December 22, 2020

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

Attention: Simon Deiaco, MCIP, RPP
Planner III

Dear Mr. Deiaco,

Reference: Application for Site Plan Control
229, 231, 241, 245 & 247 Beechwood Avenue
Our File No.: 120125

Novatech has been retained by Smart Living Properties to prepare a Planning Rationale Letter in relation to an application for site plan control for the above-noted properties ("subject site"). The purpose of this application is to facilitate the development of two proposed low-rise apartment buildings with shared access and visitor parking.

A formal pre-application consultation meeting on this proposal was held with City of Ottawa staff on May 5, 2020. The proposal was also informally presented to the Urban Design Review Panel on December 4, 2020. Further to these meetings and discussions, the following materials are being submitted in support of this site plan control application:

- Site Plan Control Application Form;
- Survey Plan, by Annis O'Sullivan Vollebekk Ltd;
- Site Plan, by Woodman Architect & Associates Ltd;
- Elevation Drawings, by Woodman Architect & Associates Ltd;
- Design Brief, by Woodman Architect & Associates Ltd;
- Landscape Plan & Tree Conservation Report, by James B. Lennox & Associates Inc;
- Cultural Heritage Impact Statement, by Commonwealth Historic Resource Management;
- Noise Study, by Gradient Wind Engineering;
- Transportation Impact Assessment Screening and Scoping Report, by Exp Services Inc;
- Servicing and Stormwater Management report, by Exp Services Inc;
- Site Servicing Plan, by Exp Services Inc;
- Site Grading Plan, by Exp Services Inc;
- Erosion & Sediment Control Plan, by Exp Services Inc;
- Storm Drainage Plan, by Exp Services Inc;
- Geotechnical Investigation, by Exp Services Inc; and
- Phase I Environmental Site Assessment, by Exp Services Inc.

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The subject site is located on the north side of Beechwood Avenue, between Green and Corona Avenues, and is legally described Lots 10, 11, 12, 24, 25 and 26 and part of Rear Passage (as closed by Judge's Orders LT476512 and LT113018) on Registered Plan 4M-30, City of Ottawa. The subject site is currently developed with four single-detached dwellings and one three-unit dwelling, all on separate lots. The site increases considerably in grade from Beechwood Avenue to the abutting properties to the rear that front on Black Maple Private. Beechwood Avenue is an arterial road and is assumed to travel in an east-west orientation for the purpose of this letter.

The properties at 229 and 231 Beechwood Avenue have a total area of approximately 1063.2m^2 with approximately 32.9m of frontage along Beechwood Avenue. The properties at 241, 245 and 247 Beechwood Avenue have a total area of approximately 1,042.6m^2 with approximately 33.0m of frontage along Beechwood Avenue. The site also comprises the adjoining City-owned road allowance which divides the properties, being Part of Carsdale Avenue on Registered Plan 4M-30. It is proposed to close and acquire this approximately 15.2m wide parcel from the City. The road allowance is currently open but untravelled by the public as the connection through to Acacia Avenue has similarly been closed and converted to a private lane known as Black Maple Private.

