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SITE PLAN CONTROL

Proposed Low-Rise Mixed-Use Building



PLANNING RATIONALE | 437 Donald B Munro Drive



Maple leaf Custom Homes
Conceptual Images Not For Construction

Prepared for:

Maple Leaf Custom Homes
PO Box 94
Ottawa, ON K0A 1T0

Prepared by:

Lloyd Phillips & Associates Ltd.
File: 1601
Date: November, 2019

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1. OVERVIEW

Lloyd Phillips & Associates Ltd. has been retained by Maple Leaf Custom Homes (the 'Owner') to prepare a planning rationale report for an application for Site Plan Control with respect to the development of a proposed low-rise mixed-use building located at 437 Donald B. Munro Drive, in the Village of Carp, City of Ottawa.

The site is a generally flat property with a narrow frontage on Donald B. Munro Drive. The property widens towards the rear and has a gentle slope to the south. The site formerly contained a residential building which was demolished mid-2016, and the site is presently vacant.

The Owner is proposing to construct a new two-storey mixed-use building with a total of four units. The proposal consists of one ground-floor office space, one ground-floor retail space, and second-storey retail or residential uses. The building is designed to allow for a potential future severance, divided along the vertical party wall, with two units on each side.

2. SUBJECT SITE & SURROUNDING CONTEXT

The site is located in the Village of Carp, which is located in the City of Ottawa's rural west end in Ward 5 – West Carleton March. The village has a population of approximately 2000 (as of 2012) and is located approximately 15 kilometers northwest of Kanata and 14 kilometers southwest of Donrobin.

The following building types and land uses abut the site:

- < **North** Low-rise non-residential uses including Community Centre and Bank
- < **South** Carp River; CN Railway; Open space
- < **East** Low-rise restaurant; Low-rise single-detached residential
- < **West** Low-rise residential; Low-rise commercial use

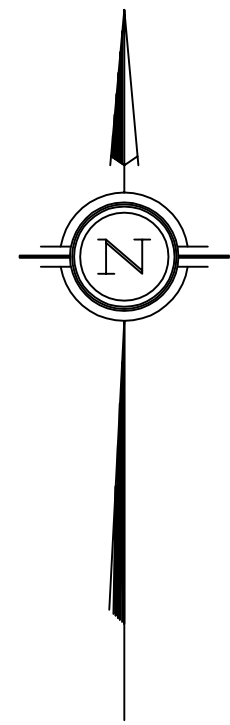
The site is currently vacant. There was a former low-rise single-detached building on the site which has been demolished. The site consists of the following specifications and legal description:

Area	1,651.4 m ²
Frontage	20.34 m
Depth	51.84 m (east) (irregular)
Legal Description	Plan 218 Lots 109 & 114
PIN	0454-30462





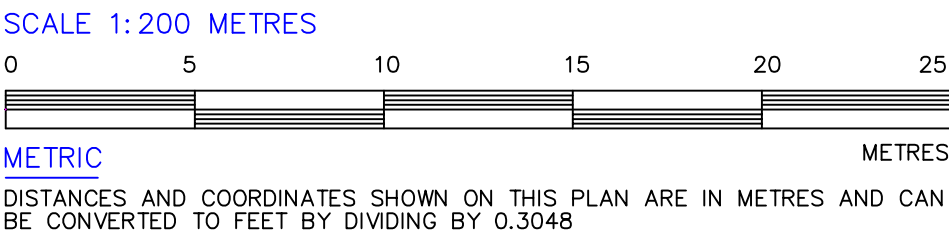
Figure 1. Site context demonstrating property addresses and boundaries (GeoOttawa, 2017)



TOPOGRAPHIC PLAN OF SURVEY OF

LOTS 109 AND 114
REGISTERED PLAN 218
VILLAGE OF CARP
GEOGRAPHIC TOWNSHIP OF WEST CARLETON
CITY OF OTTAWA

STANTEC GEOMATICS LTD.
2013



BEARINGS NOTE
BEARINGS SHOWN HEREON ARE GRID AND ARE DERIVED FROM THE CAN-NET VRS NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN 76°30'00" WEST LONGITUDE, ZONE 9 OF THE ONTARIO 3" M.T.M. COORDINATE SYSTEM NORTH AMERICAN DATUM 1983 ORIGINAL ADJUSTMENT.

ELEVATION NOTE
ELEVATIONS HEREON ARE GEODETIC AND ARE DERIVED FROM THE CAN-NET VRS NETWORK.
POSITION OF SITE BENCH MARK AS SHOWN HEREON

M:\2019\190231\CAD\Planning\Legal\2019.04.23 Survey Plan & Legal

LEGEND & NOTES : (IF APPLICABLE)

■ DENOTES FOUND MONUMENTS
□ DENOTES SET MONUMENTS
IB DENOTES IRON BAR
SSIB DENOTES STANDARD IRON BAR
CC DENOTES CUT CROSS
N&W DENOTES NAIL & WASHER
PL DENOTES REGISTERED PLAN NO.218
OU DENOTES ORIGIN UNKNOWN
MEAS. DENOTES MEASURED

(1473)(SG)
WRT DENOTES STANTEC GEOMATICS LTD.
LER DENOTES W.ROSS TAGGART O.L.S.
P DENOTES L.E. ROSS O.L.S.
P1 DENOTES PLAN 4R-10036
PT DENOTES PLAN 5R-2722
WT DENOTES PRODUCTION TIE
INV DENOTES WITNESS
AC DENOTES INVERT
BM DENOTES BENCHMARK

CUL DENOTES CULVERT
DCB DENOTES DOUBLE CATCH BASIN
CBMH DENOTES CATCH BASIN MANHOLE
CB DENOTES CATCH BASIN
DCBMH DENOTES CATCH BASIN DOUBLE MANHOLE
VC DENOTES VALVE CHAMBER
MH-ST DENOTES STORM MANHOLE
FMH DENOTES FIBER OPTIC MANHOLE
MH-S DENOTES SANITARY MANHOLE
DRN DENOTES DRAIN
WELL DENOTES WATER WELL

BMH DENOTES BELL MANHOLE
HMH DENOTES HYDRO MANHOLE
TMH DENOTES TRAFFIC MANHOLE
HYD DENOTES FIRE HYDRANT
DICB DENOTES DITCH INLET
HGUY DENOTES HYDRO GUY WIRE
HBP DENOTES HYDRO BELL POLE
HP DENOTES HYDRO POLE
OLS DENOTES LIGHT STANDARD
HLS DENOTES HYDRO LIGHT STANDARD
FP DENOTES FLAG POLE
HH DENOTES HAND HOLE
SN DENOTES SIGN
DMB DENOTES MAIL BOX

EP DENOTES ELECTRICAL POST
TL DENOTES TRAFFIC LIGHT
RXS DENOTES RAILWAY SIGNAL
RSB DENOTES RAILWAY SIGNAL CONTROL BOX
STMP DENOTES TREE STUMP
SHR DENOTES SHRUB
BQWY DENOTES BELL GUY WIRE

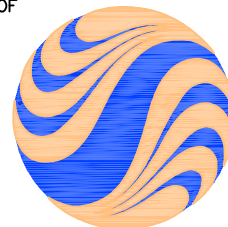
MP DENOTES MONITORING PIN
OW DENOTES OBSERVATION WELL
BP DENOTES BELL POLE
CS DENOTES CURB STOP VALVE
CBX DENOTES CATCH BASIN CONTROL BOX
WV DENOTES WATER VALVE
BH DENOTES BOREHOLE
DP DENOTES DECORATIVE POLE
GV DENOTES GAS VALVE
PLR DENOTES PILLAR
GP DENOTES GUARD POST
TH DENOTES TEST HOLE
BLRD DENOTES BOLLARD

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT :
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 22nd DAY OF MARCH, 2013.

DATED : _____
BRIAN J. WEBSTER
ONTARIO LAND SURVEYOR

FROM THE OFFICE OF



Stantec

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STANTEC
GEOMATICS
LTD.

Ontario Land Surveyors
OTTAWA - ONTARIO
(613)722-4420 FAX (613)722-0769
"E"-Mail: brian.webster@stantec.com
Website: www.stantec.com

P.M.:CT DRAWN BY:DM FIELD:DT CHECKED:BW FILE:161612933-111
ACAD-161612933v-111 D1.dwg



Figure 3. Aerial imagery of subject site and surrounding context, looking south (Google Maps)



Figure 4,5,6: Street views of subject site and surrounding properties (Google Maps)



Figure 7,8,9: Street views of subject site and surrounding properties (Google Maps)



3. PROPOSED DEVELOPMENT

The Owner is proposing to construct a new, two-storey, mixed-use building on the existing vacant lot, located within the Village of Carp. The proposal is to have four units total in the building separated down the centre party line, with two units on each side (one ground floor and one second-storey unit on each side). This would allow for potential future subdivision of the land, with two units on each parcel.

