

PLANNING RATIONALE

119-121 BEECHWOOD AVENUE, CITY OF OTTAWA



Project No.: OCP-18-0056

Prepared for:

BluePrint Construction Services Ltd.
17-1010 Polytek Street
Ottawa, ON K1J 9J1

Prepared by:

McIntosh Perry Consulting Engineers Ltd.
115 Walgreen Road
Carp, ON, K0A 1A0

September 6th, 2018

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<i>Appendix E:</i>	<i>Design Statement, prepared by BluePrint Construction Services Ltd.</i>

1.0 OVERVIEW / INTRODUCTION

This Planning Rationale, which was identified as a requirement in February 12th, 2018 e-mail correspondence following pre-consultation, is submitted in support of an application for Site Plan Control (Manager Approval, Public Consultation) for the development of a two-storey office building on the subject lands, being 119-121 Beechwood Avenue in the City of Ottawa. The applications are submitted by Blueprint Construction Services Ltd. (Blueprint).

119 Beechwood Avenue is known legally as “PT LT 17, PL 74, N/S BEECHWOOD AV, AS IN N567003 ; OTTAWA/GLOUCESTER” and 121 Beechwood Avenue is known legally as “PT LT 17, PL 74, N/S BEECHWOOD AV, AS IN CR448497 EXCEPT PT 28, 5R10383 ; OTTAWA/GLOUCESTER.”

This Planning Rationale discusses the suitability of the proposal in the context of applicable planning and design-related policy, guidelines, and zoning.

2.0 SITE CONTEXT

The subject lands have a total area of 543 sq. metres (0.05 hectares) and an approximate frontage of 12.4 metres on Beechwood Ave. A topographic survey is provided at Appendix A. It is assumed that the two properties will be merged on title prior to Site Plan Approval. 119 Beechwood Avenue has an existing two-storey commercial building and 121 Beechwood Avenue has an existing two-storey residential building. The subject lands are bound commercial buildings to the west of Chapleau Avenue, commercial buildings to the east, and residential buildings to the north; commercial buildings are south of the subject lands opposite of Beechwood Avenue. The majority of buildings in the vicinity are two-storeys high and none exceed three-storeys.

The subject lands will have municipal water and sanitary servicing. Figures 1 and 2 show the subject lands and their surroundings.



Figure 1: Subject Lands



Figure 2: Surrounding Lands

3.0 DEVELOPMENT PROPOSAL

The proposed development involves the construction of a two-storey, 7.33-metre-high, office building with an approximate gross floor area of 461 sq. metres. The ground floor will contain medical offices and the second floor will compose of office space. The proposed development also includes associated site parking, landscaping, and infrastructure. The Site Plan is provided in Appendix B.

As shown on the Elevations/Renderings at Appendix C, there is a slight stepback of approximately 0.25 metres on the second storey of the proposed building, which levels priority to the ground floor. The blank wall on the eastern elevation to facilitates a future continuous streetscape with 123 Beechwood Avenue (a 0-metre setback is also proposed). Attention was given to fenestration in the design, with the windows being designed to properly align between storeys.

The proposed development is oriented towards Beachwood Avenue. One point of vehicular access is proposed north of the future building onto Chapleau Avenue. Parking is located within the rear yard at the north. Parking includes a total of ten (10) parking spaces, including one (1) barrier free space. A bicycle parking rack, with six (6) spaces, is provided west of the building. The main entrance is provided at the southwest corner of the building, relatively close to the public side walk. Additional entrances are provided at the northwest corner of the building. A 5 metre by 5 metre corner site triangle is provided at the southwest corner of the subject lands.

The Floor Plan, prepared by BluePrint, can be seen at Appendix D. The first floor consists of exam rooms, a storage room, a universal washroom, a reception area, and a common lobby. The second floor consists of office space. There is a stairwell to the second floor located on the west side of the building.

The proposed development will make use of the existing water, sanitary, and stormwater infrastructure serving the subject lands.

