

246 Gilmour Street

PLANNING RATIONALE
IN SUPPORT OF
MAJOR ZONING BY-LAW AMENDMENT AND
SITE PLAN CONTROL APPLICATIONS

Prepared by:

NOVATECH

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November 26, 2019

Novatech File: 118221
Ref: R-2019-201

November 26, 2019

City of Ottawa
Planning, Infrastructure and Economic Development Department
110 Laurier Avenue West
Ottawa, Ontario
K1P 1J1

Attention: John Bernier, Planner II
Planning, Infrastructure and Economic Development

Dear Mr. Bernier,

Reference: 246 Gilmour Street
Major Zoning By-law Amendment and Site Plan Control Applications
Our File No.: 118221

The following Planning Rationale has been prepared in support of Zoning By-law Amendment and Site Plan Control applications to facilitate the redevelopment of the vacant property located at 246 Gilmour Street. The proposal is a six-storey, 22-unit apartment dwelling with one on-site parking space.

Based on the findings of this Planning Rationale, the proposed rezoning and site plan applications are consistent with the Provincial Policy Statement, conform to the policies of the City of Ottawa Official Plan and establish appropriate zoning standards for the Subject Site.

If you have any questions or comments regarding this proposal, please feel free to contact Murray Chown or the undersigned.

Sincerely,

NOVATECH



Teresa Thomas, MCIP RPP
Project Planner

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1.0 INTRODUCTION AND CONTEXT

1.1 PURPOSE

Novatech has prepared this Planning Rationale in support of Major Zoning By-law Amendment and Site Plan Control applications to facilitate the development of the property located at 246 Gilmour Street (the “Subject Site”), in the City of Ottawa. The proposal entails constructing a mid-rise apartment building, with site specific exceptions to the Residential Fifth Density, Subzone G (R5G) zone.

The Major Zoning By-law Amendment will permit a mid-rise apartment building and seek relief from the provisions of the R5G zone to permit:

- A reduced lot area;
- A reduced lot width;
- A reduced front yard;
- Reduced interior side yards;
- Reduced (tenant) parking;
- Reduced visitor parking;
- Reduced amenity area;
- Reduced landscaped area; and
- An exemption from a provision of the Heritage Overlay.

This Planning Rationale will demonstrate that the proposed development and zoning amendment are:

- Consistent with the Provincial Policy Statement;
- Conform to the City of Ottawa Official Plan and the Centretown Secondary Plan; and
- Establish appropriate zoning standards for the Subject Site.

1.2 SITE DESCRIPTION AND LOCATION

The Subject Site, municipally known as 246 Gilmour Street, is a through lot in the Somerset ward in the City of Ottawa. It is bound by Gilmour and Lewis Streets, on the block between Metcalfe and Elgin Street as seen in Figure 1. It is legally described as Part of Lots 5 and 6 on Plan 15558 e/s Metcalfe St; Part of Lots 1 and 2 on Plan 15558 w/s Beaconsfield Place as in CR691978, Part of Lots 1 and 2 on Plan 15558 w/s Beaconsfield Place being Part 1 on 4R19701 in the City of Ottawa. It has an area of approximately 390m², with 12.78 metres of frontage on Lewis Street and 13.35 metres on Gilmour Street.

The Subject Site is currently vacant. The Site is zoned Residential Fourth Density, Subzone T, Exception 479 (R4T [479]), in the City of Ottawa Zoning By-law 2008-250 as seen in Figure 2. The Centretown Heritage Conservation District applies. The Site is subject to the Zoning By-Law Heritage Overlay. Given that the request is to re-zone the lands to an R5 zone, the Mature Neighbourhoods Overlay will not apply.



Figure 1: View of the Subject Site and Local Context (GeoOttawa)

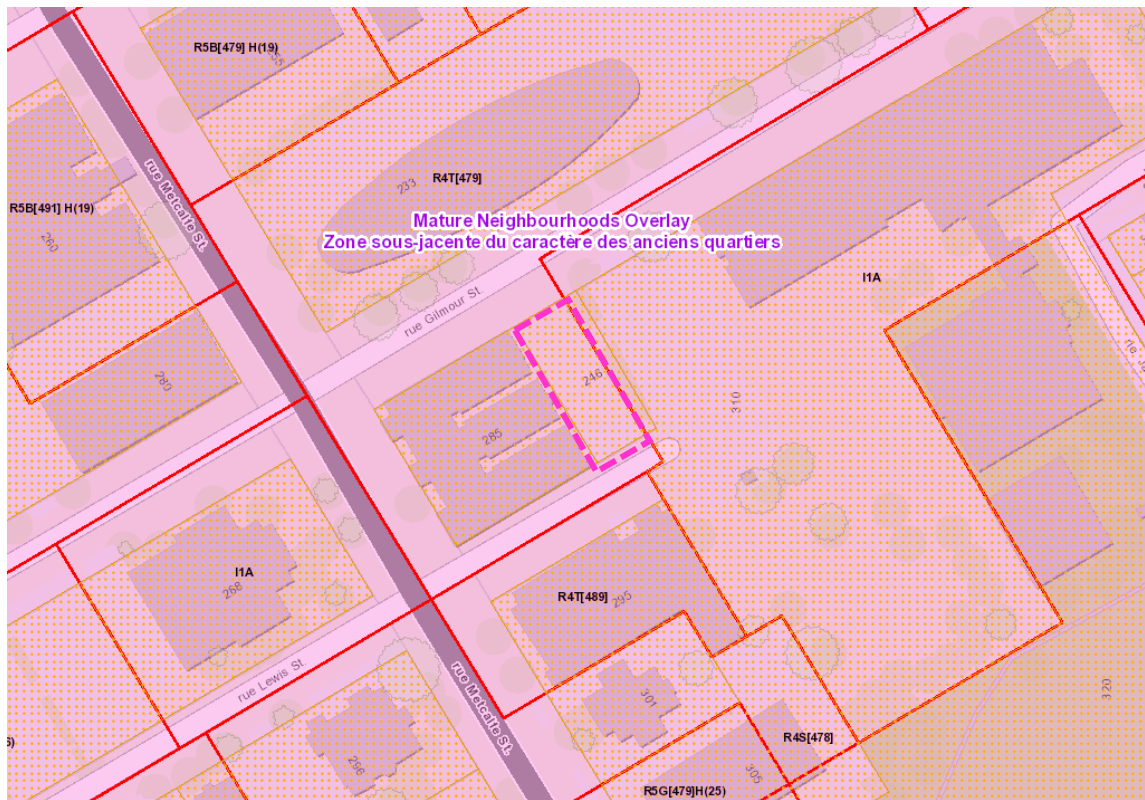


Figure 2: Existing Zoning of Subject Site (GeoOttawa)

1.3 SURROUNDING USES

North: The Public Service Alliance of Canada building, which consists of 12 storeys, and Gilmour Street are to the north of the Subject Site.

East: Elgin Street Public School is to the east of the Subject Site.

South: The Nigerian High Commission office building and Lewis Street are to the south of the Subject Site. A variety of low- and mid-rise residential buildings are further south of the Subject Site.

West: A low-rise apartment building abuts the Subject Site to the West. Across Metcalfe Street are a variety of low- and mid-rise commercial, residential and mixed-use buildings.

1.4 TRANSPORTATION NETWORK

The Subject Site is located on Gilmour and Lewis Streets, which are identified as Local Roads on Schedule F of the City of Ottawa Official Plan (Figure 3). Annex 1 – Road Classifications and Rights-of-Way states that:

Local roads are found within communities and distribute traffic from arterial and collector streets to individual properties, typically over short distances. Pedestrians and cyclists are major users of local roads, starting or finishing their journeys along these roads.

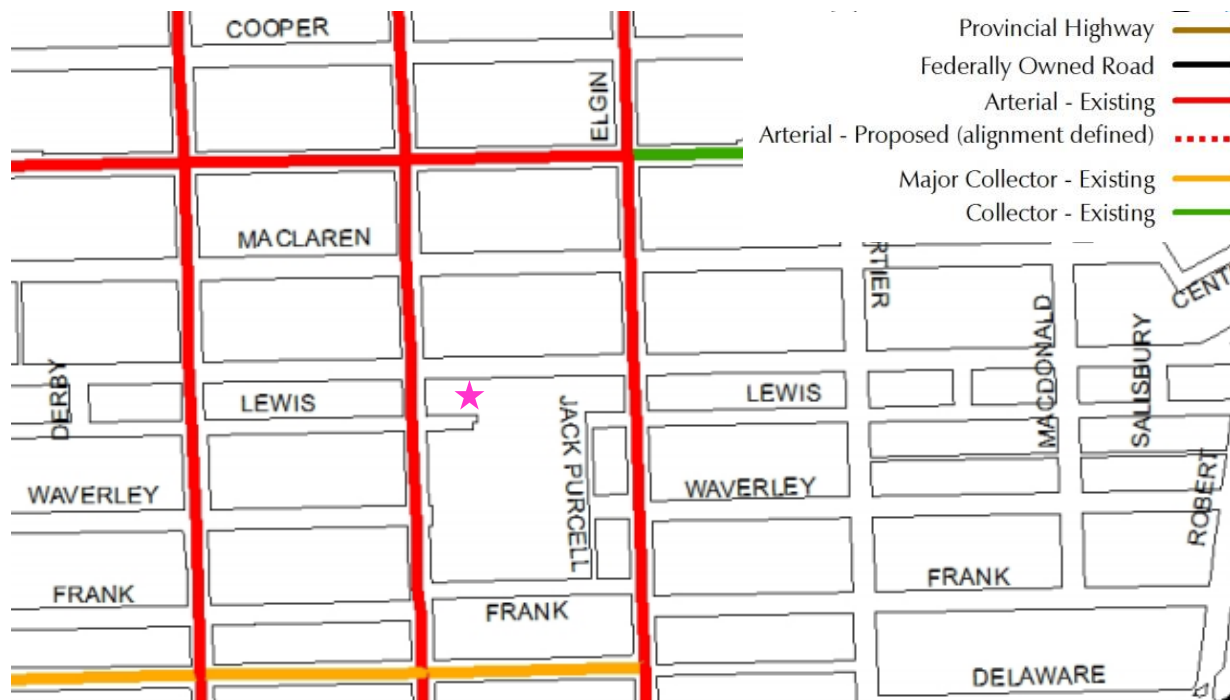


Figure 3: Schedule F- Urban Road Network, Extract (City of Ottawa Official Plan)

Gilmour Street will function as the primary pedestrian- and bicyclist-oriented local road for the Subject Site. Lewis will serve as the local access route for one parking space and as an emergency exit route out of the west side of the building. The Site is near Arterial Roads Metcalfe,

O'Connor, Bank and Somerset Streets, which can support several modes of transportation including, walking, cycling, public transit and driving.

