

272 and 274 Parkdale Avenue Planning Rationale

Demolition Control Application

December 2022





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Prepared For:

Kevin Yemm

Vice President – Land Development

Richcraft (Bullman) Ltd.

2280 St. Laurent Boulevard, Suite 201

Ottawa, Ontario

K1G 4K1

Prepared By:

WSP Canada Inc.

2611 Queensview Drive, Suite 300

Ottawa, ON, K2B 8K2

Nadia De Santi, MCIP, RPP

Practice Lead

T: 613-690-1114

E: Nadia.De-Santi@wsp.com

and

Erin Sauve, BCD (hons), BCD

Planner

T : 902-536-0965

E: erin.sauve@wsp.com

Signatures

Prepared By



Nadia De Santi, MCIP, RPP
Practice Lead



Erin Sauve, BCD (hons), BCD
Planner

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1 Introduction

WSP Canada Inc. (WSP) was retained by Richcraft (Bullman) Ltd. to prepare a Planning Rationale (the “Report”) in support of a Demolition Control Permit application(s). The purpose of the Report is to support the demolition of the two (2) existing buildings at 272 and 274 Parkdale Avenue (“the site”) to enable future development of the site. Once the buildings are demolished, the site will be converted to a interim community garden.

At 272 Parkdale Avenue, there is an existing vacant 2.5-storey single detached dwelling. At 274 Parkdale Avenue, there is an existing vacant 2.5-storey single detached dwelling. Richcraft has been slowly acquiring most of the parcels in this block with the intention of developing with mixed-use in the future. Richcraft intends to develop a community garden in the interim until the anticipated future development.

This Report is set up as follows:

- **Section 2** provides a description of the site location and community context;
- **Section 3** provides an explanation of the proposed demolition and interim use;
- **Section 4** outlines the policy and regulatory framework applicable to the site, and provides a planning rationale
- **Section 5** summarizes the planning opinion;
- **Appendix A** contains the proposed landscape plan

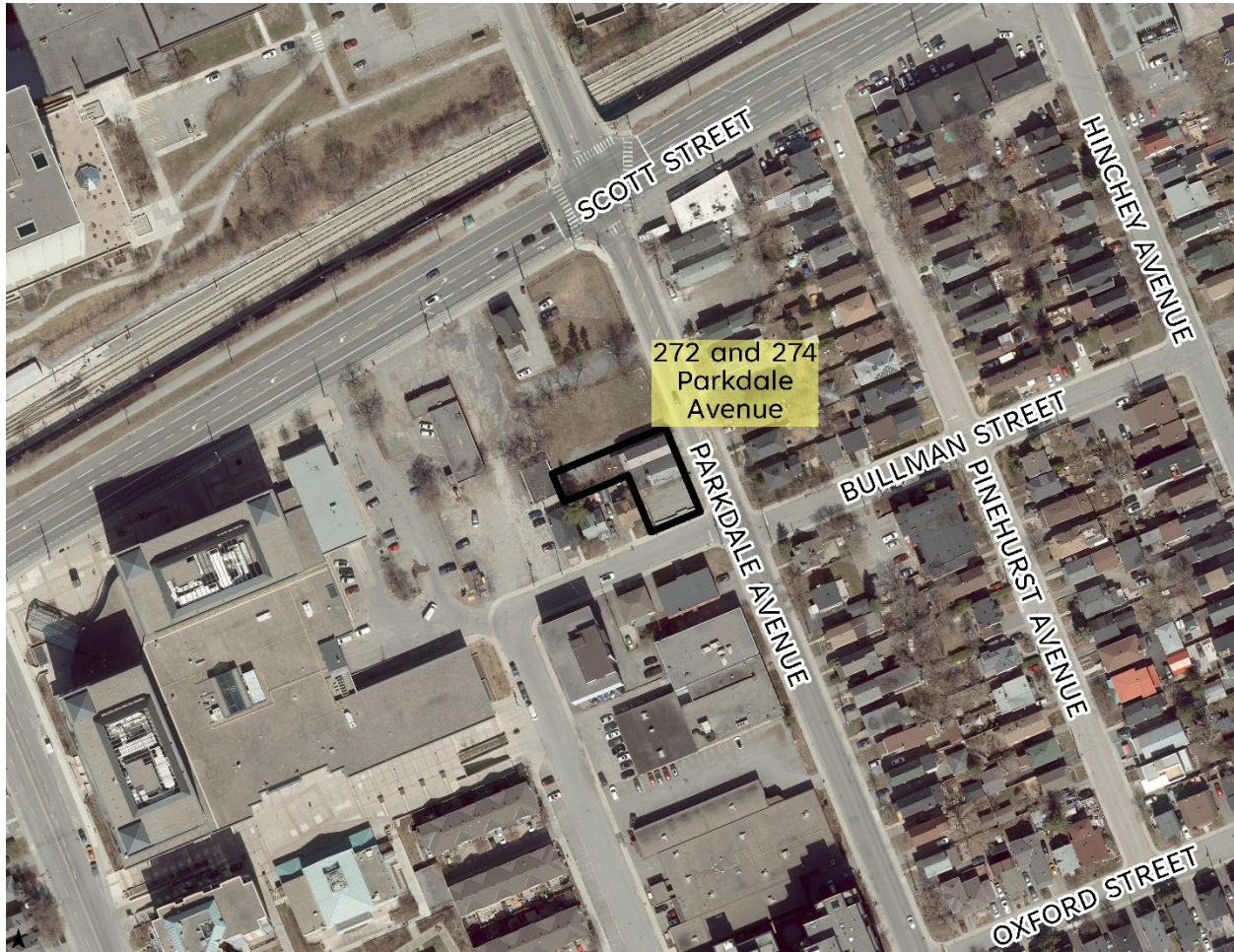
A number of technical plans have been prepared in support of the application and submitted to the City; the supporting studies are available under separate cover.

