

City of Ottawa Zoning Study on Residential Conversions



245 Laurier. Rooming House converted to 14 bachelor units and 1 4-bedroom unit

189 Fourth Avenue. Three-unit to Four-unit



167 Aylmer Avenue. Two-unit to Four-unit

CONTENTS

- Zoning and Design Guidelines
- Streetscape
- Landscape
- Building Design
- Parking- Car and Bike
- Service - Garbage, recycling

ZONING and DESIGN GUIDELINES

Liveable communities.

Objectives:

- Official Plan Section 2.5.1 Design Objectives – various, including:
- ***To consider adaptability and diversity by creating places that can adapt and evolve easily over time and that are characterized by variety and choice.***
- ***To maximize energy-efficiency and promote sustainable development to reduce the resource consumption, energy use and carbon footprint of the built environment.***

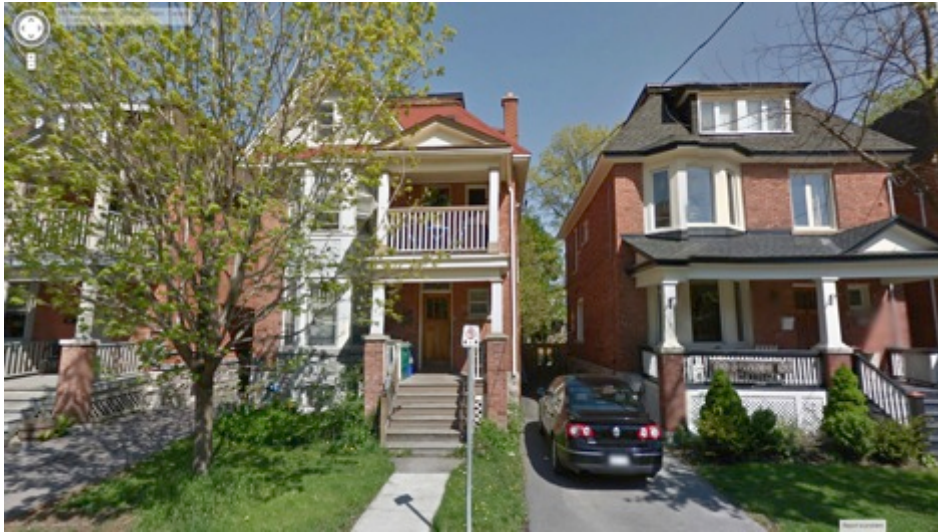
Adaptive reuse of building stock and materials (as opposed to demolition).

Low scale (as opposed to high rise) intensification within existing neighbourhoods.

STREETSCAPE

- Emphasize ground floor and street façade character (even if in contemporary design) through:
 - Zoning setbacks.
 - Minimum setbacks.
 - ('Maximum' setbacks and challenges they present)
 - Massing and height limits.
 - Recognizing general zoning height overlays within district.
 - Recognizing organic nature of neighbourhood growth (and potential for adjacent property's growth) within district.
- Maintain porch entrances, principal entries, main floor elevations.
- Landscaping.

STREETSCAPE



189 Fourth Avenue- Existing three-unit streetscape

- Existing porch and landscaping maintained.
- Street view virtually unchanged.



189 Fourth Avenue - three-unit to four-unit

STREETSCAPE



167 Aylmer Avenue- Existing Streetscape



167 Aylmer Avenue- Existing Streetscape

167 Aylmer

- Similar front yard setbacks to adjacent properties.
- Entry to street and front porch character.
- Maintains narrow front yard landscaping along street, same as adjacent properties.
- Within height limits for zone (adjacent properties may renovate and add floors if/as desired)



