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SITE PLAN CONTROL

Proposed Mixed-Use Development



PLANNING RATIONALE | 360 Booth Street, Ottawa



Prepared for:

Hamel Design & Planning
170 Main Street
Ottawa, ON K1S 1C2

Prepared by:

Lloyd Phillips & Associates Ltd.
File: 1833
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CONTENTS

1. OVERVIEW	4
2. SITE & SURROUNDING CONTEXT	4
2.1 SITE CONTEXT	4
Figure 1. Site context demonstrating property lines (GeoOttawa, 2015 image for resolution)	4
2.2 SURROUNDING CONTEXT.....	5
Figure 2. Site context (Google Earth 3D Render).....	6
Figure 3. Location plan (Google Maps).....	6
.....	7
Figure 4. Street view of subject site looking west from Booth Street (Google Maps)	7
.....	7
Figure 5. Street view of subject site looking southwest from Booth Street (Google Maps)	7
Figure 6. Street view of neighbouring properties looking southeast from Booth Street (Google Maps) .	7
.....	8
Figure 7. Street view of neighbouring properties looking northwest from Booth Street (Google Maps, 2017)	8
Figure 8. Street view looking southwest from corner of Willow and Booth Streets (Google Maps, 2017)	8
Figure 9. Street view looking northeast from corner of Poplar and Booth Streets (Google Maps, 2017)	8
3. PROPOSED DEVELOPMENT	9
Figure 10. Extract of survey plan	10
Figure 11. Proposed site plan prepared by Hamel Design & Planning	11
Figure 12. Proposed landscape plan prepared by James B. Lennox & Associates Inc.	12
Figure 13. Proposed front/east elevation prepared by Hamel Design & Planning	13
.....	14
Figure 14. Proposed side/south elevation prepared by Hamel Design & Planning	14
.....	15
Figure 15. Proposed rear/west elevation prepared by Hamel Design & Planning.....	15
.....	16
Figure 16. Proposed side/west elevation prepared by Hamel Design & Planning	16
Figure 17. Front perspective of proposed building prepared by Hamel Design & Planning	17
Figure 18. Front (south-east) perspective of proposed building prepared by Hamel Design & Planning	18
.....	19
Figure 19. Rear (south-west) perspective of proposed building prepared by Hamel Design & Planning	19



Figure 20. Rear (north-west) perspective of proposed building prepared by Hamel Design & Planning	20
4. PROVINCIAL POLICY STATEMENT 2014.....	21
5. OFFICIAL PLAN	22
Figure 21. Extract from City of Ottawa Official Plan, Schedule B - Urban Area	22
6. ZONING BY-LAW 2008-250	25
Figure 22. Excerpt of zoning	25
Table 1. Existing zoning provisions.....	26
7. SUPPORTING MATERIAL	27
7.1 Phase 1 Environmental Site Assessment	27
7.2 Geotechnical Investigation	27
7.3 Environmental Noise Control Study.....	27
7.4 Storm Drainage Report	28
7.5 Serviceability Report	28
8. CONCLUSION.....	28



1. OVERVIEW

Lloyd Phillips & Associates Ltd. has been retained by Hamel Design and Planning (the 'Client') on behalf of the "Owner", to prepare a planning rationale report for an application for Site Plan Control with respect to the lands known municipally as 358 and 360 Booth Street (the "site"), located in Centretown West.

The site proposed for development is currently in two parcels, and currently contain a two-storey brick building on each parcel, and a gravel parking lot to the south side and rear of the 360 Booth Street parcel.

The Owner is proposing to construct a new four-storey mixed-use building with ground-floor commercial with residential above and underground parking. The proposed building will contain 18 one-bedroom units and 14 underground parking spaces. To facilitate construction of the building, an application for Minor Variances is being submitted along with this application for Site Plan Control.

2. SITE & SURROUNDING CONTEXT

2.1 SITE CONTEXT

The subject site is a generally rectangular-shaped lot that fronts onto Booth Street to the east. The site, which is currently two parcels, contains two, two-storey buildings (one on each lot) with two municipal addresses: 360 Booth Street and 358 Booth Street, and are being redeveloped as one lot. The 360 Booth Street parcel is rectangular with a large gravel parking lot to the south and rear of the existing building. The adjacent parcel at 358 Booth Street is smaller, and generally rectangular with a small recess on the northern portion of the site towards Booth Street.



The sites each contain a two-storey red brick residential building with flat roofs. The buildings are situated almost directly adjacent to one another with very little separation between the north and south walls of either building. The site (together with 358 Booth and 360 Booth) consists of the following specifications and legal description:

Area	699.3 m ²
Frontage	22.11 m on Booth Street
Depth	30.55 m
Legal Description	Part of Lots 203 and 204, R-Plan 14
PIN	04108-0248 and 04108-0249

2.2 SURROUNDING CONTEXT

The site is located in Centretown West Neighbourhood in Ward 14 – Somerset, which is a mature residential neighbourhood situated north of Highway 417, south of the Ottawa River, east of the Little Italy neighbourhood, and west of Centretown. More specifically, the site is located in the block bounded by Booth Street to the east, Willow Street to the south, Poplar Street to the north, and Rochester Street to the west.

The site is comprised of two municipal addresses (358 Booth and 360 Booth) and together represent a underdeveloped lot in a mixed-used neighbourhood. The site is surrounded by low-rise buildings featuring ground-floor commercial along Booth Street, as well as low-rise residential uses to the north, south, and west. There is additional new infill development occurring in the neighbourhood, exemplified by a new three-storey townhouse development directly across from the site on the east side of Booth Street.

The site is surrounded by the following land uses:

- ⟨ **North** Low-rise mixed-use commercial/restaurant and residential in a mix of single-detached dwellings; low-rise apartments
- ⟨ **West** Low-rise residential in a mix of single-detached dwellings and townhouses
- ⟨ **South** Low-rise mixed-use commercial/restaurant and residential buildings
- ⟨ **East** Low-rise mixed-use commercial/restaurant and residential; low-rise residential townhouses



