

DESIGN BRIEF

Submitted to:

**Development Review, Suburban Services, East
Planning, Infrastructure and Economic
Development Department
City of Ottawa**

In Consideration for Project:

**2380 – 2396 Cleroux Crescent, Ottawa
Two low-rise apartment buildings**

May, 2021



Section 1

The application Submission:

Type of application – Site Plan application (standard non rural application).

Legal description

Municipal address 2380 – 2396 Cleroux Crescent, Ottawa.

Purpose to the application – To facilitate the redevelopment of the property for a low-rise apartment development. 80 apartment units in two low-rise apartment buildings with off street parking, 103 parking spaces combined between interior and exterior facilities. The low-rise apartment buildings main facades face Cleroux Crescent which are separated by an internal private roadway/drive with two independent (ie unconnected) underground parking garages supplemented by exterior surface parking.

Vision statement and goals for the project – The redevelopment of this property is an excellent opportunity for a rental infill apartment development in close proximity to existing public transportation in an established neighbourhood. The proposed streetscape will create a point of interest at Cleroux and Orient Park.

Response to City Comments:

Official Plan – The property is in a General Urban designation which permits this scale of development. The General Urban Area designation permits the development of a full range and choice of housing types to meet the needs of all ages, incomes, and life circumstances, in combination with conveniently located employment, retail, service, cultural, leisure, entertainment and institutional uses. This will facilitate the development of complete and sustainable communities. The scale of this development is in conformity with the General Urban designation guidelines.

Key policies within the General Urban Area designation that are applicable to this infill development is contained in Sections 2.5.1 (Designing Ottawa) and 3.6.1 of the Official Plan and are:

2.5.1 The Design Objectives of this section are as follows with our response in brackets

Design Objectives

The Design Objectives of this Plan listed below are qualitative statements of how the City wants to influence the built environment as the city matures and evolves. These Design Objectives are broadly applicable, to plans and development in all land use designations, and from a citywide to a site-specific basis.

1. To enhance the sense of community by creating and maintaining places with their own distinct identity. (The proposed development with its two-building development while being part of the overall development through its architectural treatment and its location, will have its own distinct identity.)
2. Alternative building massing. (The building development mass has been adjusted to show a conscious effort to relate to the surrounding neighbourhood, the three-storey low rise design proposal is compatibly massed in rising from the neighbours into a slightly high form. One of the three storey buildings has been pulled forward from the south property line, creating a more court like space and greater distance adjacent to the neighbours.
3. To define quality public and private spaces through development. (We have developed a quality public area facing Cleroux Crescent with private areas along the access to the amenity areas in the rear of the site and the area around the parking retaining as much of the existing planting as possible and augmenting the perimeters with new trees. (The surface vehicle parking is contained within the interior area between the two buildings.)
4. To create places that are safe, accessible and are easy to get to, and move through. (Access is provided directly from the street to each of the buildings and two access points for cars are provided to serve the development, as far away from the intersection and institutional usage as practically possible.)
5. To ensure that new development respects the character of existing areas. (The scale, density and height of the development is in character with the surrounding neighbourhood with the highest mass, located as far as practical to the front of the site.)
6. To consider adaptability and diversity by creating places that can adapt and evolve easily over time and that are characterized by variety and choice. (Apartment units within the buildings development could be combined to merge units and to provide flexibility into different bedroom mixes.)

DESIGN BRIEF

2380 – 2396 Cleroux Crescent
Two low-rise apartment buildings

May, 2021
Page 4 of 22

3.6.1.1 General Urban Area areas are designated on Schedule B. The General Urban Area designation permits all types and densities of housing, as well as employment, retail uses, service, industrial, cultural, leisure, greenspace, entertainment and institutional uses.

(The density of housing proposed is permitted in this designation.)

3.6.1.3 When considering a proposal for residential intensification through infill or redevelopment in the General Urban Area, the City will:

Recognize the importance of new development relating to existing community character so that it enhances and builds upon desirable established patterns and built form;

(The proposed 3 storey plus basement residential apartment buildings are in general conformity with existing residential development and adjacent infill projects and location on a route with access to commercial and transit. It is an appropriate land use in the community with the density of development that is being proposed.)

DESIGN BRIEF

2380 – 2396 Cléroux Crescent
Two low-rise apartment buildings

May, 2021

Page 5 of 22

Context Plan:



The immediate streetscape is one of low density, mainly two storey dwellings both singles and attached with a three storey seniors' residence across the street to the site. The architecture of existing and new interventions is characterized by elements such as balconies, both sloped and flat roofs, punched windows, and varying cladding materials including stucco, masonry, and siding.

Street view Pictures:



Front of subject property facing East



Across the street of subject property looking East



Across the street of subject property looking North



From subject property facing West



Looking at subject property



From subject property facing West



Subject property facing East



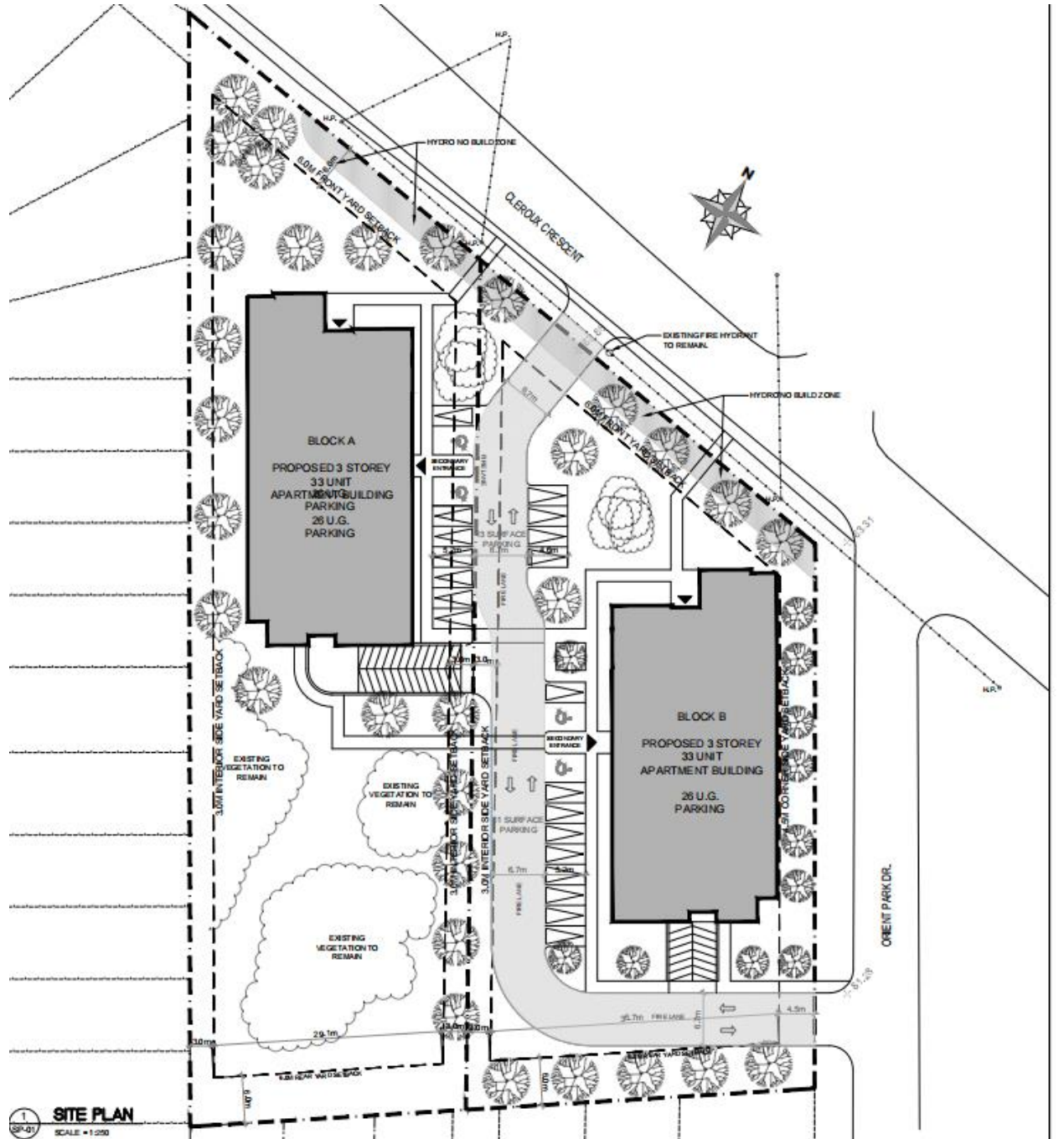
From subject property facing North across the street

Section 11 – Design Proposal:

P.H Robinson Consulting,
100 Palomino Dr.,
Ottawa, ON K2M 1N3
613-599-9216

P-Squared Concepts Inc.
739 Ridgewood Ave, Unit 201
Ottawa, ON K1V 6M8
613-695-0192

Preliminary Schematic Site Plan Option 1:



