



November 11, 2024

Tyler Duval, Senior Planner
Town of Carleton Place
175 Bridge Street
Carleton Place, ON
K7C 2V8

**RE: Urban Design Brief
86 William Street
Lot 118, Section B
Registered Plan 276
Town of Carleton Place
COUNTY OF LANARK**

Dear Mr. Duval,

The following report is formatted as responses to each applicable item found within the Terms of Reference for an Urban Design Brief as provided by the Town of Carleton Place.

Section 1 – Application Submission: *State the municipal address and legal description of the subject site and provide a thorough description of the proposed development. This description is to include the overarching goals of the proposal.*

- The property is located at 86 William Street described as Lot 118, Section B, Registered Plan 276, in the Town of Carleton Place. The proposal is to construct two semi-detached buildings on the property totalling four units. The buildings will face toward William Street with driveways and garage spaces providing on-site parking for each unit. The ultimate goal is to use Part Lot Control to separate the property into four individually transferable lots each containing a single unit. Part Lot Control would occur after the Development Permit approvals have been obtained.

Section 1 – Physical Context: *Description of the site’s topography & existing vegetation.*

- The topography of the site is generally flat with a very gradual slope down in a southerly direction from William Street to Bell Street. A few standalone trees are located along the property’s William Street frontage with additional mature trees falling along the common lot boundary with the property to the

115 Walgreen Road, R.R.3. Carp, ON K0A 1L0 | T. 613-836-2184 | F. 613-836-3742
info.north-america@egis-group.com | www.egis-group.com



south at 81 Bell Street. Most of the property does not have mature vegetation as a dwelling was previously located on the lot. That dwelling was demolished by permit in 2022.

Section 1 – Physical Context: Provide a description of the architectural style, design, massing, size and exterior materials of the existing buildings and structures on-site (if any). Attention is also to be given to any other relevant existing physical considerations (i.e. walls, fences, etc.).

- The previous dwelling on the property was removed in 2022. There are no other buildings or structures. Other than municipal sidewalks running along both street frontages and a single hydro pole along the Baines Street frontage there are no other relevant existing physical considerations on the property.

Section 1 – Physical Context: Provide a contextual analysis that discusses abutting properties, key designations, and linkages within a 100-meter radius (a larger radius may be requested for larger/more complex projects).



Figure 1 – 100-Metre Contextual Analysis

115 Walgreen Road, R.R.3. Carp, ON K0A 1L0 | T. 613-836-2184 | F. 613-836-3742
info.north-america@egis-group.com | www.egis-group.com

- Figure 1 on the previous page depicts a 100-metre radius extending out from the boundary of the property. Uses within 100-metres are mainly lower density single or semi-detached dwellings. Further south fronting to Bell Street are some higher density apartments. St. James Anglican Church is located to the southwest. The Carleton Place Beckwith Heritage Museum and the Carleton Place Community Labyrinth are located to the northwest of the property. Other than main streets there are no other significant linkages within one hundred metres. All properties within this area fall within the Mississippi Residential Sector on Schedule A to the Official Plan.

Section 1 – Physical Context: Provide photographs illustrating existing site conditions and surrounding contexts. Include a map pinpointing (with numbers) where each photo was taken and correspond these numbers with the site photos.

- The site is relatively small in size. Figure 2 below is a Google StreetView photo of the property from 2023. Though the photo is a year old it accurately depicts site conditions and the surrounding context.

