

# PLANNING RATIONALE REPORT

65 ACACIA AVENUE

PIN: 0422 50274 / 042250273

Part 1 of Lot 25, Registered Plan 46666

Survey Plan 189537 LS 10 to 11

K1M OP5

CITY OF OTTAWA

PREPARED BY  
SOMA DESIGN STUDIOS  
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# 1. INTRODUCTION

## 1.1 BACKGROUND

Soma Design Studios was retained by the owner to prepare a planning rationale in support of an application for design of a four storey apartment complex, containing twelve units and below ground parking.

This report will examine the existing conditions of the site along with the current community context of the Lindenlea-New Edinburgh neighbourhood, examining its inherent qualities, and how they influence the proposed design. This report reviews the positive impacts of residential intensification and efficient design and construction. The report will then proceed to explain the proposed development, with its anticipated residential use, and how it will positively impact the Lindelea neighbourhood, providing suitable residential accommodations. This report reviews the applicable land use planning policies outlined by the Provincial Policy Statement (PPS), Ottawa's Official Plan (OP), the Rockcliffe Park Secondary Plan, and the Ottawa Zoning By-law Provisions.

This report will indicate that the proposed development has taken into consideration all of the required policies to design and construct a residential building, and that the proposed construction, and all relevant applications will be vital to the success of the project.

## 1.2 DESIGN INTENT

The proposed development aims to create optimal residential infill through the demolition of an existing bungalow on part of the proposed lot, and introducing new construction of a four storey apartment dwelling, combining the partial lots at 65 Acacia Avenue into a larger pie-shaped lot. By combining the two adjacent severed lots back into one lot, a suitable building envelope may be achieved, optimizing the residential housing potential in this highly desirable neighbourhood.

In the residential area around the Beechwood Avenue arterial mainstreet, there can be found a variety of housing developments within clustered low density residential neighbourhoods, combining a variety of low and mid-rise apartment complexes, adjacent to single family dwellings, institutional buildings such as schools and retirement housing, and embassies. This creates a region that encourages pedestrian-friendly movement, the use of Ottawa's public transportation system, buildings with humanistic scale, and a community with distinctive character and local identity. The Rideau-Rockcliffe and New Edinburgh area is also home to residences and buildings of significant Canadian heritage, lending the community a sense of local heritage and historical importance. Therefore, it remains of utmost importance to the City of Ottawa and its collective of local community associations to preserve the identity and character of the residential neighbourhoods north of Beechwood Avenue, as outlined in the *Ottawa Official Plan (2003)*. It is the vision of Ottawa's urban planners to create communities with balanced development, using built form, greenspace and infrastructure to stimulate neighbourhood growth and activity, while maintaining the identity and character of the city's various neighbourhoods (*Urban Design and Compatibility 2.5.1*).

The design principles that have been considered by this project are compatible with those outlined by the *Ottawa Official Plan*, to ensure that the whole building integrates into the community, and respects the established character of the existing Lindenlea neighbourhood. To accomplish this, the project will:

- Integrate new development to complement and enliven the surroundings
- Recognize and reflect on the history of the city or community.
- Create distinctive places and appreciate local identity in patterns of development, landscape and culture.
- Allow the built form to evolve through architectural style and innovation.
- Achieve a more compact urban form over time
- Complement the massing patterns, rhythm, character, and context.
- Allow for varying stages of maturity in different areas of the city, and recognize that buildings and site development will exhibit different characteristics as they evolve over time
- Accommodate the needs of a range of people of different incomes and lifestyles at various stages in the life cycle

With these guidelines for sustainable construction and design, the proposed development will increase the amount of viable living space by developing an all new materials apartment building, which will adhere to the prescribed zoning by-laws, community planning guidelines and citywide urban development programmes.

## 2. PLANNING APPLICATIONS

### 2.1 APPLICATION FOR SITE PLAN CONTROL

The proposed development looks to achieve Site Plan Approval for the new construction and demolition required at 65 Acacia Avenue. By the measures of Ottawa's Planning Act, a Site Plan Control would be required in this instance to ensure that the development meets the quality and standards approved by the City. This proposal looks to create twelve new dwelling units on the combined lot, within a new construction four storey building.

### 2.2 APPLICATION FOR MINOR VARIANCE

Through the application for lot severance, the proposal will require requests for minor variance for each of the proposed severed lots, and ask that the following setbacks be lifted:

- permission to reduce the minimum required front yard depth
- permission to reduce the required rear yard depth and rear yard area of the total lot reserved for the rear yard

In this instance, the variances are considered to be "minor" as the intention of the Ottawa zoning by-laws are being observed, but still exceed them, due to the existing nature and conditions of the site itself. As the report will discuss, the opportunities for development on this site are limited, but an intervention on this property would be an improvement to the appearance and aesthetic of the residential neighbourhood. The general intent and purpose of the Ottawa Zoning By-laws are being observed in all instances, but require the consent of the Committee to complete the project as envisioned. There will be no requirement for rezoning to accommodate this development.

Later in this report, the *Ottawa Zoning By-laws (Section 161-162)* will be illustrated, with each minor variance explained, and the argument for each alteration to the prescribed setbacks outlined by By-laws 2008-250 and 2015-228.

An application form for Request for Minor Variance will be submitted for review along with this Planning Rationale to explain and justify the reasons for the required alterations to the proposed setbacks.

### 3. EXISTING CONDITIONS

#### 3.1 COMMUNITY ATTRIBUTES



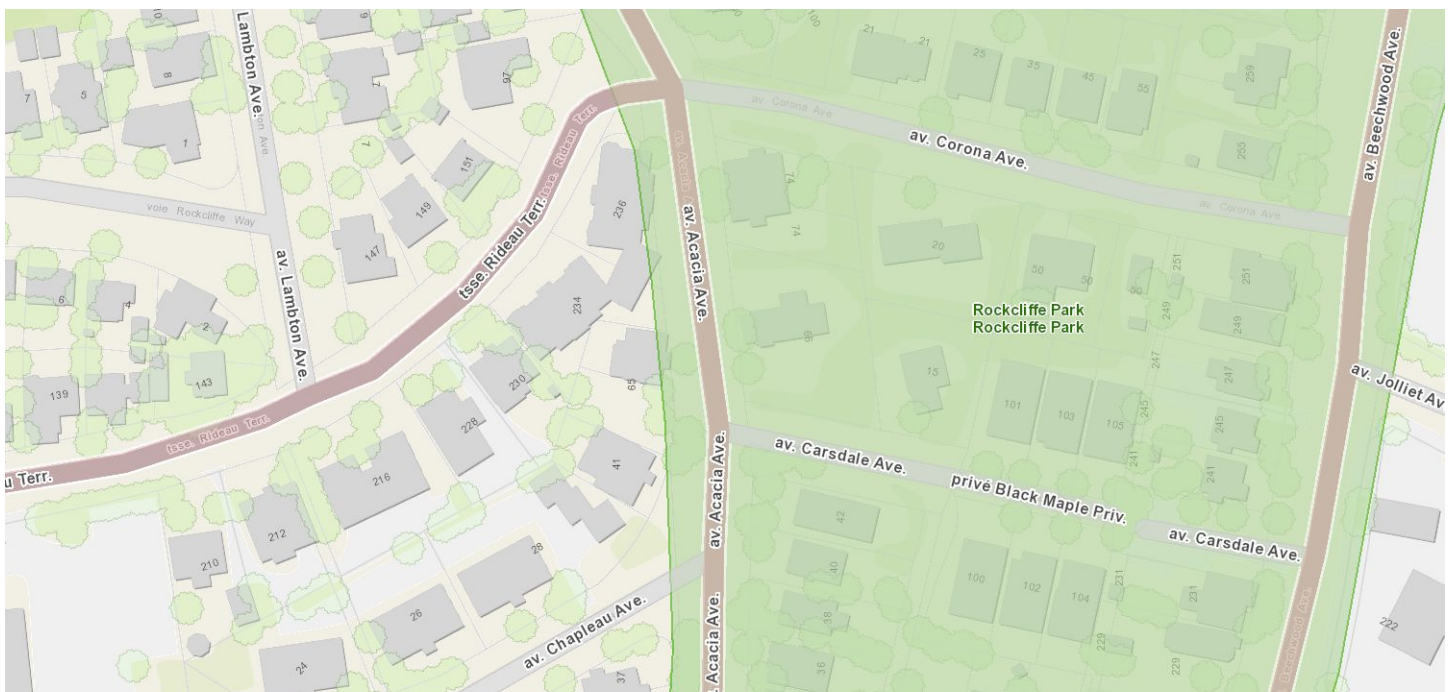
EXHIBIT A: MAP OF NEW EDINBURGH - LINDENLEA NEIGHBOURHOOD

65 Acacia Avenue resides in the neighbourhood of Lindenlea-New Edinburgh, in the central urban area of Ottawa. This area is a mix of low to mid-rise residential houses, abutting the north side of the Beechwood Avenue traditional main street. The region is bordered by the Rockcliffe Manor-Park neighbourhood to the east and the north, the Rideau River to the west, and the Beechwood Avenue traditional mainstreet to the south. Ottawa's history is deeply rooted here, with properties, parks and homes of designated heritage and character protected by the Ontario Heritage Act. As one of Ottawa's oldest communities, the importance of architectural preservation and the protection of community character are paramount in the choices made for the future development and planning of the region. The architectural stylistic changes mark this transition over time, from the rural village of Ottawa's labourers and millworkers of the late 1800s, to the prosperous quiet estates of Ottawa's nouveau rich during the post WWI era. The neighbourhood of Lindenlea was one of Ottawa's earliest attempts at a planned residential community, based off the British trend of the Garden City suburban center, which established important urban parks, maintained mature trees along streetscapes, and enhanced the importance of a pedestrian-friendly environment through a naturalized organization around irregularly shaped lots. Characteristically, brick faced Edwardian-style homes and Tudor-style manors are common in the residential neighbourhoods of Lindenlea, while

later forms of residential architecture introduced mid-rise apartment complexes, duplexes, and row townhouses to promote a more diverse range of housing options for a variety of demographics and incomes after the Second World War. The neighbourhoods north of Beechwood Avenue are much older than the homes of the Rideau-Vanier Ward to the south, which caters to student housing demands that are accessible to Ottawa's numerous campuses, business districts and nightlife centres. The housing market in the New Edinburgh region has become highly competitive and sought after, developing new residences to add to the region's intensification, while encouraging a controlled method of urban infill, approving new forms of construction and architectural style.

Under the City of Ottawa Official Plan, it is envisioned that the area will continue to evolve into a thriving and diverse urban residential village, promoting the creation of new condominium complexes, various forms of single family housing, duplexes and low-rise apartment buildings, and the reinvigoration of Beechwood Avenue Main Street by reestablishing scenic streetscapes. Further attempts to beautify main streets and residential avenues, and calming traffic congestion and roadway accessibility are a part of the future strategies to promote the area as a liveable community.

