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# URBAN DESIGN REPORT

**SITE PLAN CONTROL**

**SUBJECT SITE: 116-118 CARRUTHERS AVENUE**



**REPORT DATE: NOVEMBER 15, 2024**

**PREPARED FOR: MA PRECISION HOLDING**

**PREPARED BY: Q9 PLANNING + DESIGN INC.**



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## 1.0 PROJECT DESCRIPTION

The proposed development for a 4-storey, 17-unit low-rise apartment. The breakdown is as follows; 4, 2-bedroom units, 5, 1-bedroom units, and 8 bachelor units. 1 visitor parking will be provided which will be accessed via the rear laneway. 19 bicycle parking spaces will be provided. A total of 193 m<sup>2</sup> of private amenity space is proposed. Aligning with its designation as Evolving Overlay in the Official Plan, this development contributes to the area's residential intensification while enhancing its aesthetic appeal.

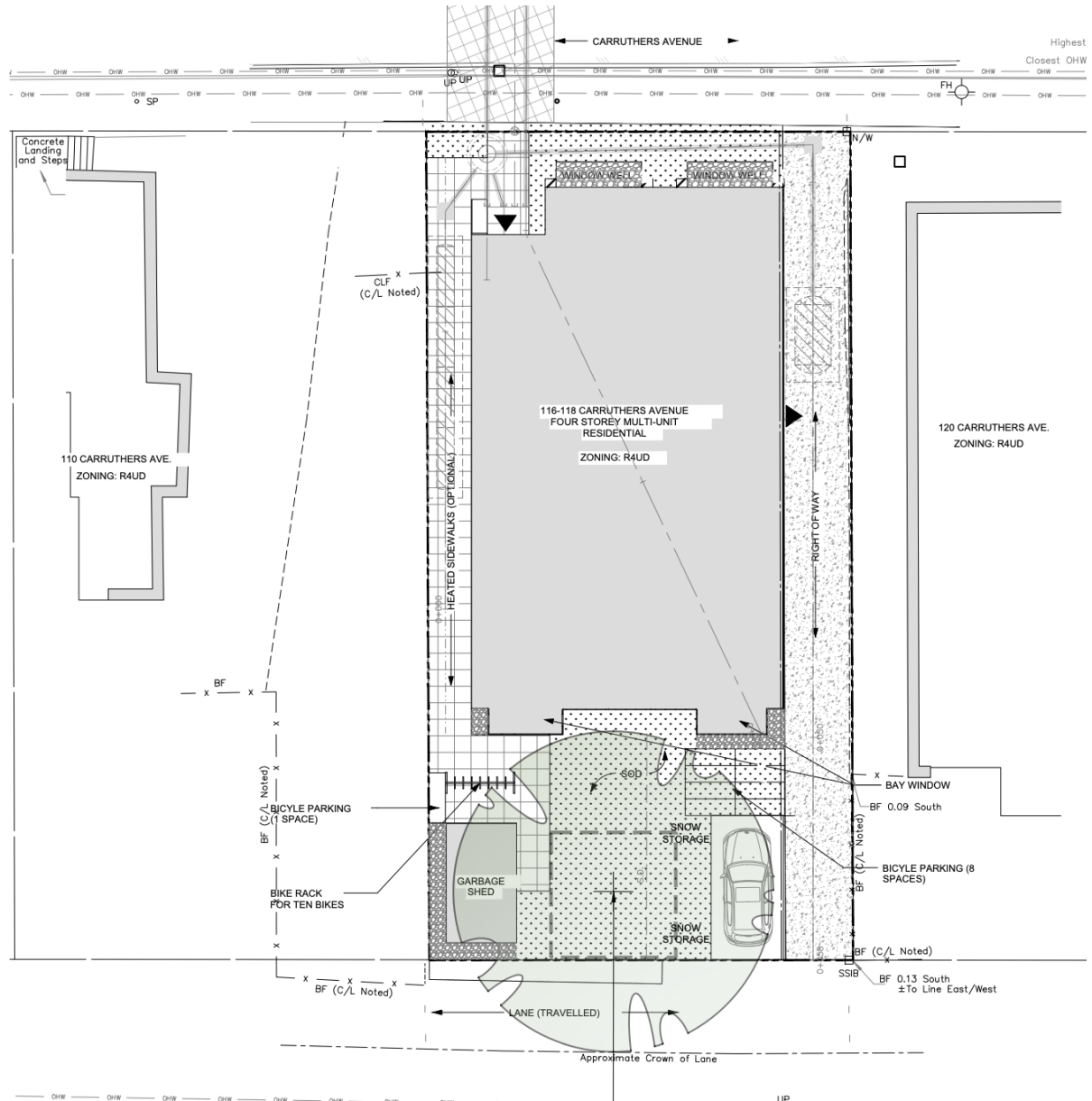


Figure 1: Extract of Site Plan with Landscape Plan (Source: Redline Architecture & JB Lennox Landscape Architects)





Figure 2: 3D rendering Street view of proposed site



Figure 3: 3D rendering Street view of proposed site



Figure 4: Front, Side (South and North) and Rear Elevations of proposed development (Source: Redline Architecture)

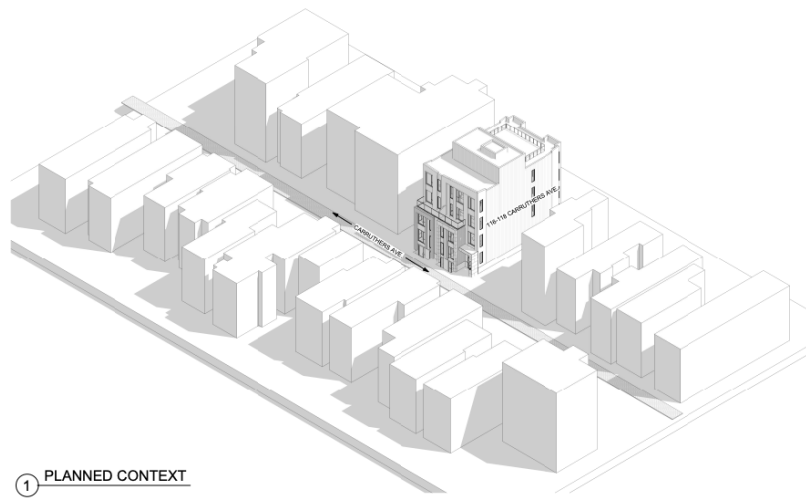
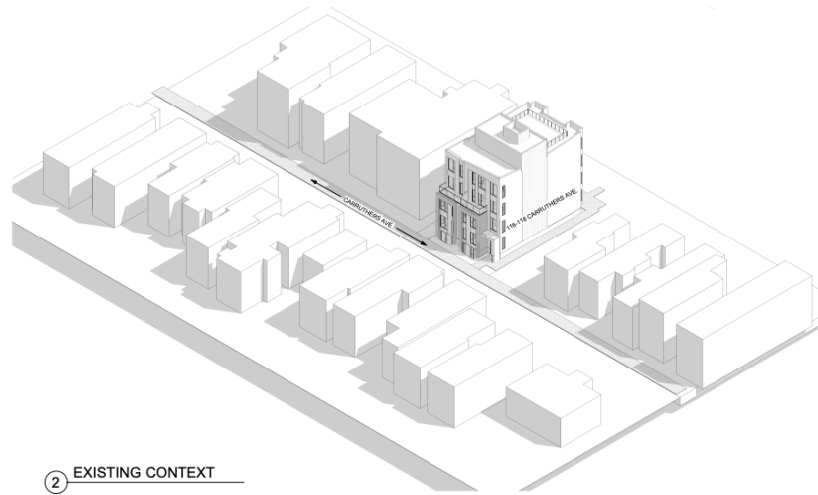


Figure 5: 3D renderings of proposed development showing surrounding existing planned context (Source: Redline Architecture)

## 2.0 DESIGN DIRECTIVES

### 2.1 Responses Pre-Application Consultation Comments

The following detail the comments regarding Urban Design provided at the pre-application consultation meeting that took place on June 26, 2024.

