



August 24, 2022 *via email*

Laaylar Ltd

Attention Rizak Abdullahi
Lidija Lebar

Re: **25 Fair Oaks
New Development
Design Brief**

1.0 Application Submission

Legal description:

Part 1 – Plan of Survey; Part of Lot 17, Registered Plan 4M-487, City of Ottawa

Municipal Address:

25 Fair Oaks Crescent

Purpose of the Application:

The proposal seeks to approve a minor rezoning of the subject site to permit the development of three townhouses each with secondary dwelling units in place of the existing single family detached home on the current site.

Overall Vision Statement:

The proposed development will bring new homes to this corner property, creating moderate intensification of the existing site in compliance with City of Ottawa objectives under the Official Plan. The property, as redeveloped, will provide three primary dwelling units, each with a secondary dwelling unit. Three parking spaces are provided for the three primary dwelling units only.

The overall development complies with City of Ottawa objectives in providing a creative and dynamic architectural intervention in the existing built fabric of the community, creatively using contemporary and contextual materials, forms and masses to achieve the desired density goals.

The proposed development complies with front and corner side yard setbacks, with permitted projections for balconies and terraces in compliance with current City of Ottawa zoning requirements. Likewise, compliance is provided with respect to interior side yard setbacks and building height. Refer to the planning rationale and comments with respect to rear yard setbacks, for which some relief is sought.

Parking is kept to a minimum in accordance with City of Ottawa guidelines and climate change objectives to minimize parking and support active transportation and transit use.

The building design articulates the front and corner facades to create reduction in the visual mass of the built form; this is aided by using different materials, and orientations of materials, depending on the plane of the building wall. A mixture of stone and brick masonry combined with different textures and colours of

metal cladding, helps create a unique finished appearance that animates the façade. An accent colour of panelized material helps create a visual focus for the façade without dominating the overall appearance.



Figure 1: Rendering – Proposed Building Elevations



Figure 2: Rendering – Proposed Building Elevations – Looking East

Ground floor residential entrances are at different elevations, allowing for an articulated use of the generous front and corner side yards. Where elevated, concrete stairs and railings provide space for front porch engagement, along with animated use of the ground floor space of some of the units, helping create a sense of engagement between a the public realm and the residential space beyond. Unlike a

conventional townhouse, the façade is not dominated by garage and lifeless front doors, but helps create a connection between the homes and passers-by.

The second and third floors are articulated from the ground floor plane with setbacks and angles. Second and third floor balconies provide outdoor living space for residents and help connect residents with the public realm.

An articulated parapet line reduces the feeling of a monolithic mass for the proposed development. A flat roof helps mitigate the impacts of storm water challenges by allowing a modest amount of storm water storage on the roof with flow-control roof drains; this can positively impact overall municipal infrastructure and help offset environmental impacts of redevelopment.

The pedestrian engagement with the at-grade elevation is enhanced with a landscaped treatment considerate of the required new services to the site. Each entrance is provided with a dedicated pathway to create a sense of identity; driveways for parking access are minimized and provided with landscaped borders where necessary. Due to the geometry of the site, driveways are angled at the corner sideyard so as to intersect with the street at right angles in order to maintain and support safe pedestrian/vehicle interaction.

2.0 Building Transition

The building occupies a corner site and complies with City of Ottawa setbacks for front and corner sideyard setback requirements. The adjacent property at 27 Fair Oaks is significantly recessed from the front street façade, with its street facing façade some 12m from the front property line. By placing the proposed development in compliance with the front yard setback requirements, the side of the proposed garage will create a side elevation for the neighbouring home with stone cladding and some windows but helps to ensure that the new development's side windows do not overlook the private rear yard amenity space of 27 Fair Oaks.

