

S.J. Lawrence Architect Incorporated

18 Deakin Street, Suite 205
Ottawa, ON K2E 8B7



June 13th, 2023

Attention: Alex Gatien, Planner I, Development Review – City of Ottawa
Re: **Site Plan Application – Design Brief**
1158 Old Second Line Rd, Kanata, Ottawa, ON
SJL Ref. No. SL_1086_22 Old Second Line Development

Application Submission

This summary provides supplemental information for the Design Brief as part of a Major Zoning By-law Amendment and Site Plan Control application for a proposed Planned Unit Development (PUD) at 1158 Old Second Line Rd, Ottawa. Based on initial feedback from municipal staff, our design has been modified to address the comments and concerns raised. Please note this Design Brief shall be read in conjunction with the Planning Rationale prepared by Fotenn Planning + Design.

Legal Description:

Part of Lot 11, Concession 3, City of Ottawa – surveyed by Farley, Smith & Denis Surveying Ltd.

Municipal Address:

1158 Old Second Line Rd, Kanata, ON K2K 1X7

Purpose of the Application:

A Site Plan Control application is being submitted concurrent to the Zoning By-law Amendment application. The Site Plan Control application process will review the proposal to ensure that it is a safe, functional, and orderly approach to redevelopment the subject property.

Overall Vision Statement:

Situated along Old Second Line Rd, this project strives to promote smart densification, active modes of transportation, and passive house strategies to reduce its ecological footprint. The development will bring much needed urban rejuvenation and intensification to this area which is predominately single-family dwellings.

The development proposes a series of 3.5-storey stacked townhomes complete with communal amenity area, parking, indoor bicycle storage, and waste management. A total of 100 residential units are proposed. The design includes amenity space located at grade towards the center of the property as well as 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.

- The proposed building articulation includes a series of setbacks, protrusions, and balconies which help break up the built-form and animate the facades
- Providing ample soft landscaping at the front and rear of the property as well as interlocked pathways and a central shared amenity area in the center of the site
- The materials selected blend with its surrounding context and are quite durable which contributes to the overall quality and longevity of the building
 - 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
- Vehicular access to the site is restricted to one principal entrance provided along Old Second Line Rd to reduce congestion and traffic flow

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Response to City Documents

Official Plan & Policies:

Refer to Planning Rational prepared by Fotenn Planning + Design.

Context Plan

Contextual Analysis:

Refer to Planning Rational prepared by Fotenn Planning + Design.

Design Proposal

Massing & Scale

The perspective view below, Figure 01, shows the proposed scale of the typical blocks proposed in the development. The design focuses on contemporary geometry, symmetrical treatments and fenestrations, accent features such as the louvers, and a warm colour palette. In order to avoid repetition, we will provide many different design options which alter the materials, roof lines, and fenestration patterns. The project presents a two-storey datum line relating to the low-rise residential properties towards North and South. We introduced a secondary building material for the floor to help relieve the overall volume, soften the façade, and contribute to the gradual transition between the existing two-storey dwellings and our proposed design. The recessed principal entrance provides the tenants with some privacy and coverage while maintaining an interactive relationship with Old Second Line Rd.



Figure 01

Building Transition

Refer to Planning Rational prepared by Fotenn Planning + Design.

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Views

Refer to Figure 02 and Figure 03 below for perspective view of the proposed development.



Figure 02

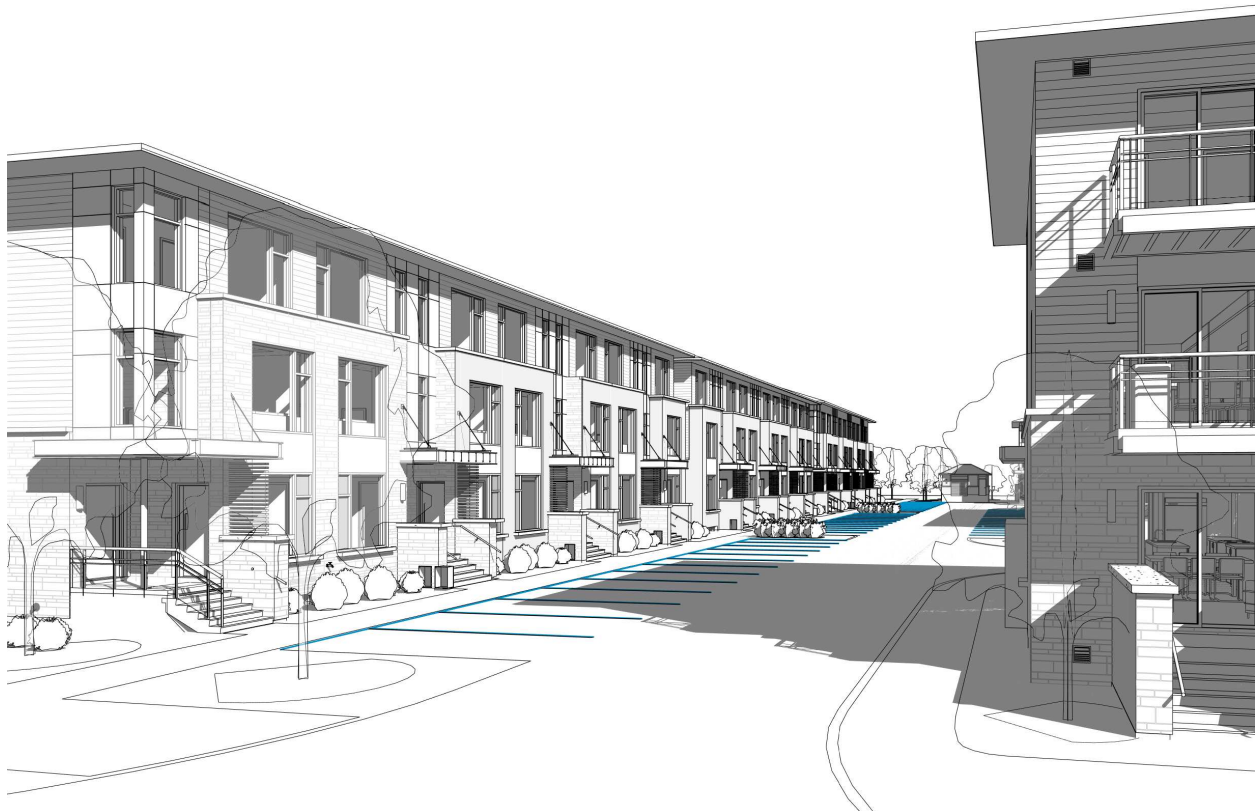


Figure 03

Grading

Refer to civil documents prepared by EXP.

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Streetscape

Please refer to Figure 04 and Figure 05 for cross section which illustrate the street design and right of way as per the City's design manuals.

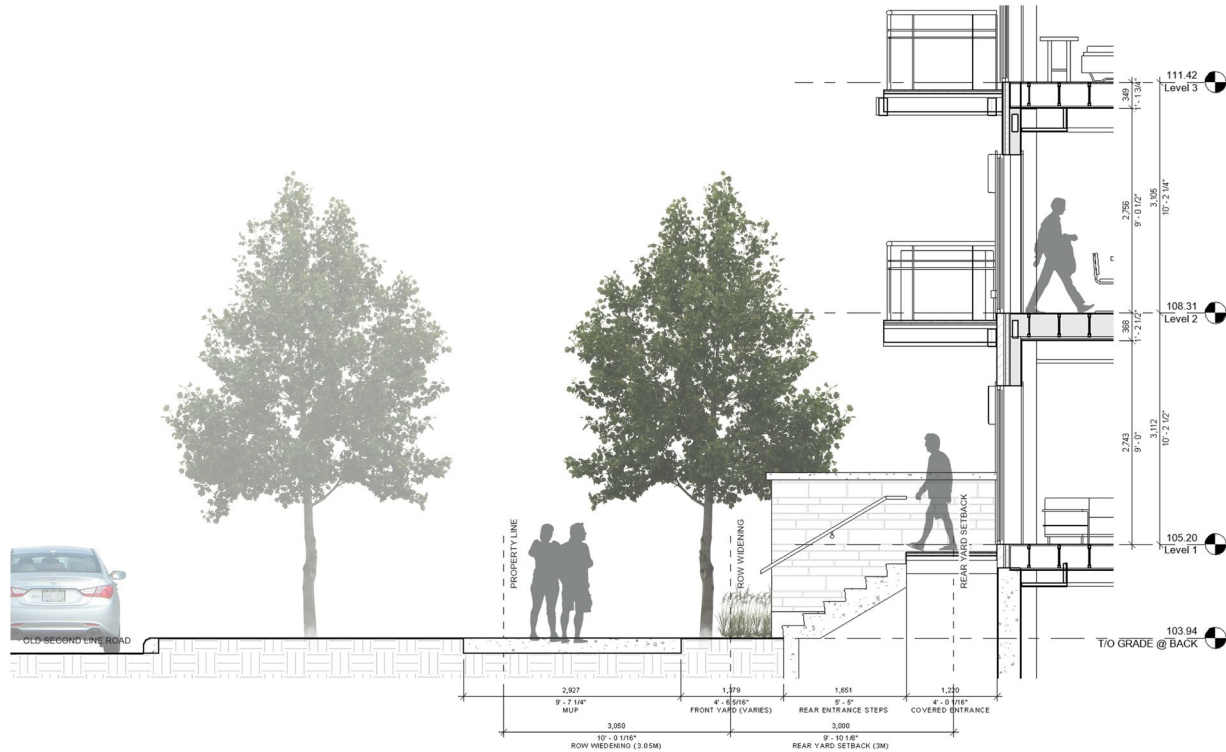


Figure 04

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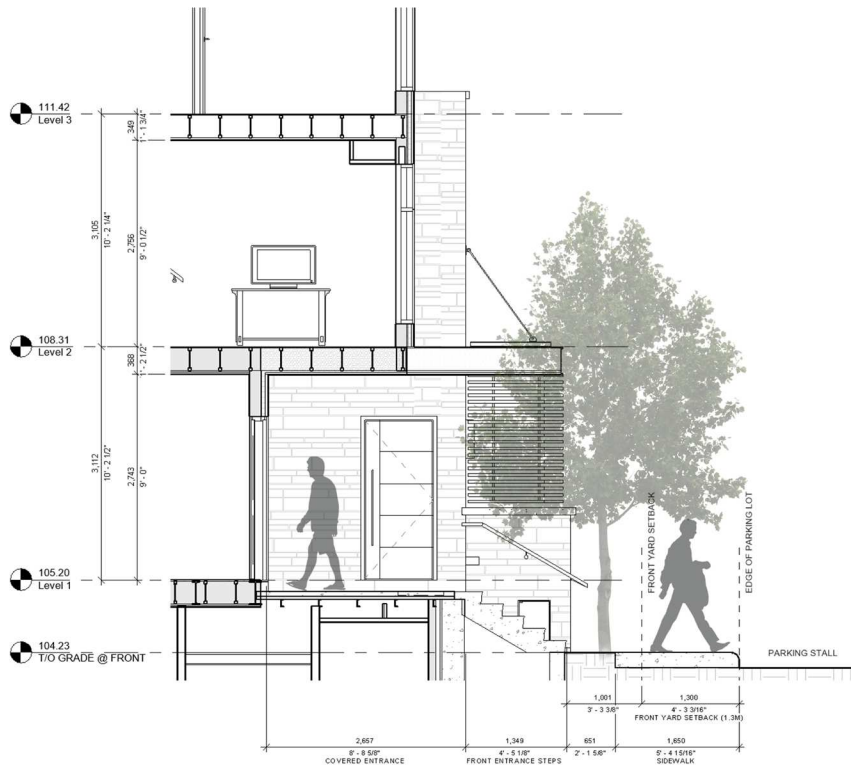


Figure 05

Relationship to the Public Realm

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

- The ground floor of Block 1 and 2 provide secondary entrances to the units facing Old Second Line Rd which help animate the site
 - Each entrance/walkway connects directly to the existing sidewalk along Old Second Line Rd
- Vehicle access is restricted to one principal entrance, maintaining all the circulation internally. This will help minimize the impact on pedestrian movement along Old Second Line Rd.

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
- 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

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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

Building Design

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