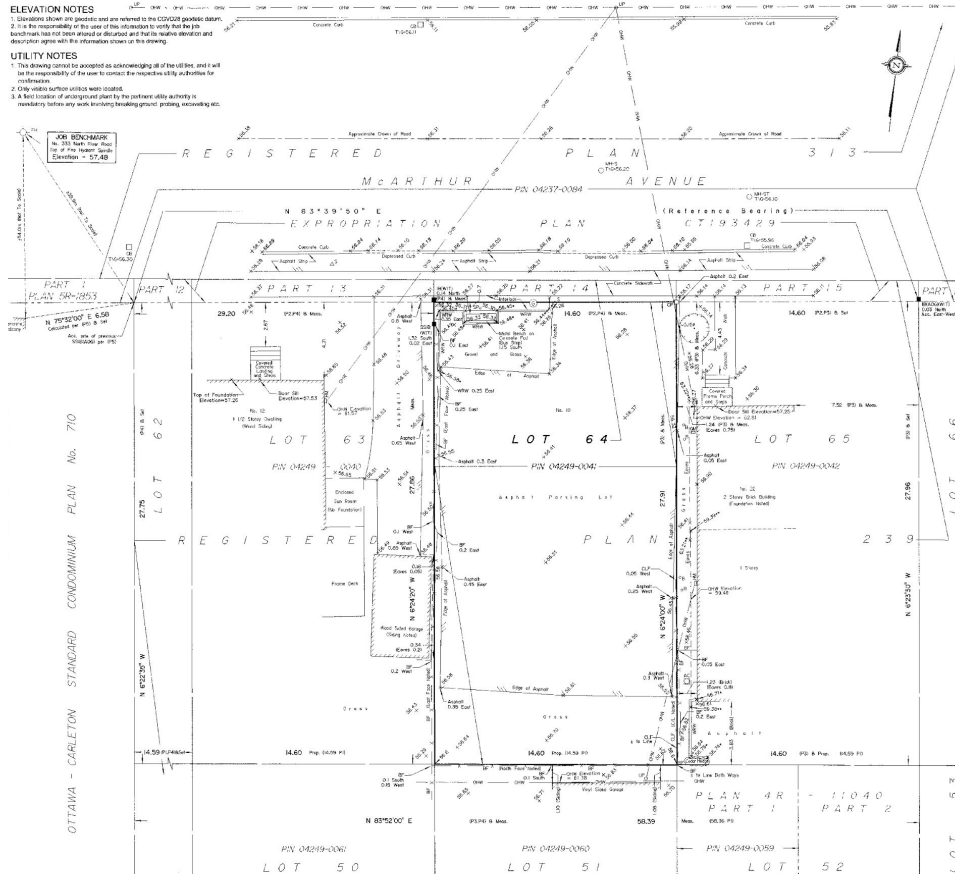


18 McArthur Avenue Design Brief



Prepared by





The proposal requests permission of the City of Ottawa for Site Plan Control of 18 McArthur Avenue.

The proposed development of the site envisions the intensification of the lot, creating a 3 storey residential building with 8 units.

The site will require excavation of the existing parking lot, and plans to introduce a new construction to the McArthur Traditional Mainstreet.

The residential structure will acknowledge desires accessibility, providing barrier free movement within the apartments, as well as around the building. The site includes landscaped exterior spaces for outdoor uses, urban gardening and the introduction of new vegetation to contribute to private amenity spaces.

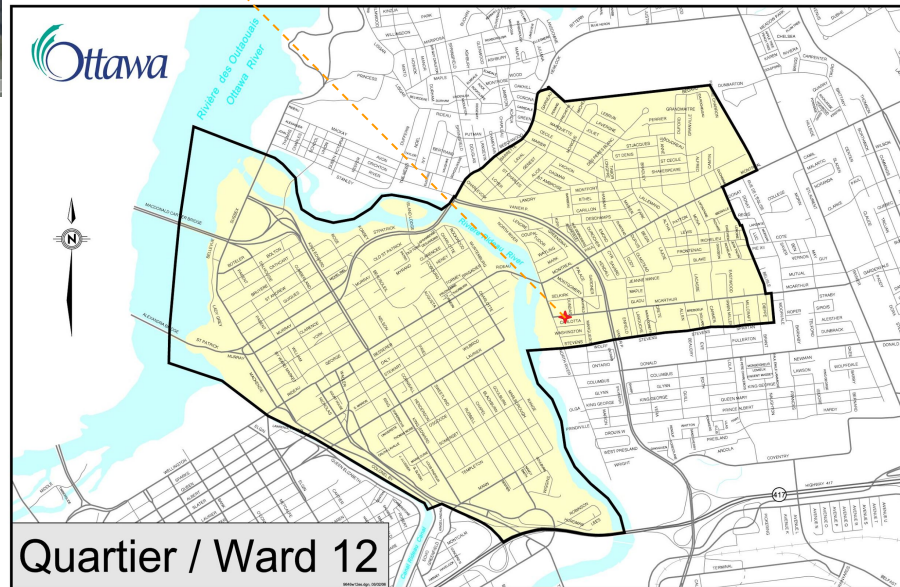
It is also the vision of the site to promote cyclist movement, as the property resides close to the Rideau River parks and trails. The proposed site provides adequate housing and storage of bicycles on site in lieu of vehicular parking.

