229 – 247 BEECHWOOD AVE
UDRP FORMAL REVIEW – May 6 - 2022



SMART LIVING PROPERTIES

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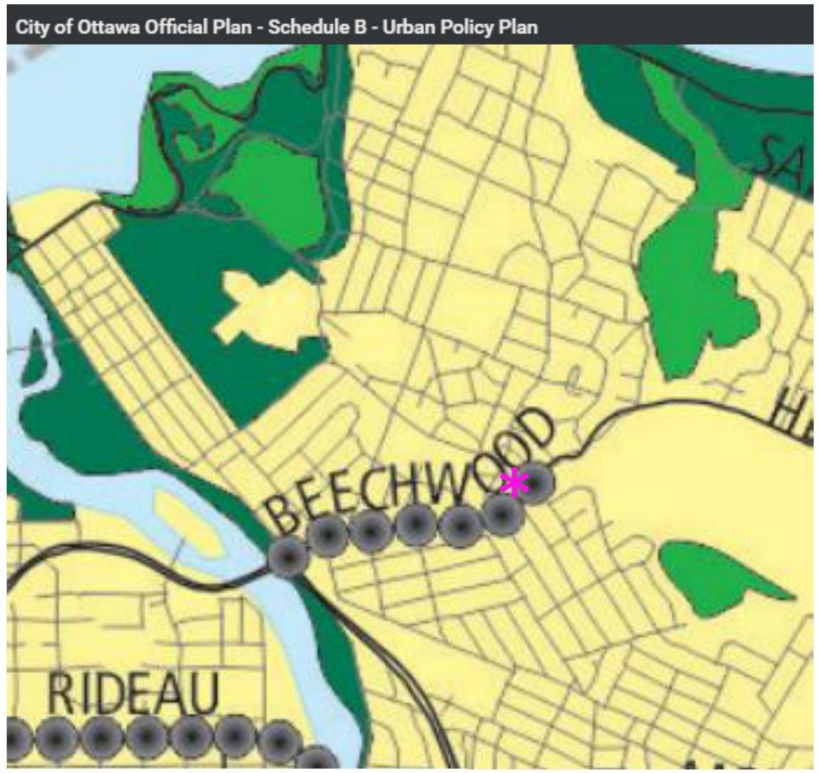
JAMES B. LENNOX & ASSOCIATES INC.

229 – 247 BEECHWOOD AVE
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	PAGE
1.0 PLANING	3
2.0 CONTEXT	9
3.0 BUILDING MASSING	12
4.0 SITE PLAN	13
5.0 LANDSCAPE PLAN	14
6.0 FLOOR PLANS	15
7.0 ELEVATIONS & VIEWS	26
8.0 SHADOW ANALYSIS	33
9.0 SERVICING PLAN	35

City of Ottawa Official Plan

Traditional Mainstreets are "planned as compact, mixed-use, pedestrian-oriented streets" with a broad range of uses which may be mixed in individual buildings or occur side by side in separate buildings.

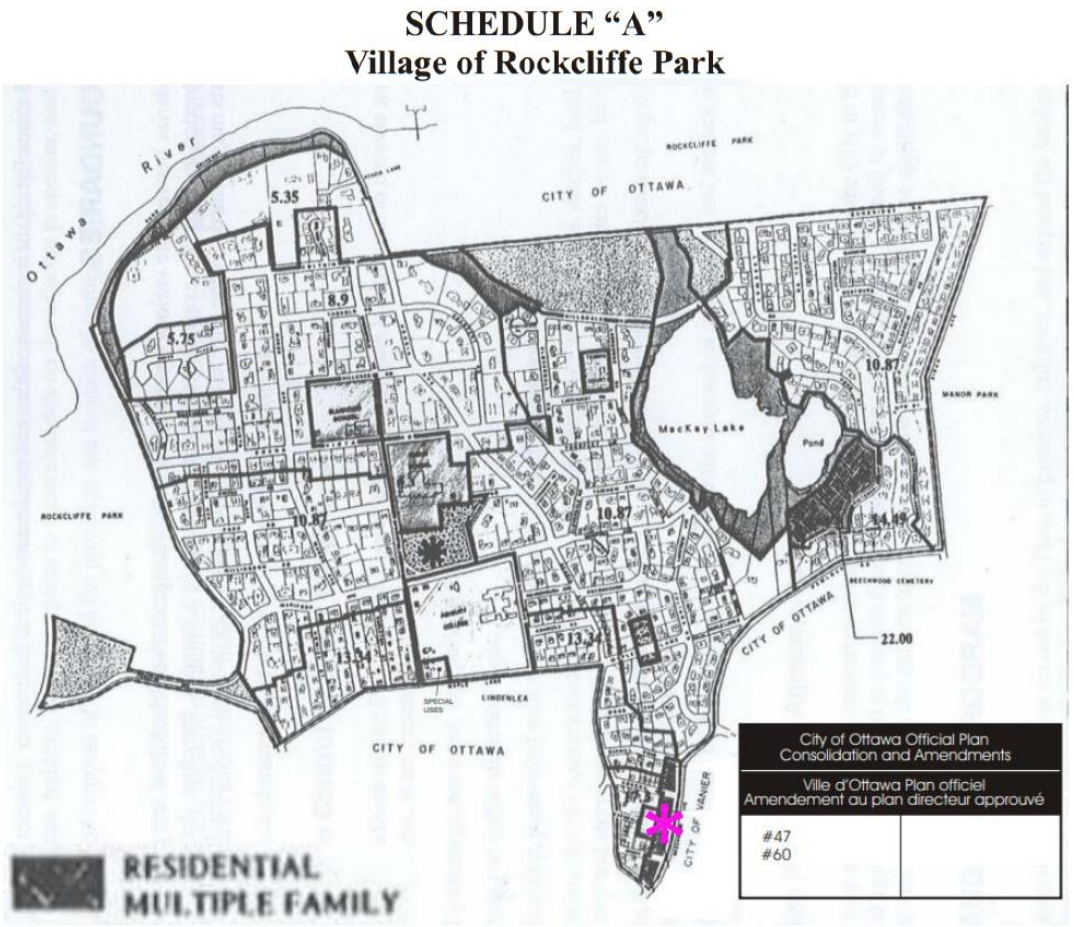


Redevelopment and infill on Traditional Mainstreets are encouraged in order to **optimize the use of land** in a building format that encloses the street edge and provides active frontages. This proposal supports the Design Objectives of the Official Plan by:

- Contributing to the **unique identity** of Beechwood Avenue through heritage-sensitive design.
- Ensuring **compatibility** with the existing character of the area through appropriate use and scale.
- Providing a **mix of unit types** to promote adaptability and appeal to a broad demographic.
- Ensuring **transit supportive** design with a focus on pedestrian and cyclist connections.
- Delineating clear **public and private spaces** through landscaping and streetscape treatment.
- Designing **safe and accessible** movement through the site that minimizes interaction between pedestrians and vehicles.
- Using quality materials as well permeable surfaces to contribute to **sustainable design**.

Former Village of Rockcliffe Park Secondary Plan

The Secondary Plan is intended to ensure that future development is in keeping with the present environment and existing characteristics of the Village. The Village includes "an **area planned for redevelopment** at a higher density" located on the west side of Beechwood Avenue, between Oakhill Road and Acacia Avenue.



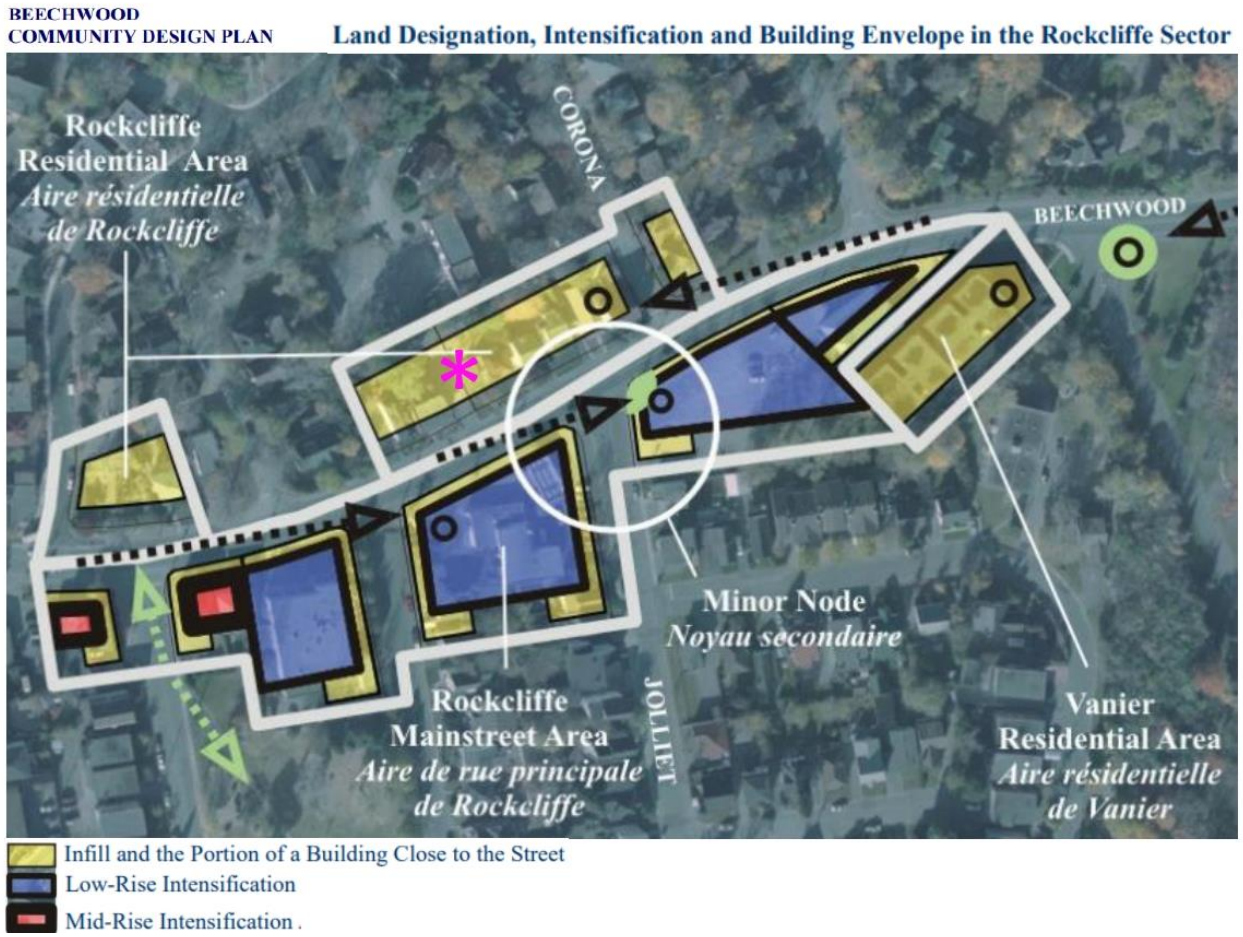
The **Residential Multiple Family** designation permits detached single-family dwellings, two-family dwellings, (semi-detached and duplex), row dwellings and apartments.

The height, massing, setbacks and parking areas of any development in this area is to be **compatible with the adjacent residential development**.

Unlike much of Rockcliffe Park, there is **no Residential Density** specified for this site in terms of the maximum number of dwelling units permitted per net hectare of land.

Beechwood Community Design Plan

Beechwood Avenue is the **heart of an urban village** that draws people by providing for their day-to-day needs in a traditional mainstreet setting. The Rockcliffe Sector "is not as well defined in character" as the other sectors of the CDP .



