



337 MONTGOMERY STREET RESIDENTIAL DEVELOPMENT OTTAWA

SITE PLAN CONTROL APPLICATION

DESIGN BRIEF

September 2019

• B O H A C E K • A S S O C I A T E S • I N C •
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PROJECT SUMMARY

Type of Application: Site Plan Control
Dates of Pre-Consultations: November 7, 2018 and July 7, 2017
November 7, 2018
Legal Description: Plan 49, Lot 23, 25, 27 and PT Lot 70, City of Ottawa.
Municipal Address: 337 Montgomery Street, Ottawa
Lot Area: 1,038 m² (Frontage: 47.95 m, Depth: 22.31 m)

This Submission has been prepared on behalf of Mr. Michel Baroud, Maybach Construction, Ottawa in support of his Site Plan Control Application to construct a 6-storey Apartment Building containing 36 Residential units of which one (1) unit is located on Ground Floor, and the remaining 35 units at the levels 2- 6. The level 6 is dedicated only to the loft spaces and a rooftop amenity space. The 70 m² Commercial space (Cafe) and 43 m² Office occupy the Ground Floor level, and are together with the main residential Entrance Lobby accessible from the street level.
The enclosed parking accommodates 14 cars on grade and is accessed from Montgomery Street. Bicycle Parking caters for total 20 bicycles (5 outdoor spaces within the lot and 15 indoor spaces).

1.0 PROJECT VISION

The proposed development will bring to this very diverse neighborhood, that contains a mix of two storey residential dwellings, detached houses, 4-6 storey residential rental buildings, high rise government offices, commercial/mercantile buildings and the school, much needed urban rejuvenation, safer environment and intensification in response to the City Zoning.

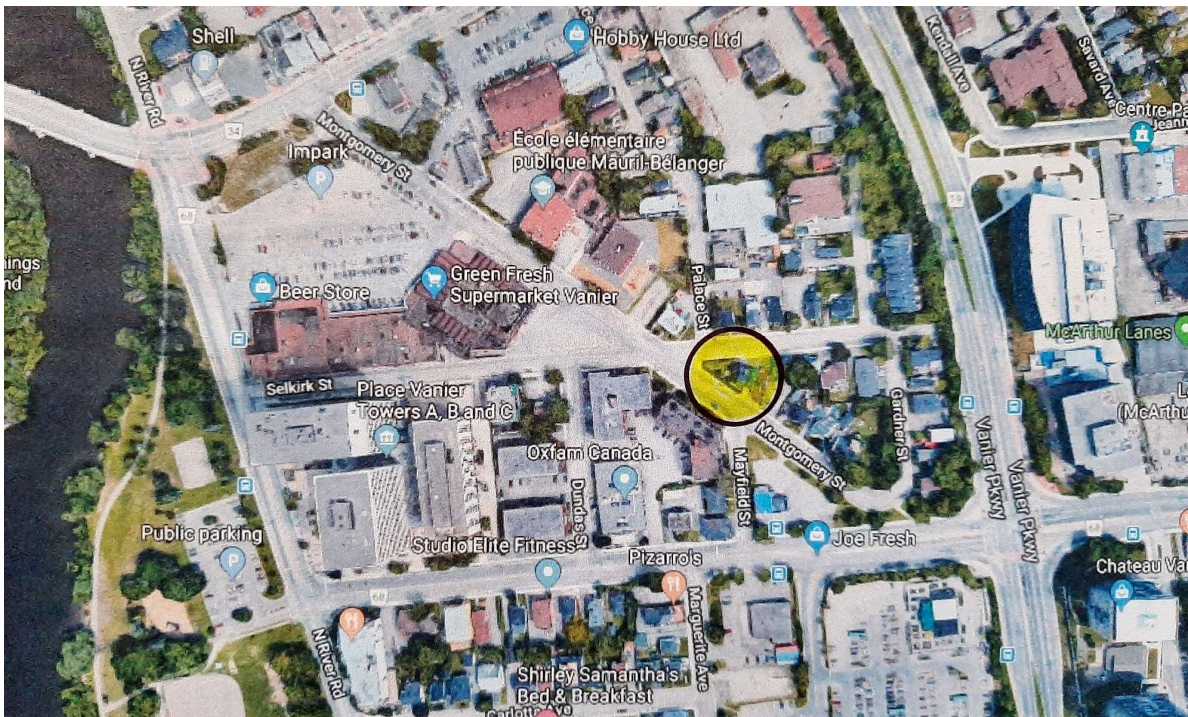
The building contemporary design will set a new standard for future developments. On the street level, the proposed building will create much needed revitalised urban streetscape, paved sidewalks lined with trees and landscaped yards.

Also, the proposed commercial unit located at the street level - a Coffee Shop is strategically located at the sharp building corner as the building focal point.

The Building is located in Quartier Vanier Business Improvement District that permits local businesses to join and with support of Municipality to promote the area as business shopping district.



