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Subject: Scoped Urban Design Brief – Site Plan Control (Revision) Application
 379 Cooper Street, Ottawa ON

DEVELOPMENT OVERVIEW

Arcadis Professional Services (Canada) Inc. is authorized agent and applicant for the owner of the property municipally known as 379 Cooper Street located in Ottawa, ON. The site presently contains a two-and-a-half storey red brick dwelling with a front porch, pitched roof, and a one-storey rear addition which will remain unchanged. The Owner is seeking to undertake interior modifications to the existing building to create three new dwelling units in the lower level of the 10-unit dwelling, for a total of 13 dwelling units. There is an existing sunken terrace within the front yard which is to be fully concealed with soft landscaping and shrubbery. Improvements to the front façade are proposed including extending and repairing the existing first storey front porch, adding a partial second storey front porch, retaining and repairing existing brickwork, and reinstating porch, beam and rail features as well as historic decorative trim. The rear yard will contain bicycle parking, a sunken terrace, waste storage, and soft landscaping. The proposed building elevation is presented in Figure 1 below, prepared by Woodman Architect Associates Ltd.



Figure 1. Rendering of proposed exterior modifications to existing building prepared by Woodman Architect Associates Ltd.

EXISTING SITE CONDITIONS

The subject site is located on the north side of Cooper Street in the block bounded by Lisgar Street to the north, O'Connor Street to the east and Bank Street to the west. The property presently contains a two-and-a-half storey red brick dwelling with a one-storey addition in the rear, containing 10 residential dwelling units and is designated under Part V of the Ontario Heritage Act. The front yard is softly landscaped with a drive aisle along the westerly interior side yard, leading to rear yard open space which is presently a mix of grass and gravel. Figures 2 and 3 below show the existing site conditions.

Figure 2. Existing site conditions looking north from Cooper Street (Google Streetview, Sept. 2024)



Figure 3. Existing site conditions looking west from Cooper Street (Google Streetview, Sept. 2024)



SURROUNDING CONTEXT

The site is located on the north side of Cooper Street and the following building types and land uses surround the properties, and as shown in the aerial mapping presented in Figure 4:

- **North** High-rise residential apartment buildings
- **South** High-rise residential apartment buildings
- **East** Two-storey and two-and-a-half storey residential uses; Institutional uses (church)
- **West** Two-and-a-half storey mixed-use building with ground floor restaurant; three-storey residential; Mid-rise mixed-use building with ground-floor commercial

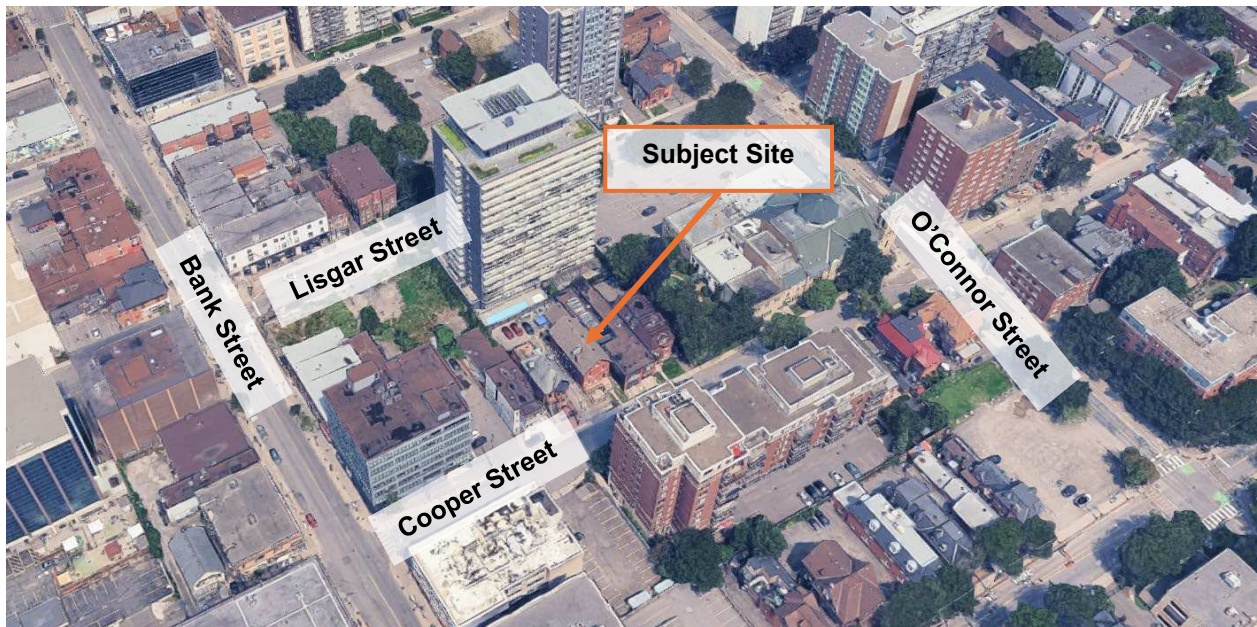


Figure 4. Aerial imagery of surrounding conditions (Google Maps, 2024)

The neighbourhood is generally characterized by some low-rise residential and mixed-commercial uses, institutional uses including a church fronting onto O'Connor Street to the east, mid- and high-rise residential buildings along Cooper Street, Lisgar Street to the north, and O'Connor Street to the east, as well as mid- to high-rise mixed-use commercial, residential and office buildings along Bank Street to the west. Images of the surrounding context are presented in Figures 5 through 8 below.