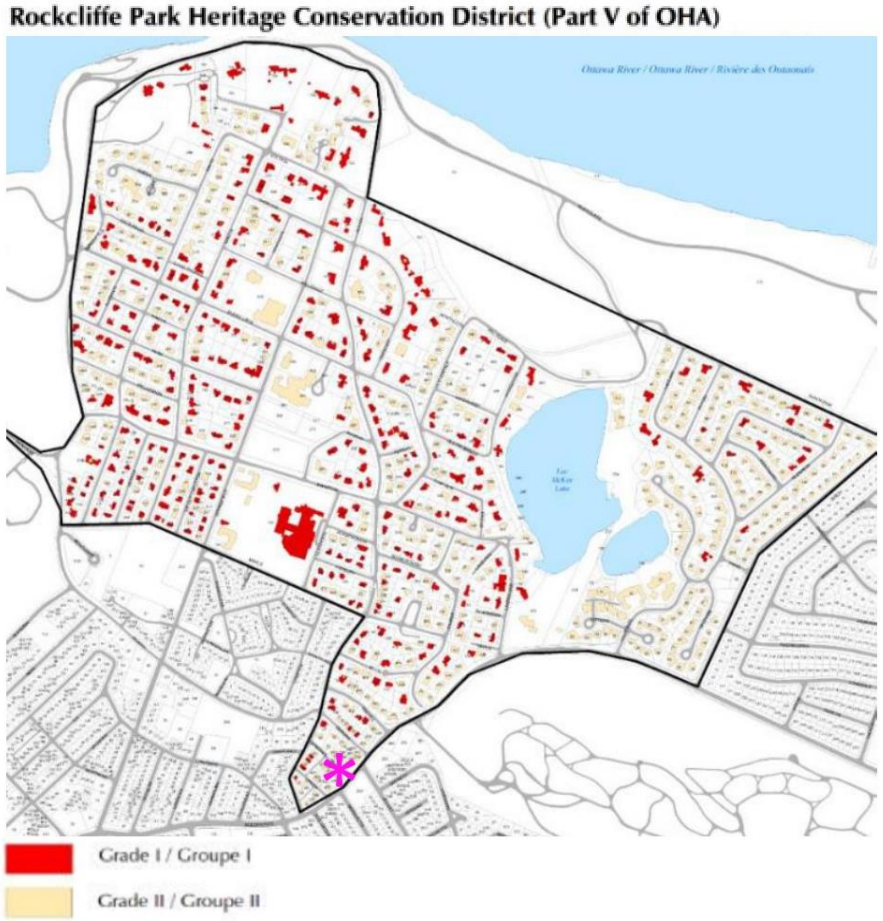
The **Rockcliffe Sector** is envisioned to develop with low and mid-rise, mixed-use buildings on the south side of the avenue and infill residential buildings on the north side. Development intensity and building height should gradually rise from the east to the west.

The proposed development is in keeping with the **existing patterns of development and residential nature** along the north side of Beechwood Avenue and will aid to better link this sector with the other sectors further west.

The Village of Rockcliffe Park **Heritage Conservation District Plan** (2005) has been used as guidance in the design of the new buildings.

Rockcliffe Park Heritage Conservation District

The Rockcliffe Park Heritage Conservation District was designated under Part V of the *Ontario Heritage Act* in 1997. The southwest boundary of the District, referred to as the **Panhandle**, is characterized by "multi-unit buildings, small lots, and more modest houses".

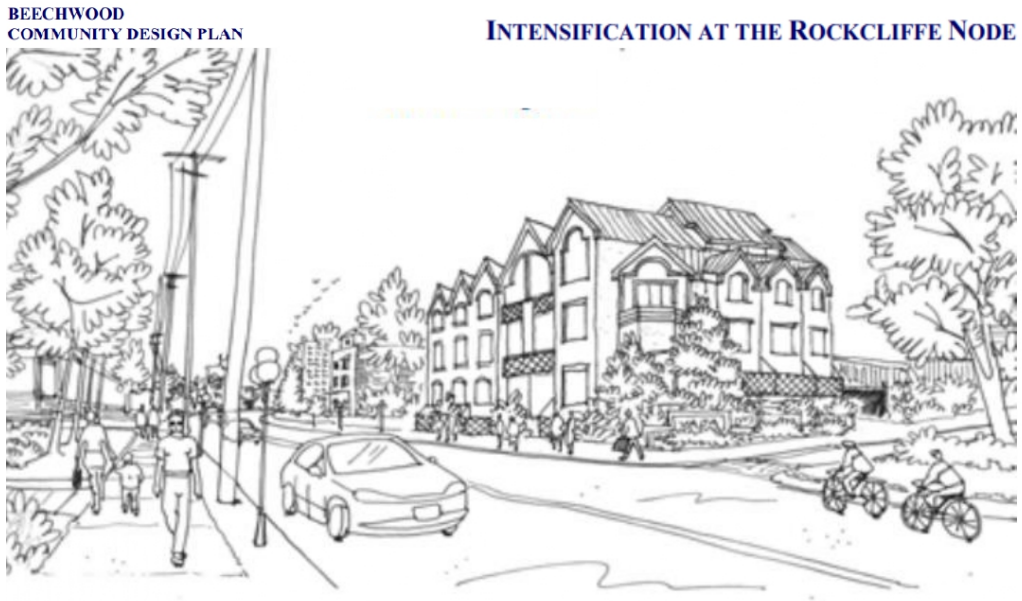


Developed between 1905 and 1950, all properties are evaluated as **Grade II buildings**, being buildings that are generally "not sympathetic to the character of the HCD in their design and expression". Demolition of Grade II buildings may be considered where accompanied by plans for a replacement building that **complies with the guidelines.** The proposed development meets the objectives of the HCD, as follows:

- Respecting the **character** of existing adjacent buildings, in terms of massing and height.
- Maintaining **existing grades** on site including the retention of low stone retaining walls.
- Using cladding **materials** such as brick and stone that are sympathetic to neighbouring styles.
- Providing uniform front yard setbacks and adequate building separation to ensure a dominance of **soft landscaping**.
- Setting back **rooftop terraces** from the edges of the buildings and minimizing projection sizes;
- Preserving **established streetscape** character in terms of driveways, walkways, planting arrangements and special features.
- Replacing **trees** that are to be removed for construction purposes and adding new street tree plantings.

Urban Design Guidelines for Development along Traditional Mainstreets

Mainstreets offer some of the most significant **opportunities in the city for intensification** through "more compact forms of development, a lively mix of uses and a pedestrian-friendly environment."

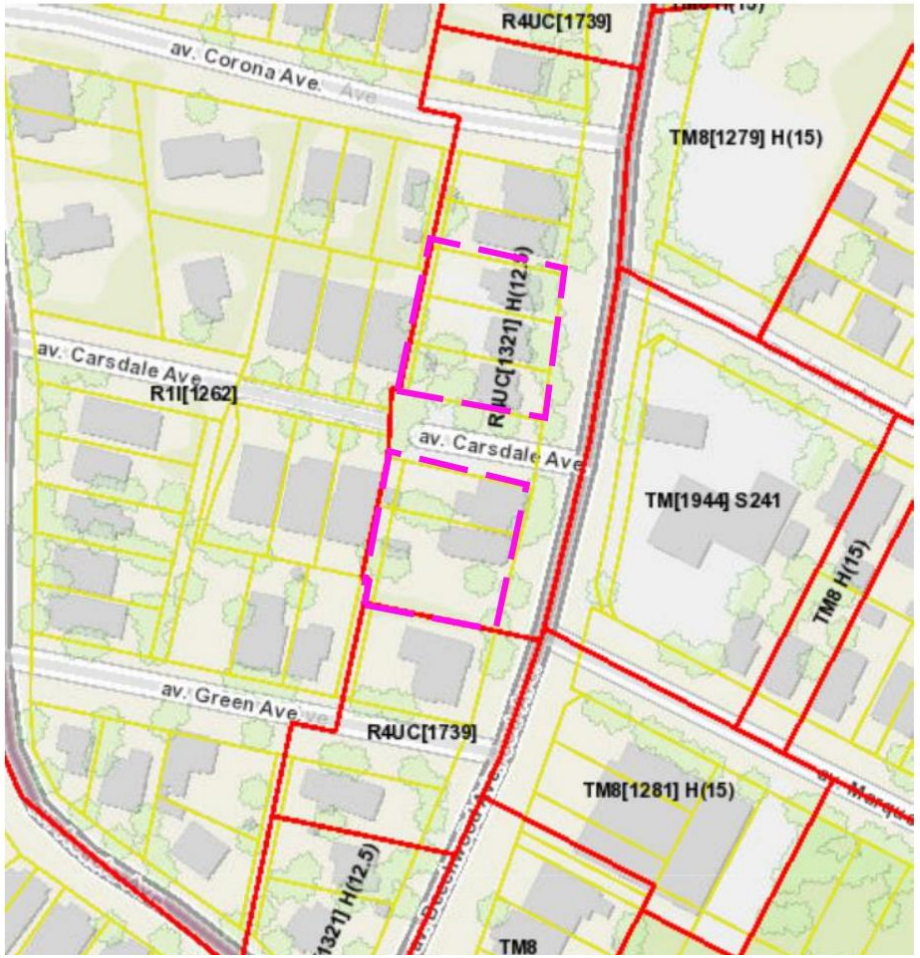


The design principles for new buildings along Traditional Mainstreets have informed the design of the proposed development, as follows:

- Paying special attention to **streetscape elements**, including animating the street with front facing windows and entrances, and improving existing landscaping on site.
- Designing a sensitive **built form**, which ensures sufficient light and privacy for adjacent buildings and uses architectural elements to visually minimize the mass of the building.
- Prioritizing **pedestrians and cyclists** by providing clear, protected pathways through the site, and from the street to the principal building entrances.
- Locating **vehicular parking below-grade** with single-lane accesses to eliminate presence of parking on site and minimize the extent of interruptions along the street.
- Including **landscaping** elements to provide privacy, visually enhance the streetscape and achieve cohesiveness with the existing character of the neighborhood.
- Incorporating **servicing and utility** elements into the design of the building in a manner that minimizes visual clutter and is

Zoning By-law 2008-250

The purpose of the R4 zone is to allow a wide **mix of residential building forms** ranging from detached to low rise apartment dwellings and 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



The subject properties are zoned **R4UC[1321] H(12.5)** pursuant to Zoning By-law 2008-250 and located in Area Y - Inner Urban Mainstreets on Schedule 1A.

An apartment dwelling, low-rise is a **permitted use**.

The maximum **building heights** permitted are:

- 12.5m (four storeys) for 241, 245 & 247 Beechwood Avenue; and
- 11m (three storeys) for 229 & 231 Beechwood.

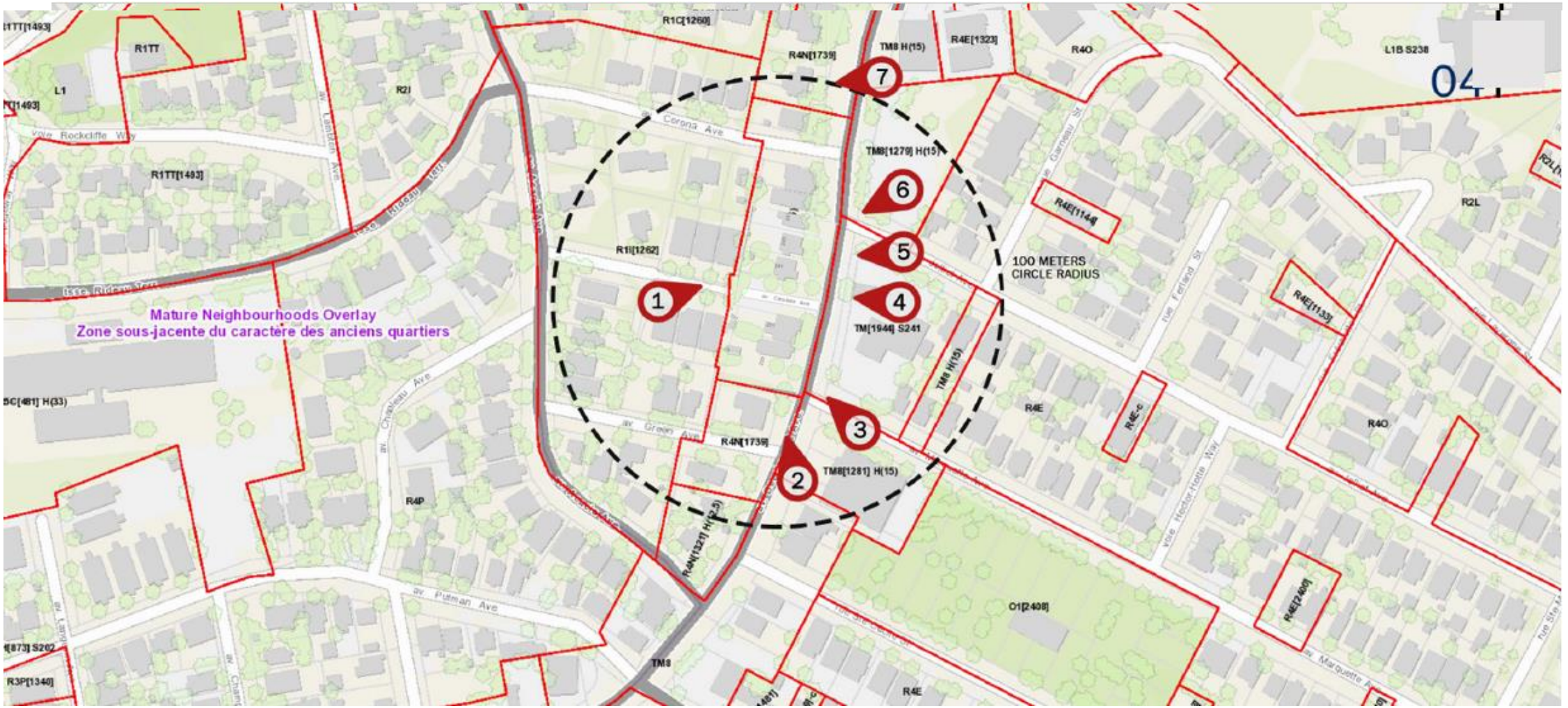
It is the intent that the development be designed in **full compliance** with the Zoning By-law.