The area of Lindenlea - New Edinburgh is encompassed by "Schedule B - Central Areas Character Areas and Theme Streets" (*Ottawa 20/20 Urban Design Guidelines*), as a distinctive and pedestrian-accessible residential neighbourhood. The main objectives of this designation are to contribute to the vitality of the Central Core, providing its residents with a diverse, livable community, with emphasis on the values of heritage, safe and green design, with responsible and accountable development and leadership.



**EXHIBIT B: ROCKCLIFFE SECONDARY PLAN MAP, GEO-OTTAWA**



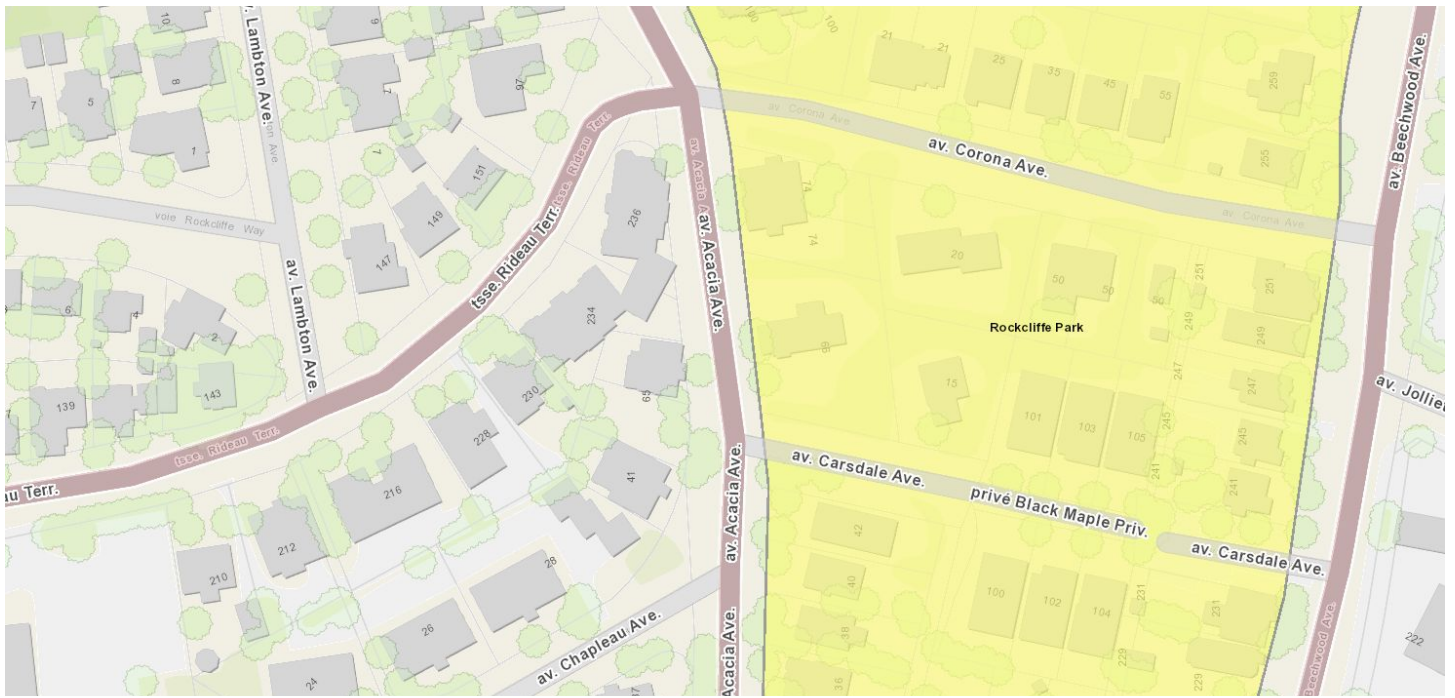


EXHIBIT C: DESIGNATED HERITAGE MAP OVERLAY, GEO-OTTAWA

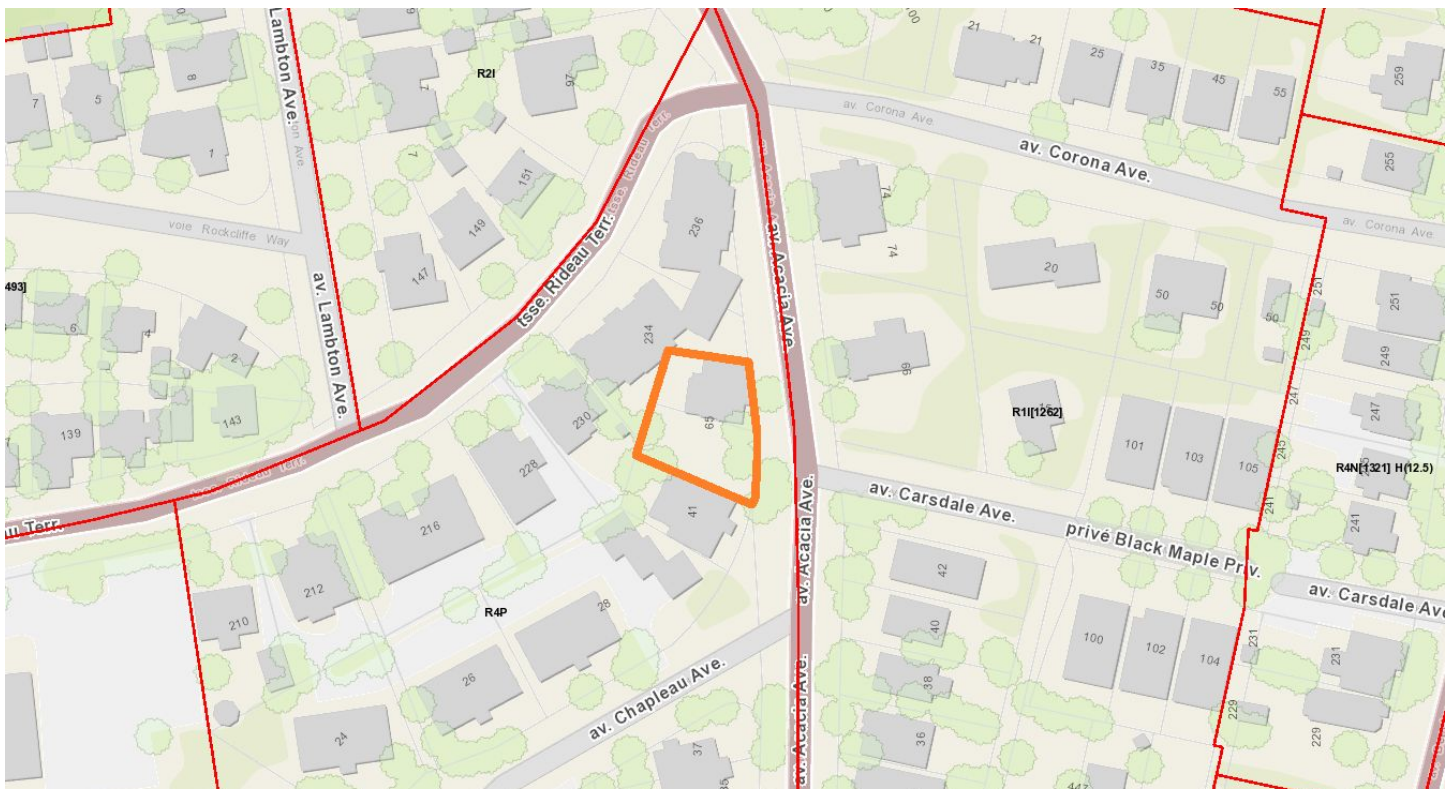


EXHIBIT D: ZONING MAP WITH 65 ACACIA AVENUE HIGHLIGHTED, GEO-OTTAWA



### 3.2 CURRENT SITE CONTEXT

65 Acacia Avenue is a pie-shaped interior lot located across from the intersection of Acacia Avenue and Carsdale Avenue, which is a private entry road. Located on the western side of Acacia Avenue, it resides on the border of the Lindenlea designated neighbourhood, just on the outskirts of the Rockcliffe Park heritage area. Facing to the east, the property is currently two partial lots, one currently vacant of any structure, and the adjacent property housing a single detached bungalow. The property adjacent to 65 Acacia to the south maintains a single family dwelling, that appears to be a two storey, brick exterior Georgian revivalist house, erected circa the 1960s. To the rear and northern interior property line of the proposed site, the property slopes up toward Rideau Terrace, which is occupied by two lowrise apartment complexes situated on an irregularly shaped lot. The property adjacent to the north of 65 Acacia (Lots 234 and 236 Rideau Terrace) are 2.5 storey apartment dwellings with a shared interior courtyard, built in the Italianate classical revival style erected circa the 1960s. The property adjacent to 65 Acacia on the eastern side of Acacia Avenue (66 Acacia Avenue) is a two storey Georgian style dwelling, with a wooded and fenced yard facing the lot frontage at 65 Acacia. The road slopes downward travelling from north to south, with the western side of Acacia Avenue being of higher elevation than the eastern side. The partial properties at 65 Acacia Avenue have no mature trees, while some vegetation can be found along the rear property line. Where the natural slope of the grade meets the pedestrian sidewalk, the property has built a stonework retaining wall to maintain the level of the soil from eroding, and creating a less steep slope from the roadside to the facade of the existing bungalow. There are no perceptible geological or topographical elements of note on this property.



EXHIBIT E: AERIAL PHOTOGRAPH OF 65 ACACIA AVENUE, TAKEN FROM GEOOTTAWA, 2017

The property at 65 Acacia is a pie-shaped site, with 27.88 meters of road frontage along Acacia Avenue, and extends a distance of 21.51 meters deep. The adjacent lots at this property (10 and 11) were approved for severance to erect the existing single storey bungalow on Lot 11, which is proposed for demolition to allow for new construction. The proposed four storey apartment building construction would occupy both sides of the partial lots, and provide 11 new

residences within four storeys, with all residential amenities provided in suite, or underground. The proposed development for this site would improve the overall appearance of the street, while creating a sensible option for residential infill and intensification in the Lindenlea neighbourhood. Due to the prohibitive restrictions of the site's width and depth, very few options are able to accommodate the city's required setbacks and zoning designations, however the proposed plan does try to adhere to and administer the by-laws to the fullest extent of their phrasing. By allowing for this development, the proposed apartment building would be a positive improvement to the lot at 65 Acacia Avenue, and would uphold the city's desires for compact, efficient and sustainable design.