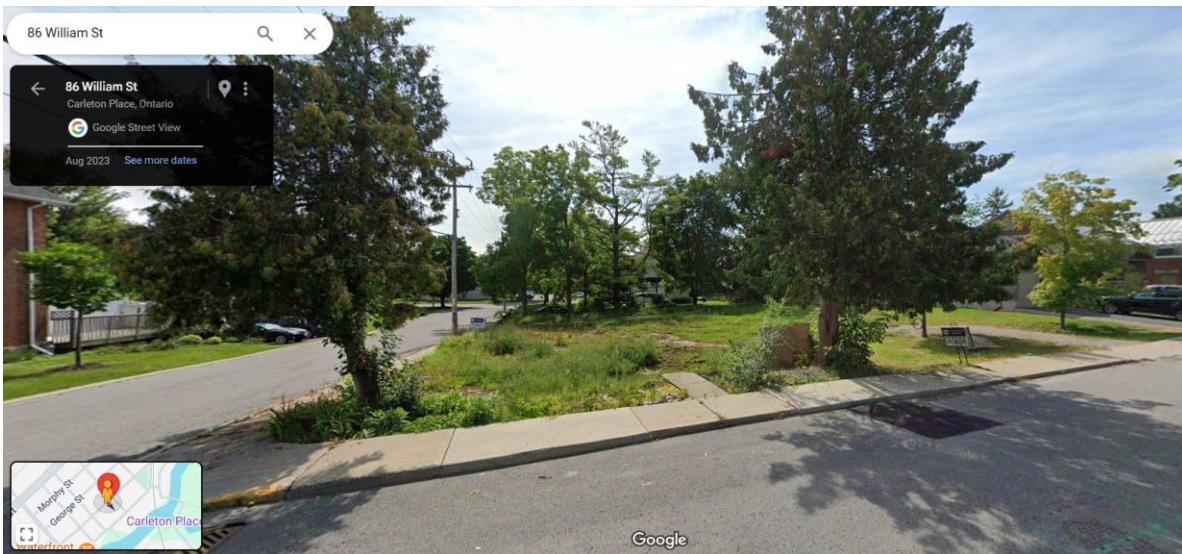


Figure 2 – Existing Site Conditions and Surrounding Context

Section 1 - Response to Policy Documents: State the Official Plan designation for the subject property and demonstrate how the proposal conforms to the Official Plan as it relates to the design of the subject site. Justify any areas of non-compliance.

- Please refer to the Planning Report provided with this Design Brief for reference to the Official Plan policies.

115 Walgreen Road, R.R.3. Carp, ON K0A 1L0 | T. 613-836-2184 | F. 613-836-3742
info.north-america@egis-group.com | www.egis-group.com

Section 1 - Response to Policy Documents: Describe how the design elements of the proposed development conform to the policies of the Community Design Framework set out by s.2 of the Official Plan.

- Please refer to the Planning Report provided with this Design Brief for reference to the Official Plan policies pertaining to the Community Design Framework.

Section 1 - Response to Policy Documents: Referencing the subject site's designation, describe how the proposed development conforms to the corresponding Built Form Design Criteria set out by s.14 of the Development Permit By-law. Justify any areas of non-compliance.

- The property falls within the Mississippi Residential District as covered in Section 14.1.2. of the Development Permit By-Law.
- The front façade of the Semi-Detached units facing Williams Street are broken up vertically by varying the finishing material between stone/brick veneer, horizontal lap siding and shake siding, with wide trim lines in a contrasting colour bisecting transitions between materials.

