

Urban Design Brief

**Proposed Residential Building
10 Garrison Street
Ottawa, ON**



Prepared for:

**The City of Ottawa
June 2024**

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A. Introduction

MB1 Development Consulting Inc. (“MB1”) has been retained to prepare this Urban Design Brief with respect to the development proposal for 10 Garrison Street in the City of Ottawa (“Subject Property”). Pursuant to City of Ottawa Urban Design Brief Terms of Reference, this Urban Design Report has been prepared to illustrate how the development proposal represents high-quality and context sensitive design that implements policies of the Official Plan, relevant secondary plans, and Council approved plans and guidelines.

B. Existing and Planned Context

B.1 Site Location and Existing Site Conditions

- B.1.1 Site Location and Existing Uses

The Subject Property is located at 10 Garrison Street in the City of Ottawa as illustrated in the site context map in **Figure 1**. The Subject Property has frontage of 15.24 metres along Garrison Street and 464.6 m² of lot area. This property is currently occupied by a 1-storey single detached dwelling as illustrated in the street view in **Figure 2** and aerial photo in **Figure 3**. The Subject Property is accessed from Garrison Street via a driveway running along the west side of the property to a detached garage.

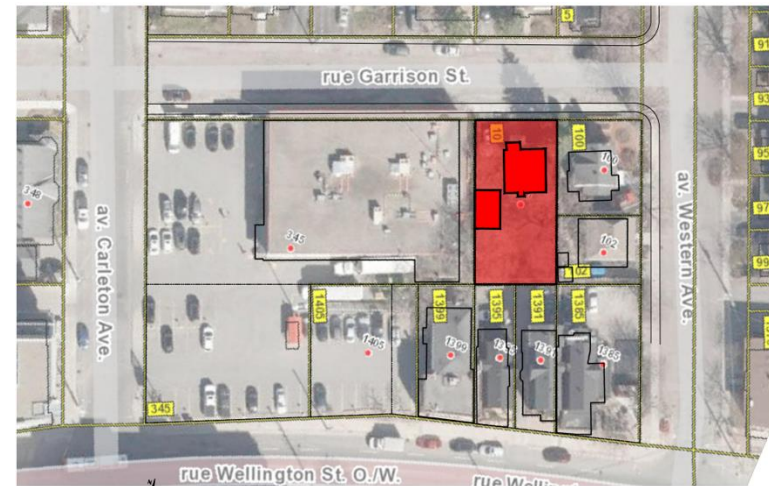


Figure 1 – Site Location



Figure 2 – Existing Street View of Subject Property

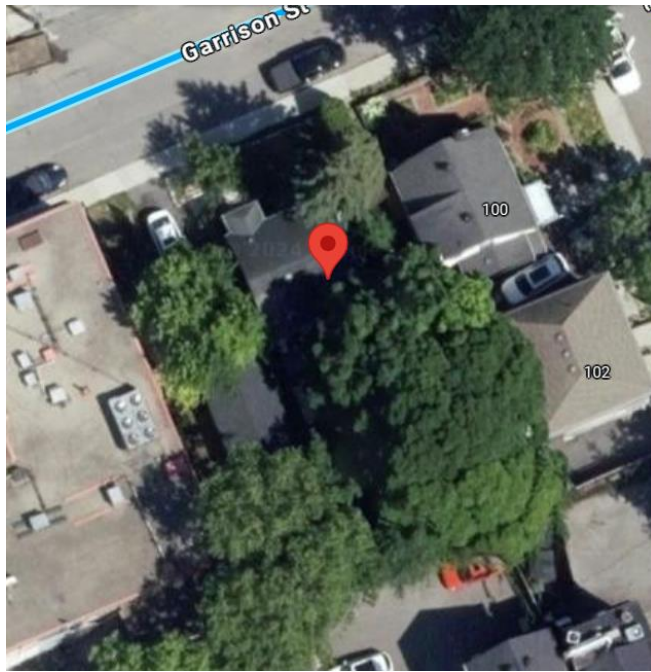


Figure 3 – Existing Aerial View of Subject Property

- B.1.2 City of Ottawa Official Plan Designations

The Subject Property is located within the Inner Urban Transect Policy Area as delineated on Schedule A of the City of Official Plan and designated as “Neighbourhood” with the “Evolving Neighbourhood” overlay on Schedule B2. The Subject Property is also immediately adjacent to the “Mainstreet” area of the Wellington Street West Secondary Plan delineated on Schedule A to the Secondary Plan (excerpt included in **Figure 4**). Wellington Street is identified as a “Corridor - Main Street” on Schedule B2 and “Arterial - Existing” on Schedule C4.

As set out in Section 6.3.1.2 of the Official Plan, the permitted building heights in Neighbourhoods shall be low-rise (4 storeys or less) except where existing zoning or secondary plans allow for greater building heights or in areas already characterized by taller buildings. Section 6.1.3.4 directs the Zoning By-law to allow a range of residential and non-residential built forms within the Neighbourhood designation, including a full range of low-rise housing options. Section 6.3.1.5 directs that the Zoning By-law distribute permitted densities in the Neighbourhood by:

- a) Allowing higher densities and permitted heights, including predominantly apartment and shared accommodation forms, in areas closer to, but not limited to, rapid-transit stations, Corridors and major neighbourhood amenities;
- b) Allowing lower densities and predominantly ground-oriented dwelling forms further away from rapid-transit stations, Corridors and major neighbourhood amenities; and
- c) Provide for a gradation and transition in permitted densities and mix of housing types between the areas described in a) and b).

Section 6.3.2.3 confirms that those parts of the Inner Urban Transect covered by the Evolving Neighborhood Overlay are areas where substantial increases of density are planned and where building form and massing is anticipated to change significantly from existing context.

Section 6.2 specifies that the “Corridor” designation applies to bands of land along specified streets whose planned function combines a higher density of development, a greater degree of mixed uses and a higher level of street

transit service than abutting Neighbourhoods, but lower density than nearby Hubs. Section 6.2.1.1 confirms that Main Street Corridors includes lands measured a maximum depth of 220 metres from the centreline of the street identified as a Main Street Corridor, which includes the Subject Property.

As outlined in Section 2.1 of the Wellington Street West Secondary Plan, the maximum building height for all new buildings within the “Mainstreet” designation will generally be six storeys or 20 metres, except in specific policy areas where increases of up to nine storeys may be permitted. Where new buildings over four storeys, they are directed to incorporate architectural articulation and details to form a two- to three-storey base, to ensure compatibility with the existing low-rise, human-scale buildings and to be consistent with the built form vision for these areas.



Wellington Street West
SECONDARY PLAN - VOLUME 2
Schedule A - Designation Plan

Wellington Street West Secondary Plan / Plan secondaire -
Hub / Carrefour
Mainstreet / Rue principale

Figure 4 – Wellington Street West Secondary Plan (Schedule A)

- B.1.3 City of Ottawa Zoning By-Law 2008-250

The Subject Property is zoned “R1MM - Residential First Density Zone (MM Subzone)” under current Zoning By-Law 2008-250 and is also subject to the Mature Neighbourhoods Overlay. The Subject Property directly abuts the “Traditional Main Street Zone” to the south and west, specifically the “TM11 Subzone- Wellington Street Subzone”, as illustrated in **Figure 5**.



