



SUBMISSION TO CITY OF OTTAWA FOR REZONING, SITE PLAN CONTROL AND HERITAGE APPROVALS DECEMBER 2021

TABLE OF CONTENTS

1. Introduction.....	3
2. Project Description.....	4
3. Urban Context.....	5
4. 197-201 Wilbrod (Existing Conditions)...	24
5. Initial Design Proposal (2019).....	27
6. Design Approach.....	29
7. Site Plan.....	43
8. Landscape Plan.....	44
9. Architectural Drawings.....	45

PROJECT TEAM

Developer: Empire Holdings Ltd.
Architect: GRC Architects Inc.
Planning Consultant : FOTENN
Heritage Consultant : Commonwealth
Landscape Architect : James B.Lennox & Assoc Inc.
Structural Engineer: WSP
Mech /Elect Engineers: GWAL
Civil Engineer: D.B Gray Engineering Inc.
Geotech/ Environmental :Paterson Group
Code Consultant: Morrison Hershfield
Surveyor :Farley Smith & Denis Surveying Inc.
Acoustical Consultant: State of the Art Acoustik Inc.

1. INTRODUCTION

This Design Brief is intended to explain the urban context, the urban design/ architectural / heritage conservation approach to introducing a new low rise residential “infill” building into the Sandy Hill West Heritage Conservation District.

The Design Brief is intended to illustrate the architectural proposal as part of the applications to the City of Ottawa for 3 planning approvals:

1. Re-zoning amendment, 2.Site Plan Control and 3. demolition/new construction under Part V of the Ontario Heritage Act.

The Design Approach (Part 6) outlines the architectural vision aimed at ensuring that the proposed building is compatible with (and contributes to) the Sandy Hill West Heritage Conservation district , one of Canada’s *Historic Places*.

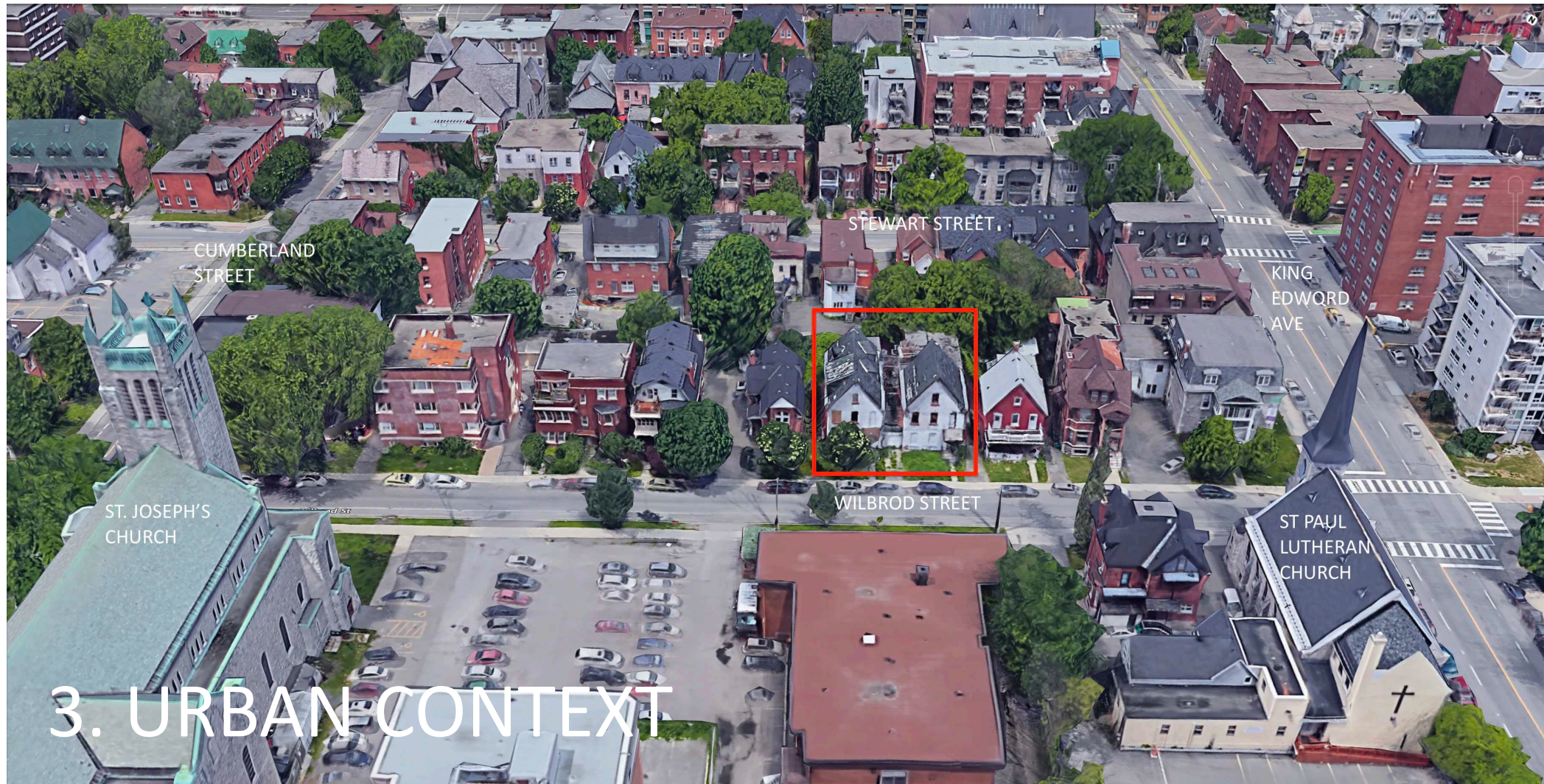
To obtain a more complete understanding of the development proposal and the rationale submitted to obtain the necessary planning approvals from the City of Ottawa, the Design Brief should be read in conjunction with the Planning Rationale prepared by FOTENN Planning Consultants, The Cultural Heritage Impact Statement prepared by Commonwealth Historic Resources Inc and the portfolio of drawings and reports prepared by the engineering consultants and other specialists as required by the City of Ottawa planning approval process.

2. PROJECT DESCRIPTION

The proposed 4 storey apartment building at 197-201 Wilbrod Street is designed to accommodate 19 rental units with a mix of 5 two bedroom units (770 sq.ft.) and 14 studio units (400 sq.ft.) . Three of the units are designed to conform with Ontario Building Code barrier-free standards. The building will have an elevator, and an at-grade entrance for universal access.

As permitted by the Zoning Bylaw Area Z, no vehicular parking spaces will be provided. Bicycle parking will exceed the zoning requirements and have one space per unit. Indoor and outdoor amenity space for residents will be provided as shown on the drawings. The building is designed with a concrete structural system, and energy efficient heating and cooling systems controlled by each apartment. A garbage and recycling room is located in the basement to maximize the quality of the outdoor spaces.

The site will be landscaped with native plant material including new trees and shrubbery. The existing front yard street tree will be protected and preserved. Fencing and landscaped buffers will be introduced along the property lines to maximize the privacy of the adjoining the neighbours. Paving will be limited to the required walkways and the private patios for the ground level apartments to ensure that the site employs a maximum of “soft landscaping”. All site servicing will be underground to visually enhance the Wilbrod streetscape.



URBAN CONTEXT : OBLIQUE AIR PHOTO FROM SOUTH SHOWING SITE LOCATION (OUTLINED IN RED)



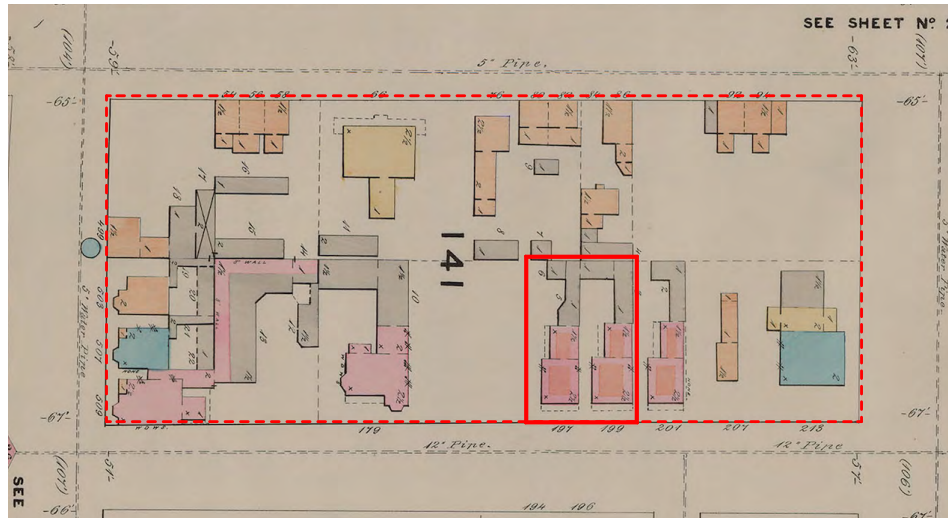
URBAN CONTEXT : OBLIQUE AIR PHOTO FROM NORTH SHOWING SITE LOCATION (OUTLINED IN RED)



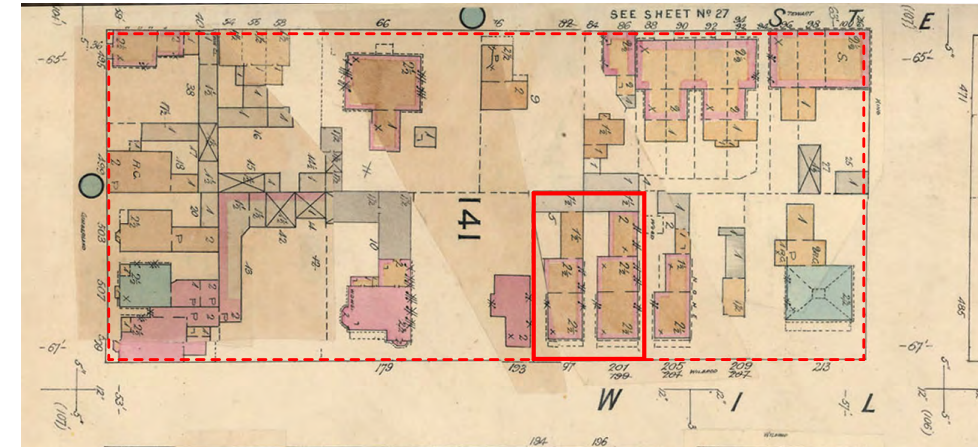
URBAN CONTEXT: AIR PHOTO SHOWING LOCATION OF PROPERTY (OUTLINED IN RED)



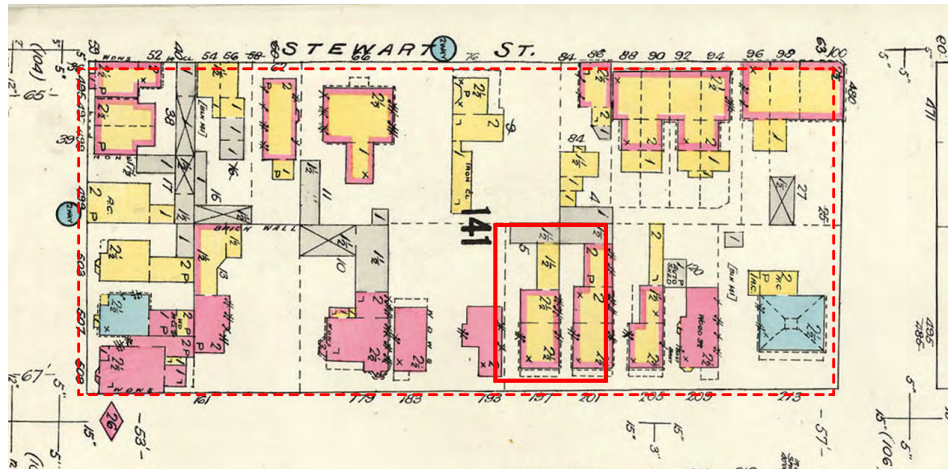
URBAN CONTEXT DIGITAL 3D MODEL SHOWING LOCATION OF PROPERTY (IN RED)