Figure 5. Surrounding conditions along Cooper Street looking northeast (Google Streetview, Sept. 2024)



Figure 6. Surrounding uses looking southwest from Cooper Street (Google Streetview, Sept. 2024)

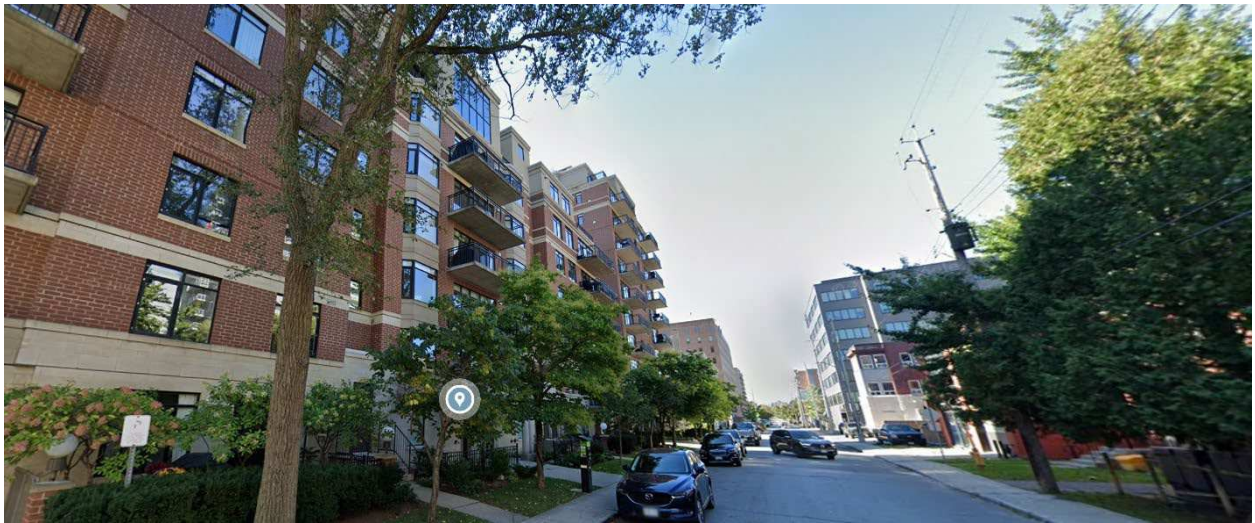


Figure 7. Residential apartment buildings opposite the site looking south from Cooper Street (Google Streetview, Sept. 2025)



Figure 8. Similar scale of development on Cooper Street looking west (Google Streetview, Sept. 2024)

RESPONSE TO PRE-APPLICATION CONSULTATION COMMENTS

Table 1. Response to staff Pre-Application Consultation comments

COMMENT	RESPONSE
This proposal does not run along or does not meet the threshold in one of the City's Design Priority Areas and need not attend the City's UDRP. Staff will be responsible for evaluating the Urban Design Brief and providing design direction.	Noted.
Accessibility: We recommend checking this requirement when having 13 residential units. Wheelchair access may need to be provided.	This is an existing 10-unit building and the proposed development is for three units in the existing basement. No alterations to the building envelope. The building will comply with OBC requirements.
Ramp location: If wheelchair access is required, we recommend locating in a place other than the front yard to minimize the reduction in front yard landscaping. We can review the site layout further once additional information is available.	Refer to response #2 above. If required, a ramp can be addressed at time of building code review.
Bike parking location: We recommend bike parking be located in a secure and weather protected location and not in the front yard.	Bike parking is secure, located in the rear yard, and zoning compliant.
An Urban Design Brief is a required submittal and can be scoped. The Urban Design Brief should be structured by generally following the headings highlighted under Section 3 - Contents of these Terms of Reference. Please see the Urban Design Brief Terms of Reference provided. The Urban Design Brief submittal should have a section which addresses these pre-consultation comments.	The Scoped Urban Design Brief is included in this submission.

CONCLUSION

The proposed addition of three new dwelling units in the lower level of the existing low-rise 10-unit apartment dwelling is an appropriate and desirable form of modest infill intensification and contributes to the variety of housing typology in the neighbourhood. The design respects the heritage character of the neighbourhood, as confirmed by the Heritage Permit granted by staff on October 17, 2024. It is our opinion that the proposed exterior upgrades reflect good urban design, and the proposed development represents good land use planning.

Sincerely,



Jessica D'Aoust, RPP MCIP M.PI

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