Figure 5 – Existing Zoning on Subject Property and Adjacent Properties

The stated purpose of the R1- Residential First Density Zone is to:

- 1) restrict the building form to detached dwellings in areas designated as General Urban Area in the Official Plan;
- 2) allow a number of other residential uses to provide additional housing choices within detached dwelling residential areas;

- 3) permit ancillary uses to the principal residential use to allow residents to work at home;
- 4) regulate development in a manner that is compatible with existing land use patterns so that the detached dwelling, residential character of a neighbourhood is maintained or enhanced; and
- 5) permit different development standards, identified in the Z subzone, primarily for areas designated as Developing Communities, which promote efficient land use and compact form while showcasing newer design approaches.

By comparison, the purpose of the TM – Traditional Mainstreet Zone is to:

- 1) accommodate a broad range of uses including retail, service commercial, office, residential and institutional uses, including mixed-use buildings but excluding auto-related uses, in areas designated Traditional Mainstreet in the Official Plan;
- 2) foster and promote compact, mixed-use, pedestrian-oriented development that provide for access by foot, cycle, transit and automobile;
- 3) recognize the function of Business Improvement Areas as primary business or shopping areas; and
- 4) impose development standards that will ensure that street continuity, scale and character is maintained, and that the uses are compatible and complement surrounding land uses

The permitted uses in the TM11 subzone include low and mid-rise apartment buildings and non-residential buildings of 6 storeys and 20 metres in height with no restriction on floor area and density.

B.2 Adjacent Land Use

Figure 6 includes a built form map illustrating the Subject Property and adjacent properties. The details of the adjacent properties are outlined below.

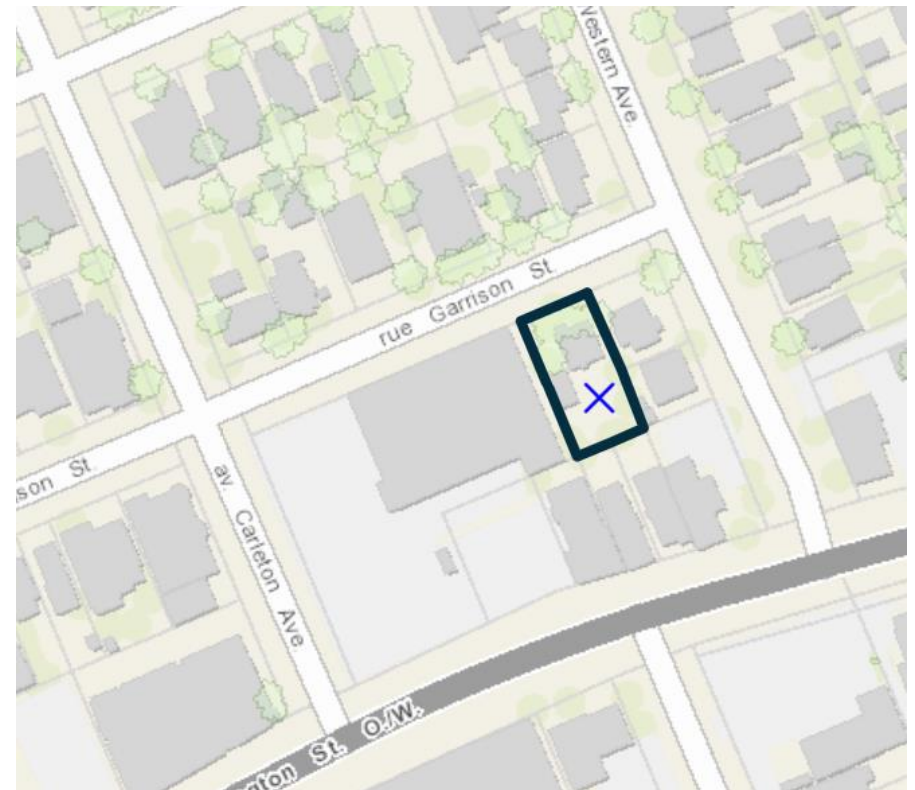


Figure 6 – Subject Property and Adjacent Properties

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- B.2.1 To the North

The properties to the north of the Subject Property include two-storey single detached dwellings on individual residential lots located on the north side of Garrison Street (**Figure 7**). These properties are designated “Neighbourhood” under the Official Plan and subject to the “Evolving Neighbourhood” overlay. These properties are zoned “R1MM - Residential First Density Zone (MM Subzone)” under current Zoning By-Law 2008-250 and is also subject to the Mature Neighbourhoods Overlay.



Figure 7 – Single Detached Dwellings to North of Subject Property

- B.2.2 To the South

The properties to the south of the Subject Property include two-storey residential and commercial buildings on the north side of Wellington Street

(**Figure 8**). These properties are designated “Mainstreet” on the Wellington Street West Secondary Plan and zoned “Traditional Main Street Zone”, specifically the “TM11 Subzone- Wellington Street Subzone”. Therefore, these properties are planned for significantly greater height and density under the Official Plan.



Figure 8 – Existing Buildings to South of Subject Property

- B.2.3 To the East

The property to the east of the Subject Property is a residential lot occupied by a one-storey single detached dwelling (**Figure 9**). This property is designated “Neighbourhood” under the Official Plan and subject to the “Evolving Neighbourhood” overlay. These properties are zoned “R1MM - Residential First Density Zone (MM Subzone)” under current Zoning By-Law 2008-250 and is also subject to the Mature Neighbourhoods Overlay.



Figure 9 – Existing Dwelling to East of Subject Property

- B.2.4 To the West

The property immediately west to the Subject Property is occupied by a 1-storey commercial building (grocery store) and surface parking area (Figure 10a and 10b). This commercial building is higher than the existing dwelling on the Subject Property and consistent with the height of a two-storey single detached dwelling. The west wall of the commercial building also contains no windows or doors. This property is designated “Mainstreet” on the Wellington Street West Secondary Plan and zoned “Traditional Main Street Zone”, specifically the “TM11 Subzone- Wellington Street Subzone”.



Figure 10a - Height of Commercial Building Relative to Existing Dwelling



Figure 10b – Commercial Property to West of Subject Property

B.3 Surrounding Neighbourhood Character

As illustrated in the excerpt from Official Plan Schedule B2 in **Figure 11**, the Subject Property is located in an “Evolving Neighbourhood” generally extending north of Scott Street and south of Wellington Street that is anticipated to experience substantial increases in height and density relative to existing conditions. This is particularly the case for properties along and close to designated Corridors. The Subject Property is located in an area of immediate transition between a Main Street Corridor along Wellington Street and the Evolving Neighbourhood that surrounds it.

The surrounding area includes a wide range of residential, commercial and mixed-use development of variable height and density. These uses include the following:

- 6-storey mixed-use building at 1433 Wellington Street (**Figure 12**);
- 11-storey mixed use building at 1445 Wellington Street (**Figure 13**); and
- 6-storey mixed-use building at 1416-1428 Wellington Street (**Figure 14**).



Figure 11 – Excerpt from Official Plan Schedule B2



Figure 12 – 6-storey Mixed Use Building at 1433 Wellington Street



Figure 13 – 11-Storey Mixed-Use Building at 1445 Wellington Street

C. Development Proposal

C.1 Proposal Details

The proposal is to develop the Subject Property for a 3-storey, 10-unit apartment building with a total floor area of approximately 670 m² (7,200 ft²). The following table includes a summary of the project statistics.