4.0 PLANNING POLICY & REGULATORY FRAMEWORK

4.1 Provincial Policy Statement

The Provincial Policy Statement (PPS) provides policy direction on land use planning matters of provincial interest. The proposed development is particularly consistent with the Provincial Policy Statement's policies to promote economic development and healthy, livable communities. The proposed development implements the underlying Official Plan designation by introducing an employment and office use in an urban area, which will support the local economy. The proposed development supports PPS Policy 1.3.1:

- Pol. 1.3.1 Planning authorities shall promote economic development and competitiveness by:
- a) providing for an appropriate mix and range of employment and institutional uses to meet long-term needs;

- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;

The proposed development also contributes to the Province's and City's goals of sustaining complete communities. The proposed development supports PPS Policy 1.1.1:

Pol. 1.1.1 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 (including second units, affordable housing and housing for older persons);
- 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;

The proposal is also in keeping with Policy 1.1.3.2 as the development is built along an activity corridor and represents intensification in that it can be considered "infill," "redevelopment", and that the existing properties could be considered "underutilized." Additionally, the proposed development is inviting to pedestrians, is built along a road serviced by public transit, and provides bicycle parking.

Pol 1.1.3.2 Land use patterns within settlement areas shall be based on:

- a) densities and a mix of land uses which:
 - 4. support *active transportation*;
 - 5. are *transit supportive*, where transit is planned, exists or may be developed; and
- b) a range of uses and opportunities for *intensification* and *redevelopment* in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

The development is compatible with the land use patterns of the area and is within an urban area where municipal services and infrastructure have been developed to accommodate this type of growth.

The proposal is consistent with the applicable policies of the Provincial Policy Statement.

4.2 City of Ottawa Official Plan

The City of Ottawa Official Plan outlines a number of policies to manage growth in a sustainable manner and promotes liveable communities and healthier environments. The subject lands are designated *General Urban Area* on Schedule B (Urban Policy Plan) of the City of Ottawa Official Plan. It is the City's intention through the

Official Plan that *General Urban Areas* contribute to the development of complete and sustainable communities with a broad scale of uses. The proposed office development will contribute to the development of complete communities by adding economic activity and supporting intensified development.

Section 3.6.1 of the Official Plan, which provides policy direction for lands designated General Urban Area, confirms the subject lands are appropriate for an office building:

Pol 3.6.1.1 General Urban Area areas are designated on Schedule B. The General Urban Area designation permits all types and densities of housing, as well as employment, retail uses, service, industrial, cultural, leisure, greenspace, entertainment and institutional uses.

The subject lands are located along a *Traditional Mainstreet* on Schedule B of the Official Plan and therefore must conform to associated *Mainstreets* policies in section 3.6.3 of the Official Plan. Office uses are permitted under Policy 3.6.3.3 of the Official Plan.

The subject lands are within the area subject to the Beechwood Community Design Plan and Policy 3.6.2.5 ensures that development proposals comply with the Plan:

Pol 3.6.3.5 Traditional and Arterial Mainstreets, or portions thereof, represent important areas for the preparation of Community Design Plans in accordance with the policies of Section 2.5.6. Community Design Plans and development proposals on Mainstreets will be evaluated in the context of the policies in this section and the Design Objectives and Principles in Section 2.5.1, and the Compatibility policies set out in Section 4.11.

Section 4.3 of this report discusses the proposal in the context of the Beechwood Community Design Plan.

The proposed development is also in keeping with the Strategic Directions for Managing Growth, outlined in Section 2.2. The development intensifies lands along a Mainstreet and provides good access for and supports alternative modes of transportation. Part of the preamble to Section 2.2 states:

“Throughout the urban area, linear networks of Mainstreets act as primary transit corridors, meeting places, and shopping streets for adjacent neighbourhoods. These corridors have significant potential for intensification and most are on roads where transit has priority over other vehicles.”

Section 2.2 also states that:

“Lands designated General Urban Area will continue to mature and evolve through intensification and infill but at a scale contingent on proximity to major roads and transit, and the area’s planned function. Consideration of the character in the surrounding community is a factor in determining compatibility within a community.”

The proposed development is in keeping with this ‘Strategic Direction’ as it intensifies the subject lands at an appropriate scale in the context and the character of Beechwood Avenue and the surrounding community.

The Official Plan places a high priority on best practice and compatible urban design. Section 2.5.1 of the Official Plan sets out specific design objectives and principles for built form, open spaces, and infrastructure, and outlines that in order to ensure that new development respects the character of existing areas, designs should:

- Integrate new development to complement and enliven the surroundings.
- Allow the built form to evolve through architectural style and innovation.
- Complement the massing patterns, rhythm, character, and context.

Appendices C and E are Building Elevations and a Design Statement, which have been provided by the applicants. The elevations show that the buildings height, materials, character, and massing compliment the existing neighbourhood and surroundings. The building height conforms with the minimum height requirements set out in Policy 3.6.3.9, which requires all buildings to have a minimum height of two-storeys, and matches the contextual height of the surrounding buildings as most are two to three storeys high. The design will contribute to an enhanced pedestrian environment and public realm.