167 Aylmer- Two-unit to Four-unit

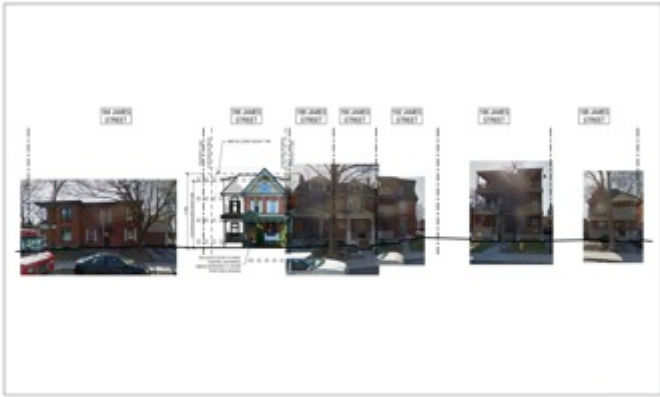
STREETSCAPE



186 James Street- Existing street view



- 186 James Street**
- Existing Victorian building massing and character maintained.
 - Addition setback and subsidiary to existing
 - Maintains front yard landscaping along street, same as adjacent properties.
 - Within height limits for zone.
 - Porch character maintained and extended along front of addition.



186 James- Existing streetscape analysis



186 James- three-unit to ten-unit

LANDSCAPE DESIGN

Compatible landscape treatments

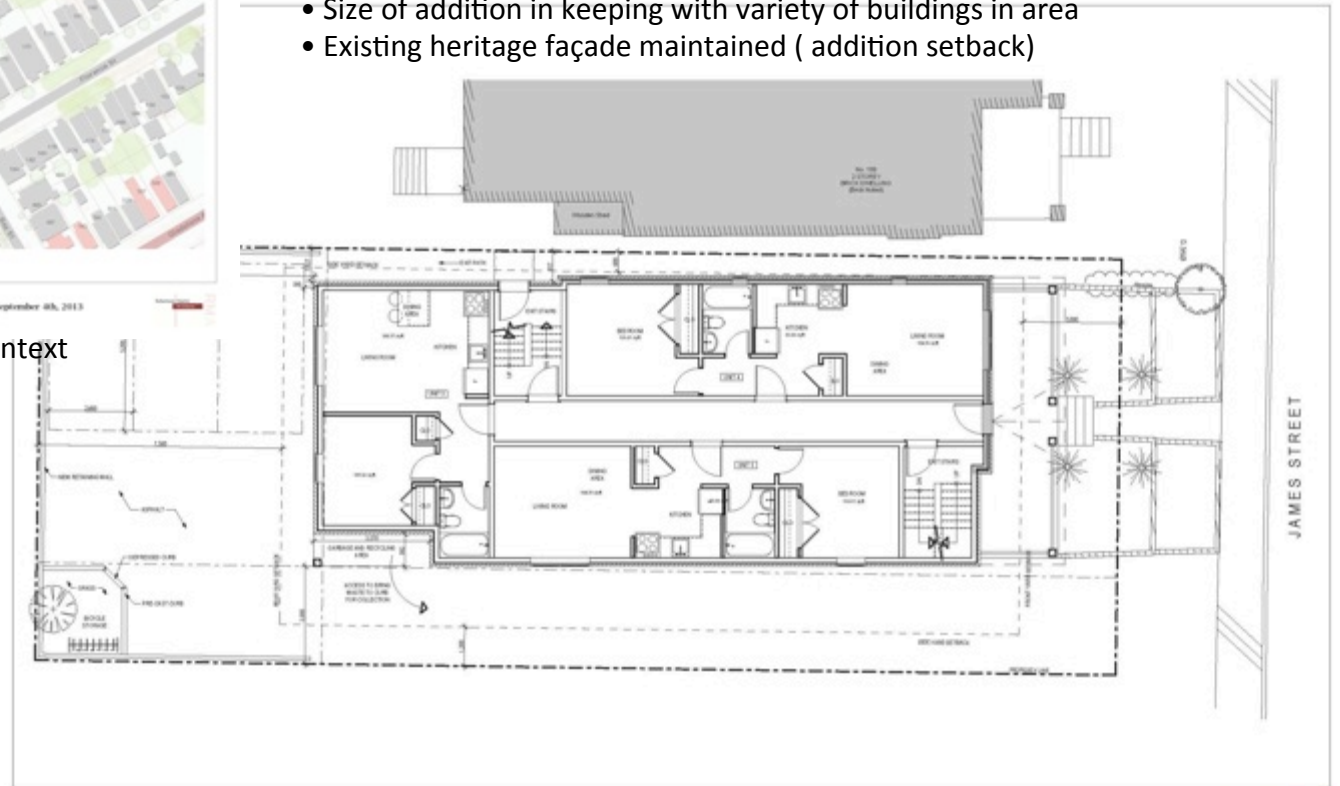


Neighbourhood Context Plan 186 James Street September 08, 2013

186 James Street neighbourhood context