10 Garrison Street - Development Proposal Statistics

Lot Width	15.24	m		
Lot Area	464.6	m ²		
Maximum Building Height	11	m		
Number of Storeys	3			
Front Yard Setback	3.07	m		
West Side Yard Setback	1.5	m		
East Side Yard Setback	1.5	m		
Rear Yard Setback	9.15	m		
Basement Floor Area	222.2168	m ²	2392	ft ²
Ground Floor Area	222.96	m ²	2400	ft ²
Second Floor Area	222.96	m ²	2400	ft ²
Third Floor Area	222.96	m ²	2400	ft ²
Total Floor Area (above grade)	668.88	m ²	7200	ft ²
Front Yard Landscaping	40	%		
Rear Yard Landscaping	51.73	%		
Parking Spaces	0			
Bicycle Parking Spaces	6			



Figure 14 – 6-Storey Mixed-Use Building at 1416-1428 Wellington Street

C.2 Design Vision/Intent

The development proposal has been designed by Amjd Shendi of AS Design Company to be consistent with the applicable policies of the City of Ottawa Official Plan, Wellington Street West Secondary Plan and the Urban Design Guidelines for Low-Rise Infill Housing. More specifically, the design takes into consideration the location of the Subject Property in the Inner Urban Transect, in an Evolving Neighbourhood and immediately adjacent to a Main Street Corridor while also respecting the existing character of the low-rise residential neighbourhood to the north. The intent is to achieve land use and built form that is safe, attractive and compatible with the existing and planned uses on neighbouring properties and will enhance the overall built form character and quality of the community.

D. Urban Design Analysis

D.1 City of Ottawa Official Plan

The following table includes analysis of the consistency of the development proposal with the relevant urban design policies of the Official Plan.

<p>Section 4 – City-Wide Policies</p> <p>4.6 Urban Design</p> <ul style="list-style-type: none"> 4.6.5 Ensure effective site planning that supports the objectives of Corridors, Hubs, Neighbourhoods and the 	
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<p>character of our villages and rural landscapes</p> <p>2) Development in Hubs and along Corridors shall respond to context, transect area and overlay policies. The development should generally be located to frame the adjacent street, park or greenspace, and should provide an appropriate setback within the street context, with clearly visible main entrances from public sidewalks. Visual impacts associated with above grade utilities should be mitigated.</p> <p>3) Development shall minimize conflict between vehicles and pedestrians and improve the attractiveness of the public realm by internalizing all servicing, loading areas, mechanical equipment and utilities into the design of the building, and by accommodating space on the site for trees, where possible. Shared service areas, and accesses should be used to limit interruptions along sidewalks. Where underground parking is not viable, surface parking must be visually screened from the public realm.</p>	<p>The proposed low-rise building has been situated closer to Garrison Street than the existing dwelling to better frame the street and align with the facade of the existing commercial building to the west (Figure 15) while providing a 3.1-metre landscape buffer between the building and sidewalk.</p> <p>The main entrance to the building is clearly visible from the street and is accessed via stairs and a ramp that provide direct and convenient access to the sidewalk on Garrison Street. This is illustrated in the front elevation on Figure 16 and excerpt from the site plan on Figure 17.</p> <p>The existing driveway will be removed and replaced by a pedestrian walkway providing access to the rear of the Subject Property. There will also be no on-site vehicular circulation or parking that will conflict with pedestrian movements or the interface with the public realm. The proposed site plan is included in Figure 18.</p> <p>Garbage and waste will be stored in a separate detached accessory structure at the rear of the Subject Property that is fully screened and contained as shown in the site plan excerpt in Figure 19. The mechanical room and storage</p>
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<p>4) Development shall demonstrate universal accessibility, in accordance with the City’s Accessibility Design Standards. Designing universally accessible places ensures that the built environment addresses the needs of diverse users and provides a healthy, equitable and inclusive environment.</p>	<p>rooms will be fully contained within the building on the basement level. The basement floor plan is included in Figure 20.</p> <p>The ground floor main entrance and individual apartment units are designed to be wheelchair accessible as illustrated in the proposed ground floor plan (Figure 21).</p>	<p>b) Where the planned context anticipates the adjacency of buildings of different heights;</p> <p>c) Within a designation that is the target for intensification, specifically:</p> <ul style="list-style-type: none"> i) Built form transition between a Hub and a surrounding Low-rise area should occur within the Hub; and ii) Built form transition between a Corridor and a surrounding Low-rise in area should occur within the Corridor. 	<p>buildings along the Corridor to proposed built form on the Subject Property.</p> <p>The Subject Property is located within the 220-metre depth of the Main Street corridor and is an appropriate location for density, scale and built form that represents transition between the Corridor and adjacent low-rise area.</p> <p>The proposed three storey height and 10-unit built form provides gradual change from the heights and density planned and permitted along the Corridor. The proposed design supports the function of the Corridor in providing infill low-rise housing that provides appropriate buffer and transition.</p>
<ul style="list-style-type: none"> • 4.6.6 Enable the sensitive integration of new development of Low-rise, Mid-rise and High-rise buildings to ensure Ottawa meets its intensification targets while considering liveability for all <p>1) To minimize impacts on neighbouring properties and on the public realm, transition in building heights shall be designed in accordance with applicable design guidelines. In addition, the Zoning By-law shall include transition requirements for Mid-rise and High-rise buildings, as follows:</p> <p>a) Between existing buildings of different heights;</p>	<p>The proposal represents transition from the planned height and density along the Wellington Main Street corridor to the evolving neighbourhood to the north. The proposed height complies with the permitted height for low-rise uses while representing infill intensification that transitions between these adjacent areas. The perspectives provided in Figures 22 through 25 illustrate the transition from the planned height and stepping back of</p>	<p>2) Transitions between Mid-rise and High-rise buildings, and adjacent properties designated as Neighbourhood on the B-series of schedules, will be achieved by providing a gradual change in height and massing, through the stepping down of buildings, and setbacks from the Low-rise properties, generally guided by the application of an angular plane as may be set in the Zoning By-law or by other means in accordance with Council-approved Plans and design guidelines.</p> <p>6) Low-rise buildings shall be designed to respond to context, and transect area policies, and shall include areas for soft landscaping, main entrances at-grade, front porches or balconies, where appropriate. Buildings shall</p>	<p>The proposed low-rise apartment provides height that is planned and permitted in this neighbourhood and provides transition from the adjacent Corridor in the form of infill intensification.</p>

<p>integrate architecturally to complement the surrounding context.</p> <p>7) Mid-rise buildings shall be designed to respond to context, and transect area policies, and should:</p> <p>a) Frame the street block and provide mid-block connections to break up large blocks;</p> <p>b) Include a base with active frontages, and a middle portion that relates to the scale and character of the surrounding buildings, or, planned context;</p> <p>c) Be generally proportionate in height to the width of the right of way as illustrated in the Figure below, with additional height permitted in the Downtown Core Transect; and</p> <p>d) Provide sufficient setbacks and step backs to:</p> <ul style="list-style-type: none"> i) Provide landscaping and adequate space for tree planting; ii) Avoid a street canyon effect; and iii) Minimize microclimate impacts on the public realm and private amenity areas. 	<p>The main entrance to the building is located at grade with direct access to existing sidewalks on Garrison Street via stairs and a ramp. The main entrance is buffered by a 3.1-metre landscape strip between the main building wall and sidewalk that incorporates planting and hardscaping. This condition is illustrated in the front building perspective in Figure 26 and the excerpt from the site plan in Figure 27.</p> <p>The proposed building incorporates a front porch entry feature to relate to the single detached residential uses to the north while also incorporating balconies to provide amenity space and built form context that relates to the planned mid and high-rise built form along the corridor. These building features are illustrated on the perspectives provided in Figures 28 to 31.</p>	<ul style="list-style-type: none"> • Shallow front yard setbacks and in some contexts zero front yards with an emphasis on built-form relationship with the public realm • Principal entrances at grade with direct relationship to public realm • Range of lot sizes that will include smaller lots, and higher lot coverage and floor area ratios • Minimum of two functional storeys • Buildings attached or with minimal functional side yard setbacks • Small areas of formal landscape that should include space for soft landscape, trees and hard surfacing • No automobile parking, or limited parking that is concealed from the street and not forming an integral part of a building, such as in a front facing garage 	<p>The proposed front yard and side yard setbacks are reduced relative to existing conditions to bring the building closer to the public realm and the adjacent properties while still providing landscaping and planting between the building and adjacent property lines.</p> <p>The primary entrance to the dwelling is at grade and provides direct connection to the sidewalks in the public realm via stairs and a ramp down from the entrance.</p> <p>Landscaping is provided in all yards that includes soft landscaping, walkways and trees to enhance the overall quality of the site and provide buffering to neighbouring properties and the public realm. No surface parking is proposed on the property.</p> <p>The proposed 3-storey height is consistent with the planned height for the Neighbourhood and also provides transition from the planned mid and high-rise height along the Wellington Street Corridor.</p>
<p>Section 5 – Transects</p> <p>Table 6 – General Characteristics of Urban Built Form and Suburban Built Form and Site Design (Urban)</p>		<p>5.2 Inner Urban Transect</p> <ul style="list-style-type: none"> • 5.2.4 Provide direction to the Neighbourhoods located within the Inner Urban Transect 	

