

Basement Unit Information Package

112 Nelson Street

May 17, 2022

Mr. Andrew McCreight
Development Review – Central
Planning, Infrastructure and Economic Development Department

Via Email: andrew.mccreight@ottawa.ca

RE: Response to Comments – Basement Units
112 Nelson Street
Zoning By-law Amendment (D02-01-21-0076)
Site Plan Approval (D07-12-21-0115)

Dear Mr. McCreight,

The attached has been prepared to provide an overview of the basement units being proposed for the development at 112 Nelson Street. The first round of technical comments highlighted concerns with these units, specifically related to the livability, access to light and window well design and maintenance. It should be noted that while this letter will reference “basement units”, what are being proposed due to the topography and grading approach these are not fully basement units as more than 50 percent of the exterior wall is exposed and not buried.

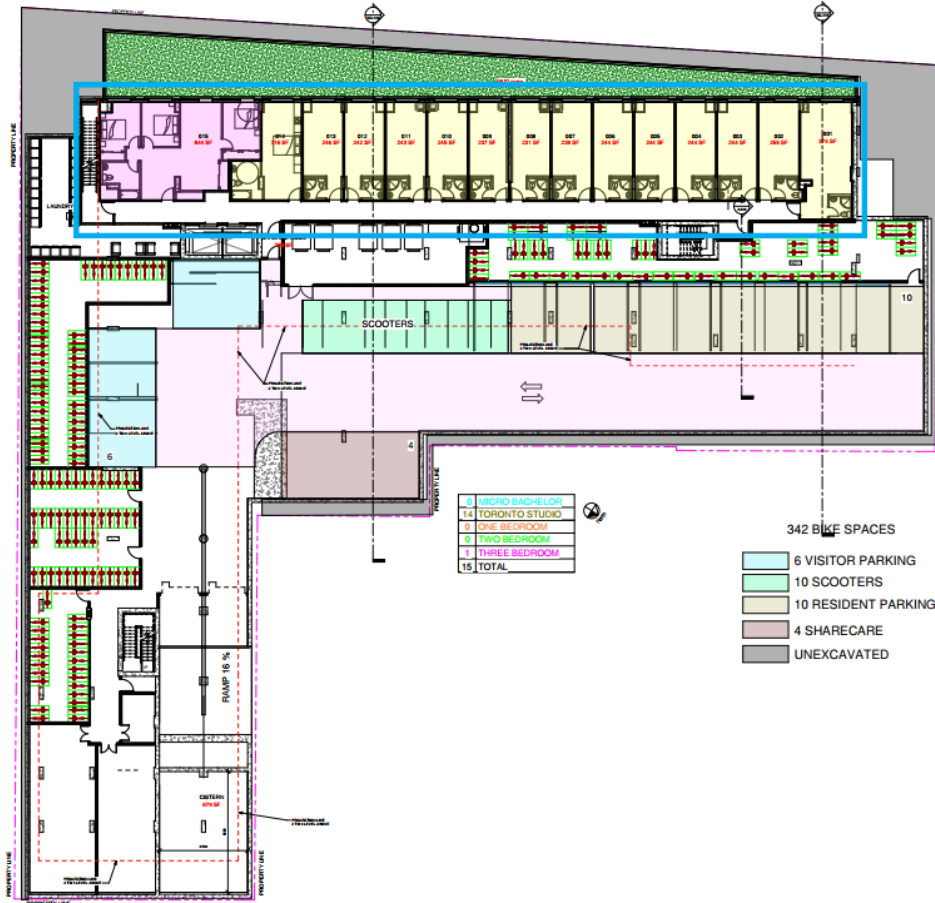


Figure 1 - 112 Nelson Basement Floor Plan (apartment units outlined)

It is the intention of the Forum/SLP to proceed with these basement units, however, have made some design revisions since the first submission. It is the hope that once the City reviews the information herein, there is the conclusion that these units can contribute to the housing options in this project and the area. With this acceptance, the design of the building can be finalized taking into consideration the other comments received.

Basement units are not new to Forum/SLP. Smart Living Properties (SLP) have several examples of like units in Ottawa which can be toured upon request. Understanding that staff do not have the time or resources for tours at this time, links are included in the conclusion of this letter to offer a visualization of these existing units.



Figure 2 - Basement Unit Example (Unit 1 – 12 Jolliet Avenue)

Figure 2 is from a basement unit at 12 Jolliet Avenue, which has a similar window well design to that which will be implemented at 112 Nelson, maximizing light spillage into the unit. Other constructed projects by Smart Living in Ottawa that also contain these types of units are:

- 196 Beechwood Avenue
- 12 Jolliet Avenue
- 330 McLeod Street
- 46 Nelson Street
- 18 McArthur Avenue
- 68 Sweetland Avenue

The idea that basement units are dark, and undesirable is a misconception. SLP's basement units are typically the first to be rented within a building. Design is paramount in the livability of these types of units and Forum/SLP has spent considerable amount of time considering the layout, window sizing and practicality of the window wells. Appendix A to this letter shows that exploration. The proposed units will provide larger windows and efficient layouts with furniture, millwork, and storage solutions that optimize the tenant experience.