186 James Street

- Parking at rear
- Existing streetscape maintained with porch extended
- Size of addition in keeping with variety of buildings in area
- Existing heritage façade maintained (addition setback)



Scale 1:100

Conceptual Site Plan

186 James Street

September 4th, 2013

Robertson Martin Architects RMA

LANDSCAPE DESIGN

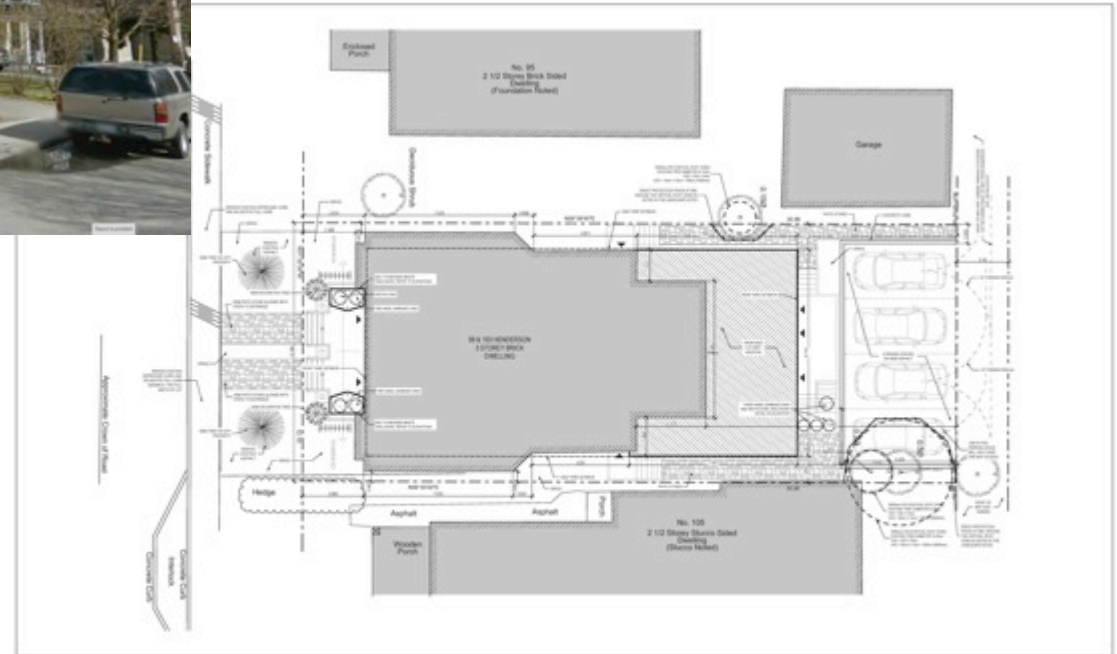
Compatible landscape treatments



99-103 Henderson 8 unit

99-103 Henderson

- Unsightly hard surface front yard replaced by grass.
- Depressed curb and parking removed to rear lane access.
- Size of addition smaller than adjacent properties.
- Existing heritage façade maintained (addition to rear).
- Gone through SP process with City.