Site Planning Comments	
The proposed development would require a Complex Site Plan Control application, which is subject to a fee of \$72,000.22.	Noted.
Zoning compliance must be fully explained by providing a Zoning Confirmation Report when submitting a complete application.	A Zoning Confirmation Report has been submitted alongside this Urban Design Brief.
<p>The proposed height of the building requires explanation:</p> <p>What is the height of the mechanical penthouse?</p> <p>What is the height of the parapet above the fourth storey?</p> <p>What is the height of the basement level above and below grade?</p> <p>The overall height of the building appears tall for a four-storey apartment building.</p> <p>The mechanical penthouse appears very large and contributes to the appearance of a 5.5-storey building. Permitted projections above the maximum allowable height may be erected only to such height or area as is necessary to accomplish the purpose they are to serve and that is necessary to operate effectively and safely.</p> <p>.</p>	Heights have been added to the elevations
Please show adjacent buildings and demonstrate compatibility with the neighbouring context.	Please see the existing and planned context 3D models in Section 4.0 Design Research of this report.



Please clarify and indicate proposed materials.	Materials include stone veneer, metal panel (light grey, dark grey, brown), vertical metal panel (light grey), precast parapet cap, opaque glass railing, opaque fence, bird safe glass. The location of the material are shown on the elevation drawings.
The 2.44m right of way should be removed and replaced with landscaping. Please see Section 140(6)(a) of the Zoning By-law. As the property abuts a rear travelled laneway, an additional driveway from Carruthers Avenue should not be provided. Solid, permanent features to prevent parking in the front yard will be required.	This right-of-way is an easement in favour of the neighbouring property owner for access to their building. They have requested that it be maintained. We have replaced it with landscaping.
Please consider the location of the proposed visitor parking space in the rear yard and ensure that unnecessary hardscape is limited.	The visitor parking space is sited so that it takes up the minimal amount of hardscape as possible. We will be maximizing soft landscaping where possible on the site.
The provision of street trees is a priority in this neighbourhood and should be provided wherever possible.	There is a power line on the west side of Carruthers which will limit tree planting in the front. We have provided soft landscaping in the front and a tree in the back.
The walkway leading up to the front entrance of the building should be at least 1.5m wide for accessibility.	The walkway has been adjusted to be 1.5 m wide.
A bicycle parking space rate of 1 space per unit will be expected at this location.	

	We are exceeding the 1 space per unit expectation by providing 19 bicycle parking spaces for 17 units.
Please provide floor plans to better understand the internal function of the building.	Floor plans are provided as part of the submission package.
<b>Process Comments</b>	
A Design Brief is required	Graphics provided as much as possible in addition to the required textual content.
Additional drawings and studies are required as shown on the SPIL. Please follow the terms of reference ( <a href="#">Planning application submission information and materials   City of Ottawa</a> ) to prepare these drawings and studies. These include (i.e., The UDRP drawings):  <ul style="list-style-type: none"> <li>- Landscape Plan.</li> <li>- Elevations</li> </ul>	<ul style="list-style-type: none"> <li>- Design Brief provided (this document)</li> <li>- Site Plan (provided)</li> <li>- Landscape Plan (provided)</li> <li>- Elevations (provided)</li> <li>- Landscape Plan (provided)</li> </ul>
<b>Comments on Preliminary Design</b>	
The following elements of the preliminary design are appreciated: <ul style="list-style-type: none"> <li>● Main entrance at grade facing public right of way.</li> <li>● Façade massing to relate to the existing low-rise built form.</li> <li>● Rear yard landscaping with room for trees.</li> <li>● Garbage and covered bike parking in the rear yard and hidden from the public ROW</li> </ul>	Thank you.
The following elements of the preliminary design are of concern: <ul style="list-style-type: none"> <li>● Front yard set-back, show relation to neighbouring properties.</li> </ul>	The front yard setback as shown on the site plan, is similar to the setback of both neighbouring properties. The side yard