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<p>1) Neighbourhoods located in the Inner Urban area and within a short walking distance of Hubs and Corridors shall accommodate residential growth to meet the Growth Management Framework as outlined in Subsection 3.2, Table 3b. The Zoning By-law shall implement the density thresholds in a manner which adheres to the built form requirements as described in Subsection 5.6.1, as applicable and that:</p> <p>a) Allows and supports a wide variety of housing types with a focus on missing-middle housing, which may include new housing types that are currently not contemplated in this Plan;</p> <p>b) The application of Zoning By-law development standards to be applied as one lot for zoning purposes to support missing middle housing;</p> <p>c) Provides for a low-rise built form, by requiring in Zoning a minimum built height of 2 storeys, generally permitting 3 storeys, and where appropriate, will allow a built height of up to 4 storeys to permit higher-density low-rise residential development;</p> <p>d) Provides an emphasis on regulating the maximum built form envelope that frames the public right of way rather than unit count or lot configuration; and</p>	<p>The proposed 3-storey apartment building represents the missing-middle in terms of housing. The proposed height, density and scale will increase the number of units in this Evolving Neighbourhood and provide an appropriate and sensitive transition to the planned mid and high-rise uses on the adjacent Wellington Street Corridor.</p> <p>The proposed building will better frame Garrison Street by bringing the built form closer to the street and providing windows and balconies on the front façade while also incorporating and landscaping buffer between the building face and sidewalk.</p>	<p>e) In appropriate locations, to support the production of missing middle housing, lower-density typologies may be prohibited.</p> <p>5.6 Overlays</p> <ul style="list-style-type: none"> 5.6.1 Evolving Neighbourhood Overlay <p>The Evolving Neighbourhood Overlay is applied to areas of the Neighbourhood Designation in close proximity to Hubs and Corridors to signal a gradual evolution over time that will see a change in character to support intensification, including guidance for a change in character from suburban to urban to allow new built forms and more diverse functions of land. The intent is to identify areas that may gradually evolve through intensification to a more urban than suburban built form.</p> <p>1) The Evolving Neighborhood Overlay will apply to areas that are in a location or at stage of evolution that create the opportunity to achieve an urban form in terms of use, density, built form and site design. These areas are proximate to the boundaries of Hubs and Corridors as shown in the B-series of schedules of this Plan. The Evolving Neighborhood Overlay will be applied generally to the properties that have a lot line along a Minor Corridor; lands</p>	
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<p>150 meters from the boundary of a Hub or Mainstreet designation; and to lands within a 400-metre radius of a rapid transit station. The Overlay is intended to provide opportunities that allow the City to reach the goals of its Growth Management Framework for intensification through the Zoning By-law, by providing:</p> <p>a) Guidance for a gradual change in character based on proximity to Hubs and Corridors, b) Allowance for new building forms and typologies, such as missing middle housing; c) Direction to built form and site design that support an evolution towards more urban built form patterns and applicable transportation mode share goals; and d) Direction to govern the evaluation of development.</p> <p>2) Where an Evolving Neighborhood Overlay is applied:</p> <p>a) The Zoning By-law shall provide development standards for the built form and buildable envelope consistent with the planned characteristics of the overlay area, which may differ from the existing characteristics of the area to which the overlay applies; and</p>	<p>The proposed height, density and massing are reflective of the intent that Evolving Neighbourhoods will intensify over time, particularly in locations adjacent to Hubs and Corridors. The proposed building has been designed to provide transition in height and massing from the planned 6-storey height on Wellington Street to the planned low-rise built form in the Evolving Neighbourhood to the north.</p>	<p>b) The Zoning By-law shall include minimum-density requirements as identified in Table 3a, and permissions to meet or exceed the density targets of Table 3b.</p> <p>Section 6 – Urban Designations</p> <p>6.2 Corridors</p> <ul style="list-style-type: none"> 6.2.1 Define the Corridors and set the stage for their function and change over the life of this Plan <p>1) Corridors are shown as linear features in the B-series of schedules. The Corridor designation applies to any lot abutting the Corridor, subject to:</p> <p>a) Generally, a maximum depth of: i) In the case of Mainstreet Corridors, a maximum depth of 220 metres from the centreline of the street identified as a Mainstreet Corridor;</p> <p>2) Development within the Corridor designation shall establish buildings that locate the maximum permitted building heights and highest densities close to the Corridor, subject to building setbacks where appropriate. Further, development:</p> <p>a) Shall ensure appropriate transitions in height, use of land, site design and development character through the</p>	<p>The Subject Property is located within the 220-metre depth of the Mainstreet Corridor along Wellington Street West and an appropriate site on which to provide transition to the adjacent Evolving Neighbourhood through intensified built form in terms of height, density, scale and massing.</p>
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<p>site, to where the Corridor designation meets abutting designations.</p> <p>6.3 Neighbourhoods</p> <ul style="list-style-type: none"> 6.3.1 Define neighbourhoods and set the stage for their function and change over the life of this Plan <p>2) Permitted building heights in Neighbourhoods shall be Low-rise, except:</p> <p>a) Where existing zoning or secondary plans allow for greater building heights; or</p> <p>b) In areas already characterized by taller buildings.</p> <p>5) The Zoning By-law will distribute permitted densities in the Neighbourhood by:</p> <p>a) Allowing higher densities and permitted heights, including predominantly apartment and shared accommodation forms, in areas closer to, but not limited to, rapid-transit stations, Corridors and major neighbourhood amenities;</p> <p>b) Allowing lower densities and predominantly ground-oriented dwelling forms further away from rapid-transit stations, Corridors and major neighbourhood amenities; and</p>	<p>The proposed building has been designed with architectural character that respects the low-rise residential neighbourhood to the north, including a front porch entry feature with stairs down to the sidewalk, landscaping and planting between the building and public realm, and balconies that provide eyes on the street and outdoor amenity area.</p>	<p>c) Provide for a gradation and transition in permitted densities and mix of housing types between the areas described in a) and b).</p> <ul style="list-style-type: none"> 6.3.2 Guide the evolution of neighbourhoods based on their context, location, age, maturity and needs, generally towards the model of 15-minute neighbourhoods <p>2) The City will establish form-based regulation through the Zoning By-law, Site Plan Control and other regulatory tools as appropriate, consistent with Transect direction. Such form-based regulation may include requirements for articulation, height, setbacks, massing, floor area, roofline, materiality and landscaped areas having regard for:</p> <p>a) Local context and character of existing development;</p> <p>b) Appropriate interfaces with the public realm, including features that occupy both public and private land such as trees;</p> <p>c) Appropriate interfaces between residential buildings, including provision of reasonable and appropriate soft landscaping and screening to support livability;</p> <p>d) Proximity to Hubs, Corridors and rapid-transit stations;</p>	
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e) Transition in building form to and from abutting designations;
f) The intended density to be accommodated within the permitted building envelope; and
g) The provisions of Subsection 4.2 Policy 1)(d).



