



Urban Design Brief

Site Plan Control Application

This Urban Design Brief is Prepared in Support of a Site Plan Control Application.

Subject Site:

**960 Silver Street,
Alexander Community Centre Expansion**

Report Date:

March 31, 2026

Report Prepared For:

City of Ottawa, Infrastructure Services,
Design and Construction

Prepared By:

Hobin Architecture Incorporated

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1.0 PROJECT DESCRIPTION

The City of Ottawa’s existing Alexander Community Centre, located at 960 Silver Street is being expanded to include the design and construction of a new full-size gymnasium, new programming spaces, gathering spaces, upgraded and expanded spaces to support the outdoor recreation areas (wading pool and outdoor rink), inclusive universal washrooms, improved IT infrastructure, and other facilities to support inclusivity and diversity. The project will also address accessibility barriers during the design phase and implement best options where possible. As the anchor priority need, the new gymnasium will increase the City’s capacity to deliver programs and services to a high-needs community with a diverse population.

The current recreation facility will also undergo interior renovations to update the existing multi-purpose spaces to better meet the needs of City of Ottawa Recreational programming, after school programs and summer camps for the local community.

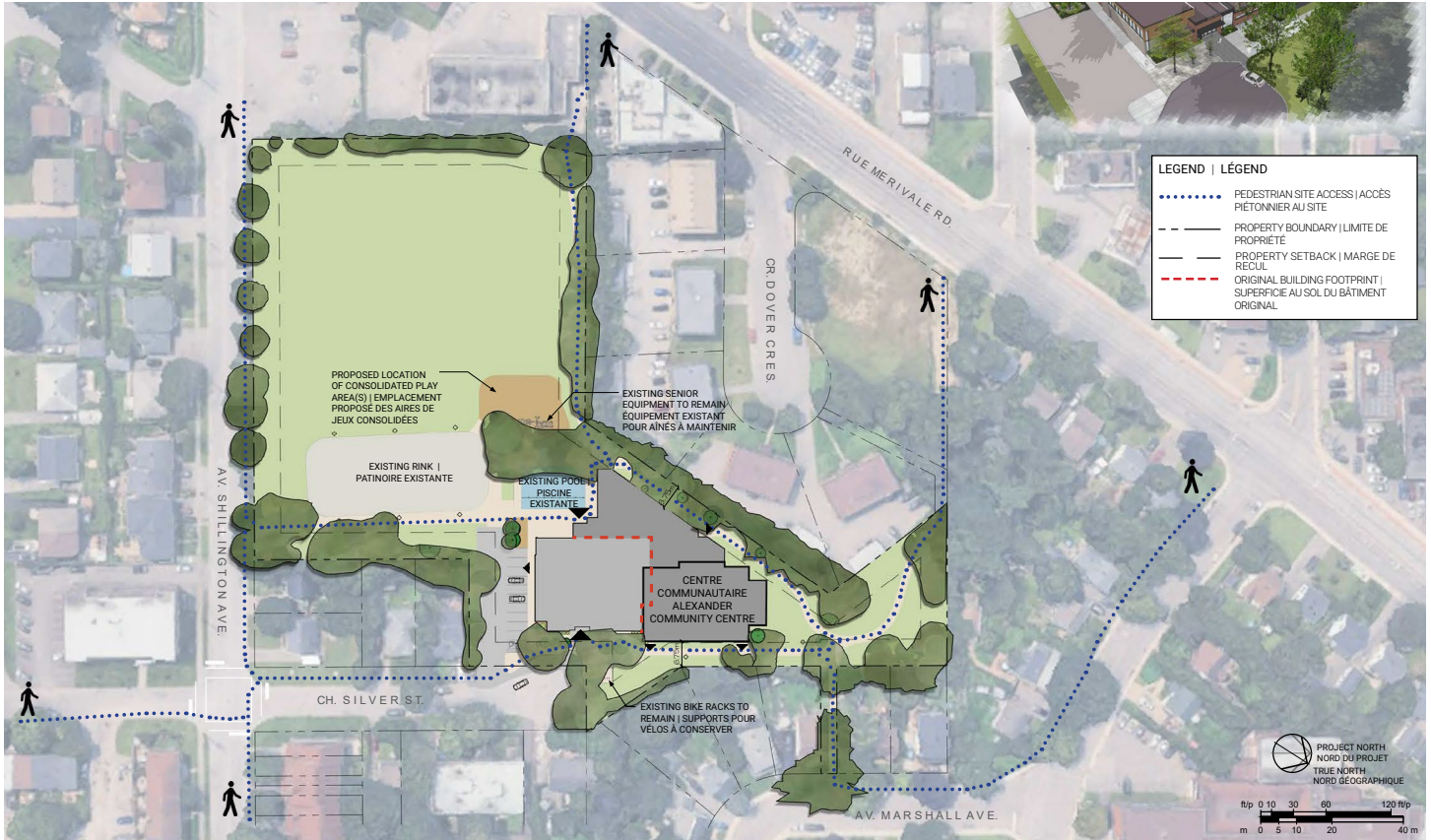
The project scope will include the relocation and replacement of utilities, reinstatement and expansion of the pathways and pedestrian network within the park, tree removal, tree planting and landscaping works and the existing parking lot south of the current facility, will be retained, with additional bike racks provided to support the expanded facility.