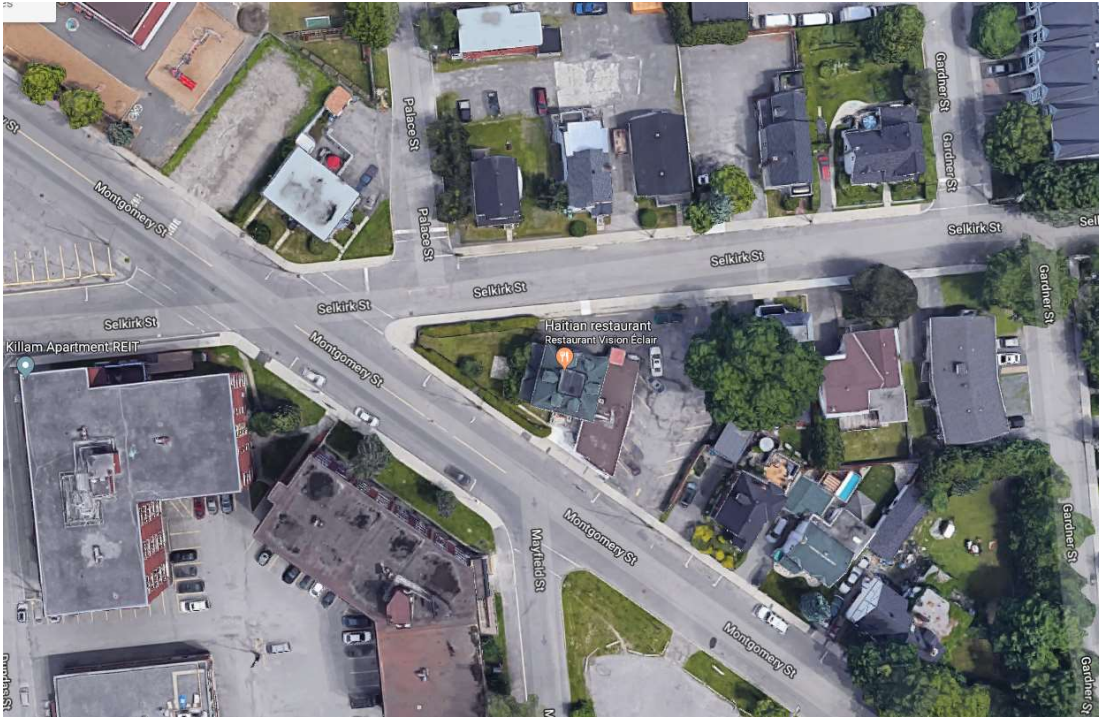
PROPOSED RESIDENTIAL DEVELOPMENT - VIEW FROM MONTGOMERY STREET



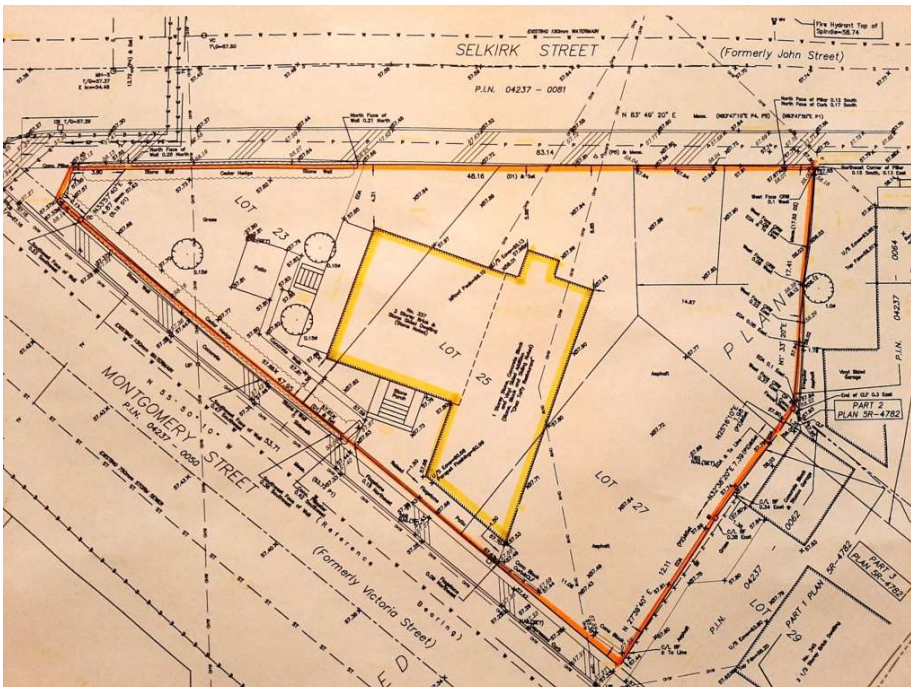
PROPOSED RESIDENTIAL DEVELOPMENT IN THE EXISTING URBAN CONTEXT

3.0 SUBJECT PROPERTY

The property is located at intersection of Montgomery Street on the South-west side and Selkirk Street on North side. The lots are currently occupied by a 2-storey dwelling and 1-storey restaurant, their facades clad with brick and stone. There is a hedge and 3 small trees in the front of the building and the paved parking at rear.