The Subject Site is located within a 10-minute walk of six (6) designated Transit Priority Corridors seen on Schedule D of the Official Plan: Elgin Street, Bank Street, Slater Street, Somerset Street, Gladstone Avenue and Isabella Street.

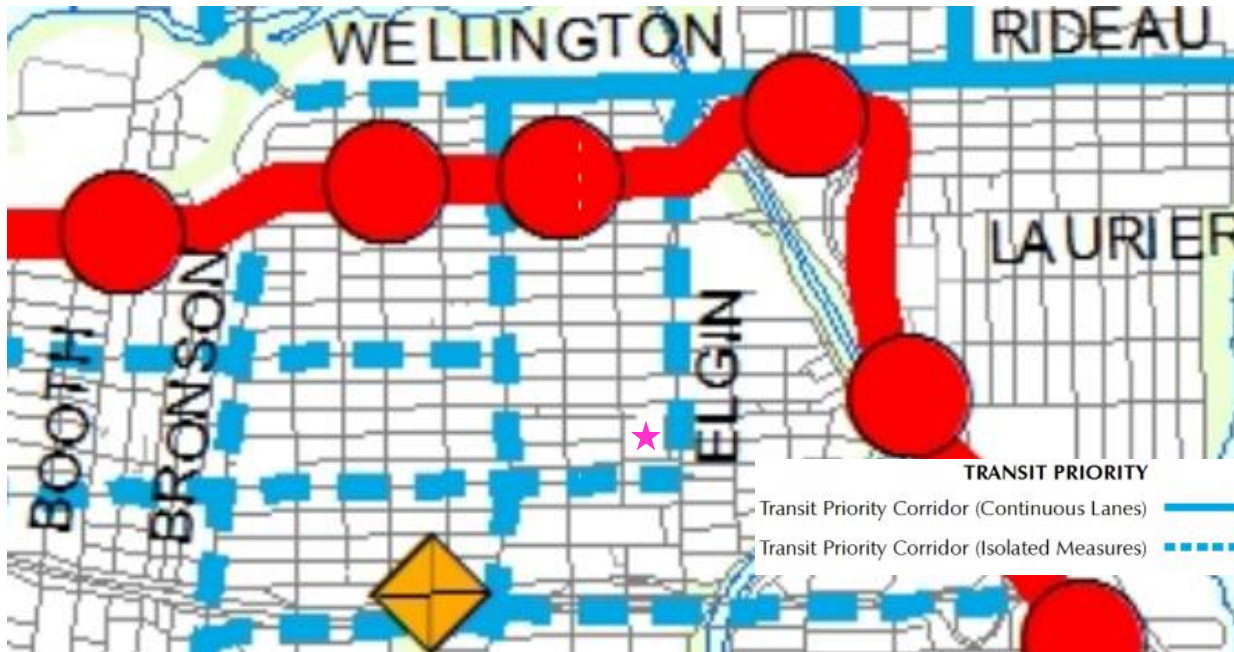


Figure 4: Schedule D: Rapid Transit Network, Extract (City of Ottawa Official Plan)

The Subject Site is also connected to Ottawa's vast cycling infrastructure as seen in Figure 5.

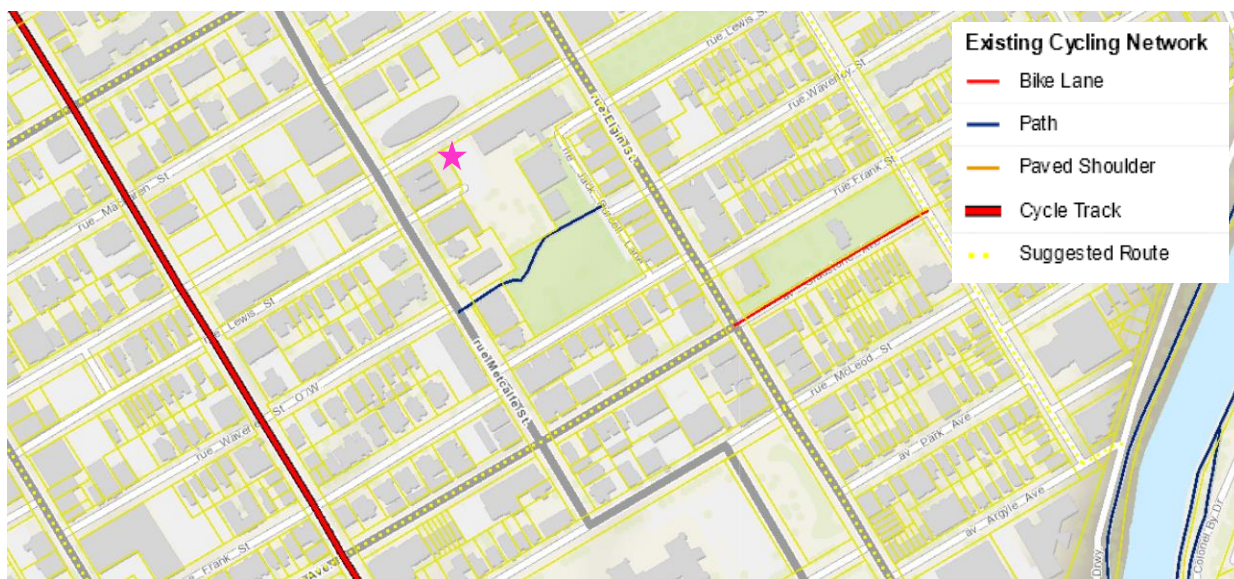


Figure 5: Cycling Network (GeoOttawa)

2.0 DEVELOPMENT PROPOSAL

The proposal entails constructing a 22-unit, six-storey apartment dwelling as shown on the Site Plan on Figure 6 and in the rendered image in Figure 7. A full set of renderings and plans have been submitted with this application. A mix of studio, one-, two- and three-bedroom units are proposed. Communal rooftop amenity space in excess of the zoning requirement is provided.

The principal entranceway is recessed on the east side of the building. A second, side entranceway is accessible from Lewis Street however is not anticipated to be frequently used.

One parking space is provided off Lewis Street. Indoor bicycle storage is proposed in excess of the zoning requirement. No parking for tenants is proposed, which will require relief from the Zoning By-law as discussed in Section 3.4 The parking space provided off Lewis Street may be used for a shared vehicle, or as a visitor parking space, however relief from the Zoning By-law will be sought for visitor parking.

Architectural features such as red brick façades and stone foundation, window sills, detailing at the roof cornices including the entrance canopy, and planters are proposed to reflect the desirable characteristics of the neighbourhood.

Waste and recycling storage is proposed in the basement. It will have lift access to Lewis Street and a dedicated egress and pick-up area on Lewis of over 2.9 metres in width.

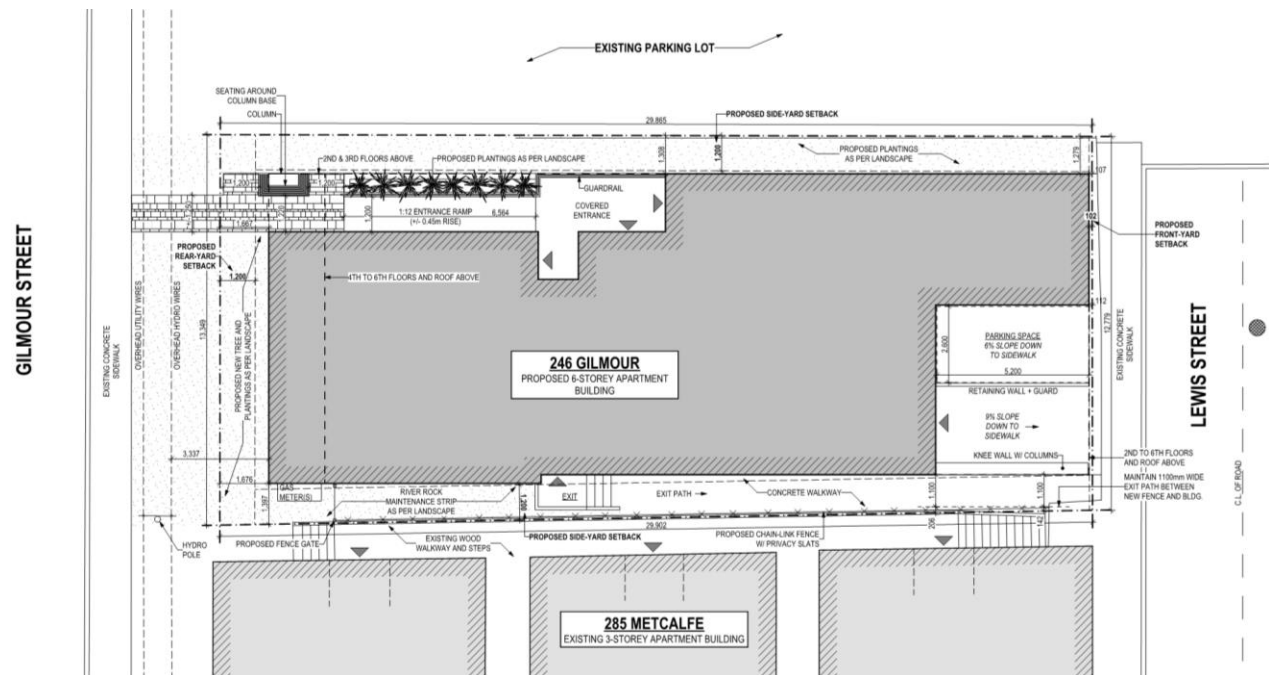


Figure 6: Site Plan, Extract (Robertson Martin, November 25, 2019)



Figure 7: Rendered Image of the Proposed Apartment Dwelling (Robertson Martin)

3.0 PLANNING POLICY AND REGULATORY FRAMEWORK

3.1 PROVINCIAL POLICY STATEMENT

The Provincial Policy Statement (PPS) was issued under Section 3 of the Planning Act and came into effect on April 30, 2014. This section will discuss relevant policies of the PPS.

Section 1.1.1 of the PPS states that healthy, liveable and safe communities are sustained by:

b) accommodating an appropriate range and mix of residential, employment, institutional, recreation, park and open space, and other uses to meet long-term needs; and

e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs.