SITE PLAN

99-103 Henderson Avenue

CLIENT REVIEW
June 12th, 2013

LANDSCAPE DESIGN

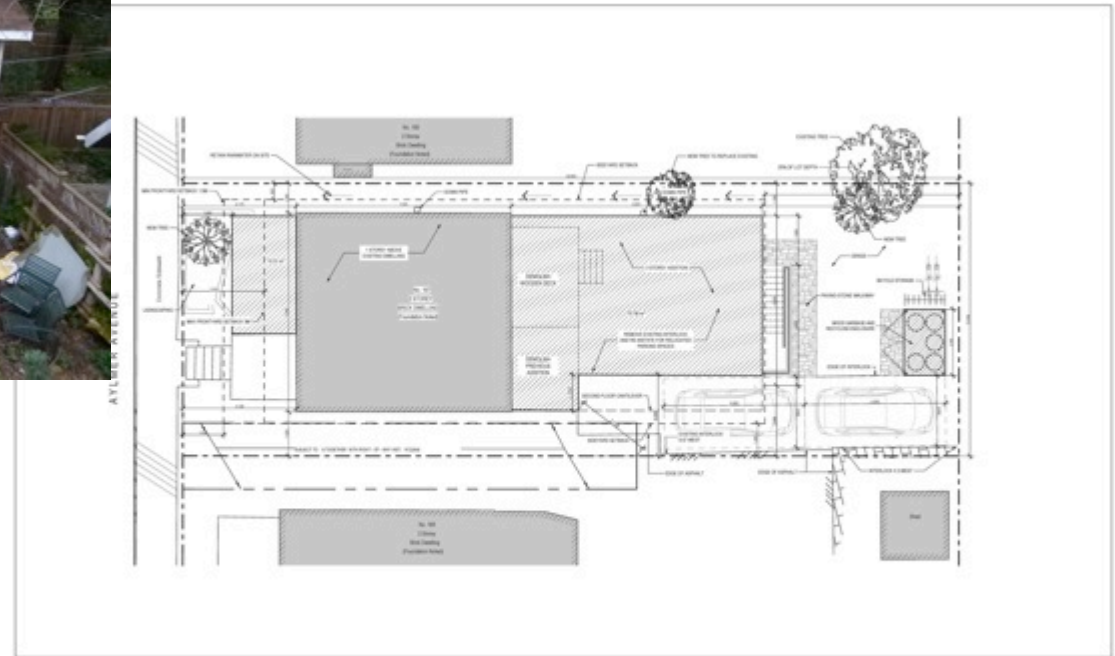
Compatible landscape treatments



189 Fourth Avenue Existing Neighbouring rear yard example

167 Aylmer

- Maintain front yard landscaping similar to street
- New tree screening planted along west rear lot line



SITE PLAN

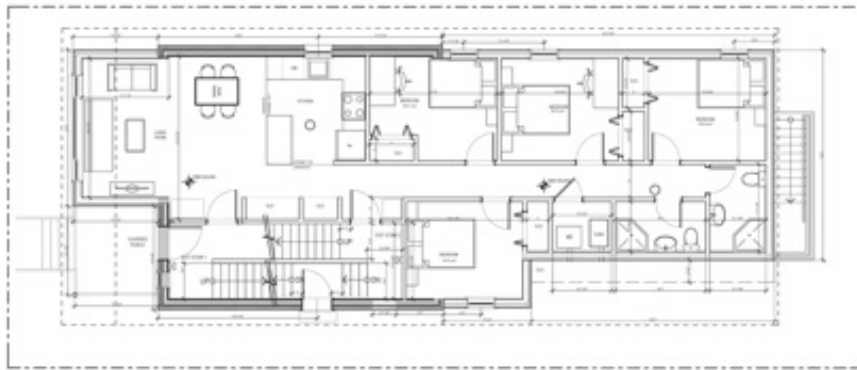
167 Aylmer Avenue

CLIENT REVIEW
May 13th, 2013

BUILDING DESIGN

- Emphasize ground floor and street façade character (even if in contemporary design) through:
 - Animated public streets through porch entrances, principal entries, maintaining main floor elevations characteristic of neighbourhood.
- Amenity Spaces:
 - Lessen sound impacts (open balconies, gathering areas and potential noise sources).
 - Minimize ‘overlook’, maximize privacy to surrounding homes.
- Views, sunlight and privacy- for both residents and neighbours:
 - Examine building massing and window locations.
 - Separation distances to opposing lots and buildings.
- Design all sides of the building to similar level of quality and detail.
- Materiality - traditional and modern materials and detailing.
- Building units that appeal to a variety of needs and users (single, family, etc.)