Additionally, the proposed development is north of the adjacent property and will have minimal impact on natural sunlight on 27 Fair Oaks. Windows in the rear wall of the new development (Lot A) overlooks the rear yard amenity space of 27 Fair Oaks but are set 5.5m from the property line, helping to reduce the impact of this view. Rear windows from the new development (Lot B) do not offer a direct view into the rear yard amenity space of the neighbouring property.

West of the proposed development are other existing single family homes. Existing large and mature trees on the neighbouring property are to be retained and will mitigate the impact of views and privacy; minimal windows in the west façade of the proposed development further helps mitigate these impacts.



Figure 3: Rendering – Proposed Building Elevations - Birdseye View



Figure 4: Rendering – Proposed Building Elevations - North Elevation

3.0 Grading

The site is generally flat with minimal grade changes on the property. New grading is indicated by proposed civil design prepared by D. B. Gray Engineering Ltd.

4.0 Building Design

Refer to the provided drawings and notes as follows:

Site plan A050 provides the dimensions and orientation of the proposed development, as well as a table of area calculations for the primary and secondary dwelling units.

Floor plans A100-A103 provide the design plans for each dwelling unit, colour coded to show primary and secondary dwelling units. Each townhouse unit provides contemporary living space on each of level with thoughtful arrangement of spaces to suit family oriented living spaces. Secondary dwelling unit space exists at the rear (lots A and B) and front (lot C) with living space on ground and basement levels in order to provide suitable 1 bedroom secondary dwelling unit space.

Drawings A200-203 illustrate the exterior elevations of the proposed development. It is important to note that the front elevations contain angled planes and are best viewed/understood in the 3D model renderings. Materials indicated on the exterior elevations include a mixture of stone and brick masonry, metal cladding and panelized materials; windows are set in pre-finished frames and accented with contemporary scale and trim. Roof parapets and flashing provide a unifying design language with articulated elevations. Refer to figures 1 to 4 above.

Rendering images show the proposed location of materials, massing and angled planes, as well as treatment of the landscape/grade plane within the public realm. Refer to figures 1 to 4 above.

5.0 Alternative Building Massing

Over the course of several meetings with the City of Ottawa, different iterations of building design have been considered and proposed. These are provided for reference and context to show the overall considerations for scale and mass, over different approaches, and reflect the evolution in design.

This includes the following (all drawings by Architects DCA unless noted otherwise):

- Drawing A2 by Lara McKendrick, Architecture Inc showing an initial concept for 4 units, each with secondary dwelling units, with rear yard parking, with 6 parking spaces in total
- Drawing A3 by Lara McKendrick Architecture Inc showing a revised massing with 4 units, each with secondary dwelling units, with driveways and garages facing the street, with 4 parking spaces in total
- Drawings SK 001-009 showing preliminary concept plans and elevations for consideration, providing three primary dwelling units with 3 secondary dwelling units with 4 parking spaces.
- Massing models D1-3 showing the proposed scale of massing of the proposed development in sketches SK 001-009
- Rendering images D7-D8 showing a more advanced rendering view of the proposed development

Over this period, the design language has been refined based on discussions with City of Ottawa staff and internal consultant feedback, design refinement and development to comply with City of Ottawa definitions and planning approaches. Collaborative feedback from City staff has been provided in order to address comments on the scale and mass of development as well as to show a desire to seek support from the City of Ottawa for the proposed development.

