

# Memo

**To:** Lesley Collins, City of Ottawa Planning Department  
**From:** Carl Bray, Bray Heritage  
**Date:** Tuesday, March 3, 2015  
**RE:** 173 Huntmar Road: response to City comments and revised site plan

Dear Lesley,

I have reviewed your comments, and those of other City staff, as provided in the letter of September 9, 2014 to Ms. Julie Carrara of FOTENN planning consultants. She has since added comments from the City of Ottawa Urban Design Review Committee. The intent of this memo is to address concerns the City may have as to the ways in which the existing building is being integrated within the proposed development. The following comments are based on a revised site plan (February 26, 2015), prepared for Amazon Properties by FOTENN.

#### *Integration of Boyd Farmhouse Within Site Plan*

Comments from Development Review as well as from you indicate that the previous site plans did not adequately address the relationship of the farmhouse to the surrounding development. The revised site plan addresses this issue by:

- expanding the lot upon which the farmhouse is situated
- moving the on-site parking to the edges of this lot
- placing the farmhouse in a residential precinct flanked by narrow access driveways
- removing the existing rear addition to provide space for any future additions
- establishing a park opposite the farmhouse lot, to the east across a public road

These changes will permit the retention of more of the existing trees adjacent to the farmhouse (see below) and reflect the historical relationship of the farm complex to the surrounding farmland. The complex was situated on higher ground – a ridge of glacial deposits unsuited to agriculture— that stood above the clay plain which, when drained, supported farming. Retaining the farmhouse in situ, on a larger lot, and with the former location of fields replaced by a park to the east opposite the ridge, reinforces this historical relationship.

#### *Retention of Existing Trees*

The revised site plan permits retention of the existing trees in the immediate vicinity of the farmhouse. The mature apple trees, as well as the maples and spruces north and west of the house, are important in establishing the landscape context for the house. Mature, healthy trees in the vicinity of the farmhouse have been identified by the project team and are indicated on the revised site plan. Efforts should be made to conserve existing trees in front of the house to the east via retention within the right-of-way of the proposed connector public road. Opportunities also exist for retention of mature specimens in the proposed linear parkland along the northern property line.

As for the coniferous screen along the north property line ("hedgerow"), it has been retained as part of a linear buffer along the northern edge of the proposed main access public road. Specimens of the mature butternuts along the south boundary may be retained if the setback permits. The deciduous row flanking the south side of the existing entrance drive is unlikely to be suitable for retention but is less continuous, and appears to be in declining condition, compared to the coniferous row.

*Arrival Sequence*

The revised site plan provides an improved arrival sequence into the site from Huntmar Drive. The proposed public east-west street follows the alignment of the existing access drive and thus replicates much of the arrival sequence that currently exists. While the existing farmhouse does not close a vista, as one moves along the entrance drive to the west, the farmhouse and park gradually come into view past the proposed development and are fully visible at the intersection with the proposed north-south street. This arrangement provides a somewhat comparable sense of discovery to that offered by the existing setting.

I trust that these comments address your concerns and I am happy to answer any questions.

CB