The prevailing parkland use(s) surrounding the Alexander Community Centre will remain, with relocation and renewal of existing play equipment to be undertaken through a separate public consultation process in accordance with the City’s Park Development Manual as amended.

1.1 AERIAL PHOTO OF THE EXISTING SITE



1.2 PROPOSED SITE PLAN AND PROJECT STATISTICS



Proposed Site Plan

Project Statistics

PROJECT LEGAL DESCRIPTION	PROJECT INFO. & ZONING																		
<p>PARK AND LANE,</p> <p>PART OF LOTS 18, 19, 22, 23</p> <p>REGISTERED PLAN 268160 AND LOTS 93, 94, 95, 96, 97, 98, 149, 150, 151, 152, 153, 154, 155, 156 & 157,</p> <p>PART OF LOT 148,</p> <p>PART OF DERBY STREET (LYING NORTH OF SHILLINGTON AVENUE) (CLOSED BY BY-LAW 385-62, INST. CR451028 & JUDGE'S ORDER, INST. CR490390)</p> <p>PART OF JERSEY STREET (LYING NORTH OF SHILLINGTON AVENUE) (CLOSED BY BY-LAW 59-54, INST. CR319542)</p> <p>REGISTERED PLAN 314 AND PART OF BLOCK A, REGISTERED PLAN 327929 CITY OF OTTAWA</p> <p>Annis, O'Sullivan, Vollebekk Ltd. <small>[survey was completed on the 13th day of February 2026]</small></p>	<table border="1"> <tr> <td>MUNICIPALITY:</td> <td>City of Ottawa</td> </tr> <tr> <td>MUNICIPAL ADDRESS:</td> <td>960 Silver Street, Ottawa</td> </tr> <tr> <td>REGISTERED OWNER:</td> <td>City of Ottawa</td> </tr> <tr> <td>PIN:</td> <td>040400100</td> </tr> <tr> <td>LOT AREA:</td> <td>16,736.45 sq.m. (180,149.48 sq.ft.)</td> </tr> <tr> <td></td> <td><small>note: Lot Area taken from geoOttawa Property Information</small></td> </tr> <tr> <td colspan="2">ZONING INFORMATION (By-law No. 2026-50)</td> </tr> <tr> <td>ZONE:</td> <td>REC1 (Recreation Zone)</td> </tr> <tr> <td>PERMITTED USES:</td> <td>Community Centre Recreation and Athletic facility Others, per REC1 Zone Uses and Provisions</td> </tr> </table>	MUNICIPALITY:	City of Ottawa	MUNICIPAL ADDRESS:	960 Silver Street, Ottawa	REGISTERED OWNER:	City of Ottawa	PIN:	040400100	LOT AREA:	16,736.45 sq.m. (180,149.48 sq.ft.)		<small>note: Lot Area taken from geoOttawa Property Information</small>	ZONING INFORMATION (By-law No. 2026-50)		ZONE:	REC1 (Recreation Zone)	PERMITTED USES:	Community Centre Recreation and Athletic facility Others, per REC1 Zone Uses and Provisions
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PROJECT BUILDING STATISTICS		
Description	SQ.M.	SQ.FT.
BUILDING FOOTPRINT (existing)	830.20	8,936
BUILDING FOOTPRINT (expansion)	1,241.47	13,363
TOTAL BUILDING FOOTPRINT	2,071.67	22,299
LOT COVERAGE (post expansion)	12.37%	
GROSS FLOOR AREA (existing)	512.66	5,518
GROSS FLOOR AREA (expansion)	733.63	7,897
TOTAL GROSS FLOOR AREA	1,246.29	13,415
(note: GROSS FLOOR AREA per City of Ottawa Definition)		
BUILDING HEIGHT (maximum)	15m	