The proposed apartment dwelling and major rezoning of the Subject Site support an appropriate range and mix of residential uses to meet the long-term needs of residents in the neighbourhood. The proposal also supports a cost-effective development pattern by intensifying lands within the urban boundary, minimizing land consumption and municipal servicing costs.

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

a) densities and a mix of land uses which:

1. efficiently use land and resources;

2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;

3. minimize negative impacts to air quality and climate change, and promote energy efficiency;

4. support active transportation;

5. are transit-supportive, where transit is planned, exists or may be developed; and

6. are freight-supportive.

The proposed development is within a settlement area and promotes the efficient use of land, resources, infrastructure, municipal services and public facilities. With regard to active and public transportation, the Subject Site will have access to cycling routes along O'Connor Street, local side roads and the Canal. Several bus routes on transit priority corridors are within a 10-minute walk of the Subject Site, along: Slater, Isabella, Bank and Elgin Streets; and, Somerset and Gladstone Avenues.

Section 2.6.1 of the PPS states, “*Significant built heritage resources and significant cultural heritage landscapes shall be conserved*”. The proposed development is within the Centretown

Heritage Conservation Area. A Cultural Heritage Impact Statement (CHIS) has been completed as required through the *Ontario Heritage Act* by the City of Ottawa under its Official Plan Section 4.6.1(2). The CHIS notes and proposes mitigation of any potentially adverse impacts of the proposed development on the Heritage Conservation District. The only adverse impact noted is trees that are to be removed. These trees are further discussed in *Section 3.2 – 4.7.2 Protection of Vegetation Cover* of this report.

The CHIS concludes, “*The proposed building, while different in character from its surrounding heritage fabric, can subtly fit in within its environment in a suitable manner*”.

The proposal represents appropriate intensification within a central area in the City of Ottawa and is consistent with the Provincial Policy Statement.

3.2 CITY OF OTTAWA OFFICIAL PLAN

The Subject Site is designated General Urban Area on Schedule B of the *City of Ottawa Official Plan* (OP) as seen in Figure 8. The following policies from the OP are relevant to the proposed development.

The OP policies below are *italicized*. Portions of the policy applicable to the proposed development are underlined. Novatech's responses to the policies follow in normal font.

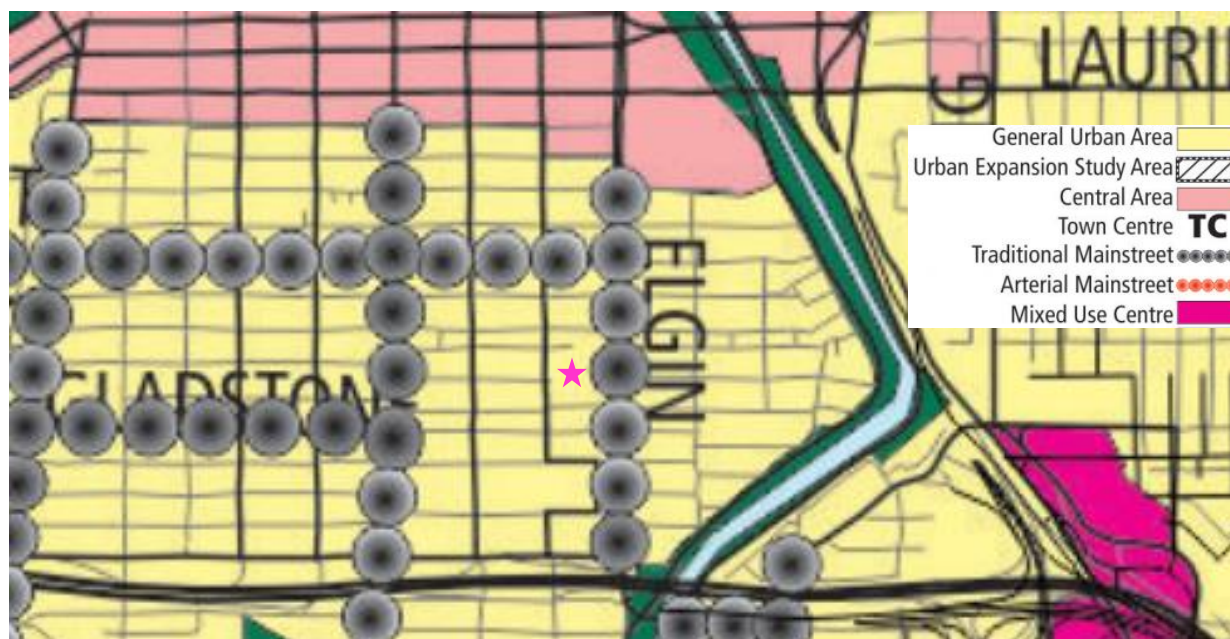


Figure 8: Schedule B: Urban Policy Plan, Extract (City of Ottawa Official Plan)

2.2. Managing Growth

Section 2.2 states that, “Lands designated *General Urban Area* will continue to mature and evolve through intensification and infill but *at a scale contingent on proximity to major roads and transit, and the area's planned function.* Consideration of the *character in the surrounding community* is a factor in determining compatibility within a community.”

The proposed development and major rezoning support the intensification of the Subject Site and a cost-effective land use pattern for the provision of services, transit and infrastructure. The proposed six-storey apartment building is consistent with the scale of development and planned function along Gilmour Street. The proposal along with nearby residential, commercial, institutional and recreational uses establish a ‘complete’, transit-oriented pattern of development in this neighbourhood.

2.2.2 Managing Growth Within the Urban Area

Intensification Outside of Target Areas

Policy 22

The City also supports compatible intensification within the urban boundary, including areas designated *General Urban Area*. The City will promote opportunities for

intensification in areas determined by the policies in Section 3.6.1. Intensification that is compatible with the surrounding context will also be supported on: brownfield sites that have been remediated; on underdeveloped sites such as current or former parking lots; in extensive areas previously used for outside storage; sites that are no longer viable for the purpose for which they were originally used or intended; and on sites of exhausted pits and quarries in the urban area where the urban design. [Amendment #150, LPAT July 18, 2019]

The proposed development is on vacant land, which is not an optimal use of the property. Intensification on this site is guided by the Centretown Secondary Plan discussed further in Section 3.6.1(3) of the OP.

Policy 23

The interior portions of established low-rise residential neighbourhoods will continue to be characterized by low-rise buildings (as defined in Figure 2.4). The City supports intensification in the General Urban Area where it will enhance and complement its desirable 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 desirable character reflected in the pattern of built form and open spaces. The character of a community may be expressed in its built environment and features such as building height, massing, the setback of buildings from the property line, the use and treatment of lands abutting the front lot line, amenity area landscaped rear yards, and the location of parking and vehicular access to individual properties. The City will consider these attributes in its assessment of the compatibility of new development within the surrounding community when reviewing development applications or undertaking comprehensive zoning studies. [Amendment #150 LPAT July 18, 2019]

Further to policy 23 above, the proposed intensification builds on the patterns of development throughout the neighbourhood. Character-defining elements are described in detail in the associated Cultural Heritage Impact Statement submitted with this application. The proposed development incorporates these elements in the height, massing, yards and materials.

2.5.1 Design and Compatibility

Section 2.5.1 of the OP speaks to how the City intends to influence the built environment as the city matures and evolves. The City's design objectives for implementing urban design and achieving compatibility are outlined in this section.

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

The materiality, color, glazing and building articulation contribute to the distinctive architectural character of Centretown and the site's place within the Centretown Heritage Conservation District. The scale and massing is consistent with the surrounding area and the Centretown Secondary Plan.

- 2) *To define quality public and private spaces through development.*

The covered, shared, barrier-free principal entranceway, landscaping and large windows create a warm, street-oriented development that defines the site as a friendly private addition to the shared public streetscape. A spacious and comfortable amenity area is proposed on the rooftop to allow residents a quality and much-needed private outdoor space to enjoy in the middle of the city.

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

The proposed apartment dwelling has been designed close to the street, improving safety and accessibility. The principal entrance is accessed by all residents from the ramp on the east side of the building off Gilmour Street. A pathway leading to a side entrance off Lewis Street provides tenants access to and through the building from Lewis Street.

Glazing along the building façades provides “eyes on the street”. Ample lighting and security cameras will be installed for enhanced visibility and security. The long, narrow side yard to the east is landscaped with larger bushes and the narrow west side yard cannot be accessed from Gilmour, to reduce unwarranted activity in these secluded areas. Further, a fence along the west property line ensures the safety of residents from activity above or below the walkway attached to the neighbouring building.

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

The proposed development is located on an interior lot, with a height approximately one third more than that of the neighbouring building. The proposal provides an appropriate addition to the eclectic neighbourhood given the variety of building heights in the immediate vicinity. Setbacks are consistent with those found in the neighbourhood. The red brick, grey aluminum panels, charcoal metal and concrete cornices and lintels - in addition to the massing and setbacks - result in a six-storey apartment dwelling that is compatible with the heritage character and other buildings in the neighbourhood.

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

The proposed development will contribute to the diversity of housing types within the Centretown Heritage Conservation District. The range in studio- to three-bedroom unit sizes will appeal to a variety of potential tenants.

6) To understand and respect natural processes and features in development design.

A landscape plan has been prepared in support of the Site Plan Control application for the Subject Site. The proposed plantings will create an attractive natural environment while remaining low maintenance. No significant or sensitive environment features, or resources have been identified on or adjacent to the Subject Site.

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

The proposed development is a compact, higher-density form of housing, which efficiently utilizes energy and land. Given the proximity of the site to cycling and bus routes, the proposal will also help to support sustainable, public and active modes of transportation.

3.6.1 General Urban Area

The purpose of the General Urban Area is to permit “the development of a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances, in combination with conveniently located employment, retail, service, cultural, leisure, entertainment and institutional uses” in order to create sustainable communities, as stated under Section 3.6.1.

Policy 1:

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

The proposed development provides a range of apartment sizes and types, from studio to one-, two- and three-bedroom rental units.

Policy 3:

Building height in the General Urban Area will continue to be predominantly Low-Rise. Within this range, changes in building form, height and density will be evaluated based upon compatibility with the existing context and the planned function of the area. Secondary plans or zoning that currently permit building heights greater than four Storeys will remain in effect.

The Centretown Secondary Plan calls for mid-rise buildings in this location. Mid-rise buildings may range from six to nine storeys in height. The proposed building is six storeys in height.

