



September 29,2020

City of Ottawa
110 Laurier Avenue West
Development Review-Suburban Services
Planning and Growth Management Department
Infrastructure Services & Community Sustainability

ATTENTION: Seana Turkington
Planner I

Dear Ms Turkington

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RE: Planning Rationale for Site Plan Control Application
455 MacArthur Avenue, Ottawa On.
File No.D07-12-20-0069

Background

The property at 455 MacArthur Avenue is currently occupied by a two storey duplex residential dwellings that are to be replaced by a 3 1/2 storey apartment building. This rental apartment building will contain 12 units with one and two bedrooms of varying sizes ranging from 505 to 830 sq ft.

The configuration of the typical floor plate of three units per floor provides each unit with significant exterior wall exposure to capture an optimum level of natural light.

Each unit has a proportionately large balcony or patio as their private outdoor amenity space

This development has incorporated a sub basement to provide sufficient space for bicycle and individual apartment storage. This should help alleviate unnecessary clutter on balconies and patios.

The property is in designated TM zone which encourages higher density forms of residential such as low rise apartments.

There are two existing policies in place:

Zoning: TM
Official Plan: Urban



Design Strategy

The new residential development takes place in a designated urban growth area adjacent to existing under developed built-up areas that has a mix of uses and densities. The introduction of 12 rental apartments will add to the need in the rental marketplace of small scale rentals which is not only supported by exiting transportation services but all infrastructure components which is key tenant of urban infill for the efficient use of land, infrastructure and public service supports.

Adhering to Current Policies

The Official Plan establish guidelines to achieve compatible form and function when introducing new development into existing areas. The Plan provides guidance on measures that will mitigate these differences and help achieve compatibility of form and function, and acknowledges that allowing some flexibility and variation that complements the character of existing communities is central to successful intensification.

Compatible development means development, that although not necessarily the same as existing buildings in the vicinity nonetheless enhances the community and coexists with existing development without causing undue adverse impact on surrounding properties. "It 'fits well' within its physical context and 'works well' among those functions that surround it". In keeping with the design objectives and principles set out in Section 2.5.1 , the proposed development will achieve the following:

- Provide flexibility for buildings and spaces to adapt to a variety of possible uses in response to changing social, economic and technological conditions;
- Create distinctive places and appreciate local identity in patterns of development, landscape and culture;
- Encourage a continuity of street frontages;
- Complement and enliven the surrounding area;
- Achieve a more compact urban form over time; and
- Accommodate the needs of a range of people of different incomes and lifestyles at various stages in the life cycle
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Compatibility

Section 4.11 of the Official Plan provides several evaluative criteria to assess the appropriateness of new development. The proposed development satisfies the criteria as follows:

Vehicular Access

- One vehicular access to parking off MacArthur Avenue which is located within safe distance from the nearest intersection.



Parking Requirements

- The number of parking spaces provided exceeds the required spaces in Zoning By-law 2008-250.

Building Height and Massing

- The existing neighbourhood is a changing mixture of residential and commercial uses and scale. This three storey proposal fits in.

Pattern of the Surrounding Community

- The proposed development will complement the existing surrounding context of commercial and residential buildings.

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Outdoor Amenity Areas

- Landscaping along MacArthur acts a privacy buffer for the ground oriented patios as well as softens the edge along the existing City sidewalk.

Lighting

- Lighting on the site will be restricted to the exterior elevations for safety puposes of travel paths.and as such no significant impacts are anticipated as a result of this development.

Noise and Air Quality

- No significant impacts related to the above are anticipated as a result of this development. Mechanical equipment will housed within the individual units with AC units located on the balconies.

Sunlight

- The building is meets the minimum height permitted in the currently applicable TM Zone. It is comparable in height to the surrounding 2-3 storey commercial/residential buildings. As such, no negative shadow impact on adjacent properties is anticipated.

Supporting Neighbourhood Services

- The proposed development will support the surrounding community in close proximity to Main Street

A handwritten signature in blue ink, appearing to read "Karen Griffith", with a stylized flourish at the end.

Karen Griffith
Hobin Architecture Inc.

455 McArthur Context Photos

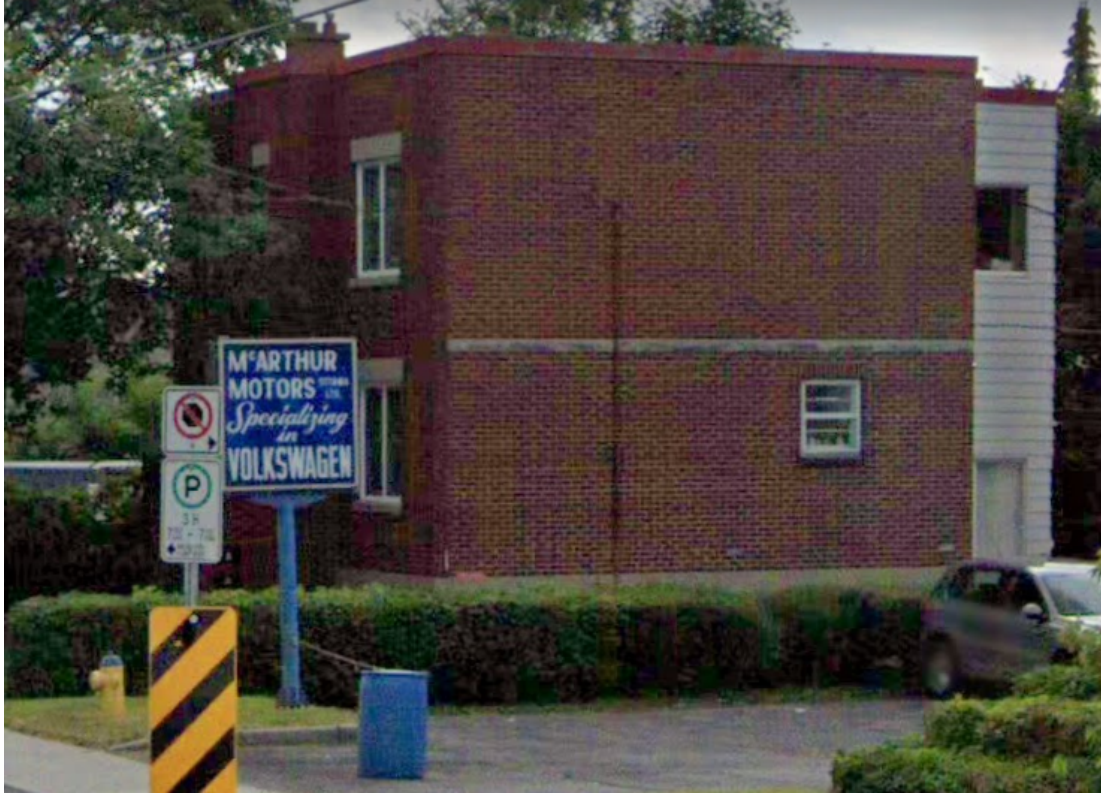


Reference Map



455 McArthur

455 McArthur Context Photos



455 McArthur East Elevation

455 McArthur Context Photos



456 McArthur



457 McArthur

455 McArthur Context Photos



459 McArthur



451 McArthur



449 McArthur

455 McArthur Context Photos



450 McArthur



460 McArthur