The proposed mixed-use building will feature a ground-floor office space with second-storey residential in the easterly unit, and a ground-floor permitted non-residential use with second-storey residential. The entire building will be 772 m² in size.

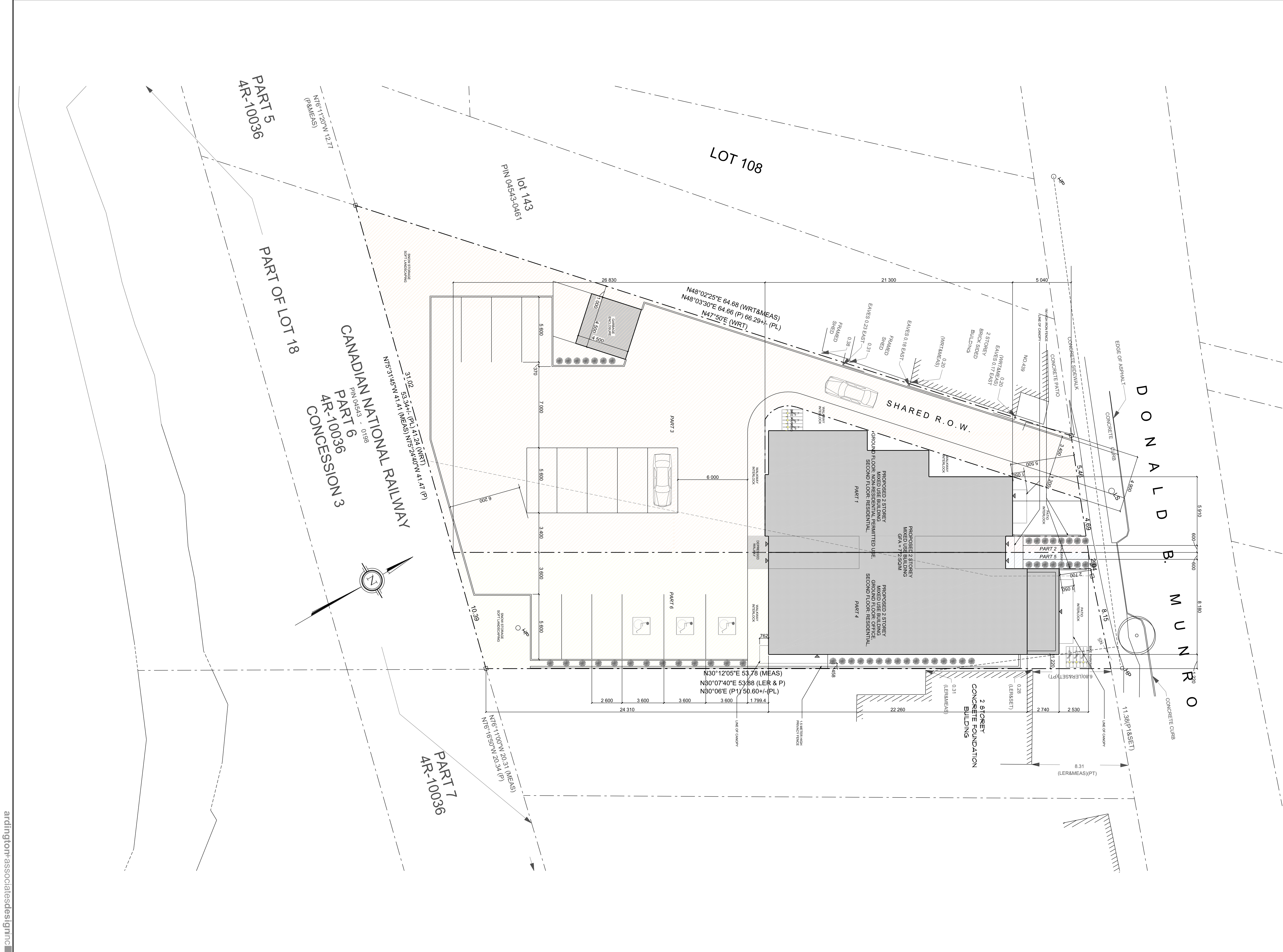
Site access will be from a driveway connecting to the south side of Donald B. Munro Drive.

Table 1. Development details

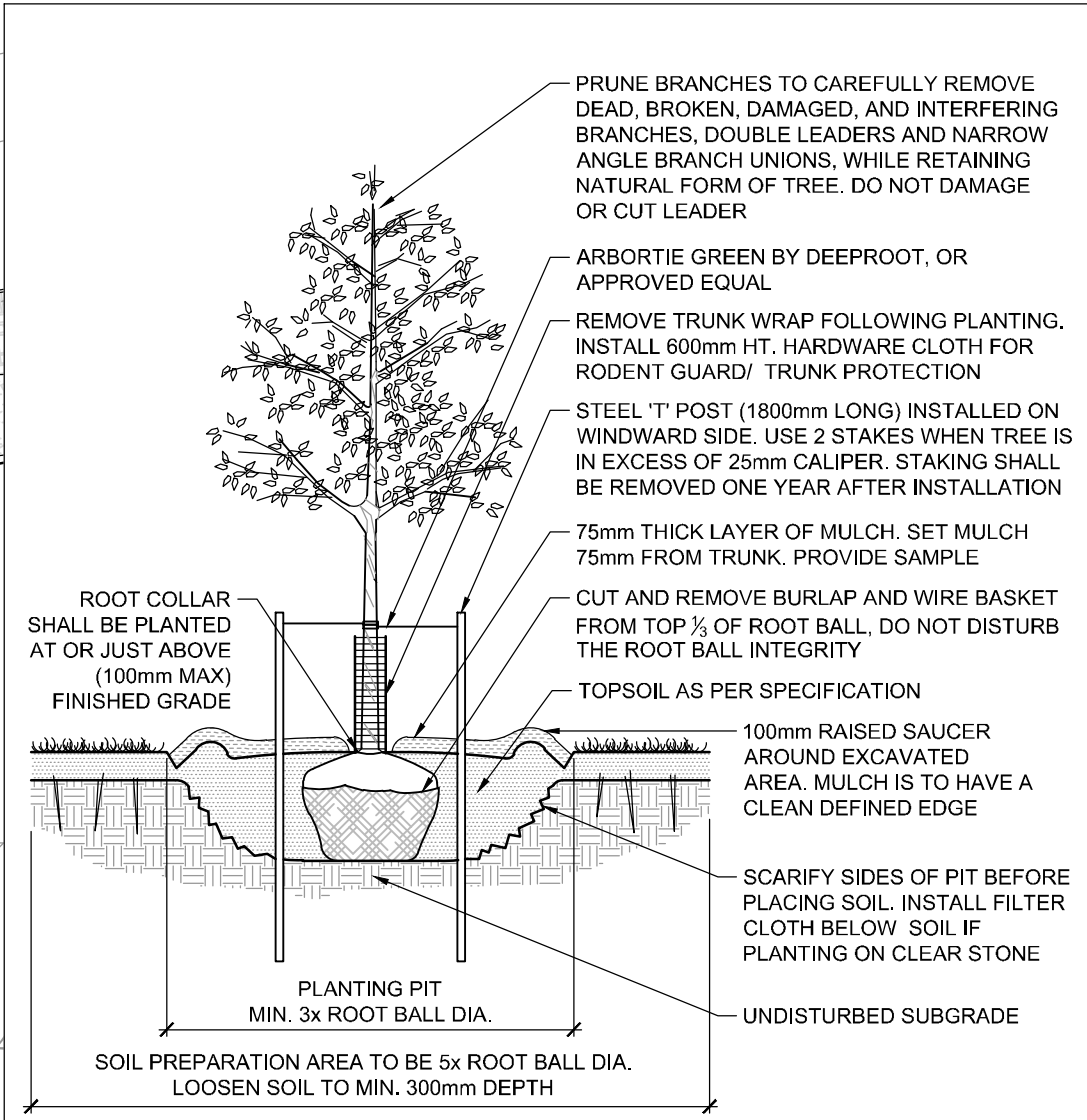
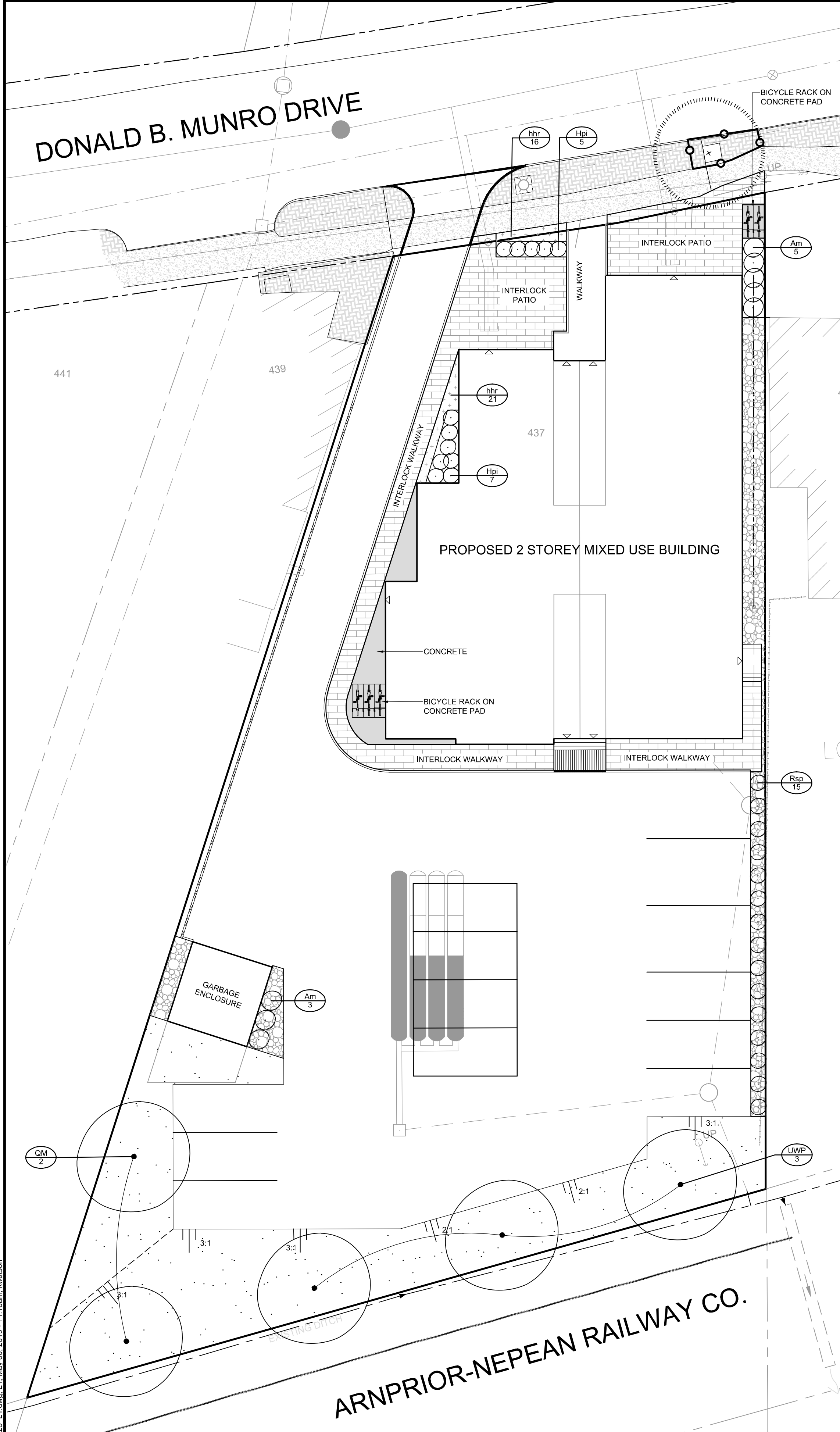
Lot Area	1,651.4 m ²	Gross Floor Area	772 m ²
Front Yard Setback	2.7 m	Dwelling Units	2 units
Interior Side Yard Setback (West)	4.6 m	Private Amenity Area	m ²
Interior Side Yard Setback (East)	1.22 m	Communal Amenity Area	m ²
Rear Yard Setback	24.31 m	Vehicle Parking	15 spaces
Building Height	7.54 m	Bicycle Parking	6 spaces