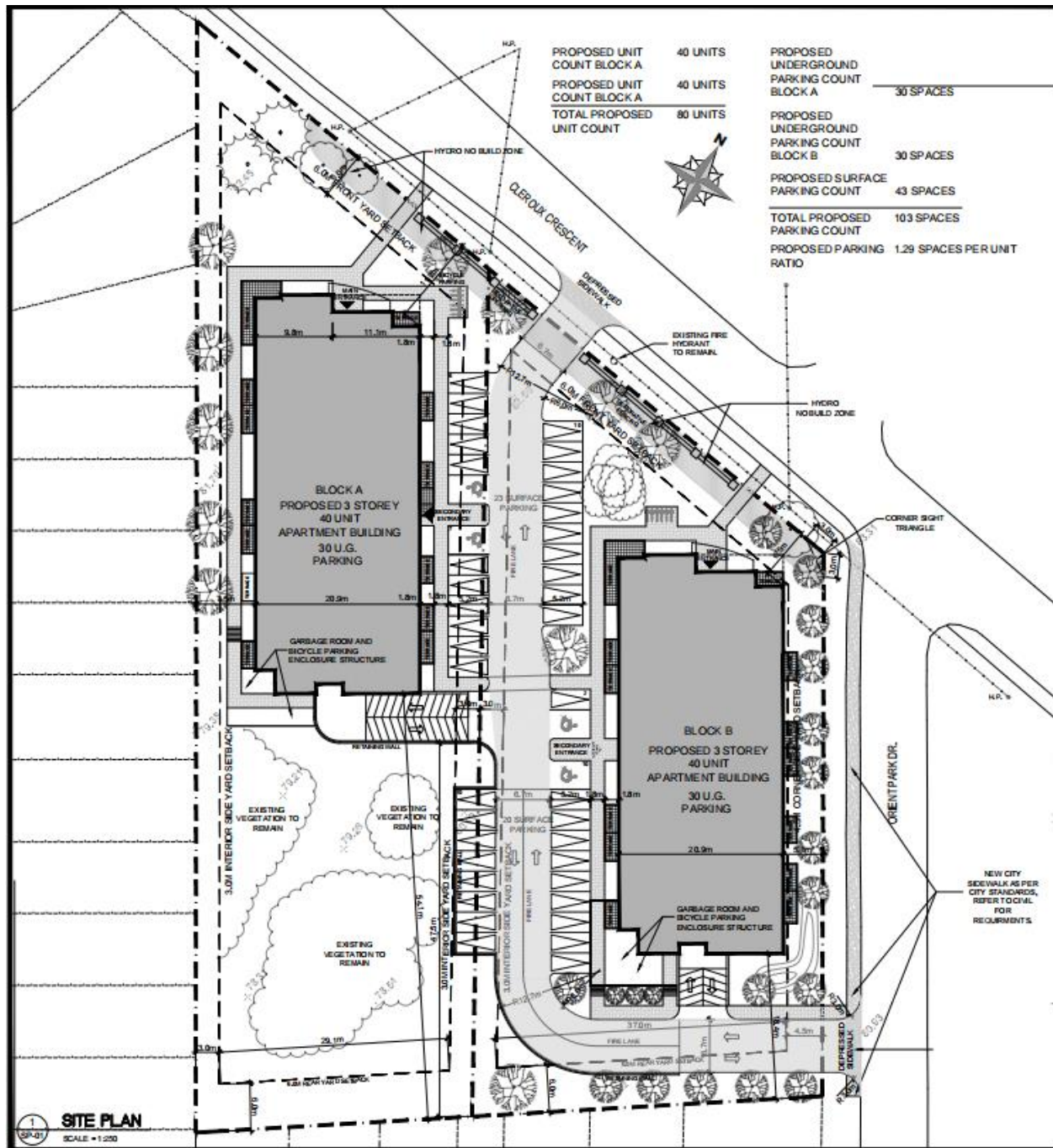
DESIGN BRIEF

2380 – 2396 Cleroux Crescent
 Two low-rise apartment buildings

May, 2021

Page 10 of 22

Preliminary Schematic Site Plan Option 2: Removed three one-bedroom units as well as increased parking stalls.



DESIGN BRIEF

2380 – 2396 Cleroux Crescent
Two low-rise apartment buildings

May, 2021
Page 11 of 22

Massing and Scale – Views:



View from Cleroux Street facing South



View Between the buildings facing South



View from Block A facing South to Block B



View from Block B facing North to Block A



View of Block B facing North



View of Block B facing West



View of Block A and B facing South



View From Block A Ramp facing East



View along Block B facing South



View of Block A from Block B facing West

The property borders sites with residential buildings to the west and south (generally 2 storey), a three-storey seniors residence to the east and a secondary school complete with playing fields to the north. The three-storey low rise design proposal is compatibly massed to the north side of the site and pulled forward from the rear property line as far as practical.

The buildings design is characterized by balconies, extensive glazing and main entrances with canopies facing Cleroux Crescent, which offer a residential feel and human scale to the streetscape. Building entrances are connected to city side walks by interior walkways.

Building Design:

The proposed two low rise apartment buildings seek to offer a residential aesthetic addition and enhance the visual image to the existing frontage on both Cleroux Crescent and Orient Park Dr.

The massing maintains a low profile adjacent to the neighbours.

The two separate low-rise apartment buildings are separated by the common vehicular access with secondary entries providing a separate identity to each building.

High-quality landscape integration along Cleroux Crescent and Orient Park Dr. and the perimeter of the site including amenity areas at the south side of the site contribute to the overall desired character. Pedestrian access to the site is provided from the perimeter city sidewalks by interconnected interior walkways throughout the site. The articulated entry details also offer a human-scale element and sense of identity to each building fronting on the vehicle routes.

Landscape:

The landscape design for the two proposed three-storey 40 unit apartments has added native and adaptable tree species in order to contribute to the urban tree canopy of the area. Street trees have been proposed on Cleroux Crescent and Orient Park Drive which will contribute to the appealing streetscape of the neighbourhood. Decorative fencing has been proposed parallel to the property line on each side of the vehicular entrance on Cleroux Crescent to enhance visual appeal of the property. The site has been designed in order to preserve and protect many of the large mature existing trees onsite including at the southwest corner of the lot where the area is to remain 'as is'. Interior and exterior bike racks are specified to promote sustainability and satisfy zoning requirements. All disturbed landscaped areas where shrubs or perennials are not proposed on the ground plane will be sodded and made "clean, green and well drained" and available for personalization. Personalization may include areas for exercise or flower, vegetable or perennial gardens.

DESIGN BRIEF

2380 – 2396 Cleroux Crescent
Two low-rise apartment buildings

May, 2021
Page 16 of 22

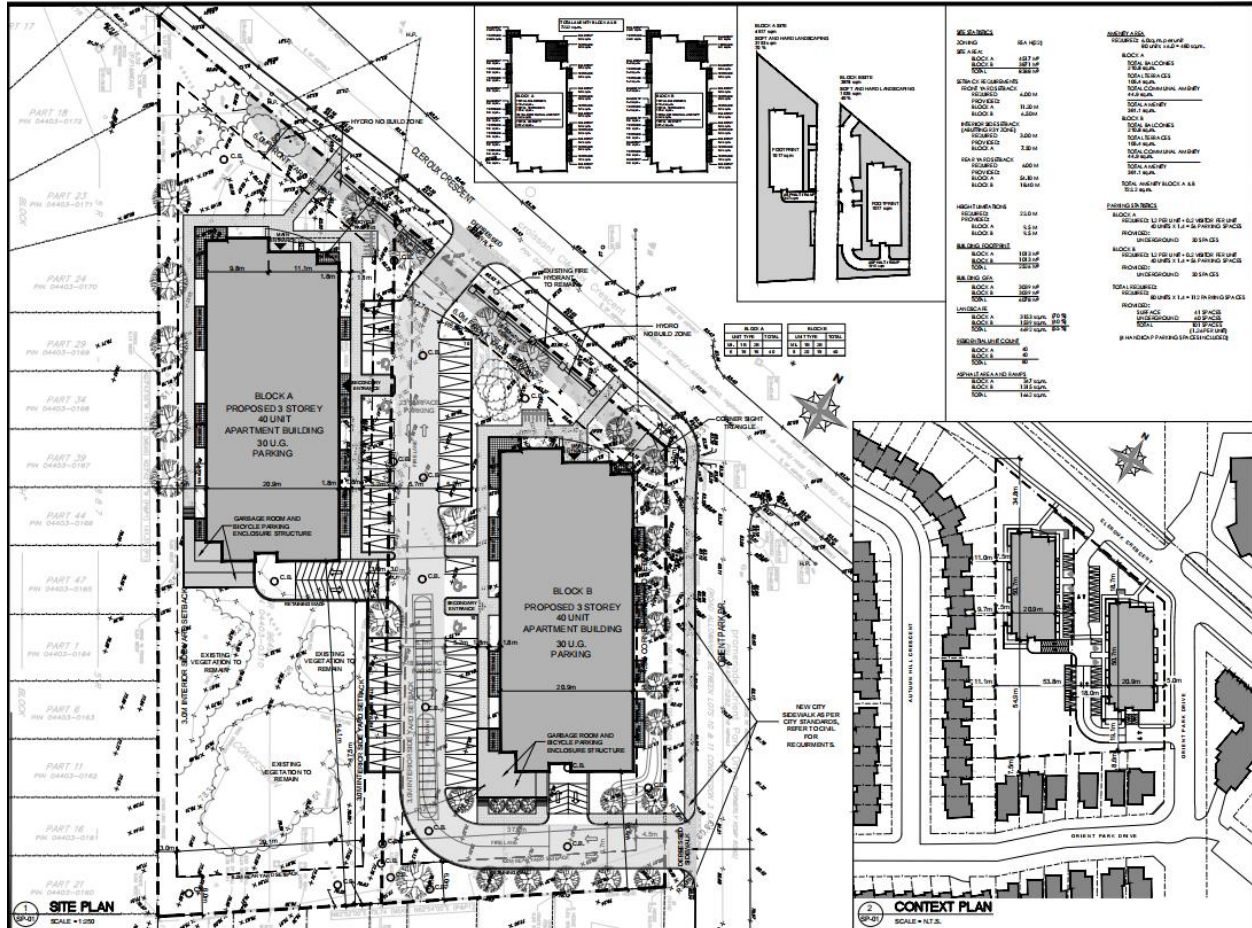
Sustainability:

The proposal offers a compact building footprint with a high density of dwelling units within proximity with public transit and to local service establishments consistent with the City's infill priorities and which reduces dependency on personal vehicles. Bicycle parking is located adjacent to the main building entry points with additional parking provided in the underground level.

