

FOTENN

443 & 447 KENT ST. +
423 & 425 McLEOD ST.



December 22, 2017

Planning Rationale

Zoning By-law
Amendment and Site
Plan Control



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Fotenn Consultants Inc. acting as agents for Roca Developments Inc., is pleased to submit the enclosed integrated Planning Rationale and Design Brief in support of a Minor Zoning By-law Amendment and a Site Plan Control Applications for lands municipally known as 443 & 447 Kent Street and 423 & 425 McLeod Street in the City of Ottawa.

The intent of this Planning Rationale and Design Brief is to assess the proposed development against the applicable policy and regulatory framework, and determine if the development is appropriate for the site and compatible with adjacent development and the surrounding community. As well, the Rationale and Design Brief examines how the proposed development achieves the relevant urban design and compatibility objectives in order to determine if the development is appropriate for the subject property. ROCA Developments Inc. wishes to re-develop the site and construct a four (4) storey residential-use building that includes 31 units and retains an existing heritage building.

In support of the Applications the following studies, reports and plan have been submitted:

- / Site Plan and Building Elevations, prepared by Rodrick Lahey Architects;
- / Geotechnical Study, prepared by Paterson Ltd.;
- / Environmental Site Assessments, prepared by Paterson Ltd.;
- / Landscape Plan, prepared by Novatech;
- / Traffic Noise Study, prepared by Gradient Wind Engineering;
- / Engineering Study (site servicing plan, storm water report, grading and drainage plan), prepared by D. B. Gray Engineering Inc.; and,
- / Traffic Impact Assessment, prepared by Parsons.

2.0 SURROUNDING AREA AND SITE CONTEXT

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2.1 Subject Property



Subject Properties

The subject properties consists of the lands municipally known as 443 + 447 Kent Street and 423 + 425 McLeod Street. The total site area is approximately 9,372 sq. ft. (0.21 acres) or 870.68 sq. m (0.08 hectares) and has a frontage of approximately forty (40) metres onto Kent Street and 14 metres on McLeod Street. Currently, the irregular shaped properties are occupied by three (3) residential buildings, and abut a residential row-house with a heritage designation to the north and a two (2) storey residential building on the east. The rear of the lots abuts the rear yard of a residential development and a commercial-use building which fronts onto Gladstone Avenue.



Street View of Subject Properties (443 & 447 Kent Street)



Streetscape view of 443 & 447 Kent and the Rear of 423 McLeod Street



Street View of Subject Properties (423 & 425 McLeod Street)



Street View of the North-east Corner of Kent and McLeod Streets

2.2 Surrounding Context



Aerial View of Subject Properties (view looking north-east)

The subject properties are located at the north-east corner of Kent Street and McLeod Street in Centretown, located west of Bank Street and south of Gladstone Avenue, both Traditional Mainstreets. This section of Kent Street consists of a mix of uses, and is characterized by low-rise residential and mixed-use buildings with at-grade commercial and office uses, with residential uses above. McLeod Street is characterized by low-profile residential uses.

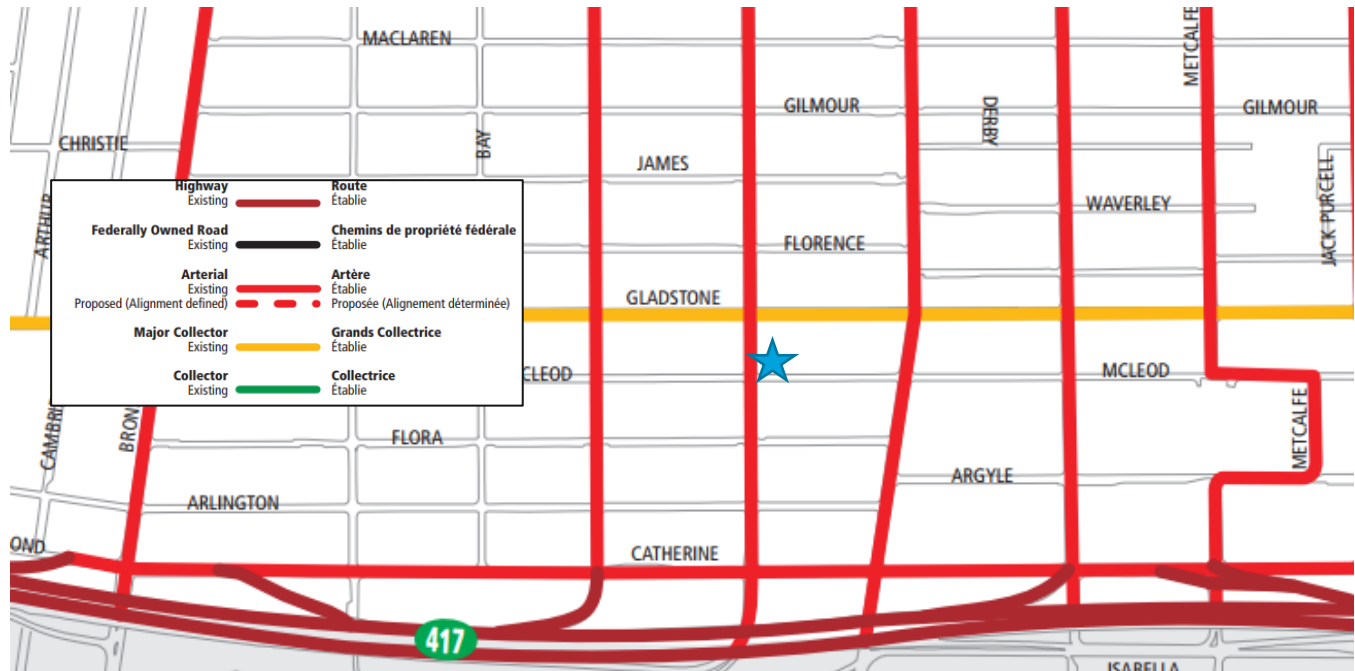
The properties, while not being located in close proximity to rapid-transit are well-served by public transit, and are strategically located near several community amenities. Due to recent residential developments in the area, the surrounding context is transitioning to incorporate higher densities to foster a more compact mixed-use neighbourhood.

The subject properties are surrounded by the following land uses:

- / **North:** Abutting the property to the north is a four unit townhouse fronting on both Kent Street and Gladstone Avenue, a Traditional Mainstreet. This section of Gladstone Avenue includes light-industrial uses, an artist studio and a four-storey residential apartment building;
- / **East:** Abutting the subject properties directly to the east on McLeod Street is an existing three-storey low-rise apartment (5 units). Further to the east on McLeod Street is a mix of residential types, including single dwellings, duplexes, triplexes and low-rise apartments.
- / **South:** To the south of the subject lands across from McLeod Street are a variety of low-profile singles, semi-detached and triplexes dwellings along McLeod Street and Flora Street.

- / **West:** Directly to the west, across Kent Street, are two-storey townhouses, single and semi-detached dwellings. Further to the west along McLeod Street are residential land uses, including a four-storey residential low-rise apartment building mid-block between Kent Street and Lyon Street.

2.3 Road, Transit and Cycling Network



Central Road Network (Official Plan Schedule F)

The subject property is well-served by the existing road network. As shown above, the subject properties front onto an Arterial Road (Kent Street) on Schedule F of the Official Plan. These roads are designed to carry large volumes of traffic over long distances. In addition, the subject properties are located in close proximity to Gladstone Avenue, a Major Collector; and Bank Street, also an existing Arterial Road.



Transit Map (Taken from OC Transpo)

As shown above, the subject properties are located in close proximity to public transit routes that regularly connect to the Rapid Transit Network and future Light Rail Transit Line. Existing bus transit offers efficient transit services east and west along Catherine, Gladstone and Somerset Streets and north-south routes along Bank Street.



Schedule 'C' of the Official Plan, Primary Urban Cycling Network

As shown in Figure 6 above, the subject property are well-served by the Urban Cycling Network with access to several on-road cycling routes in the Central Area with City-wide connections.