Figure 10 presents the proposed Site Plan, Figure 9 presents the Landscape Plan prepared by Levstek Consultants Inc., and Figures 10 through 12 represent the proposed building elevations, prepared by P-Squared Concepts Inc. Renderings of the proposed design are presented in Figure 13.

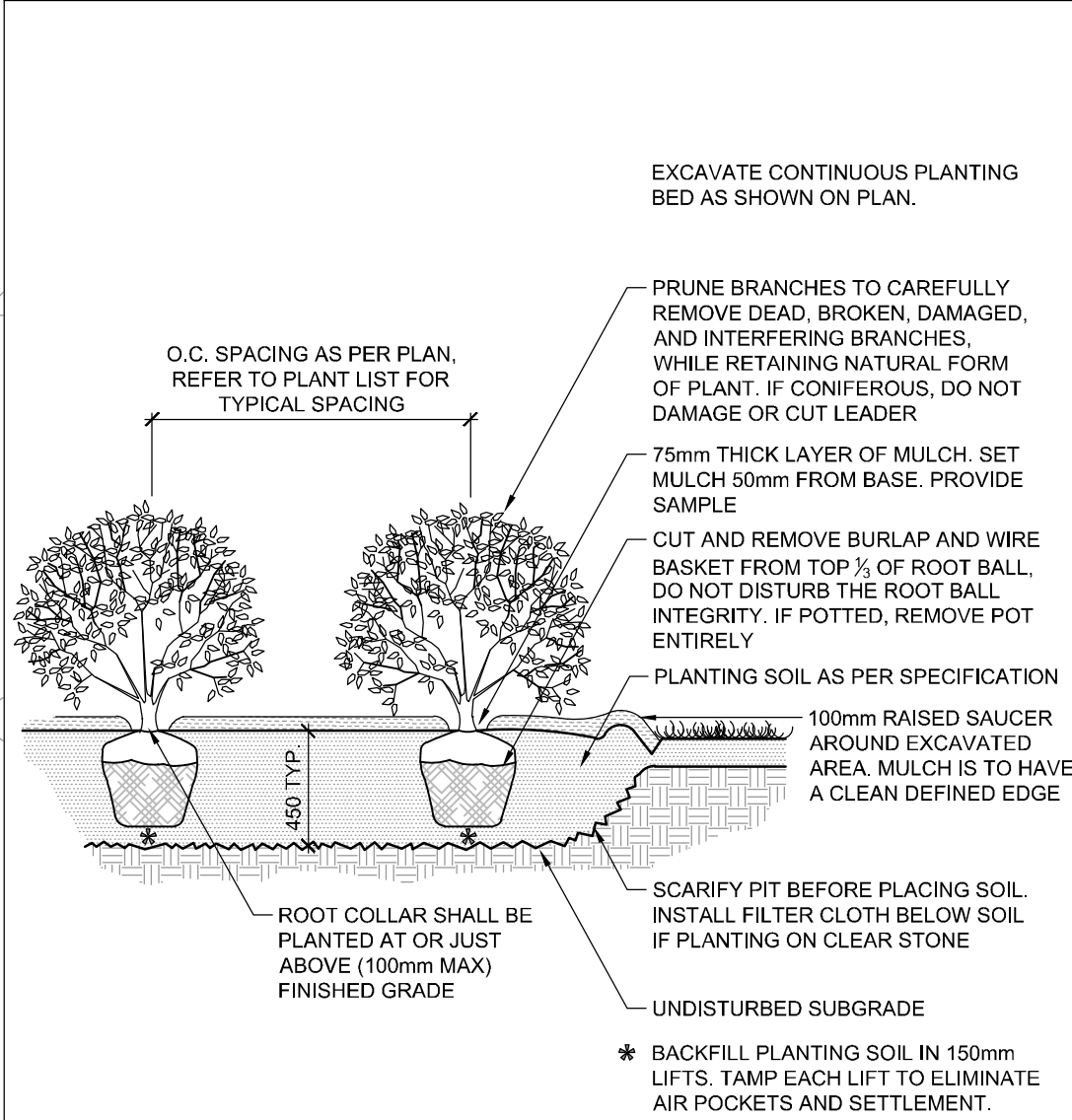




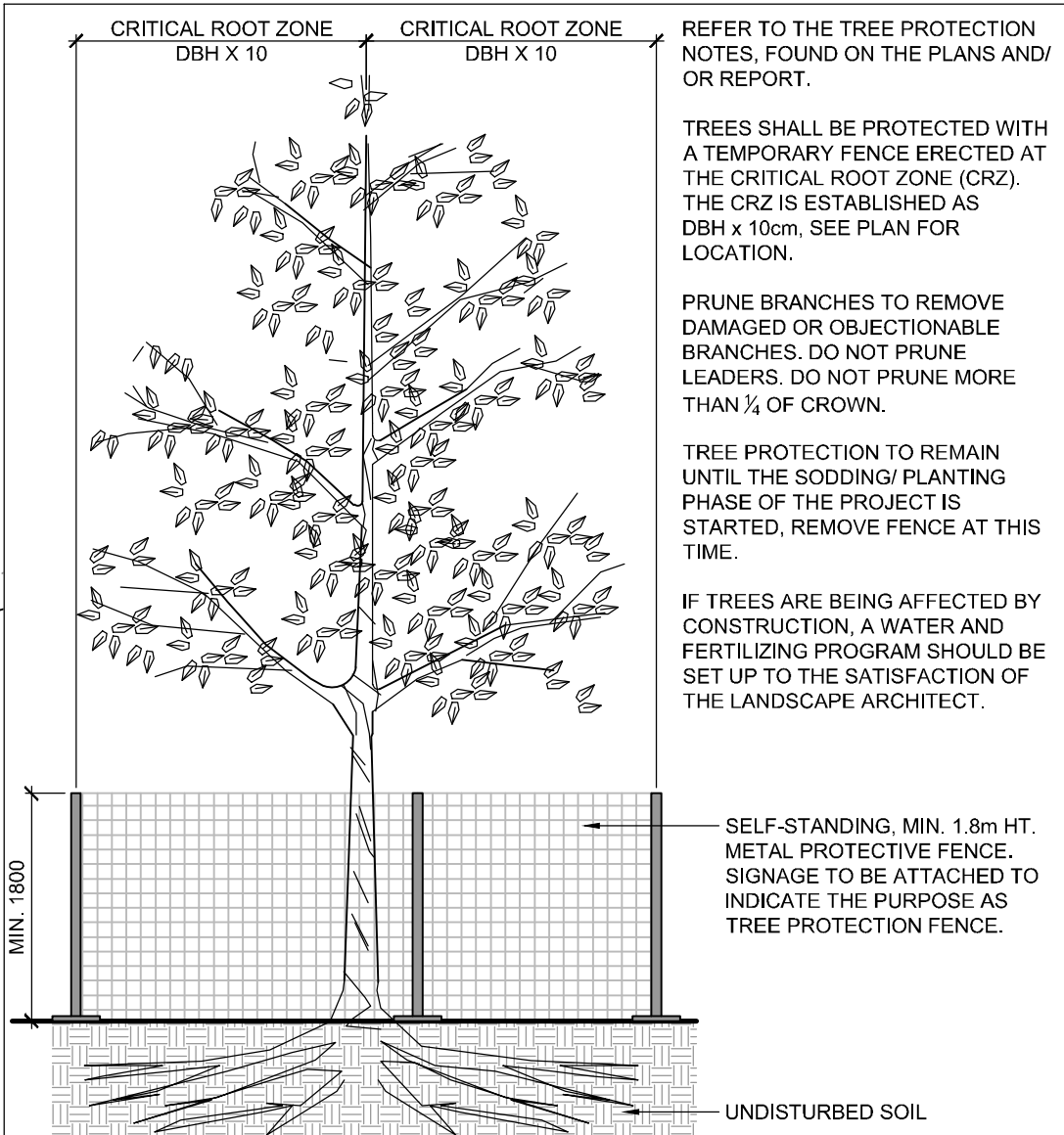
GENERAL NOTES		
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DRAWING NOTES		
WEST PARCEL		
PART	AREA (SQ/M)	ROW / EASEMENT
PART 1	234	
PART 2	9.8	ROW FOR SHARED ACCESS
PART 3	866	ROW FOR SHARED ACCESS + PARKING
EAST PARCEL		
PART	AREA (SQ/M)	ROW / EASEMENT
PART 4	274.5	
PART 5	10.1	ROW FOR SHARED ACCESS
PART 6	257	ROW FOR SHARED ACCESS + PARKING
REVISIONS		
NO.	DESCRIPTION	DATE
2	ISSUED FOR PLANNING REVIEW	2 JAN 2019
1	ISSUED FOR PLANNING REVIEW	17 DEC 2018
DESIGNER / BUILDER		
DESIGN FIRM		
ARDINGTON AND ASSOCIATES DESIGN INC. 126 YORK STREET SUITE 502 OTTAWA, ONTARIO E: steve@ardington.ca T: 613.882.3425 BCIN 43329		
DESIGNER		
The undersigned has reviewed and takes responsibility for design activities as described in Ontario Building Code 1.4.1.2 and has the qualifications and meets the requirements set out in the Ontario Building Code		
Stephen Ardington, BCIN # 35954		
PROJECT INFORMATION		
437 DONALD B MUNRO CARP ONTARIO		
DRAWING INFORMATION		
ARCHITECTURAL SITE PLAN SCALE = 1:150		
DRAWN BY	CHECKED BY	DRAWING NO.
S.A.	S.A.	A1
PROJECT NO.		