Section 2.5.1 of Official Plan outlines that in order to create places that are safe, accessible and are easy to get to, and move through, design should:

- Connect buildings and spaces through a network of roads, sidewalks, and pathways in ways that are understandable. These connections should be accessible to all users and incorporate the principles of universal access and where connections lead into a building, the building and its facilities should be designed so that it can be approached, entered, and used by persons with physical or sensory disabilities.
- Integrate public transit with existing and new development, where feasible.
- Provide appropriate (i.e., size and placement) signage identifying pathways, intersections and landmarks.
- Create places and spaces that are visible and safe and can be confidently used at all hours of the day and at night where it is appropriate to do so.

The proposed development does not include enclosed area or cavities and it connects directly to the sidewalk with a prominent and obvious entranceway. Lighting and site signage will ensure people can navigate the site with ease and safety. Conventional modes of urban transportation are accommodated with adequate parking, lighting, and signage.

The development conforms to the general intent and purpose of the City's Official Plan.

4.3 Beechwood Community Design Plan

The subject lands are within the Beechwood Community Design Plan (Design Plan). The Design Plan sets out a number of policies and objectives guiding land development proposals, civic initiatives, zoning and urban design.

The subject lands are part of the St. Charles sector of the Design Plan in accordance with Figure 10 of the Design Plan (see Figure 3 of this Report). The development strategy for the St. Charles Sector includes: the conservation, revitalization and adaptive re-use of existing village-style buildings; and the addition of infill and low-rise intensification projects that add to the positive character of the street (Section 3.3.3).

Within Figure 10 of the Design Plan, the subject lands are identified as “Low-Rise Intensification,” which the proposal development conforms with. The following table identifies Sections within the Design Plan that apply directly to the proposed development of the subject lands and offers a response to direction within the Design Plan.

Guidelines	Response
<i>Section 3.0: Building Design</i>	
2.4.1 Contextual Building Heights	The proposed building is low-rise.
2.4.2 Buildings Close to the Street: Front and Exterior Yard	The proposed building has no front yard setback and is two-storeys tall. There is a small (1.0 metre) exterior side yard Setback from Chapleau Avenue.
2.4.3 Continuous Buildings and Gaps Between Buildings: Interior Side Yards	No interior side yard setback is proposed, which is the minimum per the requirement of the Zoning By-Law.
2.4.4 Neighbourhood Transition: Rear Yards	The minimum required rear yard setback for the TM8 zone is 5m, and a 19.55m rear yard setback is provided. The setback is sufficient to provide ten parking spaces since it is a low-rise building. It is assumed that shadowing impact on the abutting residential yard will be minimal.
2.5.1 Building and Roof Shapes	The flat roof proposed is a modern design that is reflected in example provided in the Design Plan.
2.5.2 Colour and Materials	Masonry stucco and painted wood.
2.5.3 Specific Architectural Details	See Appendix E for a Design Statement provided by the applicant.
3.3.3 Low-Rise Development in the St. Charles Sector	The design of the low-rise building compliments the surrounding village-style buildings. Parking is at grade and within the rear yard.
3.3.6 Low to Mid-Rise Intensification at a Visible Intersection	The proposed development exemplifies low to mid-rise intensification at a visible intersection, having a highly visible corner, and prioritizes the surrounding urban realm.



Figure 3: St. Charles Sector Land Designation, Intensification, and Building Envelope (Figure 10 from the Community Design Plan)

4.4 City of Ottawa Zoning By-law 2008-250

The subject lands are zoned TM8 H(15) - Traditional Main Street Beechwood Avenue Subzone with a height limit of 15 metres under the City of Ottawa's Zoning By-Law No. 2008-250. Subzone 8 (Beechwood Avenue subzone) applies and has been considered on the Site Plan (Appendix A), and the proposal complies with the site-specific 15-metre height limit.

An office building is identified as a permitted use within paragraph (1) of Section 197 of the By-law. A site statistics chart is provided on the Site Plan and indicates the proposal complies with applicable provisions of the By-law.

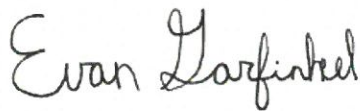
5.0 CONCLUSION

The development is consistent with the Provincial Policy Statement and conforms to the City of Ottawa Official Plan and the Beechwood Community Design Plan. A commercial building is a permitted use under the Zoning By-law and the proposal complies with applicable zoning provisions.