3.0 DEVELOPMENT PROPOSAL



Proposed Development (north-east view)

Roca Homes is proposing to construct a four-storey residential rental building in the Centretown neighbourhood. The proposed building will include 31 residential dwelling units (one and two bedroom units) and will have a gross floor area of approximately 2,914.5 square metres. A drive aisle located at the north of the site will provide access to four (4) residential parking spaces and two (2) visitor parking spaces at the rear of the building.

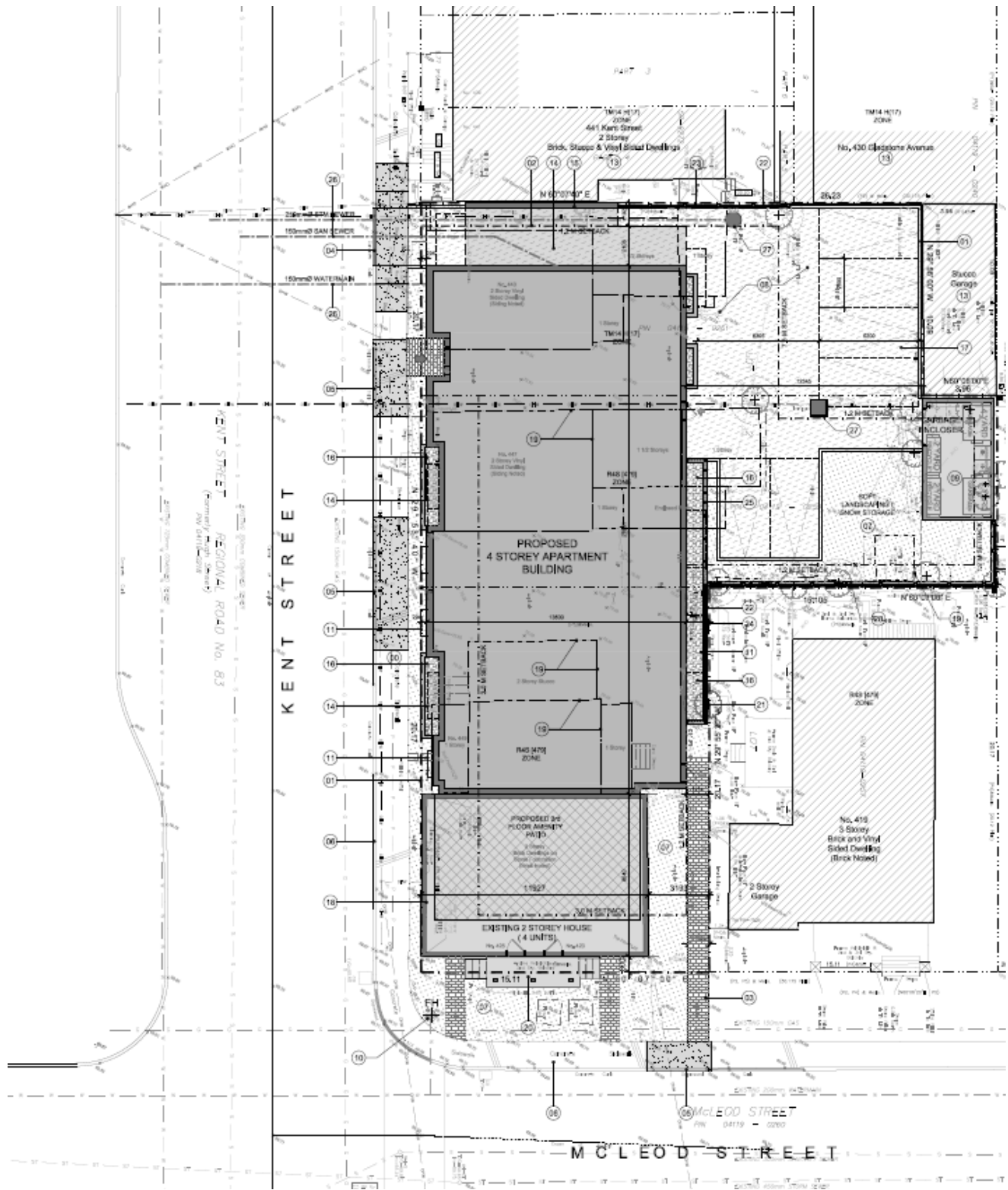
In addition to offering a storage area and bicycling parking for residents in the basement of the existing building, the basement level includes a 51 m² amenity room for residents. The proposal also includes an amenity area/patio on the third floor of the building, on top of the existing heritage building.

From a built form perspective, the proposed building has been designed to respond to the existing character of the area. The development will preserve the existing two-storey semi-detached dwelling on the corner of McLeod and Kent Streets, thereby protecting a building with heritage value. Preserving the façade of 423 and 425 McLeod responds to the existing context by better integrating a low-rise built form into the community.

The materiality of the building has been chosen to generate a continuity of the red-brick of the building, while offering a difference in materiality and building form on the upper-floors. In order to better understand the built form of the building, a breakdown of the building elevations and perspective drawings has been provided on the Site Plan and described below. The building has been designed to be 14.5 m in height, below the maximum building height for the Traditional Mainstreet Zone (17m) and is within the height provisions for the R4S zone as determined by the City of Ottawa Zoning By-law (2008-250).



Proposed Development as seen from the corner of Kent and McLeod Street



Site Plan of Proposed Development

The proposal will remove the two (2) existing residential buildings that front onto Kent Street. These buildings have minimal contribution to the surrounding character of the area and are noted to be in disrepair due to the age of the building. The proposed development would improve and strengthen the public realm along the Kent Street frontage by creating an active and strong street edge. The building will provide residential infill and contribute to the building transition towards Gladstone Avenue.

3.1 Design Considerations

The Design Brief has been prepared in conjunction with the Planning Rationale to help illustrate how the development will work with its existing and planned context, improve its surroundings and also to demonstrate how the proposal supports the overall goals of the Official Plan and the relevant design guidelines. The following design analysis has a dual function: to assist the owners in substantiating the design justification in support of the proposal, and to assist staff and the public in the review of the proposal.

As noted in the City's Official Plan, there are many ways to achieve the design policies, objectives and principles in the Plan. The following provides a design analysis and narrative on how the proposed low-rise infill building has been shaped in response to the local context and the existing site conditions.

3.1.1 Setbacks

The development proposal preserves the 2.5 storey semi-detached building at the north-east corner of McLeod and Kent Street, but will demolish the rear addition that is visible from Kent Street. Consistent with the existing west-facing building elevation of the heritage building, the proposal extends the four (4) storey element northwards and matches the existing setbacks along Kent Street (0.2m setback). In doing so, the four (4) storey building is strategically pulled towards the Kent Street frontage and away from the rear of the property in order to reduce the impact of the building on the rear yards of the abutting properties.

While a side yard setback of 3.2 metres is maintained between 423 McLeod with the abutting property (419 McLeod), the proposed building projects approximately 2 metres before extending northwards. A minimum 1.2 metre side yard setback is preserved along the shared property line with 419 McLeod Street.

The proposal also includes a minimum 2.6 metre wide drive aisle at the north end of the property that provides access to the six (6) parking spaces in the rear. While the proposed includes a 2.6m side yard setback at-grade, the second floor of the proposed building cantilevers over the drive aisle for a zero (0) metre setback. While the proposed four (4) storey building is taller than the existing two (2) storey townhomes to the north, the existing zoning and planned function allows for a building height of 17 metres (5-6 storeys). Similarly, the north portion of the subject properties (443 Kent Street) also permits 17 metres even though the proposed building requests a 14.5 metre maximum building height.

The proposal also maintains a generous setback to the abutting properties adjacent the rear yard, providing a 12.3 to 16.3 metre separation from the rear building façade to the property line. The rear of the building will also accommodate four (4) parking spaces, refuse collection and landscaped amenity area to service the building.

