

DESIGN BRIEF



Submitted To:

**Development Review, Central
Planning, Infrastructure and Economic
Development Department
City of Ottawa**

In Consideration for Project:

**240 Ferland Street, Ottawa
10-unit Stacked Townhomes**

September 17, 2020

Section I*The Application Submission:*

Type of application – Site Plan application (standard non rural application) and Minor Rezoning application

Legal description – Lots 265 and 266, Registered Plan 4M-25 – City of Ottawa

Municipal address – 240 Ferland Street

Purpose of the Application – To facilitate the redevelopment of the property for a 10 unit stacked townhouse development with 2 parking spaces that are accessed via Ferland Street. The property fronts on to both Ferland Street and Jolliet Avenue with 8 of the 10 units facing Jolliet and 2 units facing Ferland.

Vision Statement and Goals for the Project - The redevelopment of this property is an excellent opportunity for a small scale rental infill housing development in close proximity to existing public transportation infrastructure in an established neighbourhood. The proposed streetscape that will result will improve this block on Jolliet and provide a sensitively designed new development that will be built in harmony with nearby properties.

Response to City Comments:

Official Plan – The property is in a General Urban designation which permits this scale of development. The General Urban Area designation permits the development of a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances, in combination with conveniently located employment, retail, service, cultural, leisure, entertainment and institutional uses. This will facilitate the development of complete and sustainable communities. The scale of this development is in conformity with the General Urban designation guidelines.

Key policies within the General Urban Area designation that are applicable to this infill development are contained in Sections 2.5.1 (Designing Ottawa) and 3.6.1 of the Official Plan and are:

2.5.1 The Design Objectives of this section are as follows with our response **in brackets**.

Design Objectives

The Design Objectives of this Plan listed below are qualitative statements of how the City wants to influence the built environment as the city matures and evolves. These Design Objectives are broadly applicable, to plans and development in all land use designations, and from a city-wide to a site-specific basis.

1. To enhance the sense of community by creating and maintaining places with their own distinct identity. (The proposed development while being part of the overall development through its architectural treatment and its location on a corner in the neighbourhood will have its own distinct identity. In addition, there are not any nearby stacked townhouse developments which will add to its identity in the overall neighbourhood)
2. To define quality public and private spaces through development. (We have developed a quality public area facing the streets with private areas along the yard on the south side along Jolliet and the area around the parking which is a private access)
3. To create places that are safe, accessible and are easy to get to, and move through. Access is provided directly from the street to each of the units and one access point for cars is provided as far away from the intersection as possible.
4. To ensure that new development respects the character of existing areas. The scale, density and height of the development is in character with the surrounding neighbourhood.
5. To consider adaptability and diversity by creating places that can adapt and evolve easily over time and that are characterized by variety and choice. Stacked units could be combined to merge the units into a different mix.

3.6.1.1 General Urban Area areas are designated on Schedule B. The General Urban Area designation permits **all types and densities of housing**, as well as employment, retail uses, service, industrial, cultural, leisure, greenspace, entertainment and institutional uses.

The density of housing proposed is permitted in this designation.

3.6.1.3 When considering a proposal for residential intensification through infill or redevelopment in the General Urban Area, the City will:

Recognize the importance of new development relating to existing community character so that it enhances and builds upon desirable established patterns and built form;

The proposed 3 storey plus basement residential building is in general conformity with existing residential development and recent infill projects in the neighbourhood and due to its proximity to Beechwood Avenue and its transit opportunities it is an appropriate land use in the community with the density of development that is being proposed..

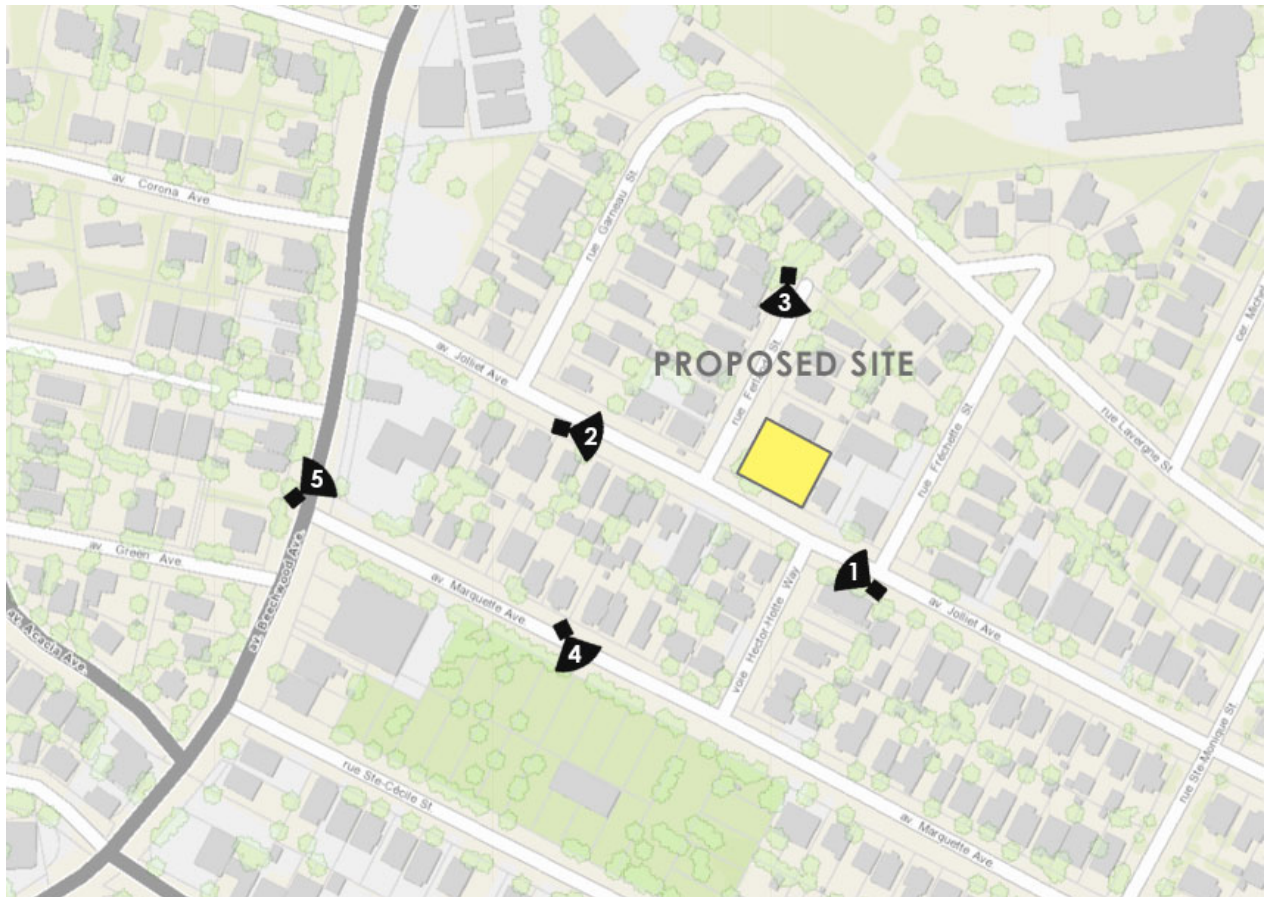
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Context Plan:



The immediate streetscape is one of low density, mainly one and two storey old stock dwellings (images 1 to 3) and some newer housing infills of 3 storeys (including one at 247 Ferland Street). The architecture of existing and new interventions is characterized by elements such as porticos, balconies, both sloped and flat roofs, punched windows, and varying cladding materials including stucco, masonry, and siding.

Key destinations are closely located in relation to the property. A mini-grocery store is located directly across from the site. The proposed site is also within proximity to Optimiste Park (image 4) and newly built retail stores and personal service businesses (image 5) including a pharmacy and fitness club. Beechwood Avenue also offers nearby access to public transit, and a greater selection of main street shopping opportunities to the west of the site.

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100 Palomino Dr.,
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The general character of the neighborhood context is one that meshes well with the proposed building typology and scale. This will be discussed in section II.



Image 1

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240 Ferland Street, Ottawa
10-unit Stacked Townhomes

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Image 2



Image 3

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Image 4



Image 5

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10-unit Stacked Townhomes

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Section II - Design Proposal:

Massing and Scale - Views:



Perspective

from corner of Joliet & Ferland looking south



Perspective

from Joliet, back to Hector-Hotte Way

The property borders sites with residential apartment buildings which are both 3 storeys in height. The three-and-a-half storey proposal is compatibly massed in rising slightly from its neighbours into this relatively more dynamic and slightly higher form. By extension, it continues a visual transition to even lower homes on the building's fronting streets.

The building's expression is characterized by porticos and steps on each fronting street offering a residential feel and human scale to the streetscape. These elements also continue the natural rhythm of building entrances exhibited on this and adjacent blocks.

Building Design:

The proposed 10-unit townhouse seeks to offer a residential aesthetic which builds upon the existing low-rise context while augmenting the level of materiality and finish quality beginning to be expressed in more recent contextual interventions on Jolliet and Beechwood Avenue. This is manifested through the use of punched windows, vernacular cladding choices including masonry, siding and cement panel as well as in the corncicing at the parapet and capping the masonry.

High-quality landscape integration exhibited in the use of concrete entrance steps and picketed steel guard rails contribute to the desired character. The porticos also offer a human-scale and greater privacy for each dwelling, and pull from neighbourhood examples.

The colour palette is generally austere, with tones of buff brick, warm-grey siding and accents, and white porticos, with the intent of reducing potential for visual-noise in the high degree of variation in surrounding building colour and material palettes.

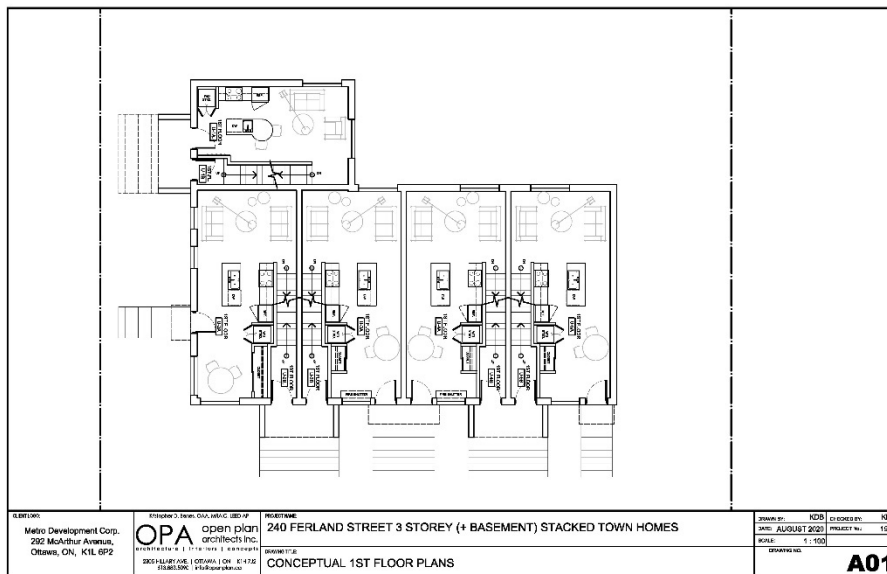
Despite necessitating a relatively compact floor plate, interest is developed in the massing via the stepping in and out of entrance alcoves, stoops and a recess at the third level fronting both streets, but also in the playful integration of materials and layering across the faces. Accent coloured entrance doors in yellow-orange compliment the surrounding tones and bring life to the overall composition.

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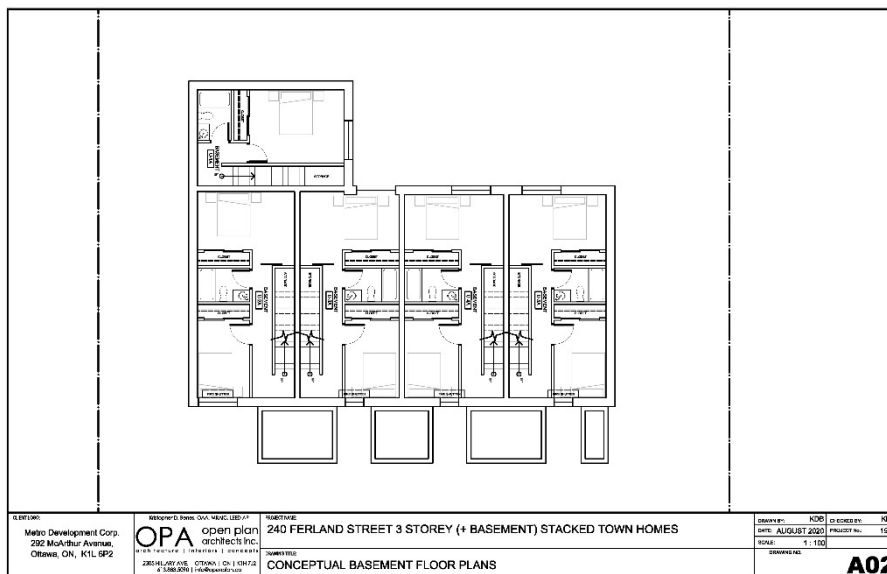
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Ground Floor Plan

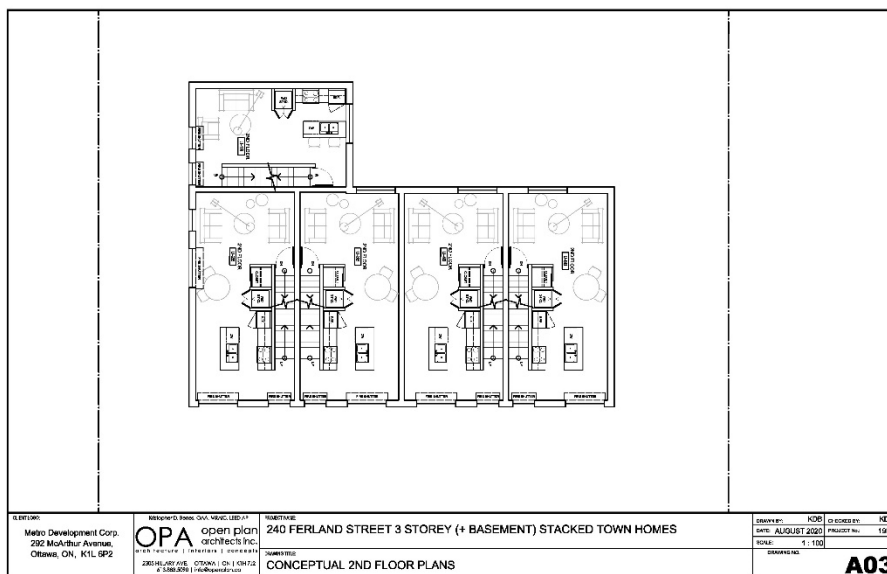


Basement Floor Plan

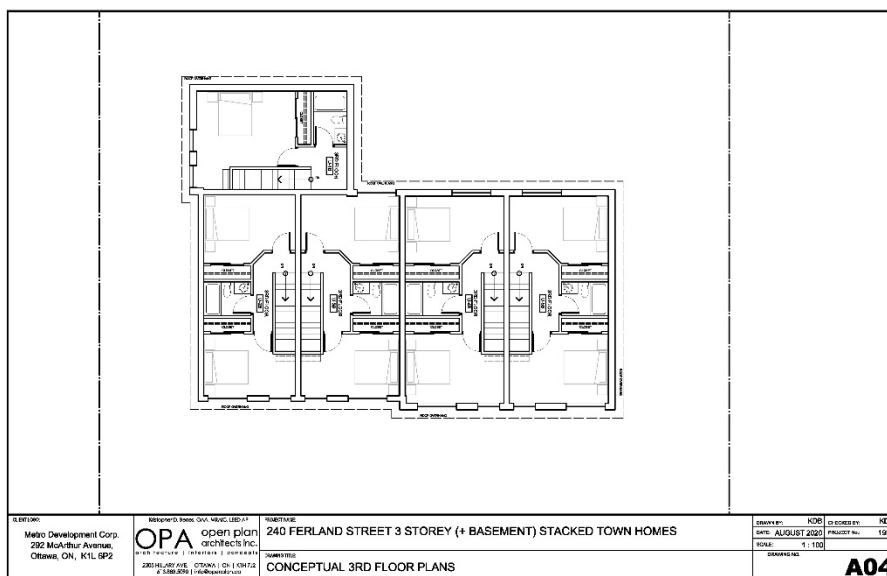
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Second Floor Plan



Third Floor Plan

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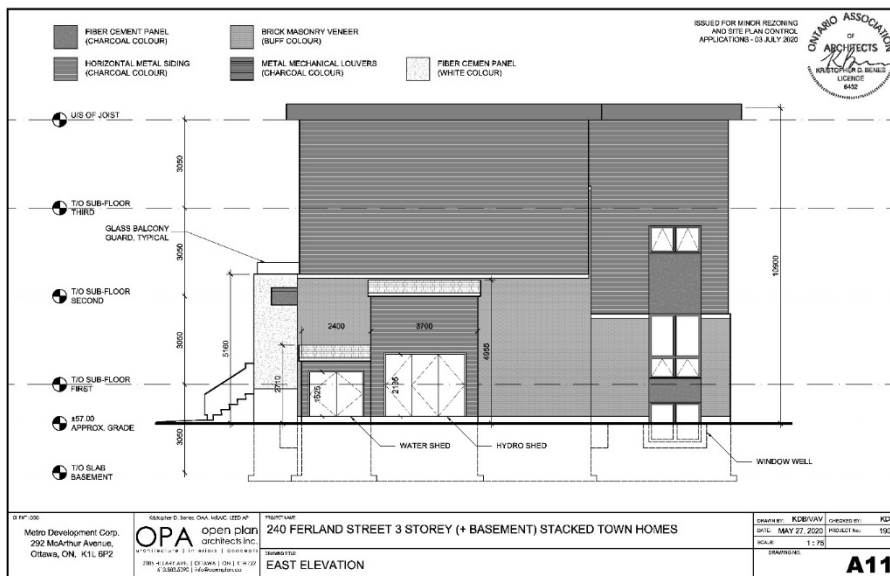
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Front Elevation



South Elevation

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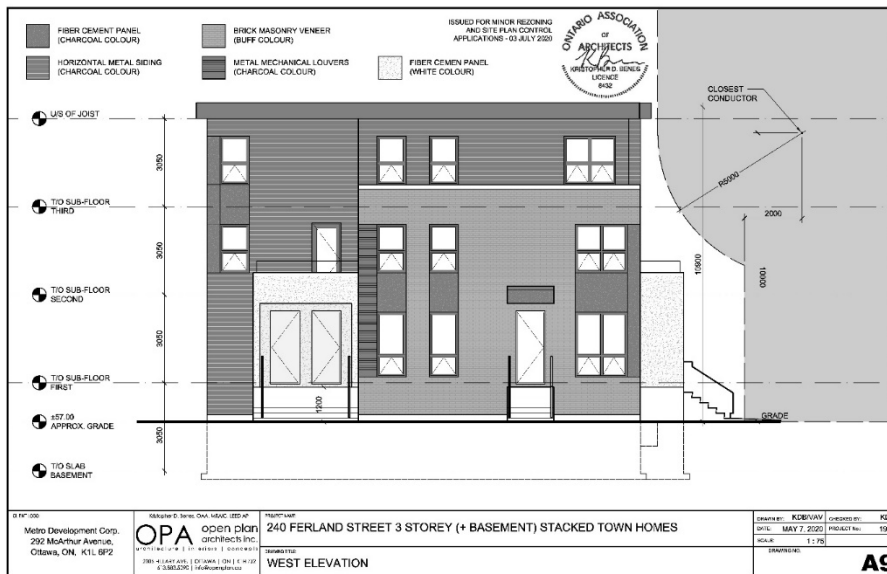
Open Plan Architects Inc.
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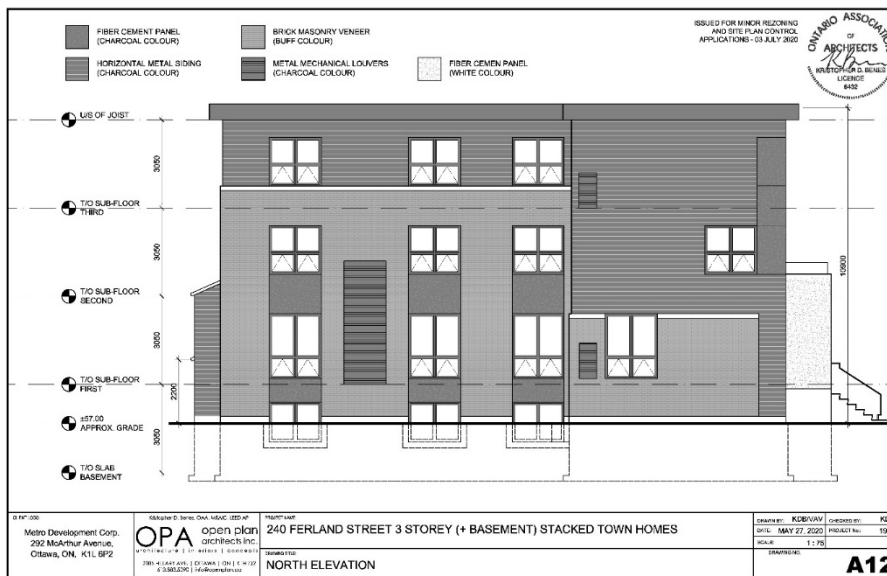
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North Elevation



Rear Elevation

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Sustainability:

The proposal offers a compact building footprint with a high density of dwelling units as compared with the building it replaces within proximity with public transit and to local retail establishments consistent with the City's infill priorities and which reduces dependency on personal vehicles.

The building typology by virtue of its compactness and shared walls (minimization of exterior walls) will have improved energy performance over a less compact form.

The size and diversity of unit options (both 1 and 2-bedrooms) also supports social sustainability by offering good-quality, small-unit rental options to the public.

