

November 1, 2017

Development Review - Central  
Planning, Infrastructure and Economic Development Department  
City of Ottawa  
110 Laurier Avenue West, 4<sup>th</sup> Floor  
Ottawa, ON  
K1P 1J1

**Attention: Douglas James, Manager, Development Review Central**

Dear Mr. James:

**Reference: 225 Scholastic Drive - Greystone Village Retirement Residence  
Site Plan Control Application  
Planning Rationale Letter  
Our File No. 116143**

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Novatech has been retained to file an application for site plan control on behalf of Greystone Village Retirement Residence for the proposed development of a retirement home building at the property known municipally as 225 Scholastic Drive, in Old Ottawa East. The subject property is legally described as Part of Lot H, Concession D (Rideau Front), Geographic Township of Nepean, City of Ottawa, being Part of Block 48 of the approved Draft Plan of Subdivision for Greystone Village. The property is further described as Block 31 on the Draft 4M-Plan for Phase 2 of the Greystone Village development. Block 31 has an area of approximately 3,027 m<sup>2</sup>, and has approximately 33 m of frontage along the west side of future Scholastic Drive, and 75 m of frontage on the south side of the future extension of Oblats Avenue, both of which are to be constructed as part of Phase 2 of Greystone Village.

The subject property is currently vacant and forms part of the former Deschâtelets grounds at 175 Main Street. The property is situated to the northeast of the existing Deschâtelets Building which is currently unoccupied, however, which is proposed to be converted to residential units in the future. The remaining vacant lands at 175 Main Street will be developed with a mix of primarily residential and mixed-use buildings of varying heights and densities.

The subject property is designated General Urban Area on Schedule B of the City of Ottawa Official Plan, and is shown primarily as Mixed-use Medium-rise designation, with a relatively small portion of the property within the Residential Medium-rise designation, as shown on Schedule A of the Old Ottawa East Secondary Plan. The property is zoned GM[2310] (General Mixed-Use Zone, Exception 2310) in the City of Ottawa Comprehensive Zoning By-law 2008-250. The neighbouring Deschâtelets Building is designated under Part IV of the *Ontario Heritage Act*.

### ***Project Description***

The proposal involves the development of an eight-storey retirement home building with a gross floor area of approximately 6,713 m<sup>2</sup> on the subject lands. The development will include a total of 146 rooming units, as well as accessory administrative offices and health and personal service uses, and various amenity areas. The building massing comprises three distinct blocks, including two, seven

and eight-storey masses oriented in a “T-shape” configuration. The massing and form has been designed such that views of the nearby Ottawa River will be optimized for a large portion of the suites and common areas with the building.

Considerable amenity area is provided in the form of outdoor terraces and courtyards, as well indoor lounges and exercise and multi-purpose rooms. Rooftop terraces are provided above both the second and seventh storeys, and offer outdoor seating for residents with integrated vegetation and planter boxes. An additional terrace for use by employees is provided atop the parking garage podium adjacent to the south and west property lines, and an at-grade courtyard is provided within the open space along the north façade of the building extending towards Oblats Avenue. Residential units on the seventh storey also have access to private balconies. Approximately 1,682 m<sup>2</sup> of amenity area is provided in total, which is nearly triple the area requirement pursuant to the Zoning By-law.

Access to the site is proposed from Scholastic Drive. The driveway will provide access to a lay-by area to the front of the principal entrance and will connect to the below-grade parking garage. A total of 38 parking spaces and 4 tandem spaces are provided within two levels of underground parking to serve residents and employees of the retirement home. A total of 37 bicycle parking spaces are also provided, in accordance with the Zoning By-law. It is the desire of the proponent to provide all parking below grade in order to emphasize pedestrian facilities and high-quality landscaped area to promote an urban lifestyle.

The topography of the site is such that the grade slopes considerably downwards to the east towards the Ottawa River. This unique characteristic is strategically incorporated into the design of the building. Although the proposed building includes eight storeys and a basement level, the building will appear as a seven-storey structure as viewed from the west as both the basement and ground floor of the rear elevation will be fully below finished grade.