Policy 4:

Notwithstanding Policy 3, new taller buildings may be considered for sites that:

- a. ...
- b. are in an area already characterised by taller buildings or sites zoned to permit taller buildings. [Amendment #150, LPAT October 22, 2018]

The proposed development is amidst buildings with a variety of heights as seen in Figure 9. Across Gilmour the Public Service Alliance Building has 12 storeys of height. The Colonnade Pizza building at Gilmour and Metcalfe Streets is five storeys tall and the apartment building to its north is seven storeys tall. Abutting Jack Purcell Park, that apartment building is seven storeys tall. Other buildings are two- to three-storeys tall, some containing tall floor-to-ceiling heights, such as the neighbouring apartment building at 285-289 Metcalfe Street.



Figure 9: Aerial view of proposed development and building heights in surrounding area (Google Earth)

Policy 5

When considering a proposal for residential intensification through infill or redevelopment in the General Urban Area, the City will:

- a. Recognize the importance of new development relating to existing community character so that it enhances and builds upon desirable established patterns and built form;*
- b. Apply the policies of Section 2.5.1 and Section 4.11;*
- c. Consider its 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 General Urban Area;*
- d. Assess ground-oriented multiple housing forms, such as duplex, triplex and fourplex, as one means of intensifying within established low-rise residential communities.*

The proposed development will contribute to providing a full range of housing types, tenures and densities in the Centretown neighbourhood and will help to meet the needs of all ages, incomes and life circumstances.

The proposed apartment building has been designed to fit in and complement the existing residential pattern and function of the area. The development is moderately sized, with a mass and scale similar to neighbouring properties.

Regarding Section 2.5.1 and Section 4.11 of the OP, the design and compatibility of the proposed development will be further discussed in the related sections of this Rationale.

4.1 Site-Specific Policies and Secondary Policy Plans

Policy 1

Secondary plans, villages and urban areas and site-specific policies found in Volume 2 provide more detailed policy directions for specific areas or neighbourhoods. The policies and plans in Volume 2 must conform to the policies and plans in Volume 1 of the Plan, except where policies in Volume 1 indicate otherwise. Secondary Plans and site specific policies in Volume 2 may be more restrictive than the policies in Volume 1 of the Plan. [Modification #150, LPAT October 22, 2018]

The proposed development is subject to the Centretown Secondary Plan. The applicability of this plan is discussed further in Section 3.3 Centretown Secondary Plan of this report.

4.3 Walking, Cycling, Transit, Roads and Parking Lots

Policy 4

The City may, in keeping with the direction in Section 2.3, establish maximum requirements for on-site parking and reduce or eliminate minimum requirements in:

- a. intensification target areas; or*
- b. within 800 metres walking distance of a rapid transit station; or*
- c. within 400 metres of the Transit Priority Network, inside the Greenbelt; or*
- d. within 400 metres of a Traditional Mainstreet, inside the Greenbelt;*

and in particular where the small size, dimensions and other characteristics of existing lots preclude the ability to provide on-site parking for a change in use or small-scale intensification. [Amendment #150, LPAT. July 29, 2019]

The Subject site is within 400 metres of six (6) transit priority streets as well as two (2) traditional Mainstreets. A parking space is provided off Lewis Street, which may be used for visitors or eventually for carshare. No parking for tenants is proposed.

Although the parking space can be used a visitor parking until that time, this means that no on-site visitor parking will be available if the Owner reaches an agreement with a car-share service. If an agreement is reached, residents will have access to a shared vehicle. Given the results of the parking study submitted in support of the applications, it is expected that tenants and visitors with cars will easily be able to find off-site parking.

A parking study prepared by Novatech, dated November 26, 2019, shows that the area within 400 metres walking distance of the site contains 418 off-site spaces available at all time periods measured. (Off-street parking facilities can be available by general use by the public [public parking] or unavailable for general use by the public [private parking], or a combination of both [public and private]. Private off-street residential parking lots were not included in the parking inventory or in the occupancy data.). A further eight (8) on-street spaces were available west of Metcalfe Street.

Policy 9

The City will require that parking areas for motorized vehicles be screened from the street with low shrubs, trees, landscaped berms, decorative walls and fences.

The proposed parking space is directly off Lewis Street. While the space is within the footprint of the building, it is clearly visible from the street. This area is intentionally open to avoid the development of a blank wall.

4.4.1 Servicing in Public Service Area

Policy 1

The City will require development applications in Public Service Areas to be supported by an assessment of the adequacy of public services...

A Site Servicing report, prepared by Novatech dated November 18, 2019, has been submitted in support of these applications. The proposed development will be serviced by extending service laterals to the Municipal combined sewer and Municipal watermain in Lewis Street.

4.5 Housing

Applications to amend the zoning by-law to introduce or delete residential uses must be reviewed with reference to policies 23 and 24 of Section 2.2.2, Managing Growth Within the Urban Area. All applications for residential development must also consider the requirements of policy 17(l) in Section 2.2.2 regarding alternative development standards and the requirements of Section 2.5.2 Affordable Housing. The policies in this subsection are designed to maintain existing housing stock in the city.

Policy 2.2.2(23) is discussed in this report. Policy 2.2.2(24) and the policies in Section 2.5.2 do not apply. Section 2.2.2(17)(l) appears to be written in error as this policy number does not exist in the Official Plan.

4.6 Cultural Heritage Resources

4.6.1 Heritage Building Areas

Where ... new construction in a district designated under Part V of the Ontario Heritage Act is proposed, the approval of City Council, after consultation with its municipal heritage committee, currently known as the Ottawa Built Heritage Advisory Committee (OBHAC) is required. If the alteration, addition, partial demolition, demolition or relocation or new construction has the potential to adversely affect the heritage conservation district, the City will require that a cultural heritage impact statement be conducted by a qualified professional with expertise in cultural heritage resources to do the following: [Amendment #96, February 22, 2012] ...

A Cultural Heritage Impact Statement (CHIS), prepared by L+D Architects dated November 25, 2019, has been submitted in support of these applications for Zoning By-law amendment and Site Plan Control.

The CHIS notes and proposes mitigation of any potentially adverse impacts of the proposed development on the Heritage Conservation District. The only adverse impact noted is that the

trees are to be removed. These trees are further discussed in Section 3.2 – 4.7.2 Protection of Vegetation Cover of this report.

The CHIS concludes, “*The proposed building, while different in character from its surrounding heritage fabric, can subtly fit in within its environment in a suitable manner*”.

4.6.2 Archaeological Resources

While the Archaeological Resource Potential Mapping Study shows the historic core of the city (as defined by the city limits at the time of its incorporation in 1855) as having archaeological potential, an archaeological resource assessment will not be required as part of the development review process. However, if archaeological resources are discovered during the course of construction in the city’s historic core area, the site must be protected from further disturbance until a licensed archaeologist has completed an archaeological resource assessment and any necessary mitigation has been completed.

The proposed development is within the historic core area and is flagged by the Municipality to have archaeological potential. No archaeological resource assessment is required however a condition of site plan approval could address the possibility of finding archaeological resources.

4.7 Environmental Protection

4.7.2 Protection of Vegetation Cover

Policy 1

In order to support the Official Plan objective for 30 per cent tree cover, applications for subdivision, condominium, site plan approval affecting vegetation cover on site, will be supported by a Tree Conservation Report and a Landscape Plan. [Amendment #150 December 21, 2017]

A Tree Conservation Report and a Landscape Plan, both prepared by Novatech dated November 26, 2019, have been submitted in support of these applications for Zoning By-law amendment and Site Plan Control.

While all the trees on site are marked for removal, the scale of this loss is limited by a couple of significant factors. First, the existing tree species are non-native and invasive; and, second, the condition of these trees is quite poor. Most of the trees are deformed by intertwining in the existing chain link fence, and/or some have been topped or severely cut in the past.

The proposed planting incorporates several native species among a variety of small trees, shrubs, and groundcovers, as seen in Figure 10.

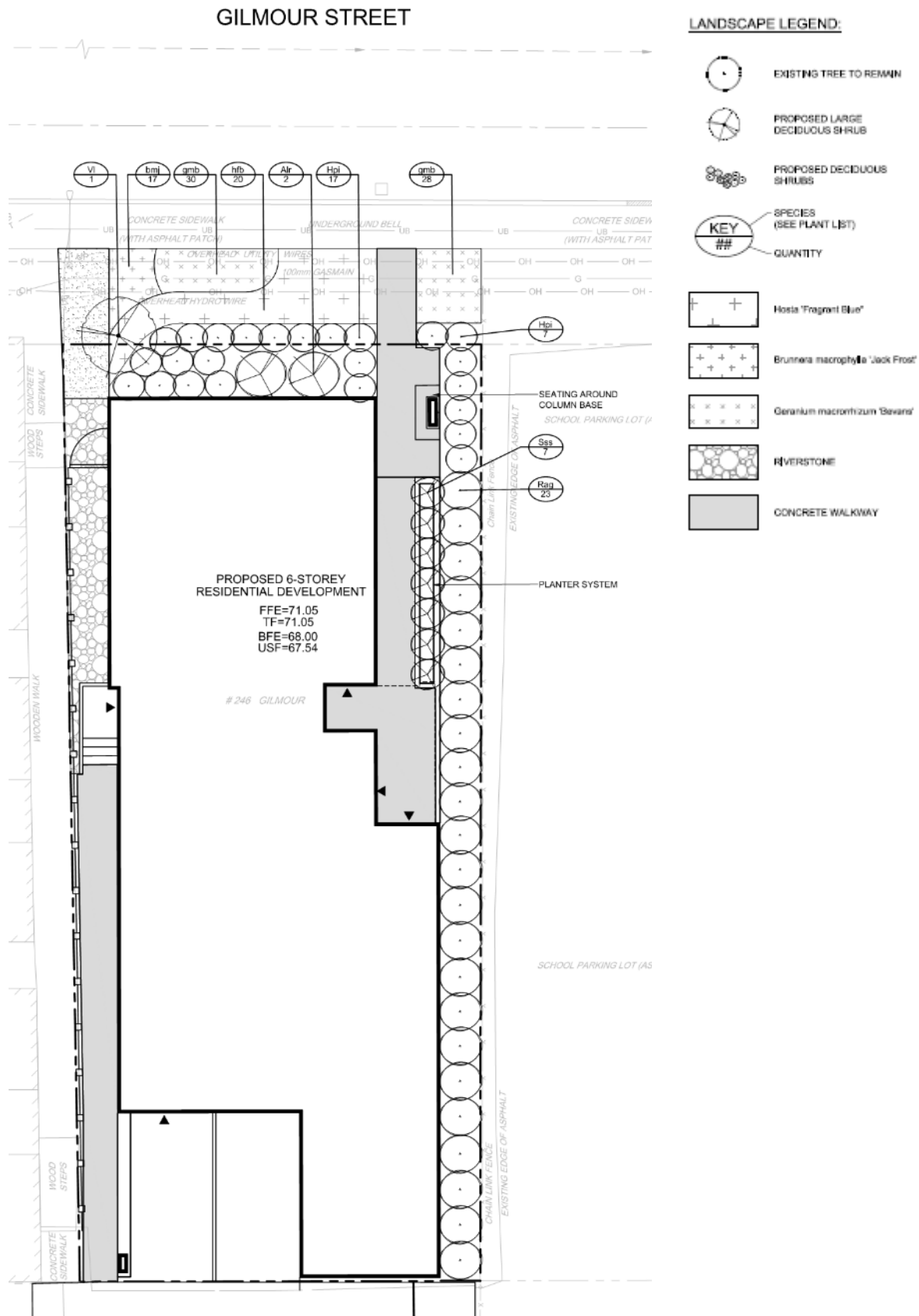


Figure 10: Landscape Plan, Excerpt (Novatech; November 26, 2019)