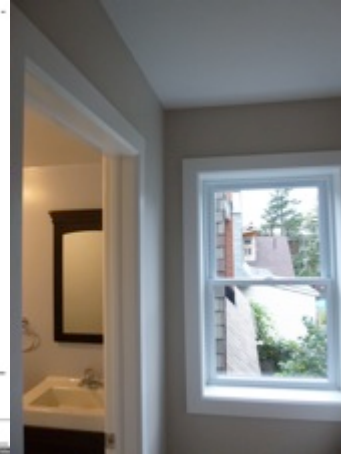
DESIGN



GROUND FLOOR PLAN

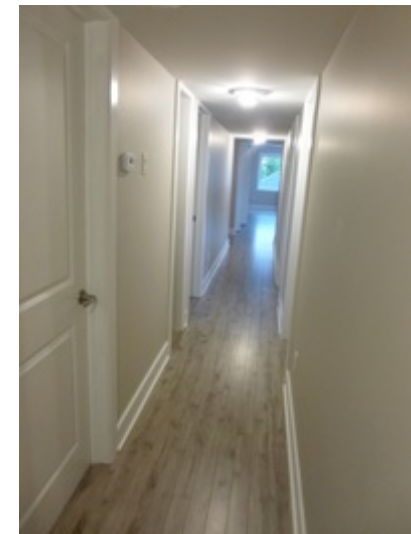
167 Ayler Avenue

CLIENT REVIEW
May 13th, 2013



167 Ayler Avenue

- Reduced width (modulate massing) at rear for vehicle entry.
- Massed front façade.
- Materiality breaks down mass. Reuse of existing first floor brick masonry.
- Window locations for light and privacy.
- Quality of interior spaces and materials.