1.3 RENDERINGS OF THE PROPOSAL

All renderings are artist concept and are subject to change.



Aerial from southeast corner of site



Aerial from west side



View from Silver Street



View from Parking Lot



View to New Main Entrance



North View of New Gymnasium



Rear Facility View, Access to Outdoor Program Space



View to Rear Facility* Entrance

2.0 THE EXISTING URBAN CONTEXT

The community centre and park are bound by a mix of residential uses to the northwest, northeast and southeast along Silver Street, with a combination of commercial/retail uses to the south along Merivale Avenue. The community centre has main entrance access along Silver Street frontage, with the park enjoying considerable street frontage along Shillington Avenue.

The Alexander Community Centre is an aging asset with over 60 years of operational history in a high-priority community in Ottawa. The existing community centre is a central hub of activity that provides indoor and outdoor recreational programming for the general public. The facility is well used but does not currently meet the needs of the community, and there is significant pressure to renovate and expand the facility to support the increase in programming opportunities for the community and facility users.

Directly northwest of the proposed expansion footprint, there are multiple 3-storey residential rental buildings fronting Dover Crescent with surface parking areas and detached garage structures located within the rear yard on the lot(s), between the backs of the buildings and perimeter fencing of the park.

Adjacent to the northeast, are single family dwellings fronting Marshall Avenue. The 4 single family residential lots at the corner of Silver St. and Shillington Ave. abutting the park and community centre are subject to a pending Zoning By-law Amendment application (D02-02-22-0026) for a proposed 4-storey, 51 unit rental apartment development, which further demonstrates the evolving built-form and demographic characteristics of the community.

In accordance with the City of Ottawa Official Plan initiatives and directives, the Alexander Community Centre Expansion community improvement project contributes to further opportunities to create and enhance healthy and walkable neighbourhoods. As illustrated on the site plan, existing pathways will be retained, reinstated and expanded to strengthen the neighbourhood pedestrian network and connectivity to the community centre, transit services, local schools (W.E. Gowling Public School) and retail and commercial services along Merivale Road.



View along north property line, adjacent to Dover Crescent

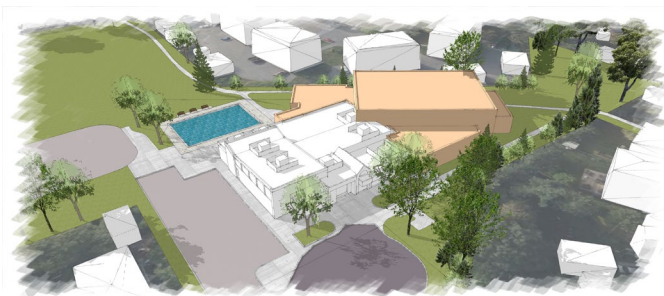


View of pedestrian connection to Marshall Avenue

2.1 RATIONALE FOR PLACEMENT OF ADDITION

Multiple options for the orientation of the facility expansion were reviewed during the preliminary design and design development process, in consultation with city's Infrastructure Services/Design and Construction Project Manager and internal Recreation, Cultural and Facility Services (RCFS) client group. The primary criteria directing the facility expansion review was the placement of the new gym which dimensionally offered two options, one of which was deemed to be not suitable for budgetary and delivery timeline considerations as demonstrated below:

1. In accordance with the 2024 updated City of Ottawa Recreation Facility Standards, the clear inside dimension of the new gym (28.9m x 20.1m) limited the suitable location options on site. The expansion footprint needed to align either with the Silver Street or the north angled lot line that is shared with the properties that front onto Dover Crescent.
2. Placement of the new gym aligned with the north angled lot line adjacent to Dover Crescent would result in significant portions of the existing building needing to be removed in order to be in compliance with the Zoning By-law setback requirements. Removal of the magnitude of load bearing structural capacity of the existing facility to fit the north line orientation would trigger the need to upgrade the entire remaining existing building to reflect current codes and standards.



3. Placing the new gym aligned with Silver Street allowed a significant percentage of the existing building to remain intact, while complying with Zoning By-law setback requirements, with applying the Bill 17 10% relief. As such, structural upgrading of the existing building will be limited.



4. The alignment with Silver Street north of the existing structure also lends more favourably for design transition purposes with the adjacent built form. The roof of the new gym structure is approximately 9.1m measured above grade, with no windows along the east wall overlooking the adjacent rear yards and houses on Marshall Avenue and is in keeping with the height of the 3-storey multi-residential units on Dover Crescent. As provide in Section 1.3, the siting of the gymnasium structure as shown, provides a stepped transition from Silver Street.

2.2 BUILDING ACCESS

Given that many users of the facility are arriving by foot from all directions to the site an internal corridor “street” has been organized that allows the front door to be located off of Silver Street and a secondary entrance directly off of the park adjacent to the wading pool. These locations are in line with one another and allow staff at reception to monitor both access points central to the building.

2.3 LANDSCAPE & PLAYGROUNDS

Where possible existing trees will be retained and where achievable smaller trees will be transplanted to suitable locations in accordance with the approved landscape plan and direction and recommendations from the City’s Forestry group. All trees to be retained within the construction influence area(s) will be protected during construction, in accordance with the City’s Tree Protection requirements.

Included in the site development proposal, there will be opportunities for the local community to engage in and support the exterior greening of the facility, which could include the creation of a community gardens presence within Alexander Park. The final layout considerations for the relocation and renewal of the play equipment and playground(s) will also include a public engagement process.

2.4 SITE PHOTOS OF THE EXISTING FACILITY WITH CONTEXT IN BACKGROUND



East side of existing building looking towards Silver Street taken from northeast corner



North side of existing building with buildings from Dover Crescent in background taken from northeast corner



West side of existing building looking east taken from northwest corner



West side of existing building looking east taken from southwest corner



South side of existing building looking towards Silver Street taken from southwest corner. Parking lot will be retained.



West side of existing building wading pool and play structures in foreground. Pool will be retained, play structures relocated and replaced.

3.0 CONCLUSION

The renovation and expansion of the existing Alexander Community Centre is an efficient proposal within existing city parkland and is supported by the initiatives and directions outlined within the Parks and Recreation Facilities Master Plan. The proposal utilizes design considerations using different materials and colours to tie the existing building with that of the addition. The architectural intent creates interest at the main entrance streetscape level and transitions on all side of the building as it is experienced from all views within the park and surrounding community. The internal circulation patterns and intended facility use spaces have been strategically designed so that there is no overviews from the addition onto the adjacent neighbouring properties. The expansion footprint, proposed gross floor area increase and design layout has been developed with consideration for expanded parks and recreation programming opportunities.