3.1.2 Massing

The proposed building's massing has been shaped to respect the surrounding low-rise context and planned function of the area as it transitions from the mid-rise built form along Gladstone Avenue to the south towards the low-profile residential areas on the local street network. From the street, the mass of the building has been broken up with vertical architectural elements, including a variety of building materials and color (i.e. brick, panelling). In addition to the two storey heritage building at the corner of McLeod and Kent, the cantilevered portion of the building is setback from the façade of the building to further fragment the buildings mass. Further,

the Kent Street façade also includes recessed or inset balconies, further breaking up the mass of the building while simultaneously offering greater privacy for residents. The balconies facing the rear project into the yard to provide for a more liveable floorplan. Overall, the balcony arrangement, the building siting and the employment of a variety of architectural elements successfully reduce the mass of the building as it appears from the street.

3.1.3 Streetscape and Public Realm

While the proposal does not offer many opportunities for public accessible space around the development, the proposed four (4) storey building will contribute to a strong street edge along this section of Kent Street. Again, with the employment of a variety of materials and color, the low-rise apartment will animate and provide interest from street. A clearly defined entrance and high amount of fenestration along Kent Street will further the City urban design objectives by having the building address the street while providing added security and ‘eyes on the street’.



West Building Elevation of the proposed development (as seen along Kent Street).



East Building Elevation of the proposed development (Rear of Building)



North and South Elevations of the proposed development



Perspective of proposed Building looking South on Kent Street



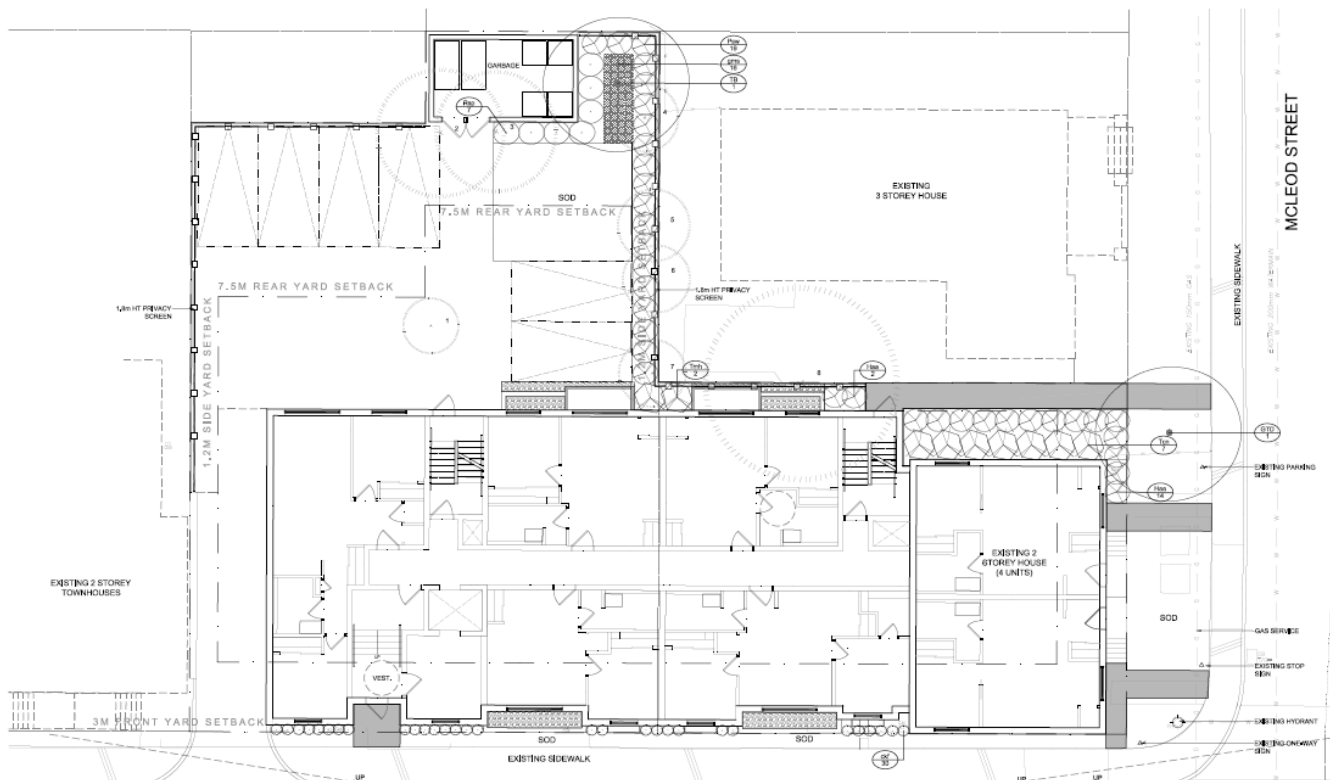
Rear perspective of proposed development

3.1.4 Landscaping

Due to the nature of the site design, as well as the existing condition of the on-site trees, tree retention is not possible. The tree inventory notes that several trees are either leaning or entangled with hydro poles. While the development would remove the existing trees, two (2) new deciduous trees are proposed, including one (1) in

front of the heritage home fronting onto McLeod Street and another in the rear yard amenity area. There are no opportunities to plant trees along Kent Street.

In addition to new tree plantings, the proposal includes new landscaped sod areas in front of the existing home on McLeod Street and in the rear yard amenity area. A 1.8 metre privacy screen as well as coniferous and deciduous shrubs are proposed along the perimeter of the property, primarily along the side and rear lot lines. Ornamental grasses and sod is proposed to soften and green the Kent Street frontage, while riverstone is proposed adjacent any proposed window wells. A snapshot of the proposed Landscape Plan is provide below.



Snapshot of the Proposed Landscape Plan

POLICY AND REGULATORY FRAMEWORK

4.1 Provincial Policy Statement

The Provincial Policy Statement (PPS) was issued under Section 3 of the Planning Act in April 2014. It provides direction on matters of provincial interest related to land use planning and development. The Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.

Section 1.1.1 (Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns) of the PPS identifies the ways in which healthy, livable and safe communities are sustained, including:

- / Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- / Accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), and other uses to meet long-term needs;
- / Avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- / Avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas; and
- / Promoting cost-effective development patterns and standards to minimize land consumption and servicing costs.

Policy 1.1.3.1 states that settlement areas shall be the focus of growth and development, and their vitality and regeneration be promoted. Policy 1.1.3.2 states that land use patterns within settlement areas shall be based on:

- / Densities and a mix of land uses which:
 - o Efficiently use land and resources;
 - o 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 uneconomical expansion;
 - o Minimize negative impacts to air quality and climate change, and promote energy efficiency;
 - o Support active transportation; and,
 - o Are transit-supportive, where transit is planned, exists or may be developed.

Policy 1.1.3.4 states that appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding risks.

Policy 1.4.3 requires that planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents to meet the social, health and well-being requirements of current and future residents, as well as all forms of residential intensification and redevelopment. Additionally, the policy requires directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs.

Section 1.6 of the PPS pertains to sewage, water and stormwater. Policy 1.6.6.2 states that municipal sewage services and municipal water services are the preferred form of servicing for settlement areas and that intensification and redevelopment within settlement areas on existing services are to be promoted.

Policy 1.6.7.2 of the PPS requires that efficient use of existing and planning infrastructure shall be made. Policy 1.6.7.4 further specifies that a land use pattern, density and mix of uses should be promoted to minimize the length and number of vehicle trips and support current and future use of transit and active transportation.

Policy 1.8.1 states that planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and climate change adaptation through land use and development patterns which:

- / Promote compact form and a structure of nodes and corridors;
- / Promote the use of active transportation and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas; and,
- / Improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion.

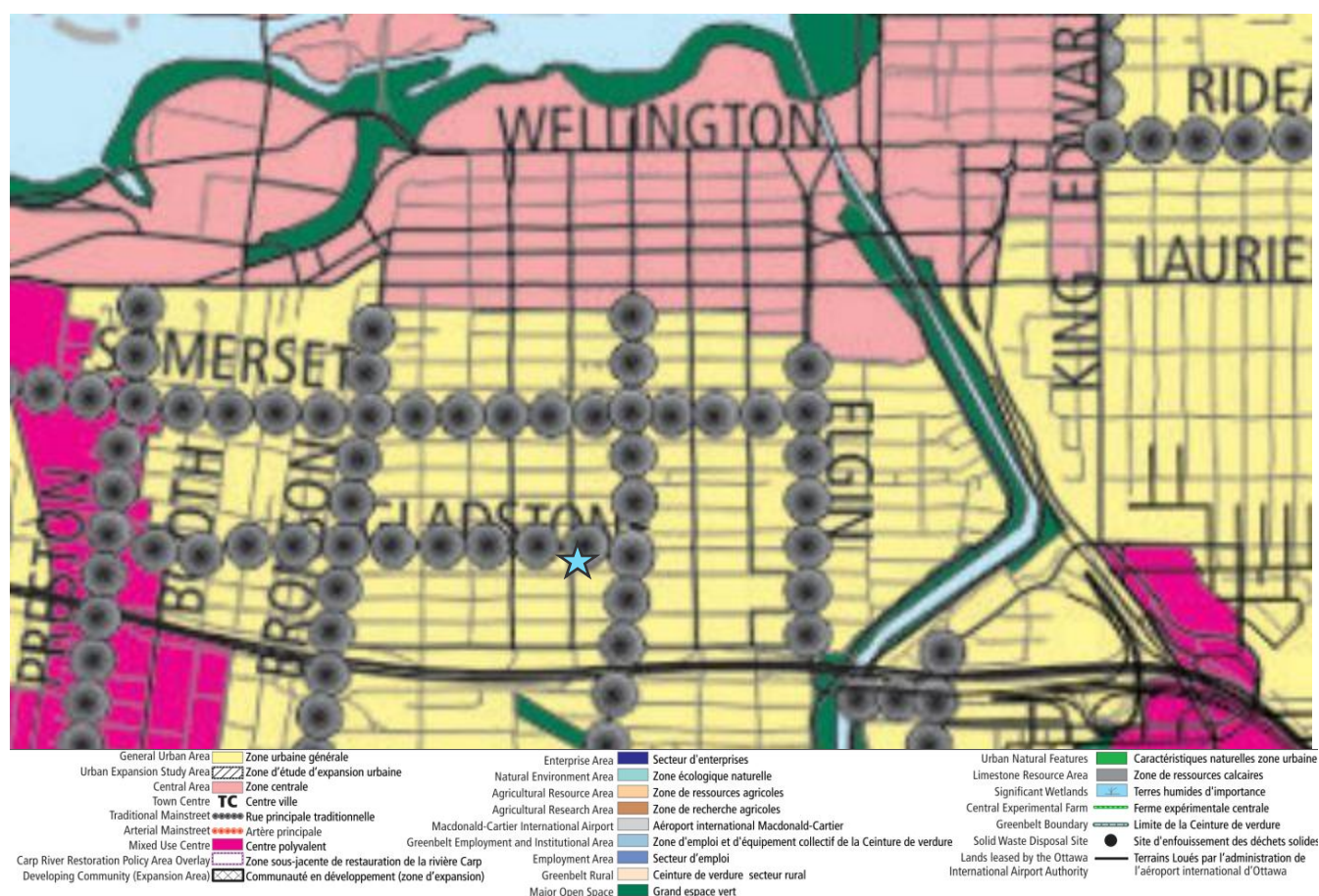
The proposed development is consistent with the policies outlined in the Provincial Policy Statement (2014). The development is located in a settlement area with existing services and therefore is in an appropriate area for growth. Furthermore, the proposed infill development will be compact in built form and will support the use of public transit and local amenities. Given its location, the property is well positioned to promote walking and to encourage other modes of active transportation. Lastly, the development proposed will make efficient use of land, infrastructure and existing community amenities in the area.

4.2 City of Ottawa Official Plan (2003, as amended)

The City of Ottawa Official Plan (OP) is comprised of eight (8) sections, each addressing a different aspect of the planned functions of the City. Section 2 of the Official Plan guides strategic directions and governs growth and change in Ottawa.

The OP notes that Ottawa's population is projected to grow by up to 30 per cent by 2031 compared to 2006, and the number of households in Ottawa is projected to increase faster than the population growth. One third of population growth is expected to be within the Greenbelt in the form of smaller more compact dwelling types, including apartments.

The City plans to manage growth in a way that will support livable communities and healthy environments, meaning that growth is directed towards locations that are easily accessible by transit and that encourage walking. This approach is based on the notion of creating 'complete communities', in other words, viable communities that are livable and compact so that its residents are less likely to drive because jobs, recreation, shopping are located within walking or cycling distance to their homes.



★ Subject Property

Schedule B of the City of Ottawa Official Plan

As shown above, the subject property is designated as **General Urban Area** on Schedule 'B' of the Official Plan (Urban Policy Plan). While the majority of the subject property is designated General Urban Area in the City's Official Plan, the property known municipally as 443 Kent Street is considered to be designated **Traditional Mainstreet**, as both the Secondary Plan and existing zoning identify this property as Traditional Mainstreet. Even though the policies and zoning of 443 Kent Street would support greater height and density, the policies of the **General Urban Area** were considered as part of these applications.

4.2.1 Section 2.2.2 – Managing Growth within the Urban Areas

The City anticipates that approximately ninety (90) percent of the growth in population, jobs and housing will be accommodated within the **General Urban Area**. The City aims to direct growth to locations with significant development potential, and ensures that a high-quality built environment is compatible with the existing and planned urban context. Furthermore, this section of the Official Plan ensures that areas subject to intensification promotes environmentally focused developments that encourage a healthy lifestyle through walkability and accessibility.

The policies in Section 2.2.2 deal specifically with the management of growth within the urban area and recognizes that intensification is generally the most cost-effective pattern of development for the provision of municipal services, transit and other infrastructure. Consequently, it is the intent of the Plan that intensification

continues to focus on nodes and corridors including Mainstreets, which are to act as primary service corridors, meeting places, and residences that support the public transit system, to create a community focus that allows for minimized travel times and minimized disruption to existing stable low-profile neighbourhoods.

Policy 1 of Section 2.2.2 supports residential intensification with the creation of new units and lots, infill development and the conversion or expansion of existing residential buildings.

Policy 10 also supports intensification in areas subject to a Heritage Conservation District Plan and a Heritage Overlay contained within the Zoning By-law, where the scale, profile and density of a proposal is complementary to the existing context and planned function of the area. Specifically, infill projects must employ suitable materials and finishes in their design so they are seamlessly integrated into the heritage streetscape.

Policy 15 also support intensification in the **General Urban Area** where it will enhance and complement neighbourhood characteristics and long-term renewal. Generally, new development, including redevelopment, proposed within the interior of established neighbourhoods will be designed to complement the area's pattern of built form.

The proposed development conforms to the policies set out in Section 2.2.2 of the Official Plan as a portion of the properties is located within and adjacent to a Traditional Mainstreet node, a designation that envisions and promotes intensification. Consistent with the proposed development, the Official Plan also supports residential intensification and infill (up to 4 storeys) within areas designated General Urban Area.

Residential infill and intensification within Heritage Conservation Districts are also encouraged, provided the proposal respects and plays a complementary role to the scale and profile of the area. In addition, these development proposals must demonstrate compatibility in design, including building materiality, with the existing heritage streetscape. As shown on the perspective drawings, the proposal is sensitive to the existing heritage context by employing a range of materials that complement the desirable heritage characteristics in the District.

Overall, the proposed development conforms to the policies set out in the Official Plan for Managing Growth within the Urban Area, as it promotes intensification and creates opportunities for new housing while respecting the surrounding environment.

4.2.2 Section 3.6.1 – General Urban Area

The **General Urban Area** designation permits the development of a full range and choice of housing types to meet the needs of the community, in combination with conveniently located employment, retail, service, cultural, leisure, entertainment and institutional uses. This section of the Official Plan notes that while the City is supportive of a mix of uses, the Zoning By-law ultimately regulates the type and scale of use based on its location. The City supports infill development and intensification in the **General Urban Area** in a way that will exchange and complement the characteristics of the subject properties location. The following policies of the **General Urban Area** are of relevance to the proposed development:

Policy 1 outlines a broad range of permitted uses for the **General Urban Area**, including all types of densities of housing.

Policy 2 of Section 3.6.1 states that the evaluation of development applications will be in accordance with Sections 2.5.1 and 4.11 (Urban Design and Compatibility) of the Official Plan. These sections are further evaluated below.

Policy 3 notes that when considering a proposal for residential infill or redevelopment in the **General Urban Area**, it is important to relate new developments to the existing community character so that it enhances and builds upon the desirable established patterns and built form. Equally important is the proposals contribution to the maintenance and achievement of a balance of housing types and tenures to provide a full range of housing for a variety of demographic profiles throughout the designation.

In consideration of the relevant policies of the General Urban Area, the proposed residential low-rise rental apartment will contribute to achieving a better balance of housing types in Centretown, while building upon the desirable established patterns and built form. The proposal will integrate well into the existing context and has been designed to relate to the existing low-rise residential community character.

4.2.3 Section 2.5.1 – Building Liveable Communities: Urban Design and Compatibility

Various design objectives are outlined in Section 2.5.1 to guide development. The following objectives and their principles are the most relevant to the proposed development:

- / To enhance the sense of community by creating and maintaining places with their own distinct identity;
- / To define quality public and private spaces through development;
- / To create places that are safe, accessible and are easy to get to, and move through;
- / To ensure that new development respects the character of existing areas;
- / To consider adaptability and diversity by creating places that can adapt and evolve easily over time and that are characterized by variety and choice, and;
- / To maximize energy-efficiency and promote sustainable design to reduce the resource consumption, energy use, and carbon footprint of the built environment.

The subject properties are located within an area of Kent Street and McLeod Street that is characterized as being in a low-rise residential character area. Due to its location within a Design Priority Area, the proposal will be subject to design considerations of the Urban Design Review Panel (UDRP).

The proposed development will enhance the sense of community by providing an attractive building façade along the Kent street edge, while respecting the existing built form of the area. The development will better define and enhance the street edge through its street frontage continuity and architectural style that ultimately facilitates and encourages a more attractive pedestrian environment. Overall, the proposal conforms to these broad objectives as it respects the character of the existing area, while enhancing the street at the pedestrian level, further defining the space effectively.

4.2.4 Section 4.11 – Urban Design and Compatibility

Compatibility of scale and use are to be carefully understood to mitigate the design impacts of infill and intensification. Section 4.11 outlines a set of criteria that can be used to objectively measure the compatibility of the infill or intensification. As per Policy 2, the development can be evaluated in the following ways:

- / **Traffic:** The site is located within the node of a Traditional Mainstreet, with sufficient capacity for the increase in dwelling units on the property. A traffic assessment has been submitted as part of the development applications.
- / **Vehicular Access:** Vehicular access on the property is provided by a drive aisle on the northern portion of the lot. The shared drive aisle will remove an existing driveway (between 447 Kent and 425 McLeod) and consolidate the rear yard parking to one access drive aisle, thereby reducing the potential conflicts with pedestrians and cyclists. Consistent with the policies set out in the Centretown Secondary Plan and the Community Design Plan, the parking has been located at the rear of the property.

- / **Outdoor Amenity Areas:** The proposed development provides a sufficient amount of amenity space in the rear yard of the development with no undue adverse impacts on abutting properties.
- / **Loading, Service and Outdoor Storage Areas:** The residential use does not require a loading area or outdoor storage areas. The building's service area is located in the basement, with garbage and recycling located in an enclosed area at the rear of the property, accessible from the street.
- / **Lighting:** Lighting will be designed and installed to provide a safe and secure environment while meeting the City's requirements and ensuing no significant impacts on adjacent properties.
- / **Noise and Air Quality:** A noise study has been prepared and it notes results that are typical for downtown urban environments, it has been recommended that appropriate building material and central air conditioning are to be used to maintain a comfortable living environment especially for units fronting onto Kent Street.
- / **Sunlight:** No significant sunshading impacts are anticipated as a result of the proposed development.
- / **Microclimate:** No significant microclimate impacts are anticipated as a result of the proposed development.
- / **Supporting Neighbourhood Services:** The proposed development is in close proximity to a range of existing parks and community amenities and services including schools, community centres, commercial and retail uses and other important services. Specifically, there are six (6) elementary schools and two (2) secondary schools within approximately one (1) kilometre of the proposed development. The area is well served by parks, including but not limited to Dundonald Park, McNabb Park and Central Park. Both Gladstone and Bank Streets offer nearby residents with the day-to-day retail and commercial services.

4.3 Official Plan Amendment No. 150 (OPA 150)

In 2013, the City of Ottawa reviewed its Official Plan which resulted in numerous changes to policy references and to land use designations. Ottawa City Council adopted Official Plan Amendment (OPA) 150 to implement the changes in December 2013. The amendment was approved by the Ministry of Municipal Affairs and Housing (MMAH) in April 2014, with appeals. For the purposes of this Planning Rationale, the policies of the City of Ottawa Official Plan 2003 (Consolidated May 2013) have been reviewed and analyzed for the proposed development. In addition, the new policies of OPA 150 which are relevant to the proposed development have been taken into consideration, although they remain under appeal and not in full force and effect.

Section 2.2.2 has been revised through OPA 150. The section incorporates Minimum Density Requirements as well as additional built form provisions for high-rise development. The density requirements have not been converted in the Zoning By-law to apply to specific properties.

While Section 2.5.1 remains relatively unchanged in OPA 150 except to provide more flexibility in how its objectives are addressed, Section 4.11 has been modified with revised compatibility criteria. These new objectives are listed and discussed in the following table:

Compatibility Criteria	Proposed Development
Views	The low-profile nature of the proposed development will not impact any protected views. By contrast, the proposal will create new views.
Building Design	The proposed development is setback from the street edge, consistent with the buildings along Kent Street. The proposed four-storey building has been designed with a variety of materials to help break up the mass of the building to improve the public realm and create an attractive street edge.
Massing and Scale	The proposed four (4) storey building is consistent with the height of the surrounding context and the planned function of the area. The mass of the building is pushed towards Kent Street as a measure to protect the privacy of abutting properties and amenity areas.
Design Priority Areas	The site is located within the Gladstone Avenue Traditional Mainstreet Design Priority Area. As such, the proposal is designed to meet high design standards while helping improve both this section of Gladstone Avenue and Kent Street.

Based on the above, the proposed development is consistent with the policies of OPA 150.

4.4 Centretown Secondary Plan

The subject properties are designated both **Secondary Mainstreet** (443 Kent) and **Residential** (447 Kent + 423 & 425 McLeod) in the Centretown Secondary Plan as shown in the image below.



Centretown Secondary Plan Land Use Plan (Schedule H1)

The Centretown Secondary Plan aims to establish and guide future growth for the Centretown neighbourhood. The vision for the Plan area aspires to evolve and enhance the urban character of the area while improving the built environment, the sense of community and heritage assets.

The Centretown Secondary Plan's main objectives look to maintain and respect the character of Centretown's neighbourhoods while accommodating growth and taking into account mobility, public realm, heritage, housing and land use. In terms of goals and objectives, the proposal meets the following criteria:

- / Preserve and reinforce the character of stable, valued neighbourhoods and main streets;
- / Ensure the scale, massing and design of new development respect the character of surrounding established areas with concentrations of heritage building;
- / Ensure new housing provides a range of dwelling types and sizes, including units suitable for families;
- / Strengthen the protection of existing rental housing;
- / Reduce the number of car-dependent households;
- / Ensure all new development is well designed and built with high-quality, long-lasting materials; and,
- / Ensure new development in established neighbourhoods respects and complements the existing character of the area.

The Centretown Secondary Plan notes that Centretown is rich in heritage and its historic buildings, streetscapes and neighbourhoods are central to Centretown's existing character. The policies of the Plan ensure that the more significant aspects of Centretown's heritage are protected, maintained and celebrated. In addition, the policies ensure that where development occurs, the design and landscaping of new buildings will be sensitive and complementary to the character of neighbouring heritage assets and consistent with existing heritage plans and policies. Consistent with the policies of the Secondary Plan, the proposed development will rehabilitate and re-use the heritage building fronting onto McLeod. The balance of the development has been designed to complement the existing heritage character of 423 & 425 McLeod and the wider heritage district.

Section 3.9 of the Secondary Plan identifies the land use designations as it relates to Schedules H1 (Land Use) and H2 (Building Heights). The policies of this section address how land can be used and developed as a whole through the distinction of character areas. The subject properties, known municipally as 447 Kent & 423 + 425 McLeod) are located within the **Residential Character Area**, and includes low-rise apartment as a permitted use. 443 Kent is identified on Schedule H1 as being designated **Secondary Mainstreet**, a designation that permits commercial uses and encourages maintaining a residential character. While the subject lands are identified as having two distinct designations in the Secondary Plan, Schedule H2 identifies the entire development parcel as having a Maximum Building Height of 14.5 metres.

The Secondary Plan classifies Centretown as a compact urban community and encourages walking, cycling and transit use. One of the goals of the Plan is to reduce the impact of traffic on the neighbourhood and to create an environment that is conducive to using alternatives. The proposal helps to achieve this important goal by providing for 31 new residential rental units with minimal parking, thereby encouraging active modes of transportation and the use of transit.

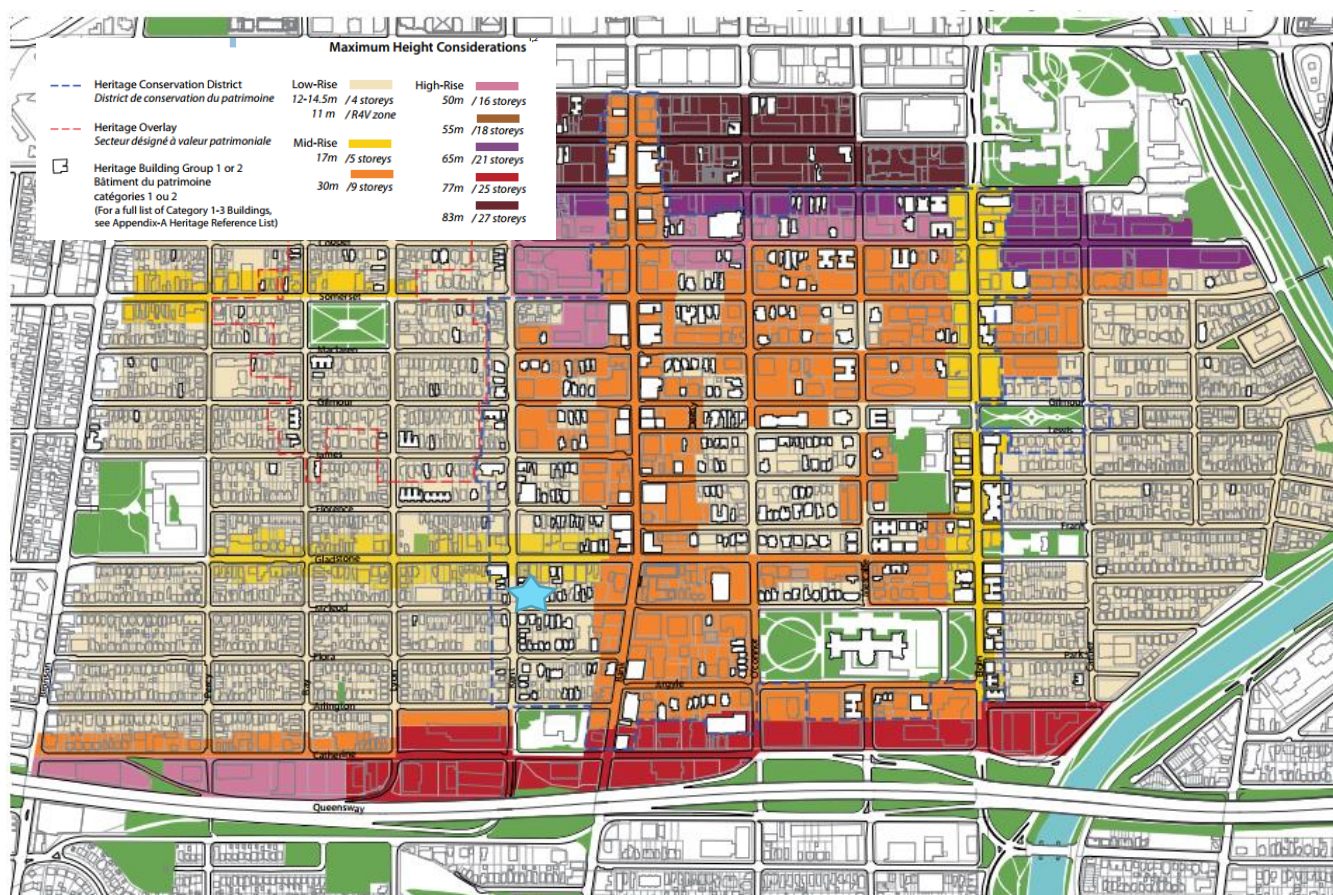
Specifically, Policy 3.9.1.3 requires that new development in the **Residential Character Area** be consistent with the surrounding pattern of development in terms of massing and setbacks, noting that the maximum shall be 4-storeys or 14.5m. While the proposed building does not exactly match the massing of the existing buildings on the property, the new development conforms to the policies of the Plan by replicating the massing patterns of the area, including properties along McLeod (457 McLeod), Kent (429 Kent) and the planned function of Gladstone Avenue.

Overall, the proposed development conforms to the policies set out in the Centretown Secondary Plan, by reinforcing and enhancing the urban character and heritage of the neighbourhood while providing more rental housing stock to accommodate growth in the community.

4.5 Centretown Community Design Plan

The Centretown Community Design Plan (CDP), completed in 2013, provides a series of recommendations that respond to the current planning and community issues including: growth, housing types, parks and open spaces, streets, mobility and heritage. The study aims to prepare a community vision for Centretown, identify and protect its characteristics, identify potential redevelopment areas, address built form, guide future design and protect heritage assets.

Consistent with the Centretown Secondary Plan, the proposed development falls within the **Residential Character Area**. Like the Secondary Plan, the CDP identifies a variety of housing types, ranging from single detached to row houses to high-rise apartments in this designation. These residential areas apply to where significant change is not anticipated, however maximum building heights are also regulated within the CDP. As noted in Section 6.2, the subject properties are designated as having a maximum building height of four (4) storeys or 14.5 metres.



★ = Subject Property

Character Areas of the Centretown CDP

The Centretown CDP provides direction to guide infill and built form in Section 6.4. More specifically, the CDP separates building typologies, including low-rise infill, mid-rise infill, high-rise infill, and special areas. The proposed development is considered low-rise infill as it is four storeys in height. The proposal respects the following guidelines:

- / Respect and contribute to the overall character of the area;
- / Align infill to respect the overall street setback;
- / Avoids blank walls;
- / Gives equal consideration to all facades that front onto streets;
- / Shared access for garage entrance; and,
- / Consideration for Centretown Heritage Conservation District.