<ul style="list-style-type: none"> <li>• Side yard lane – purpose?</li> <li>• Access doors into lane may create a dangerous conflict between pedestrians and vehicles.</li> <li>• Side elevation materiality.</li> <li>• What is the impact of this change in scale and massing on this street?</li> </ul>	<p>laneway is a right-of-way for access in favour of the neighbouring property. We have provided a legal letter that outlines the purpose of this laneway. The right-of-way has not been used for vehicular traffic and will not be used for this purpose in a frequent manner. The materiality of the site elevations has been improved to address the urban designer's comments. Context renderings have been provided that illustrate the impact of massing and scale on the street. The proposed building is within the permitted height requirement of the zoning. It is consistent in scale and massing with the existing and planned vision for the street.</p>
<p style="text-align: center;"><b>Recommendations</b></p>	
<p>We recommend the materiality of the side elevations be a cementitious product which is more compatible with a residential neighbourhood (as opposed to a very large wall of corrugated metal which gives an industrial look and will be very visible in the neighbourhood).</p>	<p>No corrugated metal is used. Metal panel is proposed.</p>
<p>We recommend taking advantage of the additional side yard separation to the south to increase glazing and make the units more livable.</p>	<p>Windows are used as many as possible on the south side of the property. In the future we will adjust window size and locations depending on unprotected opening calculations.</p>

We recommend providing the built form planned context in the 3D modelling illustrations to help analyze the scale of the proposal in its context. This can be ghosted blocks on the neighbouring properties.

Please see the existing and planned context 3D models in Section 4.0 Design Research of this report.

### 3.0 SITE, CONTEXT & ANALYSIS

#### 3.1 The Planned Function of the Adjacent Properties such as the permitted building envelope under current zoning.



Figure 6: Height Provisions and Planned functions surrounding development. (Source: GeoOttawa).





Figure 7: Height Provisions and Planned functions surrounding development. (Source: Redline Architecture)

## 4.0 DESIGN RESEARCH

### 4.1 Massing of the proposed development in the existing and planned context.



Figure 8: Massing of proposed development in existing and planned context (Source: Redline Architecture)

## 4.2 Massing of the proposed development in the planned context.



Figure 9: Massing of proposed development in planned context along Carruthers Avenue (Source: Redline Architecture)



Figure 10: Massing of proposed development in planned context along Carruthers Avenue (Source: Redline Architecture)

#### 4.3 Approach to sustainable design as it relates to the City's High-performance Development Standards or any other accredited system such as LEED

The proposed development provides additional housing types and options. The building typology and proposed apartment sizes cater to a different demographic than what is found in the surrounding neighbourhood, providing options to diverse groups of people desiring to live in the area. The proposed development is located in an area which is highly walkable, with many easily accessible cycling routes, and well-served by public transit. As such, only one visitor vehicle parking is provided at the subject site. A total of 19 bicycle parking spaces are provided, which encourages walkability utilization of the City's bicycle routes. These features of the proposed development encourage a more sustainable lifestyle and are generally more environmentally friendly. Further, one (1) new tree to be planted at the back of the property. A TDM checklist has been required which outlines proposed TDM implementations for the subject site.

##### Sustainable Building Design Strategies:

- [ Optimized Window-To-Wall Ratios
- [ High Performance Wall Assemblies With Minimized Thermal Bridging
- [ Improved Glazing System Performance
- [ Increased Air Tightness
- [ Transportation Demand Management (see TDM checklist)

## 5.0 LIMITATIONS OF REPORT

This report has been prepared for the exclusive use of Majid Ahangaran for the stated purpose. Its discussions and conclusions are not to be used or interpreted for other purposes without obtaining written permission from Q9 Planning + Design Inc. as well as Majid Ahangaran. This report was prepared for the sole benefit and use of Majid Ahangaran and may not be used or relied on by any other party without the express written consent of Q9 Planning + Design Inc. This report is copyright protected and may not be reproduced or used, other than for the stated purpose, without the express written consent of Q9 Planning + Design Inc.



