

ORLEANS GARDENS DESIGN BRIEF

City of Ottawa
110 Laurier Avenue West
Ottawa, ON K1P 1J1

February 10th, 2023



The following is an application for Site Plan Control Approval in the city of Ottawa.

The site is located at 1615 Orleans Boulevard, and it is designated as a Planned Unit Development, under the Zoning By-Law of the City of Ottawa.

This design brief provides an overall explanation of the site and the proposed buildings design. Its community impact and how it will improve and contribute to the urban fabric of the neighborhood.

This document must be read in conjunction with the “Planning Justification Report”, written and submitted by *Arcadis IBI Group Professional Services*, on behalf of the site owner, North American Development Group and as part of this application package.

c.c.
North American
Development Group

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INTRODUCTION

This project will provide 60 low-rise rental units to the market, with a modern contemporary vocabulary that will help connect the overall commercial site with the pedestrian oriented green areas and sidewalk of Jeanne D'Arc Boulevard.

The site is located in the traditional suburban neighbourhood of Orleans, east of downtown Ottawa. According to the new Official Plan, schedule A, the site is designated as Suburban Transect. In section 5.4.1.2, the Suburban Transect is generally characterized by Low- to Mid-density development. The policies support low-rise with exceptions for mid-rise developments along Minor Corridors. The subject site is also designated Minor Corridor and falls within the Evolving Neighbourhood Overlay on Schedule B8 of the Official Plan.

Orleans Gardens is a development which will actively enhance the corner of Jeanne D'Arc Boulevard and Orleans Boulevard. The site as a whole, has been a commercial development for the past 35 years, offering the community a variety of services from supermarkets, big box stores to pharmacies and smaller retail establishments.

However, a big part of the existing site has been designated as parking areas for the retail units. With many of these parking spots becoming unutilized throughout the years, the owners of the site started researching different options to make the site more welcoming to the public, contributing to the urban design streetscape and considering how to make the site more sustainable in the long run.

Several studies considered a variety of options from high rise to mid-rise buildings, high density townhomes, etc. until it settled on a four-block of back-to-back townhomes. These units meet by-law requirements, providing a vibrant housing typology for a much-in-need and affordable rental market.

The units have been placed on the north boundary of the site and central to the existing commercial development. It provides amenity green areas and visitor parking to make the residential development self-sufficient, while making it a connected enclave of character and eyes on the street. The location of the project provides a colourful landscaped low-rise buffer between the public realm and the retail boxes, and mediates the scale of the huge parking lot.

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SITE CONTEXT



Figure 1.

The site is located right at the corner junction of two arterial roads, making the site a central and well-connected area to live in. The site and its surroundings offer all types of amenities such as schools, parks, grocery stores and community centres.

The overall site is zoned *GM12 F(0.6) H(22)*, as per the Zoning By-law 2008-250, Part 10. This allows a variety of uses, including commercial and residential ones. The zone limits and emphasises low rise development, and the development abides by providing four blocks of townhomes, not exceeding 4 storeys height overall.

Due to the nature of the site, the development, the units and its residents will foster a vibrant community, with a variety of services within 100m radius, encouraging and allowing to maintain a 15-minute walk community approach.

As well, the proposed townhomes will promote and maintain a family-oriented community, which is the prevailing Orleans neighbourhood demographics, with its suburban nature.



Figure 2. View from the North West corner of the site – Corner of Jeanne D'Arc Blvd. and Orleans Blvd.

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DESIGN PROPOSAL



The site has been thought as a self-sufficient and fully independent from the commercial area. These images show the new development (purple blocks) in detail and within the site plan context. The existing commercial units are shown in yellow.

The goal of the development is to utilize an area of the site which was severely underused and a blight to the public realm.



The new development is also surrounded by green space, being the main feature the outdoor amenity area to the south of the buildings.

This area will act as a buffer between the commercial and residential areas. It will create a visual and physical division, which will embrace the new buildings providing a sense of community and safety to its residents.

