



312 Lisgar Street

Urban Design Brief
June, 2025

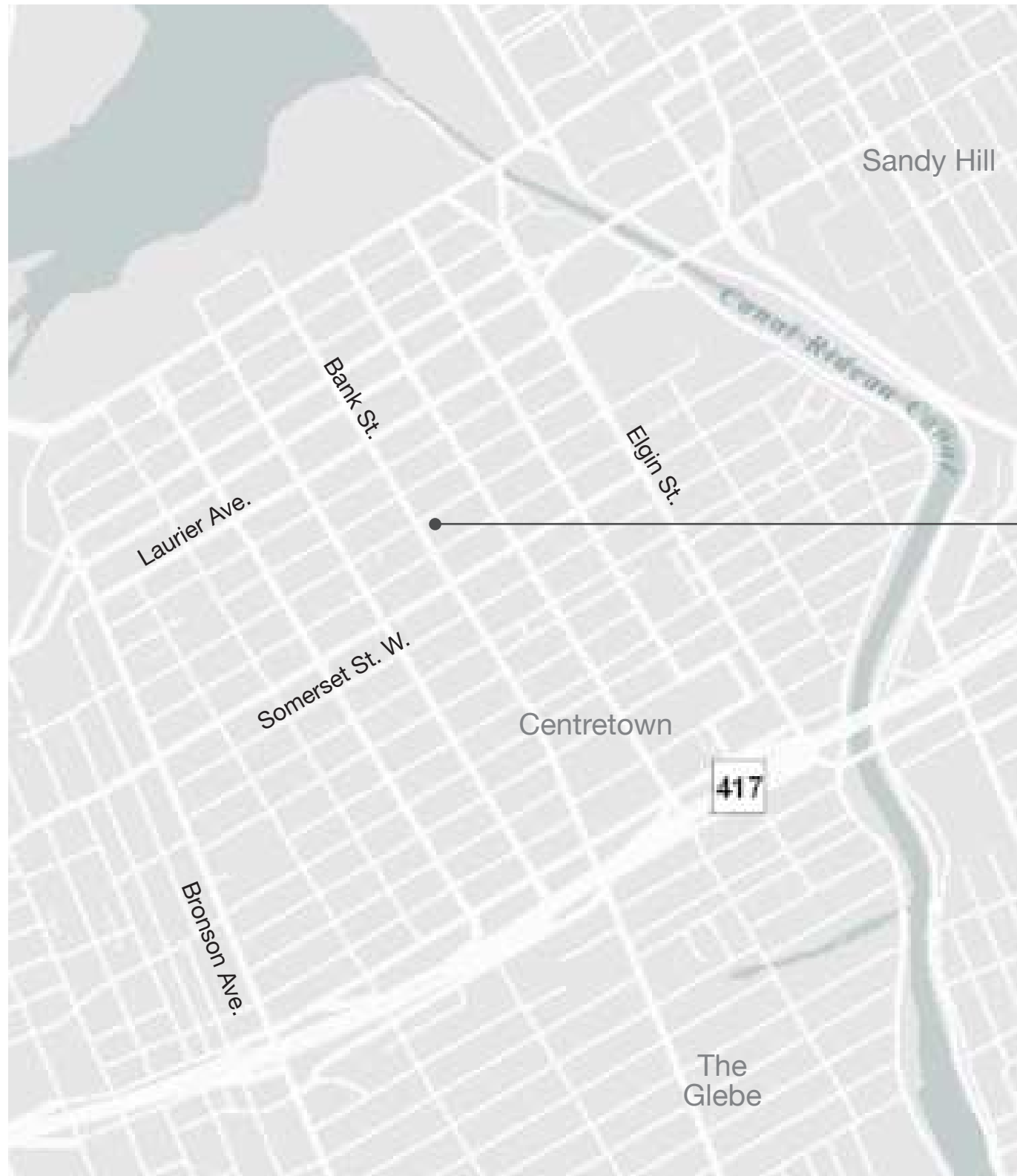
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Project Description



312 Lisgar Street

The proposed development at 312 Lisgar Street by the Islam Care Centre (ICC) will incorporate a new place of worship for the organization and a community health and resource centre.

A three storey building is proposed on the narrow 344 square metre lot with rooftop terrace on a portion of the roof. The proposed design is an efficient use of a relatively small lot and includes improvements to the public realm. Soft and hard landscaping is proposed within the public right-of-way including retaining and planting new street trees. There is a right-of-way easement on the west property line with the abutting 318 Lisgar Street property.

The scale of development reflects that of the surrounding buildings to the north and south many of which are 3 storeys with a flat or gable roof.

