



## 246 WESTHAVEN CRESCENT

Ottawa, Ontario  
March 4 2024,  
Revised May 23, 2024

DESIGN BRIEF  
FOR  
MAJOR ZONING BY-LAW AMENDMENT

FOR  
Michel Baroud  
RESIDENTIAL PROPOSAL

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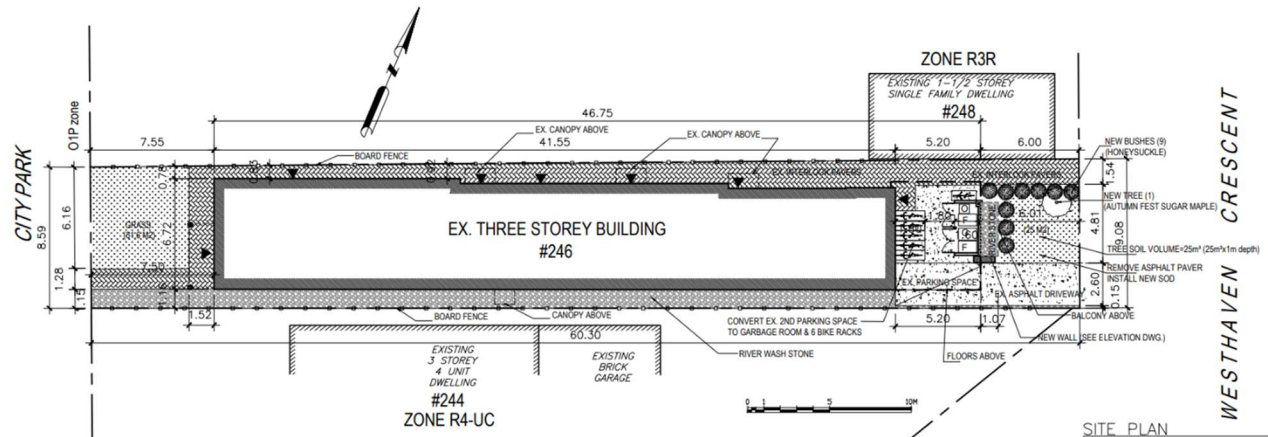
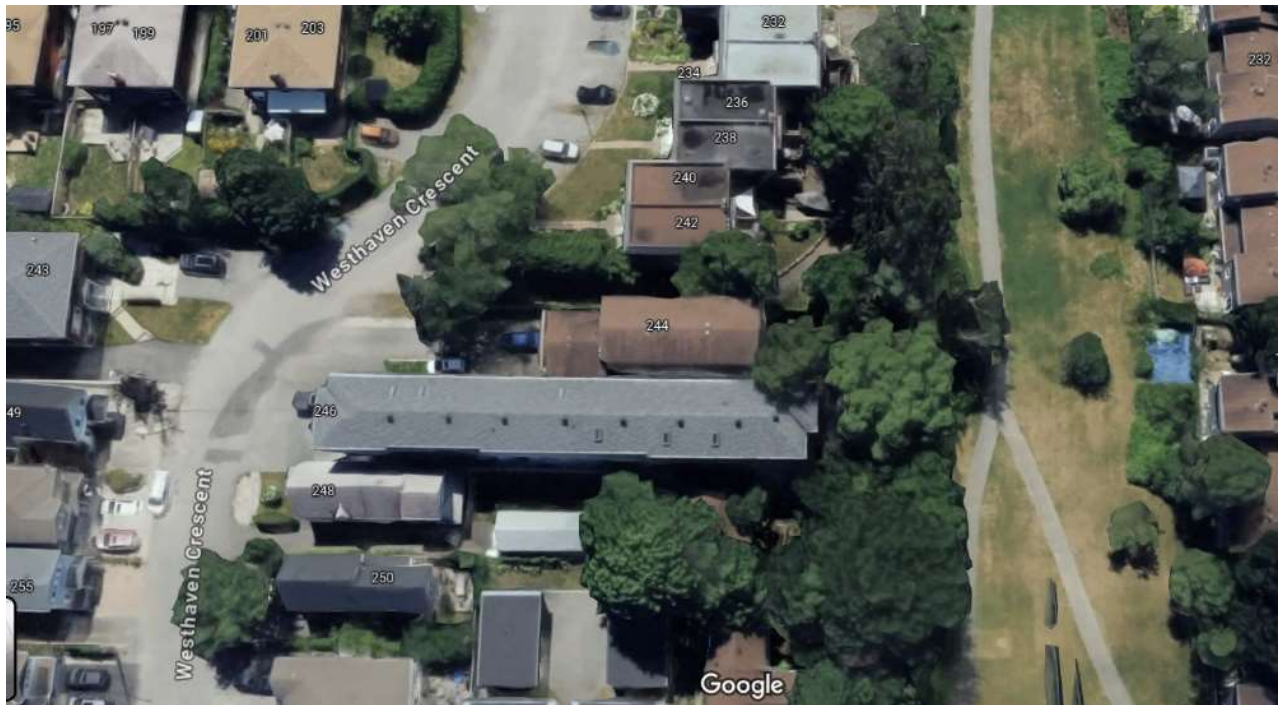


*Existing front view*



*Night view at screen*





Site Plan, only change at the front of the building

## 1. COMPATIBILITY WITH OFFICIAL PLAN AND ZONING BYLAW

This project enhances the potential of the location. The project makes good use of urban land and site design based on the Inner Urban Transect context. The project moves to comply with the New Official Plan, it is not far to walk to shopping at Richmond Road, it is close to schools and other amenities.

This proposal reflects the OP design guidelines. This project achieves growth by intensification rather than by greenfield development and provides for more complete housing options. It encourages good urbanism in this neighborhood. It helps to achieve public health, environmental, climate and energy resiliency through intensification. This intensification supports

amenities and housing supply and sustaining a walkable, local lifestyle. It encourages local services and facilities like schools and daycares and supports active, sustainable transportation.

The scale and massing of the existing building compliment more with the massing of a building in an R4UC zone, “the missing middle”.

## 2. URBAN DESIGN GUIDELINES FOR LOW-RISE INFILL HOUSING

The Urban Design Guidelines for Low Rise Infill Housing refers to Section 2.2, and 2.2.4 of the Official Plan, and quotes these objectives that this project fulfills:

- Enhance streetscapes*
- Create a more compact urban form to consume less land and natural resources*
- Achieve a good fit into an existing neighbourhood, respecting its character*
- Provide new housing designs that offer variety, quality and a sense of identity*

The project makes use of under-utilised ground floor space of the large apartments, providing opportunity for studio and one-bedroom apartments; leaving 2 and 3 bedroom units on the upper floors.

## 3 REVIEW WITH PLANNING STAFF

After meeting with the City of Ottawa Planning staff, it was their opinion that:

- some asphalt in the front of the existing building should be removed and replaced with landscaping. a pedestrian friendly and welcoming front. This is shown on the proposed Site Plan, and has now been done, see above.
- garbage was also a concern, it is now behind a screen. Container sizes meet the standards in the Waste Management Guidelines.
- bike parking is at the front and is part of the design.

The main entrance area has been redesigned and now functions as place to park bicycles and contains a garbage storage area. The design now provides 6 visitor bicycle parking spaces.

Susan D. Smith Architect  
941 Merivale Road  
Ottawa, Ontario  
613-722-5327