

Planning Rationale
In Support of a
Minor Zoning By-law Amendment and Site Plan Control Application
360 Deschâtelets
Building 1C
City of Ottawa

Prepared For:



Prepared By:



Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario
K2M 1P6

February 14 2020

Novatech File: 114025
Ref: R-2018-024

February 14, 2020

City of Ottawa
Planning, Infrastructure, and Economic Development 4th Floor
110 Laurier Avenue West
Ottawa, ON
K1P 1J1

Attention: Jean-Charles Reneau

Dear: Mr. Reneau

Reference: 360 Deschâtelets Avenue
Minor Zoning By-law Amendment and Site Plan Control Application
Our File No.: 114025

This Planning Rationale has been prepared in support of an application for a Minor Zoning By-law Amendment and Site Plan Control application for the property located at 360 Deschâtelets Avenue in the City of Ottawa. The development is part of Greystone Village development in Old Ottawa East.

The site plan application proposes a nine-storey residential building with frontage on Deschâtelets Avenue. The proposed development is comprised of 85 apartment units. The building has two floors of underground parking, storage lockers, bicycle parking, and a rooftop amenity space.

The Subject Site is zoned R5B[2309] – Residential Fifth Density, exception 2309, with a height limit of 32m. The Minor Zoning By-Law Amendment is required to include a universal washroom area in the permitted projections above the height limit and to create a consistent minimum setback of three meters around all sides of the building.

Should you have any questions regarding any aspects of this application, please do not hesitate to contact either Murray Chown or myself.

Sincerely,



NOVATECH

Taylor West, M.Sc. (Planning)
Planner

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APPENDIX A – Site Plan

1.0 INTRODUCTION

Novatech has been retained by Greystone Village Inc. to prepare a Planning Rationale in support of Site Plan Control and Minor Zoning By-law Amendment applications for the development of a nine-storey residential building located at 360 Deschâtelets Avenue. The registered property owner is Greystone Village Inc. The building will have frontage on Deschâtelets Avenue and Hazel Street.

A Minor Zoning By-law Amendment is required to permit a consistent minimum setback of three meters surrounding the building, and to include universal washroom in the permitted projections above the permitted height limit. This minor zoning amendment application is required due to the unique lot dimensions of the site and allows the rooftop amenity space to be fully functional. A Site Plan Control Application is submitted concurrently.

This Planning Rationale will demonstrate that the Site Plan and Minor Zoning By-Law Amendment applications are consistent with the Provincial Policy Statement and conform to the policies of the City of Ottawa's Official Plan, Old Ottawa East Secondary Plan and Community Design Plan.

2.0 SITE LOCATION AND CONTEXT

The Subject Site is located at 360 Deschâtelets Avenue in Old Ottawa East. The development is located in Greystone Village on the former grounds of the Oblate Fathers of Mary Immaculate. The Subject Site is a corner lot located at the corner of Hazel Street and Deschâtelets Avenue. It has 68.07 metres of frontage on Deschâtelets Avenue and a lot area of 1806.7 square metres. The property is legally described as Block 59 on Plan 4M-1583.

The Subject Site is currently occupied by an OC Transpo bus loop and adjacent to St. Paul University. Surrounding land uses include a mix of existing and planned commercial, residential, institutional, and open space uses, as shown on **Figures 1 and 2**, and described below.

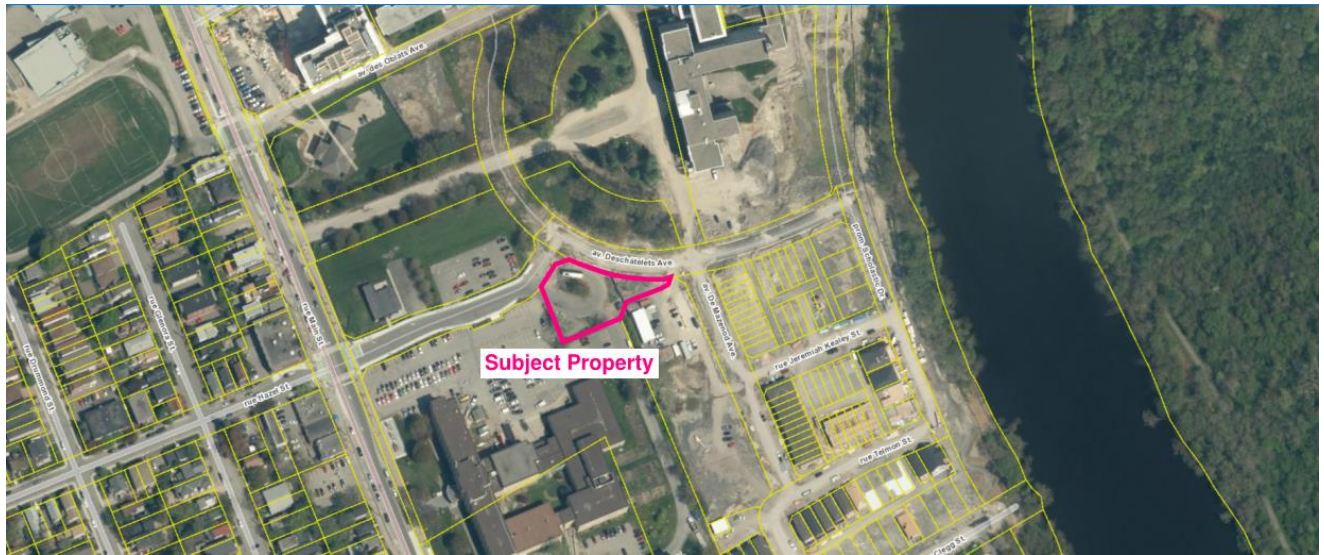


Figure 1: Aerial View of Subject Site – 2017 Existing Conditions

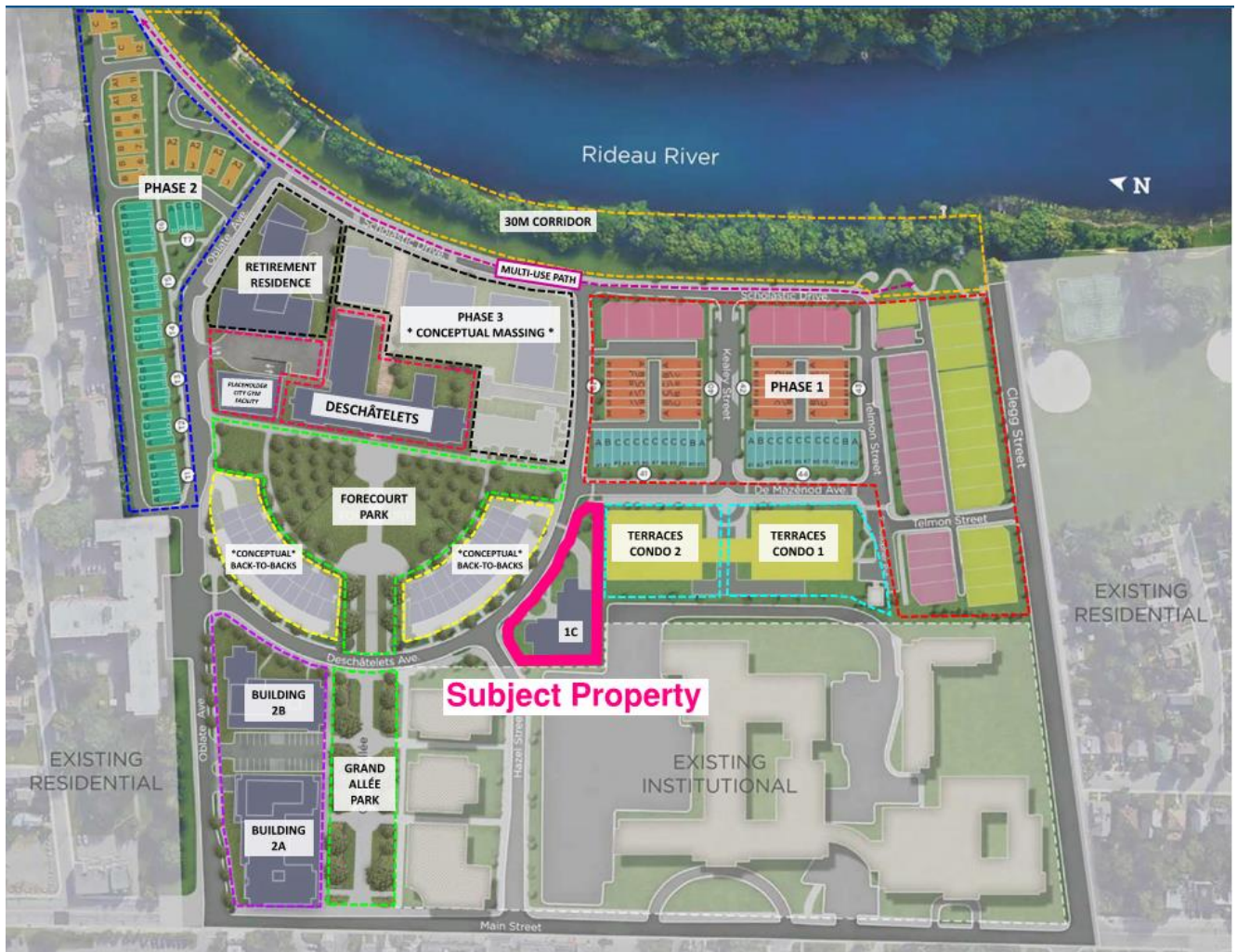


Figure 2: Conceptual Demonstration Plan of Greystone Village

The surrounding land uses are described as follows:

East: Deschâtelets Avenue is located east of the subject site. Directly across Deschâtelets Avenue, Block 47, known as 355 Deschâtelets Avenue is owned by Greystone Village Inc. This block is slated for future developments.