The proposal adheres to the guidelines and restrictions of the following Development Plans:

- The Provincial Policy Statement
- The City of Ottawa's Official Plan
- TM Zone Design Guidelines
- City of Ottawa Zoning By-law (subject property of Zone TM)



Existing Site Plan



18 McArthur Avenue

The proposed development is located on the northern edge of Rideau-Vanier district of Ottawa, on a main arterial road.

The City of Ottawa has deemed McArthur Avenue (also known as Ottawa Road 68) as a Traditional Mainstreet, which is intended to draw commercial development and unique retail to the area, as well as providing a pedestrian-friendly environment. The TM Zone is to promote and foster mixed-use construction, while setting a standard of continuity in scale and character, providing the community with a vital business district.

According to the Official Plan, new developments must consider:

- Recognizing every building as being part of a greater whole that contributes to the overall coherency of the urban fabric.
- Contribute to attractive public spaces and important vistas.
- Provide flexibility for buildings and spaces to adapt to a variety of possible uses in response to changing social, economic and technological conditions

The development responds to these requirements by proposing an all new construction, high quality residential building that engages with the surrounding neighbourhood's character, constructing comfortable interior spaces on a landscaped lot that promotes environmentally-friendly residential practices, while offering an intensified land lot to the Beechwood Mainstreet district.





The site is situated on the southern side of McArthur Avenue, a designated Traditional Mainstreet within a residential region, between the Rideau River parkland, and the Vanier Parkway. It is not an area with many iconic landmarks, however the surrounding residential and low density commercial areas are exploring a more innovative, post-modern style of architecture, constructing mid-rise residential units alongside established single dwelling units between 1.5 and 2 storeys.

The Official Plan desires intensified land use, introducing mid and highrise condominiums facing North River Road, and the Vanier Parkway. The area has a variety of land uses that range from small commercial businesses, to medium rise apartment complexes, and large scale institutional sites, such as 25 Place Vanier.

The proposed development of 18 McArthur Avenue is following the guidelines of the City of Ottawa Official Plan, addressing the desires of the city and representatives of the district.

The proposed site will also follow the guidelines expressed by the classification of Traditional Mainstreet. This will allow the building to conform to the scale of the existing streetscape, while offering new ventures for small business and future tenants.

The lot development will adhere to the prescribed setbacks and road allowances as outlined by the Ottawa Zoning By-laws (survey site designated TM).

- Commercial/Retail
- Mixed Use Residential
- Institutional
- Residential
- Parkland
- ★ Noted Context Buildings *