2 Site Location and Community Context

2.1 Site Location

The site is legally described as Lots 15, 16, 17 and 18 (West Parkdale Avenue) and Lots 1 and 2 (North Bullman Street) and Lots 1, 2, and Part of 3 (South Scott Street), on Registered Plan 58, City of Ottawa. It is municipally known as 272-274 Parkdale Avenue and is located in Ward 15 (Kitchissippi). The site is located on the north side of Bullman Street and on the west side of Parkdale Avenue in the City of Ottawa. The site is rectangular in shape and has frontage of approximately 28 metres along Parkdale Avenue and has a lot depth of 41 metres along Bullman Street, with an area of approximately 0.11 ha (0.27 ac). **Figure 2-1** illustrates the site’s location and the approximate boundaries.

Figure 2-1 Site Location (geoOttawa, 2022)



2.2 Community Context

The site is located within the Hintonburg neighbourhood, which is comprised of a variety of residential uses (low-, mid- and high-rises), commercial uses and office uses. Retail and commercial amenities are provided to the north and west of the site along either side of Scott Street, as shown in **Figure 2-2**. The site is in close proximity to a transit station, Tunney's Pasture, and existing sidewalks to encourage the use of active transportation and transit.

Figure 2-2 Community Context (geoOttawa, 2022)



Land uses adjacent to the site are as follows:

- **North:** The properties to the North that were demolished now serve as vacant fenced lots.
- **South:** A two-storey apartment is located south of the property, on the other side of Bullman Street. There also is a two-storey single detached townhouse dwelling at 20 Bullman Street and a five-storey apartment building at 15 Bullman Street. Commercial uses are located further south towards Spencer Street.
- **East:** Directly across Parkdale Avenue to the east are three (3) two-storey single detached dwellings.
- **West:** The rear yard of the site abuts a two-storey single detached dwelling. Further south of the site is a two-storey single detached residential dwelling and a small commercial use.

2.3 Transportation Network

The road network around the site as per Schedule E Urban Road Network of the City of Ottawa Official Plan (Council Adopted November 21, 2022, approved by MMAH on November 4, 2022 with modifications) as illustrated in **Figure 2-3**. Parkdale Avenue is identified as an Arterial – Existing and provides the site with access to Carling Avenue and Wellington Street W. which provide access to the greater Ottawa area. Holland Avenue is designated as a Major Collector - Existing.

There are sidewalks on both sides of Parkdale Avenue and Bullman Street.

The site is also well serviced by existing public transit, as illustrated in **Figure 2-4**. Near the site there are various OC Transpo bus routes:

- #1 Tunney’s Pasture (O-Train)
- #14 Carlington (Frequent)
- #53 Tunney’s Pasture E (Frequent)
- #80 Barrhaven Centre (Frequent)
- #50 Lincoln Fields (Local)
- #81 Clyde (Local)

All of the above routes connect the site to the Tunney’s Pasture Station, an intermodal transit station that provides access to Ottawa’s Light Rail Transit (LRT).