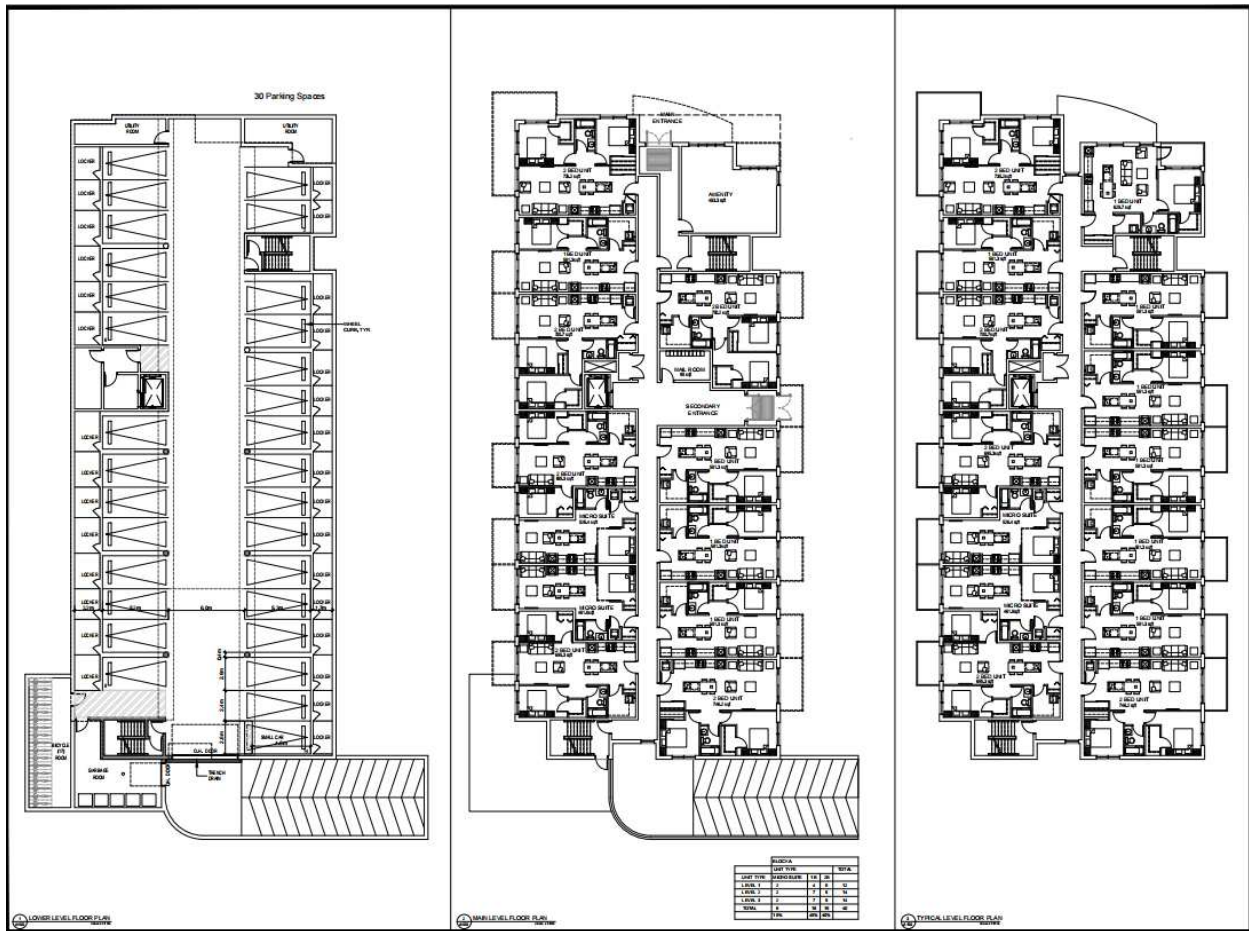
The size and diversity of unit options (both 1 and 2-bedrooms) also supports social sustainability by offering good-quality, small unit rental options to the public. Optional combination of units could provide flexibility for larger units if required.



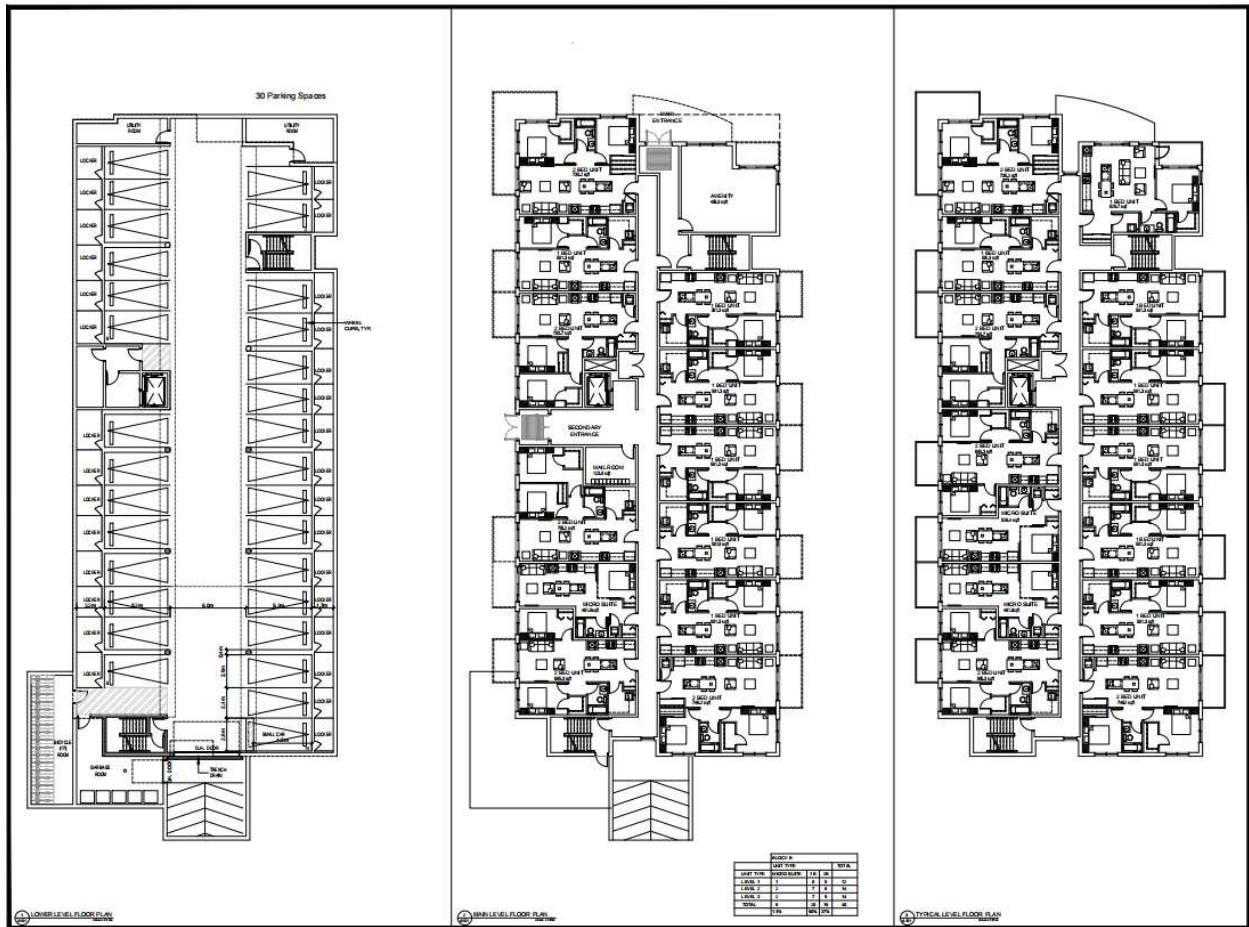
DESIGN BRIEF
 2380 – 2396 Cleroux Crescent
 Two low-rise apartment buildings



Floor Plans of Block A:



Floor Plans of Block B:



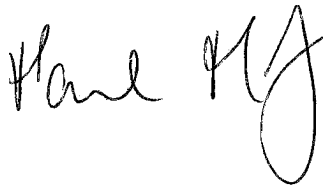
SIGNATURES

Signature of Planning Representative,
P H Robinson Consulting:

Signature of Architect representative
Patrick England.:

