



BASIC SITE PLAN AND DESIGN PRINCIPLES FOR REDEVELOPMENT OF 114 RICHMOND ROAD

Department of Planning and Growth Management
City of Ottawa

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1. Site Locations and Description

- The property is located between Richmond Road and Byron Linear Park.
- The lot area is about 2.1 ha.
- The frontage along Richmond Road is approximately 96m.
- The convent building on the site is a three-storey stone clad institutional structure dating from 1860s (subject to further heritage investigation) with additions in 1910.
- Significant ground cover (mature trees, shrubs, and lawns) is presented on the site.
- Official Plan designation
 - Richmond Road is designated Traditional Mainstreet
 - The majority of the site is currently designated General Urban
- Zoning
 - The site is currently zoned I1A, Minor Institutional Zone

2. Surrounding Uses and Developments

- Official Plan encourages four-to-six-storey mixed-use development with ground-floor commercial along Richmond Road.
- Byron Linear Park is zoned O1- Parks and Open Space in the Comprehensive Zoning By-law.
- To the north (across Richmond Road) -- two mixed-use projects have been approved along Richmond Road:
 - 101 Richmond, directly across the street, will be six storeys.
 - 119 Richmond, on the former Canadian Tire property, is proposed to be eight storeys.
- To the east – low-rise detached residential dwellings
- To the south (across Byron Avenue) -- a low-rise residential area
- To the west – Hilson Avenue elementary school

3. Policy Context

- Applicable general policies and guidelines
 - Official Plan policies with regard to Traditional Mainstreet and General Urban designations (Section 3.6), urban design (Section 2.5), cultural heritage resources (Sections 2.5.5 and 4.6), and compatibility (Section 4.11).
 - Urban Design Guidelines for Development along Traditional Mainstreets
 - Urban Design Guidelines for Low-Medium Density Infill Housing
 - Standards and Guidelines for the Conservation of Historic Places
- Richmond Road/Westboro Community Design Plan (Secondary Plan)

Below is an extract from the Secondary Plan that specifically addresses the redevelopment of the subject property:

Consider rezoning the Soeurs de la Visitation convent to TM-Traditional Mainstreet for mixed-use development should redevelopment be proposed. Given the lot size, higher building heights may be possible, provided that: redevelopment is compatible with, and provides an appropriate transition to, the adjacent low-rise residential neighbourhood; the convent wall is removed; and, adaptive reuse of the convent building, with mixed-use residential/ground floor commercial along Richmond Road, incorporating as much of the existing green space as possible, is proposed. As part of a redevelopment application, the southern part of the property should be rezoned to a maximum four storey residential zone in order to be compatible with the adjacent low-rise residential area;

4. Heritage Designation

- Historic research is currently being conducted by City Staff to evaluate the subject property.
- The completion of a designation report is expected in September 2009.
- The designation report will be forwarded to LACAC, PEC and City Council for their consideration and approval.
- If City Council approves the designation of the property then a formal Notice of Intention to Designate is sent to the owner and published in the paper.





5. Basic Site Plan and Design Principles

- Conservation and adaptation
 - Protect the convent building, including important views, and encourage appropriate restoration and adaptive reuse of the building.
 - Protect other valuable historic landscape features (e.g., statues) and incorporate such features into site plan and design.
 - Protect distinctive trees on the site (as per City of Ottawa Urban Tree Conservation By-law) and other unique landscape features and incorporate them into site plan and design.
- Land use and zoning
 - Rezone the northern portion of the property as TM-Traditional Mainstreet to encourage four to six storeys mixed use development with ground floor commercial along Richmond Road; Additional storeys may be considered subject to the Secondary Plan policy for this site quoted above.
 - Allow for low profile (maximum four storeys) residential development at the southern portion of the property and require proper transition in height, massing and architectural design to ensure compatibility with the adjacent low profile residential area.

- Develop proper zoning mechanisms and incentives to encourage adaptive reuse of the convent building; A heritage overlay under the zoning by-law will be placed on the property following its designation under the Ontario Heritage Act.
- Richmond Road frontage
 - Remove the convent wall as part of the site plan and design to ensure that developments on the property will be integrated into the Richmond Road mainstreet environment and the historic value of the convent building and other unique features will be shared and appreciated by the public.
 - Enhance the Traditional Mainstreet characteristics of Richmond Road as defined by the Official Plan, Council-approved urban design guidelines, and Community Design Plan.
 - The historic convent building should be visible and accessible for pedestrians from Richmond Road.
 - If the chosen site layout includes a public space (plaza) in front of the convent building as a way to preserve its views, the buildings that frame this plaza should be positioned so as to frame the plaza, and must include active (retail, restaurant) uses at-grade fronting the plaza. The plaza may be a mix of hard and soft landscaping (see Option1 as illustrated below).
 - If the chosen site layout involves an open southwest view to the historic convent building, incorporate pedestrian space that includes a passage to the rear of the site within a plaza along Richmond Road, preserve as much of the existing vegetation as possible between the new building and the convent, and provide for active uses at-grade at least on the east front of the new building to establish the corner from Richmond, and if possible, at the rear of the new building to frame a new courtyard-type space between it and the convent (see Option 2 as illustrated below)
 - Maintain as much of the existing mature trees and landscape features as possible.
- Rear of the property
 - Allow for residential development to a maximum of four storeys at the rear of the site.
 - Buildings should be architecturally articulated to ensure compatibility with the historic convent building.
 - Create a continuous building frontage along Byron Linear Park following the “putting eyes on the parks” principles.
 - Maintain as much of the existing mature trees and landscape features as possible.
 - All residential uses, including ground-oriented residences, are encouraged to be serviced with underground parking, but shall not have front garages, carports, driveways or surface parking.
- Circulation and loading
 - The existing private laneway on the west side of the site must be retained and used as the sole method of vehicular access for any new building located at the west of the site along Richmond Road as well as for the historic convent building.
 - If the central plaza options is chosen, vehicular access for the new building located on the east side along Richmond Road should be positioned away from public view as much as possible (refer to Traditional Mainstreet Guidelines for design direction).

- Loading facilities shall be located away from public views, including views from Richmond Road and the possible public plaza.
- Vehicular access for new residential buildings at the rear of the property will be by extending Shannon Street into the site, without any through connection to Richmond Road
- Provide pedestrian access to Byron Linear Park from the site.
- Ensure the provision of continuous public pedestrian walkways between Richmond Road and the Byron Linear Park
- Consider the possibility of formalizing the existing pedestrian passage along the east edge of the site between the two rows of mature trees to make it a formal tree-lined pedestrian path and/or private vehicular mews.

Disclaimer: The below two diagrams (Option 1 and 2) are intended to illustrate the basic site plan and design principles discussed above. It is not a zoning map. The geometric shape and the outline of different development areas as shown on the diagram are for illustration purpose only. Please note that some of the suggested development areas overlap the location of many mature distinctive trees and other landscape features. The protection of these distinctive trees and other landscape features must be considered through site plan and design.

Option 1:



Option 2:

