

Ashcroft Homes
150 Central Park (130-136 Central Park)
Planning Rationale



Site Plan Control Application

File No: D07-12-06-0289, and D02-05-0052

March 27, 2020

Planning Rationale

Astoria Senior Residences

130-136 Central Park

Introduction

This Planning Rationale has been prepared in support of a Site Plan Control Application to construct/erect two senior residence buildings, one 10 storeys and one 8 storeys, with a 1 storey connection. This is the final phase of this site. This report will demonstrate the appropriateness of the proposed development and how it is consistent with the Provincial Policy Statement and conforms with the city of Ottawa Official Plan.

Background Information

In 2008 Ashcroft Homes was granted Site Plan and Zoning approval to build two senior residence buildings, one 8 storeys and one 10 storeys, with a 1 storey link (file numbers: D07-12-06-0289, and D02-05-0052). Due to poor market conditions, Ashcroft had requested an extension to the Site Plan approval, to extend to 2012. However, it has since lapsed and we now wish to proceed with development.

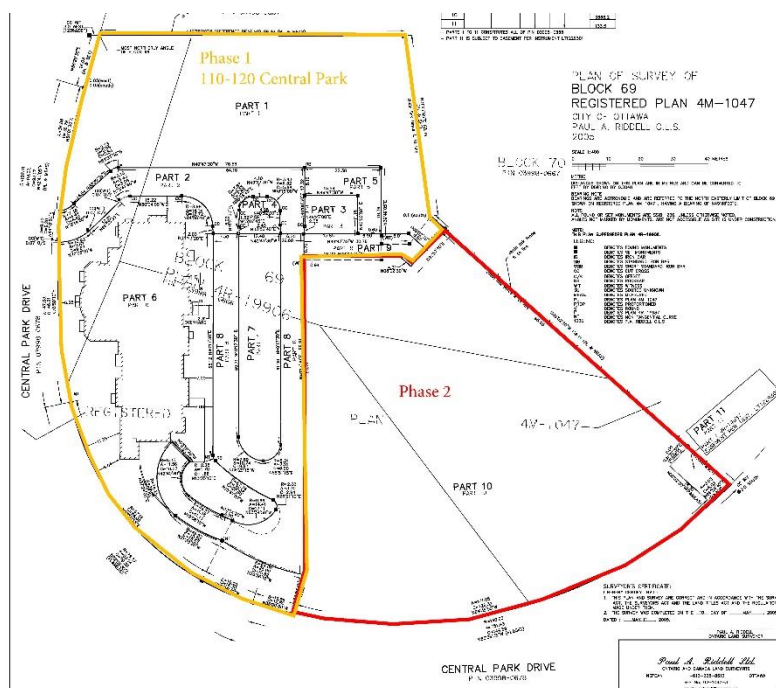


Figure 1. Site Location Phases

This site is located at 150 Central Park; however, it has been confirmed with the City of Ottawa Municipal Addressing that the buildings have been previously assigned the addresses of **130 and 136 Central Park**. Its legal description is **Part of Block 69 on Plan 4M-1047, and being Parts 9 to 11 on Plan 4R-20298**. The property is 369.16 ft x 26.85 ft x 22.48 ft x 100.83 ft x 365.41 and has the approximate area of 107,811 ft². This property currently sits vacant and is currently zoned R5K [932]

H(28). However, the previously approved zoning actually allows for 30.5 (10 storeys) which was not included in the City of Ottawa zoning consolidation in late 2008. This item has been discussed with the City Planner on file, who has stated the City will proceed to update the correct zoning, and it should not cause an issue with this site plan application.

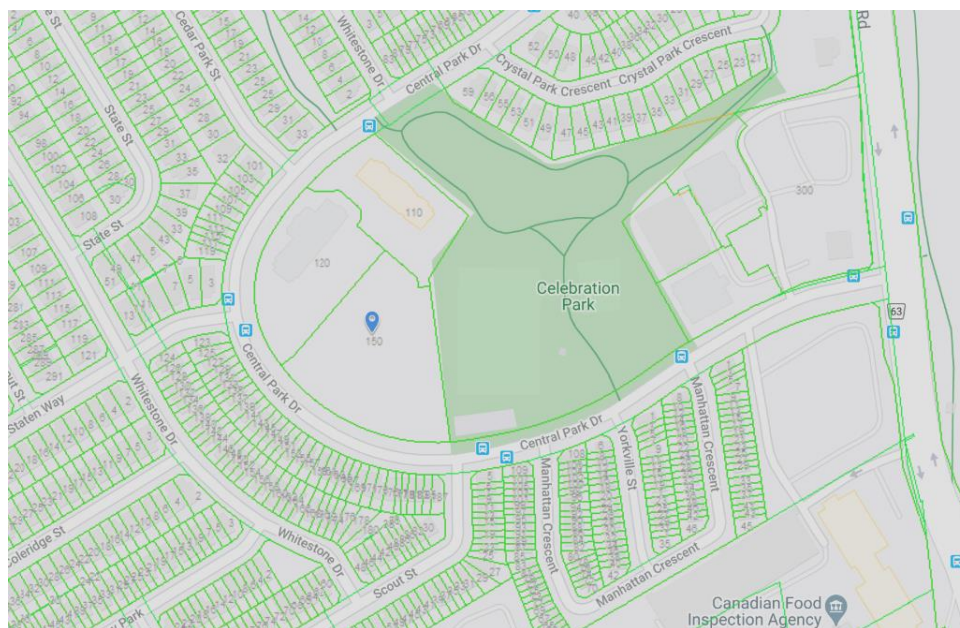


Figure 2. Site Location

Currently this lot sits vacant and is surrounded by mixed residential units (to the South and West), Phase 1 Senior Residences (to the North at 110 and 120 Central Park) and parkland (to the East, previously dedicated by Ashcroft during our Central Park subdivision development). The property has been owned by Ashcroft for many years, as they had previously developed the neighbouring properties.

Proposed Development

Ashcroft Homes proposes to construct two new seniors residence buildings; one 10 storeys and one 8 storeys, with a 1 storey link. This will include a total of 344 rooming units, and 86 parking spaces as required for the two new buildings. A total of 321 parking spaces shall be provided for the entire site (132 surface, 167 underground). The buildings are designed so as to compliment the original Ashcroft development located to the north (Park Place Residences I & II), while addressing the public realm on Central Park Drive through extensive landscaping. While there are currently no trees/landscape features located on site, specific protection measure will be taken for the trees located in the park next door, as well as the semi-mature street trees located on Central Park Drive.



Figure 3. Proposed Landscape Design

Policy and Regulatory Framework

Provincial Policy Statement (2014)

The Provincial Policy Statement (PPS), issued under the authority of Section 3 of the Planning Act and in effect since April 30, 2014, provides direction on matters of provincial interest related to land use planning and development. The Planning Act requires that municipal decisions affecting planning matters “shall be consistent with” policy statements under the Act.

The PPS emphasizes intensification of built-up areas in order to promote the efficient use of land, existing infrastructure and public service facilities to avoid the need for unjustified and uneconomic expansion. To achieve this goal, planning authorities must identify and promote opportunities for intensification and redevelopment (Policy 1.1.3.3).

The proposed development meets the policies of the PPS, including:

- Promotes efficient development and land use patterns which sustain the financial wellbeing of the Province and municipalities over the long term (Policy 1.1.1a);
- Accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs; (Policy 1.1.1b);

The proposed development is consistent with the policies of the 2014 PPS by:

- **Providing a range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area (1.4.3)** through the two buildings being geared towards senior residents.
- **Providing land use compatibility (1.2.6)** by taking into account the surrounding design context and conforming to the surrounding zoning.
- **It shall not pass undue strain on the current public services, including surrounding infrastructure (1.1.6.4.c);** the proposal takes advantage of the existing services and infrastructure, thereby sustaining the efficient use of those services; this shall be confirmed through the extensive studies required for this application.

City of Ottawa Official Plan & Amendment 150

The subject property is located in the General Urban Area in the City of Ottawa Official Plan. This designation permits the development of a full range of uses including employment, retail, service, cultural, leisure, entertainment and institutional uses to support the surrounding residential.

Section 2.5.1 of the OP lists several design principles that development across the city should follow, such as:

- **Achieve compatibility of form and function.** The proposed development of two new senior residence buildings completely compatible with the surrounding neighbourhood as it is the second phase of the already approved, and partial built Site Plan. Currently the surrounding neighbourhood consists mainly of single family houses, duplexes, townhouses and apartment buildings, however its direct neighbour to the north is two senior residence buildings, Phase 1 of this site plan application. This proposal will be consistent with original designs.
- **To create places that are safe, accessible, and are easy to get to and move through.** By virtue of being a seniors residence, the majority of the site will be accessible and barrier free. This includes mountable curbs, and ample outdoor seating for active residents.
- **Define quality public and private spaces through development.** The quality of the proposed design for the subject property will enhance the visual character of the surrounding public realm and community through extensive landscaping and additional mature growth tree planting.

