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368 Chapel Street, Ottawa

Planning Rationale



368 CHAPEL STREET, OTTAWA

**PLANNING RATIONALE
IN SUPPORT OF A
SITE PLAN CONTROL APPLICATION**

Prepared By:

NOVATECH

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March / 13 / 2018

Novatech File: 116186
Ref: R-2018-037

March 13, 2018

Hamel Design Inc.
170 Main Street
Ottawa, ON, K1S 1C2

Attention: Jacques Hamel

Dear Mr. Hamel:

**Reference: 368 Chapel Street
Site Plan Control Application
Our File No.: 116186**

The following Planning Rationale has been prepared in support of a site plan control application for the property at 368 Chapel Street in the City of Ottawa (the "Subject Property"). Schedule B of the City of Ottawa Official Plan (OPA 180) designated the Subject Property as '*General Urban Area*'. The Subject Property is zoned Residential Fourth Density, Subzone S, Urban Exception 480 (R4S[480]).

The owners of the Subject Property propose to develop the site to accommodate a seven-unit low-rise apartment building. The residential building will be three stories in height. Six bicycle parking spaces will be provided in the basement floor of the dwelling. A garbage collection area will be located on the basement floor of the dwelling. No vehicle parking spaces are proposed for this development.

This Planning Rationale will examine the location and context of the Subject Property, provide the planning policy and regularity framework of the site, and make a recommendation on the proposed development.

Should you have any questions regarding this planning rationale please do not hesitate to contact either Murray Chown or myself.

Yours truly,

NOVATECH


**Ryan Poulton M.PL.
Planner**

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1.0 INTRODUCTION

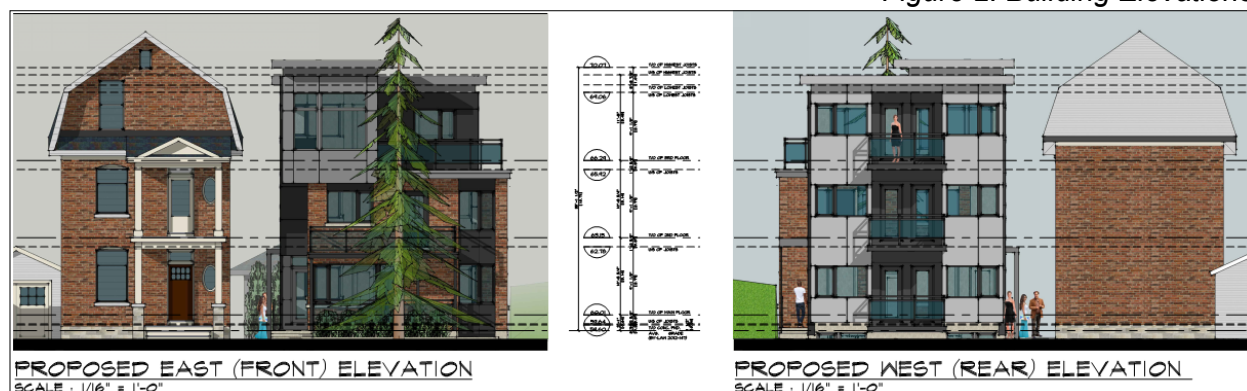
This Planning Rationale has been prepared in support of a site plan control application for the development of 368 Chapel Street (the “Subject Property”) in the City of Ottawa. Schedule B of the City of Ottawa Official Plan (OPA 180) designated the Subject Property as ‘*General Urban Area*’. The Subject Property is zoned Residential Fourth Density, Subzone S, Urban Exception 480 (R4S[480]) in the City of Ottawa’s Zoning By-law 2008-250.

The owners of the Subject Property propose to develop the site to accommodate a seven-unit low-rise apartment building. The residential building will be three stories in height. Six bicycle parking spaces are proposed and will be provided in the basement floor of the dwelling. A garbage collection area will be located on the basement floor of the dwelling. No vehicle parking spaces are proposed for this development.

This Planning Rationale will demonstrate that the proposed development will:

- Be consistent with the policies of the Provincial Policy Statement (2014);
- Conform to the policies of the City of Ottawa Official Plan (up to and including Official Plan Amendment 180 (2016)); and
- Is compatible with surrounding uses.

Figure 2: Building Elevations



3.0 COMMUNITY CONTEXT

3.1 Site Description

The Subject Property is located in Sandy Hill, in the Rideau-Vanier ward of the City of Ottawa (see Figure 3). The property is located on the west side of Chapel Street between Somerset Street East and Osgoode Street. The Subject Property is legally described as Part of Lot 17 on Plan 58319. The Subject Property has 10.08 metres of frontage along Chapel Street and an area of 378.7 m². The property is currently occupied by a two-storey single-detached dwelling.

Figure 3: Site Location and Context



3.2 Surrounding Uses

The following describes the land uses adjacent to the Subject Property.

North: North of the Subject Property is a mix of residential uses including low-rise apartment buildings. Further north beyond Osgoode Street is a mix of residential uses including mid-rise apartment buildings that front onto Chapel Street.

South: South of the Subject Property is a low-rise residential neighbourhood. A number of residential buildings fronting onto Somerset Street East have been converted into mixed-use buildings to accommodate neighbourhood-scale commercial uses.

East: Across Chapel Street to the east is a residential neighbourhood including a mix of low-rise residential uses.

West: Immediately west of the Subject Property is a mix of low-rise residential dwellings, including several four-storey apartment buildings fronting onto Russel Avenue. Further west is a residential neighbourhood with a mix of low-rise residential uses.