South: To the south, the property is bounded by Block 45. Block 45 is owned by Greystone Village Inc. and is the site of new condominium building. This building is a nine-floor condominium building with frontage on Avenue de Mazenod. This is shown conceptually on **Figure 2**.

West: To the west, the subject site is adjacent to the existing parking lot of St. Paul's University. This parking lot is approximately 7,000 square meters and services the needs of the University. This parking lot also serves the needs of the nearby community and hosts a Farmers Market. The parking lot and the University is shown on **Figure 3**.



Figure 3: View of the St. Paul's University and Parking Lot from Hazel Street

North: Hazel Street is the boundary of the site. Hazel Street is bounded by the St. Paul's University Parking Lot to the south, and a parcel owned by St. Paul's to the north.

3.0 DEVELOPMENT PROPOSAL

The proposed development on the subject site is a nine-storey residential building. The building footprint is 9,216 square feet. The building is located on the corner of Hazel Street and Deschâtelets Avenue. The main entrance of the building will be on Deschâtelets Avenue off a circular walkway. A side exit will be on the western interior yard of the building. Access to the parking garage is located on the north-eastern section of the building leading to the underground parking garage. The site plan is shown on **Figure 4**.

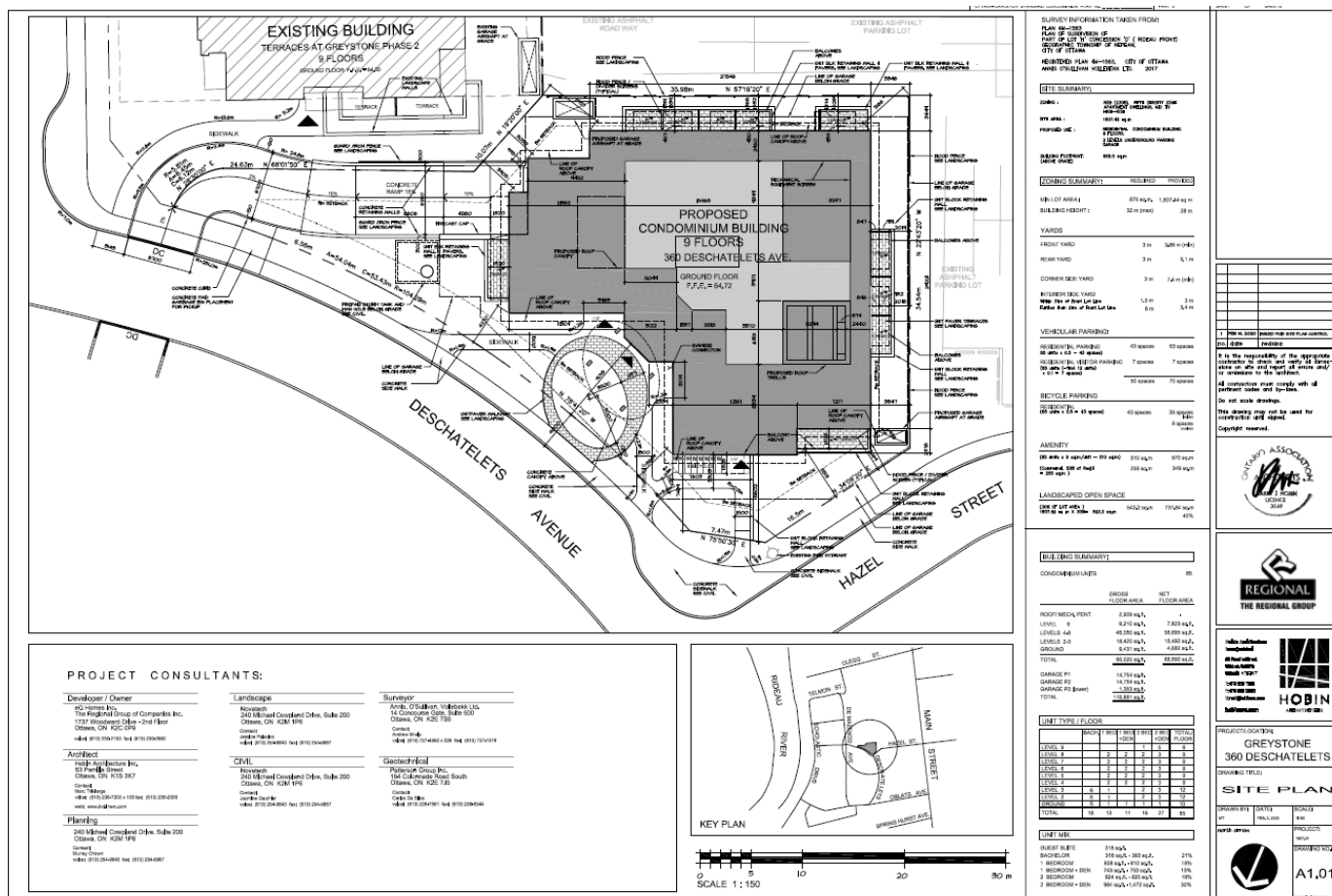


Figure 4: Site Plan

The building includes two storeys of underground parking with 63 residential spaces and 7 residential visitor spaces. The building provides 43 bicycle parking spaces to serve the residents. The second level of underground parking includes 55 storage lockers, and the first level of underground parking includes the garbage room. The residential parking spaces exceed the requirements of the Zoning By-law for residential uses and meet the Zoning By-law requirements for visitor and bicycles. The parking spaces are a mix of regular, compact, and accessible. The underground parking plan is shown on **Figures 5, 6, and 7**.

