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August 7, 2015

Erin O’Connell
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Attention: Erin O’Connell, Planner II

Dear Ms. O’Connell

Reference: Greystone Village (175 Main Street)
Site Plan Control Application for Block 45
Our File No.: 114025

This Planning Rationale has been prepared in support of an application for Site Plan Control for a portion of the property located at 175 Main Street in the City of Ottawa. ‘Schedule B’ of the City of Ottawa Official Plan (OPA 150) designates the Subject Site as General Urban Area. The Subject Site is subject to Zoning By-law Amendment Application to zone the Subject Site to Residential Fifth Density, Subzone B, Exception XXXX. The property located at 175 Main Street is also subject to a Plan of Subdivision Application. The Zoning By-law Amendment and Plan of Subdivision applications were submitted to the City of Ottawa on January 12, 2015 and were deemed completed by the City on January 16, 2015.

This site plan application proposes two nine storey residential buildings to be located on Block 45 of the Draft Plan of Subdivision. The project will be built in two phases. Two levels of underground parking are proposed.

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

Yours truly,

NOVATECH

Samantha Lahey, MPlan
Planner
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1.0 EXECUTIVE SUMMARY

The Planning Rationale has been prepared in support of a site plan application for the development of a portion of the lands located at 175 Main Street ("Greystone Village") in the City of Ottawa. Greystone Village is subject to Plan of Subdivision and Zoning By-law Amendment applications (D02 – 02- 15 – 0004 and D07 – 16 – 15 – 0001). This Site Plan Application is to develop Block 45 as shown on the Draft Plan of Subdivision (the “Subject Site”).

Greystone Village is located on the east side of Main Street, south of Highway 417, east of the Rideau Canal and west of the Rideau River. More specifically, the Subject Site is located in the southwest portion of Greystone Village, immediately east of Saint Paul University. The Subject Site has an area of 5,921.7 m² and a frontage of 130.5 metres on Avenue De Mazenod and 39.8 metres on the future Philosopher Private (subject to approval of a Private Road Naming Application to be submitted at a later date). The Subject Site is currently vacant.

‘Schedule B’ of the City of Ottawa Official Plan (OPA 150) designates the Subject Site as ‘General Urban Area’. The Zoning By-law Amendment Application requests to zone the Subject Site Residential Fifth Density, Subzone B, Exception XXXX (R5B [XXXX]).

This Planning Rationale demonstrates that the proposed development of the Subject Site conforms with the policies of the City of Ottawa Official Plan, and is compatible with surrounding development.
2.0 INTRODUCTION

2.1 Purpose

Novatech has prepared this Planning Rationale in support of the application for Site Plan Approval for the development of Block 45 as shown on the Draft Plan of Subdivision (the “Subject Site”) for 175 Main Street (“Greystone Village”).

This report will demonstrate how the proposed development will conform to the policies of the City of Ottawa Official Plan, and how it will be compatible with surrounding uses.

2.2 Proposal for Site Plan Approval

This application will facilitate the development of two nine storey residential buildings to be developed in two phases. The building is designed as a two storey podium with 7 storeys above. Phase 1 of the development will consist of the southerly half of the proposed building and the two storey lobby and amenity area. Phase 2 of the development will consist of the northerly half of the proposed building. 97 residential units are proposed for each phase with a common two level underground garage. Ground floor units will include a porch style terrace with access to the public sidewalk, creating a pedestrian-oriented streetscape. Figure 1 provides a site plan for the proposed development.

Figure 1: Site Plan
3.0 **COMMUNITY CONTEXT**

3.1 **Site Description**

Greystone Village is legally described as Part of Lot H, Concession D, Geographic Township of Nepean. Greystone Village is currently subject to a Plan of Subdivision Application and a Zoning By-law Amendment Application. Block 45, as shown on the Draft Plan of Subdivision (See figure 2) are the subject of this site plan application. The Subject Site has an area of 5,921.7 m² and will have frontage of 130.5 m on Avenue De Mazenod and 39.8 m on Philosopher Private. The Subject Site is currently vacant.