The proposed development will be connected to full municipal services. The roadway base and servicing infrastructure required to service the proposed development have recently been constructed and installed, and the remaining works, including construction of sidewalks, are scheduled for spring of 2018.

A concurrent minor variance application has been filed with the Committee of Adjustment to seek relief with respect to proposed building height. The proposed eight-storey building requires relief to permit increased height elevations of 86.12 and 86.69 m ASL, as measured to the top of the main eighth storey roof parapet and the stair tower parapets, respectively, as well as height elevations ranging from 87.42 to 88.0 m ASL to accommodate the elevator overrun and rooftop equipment projections. Although an overall maximum building height elevation of up to 88.0 m is proposed, it is understood that only the make-up air unit projections will reach this height, and the balance of the projections and the building itself will remain below this elevation.

The purpose of this Planning Rationale letter is to provide planning justification in support of the site plan control application for 225 Scholastic Drive and demonstrate how the proposed development conforms to the policies of both the City of Ottawa Official Plan and the Old Ottawa East Secondary Plan, and supports the objectives of the Old Ottawa East Community Design Plan. Furthermore, this letter outlines the various requirements of the City of Ottawa Zoning By-law 2008-250, as they relate to the proposed development, and demonstrates compliance with all provisions of the Zoning By-law, in terms of both permitted use and performance standards, with the exception of proposed building height, for which relief is being requested.

## **Planning Framework**

### City of Ottawa Official Plan (As amended by OPA 150, 2013)

The subject property is designated General Urban Area as shown on Schedule B to the City of Ottawa Official Plan. It is anticipated that the lands designated General Urban Area will continue to mature and evolve through intensification and infill at a scale contingent on proximity to major roads and transit, and the area's planned function.

The General Urban Area designation policies permit many types and densities of housing, including retirement home uses, such as that proposed for the subject property. Policy 5 under Section 3.6.1 supports opportunities for intensification within the General Urban Area where it will complement the existing pattern and scale of development and planned function of the area.

The proposed mid-rise retirement home building represents an opportunity for intensification within an area which is expected to experience considerable growth and development in the future. The proposal is in keeping with the level of density and built form anticipated for Greystone Village, and will contribute to the evolving character of this community. The development establishes a desirable built form which complements the planned neighbourhood patterns in terms of building massing and orientation and open space and landscaping.

Section 3.6.1 of the Official Plan also establishes that the maximum building height in the General Urban Area will continue to be low-rise, however, where existing zoning permits building heights greater than four storeys, such zoning will remain in effect. The existing zoning of the property permits a maximum height of 83.7 m based on elevation above sea level, and recognizes that taller and higher density development in this area is appropriate for and supports the planned function of the future Greystone Village neighbourhood.

It is the policy of the Official Plan that new development be in accordance with the design and compatibility objectives set out in Sections 2.5.1 (Designing Ottawa) and 4.11 (Urban Design and Compatibility) of the Plan. Section 2.5.1 provides that consideration should be given to components of built form, open space and infrastructure when designing buildings and spaces as these elements contribute to a community's identity. The design objectives detailed under Section 2.5.1 include policies relating to enhancing sense of community, defining public and private spaces, creating safe and accessible places, respecting character of existing areas, understanding natural features, and promoting sustainable design.

Section 4.11 establishes that development applications will be evaluated on the basis of various design objectives to ensure high quality urban design and compatibility in terms of scale and use among proximate development. The design and compatibility objectives under Section 4.11, as they relate to the proposed development, include policies regarding good building and façade design, massing and scale, and outdoor amenity areas.

The proposed development responds to the City's design objectives by contributing to the distinct identity of the neighbourhood, which is characterized by an overall harmonized community design with an emphasis on heritage values and public space. The selected materiality and colour-palette, including the use of stone, brick and metal panel, complement both the historic Deschâtelets Building and future planned development. The building massing includes distinct blocks to break-up the building's scale and provide transition to the low-rise residential uses to be developed to the north

along Scholastic Drive. The proposed landscaping contributes to appealing streetscapes and complements the envisioned pattern of outdoor amenity area surrounding the Deschâtelets Building. The proposal represents high-quality design which is compatible with existing and future development in Greystone Village, and contributes to the unique identity of the community.