EXISTING SITE CONDITIONS – EXISTING SITE CONDITIONS – AERIAL VIEW



DEVELOPMENT SITE WITH TWO EXISTING BUILDINGS – OFFICIAL SURVEY PLAN



EXISTING 2-STOREY RESIDENTIAL BUILDING AND 1-STOREY RESTAURANT WITH PARKING LOT



EXISTING 2-STOREY RESIDENTIAL BUILDING AND 1-STOREY RESTAURANT WITH PARKING LOT ON THE EAST SIDE.

4.0 SURROUNDING AREA

The existing surrounding area is very diverse in heights, massing, streetscape and the urban character.



EXISTING 2-STOREY RESIDENTIAL BUILDING AT SELKIRK ST. - EAST OF THE PROPOSED DEVELOPMENT



EXISTING 2-STOREY RESIDENTIAL BUILDING ACROSS SELKIRK ST. – NORTH OF THE PROPOSED DEVELOPMENT



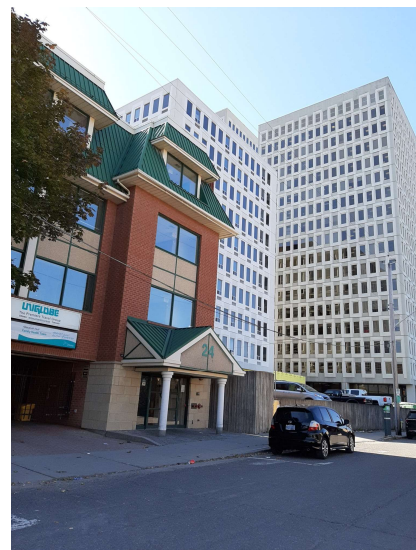
EXISTING 2-STOREY RESIDENTIAL HOUSES AT SELKIRK STREET – VIEW TOWARDS EAST - HIGH RISE BUILDINGS AT VANIER PARKWAY AVENUE AT REAR



EXISTING 2-4 STOREY RESIDENTIAL BUILDINGS AT MONTGOMERY STREET, ACROSS THE PROPOSED SITE.



EXISTING 4 AND 6-STOREY KILLAM RESIDENTIAL RENTAL BUILDING AT INTERSECTION OF MONTGOMERY AND SELKIRK ST. (ACROSS THE PROPOSED DEVELOPMENT)



SELKIRK STREET TOWARDS WEST - HIGH RISE OFFICE TOWERS – GOVERNMENT OFFICES AT THE PLACE VANIER (UP TO 19 STOREYS) AND SUPERMARKET BUILDINGS ACROSS ACCROSS

The surrounding land uses are mainly zoned as Residential and some as GM (General Mixed Zone) use. The existing buildings vary from 2-storey dwellings with brick or vinyl cladding, a rental 4-storey apartment building, a 6-storey Killam apartment building up to high rise Government office buildings at Vanier Towers. The building heights are gradually increasing West wards along the Selkirk Street. To the East, across the Vanier Parkway, there is a glass clad 10 storey office building and 3 apartment towers reaching 19 storeys. The City and Community Association reps commented on some crime related issues in the neighborhood. The proposed 6-storey residential development will not only help to improve the security issues by increased pedestrian traffic, monitoring cameras, etc., but also, it will create a suitable massing and building height transition, an improved streetscape and the neighborhood character.

5.0 THE RESPONSE TO CITY POLICIES

City of Ottawa Official Plan (OP)

Urban Design and Compatibility (Section 2.5.1)

According to the Ottawa Official Plan all new developments will be evaluated on the basis of the design principles set out in Section 2.5.1 - Urban Design and Compatibility. 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

The proposed development responds to the design objectives of the Ottawa Official plan with following design considerations:

- Increasing the population density in an underutilised lot
- Improving the existing environment by introduction of contemporary architectural design
- Enhancing the area by multiple use development
- Improving the streetscape with a strong street edge and building frontage
- Providing an attractive and comfortable reconnection to the existing pedestrian network
- Keeping a sense of scale related to the neighbouring buildings and streets.

ZONNING BY-LAW (2008-250)

Under the City of Ottawa Comprehensive Zoning By-Law (2008-250), the subject property falls in a R5C-H(25) Zone (Residential Fifth Density Zone).

The purpose of the R5 Zone is to*:

- allow a wide mix of residential building forms ranging from detached to mid-high rise apartment dwellings in areas designated as **General Urban Area**, Mixed Use Centre or Central Area in the Official Plan;
- allow a number of other residential uses to provide additional housing choices within the Fifth Density residential areas;
- permit ancillary uses to the principal residential use to allow residents to work at home and to accommodate convenience retail and service uses of limited size;

- regulate development in a manner that is compatible with existing land use patterns so that the mixed building form, residential character of a neighbourhood is maintained or enhanced (By-law 2009- 392); (** only the relevant issues are listed)

The proposed development responds to all the above objectives in a positive way:

- the proposed land uses (residences, retail and office) are allowed within the Zone
- the prescribed setbacks and height limits are respected
- the development can accommodate the live/work units.