**EXHIBIT F: ROADSIDE PHOTOGRAPH OF 65 ACACIA AVENUE, TAKEN FROM GOOGLE MAPS, 2014**

## 4. DEVELOPMENT PROPOSAL

### 4.1 DESIGN SUMMARY

The proposed development at 65 Acacia Avenue will develop the site to construct a four storey apartment building, that will reattach the vacant portion of the property to the occupied portion of the property to the north. The building will house 11 apartment units with a central elevator and rooftop amenity space, providing tenants with underground parking, suitable garbage storage, and ample outdoor space. The ground floor is raised to retain the existing slope of the property, to maintain the integrity of the soil, and the foundations of the adjacent properties to the rear of the lot. The front of the lot will be rejuvenated to invoke the natural stone elements and masonry of the current lot, while improving the visible streetscape through appropriate landscaping and suitable building scale. The development will aim to meet the needs of the region for affordable housing, promoting infill on the site, while creating minimal impact within the urban residential neighbourhood.

By examining the relevant policies and governing by-laws, it can be seen that the creation of a four storey apartment residential structure is reasonable and compliant with all construction guidelines determined by Ottawa's Zoning By-laws, urban planning outlines, and provincial policies.

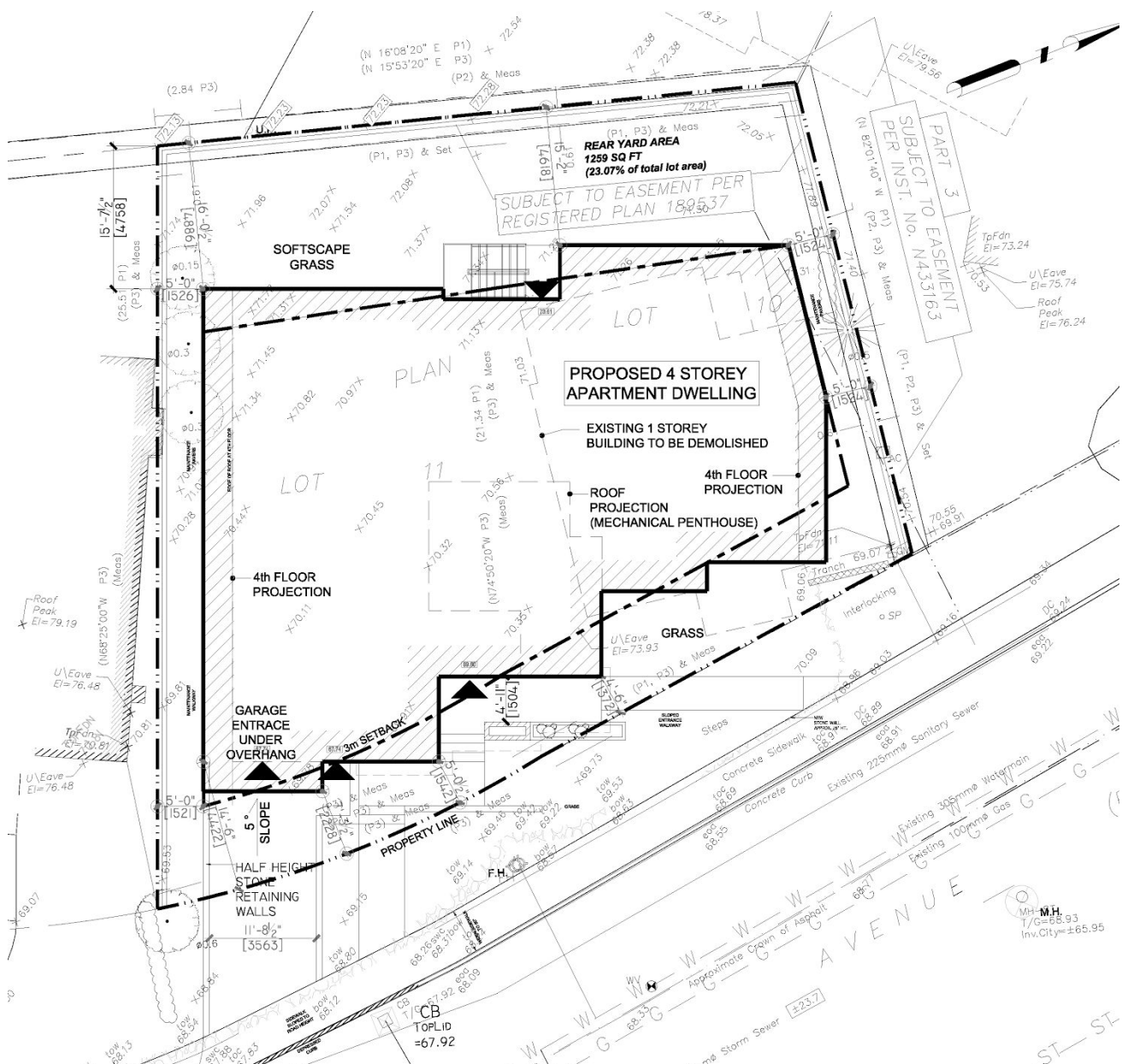


EXHIBIT G: PROPOSED SITE PLAN, 65 ACACIA AVENUE, SOMA DESIGN STUDIOS



## 4.2 PROPOSED OCCUPANCY

The four storey apartment structure will house 11 residential units of 1 and two bedrooms. Each unit will be provided with access to underground parking, garbage storage and removal, rooftop amenity space, and landscaped outdoor space in the rear yard. The consideration of Lindenlea's demographics and projected population growth for the Beechwood mainstreet region has proven the need for a variety of acceptable forms of residential construction. The area has an above average number of low rise apartments and condominiums compared to citywide numbers, at 29.5% of all dwellings found in Lindenlea-New Edinburgh (city average is 10.2%). The recorded number of households with people between the ages of 20 to 39 is on par with the citywide average at ~14%, and a 33% population of retirees or octogenarians. It has been studied that residents of Lindenlea are also 15% less likely to own or drive a vehicle, choosing instead to use public transportation, cycle, or walk to their destinations. From this data, it can be seen that Lindenlea's garden city neighbourhood has cultivated a centralized, pedestrian-friendly form of urban lifestyle, providing homes to young professionals, civil servants, and active living retirees. It is therefore the recommendation that the redevelopment of 65 Acacia Avenue be built to cater to this demographic, to ensure a stable supply of dwelling units that are accessible and comfortable.

## 4.3 BUILDING FEATURES

The proposed apartment building at 65 Acacia Avenue will explore a unique building envelope and spatial patterns that will enhance and conform to the unique conditions of the lot and its location within the Lindenlea neighbourhood. The overall form of the building creates a unique shape that maintains a stepped or "staggered" front facade along the curve of the roadside. The building then tapers toward the rear yard where the building aligns itself parallel to the rear property line, leaving ample space for outdoor landscaped areas. The ground floor of the proposed building is raised to suit the existing slope of the lot grade, while maintaining the roadside elevation and slope of the roadway. This will also accommodate the existing slope of the property as the grade increases to the rear of the property, allowing the rear facing residential units access to full natural lighting with the rooms above grade. The elevation will also allow for access to an underground parking area in the basement level of the building, which will be accessible from the roadside on the south side of the front facade. The overall height will create four storeys, with the fourth storey and rooftop patio set further back from the interior and rear property lines for increased privacy from the adjacent lots. The residential apartment dwellings will be provided with self-contained laundry, storage, kitchen and dining facilities, and is provided with ample natural lighting from the large windows with eastern and western exposure. Each unit will also be provided with access to underground parking (both vehicular and bicycling), underground garbage containment, and amenity spaces at grade and a rooftop patio. The building will require a central mechanical shaft for a residential elevator which extends from the basement level parking, up to the rooftop patio space.

The dynamic facade is not replicated in any other current construction along Acacia, but draws inspiration in material and fenestration from revivalist forms of architecture found throughout the neighbourhood. The facade remains balanced with a central vertical element at its axis, repeating the same mass and void pattern on either side of the central lobby. The entrance is announced by a projected flat roof canopy and vertical pier, that offers tenants and visitors protection from the elements, while also providing a pronounced doorway to the lobby. Flat horizontal projections are repeated at the front facade and around the exterior of the building, balancing the vertical elements and massing of the storeys above grade. Additional articulated wall projections give the central axis facade depth and visual interest, defining it with a more modern aesthetic.

The landscape of the property will be improved to include a terraced entranceway up to the front of the building, contributing to the neighbourhood Garden City aesthetic with soft landscape features and raised gardens. The landscape elements at the front property line are intended to be kept low, to avoid an imposing scale and presence on the pedestrian sidewalk, while also keeping the roadway clear of vegetation blocking visibility for passing drivers.

The existing rubble stone retaining wall at the sidewalk will be reimagined within this terraced landscape, lining the entranceway to the underground parking, and as incorporated elements of the new gardens at the front facade. New trees and shrubbery will be planted on the property at the rear yard to enhance natural sunshades and provide additional privacy to the established lots to the north, south, and west of the proposed building.



EXHIBIT H: PROPOSED ROADSIDE VIEW, 65 ACACIA AVENUE, SOMA DESIGN STUDIOS



#### 4.4 MATERIALITY

The proposed exterior of 65 Acacia will explore multiple materials for the exterior, while aiming to retain some of the cultural heritage identity of the Lindenlea residential community, which makes use of natural stone elements, stucco, brick masonry and organized fenestration patterns. The use of various materials contribute to dissolving the overall building envelope into a more humanistic scale, breaking up the overall massing of the facade, while adding visual interest at every elevation. The primary use of red brick masonry at the front facade will distinguish the exterior as traditional and conservative, remaining sensitive to the adjacent properties and their houses appearances. The more modern elements of concrete and cement fiberboard will be used sparingly at the front facade, to ensure the more traditional material elements are treated with greater prominence. The central axis facade will be clad in grey stone, to lighten the lobby entrance and break the overall masonry facade into two equal parts. All of the horizontal elements of the exterior will be made of pvc or anodized metal in a matte charcoal finish, which will also promote the appearance of the brick and grey stone facades. The topmost fourth floor will be clad in cement fiberboard, to create a trompe d'oeil that makes the facade appear to recede from the viewer's eye. This will be to minimize the visual impact of the building's four storey height, while also enhancing the appearance of the fourth floor's increased interior yard setbacks. At the interior yard elevations to the north and south, the building will be clad in brick masonry up to the third floor, with the fourth floor clad in cement fibreboard, to ensure visual continuity on both sides as it can be viewed travelling from both the north or the south at the roadside. The rear facade will continue to wrap the masonry walls continuously to the central vertical axis at the rear, where the materiality will change back to cement fiberboard at the exterior exit stair.