Figure 2-3 Schedule E Urban Road Network (Excerpt), City of Ottawa Official Plan

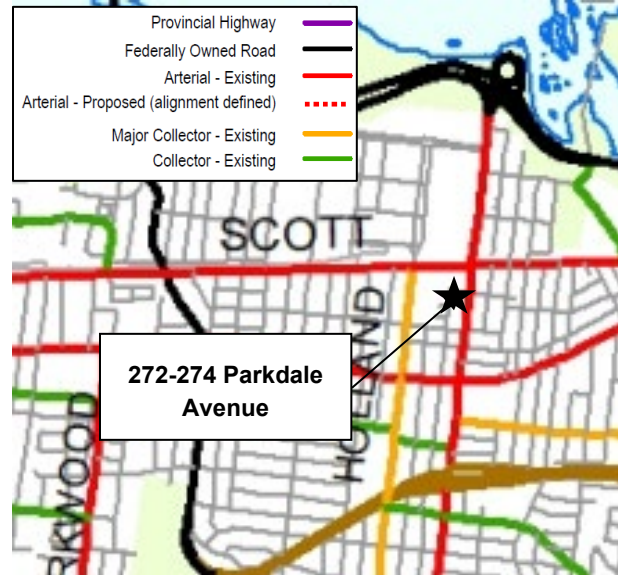
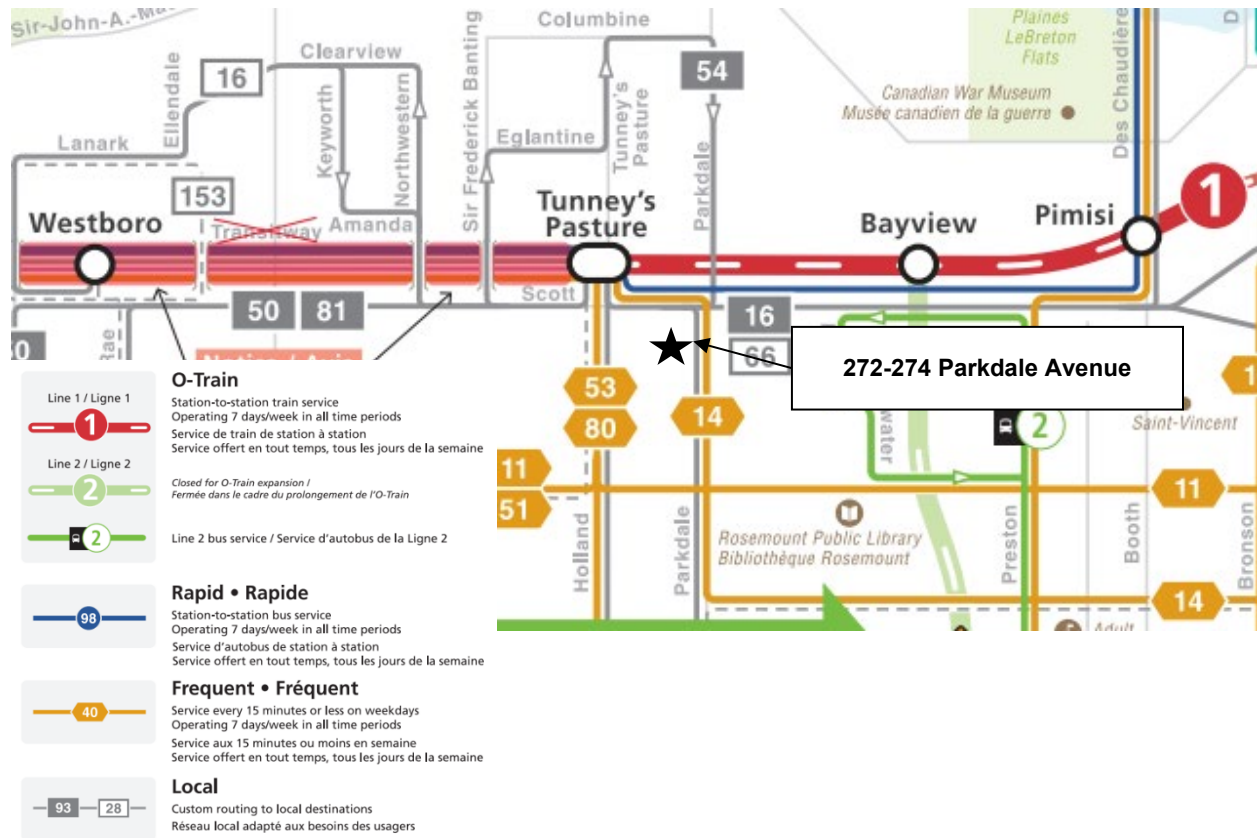


Figure 2-4 OC Transpo Network Map (September 4, 2022)





3 The Proposed Demolition Control and Interim Use

The proposed Demolition Control Permit application(s) is for the two (2) existing two and half-storey single detached commercial/residential dwellings at 272 and 274 Parkdale Avenue. Both of the dwellings are currently vacant and are considered dilapidated, due to the level of repair that is required, and is beyond feasible compared to the number of tenants these buildings could accommodate. Instead of the properties remaining vacant until the future development of the site, Richcraft is proposing an interim use of the site as a community garden.