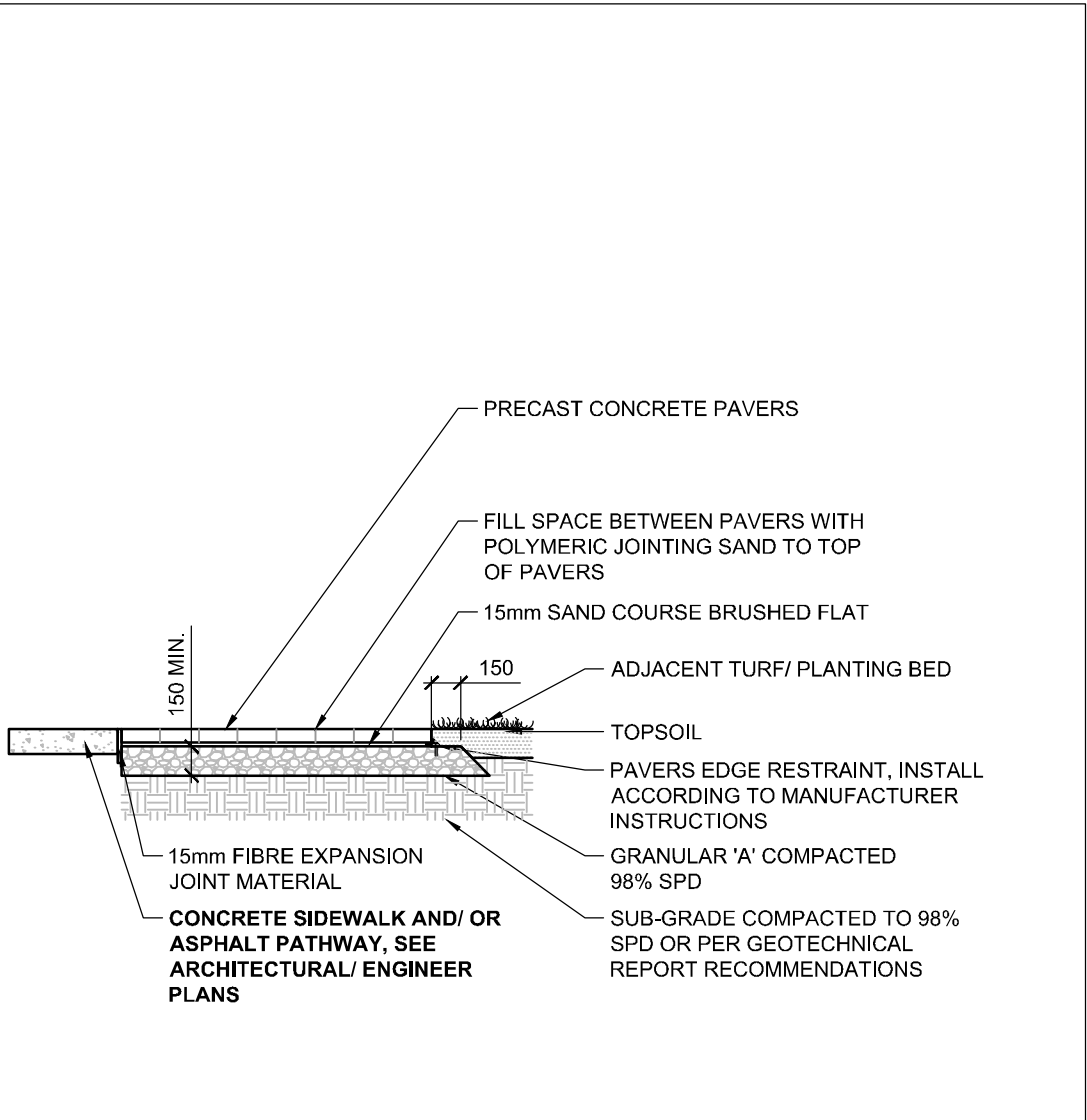
STANDARD DECIDUOUS TREE PLANTING D1



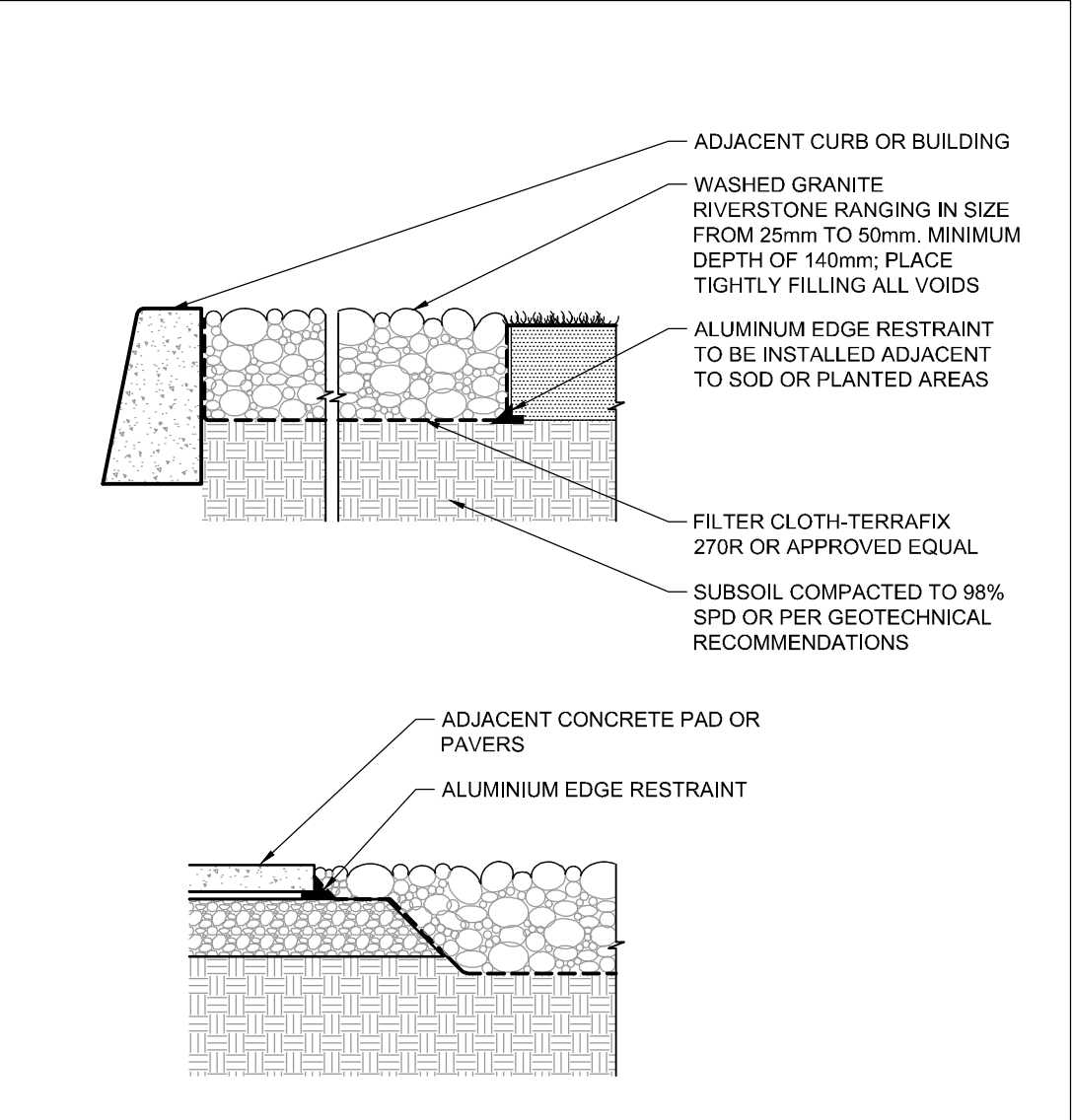
SHRUB AND PERENNIAL PLANTING D2



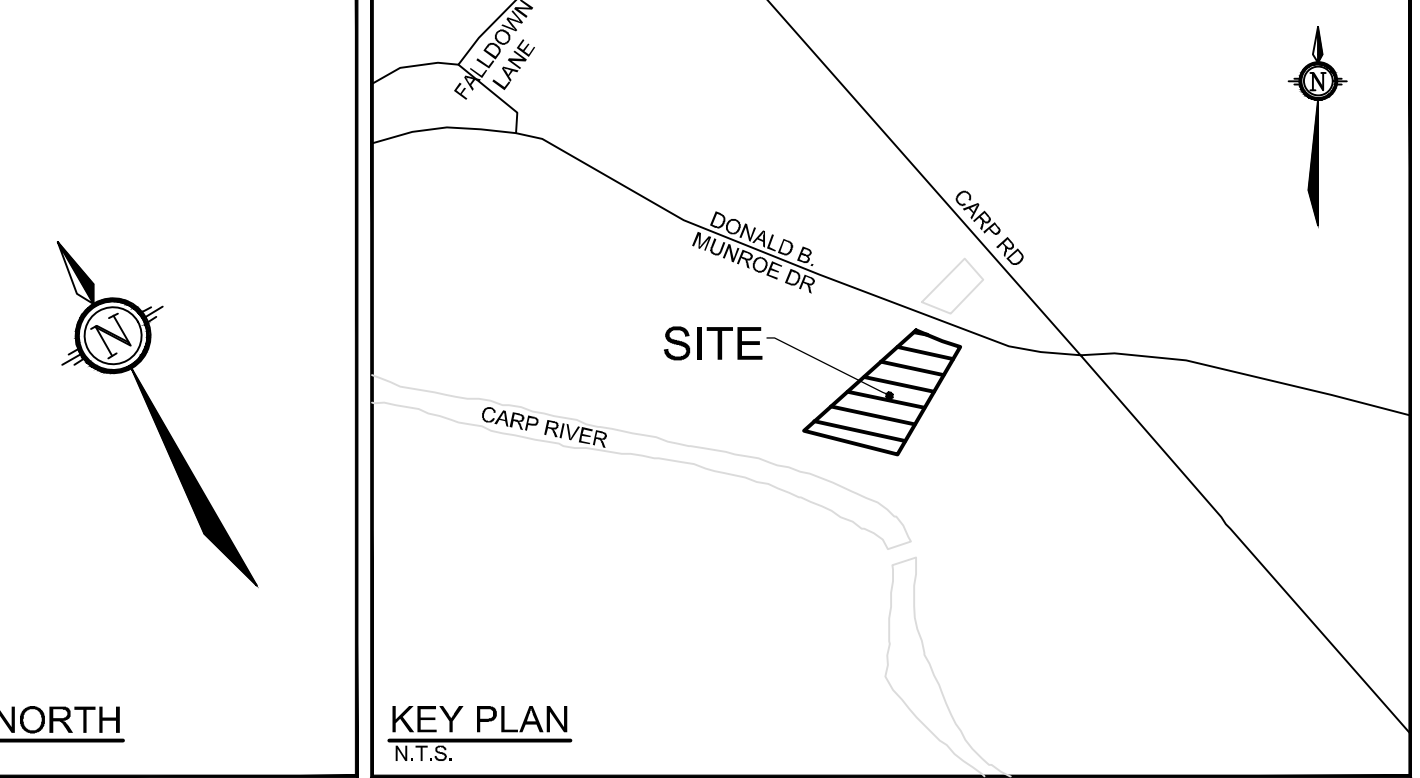
TREE PROTECTION D3



PAVERS (INTERLOCK) ON GRANULAR BASE D4



RIVER STONE D5



- ### PLANTING NOTES
- This drawing shall be read in conjunction with all relevant Architectural, Engineering, and related drawings and documents.
 - Refer to Engineering Drawings for Grading. Provide drainage as indicated in grading plan. Round all tops and toes of slopes, smoothly. Compact all areas to 95% Standard Proctor Density unless otherwise noted.
 - Refer to Architectural Drawings for site layout.
 - Refer to Engineering Drawings for site servicing.
 - Contractor must contact utility companies for locates prior to excavation or planting.
 - It is essential to use the plans and details in conjunction with the specifications and notes.
 - Existing trees to be retained shall be protected according to the contract detail and specifications.
 - Plant material shall be No. 1 Grade and shall comply with Canadian Standards for Nursery Stock (latest edition) published by the Canadian Nursery Landscape Association.
 - Use plant material with strong fibrous root system free of disease, defects or injuries, and structurally sound. Use trees with straight trunks, well and characteristically branched for species. Obtain approval from consultant of plant material at source prior to digging. All trees and shrubs shall be container grown, potted, W/B or B/B, as indicated on Plant List. Bare root planting will only be acceptable for certain species and as approved by the Landscape Architect.
 - Plant material substitutions shall not be permitted without the written approval from the consultant, with 48 hours notice, prior to shipping plant material.
