

133 Forward Avenue

Urban Design Brief

Prepared in collaboration by

InHarmony
DEVELOPMENTS

HP URBAN



Urban Design Brief

The following Urban Design Brief has been prepared in accordance with the Terms of Reference provided to the Applicant by the City following the July 28th, 2025, Pre-Consultation Meeting. The Terms of Reference were provided via email on August 8th, 2025.

DESIGN DIRECTIVES

A response to urban design directions provided at the various pre-consultation meetings with City staff.

15. The following elements of the preliminary design are of concern:
 - Is there suitable rear yard setback?
 - A 7.5m rear yard is shown on the site plan thereby meeting the requirements of the zoning by-law. Further, the applicant has been in communication with the City's Real Estate group (CREO) to purchase the closed lane at the rear of the property to add additional rear yard space.
 - Is the amenity space in the rear yard accessible (ie wheelchairs)?
 - Yes, on the south side of the building, an interlocking pathway is provided that accesses the rear yard.
 - What is the future of the north property line? There is a one storey structure on the property line, will there be enough residual space to allow passage? Or is it possible to build this development on that property line affording more space to the south for accessibility and garbage removal?
 - We are not aware of future plans for the property to the North. A 1.5m setback has been provided from the northern property line as required by the by-law.

- There are mature trees in the rear yard, can these be preserved during construction? If not, new trees can be planted to provide tree canopy.
 - Per the landscape plan, Tree 2 in the rear yard will remain.

DESIGN RESEARCH

- Massing of the proposed development in the existing context.