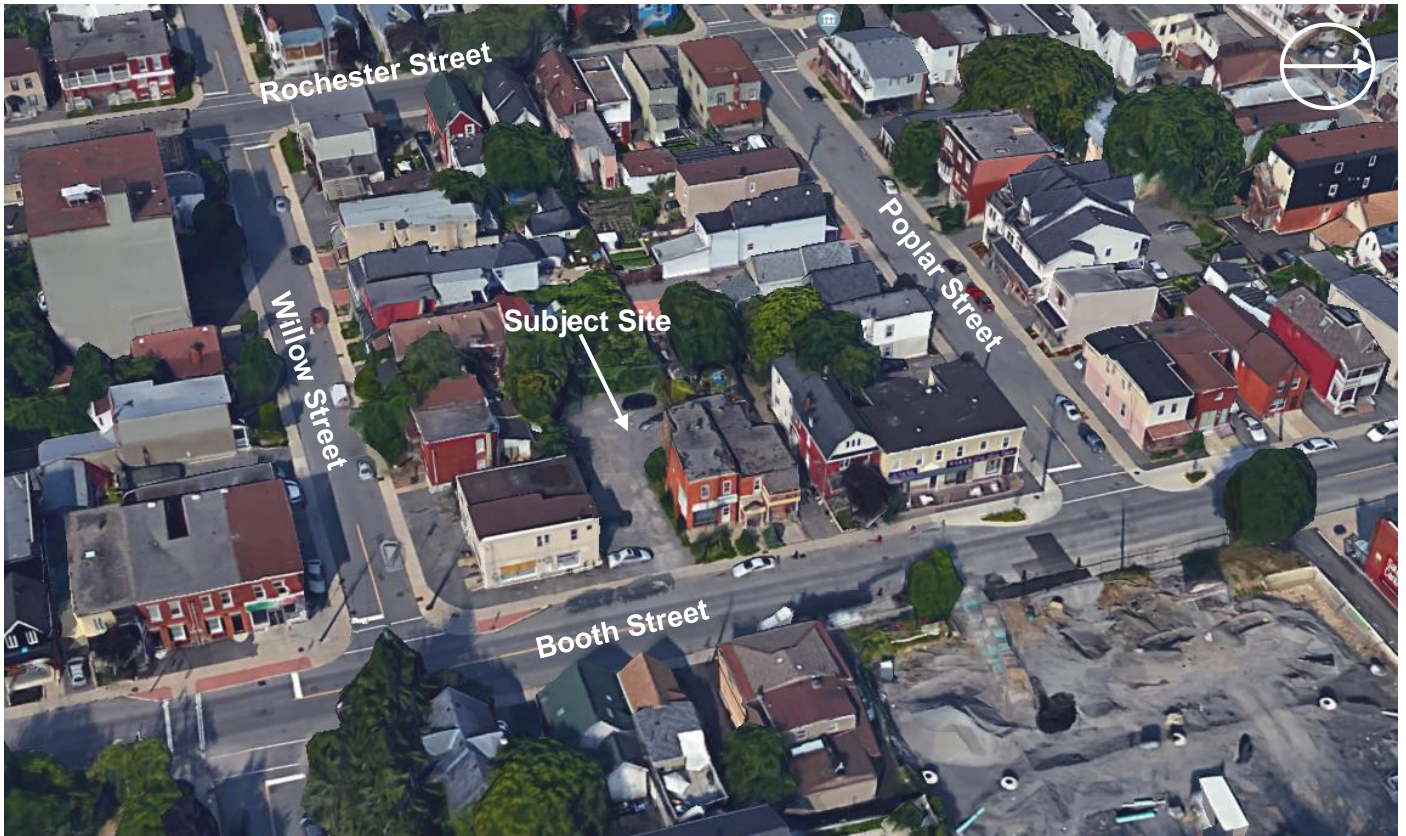


Figure 2. Site context (Google Earth 3D Render)

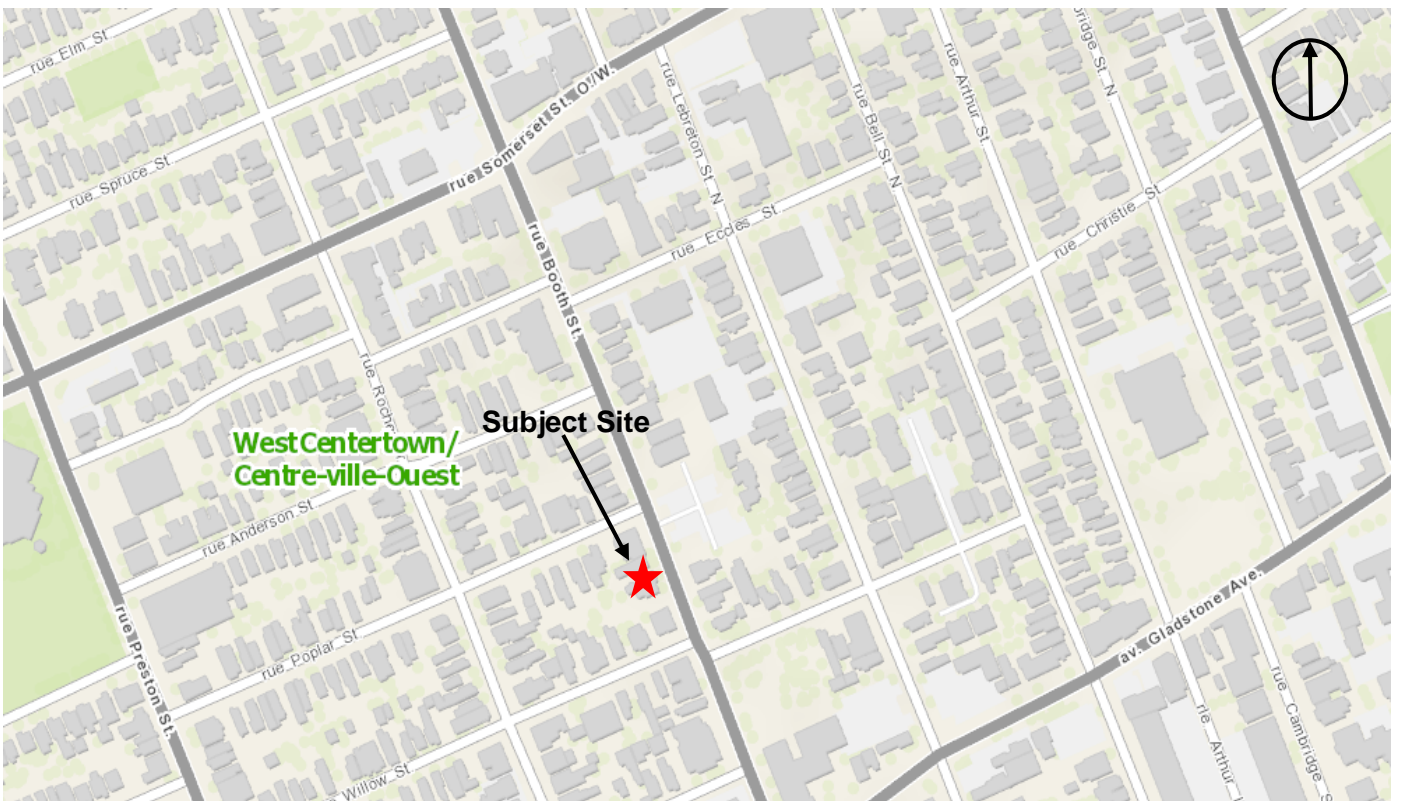


Figure 3. Location plan (Google Maps)