## 6.0 APPENDIX A – DESIGN BRIEF TERMS OF REFERENCE FORM

### 3. Content

The content for an Urban Design Brief is itemized in the following checklist. Each required item must be discussed and/or illustrated to the appropriate level of detail, commensurate with the complexity of the proposal. Required item(s) are determined by the lead City Urban Designer at the pre-consultation meeting and will be selected from the checklist below:

#### PROJECT DESCRIPTION

- ☐ Brief description of the design intent behind the development proposal. This description should be more design detailed, and not replicate the description within the Planning Rationale.
- ☐ Project statistics, including gross floor area, the breakdown of floor area for different uses, total number and detailed breakdown of units, total number and detailed breakdown of vehicle and bike parking, building heights, lot coverage, etc. Project statistics should be illustrated in a table.
- ☒ Rendering of the proposal.

#### DESIGN DIRECTIVE(S)

- ☐ A concise summary and response to the applicable City's design policies, including from the Official Plan, and City urban design guidelines. A more detailed response shall be provided for any applicable urban design criteria that are not being met by the proposal.
- ☒ A response to urban design directions provided at the various pre-consultation meetings with City staff.

#### SITE, CONTEXT, AND ANALYSIS

Photographs, maps, diagrams, and images may be utilized along with brief explanatory text to document and analyze condition and context of the site. The requested information should cover area within a 100 metre radius of a development site. A larger radius may be requested for larger / more complex projects.