Figure 15 – Existing Setback to Garrison Street – Subject Property Compared to Adjacent Commercial Building

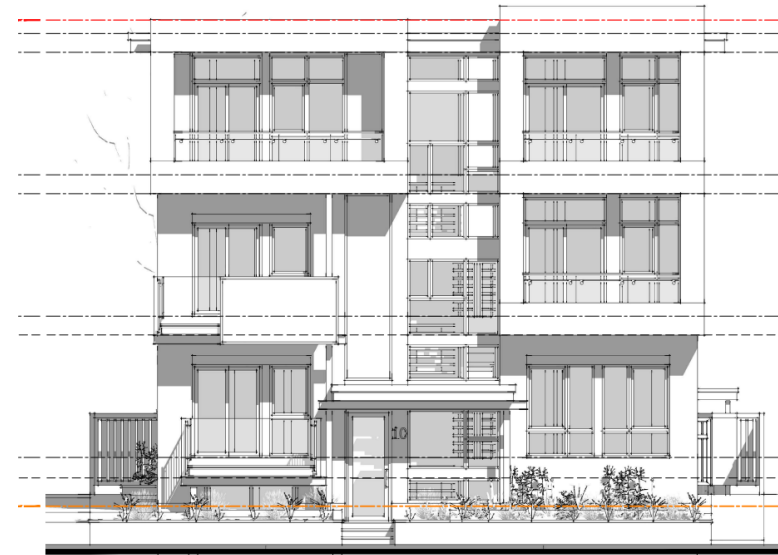


Figure 16 – Proposed Front Elevation

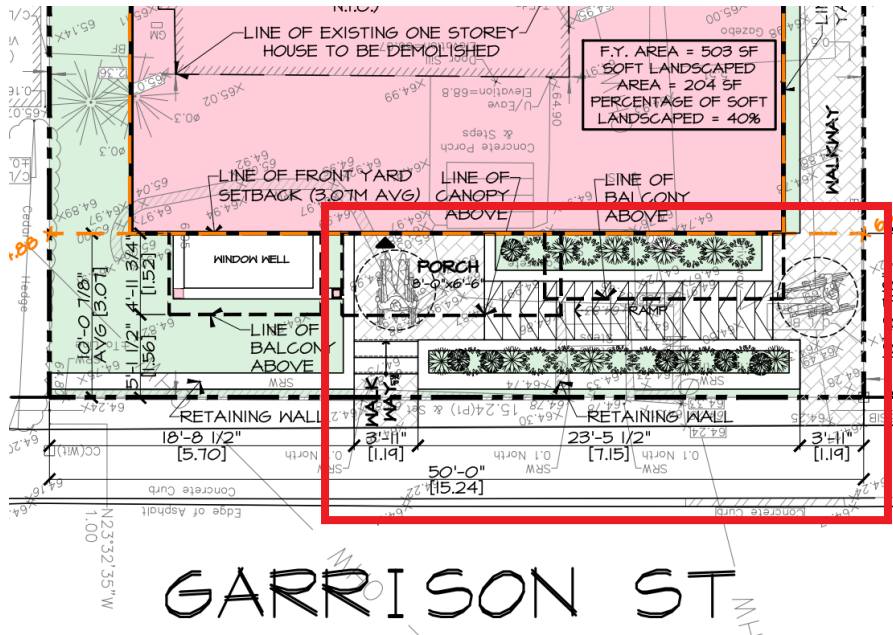


Figure 17 – Site Plan Excerpt Illustrating Front Entrance

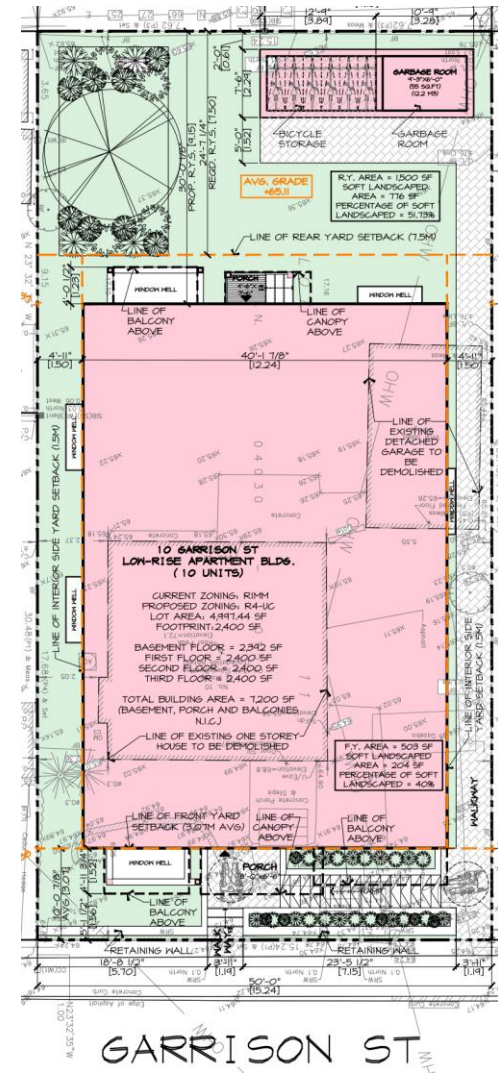


Figure 18 – Proposed Site Plan

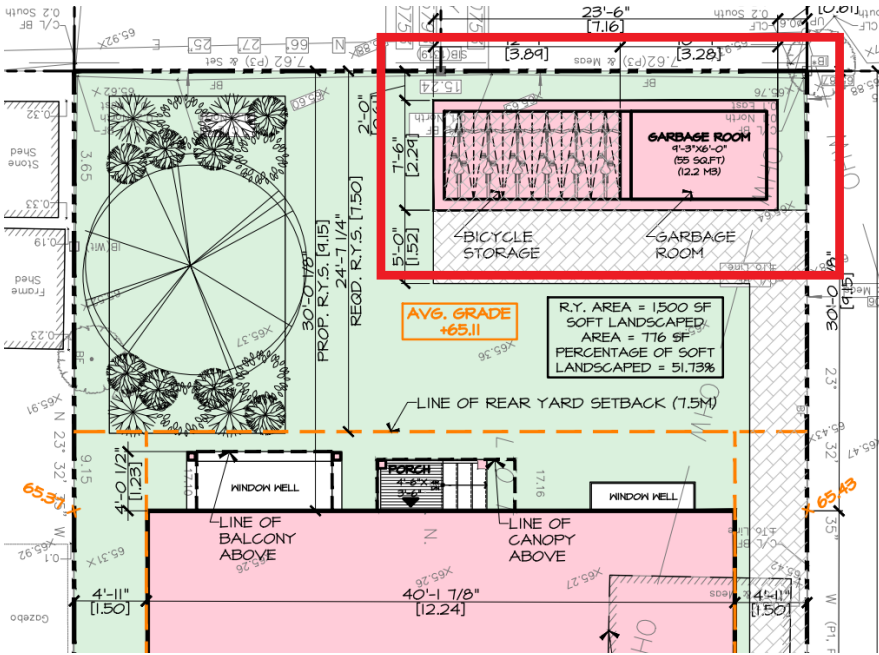


Figure 19 – Excerpt from Site Plan Showing Garbage Storage Building Location at Rear of Subject Property