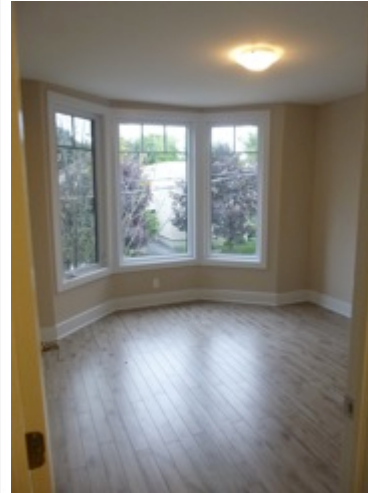
BUILDING DESIGN



GROUND FLOOR PLAN

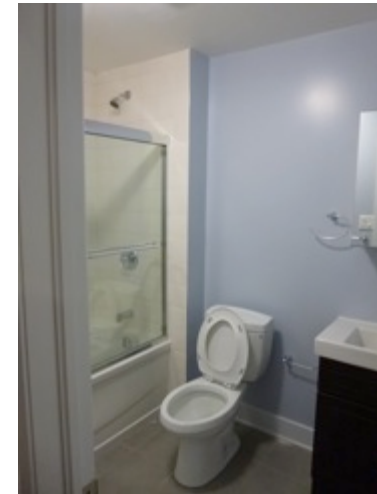
189 Fourth Avenue

CLIENT REVIEW
May 30th, 2013



189 Fourth Avenue

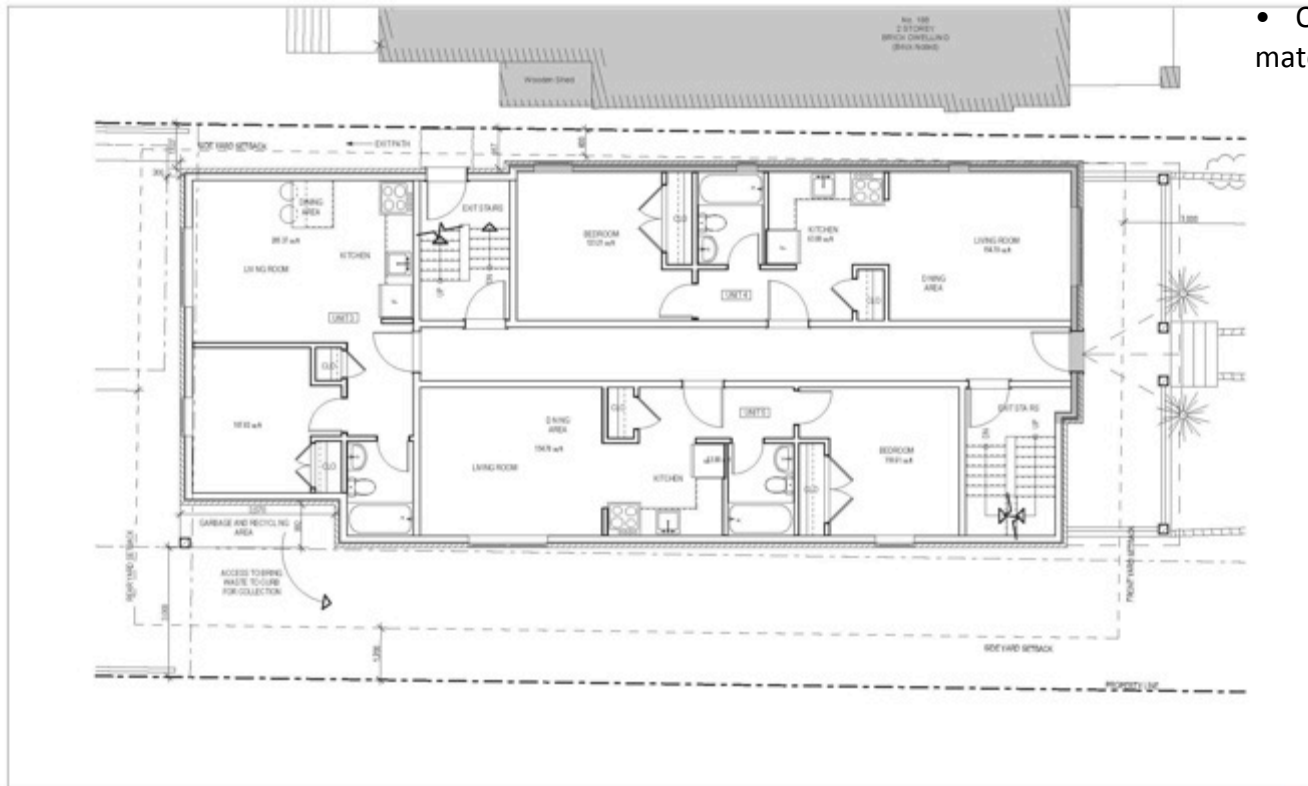
- Building character maintained and adapted for new use.
- Massed side and rear façades.
- Quality of interior spaces and materials.



BUILDING DESIGN

186 James Street

- Diversity of accommodation options- 1 bedroom, 2 bedroom and studio apartment options.
- Quality of interior spaces and materials.