The new place of worship and community space will provide the ICC with purpose built space for the downtown Muslim community close to the existing ICC location (Somerset St / Bank St).

No parking spaces are proposed since the site is well serviced by public transportation and street parking is available in the neighbourhood.

Project Statistics

SITE INFORMATION

ZONING I1A (1912)

LOT DIMENSIONS

Minimum lot width 10.06 m
 Minimum lot area 344 m²

SETBACKS

F.Y.	S.Y.	R.Y.	I.S.Y.
1.7m	0m	0m	0m

SITE AREA

Total Site Area: 344.8 m²

BUILDING

Height: 3 Storeys (15m)
 Area: 313.4 m²

GFA

Basement:	337 m ²
Ground:	290 m ²
First:	283 m ²
Second:	283 m ²
Roof:	0 m ²
Total:	1193 m²

PARKING	Required	Provided
	0	0

LANDSCAPE AREA

Provided 32 m²

APPROXIMATE BREAKDOWN OF USES

Basement Floor	
Room	Area
Women Prayer room	144 m ²
Storage Room	13 m ²
Kids Area	11 m ²
Women Washrooms	14 m ²
Men Washrooms	23 m ²
Men Wudu Area	10 m ²
Universal Washroom	6 m ²
Mech/Elec Room	7 m ²

Ground Floor	
Room	Area
Main Entrance - Men	13 m ²
Shoes Area	28 m ²
Main Entrance - Women	16 m ²
Office Entrance	14 m ²
Men Prayer room	145 m ²
Elevator	5 m ²
2 Stairs	13 m ² each
Accessibility ramp	8 m ²

First Floor	
Room	Area
Multi-purpose events hall	145 m ²
Kitchen	5 m ²
Book Store	15 m ²
Reception	13 m ²
Islam Care Main office	62 m ²
2 Universal Washrooms	9 m ² each

Second Floor	
Room	Area
MFSO Reception	40 m ²
Big Meeting Room	51 m ²
Meeting Room	10 m ²
3 Offices	43 m ²
Open Office Area	93 m ²
2 Universal Washrooms	9 m ² each

Roof	
Room	Area
Open Roof Activity Area	174 m ²
Storage	8 m ²

Project Renderings



Response to Urban Design Comments

This section provides a response to comments received from Urban Design staff on January 14, 2025, following the pre-consultation meeting held on January 7, 2025.

City Comment 9. A scoped Urban Design Brief is required – please refer to the attached Terms of Reference. Staff also require architectural drawings including a Site Plan and Building Elevations, as well as a Landscape Plan.

Response: This Urban Design Brief has been prepared according to the Terms of Reference received from Urban Design staff. The submission package also includes a Site Plan, Building Elevations, and Landscape Plan.

City Comment 10. Design Priority Area – design excellence as well as the integration of high-quality materials is expected. Staff will not require a visit to the UDRP.

Response: The proposed design incorporates high-quality design, sustainability principles, and demonstrates universal accessibility, implementing Official Plan policies in Section 4 for Design Priority Areas.

City Comment 11. Staff are generally supportive of the 5 storey built form but have questions regarding phasing and the overall aesthetic of the building if the top 2 storeys are constructed at a later date. Please provide detailed Building Elevations and a phasing strategy.

Response: Please see the building elevations included in the submission package and on pages 8-10 of this Urban Design Brief. A three storey built form is proposed.

City Comment 12. Staff have concerns around light access with the planned context of the area. Please consider stepbacks at the upper levels and lightwells where appropriate to ensure that there is sufficient light access.

Response: Glazing has been proposed along the ground floor of the building, and rooftop amenity space has been provided towards the rear (south) of the building. A stepback is proposed above the first storey from the rear lot line. Fotenn notes that the ground floor setbacks and windows along the west edge of the property will need to be revised to meet building code regulations.

City Comment 13. With the minimal side yard setbacks proposed, please ensure that the blank wall conditions contain murals or some form of architectural treatment.

Response: Decorative panels are proposed on the east and west facade to add visual interest along the blank walls. The ground floor is animated with transparent glazing and the upper floors are articulated with windows.

City Comment 14. Public realm is a priority, staff appreciate the current approach shown on the plan. Please note that paving and planting treatments that fall outside of the City standard, though supported, will be subject to a Maintenance and Liability Agreement.

Response: The client acknowledges that landscaping elements outside City standards in the public realm will be subject to a Maintenance and Liability Agreement.

City Comment 15. Staff would encourage the Applicant pre-consult once again or at least share their plans with Urban Design for preliminary feedback in advance of their formal submission to the City.