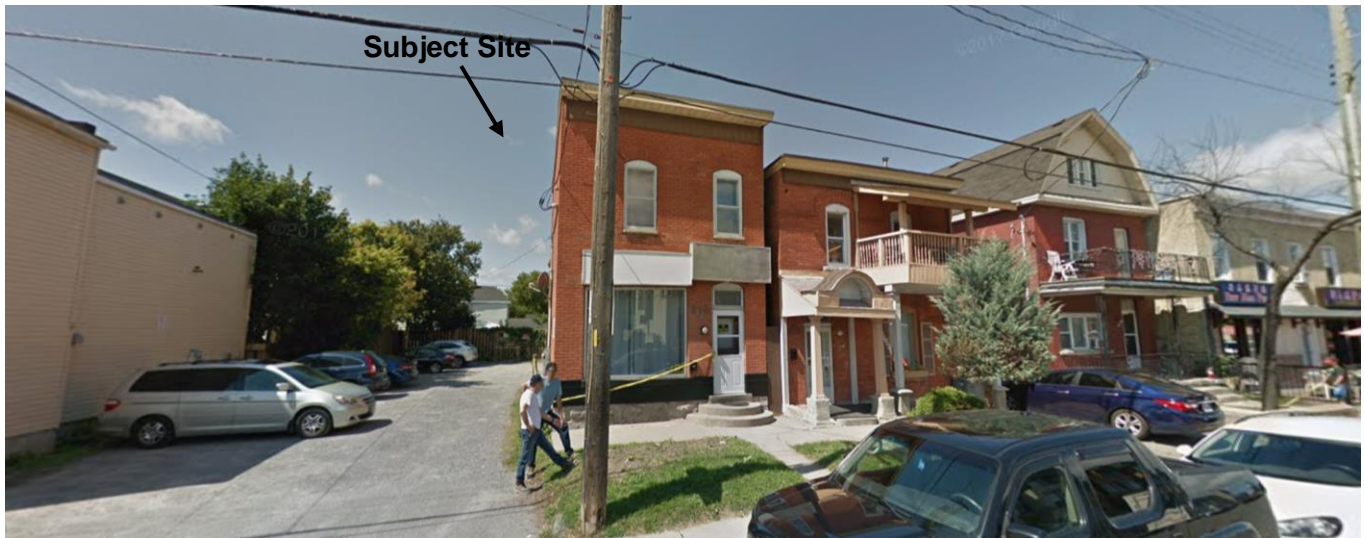


Figure 4. Street view of subject site looking west from Booth Street (Google Maps)

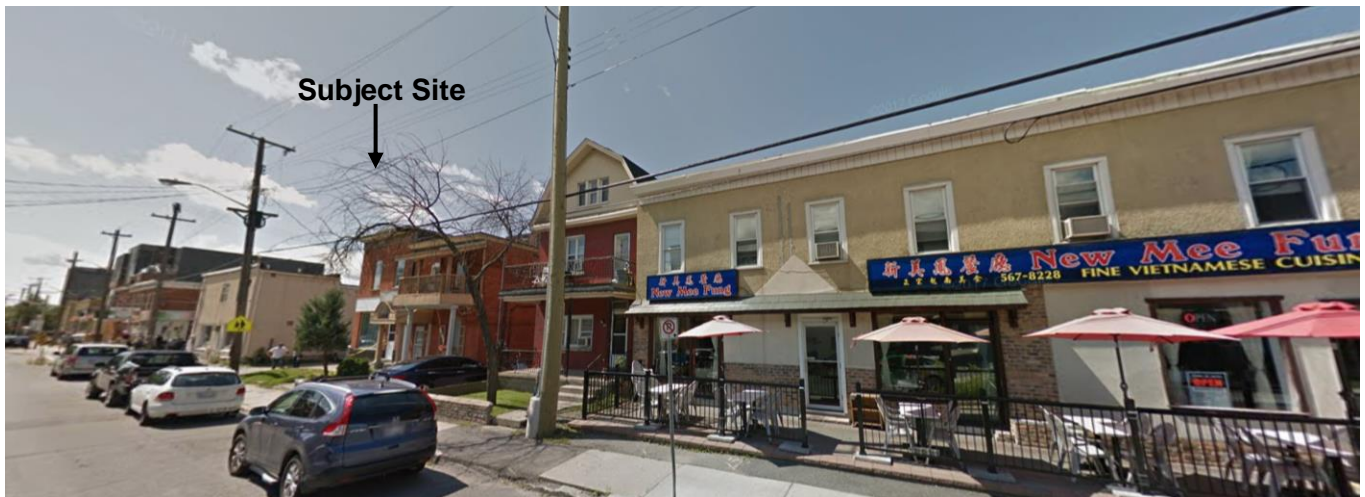


Figure 5. Street view of subject site looking southwest from Booth Street (Google Maps)

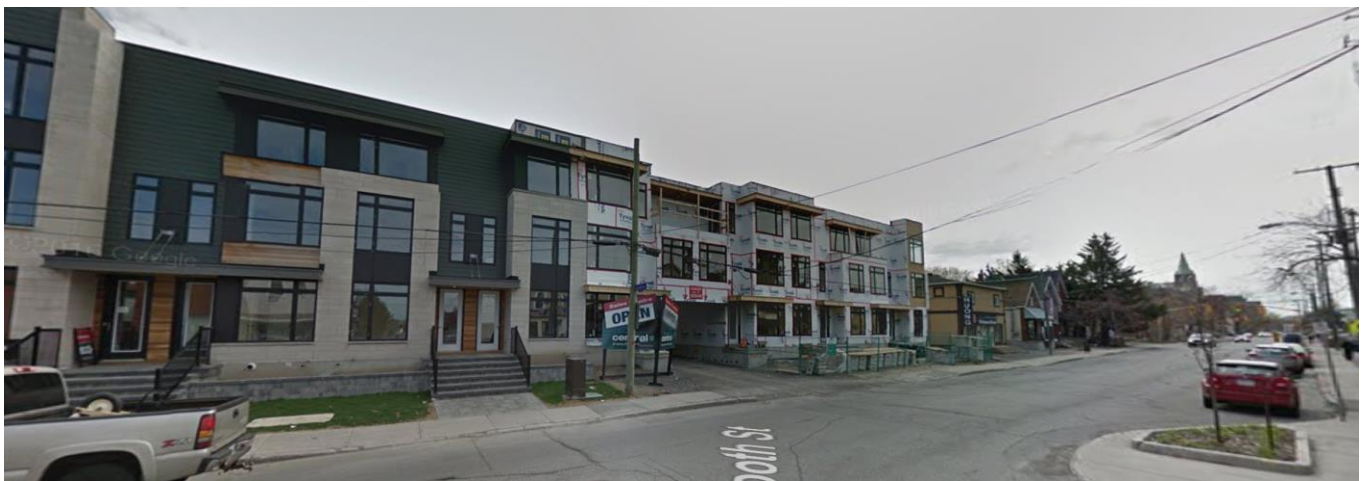


Figure 6. Street view of neighbouring properties looking southeast from Booth Street (Google Maps)



Figure 7. Street view of neighbouring properties looking northwest from Booth Street (Google Maps, 2017)

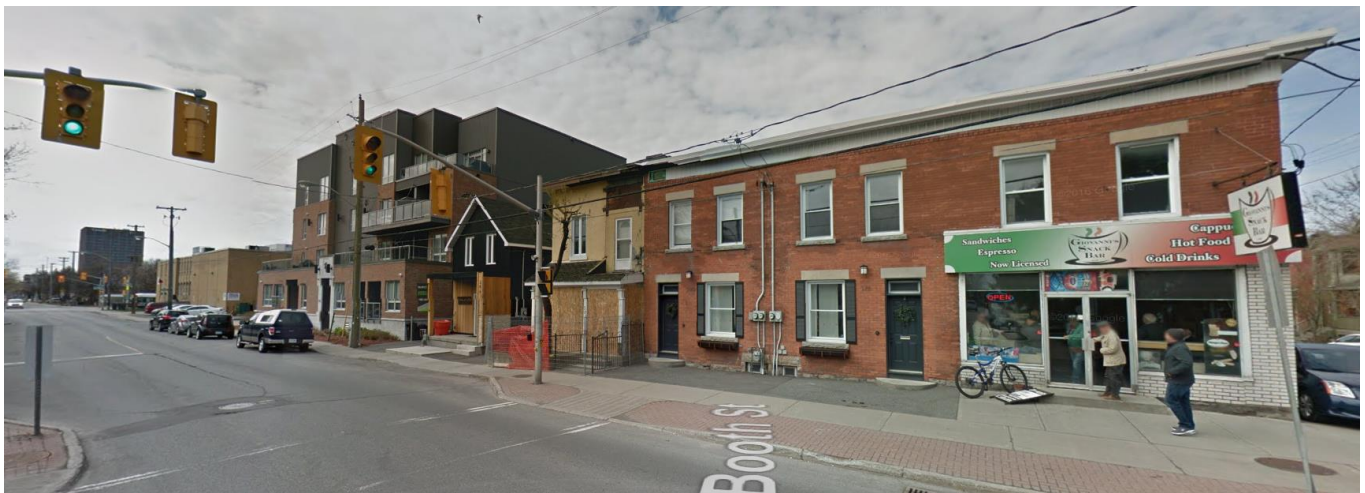


Figure 8. Street view looking southwest from corner of Willow and Booth Streets (Google Maps, 2017)



Figure 9. Street view looking northeast from corner of Poplar and Booth Streets (Google Maps, 2017)

3. PROPOSED DEVELOPMENT

The proposal is to construct a new four-storey apartment building, which is 13.5 metres in height, featuring ground floor commercial, 18 one-bedroom residential units, and a 14-space underground parking garage.