EXISTING AERIAL VIEW 1



NEW AERIAL VIEW 1

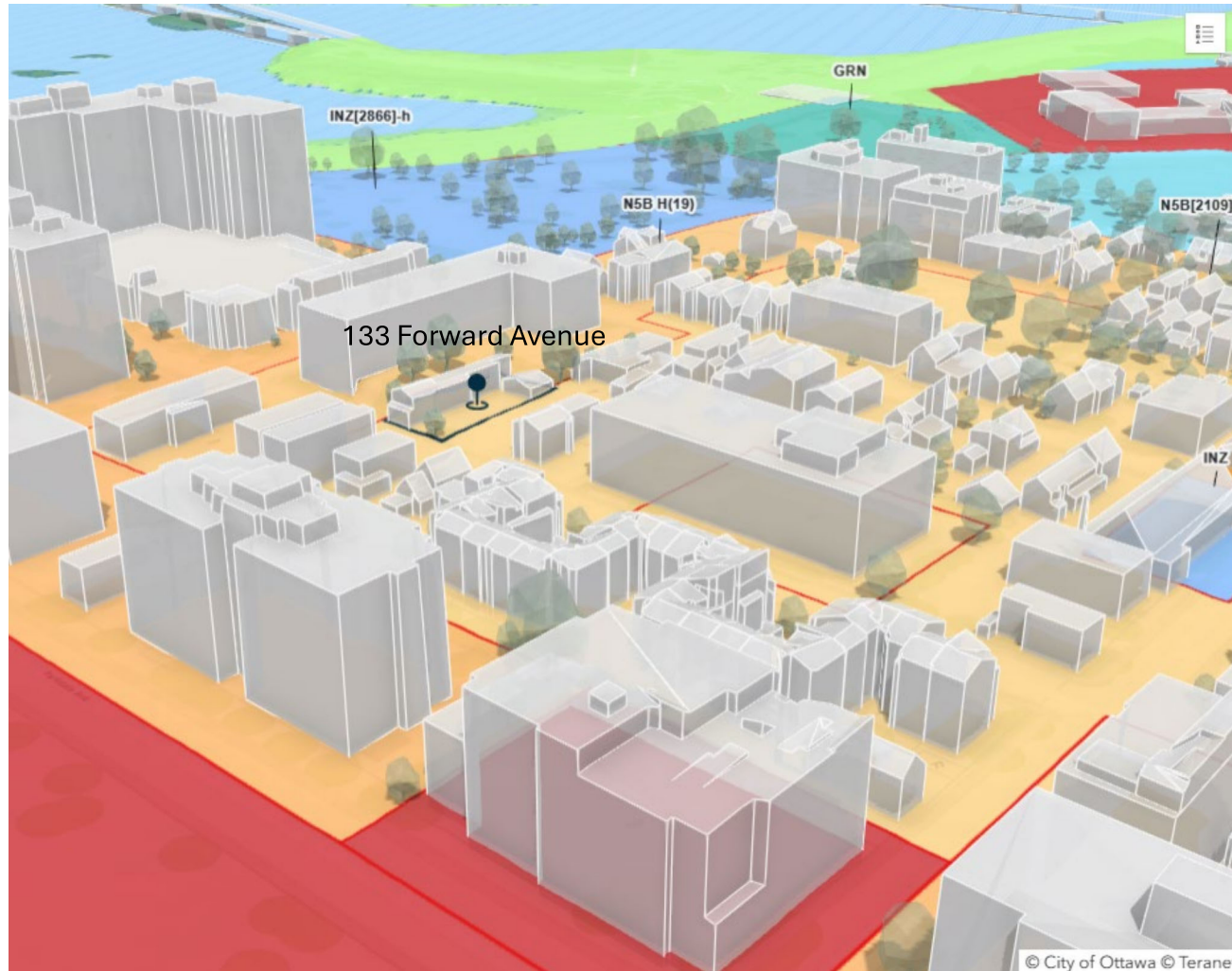


EXISTING AERIAL VIEW 2



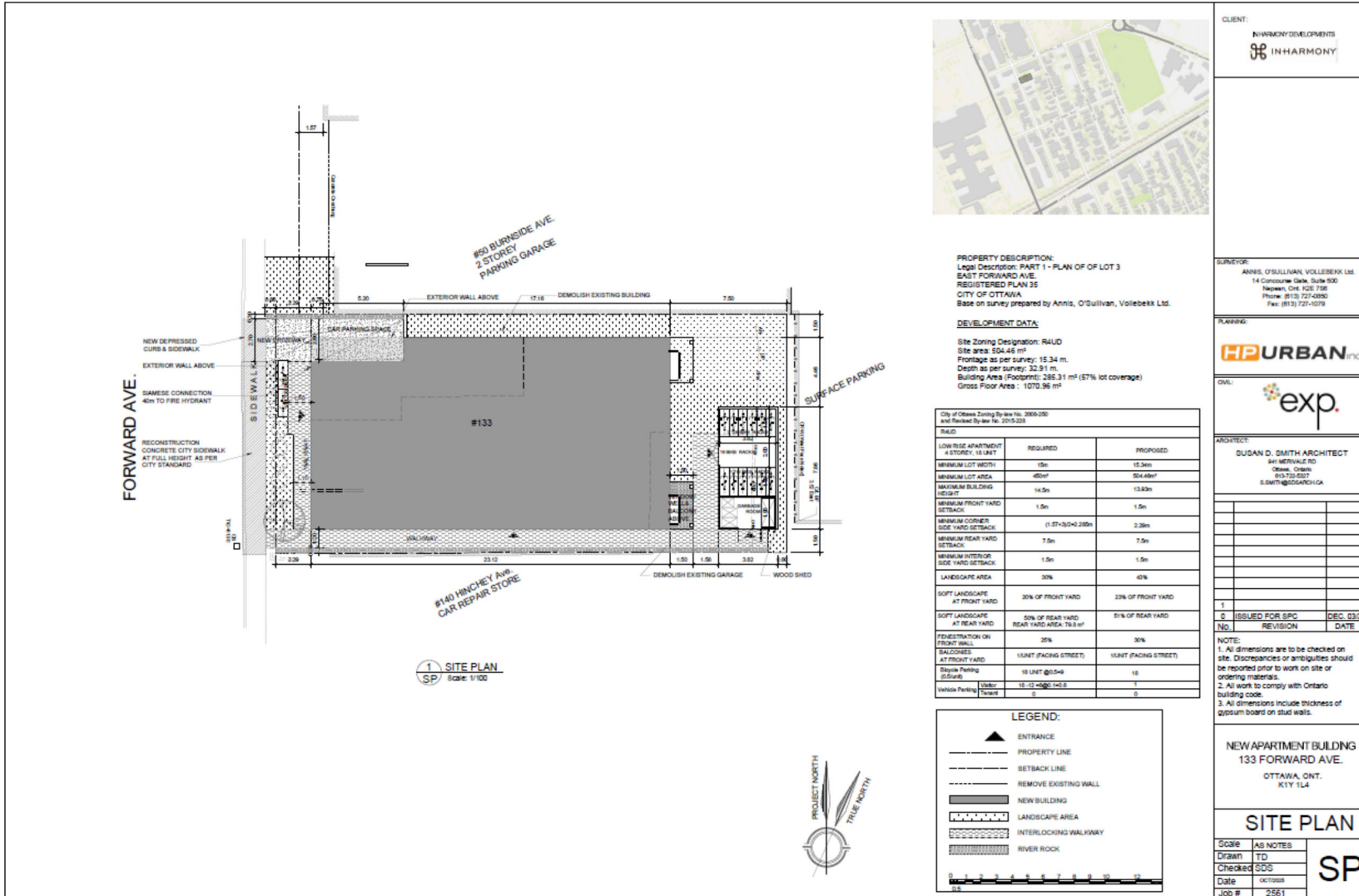
NEW AERIAL VIEW 2

- Massing of the proposed development in the planned context. The planned context may be represented by the current zoning permissions OR policy criteria if zoning is not in keeping with Official Plan direction. *The below image shows the planned context per the City of Ottawa New Zoning By-law 2026-50*



ADDITIONAL MATERIALS – APPENDIX

Proposed Site Plan





December 2025