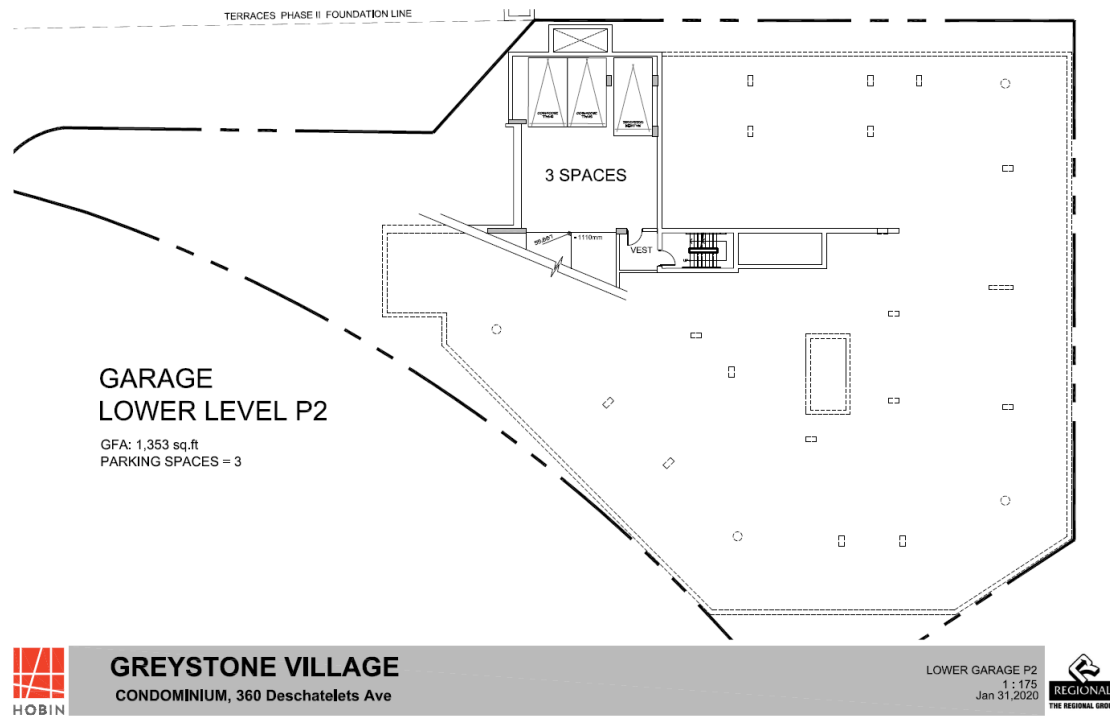


Figure 5: Underground Parking Lower Level 2

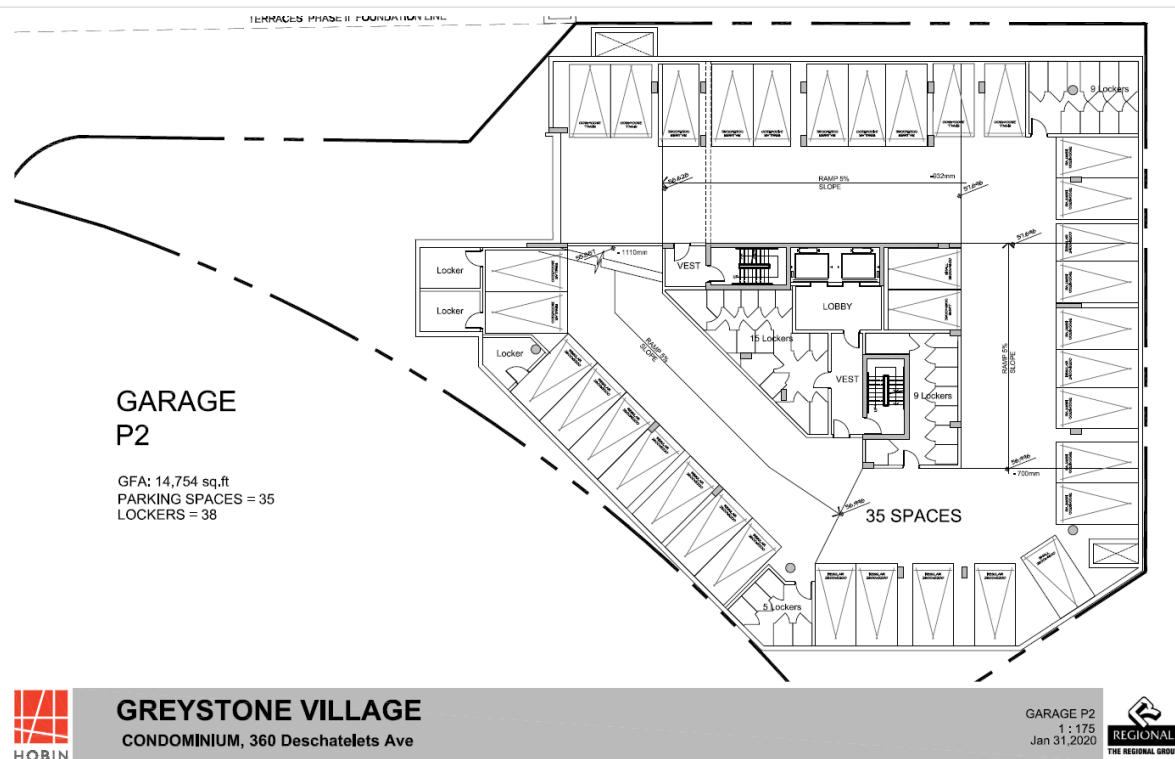


Figure 6: Underground Parking Level 2

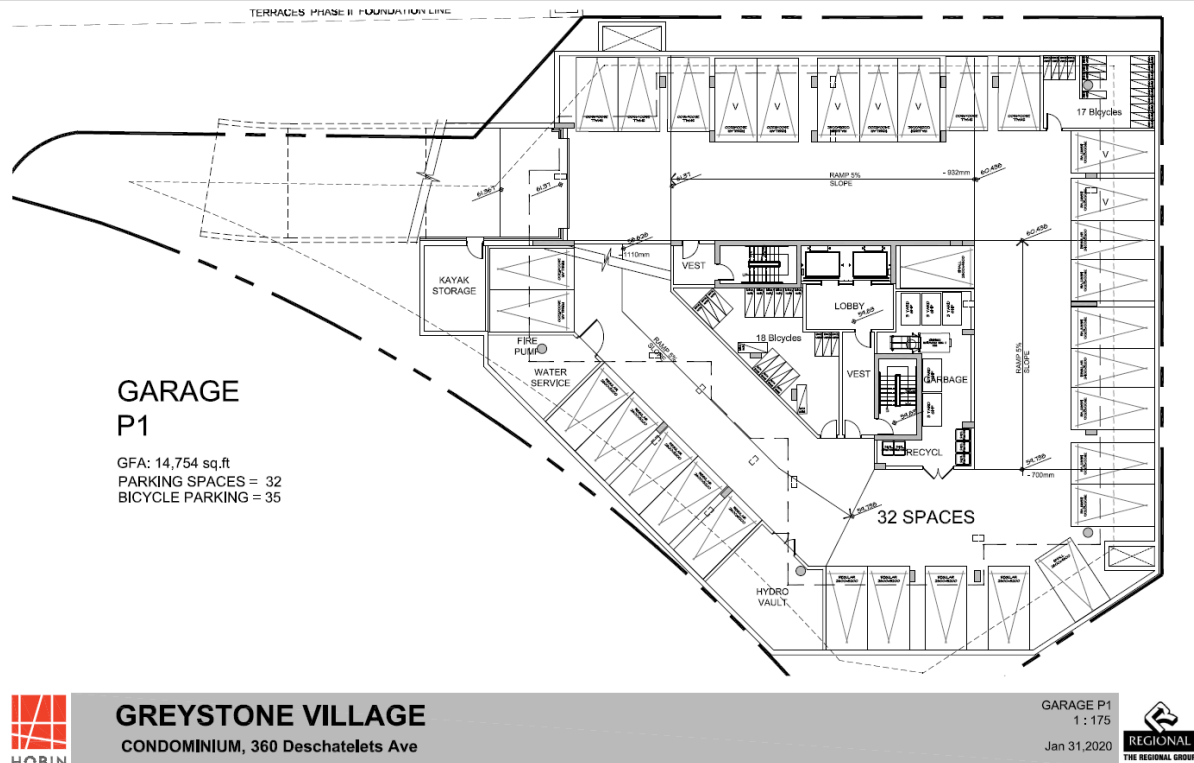


Figure 7: Underground Parking Level 1

The ground floor will contain a wide range of amenities as well as residential units. The ground floor also contains the mail room for the residents. Amenities include a fitness room and an open waiting room.

From the second floor up, the building has a wide range of unit sizes. The units are accompanied by a wide range of balcony sizes. The ninth floor has the largest units in the building. The building is angled to provide adequate spacing from the nearby development. The front facing elevation of the building is shown on **Figure 8**.



GREYSTONE VILLAGE

CONDOMINIUM, 360 Deschatelets Ave

ELEVATIONS
1 : 200
FEB 14, 2020



Figure 8: North Facing Elevation

A rooftop amenity area is proposed to provide additional leisure space for residents. This includes a north east and north west facing terrace. Garden plots are located throughout the roof allowing residents to add their own character to the rooftop through rooftop garden plots. The rooftop amenity area is serviced by a universal washroom. This washroom will provide access to water for the residents that wish to garden and provide access to washrooms for those working in the mechanical room. Further, an outdoor sink provides water access to residents. The amenity space can be seen on **Figure 9**.

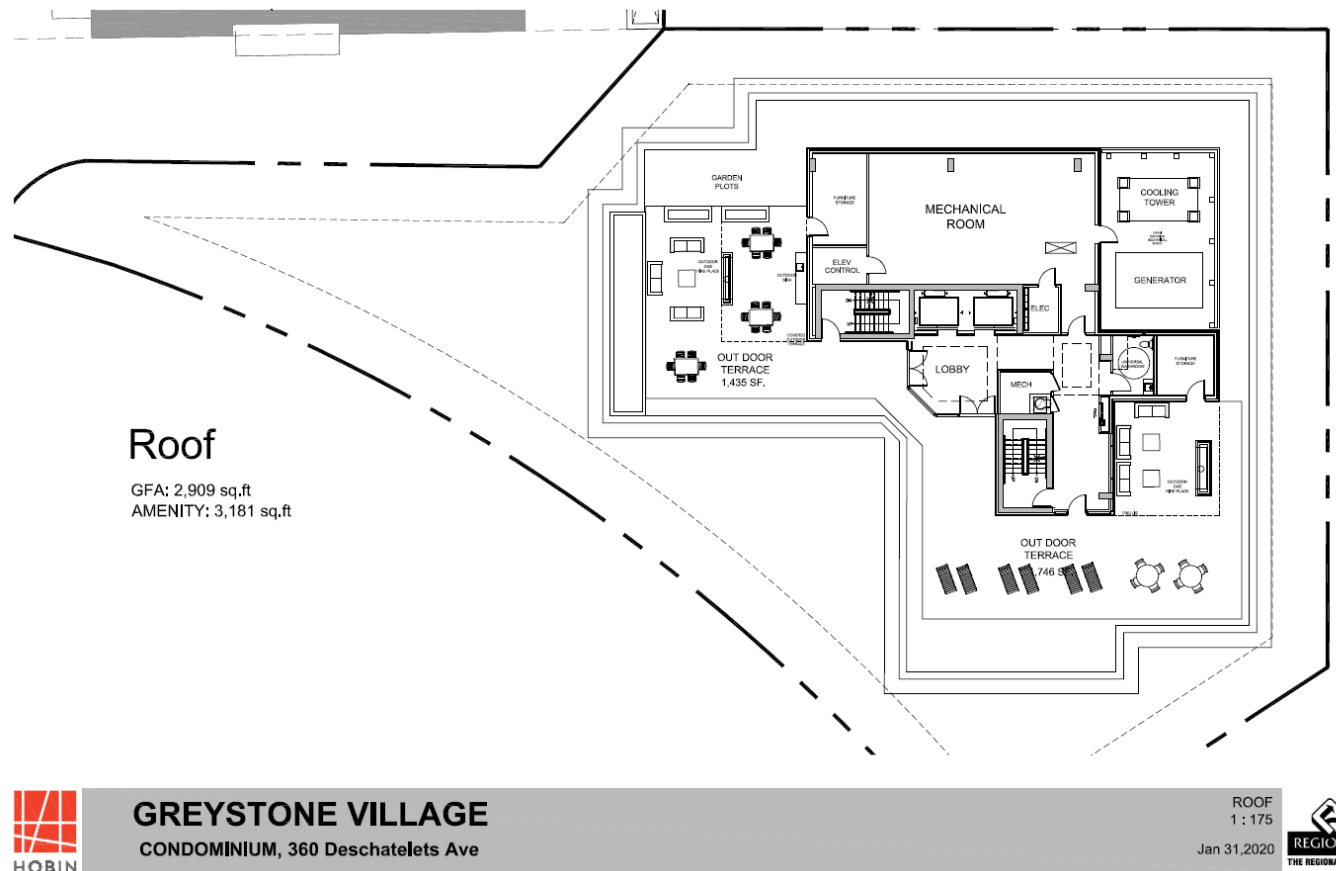


Figure 9: Conceptual Roof Plan

Landscape Plan and Pedestrian Connectivity

The site has been designed to provide a high-quality streetscape and pedestrian experience along the frontage. The Landscape design has created a lively frontage along Deschâtelets Avenue. The front entrance of the building will be framed with landscaping features.

Landscaping will surround the building up to the property line and will blend in with landscaping on surrounding land uses. Pedestrians will have easy access to Deschâtelets Avenue through the front of the building. The Landscape Plan can be seen on **Figure 10**.