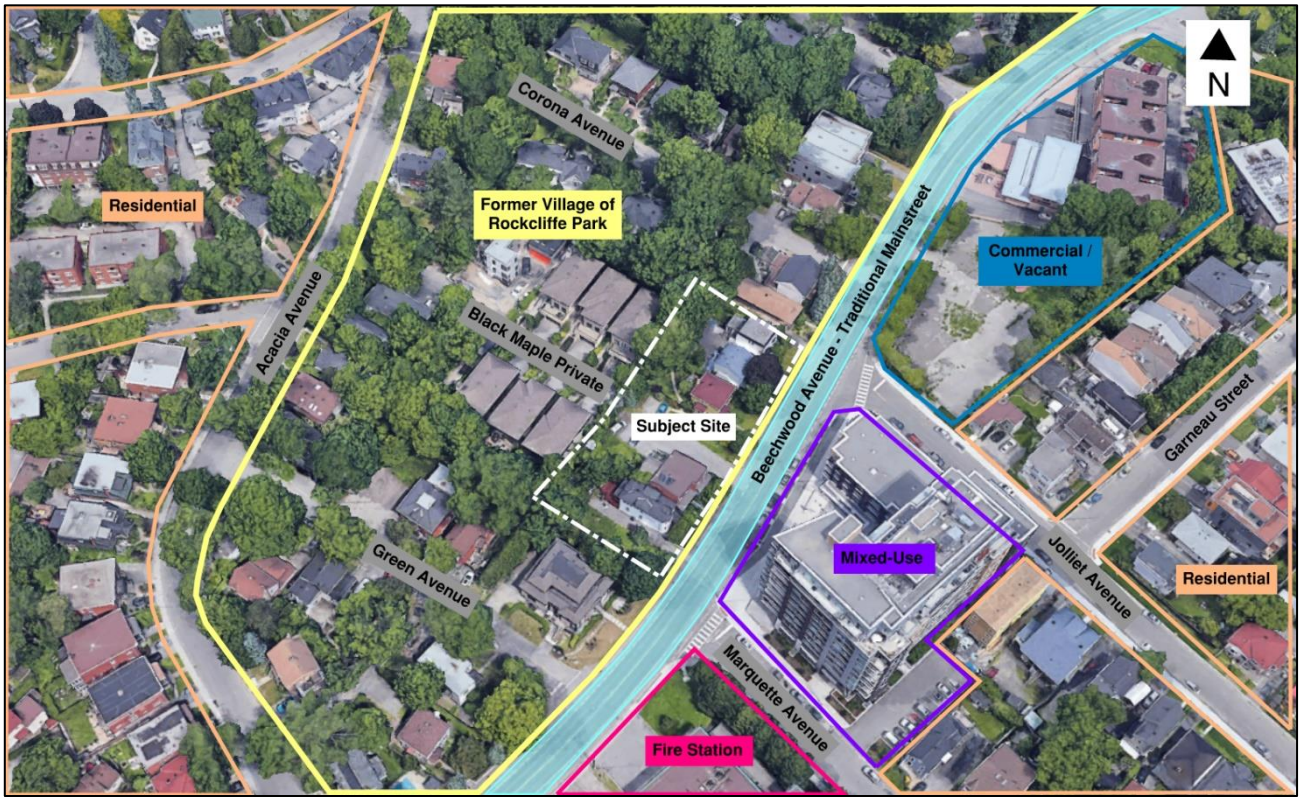


Figure 1: Location Map (geoOttawa)

The surrounding area is characterized by a mix of uses and building forms (Figure 1). The site is located at the periphery of Rockcliffe Park where development remains predominantly residential in nature, however, transitions to higher densities given the overlap with Beechwood Avenue which is an evolving Traditional Mainstreet supporting mixed-use development and commercial activity at street level. The site abuts a contemporary three-storey multi-unit dwelling to the west, at the corner of Beechwood and Green Avenues. Abutting to the east are one and two-storey detached and semi-detached dwellings. Directly opposite to the site, on the south side of Beechwood Avenue, is a

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recently constructed high-rise mixed-use building. The building is commercial at the ground floor, with a four-storey podium and a ten-storey tower stepped back towards the rear of the site. To the north, abutting the subject site to the rear, is a planned unit development consisting of six three-storey contemporary dwellings along Black Maple Private.

The subject site is within the Beechwood Traditional Mainstreet designation as shown on Schedule B of the City of Ottawa Official Plan. The properties are designated as Residential Multiple Family, as per Schedule A of the Former Village of Rockcliffe Park Secondary Plan and are located within the Beechwood Community Design Plan area. The site is zoned R4-UC[1321] H(12.5) and is designated under Part V of the *Ontario Heritage Act* as part of the Rockcliffe Park Heritage Conservation District.

The purpose of this Planning Rationale letter is to provide planning justification in support of the site plan control application by demonstrating that the proposed development conforms to the policies of the Official Plan and Former Village of Rockcliffe Park Secondary Plan, responds to the guidelines in the Beechwood Community Design Plan and Urban Design Guidelines for Development along Traditional Mainstreets, and maintains the general intent and purpose of the Zoning By-law.

