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Trail View Village
4829 Abbott Street East
Urban Design Brief

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**Trail View Village
4829 Abbott Street East
Ottawa, Ontario**

**Urban Design Brief
in support of
Minor Zoning By-law Amendment
and Site Plan Control Applications**

Prepared For:
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June 13, 2025

Novatech File: 110037

Ref: R-2025-018

June 13, 2025

City of Ottawa
Planning, Real Estate and Economic Development Department
110 Laurier Avenue West, 4th Floor
Ottawa, ON, K1P 1J1

Attention: Nishant Dave, Planner I, Development Review, West

**Reference: Minor Zoning By-law Amendment and Site Plan Control Applications
4829 Abbott Street East – Block 123, Plan 4M-1616
Our File No.: 110037**

The following Urban Design Brief has been prepared in support of Minor Zoning By-law Amendment and Site Plan Control applications to facilitate the development of the property at 4829 Abbott Street East (the "Subject Property").

This Urban Design Brief examines the location and context of the Subject Property and provides justification in support of the proposed building design. The Urban Design Brief concludes with recommendations for the site-specific Zoning By-law Amendment required to facilitate the proposed development on the Subject Property.

Should you have any questions regarding any aspect of these applications please contact me at your earliest convenience.

Sincerely,

NOVATECH



Miranda Virginillo, MCIP RPP
Project Planner | Planning & Development

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1.0 SECTION 1

1.1 Application Submission

1.1.1 Introduction

This Design Brief has been prepared in support of Minor Zoning By-law Amendment and Site Plan Control applications to permit development of low-rise stacked apartment dwellings on the property municipally known as 4829 Abbott Street East (the “Subject Property”). The proposed development comprises a total of 61 dwelling units on the Subject Property in 5 buildings (12 units each) and 1 dwelling unit in the existing sales centre following its conversion to a rental management office for the site. Surface vehicle parking is provided for residents and visitors internal to the site. Each building is designed with frontage along the perimeter of the Subject Property providing access to the public realm. Walkways provide direct access to dwelling units from Abbott Street East, Adstock Heights, and communal amenity areas. The proposed development will require modifications to site grading, drainage and landscaping on the property.

The Subject Property is within the Suburban Transect and is designated Minor Corridor on Schedule B5 of the City of Ottawa Official Plan. The Subject Property is designated Residential in the Fernbank Community Design Plan. The Subject Property is zoned Residential Fourth Density, Subzone S, Urban Exception 2351 (R4S [2351]) in the City of Ottawa’s Zoning By-law 2008-250.

1.1.2 Project Description (Design Intent)

The proposed new development for 4829 Abbott Street East is designed as a low-rise, medium density residential enclave within the Trail View Village neighbourhood in the Fernbank community. The Subject Property is prominently located, adjacent to city-owned green space, and will act as a gateway to the north side of the neighbourhood, approached along Abbott Street from Terry Fox Drive.

The site will be developed as a collection of walk-up stacked apartment flats. The site plan organizes five new apartment buildings along the edges Abbott St. and the future Adstock Heights. These frontages will be animated by an urban pattern of landscaping and street trees, walkways, porches, and front doors.

Surface parking for the development is discretely positioned at the centre of the site with a single driveway from Abbott Street providing access. Sightlines from the public realm to the parking area will be obscured by the buildings and landscaping at the perimeter. Private walkways provide internal site circulation and unit access and strategically link to the neighbourhood sidewalk network.

Private communal amenity space is provided as an open landscaped area along the northeast edge of the site. This is adjacent to the neighbouring city green space, the Terry Fox Pond Trail. The site orientation and strategic placement of landscaped amenity space will establish a view corridor through the site to the city green space.

The development of apartment flats at Trail View will add diversity of housing type to the neighbourhood, which currently consists of detached, semidetached, and townhome dwellings. Each new apartment building will have a footprint of 4 back-to-back corner units on 3 floors. This unit arrangement means that each building will have two fronts, on opposite sides. All units will therefore have a front door that faces either the broader neighbourhood or the inner site, providing street animation in both directions. All units will also have a private amenity terrace or balcony on the sides of the buildings. While the density of the new apartment buildings is greater than that of the other nearby housing types, the form and materiality of the new apartments are designed to

be compatible with the low-rise residential character of the neighbourhood. The buildings will be 2.5 storeys tall and have sloped hip roofs. The proposed materiality reinforces a rich residential character with prominent use of brick and siding on all sides and accent stones to articulate the entries.

Table 1: Summary of Project Statistics

Project Statistics	
Gross Floor Area	
Total Gross Floor Area	6489 m ²
New Residential Buildings	5885 m ² (1177m ² x 5 buildings)
Garage	285 m ²
Sales Centre	319 m ²
Lot Coverage	31.6 %
Unit Breakdown	
Total Number of Units	61 units
2-bedroom (stacked apartments)	60 units (12 units x 5 buildings)
2-bedroom (existing building to be converted)	1 unit
Vehicle Parking	
Total Vehicle Parking	114 spaces
Resident	87 spaces (74 + 13 garage)
Visitor	15 spaces (12 + 3 seasonal)
Sales Office	12 spaces
Accessible Parking Spaces	2 spaces (1 Type A + 1 Type B)
Bike Parking	31 spaces
Building Heights	
Stacked apartment buildings	11.09 m
Detached communal garage	4.5 m
Existing sales centre	5.00 m

1.2 Context Plan

Figure 2. Surrounding Context



The Subject Site is located in an area primarily comprised of low-rise ground-oriented dwellings. There is a mix of residential building types existing and under construction in the area, including detached, semi-detached and townhouse dwellings. Directly to the north of the Subject Site, single detached dwellings are under construction on Adstock Heights in the final phase of the Trail View subdivision; further north is the existing storm water management pond. To the west of the Subject Site, there are detached and townhouse dwellings on Cranesbill Road, and more townhouses further west as part of Mattamy's Abbottville Crossing subdivision. A single-lane roundabout is located southwest of the Subject Site at the intersection of Abbott Street East with Cransebill Road and Rouncey Road. To the south of the Subject Site across Abbott Street East, the Trail View subdivision continues with a mix of detached and townhouse dwellings as well as Metric Park (235 Metric Circle). To the east of the Subject Site, there is a servicing block (Block 130, Plan 4M-1616) followed by an existing stormwater management pond to Terry Fox Drive.

The Subject Site is located in the Fernbank community within Stittsville East. Within 300 metres of the Subject Site, the area consists primarily of residential uses in detached or townhouse built forms, with access to Lee Bolton Park (4879 Abbott Street East). Abbott Street East provides pedestrian and cycling connections to the multi-use pathway between the stormwater management ponds and Terry Fox Drive. Within 600 metres of the Subject Site, there continues to be primarily residential uses in the form of detached and townhouse dwellings, as well as additional parks including Susanna Kemp Park (301 Ponderosa), Bradley-Craig Park (331 Cranesbill), and Dog Bone Park (5 Morton), and the Trans-Canada Trail. Within 900 metres of the Subject Site, there are more detached, townhouse and stacked townhouse dwellings and parks, as well as John Young Elementary School (5 Morton). Within 1200 metres of the Subject Site, there are restaurants and retail amenities located along Hazeldean Road, and two additional school sites in the Glen Cairn community. Additional school sites, restaurants and retail amenities, as well as the Tony Graham Recreation Complex are available within 1500 metres of the Subject Site.

Figure 3. Context (100m Radius)



Existing Architectural Context

Immediately surrounding the Subject Site, the dwellings have been constructed within the last decade (c. 2014) and feature a variety of modern building materials with neutral colour schemes.

The architectural context of buildings located to the north, south and west of the Subject Property along Adstock Heights and Abbott Street East are low-rise and generally oriented to the street. The local streets within the surrounding neighbourhood are comprised of existing low-rise residential forms with single detached, semi-detached, and townhouses. Several multi unit low-rise residential building forms have been recently constructed further to south, along Livery Street. Buildings located within 100m radius of the Subject Property are generally consistent with the form and scale of the proposed development.

The proposed development is designed with an appropriate scale and architectural style to fit within the low-rise context with well-designed, contemporary building materials and architectural features.

Please see Figure 4 and the images below for reference.

Figure 4. Existing Site Conditions and Context Images

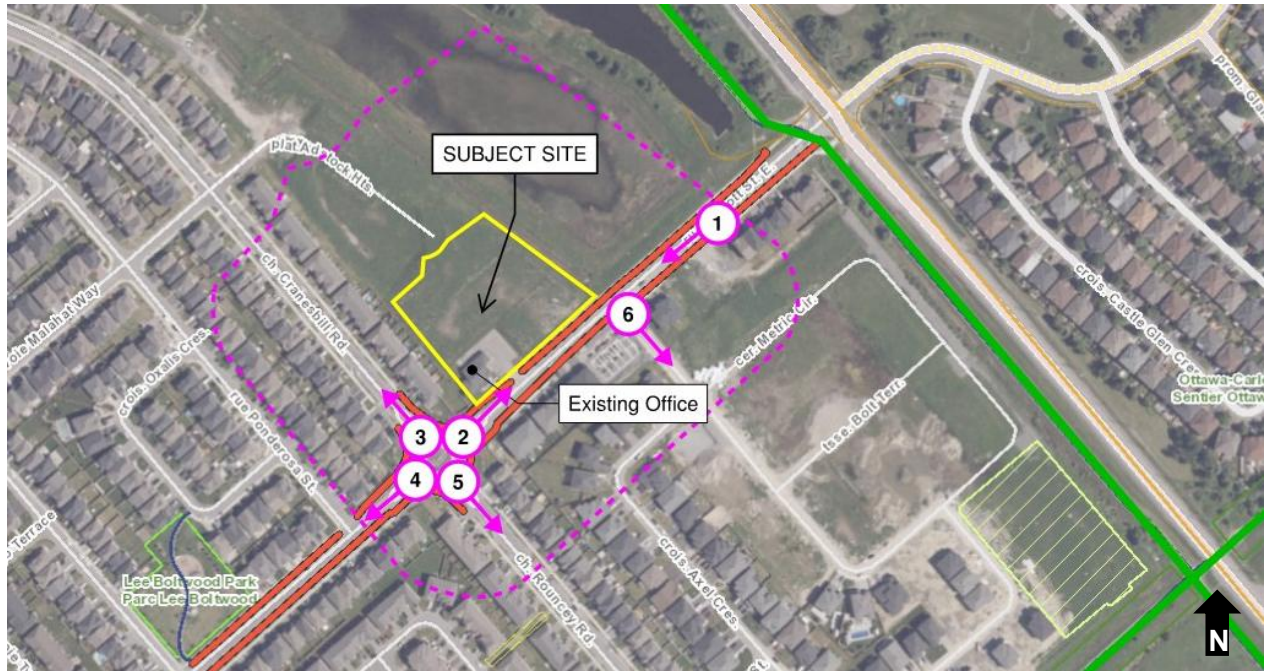




Image 1: Stormwater Management Facility and recently constructed ground-oriented dwellings along Abbott Street East (looking west from intersection of Terry Fox Drive).