The site is also located in a Mature Neighbourhood Overlay. The purpose of the MNO is to regulate the character of **Low-rise residential development in order to recognize and reflect the established character of the streetscapes within the area. Given that the proposed development is a **Mid-rise** building, these regulations are not applicable.*

The site is located in the General Urban Area as designated by the Ottawa Official Plan. The nearest Traditional Mainstreets are Montreal Road and McArthur Street. The Montreal Road District Secondary Plan does not preclude this development. The property is not on the Heritage Register.

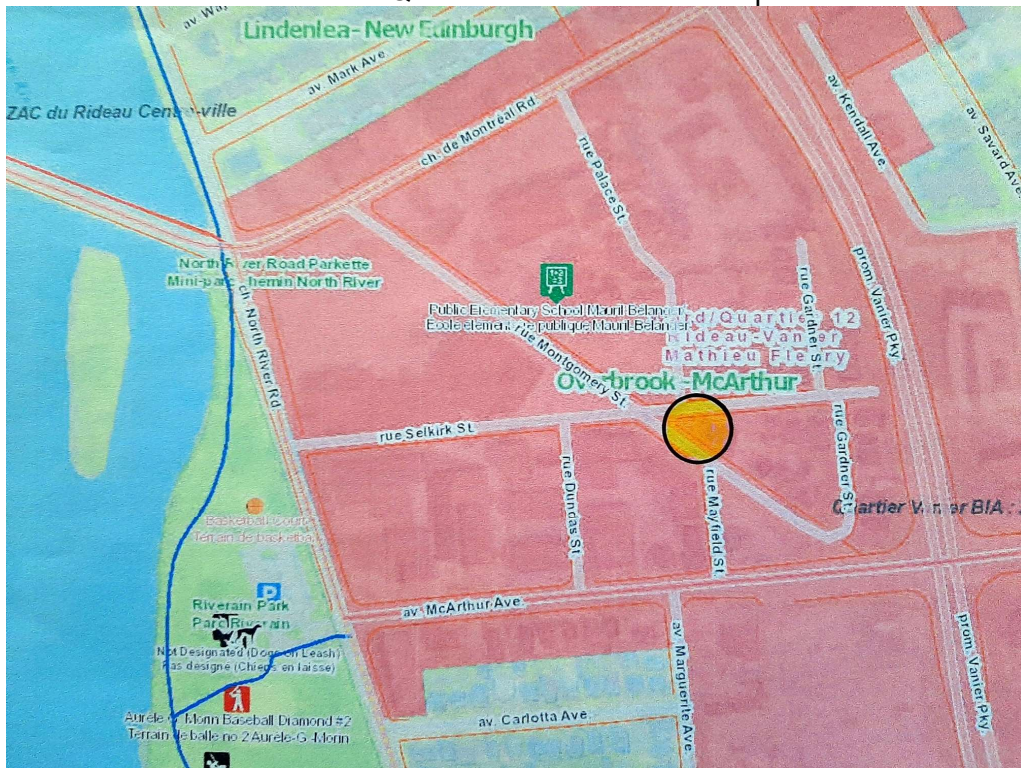
*The Mature Neighborhood Overlay applies, refer to the Paragraph above *.*

The Streetscape Character Analysis is not required.

The Urban Design Review Panel is not required.

The Public Notification and Consultation is required.

The Site is located within the Quartier Vanier Business Improvement area.



THE QUARTIER VANIER BUSINESS IMPROVEMENT PLAN. THE MAIN NEAREST TRANSIT PRIORITY CORRIDORS ARE MONTREAL ROAD AND MC ARTHUR AVENUE AND ON ROAD CYCLING ROUTES ARE MONTREAL ROAD AND VANIER PARKWAY. THE CLOSEST RECREATIONAL AREAS ARE BETWEEN NORTH RIVER ROAD AND RIDEAU RIVER.