May 5th, 2021

Date



Paul Robinson, RPP

May 5th, 2021

Date



Patrick England

Appendix A

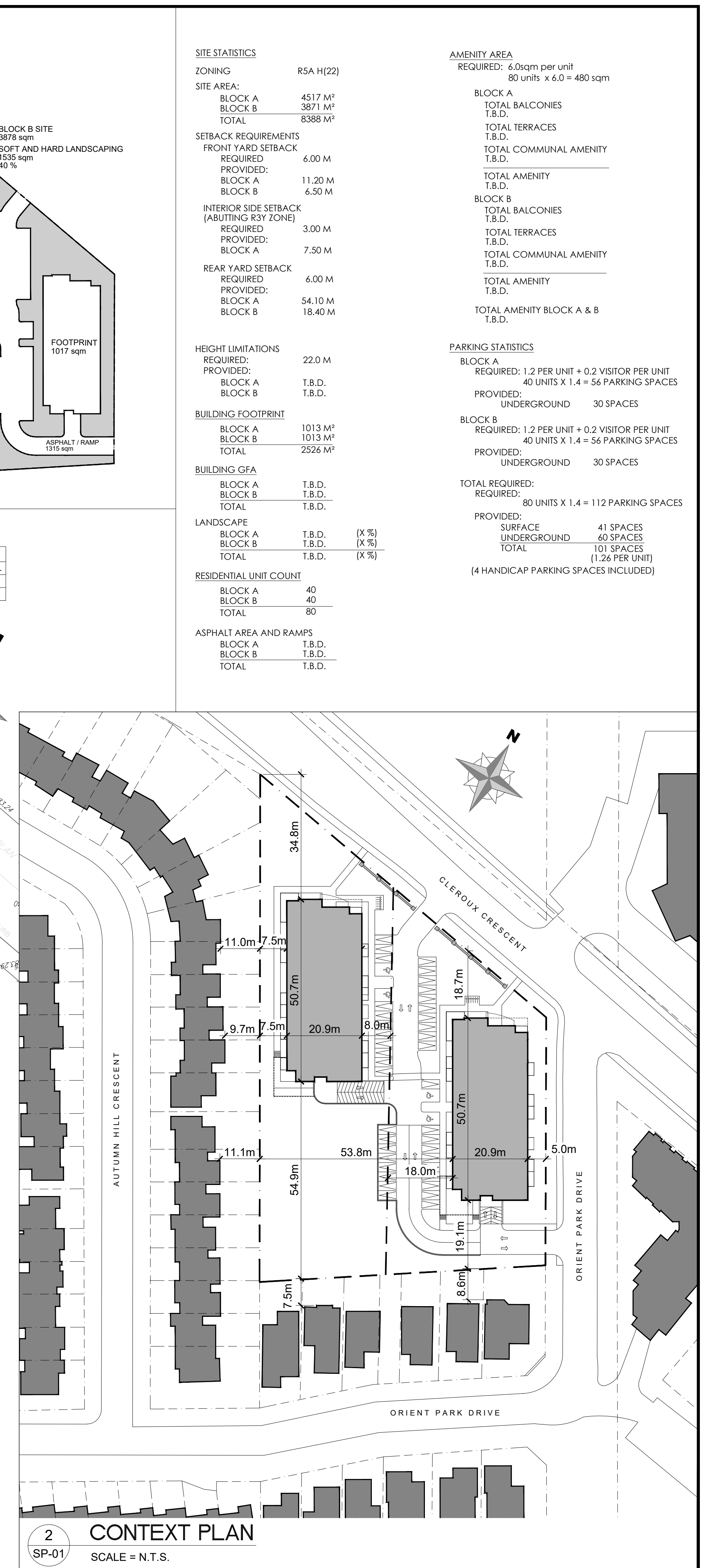
DESIGN BRIEF

2380 – 2396 Cleroux Crescent
Two low-rise apartment buildings

May, 2021
Page 22 of 22

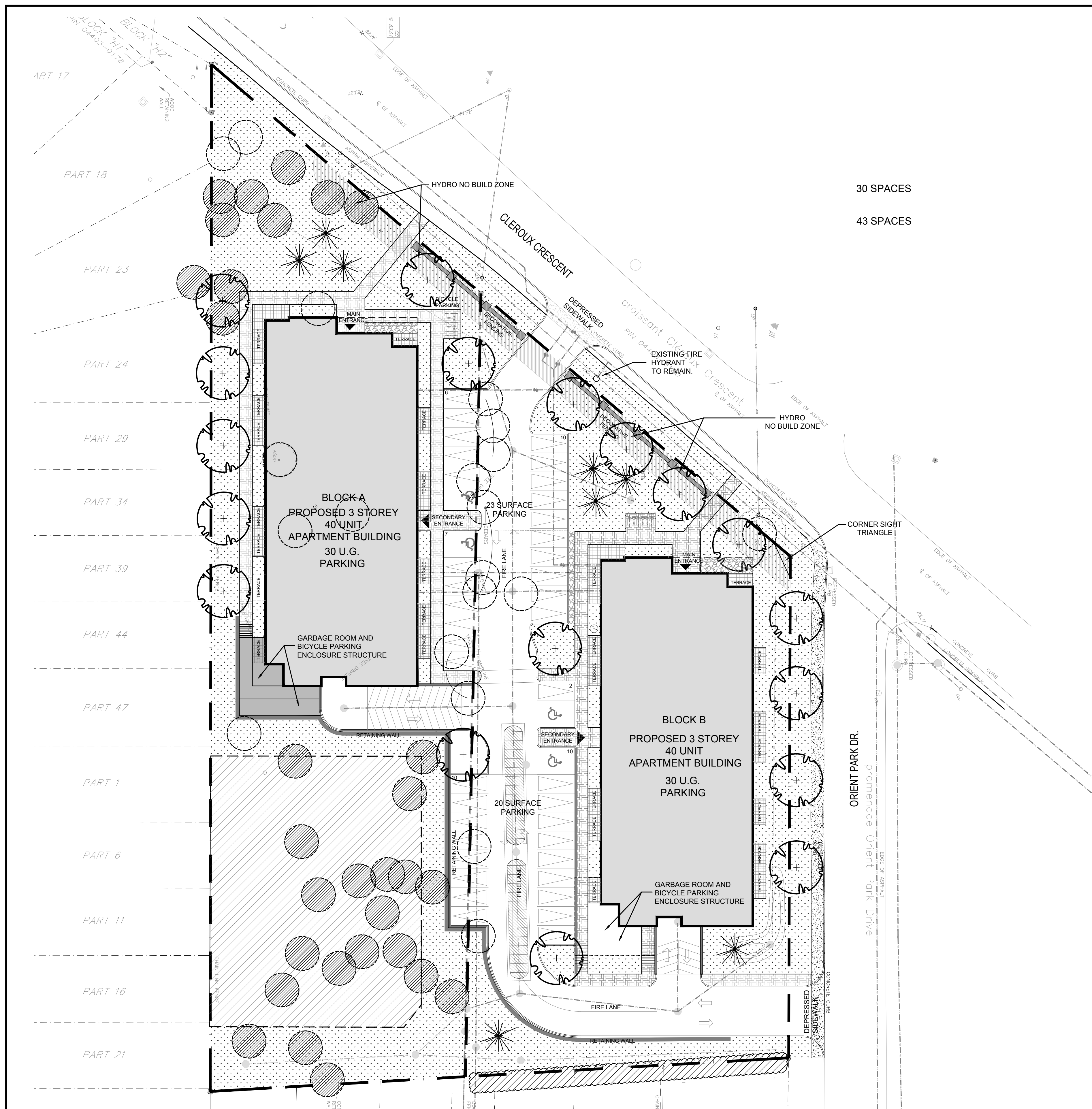
Large format images shown under section 2:

1. Site plan
2. Landscape plan
3. Floor plans of all levels
4. Building elevations



1
SP-01 **SITE PLAN**
SCALE = 1:250

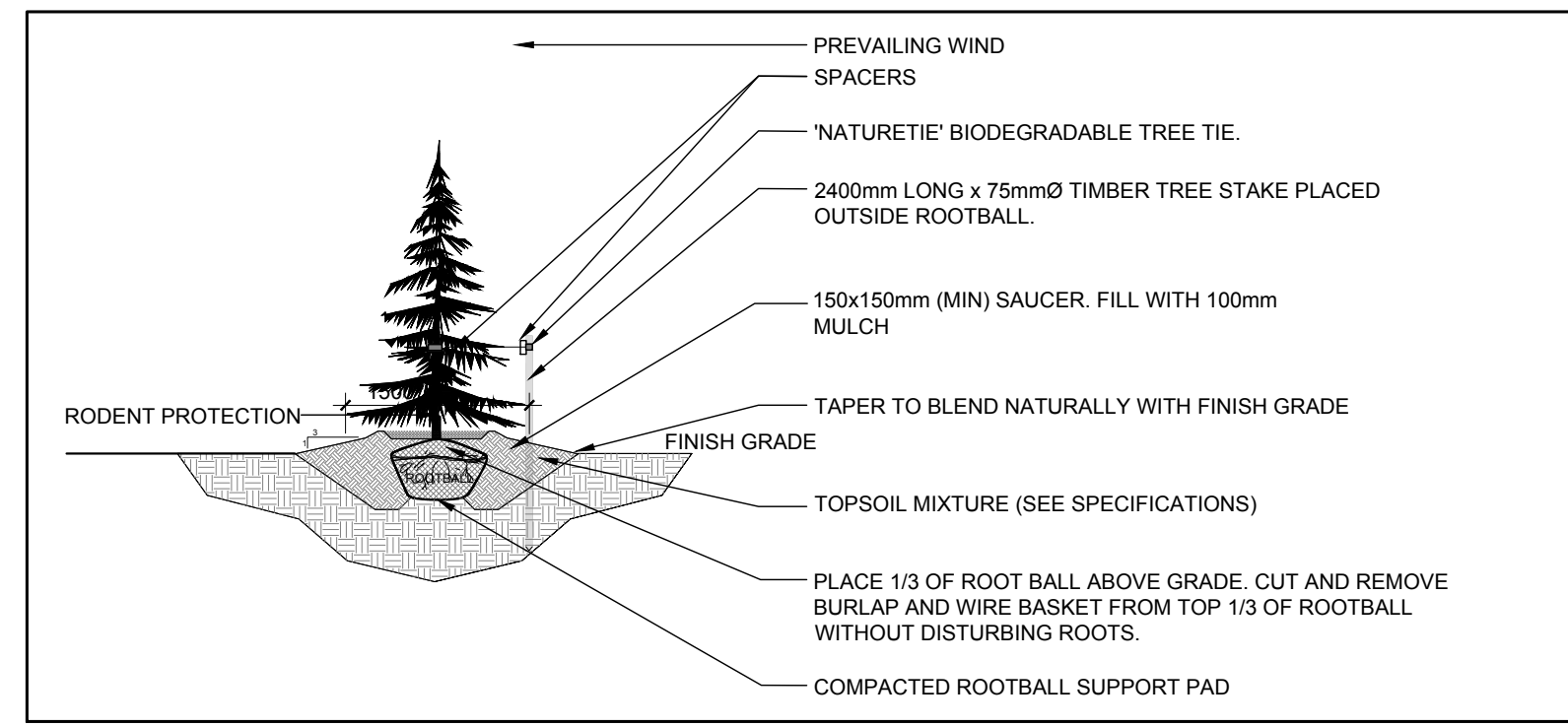
2
SP-01 **CONTEXT PLAN**
SCALE = N.T.S.