Image 2: Recently constructed townhouse dwellings along Abbott Street East (looking east).



Image 3: Single detached and townhouse dwellings along Cranesbill Road (looking north).



Image 4: Single detached dwellings along Abbott Street East beyond the Rouncey Road and Cranesbill intersection (looking west).



Image 5: Single detached dwellings along Rouncey Road at Abbott Street East (looking south).

2.0 SECTION 2

Section 4.6 of the Official Plan sets out direction for urban design throughout the City. This Design Brief draws from the policies of the relevant sections of the Official Plan.

The following section provides a review of relevant policies regarding the proposed building design and provides design justification in support of the development of low-rise stacked apartment buildings on the Subject Property.

2.1 Streetscape (Public Realm)

Figure 8. Streetscape view looking North from Abbott Street East



The proposed development responds to the existing and planned scale envisioned for the surrounding context through an appropriate setback and façade design for each building along the perimeter of each block resulting in a continuous frontage that frames the street, improves pedestrian access and interfaces well with the public realm. Landscaped private walkways line Abbott Street East and Adstock Heights providing connection to the internal surface parking, communal amenity space and front door access to dwelling units. The 2.5-storey apartment buildings provide an appropriate scale of development that provides a diversity of housing types and tenures while being compatible with existing low-rise ground-oriented buildings to the north, east, west and south of the Subject Property.

2.2 Relationship to Public Realm

Please refer to Section 2.3 – Plans and Elevations (Building Design) for further descriptions regarding the relationship between the proposed building and the public realm along Adstock Heights and Abbott Street East.

2.3 Plans and Elevations (Building Design)

Figure 9. Streetscape View Front Elevation



The Official Plan includes policies to improve the quality and safety of the public realm and proposed development on sites throughout the City. Policies 3 and 4 of Section 4.6.5 state that:

“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.”

and;

“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.”

The Official Plan recognizes the importance that building design can have on ensuring intensification remains compatible with the existing context.

The proposed buildings on the site provide porches, landings and steps along Adstock Heights, Abbott Street East and the internal network of pathways (see Figure 9). Landscaped walkways provide access between the buildings to the site office, communal amenity and surface parking areas. Direct, barrier-free pedestrian connections to the Subject Property are provided by the

public sidewalk along Abbott Street East. The surface parking area is internal to the site and accessed from Abbott Street East, utilizing the existing access to the rental office building. A detached communal garage with 13 parking spaces is proposed for future residents requiring a covered parking space or additional storage. Bicycle parking is provided throughout the site.

Built Form Context & Building Materials

Policy 7 of Section 4.6.6 states that:

“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 integrate architecturally to complement the surrounding context.”

The low-rise built form proposed on the Subject Property is intended to complement the existing single detached and townhouse dwellings in the Fernbank community. While the density of the new apartment buildings is greater than that of the other nearby housing types, the form and materiality of the new apartments are designed to be compatible with the low-rise residential character of the neighbourhood. The buildings will be 2.5 storeys tall and have sloped hip roofs. The proposed materiality reinforces a rich residential character with prominent use of brick and siding on all sides and accent stones to articulate the entries.

The proposed development is designed to complement existing buildings abutting the Subject Property with each building arranged to front on Abbott Street East or Adstock Heights. Gaps between the proposed buildings allow for landscaped pathways to the shared surface parking and communal amenity areas. These gaps also provide sightlines through the development for a more connected and open feel.

Figure 10. Front Elevation



The proposed development will fit within the existing and planned residential context of the Fernbank community. The proposed development of stacked apartment dwellings on the Subject Property is appropriate for the existing site and surrounding context and will not cause undue adverse impacts on abutting properties.

2.4 Sustainability

The Official Plan strives to include innovative and sustainable design practices on sites throughout the City. Policy 1 of Section 4.6.4 states:

“1) Innovative, sustainable and resilient design practices and technologies in site planning and building design will be supported by the High-performance Development Standard, which will apply to site plans, draft plans of subdivision and local plans in accordance with Subsection 11.1, Policy 3). The Standard addresses matters of exterior sustainable design and will align urban design with climate change mitigation and adaptation goals and objectives.”

The proposed buildings are designed to fit within the context of existing buildings surrounding the subject property (see Figure 11). Each unit will have large operable windows to allow natural light and fresh air for residents. Covered terraces and balconies introduce shading while providing outdoor amenity areas. New and existing trees will provide shading, while water efficient landscaping, native and adaptive vegetation will contribute to the site's sustainability objectives.

The proposed development has excellent connections to the active transportation network. While individual parking garages for motor vehicles are being provided, residents of this development will be able to conveniently walk or cycle to nearby amenities including parks and schools.

3.0 MINOR REZONING

Site-specific amendments for the Subject Property are required to incorporate the required relief from zoning provisions for a Planned Unit Development to permit the existing sales centre to be converted to a dwelling unit and site management office, to permit tandem parking in a driveway leading to a garage parking space, to permit an increased size for the communal garage building, and to reduce the interior side yard setback to 4.5 m along the west lot line.

The site-specific amendment will result in development of 61 stacked apartment dwellings that are located with direct access and opportunities for residents to increase use of active transportation infrastructure in the Fernbank community. The proposed development is within proximity to schools, parks and outdoor amenity areas for residents. The requested relief from provisions of the R4S zone is appropriate to facilitate the proposed development of 61 low-rise residential dwelling units on the Subject Property.

Sincerely,

NOVATECH

Prepared by:



Miranda Virginillo, MCIP, RPP
Project Planner | Planning & Development

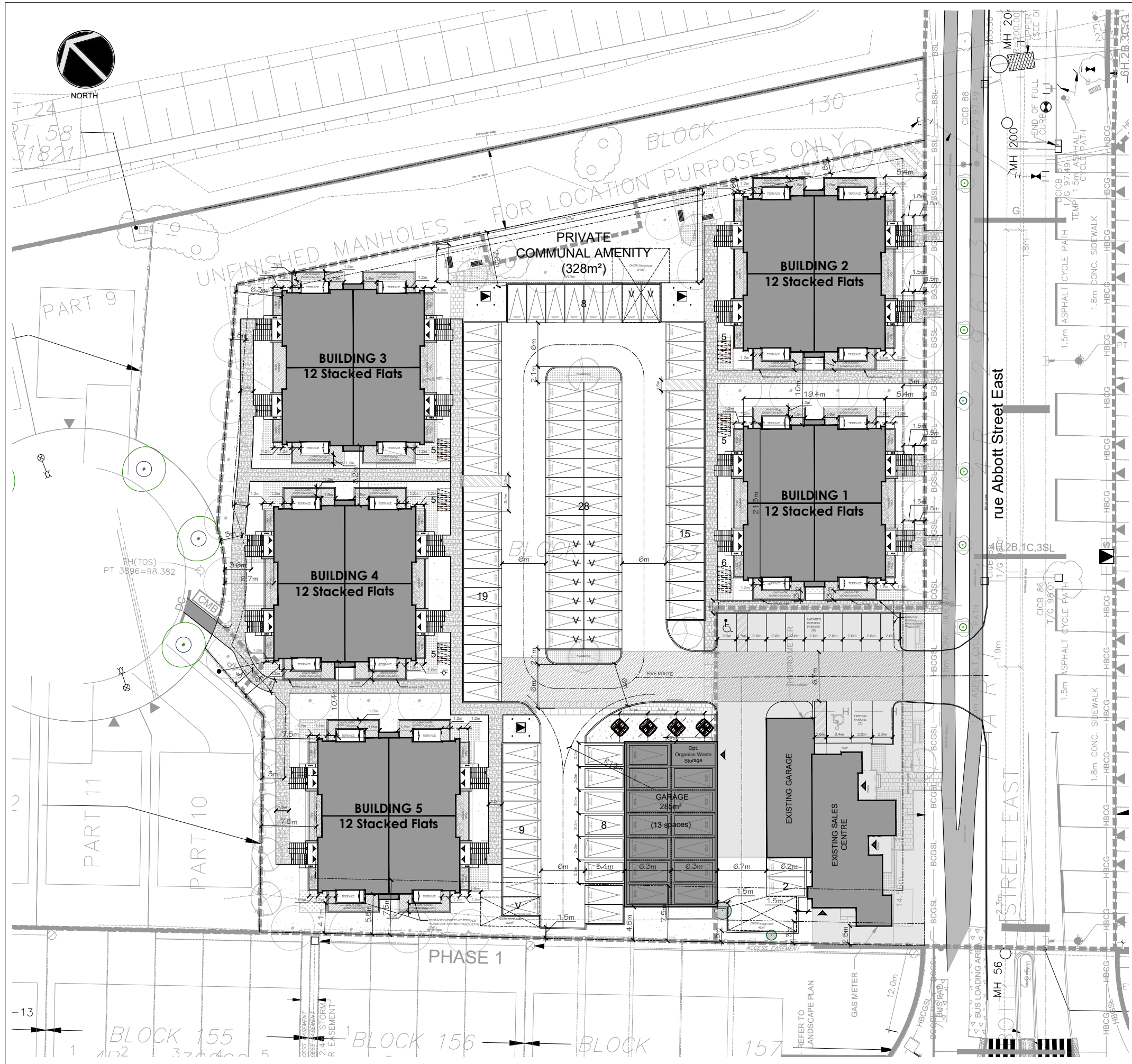
In association with:

Hobin Architecture Incorporated



Todd Duckworth
Associate, Intern Architect

Appendix A:
Site Plan and Building Elevations



SITE DATA - BLOCK 123			
SITE STATISTICS (# OF UNITS & GROSS BUILDING FOOTPRINT AREA)			
BLOCK 1	12 UNITS	394m²	
BLOCK 2	12 UNITS	394m²	
BLOCK 3	12 UNITS	394m²	
BLOCK 4	12 UNITS	394m²	
BLOCK 5	12 UNITS	394m²	
ACCESSORY GARAGE		205m²	
EXISTING OFFICE		319m²	
TOTAL	60 UNITS	2,574m²	
LOT COVERAGE			
TOTAL LOT AREA:		8,155m²	
TOTAL BUILDING FOOTPRINT AREA:		2,574m²	
TOTAL LOT COVERAGE:		31.6%	
TOTAL HARD SURFACE AREA:		2,722m²	
TOTAL LOT COVERAGE:		33.4%	
TOTAL LANDSCAPE AREA:		2,899m²	
TOTAL LOT COVERAGE:		35.5%	
AMENITY AREA			
TOTAL REQUIRED		PROVIDED	
6m² per dwelling unit: 60 UNITS x 6m² =	360m²	PRIVATE AMENITY AREA (BALCONIES) 60 UNITS x 7.4m² =	444m²
COMMUNAL AMENITY AREA: 50% of total required amenity area 360(0.5) =	180m²	COMMUNAL AMENITY AREA	328m²
		TOTAL PROVIDED:	772m²