*Figure 2: Draft Plan of Subdivision*

3.2 **Surrounding Uses**

Greystone Village is located on the east side of Main Street, south of Highway 417, east of the Rideau Canal and west of the Rideau River. More specifically, the Subject Site is located in the southwest portion of Greystone Village, immediately east of Saint Paul University.
Residential properties are located to the north and south of Greystone Village. The Rideau River bounds Greystone Village to the east. St. Paul University is located to the west of Greystone Village with Main Street and associated commercial uses beyond the University (See Figure 3).

The Subject Site lies in the southwest quadrant of Greystone Village, immediately east of St. Paul University. Single family homes are proposed to the south of the Subject Site, townhouses to the east and a nine storey residential condominium is proposed to the north.

Figure 3: Aerial View of Greystone Village and Subject Site

### 3.3 Transportation

Greystone Village is located along Main Street, which is identified as an Existing Arterial Road on Schedule E in the City of Ottawa’s Official Plan. Annex 1 – Road Classifications and Rights-of-Way states “arterial roads function as major public and infrastructure corridors in the urban communities and villages they traverse. They not only accommodate car and truck traffic, but also serve pedestrians, public utilities, cyclists and public transit buses. The roadway and its
boulevard are therefore designed to meet the needs of these users through the provision, where appropriate, of such features as sidewalks, cycling lanes, and bus stops, and shelters.”

Main Street is a busy arterial road which accommodates many modes of transportation. Main Street is identified as an On-Road Cycling Route on Schedule C of the Official Plan. OC Transpo bus stops and sidewalks are located on both sides of Main Street. Main Street is currently undergoing roadwork as part of a City of Ottawa revitalization initiative.

The Subject Site will be located on a public road, Avenue De Mazenod, internal to Greystone Village. Access to the Subject Site will be located on both Main Street and Clegg Street to the south of Greystone Village.

4.0 POLICY CONTEXT

The following sections of the planning rationale demonstrates how the proposed development of the Subject Site is consistent with the Provincial Policy Statement, conforms to the City of Ottawa’s Official Plan, and Secondary Plan, as well as implements the Old Ottawa East Community Design Plan.

4.1 Provincial Policy Statement (2014)

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

Section 1 of the PPS speaks to the building of strong and healthy communities within the province by stating that “Efficient land use and development patterns support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.” The proposed development of the Subject Site meets the following policies of Section 1.1.1:

- The proposed development promotes efficient development and land use patterns through the development of a vacant parcel of land located in the central area of the City. The proposed development of the Subject Site will introduce dense residential uses in a strategic location and will aid in supporting the retail uses along Main Street and those to be included in the larger Greystone Village development (Policy 1.1.1 a).

- The proposed development accommodates a higher density format for residential uses. The development of the Subject Site contributes to the mix of uses within the larger development of Greystone Village (Policy 1.1.1 b).

- The proposed development does not encourage inefficient expansion of settlements areas. The proposed development represents efficient intensification of an existing site with a central urban location (Policy 1.1.1 d).
• The development of the Subject Site promotes cost-effective development that will minimize land consumption and servicing costs as the location of the Subject Site does not require the expansion of settlement areas or municipal infrastructure (Policy 1.1.1 e).

• The development will have necessary infrastructure and public service facilities to meet current and projected needs (Policy 1.1.1 g).

Section 1.3 of the PPS provides policy direction on land use patterns within settlement areas. The policies in this section of the PPS encourage densities in settlement areas that promote the efficient use of land, resources and infrastructure. Land use patterns are encouraged to support active transportation and be transit-supportive.

• The proposed development reflects a land use pattern that efficiently uses existing infrastructure and an underutilized site in the City’s central urban area. The Subject Site’s proximity to transit, multi-use pathways and Main Street will encourage active transportation and transit use (Policy 1.1.3.2 a).

• The proposed development provides an opportunity for intensification by introducing residential uses to a vacant site in the central area of the city (Policy 1.1.3.2 b).

The proposed development of the Subject Site responds to the policy objectives described above by providing efficient use of land, existing infrastructure and existing transportation routes. The proposed condominium will introduce a higher density form of residential development in a strategic location that will aid in supporting commercial and recreational uses existing in Old Ottawa East, and proposed within the larger Greystone Village development. The proposed development is consistent with the policies of the PPS 2014.