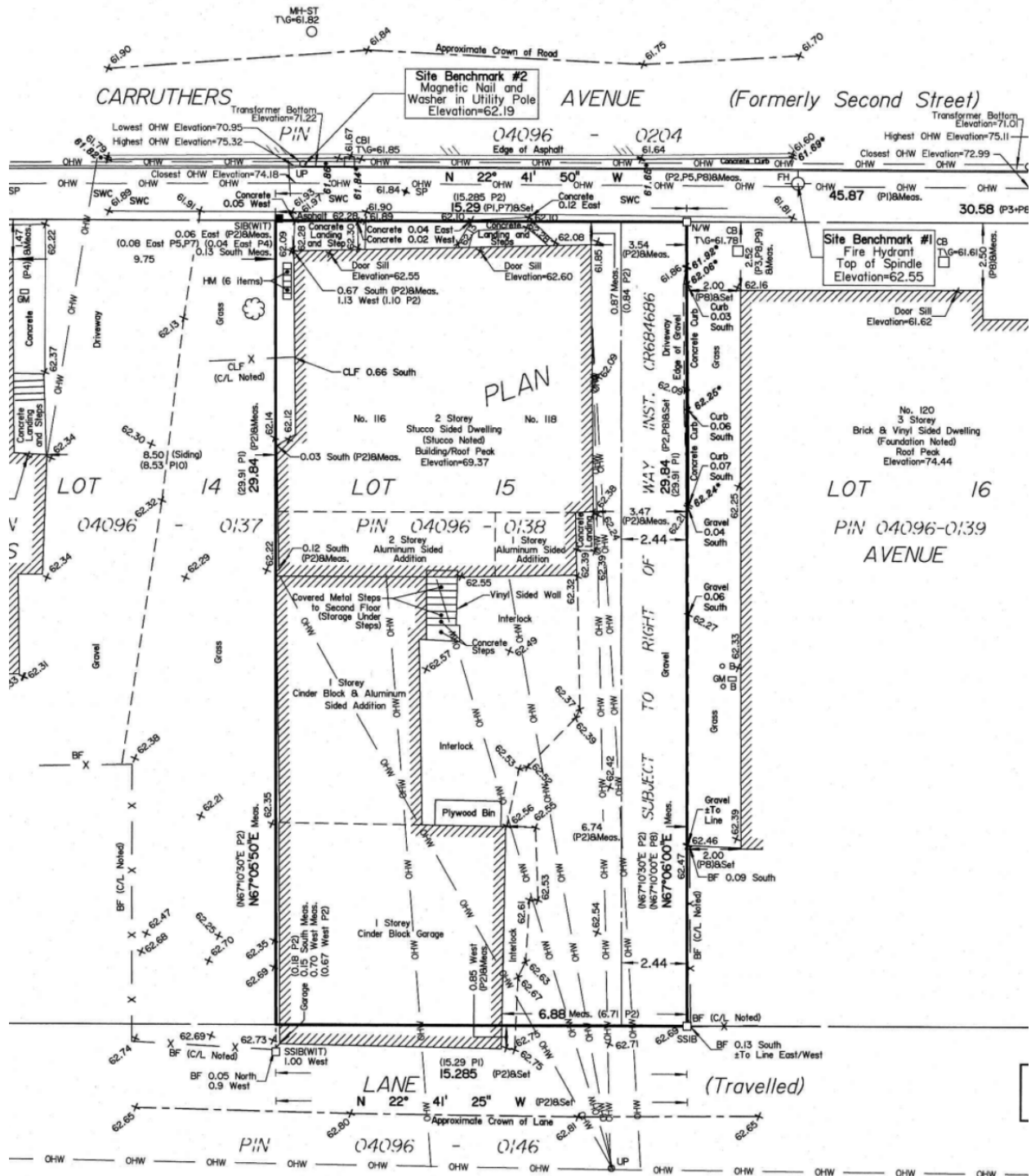
- ☐ Photographs of existing site conditions and surrounding area, including a numbered map pinpointing where each photo is taken. Correspond these numbers with the site photos and include arrows illustrating the direction of the photograph.
- ☐ Perspective images to and / or from the site.
- ☐ Protected view corridors or views of interest that may be impacted by the proposed development.
- ☐ Built and natural heritage assets on site and adjacent area.
- ☐ Microclimate conditions of the site.
- ☐ Key uses, destinations, and spatial elements in the surrounding area such as focal points/nodes, gateways, parks/open spaces, and public arts.
- ☐ Urban pattern (streets, blocks).
- ☐ Characteristics of adjacent streets and public realm.
- ☐ Mobility networks, such as transit stations, street networks, cycling facilities, pedestrian routes and connections, and parking.
- ☐ Future and current development proposals on adjacent properties.
- ☒ The planned functions of the adjacent properties, such as the permitted building envelope under current zoning.

#### DESIGN RESEARCH

Diagrams, 3D images and other tools may be utilized to explain and illustrate design aspirations, alternatives and proposed outcomes.