ZONING STATISTICS			
ZONING: R4S(235 1) - RESIDENTIAL FOURTH DENSITY ZONE			
DWELLING TYPE: PLD - 60 STACKED FLATS			
5	2025-05-26	REVIEW & COORDINATION	
4	2025-04-30	REVIEW & COORDINATION	
3	2025-03-20	REVIEW & COORDINATION	
2	2024-10-17	ISSUED FOR REVIEW	
1	2024-09-26	ISSUED FOR REVIEW	
no.	date	revision	

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

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PARKING REQUIREMENTS - RESIDENTS			
(PARKING PROVISIONS 2008-250 SECTION 101, 106, 111)			
RESIDENTS REQUIRE		PROVIDED	
72 RESIDENT SPACES (60 x 1.2)		74 RESIDENT SPACES @ 2.6mx5.2m	
12 VISITORS (60 x 0.2)		13 GARAGE	
84 SPACES TOTAL		15 VISITORS @ 2.6mx5.2m	
		102 TOTAL	
BICYCLE		BICYCLE	
0.5 x 60 UNITS = 31 SPACES		31 @ 0.6mx1.8m	

PROJECT TEAM			
Owner / Applicant		Landscape	
SPB DEVELOPMENTS INC (Project Owner)		Novatech	
METRIC HOMES (Project Builder)		240 Michael Cowpland Drive, Suite 200,	
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Kanat, ON, K2V 0L4		Contact:	
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project title

TRAIL VIEW VILLAGE
LOW-RISE STACKED DWELLINGS

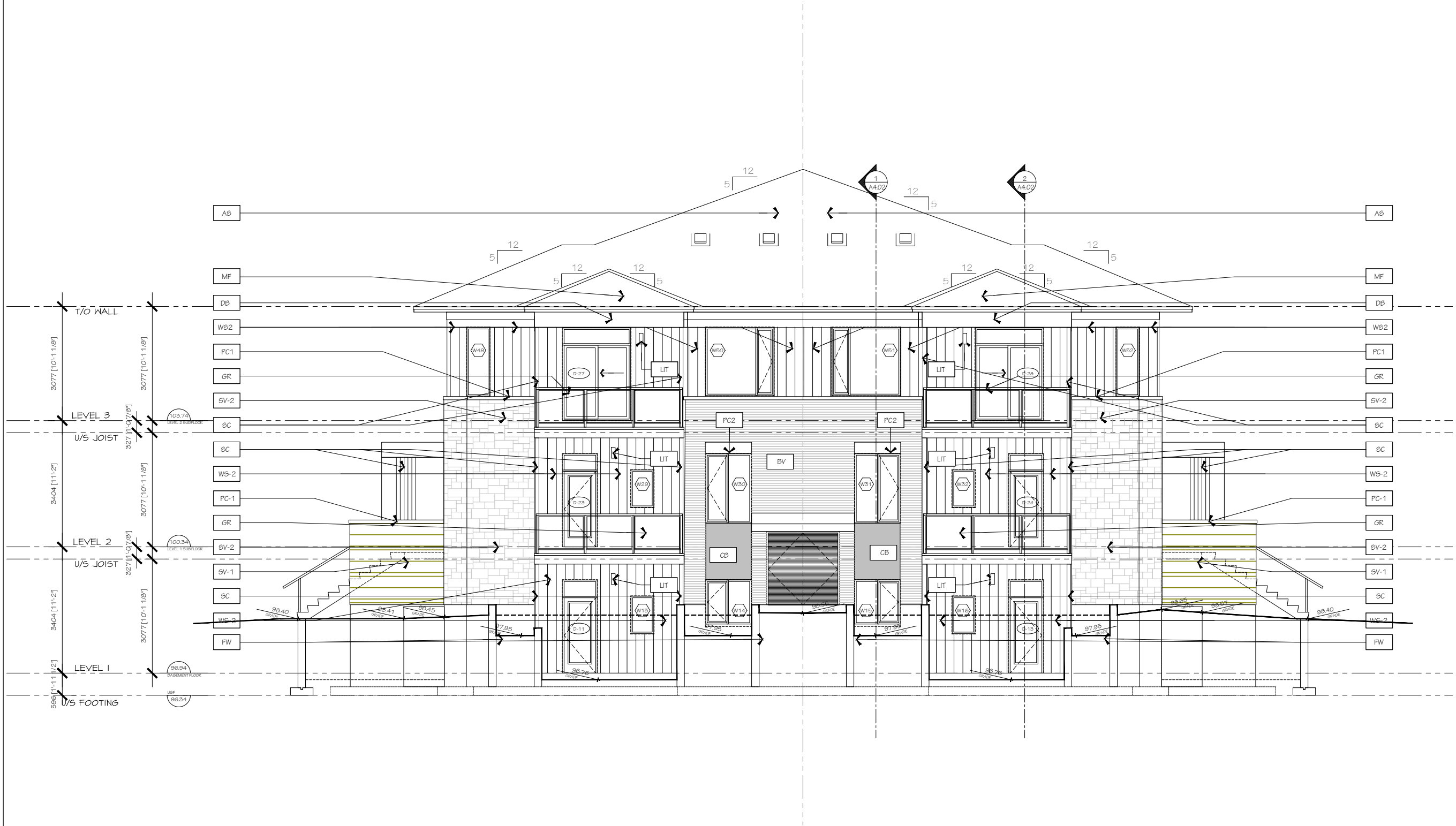
drawing title

BLOCK 123
SITE PLAN

drawn	date	scale
TD	AUG 2024	1:250

project	2223
drawing no.	SP-1
revision no.	#XX XXX

PC2024-0509



no.	date	revision
1	06/12/2025	ISSUED FOR SITE PLAN

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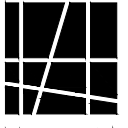
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HOBIN
ARCHITECTURE

PROJECT/LOCATION:
TRAILVIEW VILLAGE
BUILDING 1

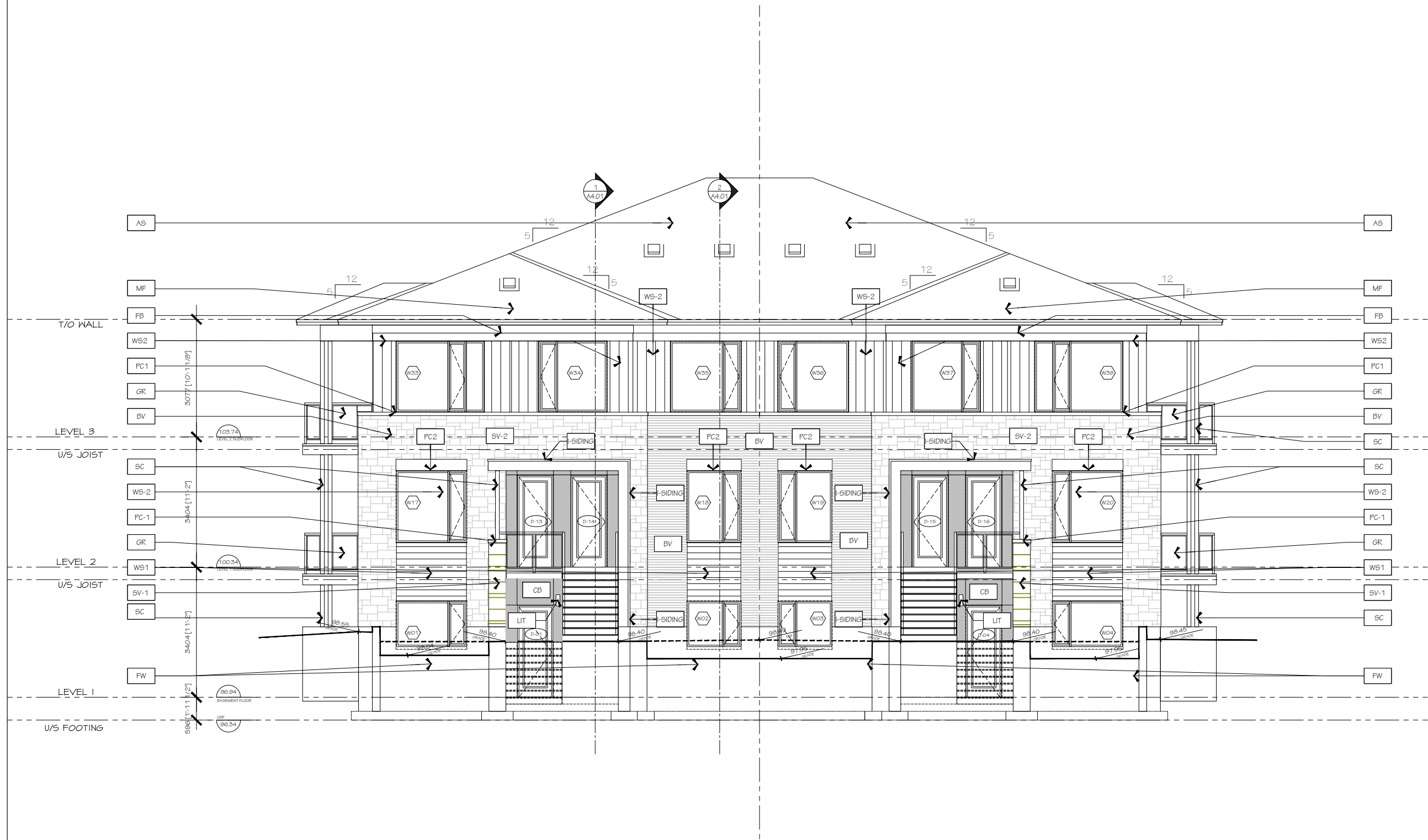
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ELEVATION

DRAWN BY:	DATE:	SCALE:
K.G	01-29-2025	1:50

PROJECT:	DRAWING NO.:
2223	A3.01

REVISION NO.:
.....