Official Plan Amendment 150

In 2013, the City of Ottawa reviewed its Official Plan, resulting in numerous changes to policy references and land use designations. The Ministry of Municipal Affairs and Housing issued approval of Official Plan Amendment (OPA) 150 in April 2014, but the Amendment is currently under appeal before the Ontario Municipal Board (OMB). Until the OMB renders its decision, the current policies of the City of Ottawa Official Plan (2003, consolidated May 2013) remain in full force and effect.

Secondary Plan

There is no secondary plan or design guideline for this area within Ottawa, although the site sits just south of the North Merivale Rd CDP, an area which is considered a Traditional Main Street in the Ottawa CDP

As highlighted in Section 4.11 of the Official Plan, the City generally supports development within the General Urban Area, as specifically permitted by the zoning by-law. There are several criteria by which the proposed design will be evaluated upon;

- **Traffic**
- **Vehicular Access**
- **Parking Requirements**

- **Outdoor Amenity Area**
- **Loading Areas**
- **Lighting**
- **Noise and Air Quality**
- **Sunlight; and**
- **Supporting Neighbourhood Services**

There is no Secondary Plan to confirm compatibility, however, Design Guidelines for High Rise Buildings was approved in 2019, and will be applicable to Building B, at 10 storeys.

Portions of the guidelines that may be applicable are:

- a) 2.4 – Appropriateness of a Bar Building
 - Between 9- 12 storeys
 - Oriented North – South
 - Coordinated with towers/ other buildings on site
- b) 2.25 – Tower Separation
 - Minimum distance between towers should be 23m
 - *Separation distance between Phase 1 Building (120 Central Park) and Building is approximately 38m.*
 - Staggering towers
- c) 3.14 – Parking
 - Locate parking underground
 - *The majority of parking is located underground (167 spaces)*

Regulatory Framework

Site Zoning

The subject property is currently zoned R5K[932] H(28), with the exceptions listed below;

- front yard setback of at least 4.5 m
- side yard setback of at least 1.2 m is required where that side yard abuts a park
- a side yard setback of at least 2.4 m is required where that side yard abuts a street
- side yard setback of at least 0.3 m in all other cases
- a rear yard setback of at least 3 m is required where that rear yard is located on a corner lot
- rear yard setback of at least 6 m in all other cases
- driveway width of at least 2.6 m

The proposed development meets the requirements of the approved zoning on site. We are not requesting any variances at this time.

The site included in this application went through a zoning by-law amendment application in 2008, which was approved, to allow for 10 storeys (or 30.5m) for one of the buildings on site (approval documentation has already been provided to City staff). This zoning approval was accidentally excluded from the zoning by-law consolidation in June of 2008. This issue has been discussed with the City Planner on file, who has assured Ashcroft Homes that the current zoning by-law will be updated to reflect the previous approval.

Supporting Studies

In support of this application, the following studies and plans have been completed for the subject property and proposed development:

- Landscape Plan & Tree Conservation Report
- Topographical Plan of Survey
- Transportation Impact Assessment
- Servicing/Stormwater Management Report
- Geotechnical Study
- Noise Study
- Building Elevations
- Building Renderings
- Phase 1 ESA
- Erosion and Sediment Control Plan
- Grade Control and Drainage Plan

Conclusion

The proposed development for one 10 storey building (30.5m) and one 8 storey building (25m), comprising of 340 rooming units is consistent with the prescribed zoning, the PPS; by providing a range of unit types, specifically housing for older generations, and the OP by complying with good design principles specifically laid out for tall buildings. The proposed plan completes a partially constructed site and is consistent with Phase 1 of development. The site design offers a safe and comfortable pedestrian environment while providing accessible elements to future senior residents. To support this application for a Site Plan control, numerous studies have been completed that can confirm the two residences are practical and well suited to the context of the community.

Based on this review of the proposed development from a land use planning policy and design perspective, the proposed Site Plan Control application is appropriate use of the site and conforms with the current site zoning. This will permit the development of a high quality seniors complex that will complete the site and assist the City in achieving development goals in the Central area.

Should you have any questions, please do not hesitate to contact me at 613-226-7266 ext. 216.

Respectfully submitted,

Kieran Watson, MPlan
Development Planner
Ashcroft Homes