Response: The client has determined to proceed with the application as additional consultation was undertaken for the 2014 Site Plan Control process.

Perspective Images

North facade



West facade



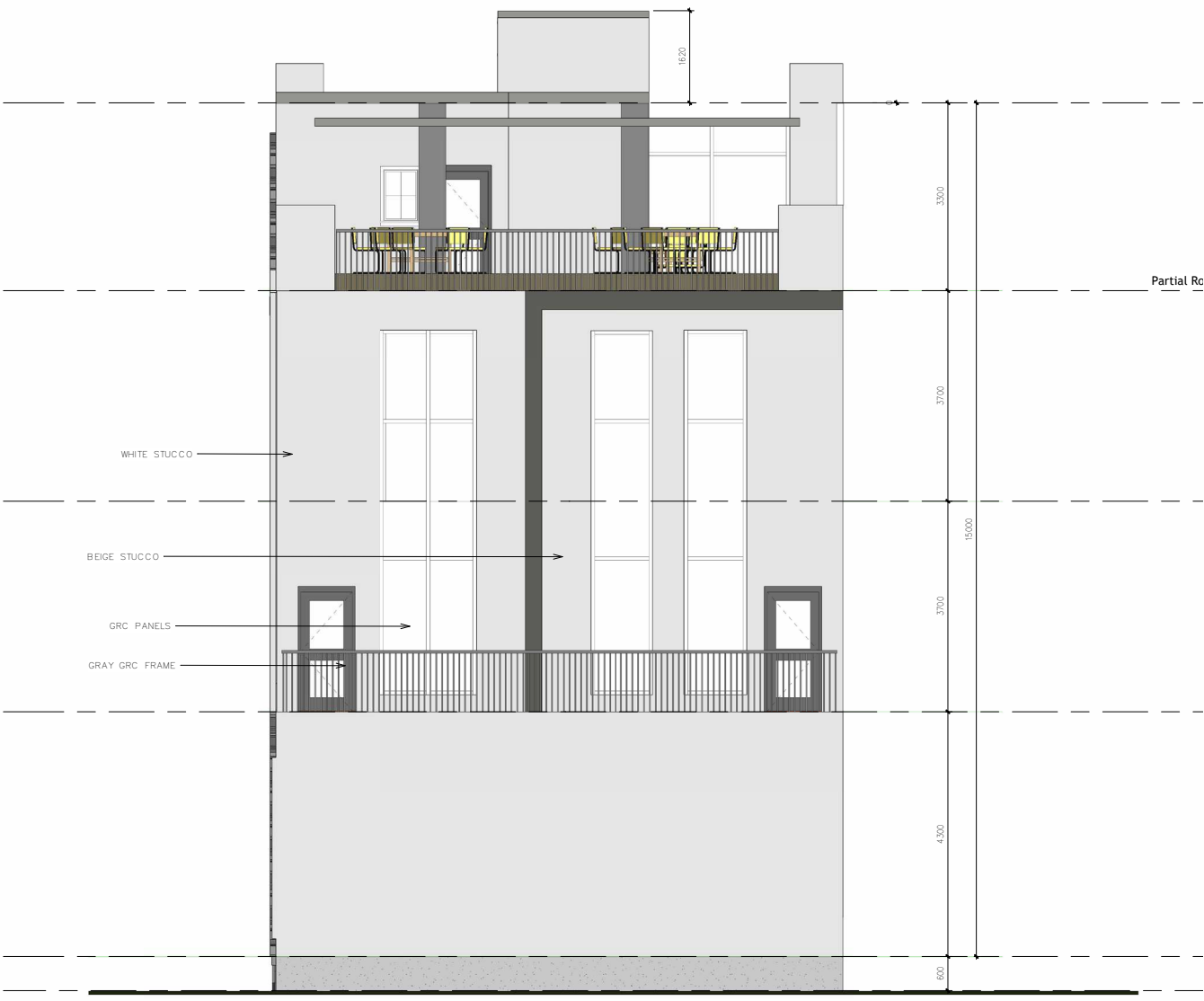
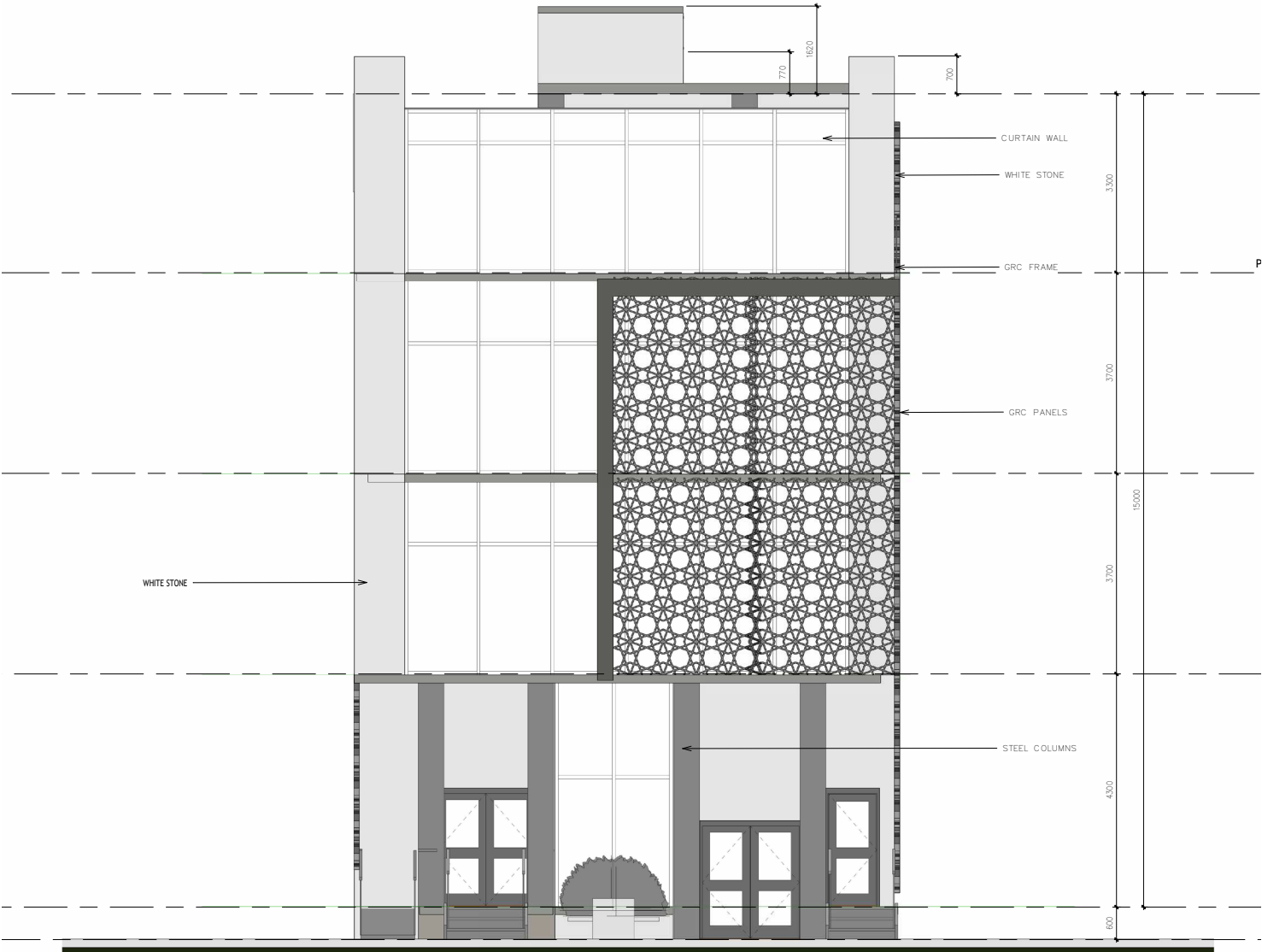
East facade