The CDPs heritage approach to effective built form is outlined in these guidelines and notes that the heritage residential scale of the area should be retained, but also accommodate the growth of Centretown. The CDP also notes that the Heritage Overlay should allow proposed developments to be reviewed in terms of heritage character and are welcome to apply for relief. An application to the Built Heritage Sub-Committee will be required as part of the application process, however, the CDP does present guidelines for heritage integration, which has been implemented in the design of the low-rise apartment building. For example, the existing heritage asset, known municipally as 423 and 425 McLeod Street, will be integrated with new development. As part of the redevelopment, the proposed low-rise apartment is technically an addition onto the existing heritage building. Heritage Staff have indicated support for the demolition of properties known municipally as 443 and 447 Kent Street.

Overall, the proposed development conforms with the guidelines set out in the Centretown Community Design Plan. The building respects the neighbourhood character and the low-rise Residential Character Area while simultaneously accommodating growth in Centretown. Despite the increase in density and height from the previous built form, the development has been designed sensitive to the existing context by creating a suitable separation to the abutting properties to the east, as well as harmonizing building materials and style with the general character of the area. Even though the CDP identifies the three (3) existing dwelling as being Group 2 (Heritage Interest), the properties on Kent Street are no longer considered as having heritage interest by the City's Heritage Group. As a result, the proposed development retains an existing residential heritage building on McLeod, but will be seeking relief from the Heritage Overlay along with a heritage permit.

4.6 Urban Design Guidelines for Low-Rise Residential Infill

The Urban Design Guidelines for Low-rise Infill Housing provides direction for infill housing, and is intended to provide a basic framework for the layout, massing, function, and relationship of infill buildings to the surrounding area. The design guidelines, with the Mature Neighbourhood Overlay, aims to guide successful infill based on the streetscape features generated through a Streetscape Character Analysis. While intensification is encouraged, the guidelines set out various design criteria with the aim to achieve successful infill development. Some of these include the use of similar materials, setbacks, parking and entrances to the surrounding environment.

The applicable and relevant design guidelines for the proposed development include:

- / Contributes to an inviting, safe and accessible streetscape by emphasizing the ground floor with glazing ground floor entrances and landscaping;
- / Provides continuous street trees and other shrubs adjacent to the public right-of-way;
- / The new development faces and animates the public street;

- / The setback of the building matches that of existing development by averaging the setbacks of the two adjacent buildings;
- / The mass and scale of the development is compatible with that of surrounding development and considers the impacts of neighbouring properties;
- / The new development is designed to be rich in detail and enhances the public street; and,
- / Access to the rear yard parking area is provided by one drive aisle, thereby will minimize negative impacts with pedestrians and cyclists.

4.7 City of Ottawa Zoning By-law (2008-250)

The subject property is zoned **Traditional Mainstreet, Subzone 14, Maximum Building Height 17 metres** (TM14 H(17)) [443 Kent] and **Residential Fourth Density, Subzone S, Urban Exception 479** (R4S [479]) [447 Kent and 423 + 425 MaLeod) in the City of Ottawa's Comprehensive Zoning By-law (2008-250). The property is subject to the Mature Neighbourhood Overlay and the Heritage Overlay.



Zoning Map

The Traditional Mainstreet (TM) zone permits a wide mix of uses including retail, service commercial, office, residential and institutional uses including mixed-use buildings but excluding auto-related uses. This zone is intended to foster and promote compact, mixed-use, pedestrian-oriented development that provides for access by foot, cycle, transit and automobile. Within the Traditional Mainstreet Zone, development standards are imposed that will ensure that street continuity, scale and character is maintained and that the uses are compatible and complement surrounding land uses. Permitted residential uses include:

- / Apartment dwelling, low rise
- / Apartment dwelling, mid-high rise
- / Bed and breakfast
- / Dwelling units
- / Group home
- / Retirement home (converted)
- / Rooming house (converted)
- / Rooming units

Permitted non-residential uses include, not limited to:

- | | |
|-----------------|-----------------------|
| / Artist studio | / Restaurant |
| / Bank | / Retail store |
| / Cinema | / Retail food store |
| / Office | / Small batch brewery |

The TM14 subzone specifies the following additional uses are also permitted:

- | | |
|--------------------------|-----------------------|
| / Detached dwelling | / Stacked dwelling |
| / Duplex dwelling | / Three-unit dwelling |
| / Semi-detached dwelling | / Townhouse dwelling |

For the property known municipally as 443 Kent Street and zone TM 14, the following table provides the applicable performance standards. It also demonstrates the proposed development and conformity to the TM14 zoning:

TM14 H(17) Zone

Zoning Mechanism	Provisions	Proposed	Conformity
Minimum Lot Area	No minimum	N/A	✓
Minimum Lot Width	No minimum	N/A	✓
Maximum Front Yard Setback	2 m	0.3 m	✓
Minimum Interior Side Yard Setback	1.2 m for residential use buildings	0m to the north	x
Minimum Corner Side Yard Setback	3 m	N/A	✓
Minimum Rear Yard Setback	7.5 m rear lot line abutting a residential zone Other cases: no minimum	12.34 m	✓
Maximum Building Height	17 m	14.5 m	✓
Minimum Width of Landscaped Area	Abutting a residential zone: 3m, but may be reduced to 1.4m high opaque fence is provided) Other cases: no minimum	Abuts a TM Zone: no minimum	✓

The properties known municipally as 447 Kent Street and 423 + 425 McLeod Street are zoned R4S [479] in the City's comprehensive Zoning By-law (2008-250). The Residential Fourth Density (R4) zone permits a wide mix of residential uses, including apartment dwellings, single-detached and townhomes. This zone is intended to allow a wide mix of residential building forms limited to four storeys, provide additional housing choices, permit ancillary uses to the principal residential uses and regulate development in a manner that is consistent with existing land use patterns. Permitted uses include:

- / apartment dwelling
- / bed and breakfast
- / detached dwelling
- / diplomatic mission
- / duplex dwelling
- / group home
- / home-based business
- / home-based daycare
- / linked-detached dwelling
- / park
- / planned unit development
- / retirement home
- / rooming house
- / secondary dwelling unit
- / semi-detached dwelling
- / stacked dwelling
- / three-unit dwelling
- / townhouse dwelling
- / urban agriculture

Exception 479 permits dwelling unit as an additional permitted use and limits a rooming house to 50% of the gross floor area of the building. The Exception is not applicable to this development application.

For the properties known municipally as 447 Kent Street and 423 + 425 McLeod Streets (zoned R4S[479]), the following table provides the applicable performance standards. It also demonstrates the proposed development and conformity to the R4S zoning:

R4S Zone

Zoning Mechanism	Provision	Proposed	Conformity
Minimum Lot Width	15m	15m (McLeod Street)	✓
Minimum Lot Area	450m ²	600 m ²	✓
Maximum Building Height	14.5 m	14 m	✓
Minimum Front Yard Setback	3 m	0.8m (existing building to McLeod Street)	x
Minimum Corner Side Yard Setback	3 m	0 m (existing building to Kent Street)	x
Minimum Rear Yard Setback	7.5 m	0 m (building is attached to lands zoned TM)	x
Minimum Interior Side Yard Setback	2.5 m (building is greater than 11m in height)	1.2 m (next to 419 McLeod) & 16.2 m (to 415 McLeod Street)	x

Given the nature of the proposal, Residential and Visitor Parking as well as the Amenity Area requirements will be provided on the assumption that the properties are One Lot for Zoning Purposes.