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SIGNATURES

Signature of Planning Representative,
P H Robinson Consulting:

Signature of Architect
Representative,
Open Plan Architects Inc.:

17 September 2020

17 September 2020

Date

Date



Paul Robinson, RPP

Kristopher Benes, OAA,
Principal Architect

P. H. Robinson Consulting

Urban Planning, Consulting and Project Management

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Appendix A

Large format images shown under section 2, as well as others, follow and include:

1. Site plan -
2. Landscape plan -
3. Floor plans of all levels -
4. Building elevations -
5. An earlier stage rendering -
(showing materiality and the current design, but absent at the time of rendering were balconies)

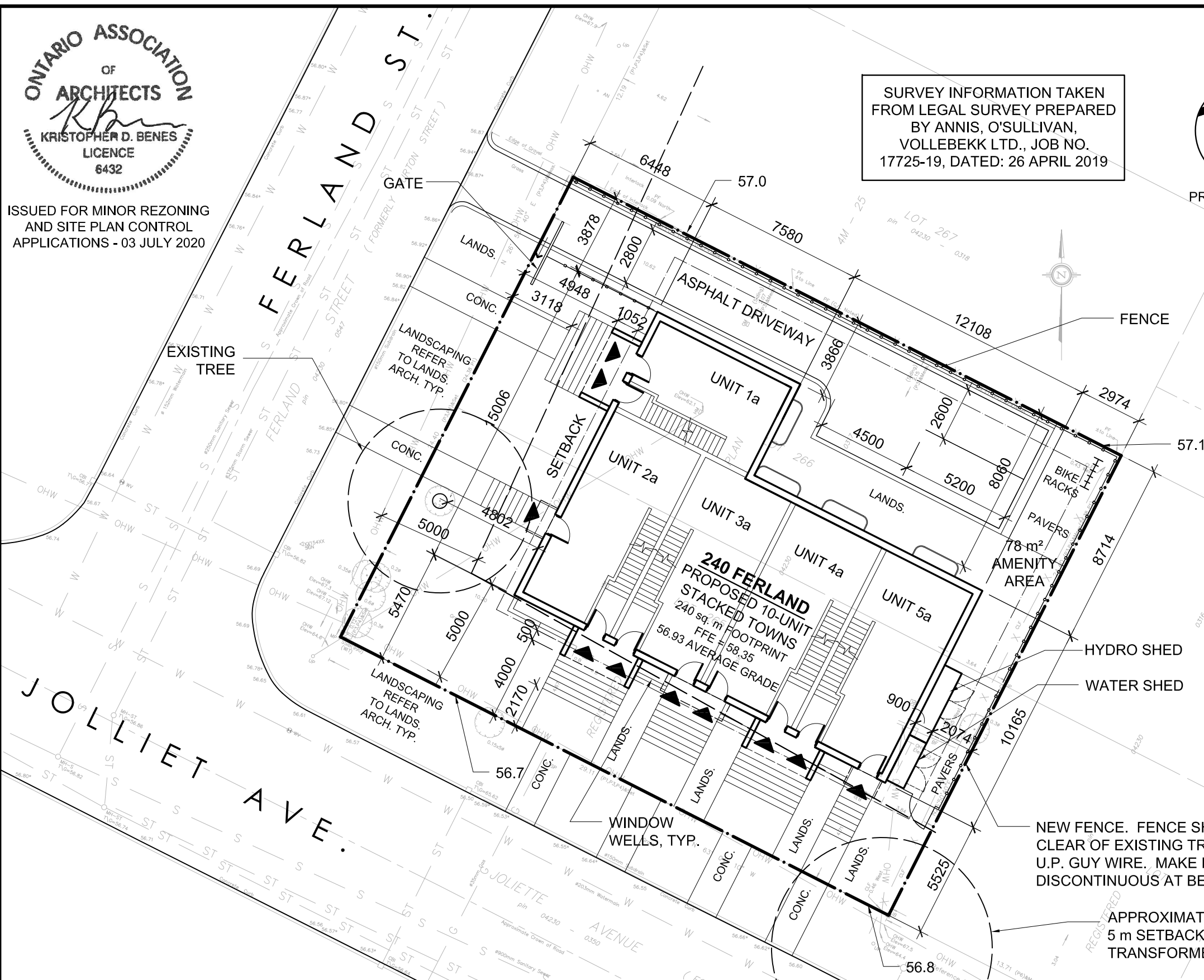
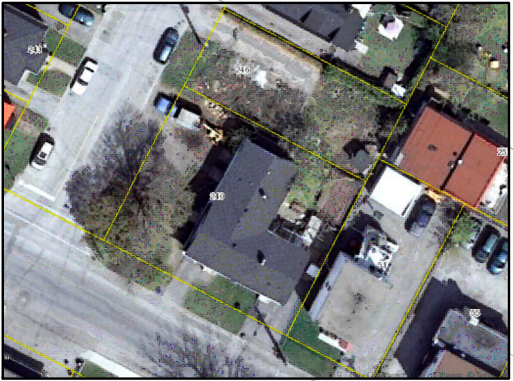


ISSUED FOR MINOR REZONING
AND SITE PLAN CONTROL
APPLICATIONS - 03 JULY 2020

SURVEY INFORMATION TAKEN
FROM LEGAL SURVEY PREPARED
BY ANNIS, O'SULLIVAN,
VOLLEBEKK LTD., JOB NO.
17725-19, DATED: 26 APRIL 2019



PROJECT NORTH



ZONING TABLE:		R4E
	REQUIRED	PROPOSED
FRONTAGE:	22 m	24.4 m
LOT AREA:	660 m ²	710 m ²
HEIGHT:	11 m	10.9 m
F. YARD:	6 m	6.4 m
C. S. YARD:	4.5 m	5.4 m
I. S. YARD:	1.2 m	3.8 m
R. Y. YARD:	1.2 m	2.0 m
PARKING:	0	2

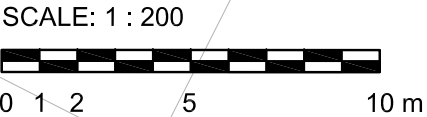
LANDSCAPE AREA - AS A % OF SITE AREA: 38.9%
LANDSCAPE AREA - AS A % OF PARKING AREA: 43.2%

AMENITY AREA:		
TOTAL AMENITY	COMMUNAL	PROPOSED
6 m ² / DU x 10 = 60 m ²	50% REQUIRED	78 m ² COMMON + 15 m ² BALC.
ALL UPPER LEVEL UNITS EQUIPPED WITH BALCONIES		

PROPOSED UNITS: 10 TOTAL (5 BSMNT/1ST & 5 2ND/3RD)

NEW FENCE. FENCE SHALL BE
CLEAR OF EXISTING TREE & BELL
U.P. GUY WIRE. MAKE FENCE
DISCONTINUOUS AT BELL U.P.

APPROXIMATE IMPACT OF
5 m SETBACK FROM
TRANSFORMER



CLIENT LOGO:

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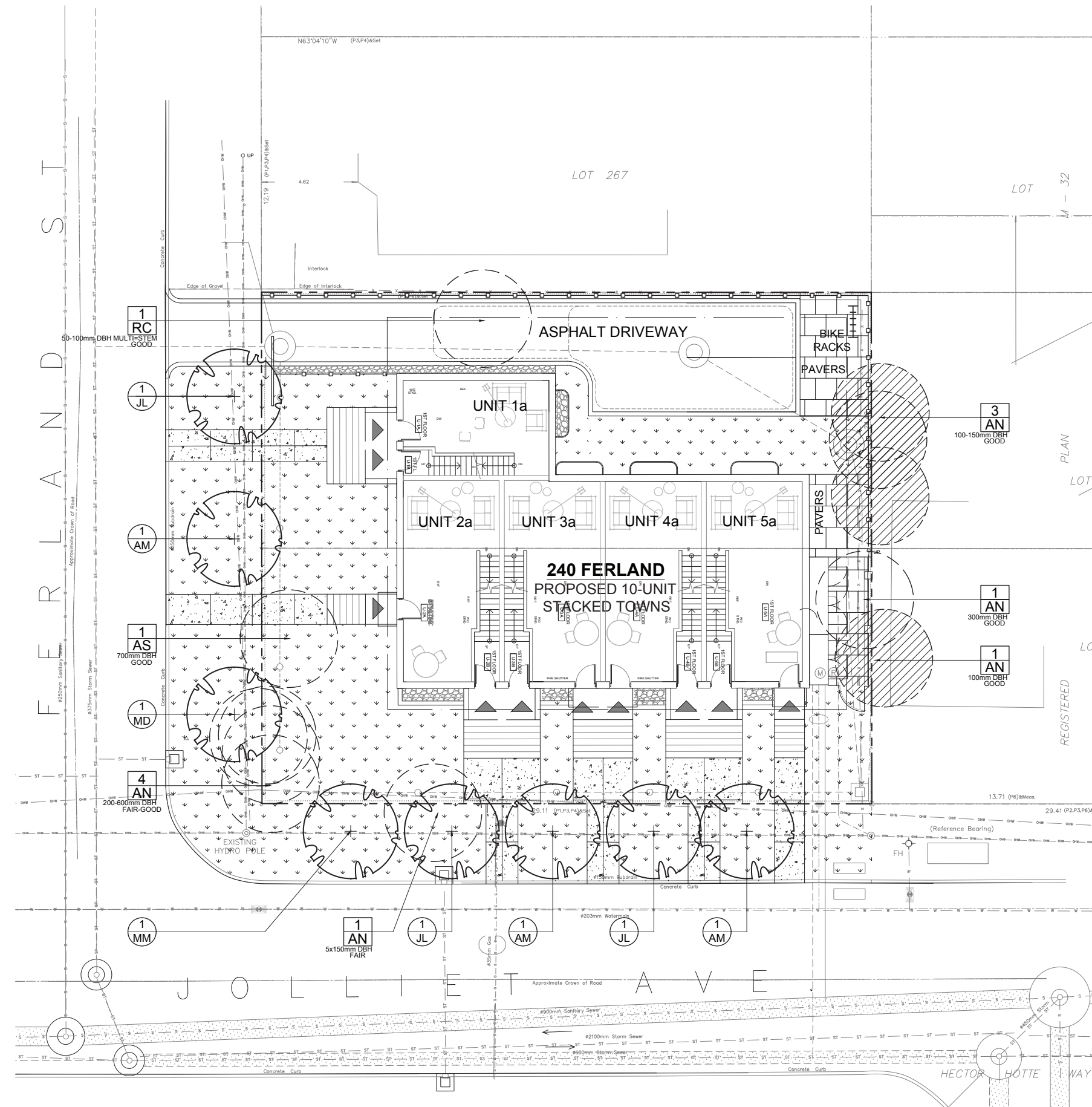
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2305 HILLARY AVE. | OTTAWA | ON | K1H 7J2
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PROJECT NAME:
240 FERLAND STREET 3 STOREY (+ BASEMENT) STACKED TOWN HOMES

DRAWING TITLE:
SITE PLAN

DRAWN BY:	KDB	CHECKED BY:	KDB
DATE:	02 JULY 2020	PROJECT NO.:	1907
SCALE:	1:200		
DRAWING NO.			

A0

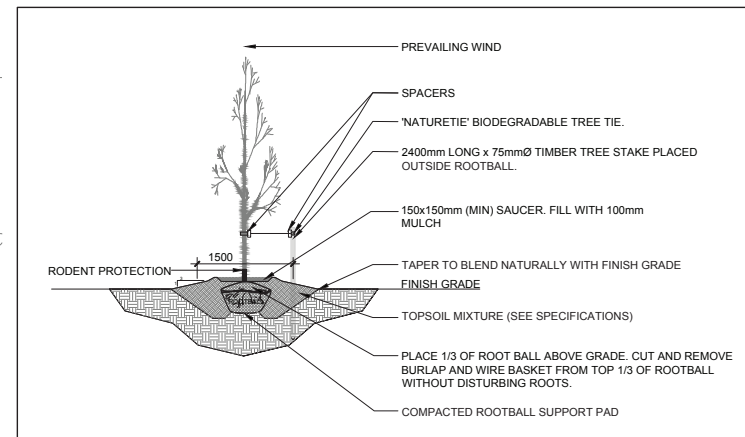


1 TREE CONSERVATION REPORT & LANDSCAPE PLAN
SCALE 1:100

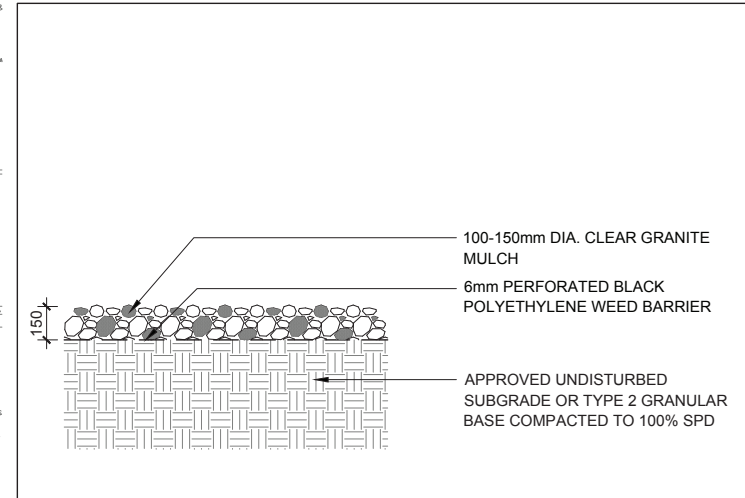
EXISTING TREE LIST					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
TREES					
AN	10	Acer negundo	Manitoba Maple	100-600mm DBH	Fair-Good
AS	1	Acer saccharinum	Silver Maple	700mm DBH	Good
RC	1	Rhamnus cathartica	Common Buckthorn	50-100mm DBH	Good

PROPOSED PLANT LIST					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
TREES					
AM	3	Acer ginnala	Amur Maple	60mm ø	B&B
JL	3	Syringa reticulata	Japanese Tree Lilac	60mm ø	B&B
MD	1	Malus 'Dolgo'	Dolgo Crabapple	60mm ø	B&B
MM	1	Malus 'Makamik'	Makamik Crabapple	60mm ø	B&B

- GENERAL NOTES:
- It is the responsibility of the appropriate contractor or official to report any errors, omissions or discrepancies on this plan with actual site conditions to the Landscape Architect before proceeding with construction.
 - The contractor is to notify all utility companies and authorities prior to any excavation and ascertain locations of underground services.
 - The contractor is to reinstate all areas and items damaged as a result of construction activity.
 - The contractor is to comply with all pertinent codes and by-laws.
 - The contractor is to maintain a positive surface run-off throughout the entire construction period.
 - The Landscape Architect is not responsible for subsurface conditions.
 - The contractor is to identify all existing trees to remain on site with the Landscape Architect prior to construction.
 - The contractor is to stake the proposed location of all plant material in conjunction with the Landscape Architect prior to excavation.
 - Minimum distances for selected deciduous trees are as follows:
 - Building Foundations 7.5m
 - Sidewalks 1.5m
 - Public Streets 2.5m
 - Underground Infrastructure 2.0m
 - All trees within 1m of underground utility trenches are to be excavated by hand.
 - Remove all protective wrapping from tree trunks after installation.
 - Staking of trees shall only be performed if necessary.
 - Ensure that mulch is pulled back a min. distance of 75mm from base of tree trunk.



