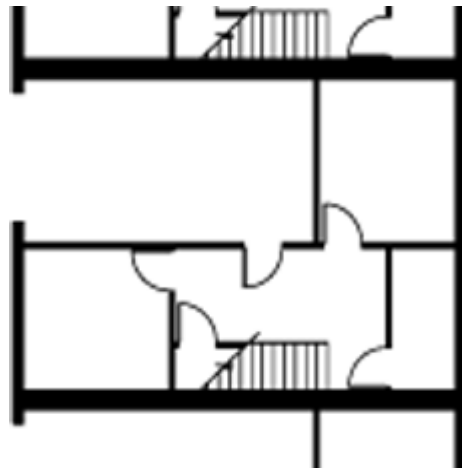
The townhouse complex faces Besserer Street with a private laneway off of Cumberland Street.



Residential: **161m²**
 X 13 units
 2093m²

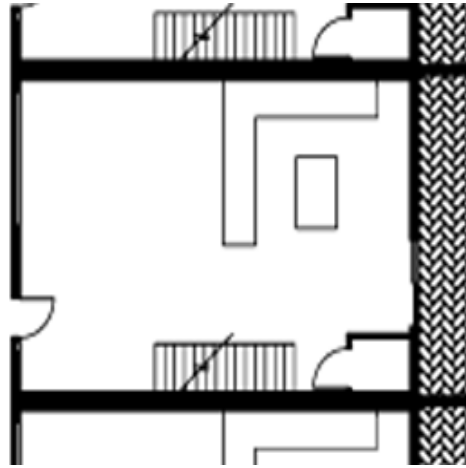
 2093m²
 + 637m²(terraces)
 2730m²

Basement Floor Plan



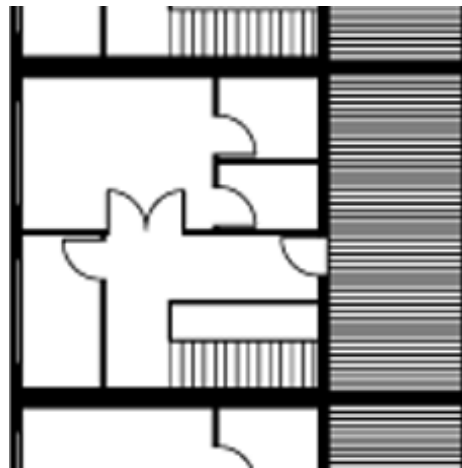
Basement: 70m²

Main Floor Plan



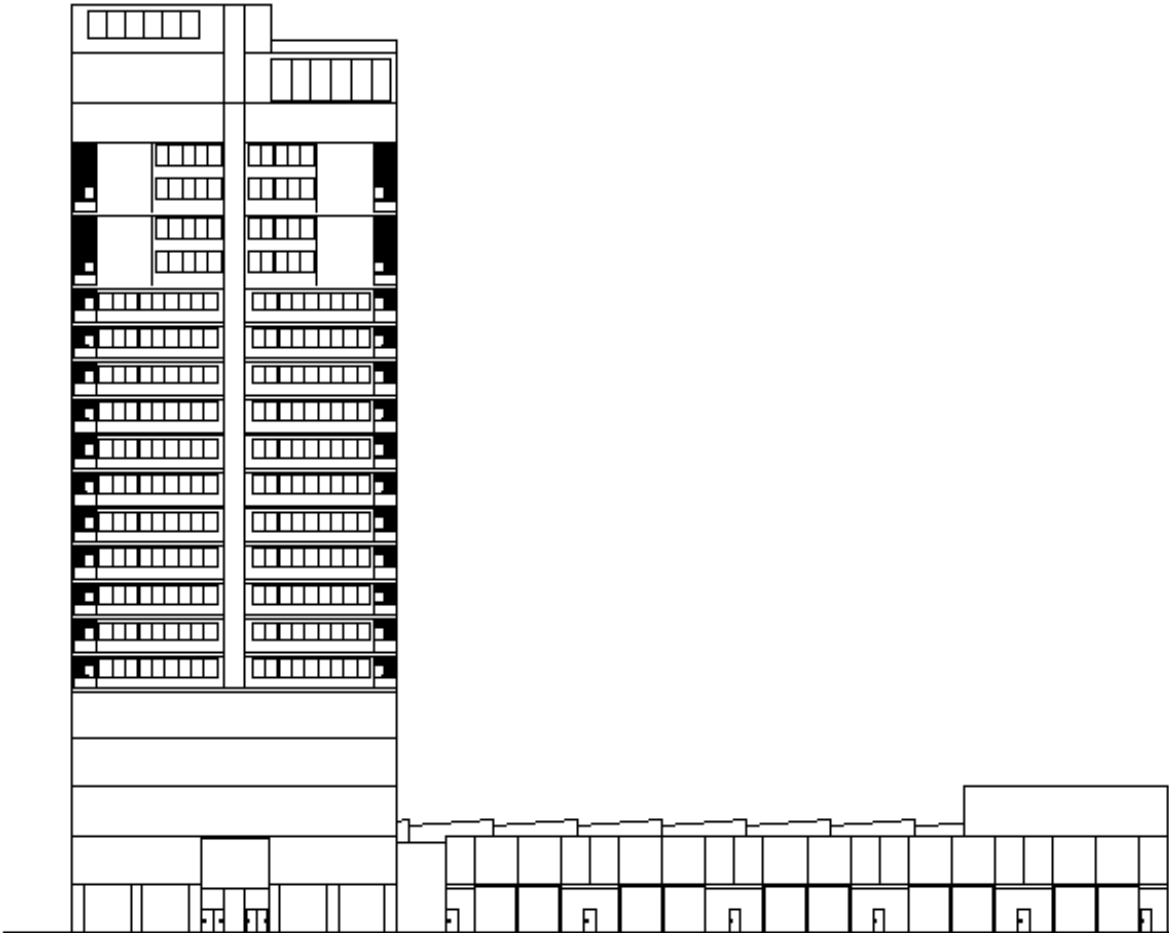
Main Floor: **42m²**
 + 28m²(terrace)
 70m²

