Q9 planning + design

URBAN DESIGN REPORT

MINOR ZONING BY-LAW AMENDMENT & SITE PLAN CONTROL APPLICATIONS
SUBJECT SITE: 71 RUSSELL AVENUE

REPORT DATE: FEBRUARY 9, 2026
PREPARED FOR: JERSEY DEVELOPMENTS INC.
PREPARED BY: Q9 PLANNING + DESIGN INC.

Prepared by:

Q9 Planning + Design Inc.

Christine McCuaig, MCIP RPP
www.q9planning.com
P : +613-850-6345
Ottawa, ON
E: christine@q9planning.com

Dayna Edwards, MCIP RPP
www.q9planning.com
P : +519-501-1115
Ottawa, ON
E: dayna@q9planning.com

This Urban Design Brief is prepared in support of a Minor Zoning By-law Amendment & Site Plan Control Application for the proposed rezoning of the site at 71 Russell Ave.

TABLE OF CONTENTS

1.0 PROJECT DESCRIPTION & STATS 3

2.0 DESIGN DIRECTIVES 7

2.1 Responses Pre-Application Consultation Comments 7

3.0 DESIGN RESEARCH 12

3.1 Alternative Massing Options 12

3.2 Massing of the Proposed Development in the Existing Context 13

3.3 Massing of the Proposed Development in the Planned Context. 15

4.0 LIMITATIONS OF REPORT 17

5.0 APPENDIX A – DESIGN BRIEF TERMS OF REFERENCE FORM 18

6.0 APPENDIX B – SURVEY 19

7.0 APPENDIX C – SITE PLAN 20

8.0 APPENDIX D – LANDSCAPE PLAN 21

9.0 ELEVATIONS 22

1.0 PROJECT DESCRIPTION & STATS

The proposed development is to demolish the existing 1-storey dwelling along with the existing 2 accessory structures in the rear and construct a 3-storey, 28-unit low-rise apartment dwelling. The proposed development proposes 28 bicycle parking spaces, zero vehicular parking spaces, a 1.8 m walkway from the sidewalk directly to the front door.

The built form features a 4.5 m front yard setback, a 1.5 m south interior yard setback, a 1.5 m north interior yard setback, and a 7.5 m rear yard setback. The entirety of the rear yard is soft landscaped which will provide an area greater than 25 m2 for tree planting.

Figure 1: Rendering of Proposed Building (Source: Lawrence Architects)

Figure 2: 3D Massing Model of Proposed Building (Source: Lawrence Architects)

PROJECT LEGAL DESCRIPTION
PIN 04208-0265 LOT 14 REGISTERED PLAN 58319 **EAST SIDE OF RUSSELL AVENUE** **CITY OF OTTAWA** FARLEY, SMITH & DNIS SURVEYING LTD. FILE NO.: 591-17 DATE: JANURARY, 2018

PROJECT ZONING REVIEW / STATISTICS	
MUNICIPALITY:	CITY OF OTTAWA
MUNICIPAL ADDRESS:	71 RUSSELL AVE, OTTAWA, ON K1N 7X2
REGISTERED OWNER:	JERSEY DEVELOPMENT INC.
LOT AREA:	756.32 sq.m [LOT AREA TAKEN FROM GEO-OTTAWA PARCEL INFORMATION]
ZONING ANALYSIS	
OTTAWA	
ZONE:	R4UD LOW-RISE APARTMENT DWELLING (9 OR MORE UNITS)
PROPOSED USE:	4 STOREY APARTMENT BUILDING (28 RESIDENTIAL UNITS)

BUILDING AREAS	SQ.M.	SQ.FT.
BUILDING FOOTPRINT	447.8 M^2	4,820 FT^2
GROSS FLOOR AREA:		
BASEMENT	447.8 M^2	4,820 FT^2
SUB-BASEMENT	447.8 M^2	4,820 FT^2
GROUND FLOOR	447.8 M^2	4,820 FT^2
SECOND FLOOR	447.8 M^2	4,820 FT^2
THIRD FLOOR	447.8 M^2	4,820 FT^2
FOURTH FLOOR	447.8 M^2	4,820 FT^2
TOTAL	2,686.8 M^2	28,920 FT^2

ZONING PROVISIONS (R4UD[480])	SECTION	REQUIRED	PROVIDED
MIN. LOT WIDTH	S162, TABLE 162A	15M	20.12M
MIN. LOT AREA	S162, TABLE 162A	450M^2	756.5M^2
MAX. BUILDING HEIGHT	S162, TABLE 162A	14.5M	14.40M
MIN. FRONT YARD SETBACK	S144(1)(A); S162, TABLE 162A	1.4 SO (D) MIN. 1.5 APPLIES	2.65M
MIN. REAR YARD SETBACK TABLE 144A(III)	S143(3)(A)	11.27M (30% OF LOT DEPTH)	7.52M (20.02% OF LOT DEPTH)
MIN. REAR YARD AREA	S143(3)(A)	189.12M^2 (25% OF LOT AREA)	151.67M^2 (20.04% OF LOT AREA)
MIN. INTERIOR YARD SETBACK	S162, TABLE 162A	1.5M	2.02M, 1.7M
MIN. AREA OF SOFT LANDSCAPING IN REAR YARD	S161(15)(B)(i) S161(15)(B)(i)	AREA>450M^2 ; 50% OF REAR YARD AREA MIN. AGGREGATE AREA OF 25M^2, W/ ONE DIMENSION <= 2M	100%
MIN. LANDSCAPED AREA	S161(8)	226.95M^2(30% OF LOT AREA)	255M^2(33.7% OF LOT AREA)
MIN. AGGREGATE FRONT YARD SOFT LANDSCAPED AREA	S161, TABLE 161	10.46M^2 (20% FOR LOT WITH FYS 1.5M-3M)	29.8M^2(56.9% OF FRONT YARD AREA)
MIN. FENESTRATION REQUIREMENT	S161(15)(G)	FRONT FACADE : 25% WINDOWS=52.5M^2	29.4%=61.73M^2
MIN. FRONT FACADE ADDITIONAL RECESS	S161(15)(H)	0.6M (MIN. 20% OF FRONT FACADE)	0.61M (28.3M^2-13.4%), 0.56 (63M^2-29.9%)
MIN. PARKING SPACE	S106(1)	2.6m (WIDTH) x 5.2m (LENGTH) MAX. WIDTH=3.1M	N/A
UNIT BREAKDOWN	S161(16)	25% 2 BEDROOM UNITS TOTAL UNITS: 28 MIN. 2-BEDROOM UNITS: 7	43% PROVIDED TOTAL 2-BEDROOM UNITS: 12
MAX. DRIVEWAY WIDTH	S139, TABLE 139(3)(iii)	3M, NO DOUBLE DRIVEWAY PERMITTED	N/A
DRIVEWAY SEPARATION FROM INTERIOR LOT LINE	S139, TABLE 139(3)(iii)	0.15M (LANDSCAPED / DECORATIVE BRICK)	N/A
MIN. BICYCLE PARKING	S111, TABLE 111A(B)	14 (0.5 PER DWELLING UNIT)	28 (1 PER UNIT)
MIN. NUMBER OF PARKING SPACES (RESIDENT)	S110	S101(3)(A) PARKING ONLY REQUIRED FOR UNITS > 12 : 16 UNITS @ 0.5 SPACES PER D/U = 8 SPACES	0 SPACES
MIN. NUMBER OF PARKING SPACES (VISITOR)	S102	S.102(2) 0 SPACES </= 12 SPACES TABLE 102: 0.1 SPACES PER D/U @ 16 UNITS = 1.6 (2 SPACES)	0 SPACES
ENCROACHMENTS: CANOPIES (LOW-RISE, MULTIPLE RESIDENTIAL)	S65(4)(B)(i)	A DISTANCE OF 1/2 THE DEPTH OF THE FRONT, REAR OR CORNER SIDE YARD, BUT NOT CLOSER THAN 0.6 M TO THE LOT LINE	FRONT - 1.2M REAR - 1.0M
ENCROACHMENTS: CANOPIES (LOW-RISE, MULTIPLE RESIDENTIAL)	S65(4)(B)(ii)	1.8 M INTO AN INTERIOR SIDE YARD, BUT NOT CLOSER THAN 0.6 M TO A SIDE LOT LINE	N/A
ENCROACHMENTS: OPEN STAIRWAYS	S65(5)(B)(i)	WHERE AT OR BELOW THE FLOOR LEVEL OF THE FIRST FLOOR: 1. IN THE CASE OF THE INTERIOR SIDE YARD OR REAR YARD : NO LIMIT, AND 2. IN THE CASE OF THE FRONT YARD OR CORNER SIDE YARD: NO CLOSER THAN 0.6M TO A LOT LINE, AND	2.3M / 7'-9" BEYOND FRONT PROPERTY LINE
ENCROACHMENTS: OPEN STAIRWAYS	S65(4)(B)(ii)	OTHER CASES: IN THE CASE OF ANY YARD: 1.5 M, BUT NOT CLOSER THAN 1 M TO A LOT LINE; EXCEPT THAT, SWITCHBACK STAIRS AND LANDINGS MAY PROJECT 2.2M INTO THE REAR YARD WHERE THESE ARE INTENDED TO PROVIDE A MEANS OF EGRESS FOR DWELLING UNITS LOCATED ON THE SECOND AND HIGHER STOREYS.	0.3M / 1'-1" EXTERIOR FACE OF STAIR TO PROPERTY LINE