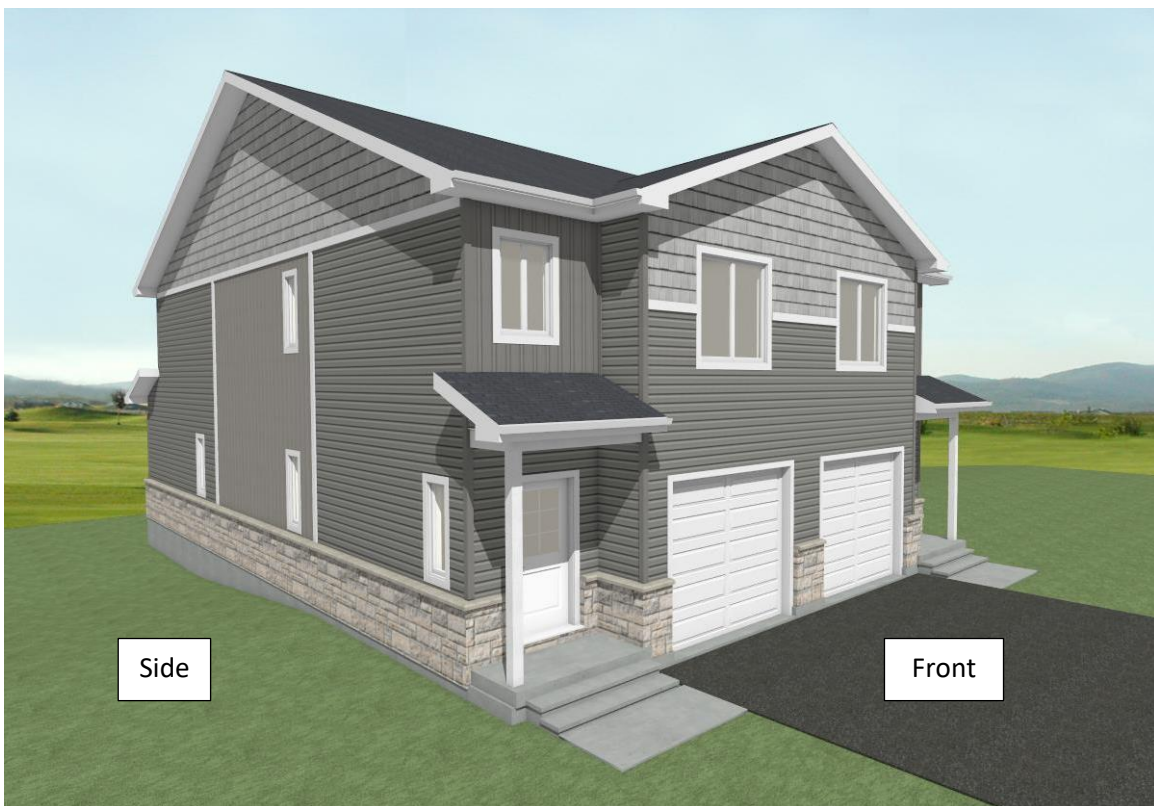


Figure 2 – Architectural features

115 Walgreen Road, R.R.3. Carp, ON K0A 1L0 | T. 613-836-2184 | F. 613-836-3742
info.north-america@egis-group.com | www.egis-group.com

- The porch roof lines next to the garage breaks up the façade horizontally. Vertical board and batten style siding on the second storey above the porch further provides texture to differentiate it from the exterior on the garage face without adding clutter.
- The long façade on the side of the house facing Baines Street (exterior side yard) is broken up vertically by using a combination of brick/stone veneer, horizontal lap siding and shake with wide trim lines.
- The façade is further broken up horizontally by adding a section of vertical board and batten siding with wide trim in a contrasting colour.
- Gable end roofs are used which is typical of the existing homes on the street.

Section 2 – Building Massing, Scale & Views: from all four sides set within current context (showing the entire height and width of the building).

- The new mass & scale of the proposed building is, in size, no different from the previous residential structure that is being replaced with the exception that it will be sitting further back from the road and in better alignment with the neighboring homes. It is worth noting that the visual compatibility will become more contextual with the new homes built within the last 10 years in the area (next to and diagonally opposite to the property).



Figure 3 – Front Yard Elevation – William Street



Figure 4 – Exterior Side Yard Elevation – Baines Street



Figure 5– Interior Side Yard Elevation

115 Walgreen Road, R.R.3. Carp, ON K0A 1L0 | T. 613-836-2184 | F. 613-836-3742
info.north-america@egis-group.com | www.egis-group.com



Figure 6– Rear Yard Elevation

Section 2 – Grading:

- See Grading/Service and Site Plan drawings.

Section 2 – Building Design: Provide labelled graphics (e.g. building elevations and floorplans) and a written explanation that documents the proposed exterior architectural details and designs.

- See “Section 1 - Response to Policy Documents” and Layout Drawings.

We trust the information in this Design Brief, provided in support of the Class II Development Permit Application for 86 William Street, addresses the site’s physical and policy context and design components to support the development of two semi-detached dwellings on the property.



Chris Clarke, B.Sc., CPT
Planner, Egis
Chris.clarke@egis-group.com

115 Walgreen Road, R.R.3. Carp, ON K0A 1L0 | T. 613-836-2184 | F. 613-836-3742
info.north-america@egis-group.com | www.egis-group.com