The use of fenestration and patterned glazing will give the facade a geometric appearance, opening the 3 storey wall to the streetscape and providing mass and void balance throughout the facade. The size of the windows on all exterior walls is balanced, and are suited to the size and use of the interior rooms, ensuring tenants receive ample natural lighting throughout the day. The exterior staircase to the rear of the apartment building will be of concrete construction, with a modern metal handrail and guardrails at the entrance landings, and clear glass banisters to provide a more open, uninhibited view of the property.



**EXHIBIT I: PROPOSED FRONT (EAST) / REAR (WEST) ELEVATIONS, 65 ACACIA AVENUE, SOMA DESIGN STUDIOS**

While the proposed style and visual aesthetic is unique for the Lindenlea area, the proposed development aims to integrate into the historic fabric of the neighbourhood, assimilating to the grand scale of the surrounding properties and the affluence of the area. Previous developments that have been constructed in the New Edinburgh and Beechwood Main Street districts have been successful in their introduction to the local community due to their approaches to design and construction, contributing new and refreshing additions to the residential neighbourhoods and traditional mainstreet. By allowing for new forms of residential architecture to be erected, Ottawa's central core is embracing its heritage and appreciation for places of historic merit, while championing adventurous new construction that can provide a sustainable and revitalizing lifestyle for its residents.



**EXHIBIT J:** PROPOSED DESIGN AT 65 ACACIA AVENUE, STREET VIEW FROM NORTH-EAST



## 4.5 COMPARATIVE STUDY

In order to demonstrate how the development will integrate with the existing residential neighbourhood, a visual comparative study of the houses along Acacia and the surrounding streets has been provided to determine the inherent qualities of design and construction in the area.



**EXHIBIT K: EXAMPLES OF COMMON SINGLE FAMILY DWELLINGS IN LINDENLEA**

The predominant housing type of the region is single family detached dwellings, usually ranging in height between one and three storeys. The style and age of these homes are often placed around the 1920s, post WWI, and later as the Lindenlea neighbourhood advanced into a desirable housing market during Ottawa's economic boom during the 1960s (Exhibit G). Acacia Avenue is the roadway that divides the neighbourhoods of Lindenlea and Rockcliffe Park, separating the housing market between affordable housing options, and the larger, expensive estates found to the west of the New Edinburgh region. The transition can be marked by the shift in architectural style and housing types, as Acacia Avenue moves from Beechwood Avenue (south), towards Maple Lane and Mariposa Avenue (north). Houses that encompass the Beechwood Mainstreet are often single detached or semi-detached dwellings, or low-rise apartment buildings of less than four units. The properties are usually situated on smaller lots, with the aim of preserving their geological features and mature trees and vegetation.





**EXHIBIT L: MODERN HOUSING EXAMPLES IN VICINITY OF 65 ACACIA AVENUE**

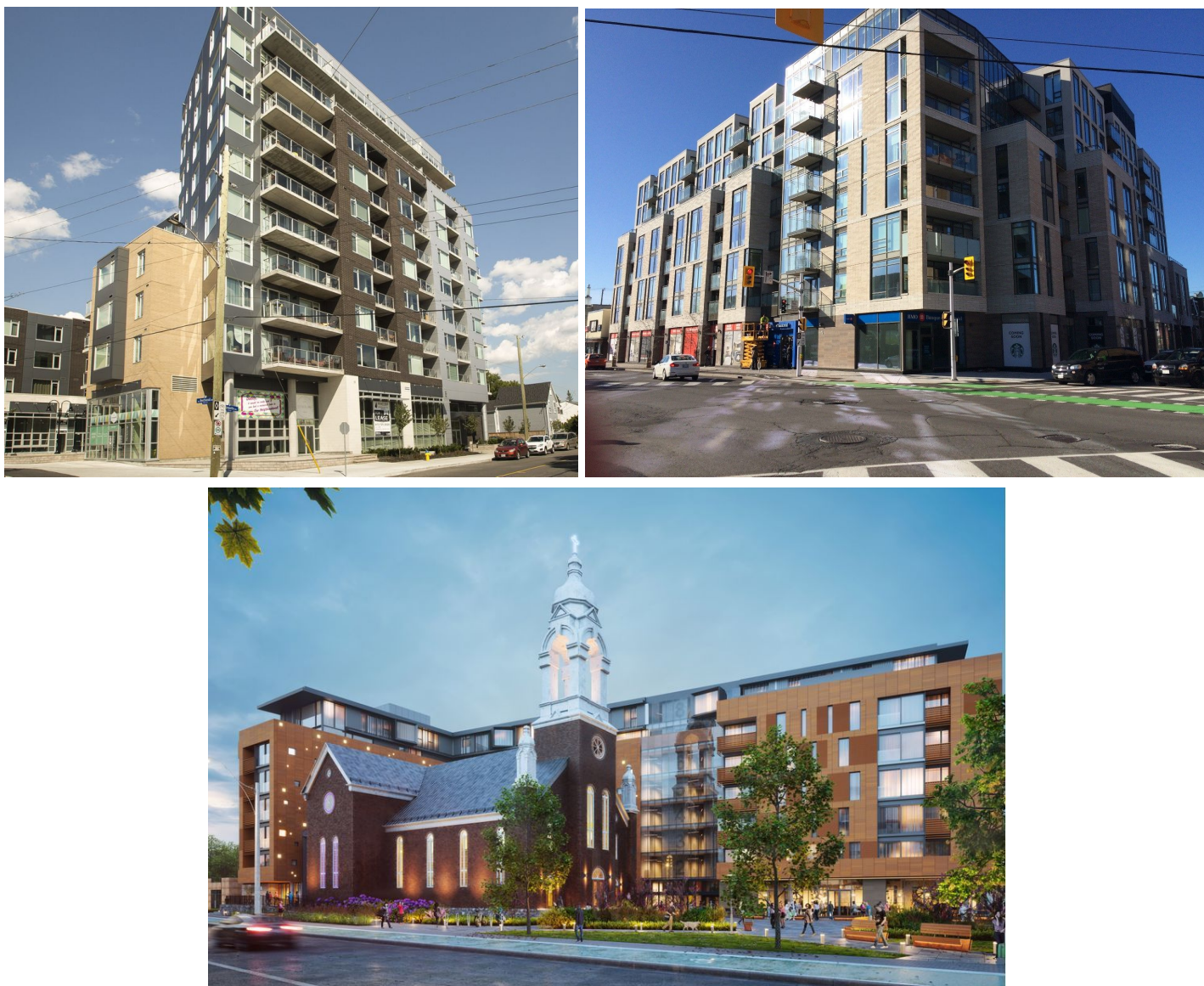
As the Lindenlea neighbourhood develops to include new intensified sites, new architectural forms and modern construction techniques are introduced to broaden the architectural language within the residential community. Architectural design firms look to construct new sustainable forms of residential housing, using environmentally-friendly materials, economic forms of construction and comfortable models of designed living spaces to contribute to the expanding vernacular of the neighbourhood (Exhibit H). This exploration is also balanced with the observance of residential housing patterns and balanced streetscapes to ensure a familiar continuity and humanistic scale. 65 Acacia looks to include itself among those buildings, defining itself as a unique addition to the Lindenlea neighbourhood, while reflecting the pattern of development and residential housing types found within the immediate area.





**EXHIBIT M: COMPARATIVE STREET VIEWS OF PROPOSED DEVELOPMENT AND EXISTING CONSTRUCTIONS**





**EXHIBIT N: STREET VIEWS OF PROPOSED MIDRISE AND MIXED USE DEVELOPMENT ALONG BEECHWOOD MAINSTREET**

The gradual revitalization and development of the Beechwood traditional mainstreet and the surrounding residential neighbourhoods has been warmly received by city officials and local residents, as the community embraces new, more efficient and mixed use forms of construction within the local fabric of the Lindenlea, New Edinburgh and Vanier communities. Current models of positive architectural integration have already broken new ground within the established neighbourhoods, embracing the identity of the region and showcasing its relation to prominent heritage and historical buildings. The overall scale and density has increased, but these developments have made strides to integrate seamlessly without disrupting the communal balance and harmony found here. The proposed development at 65 Acacia aims to contribute to this vision of urban communal living, providing a low density housing opportunity within the desirable residential neighbourhood.

## 5. LEGISLATION FRAMEWORK

The following paragraphs are the policies and guidelines that this project and all of Ontario's future developments must adhere to. The governing bodies of each Planning Act set forth the regulations for sustainable forms of construction by enforcing sensible land use, and projects of varying density and intent, to ensure a safe, quality living environment. Each subsection will express the policy in direct phrasing or paraphrasing, which has helped to guide and inform the choices regarding the proposal of a new semi-detached structure at 65 Acacia Avenue. All policies pertaining to the project will be fulfilled, and in instances where the project does not meet the requirements, applications for amendments and procedures for approval will be sought to complete the project with the full consent of the City of Ottawa.

### 5.1 ONTARIO PROVINCIAL POLICY STATEMENT

The Provincial Policy Statement (P.P.S.) is a provincial wide policy that guides land use planning and development toward sustainable and efficient forms of construction. The goal of this policy is to improve the quality of life for Ontarians, by protecting the province's natural resources, considers the importance of public safety, and the quality of built environments. The O.P.P. is issued under Section 3 of the Planning Act, and came into effect on April 30, 2014. The following guidelines are integral to the design of 65 Acacia Avenue, in regards to effective urban planning and design:

#### Part IV: Vision for Ontario's Land Use Planning System

As stated in this section of the PPS, the objective of this legislation is to consider and consult various development and planning groups to formulate a sustainable means of urban and rural growth in a controlled fashion. This is a policy that is sensitive to cultural needs, Aboriginal lands, environmental conditions, natural resources, and built heritage practices to ensure an effective and efficient form of land use.

The Provincial Policy Statement focuses growth and development within urban and rural settlement areas while supporting the viability of rural areas. It recognizes that the wise management of land use change may involve directing, promoting or sustaining development. Land use must be carefully managed to accommodate appropriate development to meet the full range of current and future needs, while achieving efficient development patterns and avoiding significant or sensitive resources and areas which may pose a risk to public health and safety.

Efficient development patterns optimize the use of land, resources and public investment in infrastructure and public service facilities. These land use patterns promote a mix of housing, including affordable housing, employment, recreation, parks and open spaces, and transportation choices that increase the use of active transportation and transit before other modes of travel. They also support the financial well-being of the Province and municipalities over the long term, and minimize the undesirable effects of development, including impacts on air, water and other resources. (PPS, 2014, page 4)

#### Part V: Policies

##### 1.1.1 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 (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs
- e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;

g) ensuring that necessary infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities are or will be available to meet current and projected needs

### **1.2.6 Land Use Compatibility**

**1.2.6.1** Major facilities and sensitive land uses should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability of major facilities.