Project Description

It is proposed to redevelop the subject site with two low-rise residential buildings with a total of 102 dwelling units (Figure 2). The existing lots will be consolidated into two parcels to accommodate the development of a proposed three-storey building at 229 and 231 Beechwood Avenue ("229 Beechwood") and a proposed four-storey building at 241, 245 and 247 Beechwood Avenue ("241 Beechwood"). The building at 229 Beechwood will have a gross floor area of approximately 1,747m^2 and contain 47 dwelling units and the building at 241 Beechwood will have a gross floor area of approximately 1,840m^2 and contain 55 dwelling units. The preliminary floor plans provide for variety of unit types, including, studio, one-bedroom and two-bedroom units.

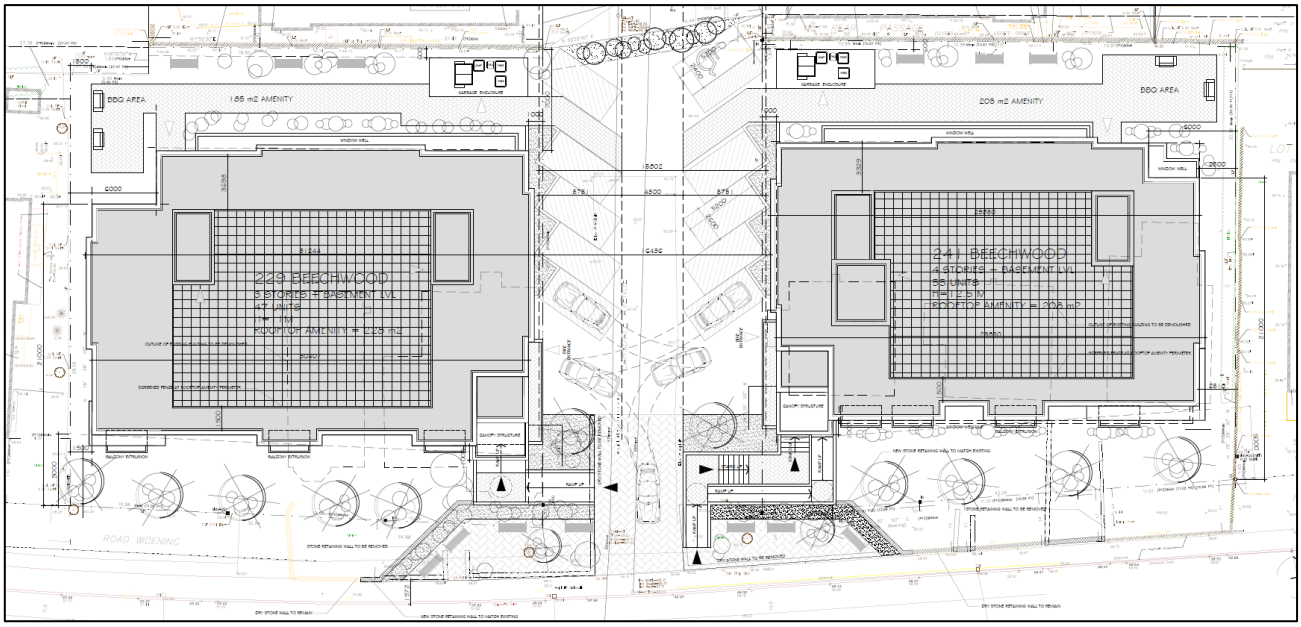


Figure 2: Site Plan, Partial (Woodman Architect & Associates)

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Figure 3: Building Elevations, Front (Woodman Architect & Associates)



Figure 4:Building Elevations, Rear (Woodman Architect & Associates)

The proposed buildings are designed with a contemporary aesthetic which complements the heritage character of the area through the use of articulation and materiality (Figure 3 and 4). The creation of a publicly accessible parkette is proposed as part of the streetscape (Figures 5 and 6). The parkette will include seating areas for pedestrians and users of the adjacent transit stop. Amenity areas for residents are provided in the form of rooftop terraces as well as landscaped rear yards for communal gathering.

The design of the development anticipates the future closure and acquisition of the abutting municipal road allowance, subject to conveyance of an easement for existing underground municipal infrastructure, for the purpose of site improvements and providing vehicular access and visitor parking for both proposed buildings. The shared parking area accommodates ten angled parking spaces that are set back from the street and screened by landscape elements. Secure bicycle parking is provided internal to the building and waste storage is proposed within enclosures in the rear yard.