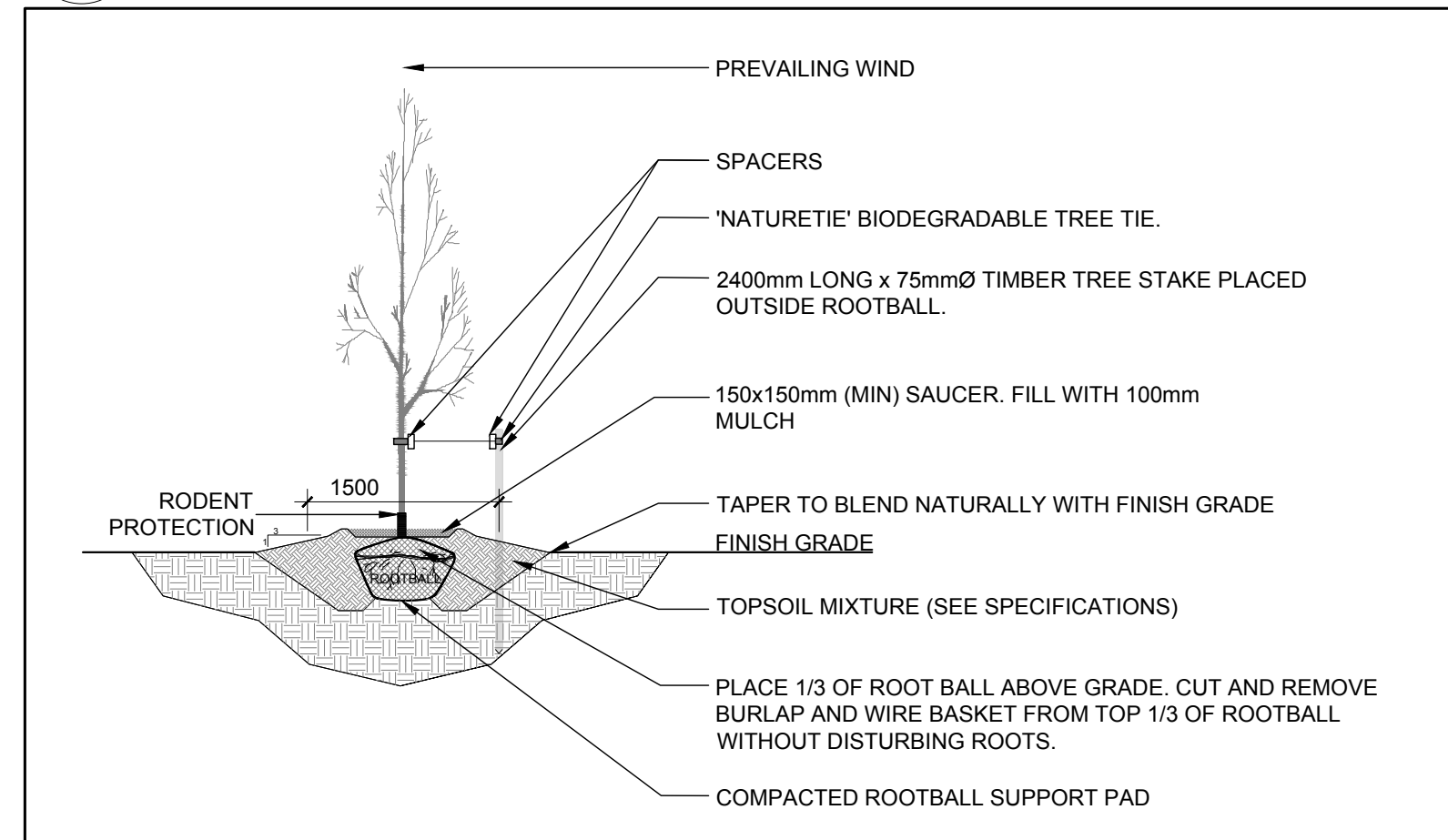
30 SPACES

43 SPACES

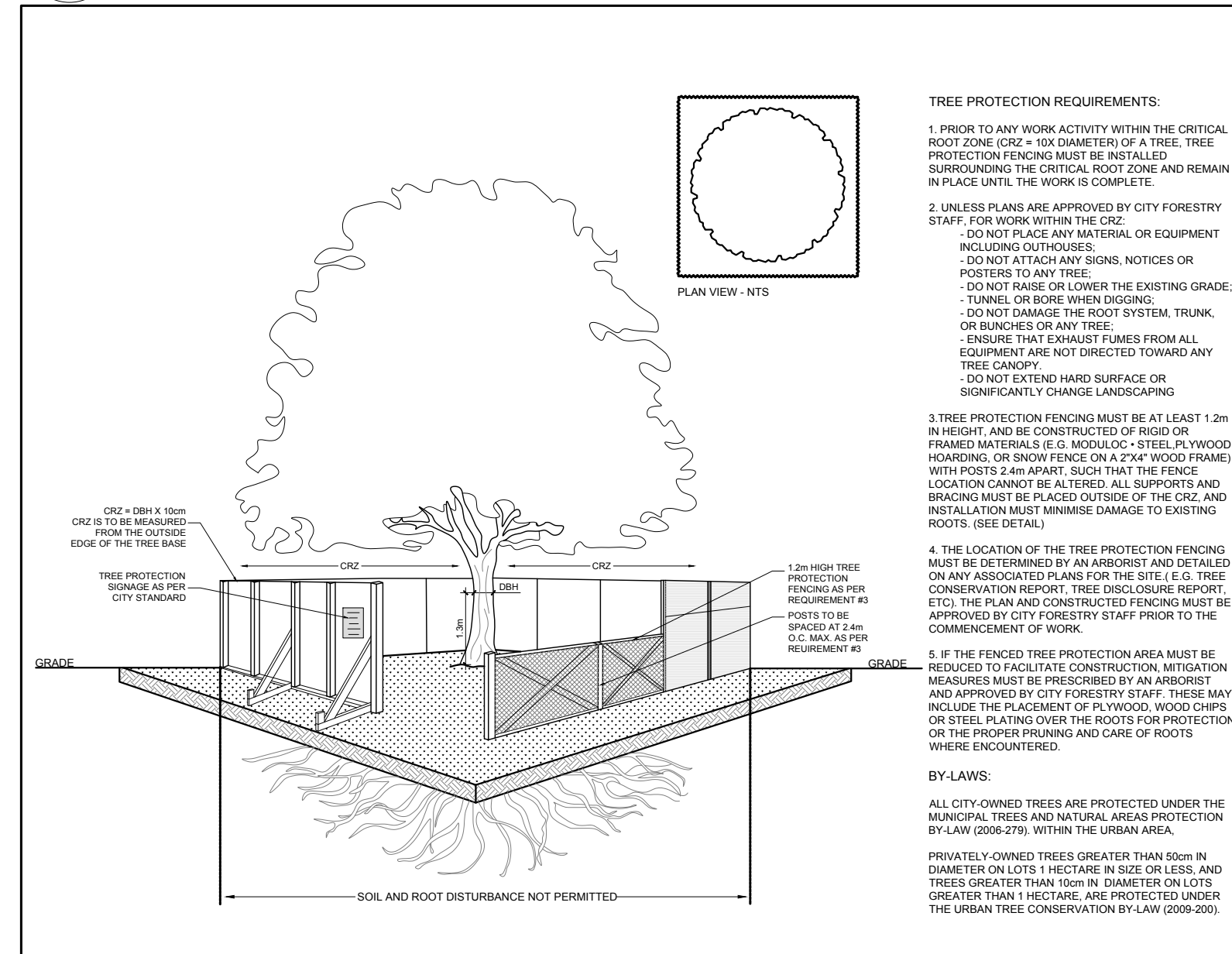
1 TREE CONSERVATION REPORT & LANDSCAPE PLAN
L.1 SCALE: 1:300



2 CONIFEROUS TREE PLANTING
L.1 SCALE: NTS



3 DECIDUOUS TREE PLANTING
L.1 SCALE: NTS



4 TREE PROTECTION FENCE
L.1 SCALE: NTS

- GENERAL NOTES:**
- It is the responsibility of the appropriate contractor or official to report any errors, omissions or discrepancies on this plan with actual site conditions to the Landscape Architect before proceeding with construction.
 - The contractor is to notify all utility companies and authorities prior to any excavation and ascertain locations of underground services.
 - The contractor is to reinstatement all areas and items damaged as a result of construction activity.
 - The contractor is to comply with all pertinent codes and by-laws.
 - The contractor is to maintain a positive surface run-off throughout the entire construction period.
 - The Landscape Architect is not responsible for subsurface conditions.
 - The contractor is to identify all existing trees to remain on site with the Landscape Architect prior to construction.
 - The contractor is to stake the proposed location of all plant material in conjunction with the Landscape Architect prior to excavation.
 - Minimum distances for selected deciduous trees are as follows:
 - Building Foundations 7.5m
 - Sidewalks 1.5m
 - Public Streets 2.5m
 - Underground Infrastructure 2.0m
 - All trees within 1m of underground utility trenches are to be excavated by hand.
 - Remove all protective wrapping from tree trunks after installation.
 - Staking of trees shall only be performed if necessary.
 - Ensure that mulch is pulled back a min. distance of 75mm from base of tree trunk.

CLIENT: **OLIGO**
BUILDING COMMUNITIES
BÂTIR UN MODE DE VIE

CONSULTANTS

ARCHITECTS: **P2 concepts**
739 RIDGEWOOD AVE., UNIT 201
OTTAWA, ONTARIO, K1V 6M8

CIVIL ENGINEERS: **LRJ**
5430 Carleton Place, Ottawa, ON K1J 5K2
www.lrj.ca (613) 842-3436

LEGEND

- PROPOSED PRECAST CONCRETE PAVERS TYPE I
- PROPOSED PRECAST CONCRETE PAVERS TYPE II
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SOD
- PROPOSED RIVERSTONE MULCH

No.	Issue	Date	ML	JL	DR	CK
1	ISSUED FOR DISCUSSION AND REVIEW	02/16/2021				

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
3332 CARLING AVE. OTTAWA, ONTARIO K2H 5A8
Tel. (613) 722-5168 Fax. (1866) 343-3942

PROJECT

3 STOREY APARTMENT BUILDINGS
2308 & 2396 CLEROUX CRESCENT, OTTAWA ON

DRAWING

TREE CONSERVATION REPORT & LANDSCAPE PLAN

STAMP: ASSOCIATION OF LANDSCAPE ARCHITECTS OF ONTARIO MEMBER

SCALE: AS SHOWN

START DATE: FEBRUARY 2021

PROJECT NO.