### **1.4.1 Housing**

To provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and
- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

**1.4.3** Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:

a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;

b) permitting and facilitating:

1. all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements; and
2. all forms of residential intensification, including second units, and redevelopment in accordance with policy 1.1.3.3;

e) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

### **1.7 Long-Term Economic Prosperity**

**1.7.1** Long-term economic prosperity should be supported by:

- b) optimizing the long-term availability and use of land, resources, infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities;
- c) maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets;
- d) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes;

The property at 65 Acacia will employ the urban planning guidelines outlined by the PPS to establish a building that suits the residential density and land use pattern of the Lindenlea neighbourhood, creating new units in Ottawa's downtown core. The housing opportunities built here will be affordable, and the built form and servicing will limit their negative impact on the existing land use and natural resources found within it. The proposal has investigated compact and efficient forms of construction and design, which will help to ensure a high quality of life for its tenants. This four storey apartment building shall enhance the desirable qualities and traits of the neighbourhood, maintaining existing natural features and elevations, and keeping within the built heritage of the Lindenlea area by using common, identifiable materials and forms of construction.

## 5.2 CITY OF OTTAWA'S OFFICIAL PLAN

The Official Plan (O.P.) is the prescribed policy framework for all introduced development in the City of Ottawa up to the year 2021. It is a legal document that is defined by the P.P.S. under the Ontario Planning Act, thereby guiding new construction to include more sustainable and efficient forms of design. It is also the framework that directs many other municipal activities, such as road and park construction, community design programs, creation of comprehensive zoning by-laws, and the review of development applications. The following policies are relevant and integral to the completion of the proposed development phase:

### 2.1 - The Challenge Ahead

“... Ottawa’s population is projected to grow by up to 30 per cent by 2031 compared to 2006<sup>2</sup> and because the average number of people in each household is gradually declining, the number of households in Ottawa is projected to increase even faster than the rate of population growth – by about 40 per cent over this time period. This means that approximately 145,000 new homes may be needed in Ottawa by 2031.”

### 2.2 - Managing Growth

- The City will manage growth by directing it to the urban area where services already exist or where they can be provided efficiently.
- Growth in the urban area will be directed to areas where it can be accommodated in compact and mixed-use development, and served with quality transit, walking and cycling facilities.

#### Creating Liveable Communities

- The City will provide opportunities to increase the supply of affordable housing throughout the rural and urban areas.
- Growth will be managed in ways that create complete communities with a good balance of facilities and services to meet people’s everyday needs, including schools, community facilities, parks, a variety of housing, and places to work and shop.

This change in residential density serves to provide the Ottawa East region with a controlled approach to residential growth, contributing new dwelling units while reducing their impact on natural resources, the City’s infrastructure, and service facilities.

### 2.2 - Managing Growth

#### Urban Boundaries

1. The City will accommodate approximately 90% of its growth in urban areas shown on Schedule B, where urban services already exist or can be efficiently provided. The boundary establishing the urban area is designated on Schedule A.
2. Sufficient land will be provided in the urban area to meet the city’s 20-year requirement for housing, employment and other purposes; [*Amendment #76, OMB File # PL100206, September 07, 2011*]

#### 2.2.2 Managing Growth with the Urban Area

“... municipal governments in the Ottawa area ... have promoted **intensification** as a strategy to manage growth in a sustainable way. In principle this strategy makes the best use of existing services and facilities. It has the least impact on agricultural land, mineral resources and protected environmental areas by decreasing the pressure for urban expansions. Generally, intensification is the most cost-effective pattern for the provision of municipal services, transit and other infrastructure and supports a cleaner, healthier city.”

“... [T]he policy direction of this Plan is to promote an efficient land-use pattern within the urban area through intensification of locations that are strategically aligned with the transportation network, particularly the rapid transit network, and to achieve higher density development in greenfield locations.”

“... Well-designed public spaces and buildings are considered to be critical factors in achieving compatibility between the existing and planned built form. This Plan requires that intensification proposals have full regard for the existing built context and a full understanding of the impacts the proposal will have on both the immediate and wider surroundings.”



## Definition of Intensification

1. Residential intensification means intensification of a property, building or area that results in a net increase in residential units or accommodation and includes:
  - a. Redevelopment (the **creation of new units**, uses or lots on previously developed land in existing communities), including the redevelopment of Brownfield sites;
  - b. The development of vacant or underutilized lots within previously developed areas, being defined as adjacent areas that were developed four or more years prior to new intensification.
  - c. Infill development;
  - d. The conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and
  - e. The **conversion or expansion of existing residential buildings** to create new residential units or accommodation, including secondary dwelling units and rooming houses.

## 2.5 Building Liveable Communities

### 2.5.1 - Urban Design and Compatibility

*“Compatible development* means development that, although it is not necessarily the same as or similar to existing buildings in the vicinity, nonetheless enhances an established community and coexists with existing development without causing undue adverse impact on surrounding properties.”

### 2.5.5 - Cultural Heritage Resources

*Cultural heritage landscape*: means a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts.

3. The City may recognize core areas of Villages, **older residential neighbourhoods**, cultural landscapes or other areas in both the urban and rural areas as Cultural Heritage Character Areas, where designation under the *Ontario Heritage Act* may or may not be appropriate. In these areas, the City will prepare design guidelines to help private and public landowners construct new buildings, or additions or renovations to existing buildings, to reflect the identified cultural heritage features of the community. [Amendment #96, February 22, 2012]

The addition of a new semi-detached structure at 65 Acacia Avenue will minimize the amount of negative impact within the Lindenlea - New Edinburgh residential community by creating site intensification in a new efficient and compact design. The proposed design will aim to compliment the surroundings and diversify the architectural elements of the neighbourhood by introducing new forms, while contributing various continuities on site to integrate the property into the overall landscaped aesthetic of the roadside. As discussed previously in the report, the proposal will incorporate design elements such as local heritage traditions, innovative built forms, compact urbanity, and evolving architectural maturity, to guide the design of the structure and place it within the established network of residences.

## 4.7.1 – Integrated Environmental Review to Assess Development Applications

### Policies

1. Subdivision, and **site plan** and rezoning applications requiring an Environmental Impact Statement, Tree Conservation Report or landform feature assessment, will be accompanied by an integrated environmental review statement demonstrating how all the studies in support of the application influence the design of the development with respect to effects on the environment and compliance with the appropriate policies of Section 4. The appropriate policies and studies will be identified through pre-consultation at the beginning of the design and review process. [Amendment #76, OMB File # PL100206, Ministerial Modification # 48, April 26, 2012.]

#### 4.7.3 – Erosion Prevention and Protection of Surface Water

Council has adopted Slope Stability Guidelines for Development Applications in the City of Ottawa, 2004, to guide slope stability assessments and requirements for setbacks. Slope stability assessments identify the geotechnical limit of the hazard lands, which includes the stable slope allowance plus, where appropriate, an allowance for future erosion and in some cases, an additional allowance to permit access in the event of future slope failure.

##### Policies

4. No site alteration or development is permitted within the minimum setback, except as otherwise provided for in this section. Site alteration is defined as activities, such as fill, grading and excavation that would change the landform and natural vegetative characteristics of a site. Development is defined as the creation of a new lot or the construction of buildings and structures requiring approval under the *Planning Act* or the issuance of a Building Permit under the *Building Code Act*. Exceptions to this policy are:
  - a. Activities that create or maintain infrastructure within the requirements of the environmental assessment process or works subject to the Drainage Act;
  - b. Alterations necessary for recreation, environmental restoration, or slope stability works that are approved by the City and the Conservation Authority. [OMB decision #1754, May 10, 2006]
5. The geotechnical limit of hazard will be determined in keeping with the Slope Stability Guidelines for Development Applications in the City of Ottawa 2004. Sites where slope stability issues are a concern were identified in the report, Slope Stability Study of the Regional Municipality of Ottawa-Carleton, 1976 (Ontario Misc. Paper MP 68) and are shown on Schedule K. Schedule K provides for early identification of slope stability concerns but is not sufficiently detailed to assess constraints on specific sites. [Amendment #76, OMB File # PL100206, July 21, 2011.]
13. An erosion and sediment control plan will be provided that shows how erosion on the site will be minimized during construction through application of established standards and procedures. Measures to maintain vegetative cover along the slope during and after construction will be addressed.

#### 4.7.6 – Stormwater Management

##### Policies

1. A stormwater site management plan will be required to support subdivision and site-plan applications.
2. Stormwater site management plans will be prepared in accordance with the guidance set out in a subwatershed or watershed plans (see Section 2.4.3). Generally, stormwater site management plans will include details on subdivision management, specific best management practices for stormwater, erosion and sediment control, and details for enhancement and rehabilitation of natural features. Where no subwatershed plan or environmental management plan exists, the City will review stormwater site management plans to ensure that:
  - a. Flows are not altered in a way that would increase the risk of downstream flooding or channel erosion in the receiving watercourse or municipal drain; [Amendment #76, August 04, 2010]
  - b. Base flow in the watercourse is not reduced;
  - c. The quality of water that supports aquatic life and fish habitat is not adversely affected;
  - d. The quality of water that supports water-based recreational uses is not affected;
  - e. Natural habitat linkages that are located in or traverse the site are maintained or enhanced;
  - f. Groundwater is not negatively impacted;
  - g. Any other impacts on the existing infrastructure or natural environment are addressed in a manner consistent with established standards and procedures;
  - h. Objectives related to the optimization of wet weather infrastructure management are realized.
3. In areas of **intensification** the City will encourage new development or redevelopment to incorporate on-site stormwater management and/or retention measures. Where onsite measure cannot be provided other alternative measures identified in the document 'Managing Capacity to Support Intensification and Infill' contained in section 6 of the Infrastructure Master Plan may be considered. [Amendment #76, OMB File #PL100206, August 18, 2011]
4. Where insufficient stormwater and/or sewer capacity is available to support the development the proponent may be required to contribute to the advancement of any relevant sewer rehabilitation project of the City and/or undertake the rehabilitation of the sewer system on the City's behalf. [Amendment #76, OMB File #PL100206, August 18, 2011]

65 Acacia has employed a professional landscape technician to provide geotechnical support in grading and servicing. The proposed development will be provided with adequate separate services to the public water services and sewage, and the site has been investigated for adequate drainage and water collection. The slope at the rear of the property will be shored properly during construction to ensure there is no significant soil erosion. The grading plan will ensure that the natural runoff will not cause excessive erosion of the property or excessive runoff.

#### 4.9 - Energy Conservation

1. Landscape designs shall consider energy and water conservation in landscape design through the following measures:
  - a. Provide for energy conservation through appropriate location and choice of species to provide shade and cooling during summer and wind protection in winter.
  - b. Utilize native species and species with low watering requirements wherever possible.
  - c. Utilize permeable, light-coloured or landscaped surfaces wherever practical to reduce heat retention and encourage natural infiltration of stormwater.

