

S.J. Lawrence Architect Incorporated

18 Deakin Street, Suite 205
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November 24th, 2021

Attention: Andrew McCreight, Planner III
Re: **Site Plan Application – Design Brief**
54, 56, & 60 Bayswater Avenue, Ottawa
SJL Ref. No. SL_1034_20 Baywater Development

Application Submission

This summary provides supplemental information for the Design Brief as part of a Site Plan Control and Major Zoning By-law Amendment application for a proposed six-storey mid-rise residential development at 54, 56, & 60 Bayswater Avenue, Ottawa. Based on initial feedback from municipal staff, our design has significantly changed to address the comments and concerns raised. Most notably, we revised our volumetric massing, materiality, and reduced our datum line to four-storey's. Please note this Design Brief shall be read in conjunction with the Planning Rationale prepared by Novatech Engineers, Planners, & Landscape Architects.

Legal Description:

Part 1, Plan of Lot 6 & 7 in Block "Q" West Bayswater Ave, Registered Plan 73, City of Ottawa

Municipal Address:

54, 56, & 60 Bayswater Ave, Ottawa, ON

Purpose of the Application:

The proposal seeks to re-zone the Subject Site to an R5 Zone. The rezoning application further seeks to modify the required interior side yard setbacks, permit a rooftop washroom, and permit parking spaces with a reduced width. The required specific exceptions for the proposed development will be discussed in Section 3.4 of Novatech's Planning Rationale.

Overall Vision Statement:

The proposed development will bring to this remarkably diverse neighborhood, which contains a mix of two-storey residential dwellings, detached houses, mid and high-rise buildings, commercial building, much needed urban rejuvenation, intensification, and a range of affordable housing unit types to serve a part of the City with limited currently available affordability.

The development is a 6-storey apartment building over a common underground parking structure. A total of forty residential units are proposed. The design includes ample amenity space located at grade, rooftop terrace, and private balconies. The contemporary design will set a new standard for future developments. Through design strategies, listed below, we find this project to be a perfect fit within the existing surrounding fabric.

- Staggering the massing to transition from low to high-rise residential
- Stepping back to upper floors to relieve the overall building volume
 - Introduced a secondary building material to lighten the upper portion of the building, putting an emphasis on the lower portion which aligns with the adjacent low-rise residential properties
- The proposed building articulation includes a series setbacks, protrusions, and balconies which help break up the built-form and animate the facades
 - The corner balconies minimize the building edges that bleed into the adjacent properties
- Providing ample soft landscaping at the front and rear of the property as well as interlocked pathways

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- The materials selected blend with its surrounding context and are quite durable which contributes to the overall quality and longevity of the building
- Seeing how the proposed development is directly adjacent to a 17-storey apartment building, the shadows have a very minimal impact on neighbours
- Vehicular access to the underground parking garage is provided from the rear lane to reduce congestion and traffic flow along Bayswater Ave
- Waste handling is provided off the rear lane

Response to City Documents

Official Plan & Policies:

Refer to Planning Rational prepared by Novatech Engineers, Planners, & Landscape Architects.

Context Plan

Contextual Analysis:

Refer to Planning Rational prepared by Novatech Engineers, Planners, & Landscape Architects.

Design Proposal

Building Massing

The elevation below, Figure 01, shows the scale of the proposed development. The design presents a four-storey datum line relating to the low-rise residential properties towards the South and gradually terraces up towards the seventeen-storey apartment building on the North. The upper two floors have a significant setback on the North elevation, refer to Figure 02, where amenity space and gardens are provided to the residents. These features help relieve the volume of the upper floors, soften the façade, and contribute to the gradual transition between low and high-rise density. The two elevations on Bayswater Ave are divided in the middle by a vertical break of recessed balconies where the main entrance to the building is located. This creates a welcoming atmosphere while maintaining an interactive relationship with Bayswater Ave.