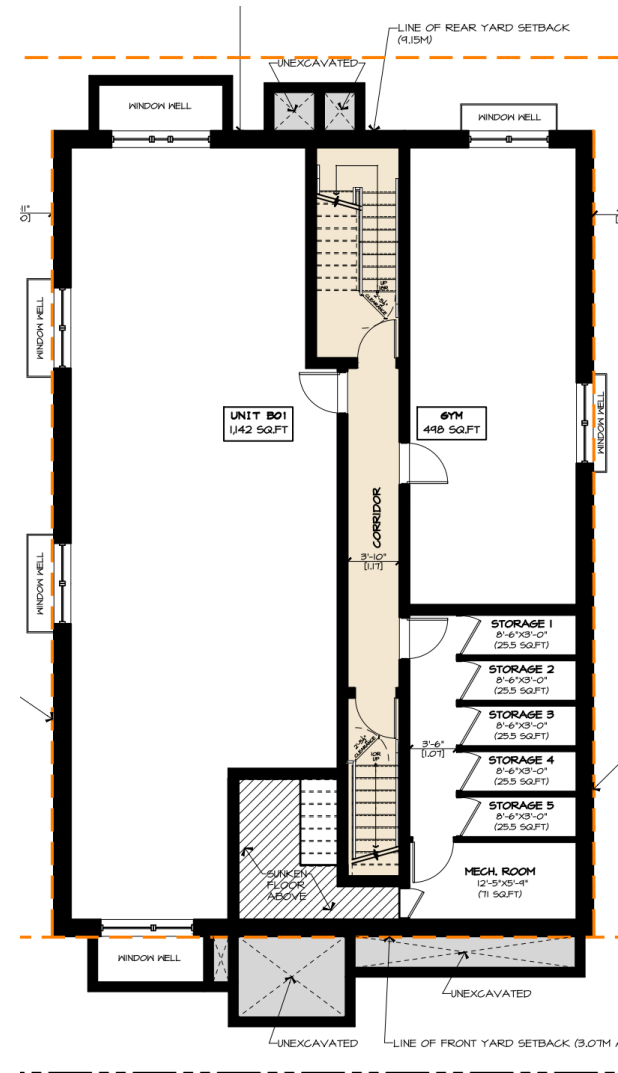


Figure 20 – Proposed Basement Floor Plan

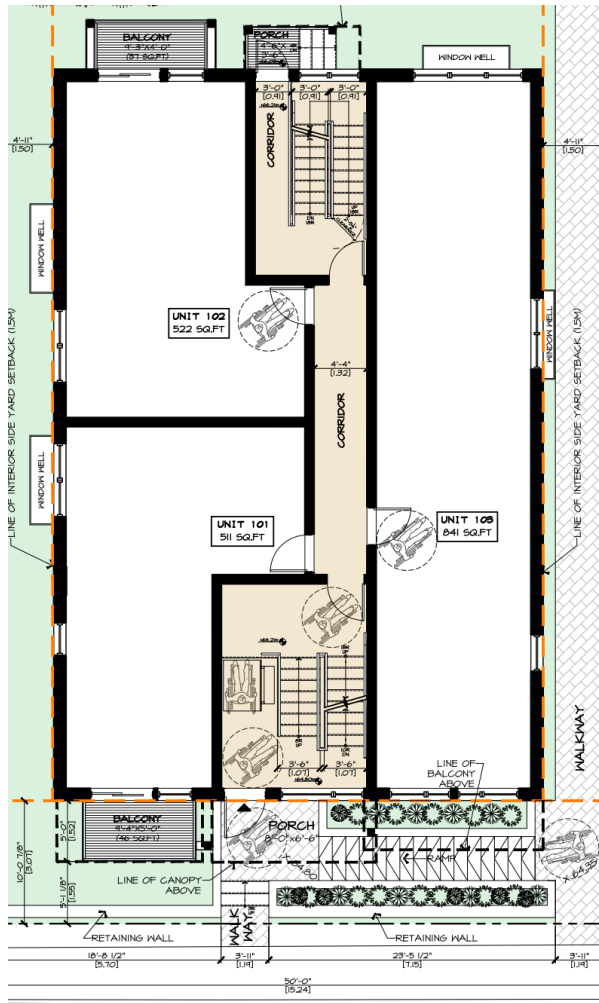


Figure 21 – Ground Floor Plan (Wheelchair Accessibility)



Figure 22 – Proposed Massing and Height Compared to 6-Storey Planned Structures on Wellington Street (View Looking South on Garrison Street)



Figure 23 – Proposed Massing and Height Compared to 6-Storey Planned Structures on Wellington Street (Looking Southwest on Garrison Street)



Figure 24 – Proposed Massing and Height Compared to 6-Storey Planned Structures on Wellington Street (Looking West from Western Avenue)



Figure 26 – Front Building Perspective



Figure 25 – Proposed Massing and Height Compared to 6-Storey Planned Structures on Wellington Street (Looking Southwest on Garrison Street)

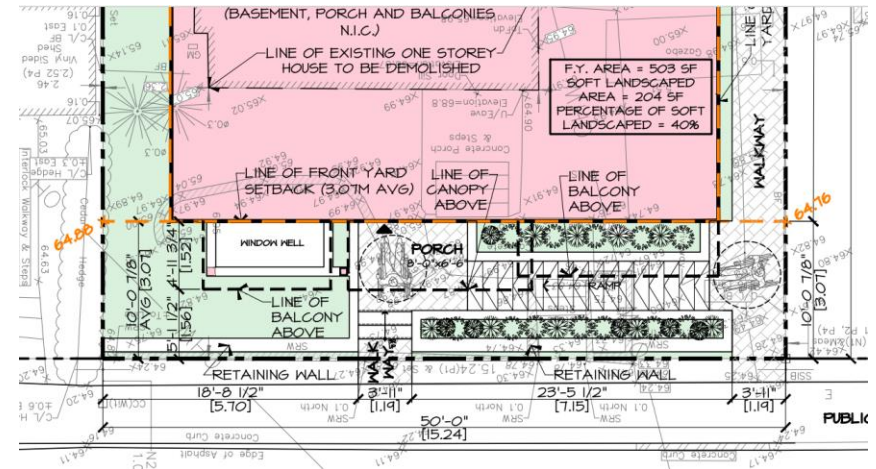


Figure 27 – Excerpt from Site Plan Illustrated Front Entry and Landscaping



Figure 28 – Northeast Building Perspective



Figure 30 – Southeast Building Perspective



Figure 29 – Northwest Building Perspective



Figure 31 – Southwest Building Perspective

D.2 Wellington Street West Secondary Plan

<p>Section 2: Land Designation and Design Policies</p> <ul style="list-style-type: none"> 2.1 General Mainstreet Policies <p>2) The maximum building height for all new buildings within the Mainstreet designation will be six storeys or 20 metres, except where identified by the specific area policies below. In those cases, the City may consider a Zoning By-law amendment to those properties to increase the maximum building height to a maximum of nine storeys, pursuant to Volume 1 - Official Plan, Section 11.6, Policy 15) where community benefits, including but not limited to those identified in the CDP, are secured through agreement with the City, and will be provided at the time of development.</p> <p>3) New buildings over four storeys within the planning area shall incorporate architectural articulation and details to form a two- to three-storey base, to ensure compatibility with the existing low-rise, human-scale</p>	<p>Wellington Street West is a Main Street Corridor intended for significant increases in height and density under the Official Plan and Secondary Plan. The proposal for the Subject Property represents its context as an immediately adjacent property within the limits of this Corridor and incorporates the appropriate urban design elements to support the incorporation of this intensification and transition to the adjacent low-rise residential neighbourhood.</p>
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<p>buildings and to be consistent with the built form vision for these areas.</p> <p>4) In order to ensure that the design of new or renovated buildings integrate into the existing building fabric of the street and maintain an urban village character, proponents shall demonstrate how the key elements of scale and detail from the traditional one- to three-storey buildings and the narrow lot sizes of the mainstreet have been incorporated into the building design.</p>	
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D.3 Urban Design Guidelines for Low-Rise Infill Housing

The Urban Design Guidelines for Low-Rise Infill Housing have been adopted to help the Official Plan goals for design and intensification. These Guidelines apply to all low-rise residential infill development in the Downtown Core, Inner Urban, Outer Urban and Suburban Transects, as identified on Schedule B of the Official Plan. This infill built form includes low-rise apartments with four units and more.