The proposal is an appropriate use of the subject property, is in the public interest, and represents good planning.

Respectfully submitted,

Prepared by:



Evan Garfinkel
Junior Land Use Planner

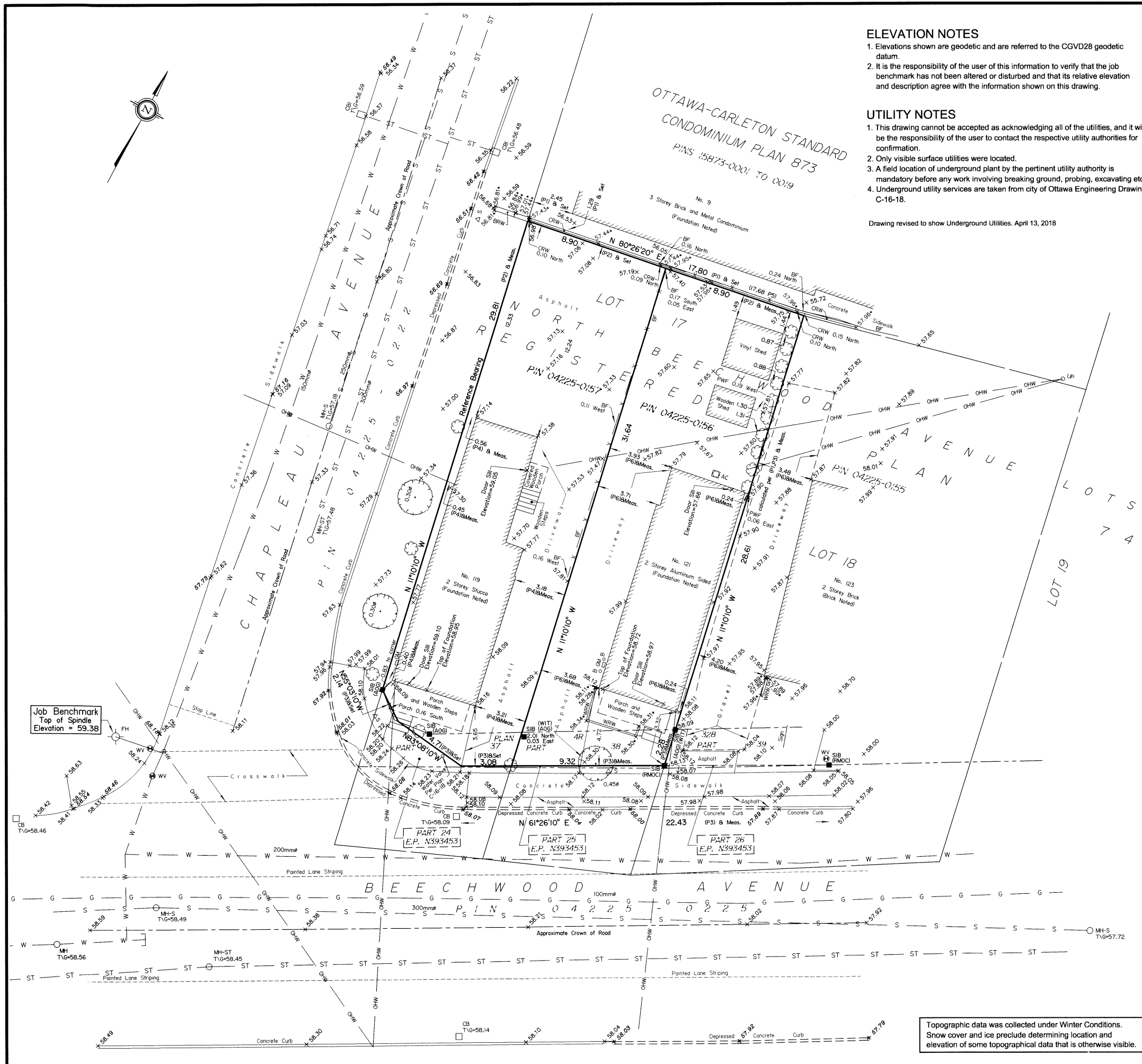
Reviewed by:



Benjamin Clare, MCP RPP
Senior Land Use Planner

Appendix A

Topographic Plan of Survey, prepared by Annis, O'Sullivan, Vollebek Ltd. (NOT TO SCALE)



ELEVATION NOTES

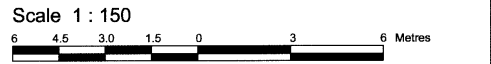
1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agree with the information shown on this drawing.