 - Plant locations are schematic / approximate only. Contractor shall stake out locations on site for approval by the Landscape Architect prior to installation. The illustrated number of plants shown in the Planting Plan supersedes the estimated number in the Plant List. Contractor to report any discrepancies to the Landscape Architect prior to installation. Contractor will assume full responsibility if the Landscape Architect is not notified.
 - Shrubs, Perennials, Vines, and Groundcovers shall be planted in a continuous planting bed of 450mm depth with approved topsoil covered with 75mm depth shredded bark mulch.
 - Ensure trees are thoroughly watered following planting. Monitor material and ensure adequate moisture until acceptance.
 - In heavy clay or poorly drained soils, set root ball with root collar 75-100mm higher than finished grade.
 - Sod and/or seed areas to receive 100mm depth topsoil as specified. Sod shall be No. 1 Kentucky Bluegrass Sod grown from minimum mixture of 3 Kentucky Bluegrass cultivars. Quality and source shall comply with Canadian Standards for Nursery Stock, Section 17, (latest edition) published by the Canadian Nursery Landscape Nursery Landscape Association. Unless otherwise specified, turf is to be maintained by the contractor until a second cutting is accepted by the Landscape Architect.
 - Apply the following mineral fertilizer unless soil tests show other requirements: Sodded areas - (8-32-16) 8% Nitrogen, 32% Phosphorus, 16% Potash at a rate of 350kg/ha. - Planting Beds - (8-32-16) - 8% Nitrogen, 32% Phosphorus, 16% Potash as per manufacturer specifications. Reinstatement all areas damaged or disturbed beyond the Limit of Work.