The ground floor will feature approximately 317.6 m² of retail space, separated into two store-fronts. Retail area 1 will be approximately 172.2 m² in size, and retail area two will be approximately 145.4 m² in size. The retail spaces will be accessed from Booth Street at the centre of the building.

The second through fourth floors will feature six units per floor, accessed via a separate lobby entrance on the southeastern corner of the building facing Booth Street. The units range in size from 52.6 m² at the smallest to 64.8 m² at the largest.

In terms of private amenity space, each unit will feature private balcony spaces in various sizes, and total 36 m² per floor for all six units. For communal amenity space, there is a proposed rear yard amenity area on the southwest corner of the property that is 175.7 m² in size. There is also a proposed rooftop deck which is approximately 273.8 m².

The underground parking garage featuring 14 spaces is to be accessed via a heated ramp from Booth Street on the northeast corner of the building and will also contain an area for bicycle storage. There is an additional bicycle rack in the front yard area along Booth Street.

Figure 10 provides an extract of the survey plan, whereas Figures 11 through 20 represent the proposed site plan and landscape plan, as well as building elevations.



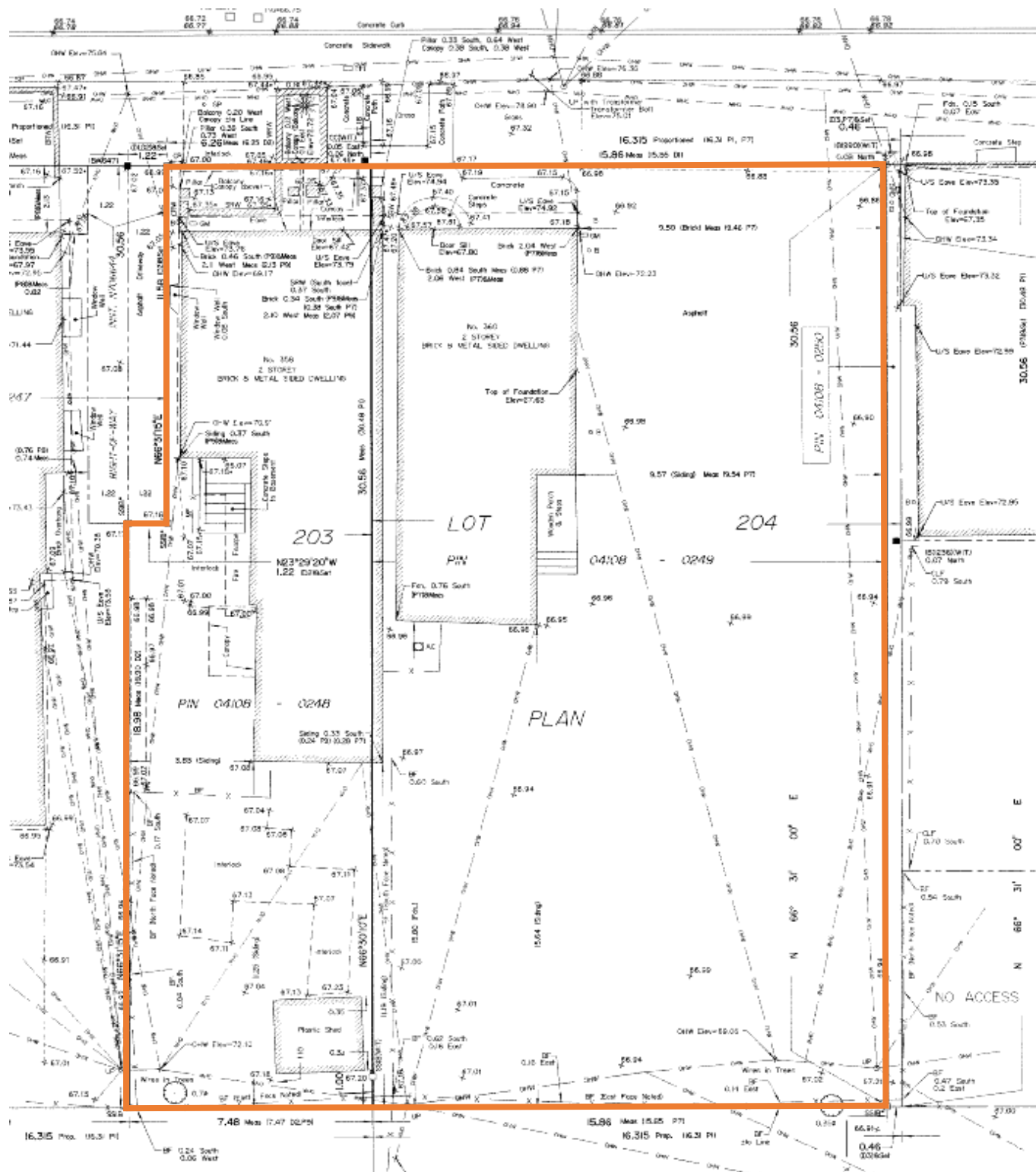


Figure 10. Extract of survey plan



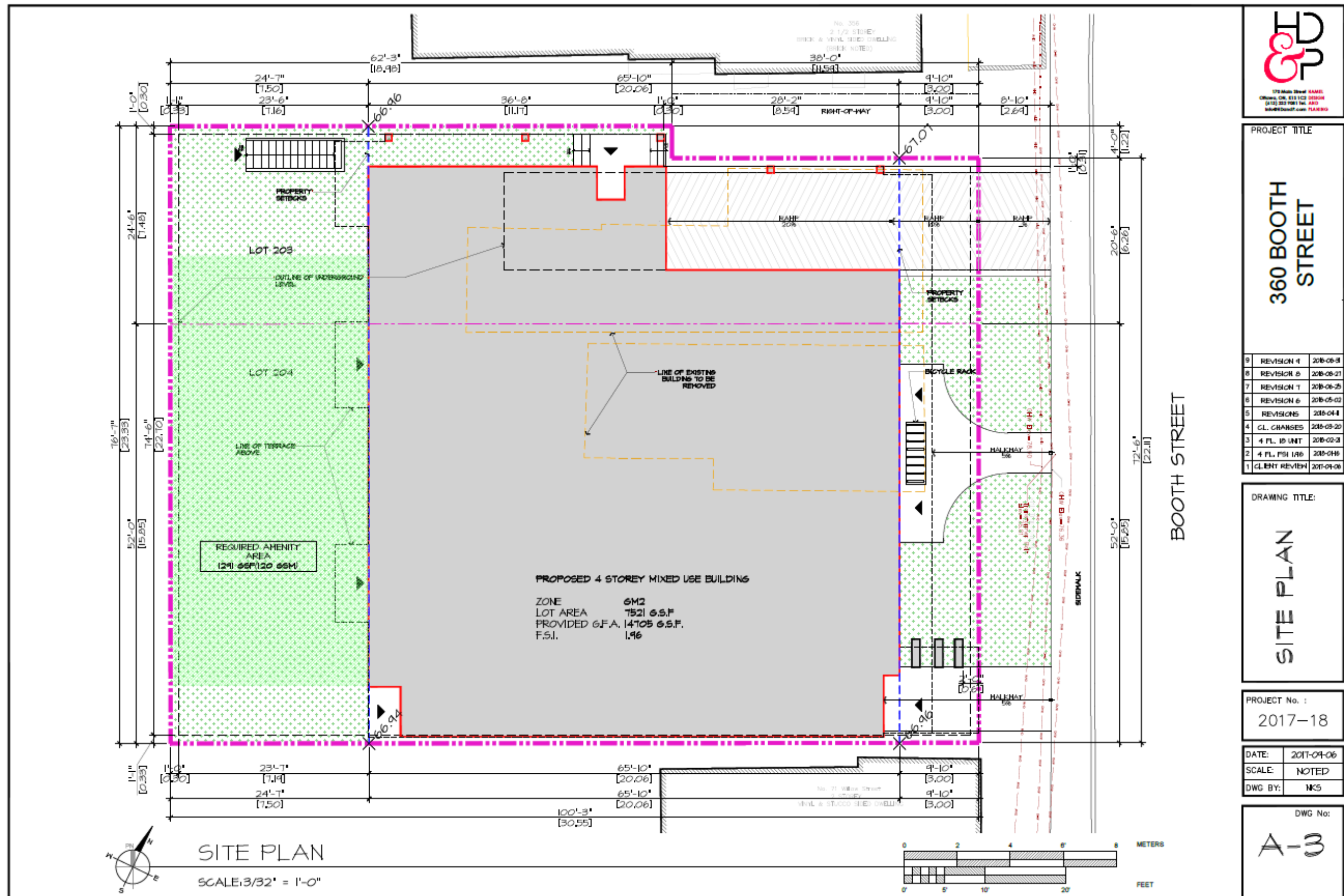


Figure 11. Proposed site plan prepared by Hamel Design & Planning



Figure 13. Proposed front/east elevation prepared by Hamel Design & Planning



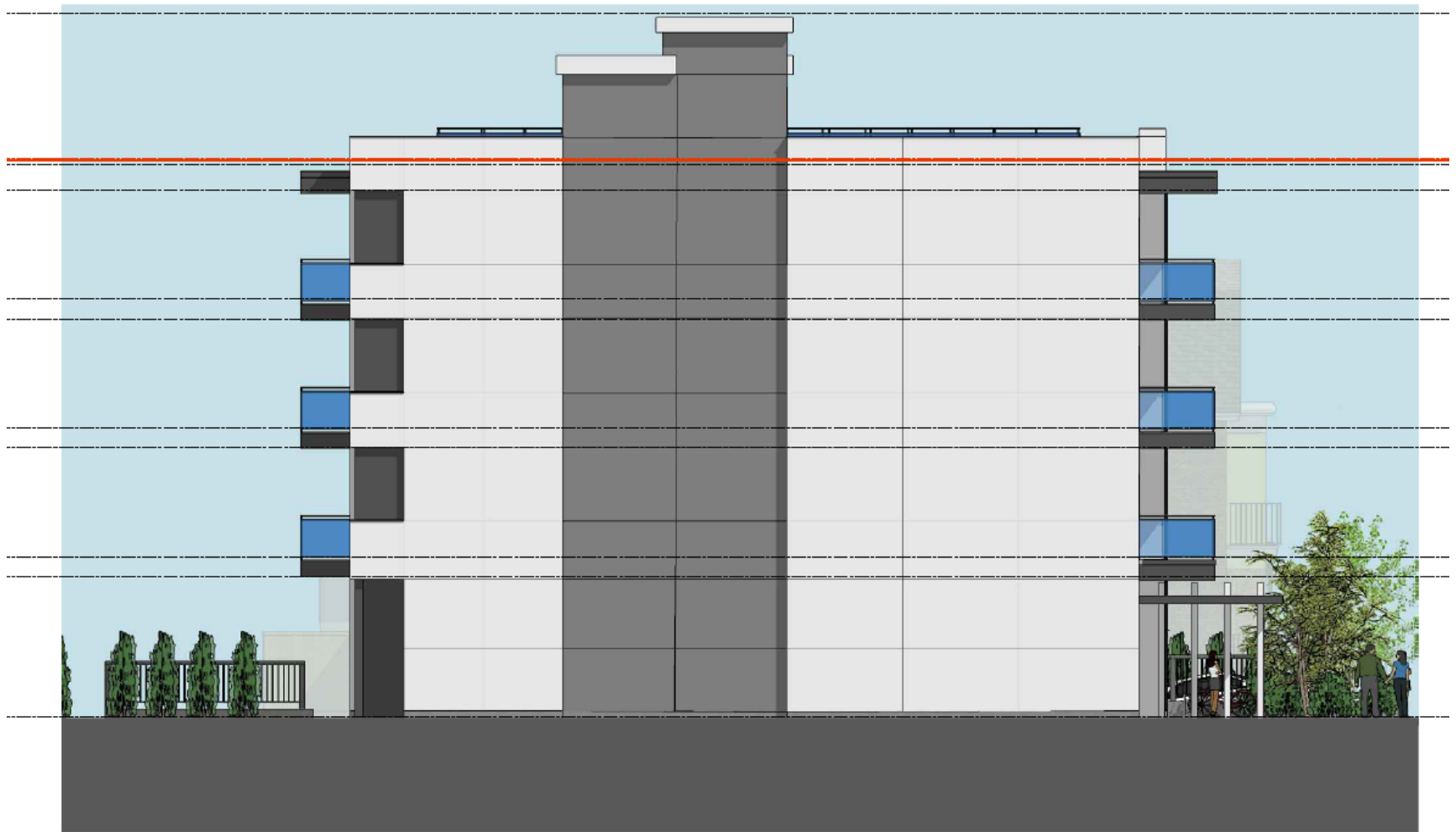


Figure 14. Proposed side/south elevation prepared by Hamel Design & Planning





Figure 15. Proposed rear/west elevation prepared by Hamel Design & Planning



Figure 16. Proposed side/west elevation prepared by Hamel Design & Planning



Figure 17. Front perspective of proposed building prepared by Hamel Design & Planning





Figure 18. Front (south-east) perspective of proposed building prepared by Hamel Design & Planning



Figure 19. Rear (south-west) perspective of proposed building prepared by Hamel Design & Planning





Figure 20. Rear (north-west) perspective of proposed building prepared by Hamel Design & Planning



4. PROVINCIAL POLICY STATEMENT 2014

The Provincial Policy Statement 2014 (PPS) provides policy direction on planning matters for the Province of Ontario. Decisions affecting all planning matters shall be consistent with the Provincial Planning Policies. The proposed mixed-use development is consistent with the applicable policies of the PPS, as demonstrated below.