* SEE NEXT PAGE FOR IMAGES





Development Site, 18 McArthur Avenue



Adjacent Site, 22 McArthur Avenue



Institutional Landmark, Place Vanier
25 McArthur Avenue



Example of Mid-rise Residential
Development, 369 N. River Road



Neighbourhood Landmark, Riverain Park



Example of high density residential
development, 158 McArthur Avenue



View of Site from North East



View to East of Site, McArthur Avenue



View of Adjacent Site, 25 McArthur Avenue

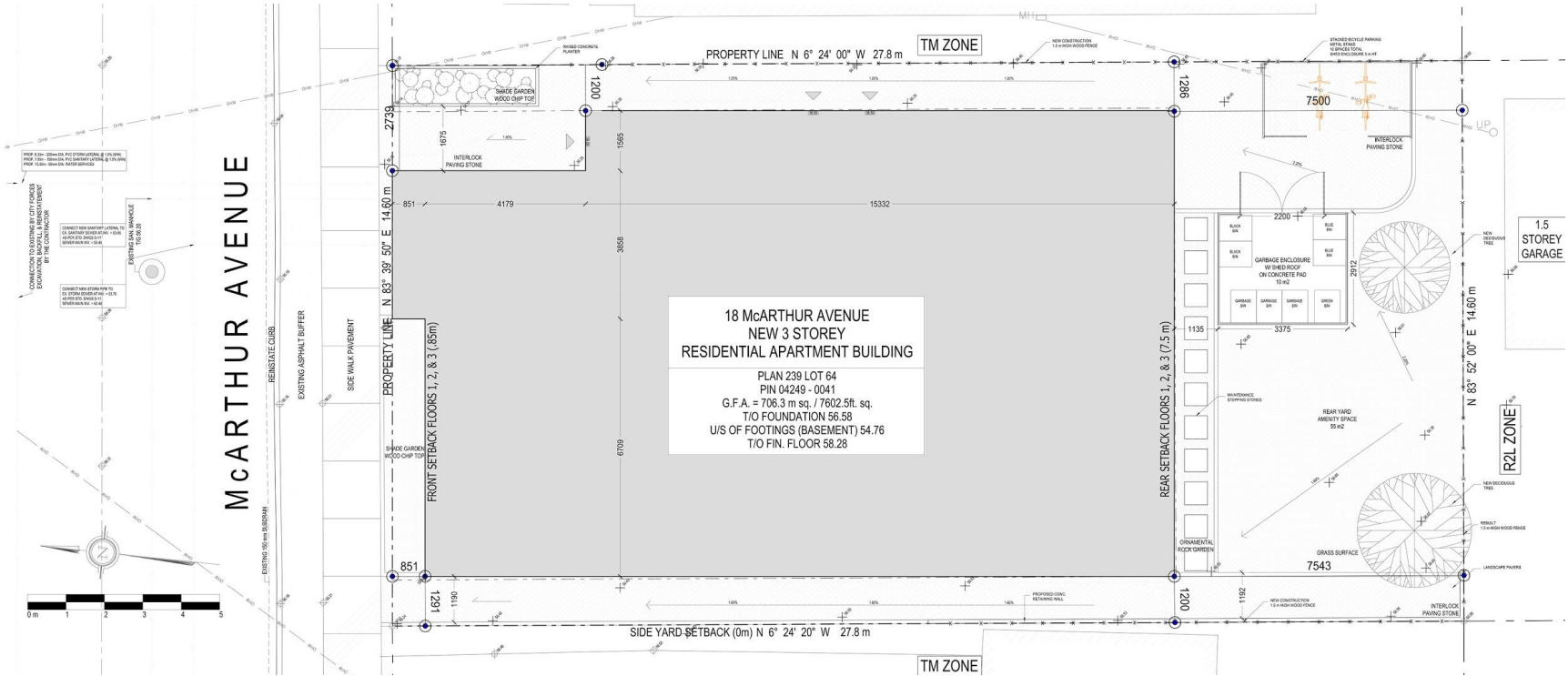


View of Site from North West



View to North East of Site, McArthur Avenue





18 MCARTHUR AVENUE, LOT 64, PLAN 239, PIN 04249-0041					
PROJECT INFORMATION		PROPOSED RESIDENTIAL AREAS		BICYCLE PARKING	
ZONING	TM	BASEMENT RESIDENTIAL UNIT 1	91.06 m sq.	# SPOTS REQUIRED PER RESIDENTIAL UNIT: 0.5 SPOTS	4
LOT AREA	407.36 m sq.	BASEMENT RESIDENTIAL UNIT 2	94.72 m sq.		
LOT DEPTH	27.58 m	GROUND FLOOR RESIDENTIAL UNIT 3	94.81 m sq.	# SPOTS PROVIDED	16
LOT WIDTH	14.60 m	GROUND FLOOR RESIDENTIAL UNIT 4	98.66 m sq.		
LOT COVERAGE	57.00%	SECOND FLOOR RESIDENTIAL UNIT 5	94.81 m sq.		
MAXIMUM BUILDING HEIGHT	20 m	SECOND FLOOR RESIDENTIAL UNIT 6	98.66 m sq.	CAR PARKING	
PROPOSED BUILDING HEIGHT	13.95m	THIRD FLOOR RESIDENTIAL UNIT 7	94.81 m sq.	# SPOTS REQUIRED PER RESIDENTIAL UNIT: 0.5 SPOTS	4
FRONT YARD	0m minimum, +0.85m maximum	THIRD FLOOR RESIDENTIAL UNIT 8	98.66 m sq.		
REAR YARD	7.5 m	AMENITY SPACE	55 m. sq.	# SPOTS PROVIDED AT EXTERIOR	0
INTERIOR YARD	1.2m to accommodate pedestrian walkways				
AVERAGE GRADE	56.38 m	TOTAL BUILDING AREA	1007.66 m sq.		
T/O FIRST FLOOR	58.28m	GROSS FLOOR AREA	706.3 m sq.		





