

DESIGN BRIEF

SITE PLAN CONTROL APPLICATION

THE FOUNDERS RESIDENCES WESTBORO

1705 CARLING AVENUE



rla / architecture

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SECTION ONE

1.0 APPLICATION SUBMISSION

1.1 APPLICATION DETAILS

Type of Application: Site Plan Application

Date of Pre-Consultation: January 16th, 2018

Legal Description: Part of Lot 30, Concession 1 (Ottawa Front)

Geographic Township of Nepean City of Ottawa

Municipal Address: 1705 Carling Avenue, City of Ottawa, Ontario

1.2 PURPOSE

This report has been prepared in support of a site plan application by The Founders Residences LP to permit the development of a 9 storey building (Building height 29.9 meter), which houses two major occupancies. One is the residential care facility; the other is the condominium. The residential care facility with 130 units will occupy the ground floor to the 6th floor. The residential condominium with 68 units will be from the 7th floor to the 9th storey. One level of underground parking garage provides 46 car parking spots and 53 bicycle parking spots for the condominium residents. The total site area is 8928.75 square meter. The lot coverage is 2070.2 square meters (23%).

1.3 VISION

The proposed development of 1705 Carling Street is a great opportunity to promote higher-density residential development and high-quality built form along an arterial mainstreet – Carling Avenue. It is also a great opportunity to transform the existing streetscape and establish a street edge to comply with the city streetscape design plan for years to come.

1.4 RESPONSE TO CITY POLICY FRAMEWORK

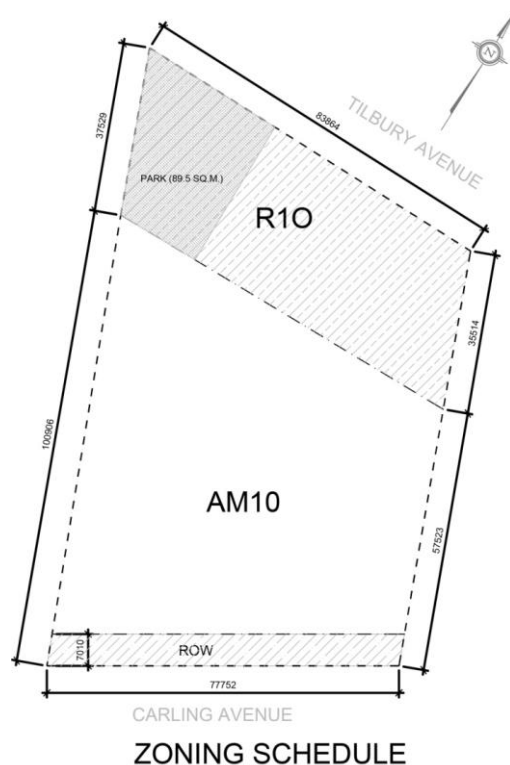
- **Zoning By-Law (2008-250)**

The subject property is a through lot, bounded by Carling Avenue to the south and Tilbury Avenue to the north.

Under the City of Ottawa Comprehensive Zoning By-law (2008-250), the subject property falls along the boundary line of AM10 – Arterial Mainstreet Zone and R1O-Residential First Density Zone.

The part of the site that fronts on Carling Avenue is AM10 zone. AM zone permits a broad range of uses including retail, service commercial, offices, residential and institutional uses and imposes development standards that will promote intensification while ensuring that they are compatible with the surrounding uses. In the case of the subject property, The AM10 subzone indicates that the building height limit is 30m, the minimum front yard setback is 0 meter, and no minimum interior yard setback is required.

The part of the site fronts on Tilbury Avenue, which is roughly 37 meters from the north property line, is R1O zone. R1 zone restricts the building form to detached dwellings in general urban areas and allow a number of other residential uses to provide additional housing choices within detached dwelling residential areas.



- **Official Plan**

It is the policy of the City of Ottawa Official Plan that the new development shall be in accordance with the design objects and principles, set out in section 2.5.1 – Urban design and Compatibility in The Official Plan, and the development application will be evaluated on the basis of these design objectives and principles. These design objectives include:

- Enhance the sense of community
- Define quality public and private space through development
- Create safe and easy accessible place,
- Respect the character of existing areas,
- Promote sustainable design

In the Official Plan, Carling Avenue to the south is identified as an arterial mainstreet and the City of Ottawa requires a 44.5m wide ROW along Carling Avenue at the subject property. An Urban Design Guideline for Development along Arterial Mainstreets has been approved by city council for implementation.