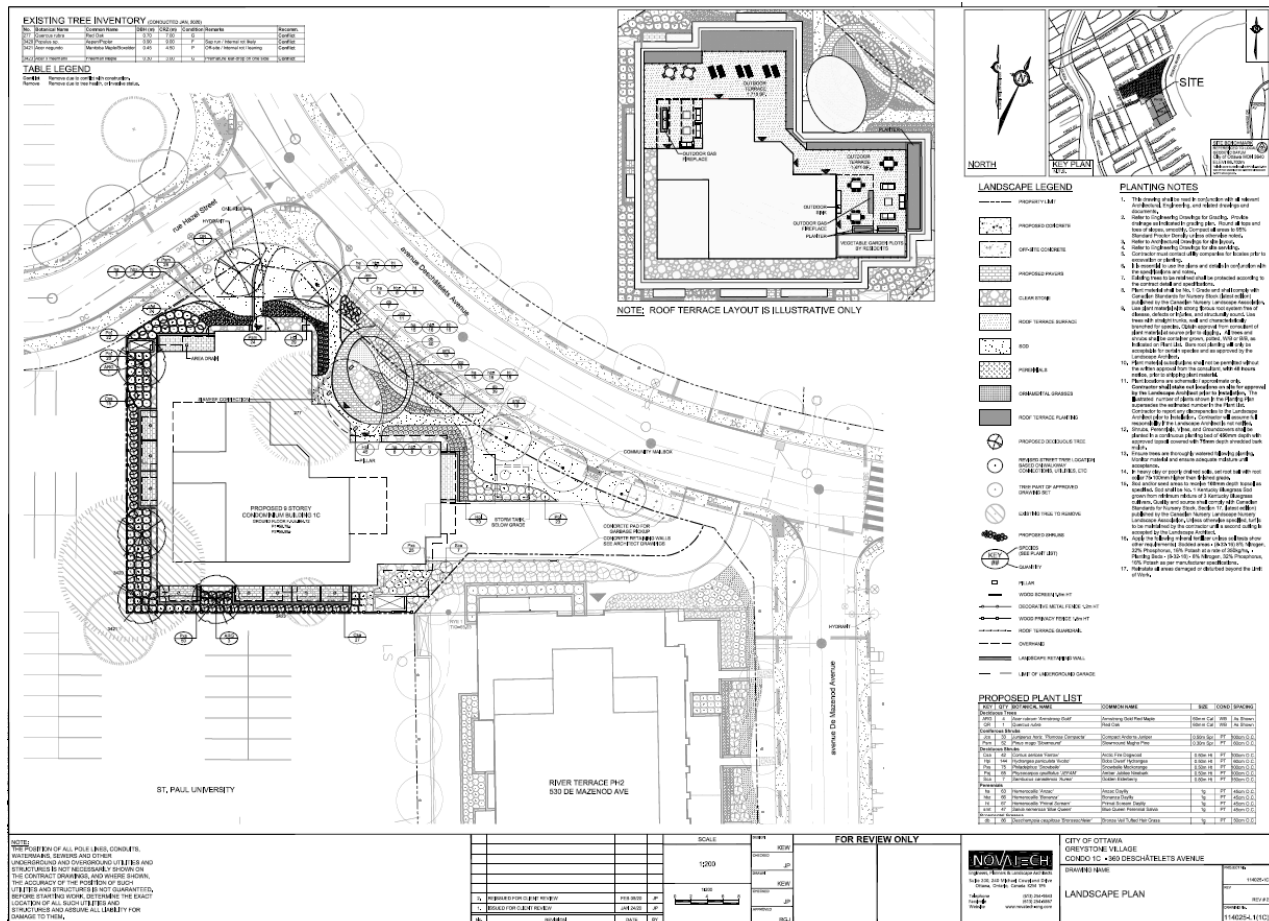


Figure 10: Landscape Plan

4.0 PLANNING AND REGULATORY FRAMEWORK

This Section of the Planning Rationale will demonstrate how the proposed development conforms to the applicable planning and regulatory framework.

4.1 PROVINCIAL POLICY STATEMENT 2014

The 2014 Provincial Policy Statement (PPS) was issued under Section 3 of the Planning Act and came into effect April 30, 2014. Under Section 3 of the Planning Act, all decisions affecting planning matters shall be consistent with the PPS policy.

Section 1 of the PPS speaks to the building of strong and healthy communities within the province of Ontario. Section 1.1.1 sets out policies that aim to achieve the building of these healthy communities. The proposed development meets the following policies of Section 1.1.1:

- The proposed development promotes efficient development and land use patterns which sustain the financial well-being of the province and municipalities over the long term (Policy 1.1.1 a);

- The proposed development adds to the existing range of uses by adding residential uses to the Subject Site (Policy 1.1.1 b);
- The proposed development avoids land use patterns which may cause environmental or public health and safety concerns (Policy 1.1.1 c);
- The proposed development does not impede the efficient expansion of settlement areas as it is a redevelopment located within the City's urban area (Policy 1.1.1 d);
- The proposed development promotes cost-effective development patterns and standards to minimize land consumption and servicing costs (Policy 1.1.1 e);

The proposed development is consistent with the policies of Section 1.1.1 of the PPS 2014.

Section 1.1.2 of the PPS speaks to providing sufficient land to *“accommodate an appropriate range and mix of land uses to meet the projected needs for a time horizon of up to 20 years.”* The proposed development provides residential uses in an urban area that is well serviced by existing transit services and various neighbourhood amenities. The addition of residential uses to the Subject Site helps achieve a density that supports the transit system and various commercial and office uses within the surrounding area.

Section 1.1.3 provides direction on Settlement Areas. Policy 1.1.3.2 speaks to how land use patterns within settlement areas should be developed. The proposed development meets the following policies of Section 1.1.3.2 *“Land use patterns within settlement area shall be based on:*

- The proposed development provides a density and mix of land use that (Policy 1.1.3.2 a)
 - efficiently uses land and resources (Policy 1.1.3.2 a 1);
 - 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 (Policy 1.1.3.2 a 2);
 - ...promote energy efficiency (Policy 1.1.3.2 a 3);
 - support active transportation (Policy 1.1.3.2 a 4);
 - are transit-supportive, where transit is planned, exists or may be developed (Policy 1.1.3.2 a 5).
- The proposed development is an example of intensification and redevelopment, in accordance with Section 1.1.3.3 (Policy 1.1.3.2 b).

Section 1.1.3.3 states that *“Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable*

existing or planned infrastructure and public service facilities required to accommodate projected needs.”

The proposed development is located in the General Urban Area which can be served by both existing and planned infrastructure and transit systems. The area is well served by local bus routes that run along Main Street and bus service is planned to loop through Greystone Village. The surrounding neighbourhood features many neighbourhood amenities such as shops, restaurants, schools, and parks.

The proposed development represents an efficient use of land located within a built-up settlement area in the City. The Subject Site benefits from existing infrastructure, existing and planned transit services and a variety of neighbourhood amenities. The Subject Site is well suited for intensification. The proposed development is consistent with the policies of the Provincial Policy Statement.

4.2 CITY OF OTTAWA OFFICIAL PLAN

4.2.1 General Urban Area Designation

The Subject Site is designated General Urban Area on Schedule B of the City of Ottawa’s Official Plan, as shown on **Figure 11**. The Official Plan identifies General Urban Areas as areas for growth:

“The General Urban Area designation permits 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. This will facilitate the development of complete and sustainable communities. A broad scale of uses is found within this designation, from ground-oriented single-purpose buildings to mid-rise buildings with a mix of uses along Mainstreets or Transit Priority Corridors; from a dwelling or corner store to a shopping centre or office”

The proposed development represents an opportunity for higher density residential development within the General Urban Area. The central location of the Subject Site allows the proposed development to take advantage of the existing services, facilities and greenspace within the surrounding area.

