

Planning Rationale and Design Brief



**144 Renfrew Avenue,
Mixed use Development.**

Issued for Site Plan Control
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Introduction

Following our pre-consultation meeting on November 23rd 2016, we are pleased to submit the Planning Rationale and Design Brief on behalf of TC United at 144 Renfrew Avenue, Part 1 Plan of lot 37, registered plan 189959. The application is to demolish the existing dwelling and construct a new 3 storey mixed use building with 14 rental units.

Background

The subject property is a corner lot located at the intersection of Renfrew Avenue and Bronson Avenue. The current residential dwelling faces Renfrew Avenue. The current zoning is TM[2224] H(14.5). The intention of the proposal is to meet all zoning requirements. Although zoned a traditional mainstreet, the exception 2224 states that all non-residential uses are prohibited except in a building where all active entrances giving access to a non-residential use face a main street.

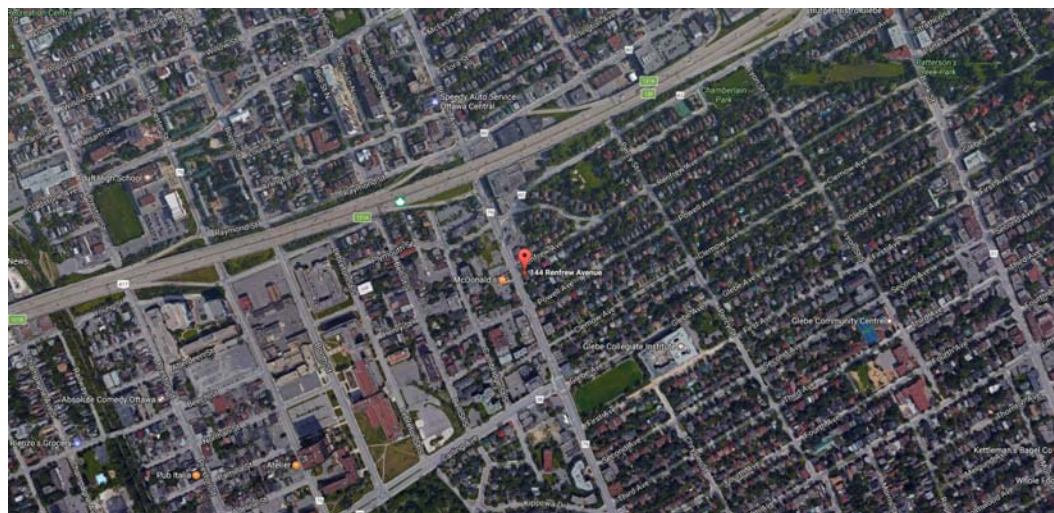
The subject property is located on the East side of Bronson Avenue, on the South side of Renfrew Avenue, which is located in the Glebe. The property is located approximately 200m South of the Highway 417, near many restaurants and 1 storey commercial spaces.

144 Renfrew Avenue has a lot frontage of 11.255m along Renfrew and 30.773m along Bronson. The lot is irregular with a lot area of 403sq.m.

There is currently a 2 1/2 storey brick single family home on the site which resembles a row of single family homes along the South side of Renfrew. North of Renfrew there is a newly renovated one storey restaurant with gable roof. West of Bronson there is a McDonald's and 2 storey commercial buildings. South of the property, along the East side of Bronson there is a multi unit residential building.

The tenants can bike 2 blocks East along Renfrew Avenue to Percy Street to join the City of Ottawa bicycle paths which lead North to downtown. The property is approximately 1 km from the City's downtown core and equally 1km from Carleton University.

The development meets all City of Ottawa zoning requirements for the TM zone and Mature Neighbourhoods Overlay in which it is located. No minor variances or zoning amendments will be required for this development.