South facade



Elevations

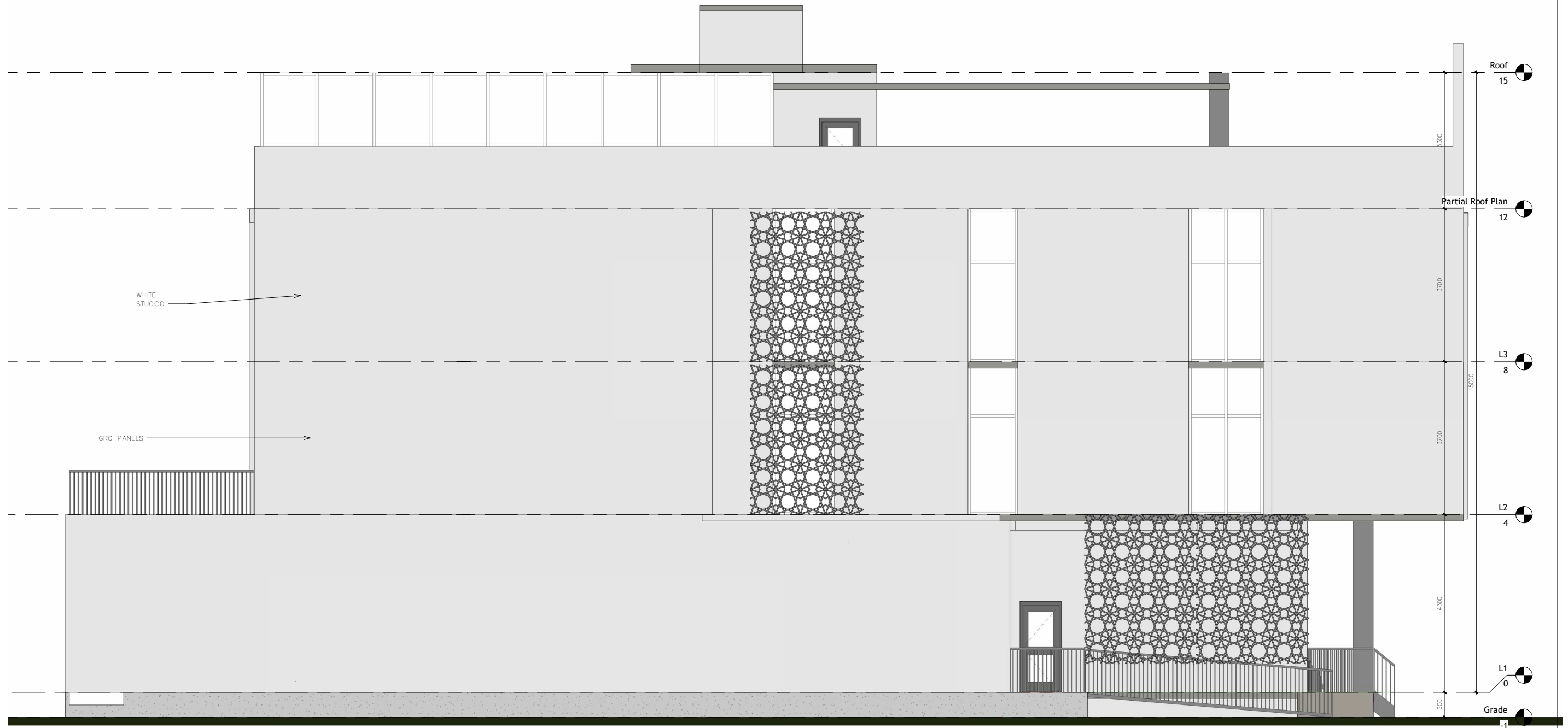


1 North Main Elevation
1 : 50

2 South Rear Elevation
1 : 50

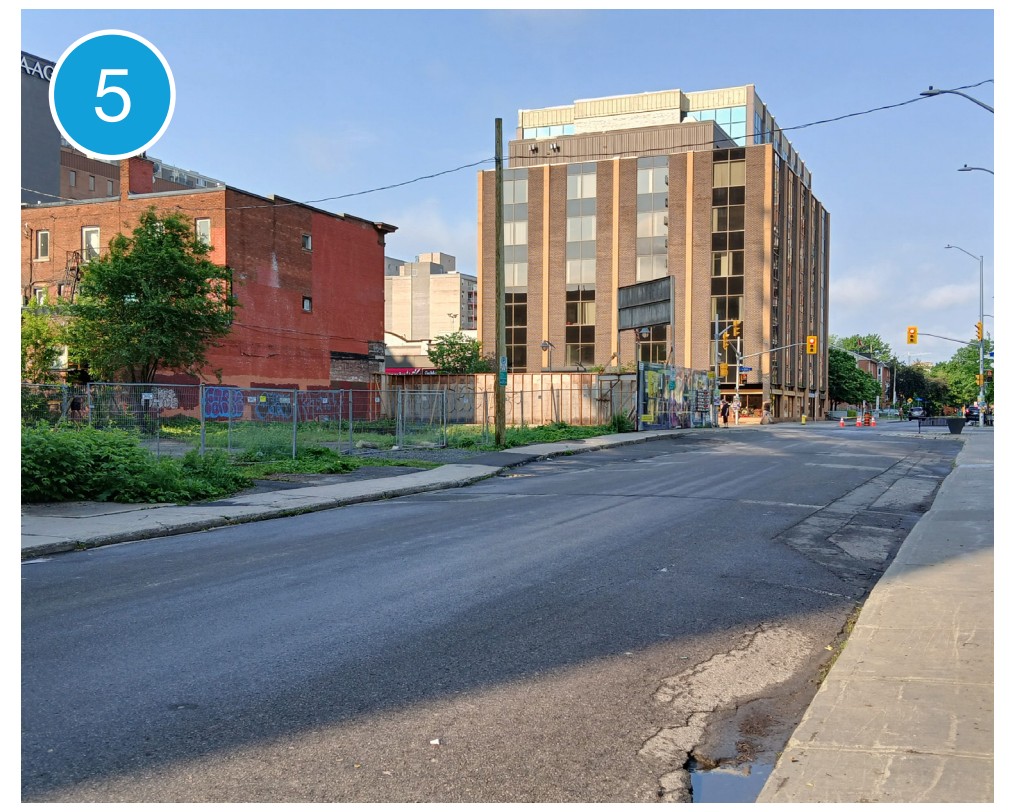
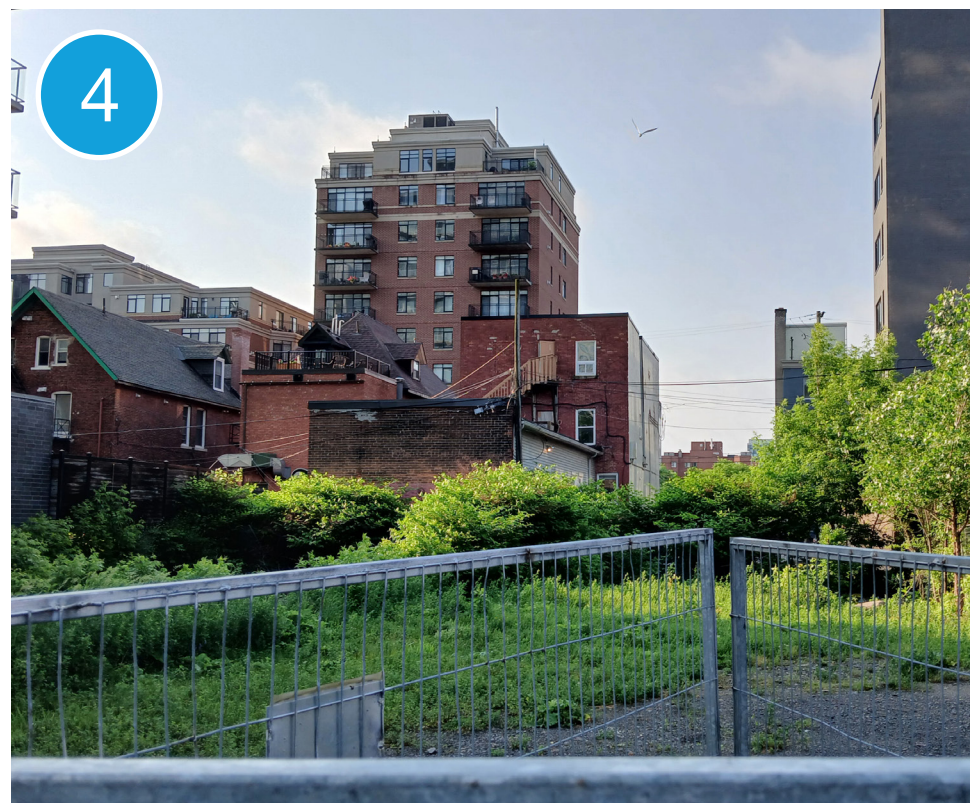
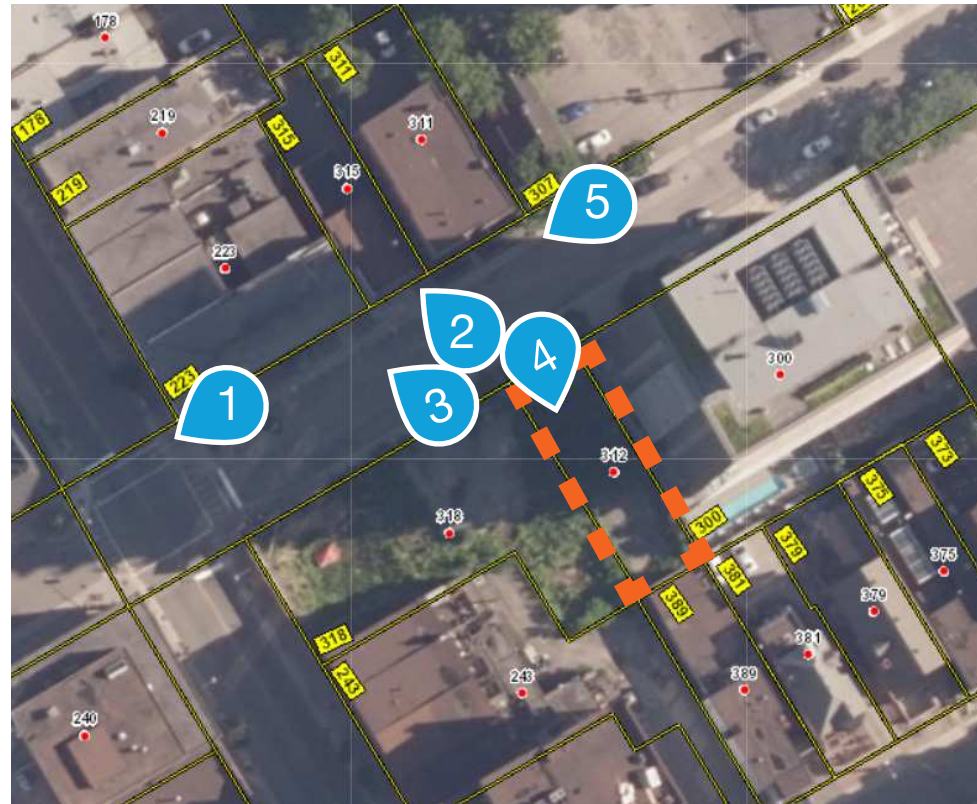


2 West Elevation
1 : 50



1 East Elevation
1 : 50

Street + Public Realm Characteristics



Planned Function

The proposed development is an infill project located east of Bank Street. The following is a description of the planned function of the adjacent properties:

East Side: East of the subject property located at 300 Lisgar Street is the SOHO Residence Hotel, a 16-storey building. Further east and northeast of the subject property are parking lots zoned R5B with site specific exceptions and schedules. The R5B zone permits buildings up to 22.5 metres for an apartment building and minimum front and corner side yard setbacks of 3 metres which would permit a mid-rise build form.

South Side: South of the subject property are existing low-rise buildings, ranging 2- to 3- storeys. The lots to the south are zoned R5B[484] H(37), subject to the heritage overlay. The H suffix would permit the construction of a high-rise building (approximately 11 stories).

West Side: West of the subject property at 318 Lisgar Street is a vacant lot. The lot was formerly occupied by low-rise non-residential buildings fronting on the southeast corner of Lisgar Street and Bank Street. The lot is zoned TM[2357] H(23.4), limited to a mid-rise height per the H suffix. The site specific exception have a stated minimum corner side yard setback of 1.7 metres for the first 15 metres of building height and a minimum of 3.7 metres above 15 metres. The front yard setback per the TM zone is 2 metres. There are no active development applications posted on the City website for this property. The front and corner side yard setbacks align with the minimum front yard setback provision of the subject property.

North Side: On the north side of Lisgar Street there are low-rise residential and non-residential buildings. On the northeast corner of Bank Street and Lisgar Street, there is an active development application for 211-231 Bank Street. The proposal is for a mid-rise building that consists of a three storey podium with a six storeys above.

Design Precedent + Evolution



The proposed design is based on previous concepts provided by client and approved by City of Ottawa in site control application of 2014.

The previous design proposed a five storey structure with a rooftop terrace above.

The current design submitted for this application is a three storey structure with a rooftop terrace.

The current design borrows from the previous plans in its relationship to the street and design elements such as the metal panels on the building facade.

Proposed Massing

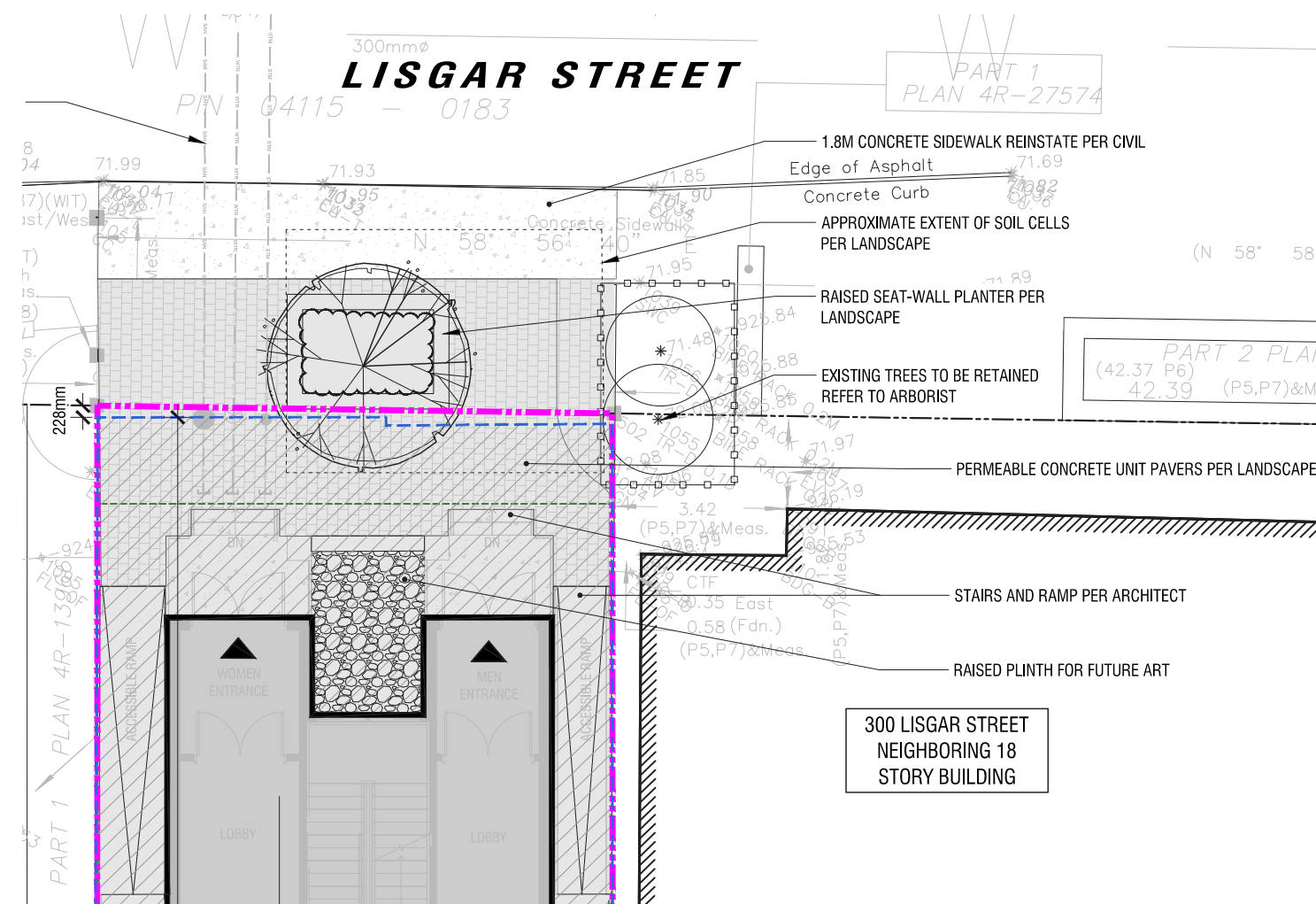




Abutting Public Realm

The proposed low-rise mixed-use building responds to the height of buildings to the north along Lisgar Street and south on Cooper Street many of which are two- and three-storeys. The proposed building height (3-storeys) will relate to the podium of the 211-231 Bank Street redevelopment.

The proposed place of worship and community health and resource centre will contribute to increasing active uses within the Downtown Core and the design proposes to improve the public realm with soft and hard landscaping. Transparent glazing and an active ground floor use will contribute to an improved pedestrian activity close to Bank Street.



Incorporating LEED Green Building Features:

- / **Sustainable Sites:** Focuses on land use, site planning, and reducing the building's environmental impact. The building is located downtown on brownfield site.
- / **Water Efficiency:** Addresses water consumption, using efficient fixtures and systems. The proposed building uses low-flow fixtures
- / **Energy and Atmosphere:** Implementing energy efficiency, energy-efficient lighting, HVAC systems, and appliances.
- / **Materials and Resources:** Design drawings and specifications shall emphasize using sustainable materials, reducing waste, and promoting recycling. The design team will consider using recycled, renewable, and regionally sourced materials.
- / **Waste Reduction:** The project team is implementing a waste management plan to divert materials from landfills.
- / **Indoor Environmental Quality:** Focuses on creating a healthy and comfortable indoor environment through bringing natural light to all spaces including basement and providing comfortable thermal conditions.

Qualifications

This Urban Design Brief was prepared by Fotenn Planning + Design with renderings, plans, and support provided by ARCHIcana architects and the Landscape Architecture team at Fotenn.

The Urban Design Brief was prepared in accordance with City of Ottawa Urban Design Brief Terms of Reference received on January 14, 2025 following the pre-consultation meeting held January 7, 2025.

If you have any questions, please do not hesitate to contact the undersigned at bates@fotenn.com.

Sincerely,



Saide Sayah, RPP MCIP
Principal



Genessa Bates, M.Pl.
Planner