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Figure 5: Rendering of Proposed Development, including north portion of Parkette (Woodman Architect & Associates)



Figure 6: Rendering of Proposed Development, including south portion of Parkette (Woodman Architect & Associates)

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Planning Framework

The following provides a review of the applicable planning policy documents, design guidelines and regulations.

City of Ottawa Official Plan

The subject site is within the Beechwood Traditional Mainstreet designation, as shown on Schedule B of the City of Ottawa Official Plan. Traditional Mainstreets are planned as compact, liveable and pedestrian-oriented streets with a vibrant mix of uses and activity. Mainstreets act as primary transit corridors and have significant potential for intensification.

Section 3.6.3 of the Official Plan speaks to development along Traditional Mainstreets and sets out that a broad range of uses shall be permitted, including retail and service commercial uses, offices, residential and institutional uses, either within individual or mixed-use buildings. Redevelopment and infill are encouraged to optimize the use of land in a building format that encloses and defines the street edge with active frontages. Mid-rise building heights are generally supported on Traditional Mainstreets.

The proposed development presents an opportunity for intensification in a form that anticipates and builds upon compact patterns of development along Beechwood Avenue, while keeping with the residential character of the north side of the street where within Rockcliffe Park. The scale of development is appropriate in the context of the street which is characterized by low to high-rise buildings and provides transition to lower-profile residential uses in Rockcliffe Park. The development contributes to the pedestrian environment while recognizing that greater setbacks from the street are more appropriate for front-facing residential units at grade.

The proposed development responds to the design objectives in Section 2.5.1 by maintaining the character of the neighbourhood and streetscape through heritage-sensitive design and quality landscaping. The development delineates clear private and public spaces and minimizes interaction between pedestrian and vehicular traffic by reducing access to a single shared driveway. The mix of unit types, ranging from studios to two-bedrooms, promotes adaptability and the use of considerable soft landscaping and permeable surfaces promotes sustainable design.

Section 4.0 of the Official Plan outlines policies that are to be reviewed in considering applications for new development to ensure that objectives contained in the Official Plan are met. The application for site plan control pertaining to the subject site respects the following policies:

- Section 4.1 (Site-Specific Policies and Secondary Policy Plans) - the site is within the Former Village of Rockcliffe Park Secondary Plan and Beechwood Community Design Plan. An analysis of relevant Secondary Plan and Community Design Plan policies is to follow in the next sections;

- Section 4.2 (Adjacent Land-Use Designations) - The subject site is not adjacent to any features or land use designations identified in this section;

- Section 4.3 (Walking, Cycling, Transit, Roads and Parking Lots) - Beechwood Avenue is recognized as a Transit Priority Corridor and part of the Cross-town Bikeway which further establishes the suitable of the site for intensified use. There are existing transit stops serving both directions in immediate proximity to the site.

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- Section 4.4 (Water and Wastewater Services) – Independent connections to water and sanitary services in Beechwood Avenue for each building are proposed.

- Section 4.5 (Housing) – A variety of rental studio, one-bedroom and two-bedroom designs offer a diversity of unit types and appeal to a wide range of tenants;

- Section 4.6 (Cultural Heritage Resources) – The subject site is designated under Part V of the *Ontario Heritage Act* as part of the Rockcliffe Park Heritage Conservation District. The subject site is located within the southwest portion of the District, referred to as the "Panhandle", which is characterized by multi-unit buildings, small lots and more modest houses. All existing building on site are evaluated as Grade II buildings which typically applies to buildings that are not sympathetic to the character of the District in their design and expression or were constructed outside of the period of highest significance. Demolition of Grade II buildings may be considered where accompanied by plans for new development which complies with the guidelines of the Heritage Conservation District Plan.

  A Cultural Heritage Impact Statement has been prepared to inform the design of the development in so far as compatibility with the cultural heritage characteristics of the area and streetscape. A sensitive approach to site design includes retaining existing grades and restoring the existing retaining wall along the street, providing setbacks from the street that align with adjacent buildings, using cladding materials such as red brick, masonry blocks and metal cladding equivalent to a longboard wood finish that are present within the streetscape and district, setting back the rooftop terraces from the edge of the buildings and incorporating screening elements, and replanting street trees to maintain a landscaped streetscape (Figure 7).