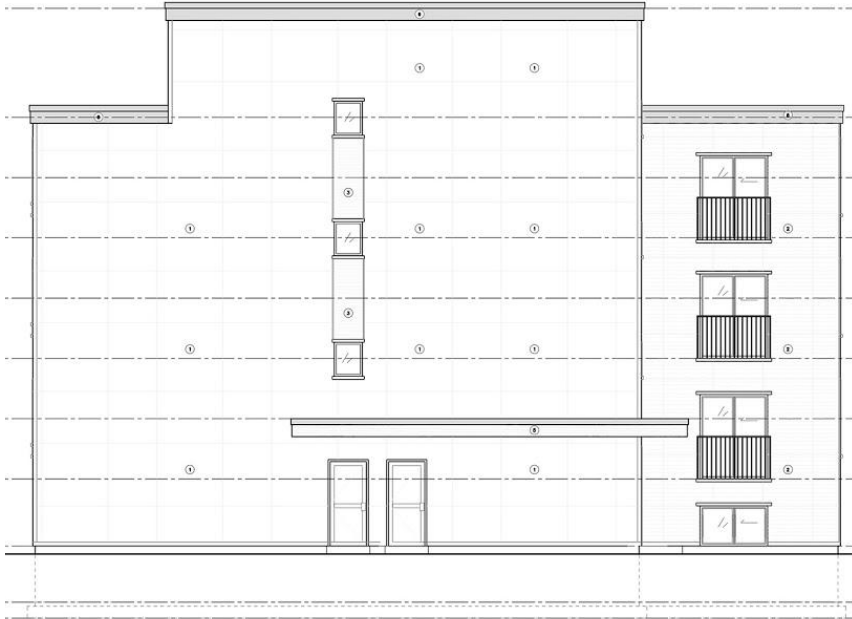
North Elevation, 18 McArthur Avenue

The building will be a brand new structure, introduced to the existing parking lot along McArthur Avenue, and optimizing the potential for new residences within the Traditional Mainstreet zone. The building shall follow the form of the lot itself, creating a longitudinal building that extends along the depth of the lot. The facade creates various depths set back from the roadside, to create an entrance pathway to the eastern side of the building, while a section of the front facade protrudes to the property line. The remainder of the property is set back from the adjacent pedestrian sidewalk below, to allow for a landscape buffer between the northern facing windows and the public sidewalk.

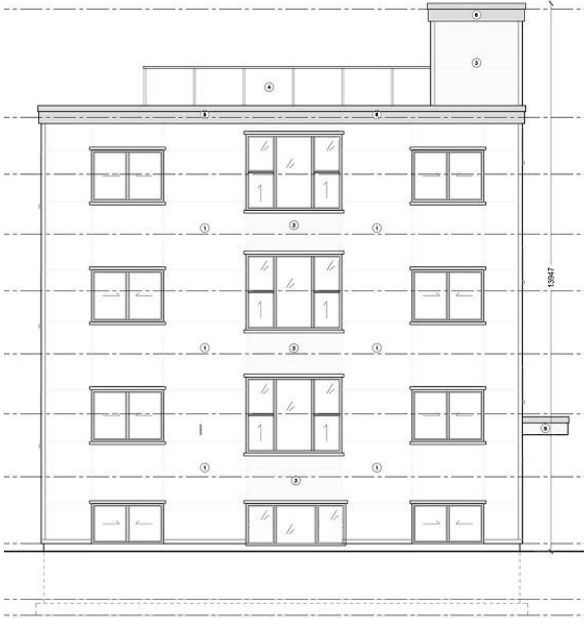
The new residential low rise will be using all new construction materials, taking into consideration the desire for sustainable forms of materials and construction. The North facade facing the main street will be a combination of aluminum and cement fiber board panels, with accent panels in corrugated metal siding, with many large openings to allow natural lighting. The building aims to be a feature of the the McArthur Mainstreet, making use of scale and proportion to create a visually appealing form that does not replicate the patterns of the neighbouring buildings. The use of colour, texture and lighting will also contribute to its street presence and roadside appeal.

