

DESIGN BRIEF

Submitted to:

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

In Consideration for Project:

**3130 Woodroffe, Ottawa
One Storey Commercial development
Two Semi-Detached dwelling units**

March 31, 2022



DESIGN BRIEF

3130 Woodroffe Ave

Commercial with two semi detached dwellings

Section 1

March 21, 2022

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The application Submission:

Type of application – Site Plan application (standard non rural application) and Zoning By-law Amendment application.

Legal description**Municipal address** 3130 Woodroffe Ave

Purpose to the application – To facilitate the redevelopment of the property for a one storey, +/- 5000 sq. ft. dental clinic as well as two semi detached dwellings at the rear of the property. There will be 19 parking spaces for the dental clinic and 4 for the dwelling units totaling 23 spaces. In addition, there is a large developed amenity area in the corner of the property farthest away from the traffic.

Vision statement and goals for the project – The redevelopment of this property is an excellent opportunity for a mixed use site. With the commercial dental clinic along the street front and the rental infill semi detached units at the rear development, it helps to intensify the site. The site is in close proximity to the existing public transit and within in an established neighbourhood. The proposed streetscape that will result will be a corner lot with a beautifully design dental clinic. It will provide a sensitively designed new development that will be built in harmony with nearby properties that will be undertaking new construction projects in the near future.

Context Plan:

P.H Robinson Consulting,
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P-Squared Concepts Inc.
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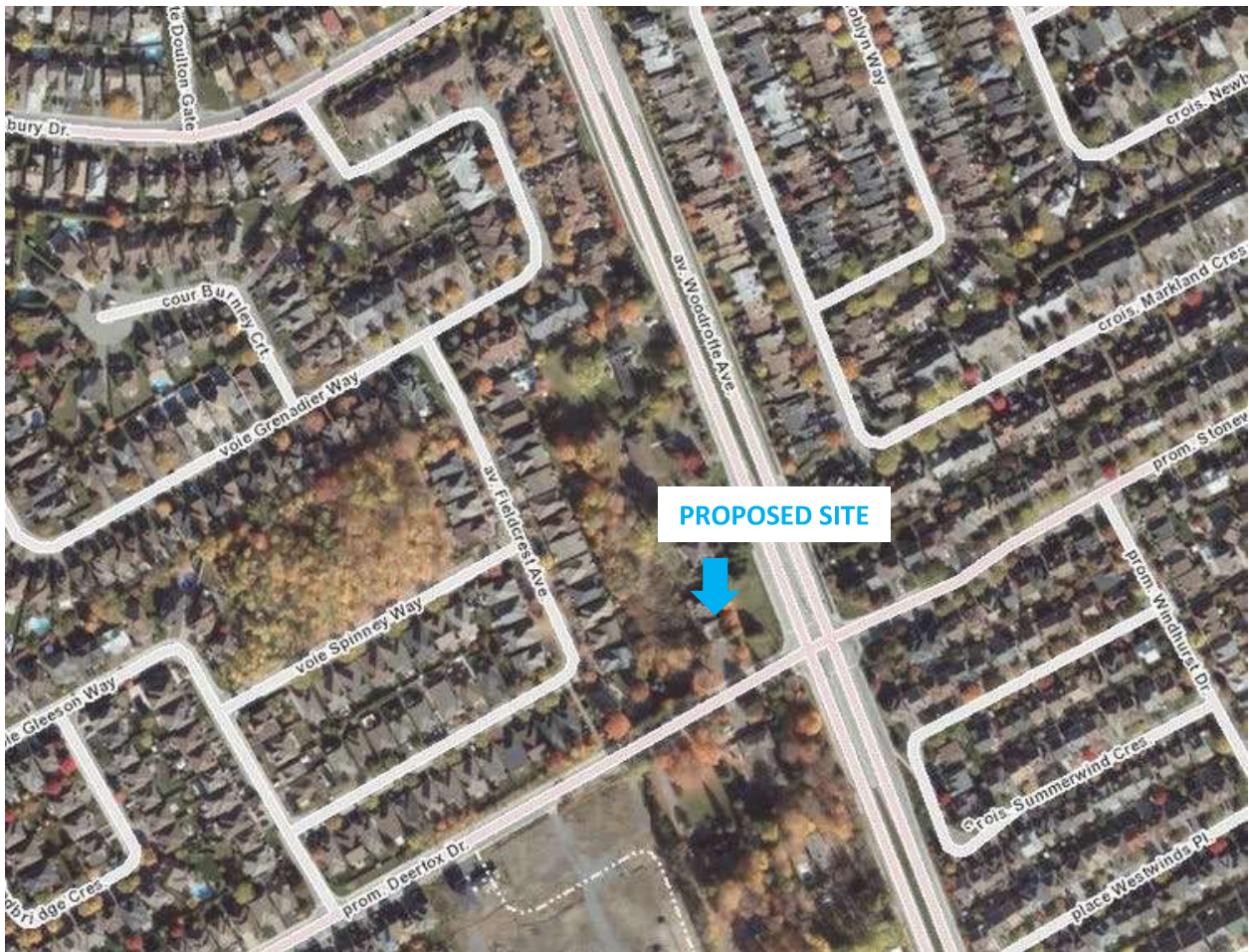
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Top View of proposed site

The immediate Streetscape is one of low density, mainly one and two storey old stock dwellings. Some have been converted to non-residential usage and future commercial developments. The architecture of the existing are characterized by elements such as lower slope roofs, punched windows, two car garages, and varying cladding materials including masonry, located on larger lots.

Key destinations are closely located in relation to the property. A commercial development is located to the south, less than 750 metres away. To the north, roughly 600 metres away, there are two corner business including a gas station which houses a Tim Hortons on the east side of Woodroffe. To the west side is a small strip mall that houses a Milano's pizza, Greco fitness and an animal hospital plus other stores. Watters woods park is just off Deerfox on the other side of Fieldcrest Ave.

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3112 Woodroffe Ave from Woodroffe Ave



3120 Woodroffe Ave from Woodroffe Ave

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3130 Woodroffe Ave from Woodroffe Ave



3130 Woodroffe Ave from Woodroffe Ave and Deerfox intersection

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3130 Woodroffe Ave from Deerfox Ave