- Section 4.7 (Environmental Protection) – The proposed development does not affect any environmental features or functions identified on the subject site.

- Section 4.8 (Protection of Health and Safety) – The subject site is not affected by any environmental constraints identified on Schedule K.

- Section 4.9 (Energy Conservation Through Design) – The use of quality and durable materials and conventional construction practices contribute to energy-efficiency and building longevity.

- Section 4.10 (Greenspace Requirements) – Cash-in-lieu of a parkland may be provided through the development process to fund park and local recreational facilities in the event that parkland dedication was not previously given; and

- Section 4.11 (Urban Design and Compatibility) – The proposed development achieves compatibility with the surrounding context through quality building design, appropriate massing and materiality, and site layout. Given that the site is located in a Design Priority Area, the design of the development will require formal review by the Urban Design Review Panel. The applicant has participated in an informal review as part of the pre-application consultation process and recommendations from the Panel will be considered as the detailed design progresses.

  The properties are within the foreground viewshed area of the Parliament Buildings from Beechwood Cemetery, however, no impacts on views are anticipated given the site is currently developed with low-rise buildings and the implemented zoning ensures the maximum permitted height does not encroach into the viewshed.

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Figure 7: Rendering of Proposed Development, looking west along Beechwood Avenue (Woodman Architect & Associates)

This proposal conforms to all policies of the Official Plan by supporting the function of Beechwood Avenue as a Traditional Mainstreet and achieving intensification that is compatible with the surrounding context in terms of use and scale.

Former Village of Rockcliffe Park Secondary Plan

The Former Village of Rockcliffe Park Secondary Plan is intended to ensure that future development is in keeping with the present environment and existing characteristics of the Village. In response to anticipated demand for housing, the Village includes an area planned for redevelopment at a higher density, located adjacent to Beechwood Avenue. It is recognized that this area differs from the balance of the former Village of Rockcliffe Park which is commonly attributed to large single-family residences on spacious estate lots,

The subject site is within the area along Beechwood Avenue designated as Residential Multiple Family, as shown on Schedule A to the Secondary Plan (Figure 9). The Residential Multiple Family designation permits residential uses ranging from detached dwellings to apartments with no residential density limit specified for the subject site and its immediate environs. This aligns with the policy direction for Beechwood Avenue, being an arterial road, where compact forms of development are encouraged.