4.7.3 Erosion Prevention and Protection of Surface Water

Policy 13

An erosion and sediment control plan will be provided that shows how erosion on the site will be minimized during construction through application of established standards and procedures. Measures to maintain vegetative cover along the slope during and after construction will be addressed.

An erosion and sediment control plan prepared by Novatech dated November 18, 2019 has been submitted in support of these complete applications for Zoning By-law amendment and Site Plan Control. Temporary erosion and sediment control measures will be implemented during construction.

4.7.6 Stormwater Management

Policy 1

A stormwater site management plan will be required to support subdivision and site-plan applications.

A stormwater management plan, prepared by Novatech dated November 18, 2019, has been submitted in support of these applications for Zoning By-law amendment and Site Plan Control. On-site stormwater management will be achieved using control-flow roof drains. The report demonstrates that the total site flows will meet City requirements.

4.8 Protection of Health and Safety

4.8.3 Unstable Soils or Bedrock

Policy 1

Applications for site plan, plan of subdivision, condominium and consent shall be supported by a geotechnical study to demonstrate that the soils are suitable for development.

A geotechnical study, prepared by Paterson Group dated July 4, 2019, has been submitted in support of these applications for Zoning By-law amendment and Site Plan Control.

In terms of suitability of the soils, the report states,

The subject site is considered satisfactory for the proposed development from a geotechnical perspective. It is expected that the proposed structure can be founded over conventional spread footing foundations or a raft foundation placed on an undisturbed firm to stiff silty clay bearing surface.

Due to the presence of the sensitive silty clay layer, the subject site will be subjected to the grade raise restrictions...

4.8.4 Contaminated Sites

Policy 1

The City will require applicants to document previous uses of a property or properties that are subject of a development application and/or property that may be adversely impacting the property that is subject of a development application in order to assist in the determination of the potential for site contamination.

A Phase I Environmental Site Assessment (ESA), prepared by Paterson Group dated June 10, 2019, has been prepared and documents previous uses on the property.

No potential environmental concerns were found. A Phase II ESA is not required.

Policy 2

The City will require an affidavit from a qualified person as defined by provincial legislation and regulations, confirming that a Phase 1 Environmental Site Assessment (ESA) has been completed in accordance with Ontario Regulation 153/04, as amended from time to time, as follows:

- a. For all applications for proposed plans of subdivision;*
- b. For all other development applications under the Planning Act where a property or properties have been identified through the City's development review process as potentially contaminated due to previous or existing uses on or adjacent to the property.*

A Phase I ESA documents the previous uses of the property and provides an assessment of the actual or potential soil or groundwater contamination on the site.

An affidavit from a qualified person has been provided by Paterson Group confirming that a Phase I ESA was completed. The Phase I ESA, prepared by Paterson Group dated June 10, 2019, has been submitted in support of these applications for Zoning By-law amendment and Site Plan Control.

4.8.7 Environmental Noise Control

Policy 3

Development proposals for new noise sensitive land uses will require a noise feasibility study and/or detailed noise study in the following locations:

- b. 100 metres from the right-of-way of:*
 - i. an existing or proposed Arterial, Collector or Major Collector Road identified on Schedules E and F; or*
 - ii. a light rail transit corridor; bus rapid transit, or transit priority corridor identified on Schedule D;*

While a noise study was not requested by the City, a roadway traffic noise assessment was prepared by Gradient Wind dated October 18, 2019 and has been submitted to support the complete application for zoning by-law amendment and site plan control.

Noise levels emanating from Metcalfe Street are up to 58dBA during the day at the north façade.

The report notes the following:

- standard building components in compliance with Ontario Building Code standards will be sufficient to attenuate noise levels indoors when windows are closed.
- the building will require forced air heating with *provisions* for central air conditioning.
- Warning clauses will be required in all Lease, Purchase and Sale Agreements.
- no acoustic mitigation is required for the roof top terrace.

4.9 Energy Conservation Through Design

Landscape designs shall consider energy and water conservation in landscape design through the following measures:

1. Provide for energy conservation through appropriate location and choice of species to provide shade and cooling during summer and wind protection in winter.
2. Utilize native species and species with low watering requirements wherever possible.
3. Utilize permeable, light-coloured or landscaped surfaces wherever practical to reduce heat retention and encourage natural infiltration of stormwater. [Amendment #76, Ministerial Modification #56, OMB File #PL100206, August 18, 2011]

The proposed landscaping includes a variety of native species, some with low watering requirements. The landscaped areas will reduce heat retention and encourage natural stormwater infiltration. The rooftop decking will be in a lighter colour to reduce heat retention.

4.10 Greenspace Requirements

Policy 7

The City may require payment-in-lieu of the parkland dedication: where there is insufficient land within the development...

Cash-in-lieu of parkland may be provided as a condition of site plan approval.

4.11 Urban Design and Compatibility

Policy 1

A Design Brief will be required as part of a complete application, except where identified in the Design Brief Terms of Reference. The focus of this Brief will vary depending on the nature of the development. The Brief shall evaluate consistency and demonstrate that the following content is considered and/or incorporated into the development proposal with:

- a. The provisions of this Plan that affect the design of a site or building;

- b. Design Guideline(s) approved by Council that apply to the area or type of development; and*
- c. The design provisions of a community design plan or secondary plan.*
[Amendment #150, LPAT July 19, 2019]

The requirements of the Design Brief, as set out by the *Design Brief Terms of Reference* (TOR), have been incorporated throughout this Planning Rationale. Instead of in a stand-alone document, responses to the following are found under the related headers within this report:

- a. points identified during the pre-consultation (throughout all sections of this report)
- b. Official Plan Sections 2.5.1 and 4.11
- c. Environmental Control Guidelines (appropriately discussed under header 4.8.7 of Section 3.2 of this report)
- d. Centretown Secondary Plan and Centretown Community Design Plan

Items under Section 1 of the TOR are found under Section 1.0 of this report.

Building Design

Policy 5

Compatibility of new buildings with their surroundings will be achieved in part through the design of the portions of the structure adjacent to existing buildings and/or facing the public realm. Proponents of new development will demonstrate, at the time of application, how the design of their development fits with the existing desirable character and planned function of the surrounding area in the context of:

- 1. Setbacks, heights and transition;*
- 2. Façade and roofline articulation;*
- 3. Colours and materials;*
- 4. Architectural elements, including windows, doors and projections;*
- 5. Pre- and post-construction grades on site; and*
- 6. Incorporating elements and details of common characteristics of the area.*

The following respond to the items listed above:

- 1. The proposed setbacks are consistent with those residential buildings in the immediate and surrounding areas. The front and rear façades are aligned with the neighbouring building. The interior yards enable light and air to enter the building while allowing for a second means of egress from the building onto Lewis Street. A prominent building stepback visually transitions from the (taller) 3-storey building to the West to the lower 2-storey building to the East. The stepback aligns with the roofline of the adjacent building to the West and assists to transition in cladding material from heritage compatible brick at the lower levels, to a lighter, contemporary appearance at the upper levels.
- 2. The design of the façades and roofline articulation respect the character of the Centretown neighbourhood with architectural elements that reflect building design displayed in the immediate area. This is primarily achieved through large windows along the front façade that mimic similar window proportions found on the neighbouring building to the East along Gilmour Street. The roofline is also flat, like the adjacent buildings, with accentuated decorative cornices that correlate to its surrounding heritage fabric.

3. The building façades are clad primarily with heritage compatible red brick, providing commonality with the buildings within the Centretown Heritage District, and those immediately adjacent to the property. Lighter-coloured, contemporary pre-finished metal panels are utilized at the upper storeys to mitigate the proposed building height to the lower height of the buildings to the East and West.
4. The architectural elements and details aim to maintain continuity with existing surrounding buildings and the rich heritage character of Centretown. Decorative cornices, of two different materials and profiles; concrete and pre-finished metal, are utilized to echo the existing heritage profiles and assist to transfer from the heritage design approach to the contemporary upper levels via a modern pre-finished metal profile. Windows with large masonry lintels dominate the front façade where their proportions and aesthetics are inspired by the institutional building to the East, which also boasts large ribbon windows along its façade facing Gilmour Street. Details at cornices, eaves and entrances are substantial and well detailed as seen in Figure 11. The front entrance canopy projection helps balance with the adjacent structures while offering shelter from the elements prior to entering the building.



Figure 11: Rendered Image of the Proposed Apartment Dwelling's front façade and entrance (Robertson Martin)

5. The post-construction grades are similar to the pre-construction grades. The post-construction grade elevation points along Gilmour are relatively consistent with the current grading condition, and the proposed overall site grading slopes downward to Lewis Street, as it does today.
6. The building details from window proportions, cladding materials and finishes, to decorative elements, are inspired from the neighbouring context. As an example, the first floor was raised above the ground to align its stone-clad foundation walls with those of the adjacent building to the West. This provides a common datum line to the Gilmour streetscape, and extends onwards via the large front façade window proportions that are derived from the adjacent institutional building to the East. The masonry lintels are also inspired from the adjacent building to the West. These elements paired together create a strong commonality along the streetscape of Gilmour Street and the aesthetics found in the immediate vicinity. These building design elements enrich the streetscape aesthetics of Gilmour Street along the block and paired with the heritage compatible red brick found on all façades further enables the proposed development to tie in sensitively to the existing patterns of Centretown.



Figure 12: East Building Elevation (Robertson Martin)

Policy 6

The City will require that all applications for new development:

1. *Orient the principal façade and entrance(s) of main building(s) to the street.*
2. *Include windows on the building elevations that are adjacent to public spaces;*

3. *Use architectural elements, massing, and landscaping to accentuate main building entrances.*

The following respond to the items listed above:

1. The principal façade and entrance are oriented to Gilmour Street. The rear façade is on a dead-end side street (Lewis Street) with no other principal entranceways facing the street.
2. Windows are provided on all façades.
3. The main entranceway is accentuated by a garden in the front yard, a walkway leading from the street, lighting, and a material change on the front façade beside the walkway leading to the entranceway. The portion of the first storey façade containing the walkway and entranceway is cut out from the rest of that façade, clearly marking the main building entrance.

Policy 8

To maintain a high quality, obstacle free pedestrian environment, all servicing, loading areas, and other required mechanical equipment and utilities should be internalized and integrated into the design of the base of the building where possible. If they cannot be internalized these services are to be screened from public view (i.e. trees, landscaping, decorative walls and fences etc.) and are to be acoustically dampened where possible. The location and operation these areas and equipment should be designed to maintain a pedestrian friendly environment and not impede public use of the sidewalk.

The waste storage area is internalized and will not impede public use of the sidewalk. Waste will be brought to Lewis Street at the time of pick-up.

Policy 9

Roof-top mechanical or telecommunications equipment, signage, and amenity spaces should be incorporated into the design and massing of the upper floors of the building. [Amendment #150, LPAT July 19, 2019]

The rooftop penthouse contains mechanical equipment, an elevator, a stairway and access to the rooftop terraces. This penthouse is significantly set back from the street.

Massing and Scale

Policy 10

Where a secondary planning process establishes criteria for compatibility of new development or redevelopment in terms of the character of the surrounding area, the City will assess the appropriateness of the development using the criteria for massing and scale established in that Plan. ...

The Centretown Secondary Plan and Community Design Plan establish criteria for compatibility of new development or redevelopment.

Policy 11

The City may require a Shadow Analysis and/or Wind Analysis as part of a complete application, except where identified in the Wind/Shadow Terms of Reference. The study(s) will evaluate the potential impacts of the development on the adjacent properties and pedestrian amenity areas. The intent of each Analysis is to demonstrate how these impacts have been minimized or avoided.

Neither a shadow study nor wind analysis was required as part of the complete application for the proposed development.

Policy 12

Transition refers to the integration of buildings that have greater height or massing than their surroundings. Transition is an important building design element to minimize conflicts when development that is higher or has greater massing is proposed abutting established or planned areas of Low-Rise development. Proponents for developments that are taller in height than the existing or planned context or are adjacent to a public open space or street shall demonstrate that an effective transition in height and massing, that respects the surrounding planned context, such as a stepping down or variation in building form has been incorporated into the design.

The proposed building provides transition from the low-rise building to the west as seen in the figures below and referenced in the map in Figure 13. The proposed building steps back on Gilmour Street to provide a transition from the (tall) three-storey building to the west. While the building to the west is only three storeys, it has tall floor-to-ceiling heights, which makes that building appear closer to four storeys in height when using the proposed building as the benchmark. Policy 3.9.4.3 of the Centretown Secondary Plan further calls for setbacks or stepbacks to ensure appropriate transition from the heritage building to the west.

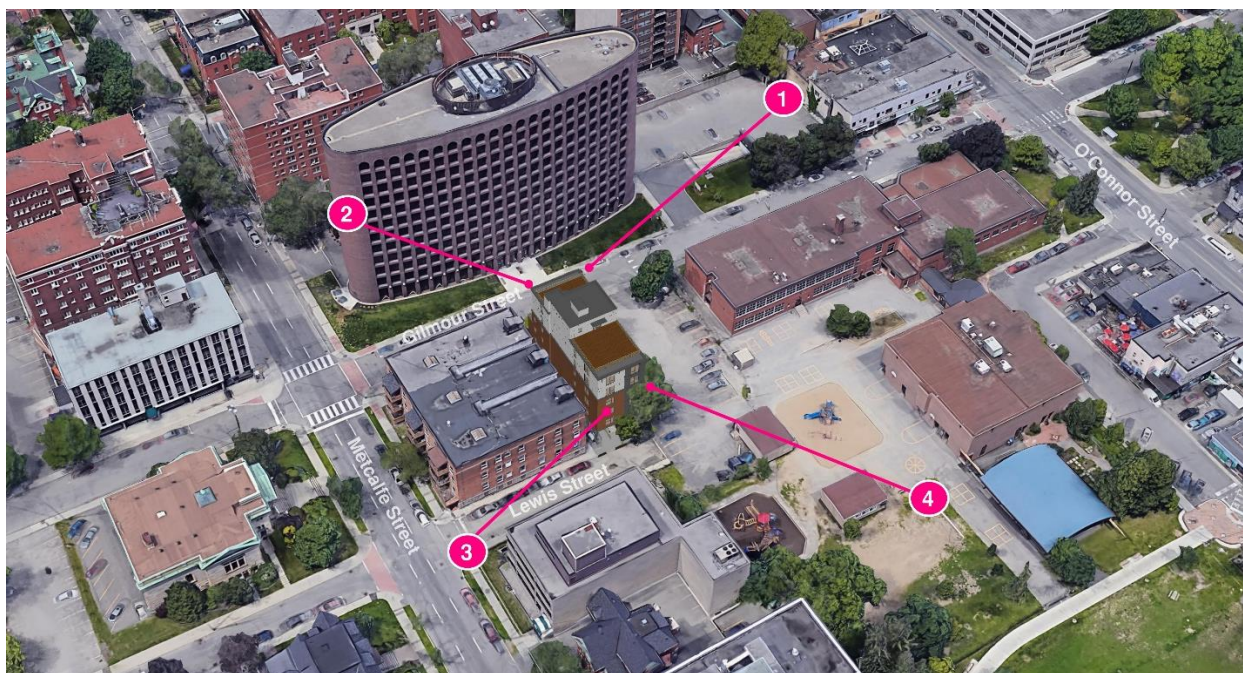


Figure 13: Views Map for Figures 14-17



Figure 14: View 1 - 246 Gilmour Looking East on Gilmour Street (Robertson Martin)



Figure 15: View 2 - 246 Gilmour Looking West on Gilmour Street (Robertson Martin)



Figure 16: View 3 - Looking East on Lewis Street (Robertson Martin)



Figure 17: View 4 - Looking Northwest from Jack Purcell Park/Elgin Elementary School (Robertson Martin)

Policy 13

Building height and massing transitions will be accomplished through a variety of means, including:

1. *Incremental changes in building height (e.g. angular planes or stepping building profile up or down);*

2. *Massing (e.g. inserting ground-oriented housing adjacent to the street as part of a high-profile development or incorporating podiums along a Mainstreet);*
3. *Building setbacks and step-backs. [Amendment #150, LPAT July 19, 2019]*

The proposed building steps back to accomplish a successful transition from the building to the west.

Outdoor Amenity Areas

Policy 19

Applicants will demonstrate that the development minimizes undesirable impacts on the existing private amenity spaces of adjacent residential units through the siting and design of the new building(s). Design measures include the use of transitions or terracing and the use of screening, lighting, landscaping, or other design measures that achieve the same objective.

No amenity spaces are on the site abutting the proposed development.

Policy 20

Applications to develop residential or mixed-use buildings incorporating residences will include well-designed, usable amenity areas for the residents that meet the requirements of the Zoning By-law, and are appropriate to the size, location and type of development. These areas may include private amenity areas and communal amenity spaces such as: balconies or terraces, rooftop patios, and communal outdoor at-grade spaces (e.g. plazas, courtyards, squares, yards). The specific requirements for the private amenity areas and the communal amenity spaces shall be determined by the City and implemented through the Zoning By-law and site plan agreement. [Amendment #150, LPAT July 19, 2019]

The proposed rooftop amenity space meets and exceeds the requirements of the Zoning By-law.

The proposed development and proposed zoning amendment conform to the policies of the City of Ottawa Official Plan.

3.3 CENTRETOWN SECONDARY PLAN

The maps of Schedules H, H1 and H2, and Annex 1 of the Centretown Secondary Plan set the stage for the policies and objectives of the Plan. Excerpts of these maps are below to show the position of the Subject Site within the context of this Secondary Plan.

These noted designations must be read in conjunction with relevant sections of the Centretown Secondary Plan. Relevant sections are described further below.

The Subject Site is designated *Medium Profile in a Residential Area* on Schedule H of the Centretown Secondary Plan as seen in Figure 18.