UTILITY NOTES

1. This drawing cannot be accepted as acknowledging all of the utilities, and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
2. Only visible surface utilities were located.
3. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.
4. Underground utility services are taken from city of Ottawa Engineering Drawing C-16-18.

Drawing revised to show Underground Utilities. April 13, 2018

SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of
PART OF LOT 17
(NORTH BEECHWOOD AVENUE)
REGISTERED PLAN 74
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.



Metric
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

Surveyor's Certificate
I CERTIFY THAT:
1. This survey and plan are correct and in accordance with the Surveys Act and the Surveyors Act and the regulations made under them.
2. The survey was completed on the 18th day of February, 2016.

Feb 26/2016
Date
André Roy
Ontario Land Surveyor

PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED: February 26, 2016

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to Dr. Corina Buettner ("The Client"), their solicitors, mortgagees, and other related parties, permission to use original, signed, sealed copies of the Surveyor's Real Property Report in transactions involving The Client.

Notes & Legend		
	Denotes	Survey Monument Planted
		Survey Monument Found
		Standard Iron Bar
		Short Standard Iron Bar
		Iron Bar
		Witness
		Annis, O'Sullivan, Vollebakk Ltd.
		Measured
		O-C Standard Condominium Plan No. 873
		Plan 4R-328
		Plan 5R-10383
		(725) Plan March 13, 1987
		Registered Plan 74
		(990) Plan April 6, 2005
		Expropriation Plan
		Maintenance Hole (Storm Sewer)
		Maintenance Hole (unidentified)
		Maintenance Hole (Sanitary)
		Catch Basin
		Catch Basin
		Top of Grate
		Sign
		Water Valve
		Overhead Wires
		Fire Hydrant
		Utility Pole
		Air Conditioner
		Bollard
		Gas Meter
		Shrub
		Deciduous Tree
		Post & Wire Fence
		Board Fence
		Post & Wire Fence
		Concrete Retaining Wall
		Wooden Retaining Wall
		Brick Retaining Wall
		Diameter
		Location of Elevations
		Elevations at Top of Retaining Wall
		Elevations at Top of Curb
		Centreline
		Property Line
		Underground Storm Sewer
		Underground Sanitary Sewer
		Underground Water
		Underground Gas

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1965565

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29 (3).

Bearings are grid bearings, derived from the easterly limit of Chapleau Avenue, shown to be N 11°10'10" W on Expropriation Plan N393453, and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Topographic data was collected under Winter Conditions. Snow cover and ice preclude determining location and elevation of some topographical data that is otherwise visible.

Appendix B

Site Plan, prepared by BluePrint Construction Services Ltd. (NOT TO SCALE)

OWNER	DR. CORINA BUETTNER
	OTTAWA ON
	178 BEECHWOOD AVE
	K1L 1A9
DEVELOPER & DESIGNER	BLUEPRINT CONSTRUCTION SERVICES LTD.
	17-1010 POLYTEK ST
	OTTAWA ON
	K1J 9J1
ENGINEER	STAR ENGINEERING AND CONSTRUCTION LTD.
	35-POLYTEK ST
	OTTAWA ON
	K1J 9J1
SURVEYOR	ANNIS O'SULLIVAN VOLLBEKK
	14 CONCOURSE GATE, UNIT 500
	NEPEAN ON
	K2E 7S6
MECHANICAL	SYNERGY HVAC DESIGN LTD.
	KINGSTON ON
	613-329-4250

ZONING STANDARDS			
CITY OF OTTAWA			
TRADITIONAL MAINSTREET ZONE TM8 H(15)			
SECTION	PROVISION	REQUIRED	PROPOSED
T197	LOT AREA (MIN.)	NO MINIMUM	550.9m ²
T197	LOT WIDTH (MIN.)	NO MINIMUM	17.79m
T197	LOT COVERAGE (MAX.)	NO MINIMUM	28.9%
T197	FRONT YARD	0m	0m
T197	INTERIOR SIDE YARD - WEST (MIN.)	1m	1m
T197	INTERIOR SIDE YARD - EAST (MIN.)	0m	0m
T197	REAR YARD (MIN.)	7.5m	19.55m
T197	BUILDING HEIGHT (MAX.)	15m	7.33m