BUILDING FLOOR STATISTICS-APARTMENT TYPES (TOTAL)				
FLOOR LEVEL	SUITE COUNT	SUITE TYPES		
		ONE BEDROOM	TWO BEDROOM	TWO BED + OFFICE/PANTRY
SUB-BASEMENT	3	2	1	N/A
BASEMENT	5	4	1	N/A
GROUND FLOOR	5	4	1	N/A
SECOND FLOOR	5	2	3	N/A
THIRD FLOOR	5	2	2	1
FOURTH FLOOR	5	2	2	1
TOTAL	28	16	10	2
SUITE MIX	100%	16/28=57.14%	12/28= 42.86%	

BUILDING FLOOR STATISTICS-APARTMENT TYPES (BARRIER FREE UNITS - OBC 2024 3.8.2.1(7))				
FLOOR LEVEL	SUITE COUNT (B.F. ONLY)	SUITE TYPES		
		ONE BEDROOM	TWO BEDROOM	TWO BED + OFFICE/PANTRY
SUB-BASEMENT	1	1	N/A	N/A
BASEMENT	1	1	N/A	N/A
GROUND FLOOR	1	1	N/A	N/A
SECOND FLOOR	2	N/A	1	1
THIRD FLOOR	2	N/A	1	1
FOURTH FLOOR	2	N/A	1	1
TOTAL	9	3	3	3
SUITE MIX	100%	33.33%	33.33%	33.33%

2.0 DESIGN DIRECTIVES

2.1 Responses Pre-Application Consultation Comments

The following detail the comments regarding Urban Design we provided in the October 8, 2025 feedback report:

Urban Design	
15.a	An Urban Design Brief is required. Please see attached customized Terms of Reference to guide the preparation of the submission. a. The Urban Design Brief should be structured by generally following the headings highlighted under Section 3 – Contents of these Terms of Reference.
15.b	The following elements are particularly important for this development application: Average grade and surrounding massing.
16	16. Additional drawings and studies are required as shown on the SPIL. Please follow the terms of reference (Planning application submission information and materials | City of Ottawa) to prepare these drawings and studies. These include: a. Massing of the proposal in its existing context (incl. all neighbouring properties) with average grade included. b. Landscape plan. c. Elevations.
17	Comments on Preliminary Design 17. The following element of the preliminary design are of concern: a. Height and massing in the rear yard. b. Side yard conditions and slopes. c. Street facing elevation. d. Material choices sympathetic to the context. e. Tree protection.
18	We need more information before any specific recommendations can be made.
18.a	This is an exciting project in an area full of potential. We look forward to helping you achieve its goals with the highest level of design resolution. We are happy to assist and answer any questions regarding the above. Good luck.

Responses:

15.a: This document serves as the Urban Design Brief and following the headings and content requested in the Terms of Reference.

15.b: Average grade has been shown in the figure below.

Figure 3: 3D South Elevation with average grade shown in red (Source: Lawrence Architects)

16. The massing within the existing context has been shown in Section 3.2. The Landscape Plan and Elevations are shown in the appendix.

17. Height & Massing in the Rear Yard: As a result of the existing average grade, the building reads as a 4-storey building at the street frontage, but taller at the rear due to the exposed storeys that are below the average grade. As shown in the context massing in Section 3.2, surrounding buildings show that while the building appears taller in the rear, that it is not out of scale with surrounding buildings abutting the rear of the site. The site section in the figure below shows the height of the rear yard as it relates to nearby buildings at 240 Osgoode Street and 350 Chapel. As it is demonstrated, the building aligns with the height of nearby buildings with the surrounding context.

