

## **Planning Rationale/Design Brief for Site Plan Control Application**

404 Daly Ave.

Ottawa

for

**Ji Zhang [Kevin Zhang] and TC United**

June 26, 2016

The property is known municipally as 404 Daly in Ottawa, registered as PLAN 6 LOT 46 PIN 042120142, the application is to construct a new 3 storey building plus Basement, to be a 14 unit residential apartment building.

### **Background**

The site is in Sandy Hill in the Rideau Vanier Ward (12) in the former City of Ottawa. It is on the South side of Daly Ave. and is located between Cobourg St. to the east and Charlotte St. to the west. The property is 20.17 m (66.17 ft) wide x 30.21 m (99,11 ft) deep. The total area is 609.27 sq.m. (0.15 acre).

The proposed site on Daly Ave is three blocks from Strathcona Park, and two blocks from Rideau Street. The properties are within 600 metres of the Confederation Line Campus Transit Station, close to transit along Rideau St. and close to pedestrian and cycling networks. There is a cycling route 2 blocks away along Rideau and east-west along Stewart and Wilbrod (see attached map). It is not part of Heritage Conservation District. The site is located seven blocks from the Ottawa University Campus. Sandy Hill currently houses many multi unit dwellings. In this context the proposed development is appropriate

There was an existing 3 storey, 8 unit apartment on the property which burned in April 2012. There are residential multi-unit older buildings on each side of the property and across the street. Most are three storeys high, this height will be well matched by the proposed new building. There are two Red Maple (*Acer Rubrum*) trees 23 cm in front on City property.

There is an existing driveway on the east side of the property, which will be removed by raising the depressed curb to City standards.

The neighbouring buildings are 3 storeys with sloped roofs. Although the proposed new building is 3 storeys with a flat roof, contemporary design elements will help to maintain the scale of the existing fabric.

The development is designed to work with its existing and planned context and support the overall goals of the Official Plan, and the Sandy Hill Secondary Plan, and the Sandy Hill CHCA (Cultural Heritage Character Area) Guidelines.

## **The project**

The new driveway on the west side of the property will be adjacent to the neighbour's driveway, and the walkway to the front door of the building will be from this driveway, thus keeping the maximum amount of green/soft landscaping along the front yard. The driveway leads to one parking space at the back of the building. This new laneway will provide access to on site exterior garbage and recycling storage kept in an enclosed wood structure located in the rear yard. The enclosure will have 4 hinged gates that will be held in place with a heavy duty hasp. The garbage and recycling will be held in this enclosure until the scheduled municipal collection date when it will be brought to the curb by property management.

The laneway also provides access to a covered bike storage rack in the rear yard to promote cycling with the tenants of the new multi-unit buildings. Seven bicycle parking spaces are required, eight are provided.

## **Official Plan**

The property is designated General Urban Area in the City of Ottawa Official Plan, Sections 3.6.2 and 4.11 of the Plan sets out criteria by which compatibility is assessed. The project complies with the objectives of the Planning Act and Official Plan by ensuring that facilities are available to meet current and projected housing requirements. It also complements the existing residential uses of the properties on the east side and across the street. The proposal makes efficient use of existing municipal services. We believe that the proposed design is compatible to the scale and use of this neighbourhood and complements the surrounding residential buildings.

Please see attached perspectives illustrating the contemporary building elevations in context. The front entrance is accessible to tenants in wheelchairs, and from the entrance onto the ground floor.

## **Zoning**

The properties are zoned R4T [480], allows for a wide mix of residential building forms ranging from detached to low rise apartment dwellings, no more than four storeys.

The minimum property width for this zone is 15 m, the minimum area is 450 sq.m. The maximum height is 9.5 m, based on the proposed building height, (and the current Infill 2 Bylaw – which will be revised in September 2016).

30% of the lot area must be provided as landscaped area, which is 609.27 sq.m. x .3 = 182.78 sq.m.

The proposed amount of landscaping is 257.24 sq.m ie 42%

Section 139 and 140 are applicable to the subject lands

By-law 2014-189 and By-law 2015-228 (Infill II) apply to the property.

**Sandy Hill Secondary Plan** - designated 'Low-Profile'

The proposed design achieves the directives outlined in the Plan:

5.3.1 To preserve and enhance Sandy Hill as an attractive residential neighbourhood, To provide for a broad range of socio-economic groups, to maintain and co-ordinate local functions of Sandy Hill (primarily as a residential neighbourhood),

5.3.2 To provide a wide variety of housing, including accommodation for low-income and handicapped people,

5.3.3 To emphasize public transportation and bicycle and pedestrian networks over the private auto and to provide additional secure bicycle parking,

5.3.6 To ensure that new development shall provide for internal and external on-site amenity areas and too enhance development with landscaping, and to\_achieve transit-supportive development densities over the long term.

We believe this application should be approved as the design meets all the City of Ottawa Zoning requirements and it is in line with the goal of the City to add urban densification while addressing the scale of neighbouring buildings.

Please do not hesitate to contact the undersigned should you have any questions or require further information.

Sincerely,

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