PC2024-0509



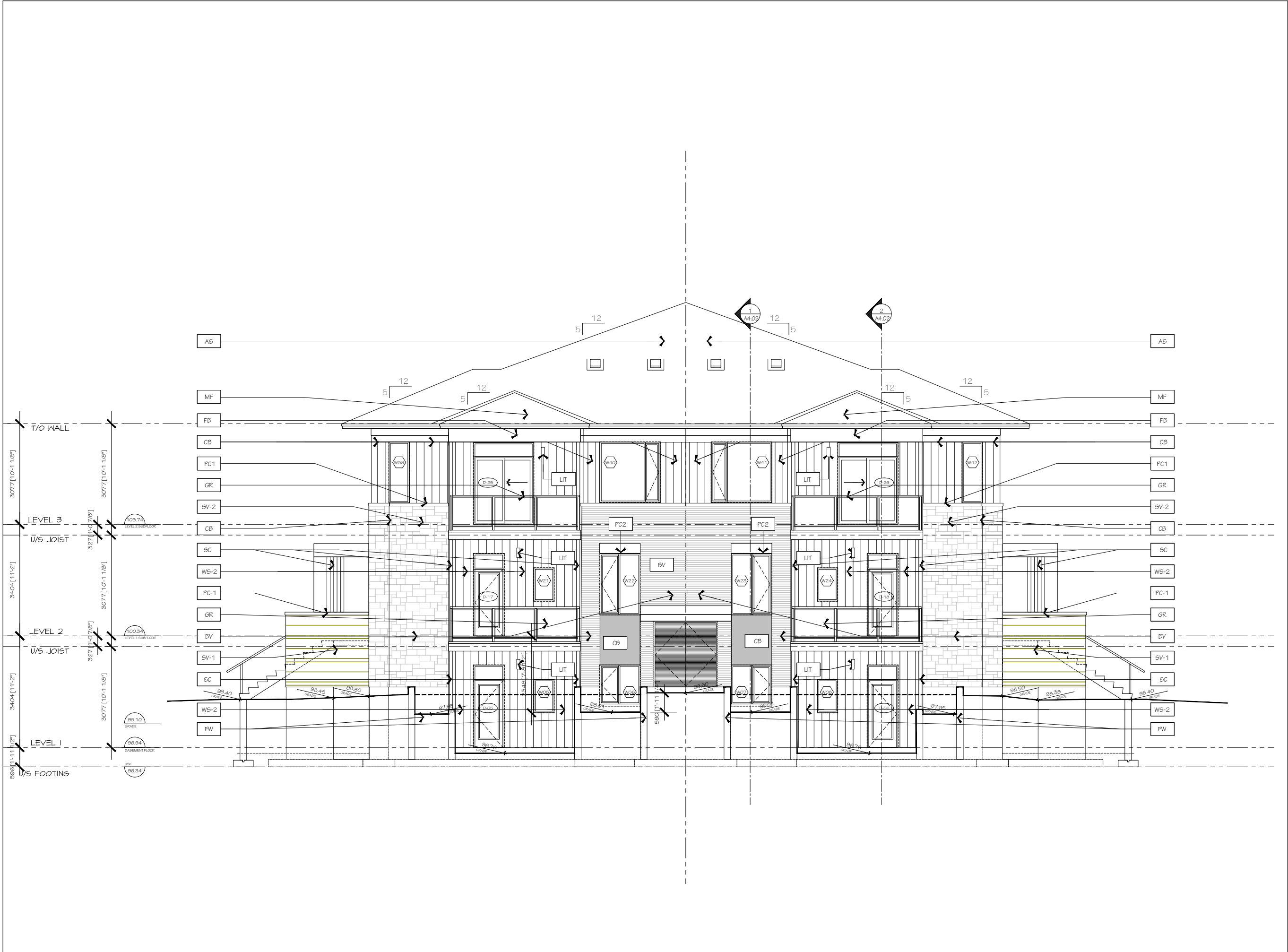
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PROJECT/LOCATION: TRAILVIEW VILLAGE BUILDING 1		
DRAWING TITLE: SOUTH EAST ELEVATION		
DRAWN BY: K.G.	DATE: 01-29-2025	SCALE: 1:50
		PROJECT: 2223
		DRAWING NO.: A3.02
REVISION NO.:		



no.	date	revision
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PROJECT/LOCATION:
TRAILVIEW VILLAGE
BUILDING 1

DRAWING TITLE:
NORTH EAST
ELEVATION

DRAWN BY:
K.G.

DATE:
01-29-2025

SCALE:
1:50

PROJECT:
2223

DRAWING NO.:
A3.03

REVISION NO.:
1

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ARCHITECTURE

PROJECT/LOCATION: TRAILVIEW VILLAGE BUILDING 1		
DRAWING TITLE: NORTH WEST ELEVATION		
DRAWN BY: K.G.	DATE: 01-29-2025	SCALE: 1:50
PROJECT: 2223		DRAWING NO.: A3.04
		REVISION NO.: 0509

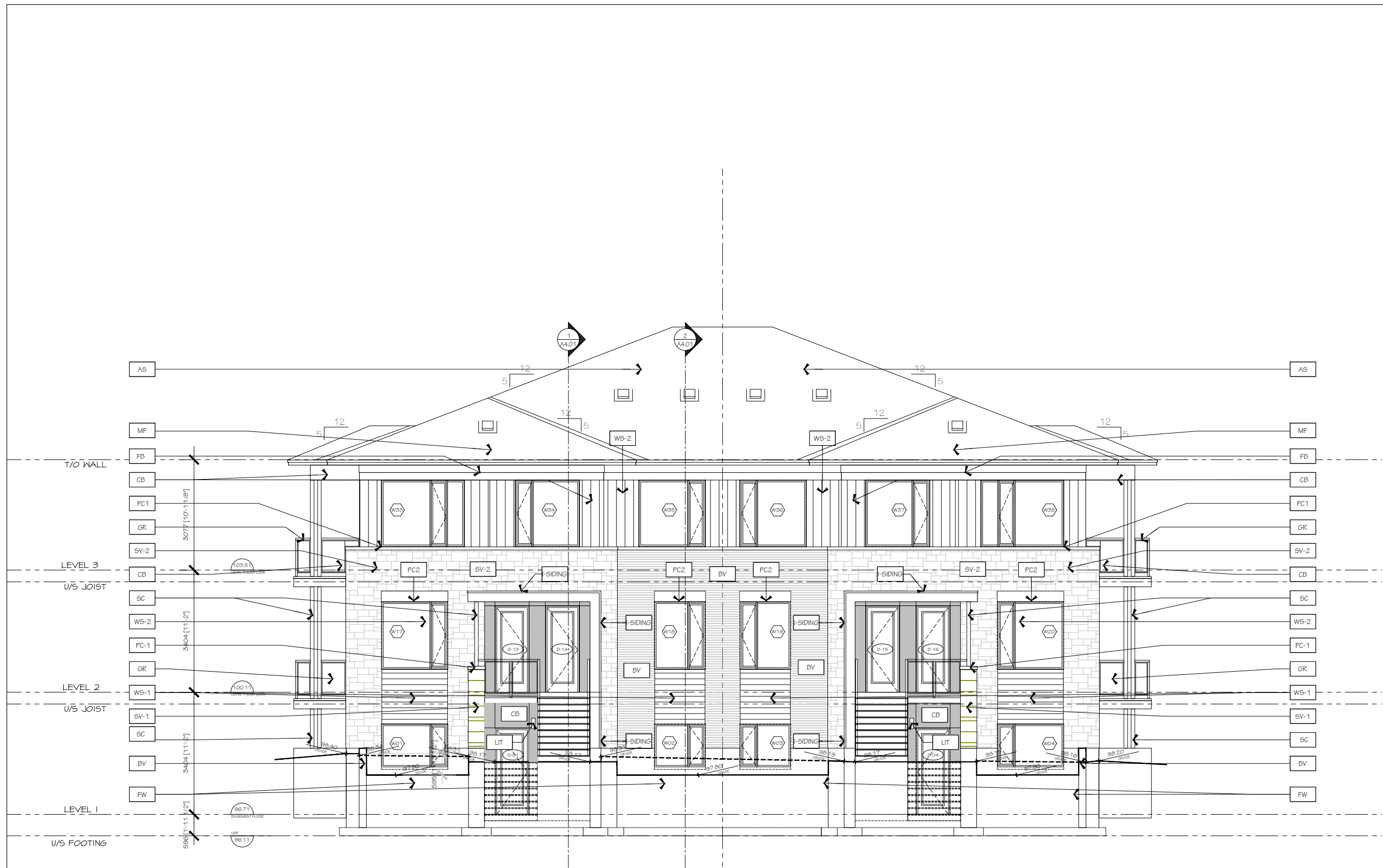


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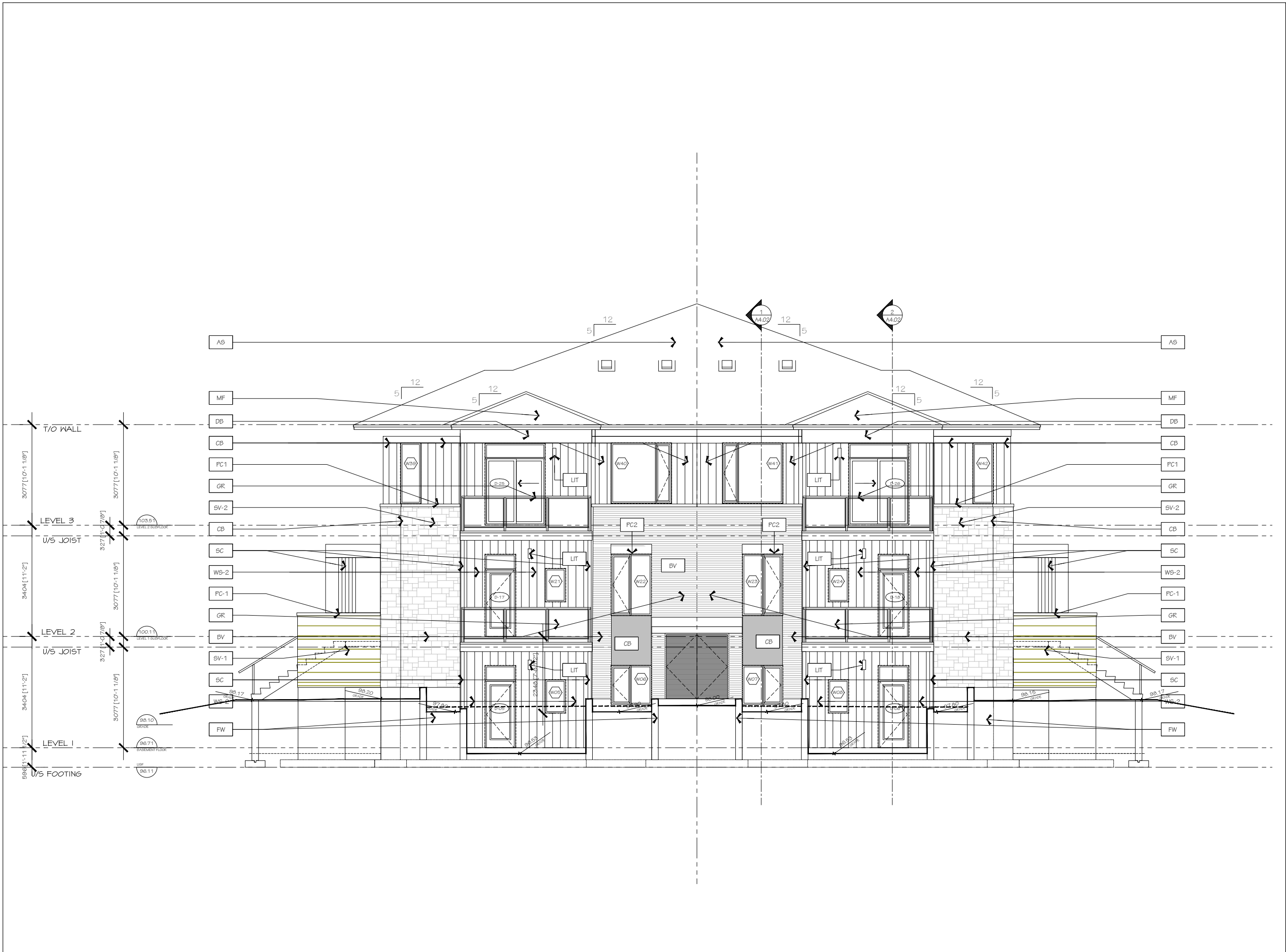
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PROJECT/LOCATION: TRAILVIEW VILLAGE BUILDING 2		
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DRAWN BY: K.G.	DATE: 01-29-2025	SCALE: 1:50
PROJECT: 2223		DRAWING NO.: 2A3.02
REVISION NO.:		PC2024-0509