6.0 ZONING REQUIREMENTS

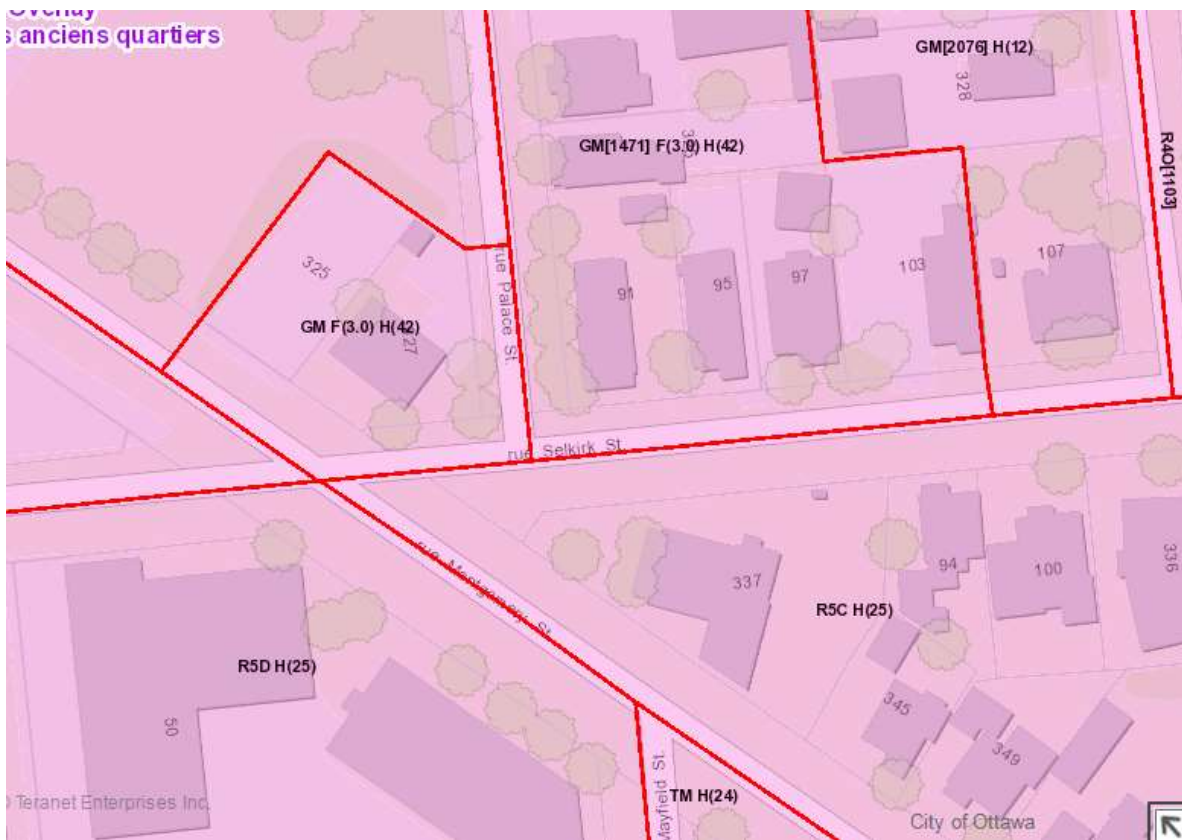
Under Zoning By-law 2008-250 the subject lands are zoned **R5C (H25)** (Residential Fifth Density Zone), max. height 25m (36')

This is a zone which permits residential uses, specifically Apartment dwelling mid-high rise and other uses as per R5 Sect. 163.

Min. Lot Width: 22.5 m, proposed 47.94 m

Min. Lot Area: 675 m², proposed 1,038 m²

End Notes (4,7,51)



THE SUBJECT LANDS ARE ZONED R5C H(25)



THE ZONING REQUIREMENTS OF SURROUNDING LANDS VARY, INCLUDING THE BUILDING HEIGHTS, ALLOWING FOR GREATER DENSITY.

Required Setbacks min.:

Front yard: 3 m

Corner Side Yard: 3m

Rear yard min: equal to front yard - 3 m

Interior Side Yard: varies (4) – if located within 21 m from the front lot line – 1.5 m.
 Beyond 21 m - 6m

(in case of Mid-high rise there is no 21m building height limit)

All required setbacks are provided according to the Zoning By-law

Amenity area:

Required 6 m²/Unit = 36 x 6m²= **216m²**

Communal amenity req'd min. 50% = 108 m²

Provided: Balconies: 130 m² (more than required)

Communal: 89 m² on roof
 19 m² on ground

Total Provided **238 m²**

7.0 BUILDING CODE REQUIREMENTS

The Project is classified under OBC **Part 3**: more than 3 storeys, Building area (the largest footprint) more than 600m².

3.2.2.43 A – Group C up to 6 storeys, Sprinklered, Combustible Construction

- Building area no more than 1,500 m²
- Floor assemblies, load-bearing walls, columns, mezzanines, Exits, roof – 1h FRR

3.2.6.5 - Elevator for fire fighters min. platform 2.2m²

3.8.2.1(5) - Barrier-free units:

for 34-39 units – 5 barrier free units required/provided

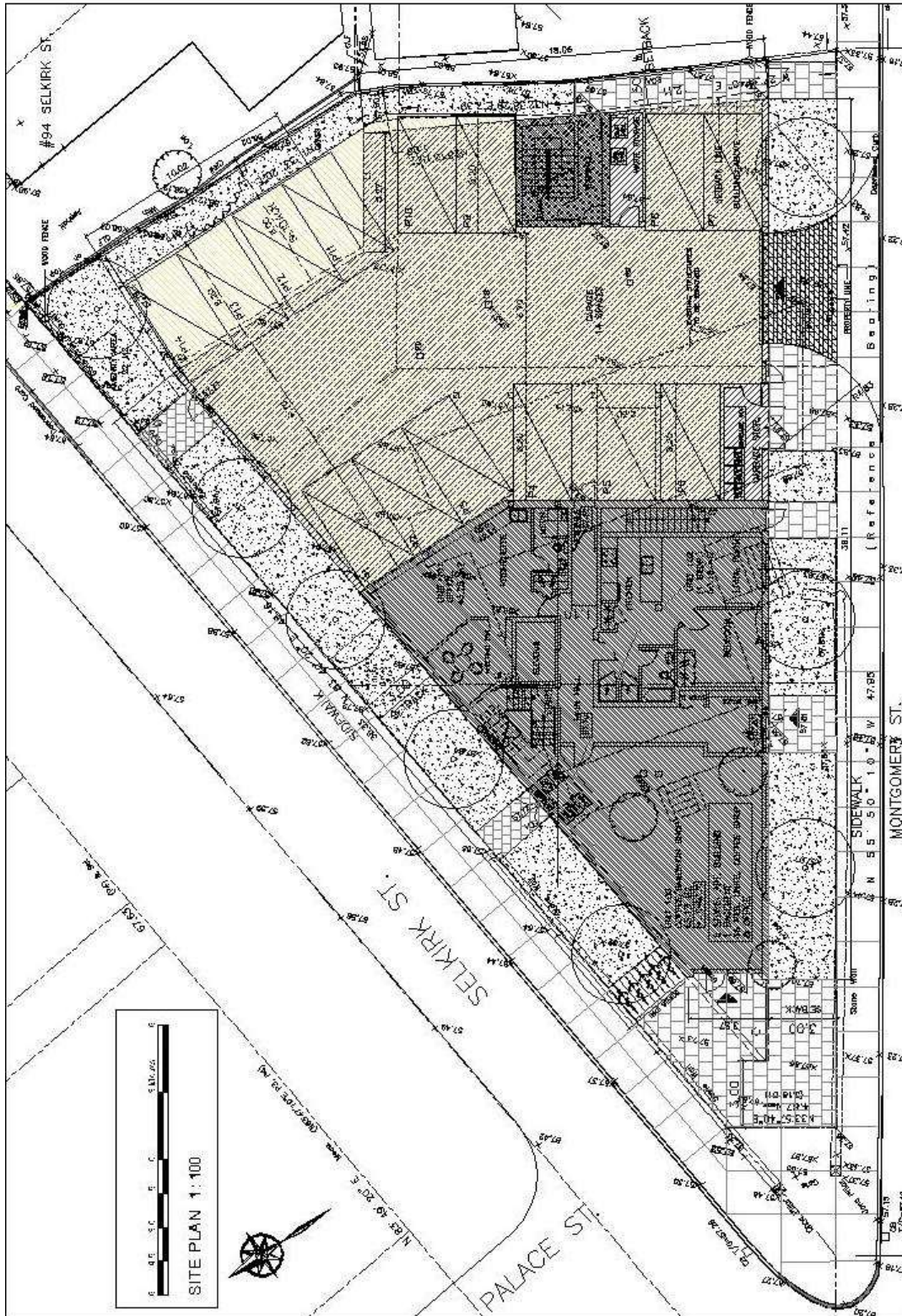
8.0 DESIGN PROPOSAL

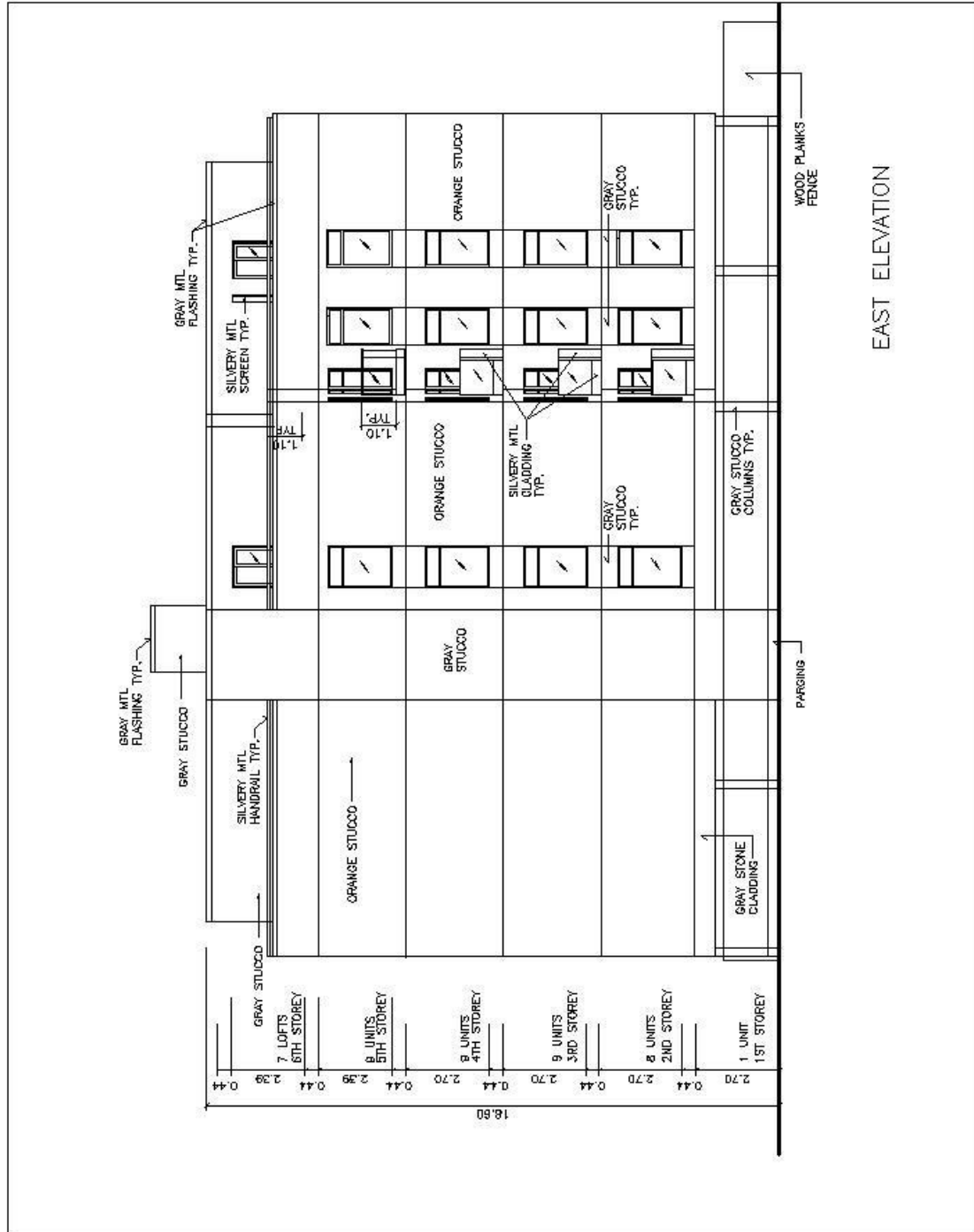
8.1 Site Plan

The proposed Site Plan/ Ground Floor shows that the Ground Floor (635 m²) is occupied by the following areas:

- Main Entrance/Lobby to the Residence, facing Montgomery Street
- One (1) Residential units facing Montgomery Street