The specific objective of the Guidelines is to help create low-rise infill development that will:

- Enhance streetscapes;
- Protected and expand established landscaping;

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- Create a more compact urban form to consume less land and natural resources;
- Achieve a good fit into an existing neighbourhood, respecting its character and its architectural and landscape heritage;
- Provide new housing designs that offer variety, quality and a sense of identity;
- Emphasize front doors and windows rather than garages;
- Include more soft landscaping and less asphalt in front and rear yards;
- Create at-grade living spaces that promote interaction with the street; and
- Incorporate environmental innovation and sustainability.

The following table provides analysis of the relevant Urban Design Guidelines.

<p>1.0 Streetscapes</p> <ul style="list-style-type: none"> • 1.1 Contribute to an inviting, safe, and accessible streetscape by emphasizing the ground floor and street façade of infill buildings. Locate principal entries, windows, porches and key internal uses at street level. • 1.2 Reflect the desirable aspects of the established streetscape character. If the streetscape character and pattern is less desirable, with 	<p>The proposed building incorporates extensive windows on all three floors in conjunction with a ground floor entry feature that provides a front porch with stairs and accessible ramp connected directly to the existing sidewalks on Garrison Street. The presence to the public realm is characterized by a landscaped buffer leading up to the main entry with a strong front façade characterized by large windows and balconies. There are no surface parking areas on the</p>
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<p>asphalt parking lots and few trees lining the street, build infill which contributes to a more desirable pedestrian character and landscape pattern. When new built form typologies are introduced to the streetscape, a sensitive design approach that is informed by the existing streetscape character allows for good integration.</p> <ul style="list-style-type: none"> • 1.3 Expand the network of public sidewalks, pathways and crosswalks to enhance pedestrian safety. • 1.6 Design accessible walkways from private entrances to public sidewalks. 	<p>Subject Property and all storage and maintenance areas are located within the building.</p> <p>The proposed main entrance directly connects to the existing sidewalks with both stairs and a wheelchair accessible ramp. The existing driveway along the west side of the property has also been replaced by a pedestrian walkway.</p>
<p>2.0 Landscape</p> <ul style="list-style-type: none"> • 2.1 Landscape the front yard and right-of-way to emphasize aggregated soft landscaping as much as possible and provide adequate soil volume for the planting of large sized trees. • 2.2 Where the soft surface boulevard in the right-of-way is limited, identify alternative areas for soft landscaping that can accommodate tree-planting. 	<p>The front yard adjacent to the public realm incorporates hard and soft landscaping that includes trees and other planting to provide a buffer and attractive interface between the building and public realm. Landscaping is also provided along the side and rear yard setbacks, including new trees.</p>

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<ul style="list-style-type: none"> 2.3 Design buildings and parking solutions to retain established trees located in the right-of-way, on adjacent properties and on the infill site. To ensure their survival, trenching for services and foundations must take into account the extent of the tree's critical root zone. Replace trees with new ones if removal is justifiable. 2.4 Provide street trees in continuous planting pits or in aggregated soft landscaped areas with shared soil volumes to support healthy growth. Where the space available to accommodate adequate soil volume is limited, use materials and planting techniques (e.g., permeable paving, Silva Cells or similar planting systems) that improve tree growth conditions and limit the impacts of soil compaction and road salt. 2.5 Plant trees, shrubs, and ground cover adjacent to the public street and sidewalk for an attractive sidewalk edge. Select hardy, salt-tolerant native plant material that can thrive in challenging urban conditions. 	<p>A proposed tree and associated plantings are concentrated at the southeast corner of the property in the rear yard in order to provide a continuous planting area (Figure 32).</p> <p>Soft landscaping is proposed along the front of the Subject Property to provide a buffer to public realm and an attractive street edge adjacent to the sidewalk.</p>	<p>2.7 In order to enhance a sense of separation when infill is close to the street, use planting and/or low fencing, where feasible to define the boundary between the public space of the street and the semi-public space of the front yard.</p>	
		<p>3.0 Building Design (Built Form)</p> <ul style="list-style-type: none"> 3.1 Siting <p>3.1.1 Ensure that new infill faces and animates the public streets. Ground floors with principal entries, windows, porches and key internal uses at street level and facing onto the street contribute to the animation, safety and security of the street.</p> <p>3.1.2 Locate and build infill in a manner that reflects the desirable planned neighbourhood pattern of development in terms of building height, elevation and the location of primary entrances, the elevation of the first floor, yard encroachments such as porches and stair projections, as well as front, rear, and side yard setbacks.</p> <p>3.1.4 Orient buildings so that their amenity spaces do not require sound attenuation walls and that noise impacts are minimized. Design amenity areas such as second floor balconies</p>	<p>The proposed building is located closer to the street than the existing dwelling but still provides enough space for a landscaped buffer between the street and building facade. The main building entry is located at the ground floor level and includes a front porch feature to animate the ground floor and to reflect the single detached dwelling character of the neighbourhood to the north. The facades on all three floors include a considerable number of windows and balconies to animate and articulate the facade and its relationship to public realm and adjacent properties.</p> <p>The proposed balconies are located only on the front and rear facades and incorporate covered roofs and screens to minimize their visibility and mitigate</p>

