

Planning Rationale and Design Brief for Site Plan Control Application

27 Monk St.

Ottawa

For

Alireza Taheri

The property is known municipally as 27 Monk St. registered as PLAN 26085 PT LOT 24 PT BLK; 5 MONK E; PIN 041400203. It is currently owned by 9794131 Canada Limited. The project is to construct a new 4 storey, (3.5 storeys on the north side) 7 unit residential apartment building on it. In order to construct this building, an application for Site Plan Control is required. This property has never had a Site Plan Agreement with the City of Ottawa.

Background

The property is in Capital Ward 17, in the Glebe/Dows Lake neighbourhood. Monk St. is parallel to, and one block west of, Bank Street, with its many commercial and public amenities. Landsdowne Park is 2 blocks south on the other, east side, of Bank St. The area is well served by schools such as Mutchmor and Hopewell Avenue Public Schools, Corpus Christi and Glebe Montessori Schools.



MAP SHOWING LOCATION OF PROPERTY

There are cycling and pedestrian paths nearby leading to paths along the Canal and Dow's Lake. The property is close to public transit along Bank St. The main vehicular access to the property would be from Bank St. or Bronson and Fifth Avenue, or from Queen Elizabeth Driveway traveling north up Monk St.



NEIGHBOURHOOD

The subject property is on the east side of Monk Street, between Thornton Avenue (which is one block south of Fifth Avenue), Melgund (which is one block north of Holmwood), Monk Street and Bank Street.

A new mixed-use building with retail and residential use, ranging in height from four to nine storeys, is being built behind and on the south side of the property. This new building extends from Bank to Monk St. It is proposed to have commercial use on the ground floor, and a retirement residence and residential care facility with 162 units on the upper floors. The access to one level of underground parking with 50 vehicular parking spaces will be off of Monk Street, beside the subject property. The drawings for this new building at 900 Bank St. can be seen from the City of Ottawa's development application search tool.

Across the street, along the west side of Monk Street, is the corner side yard of two residential two storey buildings, with sloped roofs above.

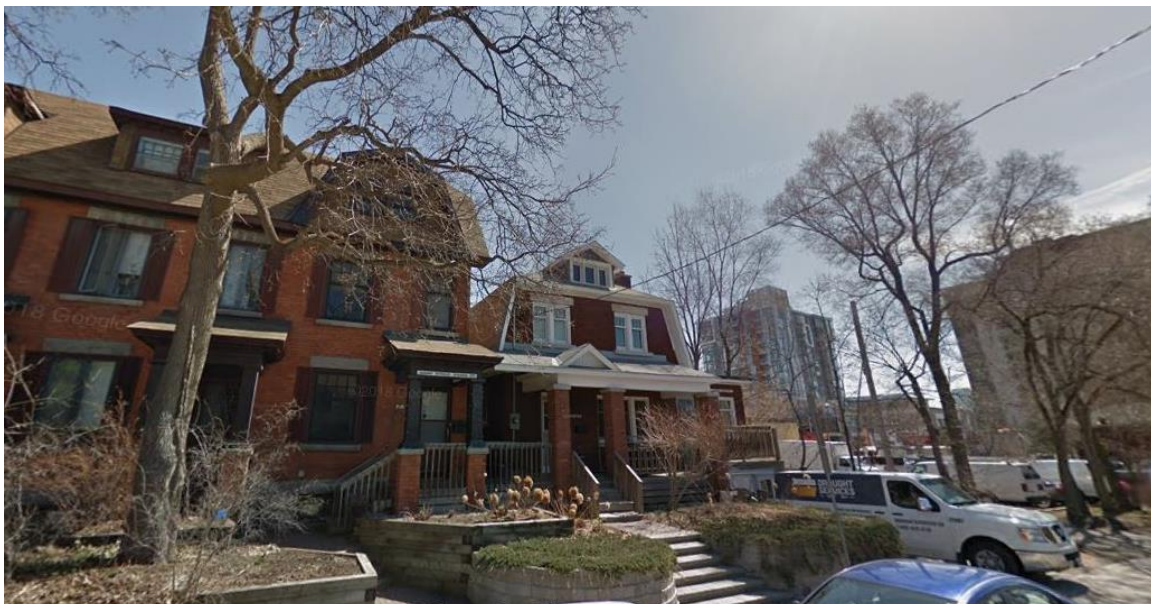


ARIAL VIEW OF PROPERTY SHOWING STREETS

The subject property currently has a 2.5 to 3 storey single family residential building on it. There is a walkway and stairs up to the Ground floor of the building. There is a change in elevation on the property, the land drops down about 5' between the walkway and a driveway on the lower south side. The building is vacant, it is about 100 years old. The heat is turned off. It will be demolished.