An outdoor amenity space will be provided at the rear of the property, as well as at the rooftop of the building, which will take advantage of the flat roof for potential green roof applications and gardening space for the residents. The landscaping at grade will provide a variation of surfaces from the pedestrian sidewalk, to distinguish and define the lot boundaries. Trees and shrubbery will be introduced to the site to provide shade and natural privacy screens from the residential houses to the rear. Additional landscaping will be developed in raised planters and landscape buffers, providing separations between the private and public domains.

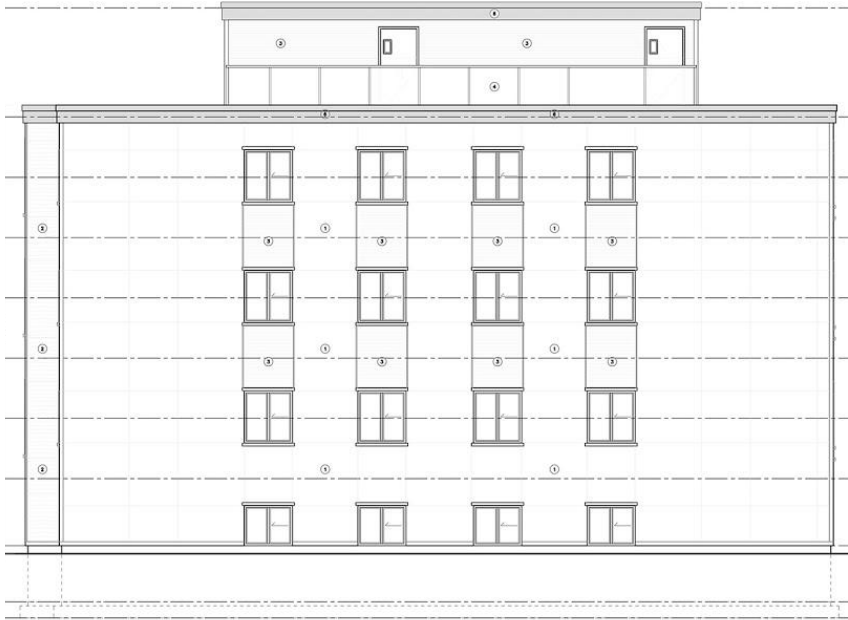
The new development at 18 McArthur will consider new forms of construction and design which are sustainable and promote an environmentally-friendly style of living for its tenants.



East Elevation, 18 McArthur Avenue



South Elevation, 18 McArthur Avenue



West Elevation, 18 McArthur Avenue

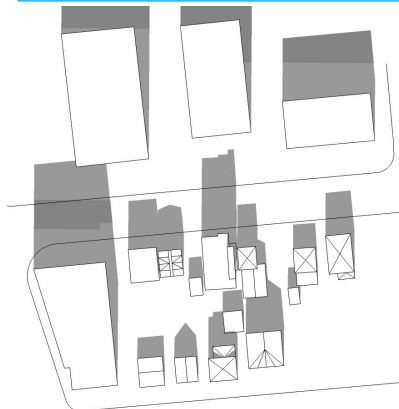
Materiality:

Cement Fiber Board: The proposed building will be primarily clad in cement fiber board, finished in a sand texture to give the surface the appearance of a stucco finish. The panels have been arranged in various sizes to form patterns across the interior side yards and rear facade, to lend visual interest and highlight the various window and door openings.

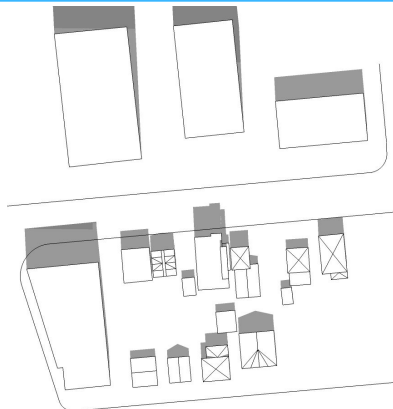
Decorative Steel Panels: To create visual interest and roadside appeal, sections of the facade will be clad in corrugated steel panels, finished in a charcoal metallic finish to add depth and colour to the exterior. This will break up the overall massing facing McArthur Avenue, while accenting the vertical alignment of the windows at the southern and western facades.