2 DECIDUOUS TREE PLANTING
SCALE: NTS



3 RIVERSTONE MULCH
SCALE: NTS

CLIENT:
Metro Development Corp.
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Ottawa, ON, K1L 6P2

CONSULTANTS
ARCHITECTS:
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Tel: 613.883.5090

SURVEYORS:
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: osullivan@annisco.com

CIVIL ENGINEERS:
D. B. GRAY ENGINEERING INC.
Stormwater Management - Grading & Drainage - Storm & Sanitary Sewers - Waterworks
700 Long Point Circle 613-425-8044
Ottawa, Ontario d.gray@dbgrayengineering.com

- LEGEND
- EXISTING TREE TO REMAIN
 - EXISTING TREE TO BE REMOVED
 - PROPOSED DECIDUOUS TREE
 - PROPOSED SODDED GRASS AREA
 - PROPOSED RIVERSTONE MULCH
 - PROPOSED CONCRETE
 - PROPOSED PRECAST CONCRETE PAVERS

4	REVISED PER CIVIL COMMENTS	08/10/2020	ML	JL
3	REVISED PER NEW CIVIL DRAWING	08/07/2020	ML	JL
2	ISSUED FOR DISCUSSION AND REVIEW	04/06/2020	ML	JL
1	ISSUED FOR DISCUSSION AND REVIEW	11/27/2019	ML	JL
No.	Issue	Date	DR	CK

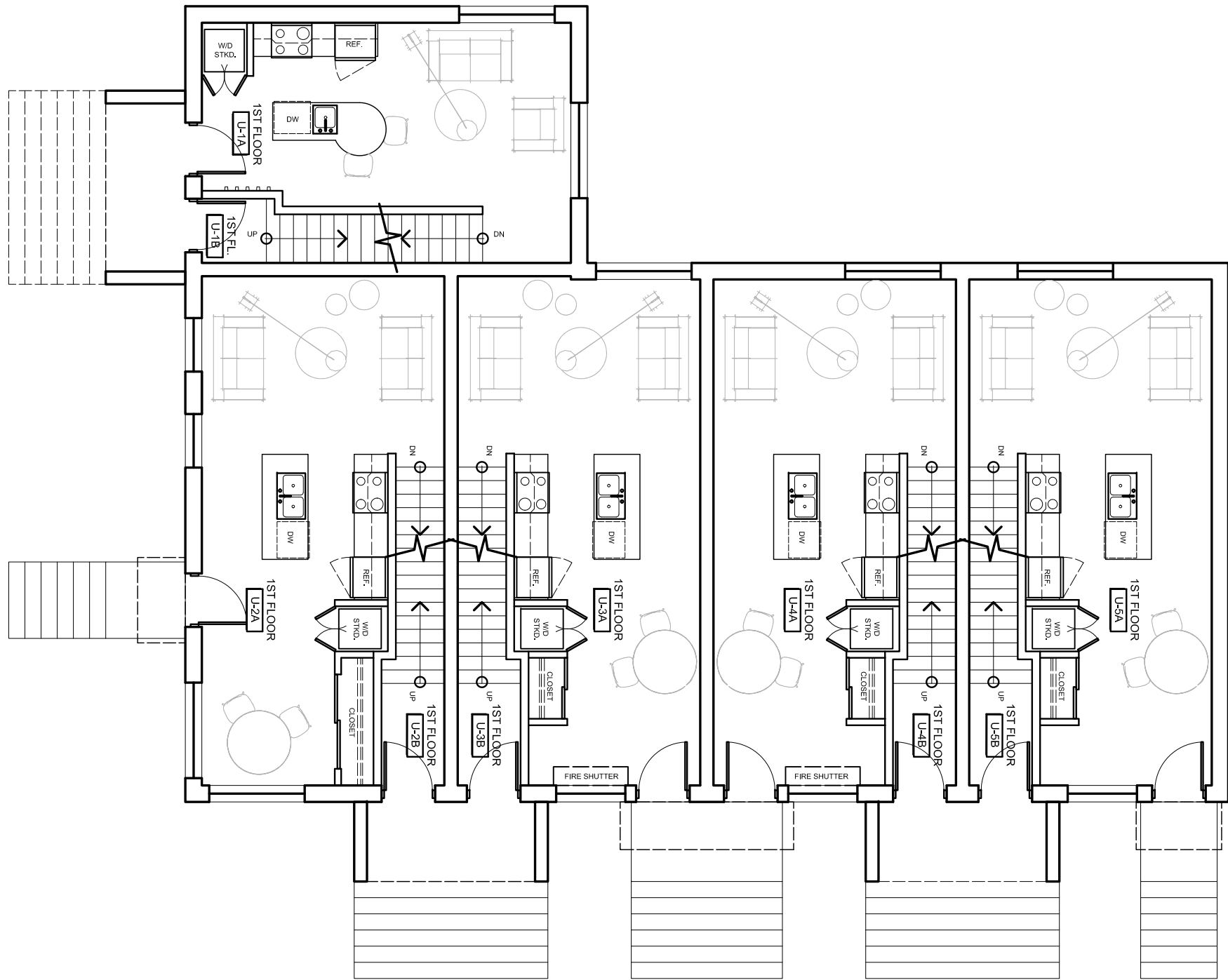
JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
3332 CARLING AVE. OTTAWA, ONTARIO K2H 5A8
Tel. (613) 722-5168 Fax. 1(866) 343-3942

PROJECT
3 STOREY STACKED TOWNHOMES +
BASEMENT APARTMENT
240 FERLAND STREET, OTTAWA ON

DRAWING
TREE CONSERVATION REPORT &
LANDSCAPE PLAN

STAMP	SCALE
	AS SHOWN
	START DATE
	SEPTEMBER 2019
PROJECT NO.	19MIS1981

PROJECT NORTH	DRAWING NO.
	L.1
	PLOT SIZE ARCH-D



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PROJECT NAME:

240 FERLAND STREET 3 STOREY (+ BASEMENT) STACKED TOWN HOMES

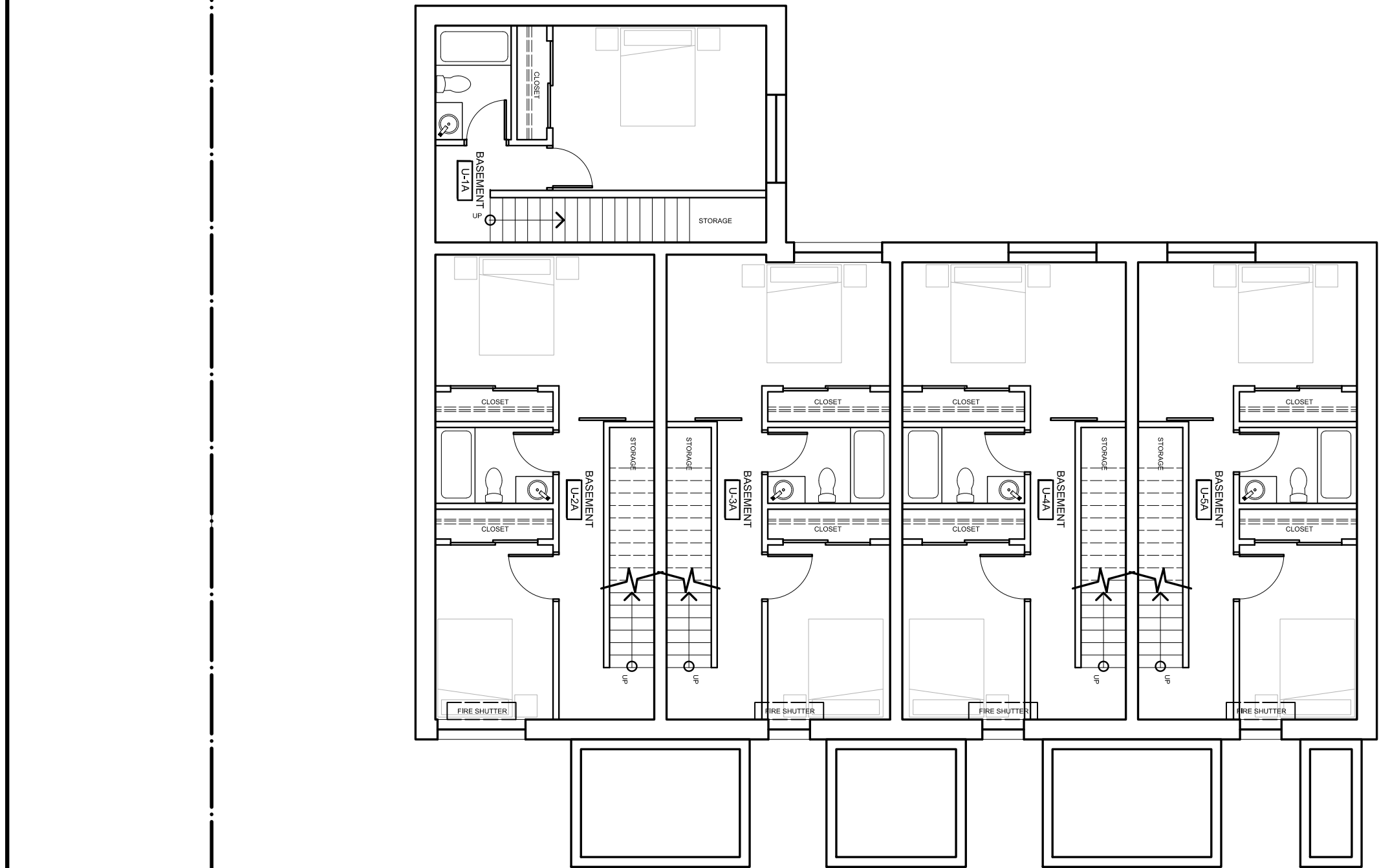
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CONCEPTUAL 1ST FLOOR PLANS

DRAWN BY:	KDB	CHECKED BY:	KDB
DATE:	AUGUST 2020	PROJECT No.:	1907
SCALE:	1 : 100		

DRAWING NO.

A01



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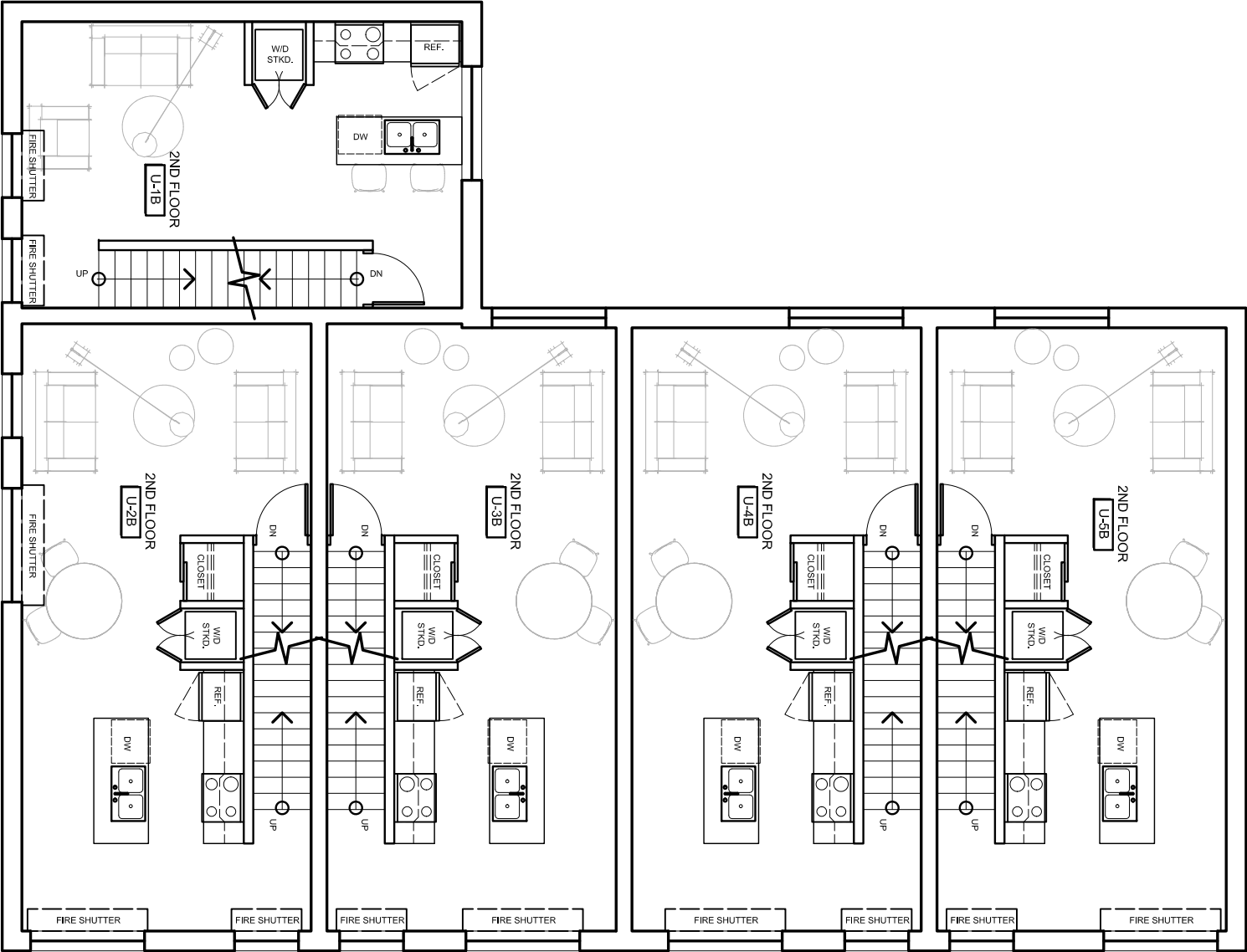
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240 FERLAND STREET 3 STOREY (+ BASEMENT) STACKED TOWN HOMES

DRAWING TITLE:
CONCEPTUAL BASEMENT FLOOR PLANS

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DATE:	AUGUST 2020	PROJECT No.:	1907
SCALE:	1 : 100		

DRAWING NO.
A02



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PROJECT NAME:

240 FERLAND STREET 3 STOREY (+ BASEMENT) STACKED TOWN HOMES

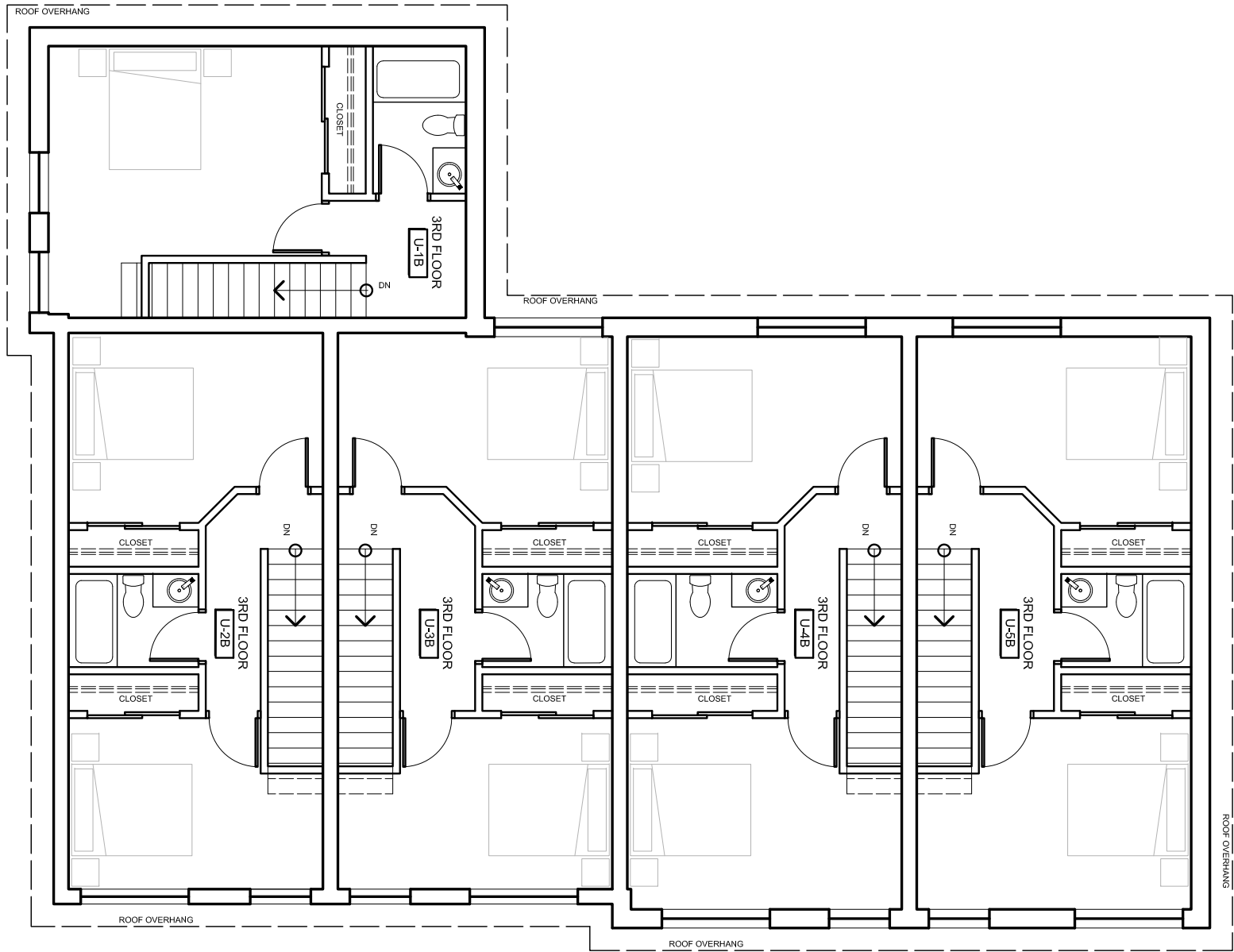
DRAWING TITLE:

CONCEPTUAL 2ND FLOOR PLANS

DRAWN BY:	KDB	CHECKED BY:	KDB
DATE:	AUGUST 2020	PROJECT No.:	1907
SCALE:	1 : 100		

DRAWING NO.

A03



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240 FERLAND STREET 3 STOREY (+ BASEMENT) STACKED TOWN HOMES

DRAWING TITLE:
CONCEPTUAL 3RD FLOOR PLANS

DRAWN BY:	KDB	CHECKED BY:	KDB
DATE:	AUGUST 2020	PROJECT No.:	1907
SCALE:	1 : 100		

DRAWING NO. **A04**

FIBER CEMENT PANEL
(CHARCOAL COLOUR)

BRICK MASONRY VENEER
(BUFF COLOUR)

ISSUED FOR MINOR REZONING
AND SITE PLAN CONTROL
APPLICATIONS - 03 JULY 2020



HORIZONTAL METAL SIDING
(CHARCOAL COLOUR)

METAL MECHANICAL LOUVERS
(CHARCOAL COLOUR)

FIBER CEMENT PANEL
(WHITE COLOUR)



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240 FERLAND STREET 3 STOREY (+ BASEMENT) STACKED TOWN HOMES

DRAWING TITLE:

WEST ELEVATION

DRAWN BY: KDB/VAV

DATE: MAY 7, 2020

SCALE: 1 : 75

CHECKED BY: KDB

PROJECT No.: 1907

DRAWING NO.

A9

- FIBER CEMENT PANEL
(CHARCOAL COLOUR)
- BRICK MASONRY VENEER
(BUFF COLOUR)
- HORIZONTAL METAL SIDING
(CHARCOAL COLOUR)
- METAL MECHANICAL LOUVERS
(CHARCOAL COLOUR)
- FIBER CEMENT PANEL
(WHITE COLOUR)



CLIENT LOGO: Metro Development Corp. 292 McArthur Avenue, Ottawa, ON, K1L 6P2	Kristopher D. Benes, OAA, MRAIC, LEED AP OPA open plan architecture interiors concepts 2305 HILLARY AVE. OTTAWA ON K1H 7J2 613.883.5090 info@openplan.ca	PROJECT NAME: 240 FERLAND STREET 3 STOREY (+ BASEMENT) STACKED TOWN HOMES DRAWING TITLE: SOUTH ELEVATION	DRAWN BY: KDB/VAV	CHECKED BY: KDB
			DATE: MAY 27, 2020	PROJECT No.: 1907
			SCALE: 1 : 75	
			DRAWING NO. A10	



- FIBER CEMENT PANEL
(CHARCOAL COLOUR)
-
- BRICK MASONRY VENEER
-
- (BUFF COLOUR)

HORIZONTAL METAL SIDING
(CHARCOAL COLOUR)METAL MECHANICAL LOUVERS
(CHARCOAL COLOUR)FIBER CEMENT PANEL
(WHITE COLOUR)

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240 FERLAND STREET 3 STOREY (+ BASEMENT) STACKED TOWN HOMES

DRAWING TITLE:
EAST ELEVATION

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DATE: MAY 27, 2020	PROJECT No.: 1907
SCALE: 1 : 75	
DRAWING NO.	

A11

- FIBER CEMENT PANEL
(CHARCOAL COLOUR)
- BRICK MASONRY VENEER
(BUFF COLOUR)
- HORIZONTAL METAL SIDING
(CHARCOAL COLOUR)
- METAL MECHANICAL LOUVERS
(CHARCOAL COLOUR)
- FIBER CEMENT PANEL
(WHITE COLOUR)

ISSUED FOR MINOR REZONING
AND SITE PLAN CONTROL
APPLICATIONS - 03 JULY 2020



<div>CLIENT LOGO:</div> <div>Metro Development Corp. 292 McArthur Avenue, Ottawa, ON, K1L 6P2</div>	<div>Kristopher D. Benes, OAA, MRAIC, LEED AP</div> <div>OPA open plan architects inc. architecture interiors concepts</div> <div>2305 HILLARY AVE. OTTAWA ON K1H 7J2 613.883.5090 info@openplan.ca</div>	PROJECT NAME:	240 FERLAND STREET 3 STOREY (+ BASEMENT) STACKED TOWN HOMES	
		DRAWING TITLE:	NORTH ELEVATION	
		DRAWN BY: KDB/VAV		CHECKED BY: KDB
		DATE: MAY 27, 2020		PROJECT No.: 1907
SCALE: 1 : 75				
		DRAWING NO. A12		