- Commercial spaces - (Coffee shop) facing both Selkirk & Montgomery and an Office facing Selkirk St.
- The enclosed parking - 14 spaces, the entrance from Montgomery St.
- Garbage facilities are serviced from both Selkirk (commercial) and Montgomery Street (residential)
- Bicycle parking 15 Indoor, 5 outdoor serving Commercial space
- Landscaped yards, paved sidewalks lined by trees

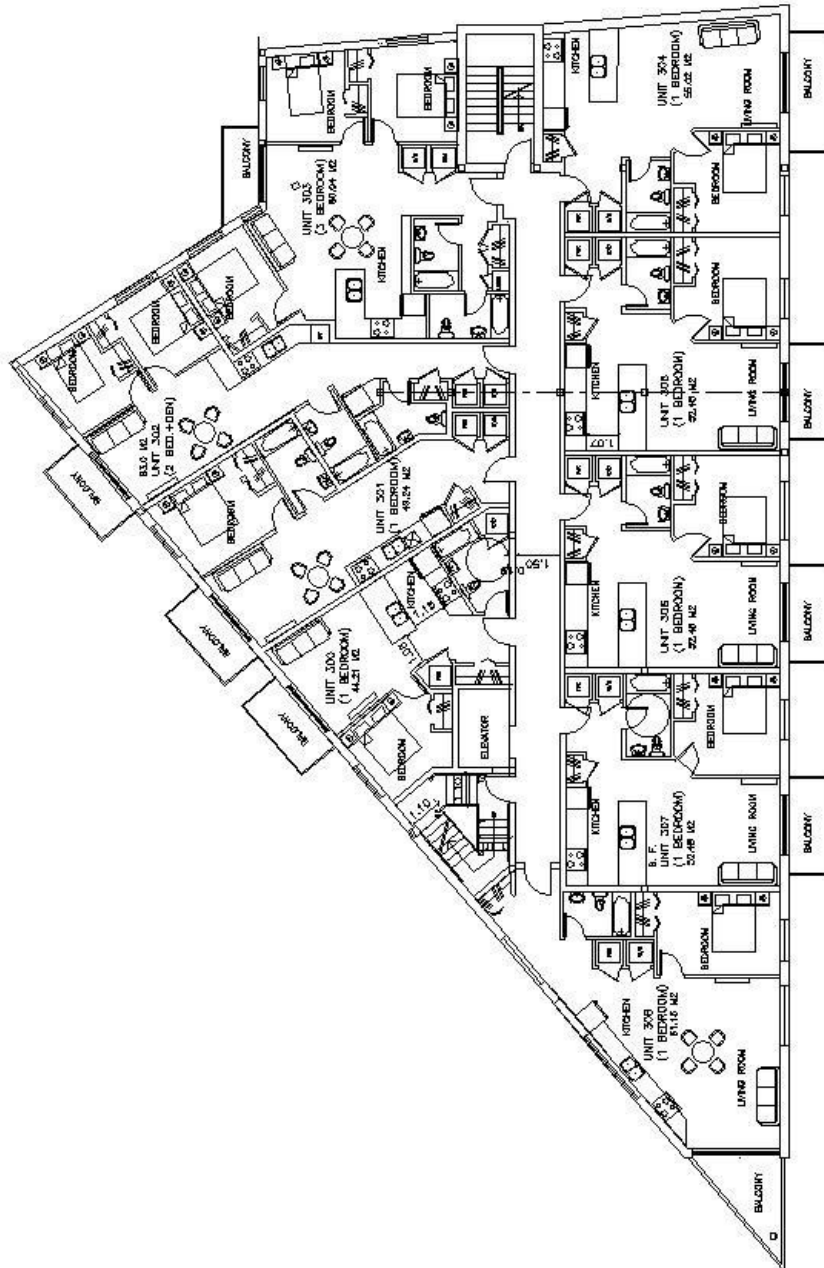
SITE PLAN - THE SUBJECT LANDS ARE ZONED R5C H(25)