*[Amendment #76, Ministerial Modification #56, OMB File #PL100206, August 18, 2011]*
2. Design and orientation of subdivisions and developments should maximize the opportunity for use of alternative and renewable energy systems by:
  - a. Maximizing solar exposure through street and building orientation.
  - b. Ensuring that opportunities presented by access to sunlight are not impaired on adjacent properties.

*[Amendment #76, Ministerial Modification # 56, OMB File #PL100206, August 18, 2011]*

The natural orientation and placement of the site allows for suitable exposure to sunlight and the proposed design will ensure that the interior of the building will effectively use this to provide natural light as opposed to artificial lighting in liveable spaces. The placement of new trees will provide a natural privacy screen from the adjacent properties, as well as a filter and sun shade for the property.

#### 4.11 - Urban Design and Compatibility

At the scale of neighbourhoods or individual properties, issues such as noise, spillover of light, accommodation of parking and access, shadowing, and micro-climatic conditions are prominent considerations when assessing the relationships between new and existing development. Often, to arrive at compatibility of scale and use will demand a careful design response, one that appropriately addresses the impact generated by infill or intensification. Consequently, the issue of 'context' is a dominant theme of this Plan where it speaks to compatibility and design.

Infill development may occur virtually anywhere in the city. Infill generally occurs on a single lot or a consolidated number of small lots, on sites that are vacant or underdeveloped. The resulting development may be similar in use and size with adjacent uses, in which case it is generally straightforward to design the infill to be compatible with-or fit well with-its surroundings.

#### Policies

1. When evaluating compatibility of development applications, the City will have regard for the policies of the site's land use designation, and all applicable Community Design Plans, Secondary Plans, Plans for Transit-Oriented Development Areas approved by Council, or site specific policies, Council-approved design guidelines, Provincial Environmental Assessments, and functional design plans for capital projects, as well as the Design Objectives and Principles in Section 2.5.1, and the preceding policies in Sections 4.1 through 4.10. *[Amendment #76, OMB File #PL100206, August 18, 2011] [Amendment #113, July 30, 2013]*

#### Building Transitions

1. Integrating taller buildings within an area characterized by a lower built form is an important urban design consideration, particularly in association with intensification. Development proposals will address issues of compatibility and integration with surrounding land uses by ensuring that an effective transition in built form is provided between areas of different development profile. Transitions in built form will serve to link proposed development with both planned, as well as existing uses, thereby acknowledging that the planned function of an area as established through Council-approved documents such as a secondary plan,

a community design plan or the Zoning By-law, may anticipate a future state that differs from the existing situation. Transitions should be accomplished through a variety of means, including measures such as:

- a. Incremental changes in building height (e.g. angular planes or stepping building profile up or down);
- b. Massing (e.g. inserting ground-oriented housing adjacent to the street as part of a high profile development or incorporating podiums along a Mainstreet);
- c. Character (e.g. scale and rhythm, exterior treatment, use of colour and complementary building finishes);
- d. Architectural design (e.g. the use of angular planes, cornice lines); and
- e. Building setbacks.

#### **Intensification inside stable, low-rise neighbourhoods**

1. Infill and redevelopment within the interior portions of stable, low-rise neighbourhoods will occur in accordance with policy 14 of Section 2.2.2. Where development is proposed that requires an amendment or variance to the zoning by-law with respect to lot area, yards and/or building setback, or building height, and which varies from the established area's pattern of built form and open spaces, the appropriateness of the proposal will be considered in light of the following measures:
  - a. Building height, massing and scale permitted by the zoning of adjacent residential properties as well as the prevailing patterns established in the immediate area;
  - b. Prevailing patterns of rear and side yard setbacks and landscaped open space permitted by the zoning of adjacent residential properties as well as the prevailing patterns established in the immediate area;
  - c. The need to provide a transition between areas of different development intensity and scale as set out in policy 12 of this Section; [*Amendment #76, OMB File #PL100206, August 18, 2011*]

#### **Volume 2A - Secondary Plans**

The lot at 65 Acacia Avenue is located on the western boundary outside of the Rockcliffe Park residential district, which is encompassed by the secondary plan for Former Rockcliffe discussed in the Ottawa Official Plan. As the Acacia Avenue roadway is the geographical western boundary to this region, the guidelines will be observed to allow for a transitional continuity between the Rockcliffe Park and Lindenlea neighbourhoods.

#### **Former Rockcliffe**

The residents of the former Village of Rockcliffe Park wish to sustain the character and quality of the environment in which they now live. The Village is fortunate to have the beauty of its landscape with its high canopy of trees, open spaces and vistas, the Lake and the Pond, informal small-scale roads, and unobtrusive sitting of houses. As a residential neighbourhood close to the centre of a large urban area, the Village has successfully retained a reasonably well-balanced ecological condition. It is therefore the desire of the community, as expressed in this Plan, to protect the present environment, including the spatial relationships between buildings, and to conserve and restore the quality of the landscape wherever and whenever this is opportune and feasible.

- 2.2.1 The development and conservation of natural and cultural resources in the former Village of Rockcliffe Park shall be based on the principle of sustainability.
- 2.2.3 It is the policy of the Plan to ensure that the natural landscape amenities are preserved whenever possible. The preservation of the Rockcliffe Park environment, particularly where heavily wooded areas are involved, requires special consideration of the location and type of housing.
- 2.2.5 All New Residential Development must be connected to the public water and sanitary sewer systems.
- 2.2.9 The conservation of energy is a beneficial and desirable objective. The City will encourage the use of energy conservation techniques and design in developments.
- 2.3.2 The former Village of Rockcliffe Park is considered to be an unusual real estate marketplace within the City of Ottawa. Its central location, unique character and other features have created a demand for housing which historically exceeds supply, and as a consequence the prices of homes in the Village are generally higher than average in Ottawa. The price of vacant land is also subject to these market demand forces, to the extent that the ability of the Village to produce affordable housing is severely limited, if not negated.
- 2.3.2.1 Council acknowledges that it is important to plan for a supply of residential land that meets the anticipated demand for housing in the former Village of Rockcliffe Park.

It is also Council's objective that this area will create the opportunity for the provision of a minimum of one-third of all new housing to be higher density Residential Development and Redevelopment, including townhouses and cluster housing.

2.3.3.1 Council recognizes the following housing types in the former Village of Rockcliffe Park: detached single-family dwellings, semi-detached dwellings, attached dwellings, such as townhouses and cluster housing. These land uses shall be governed by specific land use policies for the Residential Areas as per Section 2.4 of this Plan, and by the Zoning By-law, as well as other policies in this Plan.

2.4.4.2 Where new Development is proposed as Infilling, Council and when applicable, the Land Division Committee, or Committee of Adjustment shall consider the following matters:

1. Sufficient information regarding the nature of the proposed use, existing site conditions, proposed lotting (drawn to scale), availability of water and sewer services, and similar information shall accompany the application
5. The height, massing, setbacks and Floor Area Ratio of new Development shall conform to the zoning or interim control regulations in force at the time and new development shall be compatible with the adjacent development in terms of building height, massing, setbacks and open space
6. Consents and Infilling should be conditional on the conservation of the existing landscape features including trees and open space
7. Consents and Infilling shall not be granted in areas where future driveway access will create a traffic hazard

The proposed construction at 65 Acacia Avenue does not stray from the prescribed secondary plan intended for the adjacent region of Rockcliffe Park, thereby limiting negative impacts upon the surrounding properties, and ensuring continuity within the residential community. The proposed development will require a request for minor variance to extend the building footprint into the 3 meter front yard setback, as well as reducing the rear yard area to accommodate the interior amenities required. The O.O.P. allows for intensification in the Lindenlea-New Edinburgh region, enabling various forms of residential opportunities. The site will aim to create a sensible residential complex that suits the character and humanistic scale of the area, and promotes the Garden City roadside appeal found throughout the residential neighbourhood.



### 5.3 OTTAWA ZONING BY-LAW PROVISIONS

The proposed development at 65 Acacia Avenue is designated under the R4P Zone of the Ottawa Zoning By-laws. The following clauses are all by-laws pertaining to the development of a four storey residential apartment building, with consideration given to services, setbacks, and amenity spaces. All required minor variances are included below, addressing each by-law associated with the site's newly proposed development phase, with supporting evidence for the proposed development.