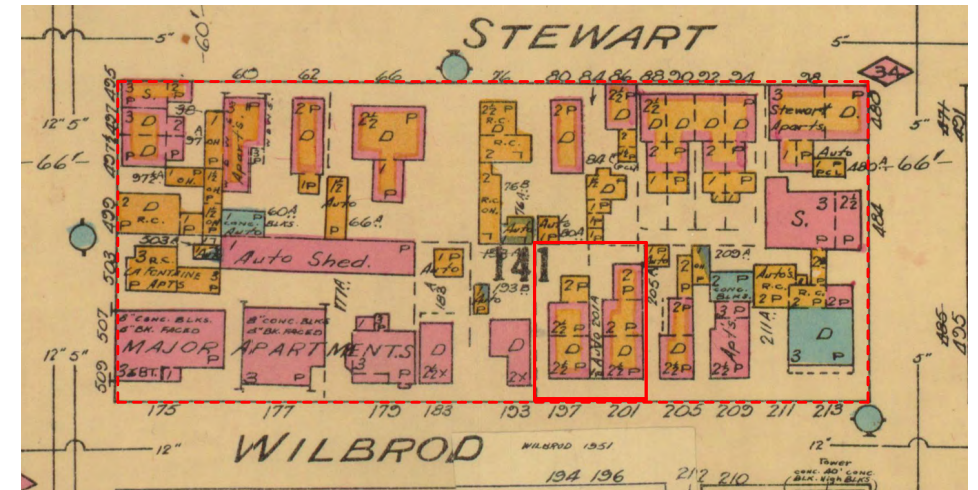
FIRE INSURANCE PLAN - 1878



FIRE INSURANCE PLAN - 1888 - 1901

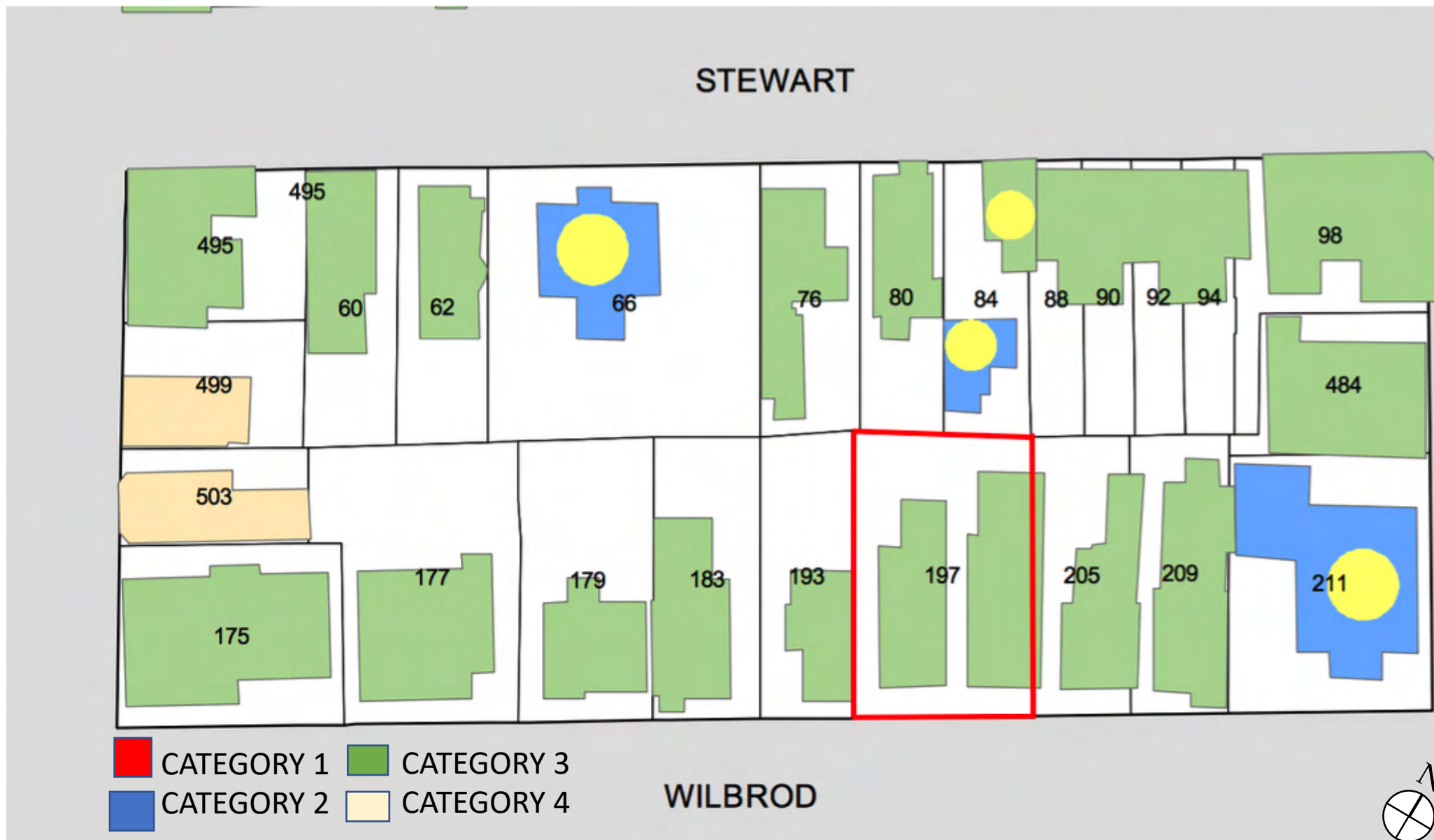


FIRE INSURANCE PLAN - 1902 - 1912

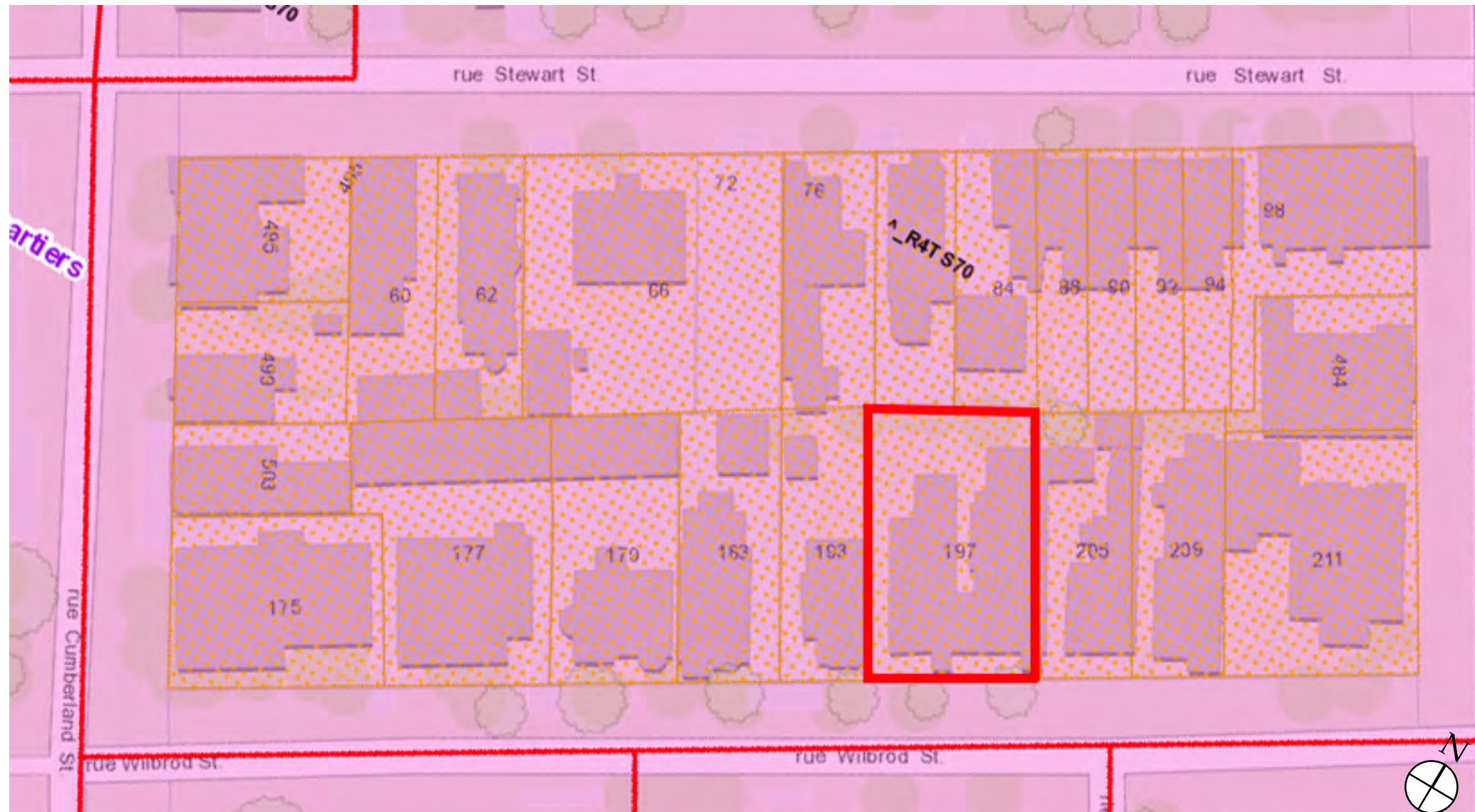


FIRE INSURANCE PLAN - 1925-1948

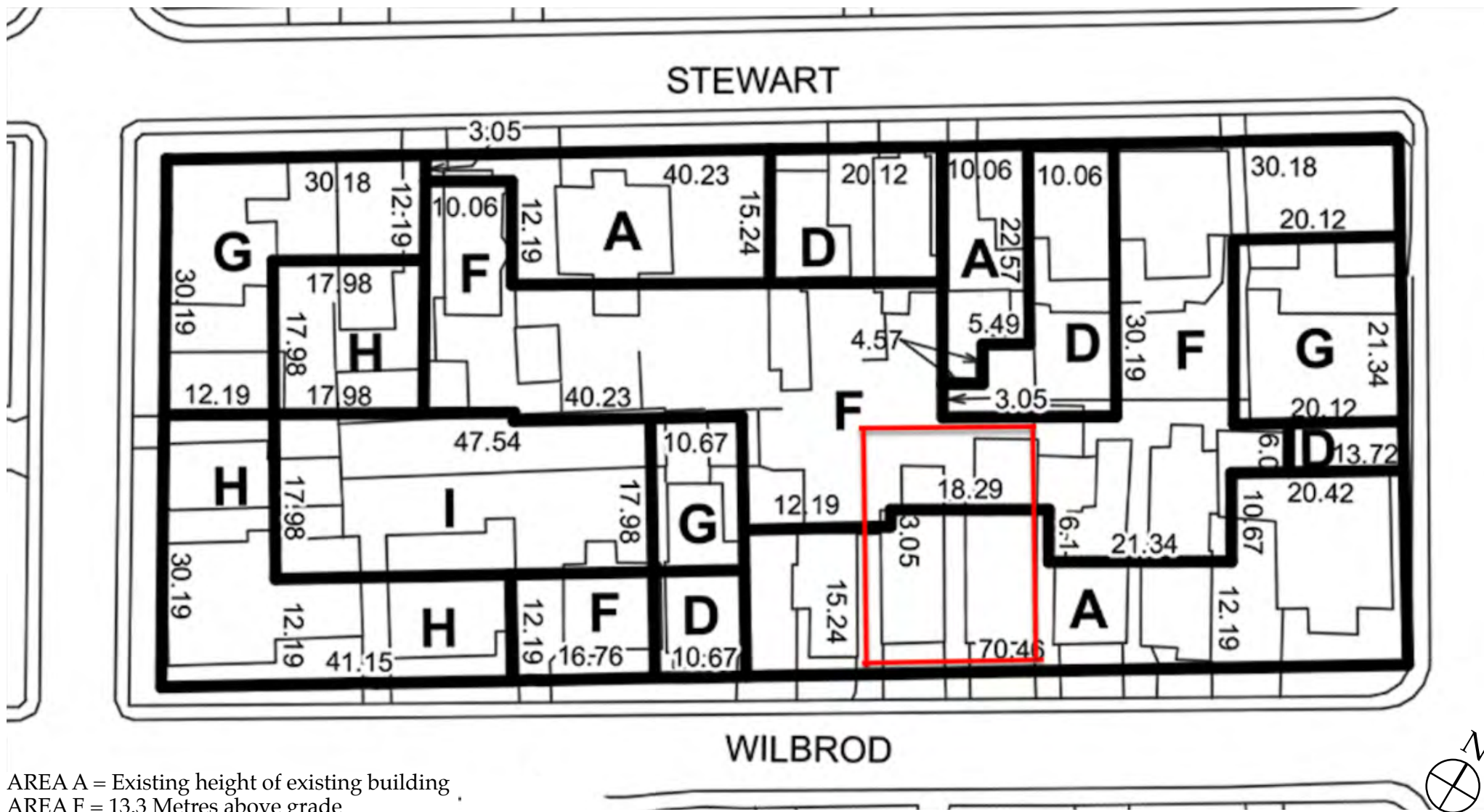
URBAN CONTEXT : HISTORIC FIRE INSURANCE PLANS SHOWING LOCATION OF PROPERTY



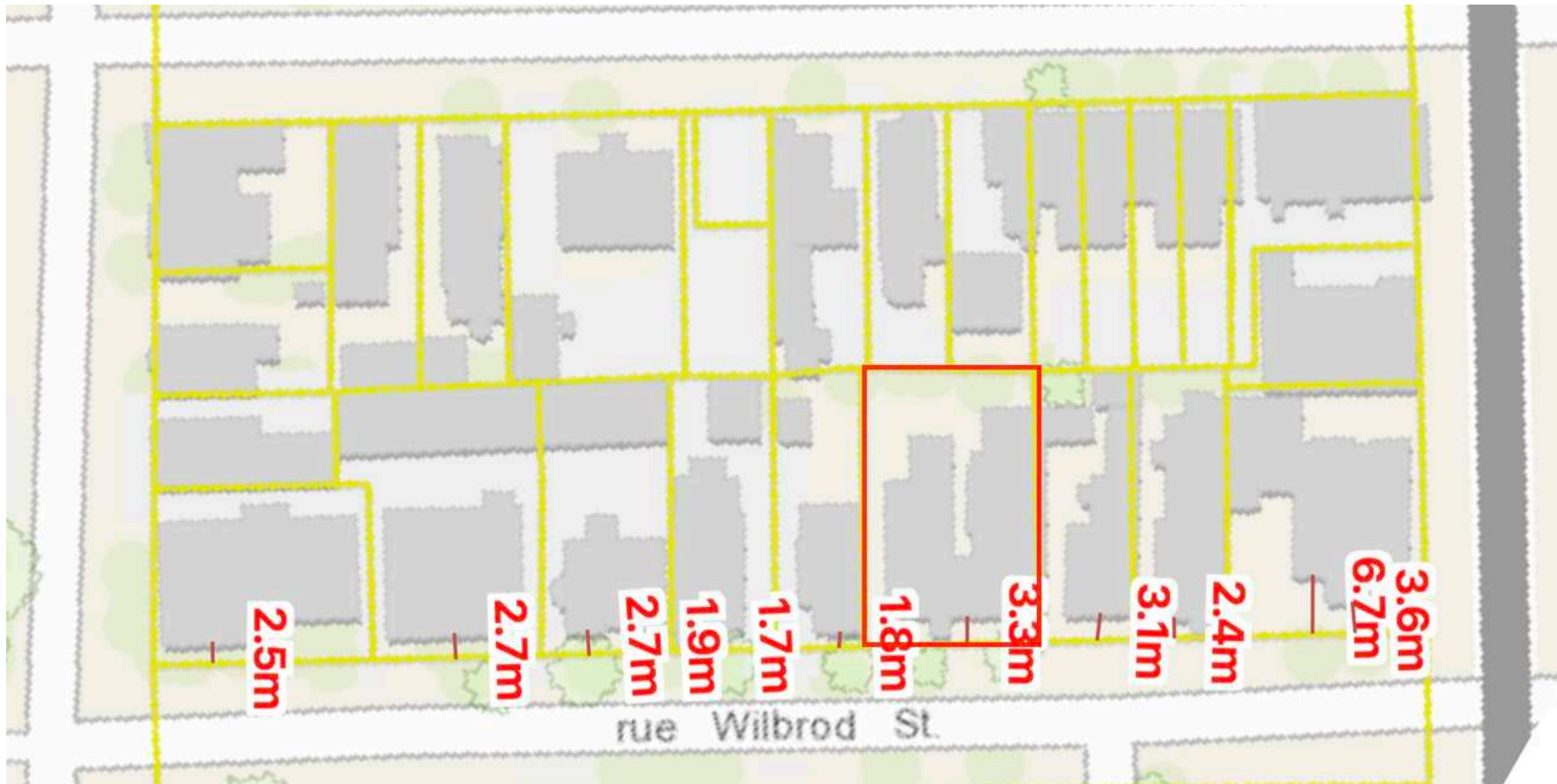
URBANCONTEXT: PART OF SANDY HILL WEST HERITAGE CONSERVATION DISTRICT



URBAN CONTEXT: ZONING BYLAW 2008-250



URBAN CONTEXT: ZONING BYLAW SCHEDULE 70 SHOWING MAXIMUM HEIGHTS



URBAN CONTEXT: APPROXIMATE FRONT YARD SETBACKS BASED ON CITY OF OTTAWA GEOMAPS (EXCLUDING PORCHES)