The proposed development focuses on the area of the subject property in AM10 zone along Carling Avenue. The area in R1O zone along Tilbury Avenue is reserved for a future development and a designated city park that is roughly 89.5 square meters.

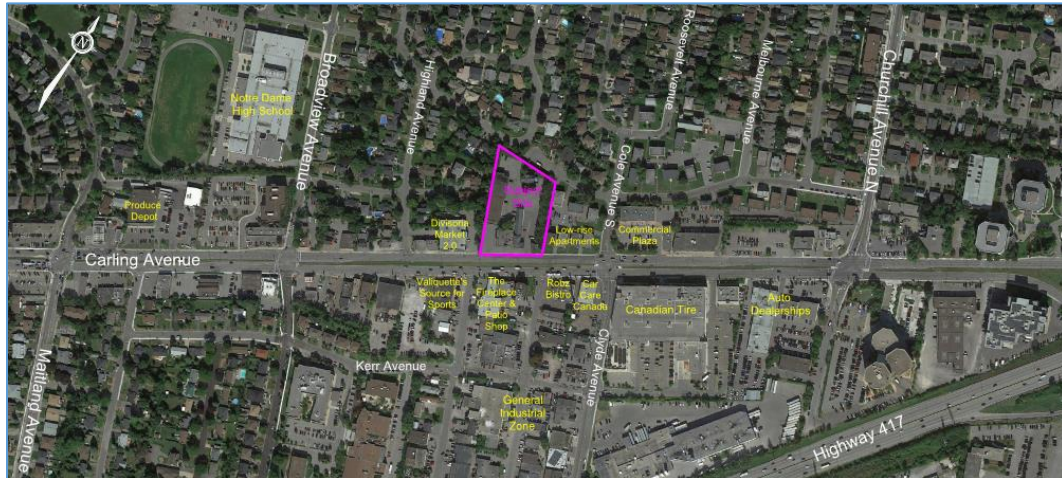
The proposed development has been designed to comply with the current Zoning-by Law and the Official Plan. The 9 storey building has been designed to reach a building height 29.9m and the building elevation that fronts on Carling Avenue has been setback 7m from the property line to accommodate the ROW. No below grade structure is proposed in the area of the ROW. In addition, the required amenity areas have been provided, as well as loading, servicing, landscape areas and other requirements of the zoning.

The proposed development responses to the design objectives and the design guideline in the Official Plan, through the design considerations below:

- Develop a higher density residential building
- Bring the diversity of the development into the community
- Create a contemporary architecture and update the existing building fabric
- Create a transition in the scale of the built form, to relate to the existing low-density scaled buildings nearby
- Define a strong street edge and improve the streetscape

- Create an attractive and comfortable pedestrian environment along Carling Avenue and throughout the site
- Minimize the surface parking and locate it at the rear of the building
- Introduce intensive landscape throughout the site
- Contribute a city park, linked to the existing greenery fabric

1.5 CONTEXT PLAN



Aerial View of Subject Property and Surrounding Context

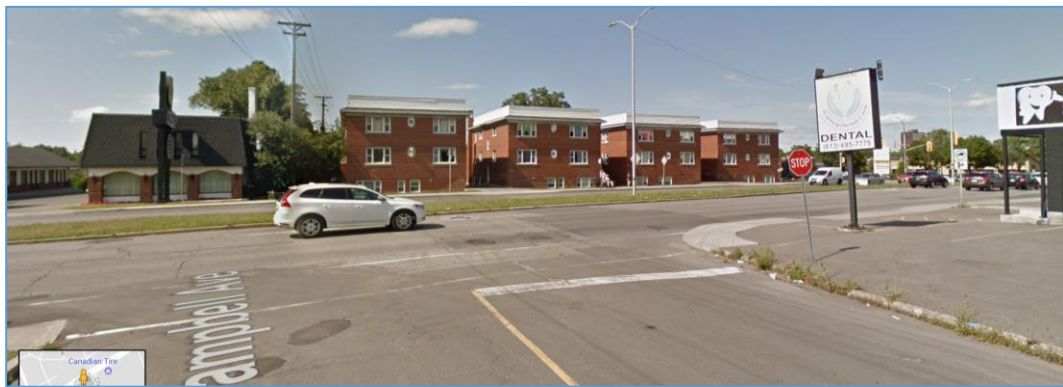
The subject property is located at the south edge of the Laurentian neighbourhood of Ottawa. It is the location of Webb's Motel and a small restaurant named the Rose Bowl to the south and a single family house to the north.