<p>and rooftop decks to respect the privacy of the surrounding homes.</p> <p>3.1.5 In cases where there is a uniform setback along a street, match this setback in order to fit into the neighbourhood pattern and create a continuous, legible edge to the public street. In cases where there is no uniform setback, locate the infill building at roughly the same distance from the property line as the buildings along the abutting lots.</p> <p>3.1.8 Determine appropriate side and rear separation distances between existing homes and new infill homes/housing blocks to ensure appropriate space for landscaped area and privacy. Consider how building height, site orientation and the location of windows affect views, sunlight and privacy.</p> <p>3.1.9 Maintain rear yard amenity space that is generally consistent with the pattern of the neighbouring homes. Limit disruption to an existing neighbourhood pattern of green rear yards caused by reducing required rear yard setbacks.</p> <p>3.1.11 Respect the grades and characteristic first-floor heights of the neighbourhood by not artificially raising or lowering grades.</p>	<p>privacy and overlook impacts to neighbouring properties.</p> <p>The proposed building has been situated to strike a balance between the existing setback of the single detached dwelling and commercial building to the west. The proposed setback will bring the low-rise apartment building closer to the street to better frame and animate the street edge while also providing adequate space for a landscape buffer and front entry feature.</p> <p>By situating the building closer to the street, a considerable amount of landscaped open space and planting can be provided in the rear yard, as well as the addition of a detached structure for enclosure and storage of garbage.</p> <p>The proposed structure has been designed with the consistent grade of</p>	<ul style="list-style-type: none"> • 3.2 Mass/Height <p>3.2.1 Design infill in a manner that contributes to the quality of the streetscape considers the impacts of scale and mass on the adjacent surrounding homes.</p> <p>3.2.2 In cases where larger infill development backs on to lower-scale residential properties or public open space, provide a suitable buffer zone in order to address bulk, massing, and privacy concerns.</p> <p>3.2.3 Where the new development is higher than the existing buildings, create a transition in building heights through the harmonization and manipulation of mass. Add architectural features such as porches and bays, and use materials, colours and textures to visually reduce the height and mass of the new building.</p> <p>3.2.4 Locate roof projections, which provide access to decks and patios, so that height impacts are reduced.</p> <p>3.2.5 To reduce the perceived height of the building, as contributed to by the parapet around a rooftop use, consider materials, such as frosted plexiglass, which reduce height impacts and at</p>	<p>the Subject Property and neighbouring properties.</p> <p>The proposed building has been designed with architectural character that respects the low-rise residential uses to the north while providing the missing-middle built form with height, massing and density that provides transition from the planned uses on the Wellington Street Corridor. The proposed building also fronts onto, as opposed to back on, Garrison Street and the adjacent residential properties.</p> <p>In addition to the 3-storey height being planned and permitted for the Subject Property, the proposed building incorporates large windows, building articulation, balconies and a ground floor front entry oriented towards Garrison Street to reduce the appearance of the height and massing.</p>
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<p>the same time maintain a level of privacy.</p> <p>3.2.6 If the new development is significantly larger than the existing adjacent buildings, create a transition in building widths by visually dividing the building into smaller sections that approximate the width of the neighbours and scaling down the height as it approaches the neighbours.</p> <ul style="list-style-type: none"> • 3.3 Architectural Style and Facades <p>3.3.1 Design all sides of a building that face public streets and open spaces to a similar level of quality and detail. Avoid large blank walls that are visible from the street, other public spaces, or adjacent properties.</p> <p>3.3.2 Design infill to be rich in detail and to enhance public streets and spaces, while also responding to the established patterns of the street and neighbourhood. To appropriately transition into an established neighbourhood, consider elements from the neighbourhood such as:</p> <ul style="list-style-type: none"> • Materials, patterns and colours used in wall treatments; 	<p>The proposed building incorporates building height, windows, roof lines and materials that are consistent with the low-rise residential character to the north but are also appropriate for an intensified infill residential apartment building adjacent to the wellington Street corridor. The large windows, balconies and ground floor front entry animate the front facade and its relationship to the public realm and neighbouring properties.</p>	<ul style="list-style-type: none"> • Cornice lines, form of the roofline and chimney details; • Size, shape, placement and number of doors and windows; and • The pattern and location of projections, recesses, front porches, stoops, and balconies. <p>3.3.3 Provide primary building entrances that are inviting and visible from the street by:</p> <ul style="list-style-type: none"> • Using quality and eye-catching materials and features at the entry; • Adding architectural elements such as porches which promote street-oriented interaction; • Keeping front doors prominent and close to the ground to match the pattern of the doors on the street and to minimize exterior stairs for accessibility, as well as to ease year-round maintenance; and • Where the front door does not face the street, use architectural detailing, lighting and landscape design to clearly indicate the location and route to the front door. 	
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<p>3.3.6 Where they are in keeping with the character of the neighbourhood, add front yard projections, such as porches, bay windows and balconies, to enhance the façade of the infill and contribute to the sociability of the street.</p>	
<p>6.0 Service Elements</p> <ul style="list-style-type: none"> 6.1 Integrate and screen service elements (such as loading areas, garbage and recycling storage, utility meters, transformers, heating, ventilation and air conditioning equipment) into the design of the building so that they are not visible from the street and/or adjacent public spaces. Conceal these elements using a variety of methods such as containment, hard and soft landscaping, and decorative screening, without unduly limiting access, safe operations and maintenance. 6.2 Where there is no garage, store garbage, green bins and recycling bins in a rear shed or, if functional space allows, in a small storage space that is within the building but with outdoor access at the side or rear, or outdoors at the side of the building. Do not replace 	<p>All garbage will be stored and screened in the proposed detached structure at the rear of the property. This structure is in a location that will not impact pedestrian movements or other activities on the Subject Property.</p> <p>Storage and mechanical rooms are located in the interior of the building on the basement level and fully screened from view.</p>

<p>the storage function of a garage with a storage unit that is visible on the front façade of the home.</p> <ul style="list-style-type: none"> 6.3 Ensure screening does not interfere with the safe movement of pedestrians and vehicles. 	
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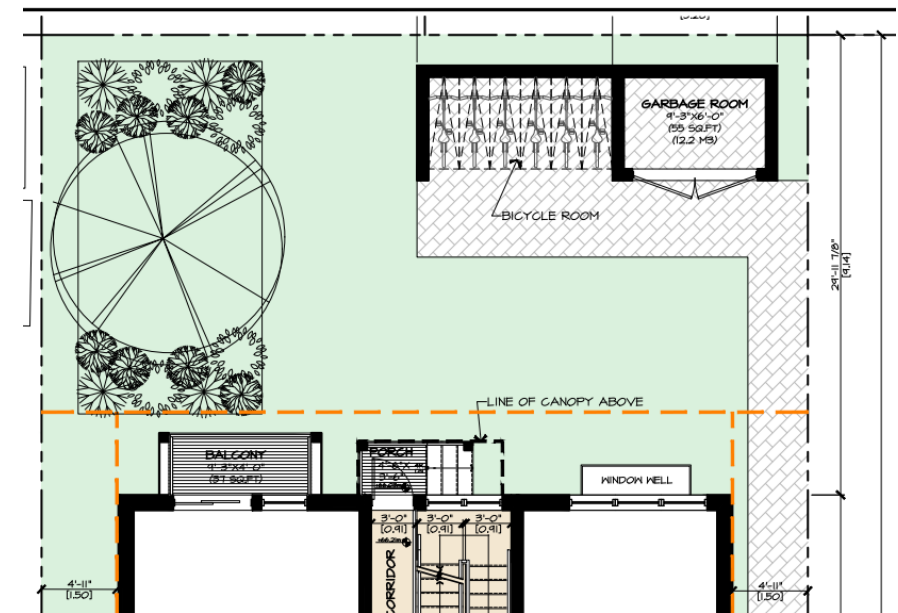


Figure 32 – Large Planting Area at Southeast Corner of Subject Property

E. Conclusions

- It is my opinion that the development proposal represents high-quality and context sensitive design that implements policies of the

Official Plan, relevant secondary plans, and Council approved plans and guidelines.

- The proposed development has been designed with a high level of attention to the applicable urban design intent, objectives and policies established by the City of Ottawa and represents high-quality context sensitive design.
- It's my opinion that the development proposal effectively implements the policies of the City of Ottawa Official Plan, including the Wellington Street West Secondary Plan, particularly within the location of the Subject Property in the Inner Urban Transect, in an Evolving Neighbourhood and immediately adjacent to a Main Street Corridor.
- It is my opinion that the development proposal is consistent with the Urban Design Guidelines for Low-Rise Infill Housing that have been adopted to help the Official Plan goals for design and intensification.
- It is my opinion that the development proposal will result in land use and built form that is safe, attractive and compatible with the existing uses on neighbouring properties and will enhance the overall built form character and quality of the community.

Regards,



Michael Barton, MCIP, RPP