The proposal conforms to the policy direction of the Official Plan relating to City's vision for development within the General Urban Area designation and for overall design and compatibility.

### Old Ottawa East Secondary Plan and Community Design Plan

The Old Ottawa East Secondary Plan was adopted in 2011 and implements the planning and design objective detailed within the Old Ottawa East Community Design Plan. The subject property is designated primarily as Mixed-use Medium-rise designation, with a relatively small portion of the property appearing to be within the Residential Medium-rise designation, as shown on Schedule A of the Old Ottawa East Secondary Plan.

It is envisioned that the area to the east of Main Street, between Springhurst Avenue and Clegg Street, including the property of the Oblate Fathers at 175 Main Street, will be developed as a Mainstreet with adjoining mixed-use neighbourhood extending east to the River. Within this area, a variety of residential building types and housing options are encouraged to accommodate a full demographic of households. Policy 4 under Section 10.2.1 of the Secondary Plan supports building heights up to 9 storeys within designated medium-rise areas. Medium-rise areas are identified across the majority of the lands to be developed as part of Greystone Village.

The Secondary Plan recognizes the heritage value of the historic Oblate Fathers property and provides that the design of all new development shall respect the cultural heritage value of the Deschâtelets Building and its associated cultural heritage landscape. Further, architectural treatment, including finish, colour and materials should be complementary among buildings, and treatment of common elements, such as fencing, landscaping, gateway features, street lighting and signage should be consistent. The Plan includes policies which encourage high quality landscaped spaces and require that parking for medium-rise buildings be located primarily below-grade.

The proposed retirement residence supports the Secondary and Community Design Plans' objectives relating to the redevelopment of the Oblate Fathers' property. The proposed building height is in keeping with the Secondary Plan policies, and the building has been designed such that the heritage value of the Deschâtelets Building is respected. The use of stone and brick harmonize with the neighbouring heritage building, while the metal panels provide contemporary detailing to tie into future planned development. The development minimizes the presence of vehicular traffic and parking, and provides high-quality, accessible landscaped and outdoor amenity areas. The proposed development is in keeping with the policy direction and design objectives set out in the Old Ottawa East Secondary Plan and Community Design Plan.

### City of Ottawa Comprehensive Zoning By-law 2008-250

The subject property is zoned GM[2310] (General Mixed-Use Zone, Exception 2310) within the City of Ottawa Comprehensive Zoning By-law 2008-250. The intent of the GM zone is to "allow residential, commercial and institutional uses, or mixed use development in the General Urban Area" and to "impose development standards that will ensure that the uses are compatible and complement surrounding land uses".

The purpose of Urban Exception 2310 is to establish additional provisions which apply to the portion of the Oblate Fathers' property defined as Block 48 on the approved Draft Plan of Subdivision for Greystone Village. Block 48 comprises the existing Deschâtelets Building and associated grounds, including the subject property. Urban Exception 2310 includes the following provisions:

- Sections 139 and 140 do not apply to the initial construction of a residential use building on the subject site, but do apply except where otherwise regulated in this exception to:
  - (i) a change in use from one type of residential use building to another permitted dwelling type;
  - (ii) an addition to an existing residential use building that abuts the front yard or corner side yard; and,
  - (iii) the incidental use of lands within the front, interior side and corner side yards, including the creation of a new driveway or parking space, associated with an existing residential use building.
- The maximum building height is an elevation of 83.7 metres above sea level, Section 64 shall not apply, and no part of the building shall project above this.
- The lands zoned GM[2310] are to be considered one lot for zoning purposes.
  - minimum front yard setback: 1.8 m
  - minimum rear yard setback: 1.3 m
  - minimum width of landscaped area and landscaped buffer for a parking lot abutting a street: 1.3 metres.