3150 Woodroffe Ave from Woodroffe Ave and Deerfox intersection

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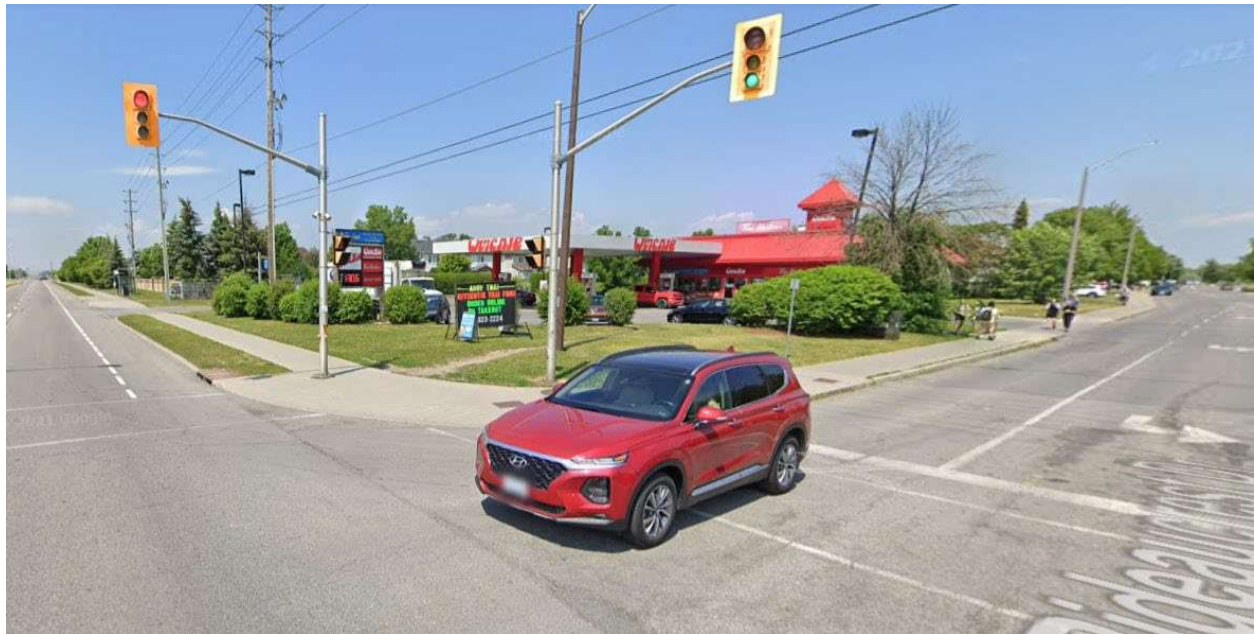
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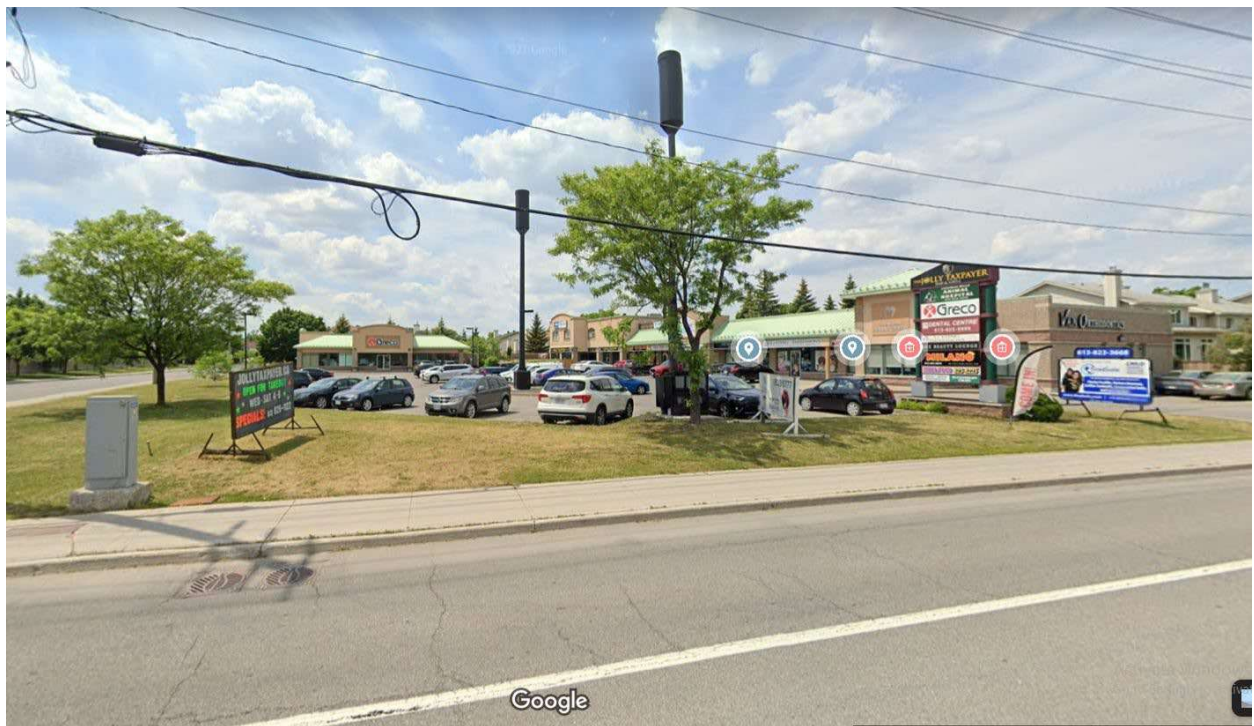
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Gas station at the corner of Woodroffe Ave and Rideau Crest Drive



Strip mall at the corner of Woodroffe Ave and Queensbury Drive

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Commercial with two semi detached dwellings

Section 11 – Design Proposal:

March 21, 2022

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Massing and Scale – Views:



3D model view of the new proposed building from Deerfox, Woodroffe Intersection



3D model view of the new proposed building from Deerfox

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3D model view of the new proposed building from Woodroffe



3D model view of the new proposed building from parking lot

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3D model view of the new proposed building from Deerfox



3D model view of the new proposed semi detached buildings from Dental clinic

The property borders sites with residential and commercial zoned buildings which are 1 and 2 storeys in height. The proposed single storey Dental Clinic and the two storey semi detached buildings is compatibly massed with its neighbours into this relatively more dynamic and more modern design.

The buildings expression is characterized by large extensive glazing on the front and side elevations of the Dental Clinic. The sleek lines continue through to the semi detached buildings at the rear of the property. The Streetscape includes the developed landscape buffer zone with developed trees, lower planting screen.

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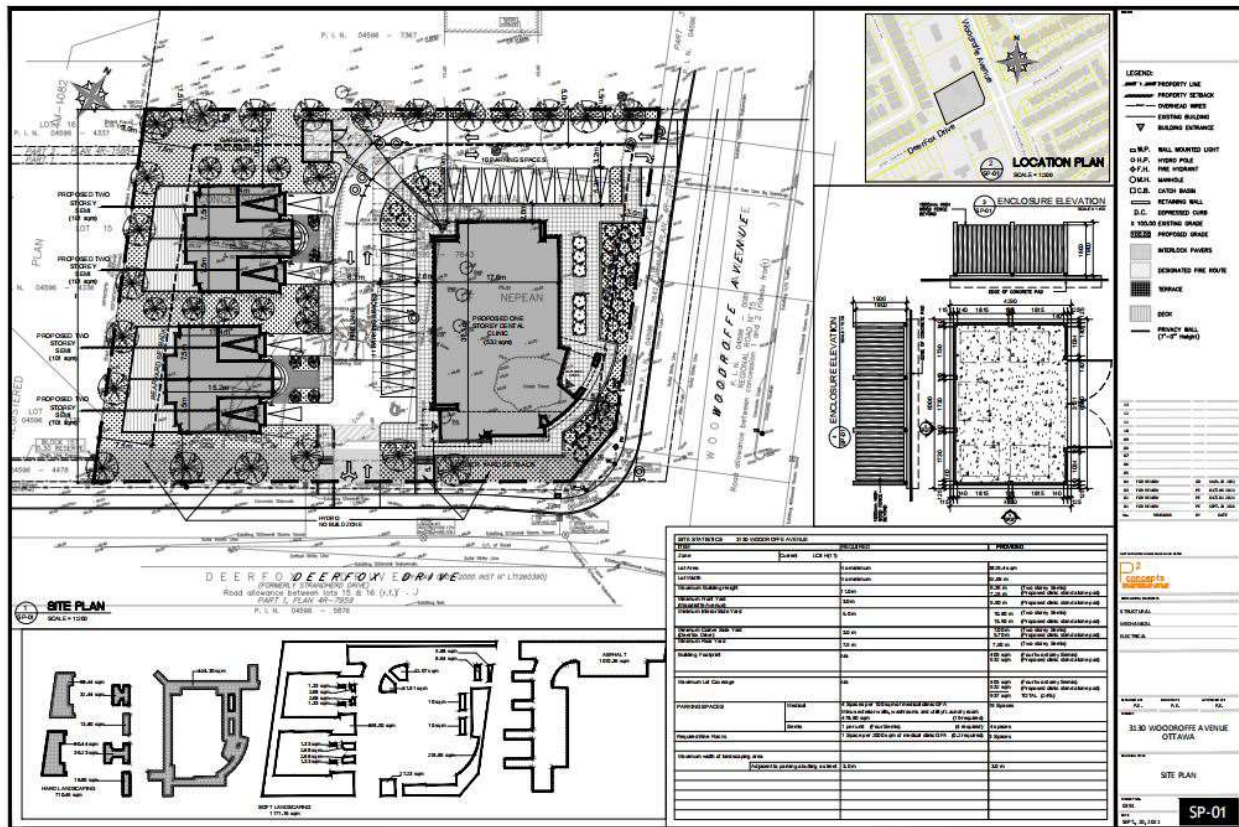
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Building Design:

The proposal for a one Storey Dental Clinic is planned to compliment the adjacent properties in terms of its scale, materials and use. The buildings elevations have been designed with large storefront windows as well as some punch windows, and contrasting materials to provide visual interest along Woodroffe Ave and Deerfox Drive. The Building will combine architectural stone and pre-finished wood paneling. The door/window frames will be prefinished aluminum. The flat roof will be detailed with a continuous cornice of prefinished brake form metal.

In addition, the front yard will be landscaped to compliment both the existing planting and the existing streetscape will be improved upon. The proposal will also provide additional planting, upgrades and amenities in the side yards beside the semi detached buildings. These amenities will include grassed areas and trees. The semi detached units will have terraces out the rear of each unit where a BBQ, can be used.

The Main entry to the Dental clinic will be off Deerfox to allow for easier access from the parking lot. Bicycle parking will be located along Woodroffe Ave elevation.



Overall Site Plan

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North and South Elevations of the Dental Clinic and Semi Detached buildings

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East Elevations of the Dental Clinic and Semi Detached buildings



West Elevation

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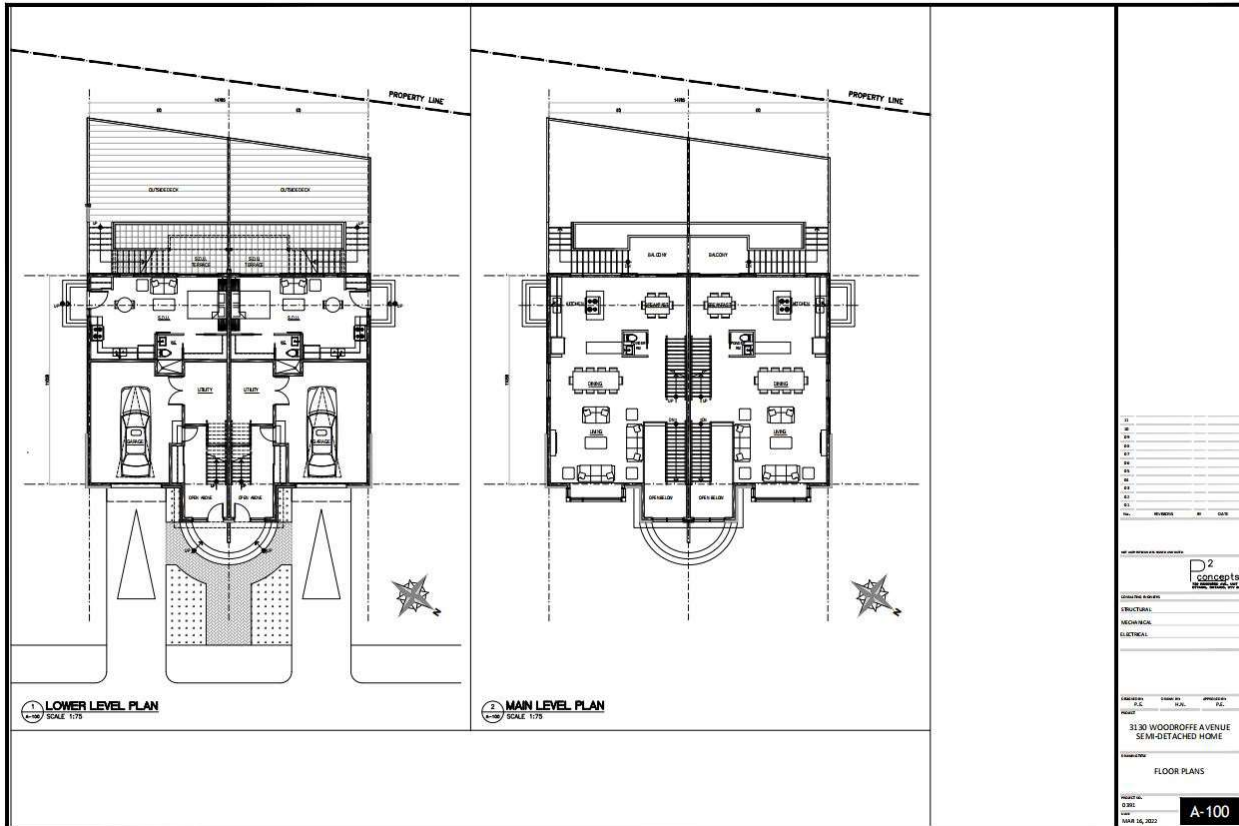
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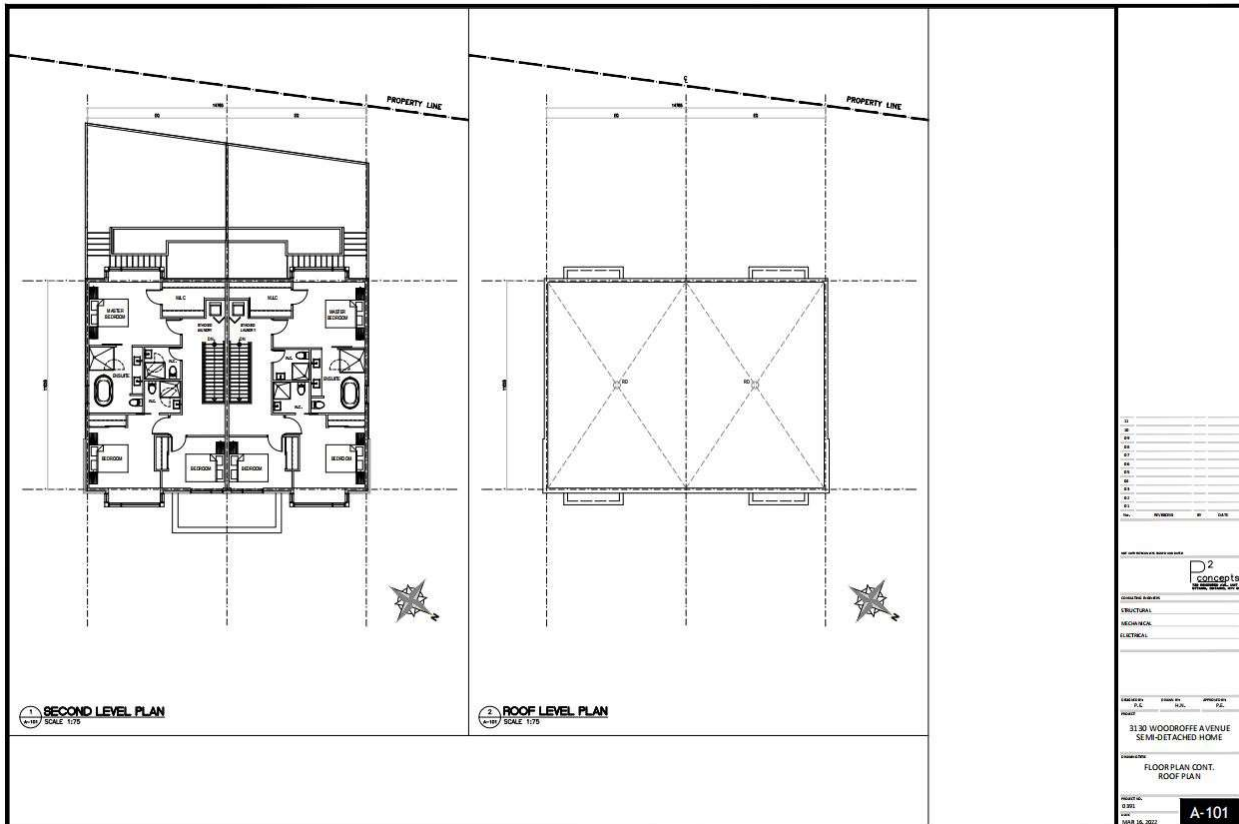
Commercial with two semi detached dwellings

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Lower Level and First Floor Plans



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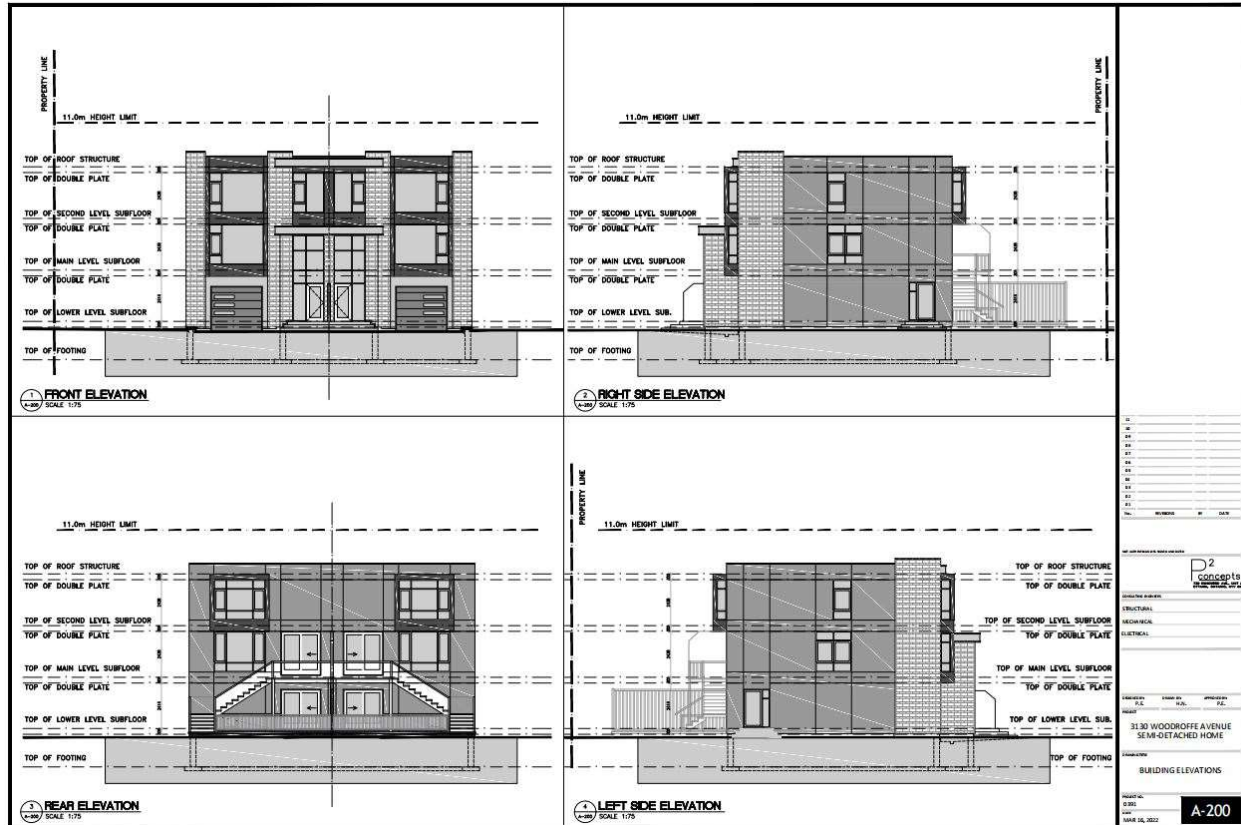
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Second Floor and Roof Plan

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Elevation of the Semi Detached Units

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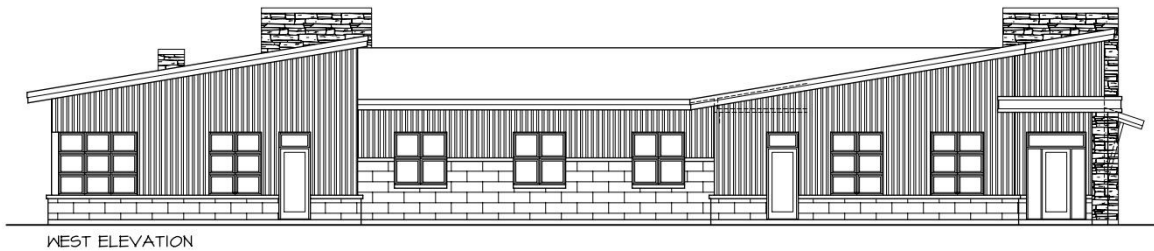
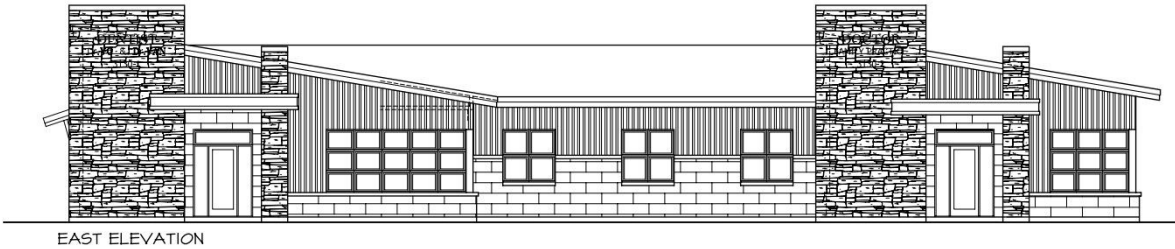
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Commercial with two semi detached dwellings

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Alternative Building Massing:

There was an existing site plan that was approved. The client ended up not liking the design and we were hired to come up with the design proposed today. The images below were the previously approved design.



Previously approved East and West Elevation

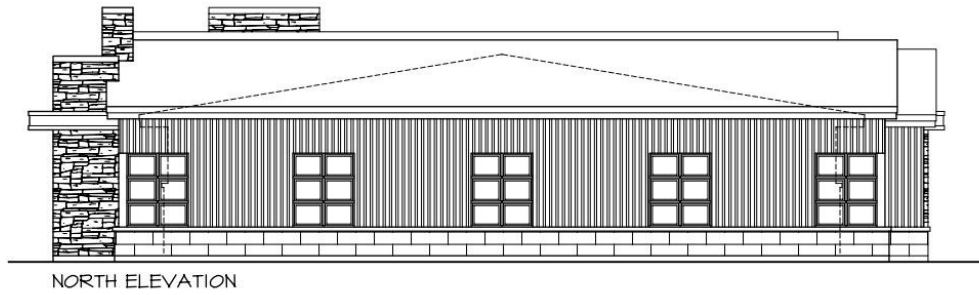
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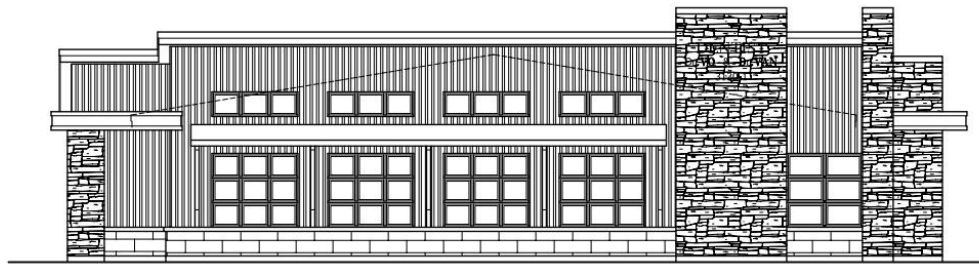
Commercial with two semi detached dwellings

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NORTH ELEVATION



SOUTH ELEVATION

Previously approved North and South Elevation

Sustainability:

1. Proximity to transit services, sidewalks and large roads allows for bicycle access that can easily get to the retail opportunities lessens the demand on personal vehicles.
2. Building design will consider and implement current requirements of Envelope and Roof design. All requirements of OBC. SB-10 and SB-12 will be met and HVAC, lighting, plumbing, insulation and envelope performances will be considered and / or met.
3. Motion sensors, LED light fixtures, bike parking, recycle facilities, HVAC systems, plumbing fixtures, roof insulation, building materials and building controls are all to be considered, analyzed and reviewed for incorporation into this project.
4. LED Site Lighting will be provided for Security and OBC requirements. It will be designed to provide no spillage to the adjacent properties.

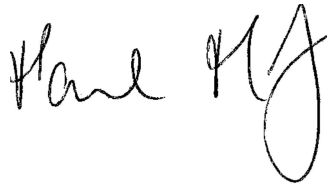
SIGNATURES

Signature of Planning Representative,
P H Robinson Consulting:

Signature of Architect
Representative,
Om Madan, Architect.:

March 31, 2022

Date



Paul Robinson, RPP

March 31, 2022

Date



Om Madan, Architect

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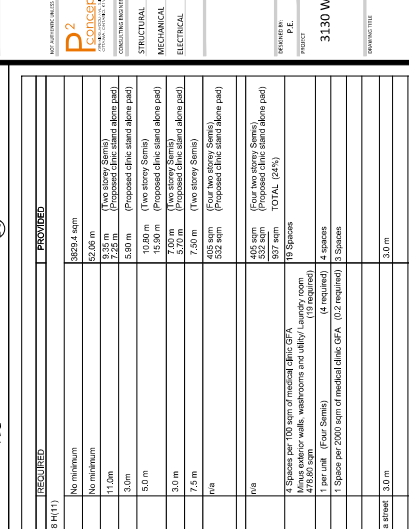
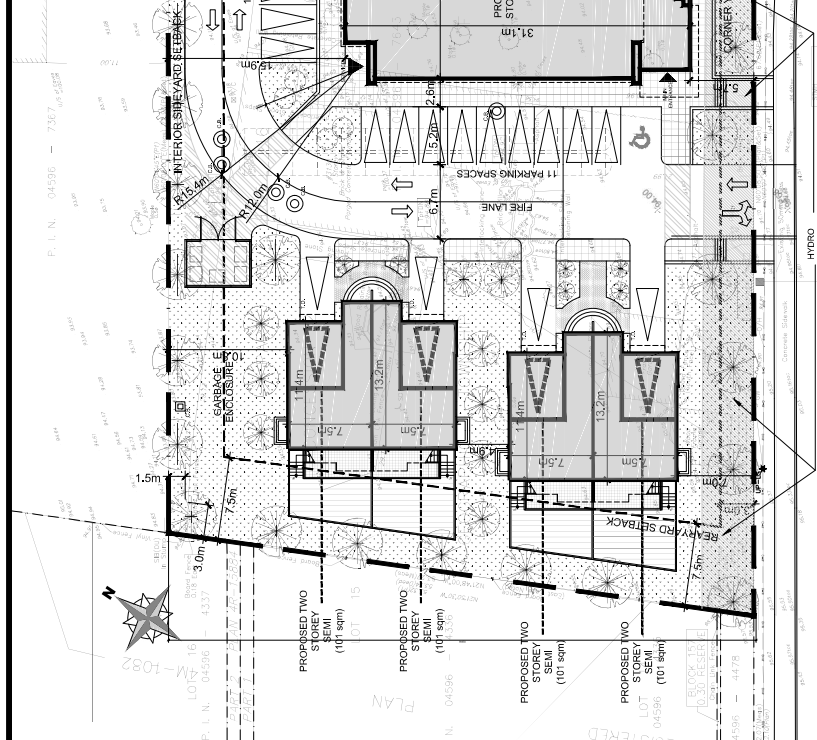
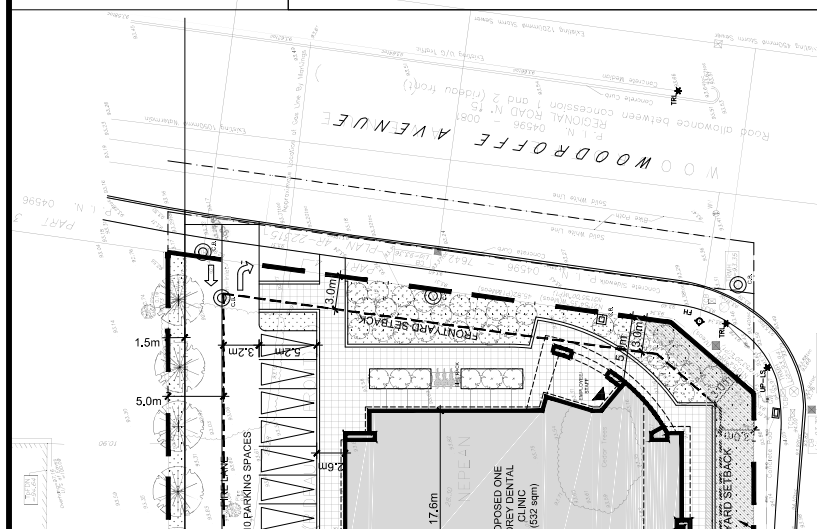
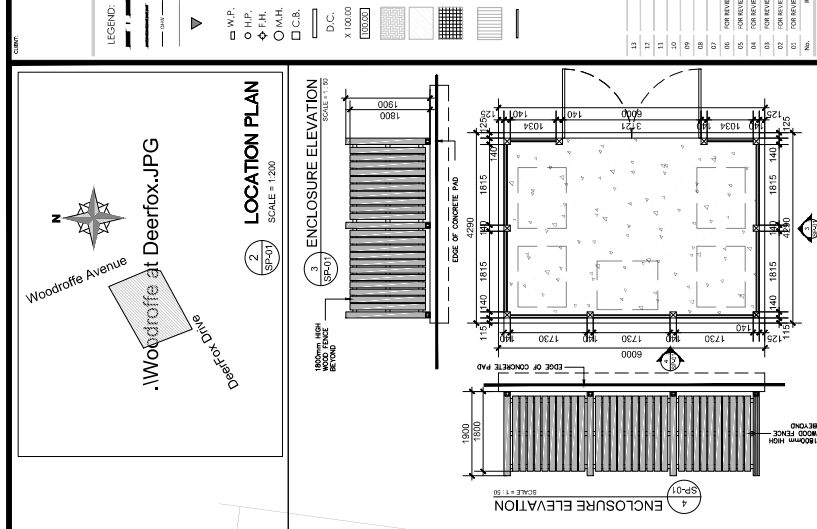
March 21, 2022

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Appendix A

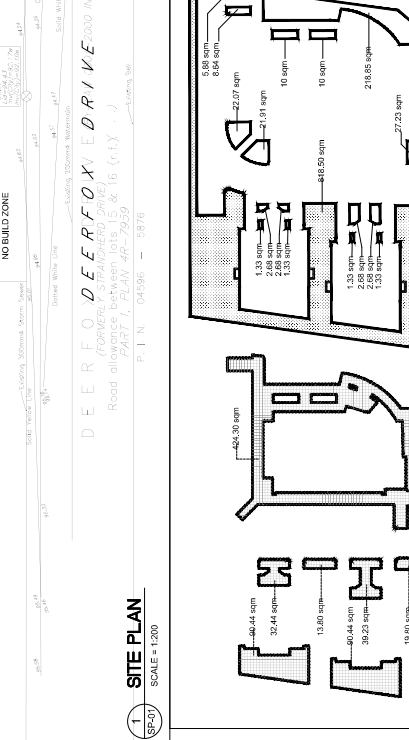
Large format images shown under section 2, as well as others, follow and include:

1. Site plan
2. Floor plans of all levels
3. Building elevations



SITE STATISTICS - 3130 WOODROFFE AVENUE

ITEM	REQUIRED	PROVIDED
Zone	LCR(H)(1)	Current
Lot Area	No minimum	3829.4 sqm
Lot Width	No minimum	52.06 m
Maximum Building Height	11.5m	9.35 m (Two story Semis) 7.25 m (Proposed three story above past)
Minimum Front Yard (Woodroffe Avenue)	3.0m	5.39 m (Proposed three story above past)
Minimum Rear Yard (Deerfoe Drive)	3.0 m	10.89 m (Two story Semis) 5.70 m (Proposed three story above past)
Minimum Corner Side Yard (Deerfoe Drive)	3.0 m	7.00 m (Two story Semis) 5.70 m (Proposed three story above past)
Minimum Rear Yard	7.5 m	7.50 m (Two story Semis) 5.52 sqm (Proposed three story above past)
Building Footprint	n/a	485 sqm (Four two story Semis) 552 sqm (Proposed all 4 story above past) 197 Spaces (TOTAL (24%))
Maximum LUL Coverage	n/a	4 Spaces per 100 sqm of medical clinic GFA 479.50 sqm (Medical, reception and utility rooms) 4 (4 required)
PARKING SPACES	Medical	4 spaces (Four Semis)
Required Blue Berks	1 per unit (Four Semis)	4 spaces (4 required)
	1 Space per 2000 sqm of medical clinic GFA (02 required)	3 Spaces
Maximum width of landscaped area	Adjacent to parking building & street	3.0 m



- LEGEND:**
- PROPERTY LINE
 - PROPERTY SETBACK
 - OVERHEAD WIRES
 - EXISTING BUILDING
 - BUILDING ENTRANCE
 - W.F. WALL MOUNTED LIGHT
 - H.P. HYDRO POLE
 - F.H. FIRE HYDRANT
 - M.H. MANHOLE
 - C.B. CATCH BASIN
 - RETAINING WALL
 - D.C. DEPRESSURE CURB
 - X 100.00 EXISTING GRADE
 - POPOULD GRADE
 - INTERLOCK PAVEMENT
 - DEGRADED PEE ROCHE
 - TERACE
 - DECK
 - PROPERTY WALL (2' height)

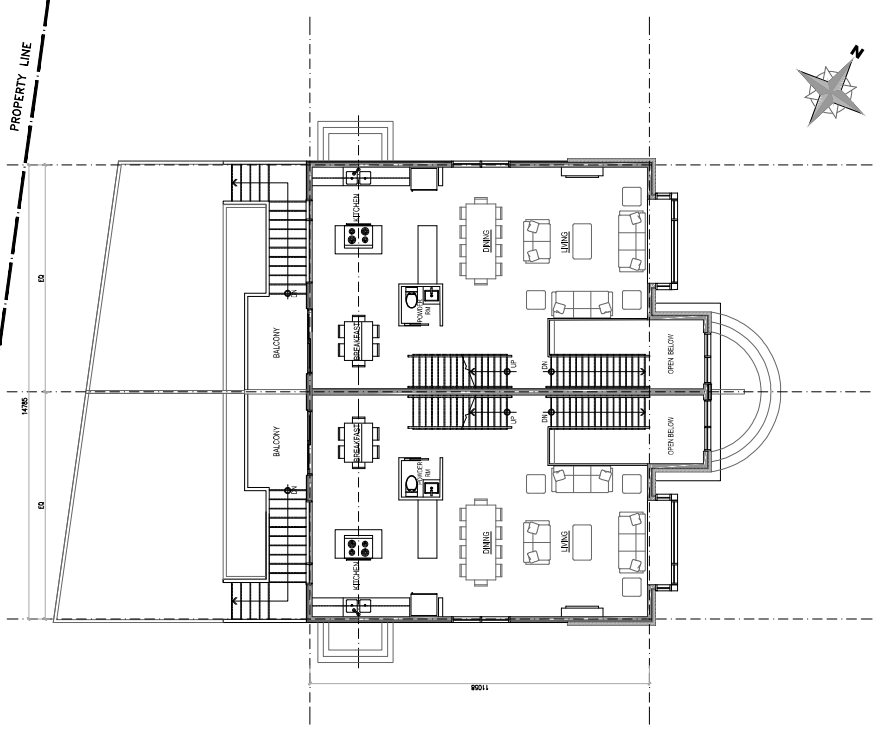
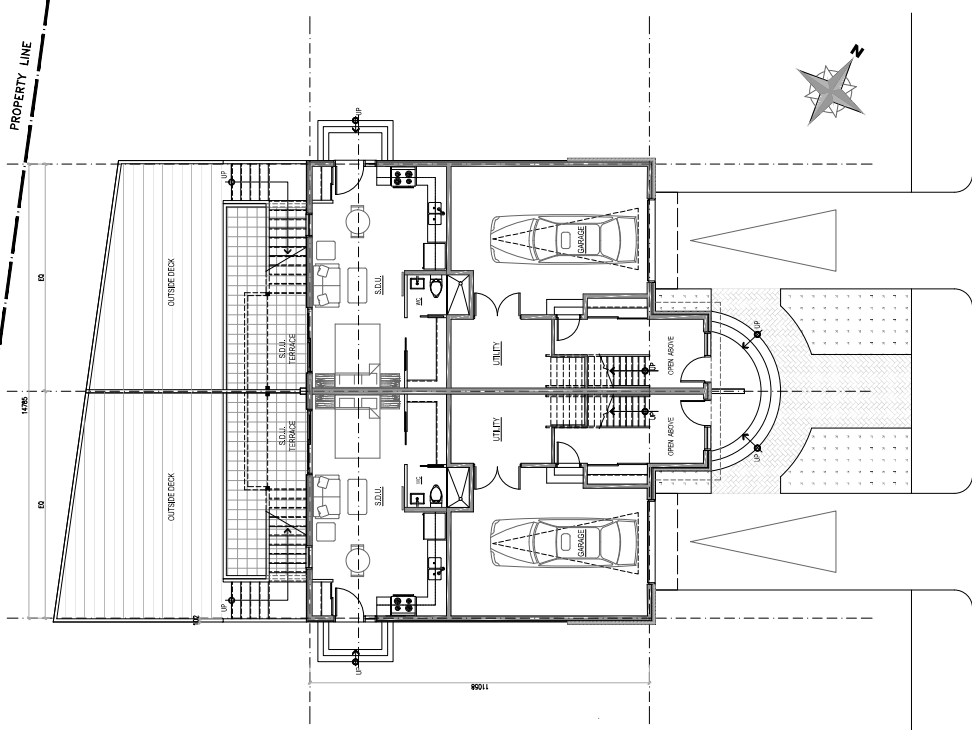
- REVISIONS**
- | No. | REVISIONS | BY | DATE |
|-----|------------|----|-------------|
| 01 | FOR REVIEW | RE | MAR 29 2022 |
| 02 | FOR REVIEW | OB | MAR 28 2022 |
| 03 | FOR REVIEW | OB | MAR 10 2022 |
| 04 | FOR REVIEW | PC | MAR 09 2022 |
| 05 | FOR REVIEW | PC | FEB 23 2022 |
| 06 | FOR REVIEW | PC | FEB 16 2022 |
| 07 | FOR REVIEW | PC | FEB 16 2022 |

3130 WOODROFFE AVENUE
OTTAWA

SITE PLAN

PROJECT NO: 051
DATE: MAR 29, 2022

SP-01



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NOT FOR CONSTRUCTION OR OTHER CONTRACTS

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ARCHITECTURE & INTERIORS

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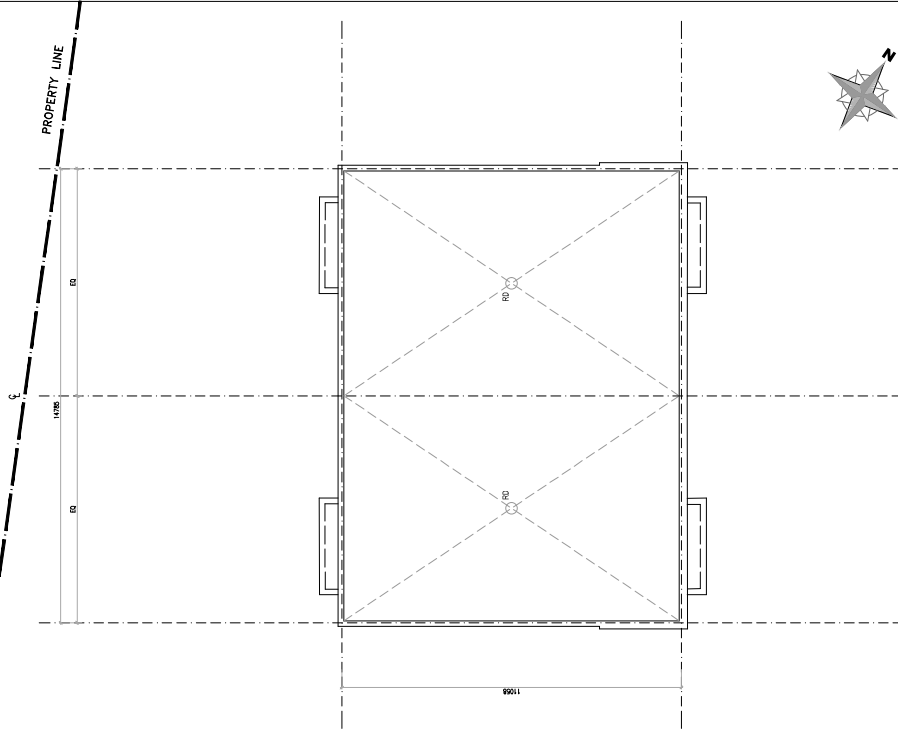
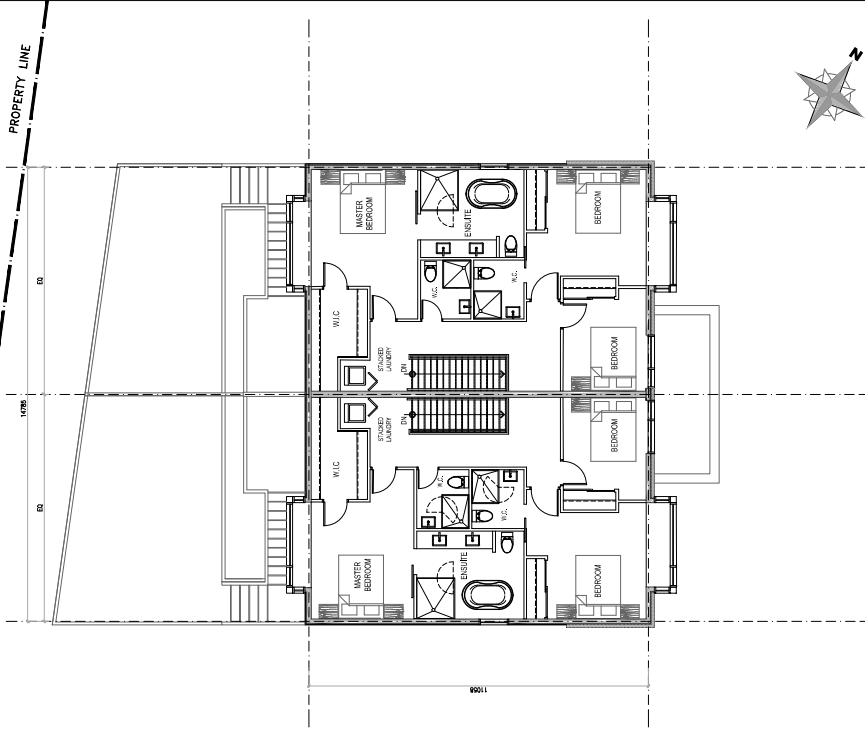
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DATE MAR 29, 2022

PROJECT 3130 WOODROFFE AVENUE
SEMI-DETACHED HOME

DRAWING TITLE FLOOR PLANS

PROJECT NO. 0391
DATE MAR 29, 2022

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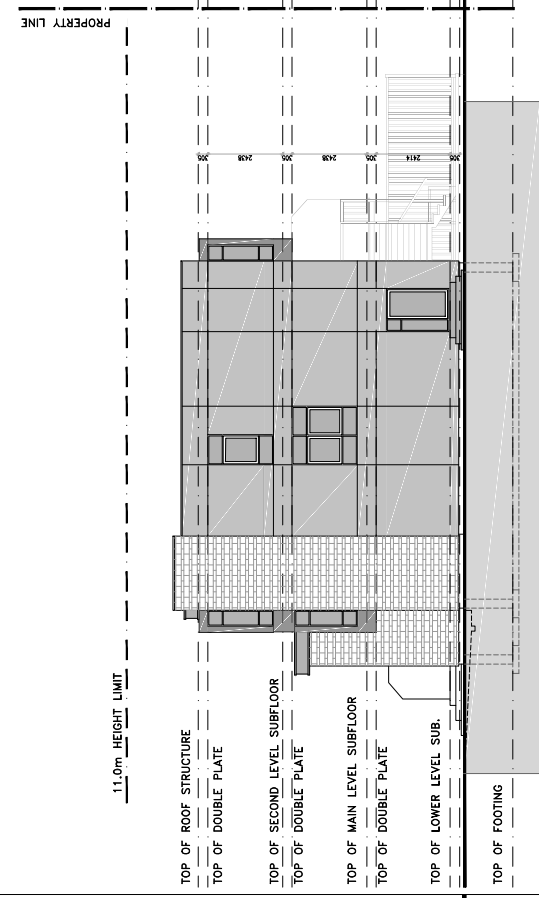
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NOT FOR CONSTRUCTION PERMITS
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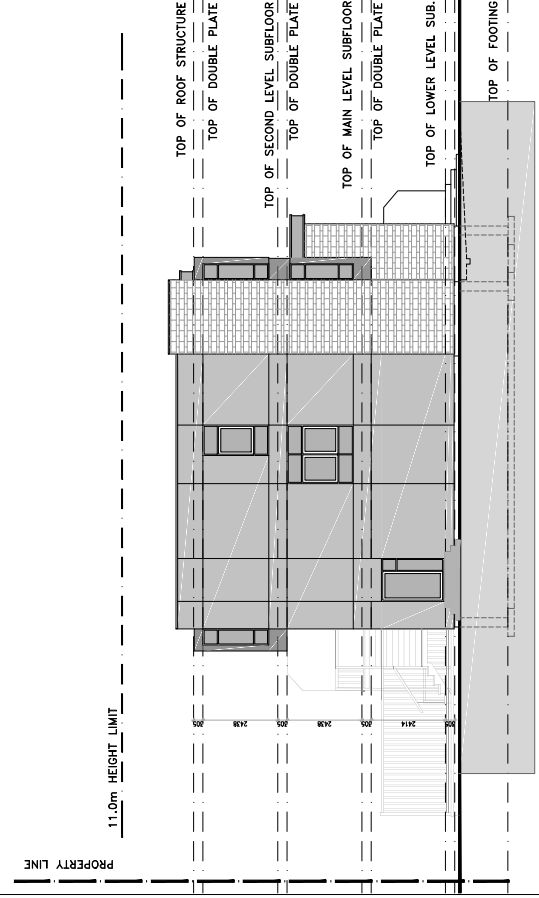
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 3130 WOODROFFE AVENUE
 SEMI-DETACHED HOME

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 FLOOR PLAN CONT.
 ROOF PLAN

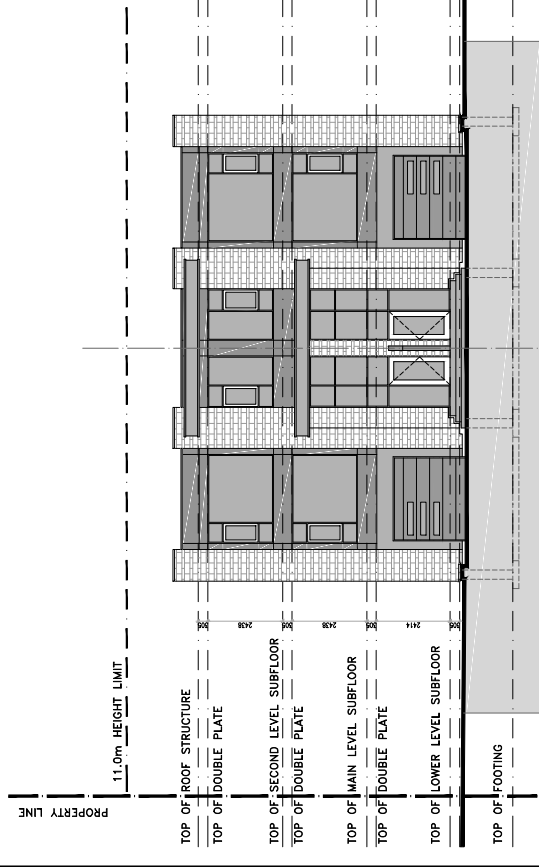
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 DATE: MAR 29, 2022
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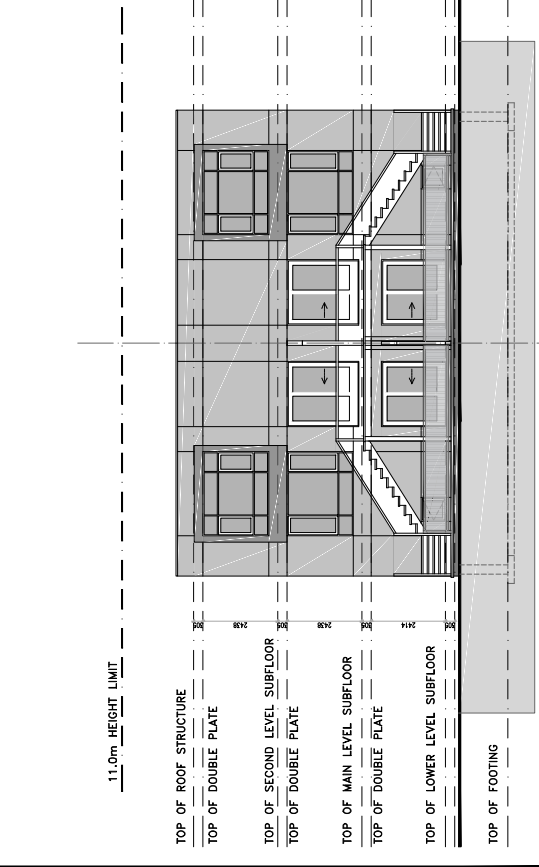
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SCALE 1:75



4 LEFT SIDE ELEVATION
SCALE 1:75



1 FRONT ELEVATION
SCALE 1:75



3 REAR ELEVATION
SCALE 1:75

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NOT BE USED FOR OTHER PROJECTS

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CONSULTING FIRM

STRUCTURAL
MECHANICAL
ELECTRICAL

PROJECT: 3130 WOODROFFE AVENUE
SEMI-DETACHED HOME

DRAWING TITLE: BUILDING ELEVATIONS

DATE: 2024.03.29

PROJECT NO: 0391

DATE: MAR 29, 2022



1 DENTAL CENTRE- SOUTH ELEVATION
SCALE = 1/8\"/>



2 DENTAL CENTRE- NORTH ELEVATION
SCALE = 1/8\"/>

DATE: _____

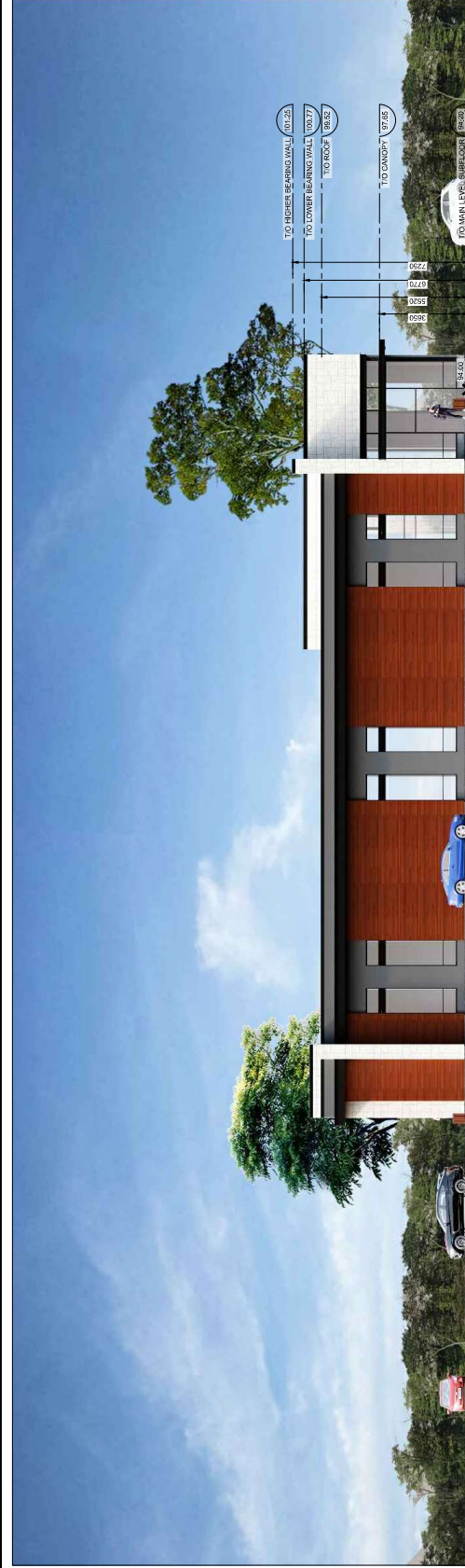
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NO.	REVISIONS	BY	DATE
01	ISSUE FOR PERMIT	MM	01/25/2022
02	ISSUE FOR PERMIT	MM	02/01/2022
03	ISSUE FOR PERMIT	MM	02/01/2022
04	ISSUE FOR PERMIT	MM	02/01/2022
05	ISSUE FOR PERMIT	MM	02/01/2022
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100	ISSUE FOR PERMIT	MM	02/01/2022

P² Concepts
ARCHITECTURAL
3130 WOODROFFE AVENUE
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WWW.P2CONCEPTS.COM

DESIGNED BY: P.E. H.A. ARCHITECTS P.E.
3130 WOODROFFE AVENUE
OTTAWA

PROJECT NO.: 0391
DATE: MAR 29, 2022
DENTAL OFFICE
ELEVATIONS
ELE-01



1 DENTAL CENTRE- WEST ELEVATION
SCALE = 1/4"



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P² Concepts
ARCHITECTURE
MECHANICAL
ELECTRICAL

3130 WOODROFFE AVENUE
OTTAWA

DENTAL OFFICE
ELEVATIONS CONT.

ELE-02



2 DENTAL CENTRE- EAST ELEVATION
SCALE = 1/4"



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P² Concepts
ARCHITECTURE
MECHANICAL
ELECTRICAL

3130 WOODROFFE AVENUE
OTTAWA

DENTAL OFFICE
ELEVATIONS CONT.

ELE-02