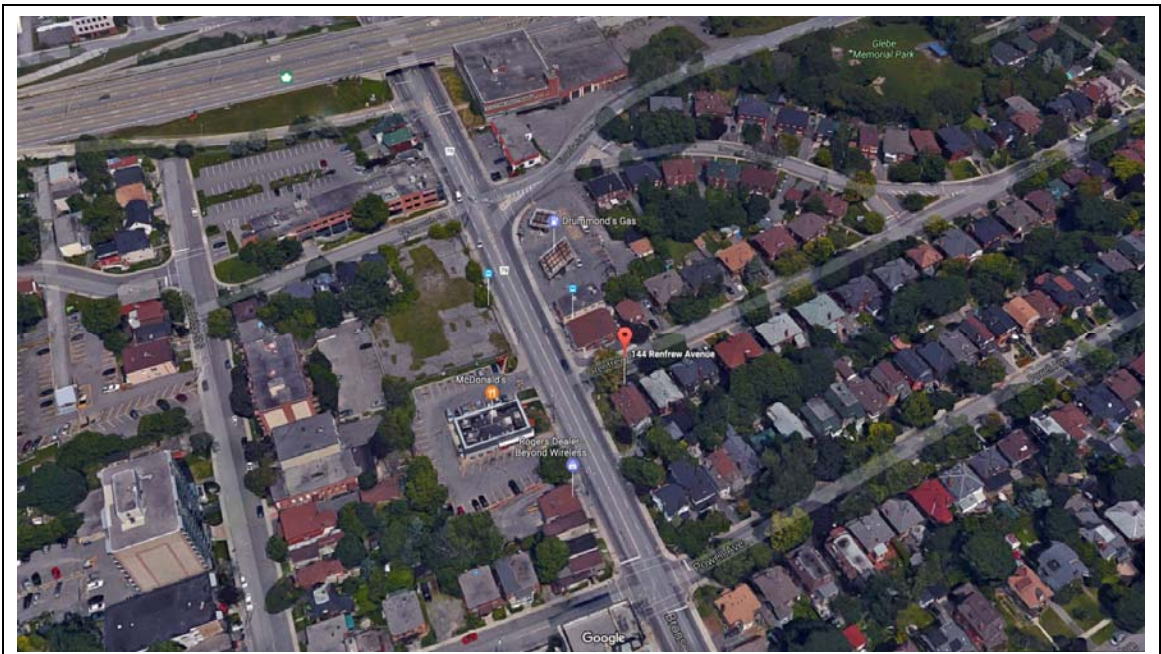


Context Plan

144 Renfrew Avenue
Planning Brief



South East view of 144 Renfrew Avenue, intersection of Renfrew Avenue and Bronson Avenue



Immediate neighbourhood along Bronson Avenue

144 Renfrew Avenue
Planning Brief



Across the street, West side of Bronson Avenue



Across the street, North side of Renfrew Avenue

The Proposal

The proposed development will completely demolish and remove the existing dwelling. The zoning of this property allows for a mixed use building with a maximum building height of 14.5m (4 storeys). We are proposing a 3 storey building, with a commercial ground floor and residential units in the basement, second and third floors.

The commercial space faces and can be accessed from Bronson. It is located at grade to ensure pedestrian interaction. The commercial ground floor has a stone cladding to differentiate itself from the residential units. The residential units have a barrier free entrance which is located above grade to maintain the residential entrances that have been established along Renfrew, and will maintain a brick facade along Renfrew.

144 Renfrew Avenue
Planning Brief



South East view of 144 Renfrew Avenue, intersection of Renfrew Avenue and Bronson Avenue

The new proposal will remove the existing asphalt driveway which leads from Bronson Avenue and replace it with a new driveway located on Renfrew for 1 visitor parking space. The existing driveway from Bronson will now be fully landscaped and will reduce vehicular movement directly onto Bronson from the subject property. The sidewalk, curb and road will be re-instated as per the City of Ottawa requirements. The garbage and recycling will be held internally on the ground floor of the building and accessed by the new driveway to Renfrew Avenue. This site does not qualify for municipal collection, and waste and recycling will be picked up by private collection managed by property management. A bicycle rack will be located in front of the building on Renfrew Avenue, and can be used by the tenants or people who will be going to the commercial space.

144 Renfrew Avenue
Planning Brief



South East view of 144 Renfrew Avenue, intersection of Renfrew Avenue and Bronson Avenue



North East view of 144 Renfrew Avenue, intersection of Renfrew Avenue and Bronson Avenue