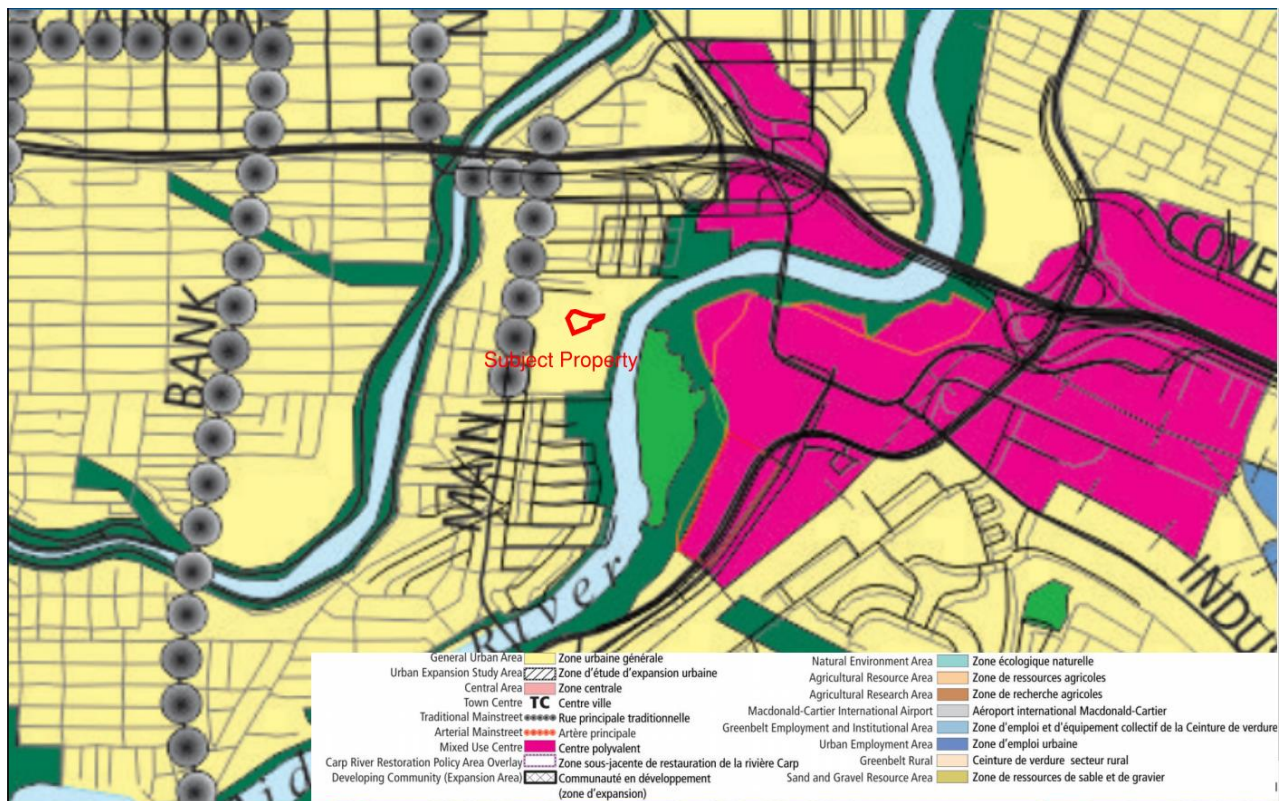


Figure 11: Excerpt from Official Plan Schedule B

The site is also subject to the Old Ottawa East Secondary Plan. This is discussed in Section 4.3 of this rationale.

Policy 1 of Section 3.6.1 states: “*General Urban Area areas are designated on Schedule B. The General Urban Area designation permits many types and densities of housing, as well as employment, retail uses, service, industrial, cultural, leisure, greenspace, entertainment and institutional uses.*”

The proposed residential use is permitted in the General Urban Area designation.

Policy 2 of Section 3.6.3 states: “*The evaluation of development applications, studies, other plans and public works undertaken by the City in the General Urban Area will be in accordance with Section 2.5.1 and Section 4.11.*”

Section 2.5.1 addresses Designing Ottawa in relation to Built Form, Open Spaces, and Infrastructure. This section will be explored in depth later in this planning rationale. Section 4.11 speaks to Urban Design and Compatibility of a site and will be explored later in this planning rationale.

Policy 3 of Section 3.6.3 states: “*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 Subject Site is located within the Old Ottawa East Community Design Plan and Old Ottawa East Secondary Plan. The Old Ottawa East Secondary Plan includes provisions that allow for the development of nine storey buildings on land designated Medium-rise on *Schedule A* of the Secondary Plan. The Secondary Plan is discussed later in this planning rationale.

The proposed development introduces a higher density building on the Subject Site that meets the intention of the General Urban Area policies of the Official Plan, subject to the applicable secondary plan which permits a building height of nine storeys.

4.2.2 Urban Design and Compatibility

Section 2.5.1 of the Official Plan provides policy direction on urban design and compatibility. *“Encouraging good urban design and quality and innovative architecture can also stimulate the creation of lively community places with distinct character that will attract people and investment to the City.”* Section 2.5.1 sets out a number of design objectives for new development. The proposed development responds the following design objectives:

- The proposed development will help to enhance the sense of community by creating a development with a distinct identity (Objective 1);
- The proposed development defines quality public and private spaces (Objective 2);
- The proposed development will have a safe and accessible design (Objective 3);
- The proposed development maintains the character of the area by utilizing architectural design that complements the surrounding development and neighbourhood (Objective 4);
- The proposed development promotes sustainability by utilizing existing infrastructure and adding a higher density to an area well served by transit, helping to reduce the carbon footprint of the proposal (Objective 7).

This proposed development addresses the City of Ottawa Design Objectives.

4.2.3 Review of Development Applications

Section 4 of the Official Plan outlines policies that will be applied for the review of development applications. Section 4 provides policy direction for the different aspects of development review. The proposed development responds to the following relevant policies:

- Relating to Policy 4.1 (Site Specific Policies and Secondary Policy Plans), the Subject Site is located within the boundary of both the Old Ottawa East Secondary Plan and Community Design Plan. These Plans are discussed in Sections 4.3 and 4.4 of this Planning Rationale;

- Relating to Policy 4.3 (Walking, Cycling, Transit, Roads and Parking Lots), the Subject Site is located on Deschâtelets. The Subject Site is well serviced by existing cycling routes, including pathways along the Rideau River, which have been extended through Greystone Village.
- Relating to Policy 4.4 (Water and Wastewater Servicing), the proposed development has access to existing water and wastewater services. A Site Servicing and Stormwater Memorandum was prepared by Novatech (dated January 2020) in support of the proposed development. This report concludes that the existing municipal infrastructure has sufficient capacity to support the proposed development.
- Relating to Policy 4.6 (Cultural Heritage Resources), no heritage buildings or areas are located on or adjacent to the subject site.
- Relating to Policy 4.7 (Environmental Protection), a landscape plan was prepared by Novatech (dated January 2020) for the subject site. The landscape plan indicates vegetative cover of the site and provides an appropriate planting strategy for the development.
- Relating to Policy 4.8 (Protection of Health and Safety), a Phase 1 Environmental Site Assessment and Phase 2 Environmental Site Assessment (dated August 2016) were prepared by Golder Associates in support of the proposed development. The Phase 2 ESA recommended that soil remediation be carried out at the time of site redevelopment. The Site has been remediated and a Record of Site Condition has been filed with the Ontario Ministry of the Environment and Climate Change (RSC #222394, 2016/08/16).

A Geotechnical Investigation for this development was prepared by Paterson Group (dated February 2020). The report concludes that from a geotechnical perspective, the subject site is considered satisfactory for the proposed development. It is expected that the proposed multi-storey building will be founded on a raft foundation bearing on the undisturbed, stiff silty clay or undisturbed, compact to dense sand. The site class for seismic site response can be taken as Class D.

A Noise Study for the proposed development will be submitted with the application during a re-submission. The Noise Study will address the policies in Section 4.8.7 of the OP.

- Relating to Policy 4.10 (Greenspace Requirements), parkland dedication requirements were determined through the subdivision registration.

The policies regarding Urban Design and Compatibility found in Section 4.11 of the Official Plan are discussed below.

Section 4.11 of the Official Plan addresses issues of compatible development. *“At the scale of neighbourhood or individual properties, issues such as noise, spillover of light, accommodation of parking and access, shadowing and micro-climate conditions are prominent considerations when assessing the relationship between new and existing development.”* The following policies of

Section 4.11 sets out policies to encourage high quality design throughout the City of Ottawa and to address issues of compatibility for infill development. Policies of Section 4.11 are grouped under the themes discussed below:

View – Depending on its location, the mass or height of new development may enhance or impact the view visible from public view points.

The proposed development has been designed to respect the views of buildings in the immediate area. The proposed development is located at a prominent intersection towards the corner of Deschâtelets Avenue and Hazel Street. The proposed development will provide a sight line down Hazel Street and enable intuitive navigation throughout Greystone village. Units on the upper levels will enjoy a backdrop of the Rideau River and its surrounding natural features.

The proposed development works around the small, irregular shaped lot. The building is designed to provide a visual transition to the development to the south. To the east, the adjacent parking lot provides a visual break between the proposed development and St. Paul's University. To the north, stacked back to back townhomes planned along the east side of Deschâtelets Avenue will offer a transition between the proposed development and the forecourt park in front of the Deschâtelets building. The proposed development is located in such a way to avoid any immediate conflict with the future development St. Paul's lands to the north west.

Building Design – Good building design contributes to successful neighbourhood integration and compatibility of new development with the existing or planned character of its surroundings.

The building incorporates a range of building materials to blend into the surrounding area while maintaining a unique identity. The building design is compatible with the character of the neighbourhood with respect to colour, material, and architectural elements. The base of the building contains elements of stone, wood, and brick. These materials give the base of the building a unique character. The upper part is designed with a slightly more industrial and 'bare-bones' feel. This is achieved using a combination of brick, aluminium, and steel design elements. The range of material also contributes to a variety of textures and colours on the building. Glass panels throughout the building help create a livelier design. The transition of colour from light to dark provides character to the building depending on which angle it is viewed. The north of the building is the brightest, and the building darkens towards the south. The north facing elevations are shown on **Figure 8**.

The lighter colored design elements on the north facing elevation of the building create a lively entrance onto Deschâtelets Avenue. The entrance to the building helps to animate the street.

Massing and Scale – complementary to building design, the massing and scale of new development also contributes to successful neighbourhood integration and compatibility of new development with the character of surrounding community.

The proposed mid-rise building makes effective use of the area of the lot and is an appropriate height for development in the area. The scale of the proposed development is eased by the multitude of building forms in the immediate area.

The proposed design conforms to the Secondary Plan policy for building height. A Minor Zoning By-law Amendment is required to allow the building to better occupy the irregular shaped lot. The proposed setback will allow for an efficient use of space, framing the street and nearby developments.

Outdoor Amenity Areas - private and communal areas of a property designed to accommodate a variety of leisure activities.

Outdoor amenity areas are provided through a mix of private balconies, ground level private terraces and a rooftop communal amenity area. The proposed building is located a short walk from Grand Allée park and Forecourt Plaza. The Deschâtelets building will also provide an outdoor amenity for residents, and visitors to the commercial uses and public open space.

Ground level units will have landscaping located around the perimeter of the terraces. These terraces are located around the building and provide views through the landscaped areas and into the surrounding neighbourhood. Balconey's attached to each unit provide sightlines throughout Greystone Village and to various outdoor amenity areas.

