

216 McArthur Avenue

Design Brief / Planning Rational



1066 Somerset St. West Suite 200 | Ottawa Ontario | K1Y 4T3 | Phone: 613.724.9914

Table of Contents

1.0 Design Proposal

2.0 Design Summary

Appendix A Photos of Surrounding Context

Appendix B Render of Proposed Development

Design Proposal

The proposed new development located at 12 McArthur Avenue consist of a new three-story mixed use building with retail situated on the ground floor and twelve rental apartments. The units are primary one bedroom, there is one studio unit and a one bedroom barrier free unit. The site is in an area designated for urban growth as such the community has seen recent growth of urban infill. This new growth has seen a mixture of uses and varying densities. The introduction of this proposed development is similar to others in the area and will meet the growing need of small-scale rentals. It will be supported by existing transportation service infrastructure and public support services.

The official plan mitigates differences between existing and proposed development and help achieve compatibility of form and function, to ensure new developments complements the character of existing communities to create successful intensification. If a new building 'fits well' within the physical characteristic of the neighborhood, it 'works well' within the community. The proposed development as defined in the Official Plan Section 2.5.1 meets the design objectives:

- .1 The development appreciates the local patterns of development that has been seen in this community. The scale is in keeping with that of other development planned on the street including: 10, 26 and 455 McArthur Avenue. This project will aid in creating the sense of community as envision in the master plan. It will be part of the urban fabric that creates and maintains the community's own distinct identity.
- .2 Defines quality public and private spaces by adding to the continuity of the street frontage.
- .3 Creates a space that is accessible, both the ground retail and one unit is barrier free. Furthermore, the development will provide accommodations to meet the needs of a range of people from varying demographics, which will enhance and enliven the community.
- .4 In keeping with the Traditional Main street zoning, this development will aid the area in achieving a denser urban fabric, thus respecting the character of the existing area.
- .5 The building has the ability to be flexible and adapt in response to a variety of possible uses depending on the changing social and economic conditions.
- .6 By developing in an area with established local transit within the vicinity, and by providing ample indoor bike storage, the development will encourage active transportation. Active transportation adds to the sense of community, it facilitates social interaction and creates places where living and working is more enjoyable.

The Montreal Road District Secondary Plan, the West Sector of the plan is focused on development that has a pedestrian-oriented, mix-use corridor with strong urban edges. This proposed development fosters this goal, as mentioned above active transportation is encouraged by providing ample secured and protected bike parking. The proposed building has a street present built close to the front property line, which will aid in defining the public realm and will create a strong built edge in the urban fabric.

As per the zoning by-law, the property is zoned Traditional Main street (TM). The property is within Area Y of Schedule 1A of the zoning pertaining to minimum parking space rates. The development contains 12 apartments and a retail space that is less than 200 square meters as such in accordance with By-law 2008-250 Part 4 Section 101 (3) no off-street motor vehicle parking is required to be provided. The proposed development meets this requirement, no off-street parking is being provided. It is also understood that street parking in not a viable option for tenants, potential tenants will need to be made aware that there are not provision for parking.

Bike parking is provided conveniently located on the first level of the building in a secure room with direct access to the exterior. The number of bike parking spaces provided is eighteen, this far exceeds the requirement of seven as denoted in By-law 2008-250 Part 4 Section 111 (1), Table 111A.

The amenity area provided exceeds the requirements set of in Section 137(5) of the zoning By-law. The by-law requires 72 square meters to be provided, with one area being provided that is a minimum of 54 meters squared. The proposed plan offers 73 square meters, 61 of which is in the rear yard garden.

Soft landscaping is proposed in the front yard, along the side of the building and the rear yard is almost entirely soft scaped. Plant species were chosen for their low maintenance and their ability to thrive in the environment they will be placed. Native species include: Calamagrostis, an interesting and 'showy' ornamental grass species that will add interest to the exterior space. An Autumn blaze maple is proposed in the front yard, it is a larger tree that will provide food and shelter to birds and wildlife, while providing the community the benefits of shade and cleaner air. Other plants that will enhance the site will include Annabelle Hydrangea and Dwarf Ninebark, both of which are shrub with beautiful flowers, and both are extremely tolerant to urban environments, the Ninebark is native to North American.

Design Summary

Section 4.11 of the Official Plan provide several evaluation criteria to assess the appropriateness of a new development. In summary the proposed development satisfies the criteria as noted below:

Parking Requirements

The number of parking spaces provided meets the required spaces in Zoning By-law 2008-250 Part 4 Section 101 (3) no off-street motor vehicle parking is required to be provided

Building Height and Massing

The existing neighborhood is a changing mixture of residential and commercial uses and scale. The proposed three story proposal fits in within the fabric of the community.

Pattern of the Surrounding Community

The proposed development will complement the existing surrounding context of commercial and residential buildings.

Outdoor Amenity Areas

Landscaping along MacArthur acts a privacy buffer and softens the edge along the existing City sidewalk. The rear yard is soft scaped outdoor amenity area.

