

April 27, 2018

Development Review
Planning, Infrastructure and Economic Development Department
City of Ottawa
110 Laurier Avenue West, 4th Floor
Ottawa, ON
K1P 1J1

Attention: Douglas James, Manager, Development Review Central

Dear Mr. James:

**Reference: The Grove at Greystone (part of 375 Deschâtelets Avenue)
Site Plan Control Application
Planning Rationale Letter
Our File No. 114025**

Novatech has been retained by Greystone Village Inc. to prepare a Planning Rationale Letter in relation to an application for site plan control for lands which forms part of the property known municipally as 375 Deschâtelets Avenue. The purpose of this application is to allow the development of a low-rise stacked dwelling on the currently vacant lands, such development to be known as The Grove at Greystone. In addition to planning justification, this letter provides explanation of the design intent for this development, including content and graphics as provided by Hobin Architecture.



Figure 1: Site Location Map

The portion of the lands known as 375 Deschâtelets Avenue which is the subject of this application is legally described as Part of Block 32 on Plan 4M-1596. The subject lands are located on the north side of Deschâtelets Avenue, to the immediate south of the Deschâtelets Building, and abutting the City-owned parklands known as the Forecourt to the west. This parcel has an area of approximately 1,540m² and a frontage of 34.2m along Deschâtelets Avenue.

The lands described as Block 32 on Plan 4M-1596 are currently occupied by the Deschâtelets Building. It is anticipated that this heritage building will be converted to accommodate a mix of uses in the future, with potential for residential units, and the remaining vacant lands at 375 Deschâtelets Avenue are envisioned to be developed as mixed-use block with buildings of varying forms and densities.

The subject property is designated General Urban Area on Schedule B of the City of Ottawa Official Plan, and is further designated Residential Medium-rise 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*.

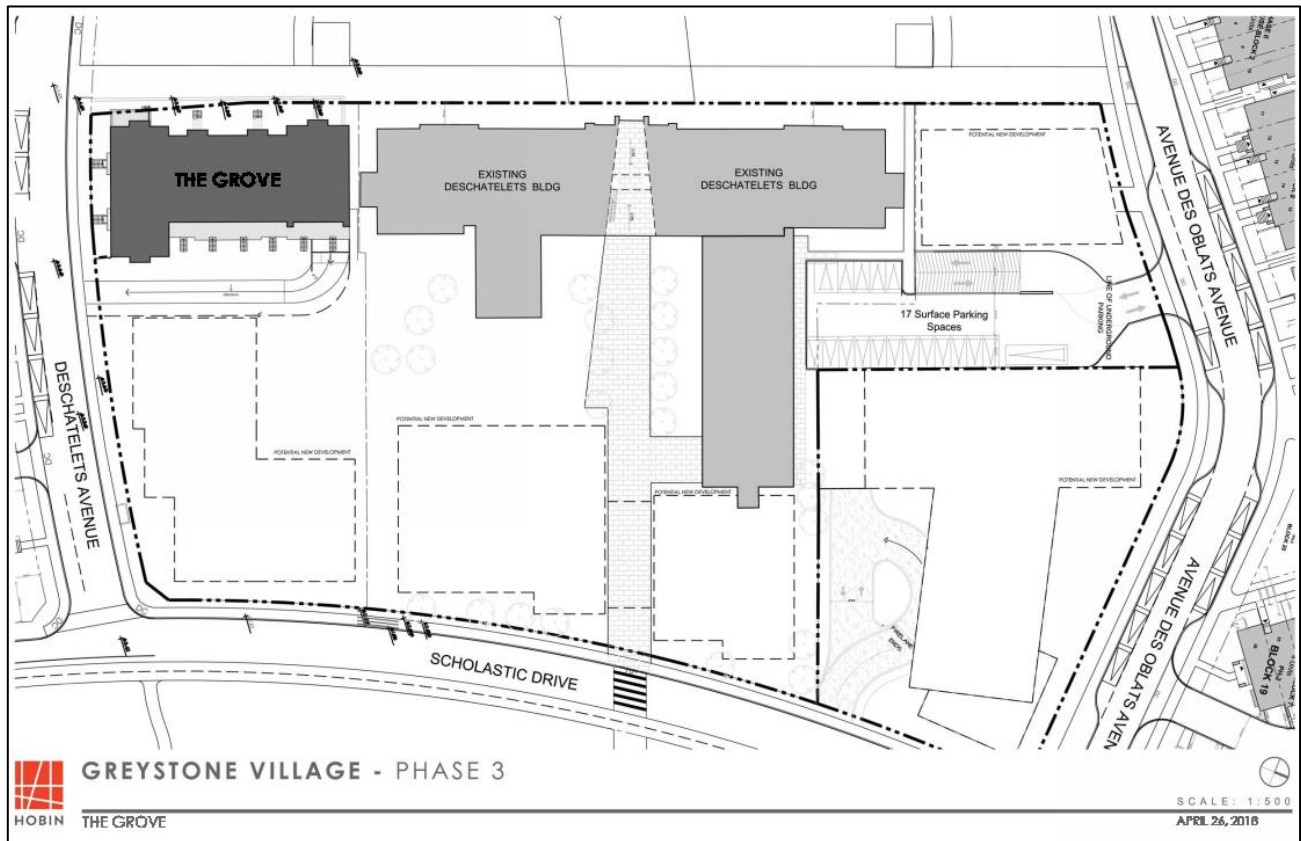


Figure 2: Conceptual Master Plan for Greystone Village Phase 3 (Hobin Architecture Incorporated)

Project Description

The proposal involves the development of a three-and-a-half storey stacked dwelling containing a total of 18 residential units. The units will consist of four single-storey apartment flats and 14 two-storey townhouse-style units. Each unit will benefit from direct pedestrian access to private principal entrances, by way of private or shared stairways from grade. These entrances are oriented towards the street and the abutting multi-use pathway. The lower units also have access to private at-grade patios and yards within the interior of the site, while upper units have access to spacious balconies and terraces. In addition to these private amenity areas, communal landscaped space is provided at-grade, oriented towards the adjacent public open space between building entrances. A total of approximately 309m² of amenity area for residents is proposed on-site.

A driveway ramp is proposed from Deschâtelets Avenue, to the east of the proposed building, which provides access to one-level of below-grade parking. It is intended that the proposed driveway will serve a second below-grade parking structure, with an entrance opposite to that serving The Grove, which will be constructed upon development of the adjacent lands to the east in the future. The parking structure provided to serve The Grove will accommodate a total of 20 vehicular parking spaces for use by residents and visitors, in addition to nine bicycles parking spaces. Garbage and recycling will also be stored internal to the building, within the basement level. The provision of these functional requirements below grade ensures an emphasis on pedestrian access and high-quality landscaped areas throughout the site.



Figure 3: Rendering of West Elevation (Hobin Architecture Incorporated)

The landscaping concept for the development includes significant soft landscaping, comprising a mix of trees, shrubs and perennial plantings, notably along the Deschâtelets Avenue and Forecourt frontages. The pronounced elevated entrances include large planter accents, with metal fencing serving as a guard rail. Street trees and planting beds are proposed adjacent to the western and southern lot lines to define the limits of the public realm, and additional trees and shrubs are placed along the edge of the vehicular ramp in order to provide privacy for the outdoor patio areas.

The municipal servicing infrastructure required to service the proposed development has been installed, and the remaining works to construct the roadway are scheduled for this year. The subject lands were previously cleared as part of the soil remediation works for the former Deschâtelets grounds.

Planning & Regulatory Framework

The following provides a review of the applicable City of Ottawa planning policy and design documents, and regulating By-laws.

City of Ottawa Official Plan, 2003 (as amended by OPAs 140, 141, 150, 179 & 180)

The subject property is designated General Urban Area, as shown on Schedule B to the City of Ottawa Official Plan. It is a principal policy of the Plan that lands designated General Urban Area will continue to mature and evolve through intensification and infill in a manner that enhances and complements the desirable characteristics and ensures the long-term vitality of existing communities.

The General Urban Area policies of Section 3.6.1 of the Plan permit many types and densities of housing, including multi-unit dwellings, such as that proposed for the subject property. Policy 3 contemplates a general low-rise built form throughout the General Urban Area. Policy 5 supports residential intensification in this area where it will complement the existing pattern and scale of development and planned function of the area. The predominant form of development and intensification envisioned for the General Urban Area is ground-oriented multiple unit housing. This form of intensification is to be compatible with existing community character such that it enhances and builds upon established patterns of built form and open space, as well as contributes to a balance of housing types and tenures throughout the City.

The proposed stacked dwelling maintains the overall low-profile built form anticipated for the General Urban Area and 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 scale of development anticipated for Greystone Village, and will contribute to the evolving character of this community. The development complements the existing and planned neighbourhood patterns in terms of building massing and orientation and open space and landscaping.

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 and 4.11 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, considering adaptability, 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 of Section 4.11, as they relate to the proposed development, include regard for building 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 can be characterized as an overall harmonized community design with an emphasis on heritage values and public space. The Grove has been designed to harmonize with the formal architecture of the Deschâtelets Building while reinforcing its sense of distinction. The proposed building employs a similar palette of materials and colours to complement the neighbouring heritage building, while remaining subordinate to the Deschâtelets Building in terms of massing. This is in keeping with the design principles relating to the Forecourt that were established during the initial master planning phase of Greystone Village.

The building façade of The Grove is broken down both vertically and horizontally in a manner which reflects the articulation of the Deschâtelets Building, including a distinctive base and main body, and projecting bays. The elevated ground floor sits on a base of rough faced large format grey limestone capped with a smooth precast concrete belt course that aligns with a similar belt course on the Deschâtelets. Above this base, the main body of the façade is clad in grey Renaissance Stone with a smooth finish. Precast concrete lintels, sills and surrounds punctuate this area in a manner similar to that of the neighbouring building. The articulated eave is intentionally aligned with the continuous stone cornice that wraps the Deschâtelets Building below its third-floor windows. The appearance of staggered height is articulated on each elevation with the introduction of blocks of prefinished charcoal grey wood siding between the projecting end bays. Tall windows have also been grouped to reflect the proportions and fenestration patterns of the historic building. The proposed building is capped with a shallow sloped hip roof that quietly echoes the pediments of the Deschâtelets.

The overall massing of the proposed building creates a continuous building wall framing the street and public pathway, while the height and façade articulation ensure prominence of the Deschâtelets, notably as viewed from Mainstreet and the Forecourt. The provision of multiple private entries with the resultant rhythm of stoops and stairs breaks the mass down while providing animation and overlook of the parklands.

The proposed landscaping contributes to the attractive design of the development. The development introduces semi-private spaces along both the street frontage and adjacent to the multi-use pathway in order to animate these spaces, and the use of landscaping materials will define these areas from the public realm. The private amenity areas to the east of the building align with the greenspace to the rear of the Deschâtelets and maintain the courtyard character anticipated to evolve within the interior of the Block.

The development represents high-quality design which complements yet remains subordinate to the historic Deschâtelets building, and contributes to the evolving identity of the community. The proposal conforms to the policy direction relating to development within the General Urban Area designation and supports the urban design and compatibility objectives of the Official Plan.



Figure 4: Rendering of East Elevation (Hobin Architecture Incorporated)

Old Ottawa East Secondary Plan & Community Design Plan, 2011

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 within the Residential Medium-rise designation, as shown on Schedule A of the Old Ottawa East Secondary Plan.

It is envisioned that the precinct area to the east of Main Street, between Springhurst Avenue and Clegg Street, including the property of the Oblate Fathers formerly known as 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. Although a range of building heights of five to nine storeys is encouraged in the Residential Medium-Rise designation, due to the development's proximity to the Deschâtelets building, a height of three-and-a-half-storeys is proposed to ensure emphasis of the heritage building by stepping down the roofline in relation to the southern wing.

The Secondary Plan and Community Design Plan recognize the heritage value of the historic Oblate Fathers property and provide that the design of all new development shall respect the cultural heritage value of the Deschâtelets Building and its associated cultural heritage landscape. The

selected materiality and colour-palette, including the predominant use of natural stone with metal accent panels and trim, complement the historic Deschâtelets Building in a contemporary manner. The architectural design, including façade finishes, roof design and fenestration pattern, draw from elements of the adjacent building and contribute to an appealing building design. Further, the provisions of elements, such as fencing, landscaping, and ground level entrances with direct access from public spaces, create an environment which is attractive, safe and inviting for pedestrians.

The proposed stacked dwelling supports the objectives of the Secondary and Community Design Plans relating to the redevelopment of the Oblate Fathers' property. The development minimizes the presence of vehicular infrastructure, and provides high-quality landscaped and outdoor amenity areas. Further, the architectural elements incorporated into the design provide an effective transition from the more contemporary stylings of the overall visions for Greystone Village, particularly for future development to the south and east, to the historical formality of the Forecourt and the Deschâtelets. 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 and ensure that the uses are compatible and complement surrounding land uses.



Figure 5: West Elevation (Hobin Architecture Incorporated)

The purpose of Urban Exception 2310 is to establish additional provisions which apply to the portion of Greystone Village defined as Blocks 31-32 and 34-38 on Plan 4M-1596. Block 32 comprises the existing Deschâtelets Building and associated grounds, as well as the subject property and other surrounding lands. 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.*

The GM zone permits the development of stacked dwellings, including where they form part of a planned unit development. The proposed development is generally in accordance with the provisions of the Zoning By-law, with the exception of a few aspects of the design for which minor relief will be required. It is anticipated that relief from the following provisions of the Zoning By-law will be required:

1. Section 65(5)(b)(ii) – To permit landing and steps to project up to 2.2m into a required yard and up to 0m to a lot line, whereas the By-law permits a maximum projection of 1.5m in the case of any yard, but no closer than 1m to a lot line, where above the floor level of the first floor;
2. Section 187(3)(d)(ii)(2) - To permit a reduced interior side yard setback of 2.2m, whereas the By-law requires a minimum interior side yard setback of 3m for a residential use building higher than 11m in height; and
3. Section 239, Exception 239 - To permit a reduced front yard setback of 1.4m, whereas the By-law requires a minimum front yard setback of 1.8m.

Due to the siting of the building such that it aligns with the front façade of the Deschâtelets Building, and the slight curve of the front lot line abutting Deschâtelets Avenue and the interior side lot line abutting the multi-use pathway, portions of the building which project slightly from main southern and western exterior walls are proposed closer to the adjacent lot lines than currently permitted.

The proposed setback of 2.2m from the interior side lot line represents only the nearest point of the building to this lot line, while nearly the entirety of the balance of the building is set back beyond the required 3m yard setback. Similarly, the proposed setback of 1.4m from the front lot line represents only the nearest point of the building to this lot line, while nearly the entirety of the balance of the building is set back beyond the required 1.8m yard setback. Further, both portions of the southern and western exterior walls for which relief is required function as projections from the main wall which are no greater than one-storey in height, however, as these projections are enclosed, they are considered to form part of the building structure and are subject to setback requirements. The main exterior walls of the building respect all yard setback requirements.

A number of stairways providing direct access to all units from grade are proposed along the southern and western building facades. As the entrances are well elevated above grade, the total horizontal distance required in accordance with the Building Code for the steps and landings leading to these entrances is such that these features will project into required yards. The steps and landing projections are proposed up to 2.2m into a required yard, in the case of the interior side yard, and up to 0m from a lot line, in the case of both the interior side and front yards. An encroachment agreement relating to the steps and landings extending from the southern façade into the City-owned right-of-way to the south will be pursued.

Although minor relief from provisions of the Zoning By-law is required for certain aspects of the design, the proposed development is appropriate for the subject property, in terms of both use and built form. Upon completion of the initial circulation of the site plan application, an application for minor variance will be filed with the Committee of Adjustment to seek the above-noted relief from the Zoning By-law.

Based on the foregoing, it is concluded that the proposed development conforms to the policies of both the City of Ottawa Official Plan and the Old Ottawa East Secondary Plan. Subject to granting by the Committee of Adjustment of certain variances from the Zoning By-law, the development will comply with the requirements of the City of Ottawa Zoning By-law 2008-250. The proposed three-and-a-half-storey stacked dwelling is appropriate for the subject property in terms of both land use and built form, and maintains prominence of the Deschâtelets Building as a focal point of the community.

Yours truly,

NOVATECH



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