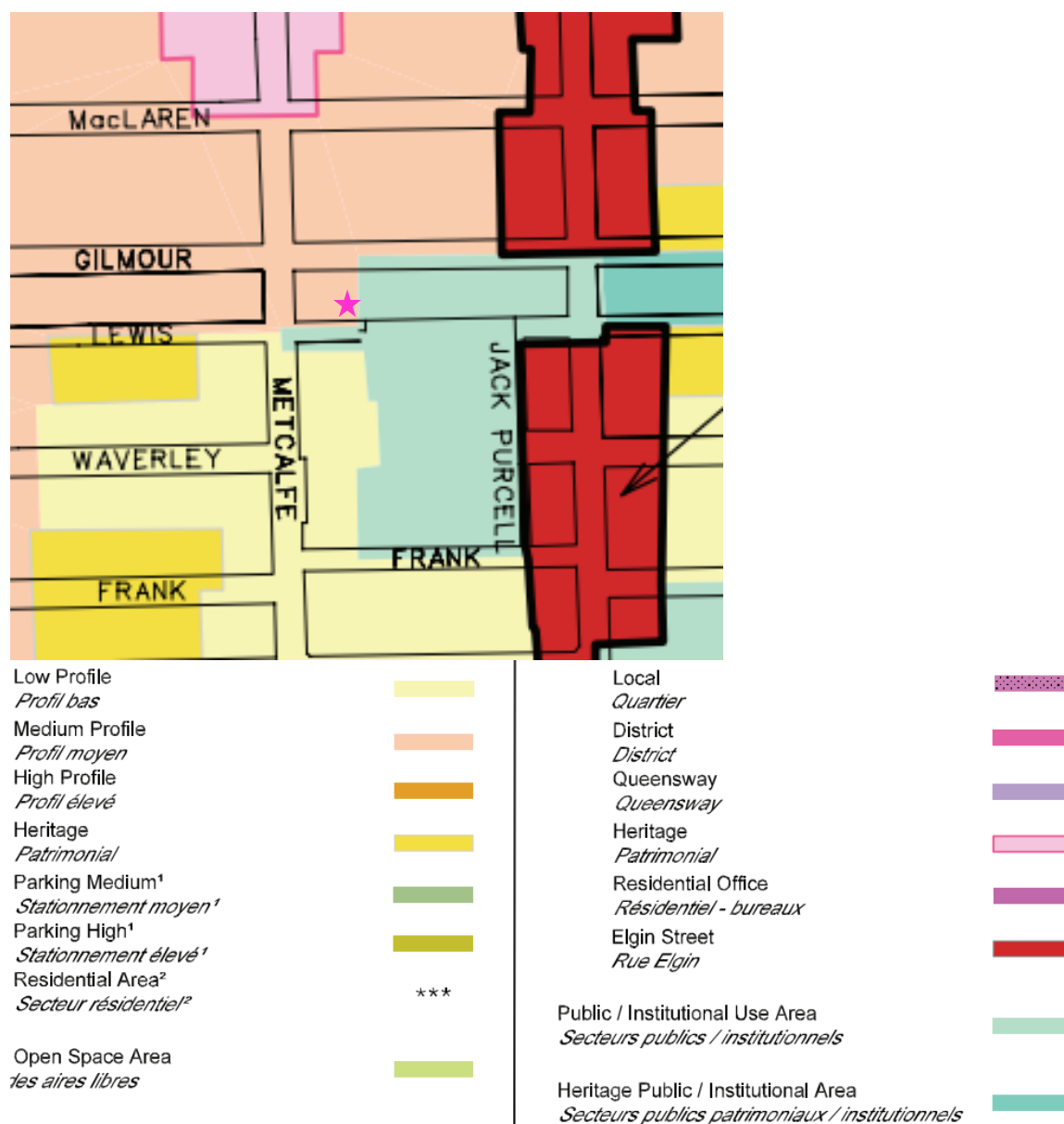


Figure 18: Schedule H – Centretown Land Use, Excerpt (Centretown Secondary Plan)

The Subject Site is designated *Residential in a Mixed-Use Area* on Schedule H1 of the Centretown Secondary Plan as seen in Figure 19. It is also within the Centretown Heritage Conservation District and abuts a Heritage Building in Group 1 or 2.



Figure 19: Schedule H1 – Land Use, Excerpt (Centretown Secondary Plan)

The Subject Site is designated for *mid-rise up to 9 storeys* on Schedule H2 of the Centretown Secondary Plan as seen in Figure 20.



Figure 20: Schedule H2 – Maximum Building Heights, Excerpt (Centretown Secondary Plan)

The Subject Site is designated *Central* on Annex 1 of the Centretown Secondary Plan as seen in Figure 21.

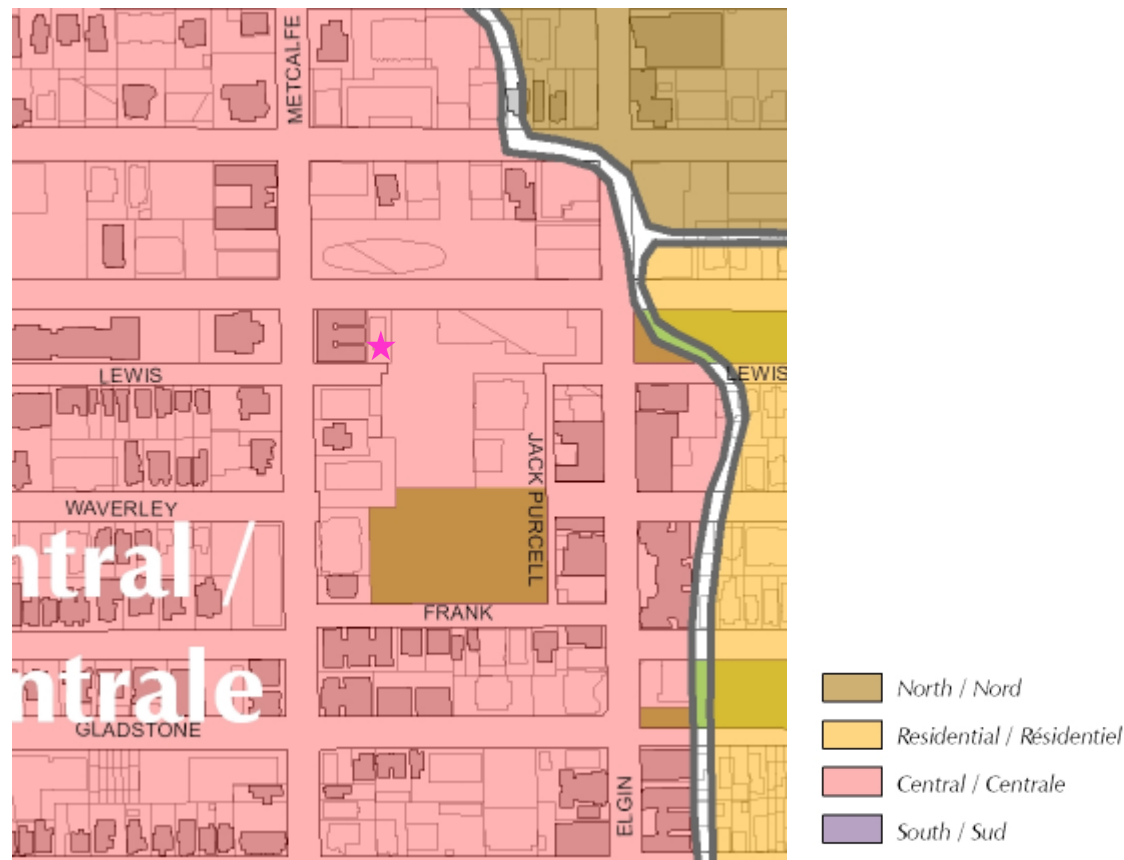


Figure 21: Annex 1 – Character Areas, Excerpt (Centretown Secondary Plan)

The proposed development conforms to the relevant objectives of the following relevant principles of Section 3.4 of the Secondary Plan, as described throughout this report:

- 3.4.1 *Maintain and respect the character of Centretown's neighbourhoods*
- 3.4.2 *Accommodate residential growth*
- 3.4.3 *Accommodate a diverse population*
- 3.4.6 *Encourage walking cycling and transit use*
- 3.4.7 *Promote design excellence*

The Subject Site conforms to the following policies of the Secondary Plan as described:

3.7.2 Integrating Heritage

3.7.2.2 In addition to being subject to design guidelines in the CHCD Plan, where applicable, new development adjacent to heritage buildings and streetscapes shall respect the guidelines in Section 6.5 of the Centretown CDP. [Amendments #117 and #125, OMB Order File #PL130619, September 30, 2016]

Please see responses to the guidelines in of Section 6.5 of the Centretown CDP in *Section 3.4 Centretown Community Design Plan* of this report.

3.9.4 Central Character Area

Policy 3.9.4.1(3)

... The Residential Mixed Use designation also permits detached and semi-detached houses, townhouses and apartment buildings that do not contain non-residential uses. [Amendments #117 and #125, OMB Order File #PL130619, September 30, 2016]

The proposed development is an apartment building that does not contain non-residential uses.

Policy 3.9.4.3

A variety of mid-rise and low-rise buildings shall be encouraged in the Central Character Area. Schedule H2 identifies maximum heights. Generally, buildings up to 9 storeys shall be permitted. Where a building greater than 6 storeys is proposed adjacent to a property where the maximum height is 4 storeys or adjacent to significant heritage resources/ streetscapes, a stepping of heights or increased setbacks should be provided to achieve an appropriate transition. Buildings shall be restricted to five storeys along Elgin Street.

Although the proposed building is not greater than 6 storeys, it has been designed to include a stepback of the building of 1.92m. While the adjacent building height is aligned more closely with the top of the fourth storey of the proposed building, a stepback provides transition from west to east.

Policy 3.9.4.4

Proposals for development in the Central Character Area shall be guided by the Built Form Guidelines in the Centretown CDP. The guidelines are meant to be general and may not apply equally in all circumstances. ...

The Built Form Guidelines of the Centretown CDP are discussed in Section 3.4 Centretown Community Design Plan of this report.

Policy 3.9.5.3

The implementing zoning by-law shall establish appropriate maximum building heights within the ranges shown on Schedule H2. ...

The proposed zoning amendment establishes a building height within the range shown on Schedule H2 (up to 9 storeys).

Policy 3.9.5.4

Where the existing maximum building heights in the Zoning By-law are lower than those shown on Schedule H2, any increase in height and/or density deemed suitable by the City through a rezoning process will be subject to Section 37 of the Planning Act in accordance with the Council-approved Section 37 Guidelines and Policy 8 in Section 5.2.1 of the Official Plan. [Amendment #125, July 17, 2013]

The proposed development does not meet the threshold of the Section 37 Guidelines of a minimum of 7,000m².

Policy 3.9.5.6

To maintain attractive and pedestrian-friendly streetscapes, the impact of off-street parking shall be minimized in Centretown. In designated Residential areas and Residential Mixed-Use areas, front yard parking for existing houses and apartment buildings shall be discouraged and generally shall not occupy the front yard beyond an existing driveway. Parking for new buildings in these areas shall be located at the rear of the building. In all other land use areas, parking for apartment buildings, office buildings and mixed-use buildings generally shall be located at the rear of the building or underground.

The parking space is not in the front yard and is located at the rear of the building (off Lewis Street).

Policy 3.9.5.7

In addition to conforming to the built form policies of this section, all new development in Centretown shall respect the guidelines in Sections 6.2-6.4 of the Centretown CDP.

The proposed development respects the guidelines in Sections 6.2 – 6.4 of the Centretown CDP as described in *Section 3.4 Centretown Community Design Plan* of this report.

The proposed development and zoning amendment conform to the policies of the Centretown Secondary Plan.

3.4 CENTRETOWN COMMUNITY DESIGN PLAN

Section 6.2.1

Section 6.2.2 Overall Height Approach

The proposed development respects the height guidelines for the Central Character Area of the CDP as seen in Figure 22.



Figure 22: Height Guidelines, Excerpt (Centretown CDP)

Section 6.3.2 Creating a Positive Ground Floor Experience.

This section proposes a setback of 3m for residential buildings, however this is in direct conflict with the prevailing design guideline directed in the Zoning By-law, which is generally to have buildings set back the same as neighbouring building, more-or-less.

The CDP goes on to say, “A reduced setback can be considered if a curb to building face dimension is 7.0 to 7.5 m to permit proper landscaping and tree planting and if it doesn’t negatively impact the overall character of the street”. The building face is almost 8m in width and a reduced setback is proposed. Abundant landscaping is proposed in front of the building on Gilmour Street.

Section 6.4.2 Mid-Rise

Responses to the following relevant guidelines are provided:

- i. Align infill with adjacent buildings and respect the existing overall street setback. Strategic setbacks may be appropriate at entrances or key location to create architectural interest. ...

The proposed building is aligned with the neighbouring building, with a 1.5m setback to accommodate landscaping near the entrance.

- ii. Extend infill the length of the site on all street frontages.

The proposed development uses as much of the site as possible while keeping adequate interior yard setbacks for light, air and building access.

v. Avoid blank walls. If necessary, a blank wall must be well articulated. Blank walls fronting a street are not permitted.

The building has been designed without any blank walls.

vi. Ground levels units should be well articulated to reduce the scale of the building and introduce a more fine grained rhythm to the street frontage.

The ground levels are articulated with a material change at the entrance, landscaping, lighting and a stepback. These elements will create a human scale at the ground level on Gilmour Street.

vii. Provide ground level access to individual units, where applicable, to animate the street.

Ground level access to individual units is not proposed given the changes in grade and small size of the site.

viii. Raise residential ground floors should be 0.9-1.2m from the ground to provide privacy for residents, while promoting safe streets by providing 'eyes on the street'. Sunken units situated below an 'over elevated' ground floor are discouraged.

The proposed development meets this guideline.

ix. Inset balconies behind the street wall to reinforce the street edge and public realm. Above the stepback, projected balconies are permitted but are not to exceed the stepback width.

No balconies are proposed (except for Juliet balconies at the fourth level). Two large rooftop terraces are provided and are set back from the front and rear building facades by 1.5m.

x. Existing Heritage Conservation District guidelines should be considered for new infill development occurring within the boundaries of the conservation district.

The Heritage Conservation District Guidelines have been considered for this proposed new infill, as discussed in the Cultural Heritage Impact Statement.

Section 6.4.2 Mid-Block Parcels

xiii. Mid-rise buildings must have a 2.5 to 3.0 m setback from the side property line when:

a. No future adjacent development is anticipated;

b. The new building is adjacent to a heritage property;

c. The new building is adjacent to stable low-rise residential;

d. The new building is in the Metcalfe Street special area.

Given the small nature of the site, the proposed setbacks are appropriate and are consistent with interior side setbacks in the neighbourhood for similarly-sized buildings. The proposed setbacks also enable a massing and scale that meet other design criteria of this CDP.

Section 6.5 Heritage Approach

This proposed development will be seeking relief from the Heritage Overlay found in the Zoning By-law. Regarding relief from the Heritage Overlay, the CDP states,

the Heritage Overlay's restrictions that limit new construction to the footprint, massing and height of what currently exists on site can be inconsistent with other City goals around intensification and Mainstreet development. It should be noted, however, that the Heritage Overlay allows proposed development to be reviewed in terms of the heritage character of the area and relief from its provision can be granted by the Committee of Adjustment [or City Council]. (Centretown CDP Section 6.5)

Development proposed for a site vacant for 17 years is an example of development that deserves relief from the provisions of the Heritage Overlay. The proposed design of the building is sympathetic to the massing, scale, location and materiality of buildings within the Heritage Conservation District.

The proposed development conforms to the policies of the Centretown Secondary Plan.

3.6 ZONING BY-LAW 2008-250

A Major Zoning By-law Amendment is proposed to rezone the Subject Site from Residential Fourth Density, Subzone T, exemption 479 (R4T [479]) to Residential Fifth Density, Subzone G, with site-specific exceptions and a height of 20m (R5G[xxxx] H20) to facilitate the development of a mid-rise apartment building, containing 22 units.

The purpose of the Residential Fifth Density Zone is to:

1. allow a wide mix of residential building forms ranging from detached to mid-high rise apartment dwellings in areas designated as General Urban Area, Mixed Use Centre or Central Area in the Official Plan; ...
5. 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; ...

The proposal supports a development that is compatible with the existing residential character of the neighbourhood and will contribute to the mix of residential building forms by adding a mid-rise apartment dwelling.

Table 1 highlights relevant and proposed relief from performance standards of the R5G zone. Pink text identifies the zoning provisions requiring relief.

Table 1: Zoning By-law Review Summary

246 Gilmour Street Mid-Rise Apartment Dwelling; 22 Units Zone: R5G		
Performance Standards	Required	Provided
Min. Lot Width	18m	12.84m
Min. Lot Area	540m ²	390.37m ²
Max. Height	Varies	20 m
Min. Front Yard Setback (Lewis Street)	3m	0.1m
Min. Interior Side Setback	Within 21m of front lot line: 2.5m Beyond 21m: 6m	1.2m 1.2m
Min. Rear Yard Setback (Section 135)	3 m	1.66m
Min. Vehicle Parking (Area X)	In excess of 12 units: Residential: 0.5/d.u. (x10) = 5 Visitor: 0.1/d.u. (x10) = 1	0 0
Min. Bicycle Parking	0.5/d.u. (x22) = 11	17 spaces
Min. Amenity Area	Total: 6 m ² /d.u. (x22) = 132m ²	Total: 133m ²

	Communal: 50% of total = 66m ²	Communal: 100%
Min. Landscaped Area	30% of lot area: 118m ²	23% of lot area: 90m ²
Heritage Overlay	Section 60(1): Where a building in an area to which an heritage overlay applies is removed or destroyed it must be rebuilt with the same character and at the same scale, massing, volume, floor area and in the same location as existed prior to its removal or destruction.	The proposed building does not conform with the provision of Section 60(1).

The proposed six-storey, residential development requires relief from the standard R5G zone lot width and lot area requirements. The proposed lot width and lot area reflect existing conditions and are consistent with the lot fabric of the neighbourhood. The proposed lot area can accommodate a functional footprint for a mid-rise apartment. Relief from these provisions support a desirable form of intensification near neighbourhood amenities and transit.

Relief from the minimum front yard on Lewis Street setback is required. The proposed reduction to 0.1m brings the building to the street and to the approximate setback of the neighbouring building to the west.

Relief from minimum interior side yard setbacks is required. The proposed interior side yard setbacks of 1.2m provide adequate space to accommodate windows and a walkway off Lewis Street to provide secondary access to the building. The requested relief will have no negative impacts on neighbouring properties and the surrounding area.

Relief from the rear yard setback on Gilmour Street is required. The building is set back further from the street than the neighbouring building. The setback on Gilmour Street provides room at grade for landscaping. A stepback ensures adequate separation from overhead hydro lines.

Relief from the parking requirements are required. While one parking space is proposed, and it will initially be used for visitor parking, the goal is to host a carshare service in that space. A parking review has been submitted in support of these applications for Zoning By-law amendment and Site Plan Control. The study finds approximately eight (8) on-street parking spaces are available in the area within 400m distance of the Subject Site west of Metcalfe. A further 418 off-street parking spaces are available during all time periods studied. The Parking Study concludes, *“During time periods where on-street parking exceeds practical capacity, sufficient off-street parking is available within the study area to accommodate the anticipated demand by the proposed development”*.

Relief from the minimum landscaped area is required. Twenty-three per cent of the lot will be landscaped, which includes a variety of native planted materials. The reduction in landscaped area is outweighed by the addition of family-oriented rental dwelling units, functional common space and a quality rooftop amenity area.

Relief from the first provision of *Section 60 Heritage Overlay* is required. As described in the Centretown CDP, “the Heritage Overlay provision is an additional layer of regulation imposed ‘over’ zoning to encourage the retention of existing heritage buildings and ensure that redevelopment is in keeping with the historic character of the area”. While the proposed building does not propose the exact same character, massing, scale, volume, floor area nor location as

existed prior to removal of the original building in 2003, it is in keeping with the heritage character of the built form within the Heritage Conservation District, as discussed in the Cultural Heritage Impact Study (CHIS). The main differences between the former building and the proposed building appears to be the setback off Lewis Street (from a large setback to no setback), the building height (approximately 3 storeys to six storeys with a stepback) and some aspects of the building character (from red brick with stone foundation and hip and gable roof to red brick with larger amounts of black aluminum paneling and a flat roof). The proposed six-storey apartment dwelling is an appropriate built form that is respectful of the character of the Centertown Heritage Conservation District as further discussed in the CHIS. The proposed development is called for in the Centertown Secondary Plan and CDP.

The proposed mid-rise apartment dwelling use is consistent with the purpose of the R5 zone. The proposed zoning amendment will facilitate the appropriate development of the Subject Site.

4.0 CONCLUSION

The proposed Major Zoning By-law Amendment requests to rezone the Subject Site from Residential Fourth Density, Subzone T, exception 497 (R4T [497]) to Residential Fifth Density, Subzone G, with a site-specific exception and height of 20 metres (R5G[xxxx] H20). This rezoning will facilitate the construction of a 22-unit apartment dwelling.

The proposed development and rezoning are consistent with the Provincial Policy Statement as they support an appropriate range and mix of residential uses to meet the long-term needs of residents in the neighbourhood. The proposal also promotes the efficient use of land, resources, infrastructure, municipal services and public facilities.

The proposed development and rezoning conform to the City of Ottawa Official Plan by supporting the intensification of the Subject Site in a cost-effective pattern, utilizing existing services, infrastructure and transit. The proposal also contributes to providing a full range of housing types to help meet the needs of individuals of all ages, incomes and life circumstances. The Centretown Secondary Plan was reviewed, and the proposed mid-rise apartment dwelling conforms to the policies of the Central (Residential Mixed Use) Character Area as well as the policies of the plan.

The proposed rezoning establishes appropriate zoning standards for the Subject Site as the Residential Fifth Density Zone supports a mix of residential building forms ranging from detached to high-rise apartment dwellings in areas designated as General Urban Area. The proposed development has regard for the cultural heritage value of the Centretown district and provides adequate transition from the building to the west.

The proposed development and Zoning By-law Amendment are desirable and represent good land-use planning.

Yours truly,

NOVATECH

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