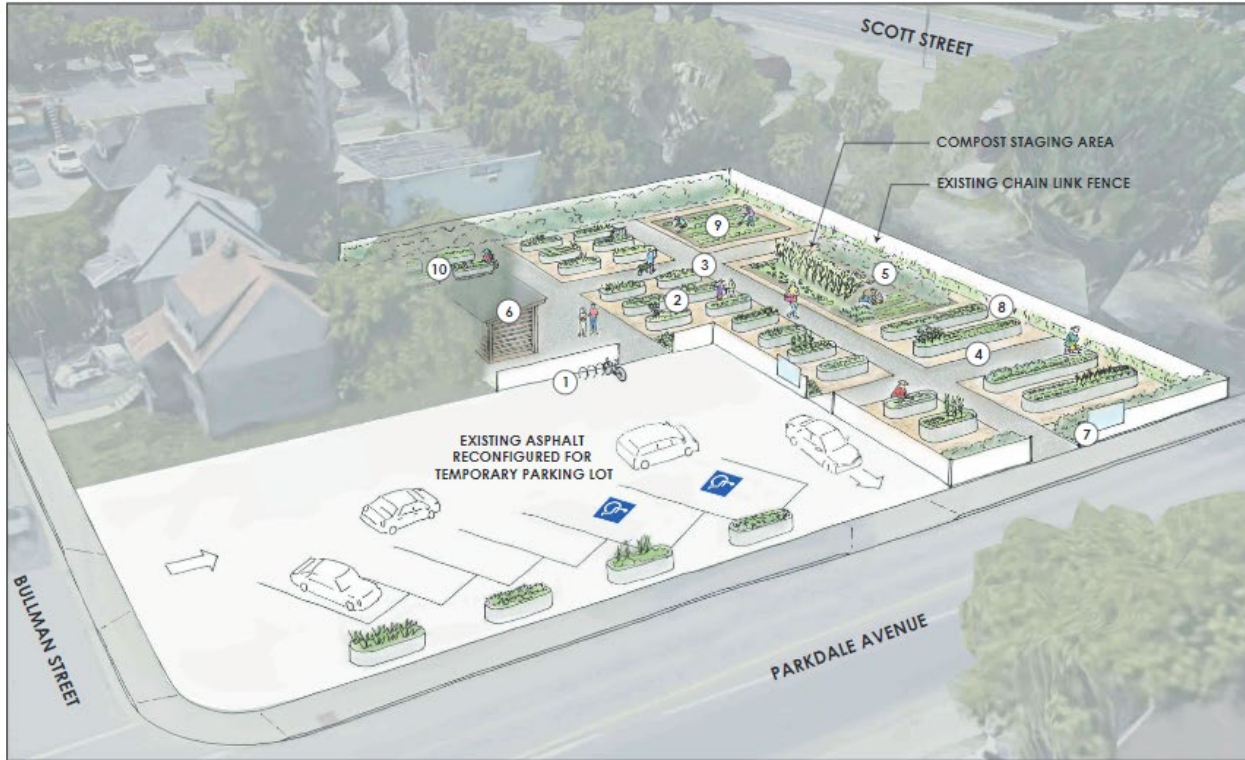
The proposed interim use, a community garden, consists of a secured 10x10 storage shed, pollinator garden, accessible pathways, accessible raised garden plots and in-ground garden beds, and a fence along the perimeter. No existing trees on the property are proposed to be removed. An excerpt of the proposed concept plan is shown in **Figure 3-1** and the full landscape plan is available in **Appendix A**.

Vehicle parking would be provided utilizing the existing asphalt located on the southern portion of the site. The surface parking lot would accommodate a total of six (6) parking spaces, including two (2) accessible parking spaces. Existing curb depressions, along Bullman Street and Parkdale Avenue, will be utilized to access the surface parking lot. Additionally, bicycle parking is proposed within the parking lot to promote sustainable modes of transportation.

Pedestrians will be able to access the community garden from three (3) accessible entrances, the main entrance fronts along Parkdale Avenue while the other two (2) can be accessed from the surface parking lot. The site will feature a mix of landscaping and a series of internal pedestrian pathways that provide connectivity to the surrounding road network (Parkdale Avenue and Bullman Street).



Figure 3-1 Proposed Landscape Plan (Excerpt)





4 Community Engagement and Outreach

Public consultation and engagement have been undertaken prior to the submission of the Demolition Control Permit application.