The introduction of the residential component to the site, has been carefully crafted to avoid conflicts with the day-to-day activities of the existing retail units. The direct accesses to the commercial area from Orleans Blvd., remains untouched, facilitating incoming and outgoing vehicular traffic from the site, without having to drive by the residential units. This will also guarantee continuity of business during construction and further into the future.

Figure 3.

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BUILDING MASSING



Figure 4. Streetscape view along Jeanne D'Arc Blvd.

This contemporary development will maintain the continuity of traditional look of the area at the same time will bring a new vibrant face to the neighbourhood. The height of all proposed new buildings also respects its surroundings, keeping a low profile on the site.

The site will offer two different types of residences within the four blocks of townhomes. Three of the Blocks A, C & D will feature village homes, which are townhomes with share entrances and garages.

And Block B, will feature traditional townhomes with dedicated entrance and a single garage space for each unit.

Within the village home category there are two types of homes, with 2 and 3 bedroom units, each with a single garage space.

All townhomes will have outdoor spaces such as roof top terraces and/or balconies, as well as access to ground-level amenities and adjacent landscaped areas.



Figure 5. View from the North East corner of the site - Jeanne D'Arc Blvd.

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BUILDING DESIGN



Figure 6. South-East corner of Block A

The four blocks of residences have been designed to bring a contemporary look to the area with durable materials such as fiber cement, contemporary wood panels and brick. Flat roofs allow for the space to be used as roof top patios in most instances. These areas will be ornamented with pergolas to enhance the space and act as shade control devices in the summer months.

Figure 6, above, shows the facade of block A where the entrances to the ground floor units are facing an existing road of the site. Landscape and planting will be provided to offer a buffer between the residences and the road. As well, the sidewalk will keep a width of 1.8m to allow for higher foot traffic from Jeanne D'Arc Blvd.

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SITE INFO & STATISTICS

LEGAL ADDRESS: LOTS 3 AND 5 CONCESSION 2 (OTTAWA FRONT)
GEOGRAPHIC TOWNSHIP OF GLOUCESTER now
CITY OF OTTAWA
PIN: 04419-0428
MUNICIPAL ADDRESS: 1615 Orleans Boulevard
ZONING: GM12 F(0.6) H(22)
SITE AREA: 55,424.29 m² (596581.52 ft²) (5.54 ha)

SUBDIVISION SITE INFO

LEGAL ADDRESS: PART OF LOTS 3 AND 4
CONCESSION 2 (OTTAWA FRONT)
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
CITY OF OTTAWA
PLAN 4R-27837
PIN: 04419-0605
SITE AREA 11,159.887 m²

RESIDENTIAL BUILDING GROSS FLOOR AREA

Block	SqM
Block A - 16 b2b units 3 storeys	2,531.60
Block B - 16 b2b units 4 storeys	2,796.00
Block C - 16 b2b units 3 storeys	2,531.60
Block D - 12 b2b units 3 storeys	1,905.44
Total BLDG GFA	9,764.64

COMMERCIAL BUILDING GROSS FLOOR AREA

Existing commercial rental unit	SqM
CRU 1	2,035.0
CRU 2	4,498.0
CRU 3	3,794.0
Total BLDG GFA	10,327.0

$$\text{FSI CALCULATION} = \frac{\text{Total Building GFA}}{\text{Site Area}} = \frac{20,091.64\text{m}^2}{55,424.29\text{m}^2} = \text{Actual FSI} = 0.36$$

Total # of units on site = 60 townhomes

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EXISTING SITE PHOTOS



Figure 7. Site Photo - Key map



Figure 8. Existing site photo #1 - Looking North to the new development area

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Figure 9. Existing site photo #2 - Looking West to the new development area



Figure 10. Existing site photo #3 - Looking South towards existing commercial area



Figure 11. Existing site photo #4 - Looking at the North- West corner of the property - Existing area to remain