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PROJECT/LOCATION:
TRAILVIEW VILLAGE
BUILDING 2

DRAWING TITLE:
NORTH EAST
ELEVATION

DRAWN BY:
K.G

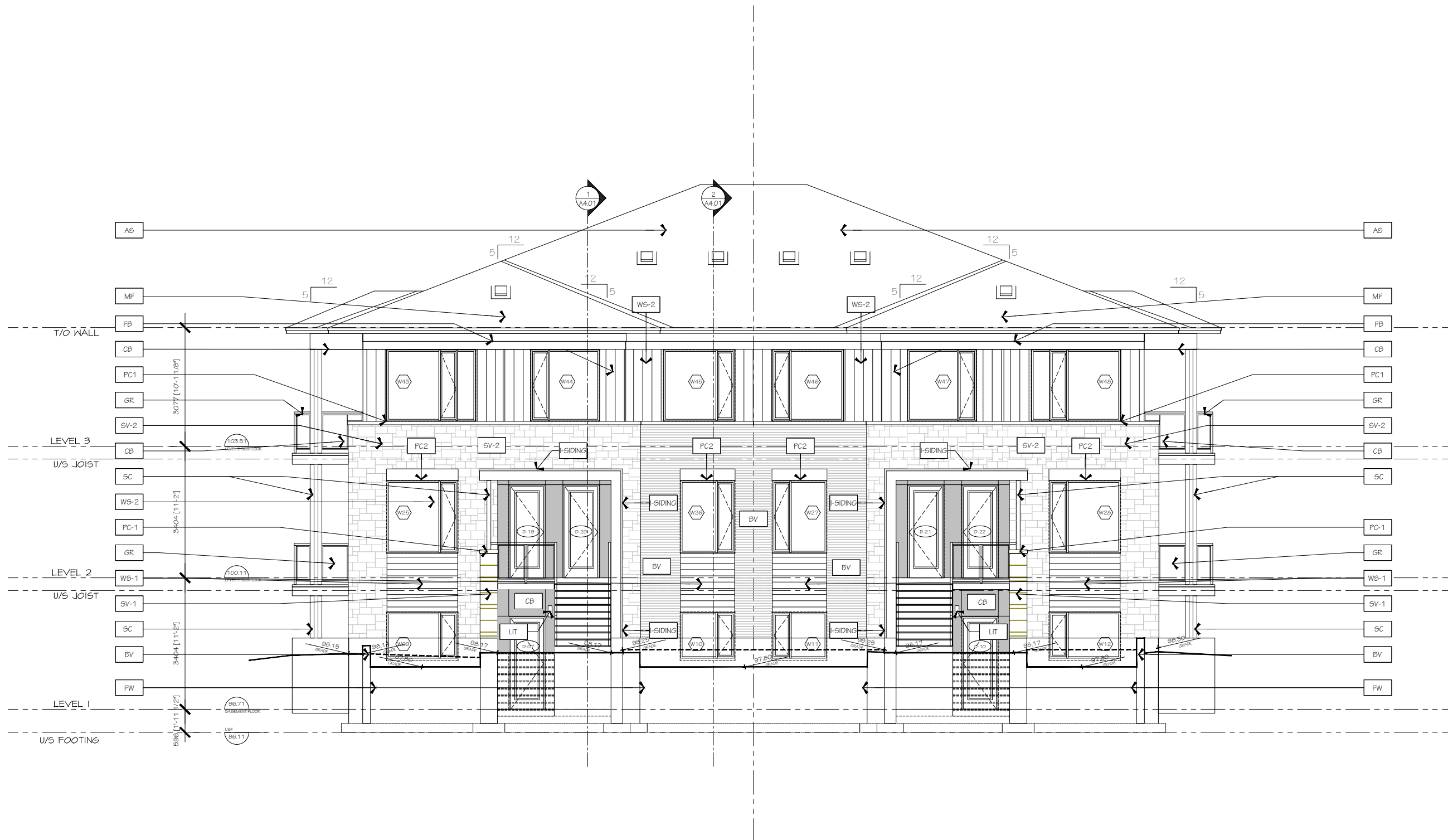
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01-29-2025

SCALE:
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PROJECT:
2223

DRAWING NO.:
2A3.03

REVISION NO.:
0509



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no.	date	revision

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Web: hobin.com



PROJECT/LOCATION:
TRAILVIEW VILLAGE
BUILDING 2

DRAWING TITLE:
NORTH WEST
ELEVATION

DRAWN BY:
K.G.

DATE:
01-29-2025

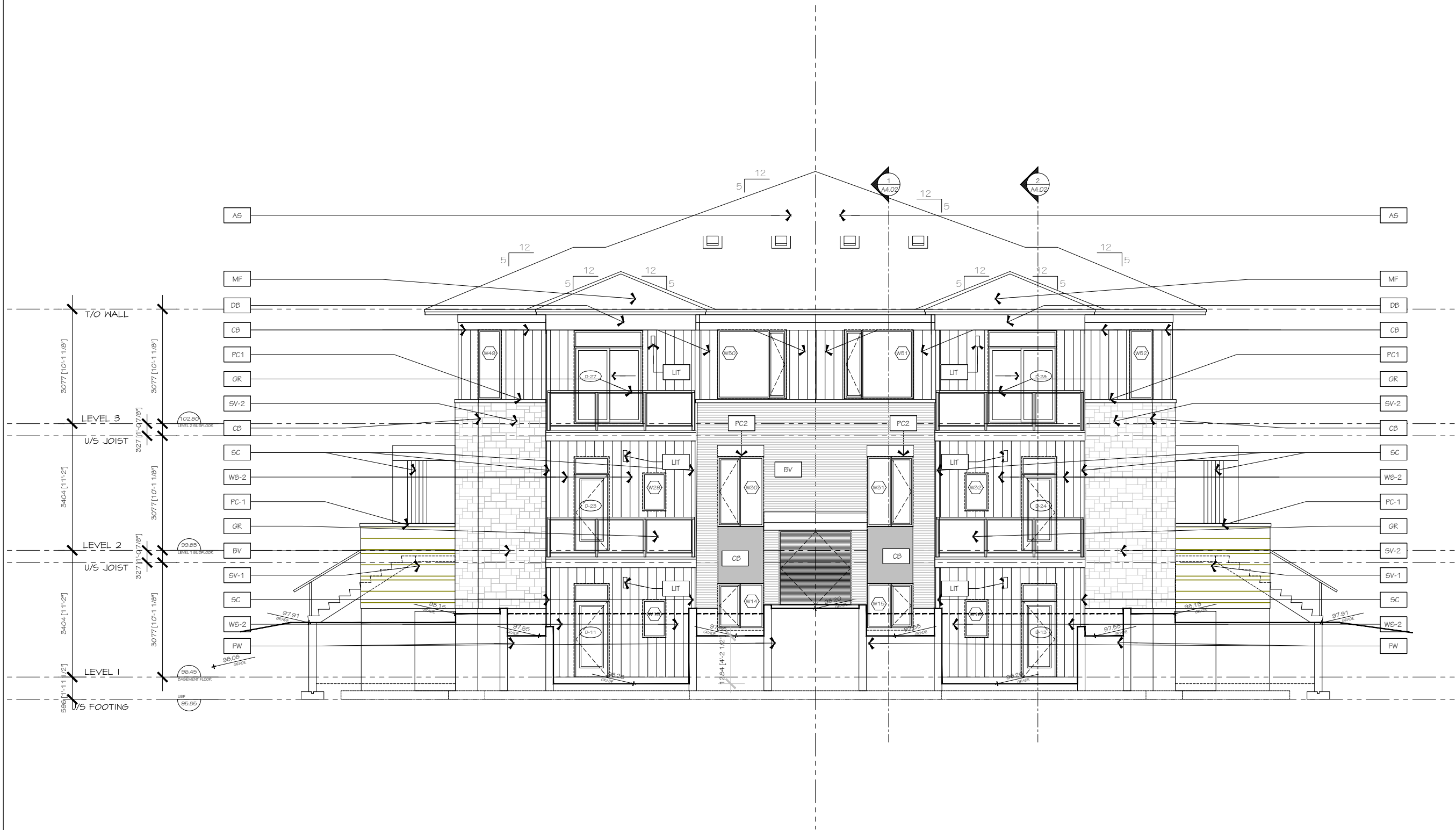
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PROJECT:
2223

DRAWING NO.:

2A3.04

REVISION NO.:



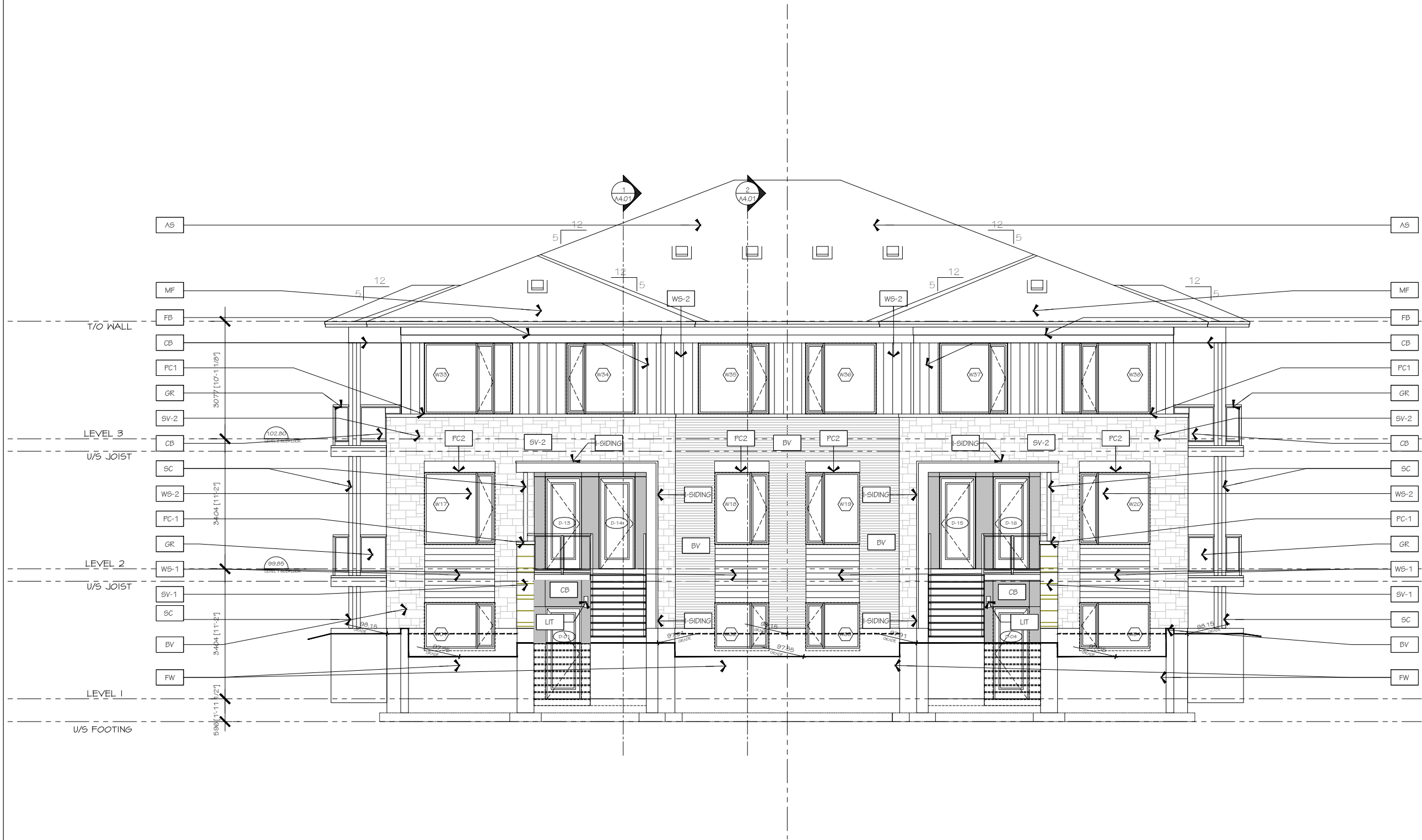
1	06/12/2025	ISSUED FOR SITE PLAN
no.	date	revision
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PROJECT/LOCATION: TRAILVIEW VILLAGE BUILDING 3		
DRAWING TITLE: SOUTH WEST ELEVATION		
DRAWN BY: K.G	DATE: 01-29-2025	SCALE: 1:50
		PROJECT: 2223
		DRAWING NO.: 3A3.01
		REVISION NO.:

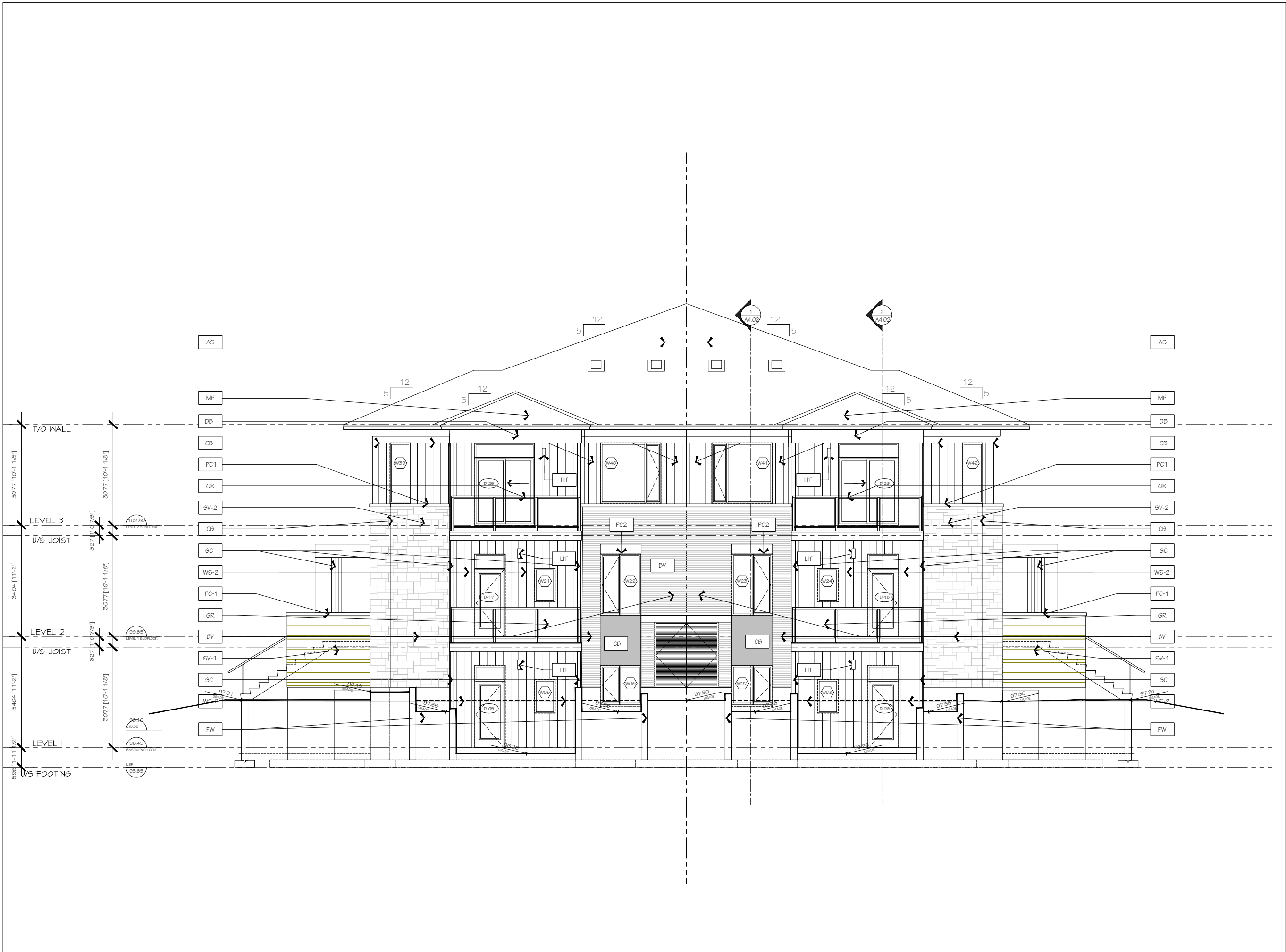


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no.	date	revision
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PROJECT/LOCATION: TRAILVIEW VILLAGE BUILDING 3		
DRAWING TITLE: SOUTH EAST ELEVATION		
DRAWN BY: K.G.	DATE: 01-29-2025	SCALE: 1:50
		PROJECT: 2223
		DRAWING NO.: 3A3.02
		REVISION NO.:



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no.	date	revision

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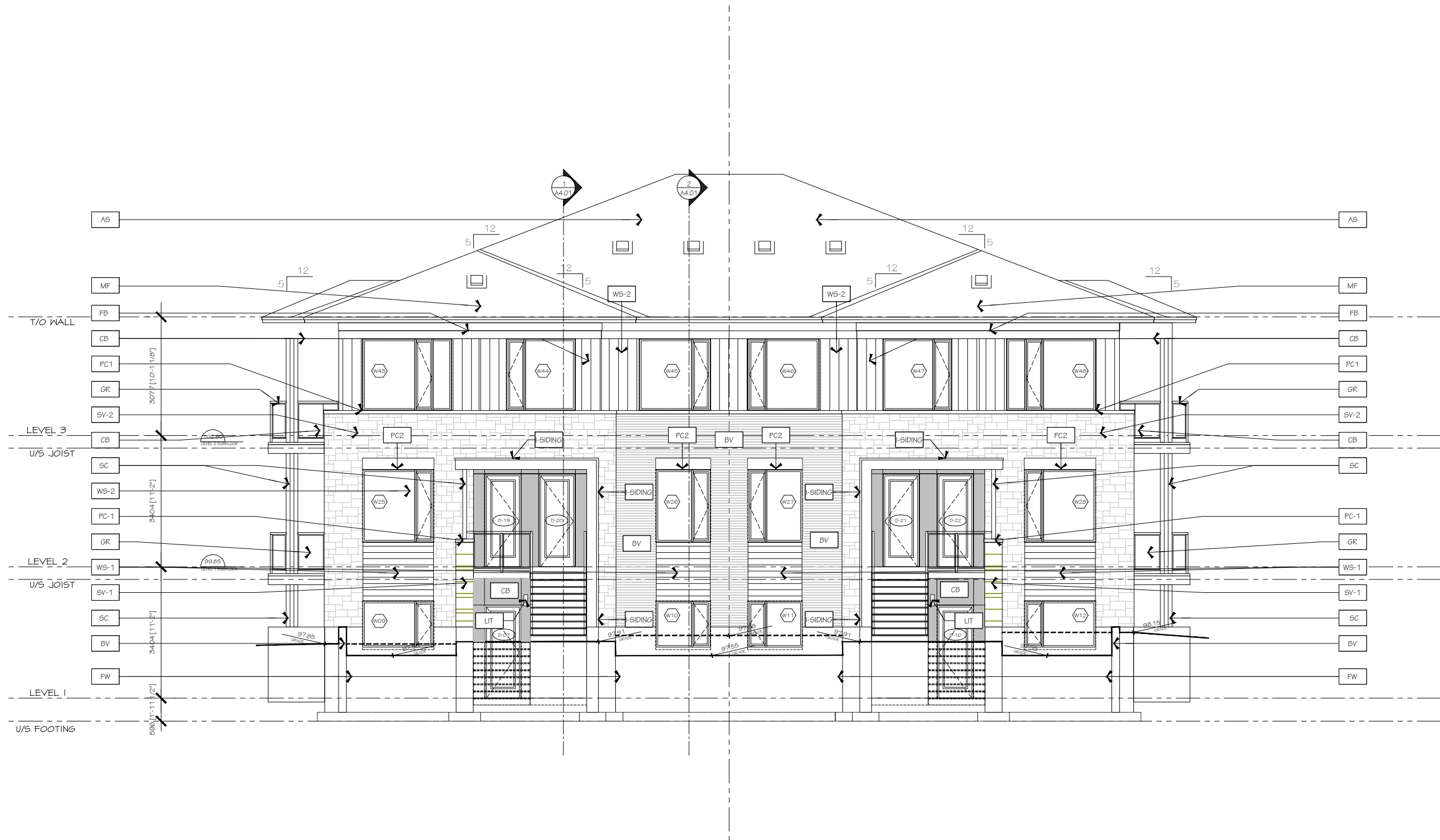
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PROJECT/LOCATION: TRAILVIEW VILLAGE BUILDING 3		
DRAWING TITLE: NORTH EAST ELEVATION		
DRAWN BY: K.G.	DATE: 01-29-2025	SCALE: 1:50
PROJECT: 2223		DRAWING NO.: 3A3.03
REVISION NO.: 1		PC2024-0509