Section 1.1.1 of the PPS states that healthy, livable, 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 [...], employment [...], institutional [...], recreation, park and open space, and other uses to meet long-term needs;
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;

Section 1.1.3.2 of the PPS states that:

Land use patterns within settlement areas shall be based on:

- a) densities and a mix of land uses which:
 - 1. efficiently use land and resources;
 - 2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or economical expansion...
- b) a range of uses and opportunities for intensification and redevelopment...

Section 1.3.1 of the PPS states that:

Planning authorities shall promote economic development and competitiveness by:

- c) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities...

Section 1.4.1 of the PPS states that:

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.

In the above PPS policies, there is a significant emphasis on efficient development that is safe, respects the natural environmental, uses available infrastructure, and provides for the needs of the community in both the short- and long-term.

The proposed development is an appropriate form of infill that capitalizes on existing services on an urban site that can accommodate intensification. The proposed mixed-use low-rise building offers



opportunities for creation of street-level activity through ground-floor commercial use, while creating a diversity of housing choice, that is context-appropriate and desirable for the neighbourhood.

The proposed development represents a form of intensification that fits and functions well within the City's Urban Area. The use of existing municipal roads and services is also an appropriate and efficient use of resources.

5. OFFICIAL PLAN

The site is designated General Urban Area in the City of Ottawa Official Plan, as shown in the below extract of Schedule B – Urban Policy Area. The General Urban area “permits all types and densities of housing, as well as employment, retail uses, service, [...] leisure [...] entertainment and institutional uses”. Policies applicable to the proposed development are summarized below.

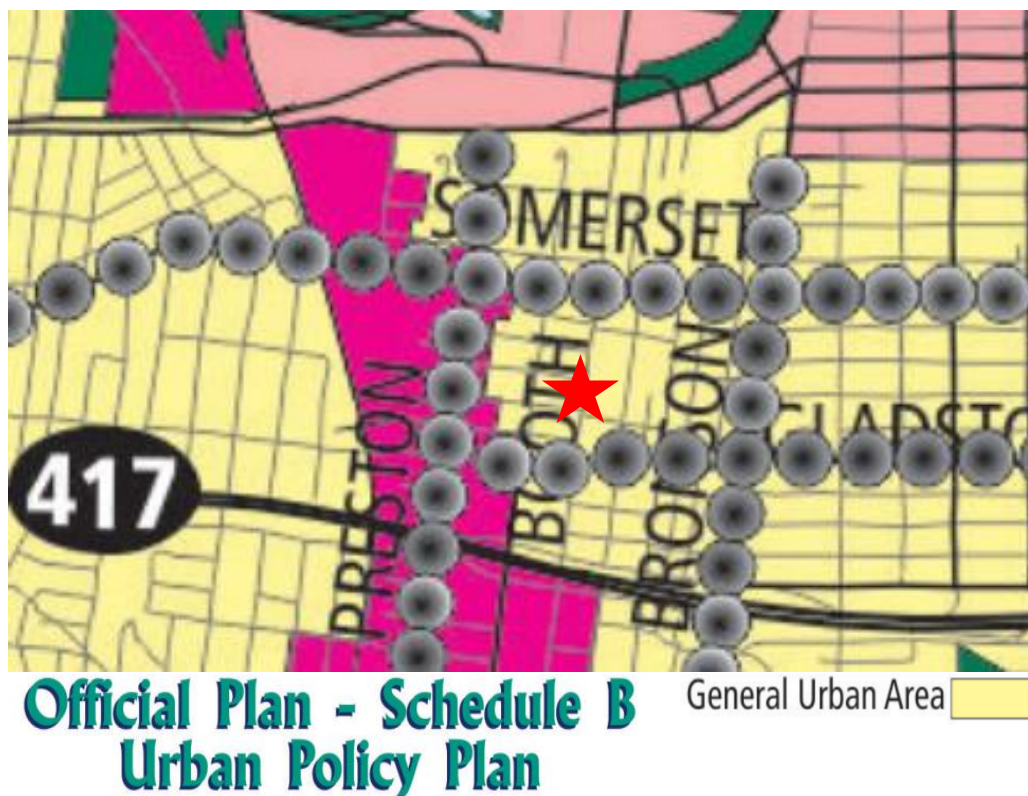


Figure 21. Extract from City of Ottawa Official Plan, Schedule B - Urban Area

Section 2.1 Patterns of Growth states that “[g]rowth in the existing designated urban areas 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”.

Section 2.2.2 Managing Growth Within the Urban Area states that: “[...] the policy direction of this Plan is to promote an efficient land-use pattern within the urban area through intensification [...]”.

The applicable policies to the proposed development include:

1. Residential intensification means intensification of a property, building or area that results in a net increase in residential units or accommodation and includes:

- 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; and,
 - c. Infill development.
3. All intensification will occur in accordance with the provisions of Section 2.5.1, Urban Design and Compatibility, and 4.11, Urban Design and Compatibility, and with Section 4.6.1, Heritage Buildings and Areas.

Section 2.5.1 Urban Design and Compatibility states the following: “[t]he Design Objectives of this Plan are qualitative statements of how the City wants to influence the built environment as the city matures and evolves. These Design Objectives are broadly stated, and are to be applied within all land use designations, either at the citywide level or on a site-specific basis. Design Principles further describe how the City hopes to achieve each of the Design Objectives, but may not be achieved or be achievable in all cases; these objectives include:”

- 1. To enhance the sense of community by creating and maintaining places with their own distinct identity;
- 2. To define quality public and private spaces through development;
- 3. To create places that are safe, accessible and are easy to get to, and move through;
- 4. To ensure that new development respects the character of existing areas;
- 5. To consider adaptability and diversity by creating places that can adapt and evolve easily over time and that are characterized by variety and choice. [OMB decision #2649, September 21, 2006];
- 6. To understand and respect natural processes and features in development design;
- 7. To maximize energy-efficiency and promote sustainable design to reduce the resource consumption, energy use, and carbon footprint of the built environment.”

Section 4.11 Urban Design and Compatibility states that, “[a]t the city-wide scale, issues of compatibility are addressed in the Official Plan through the appropriate designation of land and associated policies that direct where and how certain categories of land use should be permitted to develop. [...] It is recognized that because land use designations such as General Urban Area [...] contain broad use permissions, it will be necessary for the zoning by-law to establish more specific permitted use lists and development regulations within areas and on individual sites in a manner that achieves compatibility among proximate uses and built forms.

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.”

On December 11, 2013, City Council adopted **Official Plan Amendment 150 (OPA 150)** to implement the completion of the five-year review of the Official Plan. It is notable that Item #137 of OPA 150 proposed an amendment to Section 3.6.1, General Urban Areas. The effect of the amendment in Policy 3 was to generally limit development in areas designated as General Urban Area to four storeys. The proposed development is limited to four storeys and therefore complies with the proposed policy of OPA 150. OPA 150 was appealed and is before the Local Planning Appeals Tribunal (formerly the Ontario Municipal Board).

The Official Plan emphasizes a need for context appropriate and efficient residential intensification in the General Urban Area, and encourages a mix of uses including service, retail, commercial, and others. The compatibility criteria outlined in Section 2.5.1 and Section 4.11 of the Official Plan are used to evaluate the compatibility of development proposals, based on land uses and built form and their sensitivity to the context of the surrounding neighbourhood.

Section 4.11, Urban Design and Compatibility sets out the policies and the criteria for assessing compatibility of development.