Exterior Aluminum Panels: Aluminum siding will be the accent material for the exterior cladding at the front facade. Adjacent to the primary entrance, the projected living space will be finished in a warm wood tone, to visually articulate the facade and add the perception of warmth to the facade. The use of aluminum paneling systems has become a popular method of exterior cladding for its ease of installation, its added texture, and sustainable materiality. This will aid in defining the massing components of the building, distinguishing the primary entrance set back from the roadside. Aluminum caps will also be used at the roof top parapet, as well as the entrance canopy. These metal caps will be finished in a metallic cobblestone colour.

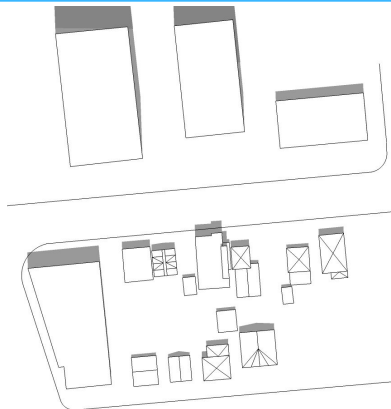
The flat roof entrance canopy and raised gardens will be made of stained wood to add an earthy tone to the entrance at grade, while breaking up the cement fiber boards at the eastern interior side.



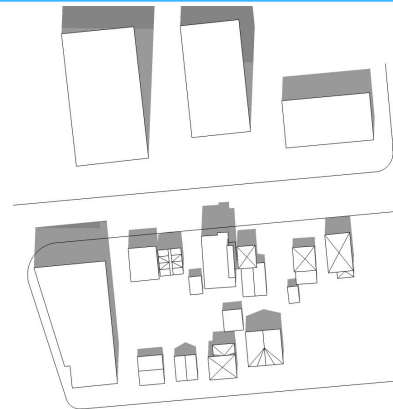
12:00 PM December 21st, 2016



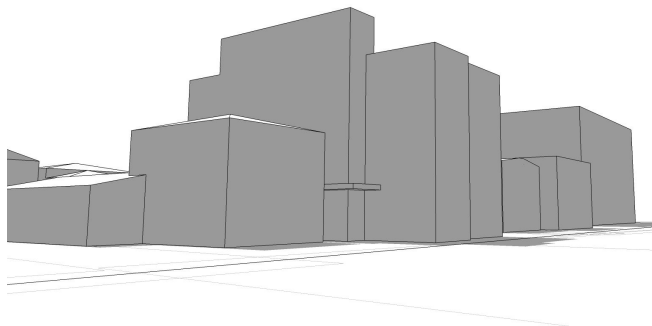
12:00 PM March 21st, 2016



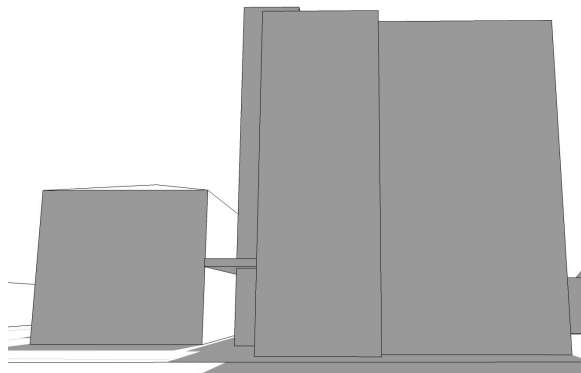
12:00 PM June 21st, 2016



12:00 PM September 21st, 2016



Street View, May 13th, 2016, 1:00 PM



Street View, May 13th, 2016, 12:00 PM





View of Site from North East

The proposed development aims to contribute to the street scape of McArthur Avenue through the intensification of the site, adding new residential units while introducing new business to the area via the new commercial venue below. Introducing a mixed-use building will promote pedestrian movement and engagement with the streetscape, adding vitality to the neighbourhood.

The proposed site is consistent with the requirements of the PPS, the City of Ottawa's OP, the BCDP, and the Ottawa Zoning By-laws. This proposed development effectively and efficiently uses the land and existing infrastructure, contributing to the intensification of the region through appropriate and sustainable design.