Second Floor Plan

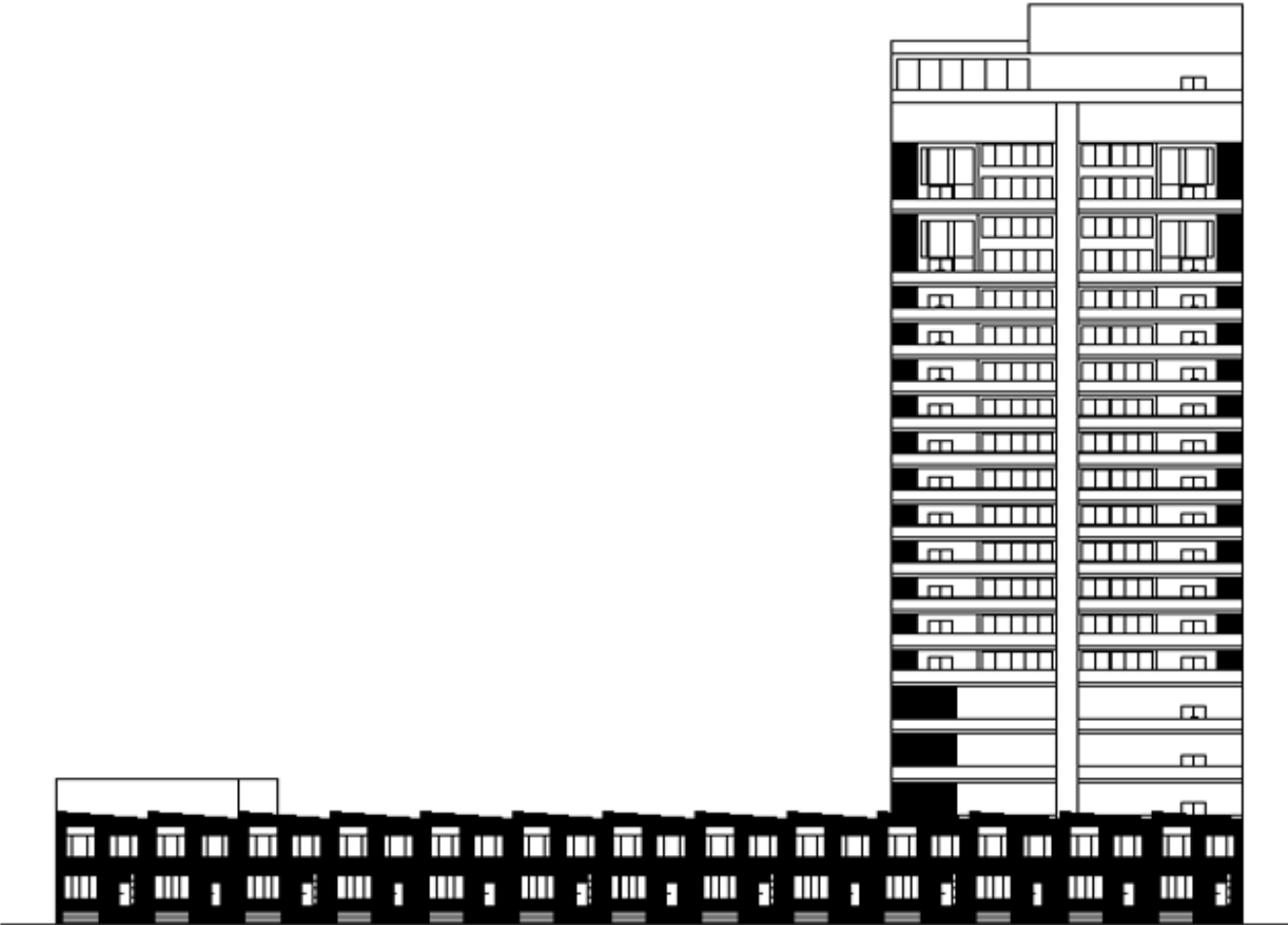


Second Floor: **49m²**
 + 21m²(terrace)
 70m²

Rideau Street Elevation



Besserer Street Elevation



Area Calculations

Rideau Court Tower

Residential	11 900.08m²
Commercial Office	3780m²
Retail	745 m²
Other	6817m²
TOTAL	23 242.08m²

Rideau Court Commercial Retail/Office Strip

Commercial Office	576m²
Retail	720m²
TOTAL	1296m²

Rideau Court Commercial Office Building

Commercial Office	1020m²
TOTAL	1020m²

Rideau Court Townhouse Complex

Residential	2730m²
TOTAL	2730m²

Cost Analysis

Building Costs

Type	m ²	Cost/ m ²	Building Costs (\$)	Rent 3net/m ² (\$)	Income (\$)
RESIDENTIAL					
Condo	13 547.08	-968.78	-13 124 140.16	2518.84	34 122 926.99
Townhouse	2730.00	-1022.60	-2 791 698.00	2637.24	7 199 677.07
COMMERCIAL					
Retail	1747.00	-1367.06	-2 388 253.82	191.50	334 550.50
Office	5376.00	-1507.00	-8 101 632.00	161.25	866 872.77
TOTALS	23 400.08	-4865.44	-26 405 723.98	5 508.83	45 524 027.33

Parking

Parking Requirements			
Residential	Visitor	Commercial	Retail
275	25	50	50
TOTAL PARKING			
400			

Parking	# of spaces	Building Costs	Rent 3net	Income
Underground	400	Incl. above	\$30 000.00	\$12 000 000.00
TOTAL	400			\$12 000 000.00

Property Cost				
Construction Costs				-\$10 000 000.00
Office Rebate				-\$26 405 723.98
Development Charges (11%)				\$10 489 885.82
Consulting Fees (8%)				-\$2 904 629.64
Contingency (5%)				-\$2 112 457.92
				-\$1 320 286.20
TOTAL COSTS				-\$32 753 097.74
TOTAL INCOME				
		(rent and sales)		\$18 651 200.27
		(total income from above)		\$57 524 027.33
		(restaurant and bar revenue)		\$ 3 000 000.00
				\$79 175 227.60
TOTAL PROFIT				\$46 422 129.86