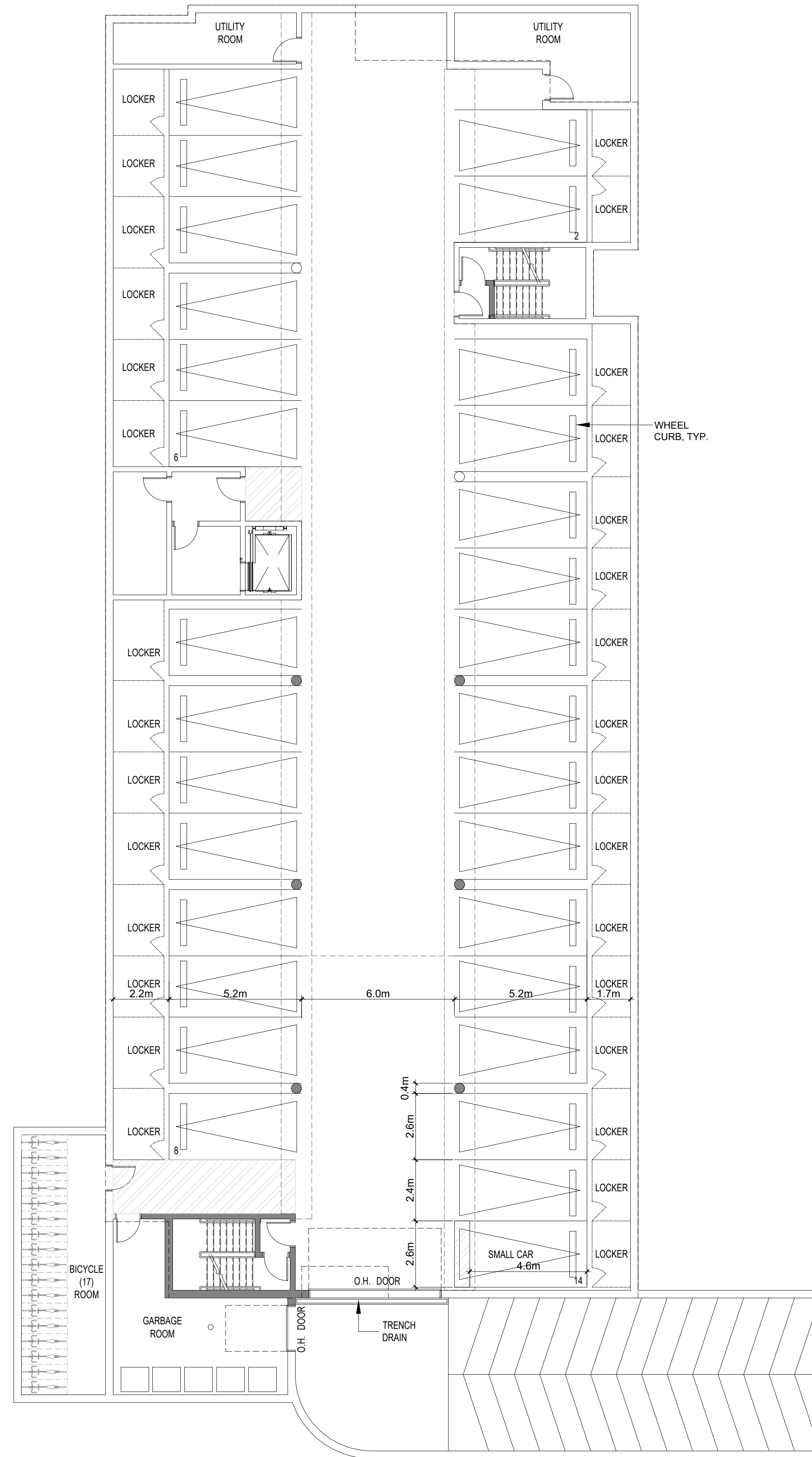
PROJECT NORTH

DRAWING NO. **L.1**

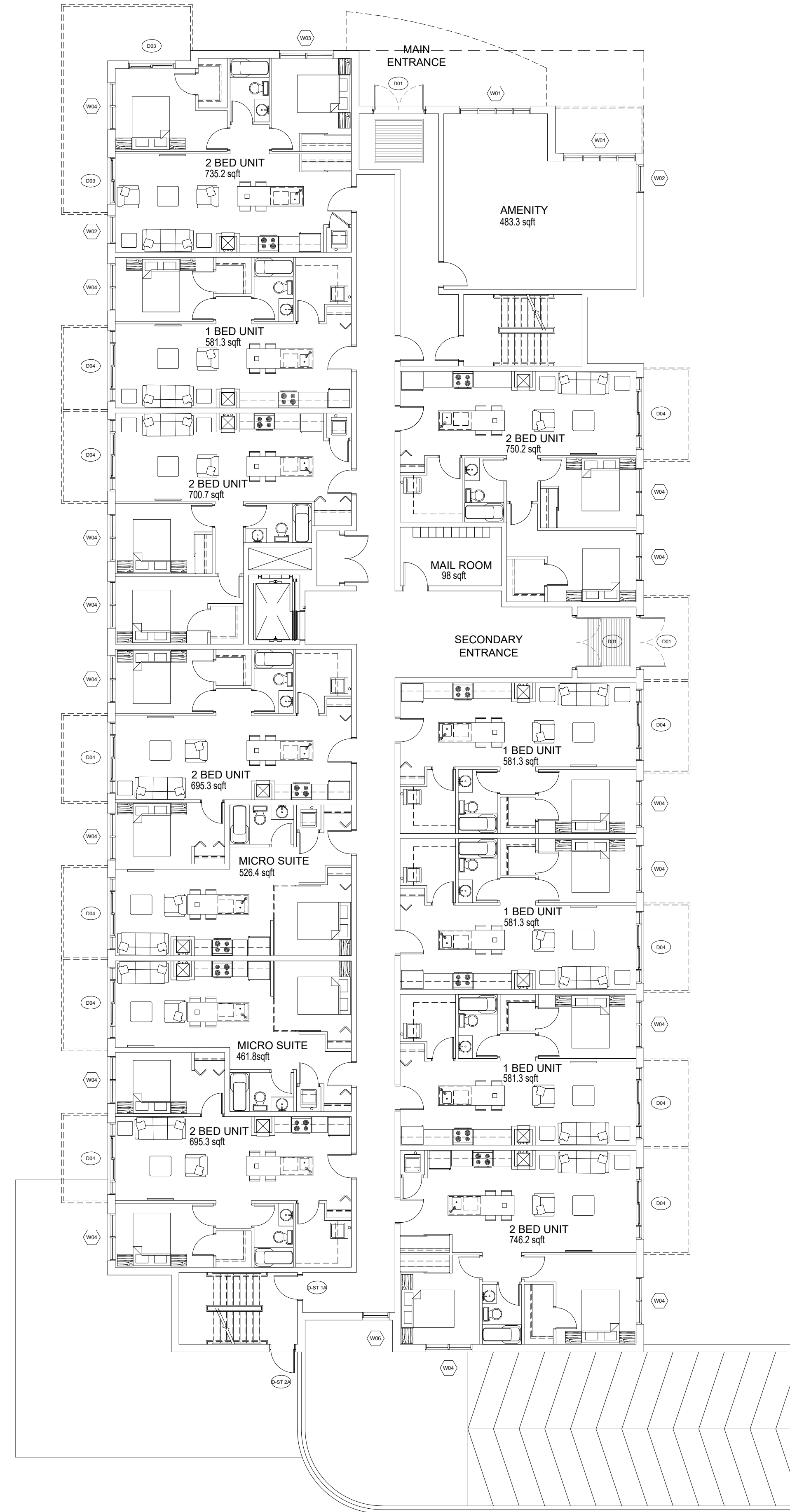
PLOT SIZE ARCH-D

Block A

30 Parking Spaces

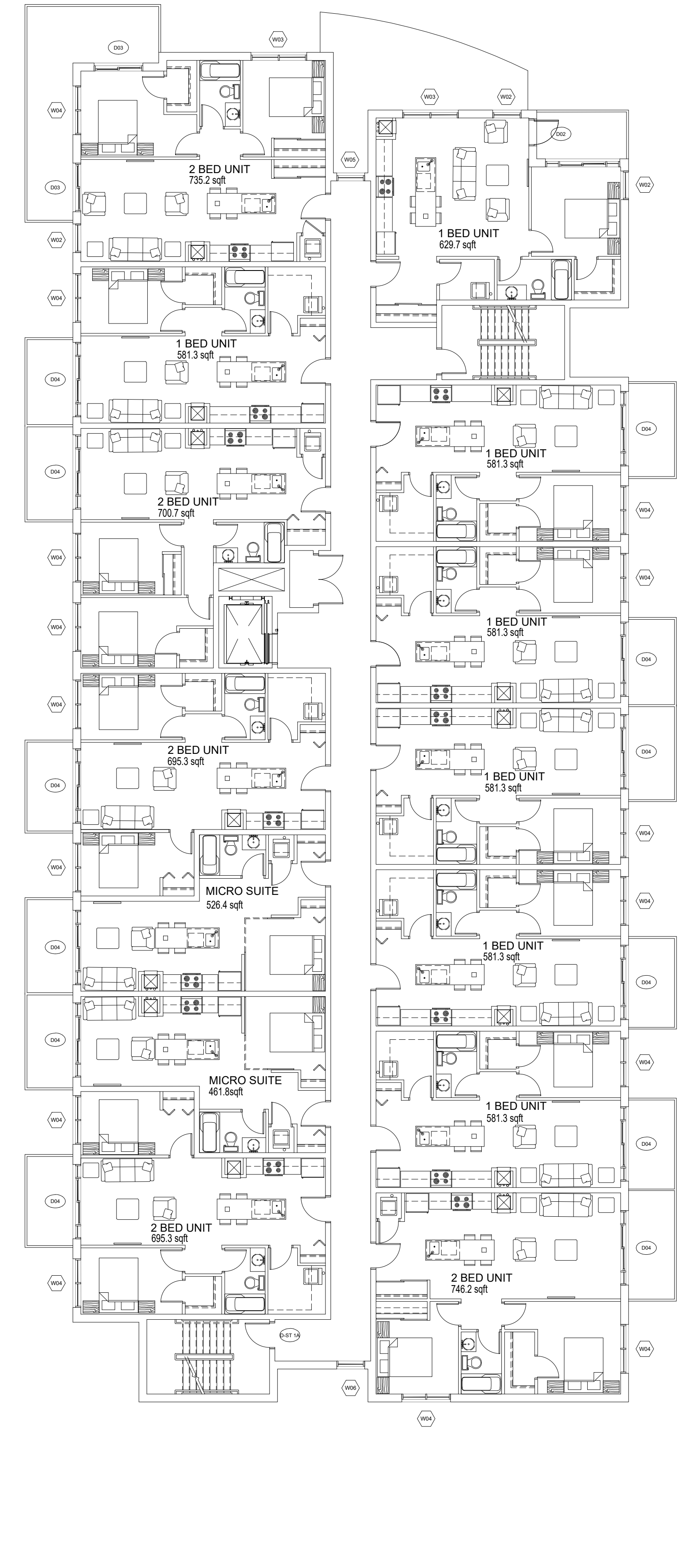


1 LOWER LEVEL FLOOR PLAN
SCALE: 1:125