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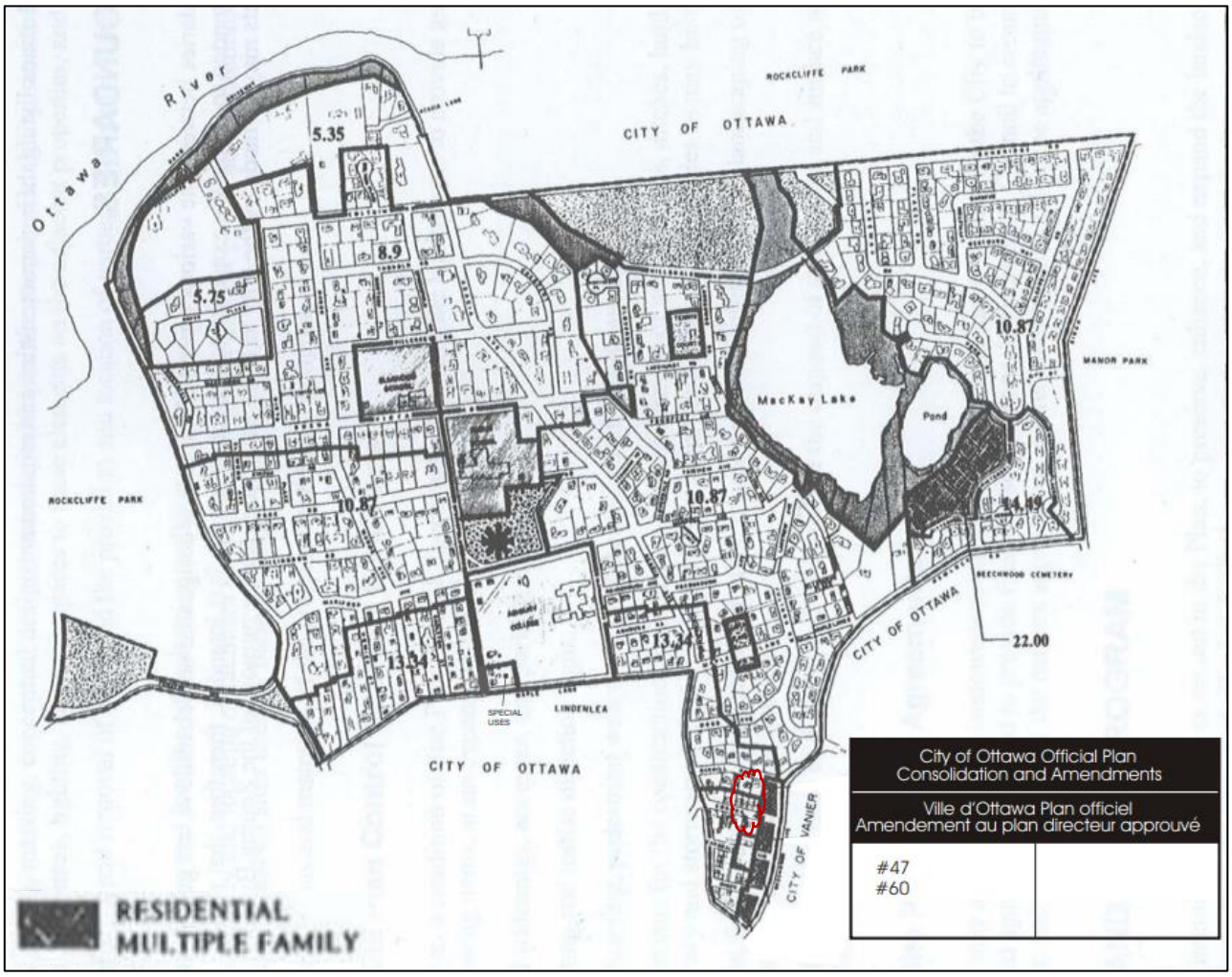


Figure 8: Schedule A, Land Use Plan (Former Village of Rockcliffe Park Secondary Plan)

The Secondary Plan requires that new development within the Residential Multiple Family designation be compatible with adjacent residential development, in terms of height, massing, setbacks and parking areas. These measures of compatibility are also required to ensure new development does not impact heritage resources. There are no individually designated buildings adjacent to the subject site

The site is adjacent to a number of recently constructed three-storey buildings as well as older Grade II dwellings. The proposed development is set back adequately from lot lines to maintain greenspace along the street and all abutting yards. Carsdale Avenue will continue to function as access and parking for the site.

The proposal conforms to the policies of the Secondary Plan as they relate to development within the Residential Multiple Family designation.

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Beechwood Community Design Plan

Beechwood Avenue is recognized as the heart of an urban village that draws people by providing for their day-to-day needs in a traditional mainstreet setting. The subject site is within the Rockcliffe sector of the Community Design Plan where infill and intensification are envisioned to better link this sector to other more defined sectors further west. On the north side of Beechwood Avenue, all development should be residential in nature and should provide setbacks to match the existing patterns of development. Side and rear yard setbacks should be the minimum setbacks sufficient to reflect the village and residential-style gaps between buildings. The proposed development provides setbacks consistent with these guidelines. Streetscape improvements, including the addition of a parkette and street furnishings will further portray a mainstreet setting.

The design of new development should also be guided by the Village of Rockcliffe Park Heritage Conservation District Plan. The Panhandle serves as transition to adjacent neighbourhoods and the design of the development is compatible with the character of this section of the district where multi-unit residential development is more common. The buildings are of more contemporary style yet are sympathetic to the character of adjacent buildings in terms of massing, height, materials and colour palette. The associated landscape setting is viewed as the primary heritage attribute for the subject site. As such, efforts are made to enhance the streetscape through soft landscaping, street trees, retaining wall upgrades and minimized paved surfaces.