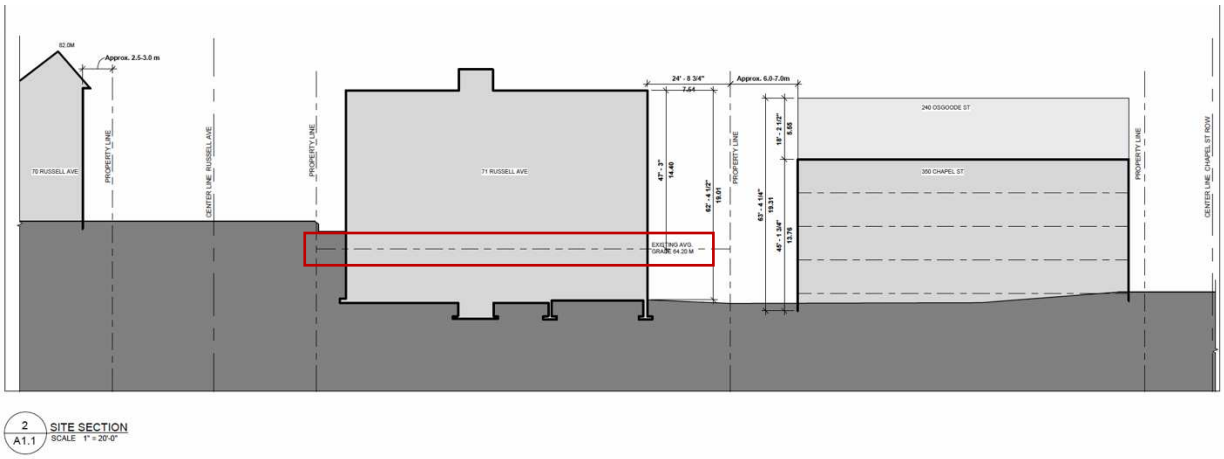
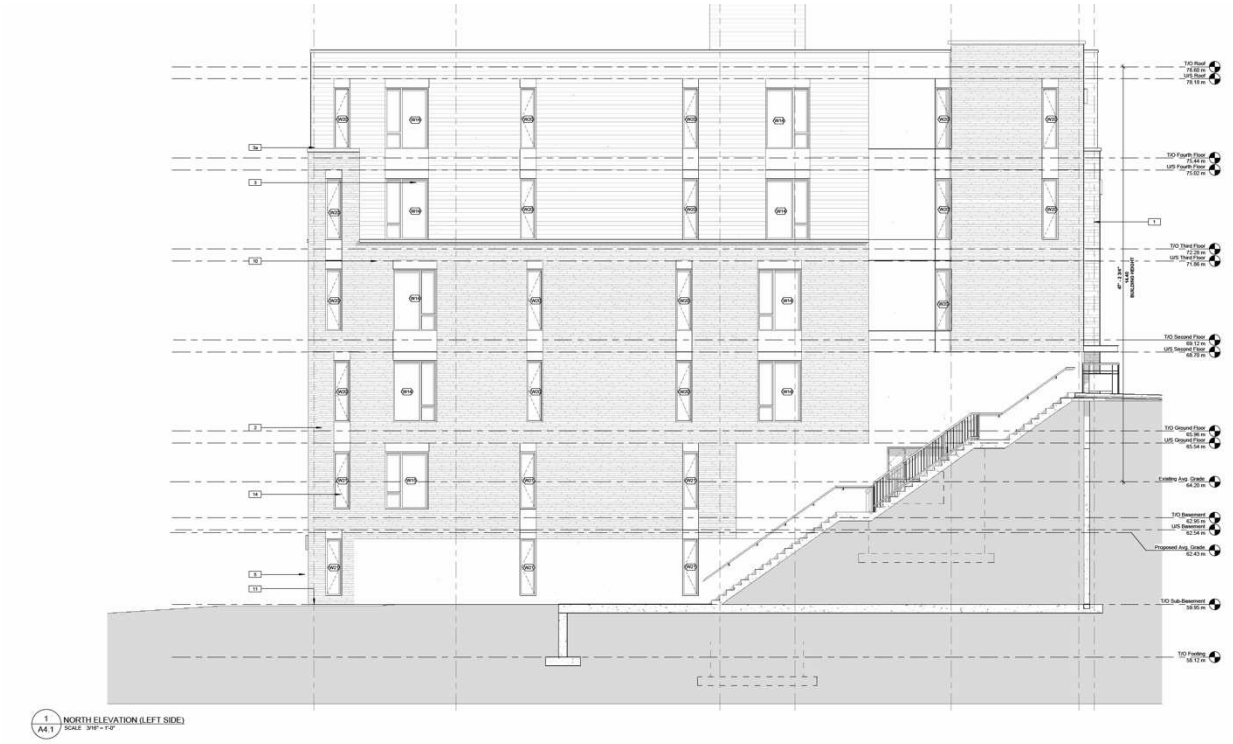


Figure 4: Site section with average grade shown in red (Source: Lawrence Architects)

Side Yard Conditions & Slopes:

The north elevation has a stair that connects the front yard to the rear yard. The south elevation provides an exit to the street and front of the building but no connection to the rear yard due to the steep grades.



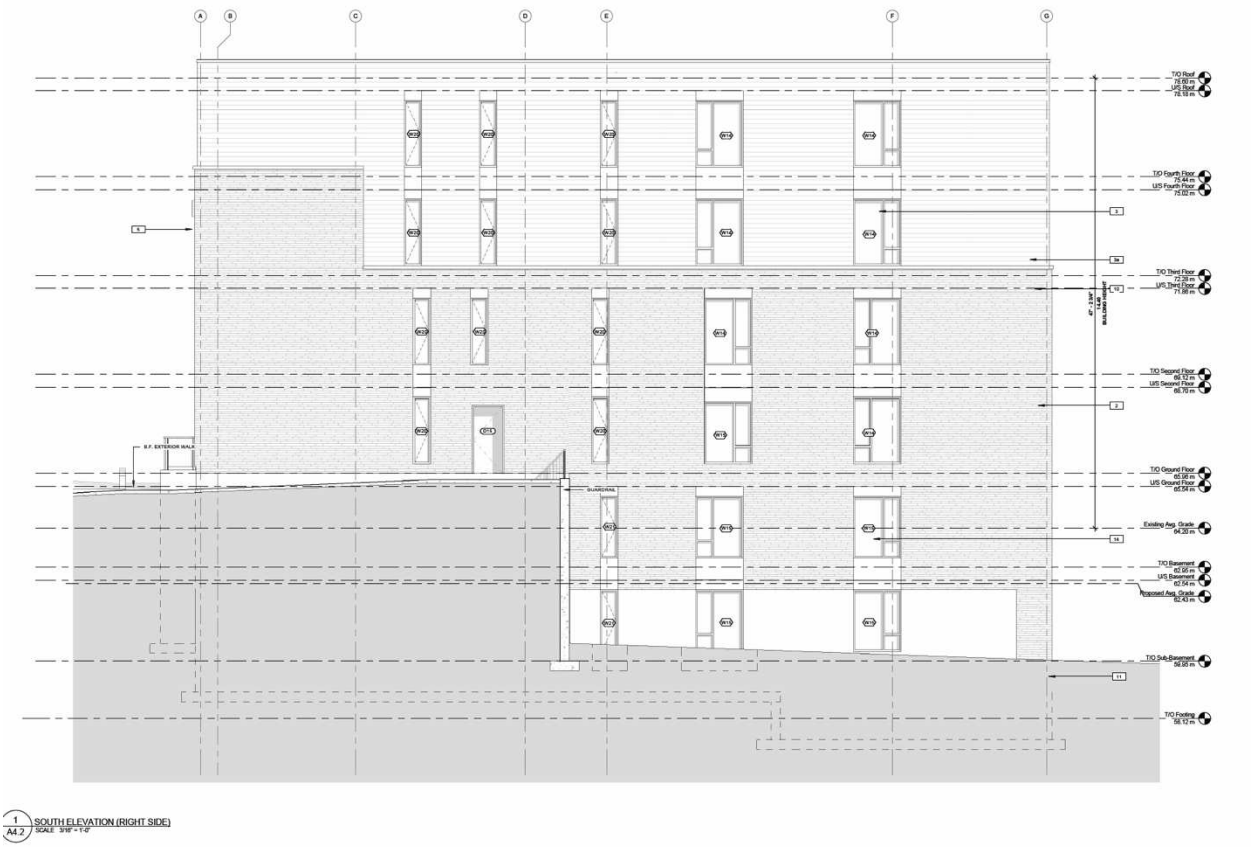


Figure 5: Side elevations (Source: Lawrence Architects)

Street Facing Elevation:
The building is organized as a four-storey volume with massing that steps subtly through façade recesses and projections, creating a rhythm that aligns with the scale of adjacent detached dwellings. A strong rectilinear form is maintained, while vertical proportions emphasize height over width, helping the building sit comfortably on the sloped site and within the established street context.

The colour scheme is restrained and contemporary, relying on warm red-brown brick contrasted with darker charcoal and taupe-toned cladding panels. A lighter central vertical element provides visual relief and reinforces the façade's symmetry, while black window frames and metal railings add definition and depth.

The façade is highly articulated through vertical piers, recessed window planes, and alternating material bands. Narrow, vertically oriented window openings reinforce the building's vertical emphasis and create a refined, modern expression.

Material Choices Sympathetic to Context:
Primary materials include brick masonry as the dominant cladding, complemented by horizontal composite or metal panel systems in darker tones. Glazing is generous but controlled, with windows set into deep reveals. Metal railings, concrete foundation elements, and minimalistic exterior lighting complete the palette, contributing to a durable, contemporary, and context-sensitive architectural expression. Overall, the design balances modern infill density with

neighbourhood compatibility through careful massing, vertical articulation, and a material palette that bridges contemporary and traditional residential character.

Tree Protection:

The Tree Conservation Report prepared by J.B Lennox & Associates has outlined that 23 existing trees will be removed, and 3 existing trees will be protected on-site. The proposed plant list will include 1 tree, 86 shrubs and 16 ornamental grasses.

PROPOSED PLANT LIST (QTY. / KEY)

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
TREES						
*HL	1	Gleditsia triacanthos 'Draves'	Street Keeper Honey Locust	50mm ø	B&B	
SHRUBS						
AH	32	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	1 gallon pot	Potted	Space 1000mm o.c.
RR	25	Rosa rugosa	Rugosa Rose	800mm ht.	Potted	Space 1000mm o.c.
SS	29	Sorbaria sorbifolia 'Sem'	Sem False Spirea	600mm ht.	Potted	Space 1000mm o.c.
ORNAMENTAL GRASSES						
BL	10	Leymus arenarius 'Blue Dune'	Blue Lyme Grass	250mm pot	Potted	Space 800mm o.c.
KF	6	Calamagrostis 'Karl Foerster'	Feather Reed Grass	250mm pot	Potted	Space 800mm o.c.

*Indicates that species is native to Ontario

EXISTING TREE LIST #

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS	OWNERSHIP	COMMENTS
1	1	*Acer platanoides*	Norway Maple	490mm DBH	GOOD	To remain	City of Ottawa	
2	1	*Acer negundo*	Manitoba Maple	520mm DBH	GOOD	To be removed	71 Russell Avenue	
3	1	*Picea pungens*	Colorado Spruce	390mm DBH	POOR	To be removed	71 Russell Avenue	
4	1	*Picea pungens*	Colorado Spruce	310mm DBH	POOR	To be removed	71 Russell Avenue	
5	1	*Acer negundo*	Manitoba Maple	700mm DBH	POOR	To be removed	71 Russell Avenue	
6	1	*Acer platanoides*	Norway Maple	300mm DBH	POOR	To be removed	71 Russell Avenue	
7	1	*Acer negundo*	Norway Maple	400mm DBH	GOOD	To be removed	71 Russell Avenue	
8	1	*Acer negundo*	Manitoba Maple	500mm DBH	POOR	To be removed	71 Russell Avenue	
9	1	*Quercus macrocarpa*	Bur Oak	200mm DBH	GOOD	To be removed	71 Russell Avenue	
10	1	*Ulmus americana*	American Elm	600mm DBH	POOR	To remain	69 Russell Avenue	
11	1	*Acer negundo*	Manitoba Maple	500,650mm DBH	POOR	To remain	69 Russell Avenue	
12	1	*Acer negundo*	Manitoba Maple	500mm DBH	DEAD	To be removed	71 Russell Avenue	
13	1	*Acer saccharum*	Sugar Maple	300mm DBH	GOOD	To be removed	71 Russell Avenue	
14	1	*Acer saccharum*	Sugar Maple	100mm DBH	GOOD	To be removed	71 Russell Avenue	
15	1	*Acer platanoides*	Norway Maple	600mm DBH	GOOD	To be removed	71 Russell Avenue	
16	1	*Acer negundo*	Manitoba Maple	600mm DBH	GOOD	To be removed	71 Russell Avenue	
17	1	*Acer saccharum*	Sugar Maple	210mm DBH	GOOD	To be removed	71 Russell Avenue	
18	1	*Acer platanoides*	Norway Maple	700mm DBH	GOOD	To be removed	71 Russell Avenue	
19	1	*Acer saccharum*	Sugar Maple	500mm DBH	GOOD	To be removed	71 Russell Avenue	
20	1	*Acer saccharum*	Sugar Maple	100mm DBH	GOOD	To be removed	71 Russell Avenue	
21	1	*Fraxinus spp.*	Ash	200mm DBH	DEAD	To be removed	71 Russell Avenue	
22	1	*Acer platanoides*	Norway Maple	200mm DBH	GOOD	To be removed	71 Russell Avenue	
23	1	*Acer platanoides*	Norway Maple	100mm DBH	GOOD	To be removed	71 Russell Avenue	
24	1	*Acer platanoides*	Norway Maple	210mm DBH	GOOD	To be removed	71 Russell Avenue	
25	1	*Acer platanoides*	Norway Maple	100mm DBH	GOOD	To be removed	71 Russell Avenue	
26	1	*Acer platanoides*	Norway Maple	400mm DBH	GOOD	To be removed	71 Russell Avenue	

Figure 6: Summary of Tree Conservation Report (Source: Lennox Architects)

3.0 DESIGN RESEARCH

3.1 Alternative Massing Options

In the early design stages of the project, we examined the feasibility of development options for this site. The policy framework clearly limits the height to 4-storeys as the site is located in a low-rise neighbourhood. Due to the significant grades on the site, and the desire to provide housing in lieu of parking, it was decided that no parking would be provided as part of this project.

The grades on-site were a major driver in the design. The side yards would be functional (access to the building, rear yard) and the rear yard would be maintained for amenity space. Due to the grades, the rear yard amenity will be strictly landscaped materials. To keep the massing on all facades as interesting as possible, façade articulation and a variety of colours and material as described below:

The building mainly uses brick on the exterior, which helps it fit in with the surrounding neighbourhood. Darker metal or composite panels are added to give the design a more modern look without standing out too much. The windows are large but carefully placed and set back into the walls, which adds depth and reduces visual impact. Simple metal railings, concrete foundation elements, and subtle exterior lighting complete the design. Overall, the building is designed to add new housing while still fitting comfortably with nearby homes through its size, layout, and choice of materials.

3.2 Massing of the Proposed Development in the Existing Context

Figure 7: Massing of proposed development in existing context (Source: Lawrence Architects)

Figure 8: Massing of proposed development in existing context (Source: Lawrence Architects)

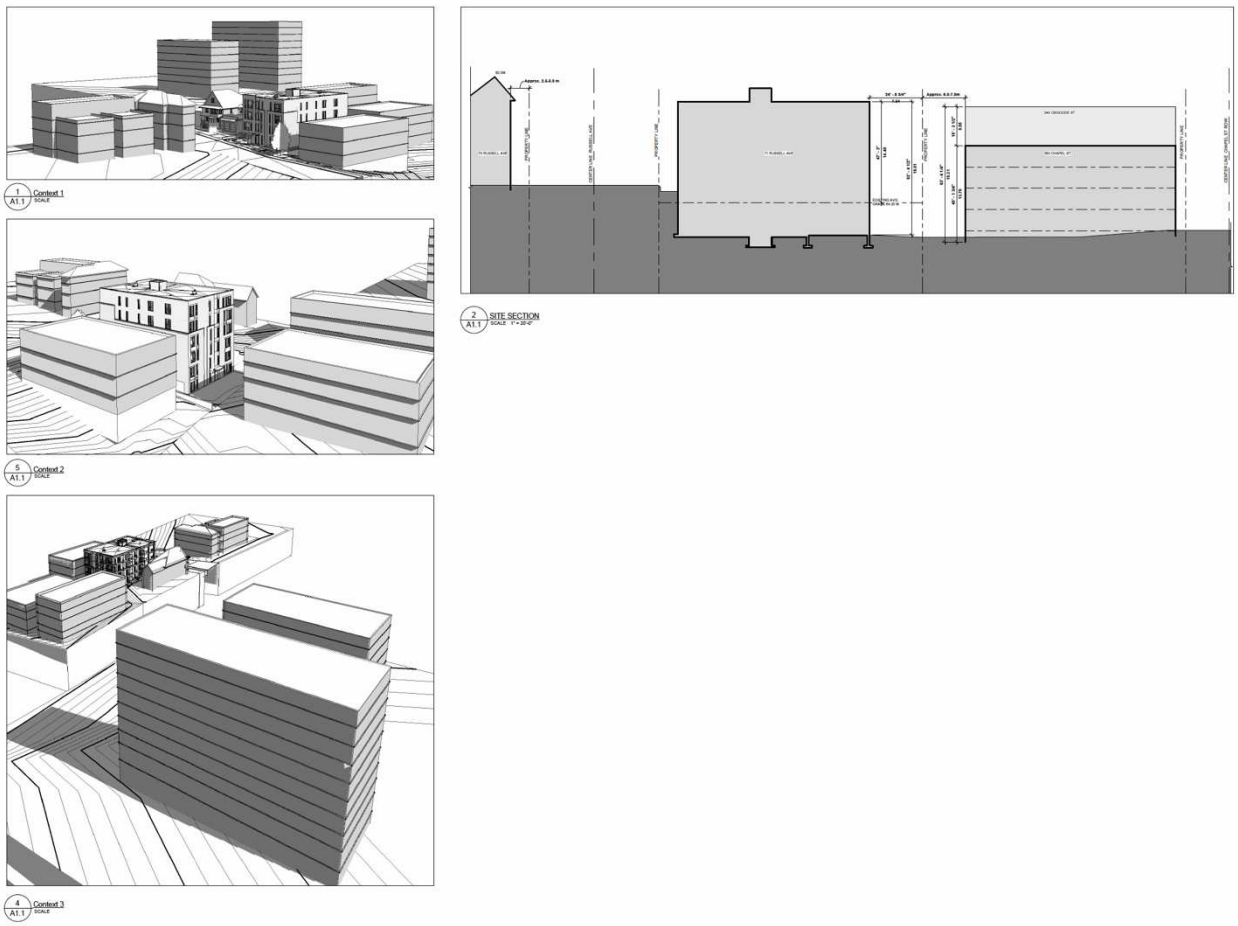
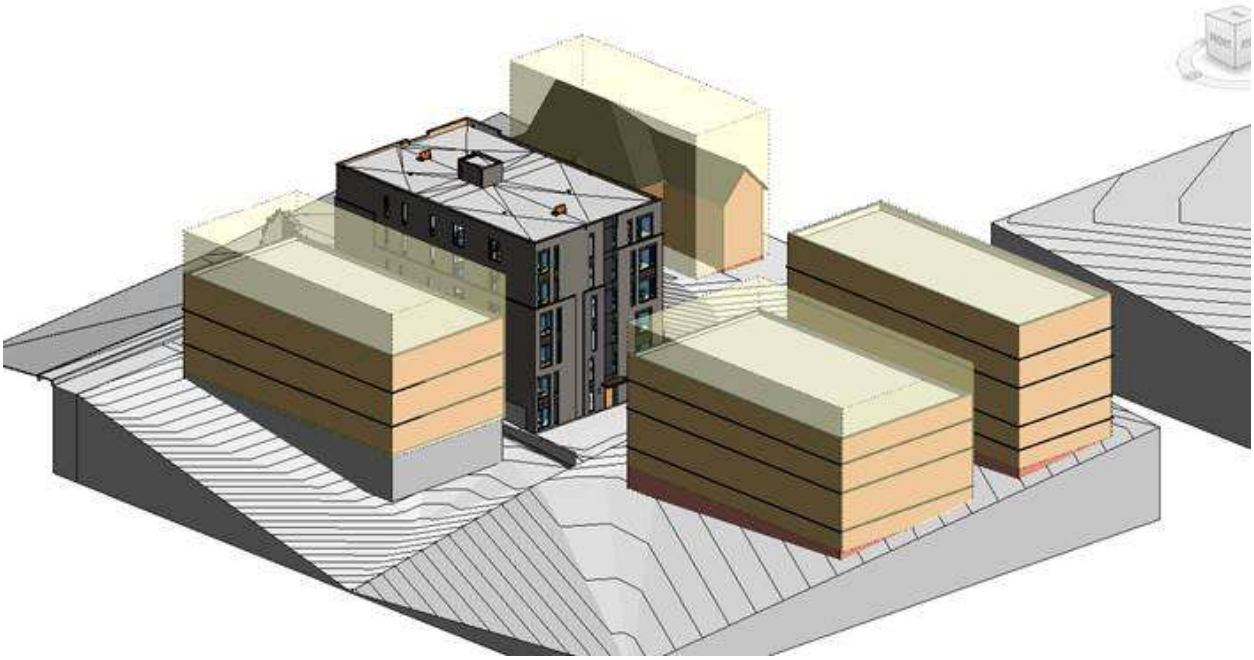


Figure 9: Massing of proposed development in existing context (Source: Lawrence Architects)

3.3 Massing of the Proposed Development in the Planned Context.



The massing model above shows existing buildings in orange and the Official Plan policy permissions in green. The proposed project as viewed from the rear where the massing appears larger, is similar in height and scale to the existing height of surrounding buildings as well as their respective as-of-right permissions.

Figure 10: Massing of proposed development in planned context (Source: Lawrence Architects)

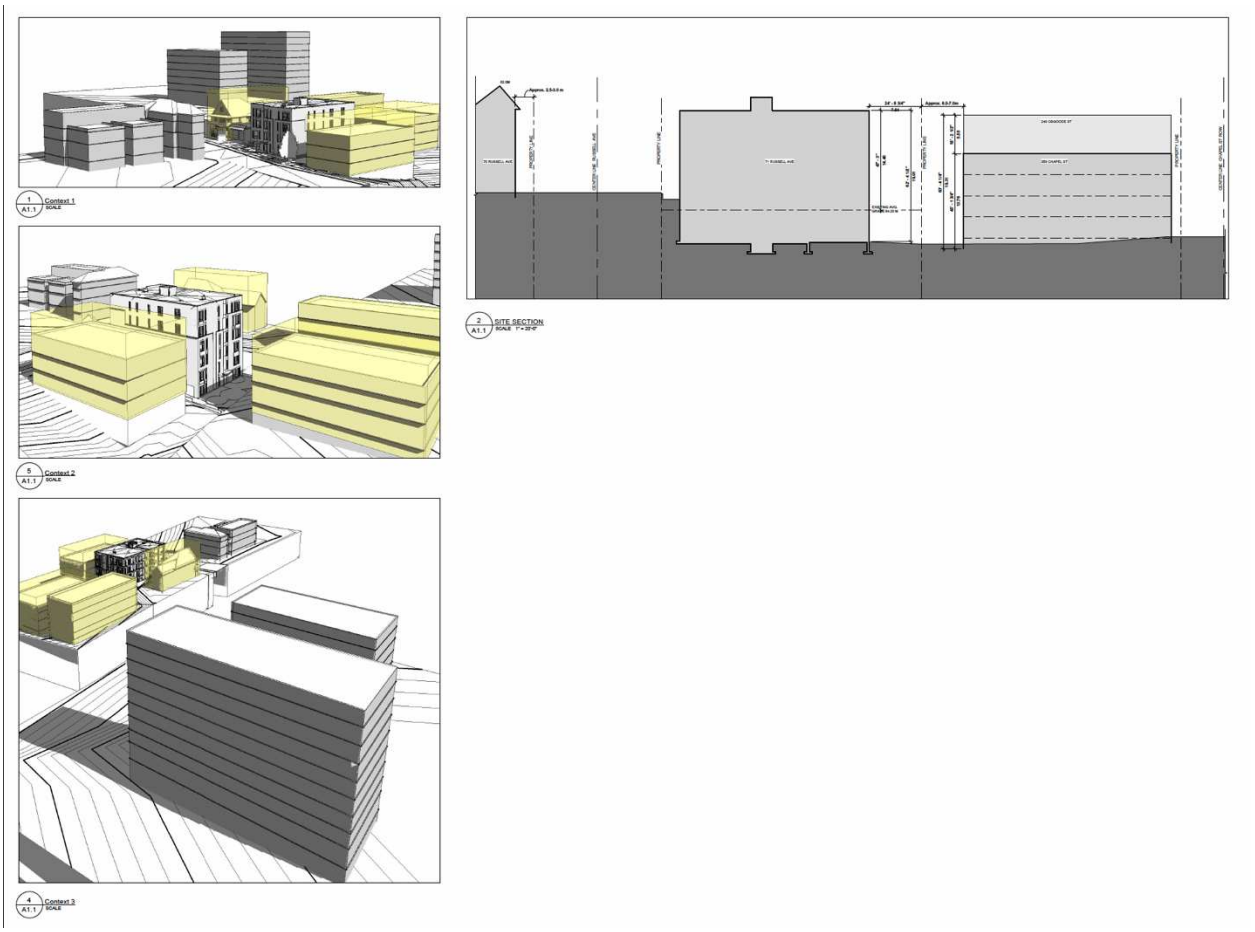


Figure 11: Massing of proposed development in planned context (Source: Lawrence Architects)

4.0 LIMITATIONS OF REPORT

This report has been prepared for the exclusive use of Jersey Developments for the stated purpose. Its discussions and conclusions are not to be used or interpreted for other purposes without obtaining written permission from Q9 Planning + Design Inc. as well as Jersey Developments. This report was prepared for the sole benefit and use of Jersey Developments and may not be used or relied on by any other party without the express written consent of Q9 Planning + Design Inc. This report is copyright protected and may not be reproduced or used, other than for the stated purpose, without the express written consent of Q9 Planning + Design Inc.

5.0 APPENDIX A – DESIGN BRIEF TERMS OF REFERENCE FORM

3. Content

The content for an Urban Design Brief is itemized in the following checklist. Each required item must be discussed and/or illustrated to the appropriate level of detail, commensurate with the complexity of the proposal. Required item(s) are determined by the lead City Urban Designer at the pre-consultation meeting and will be selected from the checklist below:

PROJECT DESCRIPTION

- ☐ Brief description of the design intent behind the development proposal. This description should be more design detailed, and not replicate the description within the Planning Rationale.
- ☑ Project statistics, including gross floor area, the breakdown of floor area for different uses, total number and detailed breakdown of units, total number and detailed breakdown of vehicle and bike parking, building heights, lot coverage, etc. Project statistics should be illustrated in a table.
- ☐ Rendering of the proposal.

DESIGN DIRECTIVE(S)

- ☐ A concise summary and response to the applicable City's design policies, including from the Official Plan, and City urban design guidelines. A more detailed response shall be provided for any applicable urban design criteria that are not being met by the proposal.
- ☑ A response to urban design directions provided at the various pre-consultation meetings with City staff.

DESIGN RESEARCH

Diagrams, 3D images and other tools may be utilized to explain and illustrate design aspirations, alternatives and proposed outcomes.

- ☐ Parti diagrams, sketches, and precedent images.
- ☐ Alternative site plan options.
- ☑ Alternative massing options.
- ☐ Design evolution.
- ☑ Massing of the proposed development in the existing context.
- ☑ 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.
- ☐ Block Plan illustrating potential future development in the area in which the proposed site is situated.
- ☐ Built form transition between the proposed development and the surrounding area.
- ☐ Response to abutting public realm conditions beyond the boundaries of the site.
- ☐ Street cross sections that show the building wall to building wall conditions of the adjacent streets.
- ☐ Approach to sustainable design as it relates to the City's High-performance Development Standards or any other accredited system such as LEED.
- ☐ Approach to bird-safe design as it relates to the City's Bird-Safe Design Guidelines

6.0 APPENDIX B – SURVEY

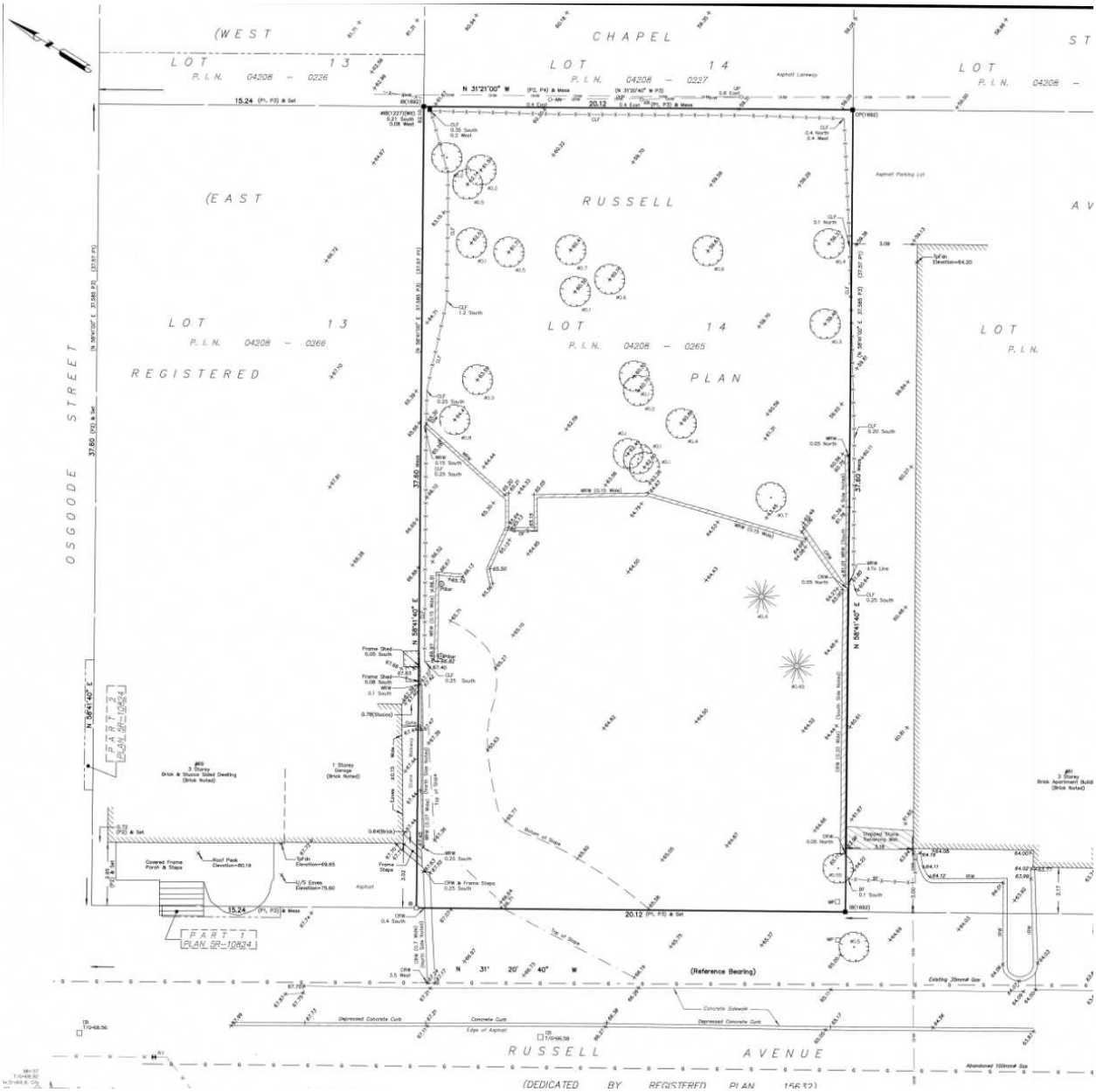


Figure 12: Excerpt from survey

7.0 APPENDIX C – SITE PLAN

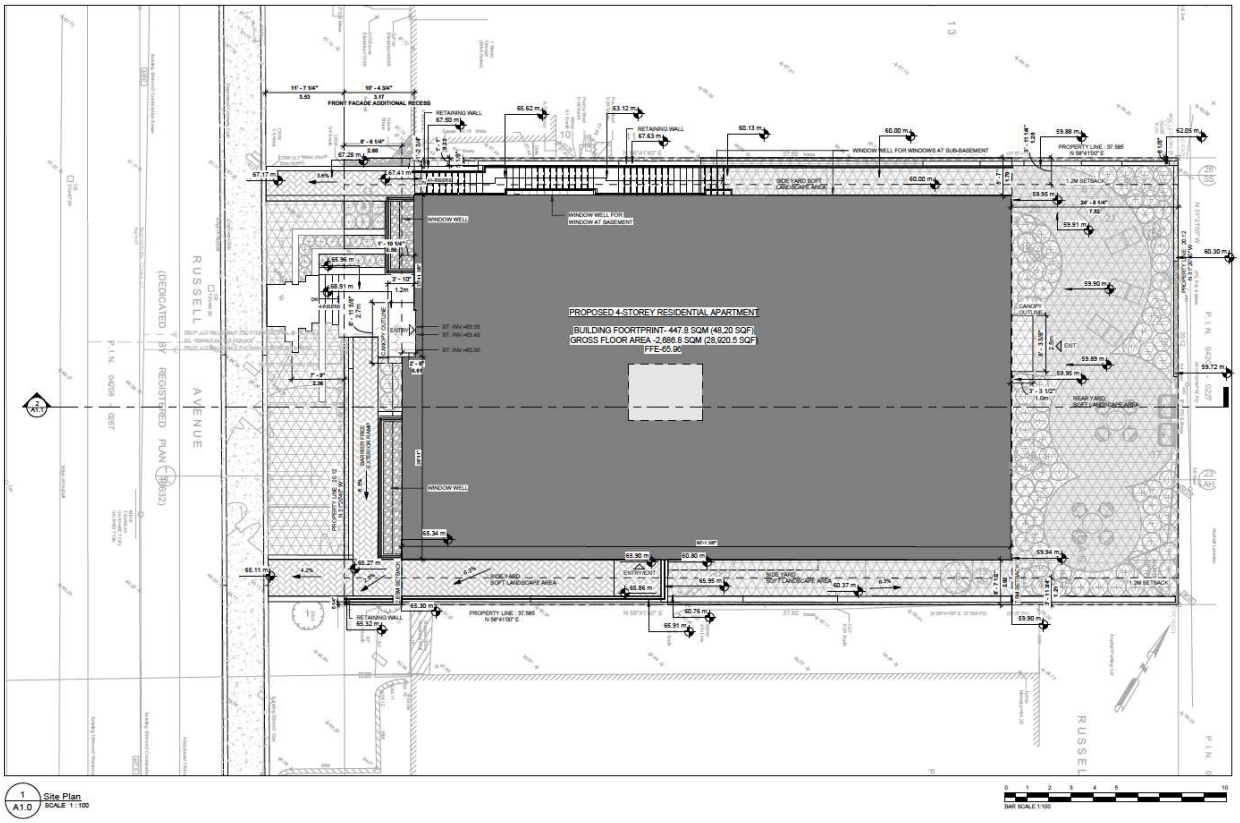


Figure 13: Excerpt from site plan

8.0 APPENDIX D – LANDSCAPE PLAN

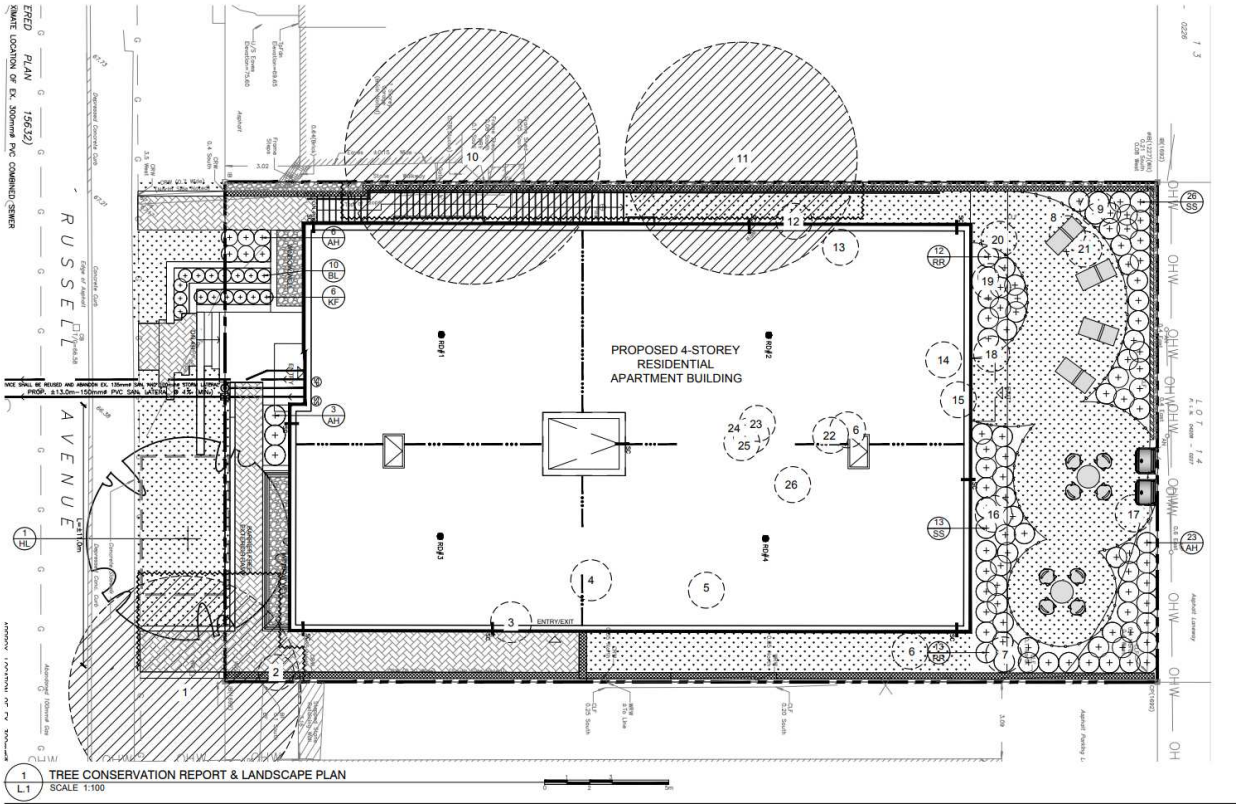
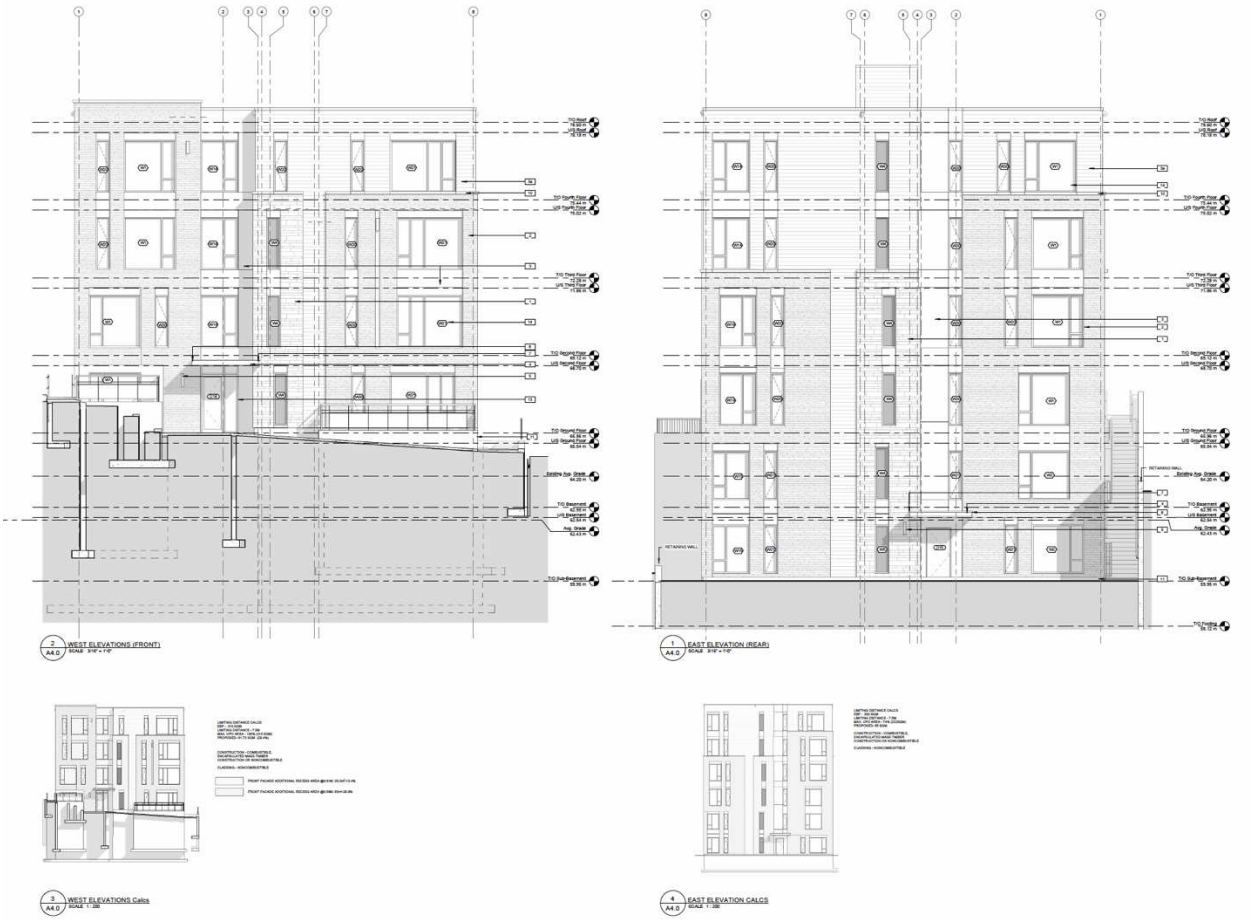


Figure 14: Preliminary Landscape Plan (Lennox)

9.0 ELEVATIONS



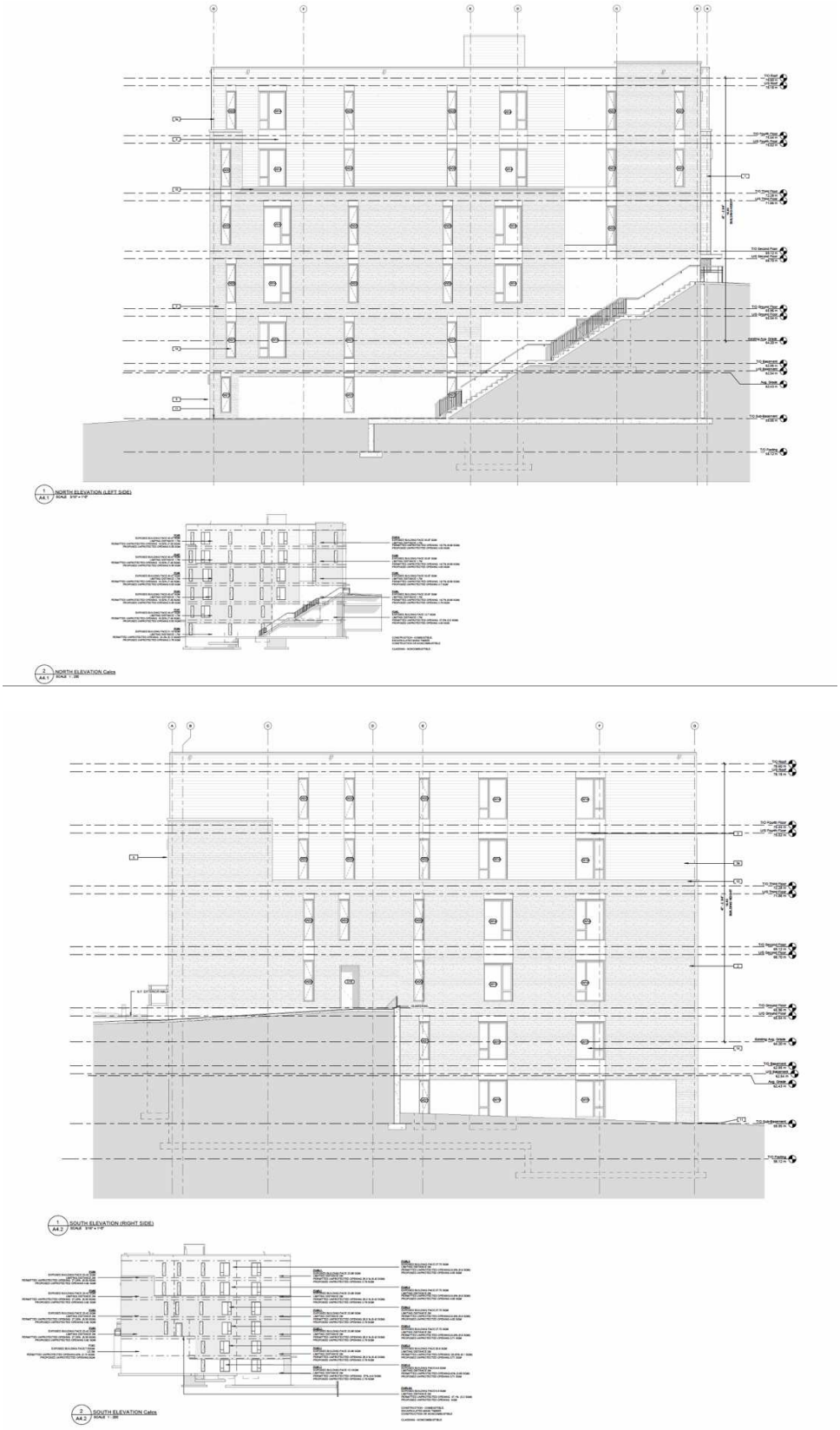


Figure 15: 2D Elevations (Source: Lawrence Architects)