4.2 City of Ottawa Official Plan

The City of Ottawa Official Plan was adopted by City Council on May 14, 2003 and modified by the Minister of Municipal Affairs on November 10, 2003. There have been numerous modifications and amendments approved by City Council and the Ontario Municipal Board. Official Plan Amendment 150 (OPA 150) was approved by the Minister of Municipal Affairs and Housing on April 24th, 2014. For the purposes of this planning rationale, the annotated online version of the City of Ottawa Official Plan, showing the changes as per OPA 150 (the ‘Official Plan’) was used for reference.

4.2.1 Managing Intensification Within the Urban Area

Section 2.2.2 of the Official Plan “supports intensification throughout the urban area where there are opportunities to accommodate more jobs and housing and increase transit use.” Policy 10 of Section 2.2.2, relating to Intensification and Building Height, states:
• Intensification may occur in a variety of building forms from low-rise to high-rise provided urban design and compatibility objectives are met. Taller buildings should be located in areas that support the Rapid Transit and Transit Priority Network, in areas with a mix of uses, and in areas that can accommodate large scale intensification. Building heights and densities for different areas may be established through this plan or a secondary plan and implemented through zoning."

The Old Ottawa East Secondary Plan establishes a permitted building height of 9 storeys for the Subject Site. The Old Ottawa East Secondary Plan and Old Ottawa East Community Design Plan are reviewed in detail below.

4.2.2 General Urban Area

The Subject Site is designated ‘General Urban Area’ on Schedule B of the City of Ottawa Official Plan (Figure 4). 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.’ The General Urban Area includes a wide variety of uses ‘from ground-oriented single purpose buildings to mid-rise buildings.’ The Official Plan ‘supports infill development and other intensification within the General Urban Area in a manner that enhances and complements the desirable characteristics and ensures the long-term vitality of the many existing communities that make up the city.”

The proposed development of the Subject Site meets the following policies of the General Urban Area designation:

• The City supports intensification within the General Urban Area where it will complement the existing pattern and scale of development and planned function of the area. The predominate form of development and intensification will be semi-detached and other ground oriented multiple unit housing. When considering a proposal for residential intensification through infill or redevelopment in the General Urban Area, the City will:

  a) Assess the compatibility of new development as it relates to existing community character so that it enhances and builds upon desirable established patterns of built form and open spaces;

  b) Consider its contribution to the maintenance and achievement of a balance of housing types and tenures to provide a full range of housing for a variety of demographic profiles throughout the General Urban Area (Policy 5).

The proposed development will intensify the Subject Site as it is currently vacant. The location of the mid-rise residential uses within Greystone Village were strategically located as to create a height transition towards the lower density residential uses that exist along Clegg Street and
Springhurst Avenue. The ground floor units will include a front porch style terrace with access to the public sidewalk that will create a presence on the street and reflect the desirable character of the area. The proposal will contribute to the range of housing typologies proposed for Greystone Village.

Figure 4: Schedule B, City of Ottawa Official Plan

4.2.3 Review of Development Applications

Section 4.0 of the Official Plan outlines the policies that the City follows to review development applications, to ensure that the objectives of the Official Plan are met. The following section demonstrates how the proposed development of the Subject Site conforms to the policies of Section 4.1 through 4.11. While all sections were considered, only those that are relevant to the Subject Site are discussed below.

- Relating to Policy 4.1 (Site-Specific Policies and Secondary Policy Plans), the Subject Site is subject to the Old Ottawa East Secondary Plan and Old Ottawa East Community Design Plan. Conformance to these plans is discussed in detail in the sections below.
• Relating to Policy 4.2 (Adjacent to Land-Use Designations), the Subject Site is not adjacent to any areas of natural or scientific interest.

• Relating to Policy 4.3 (Walking, Cycling, Transit, Road and Parking Lots), the Subject Site is accessible by various modes of transportation, including walking, cycling, public transit, and motorized vehicle. Main Street is identified as a Primary Network Spine Route on Schedule C- Primary Urban Cycling Network. There are existing OC Transpo bus stops along Main street that are serviced by routes 5 (Billings Bridge/ St. Laurent) and 16 (Britannia/ Main). Main Street is identified as an Existing Arterial Road on Schedule E - Urban Road Network. The Transportation Overview prepared by Novatech (dated July 31, 2015) and the Community Transportation Study prepared by Novatech (dated January 9, 2015) demonstrate that the proposed development can be accommodated by the existing transportation infrastructure and services.