2.0 CONTEXT



The five detached residential properties are set on discreet lots and contain two storey residences. The properties sit at the base of the Rockcliffe plateau and grades rise approximately 3m from the Beechwood Avenue property lines to the back of the properties that abuts a retaining wall that encloses lots fronting onto Black Maple Private. Grades rise 1m from south to north along the Beechwood Avenue frontage. Bus route 7 and 17 are serving the area on Beechwood avenue.

The subject site consist of five properties 229, 231 - 235, 241, 245, and 247 Beechwood avenue with approximately 81m of frontage along Beechwood avenue and a lot depth of 29m to 32m.
The properties front onto the west side of Beechwood Avenue bound by Corona Avenue to the north, Green Avenue to the south, and Acacia Avenue to the west. Carsdale Avenue, which has been closed by the city, bisects the proposed development. Carsdale Avenue to remain open by the City.



The site is zoned R4UC and adjacent properties to the north include a one-storey wood frame cottage, and a two storey detached residence at the corner of Corona Avenue. The property adjacent to the south is a three storey contemporary detached residence fronting onto Green Avenue. To the west of the site are contemporary three storey detached residences fronting onto Black Maple Private. Across the street from the site is a four to ten storey condominium with commercial uses on the ground floor.

SITE CONTEXT PLAN

229 - 247 BEECHWOOD AVE.



1: Street view looking east on Black Maple Private/Carsdale to the west of the development site.



2: Street view looking north at the corner of Beechwood ave. and Green ave. 455 Green avenue. is an example of recent development in the area.



3: Street view looking west from Beechwood ave. at 229 and 231-235 Beechwood ave. existing buildings on site.



4: Street view looking at Carsdale bisecting the development site. Note the bus stop for no. 7 and no. 17 routes.



5: Street view looking at 241 and 245 Beechwood ave. Note the low stonewall and narrow sidewalk that are features to enhance and maintain with the new proposed development.



6: Street view looking south on Beechwood ave. to the development site.



7: Street view of the recent development 259, 261, and 263 Beechwood ave. to the north of Corona ave.

SITE PHOTOS

3.0 BUILDING MASSING



MASSING PROCESS OF NEW PROPOSAL

229 - 247 BEECHWOOD AVE.

Beechwood Urban Design Objectives

Given the massing of the proposed design, the intent will be to break the visuality of the two blocks into smaller compartments to better integrate them into the neighbourhood of the existing buildings.

To enhance the residential versus commercial character of the design, we have introduced major modules combined with minor modules of glazing elements.

We have connected both buildings directly to the Beechwood ROW where there are pedestrian entrances at the same elevation as the public sidewalk.

We have respected the Road Widening Allowance that the City has imposed on the properties for future use.

We have relocated automobile parking, bicycle storage and garbage containment within the footprint of both buildings.

We are using a pallet of materials, colours and textures that respect the fabric of the surrounding existing buildings.

Sustainability Expectations

Sustainability will be addressed through our approach to having focus on the methodology for construction.

For example:
We will address sustainability with the use of proper insulation and, using materials with a long-life span and availability such as wood frame construction.

We are proposing the extensive use of brick, perhaps using alternative materials for their fabrication such as mud or wool currently under development.

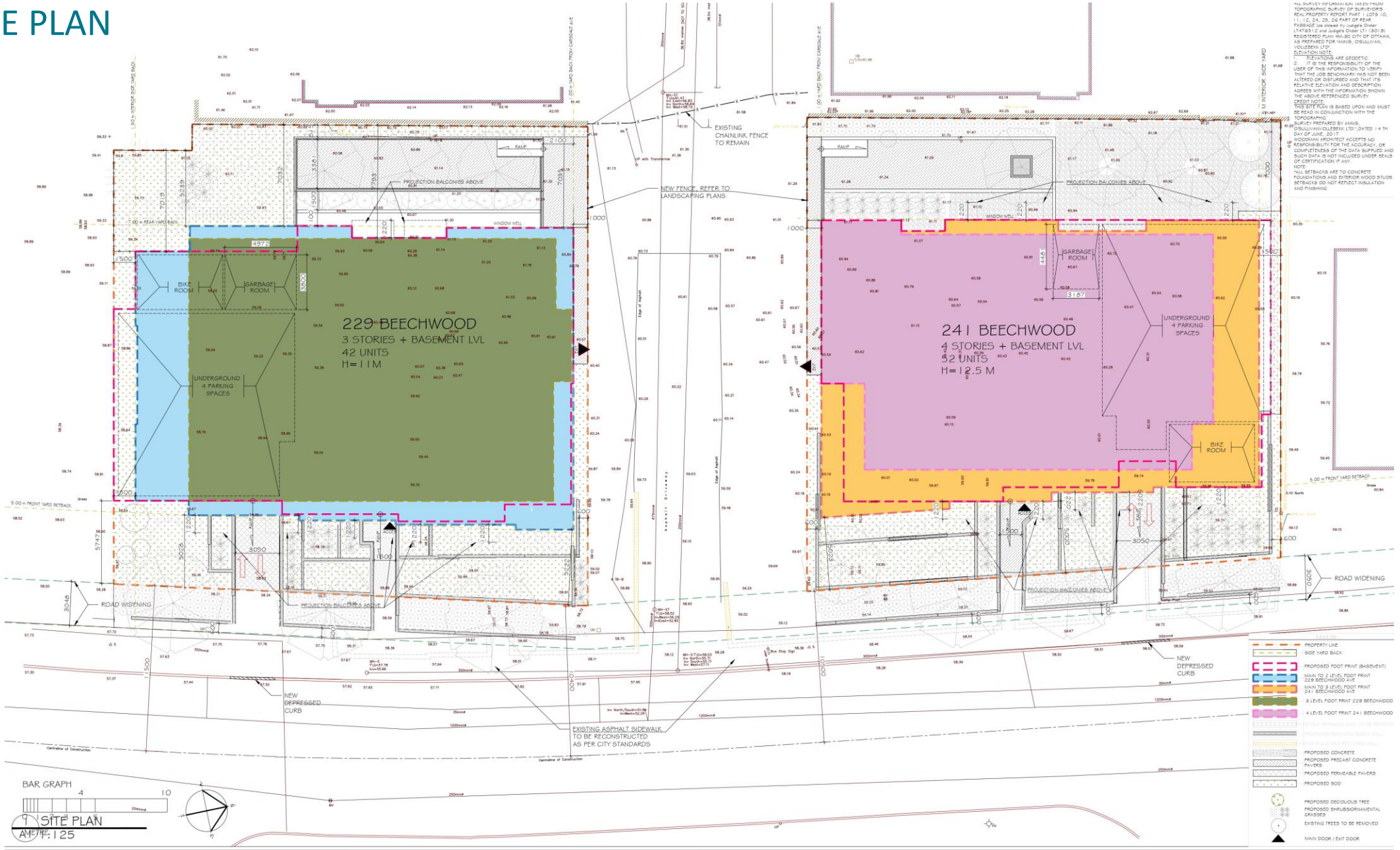
We will investigate the use of recycled plastics that do not degrade as a substitution for glass guards for the balconies.

We will use wood-frame windows triple glazed.

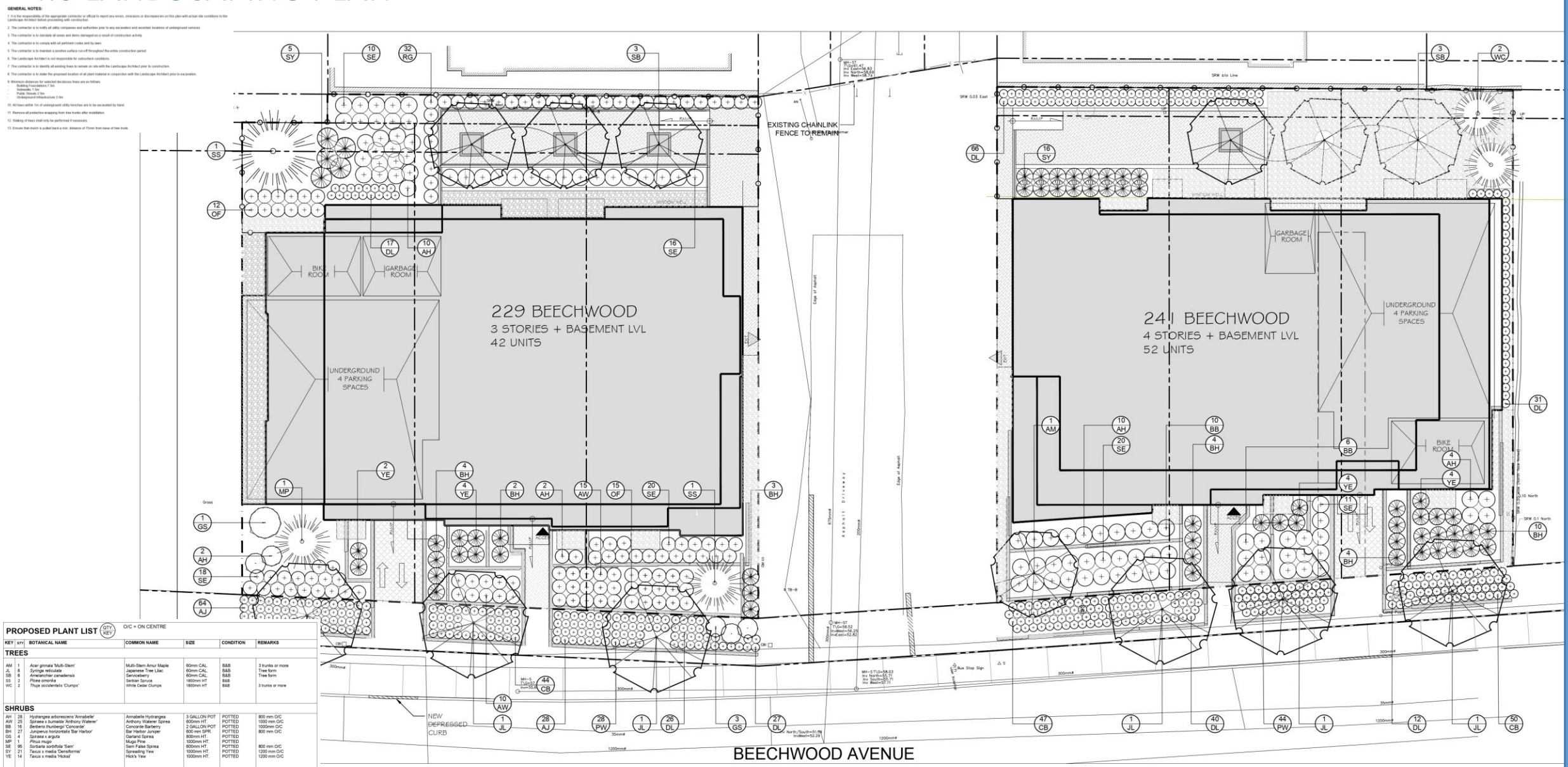
We will explore the ability to use ground source heat technology in this location.

We will explore the use of renewable energy during construction using a modular battery system recharged via solar panels.