VIEW LOOKING TOWARDS THE WEST SIDE OF MONK



EXISTING BUILDING FROM MONK STREET

The neighbouring building to the north is a 3 storey, 5 unit Townhouse building with a gambrel style roof and dormers on the third floor. To the north of this is Thornton Avenue, the building to the north of this; at 13 Monk, at the corner of Monk and Thornton, will be a newly built 3 storey building with a basement.



EXISTING BUILDING LOOKING NORTH FROM MONK

A Streetscape Character Analysis will be submitted to the City of Ottawa. The majority of nearby residential buildings have a mix of hard and soft landscaped front yards along the front wall of the house, and have a main door accessed along the front wall of the building.

The property has an area of 249.4 sq.m. (2,684.5 sq.ft) with a frontage of 10.54 m. (34.59 ft.) and a depth of 20.64 m (67.71 ft.).

Official Plan

The property is designated General Urban Area in the City of Ottawa Official Plan, Sections 3.6.2 and 4.11 of the Plan sets out criteria by which compatibility is assessed.

Zoning

The property is zoned R4T, Residential Fourth Density Zone (Sec. 161-162).

While a very broad range of uses is permitted, all development must have regard for its context.

The properties on the north side of the property are also zoned R4T. The new 9 storey building, on the east side (rear) is zoned TM, (it is part of a Design Priority Area), This TM, 9 storey, property wraps around to the south side of 27 Monk. Across Monk Street the zoning is R3.

An apartment dwelling, low rise, is a permitted use. The zoning allows for a wide mix of residential building forms ranging from detached to low rise apartment dwellings, no more than four storeys.

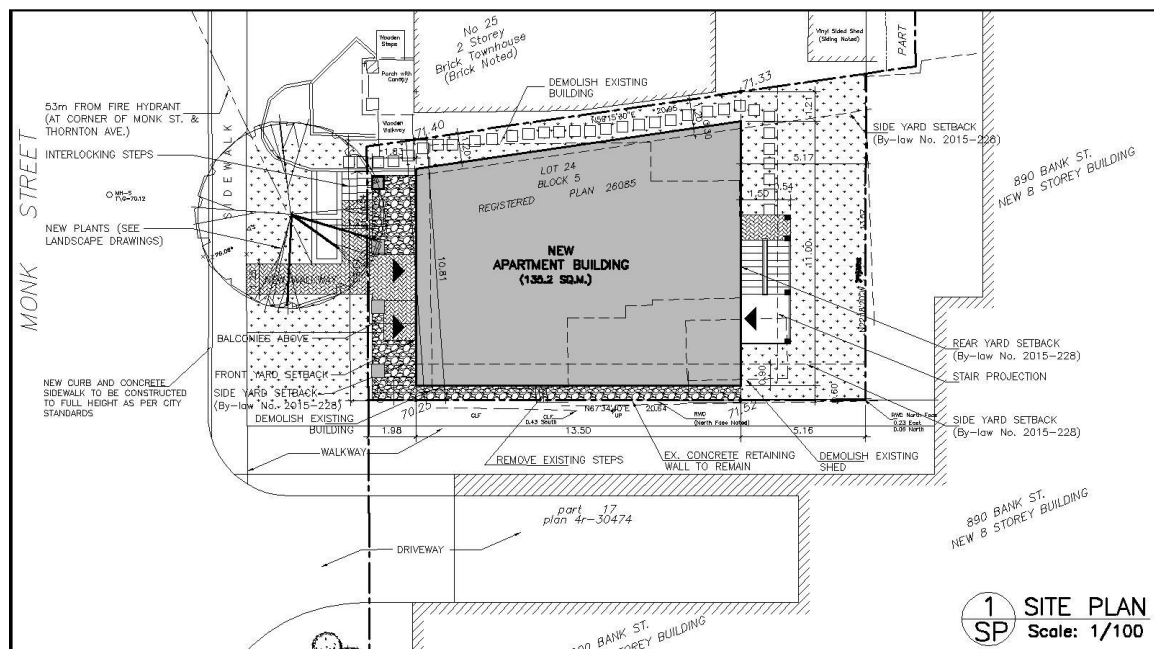
The minimum property width for this zone is 15 m, the minimum area is 450 sq.m. Bylaw Sections 139 and 140 are applicable to the subject lands and By-law 2014-189 and By-law 2015-228 (Infill II) applies to the property. Currently the maximum height is

14.5 m. 30% of the lot area is required to be provided as landscaped area, which is 74.82 sq.m.

The required amount of private amenity space, at grade, at the rear of the property is 105 sq.m, 20% of that can be hard landscaping (Section 137 of the By-law). Garbage area can be in the landscaped area and needs to be accessible TO the tenants.

Bicycle parking is required for 4 bicycles.