On July 14, 2022 the Owner met with Councillor Leiper to discuss the interim use on the subject site to understand and mitigate any concerns. Councillor Leiper had no concerns with the proposed development and was excited for a community use in the area.

On August 16, 2022, the Owner met with the Community Association, Parkdale Food Centre Representatives, Goldenrod Community Garden Representatives to discuss the proposal and provide an opportunity to comment on the proposed interim use, a community garden. The main discussion point was regarding establishing a Memorandum of Understanding (MOU) between Richcraft and Goldenrod Community Garden prior to going through the approval process. The MOU will identify the roles and the responsibilities of each party as they relate to the community garden's operation, maintenance and functioning.

On September 8, 2022 the Owner met with the City of Ottawa for a Demolition Control Pre-consultation meeting to discuss the interim use on the site and understand the application requirements.

5 Policy and Regulatory Framework

This section describes the provincial, and local policy framework that is relevant or applicable to the proposed development of the site.

5.1 Provincial Policy Statement, 2020

The Ministry of Municipal Affairs and Housing's Provincial Policy Statement, 2020 (PPS) provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the PPS sets the policy foundation for regulating development and use of land.

The PPS seeks to strike a balance between the Province's economic, social, and environmental interests through the following:

- Promoting cost-effective development patterns which stimulate economic growth;
- Planning for new development to take place in designated growth areas that has a compact form, a mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns includes policies to sustain healthy, liveable, and safe communities by promoting efficient and cost-effective development and land use patterns and standards.

Policy 1.5.1 states that healthy, active communities should be promoted by:

1. meet the needs of the pedestrians, through strategically planning public spaces and facilities to be safe, foster social interaction and facilitate active transportation;
2. provide a wide range of publicly accessible built and natural settings for recreation;

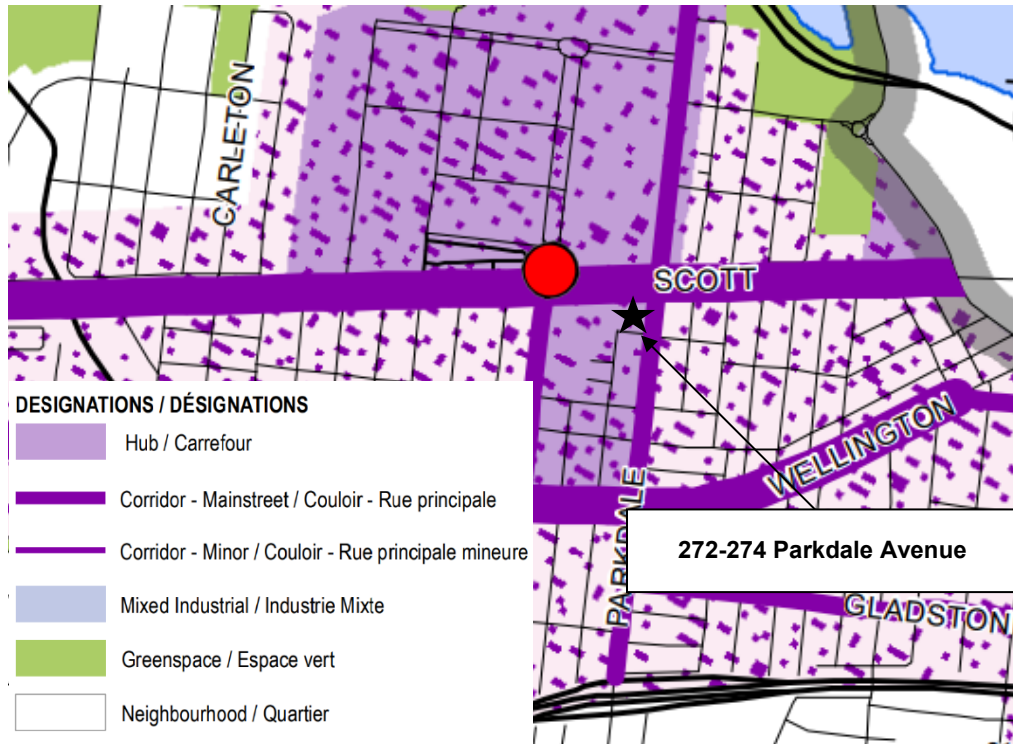
The proposed development is consistent with the 2020 PPS, as it represents an interim use within a settlement area that provides urban agriculture in an area that has a mix of land uses. It provides a community garden that will be publicly accessible, and will provide a natural setting for recreation that will be safe and foster social interaction.