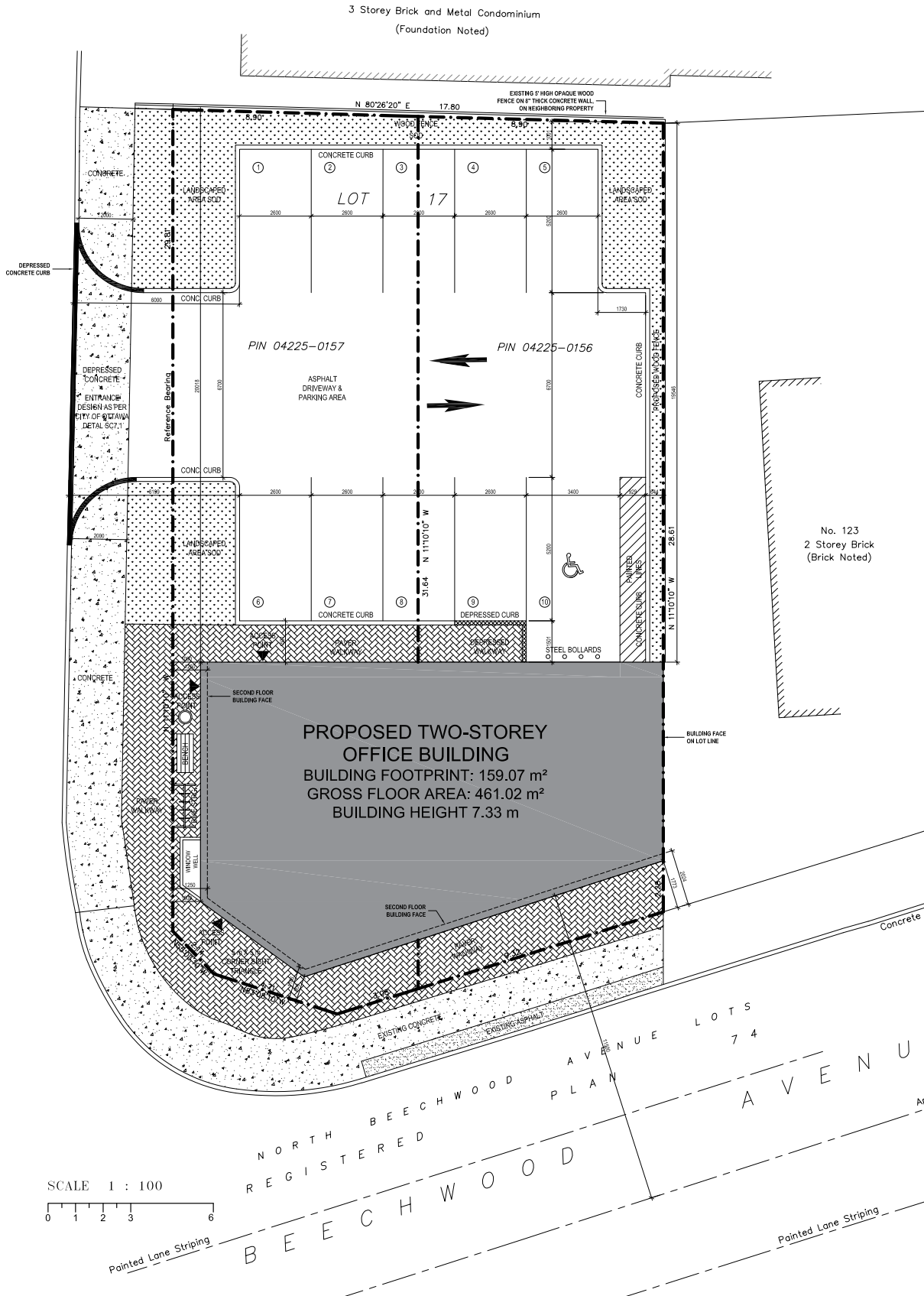
SITE STATISTICS	
GROUND FLOOR AREA	159.07m ²
GROSS FLOOR AREA	461.02m ²
PAVED AREA	276.13m ²
LANDSCAPED AREA	78.34m ²
LOT AREA	550.9m ²
BUILDING AREA %	28.9%
PAVED AREA %	50.14%
LANDSCAPED AREA %	14.2%