PROPOSAL



The proposed new building is 4 storeys with a flat roof. The objective is to be a contemporary project integral to itself, and at the same time relating to the neighbouring building through the use of similar brick and the datum line of the top of the brick. The building is symmetrical, with an axis through the main entrance which is now directly from the street via a walkway at grade. There are balconies facing Monk Street, which relate to the porches of the townhouses to the north, through repetition but transformed to contemporary balconies.

There is an exterior staircase at the back.

Bicycle storage space is provided on the ground floor for 6 bicycles.

There is a garbage room accessible to the street at the front of the building.



VIEW FROM MONK STREET TOWARDS THORNTON (showing townhouses)

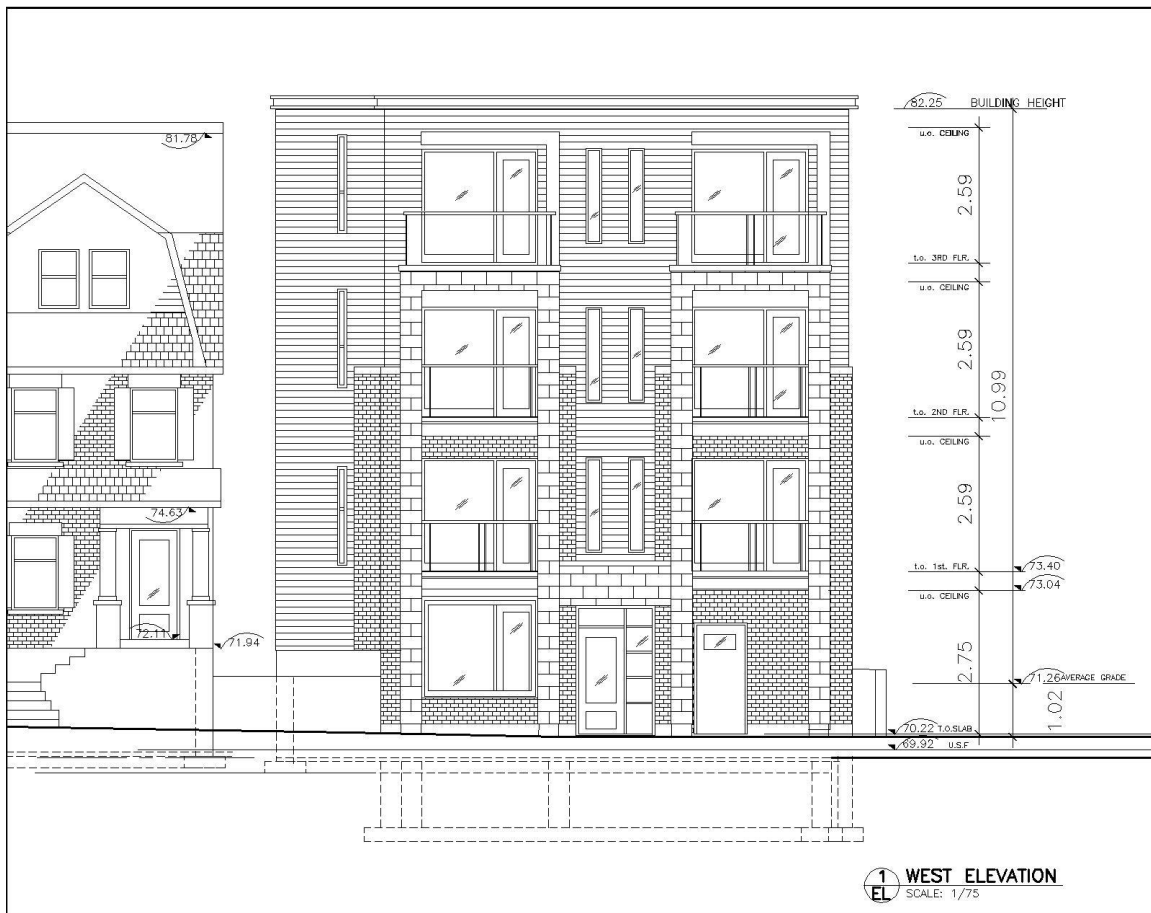


PROPOSED WEST VIEW FROM MONK (with entrances to parking garage of neighbouring building)