Lighting

Lighting on the site will be restricted to the exterior elevations for safety purposes along the path of travel. There are not significant impacts anticipated as a result of this development anticipated.

Noise and Air Quality

No significant impacts related to the above are anticipated as a result of this development.

Sunlight

The proposed building meets the height permitted in the Traditional Main Street Zone. The height and massing is also comparable in height to the surrounding 2-3 story commercial/residential buildings in the area. As such, no negative shadow impact on adjacent properties is anticipated.

This report has been prepared by:

Suzanne Gibson B.A.Sc., M.Arch., OAA, MRAIC

Appendix A – Photos of Surrounding Context



Figure 1: 216 McArthur Ave – Existing Building



Figure 2: McArthur Looking East from Infront of 216 McArthur



Figure 3: McArthur Looking West from Infront of 216 McArthur



Figure 4: 10 McArthur Proposed Development. Front Elevation Designer P-Squared Concepts Inc



Figure 5: 26 McArthur Proposed Development. Front Elevation Designer P-Squared Concepts Inc



Figure 6: 257 McArthur Proposed Development. Front Elevation Architect: Robertson Martin Architects

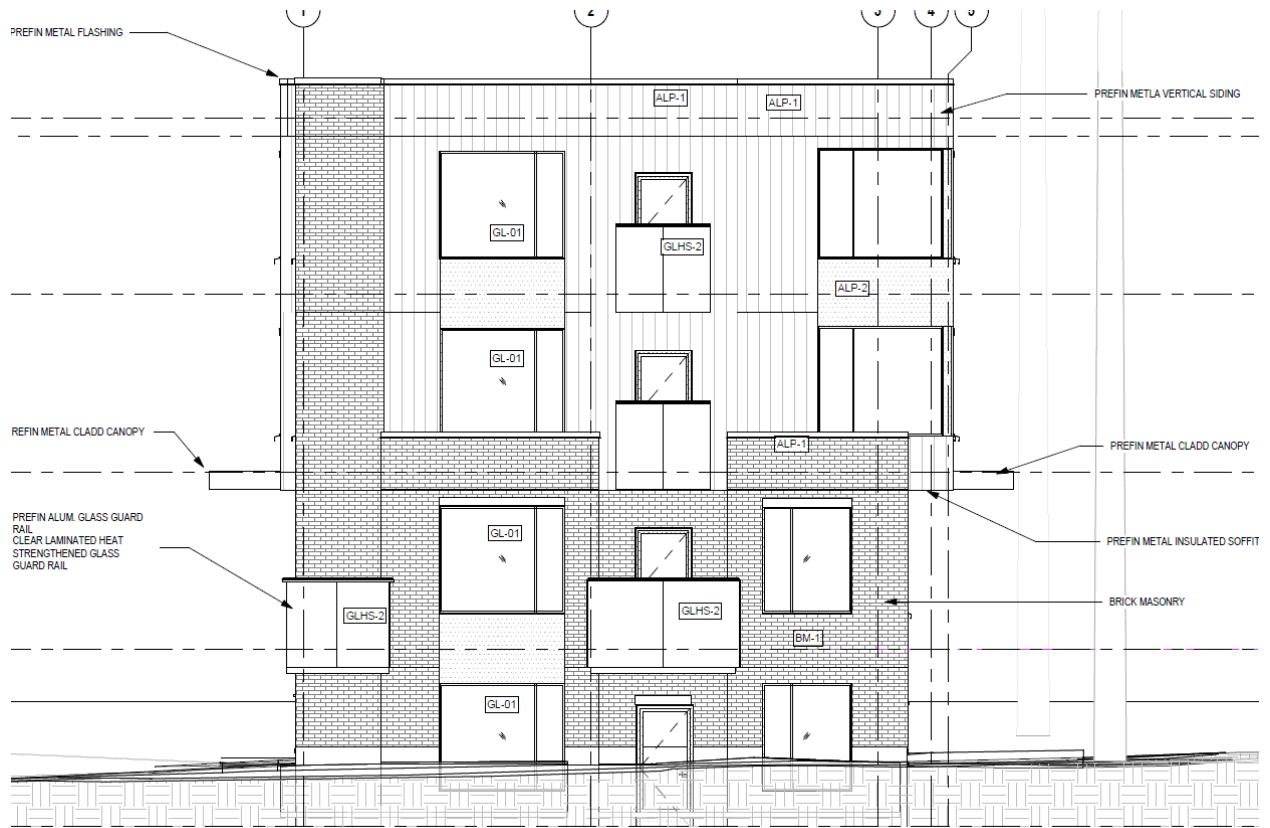


Figure 7: 455 McArthur Proposed Development. Front Elevation Architect: Hobin Architecture



216 McArthur Ave
Mixed Use Development

View 3



216 McArthur Ave
Mixed Use Development

View 4



216 McArthur Ave
Mixed Use Development

View 2



216 McArthur Ave
Mixed Use Development

View 1