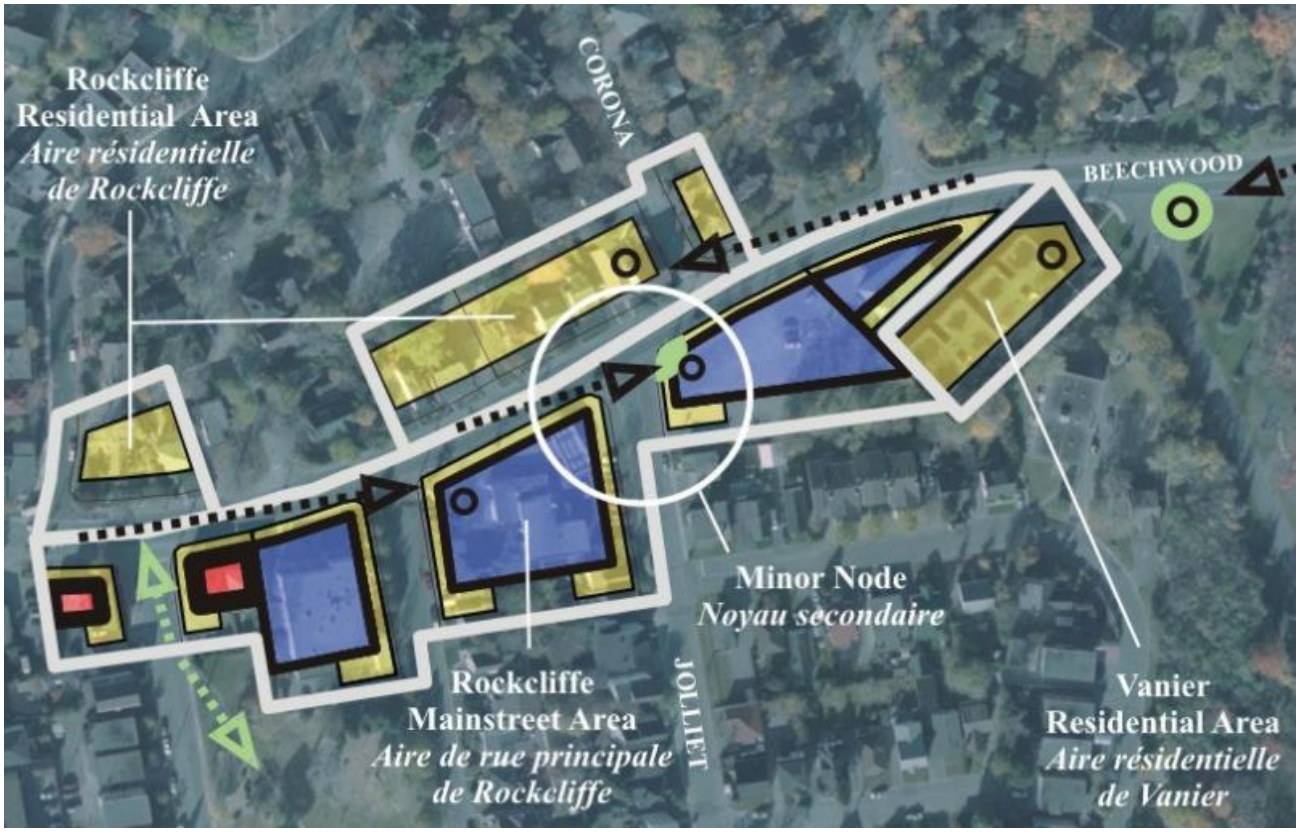


Figure 9: Land Designation, Intensification & Building Envelope in the Rockcliffe Sector (Beechwood CDP)

The proposed development is in keeping with the guidance provided in the Community Design Plan for the Rockcliffe Sector.