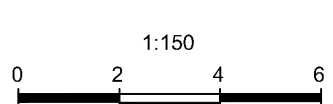
19023 - 437 Donald B Munro Drive - Plant List					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND. SPACING
Deciduous Trees					
QM	2	<i>Quercus macrocarpa</i>	Burr Oak	60mm Cal	WB As Shown
UWP	3	<i>Ulmus wilsoniana 'Prospector'</i>	Prospector Elm	60mm Cal	WB As Shown
Deciduous Shrubs					
Am	8	<i>Aronia melanocarpa</i>	Black Chokeberry	50cm Ht	PT As Shown
hhr	12	<i>Hydrangea paniculata 'Invokoi'</i>	Bobo Dwarf Hydrangea	50cm Ht	PT As Shown
Rsp	15	<i>Rosa 'Scarlet Pavement'</i>	Scarlet Pavement Rose	50cm Ht	PT As Shown
Perennials					
hhr	37	<i>Hamamelis 'Happy Returns'</i>	Happy Returns Daylily	1g	PT 45cm O.C

NOTE: THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED, BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

No.	REVISION	DATE	BY
1.	SITE PLAN SUBMISSION	MAY 31/19	RGJ

SCALE

1:150



DESIGN
KEW
CHECKED
RGJ
DRAWN
KEW
CHECKED
RGJ
APPROVED
RGJ

FOR REVIEW ONLY



NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

LOCATION
CITY OF OTTAWA
437 - DONALD B. MUNRO DRIVE

DRAWING NAME

LANDSCAPE PLAN

PROJECT No.

119023

REV

REV # 1

DRAWING No.

119023-L

THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL A
BUILDING PERMIT IS GRANTED

DRAWING NOTES

REVISIONS

2	ISSUED FOR REVIEW	4 APRIL 2019
1	ISSUED FOR PLANNING REVIEW	17 DEC 2018
NO.	DESCRIPTION	DATE

DEVELOPER / BUILDER



Maple Leaf Custom Homes
PO Box 94, Dunrobin Ontario
K0A 1T0
t: 613.832.4757

DESIGNER

The undersigned has reviewed and takes responsibility for design activities as described in Ontario Building Code 1.4.1.2 and has the qualifications and meets the requirements set out in the Ontario Building Code

Stephen Ardington, BCIN # 35954
Ardington + Associates Design Inc.
126 York Street Suite 502 | Ottawa, Ontario
e: steve@ardington.ca t: 613.882.3425

PROJECT INFORMATION

437 DONALD B MUNRO
CARP ONTARIO

DRAWING INFORMATION

MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

DRAWN BY	CHECKED BY	DRAWING NO.
S.A.	S.A.	A
PROJECT NO.		

A3



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MAPLE LEAF
HOMES

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PO Box 94, Dunrobin Ontario
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Ardington + Associates Design Inc.
125 York Street Suite 502 | Ottawa, Ontario
e: steve@ardington.ca t: 613.832.3425

PROJECT INFORMATION

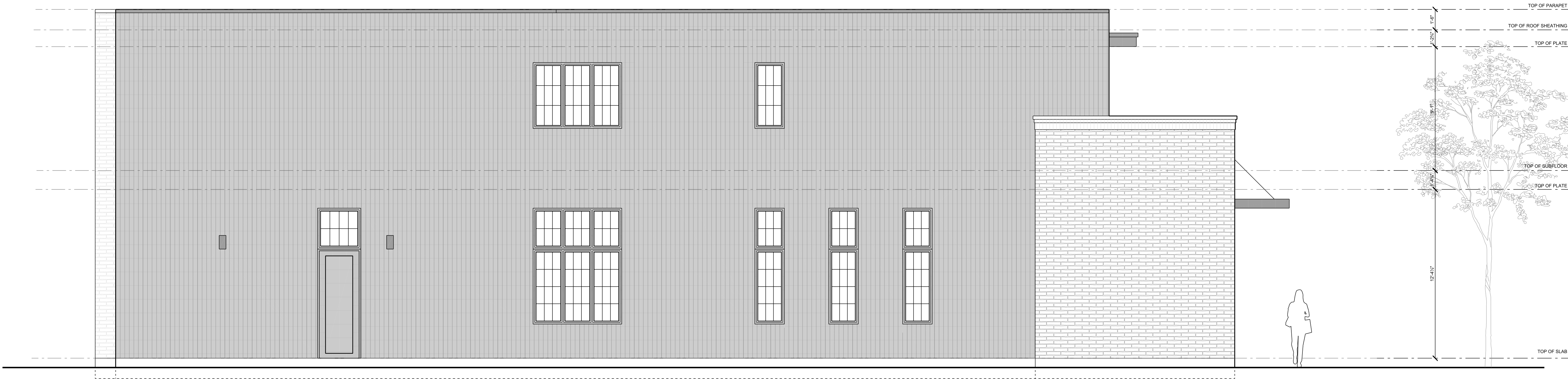
437 DONALD B MUNRO
CARP ONTARIO

DRAWING INFORMATION

FRONT AND REAR ELEVATIONS
SCALE: 1/4" = 1'-0"

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S.A.	S.A.	
PROJECT NO.		

A5



LEFT ELEVATION



RIGHT ELEVATION

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DRAWING NOTES

REVISIONS

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1	ISSUED FOR PLANNING REVIEW	17 DEC 2018

DEVELOPER / BUILDER



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PO Box 94, Dunrobin Ontario
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PROJECT INFORMATION

437 DONALD B MUNRO
CARP ONTARIO

DRAWING INFORMATION

RIGHT AND LEFT ELEVATIONS

SCALE: 1/4" = 1'-0"

DRAWN BY	CHECKED BY	DRAWING NO.
S.A.	S.A.	
PROJECT NO.		

A6



Maple leaf Custom Homes
Conceptual Images Not For Construction



Maple leaf Custom Homes
Conceptual Images Not For Construction



Maple leaf Custom Homes
Conceptual Images Not For Construction

Figure 13. Renderings prepared by Ardington & Associates Design



4. PROVINCIAL POLICY STATEMENT 2014

The Provincial Policy Statement 2014 (PPS) provides policy direction on planning matters for the Province of Ontario. Decisions affecting all planning matters shall be consistent with the Provincial Planning Policies. The proposed application for Site Plan Control is consistent with the applicable policies of the PPS, as demonstrated below.

Section 1.1.1 of the PPS states that healthy, livable, and safe communities are sustained by:

- a) “promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate range and mix of residential...employment...and other uses to meet long-term needs;
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;”

Section 1.1.3 of the PPS states that:

Settlement are shall be the focus of growth and development, and their vitality and regeneration shall be promoted.

Section 1.1.3.2 of the PPS states that:

“Land use patterns within settlement areas shall be based on:

- a) densities and a mix of land uses which:
 - 1. efficiently use land and resources;
 - 2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion...
- b) a range of uses and opportunities for intensification and redevelopment...”

Section 1.1.4.1 of the PPS states that:

Healthy, integrated and viable rural areas should be supported by:

- a) building upon rural character, and leveraging rural amenities and assets;
- b) promoting regeneration...
- c) accommodating an appropriate range and mix of housing in rural settlement areas;
- e) using rural infrastructure and public service facilities efficiently;
- f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources...

Section 1.1.4.2 of the PPS states that:

In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.

Section 1.1.4.3 of the PPS states that:

When directing development in rural settlement areas in accordance with policy 1.1.3, planning authorities shall give consideration to rural characteristics, the scale of development and the provision of appropriate service levels.



Section 1.3.1 of the PPS states that:

Planning authorities shall promote economic development and competitiveness by:

- c) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities...

Section 1.4.1 of the PPS states that:

To provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) “maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and
- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans”.

The above-noted PPS policies emphasize efficient development that is safe, respects the natural environment, uses available infrastructure, and provides for community needs in both the short- and long-term. The proposed development is an appropriate form of infill that capitalizes on existing services on an urban site.