5.2 City of Ottawa Official Plan (Council November 24, 2021, approved by the Ministry of Municipal Affairs and Housing on November 4, 2022)

Ottawa City Council adopted the City of Ottawa Official Plan (“OP”) on November 24, 2021 and the OP was approved by the Ministry of Municipal Affairs and Housing on November 4, 2022 with modifications. The OP sets the vision for how the city will grow and develop to 2046.

In the OP, the site is located within the Inner Urban Transect as per Schedule A Transect Areas. It is designated as Hub and is subject to the Evolving Neighbourhood Overlay as per Schedule B2 Inner Urban Transect, as shown in **Figure 5-1**.

Figure 5-1 Schedule B-2 Inner Urban Transect (Excerpt), City of Ottawa Official Plan



5.2.1 Strategic Directions

Section 2 of the OP, Strategic Directions, outlines the broad policies that will govern the growth and development of Ottawa over the next 25 years.



Section 2.1 – The Big Policy Moves outlines five broad policy directions to shape Ottawa as a liveable, mid-sized city.

2. Big Policy Move 1: Achieve, by the end of the planning period, more growth by intensification than by greenfield development.
3. Big Policy Move 2: By 2046, the majority of trips in the city will be made by sustainable transportation.
4. Big Policy Move 3: Improve our sophistication in urban and community design and put this knowledge to the service of good urbanism at all scales, from the largest to the very small.
5. Big Policy Move 4: Embed environmental, climate and health resiliency and energy into the framework of planning policies.
6. Big Policy Move 5: Embed economic development into the framework of planning policies.

Section 2.2 Cross Cutting Issues identifies six policy direction categories that span a range of topics related to achieving the City of Ottawa’s goal of becoming a livable City. The relevant cross-cutting issues are described as follows.

Section 2.2.1 directs residential growth within the built-up urban area towards 15-minute neighbourhoods. This direction supports the creation of 15-minute neighbourhoods by locating daily and weekly needs in proximity to Hubs, Corridors and surrounding Neighbourhoods.

Section 2.2.3 promotes the development of a compact urban form with a mix of land uses and housing options to ensure both energy efficient and sustainable patterns of development are created. Sustainable and resilient design measures, such as supporting the adaptive reuse and retrofit of existing buildings, are to be applied.

Section 2.2.4 is intended to support healthy and inclusive communities through the development of walkable 15-minute neighbourhoods that feature a range of housing options, supporting services and amenities. 15-minute neighbourhoods support cultural expression and community identity as well as ensuring access to goods and services within peoples’ communities using active transportation modes.

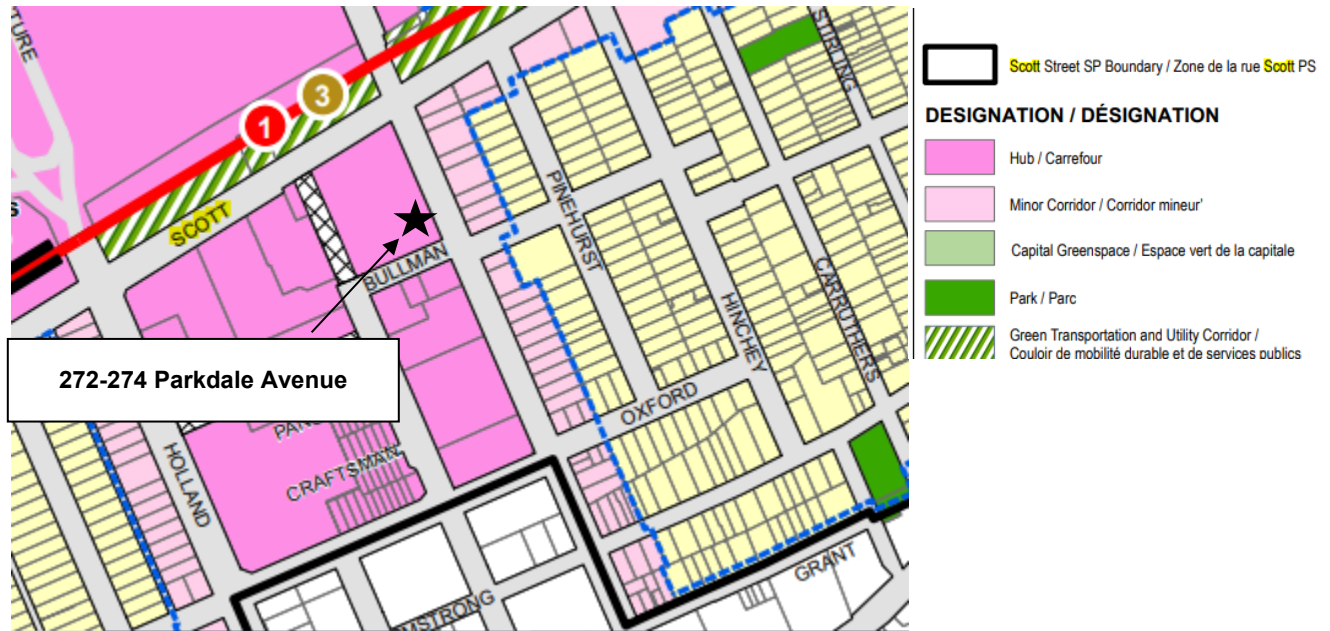
The proposed development supports the Strategic Directions of the OP by providing an innovative green space within the urban area. The proposed use contributes to the development of healthy, inclusive 15-minute neighbourhoods by adding a community amenity that can be utilized by residents and visitors to the area.