2 MAIN LEVEL FLOOR PLAN
SCALE: 1:125

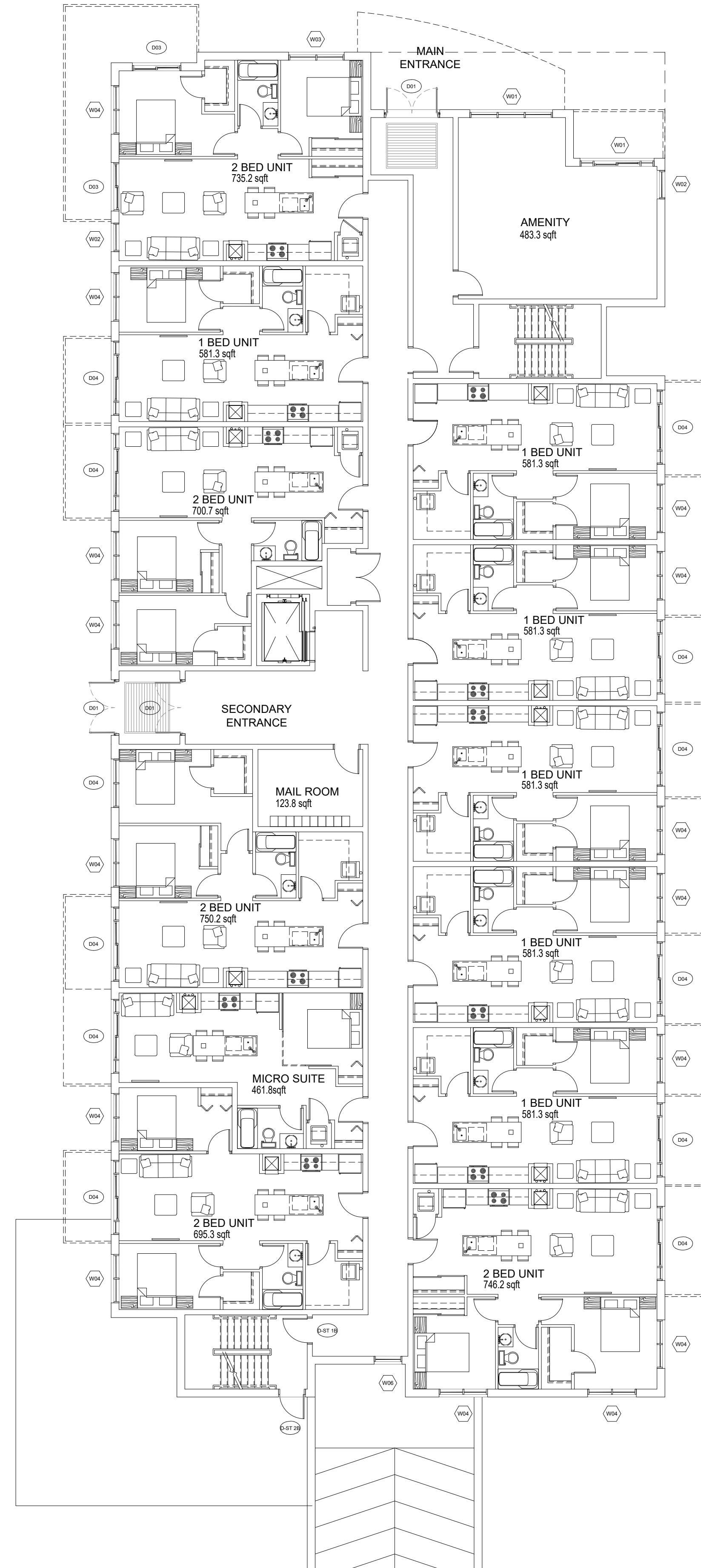
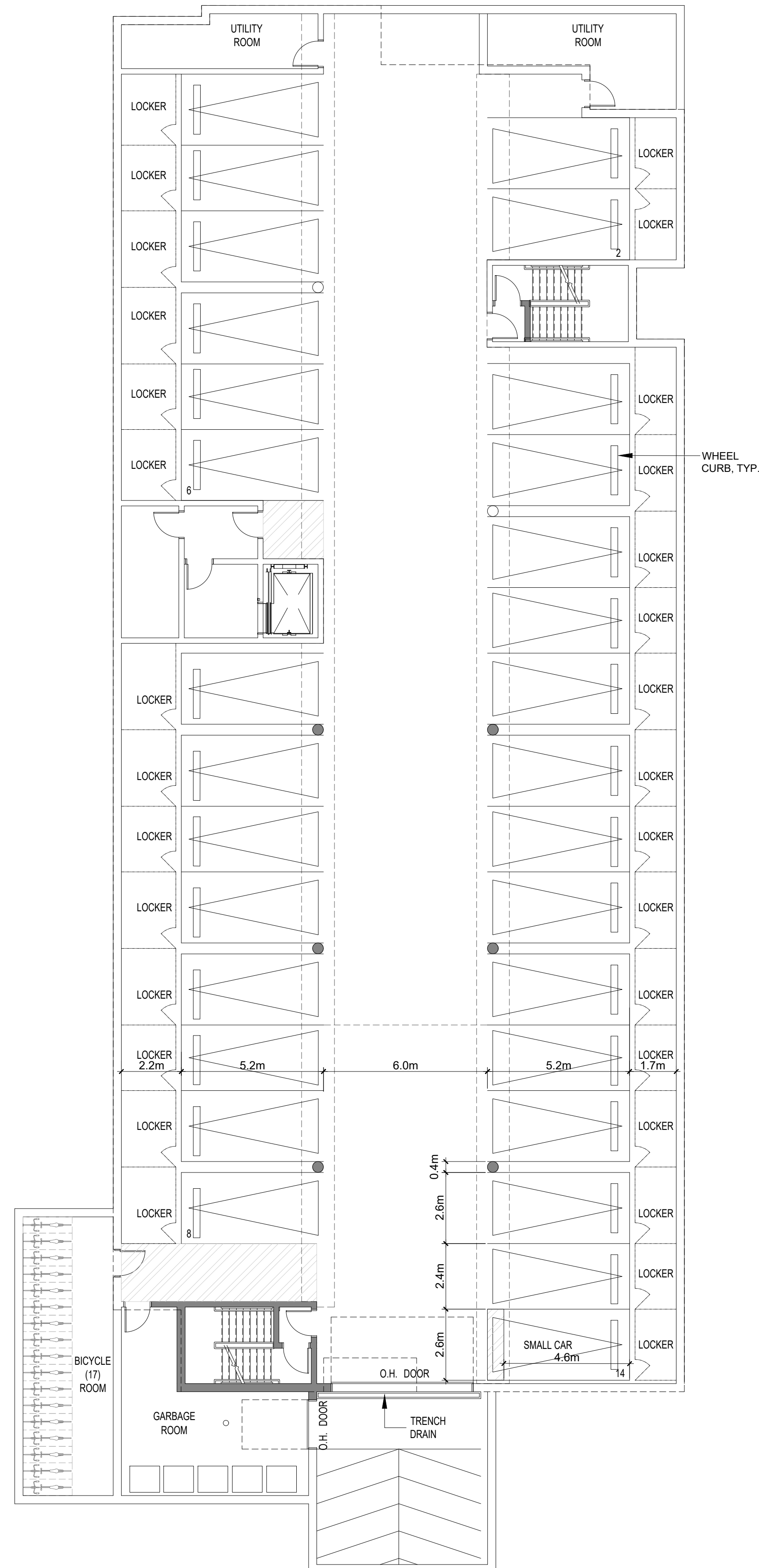
BLOCK A				
UNIT TYPE	UNIT TYPE		TOTAL	
	MICRO SUITE	1B	2B	
LEVEL 1	2	4	6	12
LEVEL 2	2	7	5	14
LEVEL 3	2	7	5	14
TOTAL	6	18	16	40
	15%	45%	40%	