The proposed development represents a form of intensification that fits and functions well within the Village of Carp, in the City of Ottawa’s rural area. The use of existing municipal roads and services an appropriate and efficient use of resources. The proposal supports the intensification policies outlined in the PPS through the provision of added density to an existing settlement area, while contributing to a diversification of housing options and a mix of employment and non-residential uses in an efficient use of land. The design of the proposed development is appropriate for the surrounding context and adjacent dwellings, including low-rise commercial and residential, and maintains a comfortable scale at the streetscape and public realm.

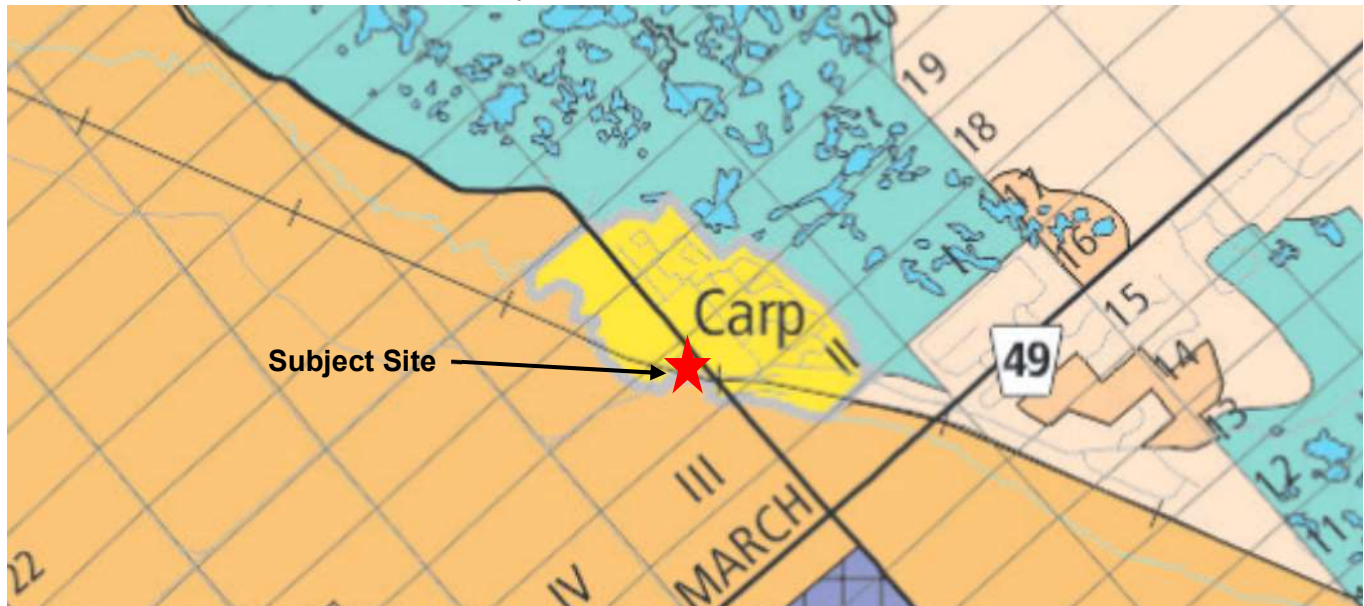
Further, the proposal supports intensification in the Village of Carp, which is an existing settlement area in the City of Ottawa’s rural area. The site is fully serviced by municipal water and sewer.

Overall, the proposed two-storey mixed-use building is consistent with the policies and objectives of the PPS.



5. OFFICIAL PLAN

The site is designated Village in the City of Ottawa's Official Plan – Rural Policy Plan (see Figure x). The Villages designation supports the development and preservation of villages and their traditional functions, which are critical to the continued vitality of the rural area.



Official Plan - Schedule A Rural Policy Plan

Village 

Figure 14. Extract from City of Ottawa Official Plan, Schedule B - Urban Area

Section 3.7.1.4 Plans for Villages states that: “[t]he intensity and distribution of land uses within a Village will be determined in the context of:

- a. Any plan for the Village contained in Volume 2, or a community design plan where such a plan has been undertaken;
- b. The ability to support development on private water and wastewater services or on municipal services where such exist.”

Per **Section 3.7.1.7 Permitted Uses in Villages**, these uses will include: “residential and retail and commercial service facilities of up to 10,000 m² gross leasable floor area, restaurants, offices and personal service establishments...”

The Official Plan supports “[a] wide range of housing forms to meet the needs of the Village’s population... The form and scale of development will be limited by the available servicing methods and subject to the policies of Section 4.4 on water and wastewater servicing” (Section 3.7.1.10).

The City will consider the following when reviewing development applications in Villages (Section 3.7.1.12):

- a. “The relevant provisions of the village secondary or community design plan;
- b. Those matters addressed in Section 2.5.1 and Section 4.11 related to compatibility and community design;
- c. For development in the core area or mainstreet, how the development or use impacts the viability of these areas and enhances the typical mixture of residential, community and commercial uses;



- d. Whether the proposed development is located on a road with sufficient capacity to accommodate the anticipated traffic generated;
- e. How the development supports a pedestrian and cycling environment and links the site to the surrounding neighbourhood;
- f. How the application of good design is used to ameliorate the effects of a higher intensity use of land on the surrounding uses;
- g. In the case of retail, commercial proposals:
 - i. The extent to which community-servicing uses will be provided as part of the development,
 - ii. The orientation of multiple building entrances and storefront windows to the street,
 - iii. The feasibility of achieving development of more than one storey...”

Section 2.5.1 Urban Design and Compatibility states the following: “[t]he Design Objectives of this Plan are qualitative statements of how the City wants to influence the built environment as the city matures and evolves. These Design Objectives are broadly stated, and are to be applied within all land use designations, either at the citywide level or on a site-specific basis. Design Principles further describe how the City hopes to achieve each of the Design Objectives, but may not be achieved or be achievable in all cases; these objectives include:”

- 1. To enhance the sense of community by creating and maintaining places with their own distinct identity;
- 2. To define quality public and private spaces through development;
- 3. To create places that are safe, accessible and are easy to get to, and move through;
- 4. To ensure that new development respects the character of existing areas;
- 5. To consider adaptability and diversity by creating places that can adapt and evolve easily over time and that are characterized by variety and choice. [OMB decision #2649, September 21, 2006];
- 6. To understand and respect natural processes and features in development design;
- 7. To maximize energy-efficiency and promote sustainable design to reduce the resource consumption, energy use, and carbon footprint of the built environment.”

Section 4.11 Urban Design and Compatibility states that, “[a]t the city-wide scale, issues of compatibility are addressed in the Official Plan through the appropriate designation of land and associated policies that direct where and how certain categories of land use should be permitted to develop...”

“At the scale of neighbourhoods or individual properties, issues such as noise, spillover of light, accommodation of parking and access, shadowing, and micro-climatic conditions are prominent considerations when assessing the relationships between new and existing development. Often, to arrive at compatibility of scale and use will demand a careful design response, one that appropriately addresses the impact generated by infill or intensification. Consequently, the issue of ‘context’ is a dominant theme of this Plan where it speaks to compatibility and design”.

The Official Plan also highlights policies related to development within design priority areas. These include:

- Incorporating high building design standards adjacent to the public realm, featuring facades parallel to the street, transparent windows at grade, use of architectural treatments to soften the interface between building and public realm, and, appropriate signage.
- Incorporating enhanced public realm improvements such as weather protection, trees and planting, and, coordinated furnishings.
- Defining and enclosing public and private spaces using buildings, structures and landscaping.



On December 11, 2013, City Council adopted **Official Plan Amendment 150 (OPA 150)** to implement the completion of the five-year review of the Official Plan. OPA 150 is now in full force and effect.

The Official Plan emphasizes a need for contextually appropriate and efficient residential intensification as well as pedestrian and cycling-friendly development. The compatibility criteria outlined in Section 2.5.1 and Section 4.11 of the Official Plan are used to evaluate the compatibility of development proposals, based on land uses and built form and their sensitivity to the context of the surrounding neighbourhood. Section 4.11, Urban Design and Compatibility sets out the policies and the criteria for assessing compatibility of development.

The proposed development of a new, low-rise mixed-use building with ground floor non-residential and office use and second-storey residential offers an opportunity for increased housing options while maintaining an appropriate land use and development pattern for the surrounding context. The existing context and neighbourhood has a range and mix of building types and uses including low-rise single detached residential, low-rise service commercial, and low-rise institutional.

The proposed development of a low-rise mixed-use building allows for appropriate redevelopment and intensification of a small site in the village core area. The proposed building will contribute positively to the diverse neighbourhood fabric Donald B. Munro Drive. The design has thoughtfully considered the context within the existing streetscape, and features appropriate massing, scale, and materiality.

As demonstrated in the site plan and elevations, the proposed development will be compatible with the surrounding neighbourhood.

Given the surrounding diverse neighbourhood context in the Village of Carp, the proposed development is compatible with the surrounding streetscape and will help to further animate the street with infill redevelopment of a presently vacant lot. The proposal provides for a more efficient use of the land by creating a higher density residential accommodation as well as office and non-residential uses. The site is fully serviced by municipal water and sanitary services. The proposed development conforms to the policies of the City of Ottawa Official Plan 2003, as amended.