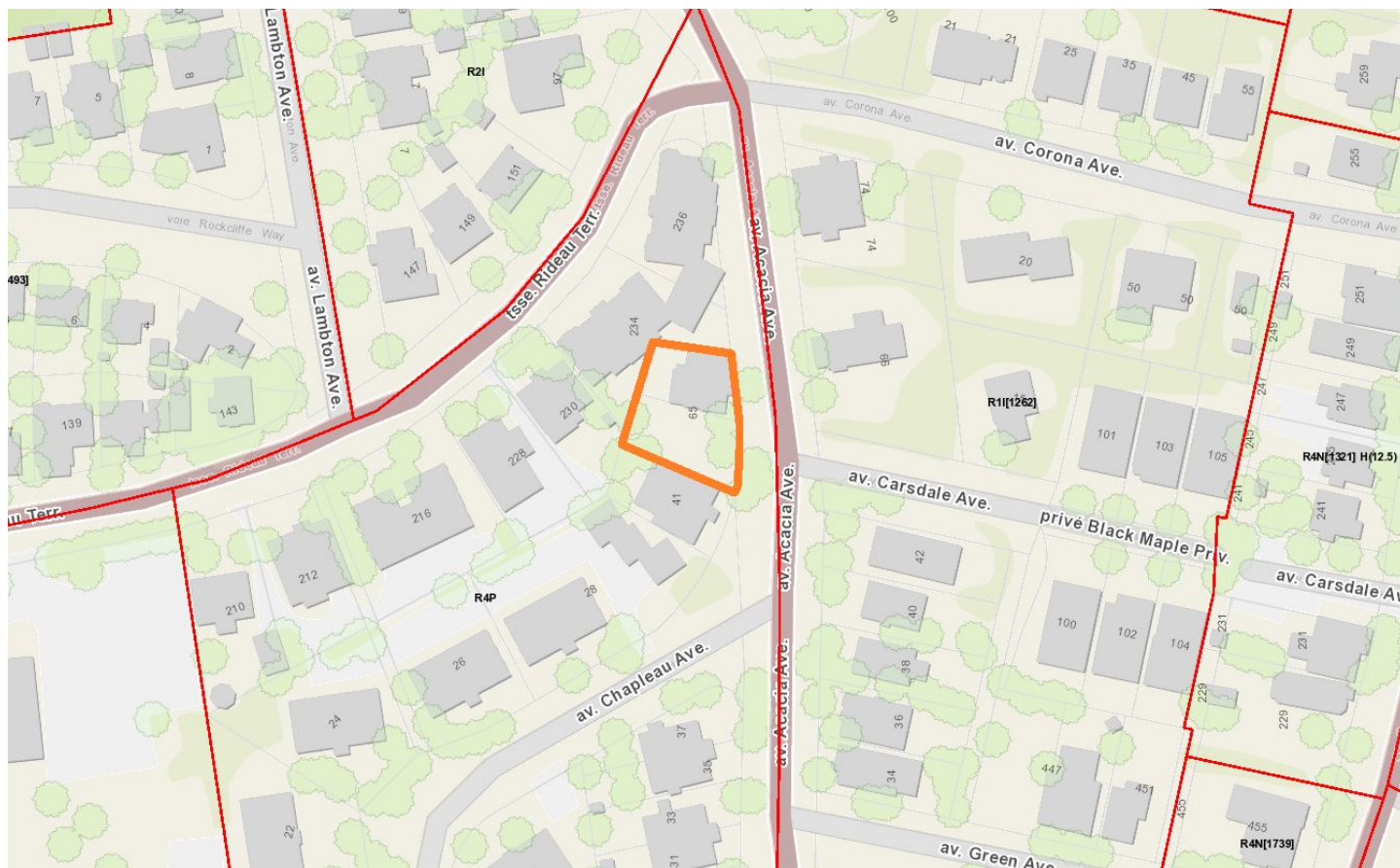


EXHIBIT O: OTTAWA ZONING MAP, 65 ACACIA AVENUE, TAKEN FROM GEOOTTAWA 2017

#### Adequate Municipal Services (Section 56)

56. (1) No land can be used or the intensity of any use of land expanded or any building placed, erected, altered, enlarged, or used within of the City of Ottawa unless the land is serviced by municipal water, sewerage and drainage systems that have adequate capacity. (By-law 2010-307)

#### Frontage on a Public Street

59. (1) No person shall develop or otherwise use any lot unless that land abuts an improved public street for a distance of at least 3.0 metres, except in RU and AG Zones or Subzones where the distance must be equal to the minimum required lot width for the respective zone; and (By-law 2015-190)
- (2) No person shall sever any land unless the land severed and the land retained each abut to a street, in accordance with subsection (1). (By-law 2015-190)

Due to the intensification at the site of 65 Acacia Avenue, the need for services from the City of Ottawa will also increase. All sewage, drainage and plumbing systems into the proposed building will be built to adequate capacity for each of the twelve apartment units in the proposed construction. The facade of the proposed development will be setback from the property line encroaches the minimum 3 meters, as observed by the "staggered" front facade which concedes to the curvature of the road in front of the property. This minor variance of the front setback will not impede the sightline around the bend in the road, ensuring adequate visibility for vehicles both entering and exiting

the underground parking, as well as vehicular and pedestrian traffic passing the lot. The proposed building orientation and front setback of the development will not impede the visibility of the adjacent lots to the north or south, to provide a consistent visual pattern of residences along the roadside.

#### R4 - Residential Fourth Density Zone (Section 161-162)

The purpose of the R4 Density zone is to:

- (1) allow a wide mix of residential building forms ranging from detached to low rise apartment dwellings, in some cases limited to four units, and in no case more than four storeys, in areas designated as **General Urban Area** in the Official Plan;
- (2) allow a number of other residential uses to provide additional housing choices within the fourth density residential areas;
- (4) regulate development in a manner that is compatible with **existing land use patterns** so that the mixed building form, residential character of a neighbourhood is maintained or enhanced: and
- (5) permit different development standards, identified in the Z subzone, primarily for areas designated as **Developing Communities**, which promote efficient land use and compact form while showcasing newer design approaches.

#### Permitted Uses

- (1) The following uses are permitted uses subject to:
  - (a) The provisions of subsection 162 A (2) to (15)
  - (c) **apartment dwelling**, lowrise

#### Zone Provisions

- (2) The zone provisions are set out in Tables 162A and 162B
- (8) **Thirty percent** of the lot area must be provided as **landscaped area** for a lot containing an **apartment dwelling**, low rise, stacked dwelling, or retirement home, or a planned unit development that contains any one or more of these dwelling types.
- (9) The **maximum height** of any permitted use may not exceed that which is specified in Column VI of Table 162A, and in no case, may be greater than a **maximum four storeys**.

#### Alternative Setbacks for Urban Areas

(OMB Order File N°: PL150797, issued July 25, 2016 - By-law 2015-228)

- (11) Despite the minimum rear yard setback provision in column IX of Table 162A, the minimum required rear yard setback on through lots or interior lots where the rear lot line abuts R1, R2, R3, and R4 zones, and where the minimum front yard setback is up to and including 4.5 metres in Area A on Schedule 342 are as follows:
  - a) for any lot with a lot depth:
    - (i) up to and including 23.5 metres, except for a lot containing a Planned Unit Development: **a distance equal to 25 per cent of the lot depth which must comprise at least 25 per cent of the area of the lot,**
    - (ii) greater than 23.5 metres and up to and including 25 metres, except for a lot containing a Planned Unit Development: a distance equal to the lot depth minus 17.5 metres which must comprise at least 25 per cent of the area of the lot,
    - (iii) greater than 25 metres, except for a lot containing a Planned Unit Development: a distance equal to 30 per cent of the lot depth which must comprise at least 25 per cent of the area of the lot.
  - b) for any through lots which are 60 metres or greater in depth Subsection 135(1) continues to apply to the actual rear lot line; however, the provisions of (11)(a) above apply assuming a hypothetical lot line located at 50 per cent of the lot depth.
  - c) Notwithstanding the foregoing, where the rear lot line abuts the interior side lot line of an abutting lot, the minimum required rear yard setback is equal to the minimum required interior side yard setback of the abutting lot along each point of the shared lot line.

**Alternative Projections into Required Yards Provisions for Urban Areas**  
(OMB Order File N°: PL150797, issued July 25, 2016 - By-law 2015-228)

(15) In Area A of Schedule 342:

- (a) despite Subsection (6) of Table 65 a balcony may not project into a required rear yard on lots 30 metres or less in depth,
- (b) despite Subsection (7) of Table 65 a bay window may project to a maximum of 0.5 metres into a required rear yard on lots 30 metres or less in depth.

**Alternative Projections Above the Height Limit Provisions for Urban Areas**  
(OMB Order File N°: PL150797, issued July 25, 2016 - By-law 2015-228)

(16) In Area A of Schedule 342:

- (a) A parapet must not project more than 0.3 metres above the maximum building height.

**Alternative Accessory Structure Provisions for Urban Areas**  
(OMB Order File N°: PL150797, issued July 25, 2016 - By-law 2015-228)

(17) In Area A of Schedule 342:

- (a) the maximum floor height above ground for a deck that is not projecting from a building is 0.6 metres with the exception of a landing for an above ground pool which may be as tall as needed to access the pool but only for a maximum area of 2.3 square metres.
- (b) ***Where located on the roof of the uppermost storey, roof-top landscaped areas, gardens and terraces must be located a minimum of 1.5 metres in from any exterior wall of the building.***
- (c) Despite (b) above, where a roof-top terrace is not located on the roof of the uppermost storey, and not exceeding an area equivalent to 25 per cent of the gross floor area of the storey it is adjacent to and most equal to in height, no setback is required. Where such roof-top terrace is adjacent to a rear yard and within 1.5 metres of an exterior side wall or interior side lot line, a 1.5 metre high opaque screen is to be provided facing the interior side yard or interior side lot line.
- (d) ***Where located on the roof of the uppermost storey, a roof-top access must be setback a distance equal to its height from the exterior front wall and exterior rear wall, not exceed a total area of 10.5 square metres where located on the roof of the uppermost storey, not exceed 3 metres in height, and not have eaves that project more than 0.6 metres beyond the exterior walls of the access.***

The proposed construction at 65 Acacia Avenue includes a rooftop amenity space of

**TABLE 162A – R4 SUBZONE PROVISIONS (Subject to By-law 2015-228)**

I. SUBZONE	II. PROHIBITED USES	III. PRICIPAL DWELLING TYPES	IV. MINIMUM LOT WIDTH	V. MINIMUM LOT AREA	VI. MAXIMUM BUILDING HEIGHT	VII. MINIMUM FRONT YARD SETBACK	VIII. MINIMUM CORNER SIDE YARD SETBACK	IX. MINIMUM REAR YARD SETBACK	X. MINIMUM INTERIOR SIDE YARD SETBACK
P	N/A	PLANNED UNIT	N/A	1400 m sq.	AS PER DWELLING TYPE	3 m	3 m	varies (1)	varies (1)
		APARTMENT LOW-RISE/ STACKED	15 m	450 m sq.	14.5 m (20)	3 m	3 m	varies (3)	varies (3)
		TRIPLEX/ DUPLEX/ DETACHED/ LINKED-DETACHED	12 m	360 m sq.	11 m	3 m	3 m	varies (4)	1.2 m
		TOWNHOUSE/ SEMI-DETACHED	6 m	180 m sq.	11 m (18, 20)	3 m	3 m	varies (4)	1.2 m

**TABLE 162 B - ADDITIONAL PROVISIONS**

ENDNOTE 3	Minimum rear yard setback is 25% of the lot depth which must comprise at least 25% of the area of the lot, however it need not exceed 7.5 m. Despite the foregoing, on lots with depths of 15 metres or less, the minimum rear yard setback is 4 m.
ENDNOTE 20	Despite the definition of grade in Section 54, the existing average grade will be used for development in Area A on Schedule 342 and will be as follows: Existing average grade must be calculated prior to any site alteration and based on the average of grade elevations taken along both side lot lines at the minimum required front yard setback and at the minimum required rear yard setback of the zone in which the lot is located. (OMB Order File No 150797, issued July 25, 2016 -By-law 2015-228)

As Table 162 A displays, a residential apartment structure is a permitted building type in the R4P zoning. In all circumstances, the proposed apartment building is within reasonable means of the prescribed setbacks, building height and density, but will require application for minor variance. As expressed in the Table (EXHIBIT L) below, each setback will be identified for minor variance separately to determine its compliance with Ottawa's Zoning By-laws.