4.0 SITE PLAN


229 BEECHWOOD
3 STORIES + BASEMENT LVL
42 UNITS
H= 11M
241 BEECHWOOD
4 STORIES + BASEMENT LVL
52 UNITS
H= 12.5 M
BIKE ROOM
GARBAGE ROOM
UNDERGROUND 4 PARKING SPACES
PROJECTION BALCONIES ABOVE
ROAD WIDENING
NEW DEPRESSED CURB
EXISTING CHAINLINK FENCE TO REMAIN
NEW FENCE, REFER TO LANDSCAPING PLANS
EXISTING ASPHALT SIDEWALK TO BE RECONSTRUCTED AS PER CITY STANDARDS
BAR GRAPH
SITE PLAN
METRE: 1:25

4.0 LANDSCAPING PLAN



PROPOSED PLANT LIST (QTY KEY) O/C = ON CENTRE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
TREES						
AM	1	*Acer ginnala 'Multi-Stem'*	Multi-Stem Amur Maple	60mm CAL.	B&B	3 trunks or more
JL	6	*Syringa reticulata*	Japanese Tree Lilac	60mm CAL.	B&B	Tree form
SB	6	*Amelanchier canadensis*	Serviceberry	60mm CAL.	B&B	Tree form
SS	2	*Picea omorika*	Serbian Spruce	1800mm HT	B&B	
WC	2	*Thuja occidentalis 'Clumps'*	White Cedar Clumps	1800mm HT	B&B	3 trunks or more
SHRUBS						
AH	28	*Hydrangea arborescens 'Annabelle'*	Annabelle Hydrangea	3 GALLON POT	POTTED	800 mm O/C
AW	25	*Spiraea x bumalda 'Anthony Waterer'*	Anthony Waterer Spirea	600mm HT.	POTTED	1000 mm O/C
BB	16	*Berberis thunbergii 'Concorde'*	Concorde Barberry	2 GALLON POT	POTTED	1000mm O/C
BH	27	*Juniperus horizontalis 'Bar Harbor'*	Bar Harbor Juniper	600 mm SPR.	POTTED	800 mm O/C
GS	4	*Spiraea x arguta*	Garland Spirea	800mm HT.	POTTED	
MP	1	*Pinus mugo*	Mugo Pine	1000mm HT.	POTTED	
SE	95	*Sorbaria sorbifolia 'Sem'*	Sem False Spirea	600mm HT.	POTTED	800 mm O/C
SY	21	*Taxus x media 'Densiformis'*	Spreading Yew	1000mm HT.	POTTED	1200 mm O/C
YE	14	*Taxus x media 'Hicksii'*	Hick's Yew	1000mm HT.	POTTED	1200 mm O/C
PERENNIALS AND ORNAMENTAL GRASSES						
AJ	92	*Sedum 'Autumn Joy'*	Autumn Joy Sedum	100mm POT	POTTED	500 mm O/C
CB	141	*Heuchera 'Plum pudding'*	Plum Pudding Coral Bells	150mm POT	POTTED	400 mm O/C
DL	218	*Hemerocallis 'Stella D'Oro'*	Stella D'Oro Day Lily	150mm POT	POTTED	300 mm O/C
KF	29	*Calamagrostis 'Karl Foerster'*	Karl Foerster Grass	250mm POT	POTTED	800 mm O/C
PW	72	*Vinca minor*	Periwinkle	Cell plug	Cell pack	300 mm O/C
RG	32	*Phalaris arundinacea 'Strawberries & Cream'*	Strawberries & Cream Ribbon Grass	250mm POT	POTTED	600 mm O/C
OF	17	*Matteuccia struthiopteris*	Ostrich Fern	250mm POT	POTTED	800 mm O/C