5.3 Scott Street Secondary Plan, MMAH approved Nov. 4, 2022

In the Secondary Plan, the site is designated as Hub as per Schedule A Land Use (**Figure 5-2**). The Hub designation permits the uses described in the OP.

The proposed development supports the goals and principles of the Secondary Plan through providing facilities for passive recreation and encouraging vibrant, diverse and attractive Mixed-Use Centres. Additionally, the Secondary Plan supports developments which enhance the public realm through providing publicly accessible open spaces and parks as per Policy 7(1).

Figure 5-2 Scott Street Secondary Plan (Excerpt)



5.4 City of Ottawa Comprehensive Zoning By-law 2008-250 (Consolidation September 8, 2021)

5.4.1 Zoning Provisions

The site is zoned Mixed-Use Centre, Subzone 12, Floor Space Index 2.0, Height 19 metres (MC12 F(2.0) H(19)) according to geoOttawa mapping.

The general purpose of the Mixed-Use Centre Zone is to:

- allow a wide mix of residential building forms ranging from townhouses to high rise apartment dwellings;
- allow a mix of non-residential uses including community service uses, retail, institutional and public uses;
- permit the uses in a compact and pedestrian-oriented built form in mixed-use buildings or side by side in separate buildings; and
- regulate development through development standards to ensure medium to high development while minimizing its impact on surrounding residential areas.

The Mixed-Use Centre Zone generally permits a range of commercial, service, and institutional uses, residential building types including mid- and high-rise apartment buildings and urban agriculture uses. The proposed community garden would be considered under the Zoning By-law as urban agriculture.

Urban agriculture is defined as, “means a garden for the production of plants including vegetables, fruits, grains, flowers or herbs and includes a community garden”.



The proposed community garden would need to comply with the Zoning By-law's Part 3 Section 82 – Urban Agriculture provisions. The compliance is noted in bold below after each provision.

1. Urban agriculture must comply with the following provisions:
 1. the cultivation of plants for consumption may only be undertaken on lands having soils suitable for food production;

It is Richcraft's intention to design and install the community garden with soils suitable for food production.

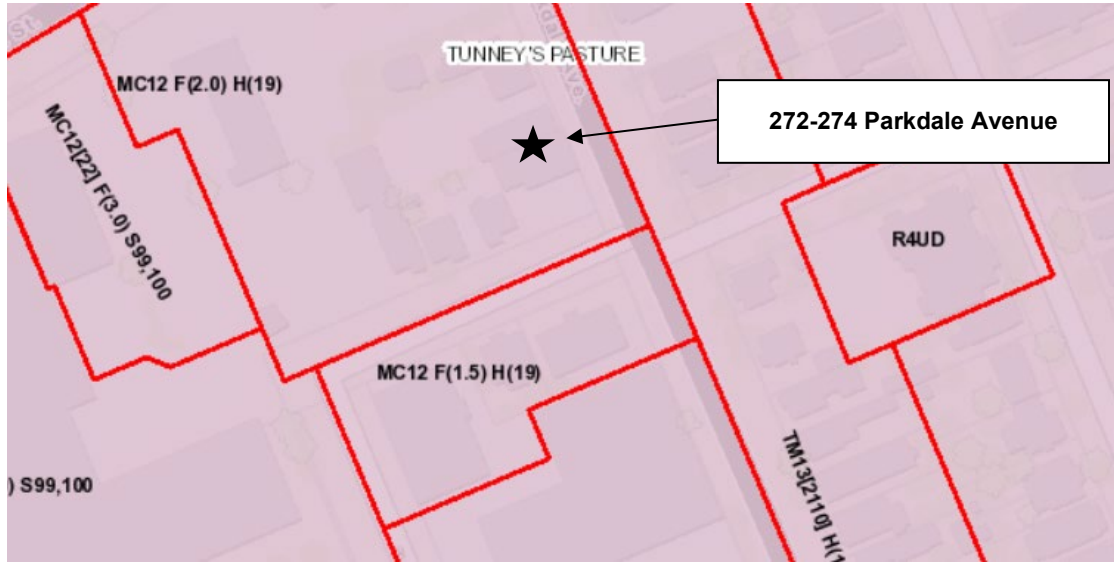
2. No building or structure developed exclusively as part of urban agriculture is permitted except in accordance with the following:
 1. maximum building height is 3.5 metres;

The proposed shed would be less than the maximum building height permitted. The proposed shed is to store garden equipment.