SITE PLAN OF SURVEY LOT 25,PART 1, PIN: REGISTERED PLAN 46666, CITY OF OTTAWA									
R4P - RESIDENTIAL FOURTH DENSITY ZONE (SEC. 161-162) CITY OF OTTAWA, SUBJECT TO OMB ORDER FILE NO. PL150797, issued July 25, 2016 DWELLING TYPE: 4 STOREY LOW RISE APPARTMENT BUILDING							SURVEY INFO		
ZONING MECHANISMS				REQUIREMENT	PROVIDED	NOTES	SURVEY INFO TAKEN FROM		
A) MINIMUM LOT AREA				450.0 m²	507.04 m²		LOTS 10 & 11		
B) MINIMUM LOT WIDTH				15.0 m	27.88 m		REGISTERED PLAN 189537		
MINIMUM LOT WIDTH @ 3m				N/A	N/A		CITY OF OTTAWA		
C) MINIMUM LOT DEPTH				N/A	21.51 m	AVG. DEPTH	PREPARED BY FARLEY, SMITH & DENIS SURVEYING LTD.		
D) MINIMUM FRONT YARD SET BACK				3.0 m	1.37 m	M.V.	FIELD WORK COMPLETED AUG. 23, 2017		
E) MINIMUM INTERIOR SIDE YARD SETBACK				1.5 m	1.52 m				
F) * MINIMUM REAR YARD AREA (SEE BY-LAW PROVISION AMENDMENTS OUTLINED BELOW)		SEE ZONE PROVISIONS ACCORDING TO OMB ORDER FILE NO. PL150797	AREA	126.76 m² 25% OF 507.04 m²	117.7 m²	M.V.	PROPOSED SITE DEVELOPMENT INFO.		
G) * MINIMUM REAR YARD SET BACK (SEE BY-LAW PROVISION AMENDMENTS OUTLINED BELOW)		SEE ZONE PROVISIONS ACCORDING TO OMB ORDER FILE NO. PL150797	DEPTH	5.38 m 25% OF 21.51 m	4.62 m	M.V.	UNIT 1		
H) ** MAXIMUM BUILDING HEIGHT				14.5 m	12.48 m		EMPTY		
I) AMENITY AREA		1R 8 UNITS (COMMUNAL @ REAR)		120 m²	126.76 m² (REAR YARD)		LOT AREA:		
		ADDITIONAL 4 UNITS		24 m²	24.9 m² (FRONT YARD)		507.04 m²		
							NEW GROSS FLOOR AREA:		
							818.4 m²		
							PARKING SPACES:		
							4		
							MAXIMUM BUILDING HEIGHT:		
							12.48 m		
							PROPOSED STOREYS:		
							4		
							LOT COVERAGE:		
							54.6%		
							SOFT LANDSCAPING COVERAGE:		
							TBD		
							HARD LANDSCAPING		
							TBD		
							ASPHALT		
							3.2%		
							AVERAGE GRADE:		
							71.02m		
							CALCULATED FROM EXISTING ELEVATION POINTS AT A DISTANCE EQUAL TO THE MINIMUM FRONT YARD & REAR YARD SETBACKS, AT THE INTERIOR SIDE PROPERTY LINES (69.74m + 70.30m + 71.27m + 71.19m) /4 = 71.02m		
							GARBAGE REQUIREMENT		
							GARBAGE, RECYCLING AND COMPOSTING ARE TO BE STORED IN A PUBLIC ROOM (AS PER THE BASEMENT PLANS) AND REMOVED PRIVATELY DURING COLLECTION		
							SNOW REMOVAL REQUIREMENT		
							PROPERTY OWNER WILL BE RESPONSIBLE FOR THE REMOVAL AND STORAGE OF SNOW THROUGHOUT THE WINTER		
* Alternative Setbacks for Urban Areas (OMB Order File No: PL150797, issued July 25, 2016 - By-law 2015-228)		** Alternative Height Limits for Urban Areas (OMB Order File No: PL150797, issued July 25, 2016 - By-law 2015-228)		BUILDING AREAS AND G.F.A.					
						UNIT 1	UNIT GFA		
				BASEMENT		273.1 m²			
				BUILDING AREA G.F.A		0 m²			
				GROUND FLOOR		277.0 m²	UNIT 1: 55.4 m² UNIT 2: 72.1 m² UNIT 3: 83.6 m²		
				BUILDING AREA G.F.A		211.1 m²			
				SECOND FLOOR		277.0 m²	UNIT 4: 55.4 m² UNIT 5: 72.1 m² UNIT 6: 83.6 m²		
				BUILDING AREA G.F.A		211.1 m²			
				THIRD FLOOR		277.0 m²	UNIT 7: 55.4 m² UNIT 8: 72.1 m² UNIT 9: 83.6 m²		
				BUILDING AREA G.F.A		211.1 m²			
				FOURTH FLOOR		247.6 m²	UNIT 10: 46.6 m² UNIT 11: 64.5 m² UNIT 12: 74.0 m²		
				BUILDING AREA G.F.A		185.1 m²			
(i) up to and including 23.5 metres, except for a lot containing a Planned Unit Development: a distance equal to 25 per cent of the lot depth which must comprise at least 25 per cent of the area of the lot,		In Area A of Schedule 342 the following permitted uses have a maximum building height of 10.0 metres:  i) Detached dwelling, ii) Linked-detached dwelling, iii) Semi-detached dwelling, iv) Duplex dwelling, and v) Townhouse dwelling.							
(ii) greater than 23.5 metres and up to and including 25 metres, except for a lot containing a Planned Unit Development: a distance equal to the lot depth minus 17.5 metres which must comprise at least 25 per cent of the area of the lot,..."		Unless the building has a peaked roof having a slope of 1 in 3 (4/12 pitch) or steeper, in which case the maximum building height is as per Column VI above. All other permitted uses in Area A of Schedule 342 have a maximum building height as per Column VI above. (OMB Order File No 150797, issued July 25, 2016 -By-law 2015-228)							

#### EXHIBIT P: ZONING MATRIX FOR PROPOSED DEVELOPMENT, 65 ACACIA AVENUE

As Exhibit P demonstrates, each of the proposed minor variances do not significantly override the prescribed outlines of the Ottawa Zoning By-laws (2008-250 and 2015-228). As each minor variance will indicate, the circumstances for which they apply are unavoidable and necessary to the implementation of the building's design and function.



The proposed development will require minor variances for the following zoning setbacks, to allow the construction of the low rise four unit residence:

a. *Minimum front yard depth : 3 meters for a lowrise apartment building*

The four storey apartment building has aimed to minimize its encroachment toward the front property line to ensure safety through visibility around the front facade, while within reasonable distances of the prescribed setbacks. The reduction of this front yard setback to the minimal proposed distance of 1.37 meters is critical to the functionality and placement of the underground parking and garbage containment spaces. The total depth of the property makes it difficult to arrange these residential amenities on site, which has prompted the proposal to contain all facilities, parking and storage underground. However, the interior dimensions are still confining to ensure adequate vehicular spaces and movement via an entrance ramp and required aisle width behind the proposed parking spaces, as well as adequate bicycle parking spaces, and areas for garbage and recycling containment. The admittance of this reduced front yard depth will assist in providing the building with appropriate spaces for amenities, while maximizing the amount of outdoor landscaped space

b. *Minimum rear yard depth and area: see amendments to Infill II transition provisions (OMB Order File N°: PL150797, issued July 25, 2016 - By-law 2015-228)*

The application of amended Bylaw 2015-228 (July 25, 2016), for residential infill outlines the restrictions for new development in established neighbourhoods, to conform to comfortable setbacks and height limitations of the residential zone. Section 161 (11) of Bylaw 2015-228 states that a lot depth up to 23.5 meters, must provide a setback equal to 25% of the total lot depth, and rear yard area of 25% of the total lot area. The proposed development does exceed the minimum required setback of 5.38 meters equal to 25% of the total lot depth, which provides a rear yard area that is 117.7 square meters, only 23.21% of the total lot area, less than the minimum prescribed 25% area of the total lot area. As with the proposal for a reduced front yard depth, these projections into the rear yard are of importance to the building's design and function, as the depth of the property makes it difficult to provide adequate space for the underground parking and contained amenities. The rear elevation has no projections or awnings that will further encroach into the rear yard, providing privacy to the lots behind 65 Acacia. The rooftop amenity space is also minimized from view, as it is located toward the front of the building facade, to reduce noise transfer and increase privacy. The existing slope of the rear yard further elevates the lots facing Rideau Terrace above the ground floor of the proposed development, creating a natural buffer between the adjacent properties. The underground parking and garbage containment will further prevent the spread of noise pollution and offensive smells, to generate the least amount of negative impact on the surrounding properties.

## 5.4 MINOR VARIANCES REQUESTED AND BY-LAW REQUIREMENTS

### APPLICATIONS FOR MINOR VARIANCE:

- A. *By-law 2008-250, Section 162, Table 162A: "To permit a decrease in front yard depth to a minimum of **1.37 meters**, whereas the by-law requires a minimum front yard depth of 3 meters for a lowrise apartment building."*
- B. *By-law 2015-228, Section 161 (11): "To permit a rear yard depth of **4.62 meters and an area of 117.7 square meters (23.21% of the total lot area)**, whereas the minimum required rear yard depth for a lot up to and including 23.5 meters in depth, must be a distance equal to the 25% of the total lot depth (5.38 meters), and a minimum area equal to 25% of the total lot area (126.76 meters squared)."*

## **6. SUMMARY AND CONCLUSION**

### **6.1 PROPOSAL SUMMARY**

The proposed construction of a four storey apartment building at 65 Acacia Avenue strives to create new residential vitality to the lot, and within the Lindenlea residential community. The addition of twelve new residential units to an area of highly coveted community will provide affordable housing through intensification, encouraged by the City's desire to provide various forms of residential development while minimizing negative environmental impact on land use and natural resources within the central core of Ottawa. The approved setbacks, height limitations, and access to services all allow for the controlled development of the site with comfortable interior and outdoor spaces for quality living. The use of materials, massing, human scale and natural landscaping will provide a residence that promotes safe and healthy living within the Ottawa East neighbourhood, while also remaining respectful of the architectural character and environmental quality in the region.

The proposed site is consistent with the Ontario Provincial Policy Statement, as it effectively and efficiently uses the land and existing infrastructure, contributing to the intensification of the region through appropriate and sustainable design.

The addition of a proposed apartment building is also consistent with the prescribed outlines of the City of Ottawa Official Plan, the Former Rockcliffe Secondary Plan, and the Ottawa Zoning By-Laws. The new construction will comply with all relevant planning amendments, to perpetuate appropriate land uses and provide feasible housing alternatives for a sustainable future. The presence of intensified residential villages will encourage more active modes of transportation, as well as pedestrian travel.

### **6.2 CONCLUSION**

This submission for planning rationale is an appropriate and sustainable course of action for construction of a lowrise residential apartment building residential structure at 65 Acacia Avenue. The development of the severed lots will help to revitalize the property itself, and the immediate community around it, thereby contributing to the City of Ottawa's vision for intensified urban land use, while approaching the site and the community in a respectful and responsible manner.