- Lot Boundary
- Zoning Setbacks
- Concrete Curb
- Exterior Wall of Building
- Fire Hydrant
- Manhole (Typical)
- Building Entrance/Exit
- Pylon Sign
- Concrete Curb Ramp
- Painted Lines
- Barrier-free Parking Space
- Proposed Bike Rack
(6 Spaces - 0.2m x 1.8m/Space)
- Proposed Bench
- Proposed Waste Receptacle
- Proposed Sign
- Proposed Steel Bollard
- Proposed Wall Mounted Light Fixture
- Proposed Pole Mounted Light Standard - Refer to Electrical

- NOTES
- Bike Racks to be City of Ottawa Standard Bike Rack installed on concrete pads as per City of Ottawa Standard Details SF06 and SF07.
 - Bollards to be City of Ottawa Standard 100mm diameter steel bollard for parking lots / parks as per City of Ottawa Standard Detail F5. Paint colour to be black instead of red.
 - Property boundary information was derived from a topographic survey prepared by OLS Annis, O'Sullivan, Vollebakk Ltd, dated February 26, 2016.
 - No snow storage on site. Snow shall be removed from site.
 - Refer to landscape plan for proposed trees and landscaping.

1 SITE PLAN
A2.1 SCALE: 1:100

SCALE 1 : 100



BLUEPRINT

I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF DIVISION C OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.

INDIVIDUAL BCIN: 38012 P.LALONDE

FIRM BCIN: 110957 BLUEPRINT CONSTRUCTION SERVICES LTD.

No.	Revision/Issue	Date
1.	PRELIMINARY	FEB 2018
2.	DRAFT	MARCH 2018
3.	DRAFT	JUNE 2018
4.	DRAFT	JULY 2018
5.	FINAL	SEPT 3, 2018

119 - 121 BEECHWOOD AVE
OTTAWA, ONTARIO

PROPOSED TWO-STOREY
OFFICE BUILDING

SITE PLAN

Sheet #	A2.1
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Appendix C

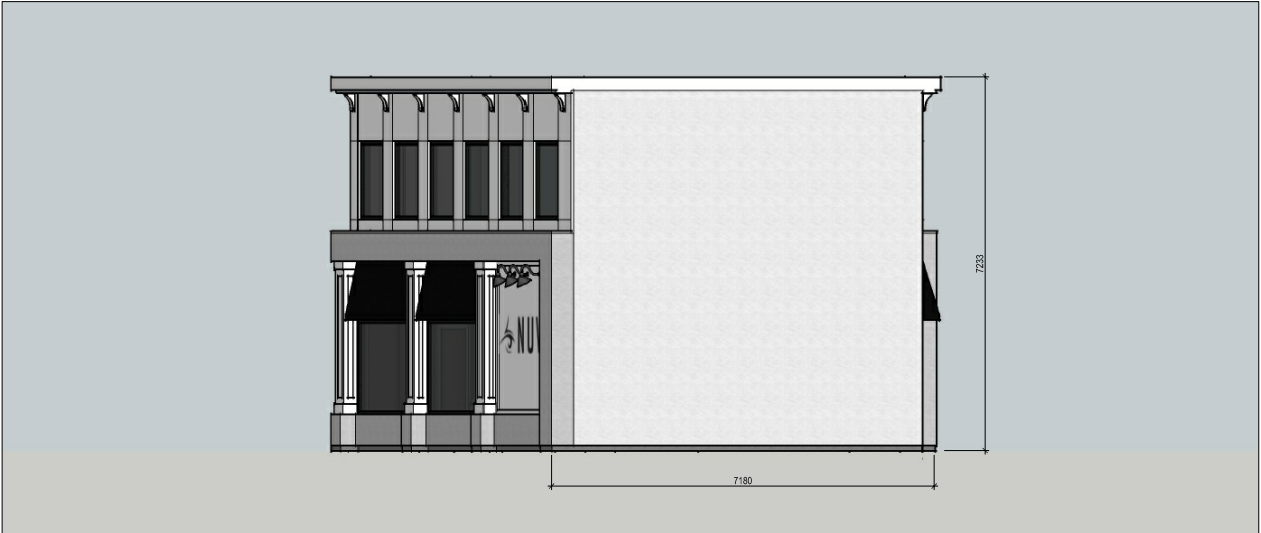
Elevations/Renderings, prepared by BluePrint Construction Services Ltd. (NOT TO SCALE)