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Urban Design Guidelines for Development along Traditional Mainstreets

In general, Traditional Mainstreets offer some of the most significant opportunities for intensification through more compact forms of development, a lively mix of uses and a pedestrian-friendly environment. The proposed development responds to design principles for new buildings along Traditional Mainstreets by:

- Paying special attention to streetscape elements, including animating the street with front facing windows, proposing public space along the sidewalk, and improving landscaping on site.
- Designing a heritage-sensitive built form, which ensures sufficient light and privacy for adjacent buildings, and uses architectural elements to visually minimize the mass of the building.
- Prioritizing pedestrians and cyclists by providing clear, protected pathways through the site, and from the street to the principal building entrances.
- Locating shared vehicular parking and access between the proposed buildings in order to reduce the extent of interruption along the sidewalk and streetscape.
- Including landscaping elements to provide privacy, visually enhance the streetscape and achieve cohesiveness with the existing character of the neighbourhood.
- Incorporating servicing and utility elements into the design of the building in a manner that minimizes visual clutter and is screened from the public eye.

The development responds to the urban design guidelines for Traditional Mainstreets by contributing a more compact built form, while balancing considerations for development within a Heritage Conservation District which typically require lower scale and greater setbacks (Figure 10).



Figure 10: Illustration of Intensification at the Rockcliffe Node (Beechwood CDP)

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Zoning By-law 2008-250

The subject site is zoned R4-UC[1321] H(12.5) (Residential Fourth Density Zone, Urban Subzone C, Exception 1321) in the City of Ottawa Zoning By-law 2008-250, as amended by By-law 2020-290. The purpose of the Residential Fourth Density zone is to allow a wide mix of residential building forms ranging from detached to low rise apartment dwellings and 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 subject site was formerly zoned R4N[1321] H(12.5) up until October 14, 2020, when new provisions affecting R4 zones came into force and effect. The amendments carried forward the existing Exception 1321 and height limit of 12.5m as they relate to the subject site. Despite the height limit specified on the zoning map, Exception 1321 sets out that the maximum permitted building height for 229 & 231 Beechwood Avenue shall be 11m as per the underlying zoning.

The site is located in Area Y – Inner Urban Mainstreets on Schedule 1A of the Zoning By-law. No vehicle parking is required for a residential use that is located within a building of four or fewer storeys. Visitor parking must be provided at a minimum rate of 0.1 spaces per low-rise apartment dwelling, with the first 12 dwelling units on a lot being exempt. Bicycle parking is required at a minimum rate of 0.5 spaces per dwelling unit.

The design of the development is based on the acquisition of the Carsdale Avenue right-of-way between the proposed buildings for the purposes of accommodating landscape improvements, providing access to waste enclosures and satisfying the minimum visitor parking requirement of nine spaces. Based on initial discussions with the City's Real Estate Services, it appears the closure and sale could proceed, provided proper arrangements and easements are put in place for existing underground municipal servicing infrastructure.

The development is designed in general accordance with the applicable provisions of the Zoning By-law in terms of permitted use, lot size and built form. Acquisition of the City-owned land and details related to ownership of the individual parcels may affect the provisions and performance standards associated with the proposed use of land, particularly whether the development would meet the definition for a planned unit development. Additionally, the development was initially designed per the former R4N zone provisions and may now be subject to new provisions which regulate soft landscaping, façade treatment and unit mix. As such, relief with respect to certain minor aspects of the design may be required. Nonetheless, it is the intent that the development maintain the overall mixed-building form residential character of the area, pursuant to the R4 zone.

Conclusion

Based on the foregoing, it is concluded that the proposed development conforms to the policies of the City of Ottawa Official Plan and Former Village of Rockcliffe Park Secondary Plan and aligns with the Beechwood Community Design Plan and Urban Design Guidelines for development along Traditional Mainstreets by achieving appropriate balance between intensification and heritage conservation.

The development has been designed to generally comply with the provisions of Zoning By-law 2008-250 in order to maintain the intent of the R4UC[1321] H(12.5) zone. An application to the Committee of Adjustment may be required to address any non-complying aspects of the design as a result of the development parcels remaining independent or being consolidated upon acquisition of the

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adjacent City right-of-way. The overall built form achieves a desirable form of intensification for the subject site and represents good land use planning

Please do not hesitate to contact me should you require any further information or clarification.

Yours truly,

NOVATECH



Kayla Blakely, B.E.S. (Pl)
Planner

c.c. Jeremy Silburt
Senior Consultant, Developments
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