144 Renfrew Avenue
Planning Brief

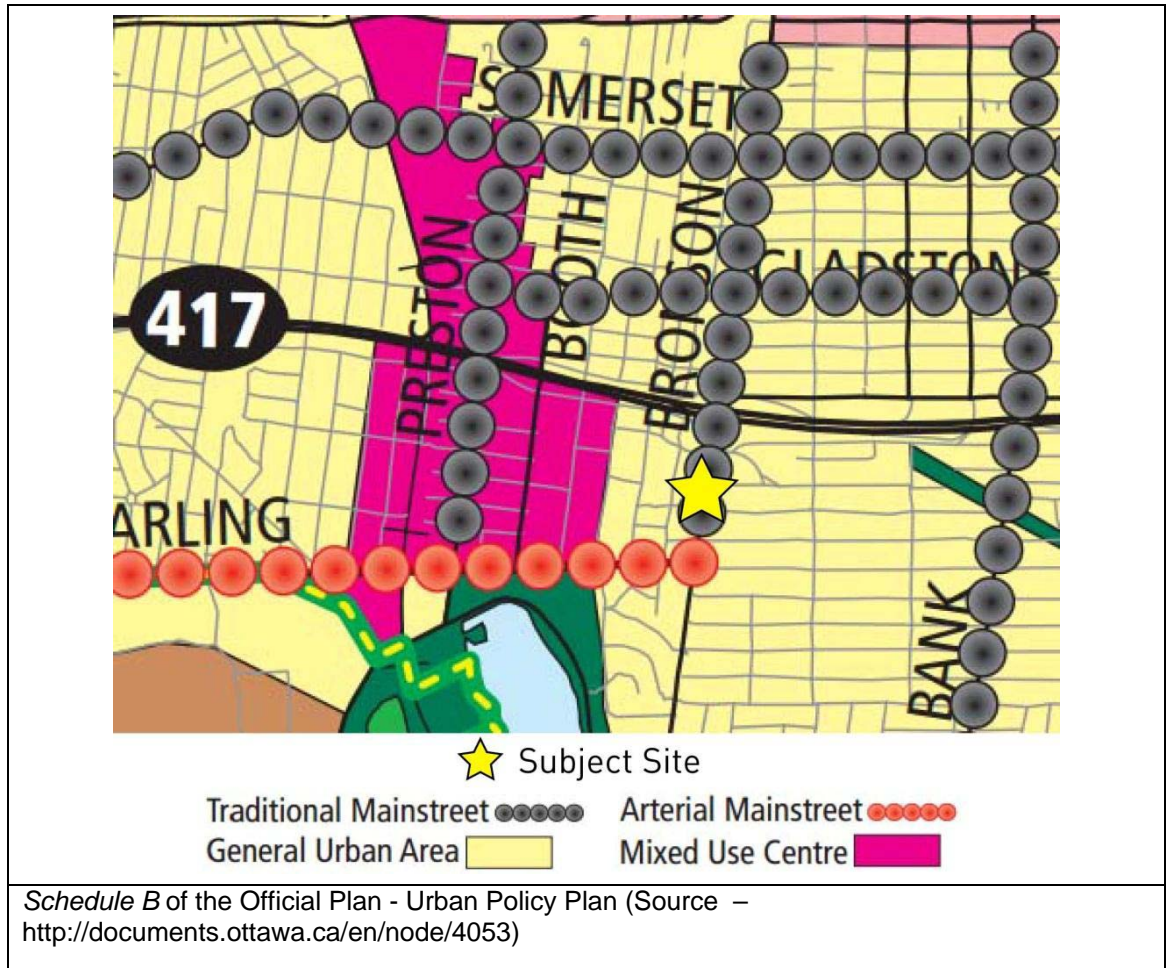


West view along Renfrew Avenue

Conformity with the City of Ottawa Official Plan (OP)

144 Renfrew is designated Traditional Mainstreet on Schedule B - Urban Policy Plan of the City of Ottawa Official Plan. Traditional Mainstreets, as per the City of Ottawa Official Plan, are planned to accommodate a broad range of uses including retail, service commercial, office, residential and institutional uses, including mixed-use buildings and foster and promote compact, mixed-use, pedestrian-orientated development that provide access by foot, cycle, transit and automobile; recognize the function of Business Improvement Areas as primary business or shopping areas, and impose development standards that will ensure that street continuity, scale and character is maintained, and that the uses are compatible and complement surrounding land uses.

144 Renfrew Avenue
Planning Brief



As seen in the image above, the Subject Property is designated *Mixed Use Centre* on *Schedule B* of the Official Plan. It is subject to the policies of *Section 3.6.2* for the *General Urban Area* designation.

- More specifically, the *Mixed Use Centre* designation permits the development of:
- transit-supportive land uses, such as offices, secondary and post-secondary schools, hotels, hospitals, large institutional buildings, community recreation and leisure centres, daycare centres, retail uses, entertainment uses, services (such as restaurants), high- and medium-density residential uses and mixed-use development containing combinations of the foregoing.
 - Community Design Plans will require that residential uses be a component in all Mixed-Use Centres.
 - Mixed-Use Centres will enhance opportunities for walking, cycling and transit.

Conformity with the Provincial Policy Statement (PPS)

The Provincial Policy Statement implements a vision for land use planning in the Province of Ontario that encourages appropriate planning and development that is environmentally responsible and economically practical. In simplest form, the Provincial Policy Statement is a

144 Renfrew Avenue
Planning Brief

framework which offers guidelines set out to enhance the quality of life and infrastructure ergonomics in the province of Ontario.

We believe the proposal meets all applicable guidelines and furthers the goals of the Official Plan/PPS, the most relevant policies to this application are found below.

Section 1.1.1 provides policy guidance for efficient development and land use patterns. This section states: "Healthy, liveable and safe communities are sustained by:

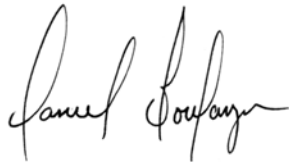
- a) *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) *accommodating an appropriate range and mix of residential and other industrial and commercial, institutional, recreation, park and open space, and other uses to meet long-term needs;*
- c) *avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- d) *avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*
- e) *promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;*
- f) *improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;*
- g) *ensuring that necessary infrastructure, electricity generation facilities and transmission and distribution."*

In summary, the subject application conforms to the Provincial Policy Statement in numerous ways. Conformity is exemplified by providing a mix of residential and commercial uses within the neighbourhood.

We believe this application should be approved as the design meets all the City of Ottawa Zoning requirements and it is in line with the goal of the City to add urban densification while keeping on the scale of neighbouring buildings which is set out by the Planning Act and Official Plan. Meeting the mature neighbourhood requirements for vehicle parking, we feel that the at grade bicycle storage is a great way to promote bicycle usage, and this location is great for bicycles with its proximity to Ottawa's bike paths.

Please do not hesitate to contact the undersigned should you have any questions or require further information.

Sincerely,



Daniel Boulanger

for Robertson Martin Architects