• Relating to Policy 4.4 (Water and Wastewater Servicing), the Subject Site is serviced by municipal water and wastewater services. As demonstrated by the Site Servicing & Stormwater Management Memorandum prepared by Novatech (dated August 7, 2015), and Site Servicing, Stormwater Management, Noise, Erosion and Sediment Control Brief prepared by Novatech (dated July 29, 2015), the existing water and wastewater infrastructure services can accommodate the proposed development.

• Relating to Policy 4.6 (Cultural Heritage Resources), the Subject Site is located in close proximity to the Deschatelets Building, the Grande Allee and Forecourt Plaza, all of which are identified as heritage features. The development of the Subject Site will not impact the heritage features within Greystone Village.

• Relating to Policy 4.7 (Environmental Protection), an Integrated Environmental Review Statement (prepared by Golder and Associates, dated February 2015) and an Environmental Impact Statement (prepared by Golder and Associates, dated January 2015) were submitted with the Plan of Subdivision and Zoning By-law Amendment Application. An Environmental Impact Statement Update and a Tree Conservation Report are being submitted in support of the development of the Subject Site. These reports demonstrate that no negative impacts on the natural environment are expected to result from the proposed development, based on the recommendations of the report.

• Relating to Policy 4.8 (Protection of Healthy and Safety), the Subject Site is not affected by constraints identified on Schedule K Environmental Constraints of the Official Plan, such as flood plains, wellhead protection or unstable soils. The Subject Site is suitable for the proposed development.
• Relating to Policy 4.10 (Greenspace Requirements), through the development of Greystone Village, publicly accessible built and natural settings for recreation such as the Grande Allee, Forecourt Plaza, multi-use pathway and access to the Rideau River will be provided.

Section 4.11 of the Official Plan discusses issues of urban design and compatible development in reviewing development applications. Although the Subject Site is not included in a ‘Design Priority Area’, Main Street is identified as a Design Priority Area. Due to the proximity to Main Street a voluntary pre-consultation meeting with the Urban Design Review Panel was held on June 4, 2015. An Urban Design Brief has been prepared by Barry J. Hobin Architects, which summarizes the design merits of the proposed development plan for the Subject Site, and assesses the project’s compatibility with the surrounding uses. While Official Plan policies related to urban design and compatibility are addressed in the Urban Design Brief prepared by Hobin Architects in greater detail the following provides a brief overview of how the proposed development responds to the following policies of Section 4.11 of the Official Plan:

• The proposed development is compatible with surrounding uses and planned function of the overall Plan of Subdivision. The location of the proposed development was strategically placed within the Plan of Subdivision with respect to proposed building heights. Located directly east of St. Paul University, the nine-storey building will be partially blocked from the view from Main Street. The proposed nine-storey building is located along the easterly property line, creating a site edge, which transitions down in height towards the Rideau River and existing low-rise residential uses to the north and south of Greystone Village. The proposed colours, materials, façade, roofline and articulation mirror that of what is proposed for the remainder of the Greystone Village site, creating a visually cohesive and attractive community (Policy 5).

• The proposed development orients the principal entrance way to the building towards the street. Additionally, the ground floor units proposed along the east elevation will orient individual unit entrances towards the street, creating a continuous pedestrian-friendly streetscape throughout the Greystone Village development (Policy 6).

• The proposed development makes efforts to incorporate the mechanical penthouses into the building through design in order to minimize and impact from the street (Policy 8).

• The conformance of the proposed development to the Old Ottawa East Secondary Plan and Community Design Plan is discussed in detail in the sections below (Policy 9).

• A shadow analysis will be submitted in support of the proposed development (Policy 10).

• The proposed nine-storey development has been strategically located within the Greystone Village development for height transition. The location of the proposed building is masked from Main Street behind St. Paul University, creating a buffer between Main Street and the proposed development. The building has been designed
with ground floor units oriented towards the street with patio entrances leading to the street to create a pedestrian-oriented streetscape. The building steps back on the 7th and 8th storeys, which reduces the massing and impact for adjacent uses (Policy 11 and 12).