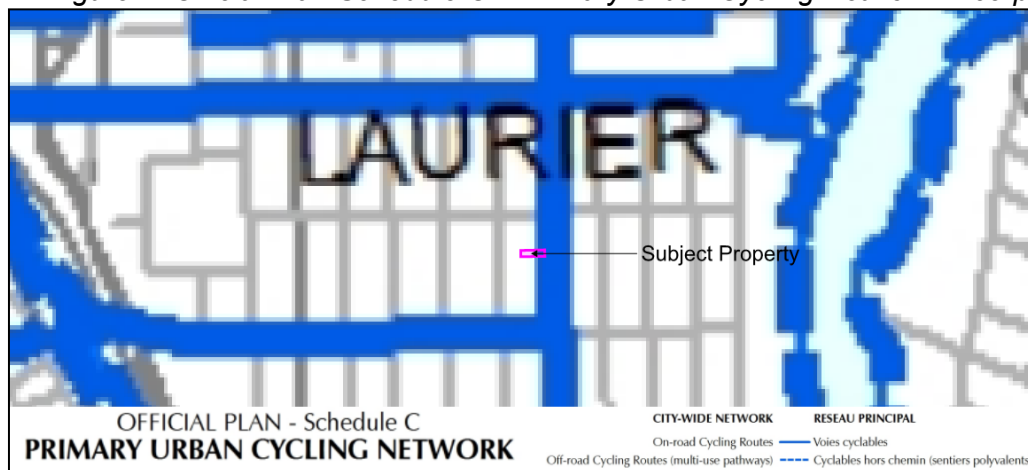
3.3 Linkages and Transportation Network

Chapel Street is identified as an existing collector street on Schedule 'F' of the City of Ottawa's Official Plan. Annex 1 – Road Classifications and Rights-of-Way states:

“Collector roads are the principal streets in urban and village neighbourhoods and are used by local residents, delivery and commercial vehicles, transit and school buses, cyclists, and pedestrians. The reduced speed and volumes of traffic on collector roads, compared with arterial roads, make collectors more accommodating for cyclists and pedestrians.”

Chapel Street is designated an “On-road Cycling Route” on Schedule C – Primary Urban Cycling Network of the OP (see Figure 4). This route connects the east-west on-road cycling routes along Laurier Avenue East to the North, and Somerset Street East to the south. Chapel Street acts as an important north-south cycling connection through Sandy Hill.

Figure 4: Official Plan Schedule C – Primary Urban Cycling Network Excerpt



Sidewalks are located along both sides of Chapel Street. OC Transpo bus stopes are located on both sides of Osgood Street to the north, and both sides of Somerset Street East to the south.

4.0 POLICY AND REGULATORY FRAMEWORK

4.1 Provincial Policy Statement 2014

The 2014 Provincial Policy Statement (PPS) provides policy direction on land use planning and development matters of provincial interest. The PPS was issued under the authority of Section 3 of the Planning Act. All decisions affecting planning matters “*shall be consistent with*” policies issued under the Section 3 of the Planning Act.

Section 1 of the PPS speaks to managing and directing land use to achieve efficient and resilient development and land use patterns.

“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), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- d) 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;*
- e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;*
- f) improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;*
- g) ensuring that necessary infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities are or will be available to meet current and projected needs; and*
- h) promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.”*

The proposed development promotes efficient development and land use patterns through the renovation of the existing building and addition in the rear yard of a property within the general urban area of the City of Ottawa. The proposed low-rise apartment building will add to the mix of residential uses along Chapel Street and provide affordable housing options in the community. The proposed development will not create public health and safety concerns, nor will it prevent the efficient expansion of settlement areas, as the subject property is located within the general

urban area and is surrounded by existing development. The renovation and construction of an addition to the existing dwelling will promote cost-effective development patterns and minimize land consumption and servicing costs in the community. A wheelchair access ramp is proposed in the southerly side yard that provides direct access to the front door of the front ground floor unit of the building, and the front yard porch. The ramp improves the accessibility of the existing dwelling for older persons and persons with disabilities.

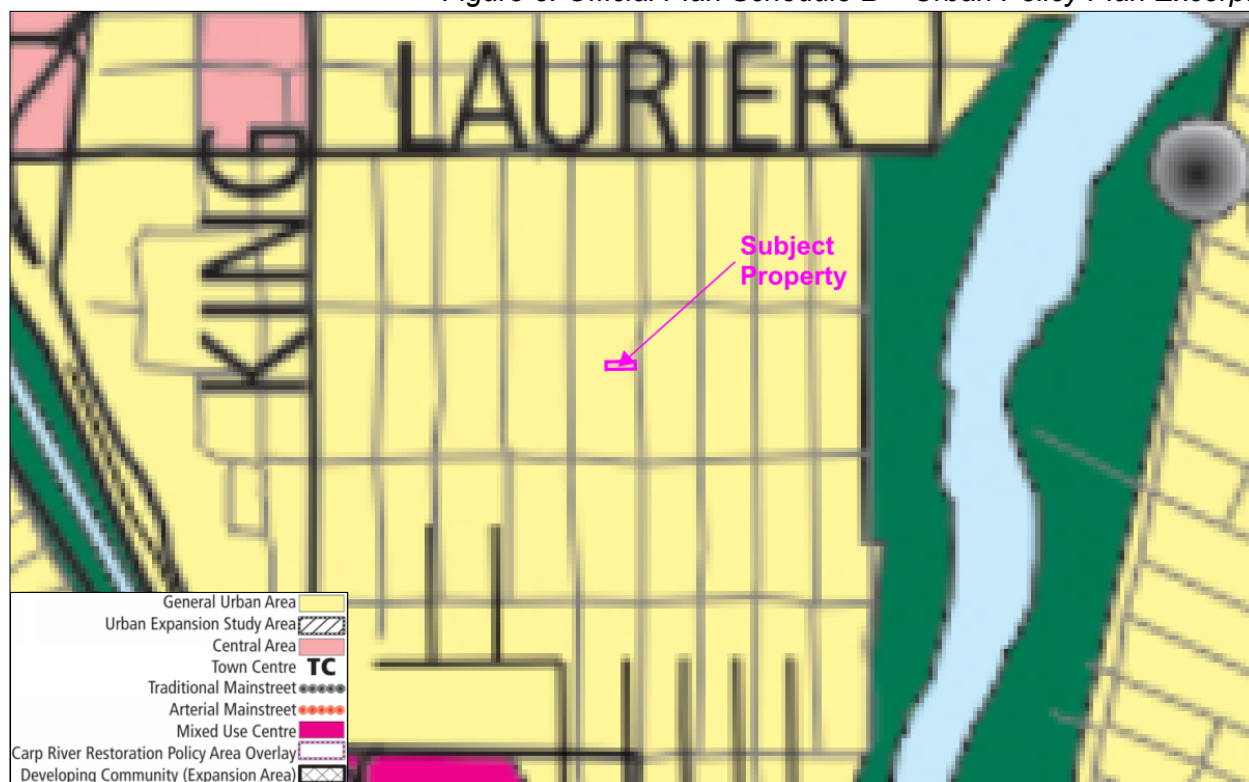
The proposed development is consistent with the policies of the PPS (2014).

4.2 City of Ottawa Official Plan

The City of Ottawa Official Plan was adopted by City Council on May 14, 2003 and modified by the Minister of Municipal Affairs on November 10, 2003. There have been numerous modifications and amendments approved by City Council and the Ontario Municipal Board. For the purpose of this Planning Rationale, the annotated online version of the City of Ottawa Official Plan, showing the changes as per OPA 180 (the “Official Plan”) was used for reference.

The Subject Property is located within the urban area of the City of Ottawa. The Subject Property is designated General Urban Area on Schedule B of the Official Plan (see Figure 5).

Figure 5: Official Plan Schedule B – Urban Policy Plan Excerpt



Section 3.6.1 of the OP provides policies to guide development in the general urban area. Section 3.6.1 states:

“the City supports infill development and other intensification within the General Urban Area in a manner that enhances and compliments the desirable characteristics and ensures the long-term vitality of the many existing communities that make up the city.”

The site plan control application proposes to develop the Subject Property to accommodate a low-rise apartment building. The proposed apartment building is a more intensive residential land use than the existing single-detached dwelling. The proposed development will enhance and compliment the desirable characteristics of the community and contribute to the long-term viability of Chapel Street.

Policy 2 of Section 3.6.1 of the Official Plan states that development applications, studies, other plans, and public works undertaken by the City in the general urban area will be evaluated in accordance with the policies of Sections 2.5.1 and 4.11. These Sections of the OP are discussed below.

4.2.1 Designing Ottawa

Section 2.5.1 of the Official Plan sets out design objectives for how the City wants to influence the built environment as the City matures and evolves. The design objectives are broadly applied to all plans and development in the general urban area. These design objectives are addressed below.

- To enhance the sense of community by creating and maintaining places with their own distinct identity.

The proposed development will maintain the façade and location of the front wall of the existing dwelling. The sense of community along Chapel Street will be enhanced and preserved by the design of the low-rise apartment building.

- To define quality public and private spaces through development.

A porch will project into the front yard of the building. A wheelchair access ramp will provide access to the front yard porch. The ramp will be in the southerly side yard. Railings along the side of the porch will define the edge between public and private space. Five of the seven units will have a private balcony to provide private outdoor amenity space. A communal amenity area is located at grade in the rear yard.

- To create places that are safe, accessible and are easy to get to, and move through.

A wheelchair access ramp will provide safe and easy access to the front door of the front ground floor unit of the building. A 1.2 metre interior side yard is proposed along the southerly side lot line. This side yard will provide access to the rear yard and remaining units. A walkway will extend from both interior side yards into the rear yard to enhance site safety.

- To ensure that new development respects the character of existing areas.

The low-rise apartment building will be three storeys in height and setback from the front lot line at the location of the existing residential dwelling. The topography of the surrounding area will help minimize the impact of the massing and scale of the proposed building.

- To consider adaptability and diversity by creating places that can adapt and evolve easily over time and that are characterized by variety and choice.

The proposed development will increase the variety and choice of housing types in the community.

- To understand and respect natural processes and features in development design.

No natural processes or significant natural features were identified as part of the due diligence process prior to the design of the proposed apartment building.

- To maximize energy-efficiency and promote sustainable design to reduce the resource consumption, energy use, and carbon footprint of the built environment.

No vehicle parking spaces are proposed on the Subject Property. Six bicycle parking spaces are proposed in the basement floor of the building. The proposed apartment dwelling units will create opportunities for the public to lead active lifestyles through encouraging active forms of transportation. Chapel Street is designated an on-road cycling route on Schedule C of the OP. Chapel Street connects to the on-road cycling routes along Laurier Avenue East to the North and Somerset Street East to the south. OC Transpo routes are within walking distance to the north and south.

The proposed seven-unit apartment building will increase the density of residential development on the Subject Property. The proposed apartment building will encourage active forms of transportation, and make efficient use of existing public transportation services and infrastructure in the community.

The proposed development does not include any vehicle parking spaces. By providing zero parking spaces, the proposed development will promote sustainable urban design and reduce the carbon footprint of the built environment by reducing the public's dependence on private automobiles and encouraging active forms of transportation.

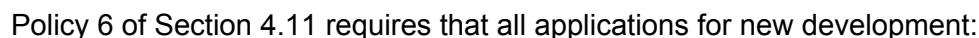
4.2.2 Urban Design and Compatible Development

Section 4.11 of the Official Plan discusses the relationship between new and existing development and provides policies to evaluate the compatibility of a development with regard to Views, Building Design, Massing and Scale, High-Rise Buildings, Outdoor Amenity Areas, Public Art, and Design Priority Areas.

Views - The proposed development is not a high-rise building and is not within any of the viewshed areas directly addressed in Section 4.11.

Building Design - Policy 5 of Section 4.11 requires proponents of new development to demonstrate how the design of their development fits with the existing desirable character and planned function of the surrounding area in the context of:

- Figure 6: Building Elevations*



- a) *Orient the principal façade and entrance(s) of main building(s) to the street. Where a building abuts more than one street, the building façade and entrances will be oriented in order of priority to the arterial, collector and local street;*
- b) *Include windows on the building elevations that are visible from public spaces;*
- c) *Use architectural elements, massing, and landscaping to accentuate main building entrances.*

As shown on the elevation drawings above (see Figure 6) the red brick façade of the existing residential dwelling will be incorporated into the proposed apartment building. The red brick façade will be oriented toward Chapel Street. The proposed building has windows on all sides of the building. Balconies are proposed on the front and rear yard elevations. The proposed façade will accentuate the front door of the front ground floor unit, and provide animation to Chapel Street.

Policy 8 of Section 4.11 discusses loading facilities, service areas, mechanical equipment (including roof-top), vents and metering devices. No loading space is required for a residential building. Garbage and recycling will be located on the basement floor of the dwelling.

Massing and Scale – “*Massing and scale describes the form of the building, how tall it is, how much of the lot it occupies and how it is positioned in relation to the street and surrounding buildings.*” The proposed three-storey apartment building is similar in height and massing to the surrounding three and four storey residential dwellings along Chapel Street (see Figure 7).

Figure 7: Proposed Streetscape



Policy 9 of Section 4.11 states the City will assess proposed developments against compatibility criteria established by secondary planning processes. The Subject Property is within the planning area of the Sandy Hill Secondary Plan. The Sandy Hill Secondary Plan does not include compatibility criteria for new developments or redevelopments. The Sandy Hill Secondary Plan is discussed in Section 4.2.4 of this Planning Rationale.

Policy 9 states: “*Where there are no established criteria provided in an approved Plan, the City will assess the appropriateness of the proposal relying upon its approved Design Guidelines, as applicable, and the following criteria:*

- a) *Building height, massing and scale permitted by the planned function of adjacent properties as well as the character established by the prevailing pattern of abutting development and development that is across the street;*
- b) *Prevailing patterns of rear and side yard setbacks, building separation and landscaped open spaces and outdoor amenity areas as established by existing zoning where that pattern is different from the existing pattern of development;*

- c) *The need to provide a transition between areas of different development intensity and scale as set out in policy 12 of this section.*

Section 2.5.1 of the OP states: “*Planned function refers to a vision for an area which is established through a community design plan or similar Council-approved planning exercise, or the Zoning By-law.*” The Subject Property and adjacent properties are designated “Residential Area – Low Profile” on Schedule J of the Sandy Hill Secondary Plan. The proposed three-storey low-rise apartment building conforms to the building height, massing, and scale generally permitted within low-rise residential neighbourhoods in the City of Ottawa.

Three and four-storey low-rise apartment buildings are adjacent to the property to the north and west respectively. Red brick is dominant pattern along Chapel Street. The proposed development will maintain the red brick front and side facades. The proposed apartment building is consistent with the patterns of development adjacent to the Subject Property and across Chapel Street.

The proposed development meets the amenity area provisions in the Zoning By-law for a low-rise apartment building.

A mix of residential uses are present along the west side of Chapel Street. The proposed three-storey apartment building will create a transition between the four-storey apartment buildings to the north, and the three-storey residential dwellings to the south.

The City of Ottawa’s “Urban Design Guidelines for Low-rise Infill Development” are discussed in Section 4.3 of this Planning Rationale.

High-Rise Buildings – The proposed development is not a high-rise building.

Outdoor Amenity Areas – Outdoor amenity areas are “*the private communal areas of a property that are designed to accommodate a variety of leisure activities.*” Amenity areas for the residents of the proposed building will be provided on private balconies, as well as a communal outdoor amenity area in the rear yard.

Public Art – The proposed development is not a Major Urban Facility or High-Rise Building, and will not include site-specific public art.

Design Priority Areas – The Subject Property is not within a design priority area of the City of Ottawa.

The proposed development is conforms to the policies of Section 4.11 of the Official Plan.

4.2.3 Public Transportation

Section 2.1 of the Official Plan details strategic directions for the growth of the City of Ottawa to 2036. Under the heading ‘*Managing Change*’, Section 2.1 states:

“The City can secure the greatest returns on its transit investment by building at higher densities in nodes around rapid-transit stations and along corridors well-served by transit. Intensification in these locations increases transit ridership, makes efficient use of existing infrastructure and curbs the need to extend infrastructure and provide municipal services to new suburbs.”

368 Chapel Street has strong connections to the City of Ottawa's public transportation system. OC Transpo bus stops are present within walking distance of the Subject Property along Laurier Avenue East to the north, and along Somerset Street East to the south. Sidewalks are located along both sides of Chapel Street. As mentioned above, Laurier Avenue East, Chapel Street, and Somerset Street East are designated On-road Cycling Routes on Schedule 'C' of the OP. The proposed development includes six bicycle parking spaces on site. No vehicle parking spaces are proposed on the Subject Property. The proposed development will result in a more intensive residential use on the Subject Property, and be designed to encourage travel by bicycle and public transit service. The proposed development is consistent with the policy directions established by Section 2.1 of the Official Plan.

4.2.4 Sandy Hill Secondary Plan

The Sandy Hill Secondary Plan (the "Secondary Plan") is Section 5 of the Former Ottawa Secondary Plans Section of Volume 2A of the OP. The Secondary Plan includes policies designed to guide future growth and change in Sandy Hill.

Section 5.3.1 includes general policies to guide future growth and change in Sandy Hill. Policy d. in Section 5.3.1 states: *"To maintain and co-ordinate both the local functions of Sandy Hill (primarily as a residential neighbourhood) and the functions that serve a wider area (e.g., the mainstreet mixed uses area along Rideau Street and the University of Ottawa)."* Schedule J of the Secondary Plan designates the Subject Property and properties along Chapel Street as "Residential Area – Low Profile" (see Figure 8). The proposed apartment building is consistent with the general policies of the Secondary Plan and land use designation on Schedule J by maintaining the function of Chapel Street as a low-rise residential neighbourhood.

Figure 8: Sandy Hill Secondary Plan – Schedule J Extract



Section 5.3.2.a of the Secondary Plan includes policies for residential land uses. Policy 5.3.2.a.i. states: *"To preserve and enhance the existing stock of good housing."* The proposed development will renovate the existing dwelling and add a third-storey and rear yard addition. The proposed low-rise apartment building will preserve and enhance the existing stock of housing along Chapel Street. Policy 5.3.2.a.ii. states: *"To distinguish among types of new housing on the basis of scale,*

and to locate the different types in areas appropriate to them.” As mentioned earlier, the Subject Property is designated “Residential Area – Low Profile” on Schedule J of the Secondary Plan. The proposed three-storey low-rise apartment building is an appropriate scale of development for land designated as a low profile residential area.

Section 5.3.3 of the Secondary Plan includes policies for transportation. Policy 5.3.3.b states: “*To emphasize public transportation and bicycle and pedestrian networks over the private auto.*” The proposed development includes six bicycle parking spaces. Pathways and ramps connect the entrances of the building directly to the sidewalk. There are no vehicle parking spaces proposed on the Subject Property. The proposed development emphasises the use of public transportation and bicycle and pedestrian networks, and discourages use of private automobiles. The proposed development conforms to the transportation policies of the Secondary Plan.

Section 5.3.6 of the Secondary Plan includes policies for Site Development. Policy 5.3.6.a states: “*To ensure that the scale, form, proportion and spatial arrangement of new development cause minimal intrusion on the sunlight, air and aspect enjoyed by existing adjacent development.*” The proposed apartment building is designed to be compatible with surrounding development. The scale, form, proportion and spatial arrangement of the proposed apartment building are consistent with adjacent residential dwellings. Policy 5.3.6.a states: “*To ensure that new development shall provide for internal and external on-site amenity areas.*” Balconies are provided as private amenity areas for 5 of the 7 apartment dwellings. The proposed development includes a 105.3 m² amenity area in the rear yard adjacent to the rear lot line, and is consistent with row 3 of Table 137 of the City of Ottawa Zoning By-law. The proposed low-rise apartment building is consistent with the policies of the Sandy Hill Secondary Plan.

As demonstrated above, the proposed development conforms with the City of Ottawa Official Plan relating to the General Urban Area designation, and with the policies guiding urban design, compatibility, public transportation, and the Sandy Hill Secondary Plan.

4.3 Urban Design Guidelines for Low-rise Infill Housing

The proposed development at 368 Chapel Street is designed to be consistent with the City of Ottawa’s Urban Design Guidelines for Low-rise Infill Housing. The design guidelines help guide low-rise residential infill projects within the City of Ottawa. The proposed development includes the renovation of the existing building, addition of a third storey, and an addition in the rear yard. The site design has incorporated relevant design guidelines where possible.

Streetscapes

Guideline 2.1: *Contribute to an inviting, safe, and accessible streetscape by emphasizing the ground floor and street façade of infill buildings. Locate principal entries, windows, porches and key internal uses at street level.*

The ground floor and street façade have been designed to be safe and accessible from Chapel Street. A front door and large windows are incorporated into the front façade facing Chapel Street.

Guideline 2.2: *Reflect the desirable aspects of the established streetscape character. If the streetscape character and pattern is less desirable, with asphalt parking lots and few trees lining the street, build infill which contributes to a more desirable pedestrian character and landscape pattern.*

The façade facing the maintains the existing red brick façade. Red brick is a dominate characteristic of residential development along Chapel Street. Proposed front yard landscaping contributes to a more desirable pedestrian character.

Guideline 2.6: *Design accessible walkways, from private entrances to public sidewalks.*

A Walkway and a wheelchair access ramp have been located in the southerly side yard to connect the front door of the front ground floor unit to the public sidewalk. A walkway and steps are also provided in the southerly side yard to a door providing access to the remaining six apartment dwelling units.

Landscape

Guideline 3.1: *Landscape the front yard and right-of-way to blend with the landscape pattern and materials of the surrounding homes. Where surrounding yards are predominantly soft surface, reflect this character.*

The front yard accommodates the proposed front porch and steps. The right-of-way in front of the proposed apartment building will be landscaped with shrubs, one street tree, and soft landscaping.

Guideline 3.4: *Provide street trees in continuous planting pits or in clusters to support healthy growth. Where the available soil volume and planting area is limited (less than 9m² per tree), use materials and planting techniques (e.g. permeable paving, Silva Cells or similar planting systems) that improve tree growth conditions and limit the impacts of soil compaction and road salt.*

Plant trees, shrubs, and ground cover adjacent to the public street and sidewalk for an attractive sidewalk edge. Select hardy, salt-tolerant native plant material that can thrive in challenging urban conditions.

One street tree is proposed adjacent to the public street and sidewalk in the City-owned right-of-way in front of the proposed dwelling.

Building Design

4.1 Siting

Guideline 4.1.1: *Ensure new infill faces and animates the public streets. Ground floors with principal entries, windows, porches and key internal uses at street level and facing onto the street, contribute to the animation, safety and security of the street.*

The proposed apartment building faces the public street. Both the front door of the front ground floor apartment unit, and the door accessing the remaining six apartment units, are located on the ground floor and face towards Chapel Street. The location and orientation of the front doors, ground floor windows, and front porch, contribute to the animation and safety of Chapel Street.

Guideline 4.1.2: *Locate and build infill in a manner that reflects the existing or desirable planned neighbourhood pattern of development in terms of building height, elevation and the location of primary entrances, the elevation of the first floor, yard encroachments such as porches and stair projections, as well as front, rear, and side yard setbacks.*

As discussed above, the proposed apartment building is consistent with the planned function of Chapel Street as a low-rise residential neighbourhood. It is consistent with building height, elevation, and front entrances of adjacent residential uses.

Guideline 4.1.8: *Determine appropriate side and rear separation distances between existing homes and new infill homes / infill housing blocks to ensure appropriate light, view, and privacy. Consider how building height, site orientation and the location of windows affect views, sunlight and privacy.*

The apartment building is designed based on the development envelope of a three-unit dwelling. The proposed apartment building is of a similar scale and massing as the adjacent apartment buildings to the north and west. The proposed building height respects the established building height in the Zoning By-law and is consistent with adjacent residential buildings.

Guideline 4.1.9: *Maintain rear yard amenity space that is generally consistent with the pattern of the neighbouring homes. Do not break an existing neighbourhood pattern of green rear yards by reducing required rear yard setbacks.*

The proposed rear yard amenity area meets the minimum required amenity area for a seven-unit low-rise apartment building in Table 137 of the Zoning By-law. The proposed development will not break an existing pattern of development as the adjacent properties to the north and west have paved rear yards that are used as vehicle parking spaces.

4.2 Mass/Height

Guideline 4.2.1: *Design infill in a manner that contributes to the quality of the streetscape, and that considers the impacts of scale and mass on the adjacent surrounding homes.*

The proposed apartment building contributes to the streetscape through the design of the front façade. The proposed development is of a similar scale and massing as adjacent residential development along Chapel Street.

4.3 Architectural Style and Facades

Guideline 4.3.2: *Design infill to be rich in detail and to enhance public streets and spaces, while also responding to the established patterns of the street and neighbourhood. To appropriately transition into an established neighbourhood, consider elements from the neighbourhood such as:*

- *Materials, patterns and colours used in wall treatments*
- *Cornice lines, form of the roofline and chimney details*
- *Size, shape, placement and number of doors and windows*
- *The pattern and location of projections, recesses, front porches, stoops, and balconies*

Red brick is a dominant pattern of development along Chapel Street, and has been incorporated into the façade of the proposed apartment building. The size and shape the doors and windows on the front façade are consistent with the residential development north of the Subject Property. A ground floor porch projects into the front yard of the Subject Property. The proposed porch is consistent with the pattern of development along Chapel street to include front yard porches that address the street.

Guideline 4.3.5: *Locate front doors at an elevation that reflects the dominant and desirable pattern of door heights in the neighbourhood. A first floor elevation that is the average of that of the surrounding homes, allows for better compatibility with the neighbourhood pattern of doors, entries, porches and landscape.*

Both doors providing accessing to the apartment dwelling from the street are located on the ground floor. Three steps, or use of the proposed ramp, is required to access the front door of the front ground floor apartment unit. Three steps are required to access a secondary door in the southerly side yard. This design reflects the dominant door height pattern along Chapel Street.

Service Elements

Guideline 7.2: *Where there is no garage, store garbage, green bins and recycling bins in a rear shed, or in a small storage space that is within the dwelling unit but with outdoor access at the side or rear of the unit, or outdoors at the side of the house. Do not replace the storage function of a garage with a storage unit that is visible on the front façade of the home.*

A garbage storage area is proposed in the basement floor of the apartment building.

The proposed development will result in the renovation of the existing dwelling, and third storey and rear yard additions to accommodate seven apartment dwelling units. As detailed above, the proposed development is in keeping with the City of Ottawa's Urban Design Guidelines for Low-rise Infill Housing.

4.4 City of Ottawa Zoning By-law 2008-250

The Subject Property is zoned Residential Fourth Density, Subzone S, Urban Exception 480 (R4S[480]) in the City of Ottawa's Zoning By-law 2008-250 (the Zoning By-law). Purpose 1 of the Residential Fourth Density zone is to:

"allow a wide mix of residential building forms ranging from detached to low rise apartment dwellings, in some cases limited to four units, and in no case more than four storeys, in areas designated as General Urban Area in the Official Plan,".

To achieve the purpose of the Residential Fourth Density zone, a wide range of residential uses are permitted within the R4S zone. Permitted uses include:

*apartment dwelling, low rise
bed and breakfast
community garden
detached dwelling
diplomatic mission
duplex dwelling
group home
home-based business
home-based daycare
linked-detached dwelling
park*

*planned unit development
retirement home, converted
retirement home
rooming house, converted
rooming house
secondary dwelling unit
semi-detached dwelling
stacked dwelling
three-unit dwelling
townhouse dwelling*

The list of permitted residential uses allows a variety of development options. These options range from the proposed low-rise apartment building to a single-detached dwelling. The development of a low-rise apartment building is consistent with the purpose of the Residential Fourth Density zone.

The development of the Subject Property to accommodate a low-rise apartment building is consistent with the R4S[480] Zone.

A minor variance application was filed with the Committee of Adjustment in February 2017. The minor variance application requested variances to the City of Ottawa's Zoning By-law for a reduced lot width, a reduced lot area, and reduced northerly and southerly interior side yard setbacks. This application was refused by the Committee of Adjustment in March 2017. The Committee's decision was appealed to the Ontario Municipal Board. At the OMB Hearing on August 24th, 2017, the Board allowed the appeal and authorized the requested minor variances as detailed below:

- a) To permit a reduced lot width of 10.1 metres; whereas the Bylaw requires a minimum lot width of 15 metres (Section 162, Table 162A, Subzone S, Column IV).*
- b) To permit a reduced lot area of 378.7 m²; whereas the By-law requires a minimum lot area of 450 m² (Section 162, Table 162A, Subzone S, Column V).*
- c) To permit a reduced northerly interior side yard setback of 0.06 metres for the first 15.05 metres from the front lot line (existing), then 1.2 metres to a lot depth of 26.32 metres; whereas the Bylaw requires a minimum interior side yard setback of 1.5 metres for the first 21m from the front lot line, then 6 metres. (Section 162, Table 162B, Endnote 3).*
- d) To permit a reduced southerly interior side yard setback of 1.5 metres for the portion of the building more than 21 metres from the front lot line; whereas the By-law requires a minimum interior side yard setback of 1.5 metres for the first 21m from the front lot line, then 6 metres. (Section 162, Table 162B, Endnote 3).*

The proposed development is consistent with the purpose of the Residential Fourth Density zone, is a use permitted in the R4S zone, and conforms to the provisions of the R4S zone and Board approved minor variances.

4.5 Interim Control By-law 2017-278

The City of Ottawa's Interim Control By-law 2017-278 applies to the zoning of the Subject Property. The Interim Control By-law sets out the following prohibitions:

- a. no dwelling unit in any building other than a detached dwelling may contain more than 4 bedrooms and no such unit may exceed 120 m² in floor area,*
- b. no detached dwelling may contain more than six bedrooms, and*

- c. *no multi unit dwelling with six dwelling units or fewer may exceed a total floor area of 500 m² measured from the inside of the exterior walls, including any basement, motor vehicle storage area or any other building area,”*

The proposed seven-unit apartment building conforms to the provisions of the Interim Control By-law 2017-278.

5.0 SUMMARY

This Planning Rationale has been prepared in support of an application for site plan control for the development of 368 Chapel Street to accommodate a low-rise apartment building. The proposed apartment building will be three storeys in height and incorporate the existing red brick façade on the front and side exterior walls. No parking spaces are proposed on the subject property.

The proposed development is consistent with policies of the 2014 Provincial Policy Statement, and the policies of the City of Ottawa's Official Plan. This rationale demonstrates the proposed development maintains the goals of objectives of the General Urban Area designation, and is compatible with the surrounding residential uses. The proposed apartment building is consistent with the City of Ottawa's Urban Design Guidelines for Low-rise Infill Housing, and conforms to the City of Ottawa's Zoning By-law.

The proposed development is considered appropriate development for the Subject Property and represents good land use planning.

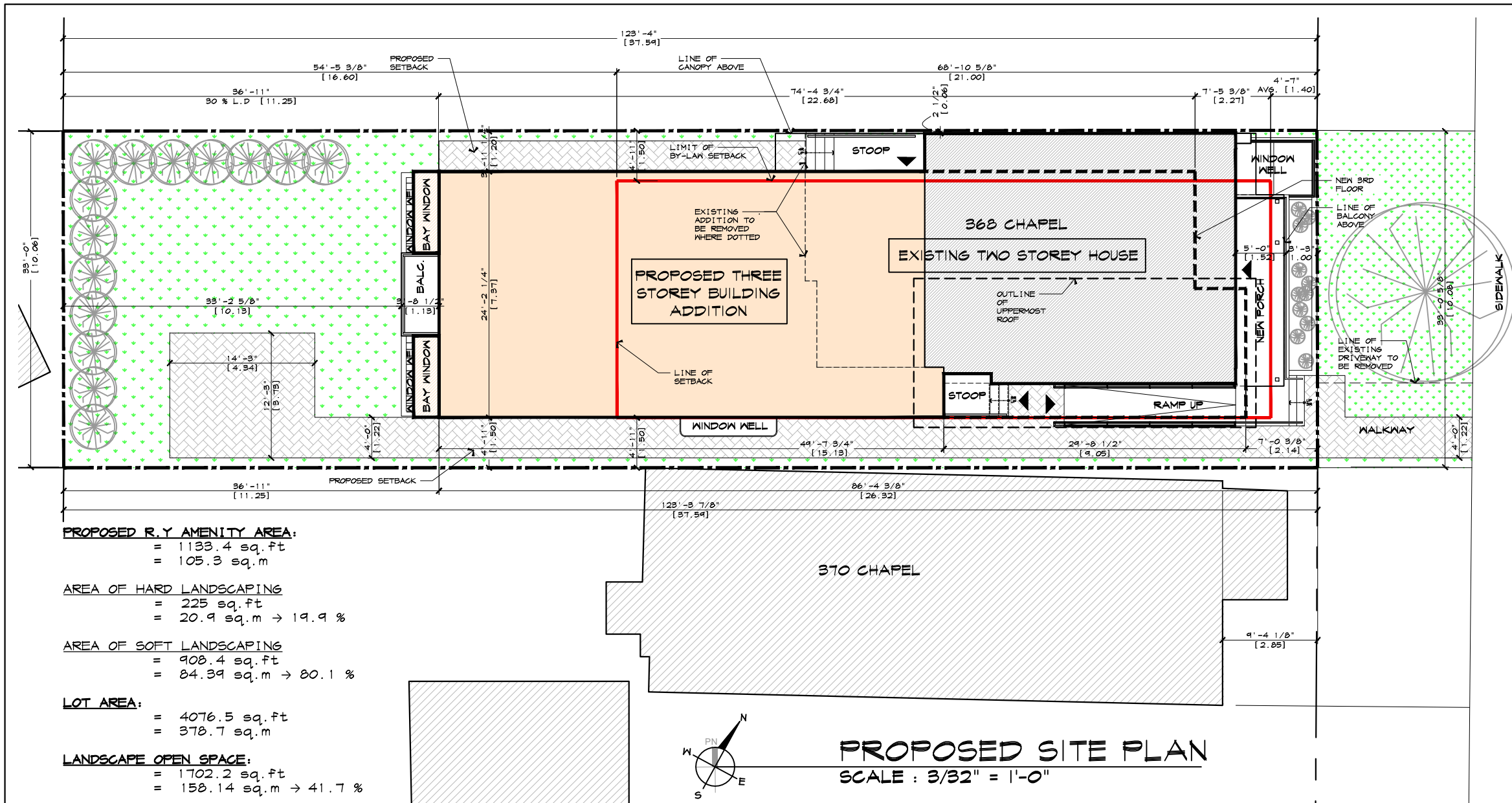
Yours truly,

NOVATECH


Ryan Poulton M.PL.
Planner


Murray Chown, RPP, MCIP
Director | Planning & Development

Appendix A:
Proposed Site Plan



PROPOSED R.Y. AMENITY AREA:

= 1133.4 sq.ft
= 105.3 sq.m

AREA OF HARD LANDSCAPING

= 225 sq.ft
= 20.9 sq.m → 19.9 %

AREA OF SOFT LANDSCAPING

= 908.4 sq.ft
= 84.39 sq.m → 80.1 %

LOT AREA:

= 4076.5 sq.ft
= 378.7 sq.m

LANDSCAPE OPEN SPACE:

= 1702.2 sq.ft
= 158.14 sq.m → 41.7 %

DEVELOPMENT INFO:

ZONING : R4S

LOT AREA: 4076.3 S.F. (378.7 sq.m)

ZONING [2015-228 CONSOLIDATE BY-LAW] :

R4H LOW-RISE APARTMENT:

L.W. : 15.0m MIN
WE HAVE : 10.08 m
L.A. : 450m2 MIN
WE HAVE : 378.5 m2
H. : 14.5m MAX
WE HAVE : 10.71 m
F.Y. : AVERAGE BETWEEN 0 AND 2.81 METERS = 1.405 m
WE HAVE : 2.15 m
R.Y. : 30% OF LOT ACCORDING TO [BY-LAW 2015-228]
30% x 3715m = 1127m
I.S.Y. : 1.5m MIN WITHIN 21.0M OF THE FRONT LOT LINE
& 6.0M BEYOND THAT POINT.
WE HAVE : 0.1 m & 1.5m
30% OF LOT AREA
11355 m2 (1222.3 sq.ft.)
WE HAVE : 15814 m2 (1702.2 sq.ft.) = 41.7%
R.Y. AMENITY AREA: UNITS X 15sq.m
7x15 sq.m = 105 m2 = 1130.21 sq.ft
WE HAVE : 1053 m2 (1133.41 sq.ft.)
R.Y. LANDSCAPE % : SOFT LANDSCAPING TO BE 80 % = 84 sq.m
WE HAVE : 84.67 m2 (80.4%)

ZONING [2015-228 CONSOLIDATE BY-LAW] :

R4H DUPLEX :

L.W. : 9.0m MIN
WE HAVE : 10.08 m
L.A. : 270m2 MIN
WE HAVE : 378.5 m2
H. : 11m MAX
WE HAVE : 10.71 m
F.Y. : AVERAGE BETWEEN 0 AND 2.81 METERS = 1.405 m
WE HAVE : 2.15 m
R.Y. : 30% OF LOT DEPTH
30% x 3715m = 1127m
I.S.Y. : 1.8m MIN TOTAL, WITH ONE MIN YARD NO LESS
THAN 0.6m : the other would be 1.2m
WE HAVE : 0.06 m & 1.5m
30% OF LOT AREA
11355 m2 (1222.3 sq.ft.)
WE HAVE : 15814 m2 (1702.2 sq.ft.) = 41.7%
R.Y. AMENITY AREA: UNITS X 15sq.m
4x15 sq.m = 45 m2 = 484.376 sq.ft
WE HAVE : 1053 m2 (1133.41 sq.ft.)
R.Y. LANDSCAPE % : SOFT LANDSCAPING TO BE 80 % = 84 sq.m
WE HAVE : 84.67 m2 (80.4%)

EXISTING HOUSE:

MAIN FLOOR: ~1010 sq.ft
SECOND FLOOR: ~1010 sq.ft
TOTAL BUILT AREA: (N.I.C. BASEMENT) ~2020 sq.ft

RETAINED EXISTING HOUSE:

MAIN FLOOR: ~730 sq.ft
SECOND FLOOR: ~730 sq.ft
TOTAL BUILT AREA: (N.I.C. BASEMENT) ~1460 sq.ft

DEMOLISHED EXISTING HOUSE:

MAIN FLOOR: ~280 sq.ft
SECOND FLOOR: ~280 sq.ft
TOTAL BUILT AREA: (N.I.C. BASEMENT) ~560 sq.ft

PROPOSED - BUILDING LOW-RISE APARTMENT BUILDING:

PROPOSED AREAS: STAIRS-COMMON: UNIT: TOTAL:
BASEMENT FLOOR: #D ~504 sq.ft #7 ~476.5 sq.ft ~1910 sq.ft
#10 ~424.5 sq.ft
MAIN FLOOR: #A ~213 sq.ft #10 ~724.5 sq.ft ~1947 sq.ft
SECOND FLOOR: #B ~191 sq.ft #8 ~835.5 sq.ft ~2036 sq.ft
THIRD FLOOR: #C ~191 sq.ft #4 ~1004.5 sq.ft
#6 ~688.5 sq.ft
#8 ~1004.5 sq.ft

GROSS PROPOSED FLOOR AREA:

(N.I.C. BSMT, PORCHES & BALCONIES) ~7742 sq.ft (~728.9 sq.m)

GROSS "UNITS" PROPOSED FLOOR AREA:

(N.I.C. BSMT, PORCHES & BALCONIES) ~6688 sq.ft (~621.9 sq.m)

PROPOSED EFFICIENCY (PUBLIC/TOTAL GSF) :

TOTAL G.F.A. = 7742 sq.ft
TOTAL COMMON AREA = 1104 sq.ft
(N.I.C. PORCHES & BALCONIES) ~14.16 %

UNIT MIX: QTY. AREA

PROPOSED:

UNIT # 1 3 BED ~1149 GSF [106.7 GSF]
UNIT # 2 3 BED ~1004.5 GSF [93.8 GSF]
UNIT # 3 3 BED ~835.5 GSF [77.6 GSF]
UNIT # 4 3 BED ~1004.5 GSF [93.8 GSF]
UNIT # 5 2 BED ~688.5 GSF [64.4 GSF]
UNIT # 6 3 BED ~1004.5 GSF [93.8 GSF]
UNIT # 7 3 BED ~476.5 GSF [40.1 GSF]

TOTAL:

UNITS AREA: ~6688 GSF [621.9 GSF]

UNITS NUMBER: 7

BEDROOMS: 20 BED

PROPOSED REAR YARD AMENITY AREA ~1133.44 GSF [105.3 GSF]



170 Main Street HAMEL
Ottawa, ON, K1S 1C2 DESIGN
(613) 232 9081 Tel. AND
info@HDandP.com PLANNING

ALL WORK TO BE DONE IN
ACCORDANCE WITH THE LATEST EDITION
OF THE ONTARIO BUILDING CODE (O.B.C.)

IT IS THE RESPONSIBILITY OF THE
APPROPRIATE CONTRACTOR TO CHECK
AND VERIFY ALL DIMENSIONS ON SITE
AND TO REPORT ALL ERRORS AND /OR
OMISSIONS TO THE DESIGNER.

ALL CONTRACTORS MUST COMPLY WITH
ALL PERTINENT CODES AND BY-LAWS
CONFIRM LOCATION OF ALL
UNDERGROUND SERVICES PRIOR TO
EXCAVATION.

DO NOT SCALE DRAWINGS. COPYRIGHT
RESERVED.

SYMBOL LEGEND

	METER (G=Gas H=Hydro)
	SMOKE & C.O. DETECTOR
	FAN EXHAUST
	FIRE ALARM
	EXIT SIGN
	EMERGENCY LIGHTS
	REGISTER IN FLOOR
	REGISTER ABOVE
	REGISTER IN FLOOR (ABOVE)
	ELECTRICAL PANEL
	FLOOR DRAIN

No		DATE
11	CIVIL ENG ISSUE	2017-10-17
10	OMB REVISION	2017-08-17
09	OMB REVISION	2017-04-17
08	ISSUED FOR CoFA	2017-02-08
07	ISSUED FOR CoFA	2017-01-30
06	ISSUED FOR CoFA	2017-01-27
05	ISSUED FOR CoFA	2017-01-12
04	ISSUED FOR REVIEW	2016-12-06
03	ISSUED FOR CLIENT	2016-11-17
02	ISSUED FOR CLIENT	2016-11-15
01	ISSUED FOR CLIENT	2016-09-29

PROJECT TITLE:

368 CHAPEL
STREET
OTTAWA, ON

DRAWING TITLE:

PROPOSED SITE PLAN
DEVELOPMENT INFO

PROJECT No. : 2016-21

DATE:
2016-09-20

SCALE:
NOTED

DWG BY:
J.H. & M.M.

DWG No:

A1