The subject property fronts on Carling Avenue. The stretch of Carling Avenue adjacent to the subject property is a commercial corridor made up of retail, office and service uses. To the north of the subject property exists a low-rise residential neighbourhood. Abutting the subject property to the east are several low-rise apartment dwellings. Further east along Carling Avenue is a one-storey commercial plaza containing restaurant uses. To the west of the subject property along Carling Avenue exists low-rise commercial and office uses. To the south of the subject property are commercial and office uses along Carling Avenue, with general industrial uses existing further south, between Carling and the 417.

Carling Avenue is an Arterial Road that accommodates all modes of transportation. These modes include walking, cycling, public transit and driving. Features such as sidewalks, on-road cycling routes and bus stops are present along Carling Avenue in close proximity to the subject property.



Commercial Building to the west



Apartment Dwellings to the west



Commercial Building to the south**SECTION TWO****2.0 DESIGN PROPOSAL****2.1 MASSING AND SCALE**

The building has been designed to break down the mass to a smaller scale, through the articulation of a one storey podium and a two-storey top. Special attention has been given to the south building elevation fronting on Carling Avenue. By careful arrangement of different masonry colors and materials the building mass is further broken down, vertically and horizontally, into smaller forms. This will help the new development fit into the existing low and mid-rise buildings nearby. A one storey podium with generous windows ensures a pedestrian oriented scale and defines the street edge.





The alternative options of building massing have been explored. A T shape form shows its strong advantage in providing adequate buffer space between the proposed 9 storey building and the existing low density residential properties to the east and west.



2.2 BUILDING TRANSITION

The scale of the building has been designed to the allowable height limits, to ensure a higher-density development along Carling Avenue. The one storey podium, clad with light-grey stone veneer, is an extension of the existing one-storey commercial buildings to the west, and is also designed to relate to the low density residential scale to the north and to the east. A two-tier setback is introduced at the west end of the building, to provide a transition from the one storey commercial building to a 9-storey residential building. The roughly 9-meter setback at the east of the building not only creates pedestrian and vehicular access to the internal courtyards, but also mitigates the height difference between the proposed 9 storey building and the 2 and a half storey apartment buildings to the east.





2.3 PUBLIC REALM

At street level, all kinds of amenity space, that are required for the residential care facility, are placed along Carling Avenue. The generous windows for these amenity spaces and the principal entrance to the building in the middle promote the interaction between the vibrant inside activities and street events, which will animate the streetscape. The podium and the principal entrance are clearly articulated through distinctive recess or projection, as well as material selections, lighting and architectural details.

The public sidewalk is continued along Carling Avenue. Between the proposed building and the sidewalk, the landscaping with appropriate shrubs and trees will help soften the interface of the building and street. Furthermore, public accessible paths are provided throughout the whole site, connecting to all landscaped amenity areas.

At present, a temporary layby is introduced in front of the principal entrance in the ROW area. It is understood that it will disappear as Carling Avenue is developed in the future.



2.4 BUILDING DESIGN

The major portion of the building is clad with brick and stone veneer, which are traditional envelope materials for the residential buildings. Large areas of metal panels and window wall at the top two floors and the two building corners will lighten up the building appearance and add a contemporary flavour. The organized punched windows and the recessed balconies indicate the principal residential use and delineate a human scale. One of the design goals is to create a balance of contemporary aesthetics and functionality.



With the intention to optimize sun exposure for the residential units, the building employs a T-shaped form. It naturally forms two courtyards on the site. The east courtyard has access from Carling Avenue at the southeast corner of the property. It provides a second entrance to the residential care facility and organizes outdoor parking and traffic circulation required on the site. The west courtyard is designed as an internal garden with a natural pond and wandering path. The outdoor parking is controlled to meet the minimal requirements of the zoning by-law. As a result, a large area of the site will be dedicated to landscaping. The arrangement of outdoor parking and landscape follows the existing site grading, in an effort to minimize the disturbance of the site. In order to encourage the seniors in the residential care facility to enjoy the city park, the west garden and the city park will be connected. The intense landscaping on the site will enhance the character and quality of the built environment and become a significant feature not only for the development but also for the community.