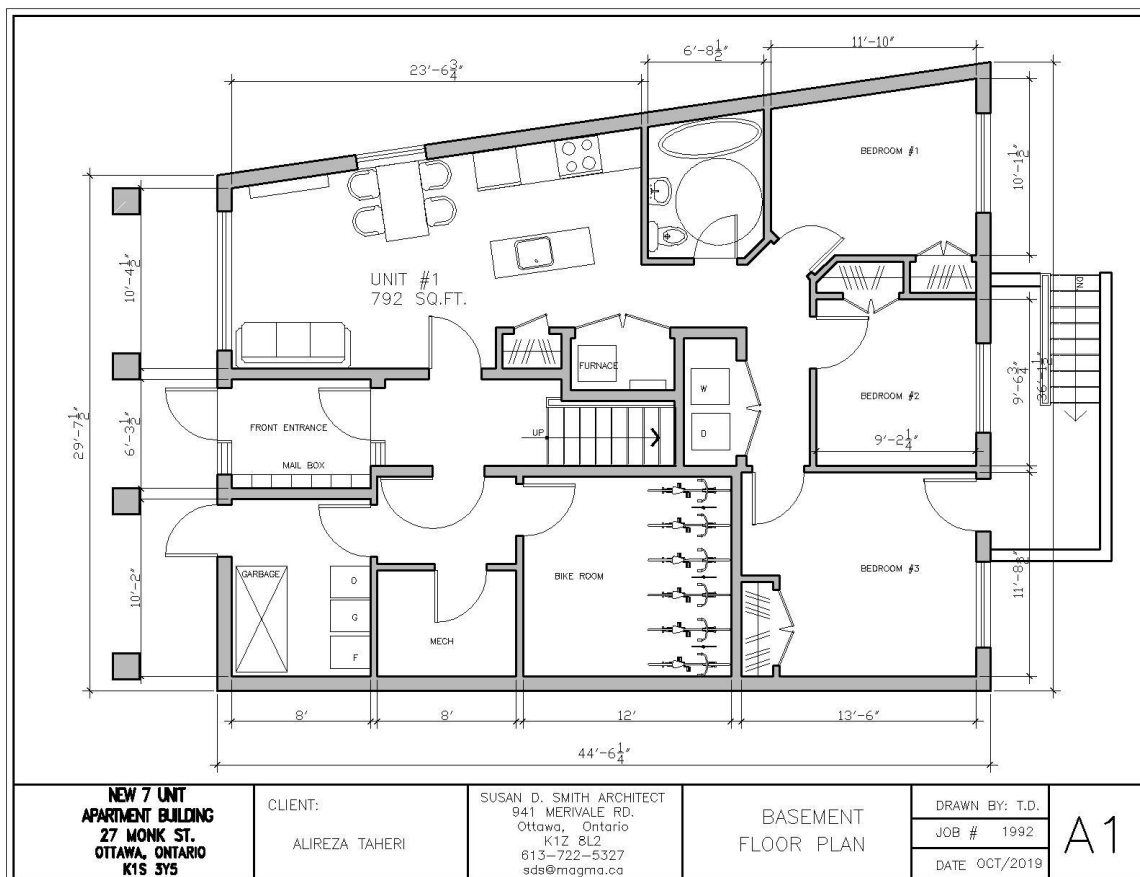
The perspectives illustrate the contemporary building elevations in context. The front entrance is accessible to tenants in wheelchairs.



EAST SIDE (REAR) VIEW (between new building and townhouses on north side)



FRONT ELEVATION



LOWEST LEVEL PLAN

The building will have a central corridor with a common entrance and interior central stairways.

The project complies with the objectives of the Planning Act and Official Plan by ensuring that facilities are available to meet current and projected housing requirements. There is a shortage of rental housing in Ottawa and this is becoming a crisis in Ontario; this project will add to the available apartments for rent. The current housing stock is old, and in disrepair, and there is a need to construct new buildings to today's standards. If there are more apartments available, the cost of rental will go down. The project also complements the existing residential uses of the properties on the south side and the neighbourhood to the west. The new occupants will be well served by the commercial uses on Bank Street and will make efficient use of existing municipal services. We believe that the proposed design is compatible to the scale and use of this neighbourhood and complements the surrounding buildings.

We had a pre-consultation with the City Planner Jennifer Kluge, the application requirements were provided by her after this meeting.

The application for Minor Variances will made to the Committee of Adjustment during the Site Plan application process. The reasons the variances are required is to make the best use of this lot.

The following describes the requested variances:

- a) To permit a reduced lot width from 15 m to 10.81 m.
- b) To permit a reduced lot area from 450 sq. m to 249.4 sq.m.
- c) To permit a reduced lot area from 30% of 27.4% to be provided as landscaped area, (which is from 312 sq.m. x .3 = 93.6 sq.m. to 84.35 sq.m,) and
- d) To permit Amenity Space from 120 sq. m. to 3.48 m² sq.m.

Note that every unit except the Ground Floor (which has a patio) has access to a balcony and outdoor stairway, which will be screened. There are amenity spaces nearby such as the Canal, Brown's Inlet, Landsdowne Park and Dow's Lake. With the location backing onto and being beside a TM zone, the project should permit higher density as a transition to the R3 zone to the west.

We believe this application should be approved as it is in line with the goal of the City to add urban densification while addressing the scale of neighbouring buildings. This building will address the "missing middle" that is being addressed in the recent R4 study.

Please do not hesitate to contact the undersigned should you have any questions or require further information.

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