Communal rooftop terraces are proposed to take advantage of the view from the roof. The terraces are set back within the roof area and will not be visible from the street. Indoor amenity space associated with the rooftop patios, including the elevator stacks and lobby, will match the required mechanical penthouse in height. They will be setback toward the centre of the roof area so as to minimise the visibility from ground level.

The proposed development conforms to the City of Ottawa Official Plan including the design and development review policies of Section 2.5.1 and Section 4.11. The proposed development is consistent with City of Ottawa development goals and design objectives.

4.3 OLD OTTAWA EAST SECONDARY PLAN

The Subject Site is located within the Old Ottawa East Secondary Plan and the Old Ottawa East Community Design Plan. The Old Ottawa East Secondary Plan is a guide to the long-term design and development of this community taking into consideration land use, urban design, zoning, transportation, existing street conditions, compatibility of new development, and other issues of concern to the local community. The Secondary Plan provides the legal framework that supports the Old Ottawa East Community Design Plan (CDP)

The Subject Site is designated as Mixed-Use Medium-rise on Schedule A of the Secondary Plan, as shown on **Figure 12** below.

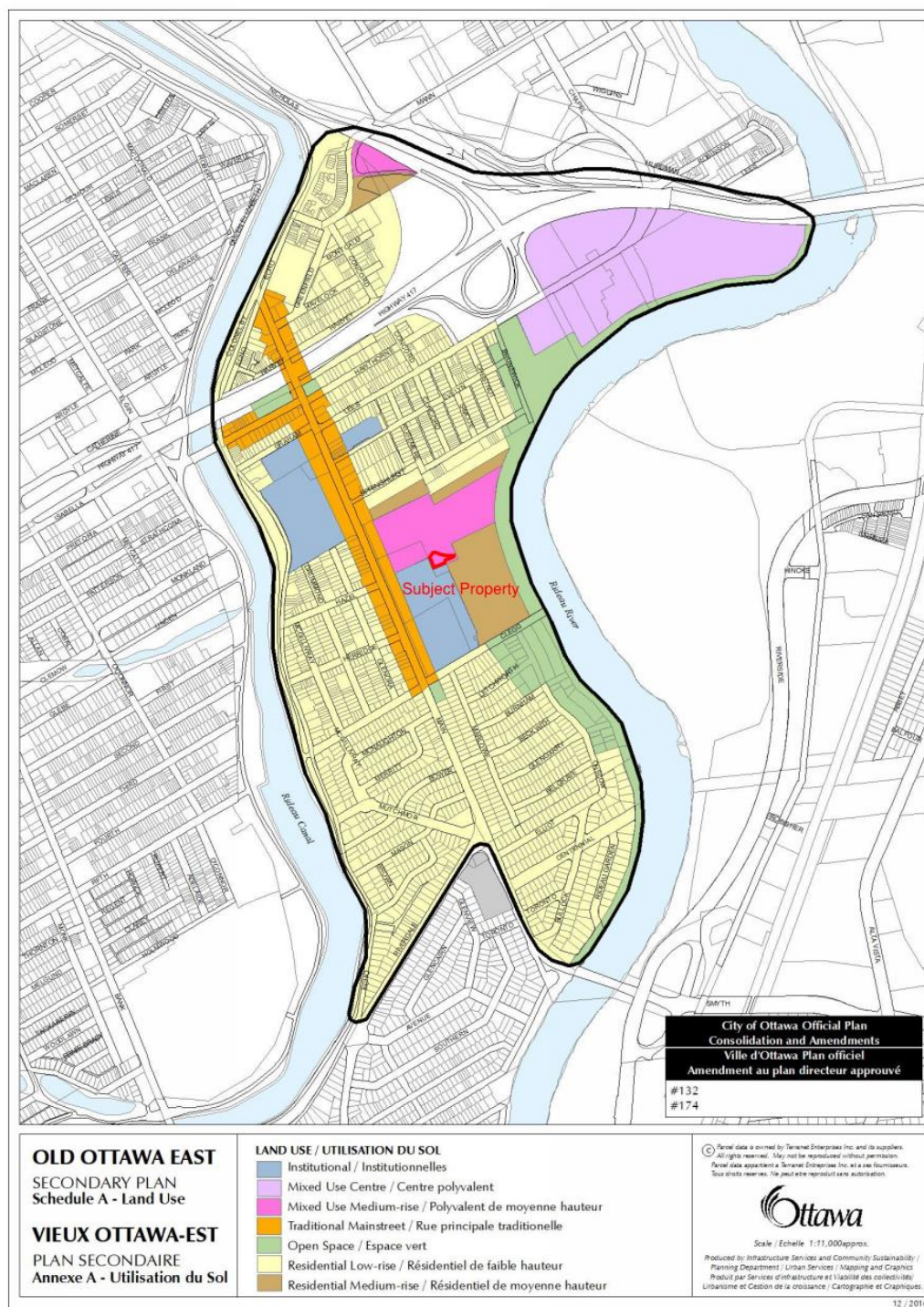


Figure 12: Excerpt from Old Ottawa East Secondary Plan – Land Use Schedule

Policy 2 of the Land Use and Design Policies section states “*Notwithstanding the provision for greater building heights set out in the Official Plan, no buildings will be allowed higher than six*

storeys and 20 metres within the area of this Plan other than the height limits allowed within the precincts referred to in Sections 10.3.4 and 10.3.7 of this Plan.”

Section 10.3.4. of the Secondary Plan refers to the ‘East Side of Main Street Springhurst to Clegg’ precinct, which is where the subject site is located. The policies of this precinct are reviewed in greater detail below, however Policy 4.f of Section 10.3.4 of the Official Plan speaks to achieving a diversity of uses, activities, and people within this precinct, by providing “*a range of building heights between five to nine storeys in the Residential Medium-Rise designation.*”

Policy 4 of the Land Use and Design policies states “*Buildings within the low-rise area will not exceed four storeys, and in the medium-rise area will not exceed 9 storeys.*”

Schedule A of the Secondary Plan designates the subject site as medium-rise. As a medium rise building, the maximum permitted building height is 9 storeys.

The proposed development is consistent with Policy 4.g which requires parking to be located below grade.

4.3.1 Neighbourhood and Precinct Policies

Section 10.3 of the Secondary Plan provides greater detail on the specific neighbourhood precincts defined in the CDP and Secondary Plan. The subject site is located within the precinct defined as the “East side of Main Street Springhurst to Clegg.” The development meets the following relevant policies of Section 10.3.4 set out for this area:

1) Achieve a Diversity of Uses, Activities, and People

The residential condominium units will contribute to the range of unit types within Greystone Village and the Old Ottawa East neighbourhood. A range of unit sizes will provide for a range of housing options to accommodate a variety of users including smaller households, seniors and empty nesters. Parking is located below grade with landscaping around the building. The building also complements the nearby nine storey towers, with similar architectural designs.

2) Promote a Vibrant and Thriving Mainstreet

The proposed building and landscape design will create a pedestrian-friendly environment along street frontages and main facades with primary doors at ground level facing the street and accessible from the public sidewalk. The site and surrounding area maintains a gradual height increase when moving further from the nearby Traditional Mainstreet.

3) Celebrate Legacy and Heritage

The site has been designed to respect the heritage designation of the Deschâtelets Building and the heritage landscape of the surrounding area.

4) Integrate Green Space and Ensure Connectivity

The site design includes walkways surrounding the front of the building, designed to integrate with the surrounding area and landscaping. Landscaping located at the rear of the building will help ensure there is an adequate buffer from the parking lot next door.

Transit will be provided throughout the site to ensure connectivity to the surrounding area.

5) Promote Health and Sustainability

The proposed mid-rise building will contribute to achieving the City's density target for the area and support the walkable, Traditional Mainstreet. The site design supports active transportation.

4.4 OLD OTTAWA EAST COMMUNITY DESIGN PLAN

The Old Ottawa East Community Design Plan (CDP) contains much of the same information as the Secondary Plan while in some places providing additional detail on the vision for the growth and development of the Old Ottawa East Community, including specific Urban Design Guidelines for Old Ottawa East. The majority of this plan focuses on development adjacent to Main Street.

Design guideline number nine applies to the subject site. This design guideline calls for the redevelopment of lands within the subject area relative to the policy directions provided in the CDP. This community design guideline calls for compatibility with the residential neighbourhood and institutional uses. The subject site is designed to ensure that the proposed nine storey building is compatible with the nearby area. Further, the proposed development helps achieve the target densification while respecting the character of the area.

5.0 CITY OF OTTAWA ZONING BY-LAW 2008-250

The Subject Site is zoned Residential Zone Five, Subzone B, Exception 2309, (R5B [2309]). Existing zoning of the subject site and surrounding area is shown as **Figure 13**. The R5B[2309] Zone permits a maximum building height of 32 metres. Exception 2309 provides prescribes the front lot line to be that which abuts Deschâtelets Avenue and states a minimum rear yard setback of 3m.