The proposed development of a new mixed-use building offers an opportunity to provide additional ground-floor commercial opportunities and street-level animation, as well as increased housing options while maintaining an appropriate land use and development pattern for the surrounding context. The proposed design thoughtfully considers the context within the existing streetscape, and features appropriate massing, scale, and materiality for the area.

As demonstrated in the site plan and elevations, the proposed development will be compatible with the surrounding neighbourhood. There will be adequate parking to support the development, as well as appropriate landscaping and amenity area. In addition, the proposed underground parking will be an aesthetic improvement from the existing surface parking lot which occupies a significant portion of the site.

Given the surrounding low-rise mixed-use buildings, the proposed development is compatible with the surrounding streetscape and will help to animate the street. The proposal provides for a more efficient use of the land by creating additional higher-density residential accommodations on a lot that can accommodate this form of intensification. The site is fully serviced by municipal water and sanitary services.

There is no Secondary Plan or Community Design Plan applicable to this site. The proposed development conforms to the policies of the City of Ottawa Official Plan 2003, as amended.

6. ZONING BY-LAW 2008-250

The site is zoned General Mixed Use, Subzone 2 with Exception, Floorspace Index of 1.5 and Maximum Height of 13.5m – GM2 [1663] F(1.5) H(13.5) – in the City of Ottawa Zoning By-law 2008-250, demonstrated in Figure 22 below.

The purpose of the GM2– General Mixed Use zone is to:

- (1) *allow residential, commercial and institutional uses, or mixed use development in the General Urban Area and in the Upper Town, Lowertown and Sandy Hill West Character Areas of the Central Area designation of the Official Plan;*
- (2) *limit commercial uses to individual occupancies or in groupings in well defined areas such that they do not affect the development of the designated Traditional and Arterial Mainstreets as viable mixed-use areas;*
- (4) *impose development standards that will ensure that the uses are compatible and complement surrounding land uses.*

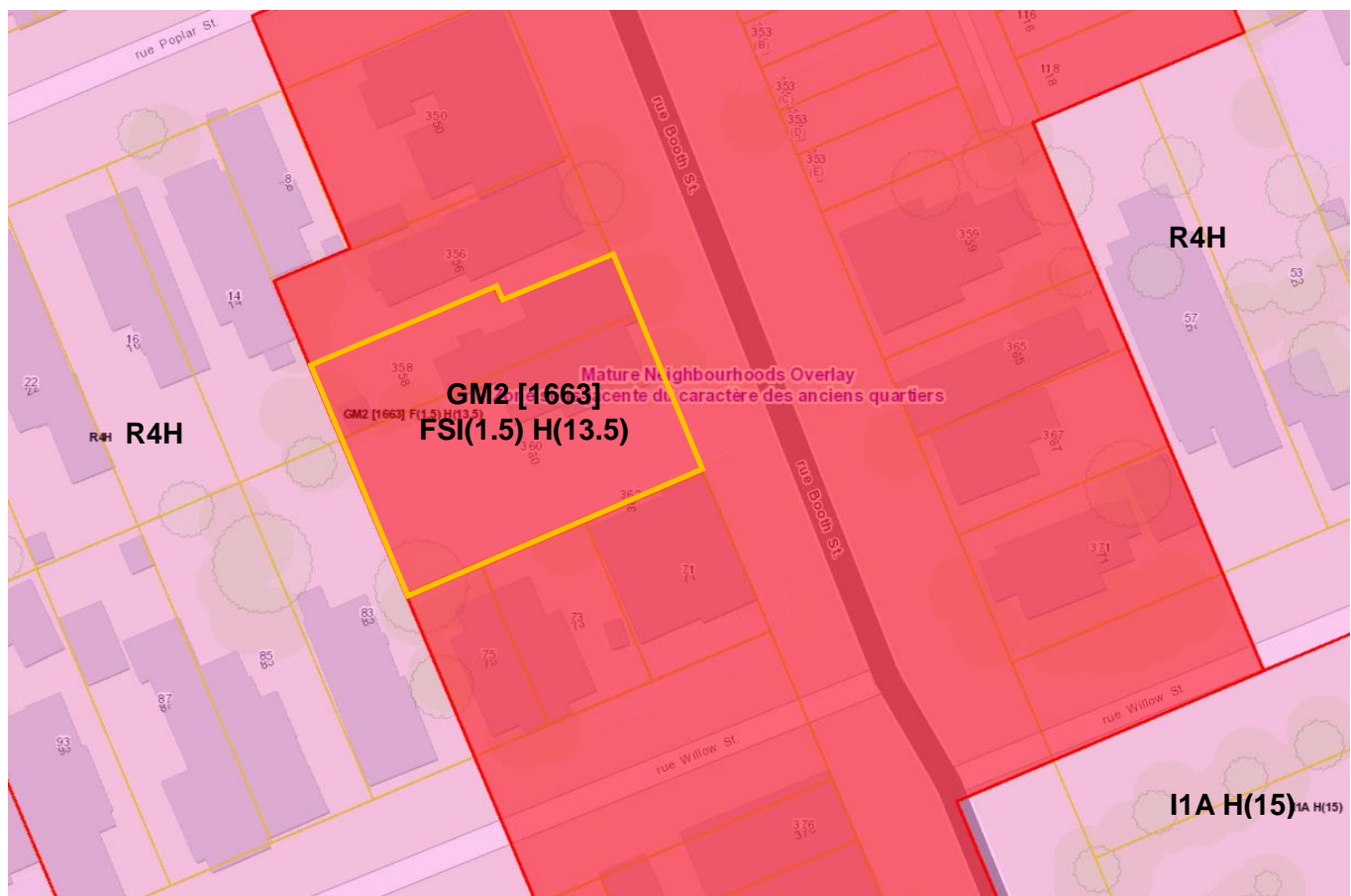


Figure 22. Excerpt of zoning

The GM2 Zone permits a variety of residential uses, including but not limited to low- and mid- rise apartment dwelling. Permitted non-residential uses include: animal care establishment; animal hospital; artist studio; instructional facility; medical facility; office; personal service business; recreational and

athletic facility; retail food store; retail store; and, service and repair shop. According to Section 188(2)(b) of the Zoning by-law, these uses are permitted subject to the following provisions:

- i) the permitted floor space index being limited to 50%;
- ii) Being located on the ground floor, basement of a building containing dwelling units;
- iii) Animal care establishment, animal hospital, artist studio, instructional facility, and recreational and athletic facility being restricted to a maximum gross floor area of 95 square metres for each use;
- iv) The retail food store excluding the sale of fresh meat, poultry, fish, vegetables or fruits; and
- v) The provisions of subsection 187(3)(h)(ii) applies but may be reduced to 1 metre where a minimum 1.4 metre high opaque screen is provided; being as follows:
ss. 187(3)(h)(ii): Minimum width of a landscaped area abutting a residential zone: 3m.

Table 1 below represents the provisions of the GM zone. The items that require minor variances are highlighted in red.