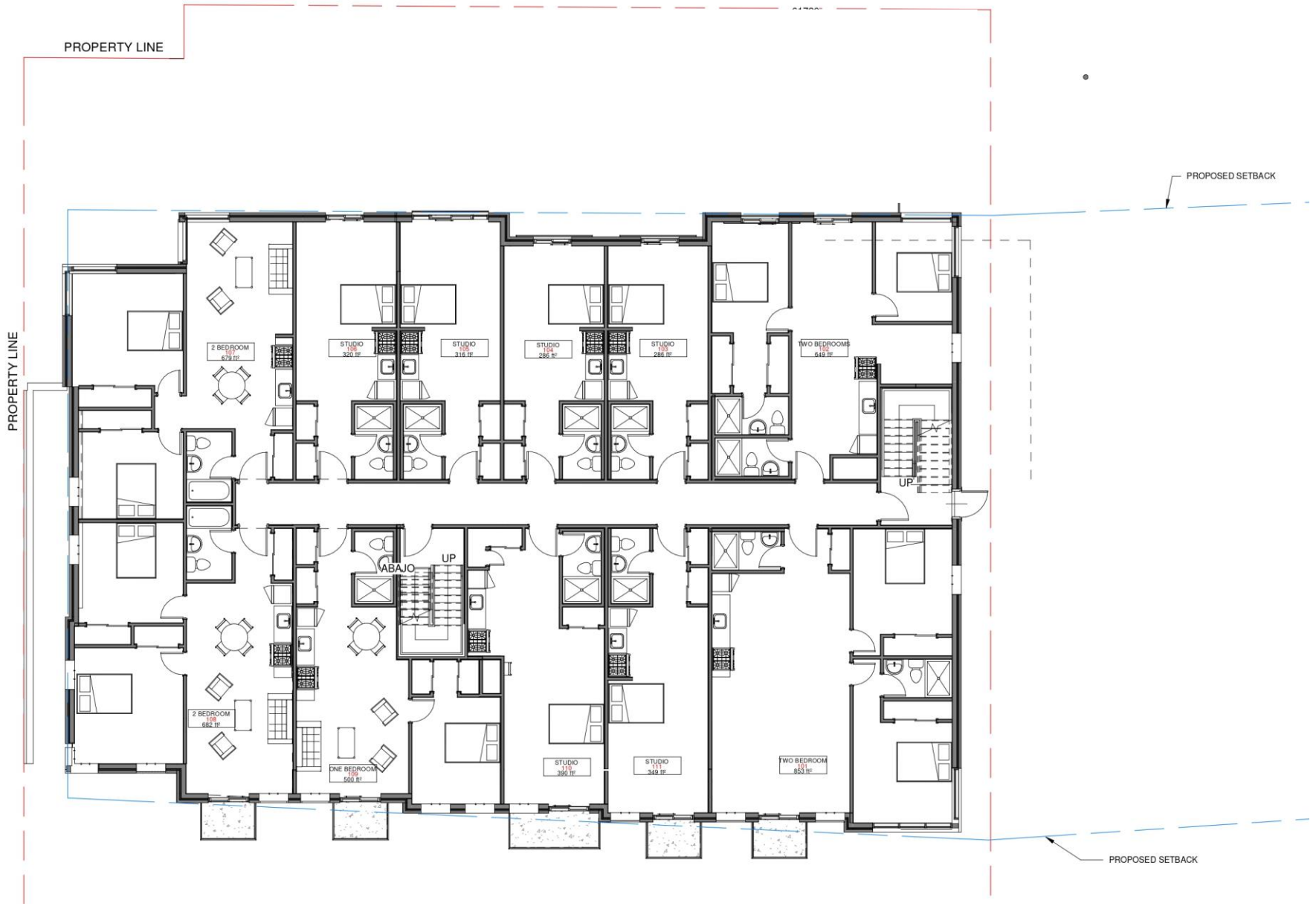
6.0 FLOOR PLANS



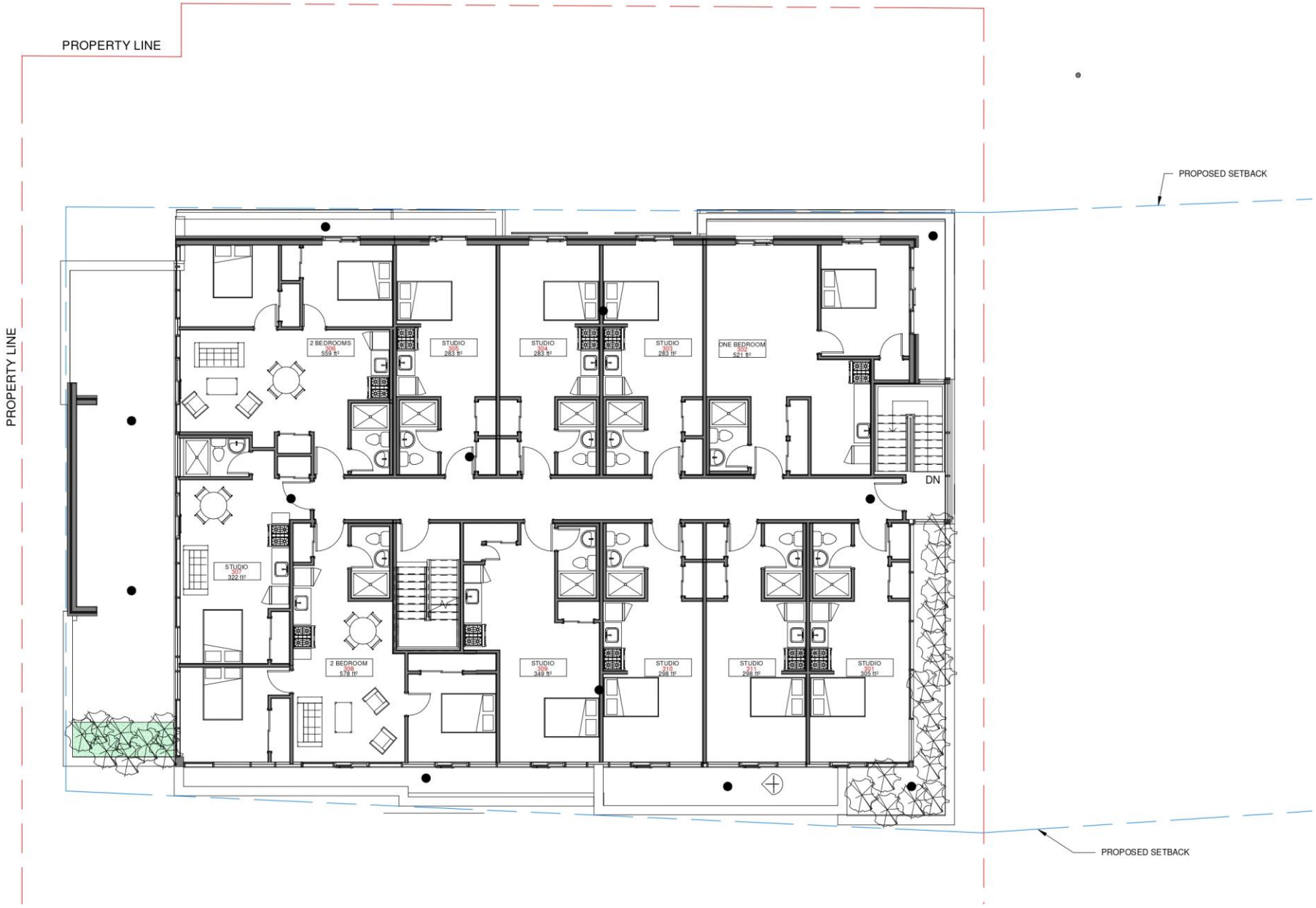
229 BEECHWOOD AVE. BASEMENT FLOOR PLAN



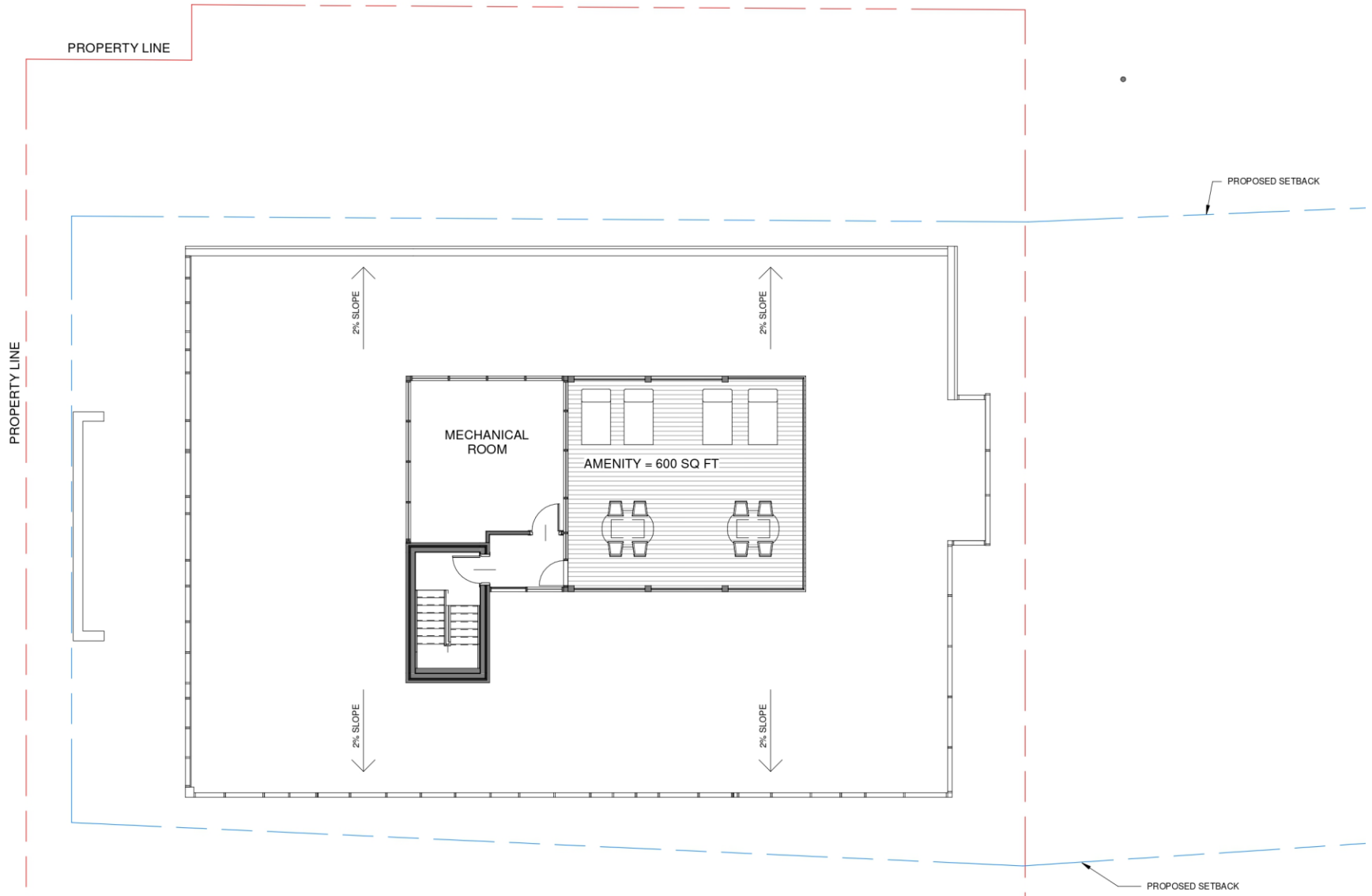
229 BEECHWOOD AVE. FIRST FLOOR PLAN



229 BEECHWOOD AVE. SECOND FLOOR PLAN



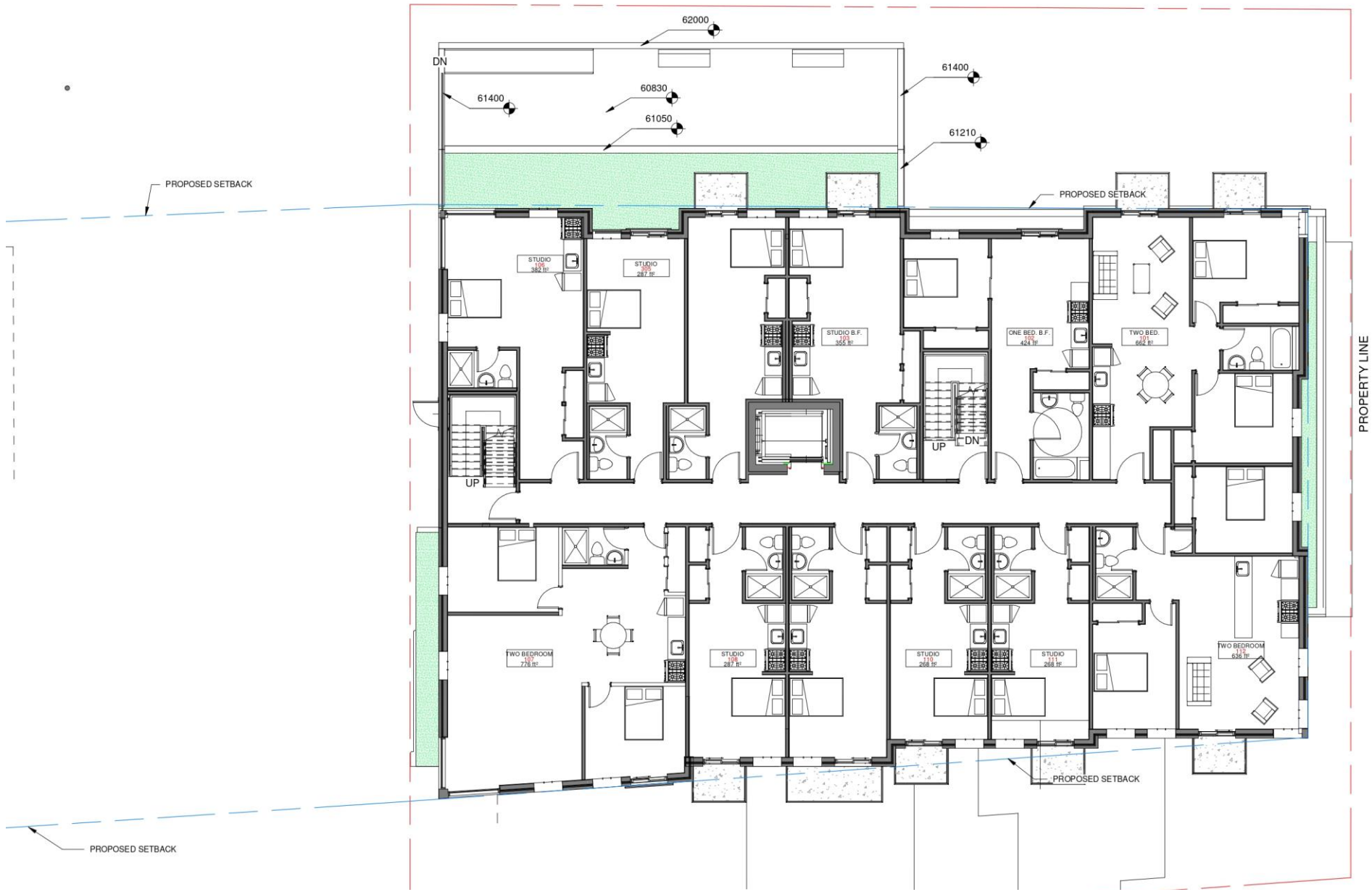
229 BEECHWOOD AVE. THIRD FLOOR PLAN



241 BEECHWOOD AVE. ROOF



241 BEECHWOOD AVE. BASEMENT FLOOR PLAN



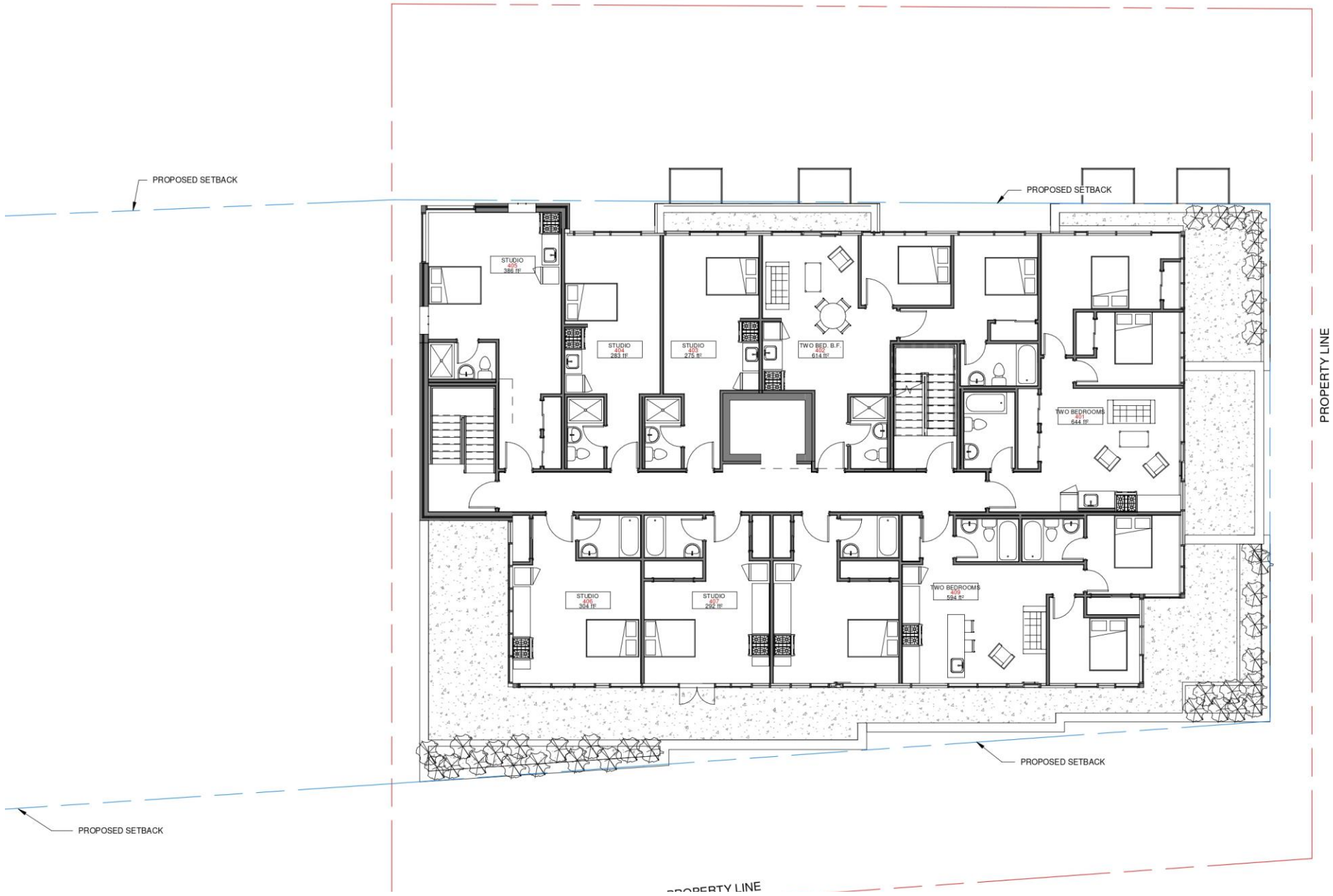
241 BEECHWOOD AVE. FIRST FLOOR PLAN



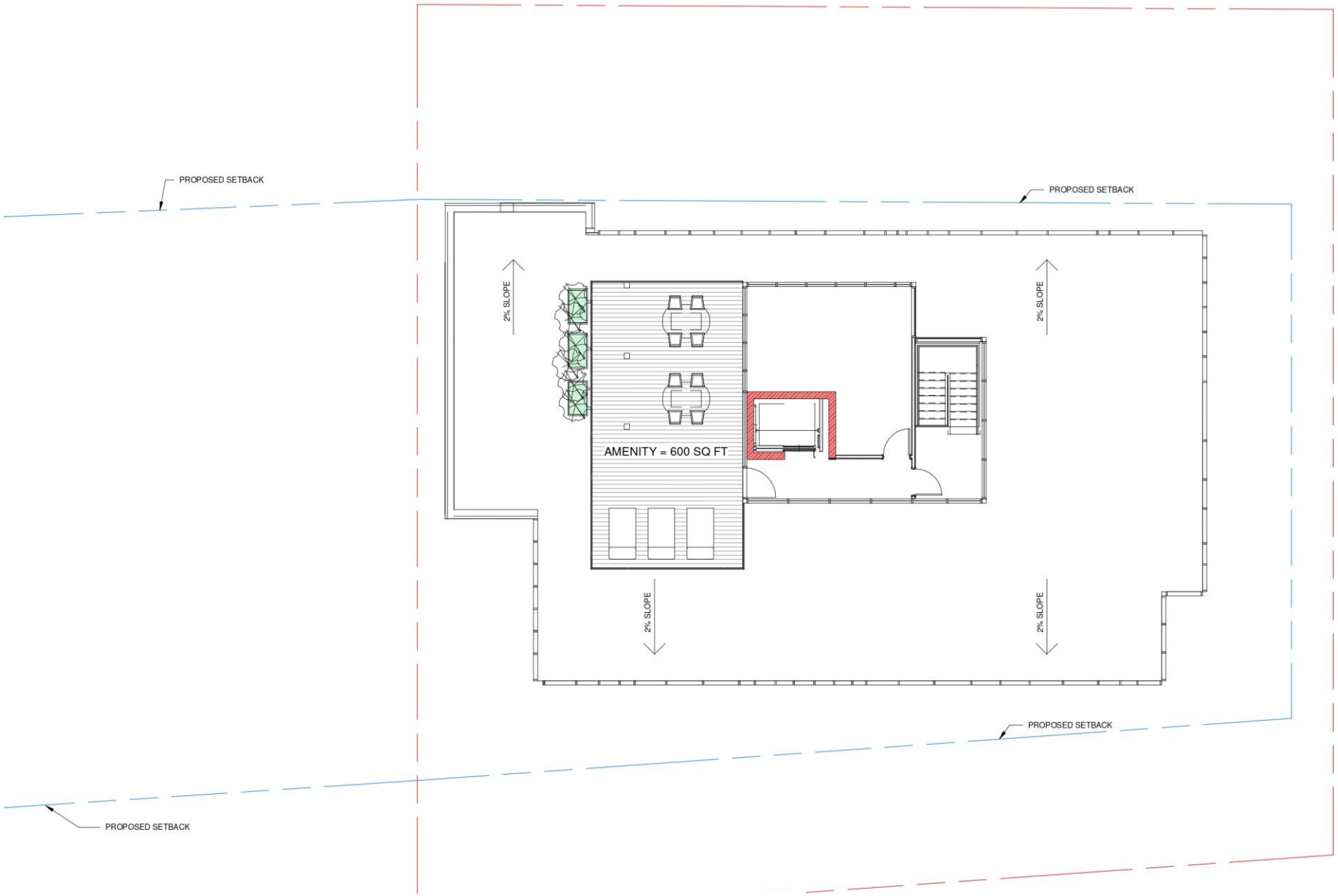
241 BEECHWOOD AVE. SECOND FLOOR PLAN



241 BEECHWOOD AVE. THIRD FLOOR PLAN



241 BEECHWOOD AVE. FOURTH FLOOR PLAN SCALE 1:150

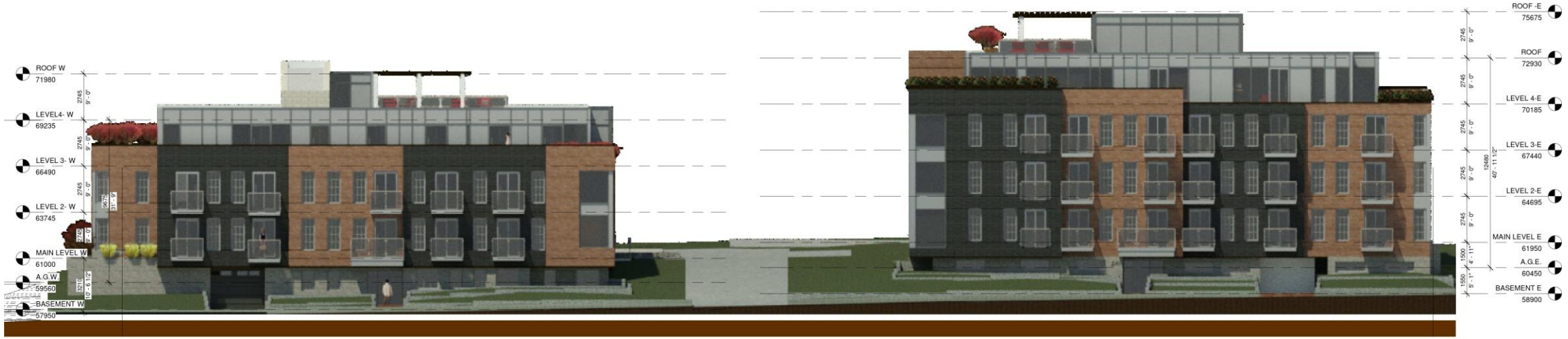


241 BEECHWOOD AVE. ROOF

7.0 ELEVATIONS & VIEWS





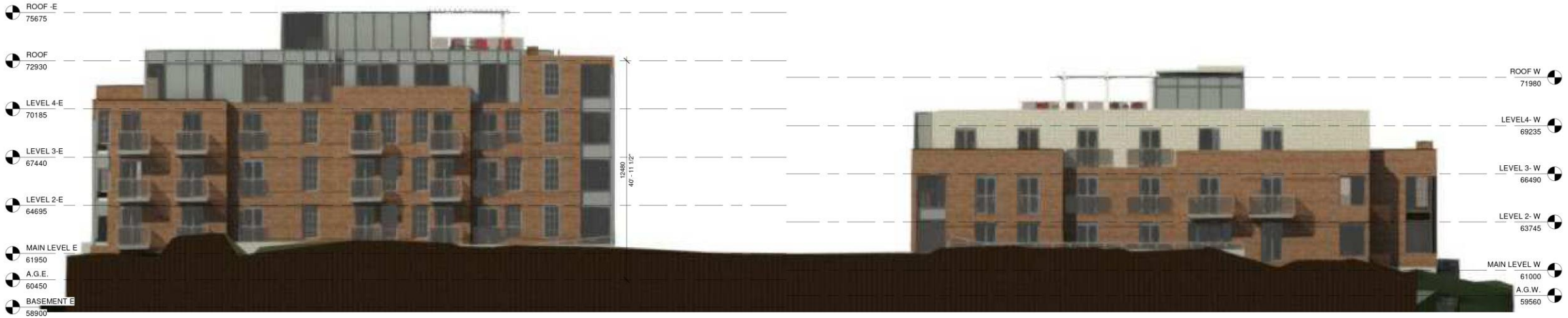


EAST & SOUTH ELEVATIONS

229 - 247 BEECHWOOD AVE.







WEST & NORTH ELEVATIONS

229 - 247 BEECHWOOD AVE.



229 - 247 BEECHWOOD AVE.