Regrading the window wells, they have increased in size since the first submission. Greater cut/fill of the back area is now proposed that will increase the size of the windows. Concerns regrading the maintenance of the window wells was greatly received, as it focused the team to think about how they would remain clear of garbage

and leaves, snow build-up while working with other landscaping components. It is now confirmed that the building will contain geo-thermal heating, which will help mitigate snow accumulation. The window wells will contain drains that will ensure proper drainage so no water “pools” at the base. Regrading garbage and debris, three full time property managers will be associated with this building with the responsible to clear these areas. The tenants of the units will not appreciate looking at refuse/leaves that accumulate and will notify their landlords of any concerns. The location of these units is on the east side of the building where no walkways are planned. This area will have limited access (maintenance only) so the larger wells will not be interfering with circulation and safety. Landscaping around these basement units will provide for privacy while not blocking light.

In conclusion, we appreciate that the information provided with the original submission was not detailed enough regarding the approach to the basement units at 112 Nelson. We hope that is letter and accompanying Appendix give staff the confidence that these units have been designed in way that adequately address the perceived concerns of basement apartment units. These “half-basement” units will have ample fenestration creating a space that like others built by Smart Living Properties here in Ottawa are desirable and livable.

Please do not hesitate to reach out to discuss the approach to these units further. We look forward to further dialog following our resubmission.

Virtual Tour Links -

196 Beechwood Unit 1 (Basement):

<https://drive.google.com/file/d/1Cgq4XUUtSV4ssarWfB5nURuD9l4Rkr4W/view?usp=sharing>

12 Jolliet Unit 1 (Basement):

<https://drive.google.com/file/d/1ZCAyyArFwA-TUwAyURHeCKEmb-B3GbSx/view?usp=sharing>

Sincerely,

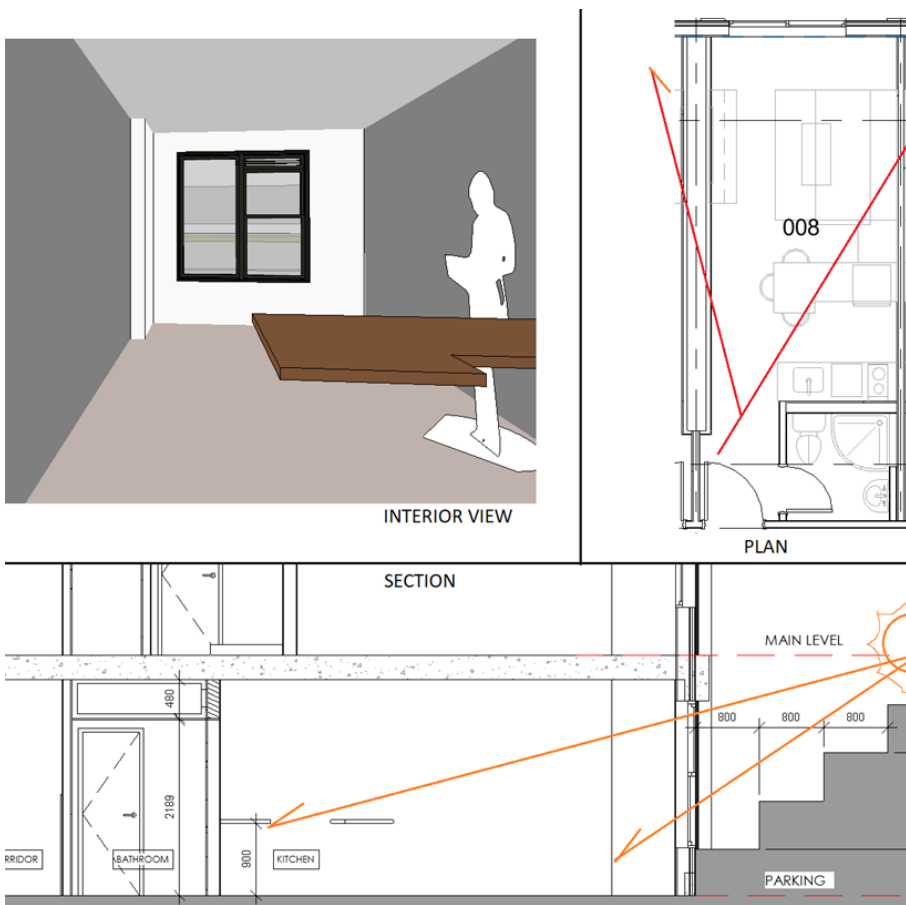


Lisa Dalla Rosa, MCIP RPP
Associate

cc: Christopher Moise – City of Ottawa



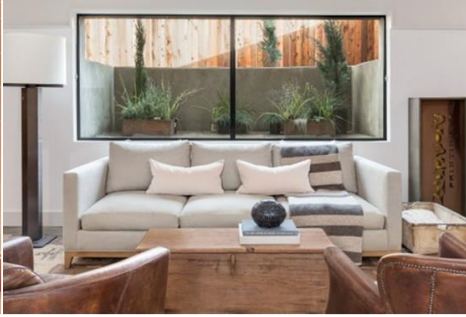
Cross-section of 112 Nelson (view north)



Basement Unit Layout – Daylight Considerations



3D Rendering of Basement Unit for 112 Nelson



Window Well Terracing – Landscaping Inspiration