Table 1. Existing zoning provisions

Zoning Mechanisms		Provisions	
		Required	Provided
(a) Min. Lot Area (m)		No minimum	699.3
(b) Min. Lot Width (m)		No minimum	22.11
(c) Min. Front Yard and Corner Side Yard Setbacks (m)		3	3
(d) Min. Interior Side Yard Setbacks (m)	(iii) all other cases	No minimum	0 (south) 0.3 (north)
(e) Min. Rear Yard Setback (m)	(ii) from any portion of a rear lot line abutting a residential zone	7.5	7.5
(f) Max. Building Height (m)		13.5	13.5
(g) Max. Floor Space Index		1.5	1.95
(h) Min. Width of Landscaped Area (m)	(i) abutting a street	3	3
	(ii) abutting a residential or institutional zone	7.5	7.5
	(iii) all other cases	No minimum	0 (south) 0.3 (north)
s.65: Permitted Projections Canopies and Awnings (Table 65(4))	(b) All other buildings including a low-rise apartment dwelling and mid-high-rise apartment dwelling	1.5	0.6
Parking (Residential) (s.101)		3	
No parking for first 12 dwelling units; 0.5/dwelling unit after first 12			
Parking (Residential, Visitor) (s.102)		1	14
No parking for first 12 dwelling units; 0.1/dwelling unit after first 12			
Parking (Retail Store) (s.101)		4	
1.25 per 100m ² of GFA			
s.137: Min. Amenity Area			
Total (m ²)		108	499.5
6m ² per dwelling unit			
Communal (m ²)		54	449.5
A minimum of 50% of the required total amenity area			
Layout (Communal) (m ²)		54	175.7 (rear yard)
Aggregated into areas up to 54m ² , and where more than one aggregated area is provided, at least one must be min. 54m ²		(aggregated)	273.8 (rooftop)

Urban Exception [1663] prohibits the following uses: detached dwelling; semi-detached dwelling; and, three-unit dwelling.



The proposal is also subject to the Mature Neighbourhoods Overlay, which is addressed in Section 139 of the Zoning by-law. The intent of the Mature Neighbourhoods Overlay is to “regulate the character of low-rise residential development in order to recognize and reflect the established character of the streetscapes within the area of the Overlay”. The provisions of Section 139 apply on a lot in any zone where a residential use building of four or fewer storeys is permitted within the Overlay. Considering the proposed building is a mixed-use building with ground-floor retail, the provisions of Section 139 do not apply.

Based on this review, the proposed development conforms to the applicable zoning requirements, save and except one provision (noted in red in Table 3 above) which will require a subsequent Application for Minor Variance through the Committee of Adjustment. Pending no significant changes to the design through the early Site Plan Control process, the variance to be sought is as follows:

- 1) To permit a Maximum Floor Space Index (FSI) of 1.95 whereas the by-law permits a maximum of 1.5
- 2) To permit a canopy projection of 0.6 metres into the front yard whereas the by-law permits a maximum projection of ½ the depth of a front yard, or 1.5 metres (*Section 65*)

Applications for minor variance are to be submitted upon completion of the City’s first review and associated responses for this Site Plan Control application.

7. SUPPORTING MATERIAL

7.1 Phase 1 Environmental Site Assessment

A Phase 1 Environmental Site Assessment (ESA) was completed by Paterson Group Inc., dated March 22, 2018. The purpose of the Phase 1 ESA was to research past and current use of the site and to identify any environmental concerns with the potential to have impacted the subject property or area. Based on historical research and an inspection of the subject site and study area, no Potentially Contaminating Activities were identified in the area that are considered to represent Areas of Potential Environmental Concern on the site. As such, Paterson Group recommended that a Phase II ESA would not be required, and that a designated substance survey be conducted prior to the demolition of or major renovation to the existing residential dwellings.

7.2 Geotechnical Investigation

A Geotechnical Investigation was prepared by Paterson Group Inc., dated July 5, 2018, in order to determine the subsoil and groundwater conditions at the site (through boreholes), and provide geotechnical recommendations for the design of the proposed development, including construction considerations. Based on the findings, the report sets out the following recommendations: review bedrock stabilization and excavation requirements; review groundwater infiltration at time of construction; observe bearing surfaces prior to concrete placement; sample and test concrete and fill materials; periodically observe the condition of unsupported excavation side slopes; observe all subgrades prior to backfilling; conduct field density tests; and, sample and test bituminous concrete including mix design reviews.

7.3 Environmental Noise Control Study

An Environmental Noise Control Study was prepared by Paterson Group Inc., dated July 6, 2018, with an objective of determining the primary noise sources impacting the site and compare the sound levels to Ministry of Environment and Climate Change and City of Ottawa guidelines, as well as review



projected noise levels and provide recommendations regarding warning classes, construction materials or alternative sound barriers. The report concludes that the southern, western and northern elevations do not exceed the daytime noise limits, and there is a minor exceedance on the eastern elevation that was classified as “not generally noticeable” and will thus not require additional analysis. All units on the southern, eastern and northern elevations were recommended to be outfitted with an air conditioner and include a Warning clause type C on all deeds of sale.

7.4 Storm Drainage Report

A Storm Drainage Report was prepared by T.L. Mak Engineering Consultants Ltd., dated August 2018, in order to address the grading, drainage, and stormwater management control measures required to develop the property. The report concludes that four flat rooftop storage areas will be used for stormwater management attenuation. The flat building rooftop storage and grading of the site as presented in the Grading and Servicing Plan, will achieve the desired five-year and 100-year storm event detention volumes available on site. The proposed rooftop storage is sufficient to meet the City of Ottawa’s drainage criteria.

7.5 Serviceability Report

A Serviceability Report was prepared by T.L. Mak Engineering Consultants Ltd., dated August 2018, in order to address the proposed servicing scheme for the site. The report concludes that the water main on Booth Street provides adequate fire-flow capacity for the proposed development. Regarding sanitary flow, a waste-water sampling and inspection chamber is proposed. The flow will enter the existing combined sewer on Booth Street. The stormwater outlet will be the existing combined sewer on Booth Street, and stormwater attenuation on site will be achieved by rooftop storage with controlled roof drains. In terms of Erosion and Sediment Control, the contractor shall implement Best Management Practices to provide for protection of the receiving storm sewer during construction.

8. CONCLUSION

The subject site is comprised of two adjacent properties each containing a two-storey residential dwelling, and associated surface parking. The sites are currently underdeveloped and offers an excellent opportunity for mixed-use intensification.

The proposed Application for Site Plan Control is to permit the development of the two parcels as one site, in order to construct a new four-storey mixed-use building with below-grade parking, ground-floor commercial and upper-level residential. The proposed building will include an underground parking garage with 14 spaces, two ground-floor retail spaces, and 18 one-bedroom apartments from the second to fourth storeys, each with private balconies. There will be a rear-yard amenity area on the west side of the property.

The existing lot and municipal servicing have the capacity to support this type of density and mixed-use intensification. Careful consideration has been placed into the design of the building, including height, materiality, amenity space, parking, and landscaping. The proposed development respects the existing neighbourhood character, provides adequate parking to accommodate the new residents and retail opportunities, and is of massing, scale, and density that is appropriate and permitted within the neighbourhood. The ground-floor retail use will provide street-level animation, and the addition of new residential apartment units provides opportunity for a diversity of housing choice, which is desirable within the City’s urban area.



The proposal is consistent with the Provincial Policy Statement, 2014, conforms to the policies of the City of Ottawa Official Plan, including OPA 150, and complies with the City of Ottawa's Zoning By-law 2008-250, save an except one minor variance to be sought which is detailed in Section 6 of this report.

The proposed development represents good land use planning and is recommended for approval.

Respectfully submitted,

Lloyd Phillips & Associates Ltd.

Reviewed by:



Lloyd Phillips, MCIP RPP
Principal

Prepared by:



Jessica D'Aoust, M.Pl
Planner