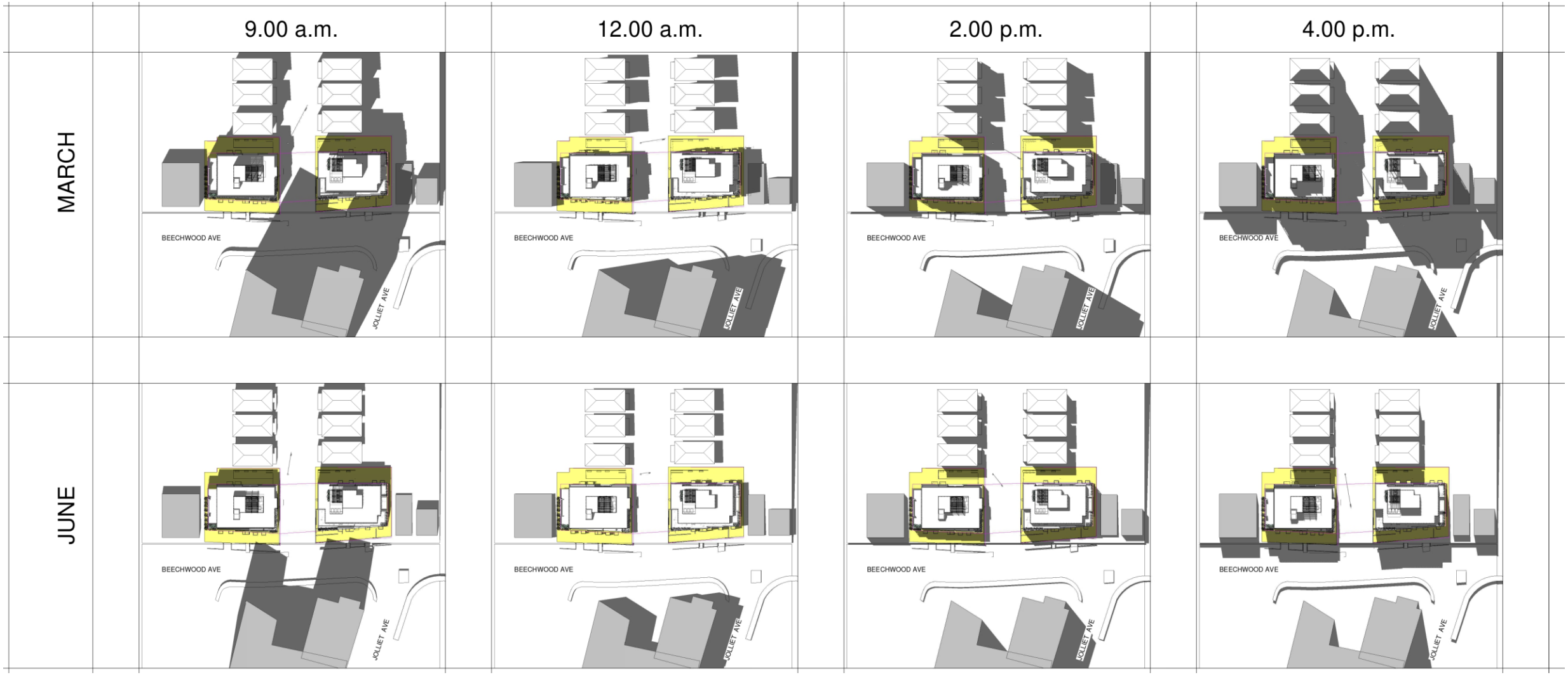

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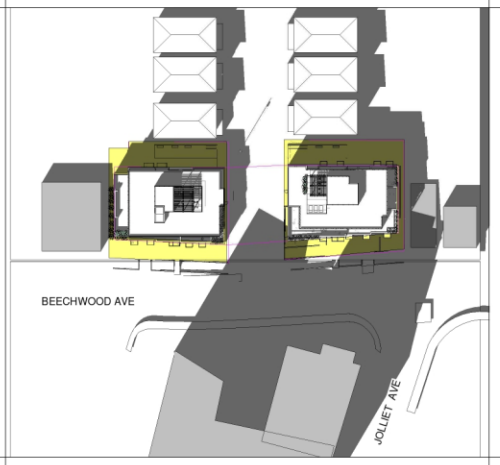
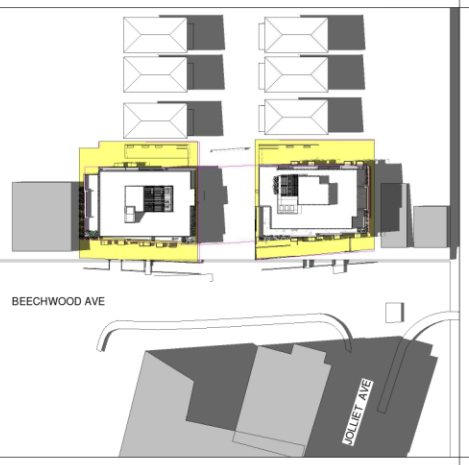
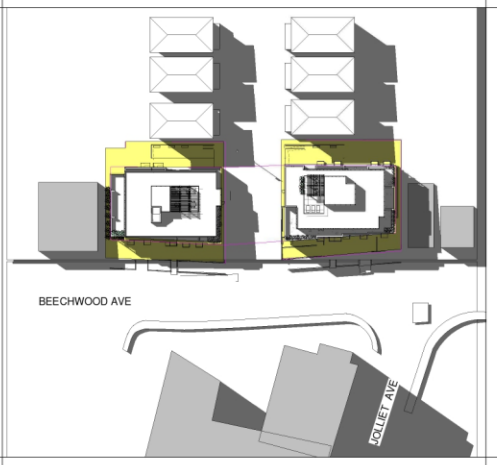
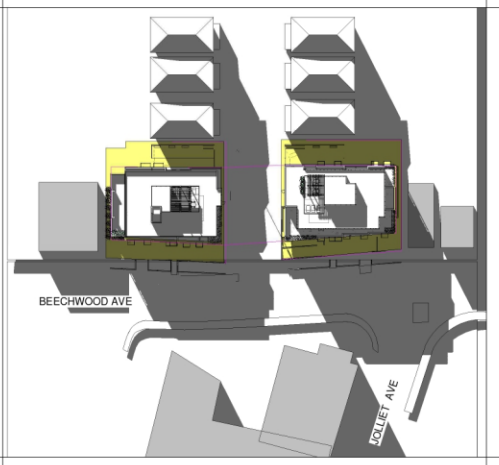
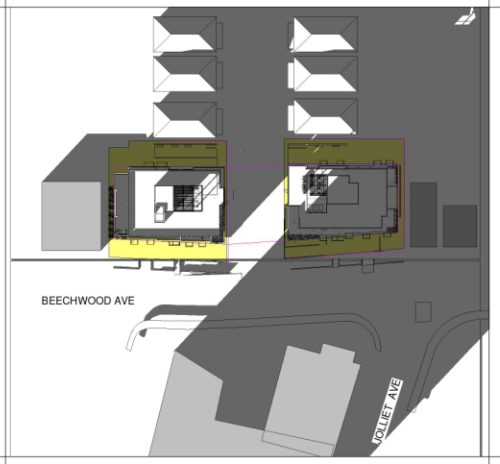
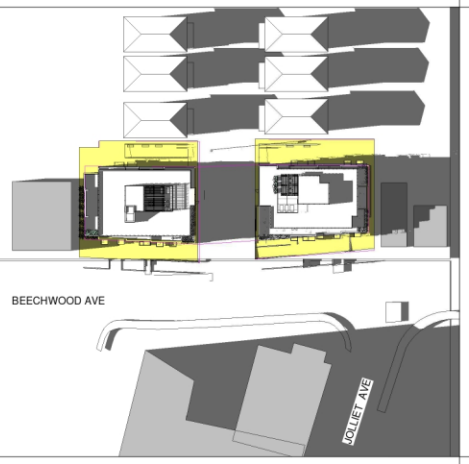
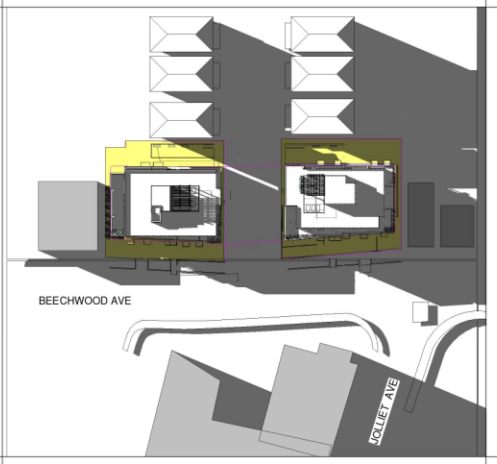
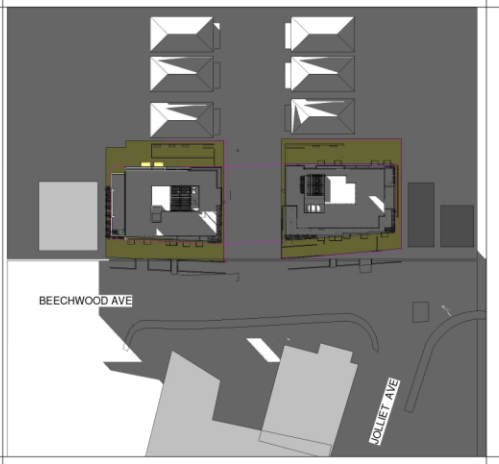


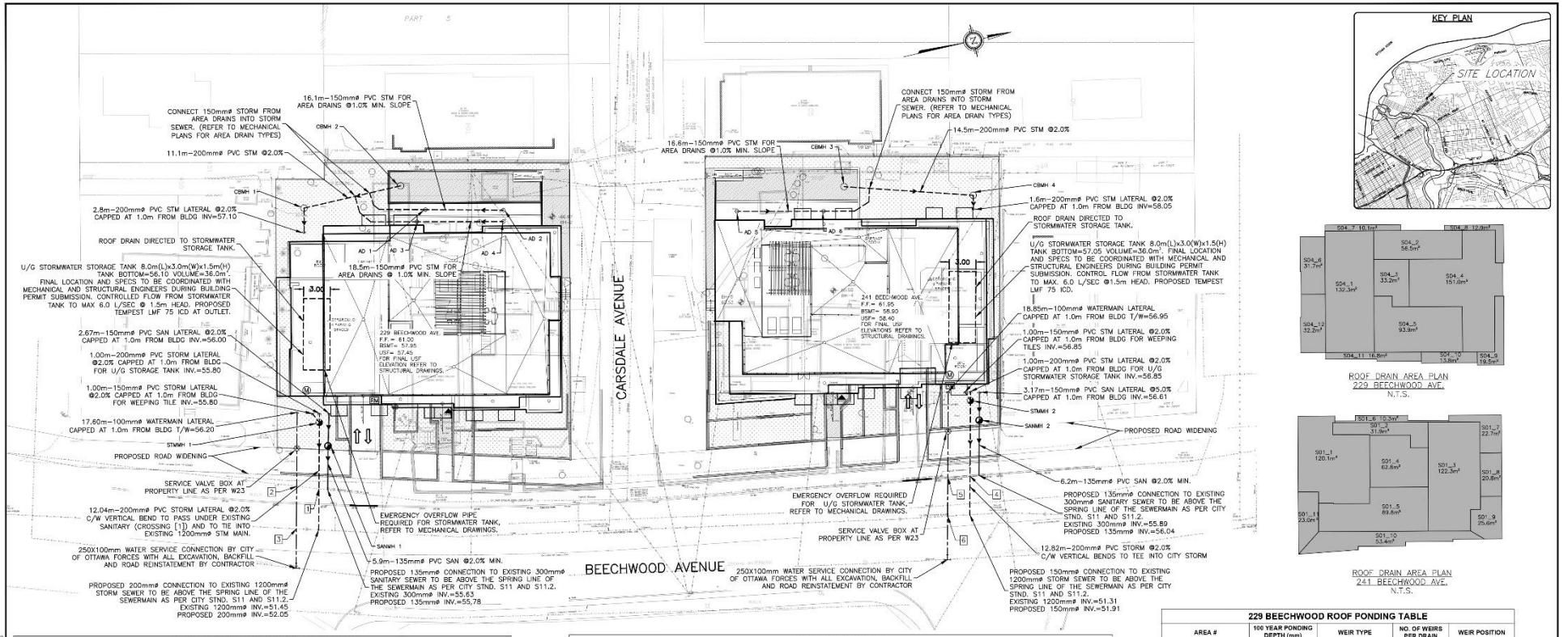



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&
ASSOCIATES LTD.

8.0 SHADOW ANALYSIS



	9.00 a.m.	12.00 a.m.	2.00 p.m.	4.00 p.m.
SEPTEMBER				
DECEMBER				



ROOF DRAIN AREA PLAN
229 BEECHWOOD AVE.
N.T.S.

ROOF DRAIN AREA PLAN
241 BEECHWOOD AVE.
N.T.S.

WATERMAIN / SEWER CROSSING TABLE

LOCATION	FINISHED GRADE (m)	SANITARY SEWER			STORM SEWER			WATERMAIN			CLEARANCES (mm)
		INV ELEV (m)	DIA (mm)	OBV ELEV (m)	INV ELEV (m)	DIA (mm)	OBV ELEV (m)	INV ELEV (m)	DIA (mm)	OBV ELEV (m)	
1	57.69	55.63	300	55.93	54.93	200	55.13				500
2	57.68	55.62	300	55.92				54.87	100	54.97	650
3	57.50				51.89	1200	53.09	55.25	100	55.35	2160
4	58.65	55.87	300	56.17	56.63	200	56.83				460
5	58.67	55.88	300	56.18				56.50	100	56.60	320
6	58.60				51.31	1200	52.51	56.45	100	56.55	3940

WATERMAIN TABLE

STATION	DESCRIPTION	GROUND ELEVATION (m)	TOP OF WATERMAIN. ELEV (m)	
			PROPOSED (m)	AS-BUILT (m)
229 Beechwood				
0+000	250x100 TEE	57.50	55.40	
0+07.7	45° VERTICAL BEND	57.67	56.27	
0+08.0	45° VERTICAL BEND	57.67	54.97	
0+10.3	45° VERTICAL BEND	58.15	54.97	
0+11.1	45° VERTICAL BEND	58.17	55.77	
0+013.4	VALVE AND VALVE BOX	58.37	55.97	
0+017.5	CAP - 1m FROM BUILDING	58.60	56.20	
241 Beechwood				
0+000	250x100 TEE	58.60	56.50	
0+014.4	VALVE AND VALVE BOX	59.05	56.65	
0+018.8	CAP - 1m FROM BUILDING	59.73	56.95	

STRUCTURE TABLE

STRUCTURE NUMBER	TYPE	LID ELEV (m)	INVERT IN (m) and DIA (mm)		INVERT OUT (m) and DIA (mm)		STRUCTURE				Comment
							SIZE	REFERENCE	FRAME	COVER	
CBMH 1	STORM	59.26	57.220	(200)	57.160	(200)	1200 DIA	OPSD 701.010	Ottawa S25	Ottawa S28.1	
CBMH 2	STORM	60.67			57.440	(200)	1200 DIA	OPSD 701.010	Ottawa S25	Ottawa S28.1	
CBMH 3	STORM	60.69			58.430	(200)	1200 DIA	OPSD 701.010	Ottawa S25	Ottawa S28.1	
CBMH 4	STORM	60.65	58.140	(200)	58.080	(200)	1200 DIA	OPSD 701.010	Ottawa S25	Ottawa S28.1	
STMMH 1	STORM	58.44	55.78 (W)	(200)	55.750	(200)	1200 DIA	OPSD 701.010	Ottawa S25	Ottawa S24.1	Lateral to stormwater storage tank
			55.78 (SW)	(150)							Lateral for weeping tile connection
STMMH 2	STORM	59.70	56.83 (W)	(200)	56.800	(200)	1200 DIA	OPSD 701.010	Ottawa S25	Ottawa S24.1	Lateral to stormwater storage tank
			56.83 (SW)	(150)							Lateral for weeping tile connection
SANMH 1	SANITARY	58.32	55.930	(150)	55.900	(135)	1200 DIA	OPSD 705.010	Ottawa S25	Ottawa S24	
SANMH 2	SANITARY	59.67	56.450	(150)	56.400	(135)	1200 DIA	OPSD 705.010	Ottawa S25	Ottawa S24	

ICD SUMMARY TABLE

Control Location	Post-Dev Area No.	Max Flow (L/sec)	Max Head (m)	Type	Model
229 Beechwood U/G Stormwater Tank	S04	6.00	1.5	TEMPEST	LMF75
241 Beechwood U/G Stormwater Tank	S01	6.00	1.5	TEMPEST	LMF75

229 BEECHWOOD ROOF PONDING TABLE

AREA #	100 YEAR PONDING DEPTH (mm)	WEIR TYPE	NO. OF WEIRS PER DRAIN	WEIR POSITION
S04_1	110	WATTS ACCUTROL	1	6-FULL
S04_2	98	WATTS ACCUTROL	1	6-FULL
S04_3	95	WATTS ACCUTROL	1	3-1/4 OPEN
S04_4	125	WATTS ACCUTROL	1	4-1/2 OPEN
S04_5	120	WATTS ACCUTROL	0	3-1/4 OPEN
S04_6	0	NONE	NO WEIR	1-NONE
S04_7	0	NONE	NO WEIR	1-NONE
S04_8	0	NONE	NO WEIR	1-NONE
S04_9	0	NONE	NO WEIR	1-NONE
S04_10	0	NONE	NO WEIR	1-NONE
S04_11	0	NONE	NO WEIR	1-NONE
S04_12	0	NONE	NO WEIR	1-NONE