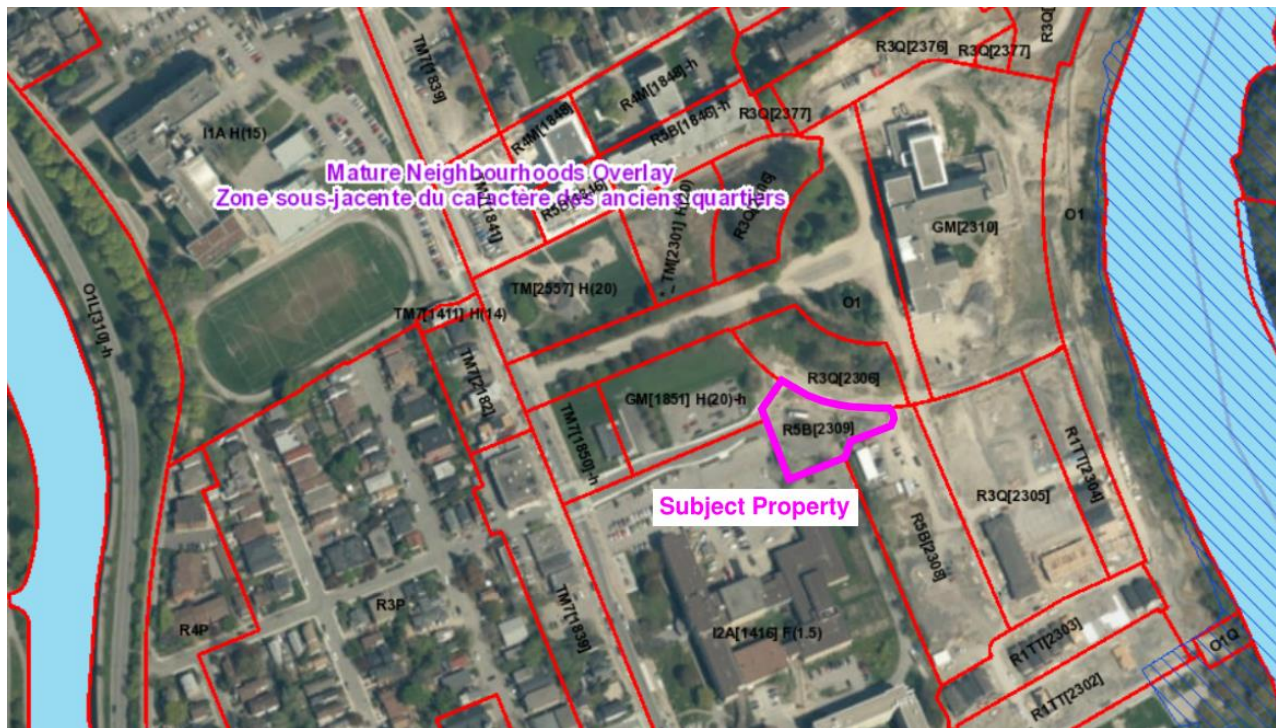


Figure 13: Existing Zoning

The Subject Site is zoned as Residential Fifth Density Subzone B under the City of Ottawa's Zoning By-law 2008-250. The development conforms to the intent and the permitted uses in the R5 Zone and generally meets the zone provisions. However, a Minor Zoning Amendment is required to permit a setback of 3m from all lot lines and allow a washroom to be included in permitted projections above the maximum building height. A summary of the proposed Zoning Bylaw Amendment is provided under Section 5.1 of this rationale.

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;
2. allow a number of other residential uses to provide additional housing choices within the fifth density residential areas;
3. permit ancillary uses to the principal residential use to allow residents to work at home and to accommodate convenience retail and service uses of limited size;
4. ensure that residential uses predominate in selected areas of the Central Area, while allowing limited commercial uses;
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; and (By-law 2009-392)

6. 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.

The proposed mid-rise dwelling is a permitted use in the R5B Zone. The following table provides an overview of the performance standards set out in the existing R5B [2309] Zone, and how the proposed development responds:

Table 1: R5B[2309] Performance Standards

Zone Provisions	R5B[2309]	R5B[XXXX]
	Required	Provided
Minimum Lot Area	675 m ²	1807.44 m ²
Minimum Lot Width	22.5 m	40.24m
Front Yard Setback	3m (min)	3.86m
Interior Side Yard Setback	If located within 21 metres of front lot line: 1.5m If located further than 21 metres from the front lot line: 6m	3m 3.4m
Corner Side Yard	3m (min)	7.4m
Rear Yard	3m	5m
Building Height	32m	28m
Max. Floor Space Index	No maximum	N/A
Min. Width of Landscape Area	No minimum	N/A
Min. Landscape Area around parking lot (>10<100 spaces)	1.5 m	N/A
Landscaped Open Space	30% lot area (1542.2 m ²)	40% (737.84 m ²)

The proposed development generally conforms to the provisions of the Residential Fifth Density. The areas that do not comply are discussed below:

An amendment is required for Section 164, 2, 4, b) to reduce the required interior side yard setback from 6m to 3m. The 6m requirement stems from the interior side yard being located further than 21 metres from the front lot line. When designing the site and applying for the previous Zoning By-law Amendment (By-law 2015-361) this provision was overlooked. A minor zoning amendment is being proposed to provide a 3m setback from all lot lines. This setback applied around the site will facilitate a better design for the irregular shape of the lot. While the interior side yard setback past 21 metres from the front lot line will be reduced, the required interior side yard setback of the front lot line within 21 metres will increase from 1.5m to 3m.

An amendment is also required to permit a washroom to be included as a permitted projection above the height limit under Section 64. This section allows for landscaped areas, roof-top gardens, terraces, mechanical equipment, and service equipment as projections above the height limit. The amendment seeks to allow for a universal washroom to be included as a permitted projection. The

purpose of permitting the projections would make the space more usable. Further, the access to running water allows residents who are interested in gardening the ability to water plants and allows future rooftop gardens to flourish. Finally, this washroom will allow residents utilizing the amenity area access to a washroom without having to re-enter the building.

Amenity Area

Amenity area for residents is provided via private balconies and terraces and through ground floor communal amenities including a fitness centre and communal rooftop amenity space. The following table summarises the amenity area provided and demonstrates how it meets the Zoning By-Law Requirement of Section 137:

Table 2: Amenity Area Requirements

	<i>Required</i>	<i>Provided</i>
85 Units x 6 sq. m/unit = 492 sq. m)	510 m ²	970 m ²
50% requires as communal amenity area	255 m ²	349 m ²

The proposed development meets the Zoning By-Law requirement for private and communal landscape area. The amenity areas will include an elevator lobby, communal kitchen, dining and lounge area. The rooftop amenity space is integrated with the permitted elevator and stairwell stacks. An amendment is required to permit a washroom to project above the height limit. The indoor spaces are set back from the edge of the roof and will generally not be visible from street level.

Parking

Minimum Parking requirements are set out in Section 101 of the Zoning By-law. The Subject Site is located in Area X on Schedule 1A of the City of Ottawa's Zoning By-law. Minimum vehicular parking spaces requirements for the proposed development are identified as the By-law as follows:

- Mid-High Rise Apartment Dwelling
 - 0 for first 12 units, 0.5 per dwelling unit after the first 12 units
 - 0.1 per dwelling unit (visitor)

Table 3: Required Parking and Visitor Parking

	<i>Required</i>	<i>Provided</i>
Residential Parking (0.5/unit)	43	63
Visitor parking (0.1/unit) – first 12 units	7	7
Total	50	70

The development exceeds the required parking as set out in the Zoning By-Law.

Bicycle Parking

Minimum bicycle parking space requirements for the proposed development are set out in Section 111 of the Zoning By-Law:

- Apartment Dwelling 0.5 per dwelling unit

Based on the foregoing, a total of 43 bicycle parking spaces are required for the proposed development. A total of 35 bicycle parking spaces are provided within the underground parking garage and 8 spaces are located outside. The amount of vertical bicycle spaces is 20, and the amount of horizontal bicycle spaces is 23. The proposed bicycle parking, as summarised in Table 4, meets the minimum requirement of the City's Zoning By-law.

Table 4: Required Bicycle Parking

	<i>Required</i>	<i>Provided</i>
<i>Residential (85 x 0.5/unit)</i>	43	43
<i>Total</i>	43	43

The proposed uses and building form are permitted under the R5B zone.

A Minor Zoning Amendment is required to amend the setback of the building to a consistent 3.0 metres from all lot lines. A Minor Zoning Amendment is also required to permit a washroom to be included in permitted projections above the maximum building height. A summary of the requested Zoning Amendment is provided below.

5.1 SUMMARY OF PROPOSED ZONING BY-LAW AMENDMENT

The following exceptions are required from the provisions of the R5B [2309] Zone. It is proposed that zoning of the site be amended to permit the setback and a rooftop washroom area. There will not be an increase to maximum building height nor will the front lot line change.

R5B[2309] Required Exceptions:

- The front lot line is deemed to be that which abuts Deschâtelets Avenue.
- Minimum rear yard setback: 3 m
- Minimum interior side yard setback: 3m
- Maximum building height: 32 m
- A rooftop washroom area:

- i) to a maximum height of 4.9 m is considered a permitted projection above the height limit; and,
- ii) has a maximum floor area of 10 m².

6.0 CONCLUSION

The proposed development is consistent with the Provincial Policy Statement (2014) and conforms to the City of Ottawa Official Plan. A Minor Zoning Amendment is required to provide a setback of 3m from all lot lines and include a washroom as a permitted projection. The proposed design meets the intent of the by-law in achieving a high-quality development in the Residential Fifth Density Zone.

This planning rationale, along with the associated technical studies, supports the proposed development. The design of the Subject Site is compatible with existing and planned surrounding uses and functions well within the surrounding context. The proposed development is an appropriate and desirable addition to the community and represents good planning.