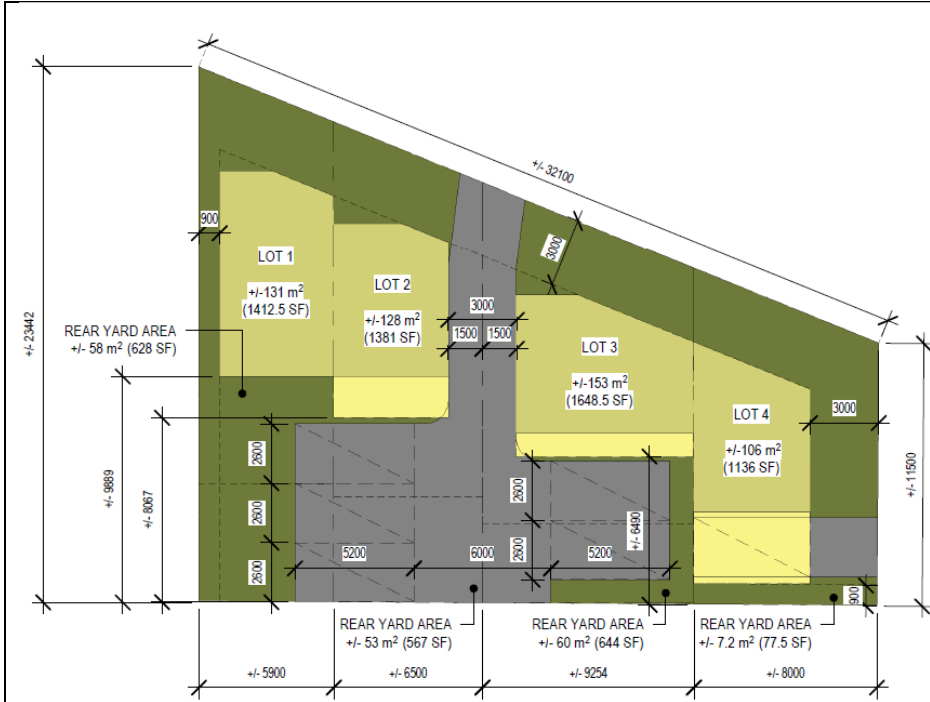


Figure 5 – Preliminary Site Plan by Lara McKendrick Architecture Inc, previously reviewed by City of Ottawa



Figure 6 – Preliminary Site Plan by Lara McKendrick Architecture Inc, previously reviewed by City of Ottawa

6.0 Streetscape

The attached streetscape diagram shows the relationship between the building cross section, front/corner sideyard setback and property line, as well as the overall width of the street. Refer to planning rationale by Novatech Engineers, Planners and Landscape Architects for discussion on City of Ottawa design manuals.

7.0 Relationship to the Public Realm

As discussed above, the ground floor of the proposed development is animated with living space to as to create a positive relationship with the public realm, rather than present lifeless front doors/garages as one might find in typical townhouse developments.

Additionally, the public realm is animated with ground floor balconies and generous porch landings inviting occupants to linger and interact with passersby, as well as animate with seasonal pot plantings. Second floor balconies provide generous living space to be animated with seating and lounge space so as to further stimulate interaction.

Each of the proposed new homes is provided with a stone block in the landscaped space that is provided with a cut letter/number indicator to provide visual identity for each home. This helps animate the front yard space with a unique creative feature that sets this proposed development apart as a quality infill development.

9.0 Sustainability

The proposed development includes flat roofs to control storm water run off, including some storage of rainwater on the roof to permit controlled in-flow to municipal storm sewers.

The proposed development uses a durable and sustainable building envelop, following the precepts of CAN/CSA S478:19 and Part 5 of the Ontario Building Code, considering materials, lifecycle value and the season in which the construction will take place.

Floor structures are proposed to include Cross Laminated Timber slabs, providing superior acoustic and fire performance ratings in durable, sustainable materials, locally obtained, relying on Canadian technology.

While in the early stages of design, HVAC systems are anticipated to be sustainable systems and may include air-source heat pumps supplemented by electric heating back-up in order to reduce or eliminate dependence on natural gas and provide a zero or low carbon HVAC system. This will be refined as the project advances.

Balcony glazing and large windows include, where appropriate, bird-friendly glazing options. While not required for this scale of development, exterior lighting complies with the overall intent of City of Ottawa standards including sharp cut-off fixtures, no or minimal up-lighting and sufficient lighting on pedestrian and public realm spaces so as to provide a safe environment.

