

S.J. Lawrence Architect Incorporated

18 Deakin Street, Suite 205
Ottawa, ON K2E 8B7



June 13th, 2023

Attention: Katie O'Callaghan, Planner I – City of Ottawa
Re: **Site Plan Application – Design Brief**
1240 Carling Avenue, Ottawa, ON
S.J.L Ref. No. SL_1053_21 Carling Development

Application Submission

This summary provides supplemental information for the Design Brief as part of a Site Plan Control application for a proposed three-storey low-rise residential development at 1250 Carling Avenue, Ottawa. Based on initial feedback from municipal staff, our design has been modified to address the comments and concerns raised, please see response below:

- **Access to NE:** Please note we have added a barrier free path of travel to the rear yard amenity area. We find the proposed width to be adequate with the scale & scope of the project.
- **Balcony on Property Lines:** Please note all balconies along the west elevation are inset. In addition, we have limited the number of openings in the west elevation to reduce overlook into the neighboring properties. Further, privacy screens have been indicated on the rear yard balconies.
- **Units Relying on side yard exposure:** As requested, please refer to Figure 01 below. I think it's important to mention that we do not have any openings along the East elevation, other than our secondary exit. We do not foresee any issues with future development along this eastern side. As for the Western side, we would recommend that future developments have to take our proposed balconies and fenestration into account when finalizing their design. We would recommend a minimum 1.2m setback from the side yard property line.
- **Rear Yard:** As requested, please refer to Figure 02 for rear yard perspective with future development.
- **Accessibility:** Please note a ramp has been added and provides barrier free access to the rear amenity area.
- **Materiality:** Yes, we have provided a continuous masonry skirt around the entirety of the building. Please refer to Architectural elevations for further clarification.
- **Amenity:** We have provided the required amenity area within the rear yard, and we find this space to be useable. Please refer to the landscape for further detail.



Figure 01

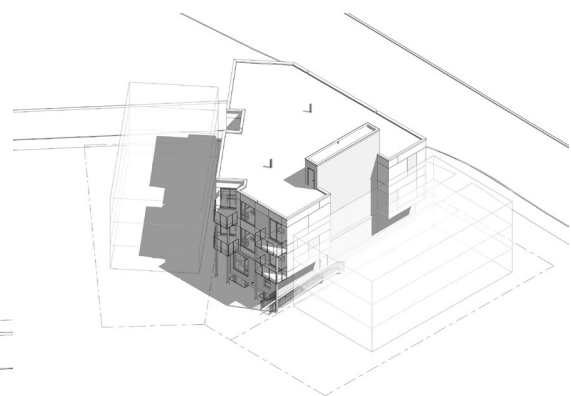


Figure 02

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Please note this Design Brief shall be read in conjunction with the Planning Rationale prepared by Novatech Engineers, Planners, & Landscape Architects.

Legal Description:

Lot 3, registered Plan 2675701, City of Ottawa – surveyed by Annis, O’Sullivan, Vollebekk Ltd.

Municipal Address:

1240 Carling Avenue, Ottawa, ON K1Z 7K7

Purpose of the Application:

A Site Plan Control application is required for the Subject Site as the proposed development meets the threshold under the City’s Site Plan Control By-law as a building with more than 10 residential units. The purpose of the Site Plan Control application is to ensure the proposed development is safe, functional, orderly and meets the City’s development standards.

Overall Vision Statement:

Situated at the prominent corner of Carling and Merivale, this project strives to promote smart densification, public transit, active modes of transportation, and passive house strategies to reduce its ecological footprint. The development will bring to this remarkably diverse neighborhood, which contains a mix of one-storey residential dwellings, mid and high-rise buildings, commercial building, much needed urban rejuvenation, intensification, as well as an array of affordable housing unit types to serve a part of the City with limited currently available affordability.

The development is a 3-storey apartment building complete with a partial basement. A total of 18 residential units are proposed. The design includes amenity space located at grade towards the rear of the property as well as private balconies. The proposed development also provides indoor bike storage and a communal garbage room. The contemporary design will set a new standard for future developments. Through design strategies, listed below, we find this project to be a perfect fit within the existing surrounding fabric.

- The proposed building articulation includes a series setbacks, protrusions, and balconies which help break up the built-form and animate the facades
- Providing ample soft landscaping at the front and rear of the property as well as interlocked pathways
- The materials selected blend with its surrounding context and are quite durable which contributes to the overall quality and longevity of the building
 - Introduced a secondary building material to lighten the upper portion of the building, putting an emphasis on the lower portion which aligns with the adjacent low-rise residential properties
- Vehicular access to the site is provided along Merivale to reduce congestion and traffic flow along Carling Ave

Response to City Documents

Official Plan & Policies:

Refer to Planning Rationale prepared by Novatech Engineers, Planners, & Landscape Architects.

Context Plan

Contextual Analysis:

Refer to Planning Rationale prepared by Novatech Engineers, Planners, & Landscape Architects.

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Design Proposal

Building Massing

The rendered perspective below, Figure 03, shows the proposed scale of the development. The design focuses on contemporary geometry driven by site conditions, asymmetrical treatments, accents fins, and a warm colour palette. The project presents a one-storey datum line relating to the low-rise residential properties towards East and West. We introduced a secondary building material for the upper two floors to help relieve the overall volume, soften the façade, and contribute to the gradual transition between the existing one-storey dwellings and our proposed design. The recessed principal entrance provides the tenants with some privacy and coverage while maintaining an interactive relationship with Carling Ave.



Figure 03

Building Transition

Refer to Planning Rational prepared by Novatech Engineers, Planners, & Landscape Architects.

Streetscape

Please refer to Figure 04 for cross section which illustrate the street design and right of way as per the City's design manuals.

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Figure 04

Relationship to the Public Realm

The proposed design seeks to create a strong presence along Carling Ave while maintaining an interactive relationship with the surrounding streetscape.

- The ground floor provides one principal entrance to the building as well as access to the indoor bicycle room and which help animate the site
 - Each entrance/walkway connects directly to the existing sidewalk along Carling Ave
- Vehicle access to the site is restricted to Merivale which minimizes the impact on pedestrian movement along Carling Ave.

Sustainability

Following are some sustainable measures provided in this design:

- Through CMHC initiatives we strive to increase our energy efficiency and GHGs reductions to 25% above Building Code requirements as well provide 10% of units at 30% median renter incomes.
- Energy efficiency will be achieved through proper building envelope design (airtightness), insulation and thermal values (reduce height loss), proper M&E systems (reduce energy consumption), and eco-friendly products
- A compact building form will reduce envelope heat losses
- LED Lighting and low flow plumbing fixtures
- Landscaped and amenity areas which will help reduce urban heat island effects

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- Residents will have access to community gardens on the roof which contributes to their overall health and wellbeing

Heritage

No cultural heritage resources were identified on or immediately adjacent to the Subject Site during either of the pre-application consultations with City staff. Across Carling Avenue from the Subject Site, the Ottawa Hydro Electric Sub-Station No. 3 (1275 Carling Avenue) is an individually designated heritage property under Part IV of the Ontario Heritage Act. However, there is greater than 30m separation between the Subject Site and this designated property

Accessibility (AODA)

The site design will meet all requirements of the AODA as well as site design provisions of the CSA B651 Standards for the Accessible Design of the Built Environment, including:

- Barrier-free access to building entrances, pedestrian routes onto the site, and access from parking areas
- Safety measures, such as TWSI's, at points where pedestrian routes meet or cross vehicle routes
- Adequate site lighting

Building Design

Building Drawings including, Site Plan, Floor Plans, and Elevations have been included in the drawing package.