As future development within Greystone Village was conceptual at the time of establishing the maximum building height requirement for the GM[2310] zone, an elevation of 83.7 m ASL, which represents the elevation of the top of the flat roof of the Deschâtelets Building, was selected to ensure that proposed development within this zone that are higher than the Deschâtelets Building's main roof are properly evaluated on the basis of preserving unobstructed key views of the historic building, particularly as viewed from Main Street.

The proposed development complies with all provisions of the Zoning By-law, in terms of both permitted use and performance standards, with the exception of proposed building height. The proposed eight-storey building requires relief to permit increased height elevations for certain components of the structure, including the heights as measured to the top of the eighth storey roof parapet, as well as various rooftop equipment projections.

Although exceeding the maximum height requirement, the top of the parapet of the eight-storey portion of the building, being at an elevation of 86.12 m ASL, remains below the top of the central peaked roof of the Deschâtelets Building, which has an elevation ASL of 86.69 m. With respect to the projections above height limit, the elevator overrun and the rooftop equipment are generally set back from the edge of the exterior building walls in order to minimize views of these projections from ground level, notably as viewed from Main Street. The proposed building's positioning and massing in relation to the Deschâtelets Building is such that the historic building will remain as the predominant and unobstructed focal point as viewed from Main Street.

With respect to the structural and mechanical design of the building, significant efforts were made to minimize the overall height of the building and the height and size of the rooftop equipment required to service the building. Equipment which is typically situated on the roof, such as the required generator and chillers, are located to within the basement level and the eighth storey mechanical

penthouse, respectively, in order to reduce the presence of rooftop projections. Only the equipment which is considered undesirable to provide within the building, for noise, vibration or functional reasons, remain on the roof.

A Shadow Analysis has been prepared by NEUF Architect(e)s in support of this application and demonstrates that, although an increase in height is proposed for the rooftop equipment and eight-storey rear portion of the building, for the majority of the various times of day throughout the year, the shadow cast by the proposed building is an improvement to that which would be permitted as-of-right. In the few cases where the proposed shadow extends beyond the as-of-right shadow, the new net shadow is extremely minimal.

## **Conclusion**

This planning rationale letter has been prepared in support of the site plan control application for the development of the proposed eight-storey retirement residence at 225 Scholastic Drive within Greystone Village.

A pre-application consultation meeting in relation to the proposed retirement home was held with the City on May 5, 2017, and follow-up comments as well as the study and plan identification list were received on May 12, 2017.

Although the subject property is not within a designated design priority area, the proponent participated in an informal pre-consultation meeting with the Urban Design Review Panel (UDRP) in order to review design considerations for the proposed development. The proposal was presented at the June 1, 2017, meeting and the UDRP's summary of recommendations was received on June 15, 2017. The Panel provided comments and recommendations pertaining to three general themes, including building orientation, height and materiality.

It is a recommendation of the UDRP that a more orthogonal massing be studied as this would respond to both existing and proposed buildings in the vicinity as well as provide opportunity for additional courtyards, particularly between the proposed building and the Deschâtelets Building. The orientation of the building massing was studied following the UDRP meeting, however, it is the desire of the proponent to retain the proposed "T-shape" form as this offers the most efficient floor plate which also optimizes views of the Rideau River from the suites and common areas of the building. It is noted that the eight-storey block situated in closest proximity to the Deschâtelets Building responds to the north-south building orientation established by the Deschâtelets, while the two and seven-storey blocks complement to the proposed future development which will be oriented primarily towards Scholastic Drive in order to introduce interaction with the public space along the River.

In order to create the visual impression of an orthogonal massing lining Oblats Avenue, a courtyard was introduced within the semi-enclosed space to the north of the building, and an iron fence with masonry pilasters is provided to frame the street edge and create privacy for this space. A second courtyard was added within the southwest corner of the site, atop the parking structure podium, in order to contribute to the pattern of landscaped open space surrounding the Deschâtelets Building. The terrace above the parking structure also creates a continuous open space extending from the rear of the Deschâtelets Building to the Rideau River, similar to the open space extending from the rear of the southern wing. While the building orientation remains as a slightly skewed "T-shape" due to the irregular shape of the property, the at-grade built form and landscaping features are parallel to the streets to complement the public realm.