12.60

12.60

10.85

10.0*

9.10

10.57

11.39

10.84

11.0*

9.5*



WILBROD STREET NORTH SIDE (CUMBERLAND TO KING EDWARD AVE)

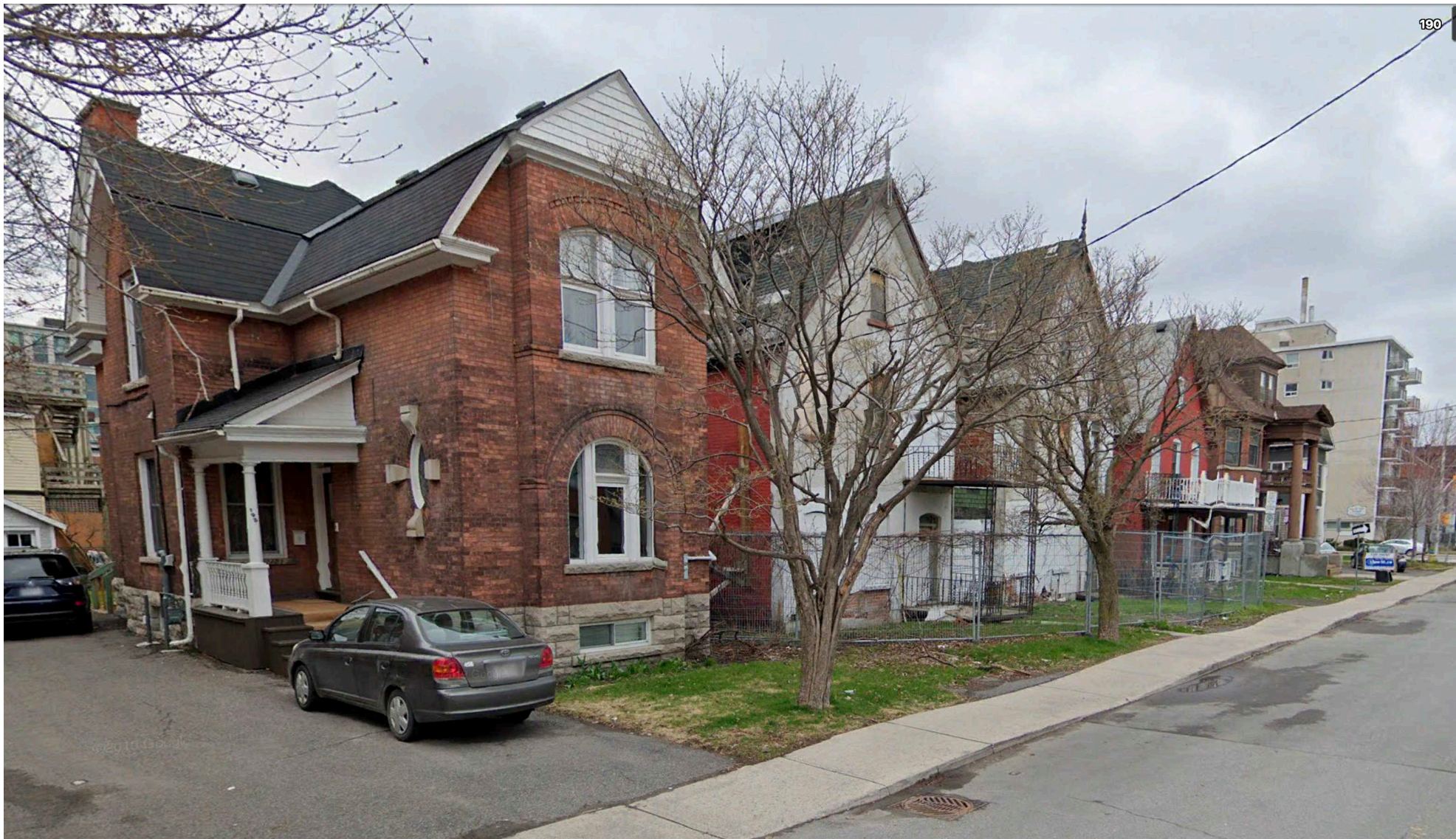


WILBROD STREET SOUTH SIDE (KING EDWARD AVE TO CUMBERLAND)

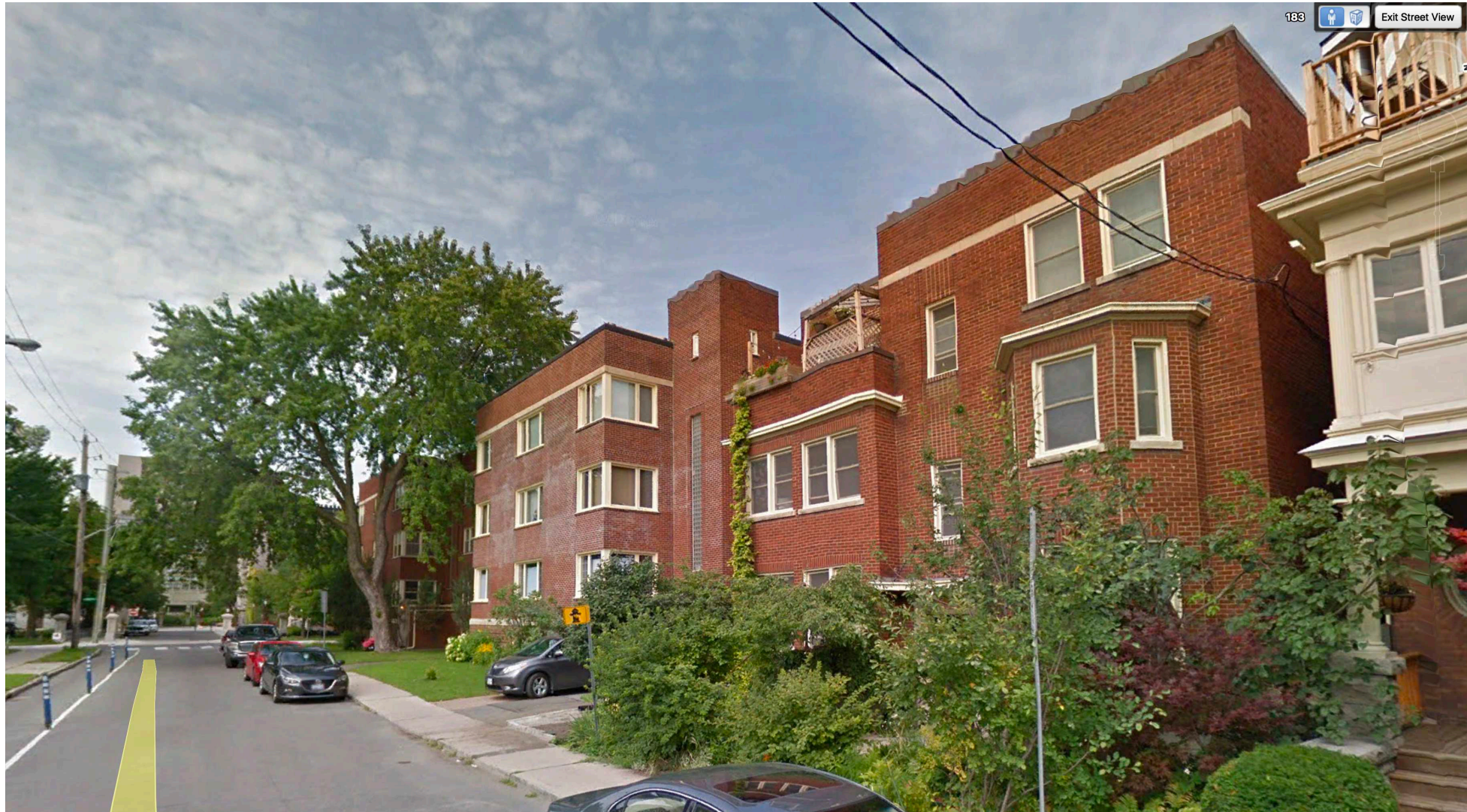
URBAN CONTEXT: APPROXIMATE BUILDING HEIGHTS (IN METRES) FROM GRADE TO TOP OF BUILDING PARAPETS (FLAT ROOFS) OR RIDGES (SLOPED ROOFS) BASED ON SURVEYS & FIELD CALCULATIONS (NOTE 1 : HEIGHTS WITH* ARE ESTIMATED)



URBAN CONTEXT: WILBROD ST (NORTH SIDE) FROM CUMBERLAND LOOKING EAST SHOWING 175,177,179 WILBROD (THE “MAJOR” APARTMENT BUILDINGS) IN FOREGROUND



URBAN CONTEXT: WILBROD STREET (NORH SIDE- MIDBLOCK) LOOKING EAST WITH
193,197, 201 WILBROD IN FOREGROUND



URBAN CONTEXT: WILBROD STREET (NORTH SIDE-MIDBLOCK) LOOKING WEST WITH
175, 177, 179 WILBROD (“MAJOR” APARTMENTS) AND PORCH OF 183 WILBROD IN FOREGROUND



URBAN CONTEXT: WILBROD STREET (NORTH SIDE) FROM KING EDWARD LOOKING WEST SHOWING 209 AND 211 WILBROD IN FOREGROUND



URBAN CONTEXT: WILBROD STREET (NORTH SIDE) LOOKING EAST TO KING EDWARD
SHOWING 209, 211 WILBROD IN FOREGROUND



URBAN CONTEXT: WILBROD STREET (SOUTH SIDE) LOOKING WEST SHOWING ST JOSEPH'S CHURCH AND PARKING LOT IN FOREGROUND



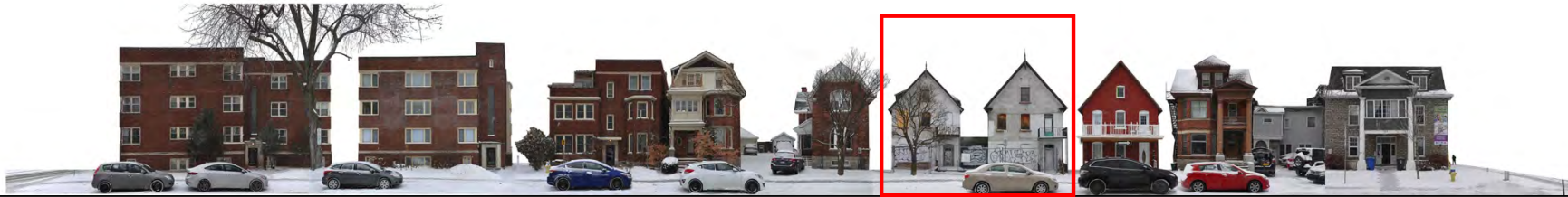
URBAN CONTEXT: WILBROD STREET (SOUTH SIDE) LOOKING EAST TO KING EDWARD SHOWING FORMER ST JOSEPH'S SCHOOL 200 WILBROD IN FOREGROUND, AND ST PAULS LUTHERAN CHURCH IN BACKGROUND



URBAN CONTEXT: WILBROD STREET LOOKING WEST FROM KING EDWARD AVE
SHOWING ST PAUL'S LUTHERAN CHURCH IN FOREGROUND



NORTH SIDE OF WILBROD STREET WEST OF CUMBERLAND



NORTH SIDE OF WILBROD STREET CUMBERLAND TO KING EDWARD



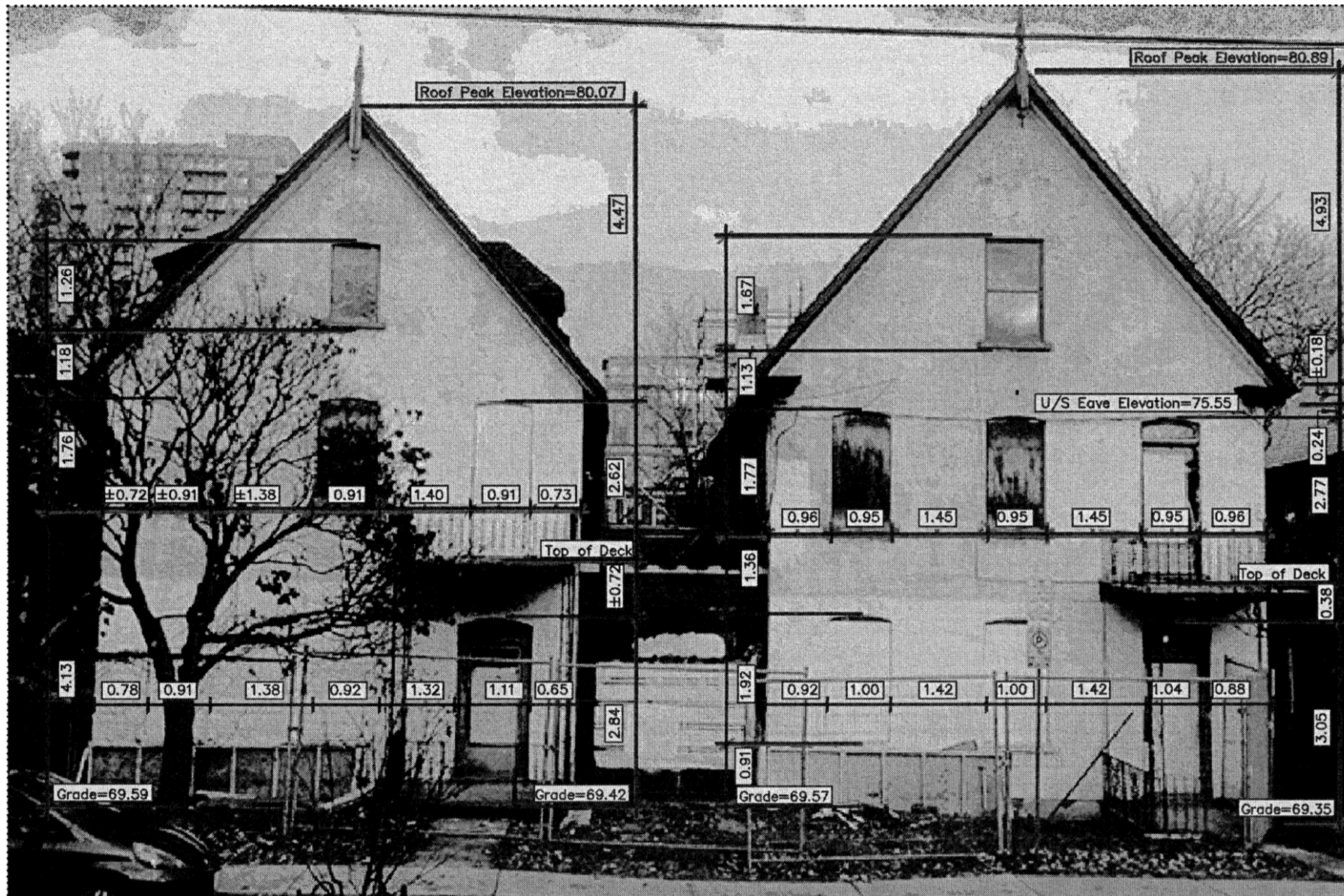
SOUTH SIDE OF WILBROD STREET CUMBERLAND TO KING EDWARD

URBAN CONTEXT: STREET ELEVATIONS

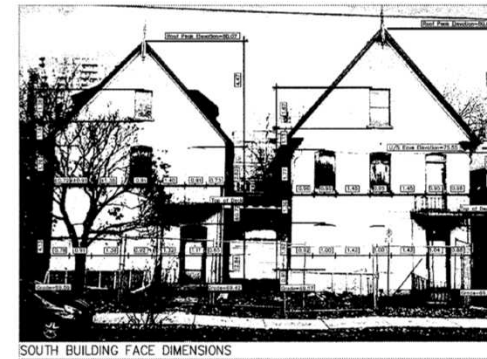
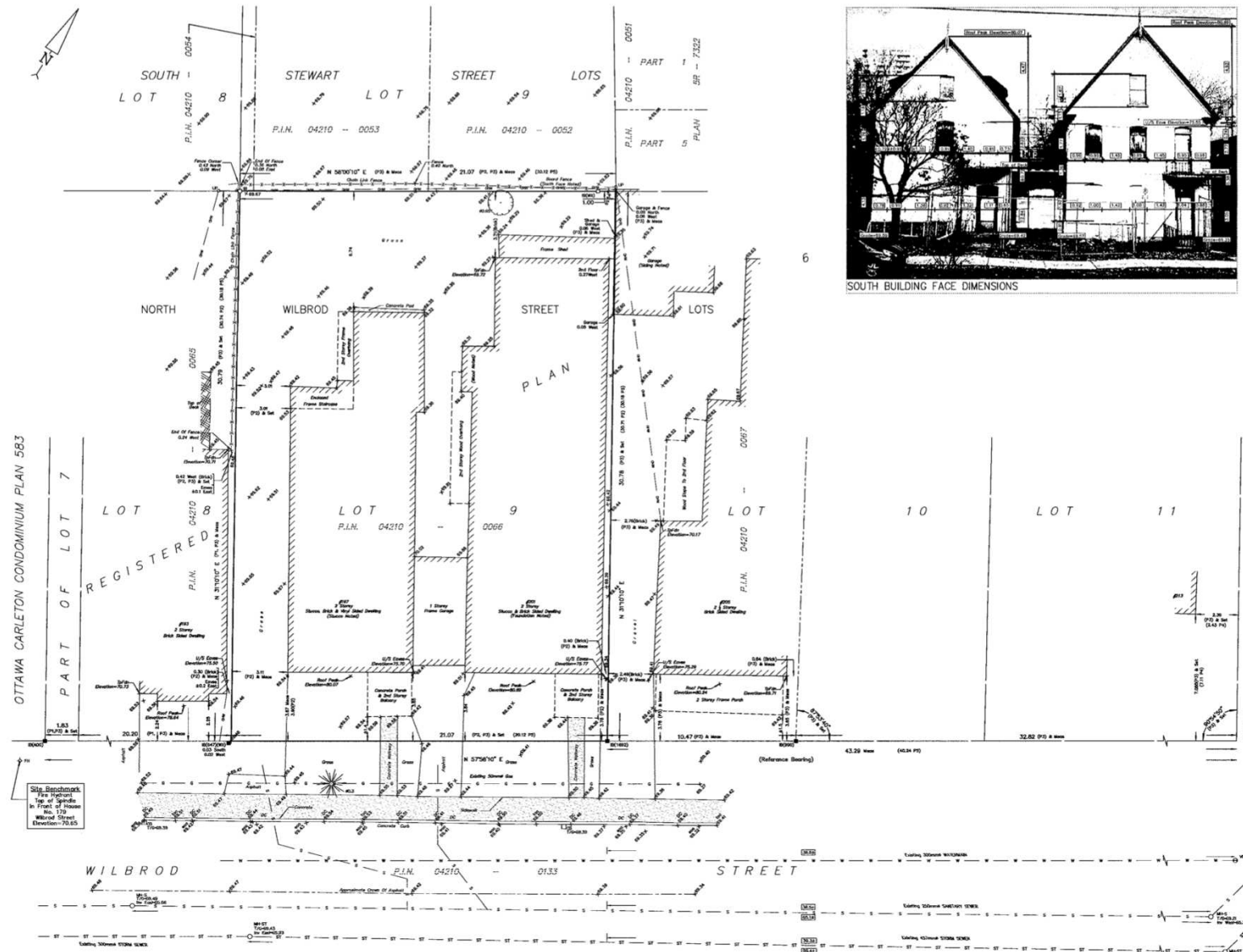


4. EXISTING CONDITIONS

197-201 WILBROD : VIEW OF EXISTING BUILDINGS FROM WILBROD STREET SHOWING ADJACENT 203 WILBROD



197-201 WILBROD FAÇADE DIMENSIONS (FSD SURVEYING LTD)



LOT 9 (NORTH WILBROD STREET)
REGISTERED PLAN 6
CITY OF OTTAWA
FARLEY, SMITH & DENIS SURVEYING LTD. 2018

Scale 1: 100
0 2.5 5 7.5 10 metres

Metric Note
Distances and coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Bearing Note
Bearings are astronomic and are derived from the Northerly limit of Wilbrod Street, as shown on Plan 48-10081 having a bearing of N 57° 58' 10" E.

Elevation Notes

1. Elevations shown are graphic and are referred to City of Ottawa Monument No. 70-10-222 (Index 42/26), having an elevation of 70.361 metres. (See FSD File #447-09)
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on the drawing.

Utility Notes

1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
2. Only visible surface utilities were located.
3. Underground utility data derived from City of Ottawa utility sheet reference: H318-2, G 14-27 and drawing 3001 (sheet 3 & 4) and 3047 (sheet 3 & 4).
4. Sanitary and storm sewer grades and inverts were consulted from Field measurement & City of Ottawa.
5. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Notes & Legend

- Donut
- Survey Monument Planted
- Survey Monument Found
- Standard Iron Bar
- Short Standard Iron Bar
- Iron Bar
- Witness
- Measured
- Plan 48-10081
- Plan by (447) Dated December 10, 1980
- Plan by (990) Dated March 27, 1995
- Plan by (1237) Dated July 28, 1987
- Historically Assumed Dimensions of Registered Plan 6
- Maintenance Hole (Storm)
- Maintenance Hole (Sanitary)
- Valve Chamber (Watermain)
- Underground Storm Sewer
- Underground Sanitary Sewer
- Underground Water
- Overhead Wire
- Utility Pole
- Catch Basin
- Fire Hydrant
- Invert
- Top of Grade
- Underside of Caves
- Edge of Asphalt
- Edge of Curb
- Top of Curb
- Corridor
- Location of Elevations
- Property Line
- Deciduous Tree
- Coniferous Tree

TOPOGRAPHIC DATA WAS COLLECTED UNDER WINTER CONDITIONS, DURING COLDER AND LESS PRECISE DETERMINING LOCATION AND ELEVATION OF SOME TOPOGRAPHICAL DATA THAT IS OTHERWISE VISIBLE.

WARNING: NO PERSON MAY COPY, REPRODUCE, DISTIBUTE OR ALTER THIS PLAN OR ANY PART THEREOF FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF FARLEY, SMITH & DENIS SURVEYING LTD.

Surveyor's Certificate
I certify that:
1. This survey and plan are correct and in accordance with the Survey Act, the Surveyors Act and the Regulations made under them.
2. The survey was completed on the 18th day of December, 2017.
Date: Dec 15/18
Signature: [Signature]
Daniel Robinson
Ontario Land Surveyor

197-201 WILBROD TOPOGRAPHIC SURVEY (FSD SURVEYING LTD)



5. INITIAL PROPOSAL (2019)

22 UNIT (3 ½ STOREY) APARTMENT BUILDING NOV 2019 BARRY PADOLSKY ASSOC INC ARCHITECTS

Formal Pre-Application Consultation Meeting Notes 197 & 201 Wilbrod Avenue: PC2019-0288 Ottawa City Hall, Room 4102E Attendees: - Simon Delaco, City of Ottawa - Shawn Wessel, Civil Engineer, City of Ottawa - Sally Coutts, Heritage, City of Ottawa - Usha Modi, Planning Assistant, City of Ottawa - John Buck, Building Code Services, City of Ottawa - Barry Pashley, Architect - Cynthia Blumenthal, Owner - John Verbaas, Sandy Hill Community Association John Verbaas from the Sandy Hill Community Association signed a non-disclosure agreement Subject: 197 & 201 Wilbrod Avenue Proposal Overview - Cynthia is okay with sharing this meeting with the community. Have discussed about this proposal with Community Association and Councilor. - Currently, the buildings are vacant; Proposing demolition and replaced with a low-rise apartment building. - Location: Wilbrod street between King Edward and Cumberland; UOttawa campus to south and east - Located within Sandy Hill West heritage conservation district (HCD); Wilbrod is street of Category 2 or 3 buildings, intact block that we want to respect - Building west on Wilbrod are 1930s modernist style looking to the east ? - Zoning is R1T with heritage overlay and maximum heights permitted under schedule 70. Appears to be three various height designations on the property. - Area A - Existing height of existing building (please confirm) - Area F - 13.3 metres above grade - Area D - 10.7 metres above grade - Proposal: a 3.5 storey apartment building, architectural approach: develop in two wings to acknowledge the form of the two houses to be removed, and the house form buildings that ; first idea - Including elevator in building to make it accessible, recessed area that creates two masses on the apartment buildings rather than one; used brick to reflect local vernacular, recognition of context and adjacent buildings. - Ground floor site plan: - building is set back 3.625 metres to be in-line with neighbouring structures - Footprint of the building is within the side yard and rear yard setback (7.5 m) - Make building completely barrier free; elevator, central hall, stairs; studio apartment units		- Access to rear of the property for green space - No off-street parking required because it is not required by ZBL due to the property's proximity to transit/LRT - Second floor plan: - Similar to ground floor plan - Third floor plan: - Cut back foot print at the front and rear to create the pitched roofs style from the two original houses - Basement: - Basement apartments - Tenant storage - Mechanical room - Have not resolved details on the required amenity space or garbage disposal - If encouraged, owner would be very happy to go to 4th storey (would like comments and to know if City would object to this) - Acknowledged that the application will have to go to Committee of Adjustment for approvals. Preliminary Comments from related discipline - Simon Delaco - Process wise: heritage approval, site plan control, and minor variances through Committee of Adjustment will be required. 28% of lot (8.6 metres) for the required rear yard. - Like the approach on front yard, opportunity for additional landscaping. - Heritage overlay needs relief as well through the C of A. - Area D might creep into back of the lot (will confirm and follow-up). - Waste management, bike parking and how they get integrated are of concern. - Think about a mix of units, the current plan only shows bachelor units, consider one and two bedroom apartments. - What is the trigger for the secondary staircases? Applicant: building code requirement. - Applicant: in terms of increasing to full 6-storey instead of 3.5, do you have any comments? Simon Delaco: concerned about elevator run, how can it be done so that better integrates into the design. Staying within the permitted height schedule is strongly encouraged should a full 4 be considered. Should a fourth storey be considered, it would have to be designed in a sensitive manner. Staff are willing to explore and discuss possible alternative designs that are in line with the HCD. - One mature tree on front yard, may be able to retain and add trees in the rear yard. - Public process, all material will go online, there will be public consultation, a heritage application will go to the Built Heritage Sub-committee, that provides an opportunity for the public to comment as well. - Heritage process, will be first, and site plan control and variances will follow - Shawn Wessel, Civil Engineer - Separate services, no combined system in the run		- Storm sewer is a 450 diameter; good because in Vanier area anything is 450 and less; changes the boundary conditions - Retain stormwater on the property - conveyed to right of way - Retaining wall systems, curbs or swales; convey in design particularly landscaping - Scupper locations on roof and roof design; mechanical engineer should work with civil engineer right at the start; scupper locations could cause or impact neighboring properties if you are to maintain water on the roof for storage; force of scuppers can cause damage of different severity - Allowable release rate may cause you to have rooftop storage and underground storage (i.e. cistern in the basement); design around this - Required to have noise study because of proximity to King Edward - don't anticipate a lot of issues - glazing will do looked at (brick is a good product to use) - Sewer renewal schedules for Cumberland avenue this season - Impact servicing - Memorandum will delay your project - once they're done resurfacing, they don't want the cut the road for three years - Traffic scheduling and movement will affect project - Site alteration by-law that replaced drainage by-law; not restricted to grade raise unless spoken to in geotechnical investigation report - Suggest a permeable surface for amenity space to help with stormwater management - Swales are great for conveyance of water - Waste will be internalized - Rear yard catch basins, convey to front - Sally Coutts, Heritage - Applicant should we apply for site plan and heritage application at the same time or only heritage first; Sally Coutts: heritage application first. - A Cultural Heritage Impact Assessment (CHIS) will be required. - Before deterioration of the buildings, City was looking at their retention; now moved onto past saving, would not oppose demolition and replacement. - Respect Sandy Hill HCD guidelines; that speak to infill in the District that respects heritage character - Elevator over-run could be a problem; provide rationale for black material being shown on an around the elevator run. - Reflect character of street; Consider a flatter front with fewer projections on the front facade that reflects the low-rise apartments to the west on the street. - There are stylistic references to the smaller apartment buildings on the street, but the form consisting of two sections separated by the central entrance reflects the of the single-family dwellings that are being removed; perhaps abandon the reference to them and have a building that references other buildings on the block that are similar in function - the proposal, such as the nearby apartments to the west - Fees for heritage applications starting Jan 1st, 2020 - Application will go to the Built Heritage Subcommittee, City Council		- Heritage staff would like to meet again to talk about the initial comment. - Applicant: would a demolition permit would be granted if it was applied for now and are there any planning or heritage conditions that would be required to get the permit? Sally Coutts: don't normally issue a heritage permit until construction permit has been granted, and the other constraint is that the site is within the demolition control area; will follow up (applicant: want process and requirements outline) - John Buck, Building Code Services - Make sure current site safety is maintained by regularly monitoring for deformation; Cynthia is associated to many orders (applicant: orders signed and inspected) - Reports are making their way to building code services - to bring you into compliance with the current order Preliminary Comments for community association representatives - Replacement does not honor HCD in terms of height and profile. - Would prefer a diverse unit mix that is reflective of the neighborhood. Next Steps - The File Lead and Heritage Lead will follow up with list of required plans and studies, and details about the process. - The applicant is encouraged to attend another pre-application meeting with the Heritage to discuss the initial comments, heritage issues, permissions, approvals, etcetera. - The applicant is encouraged to continue to engage with the community and councilor for input.	
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Simon and Barry...Thank you for giving us the opportunity to provide early feedback on the draft proposal.

For many years ASH has had as one of our primary objectives the protection of heritage and the promotion of neighbourhood diversity. We offer this feedback below in the context of those priorities.

1. We recognize that in the case of this development, as a result of a long history of neglect, and due to the inability on the part of the City to enforce its own rules that the protection of the existing buildings is difficult to achieve.

2. Although the proposed replacement building at 2.5 stories will require an exception to the Section 60 rules, the attention to attractive design (in comparison to the majority of other developments proposed in Sandy Hill) makes it easier for us to support it. We would like to emphasize that attention to attractive design is very important for gaining acceptance of this re-development.

3. In particular we appreciate the stepping in of the building on the sides and the proposed articulation on the front and rear and the use of brick throughout to fit in with the appearance of the rest of the buildings on the north side of the block

4. We are concerned about yet another building being proposed in Sandy Hill which is designed solely to attract short term student renters and would like to see a mix of unit types in acknowledgement that the successful future of the Sandy Hill community depends on preserving its appeal to a wide range of residents. We urge the developer to consider incorporating a mix of multi-bedroom units as well as an accessible unit to this development.

5. We welcome the stated intention that the building would be managed by an in-house superintendent

6. We expect the site plan process to yield a satisfactory result in the regulation of mechanical equipment, garbage storage, and bike parking. We cannot support a design that proposes a large number of air conditioning units mounted to the sides of the building.

7. We would like to see some efforts to re-use some heritage elements of the

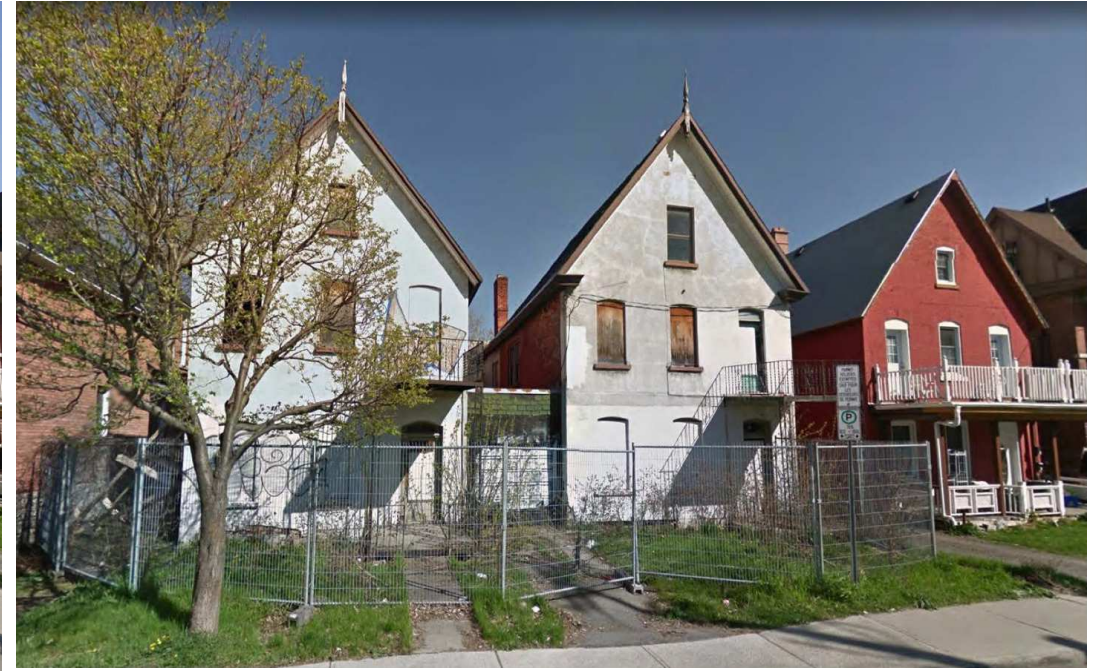
existing buildings in the proposal. An example could be the spires at the apex of the roof lines of the existing buildings. We would like to request involvement of the Sandy Hill heritage planner David Maloney to work with the architect to identify other potential examples of such re-use/incorporation.

John

MEETING NOTES :PRECONSULT MEETING #1 NOV 21, 2019 CITY OF OTTAWA /ACTION SANDY HILL.



PROPOSED DEVELOPMENT : VIEW FROM WILBROD STREET



EXISTING BUILDINGS : VIEW FROM WILBROD STREET

6. DESIGN APPROACH

Pre-Application Consultation Meeting Notes

Property Address: 197-201 Wilbrod Street
Monday, October 15, 2021

Attendees:

City of Ottawa: Jessica Button (File Lead)
Christopher Moise (Urban Design), Adrian van Wyk (Urban Design), Christopher Moise (Urban Design), Sole Carvajal (Urban design), Nishant Jhamb (Project Manager), Ashley Kotarba (Heritage), Craig Hamilton (Committee of Adjustment)

Applicant Team:

Timothy Beed (FoTenn), Lisa Dallas Rosa (FoTenn), Randall Rowat (GRC Architects), Alex Leung (GRC Architects), Barry Padosky (GRC Architect)

Community:

John Verbass, Sandy Hill Community Association

Regrets:

City of Ottawa: Wally Dubyk (Transportation), Mark Richardson (Forestry)

Meeting notes:

Opening & attendee introduction

- Introduction of meeting attendees
- Overview of proposal: The applicant proposes a proposed 20-unit development in a low-rise (4-storeys) built-form, with rear-yard amenity, and no-vehicle parking.
- Located within Sandy Hill West heritage conservation district (HCD)
- Zoning is R4UD S70 with heritage overlay and maximum heights permitted under schedule 70. Three various height designations on the property.
 - Area A – Existing height of existing building
 - Area F – 13.3 metres above grade
 - Area D – 10.7 metres above grade
- Rear yard setback is 30% of lot depth which is 9.05m
- Heritage overlay will also require relief
- Bicycle parking is required
- 25% of units are required to have 2 bedrooms (4/ 20 are proposed, 5 required) – 10 spaced on ground floor.

Preliminary comments and questions from staff and agencies, including follow-up actions:

Planning (Jessica Button)

- Application required
 - Zoning By-law Amendment, Site Plan Control – Complex
- Staying within the permitted height schedule is strongly encouraged. Should a fourth storey be considered, it would have to be designed in a sensitive manner with consideration for the urban design and heritage comments noted below.
- As proposed, the application is best addressed by way of a Zoning By-law amendment. Should the application be refined further, staff may be able to further discuss a minor variance.

- The applicant is encouraged to comply with the required number of two-bedroom units.
- Landscaping is encouraged in the front and rear yard.
- Enclosed bicycle parking is recommended.
- The following City policies or guidelines are applicable to the site:
 - [Tree Protection By-law](#)
 - [Waste Management Guidelines](#)
 - [Urban Design Guidelines for Low-rise Infill Housing](#)
- Provide dimensions and calculations for amenity area, bicycle parking, waste collection.

Craig Hamilton (Committee of Adjustment)

- A variance may be required for the proposed height, wherein Area A in Schedule 70 provides a height maximum of ~8.4m and Area F of 13.3m. Staff would prefer closer compliance to the provided height maximums in recognition of the existing built form on Wilbrod Street;
- A Rear yard setback variance may be required as s.144 provides a minimum rear yard setback of ~9.42m whereas the plans dimension a RYS of <7.5m. Please note that the rear yard setback variance must be measured from the exterior wall of the rear entranceway to the rear lot line, and the RYS will be less than the 7.5m shown;
- Minimum rear yard area cannot be confirmed at this time but please ensure compliance with the minimum rear yard area and amenity area requirements;
- Please ensure a bicycle aisle width of 1.5m is provided or the provisions can be addressed through additional variances;
- Please contact me should you wish to preconsult on the comprehensive list of variances prior to submitting an application for minor variances, should this route be chosen.

Urban Design (Adrian van Wyk)

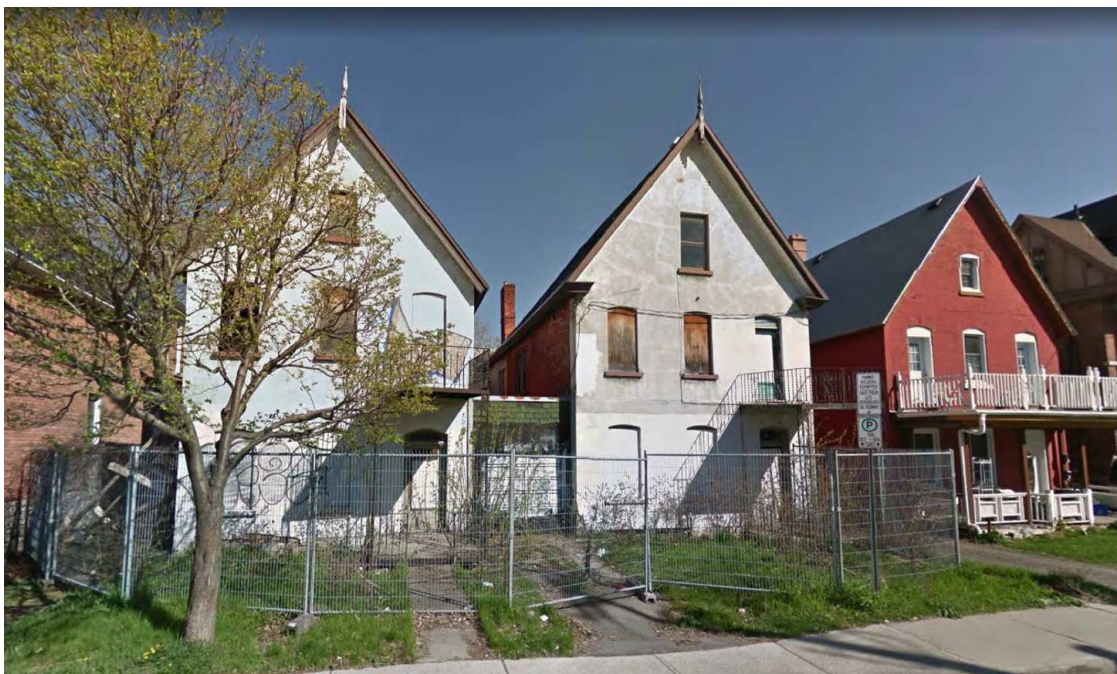
- This proposal runs along one of the City's Design Priority Areas however does not meet the threshold for attending the City's UDRP. Urban Design staff will review the application and make recommendations for the application.
- Please carefully consider the [Transit Oriented Development Guidelines](#) and the [Low-Rise Infill Guidelines](#).
- Most buildings on this side of Wilbrod Street are 2.5 to 3 storeys in height. If the proposal is for additional height, it should be demonstrated how an appropriate transition to neighbouring buildings will be provided. A fourth storey may be appropriate, for example, if stepped back.
- We generally support the ground floor access from grade and recommend the details for how the upper floors are set back to support the intent for the scale of the street. We recommend a perspective drawing of the proposal in its context would help in the evaluation for the height increase request.

- We appreciate the analysis of the streetscape which evaluates the elevations of the neighbouring properties and would recommend inserting the proposal into the illustration to better understand how it varies from the zoning schedule.
- We recommend that an analysis be provided on how the proposed building relates to and is compatible with its immediate neighbours in terms of height, datum lines, materiality, etc.
- We recommend a front yard setback analysis be provided to understand how the proposal fits within the neighbouring context.
- We recommend a rear yard setback analysis be provided (including required and provided) to understand how the proposal supports the centre of the block and its intent for open amenity, landscaping and trees.
- We recommend the bike parking be protected whether internal to the building or in the rear yard. Bicycle parking should be provided at a ratio of 1 space per unit. Please consider outdoor visitor bicycle parking as well.
- Should bicycle parking be located in the rear yard, please ensure that soft landscaping requirements at the rear are met and that the bike parking does not impact existing trees.
- Please provide more details on proposed indoor and outdoor amenity areas and landscaping.
- Please explore opportunities for street tree planting and tree retention. We recommend tree planting be considered for the rear yard.
- Please consider privacy of ground floor, street-facing units.
- Please carefully consider sustainability and limit hard surfaces to a minimum.
- A scoped Design Brief is a required submittal (and separate from any UDRP submission) for all Site Plan/Re-zoning applications and can be combined with the Planning Rationale. Please see the Design Brief Terms of Reference provided.

Heritage (Ashley Kotarba)

- These properties are designated under Part V of the *Ontario Heritage Act* as part of the Sandy Hill West Heritage Conservation District.
- A heritage permit will be required for the demolition and new construction. Application fees for both demo and new construction will be required.
- This project is subject to the Heritage Planning Branch's pre-application consultation process. Heritage staff will set up a second meeting.
- A Cultural Heritage Impact Statement (CHIS) will be required to accompany this application. The CHIS should consider the impact the on the Sandy Hill West Heritage Conservation District, and also the nearby individually designated properties (84 Stewart, 208-201 Wilbrod and 213 Wilbrod).
- A fourth storey may be contemplated on this site; however a proper streetscape rendering is required in order to assess the impact. It will be important to maintain a consistent scale along Wilbrod Street, therefore the fourth storey may be required to be stepped back from the street in order to achieve this.
- Consider simplifying the design details, including windows, and ornamentation.

MEETING NOTES :PRECONSULT MEETING #2 OCTOBER 18, 2021 (CITY OF OTTAWA)



197-201 Wilbrod (from street)



197 Wilbrod (from rear)



201 Wilbrod (from rear)

6.1 Heritage Considerations

The two houses at 197 and 201 Wilbrod Street were constructed in 1876 (along with an identical third house at 205 Wilbrod) by Augustin Potvin a career civil servant. The three buildings have been classified as Category 3 buildings in the Sandy Hill West Heritage Conservation District. 197 and 201 Wilbrod have been vacant since 2003 or earlier. They have deteriorated beyond the threshold of preservation and are a loss to the integrity of the Sandy Hill West Heritage Conservation District.

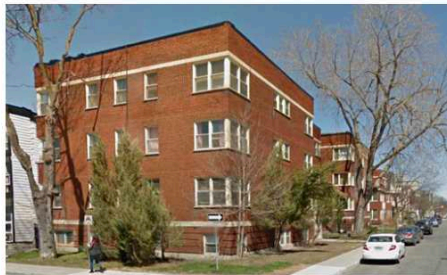
The redevelopment of 197-201 Wilbrod will consist of a new low rise (4 storey) apartment building designed to be a sensitive contribution to the Sandy Hill West HCD. The proposed design gives regard to the Sandy Hill West HCD guidelines and “Standards and Guidelines for Historic Places in Canada”- particularly Standard 11 (new construction in historic places). The design seeks to demonstrate a high quality of visual compatibility with the heritage character of the north side of Wilbrod Street, the HCD and the wider Sandy Hill neighbourhood .

6.2. Architectural Typology (Low Rise Apartment Building Form)

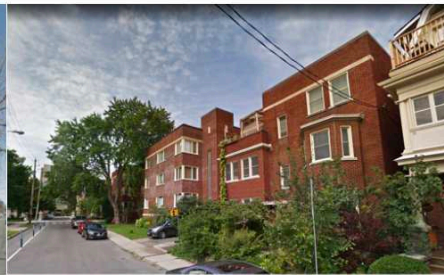
The form of the proposed building is inspired by the low rise flat roofed apartment buildings that are a characteristic of the Sandy Hill West HCD and the Sandy Hill neighbourhood .(See images below). The height of the proposed 4 storey building is similar to the height of two of the 3 the existing 3-1/2 storey apartment buildings at 175-177 Wilbrod in the same block that were constructed in 1936 along with 197 Wilbrod (known as the the Major Apartments “Trio”). See images on left.



197-201 Wilbrod (proposed)



175 and 177 Wilbrod



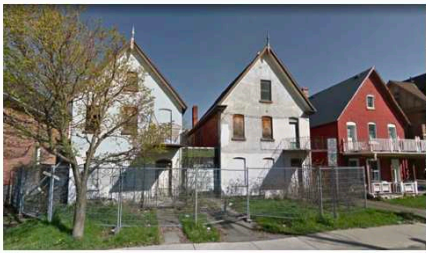
177 Wilbrod



73-75-77 Stewart



197-201 Wilbrod (proposed)



197-201 Wilbrod (existing)



165 Laurier Ave



417-421 Laurier Avenue

6.3. Architectural Massing (Twin Block Form)

The architectural design of the proposed building aims at replacing the two existing residences with a distinctive “twin block” form where the east and west blocks are designed to be the identical width of the existing houses. This is achieved by introducing a deep recess on the central axis (the width of the “gap” between the houses) that will serve as the main building entrance . The proposed “twin block “ form seeks to maintain the scale and lively rhythm of the north Wilbrod streetscape despite the loss of the two existing Category 3 buildings. Sandy Hill examples of “twin block” apartments are shown in the images on left.



197-201 Wilbrod (proposed)



Martin Terrace, King Edward Ave St George's Coop Henderson Ave Strathcona on the Parc, Laurier Ave

6.4 Architectural Form and Silhouette (Sculpted Penthouse level)

Although the proposed building height marginally exceeds the height of the roof ridges of the existing buildings at 197-201 Wilbrod, the architectural form incorporates significant setbacks at the fourth floor (penthouse) level to allow the building's visual scale to be "reduced". The fourth floor setbacks are consciously sculpted to create a "stepped profile" for the east and west blocks that interprets the geometry of the "house form" gabled roofs of the existing two houses that will be replaced. The "stepped profile" is intended to contribute to the animated silhouette of the streetscape. Sandy Hill examples of "sculpted penthouse" apartments are shown in the images on left.



197-201 Wilbrod (proposed)



209 Wilbrod

211 Wilbrod

87 Stewart St

6.5. Porches (Robust)

The architectural design incorporates two prominent porches projecting into the building's front yard. These elements are introduced to reinforce the role played by the former porches at 197-201 Wilbrod in animating Wilbrod's streetscape heritage. The porch design is intentionally "robust" rather than "delicate" using a porch form that is represented on the street and appropriate to the flat roof low rise apartment building typology found in Sandy Hill. See images on left.



6.6. Materiality and Colour Palette (Principal Cladding: Ottawa Red Brick)

The architectural design will employ the familiar “Ottawa Red” brick as the building’s principal cladding material. As brick is the dominant building material on the north side of Wilbrod Street (and the Sandy Hill West HCD), this choice will contribute to the new building’s compatibility with the Wilbrod streetscape and the HCD. The use of brick will also provide continuity with the existing red brick clad houses that will be replaced by the new apartment building.

At the 4th floor (penthouse) level of the building, the architectural design will employ a dark grey metal cladding. This contrasting material and colour will contribute to the reading of the “penthouse” level as a receding architectural element that crowns the main building mass. It will also relate to the dark grey roofing of the neighbouring gable roof buildings. Dual horizontal precast concrete bands are introduced within the brick work at the 4th floor level. This design device is used to further emphasize the distinction between the building’s 3 storey brick base and the setback penthouse above. A second band and 6 precast medallions are introduced at the 3rd floor level to visually enhance the primacy of the 3 storey bases of the “twin blocks”.

As a memorial to the existing “lost houses”, the surviving 1.5 m high gable finials will be rescued and mounted on the penthouse fascias of each of the east and west blocks- occupying the same position in space- now as “found art”.



6.7. Windows and Glazed Railings (Proportions and the Solid to Void Ratio)

The architectural design incorporates recessed vertical “punched” windows openings and a “solid to void” ratio that reflects the dominant form of window openings and “solid to void” ratios on Wilbrod Street.

This design device is intended to contribute to the building’s compatibility with the neighbouring buildings of this portion of the Sandy Hill West HCD.

Frameless glass railings are introduced in the “punched” window openings (containing patio doors) to allow the proportions of the openings to remain unobscured. The frameless glass porch railings serve a similar purpose : to emphasize the sculptural qualities of the brick porches.

A lattice of subtle vertical and horizontal mullions is introduced into the windows to add visual texture .



NORTH SIDE OF WILBROD STREET WEST OF CUMBERLAND



NORTH SIDE OF WILBROD STREET CUMBERLAND TO KING EDWARD



SOUTH SIDE OF WILBROD STREET CUMBERLAND TO KING EDWARD



URBAN CONTEXT: STREET ELEVATIONS SHOWING SCALE AND MASS OF PROPOSED BUILDING ON NORTH SIDE OF WILBROD



VIEW FROM SOUTH SHOWING INTEGRATION OF PROPOSED BUILDING IN THE NORTH WILBROD STREETScape



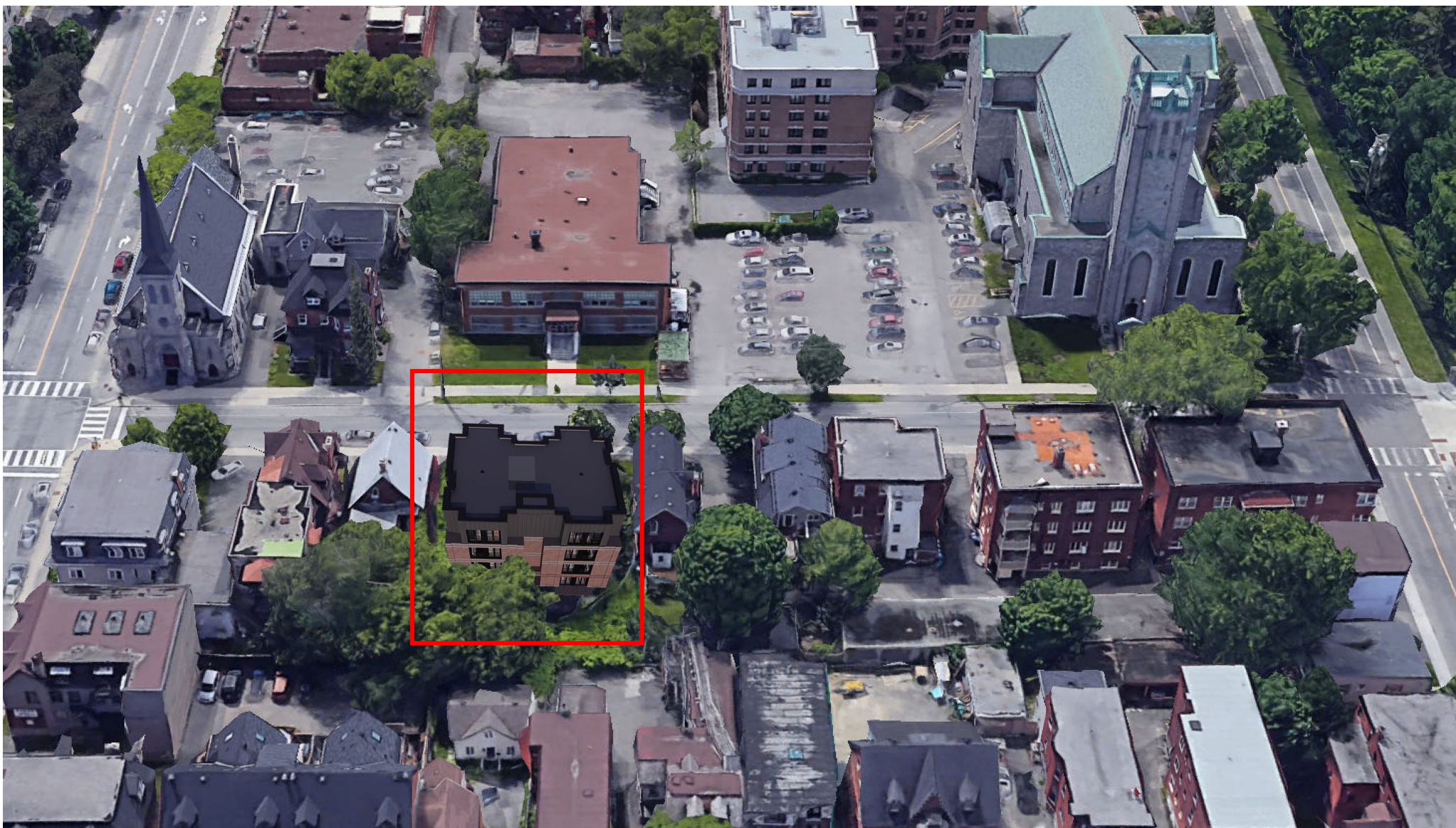
VIEW FROM EAST SHOWING INTEGRATION OF PROPOSED BUILDING IN THE NORTH WILBROD STREETSCAPE



VIEW FROM WEST SHOWING INTEGRATION OF PROPOSED BUILDING IN THE NORTH WILBROD STREETScape

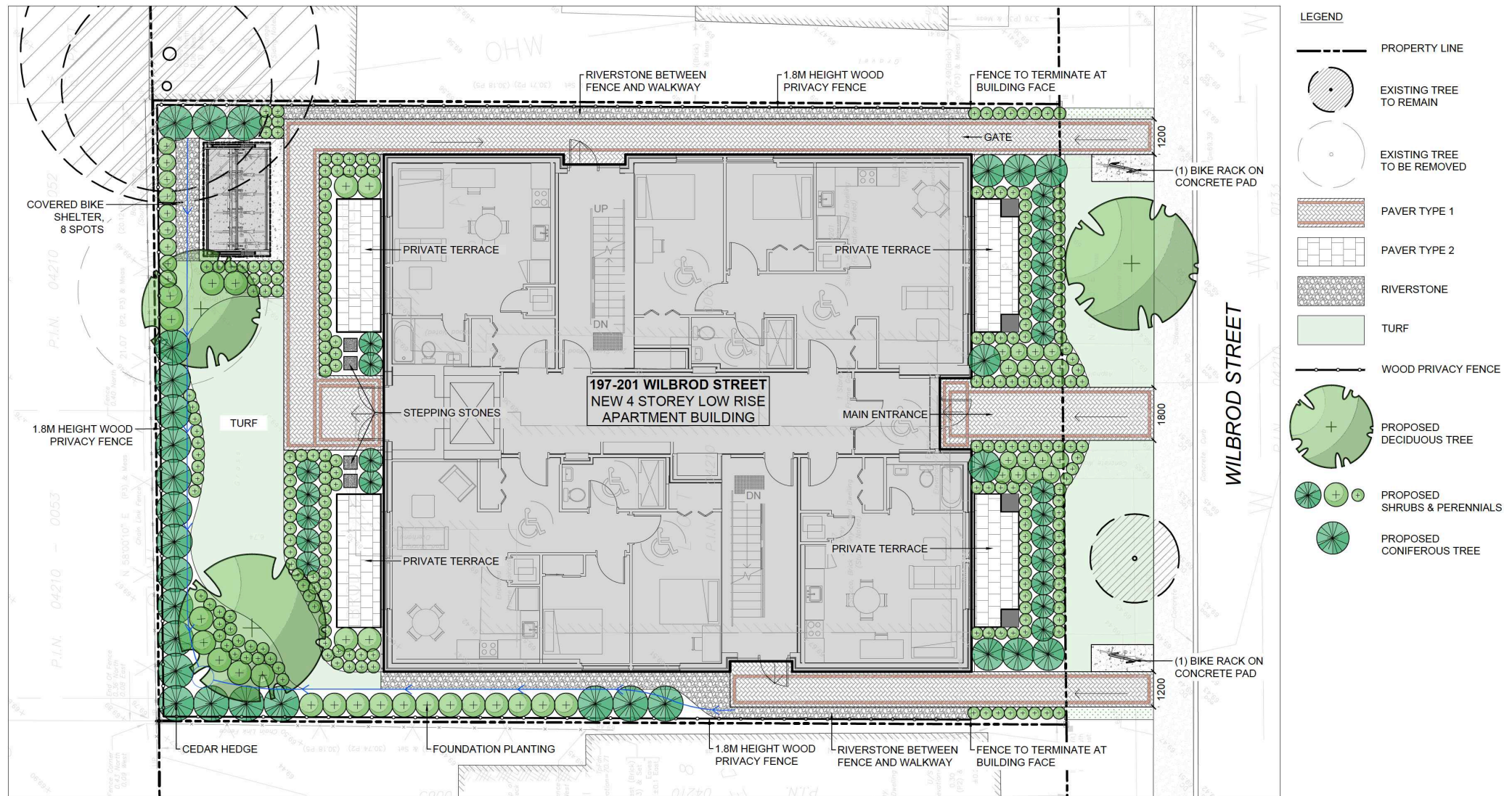


OBLIQUE BIRD'S EYE VIEW FROM SOUTH SHOWING LOCATION OF NEW BUILDING IN EXISTING URBAN CONTEXT



OBLIQUE BIRD'S EYE VIEW FROM NORTH SHOWING LOCATION OF NEW BUILDING IN EXISTING URBAN CONTEXT



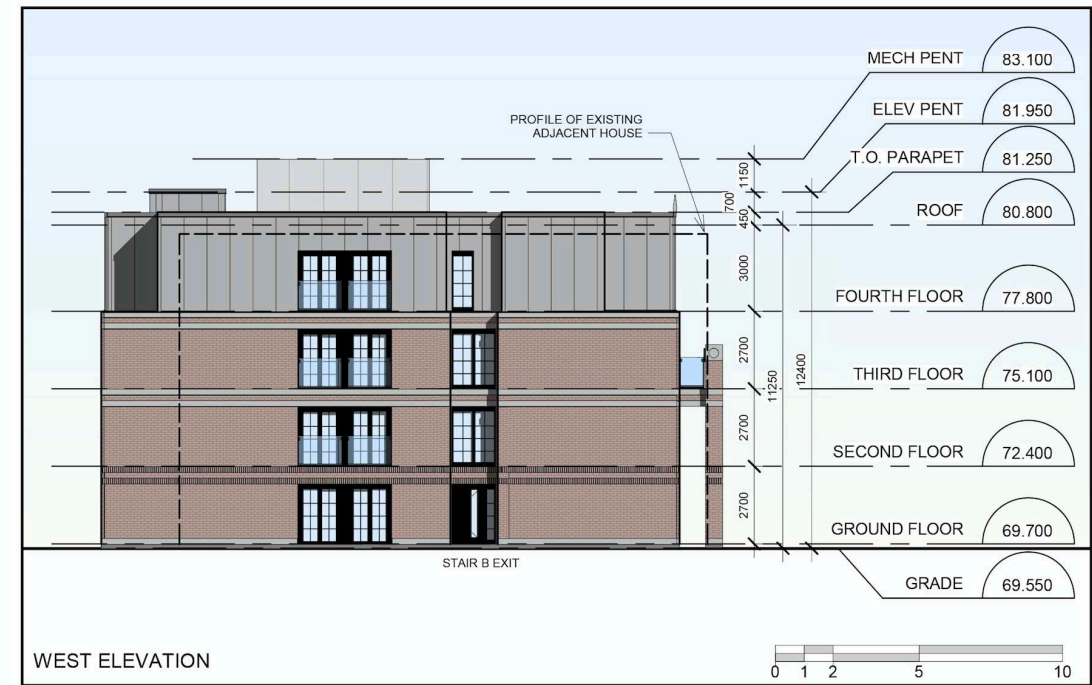


8. LANDSCAPE PLAN

JAMES B.LENNOX & ASSOC INC LANDSCAPE ARCHITECT



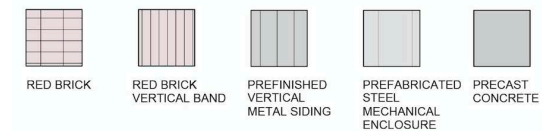
SOUTH ELEVATION

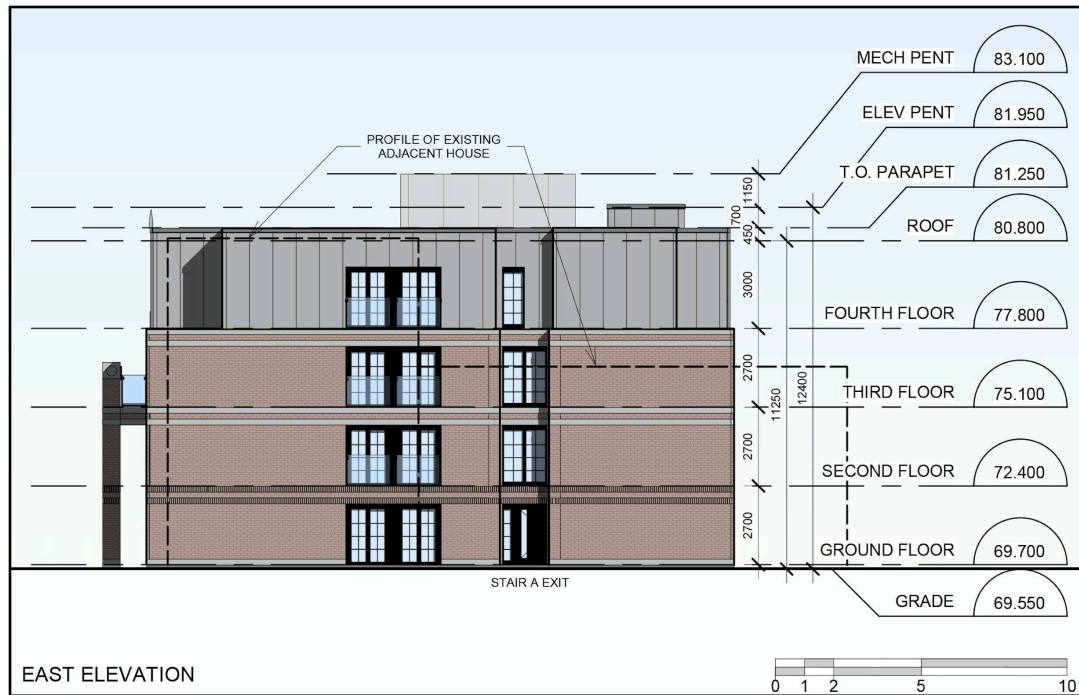


WEST ELEVATION

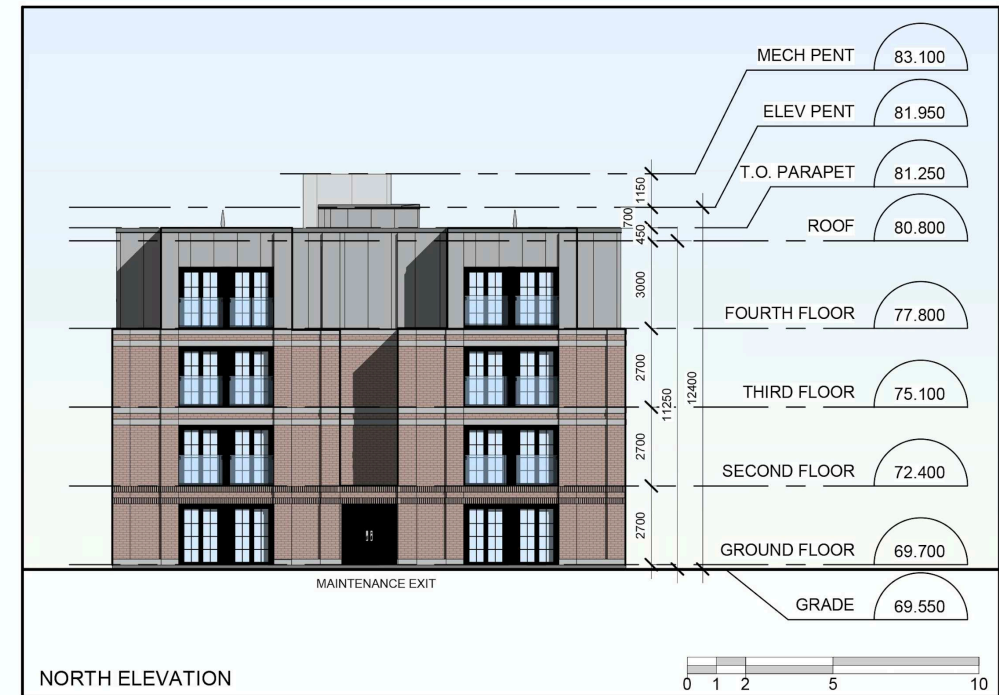
9. ARCHITECTURAL DRAWINGS

BUILDING MATERIAL LEGEND



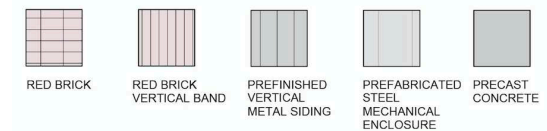


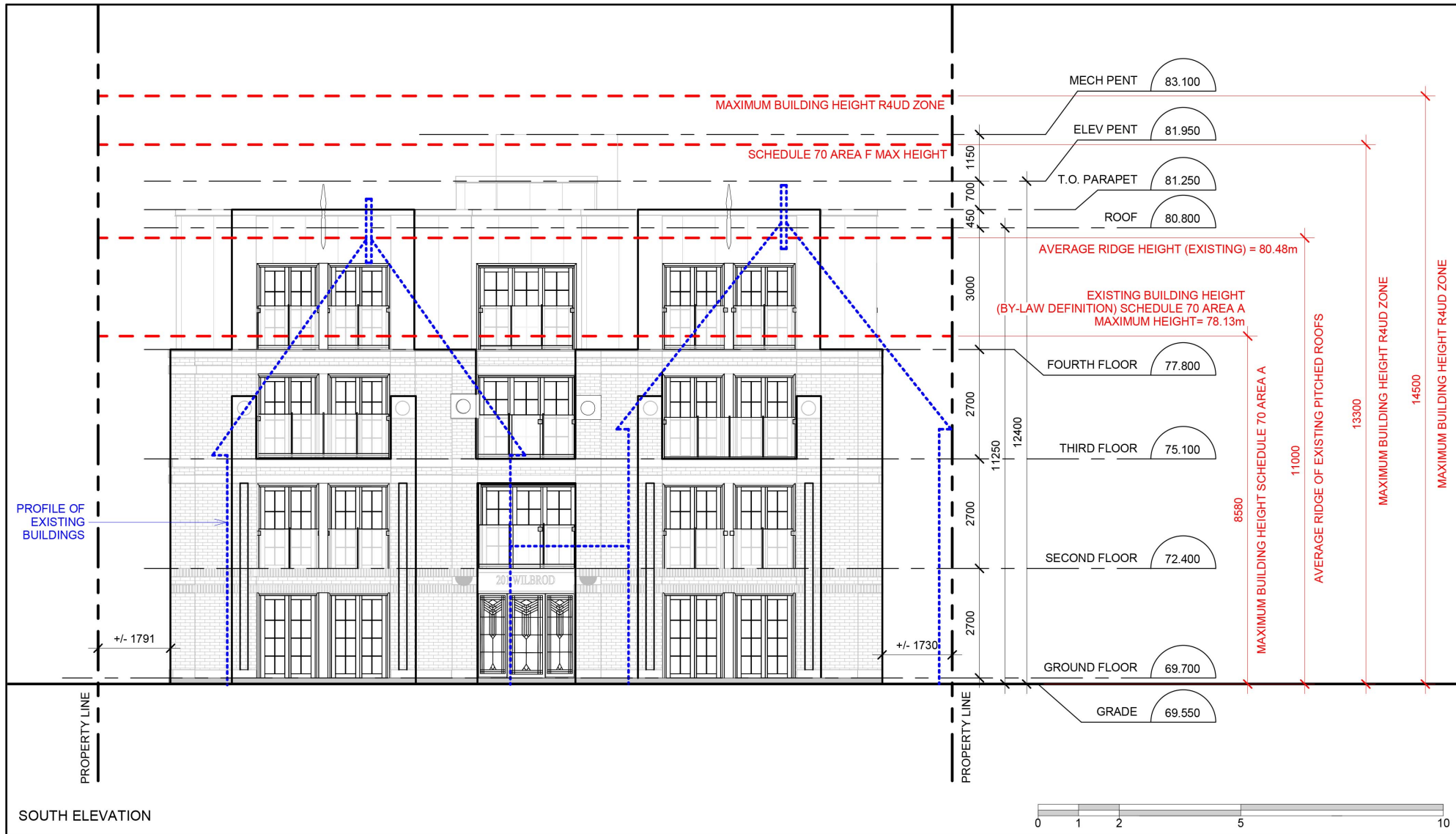
EAST ELEVATION



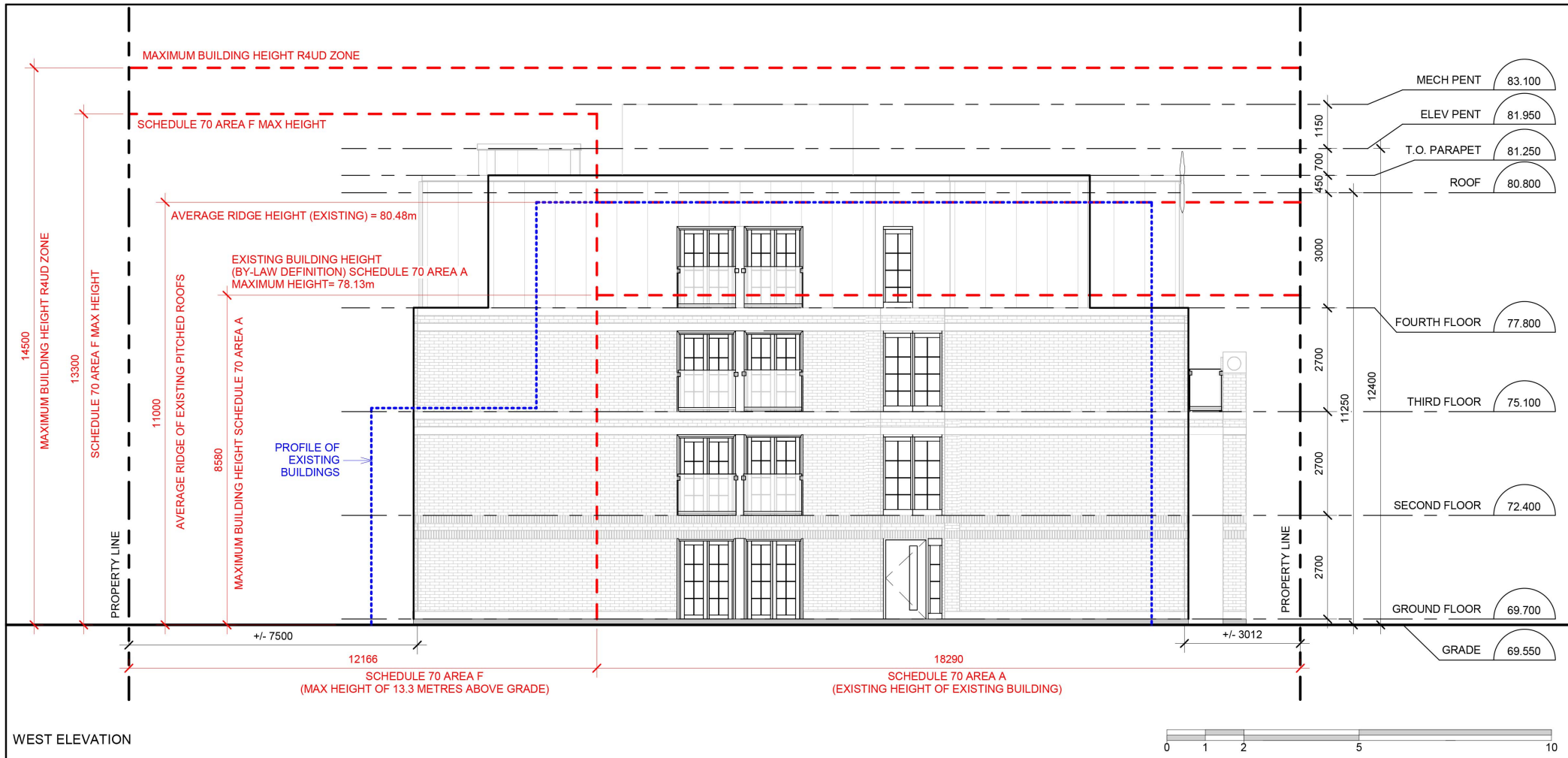
NORTH ELEVATION

BUILDING MATERIAL LEGEND

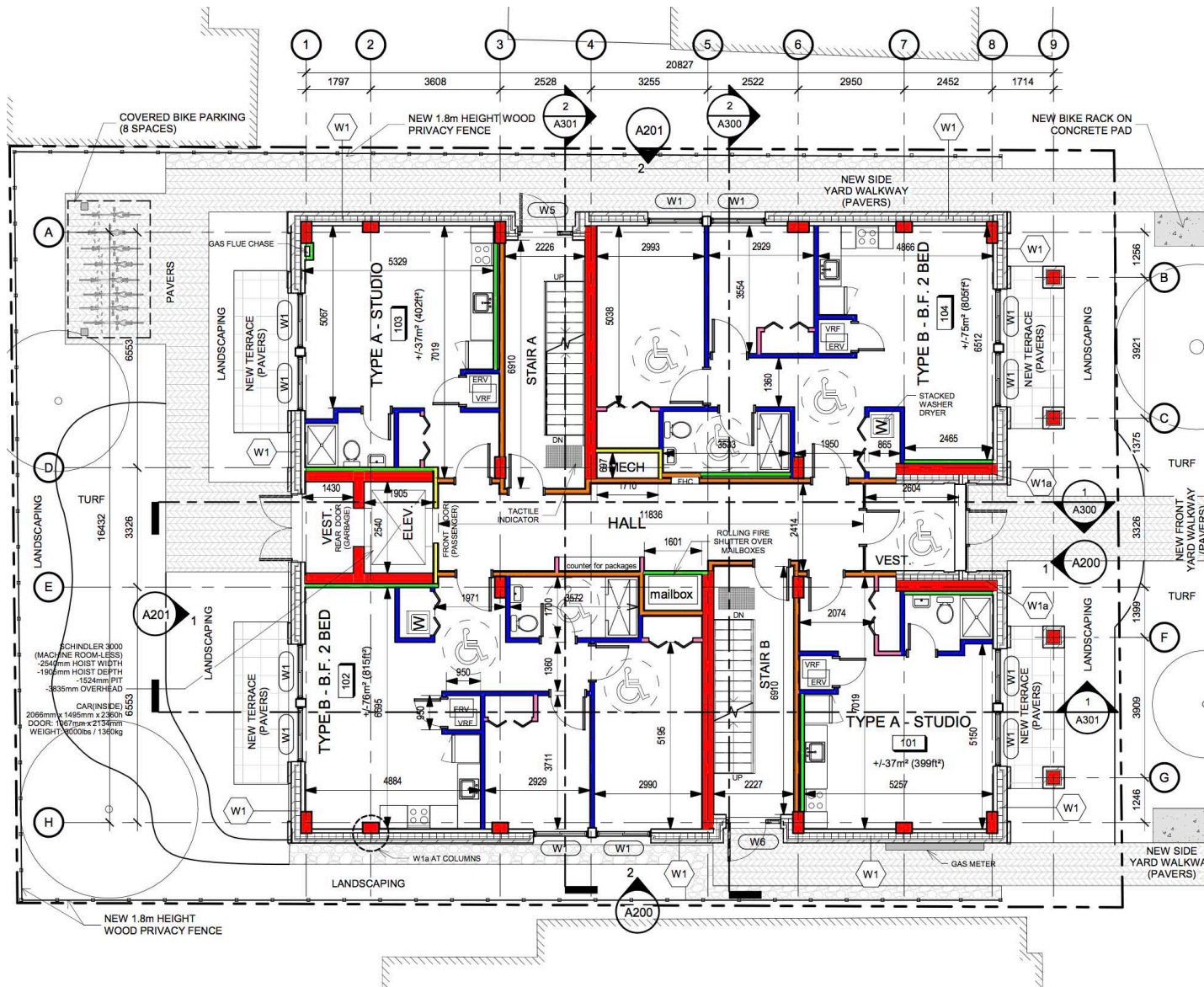




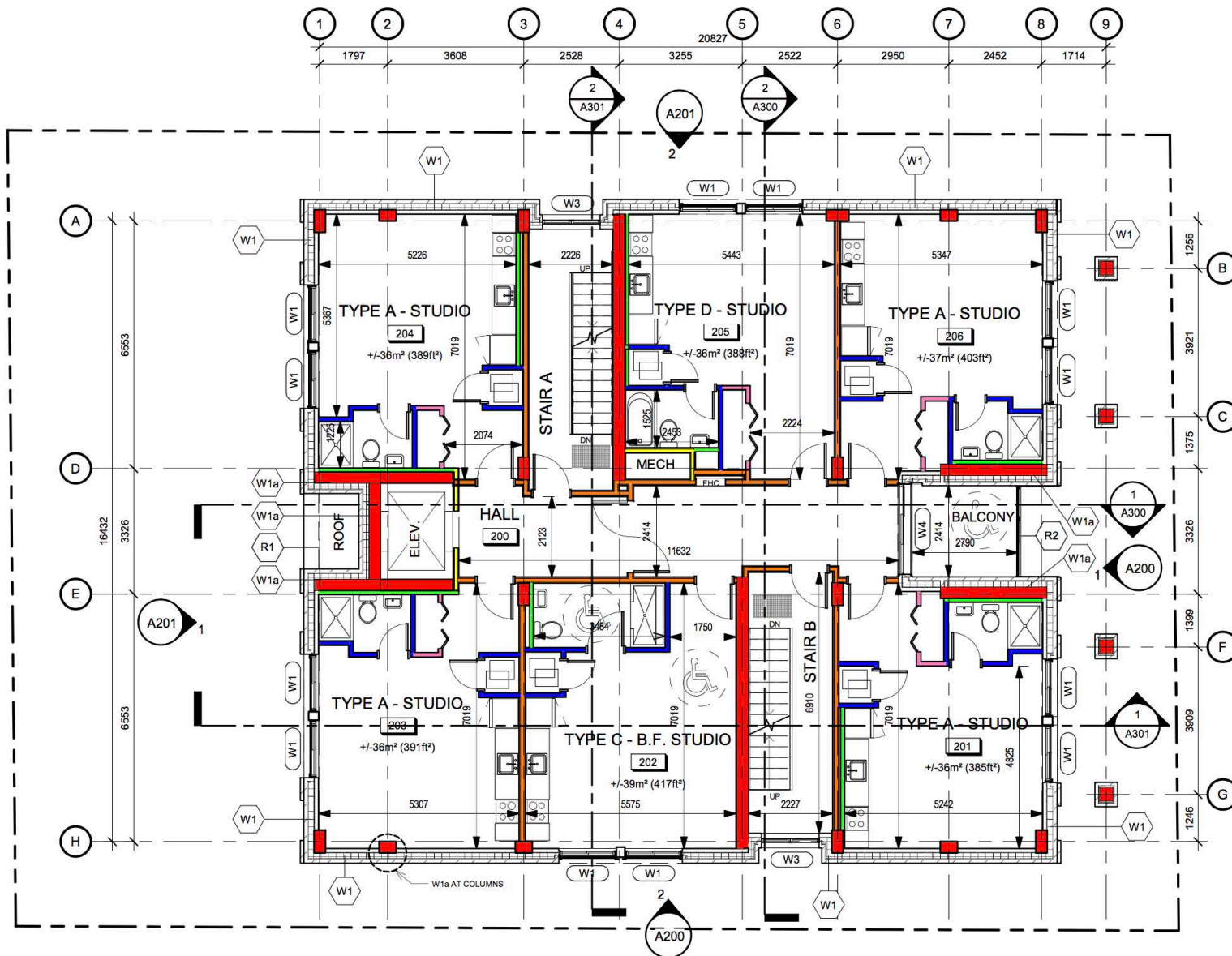
SOUTH ELEVATION(PROPOSED) SHOWING PROFILE OF EXISTING HOUSES AND PERMITTED HEIGHTS IN ZONING BYLAW 2008-250



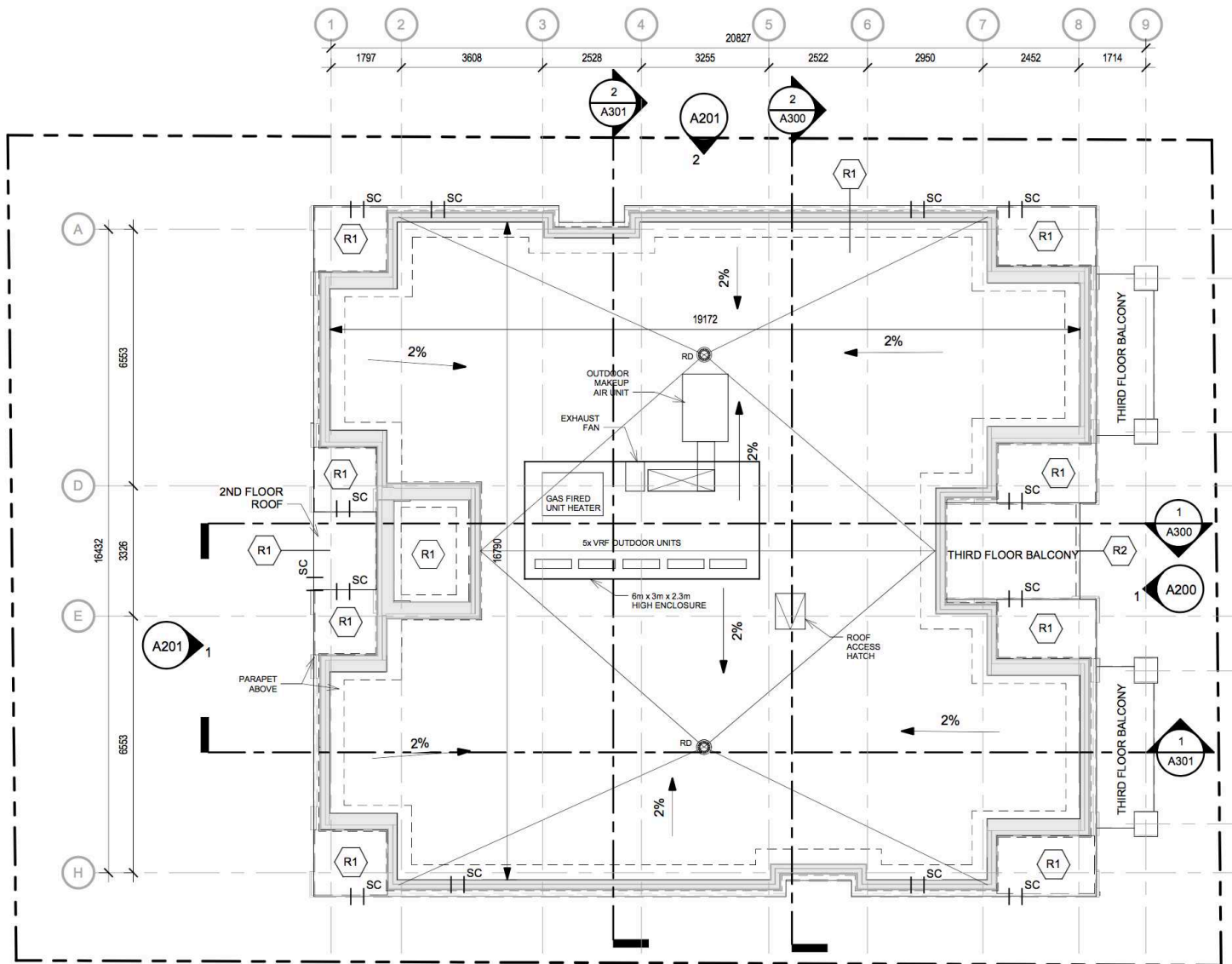
WEST ELEVATION(PROPOSED) SHOWING PROFILE OF EXISTING HOUSES AND PERMITTED HEIGHTS IN ZONING BYLAW 2008-250



GROUND FLOOR PLAN



SECOND FLOOR PLAN



ROOF PLAN