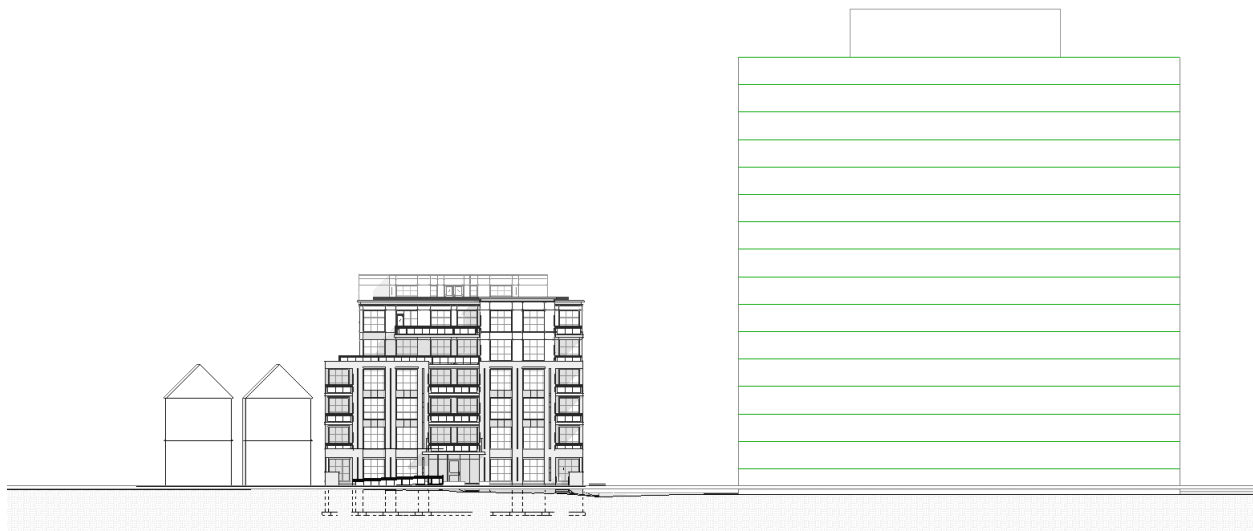


Figure 01

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Views

The perspectives below show the proposed development looking North along Bayswater Ave (Figure 02) and well looking North from the rear lane (Figure 03). Toward the South of the Subject Site is low-rise residential development and toward the North is a seventeen-storey high-rise building.



Figure 02



Figure 03

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Building Transition

Refer to Planning Rational prepared by Novatech Engineers, Planners, & Landscape Architects.

Streetscape

Please refer to Figure 04 for cross section which illustrate the street design and right of way as per the City's design manuals.



Figure 04

Relationship to the Public Realm

The proposed design seeks to create a strong presence along Bayswater while maintaining an interactive relationship with the surrounding streetscape.

- The ground floor provides one principal entrance to the building as well as two private entrances which help animate the site
 - Each entrance/walkway connects directly to the existing sidewalk along Bayswater
- Vehicle access to the building is restricted to the rear of the property which minimizes the impact on pedestrian movement. The rear lane provides access to seven a-grade parking spaces, and the underground parking garage.

Sustainability

Following are some sustainable measures provided in this design:

- Energy efficiency will be achieved through proper building envelope design (airtightness), insulation and thermal values (reduce height loss), proper M&E systems (reduce energy consumption), and eco-friendly products
- A compact building form will reduce envelope heat losses

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- LED Lighting and low flow plumbing fixtures
- Landscaped and amenity areas which will help reduce urban heat island effects
- Residents will have access to community gardens on the roof which contributes to their overall health and wellbeing

Heritage

Currently, there are no designated heritage buildings on the Bayswater Ave. However, there are a few buildings on the heritage registrar that are not designated (43, 47, 82, 83 Bayswater). All these buildings include red clay brick as their primary building material, dark window trims, and different decorative bond patterns. As seen in Figure 02 and 03, we have introduced these materials and architectural elements into our design to create a cohesive proposal for the area.

Accessibility (AODA)

The site design will meet all requirements of the AODA as well as site design provisions of the CSA B651 Standards for the Accessible Design of the Built Environment, including:

- Barrier-free access to building entrances, pedestrian routes onto the site, and access from parking areas
- Safety measures, such as TWSI's, at points where pedestrian routes meet or cross vehicle routes
- Adequate site lighting
- Required barrier-free parking spaces and associated access aisles

Building Design

Building Drawings including, Site Plan, Floor Plans, and Elevations have been included in the drawing package.