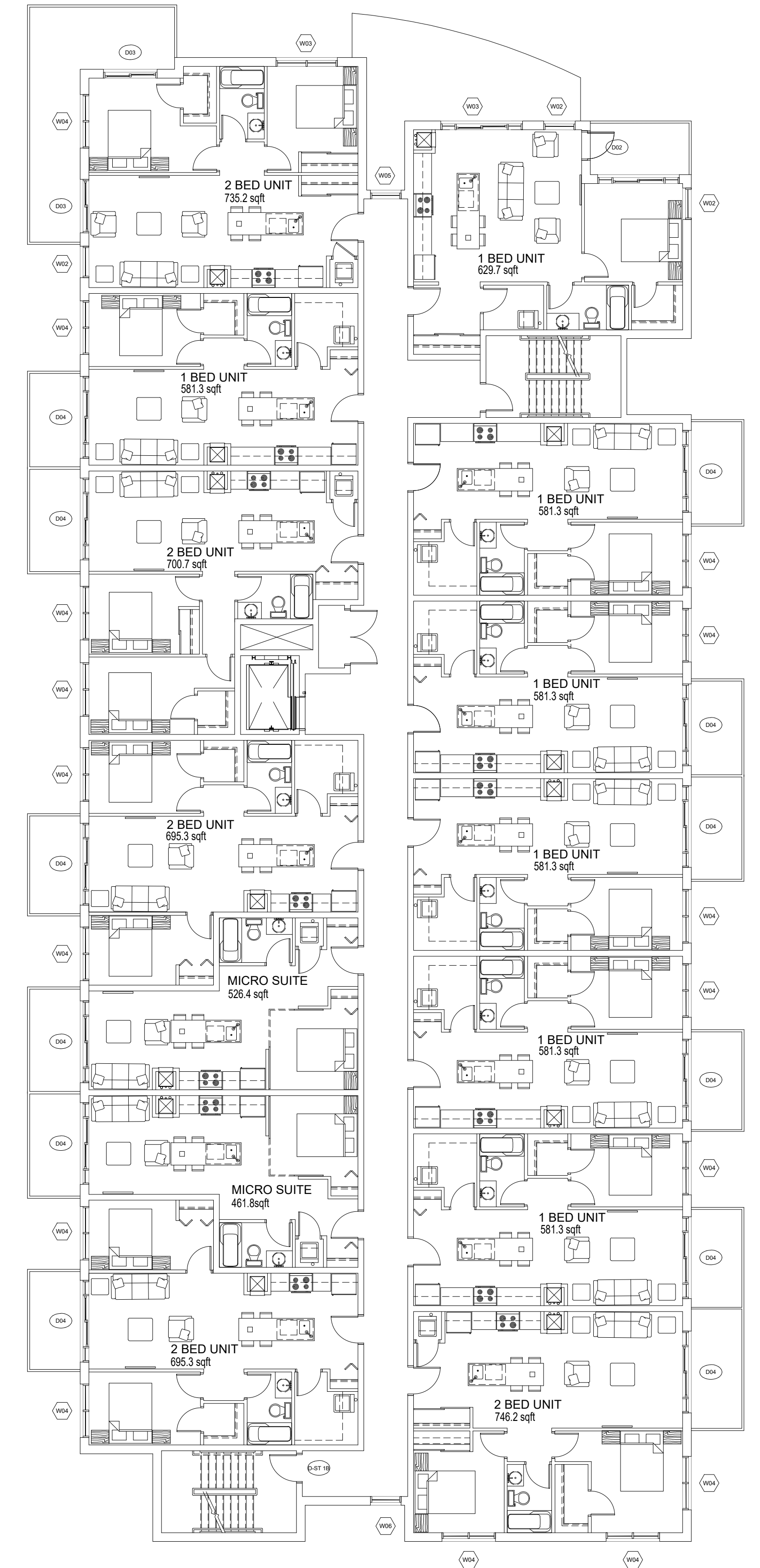
3 TYPICAL LEVEL FLOOR PLAN
SCALE: 1:125

Block B

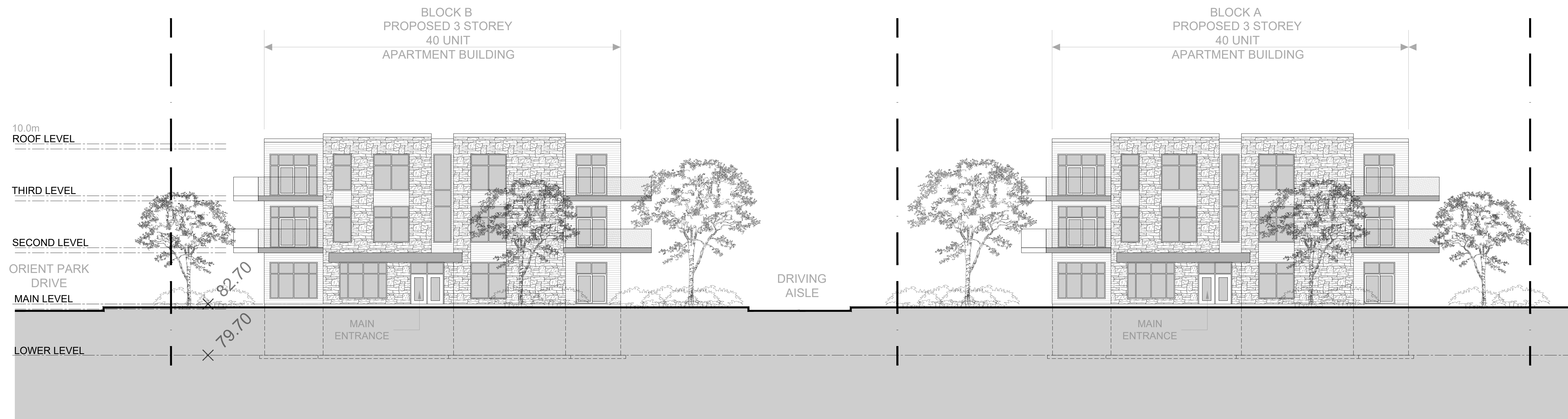
30 Parking Spaces



BLOCK B				
UNIT TYPE	UNIT TYPE		TOTAL	
	MICRO SUITE	1B	2B	
LEVEL 1	1	6	5	12
LEVEL 2	2	7	5	14
LEVEL 3	2	7	5	14
TOTAL	5	20	15	40
	13%	50%	37%	



22.0M HEIGHT LIMIT



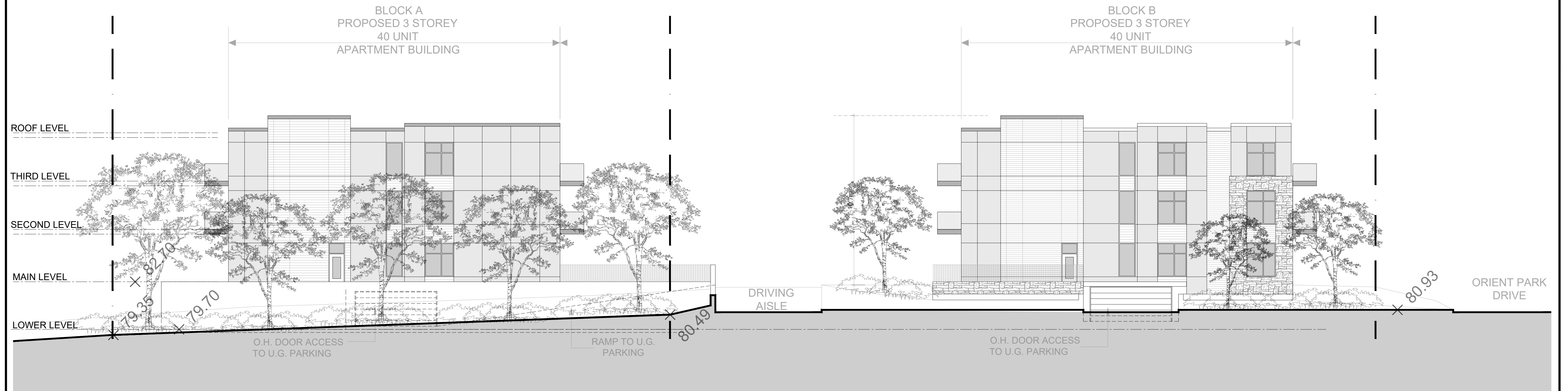
NORTH ELEVATION ALONG CLEROUX CRESCENT

22.0M HEIGHT LIMIT



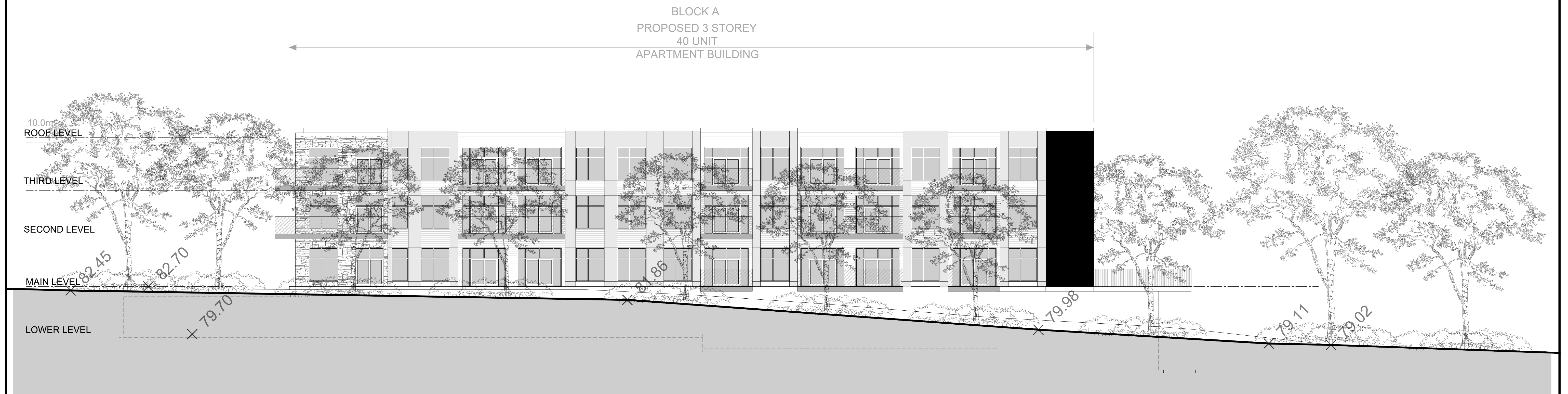
BLOCK B EAST ELEVATION ALONG ORIENT PARK DR.

22.0M HEIGHT LIMIT



REAR (SOUTH) ELEVATION

22.0M HEIGHT LIMIT



WEST ELEVATION BLOCK A

22.0M HEIGHT LIMIT

RESTRICTED ZONE

BLOCK B
PROPOSED 3 STOREY
40 UNIT
APARTMENT BUILDING

10.0m
ROOF LEVEL

THIRD LEVEL

SECOND LEVEL

MAIN LEVEL

82.70

83.31

CLEROUX
CRESCENT

EAST ELEVATION BLOCK A

22.0M HEIGHT LIMIT

RESTRICTED ZONE

BLOCK B
PROPOSED 3 STOREY
40 UNIT
APARTMENT BUILDING

10.0m
ROOF LEVEL

THIRD LEVEL

SECOND LEVEL

MAIN LEVEL

LOWER LEVEL

82.55

82.70

79.70

80.93

8.71

79.24

WEST ELEVATION BLOCK B