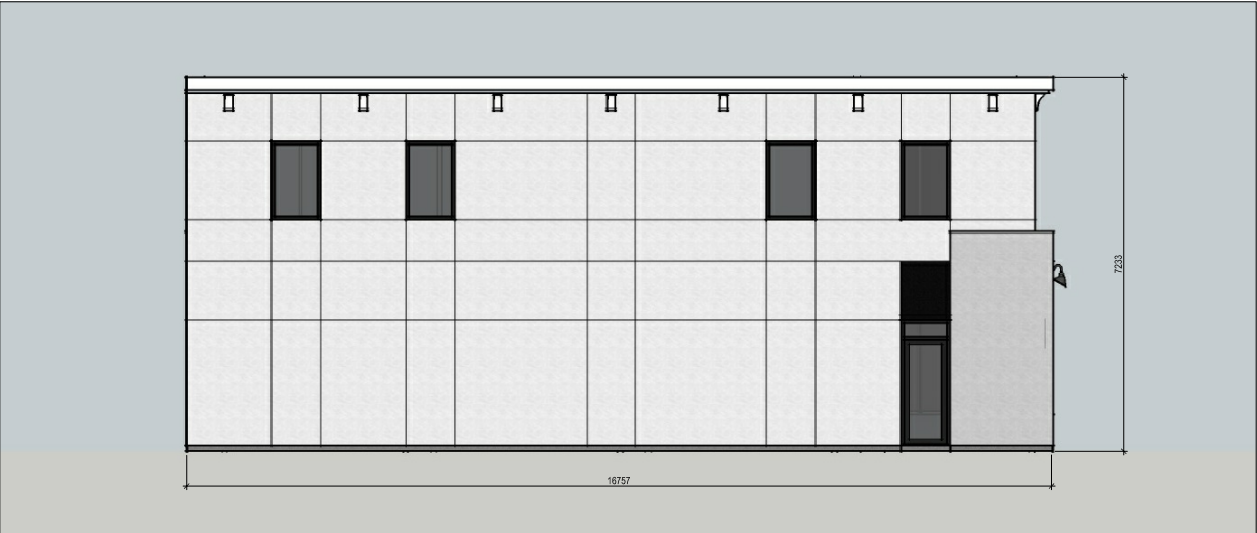
1 WEST
A4.2 SCALE: NTS



2 SOUTH
A4.2 SCALE: NTS



3 EAST
A4.2 SCALE: NTS



4 NORTH
A4.2 SCALE: NTS

No.	Revision/Issue	Date
1.	SITE PLAN CONTROL	SEPT 19, 2018

PROJECT INFO

119 - 121 BEECHWOOD AVE
OTTAWA, ONTARIO

PROPOSED TWO-STOREY
OFFICE BUILDING

ELEVATIONS

Appendix D

Floor Plans, prepared by BluePrint Construction Services Ltd. (NOT TO SCALE)



Appendix E

Design Statement, prepared by BluePrint Construction Services Ltd.

DESIGN STATEMENT

Prepared by: BluePrint Construction Services Ltd. Edited by: McIntosh Perry

Blueprint Construction Services Ltd. (Blueprint) is assisting the owner with a Site Plan Control Application for the land located at 119 - 121 Beechwood Avenue in the City of Ottawa.

The owner is proposing a two-storey office building with a finished basement. The ground floor and part of the basement will be occupied by the owner and anchor tenant, Nuvo Eye Center. The second floor and part of the basement will be tenant office space. The land consists of two existing parcels fronting Beechwood and Chapleau Avenue

A pre-consultation meeting was held with the City of Ottawa and Blueprint on February 5, 2018. A site plan was presented by Blueprint illustrating the two-storey office building. The facades of the proposed building along Beechwood and Chapleau Avenue have a boutique appearance at the ground floor, with the second floor slightly setback with finishes that distinguish it from the street level.

Large boutique-type glazing floods natural light to the interior and provides well-lit display areas for the anchor tenant. Locations for tenant signage are provided at ground level along Beechwood and Chapleau Avenue. Ten parking spaces, including one barrier free, are proposed at the back of the building. The parking lot is accessed from Chapleau Avenue.

The building's contemporary façade with boutique elements will fit well within the neighbouring buildings, including the contemporary facade of the new St Charles Condominium under construction across the street.

The scale of the proposed development is appropriately sized for the site and surrounding context.

The proposed development is designed in accordance with the zoning provisions of the Traditional Mainstreet Zone [TM8-H(15)] with respect to all applicable zoning provisions, including building setbacks, building height, and parking. No Committee of Adjustment application for minor variance is requested with this Site Plan Control application.