10.0 Low Rise Infill Guidelines

Below are notes in response to the City of Ottawa Low Rise Infill Guidelines dated May 12, 2012. Not all guidelines have been addressed, with focus on the particular elements of relevance to this project. As a general note, the Guidelines are more than a decade old and may not fully reflect changes in architectural design nor fully respond to more recent socio-cultural developments such as the climate crisis and housing emergency, both more recent actions of Ottawa City Council, and may not fully align with more broadly applicable aspirational goals of the City of Ottawa through the new Official Plan.

1.1 Purpose and Objectives

This project is an infill project to develop an underutilized corner lot in a community near transit. The neighbourhood was constructed in the late 1970s as part of the then growth of suburban communities. As such, context of integration is challenging as would any development regardless of scale or size: homes designed and built in 2022 are going to be different from homes designed more than 40 years in the past. As such, it is imperative to find a balance where use of materials carries forward a design language while reflecting contemporary building techniques and styles.

The proposed design maintains front and corner yard setbacks established by zoning; integrating a positive streetscape with active frontage use and new landscaping. Much of the existing community including homes built with facades dominated by forward projecting garages and little or no ground floor street animation; the proposed design counters this prevailing context with ground level street activity, recessed garages and reduced dominance of garage/parking presence.

The proposed design offers a variety of housing options in a quality build. Each townhouse is provided a unique identity with front doors clearly prominent and connected to the street and public realm. Front doors are emphasized with as much at grade living space as possible. The design provides a more compact urban form to reduce land use and conserve natural resources. A variety of family oriented housing is offered including three small secondary dwelling units intended for singles/couples and 3 bedroom units intended for families with generous living space in a compact urban form. Balconies face the street, as well as ground floor uses, to promote interaction with the public realm.

Designs reflect a desired sustainable approach, using cross laminated timber slabs for floor and roof systems, reducing waste and gypsum board to achieve high quality built results. Additionally, a flat roof is used to conserve stormwater with a high albedo surface to reduce heat-island effects. The building does not rely on gas for heating/cooling and uses air source heat pumps with electric supplemental heating as required. By reusing an infill site, the project reduces the impact of new services and provides housing close to transit options to achieve better environmental outcomes.

1.2 The Official Plan

The new Ottawa Official Plan has not yet been approved; comments below reflect response to the current OP as stated in the guidelines.

Stated design objectives include reference to creating quality public and private spaces through development. This project aims to achieve those outcomes, providing a quality, durable, finished project that achieves high quality results by selecting materials and systems. The design provides a safe environment with near grade entrance points that are visible to the street and well lit, creating a positive response to environmental design safety.

The proposed built form is compatible with the community as it complies with zoning requirements, including use, height and setbacks. It minimizes parking to meet City of Ottawa objectives to support active transportation and reuses existing road, sewer and other infrastructure.

1.3 Infill and Intensification

The project is an infill development, removing an existing detached home that is at near end of life on major systems to replace it with a new, contemporary, infill project with three townhomes. With three permitted secondary dwelling units, the net result an increase of net 5 additional rental homes in the community. This meets the “benefits of intensification” identified (CMHC 2005 Healthy Housing) including more efficient use

of infrastructure; reduced expenses of infrastructure and transit; lower energy requirements; reduced commuting times; more compact development; reduced rate of encroachment on undeveloped areas; reduce water collection and water treatment; a mixture of dwelling types to encourage families with a range of housing options.

2.0 Streetscapes

The ground floor plane is emphasized with active engagement of the ground floor/public realm (2.1). As noted above, many of the existing homes in the community are dominated by garages with few or no ground floor/public realm engagement beyond a front door. The proposed development provides active use, balconies and porches, at grade windows with active uses immediately within and, more broadly, provides for street trees, landscaping and artistic features to enhance the quality of the public realm (2.2). Pedestrian scale lighting will illuminate access points and provide a subtle, well designed, approach to the public realm (2.4) will minimizing light spillage and light pollution. Walkways are provided with decorative paving (2.5) with accessible walkways (2.6) and generous street trees (2.7).