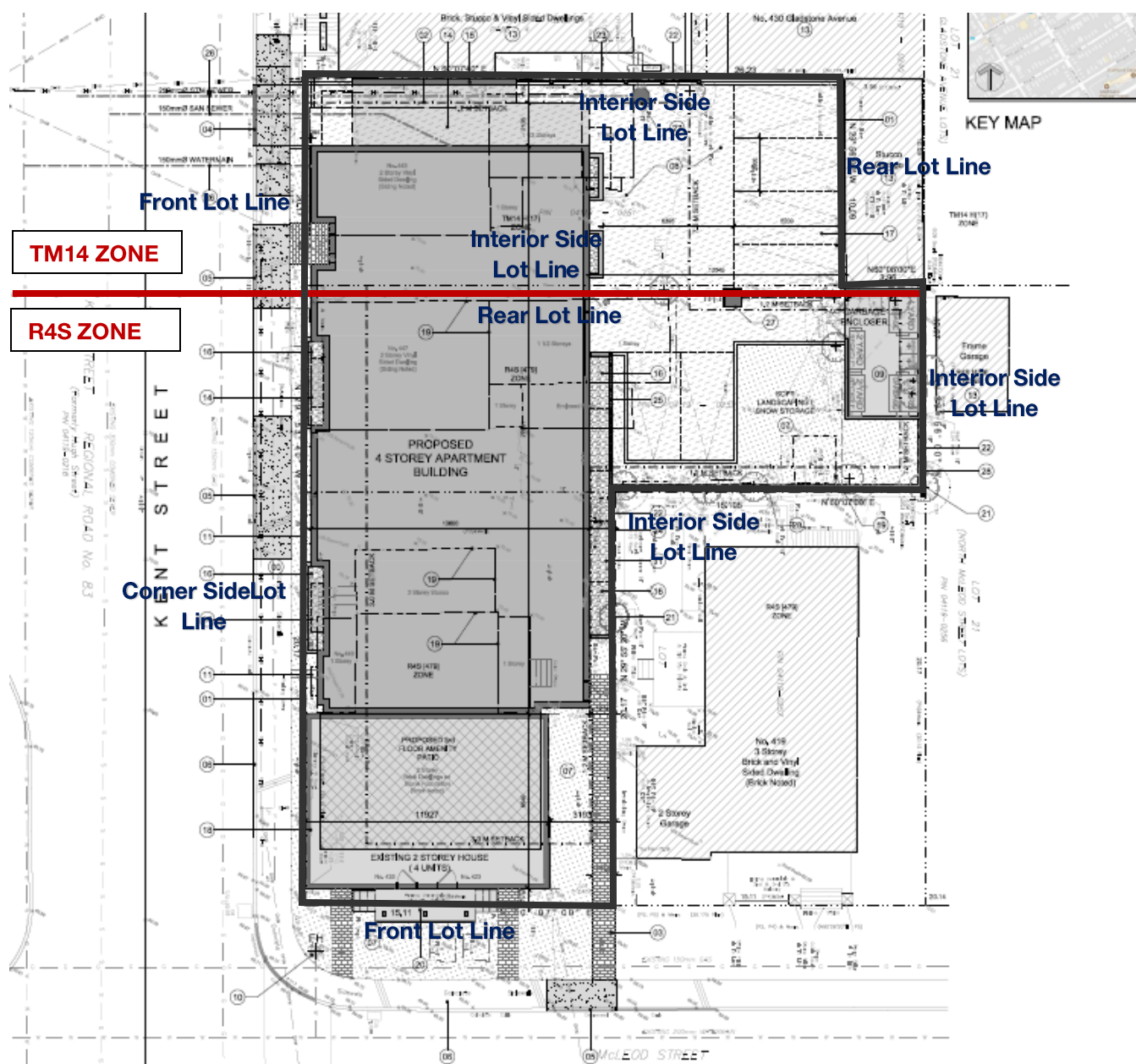
Zoning Mechanism	Provision	Proposed	Conformity
Residential Parking (per R4 Zoning)	Area X: 0.5 spaces per dwelling unit after the first 12 units	4 spaces	x

	Required: 10 spaces		
Visitor Parking	0.1 spaces/unit after the first 12 units Required 2 spaces	2 spaces	✓
Amenity Area	Total Amenity Area: 15m ² per unit up to 8 units, plus 6 m ² per unit = 258 m ² Communal Amenity Area 50% of the Total Amenity Area = 129 m ²	Interior Communal Amenity Area = 47 m ² Exterior Communal Amenity Area = 72 m ² + 25 m ² 3 rd floor exterior patio: 71m ² Private Balconies: 45 m ²	x

In addition to the above, the application requires relief from the Heritage Overlay (Section 60). The Zoning By-law (2008-250) requires new buildings to be rebuilt with the same mass, scale, volume and floor area to its predecessor. Given the application requires the demolition of the Kent Street properties, relief to this provision is required. An application under the Ontario Heritage Act will be filed for approval to modify the Centretown Heritage Conservation District.

5.0 REQUESTED ZONING BY-LAW AMENDMENT

The Minor Zoning By-law Amendment requests relief from the provisions of both the TM14 Zone and the R4S Zone. In order to implement an amendment to the Zoning By-law, it is crucial to understand the lot lines for the TM14 and R4S zones. The following graphic provides a breakdown:



Snapshot of Site Plan identifying the Zoning and Lot Lines for Zoning Purposes

Overall, the proposed development generally complies with the City of Ottawa Comprehensive Zoning By-law. However, the applicant has filed a Minor Zoning By-law Amendment to address the following deficiencies:

- / To reduce the required amenity area at grade to 97m². Due to the irregular lot shape and size, the proposed development includes a 71 m² third floor patio, as well as 45 m² of communal space interior to the building.

- / To reduce the required number of residential parking spaces from 10 to 4. Although technically a portion of the lands are zoned TM and do not require any residential parking, the parking rate was calculated as through the entire property is zoned R4.
- / To reduce the Interior Side Yard Setback (TM zone & north property line) to 0m whereas the zoning by-law requires 1.2m. The reduction to this setback is located on the second floor and above as the proposal include a minimum 2.6m wide drive aisle at grade.
- / To reduce the Front Yard Setback and Corner Side Yard Setback for the existing building (423 + 425 McLeod Street) to 0.8m and 0m respectively.
- / To reduce the Rear Yard Setback to 0m on lands zoned R4S. The rear yard for lands zoned R4S is the lot line separating the TM and R4S zones. Given the proposal includes a low-rise building that spans both zones, a reduction is required to address this deficiency.
- / To reduce the Minimum Interior Side Yard Setback to 1.2m along the eastern property line for lands zoned R4S. While the existing building on McLeod Street will maintain a 3.2 m Interior Side Yard Setback, a portion of the proposed building will be set back 1.2 m from the abutting property (419 McLeod St).
- / Lifting the Heritage Overlay (Section 60) on properties known municipally as 443 and 447 Kent Street to permit the construction of the low-rise residential apartment building.
- / To reduce the required setback for refuse collection within a parking lot from 3 metres to 0 metres (Interior Side Lot Line abutting 415 McLeod St).

As the building and site design is further refined and through the technical review and circulation with the City of Ottawa, additional zoning deficiencies may be identified (i.e. permitted projections, landscaped area), including considering the properties as One Lot for Zoning Purposes.

6.0 CONCLUSION

It is our professional land use planning opinion that the proposed Minor Zoning By-Law Amendment and Site Plan applications represent good planning and is in the public interest as follows:

- / The development proposal is consistent with the policies of the Provincial Policy Statement with respect to infill development within a settlement area. Specifically, the proposed development is located in established urban areas where services and infrastructure are readily available;
- / The proposed development conforms to the Official Plan policies, including the policies of the **General Urban Area**, with the respect to residential infill;
- / The proposal complies with the City's compatibility criteria established in Section 2.5.2 and 4.11 of the Official Plan including, but not limited to, the provision of a strong and enhanced streetscape;
- / The proposal conforms to the new policy direction set out in the Official Plan Amendment No. 150 with regards to land use, building design and compatibility;

-
- / The proposed use and building design are contemplated in the Centretown Secondary Plan and its consistent with the guidelines of the Centretown Community Design Plan;
 - / The proposed development maintains the intent of the Urban Design Guidelines for Low-Rise Residential Infill and Traditional Mainstreets; and,
 - / The proposed development meets the intent of the Zoning By-law, but requires relief to parking requirements, some yard provisions and the Heritage Overlay.

Overall, the proposal advances several key policy objectives at the Provincial and Municipal levels. Based on this analysis, the proposed development represents good planning and is in the public interest.



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