Prepared By:



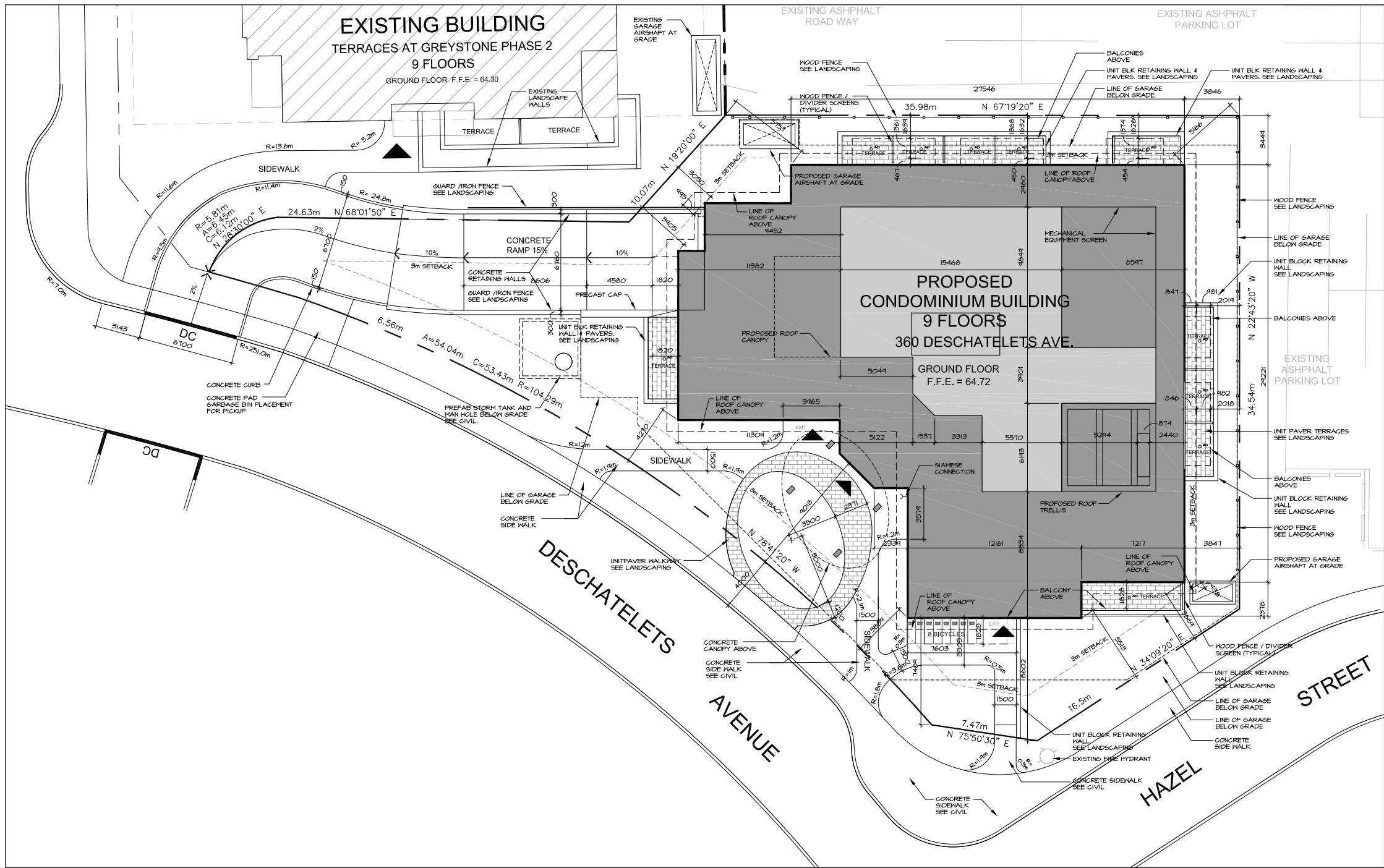
**Taylor West, M.Sc. (Plan)
Planner**

Reviewed By:



**Murray Chown, RPP, MCIP
Director | Planning & Development**

Appendix A: Site Plan



SURVEY INFORMATION TAKEN FROM:
 PLAN 4M-1583
 PLAN OF SUBDIVISION OF
 PART OF LOT "H" CONCESSION "D" (RIDEAU FRONT)
 GEOGRAPHIC TOWNSHIP OF NEPEAN,
 CITY OF OTTAWA
 REGISTERED PLAN 4M-1583, CITY OF OTTAWA
 ANNIS O'SULLIVAN VOLLEBEKK LTD. 2017

SITE SUMMARY:

ZONING : R5B (2308), FIFTH DENSITY ZONE
 APARTMENT DWELLINGS, MID TO
 HIGH-RISE
SITE AREA : 1807.44 sq.m
PROPOSED USE : RESIDENTIAL CONDOMINIUM BUILDING,
 9 FLOORS,
 2 LEVELS UNDERGROUND PARKING
 GARAGE
BUILDING FOOTPRINT: 868.5 sq.m
 (ABOVE GRADE)

ZONING SUMMARY:

	REQUIRED	PROVIDED
MIN LOT AREA :	675 sq.m.	1,807.44 sq m
BUILDING HEIGHT :	32 m (max)	28 m

YARDS

	3 m	3.86 m (min)
FRONT YARD		
REAR YARD	3 m	5.1 m
CORNER SIDE YARD	3 m	7.4 m (min)
INTERIOR SIDE YARD		
Within 21m of Front Lot Line	1.5 m	3 m
Further than 21m of Front Lot Line	6 m	3.4 m

VEHICULAR PARKING:

	43 spaces	63 spaces
RESIDENTIAL PARKING (85 units x 0.5 = 43 spaces)		
RESIDENTIAL VISITOR PARKING (85 units (-first 12 units) x 0.1 = 7 spaces)	7 spaces	7 spaces
	50 spaces	70 spaces

BICYCLE PARKING

	43 spaces	35 spaces (inside)
RESIDENTIAL (85 units x 0.5 = 43 spaces)		
		8 spaces (outside)

AMENITY

	510 sq.m	970 sq.m
(85 units x 6 sq.m/unit = 510 sq.m)		
(Communal, 50% of Req'd = 255 sq.m)	255 sq.m	349 sq.m

LANDSCAPED OPEN SPACE

	542.2 sq.m	737.84 sq.m
(30% OF LOT AREA) 1807.44 sq m x 30% =		
	542.2 sq.m	40%

BUILDING SUMMARY:

	85
CONDOMINIUM UNITS	

	GROSS FLOOR AREA	NET FLOOR AREA
ROOF/ MECH. PENT	2,909 sq.ft.	-
LEVEL 9	9,210 sq.ft.	7,823 sq.ft.
LEVELS 4-8	46,050 sq.ft.	38,695 sq.ft.
LEVELS 2-3	18,420 sq.ft.	15,490 sq.ft.
GROUND	9,431 sq.ft.	4,682 sq.ft.
TOTAL	86,020 sq.ft.	66,690 sq.ft.

GARAGE P1	14,754 sq.ft.
GARAGE P2	14,754 sq.ft.
GARAGE P2 (lower)	1,353 sq.ft.
TOTAL	116,881 sq.ft.

UNIT TYPE / FLOOR

	BACH.	1 BED	2 BED	2 BED	TOTAL/
		+DEN		+DEN	FLOOR
LEVEL 9			1	5	6
LEVEL 8	2	2	2	3	9
LEVEL 7	2	2	2	3	9
LEVEL 6	2	2	2	3	9
LEVEL 5	2	2	2	3	9
LEVEL 4	2	2	2	3	9
LEVEL 3	6	1	2	3	12
LEVEL 2	6	1	2	3	12
GROUND	6	1	1	1	10
TOTAL	18	13	11	16	85

UNIT MIX

GUEST SUITE	318 sq.ft.	
BACHELOR	316 sq.ft. - 393 sq.ft.	21%
1 BEDROOM	608 sq.ft. - 610 sq.ft.	15%
1 BEDROOM + DEN	743 sq.ft. - 753 sq.ft.	13%
2 BEDROOM	824 sq.ft. - 920 sq.ft.	19%
2 BEDROOM + DEN	984 sq.ft. - 1,472 sq.ft.	32%

KEY PLAN



PROJECT CONSULTANTS:

Developer / Owner

eQ Homes Inc.
 The Regional Group of Companies Inc.
 1737 Woodward Drive - 2nd Floor
 Ottawa, ON K2C 0P9
 voice: (613) 230-2100 fax: (613) 230-2962

Architect

Hobin Architecture Inc.
 63 Pamilla Street
 Ottawa, ON K1S 3K7
 Contact:
 Marc Thivierge
 voice: (613) 238-7200 x 105 fax: (613) 235-2005
 web: www.hobinarc.com

Planning

240 Michael Cowpland Drive, Suite 200
 Ottawa, ON K2M 1P6
 Contact:
 Murray Chown
 voice: (613) 254-9643 fax: (613) 254-5867

Landscape

Novatech
 240 Michael Cowpland Drive, Suite 200
 Ottawa, ON K2M 1P6
 Contact:
 Jessica Palacios
 voice: (613) 254-9643 fax: (613) 254-5867

CIVIL

Novatech
 240 Michael Cowpland Drive, Suite 200
 Ottawa, ON K2M 1P6
 Contact:
 Jazmine Gauthier
 voice: (613) 254-9643 fax: (613) 254-5867

Surveyor

Annis, O'Sullivan, Vollebakk Ltd.
 14 Concourse Gate, Suite 500
 Ottawa, ON K2E 7S6
 Contact:
 Andrew Shelp
 voice: (613) 727-4352 x 226 fax: (613) 727-1079

Geotechnical

Patterson Group Inc.
 154 Colonnade Road South
 Ottawa, ON K2E 7J5
 Contact:
 Carlos Da Silva
 voice: (613) 226-7381 fax: (613) 226-6344



Hobin Architecture
 Incorporated
 63 Pamilla Street
 Ottawa, Ontario
 Canada K1S 3K7
 T: 613-238-7200
 F: 613-235-2005
 E: mail@hobinarc.com
 hobinarc.com



PROJECT/LOCATION:

**GREYSTONE
 360 DESCHATELETS**

DRAWING TITLE:

SITE PLAN

DRAWN BY:

DATE:

FEB. 3, 2020

SCALE:

1:150

PROJECT:

1607.04

DRAWING NO.:

A1.01

REVISION NO.: