

Planning Rationale for Minor Zoning By-law Amendment and Site Plan Control

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1.0 INTRODUCTION and PROJECT OVERVIEW:

This report has been prepared in support of the applications for a minor rezoning by-law and site plan control approval for the demolition of a single-family detached dwelling and the construction of an 8 unit, 3 storey low rise apartment building on the property at 25 Grant Street in the Hintonburg Neighbourhood of the City of Ottawa.



2.0 SITE OVERVIEW & COMMUNITY CONTEXT:

The property is currently occupied by a single-family detached dwelling constructed in the 50's. The property is Lot Part Lot 14, R Plan 99 in the City of Ottawa. It has a frontage of 15.1m and a depth of 24.27m with a lot area of approx. 366 sqm.

Surrounding Land Uses:

The property is surrounded by low rise residential uses and is within one block from an Arterial Main Street, Wellington Ave. to the south and ½ a block from an Arterial Main Street, Parkdale Ave. There is a Church with associated land use to the northeast of the site and some high-rise apartment buildings on Wellington to the south of the site. Parkdale Market and local shopping on Wellington Street, Richmond Road and Holland Ave. are all within walking distance.

Road Network:



Grant Street is a residential local low speed street with 2-way traffic. Parkdale Ave to the west is heavily travelled during rush hour as it is one of the main routes for Quebecers coming to the 417 Queensway. The 417 Queensway is a major provincial 8 lane highway at its intersection with Parkdale. Wellington Ave West at Parkdale is a 2 lane traditional main street with parking on both sides.

Transit Services:

There are buses on Wellington Street and the light rail transit station at Tunney's Pasture is approximately 600 m to the north west.

3.0 DEVELOPMENT PROPOSAL

- The property is located on the north side of Grant Street, east of Parkdale Ave.
- The property currently has a single-family detached dwelling on it.
- The area of the site is approximately 366 sqm.
- The legal description is Part Lot 14, R Plan 99 in the City of Ottawa.
- Through the present submission, the owner of the property is seeking approval for a minor rezoning of the property and site plan control approval to permit the construction of an 8 Unit Low Rise Apartment building consisting of 2 – studio units; 3 – one bedroom units; and 3 – two Bedroom units. One of the two-bedroom units is in the basement level facing north.
- The proposed building will contain an elevator, interior parking for 16 bicycles, exterior parking for 8 bicycles, parking for 2 cars in tandem, interior garbage and recycling room in the basement and is fully accessible.
- There are 2 roof top terraces for the 3rd floor units, small decks for the 2nd floor units and at grade north facing amenity space for the 3 ground floor units and the one basement unit.

The project will require the following variances from the zoning bylaw, R4H (hence the minor rezoning amendment request)

| Zoning R4H | | | | | variance |
|--------------------------------|-----------------|---------------------|-------|-------------------------|----------|
| description | 8 Unit Proposal | Zoning Requirements | units | | |
| lot area | 374.00 | 360 | sqm | | none |
| lot width | 15.10 | 9.00 | m | | none |
| interior side yard a | 1.31 to 1.7 | 1.50 | m | | required |
| interior side yard b | 1.53 | 1.50 | m | | none |
| total interior | 2.81 | 3.00 | | | required |
| front yard | 3.14 | 3.14 | m | as per infill guideline | none |
| rear yard setback | 6.89 | depth - 17.5 = 7.24 | m | 161 (11) | required |
| rear yard area | 111.62 | 93.5 | | 25% | none |
| lot depth | 24.74 | | m | | |
| building height | 10.67 | 11.00 | m | flat | none |
| projections rear yard | 1.20 | 0.00 | m | | required |
| projections front yard | 1.20 | 1.50 | m | | none |
| gross floor area above grade | 6000.00 | | sqft | | |
| amenity space at grade | 111.62 | 120.00 | sqm | 15 sqm per max 8 apt | required |
| other amenity | 58.4 | | sqm | | |
| roof top terrace from rear | 2.36 | 1.5 | m | | none |
| fire stair and roof top access | 0.3 | 1.5 | m | | required |

4.0 POLICY AND REGULATORY FRAMEWORK:

Provincial Policy Statement (2014)

The Provincial Policy statement (PPS) 2014 was issued under Section 3 of the Planning Act and came into effect on April 30, 2014. The PPS provides broad policy direction on matters of provincial interest relating to land use planning and development. Support for sustainable communities, a healthy environment and a strong economy are reoccurring themes throughout the PPS. The Planning Act requires that municipal decisions affecting planning matters “shall be consistent with” the policy statements issued under the Act.

Under the PPS, settlement areas are intended to be the primary focus of growth in the province (Policy 1.1.3.1). The subject lands are situated within the urban boundary of the City of Ottawa and constitute a settlement area. Accordingly, the lands are a logical and preferred location for new development. Within settlement areas, the PPS encourages land use patterns that make efficient use of land, effective use of infrastructure and public services, support active modes of transportation and are transit-supportive (Policy 1.1.3.2).

City of Ottawa Official Plan

For the purpose of this Planning Rationale the consolidated (May 2013) City of Ottawa Official Plan and OPA 150 have been reviewed. The site is designated General Urban Area on Schedule B of the City of Ottawa Official Plan. Lands within this designation are meant to provide a full range and choice of housing options in combination with conveniently located employment, retail, service, entertainment and institutional uses. The policies indicate that the evaluation of development applications in this designation shall be guided by Sections 2.5.1 (Design Objectives) and 4.11 (Compatibility). The Growth Management policies of Section 2.2.2 encourage intensification throughout the General Urban Area with an emphasis directed towards transit nodes and corridors.

The proposal adds a total of 7 units to this area in the city. There are a variety of unit types – studio, 1 bedrm, and 2 bedrm units. Based on the feedback received during the pre-application meeting and the community meeting the applicant has decided to reduce the unit count from the original proposal of 9 units to 8 units and changed the bedroom unit count from 1 studio, 6 1-bedrms and 2 2-bedrms (total 9 units) to 2 studios, 3 1-bedrms and 3 2-bedrms (total 8 units). This provides for an improved contribution in terms of mix of housing types (through the addition of a studio apartment and a more affordable 2 bedroom in the basement). The change has also increased the amount of amenity space that will support more inside bike storage.

The proposal responds to section 4.2.3 through:

- a) The use of design that maintains a sense of connection to the characteristics of an evolving Hintonburg with its:
 - i. Front entrance on the street;
 - ii. Porches and balconies;
 - iii. Compliance with height limits and front yard setbacks;
 - iv. Side laneway for parking; and
 - v. Fully accessible building.

- b) The use of quality materials and native vegetation will enhance the public realm at the front of the building. The rear amenity space with small balconies enhances the private realm.
- c) The inclusion of indoor and outdoor bicycle storage for 16 and 8 bicycles respectively, room for 2 cars in tandem and an elevator with the garbage room in the basement will assist in access to the building for the occupants and maintenance of the property.
- d) While the building is of a modern character, the use of quality materials, location of the entrance, balconies and overhangs retains aspects of the existing streetscape.
- e) The new dwelling units add to the diversity of the neighbourhood.

The Proposal responds to Section 4.2.4 as follows:

- a) Parking has been provided for only 2 cars so there will be minimal traffic impact.
- b) All service activities take place in the basement because the building has an elevator.
- c) Amenity space is provided in the rear yard as well as 4 balconies.
- d) Lighting will be for safety purposes and will respect the dark skies initiative.
- e) The building will not generate additional noise.
- f) The building height is at 10.67m and an evaluation of the shadows shows only an effect on the rear properties during the mid-winter.
- g) The additional people living in the neighbourhood will increase the number of commercial services that might choose to locate in the area as well as better utilize transit services.

Scott Street Secondary Plan and Community Design Plan (SSSP).

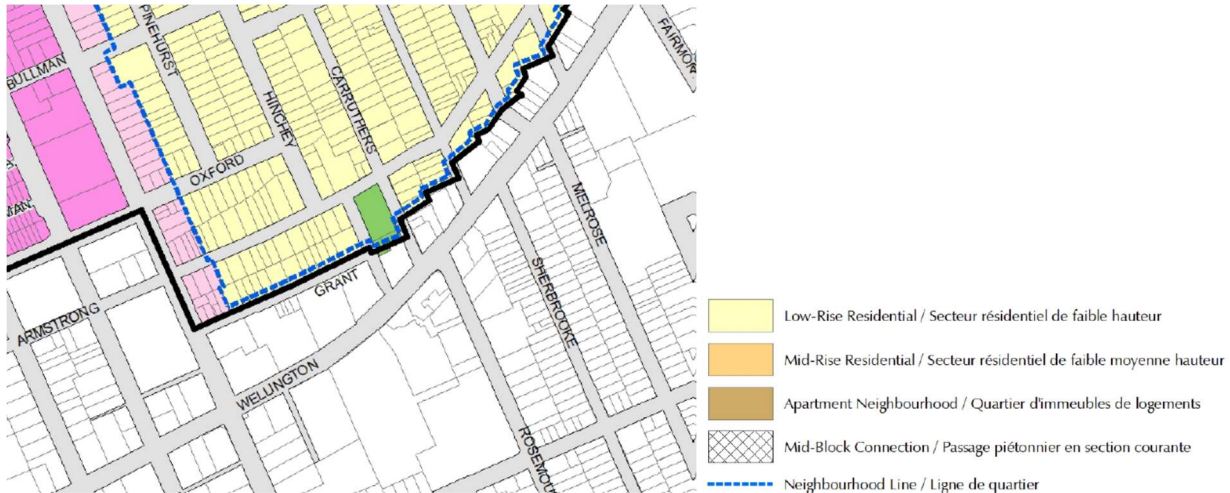
The property is in the low-rise residential area of the plan at its edge and directly across the street on the south side the land is zoned Traditional Mainstreet. A low-rise apartment building is a permitted building type. The character of the building and its location support the creation of “gentle density”.

The subject property is on the edge of the SSSP neighbourhood limit directly adjacent to a Traditional Mainstreet zone on Wellington Street (Schedule A). The property is designated as 4.5 Low-Rise Residential in the plan (Schedule B) and has a permitted height of 3 storeys. No rooftop access structure is required as access is via stairs on the outside of the building (west side). This is in the same location as the emergency exits.

The proposed development supports 3.0 Goals and Principles of the Plan. Specifically:

- a) “Low-scale infill and intensification on under-utilized sites within neighbourhoods” – The current lot is larger than a typical single-family home lot requirement under the zoning bylaw.
- b) “Ensure(s) the character of local streetscapes, including front yards, is maintained” – It matches with the predominate streetscape pattern.
- c) “Integrate higher density development strategically and sensitively” – It is across the street from Traditional Mainstreet zone and is appropriate in scale to the surrounding properties.
- d) “Locate service, garbage and storage areas at the rear of the building or in other areas that minimize the impact to the street edge.” – With the included elevator, the building has all its garbage and storage in the basement.

- e) “Ensure all new buildings enhance adjacent streetscapes and the pedestrian experience” and “Ensure durable and high-quality materials are used for buildings and landscapes” – The project incorporates front porches, full accessibility from the street and high-quality materials throughout.



Urban Design Guidelines for Low-rise Residential Buildings

The proposal maintains the current lot pattern, some characteristics of the buildings in the neighbourhood and parking pattern with a modern architectural style.

City of Ottawa Comprehensive Zoning By-law 2008-250:

Purpose of the Zone

The property is currently Zoned R4H:

The purpose of the R4 - Residential Fourth Density Zone is to:

- 1. 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;*
- 2. allow a number of other residential uses to provide additional housing choices within the fourth density residential areas;*
- 3. permit ancillary uses to the principal residential use to allow residents to work at home;*
- 4. regulate development in a manner that is compatible with existing land use patterns so that the mixed building form, residential character of a neighbourhood is maintained or enhanced: and*

5. *permit different development standards, identified in the Z subzone, primarily for areas designated as **Developing Communities**, which promote efficient land use and compact form while showcasing newer design approaches.*

5.0 CONCLUSION:

The proposed development has been designed to meet the current planning framework. It is consistent with the Provincial Policy Statement and conforms to the City of Ottawa Official Plan.

The proposal is appropriate and desirable for the following reasons:

- The building form proposed is colloquially known as “missing middle buildings”, being situated in size between ground orientated individual residential building (single detached, semis, towns) and medium high-rise apartment building
- The 3-storey character of the proposed building is in keeping with the current character of the surrounding residential properties. Those properties are zoned as R4H.