A second recommendation of the UDRP is to ensure the height of the Deschâtelets Building is respected to ensure the visual dominance of the heritage building from all vantage points. In response to this recommendation, the structural and mechanical design of the building was re-examined following the UDRP meeting in order to identify opportunities to reduce the overall proposed height elevation, including minimizing floor-to-floor heights, reducing the size of the required rooftop equipment and elevator overrun, and relocating the mechanical penthouse and generator to within the building. The maximum height of 88.0 m ASL currently proposed represents a considerable reduction of nearly 3 m from the initial proposed height of 90.9 m ASL. Notably, the proposed height to the top eighth storey roof parapet has been reduced to stand below the height of the central gable of the Deschâtelets Building. Further, the mechanical penthouse has been relocated to within the structure, and only the equipment which must be provided on the roof for functional reasons remain. The location of the proposed building to the north and rear of the Deschâtelets Building, together with the efforts to reduce the proposed building height ensure the Deschâtelets Building will continue to represent the focal point of the community.

The third recommendation comments on building appearance and materiality, and recommends a quieter expression by introducing a predominantly monochromatic colour-palette. Accordingly, a combination of natural stone and gray brick finishes with charcoal metal panel accents was selected to complement the Deschâtelets Building. The significant glazing along the east and north façades animates the street frontages, while the subtle design and glazing pattern of the rear, west-facing façade have regard for the architectural expression of the prominent Deschâtelets Building.

The Cultural Heritage Impact Statement Addendum prepared by Commonwealth Historic Resource Management in relation to the proposal also comments on building materiality and recognizes the simplified material palette for this revised design iteration which consists of three predominant materials in a quieter expression. The report notes the composition of natural stone and brick along the base of the building which reinterprets the stone work of the Deschâtelets Building in a modern manner. From a heritage perspective, the proposed building is an appropriate fit within the cultural heritage landscape.

The proposed development conforms to the planning policies provided within the City's Official Plan and the Old Ottawa East Secondary Plan, and represents an appropriate land use and scale of development for the subject property. The proposal supports the City's design objectives detailed with the Official Plan and the Old Ottawa East Community Design Plan, and has regard for the UDRP's design recommendations, including incorporating façade treatments, colours and patterns which complement the historic Deschâtelets Building. As per the study and plan identification list, please find the following enclosed in support of this application:

- Site Plan Control Application Form;
- Draft 4M-Plan, Annis, O'Sullivan, Vollebekk Ltd.;
- Site Plan, NEUF Architect(e)s, A100, Revision C;
- Floor Plans, NEUF Architect(e)s, A200-209, Revision C;
- Elevation Drawings, NEUF Architect(e)s, A400-404, Revision A;
- Elevation Drawings with Deschâtelets Building, NEUF Architect(e)s, A405, Revision C;
- Renderings; NEUF Architect(e)s, SK-001-003, dated October 26, 2017;
- Architectural Design Brief, NEUF Architect(e)s;
- Shadow Analysis, NEUF Architect(e)s, dated October 18, 2017;

- Cultural Heritage Impact Statement – Addendum C, Commonwealth Historic Resource Management, dated October 2017;
- Landscape Plan, Novatech, L1, Revision 3;
- General Plan of Services, Novatech, GP, Revision 2;
- Grading, Erosion & Sediment Control Plan, Novatech, GR, Revision 4;
- Site Servicing and Stormwater Management Memorandum, Novatech, dated October 30, 2017;
- Transportation Overview, Novatech, dated October 30, 2017;
- Geotechnical Investigation, Golder Associates, dated June 2017; and
- CD containing PDF copies of all submission material noted above (one disk).

Please do not hesitate to contact me should you require any additional information or clarification with respect to that provided.

Yours truly,

**NOVATECH**



Kayla Blakely, B.E.S. (PI)  
Planner

c.c. Marc Boulianne, Greystone Village Retirement Residence  
Richard Lemay, Greystone Village Retirement Residence  
Chris Ilg, NEUF Architect(e)s  
Marie-Hélène Toupin, NEUF Architect(e)s