3.0 Landscape

The front yard (and corner front yard) is landscaped to enhance the quality of the public right of way with street trees and ground oriented planting material, as well as sculptural elements designed to improve the public realm and create a sense of identity for the residents (3.1). Front yard setbacks, in addition to the public ROW, amount to approximately 9m of front and corner front yard landscaped space which is enhanced and landscaped with soft material (3.2). Street trees are provided in natural soil with room to grow, well away from services to avoid conflict (3.4).

4.0 Building Design

The project animates the public realm with siting close to the street and active uses close to grade, along with generous balconies and porches to encourage use and connection to the public realm (4.1.1). The building design is compatible with zoning requirements and, while a flat roof is not appreciably taller than the peaks of existing two storey homes in the area. Projections into required yards meet zoning requirements with generous space to encourage use (4.1.2). Rear yard amenity space continues to be used, consistent with the existing context (4.1.4) while matching existing setback requirements (4.1.5). It is notable that there is a perceived variation in the setback as the existing property located at 27 Fair Oaks (to the south) is positioned some 11m from the front lot line, a quirk of the original development that is significantly at odds with zoning requirements and contemporary norms (4.1.5). Living spaces face open areas and help animate the public realm (4.1.6) and the back of new dwellings faces the back yards of adjacent uses (4.1.7) helping to preserve privacy. The project is located north of existing development and, as such, does not impose shadows on neighbouring yards (4.1.8) while maintaining rear yard amenity space (4.1.9). An articulated front façade provides some variation in the streetscape with different volumes of projecting balconies and porches at different elevations (4.1.10). The ground floor plane of the proposed development is not significantly different from that of existing context (4.1.11).

The design contributes to the quality of the streetscape (4.2.1) and does not impact sunlight in the neighbouring properties due to its location on the north side of the neighbours (4.2.2). A visual transition in building height is provided (4.2.3) in addition to set backs of the upper floors facing the street. The three townhomes are visually divided with unique cladding and features to create their own character and identity (4.2.6).

All sides of the building facing public streets and open space are given quality design and detailing (4.3.1) with blank faces minimized, preserving privacy of adjacent homes and views from existing windows. The

design is rich in detail (4.3.2) with materials, patterns and colors, as well as placement of windows and doors. Primary entrances are inviting and visible, using eye-catching materials and features to attract the eye (4.3.3); the one door that does not face a street is provided with a detailed roof projection and lighting to create a safe and attractive appearance. Front doors are located at an elevation that reflects the neighbourhood pattern and is consistent with established uses (4.3.5) with balconies and porches that enhance the façade and contribute to the sociability of the street (4.3.6)

5.0 Parking and Garages

The area of the site for parking and garages is minimized to provide as much soft landscaping as possible (5.1). Walkways introduce a change in material to help highlight access (5.2). The proportional width of garages is such that the amount of width of the garage is consistent with, or less than, the existing surrounding context (5.6). Driveway accesses (curb cuts) are minimized to maintain available on street parking (5.8). Garage entrances are recessed from the front wall (5.10) which is in sharp contrast to the existing prevailing character of garage-dominated homes. Front yard parking is not provided, with driveways the minimum width, allowing for maximum front yard landscaping (5.10).

6.0 Heritage Building Alterations/Additions

Not applicable

7.0 Service Elements

Garbage containers are located inside unit garages/units consistent with the existing community and, where necessary, a small shed is provided, as requested by City of Ottawa staff (7.1). There are no gas meters for the project and electrical meters will be screened and provided in a designed location once input from Ottawa Hydro is provided during servicing design.

8.0 Infill on Narrow Lots

Not applicable. The proposed project is not a narrow lot and no relief from zoning bylaws for lot width are being sought.