6. CARP COMMUNITY DESIGN PLAN

The Carp Community Design Plan (CDP) is a comprehensive land use plan which provides direction for the future development of the lands within the Carp Village boundary. The subject is designated as “Village Core” in Schedule A – Land Use. The Village Core area is intended to be the primary focus of Carp’s economic activity, with commercial, recreational and institutional uses being the predominant and residential as part of mixed-use developments. Applicable policies include (Section 3.2):

2. Commercial, retail, personal service, restaurants/bars, recreational and institutional uses will be the predominant uses in the Village Core:
 - b. Residential apartments are permitted and will be encouraged above businesses to provide for a mix of uses in the Village core...
3. The height of the buildings within the village core shall not exceed 3 storeys.

The CDP sets out Design Cues for the Village Core (Section 4.3) and outlines that new buildings should:

- Blend with the architectural shapes or details contained in the existing fabric of valued historic structures identified in Figure 1...



- Reflect the contextual colours and materials such as clay brick, wood siding, and the colours red and white;
- Reinforce the image of village and rural life;
- Create design elements from similar streets in other villages and small towns in eastern Ontario.

The proposed development is compatible with the proposed uses identified in the CDP. Further, the proposed design utilizes a significant amount of brick which is consistent with the design recommendations in the CDP.

7. ZONING BY-LAW 2008-250

The subject site is zoned VM – Village Mainstreet under the City of Ottawa's Zoning By-law 2008-250. The site also falls within the Village Residential Enterprise overlay.

The purpose of the VM – Village Mainstreet zone is to:

- (1) *permit a wide variety of commercial, leisure, institutional and residential uses in areas designated as Village in the Official Plan,*
- (2) *reinforce the historical character of the Village core areas and mainstreets by promoting small-scale, street-oriented building form;*
- (3) *recognize the function of Business Improvement Areas as primary business or shopping areas; and*
- (4) *regulate development in a manner that adopts existing land use patterns so that the unique village character is maintained.*



Figure 15. Excerpt of zoning (GeoOttawa, 2017)

The VM zone permits a wide variety of non-residential uses, including but not limited to: artist studio; convenience store; home-based business; office; personal service business; restaurant; retain store; retain food store; storefront industry; etc. Permitted residential uses include: low-rise apartment dwelling; detached dwelling; duplex dwelling; dwelling unit; three-unit dwelling; and, townhouse dwelling.

Table 2. Performance standards of the VM zone

Zoning Mechanisms		Provisions	
		Required	Provided
(a) Min. lot area (m ²)		1,350	1,651.4
(b) Min. lot width (m)		20	20.34
(c) Max. front yard setback (m)	(i) min.	No minimum	
	(ii) max.	3.0	2.70
(e) Min. interior side yard setback (m)	(ii) abutting any zone other than residential	No minimum	1.22
(f) Min. rear yard setback (m)	(iii) all other cases	No minimum	24.31
(g) Building height (m)	(i) min.	6.7	
	(ii) max.	11	7.54
(i) Min. width of landscaped area (m)		No minimum, except that where a yard is provided and not used for required driveways, aisles, parking or loading spaces, the whole yard must be landscaped	
s.101: Min. parking space rate – Area D, Rural (residential)			15 spaces
s.102: Min. visitor parking space rate – Area D, Rural (residential)			
s.111: Min. bicycle parking spaces			6 spaces
s.137: Min. amenity area	Total (m ²), 6 m ² per dwelling unit		
	Min. communal (m ²), 50% of required total		
s.197(8)(a): Min. driveway width (m)		6.0	3.40

The proposed low-rise apartment building adheres to all provisions as set out in the Zoning By-law, save and except the required variances as highlighted in Table 2 above. An application for minor variance will be submitted subsequent to receipt of the first round of comments through the SPA process, provided there is a level of comfort with the City that no significant plan changes will be required.

8. SUPPORTING MATERIAL

The following supporting studies and reports for the development are included with this Site Plan Control Application and summarized as follows:

8.1 Transportation Impact Assessment

A TIA was prepared by Novatech, dated May 2019. This report concludes that all TDM-supportive design and infrastructure measures in the TDM checklist are met, there are no incompatible or problematic designs or projections. Based on the findings of the report, the development is recommended from a transportation perspective. Please see the Novatech report for more details.



8.2 Development Servicing Study and Stormwater Management Brief

A Development Servicing Study and Stormwater Management Brief was prepared by Novatech dated May 31, 2019. The report concludes the following:

- The proposed development will consist of a 2-storey mixed use building with associated parking lot. [L] [SEP]
- The proposed building will be serviced by connecting sanitary and water services to the existing municipal watermain and sanitary sewer within Donald B. Munro Drive. [L] [SEP]
- The proposed on-site SWM system will attenuate the peak flows to pre-development release rates for the 2, 5, and 100-year storm events. [L] [SEP]
- There is no surface ponding during the 2-year and 5-year storm events. All stormwater will be stored within the underground SC-310 Stormtech Chambers. [L] [SEP]
- The maximum surface ponding depth during the 100-year design event will be approximately 0.25m with no major system flows off-site. [L] [SEP]
- Major overland flow from the site greater than the 100-year event will be directed to the existing ditch along the south property line that outlets to the Carp River. [L] [SEP]
- Regular inspection and maintenance of the storm sewer system, including the Stormtech Chambers, inlet control device, and water quality treatment unit is recommended to ensure that the storm drainage system is clean and operational. [L] [SEP]
- Temporary erosion and sediment construction.

Please see the report for more details.

8.3 Geotechnical Investigation

A Geotechnical Investigation was prepared by Paterson Group Inc., May 24, 2019. The objectives of the investigation were to:

- Determine the subsoil and groundwater conditions at this site by means of test holes; and,
- Provide geotechnical recommendations for the design of the proposed development including construction considerations which may affect its design.

The report sets out the following recommendations:

- Observe all bearing surfaces prior to the placement of concrete;
- Sample and test the concrete and fill materials used;
- Periodically observe the condition of unsupported excavation side slopes in excess of 3m in height, if applicable;
- Observe all subgrades prior to backfilling;
- Field density tests to determine the level of compaction achieved; and,
- Sample and test the bituminous concrete including mix design reviews.

8.4 Noise Impact Assessment

A Noise Impact Assessment was prepared by Novatech, dated May 31, 2019. The study concludes that

- No attenuation measures are required as there is no outdoor amenity space; the residential unit
- The residential unit at R3 (west side of building) will require warning clause Type C. The residential unit at R1 (east side of building) will require warning clause Type D.
- The indoor noise levels for commercial and residential units will comply with the ENCG if the building components meet the minimum requirements of the Ontario Building Code.

8.5 Phase I Environmental Site Assessments



A Phase I Environmental Site Assessment (ESA) was prepared by Paterson Group Inc., dated April 25, 2019 in order to research the past and current use of the subject site and study area and to identify any environmental concerns with the potential to have impacted the Phase I property. The site was formerly a residential use building which was demolished in mid-2016 and is now vacant. Historical records show that neighbouring land uses were primarily commercial retail use and some residential, with four potentially contaminating activities (PCAs) identified, including the Renfrew Rail Corridor. These PCAs do not represent an area of potential environmental concern on the site. Based on the assessment results, the report concludes that a Phase II Environmental Site Assessment was not required.

8.6 Scoped Environmental Impact Statement

A report by Bowfin Environmental Consulting Inc, dated October 2019, provided a review of the site. The report notes, “the only SAR was the chimney swift. Its nearest nest was on the adjacent property to the east, only a few metres from the lot. Impacts to the species can be prevented by completing as much of the construction outside of the nesting season for this species (June 4 to August 25).” The report concludes that, “the proposed development can be accepted as planned.”

8. CONCLUSION

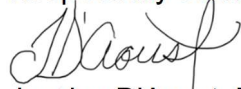
The subject site is a medium-size lot in the Village of Carp, currently vacant, that is being proposed for new construction of a two-storey, mixed-use building. The proposal is to have four units total in the building separated down the centre party line, with two units on each side (one ground floor and one second-storey unit on each side). The proposed mixed-use building will feature a ground-floor office space with second-storey residential in the easterly unit, and a ground-floor permitted non-residential use with second-storey residential.

The presented development is a positive addition to the surrounding context. It utilizes existing infrastructure and provides for a variety of uses, adding animation and presence to the village core.

The proposal is consistent with all relevant policies, both provincial and municipal. A minor variance will be required to address the reduced driveway width, however, all other zoning provisions have been met. The minor variance application will be submitted midway through the Site Plan process, following the first round of comments and responses.

The proposed development represents good land use planning and is recommended for approval.

Respectfully submitted,



Jessica D'Aoust, RPP MCIP M.PL



Reviewed By:



Christine McCuaig, RPP MCIP M.PI