*Figure 5: East Elevation of Proposed Development*

- The proposed development includes weather protection features and landscaping that will enhance the portion of the development which interacts with the public realm (Policy 19).

- The massing and scale of the proposed development will enclose public and private spaces (Policy 20).

The proposed development conforms to the policies of the City of Ottawa’s Official Plan.

### 4.3 Old Ottawa East Secondary Plan and Old Ottawa East Community Design Plan

The Subject Site is located within the area covered by the Old Ottawa East Secondary Plan and Old Ottawa East Community Design Plan (the “CDP”), which provide long-term guidance for the design and development of the Old Ottawa East community. The Subject Site is designated Residential Medium-Rise on Schedule A of the Old Ottawa East Secondary Plan. The Secondary Plan “provides the legal framework that supports the Old Ottawa East Community
As such, the Secondary Plan and the Community Design Plan share the same policies.

Section 3.5 of the CDP provides policy direction for the area located on the east side of Main Street between Springhurst Avenue and Clegg Street. These policies apply to the Subject Site. “This precinct has been planning in greater detail due to its potential for redevelopment and the extensive public consultation that ensued as the land owners engaged in the public process.” As part of the CDP process a Demonstration Plan was prepared for the Subject Site that illustrated how the Oblate Land could potentially develop. This Demonstration Plan provided guidance for the implementation of the existing zoning. In addition to the implementing zoning, a holding zone was applied to the area shown on the Demonstration Plan that can be removed “when a Site Plan Control Application is approved that includes this entire area and fulfills the following conditions: Stormwater management for the subject lands; Water and sewer servicing design; Parkland and pathway dedication relative to the development of the subject site.” The current Site Plan Control application applies to Block 45 as shown on the Draft Plan of Subdivision. The proposed development of the Subject Site responds to the following policies of Section 3.5:

- The proposed two nine-storey condominium buildings add to the variety of residential building types and tenures to accommodate a full demographic of households (Policy 4).
- The proposed development will boast architectural treatments that are complementary to the other proposed residential units within Greystone Village. Similarly, street lighting, landscaping and other such features will be cohesive throughout Greystone Village (Policy 6).
- The proposed development is nine-storeys in height, adding to the range of proposed building heights for Greystone Village (Policy 9).
- Parking for the proposed development will be located below grade (Policy 10).
- The proposed development creates a pedestrian-friendly environment along the street edge by orienting access to the ground-oriented units from the street (Policy 11).
- The proposed development will not impede the creation of east-west pedestrian cycling paths between Main Street and the Rideau River (Policy 21).
- The proposed development will be within close proximity to an OC Transpo station on Main Street (Policy 22).
- High quality landscaping will be included for the proposed development (Policy 24).

The proposed development complies with the policies of the Old Ottawa East Secondary Plan and Old Ottawa East Community Design Plan.
4.4 City of Ottawa Zoning By-law 2008-250

4.4.1 Residential Fifth Density, Subzone B, Exception XXXX

Greystone Village, including the Subject Site, is subject to a Zoning By-law Amendment Application that was filed with the City of Ottawa on January 12, 2015. The application was deemed complete on January 16, 2015. A total of six zones exist within Greystone Village today with eleven exceptions. All of Greystone Village is subject to a holding zone, which “may be removed once an application for Site Plan Control has been approved.” Figure 6 shows the existing zoning for Greystone Village.

Figure 6: Existing Zoning

The Zoning By-law Amendment Application requests to lift the holding provisions throughout the entirety of Greystone Village. All of the proposed uses within Greystone Village are permitted under the existing zoning. However, the existing zoning does not match the location of the proposed uses. Figure 7 below provides an overview of the proposed zoning for Greystone Village.

The Subject Site is currently subject to the following zones:
- Residential Fifth Density, Subzone B, Exception 1853, holding zone/ Open Space, Subzone 1, Exception 1853, holding zone (R5B[1853] – h/01[1853]-h);
- Residential Fifth Zone, Subzone B, Exception 1854, holding zone/ Open Space, Subzone 1, Exception 1854, holding zone (R5B[1854] – h/01[1854]-h); and
- Residential Fifth Density, Subzone B, Exception 1843, holding zone (R5B[1843]-h).