241 BEECHWOOD ROOF PONDING TABLE

AREA #	100 YEAR PONDING DEPTH (mm)	WEIR TYPE	NO. OF WEIRS PER DRAIN	WEIR POSITION
S01_1	113	WATTS ACCUTROL	1	6-FULL
S01_2	82	WATTS ACCUTROL	1	6-FULL
S01_3	124	WATTS ACCUTROL	1	3-1/4 OPEN
S01_4	107	WATTS ACCUTROL	1	4-1/2 OPEN
S01_5	119	WATTS ACCUTROL	1	3-1/4 OPEN
S01_6	0	NONE	NO WEIR	1-NONE
S01_7	0	NONE	NO WEIR	1-NONE
S01_8	0	NONE	NO WEIR	1-NONE
S01_9	0	NONE	NO WEIR	1-NONE
S01_10	0	NONE	NO WEIR	1-NONE
S01_11	0	NONE	NO WEIR	1-NONE

CAUTION
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

REV	REVISION DESCRIPTION	DATE	BY	APPD
2	ISSUED FOR CITY REVIEW	22/03/22	AC	BMT
1	ISSUED FOR SITE PLAN CONTROL	15/12/20	SK	BMT

SCALE: 0 2m 4m 1:200 HORIZONTAL

DESIGNED BY

REGISTERED PROFESSIONAL ENGINEER B. M. THOMAS 2021-03-22 PROVINCE OF ONTARIO

CLIENT: 229 BEECHWOOD HOLDINGS INC. AND 241 BEECHWOOD HOLDINGS INC. C/O BINTEE DEV INC.BINTEE DEV INC. 226 ARGYLE Ave., OTTAWA, ON, K2P 1B9

exp. Services Inc. 2650 Queensview Drive, Suite 100 Ottawa, ON K2B 8H6 Canada

DRAWN: SK
DESIGN: JLF/ARO
CHECKED: BMT
DATE: SK
PROJECT MANAGER: BMT
APPROVED: BMT

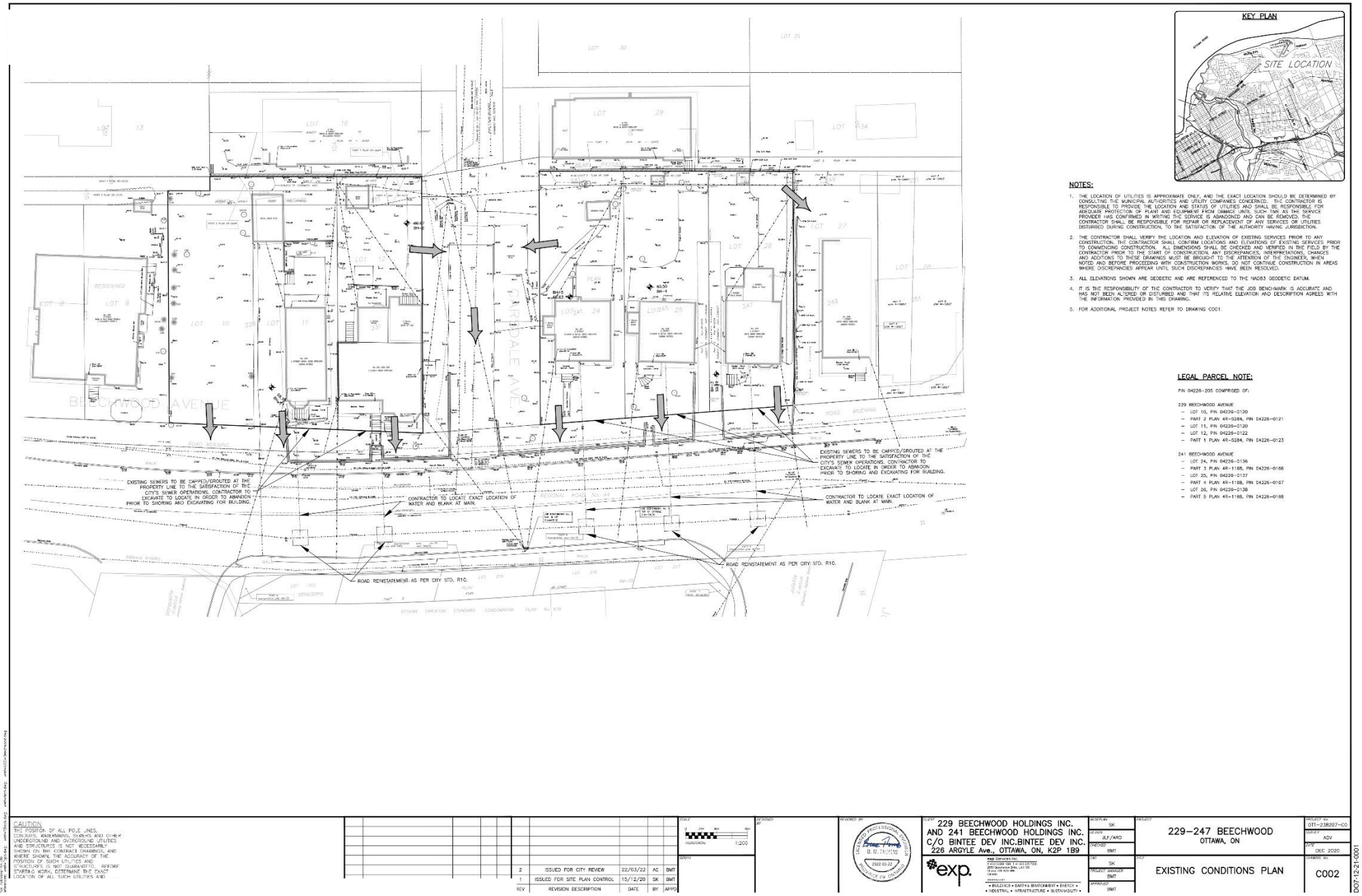
PROJECT: 229–247 BEECHWOOD OTTAWA, ON

DRAWING: SITE SERVICING PLAN

PROJECT No.: OTT-238207-C0
SURVEY: ADV
DATE: DEC 2020
DRAWING No.: C100

D07-12-21-0001

#18403



KEY PLAN

NOTES:

1. THE LOCATION OF UTILITIES IS APPROXIMATE ONLY, AND THE EXACT LOCATION SHOULD BE DETERMINED BY CONSULTING THE MUNICIPAL AUTHORITIES AND UTILITY COMPANIES CONCERNED. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE LOCATION AND STATUS OF UTILITIES AND SHALL BE RESPONSIBLE FOR ADEQUATE PROTECTION OF PLANT AND EQUIPMENT FROM DAMAGE UNTIL SUCH TIME AS THE SERVICE PROVIDER HAS CONFIRMED IN WRITING THE SERVICE IS ABANDONED AND CAN BE REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DISTURBED DURING CONSTRUCTION, TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING SERVICES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL CONFIRM LOCATIONS AND ELEVATIONS OF EXISTING SERVICES PRIOR TO COMMENCING CONSTRUCTION. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES, INTERPRETATIONS, CHANGES AND ADDITIONS TO THESE DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER, WHEN NOTED AND BEFORE PROCEEDING WITH CONSTRUCTION WORKS. DO NOT CONTINUE CONSTRUCTION IN AREAS WHERE DISCREPANCIES APPEAR UNTIL SUCH DISCREPANCIES HAVE BEEN RESOLVED.
3. ALL ELEVATIONS SHOWN ARE GEODETIC AND ARE REFERENCED TO THE NAD83 GEODETIC DATUM.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE JOB BENCHMARK IS ACCURATE AND HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION PROVIDED IN THIS DRAWING.
5. FOR ADDITIONAL PROJECT NOTES REFER TO DRAWING C001.

LEGAL PARCEL NOTE:

PIN 04226-205 COMPRISED OF:

229 BEECHWOOD AVENUE
- LOT 10, PIN 04226-0120
- PART 2 PLAN 4R-5284, PIN 04226-0121
- LOT 11, PIN 04226-0100
- LOT 12, PIN 04226-0122
- PART 1 PLAN 4R-5284, PIN 04226-0123

241 BEECHWOOD AVENUE
- LOT 24, PIN 04226-0136
- PART 3 PLAN 4R-1168, PIN 04226-0166
- LOT 25, PIN 04226-0137
- PART 4 PLAN 4R-1168, PIN 04226-0167
- LOT 26, PIN 04226-0138
- PART 5 PLAN 4R-1168, PIN 04226-0168

CAUTION
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REV	REVISION DESCRIPTION	DATE	BY	APPD
2	ISSUED FOR CITY REVIEW	22/03/22	AC	BMT
1	ISSUED FOR SITE PLAN CONTROL	15/12/20	SK	BMT

SCALE: 0 1:200

DESIGNED: SK
DRAWN: JLF/ARO
CHECKED: BMT
DATE: SK
PROJECT MANAGER: BMT
APPROVED: BMT

REVIEWED BY: BRIAN M. THOMAS, 2020.12.22, PROFESSIONAL ENGINEER, PROVINCE OF ONTARIO

CLIENT: 229 BEECHWOOD HOLDINGS INC. AND 241 BEECHWOOD HOLDINGS INC. C/O BINTEE DEV INC.BINTEE DEV INC. 226 ARGYLE Ave., OTTAWA, ON, K2P 1B9

exp. Services Inc. 2650 Queensview Drive, Unit 100 Ottawa, ON K2B 8H6 Canada
• BUILDINGS • EARTH & ENVIRONMENT • ENERGY • • INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

PROJECT: 229–247 BEECHWOOD OTTAWA, ON

TITLE: EXISTING CONDITIONS PLAN

PROJECT No.: OTT-238207-00
SURVEY: ADV
DATE: DEC 2020
DRAWING No.: C002

DC07-12-21-0001

Responses to December 4, 2021 - UDRP Comments

Grading

The Panel felt that the grading of the site was a critical issue that remained to be resolved. As currently designed, it is overcomplicating the approaches to the buildings entrances, requiring a long retaining wall, and will interfere will access to light in the basement units.

- Explore how manipulating the grades in the front yard could simplify the arrival sequence to the main entrances of the buildings. There should be fewer stairs and ramps.
- Lower the grade to reduce the presence of the retaining wall in the public realm.
- Lower the grading in the front yard to improve access to light in the basement units, as they will be quite dark as designed.

Response:

The exterior stairs and ramps leading to the above grade entrances for both buildings have been eliminated and replaced with separate entrances for each building relocated to be centred on each of the Beechwood building facades.

The Public realm has been expanded to include the entire road widening element within the properties. The edge condition of the public realm is expressed with a 600 mm maximum capped stone relief.

The grading has been maintained to support the interpretation requirement for three and four storey above grade buildings with basements.

Massing and Building Design

- The Panel generally supported the massing of the proposal and thought that the architecture was quite handsome.
- The Panel was intrigued by the flexibility of the units, but cautioned against having 110 of the same unit type in the building. There should be a variety of suite sizes.
- Ensure that the rood amenity is not intrusive for neighbouring sites.
- The Panel suggested picking up on the rhythm and articulation of other buildings on the street and integrating them into the building's articulation.

Response:

The Unit mix has been revised as follows:

There are now 94 Units split between the two buildings comprising
65 studio units,
23 two-bedroom units and,
6 one-bedroom units.

As outlined above, the parking has been relocated into the basement levels of each building and, the Rear Yard setback has been maintained at 7.0 metres.

The building articulation for each building has been modified to reflect a "base, middle, top expression". Each building now has a stone base, two or three stories of brick masonry fragmented using colour to break the massing into similar streetscape blocking and, the top is capped with a recessed metal expression.

Materiality

- The Panel recommends the use of more brick in the proposal. It should be similarly coloured to that used in the neighbourhood.

Response:

The volume of brick used has increased significantly and the colours used fit within the textures of the streetscape.

Site Plan

- The Panel urged the proponent to reconsider the design of the parking between the buildings and possibly reduce the number of spaces, as it currently appears quite tight.
- Consider where taxis and Ubers will likely be stopping for drop-offs and pick-ups.
- Explore the possibility of shifting the building forward towards Beechwood and relocating the parking to the back of the site.

Response:

The parking has now been removed from the Carlisle Right of Way.

Taxis and Ubers can be accommodated within the now vacant ROW or curbside along Beechwood,

There is no longer a requirement to shift the building as there is no need to relocate the parking to the back of the Site.

Public Realm

- The Panel appreciated the seating areas, but recommended expanding those areas and exploring the possibility of recessing them further back so that they may be framed between the two buildings.
- Ensure that utilities and hydro infrastructure are placed strategically on the site and screened from view.

Response:

As mentioned above the Public Realm has now been merged into the portion of the property to be allocated for Road Widening.

Utilities and Hydro Infrastructure will be screened from view.