Scale: 1:75

Ground Floor Plan

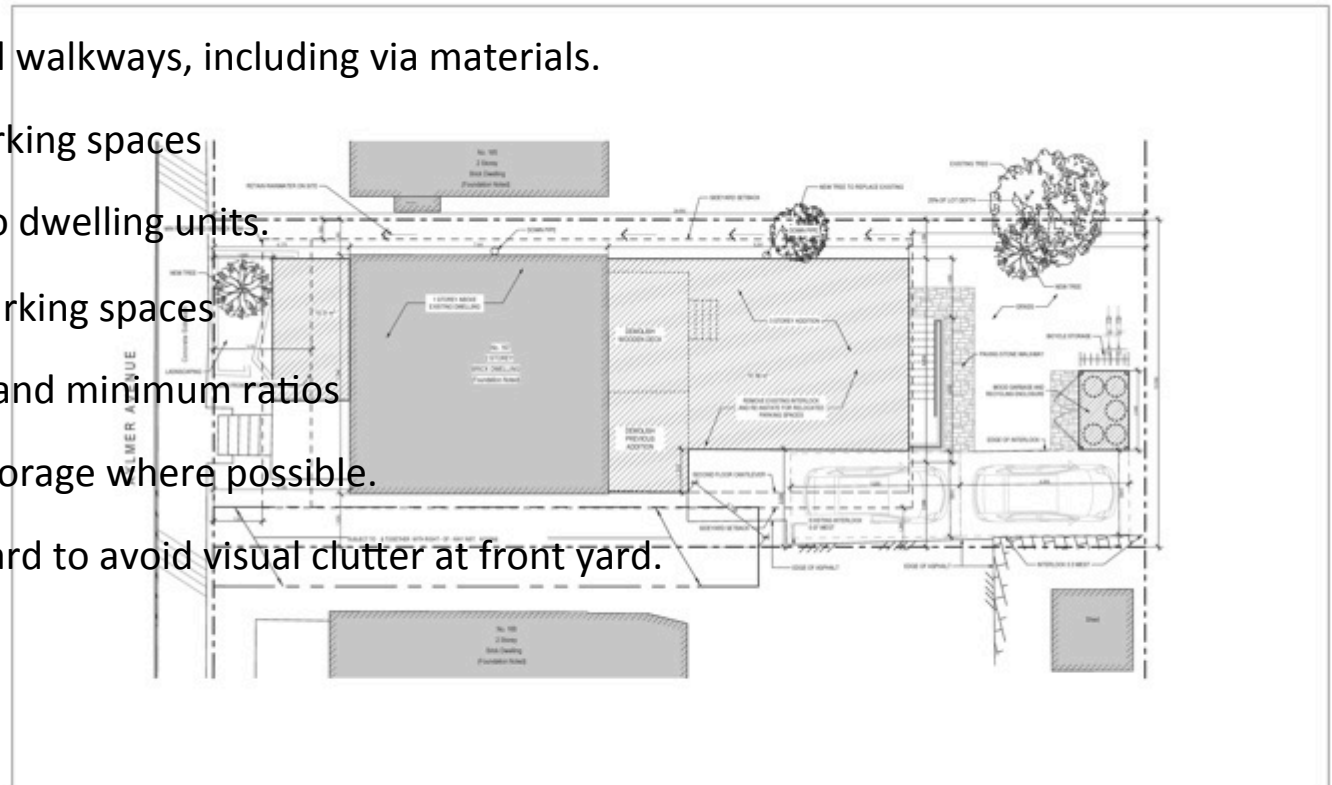
186 James Street

September 4th, 2013



PARKING – CAR AND BIKE

- Limit areas occupied by driveways. Maintain pattern of parking-if in rear or at side.
- Maintain existing driveway widths where possible.
- Separate driveways and walkways, including via materials.
- Quantity and size of parking spaces
 - Ratio of parking to dwelling units.
 - Dimensions for parking spaces
- Maximize bike parking and minimum ratios
- Provide covered bike storage where possible.
- Locate in side or rear yard to avoid visual clutter at front yard.