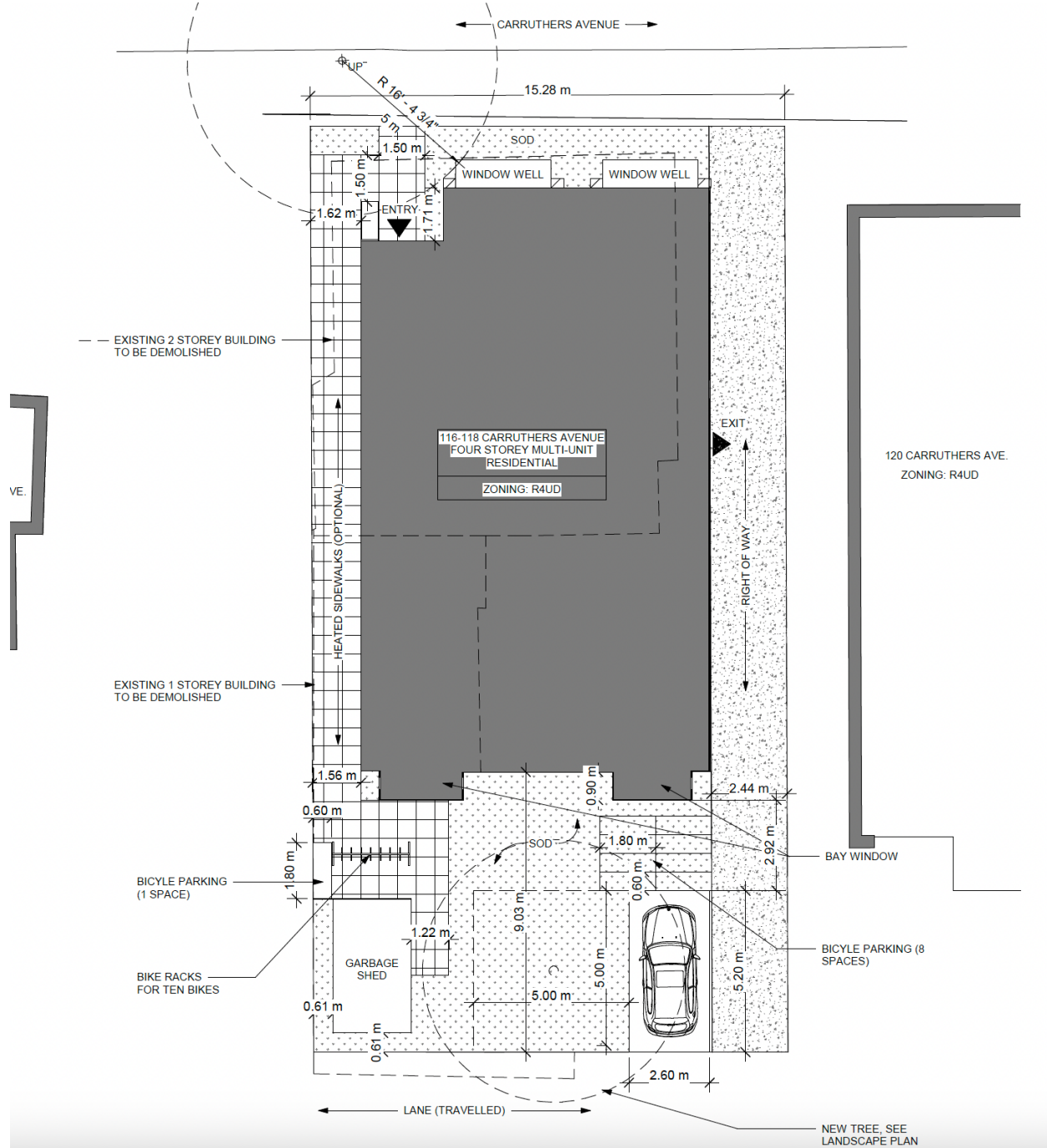
- ☐ Parti diagrams, sketches, and precedent images.
- ☐ Alternative site plan options.
- ☐ Alternative massing options.
- ☐ Design evolution.
- ☒ Massing of the proposed development in the existing context.
- ☒ Massing of the proposed development in the planned context. The planned context may be represented by the current zoning permissions OR policy criteria if zoning is not in keeping with Official Plan direction.
- ☐ Block Plan illustrating potential future development in the area in which the proposed site is situated.
- ☐ Built form transition between the proposed development and the surrounding area.
- ☐ Response to abutting public realm conditions beyond the boundaries of the site.
- ☐ Street cross sections that show the building wall to building wall conditions of the adjacent streets.
- ☒ Approach to sustainable design as it relates to the City's High-performance Development Standards or any other accredited system such as LEED.
- ☐ Approach to bird-safe design as it relates to the City's Bird-Safe Design Guidelines

## 7.0 APPENDIX B – SURVEY



Excerpt from Survey (Source: AOV Surveying)

## 8.0 APPENDIX C – SITE PLAN



Excerpt from Site Plan (Source: Redline Architecture)

## 9.0 APPENDIX D – LANDSCAPE PLAN