REAR ELEVATION

8.4 Typical Floor Layout



3RD & 4TH FLOOR PLAN (TYPICAL)

1st storey– 1 Res. Unit, Commercial space 70 m2, Office 43 m2
2nd storey – 8 Res. Units
3rd storey – 9 Res. Units
4th storey - 9 Res. Units
5th storey - 9 Res. Units – 7 c/w Loft + 2 no Loft
6th storey – 7 Loft spaces + Amenity space

Total 36 units:

Total Gross Floor Area: 3,278 m2

9.0 TRAFFIC CONSIDERATIONS

The nearest LRT stations (Hurdman, UofO, Rideau) are farther than 600 m.
Nearest Transit Priority Corridors are Montreal Road and McArthur Avenue.
Nearest On-Road Cycling Routes are Montreal Road and Vanier Parkway.

9.1 Vehicular Parking

No parking requirement for first 12 Dwelling Units, 0.5 parking space per additional dwelling units.

Business no req'd parking space.

Dwelling units: $36 - 12 = 24 \times 0.5/\text{unit} = 12$ parking spaces

Visitors: $(36 - 12) = 24 \times 0.1/\text{unit} = 2.4$ spaces

Total required/provided: 14 spaces

9.2 Bicycle Parking

Required : 0.5 bicycle per Dwelling unit = 18 bicycles

Provided: 20 bicycles (5 on grade, 15 in basement)

10.0 LANDSCAPING

The existing tree at property line of 94 Selkirk will be protected.

New trees will be planted along sidewalks at approx. 7m intervals.

The sidewalks will be lined by riverstone with rows of shrubs and ornamental grasses.

Landscaped area required/provided covers 30% of lot area.

11.0 APPENDIX

11.1 Response to the Comments from the Pre-application Consultation on November 7, 2018:

Planning Comments

- The bicycle parking has been moved from street level to the basement (15 spaces). 5 spaces remaining above grade will serve to the commercial use.
- One uncovered car parking was eliminated, remaining 14 covered spaces comply with the Zoning requirements.
-
- The proposed development complies with the Montreal Road District Secondary Plan.
- The property is not on the Heritage Register.
- The enclosed parking doesn't require a landscaping buffer.
- The waste management was based on the City requirements.
- The outdoor commercial patio was removed.
- The TIA Screening Form has been submitted.

Community Association Comments

- The project will be consulted with Councillor Mathieu Fleury on October 21, 2019.
- The CA finds the development a good solution to the issues currently related to the site.
- The design is mindful of the security issues in the neighbourhood.
- The main entrance is emphasized by different stone cladding and red suspended canopy.
- The building fits in with the context by reflecting the red brick color of the 340 Mayfield St. building. The facade materials are of high quality.
- The ground floor apartment can be a live/work unit.
- The proposed trees are Ginkgo Bilobas, Hackberries and Honey Locusts. They are more salt tolerant and less demanding on ground and growth maintenance than Maple trees.

11.2 Response to the relevant Comments from the Initial Meeting on July 7, 2017:

Initial Planning/Design Comments

1. Main entrance/lobby:
 - a. Main entry was moved from Selkirk Street to Montgomery Street
 - b. Mail room and vestibule provided.
 - c. Main entry expressed by a canopy and cladding.
2. Parking:
 - a. Parking is now enclosed inside the building.

- b. Screen provided.
- 3. Relationship with neighboring properties:
 - a. Only one window of 3 bedroom units at each floor is facing the neighbouring property.
- 4. Facades
 - a. The base-middle-top approach was applied.
 - b. The corner is accented by sharp pointed balconies
 - c. Main entrance expressed by a canopy.
 - d. Quality materials are proposed.
- 5. Landscaping
 - a. Trees are proposed at roughly 7m intervals.
 - b. Rows of plants and bushes are proposed.
 - c. Entrance will be lit from the canopy.
- 6. General concerns
 - a. Exterior ramps have been eliminated.
 - b. Garbage bins are accessible now from both exterior and interior.
 - c. Lobby is provided.

Overbrook Community Association

- 1. Design
 - a. Generally approved.
 - b. There are 6 x 3-bedroom units provided.
 - c. Proposed 20 bicycle parking spaces are more than the By-law requirement
 - d. The building height was reduced from the initial 8 storeys to 6.
- 2. Community Representation
 - a. Vanier Community Association was consulted.

Transportation

- 1. TIA Screening Form submitted.
- 2. Sidewalk curbs will be reinstated and altered.

Waste Collection

- 1. Area based on the City requirements.
- 2. Collection to be mixed private/public.

Planning

- 1. Vehicular parking provided (14 spaces) is a minimum allowed by the By-law.
- 2. Bicycle parking provided (20 spaces) is higher than required by the By-law.
- 3. Amenity Space provided: Balconies 130 m2, Communal: Ground 19 m2, Roof 89 m2.