2. minimum front and corner side yard setback is 3 metres;
3. setbacks from all other lot lines are a minimum of 1.2 metres;
4. maximum lot coverage is 20 per cent; and
5. despite Subclause (i), the maximum height of a greenhouse in a non-residential zone is 4.5 metres. (By-law 2016-131) (By-law 2017-148)

The proposed shed will comply with the required setbacks. A greenhouse is not proposed as part of the Concept Plan.

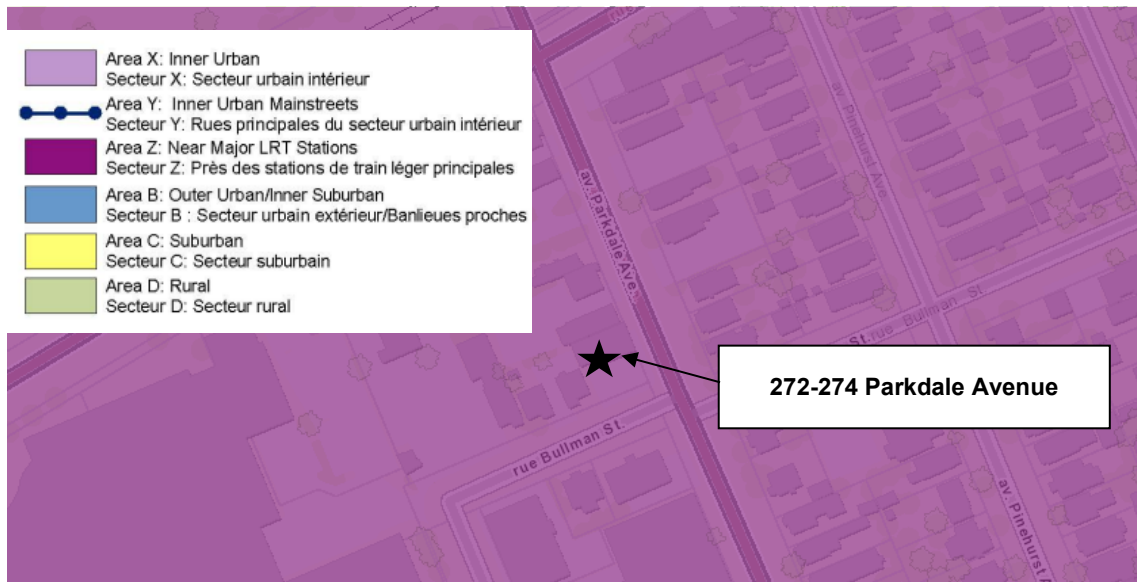
Figure 5-3 Site Zoning, City of Ottawa Zoning By-law (via geoOttawa, 2022)



5.4.2 Parking Provisions

While the site is within Area Z on Zoning By-law Schedule 1A, as illustrated in **Figure 5-4**, there are no minimum parking rates for urban agriculture.

Figure 5-4 Areas for Minimum Parking Space Requirements, City of Ottawa Zoning By-law (via geoOttawa, 2022)



As the subject site is located within Area Z: Near Major LRT Stations, no off-street motor vehicle parking is required.



6 Summary of Opinion

It is the professional opinion of WSP that the proposed demolition of the two (2) existing commercial/residential buildings, and the interim use of a community garden until the site is developed in the future, represents good land use planning and is appropriate for the site for the following reasons:

- a) The proposed use supports and is consistent with the 2020 Provincial Policy Statement.
- b) The proposed use conforms to the strategic directions and policies of the Official Plan by providing a community amenity that contributes to the creation of a healthy, 15-minute neighbourhood provides innovative greenspace.
- c) The proposed use complies with the general intent and purpose of the Zoning By-law.

In conclusion, the Demolition Control application being sought to support the proposed interim use at 272 and 274 Parkdale Avenue represents good planning and is in the public interest.

Please feel free to contact us at Nadia.De-Santi@wsp.com or 613-690-1114, or Erin.Sauve@wsp.com or 902-506-0965 if you have any questions or require additional information.

Yours truly,

Nadia De Santi, MCIP, RPP
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APPENDIX

A Landscape Plan