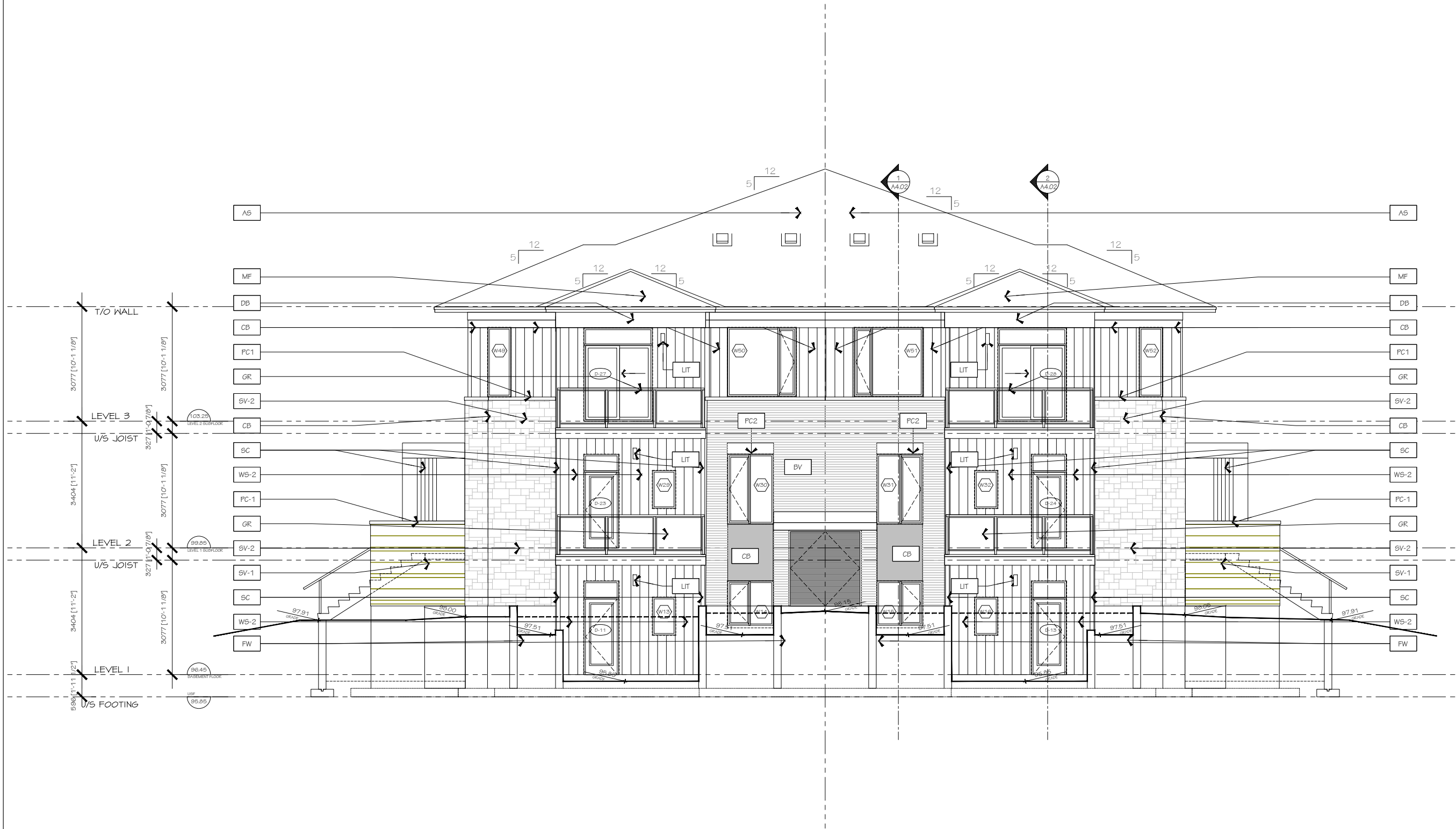
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PROJECT/LOCATION: TRAILVIEW VILLAGE BUILDING 3		
DRAWING TITLE: NORTH WEST ELEVATION		
DRAWN BY: K.G.	DATE: 01-29-2025	SCALE: 1:50
DRAWING NO.:		PROJECT: 2223
		DRAWING NO.:
3A3.04		REVISION NO.:



no.	date	revision
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PROJECT/LOCATION:
TRAILVIEW VILLAGE
BUILDING 4

DRAWING TITLE:
SOUTH WEST
ELEVATION

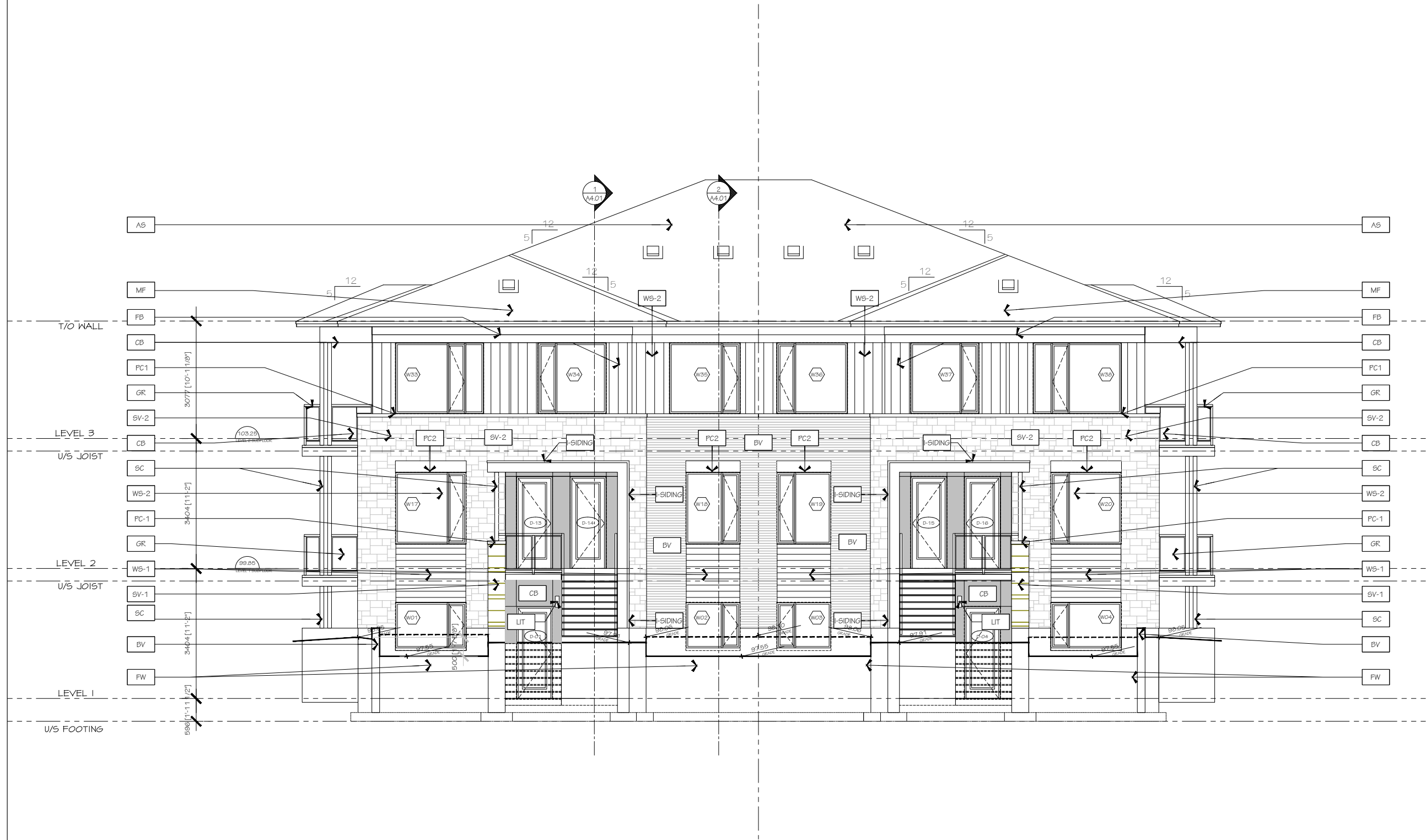
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PROJECT: 2223

DRAWING NO.:

4A3.01

REVISION NO.:



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no.	date	revision
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PROJECT/LOCATION: TRAILVIEW VILLAGE BUILDING 4		
DRAWING TITLE: SOUTH EAST ELEVATION		
DRAWN BY: K.G.	DATE: 01-29-2025	SCALE: 1:50
		PROJECT: 2223
		DRAWING NO.: 4A3.02
		REVISION NO.:

REVISION NO.:

PC2024-0509



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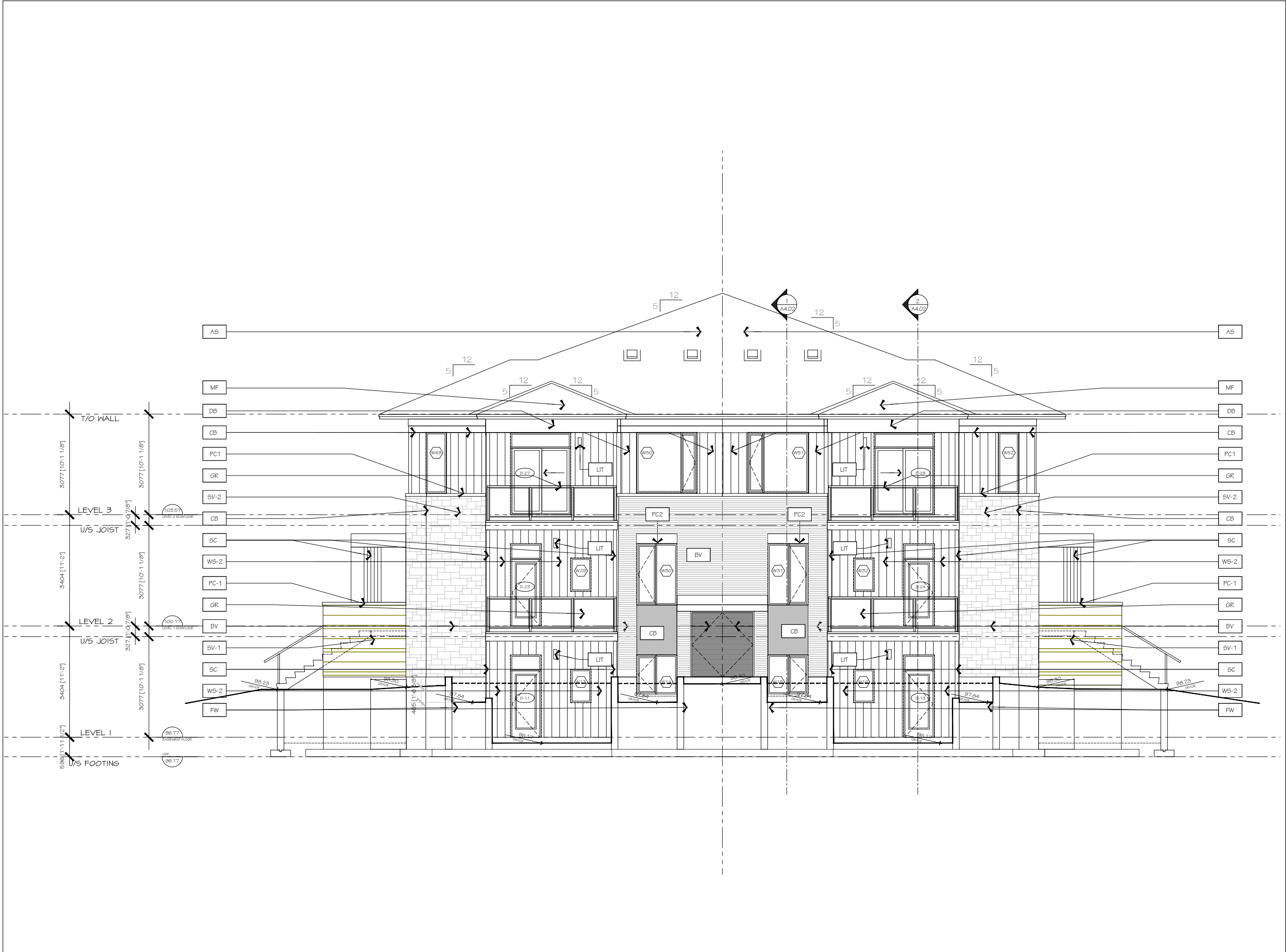
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DRAWING TITLE: NORTH WEST ELEVATION		
DRAWN BY: K.G.	DATE: 01-29-2025	SCALE: 1:50
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		DRAWING NO.: 4A3.04
		REVISION NO.: 1



no.	date	revision
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PROJECT/LOCATION:
TRAILVIEW VILLAGE
BUILDING 5

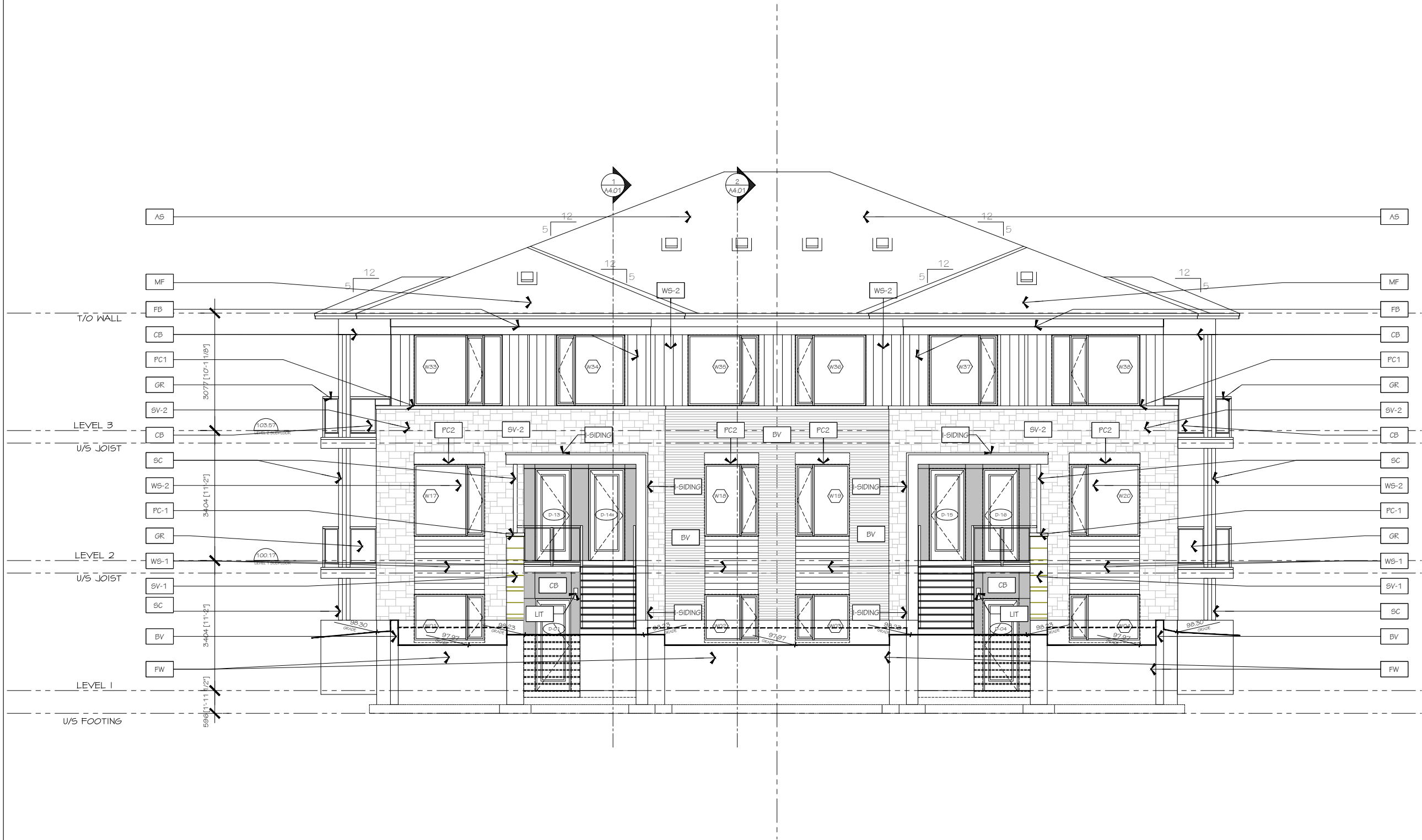
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SOUTH WEST
ELEVATION

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PROJECT:	DRAWING NO.:
2223	5A3.01

REVISION NO.: 000000

PC2024-0509



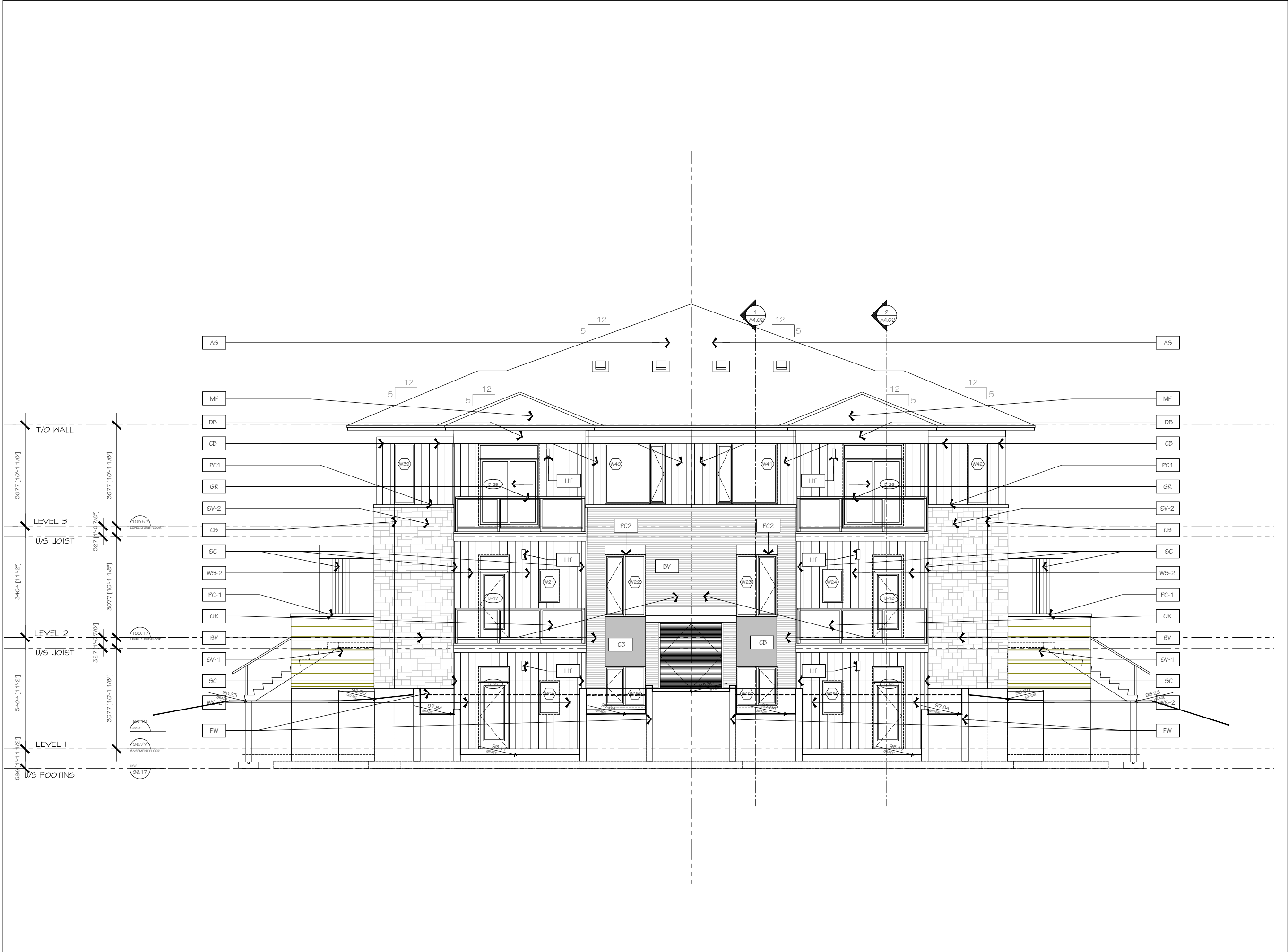
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DRAWING TITLE: SOUTH EAST ELEVATION		
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		REVISION NO.:



no.	date	revision
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PROJECT/LOCATION:
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BUILDING 5

DRAWING TITLE:
NORTH EAST
ELEVATION

DRAWN BY:	DATE:	SCALE:
K.G	01-29-2025	1:50

PROJECT:	DRAWING NO.:
2223	5A3.03

REVISION NO.: 000000

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PROJECT/LOCATION:
TRAILVIEW VILLAGE
BUILDING 5

DRAWING TITLE:
NORTH WEST
ELEVATION

DRAWN BY: K.G.	DATE: 01-29-2025	SCALE: 1:50
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PROJECT: 2223

DRAWING NO.:

5A3.04

REVISION NO.:

PC2024-0509

Appendix B:
Architectural Renders