SITE PLAN

167 Aylmer Avenue

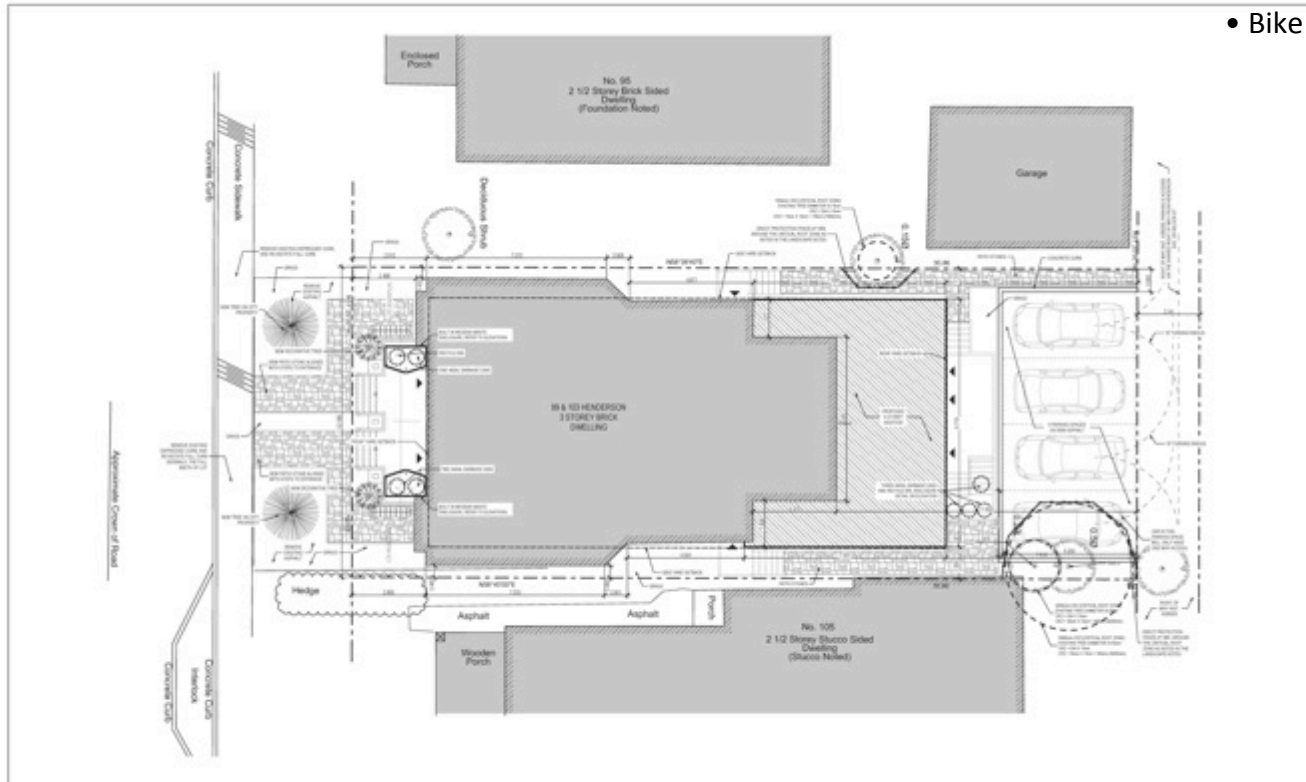
CLIENT REVIEW
May 13th, 2013

Robertson Martin
Architects
RMA

PARKING – CAR AND BIKE

99-103 Henderson

- Parking at rear accessed through existing rear lane.
- Bike parking at front screened.



SITE PLAN

99-103 Henderson Avenue

CLIENT REVIEW
June 12th, 2013



SERVICES - GARBAGE , RECYCLING

- Reduce negative aesthetic impact to neighbours and streetscape.
- Dedicated, designed containers.
- Consider private garbage pickup, with increased frequency if /as required.
- Mechanical equipment
 - Locate to minimize visibility and sound.
- Locate in side or rear yard or screen to avoid visual clutter.

QUESTIONS and SUGGESTIONS

- Zoning anomalies (e.g. maximum front yard setback and need to comply without going to Committee of Adjustment)
- Zoning setbacks and massing - how do they relate both to single family construction and infill?
- Parking quantities relative to number of residents or number of units?
 - Remove or lower parking requirements?
 - Suggest less parking on site and more on street (which can then serve other residents too). E.g. Toronto online reservation model. This effectively discourages parking.
- Zoning updates to neighbourhoods- e.g. upzone close to university, downzone in existing neighbourhoods further away?

CLOSURE

- Thank you !



245 Laurier. Rooming House converted to 14 bachelor units and 1 4-bedroom unit