**Figure 7: Proposed Zoning**

Block 45 (shown as Blocks 47 and 48 on the zoning map above) is proposed to be rezoned to Residential Fifth Density, Subzone B, Exception XXXX (R5B[XXXX]). The proposed zoning is consistent with the existing zoning as implemented through the Old Ottawa East Community Design Plan.
The purpose of the R5 Zone is to “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.” Mid-rise apartment dwelling is a permitted use with the R5B Zone.

The proposed development meets the minimum lot width requirement of 22.5 metres and minimum lot area requirement of 675m² for both Phase 1 and Phase 2. The proposed front yard setbacks for both Phases are 4.0 metres, which exceeds the minimum requirement of 3.0m. Interior side yards for both Phases are proposed to be 1.5 metres, which meets the By-law requirement. The proposed corner side yard is 7 metres for Phase 1 and 8 metres for Phase 2, both exceeding the By-law requirement of 3.0 metres.

The proposed development does not meet the By-law requirement for minimum rear yard setback and maximum building height. The minimum rear yard requirement for the R5B Zone is 7.5 metres and the proposed rear yard setback is 5.0 metres. The rear yard for the proposed development is located along the westerly property line, abutting St. Paul University. The reduced rear yard will not have significant impacts on the adjacent institutional use. There is approximately 27 metres from the existing institutional building to the mutual property line, providing a large separation distance between the two properties.

The maximum permitted height for Greystone Village is 28 metres for a mid-rise apartment dwelling (Exception 1843). An increased maximum building height of 29.1 metres is being requested for the Subject Site. The increased height of 1.1 metres will not have significant impact on the adjacent properties. The building steps back on the 7th and 8th storeys, which reduce the massing and impact on adjacent uses. Architectural features, materials and building articulation also break up the massing of the proposed building. Additionally, the grading of the Subject Site is approximately 1 metre higher along the west elevation which helps to lessen the impact of the proposed height for adjacent institutional use to the rear.

The reduced rear yard setback and the increased maximum building height will be addressed through an exception zone under the Zoning By-law Amendment Application. As such, the proposed development will conform to the provisions of the R5B [XXXX] Zone.

4.4.2 Parking Requirements

Minimum parking space rates are set out in Section 101 of Zoning By-law 2008-250. The minimum parking space rate for `Apartment Building Mid-Rise` in this area of the City is set at a rate of 0.5 spaces per dwelling unit. The proposed development contains 97 units for Phase 1 and 97 units for Phase 2, resulting in a minimum parking space requirement of 97 parking spaces for both Phases. 103 parking spaces are provided for each Phase of development, a total of 206 residential parking spaces.

The minimum required visitor parking space rate for `Apartment Building Mid-Rise` in this area of the City is set at a rate of 0.2 spaces per dwelling unit, with no visitor parking spaces required.
for the first 12 dwelling units. This results in a minimum visitor parking space requirement of 17 spaces per Phase, 34 visitor parking spaces total. Each Phase of development will provide 17 visitor parking spaces.

A total of 120 parking spaces for each Phase will be provided on two floors of underground parking. The proposed parking conforms with the provisions of Zoning By-law 2008-250.

5.0 SUMMARY

This Planning Rationale has been prepared in support of an application for site plan approval for the development of Block 45 of Greystone Village located at 175 Main Street. The proposed development will introduce a two nine-storey residential condominium buildings onto the Subject Site.

The proposed site plan for the Subject Site conforms with the policies of the Provincial Policy Statement and the City of Ottawa’s Official Plan. This report demonstrates that the proposed development is compatible with its surrounding uses. The Subject Site is designated General Urban Area on Schedule B of the Official Plan. The proposed development maintains the goals and objectives of the General Urban Area designation.

The proposed Residential Fifth Density, Subzone B, Exception XXXX for Greystone Village lists ‘Apartment Building Mid-rise’ as a permitted use. Through the Zoning Amendment, exceptions for reduced rear yard setback and a minor increase to the maximum building height will be established.

The proposed development is considered appropriate development for the Subject Site and represents good land use planning.
Appendix A

Proposed Site Plan and Elevations