

PLANNING RATIONALE
RND Construction Ltd.
1132 Fisher Avenue

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Prepared for: RND Construction Ltd. Ottawa, ON

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1.0 Introduction

This Planning Rationale has been prepared in support of the Zoning By-law Amendment application submitted for the proposed single detached and semidetached residential homes which will front on Kingston Avenue. This new development will be known as Farmside Green. The property is vacant, excess land currently part of the Turnbull School located at 1132 Fisher Avenue. The purpose of this rationale is to assess the appropriateness of the proposed development and zoning amendment in the context of the Provincial Policy Statement, the City of Ottawa Official Plan, and to propose new zoning for this excess land.

1.1 *Site Location / Existing Site Development*

The subject property is located on the south side of Kingston Avenue, close to the intersection with Vale Street and immediately north of the Central Experimental Farm. A recreational pathway separates this property from the Central Experimental Farm fields to the south. The Turnbull School is located to the east, and a mixture of semi-detached two storey homes and one and two storey detached homes are located to the north and west.

The subject property is rectangular in shape has a total area of approximately 2710 square metres (0.67 acres). It is a grassed, vacant, relatively flat parcel of land which slopes to the south. A culverted land bridge over a shallow ditch is located within the eastern portion of the property. Along the southern edge, abutting the Experimental Farm pathway, there is a reasonably continuous green edge of mature deciduous trees that are approximately 6 metres - 9 metres (20' - 30') in height.

1.2 *Overview of Proposed Development*

RND Construction is proposing to build a total of ten, Barry Hobin Architect designed, two storey homes fronting on to Kingston Avenue. Four single detached homes will be located along the eastern portion of the site and three semidetached buildings along the western portion of the site as shown in the site plan submitted with the application.

As illustrated in the streetscape and building elevation plans the homes will feature a range of materials and roof forms, providing a varied streetscape along Kingston Avenue. The dominant roof form of the homes is end gable, with a mixture of front gables mixed in for variety. Variety in the accent colours of the proposed cladding, including white/grey and green that highlight the distinctiveness of each structure, while being generally harmonious within the proposed neighbourhood is also proposed. A varied front yard setback is also proposed in keeping with the varied front yard setback

across the street on the north side of Kingston Avenue and found elsewhere in the neighbourhood.

To maximize the greenspace along Kingston Avenue the semidetached homes will have paired driveways and the single detached homes will have single car driveways. New street trees will be planted as indicated on the site/landscape plan. The trees along the southern property line adjacent to the Central Experimental Farm will be retained.

The unregistered drainage easement along the eastern portion of the site will be retained and will become part of the side yard of the most eastern single detached home.

2.0 Policy and Regulatory Framework

2.1 Provincial Policy Statement – Relevant Sections

The Provincial Policy Statement (PPS), which was issued under Section 3 of the *Planning Act*, provides policy direction on matters of public interest related to guiding growth and development in Ontario. The *Planning Act* states that planning decisions “shall be consistent with” policy statements issued under the Act. This development has been reviewed in relation to the Provincial Policy Statement (2005) and is consistent with the policies to achieve efficient development and land use patterns, provides a range of housing types, uses existing infrastructure and facilities, and does not impact any archaeological or cultural heritage sites.

In particular the relevant sections of the PPS state:

Section 1.1 Managing and Directing Land Use to Achieve Efficient Development and Land Use Patterns.

Section 1.1.1 Healthy, liveable 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*

Section 1.1.3.2 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

Section 1.1.3.3 Planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

Section 1.4.3 of the Housing section specifies

“Planning authorities shall provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents of the regional market area by:

- b. permitting and facilitating:
 - 1. all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements; and*
 - 2. all forms of residential intensification and redevelopment in accordance with policy 1.1.3.3;**
- c. directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*
- d. promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of alternative transportation modes and public transit in areas where it exists or is to be developed; and*
- e. establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.”*

Section 1.6.2 of the Infrastructure and Public Service Facilities section states:

“The use of existing infrastructure and public service facilities should be optimized wherever feasible, before consideration is given to developing new infrastructure and public service facilities

Section 2.6 Cultural Heritage and Archaeology states:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.2 Development and site alteration shall only be permitted on lands containing archaeological resources or areas of archaeological potential if the significant archaeological resources have been conserved by removal and documentation, or by preservation on site. Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site may be permitted.

2.2 Compliance with Provincial Policy Statement

The proposed development complies with the direction contained in the Provincial Policy Statement.

Efficient land use will be achieved through the redevelopment of this vacant, excess property as directed by Section 1.1 *Managing and Directing Land Use to Achieve Efficient Development and Land Use Patterns*. A total of ten single detached and semidetached homes will be constructed.

In addition, it is a form of residential intensification in a location where infrastructure and public services exist and at a density which efficiently uses these existing public services as directed in Housing Section 1.4.3 and the “Infrastructure and Public Service Facilities” Section 1.6 . The residents will have access to the existing public services such as the facilities in the nearby Meadowvale Terrace Park, the existing cycling trail immediately behind the property, and schools and library within the community. Existing sewer and water services on Kingston Avenue will provide the required servicing. The existing road network leading to Fisher Avenue, an existing arterial road, will accommodate the vehicular and pedestrian traffic.

In accordance with Section 2.6 “Cultural Heritage and Archaeology” Adams Heritage was hired to undertake a Stage 1 and 2 assessment of the property. The property was considered to have archaeological potential due to its proximity to a small unnamed creek and close proximity to the Central Experimental Farm. No evidence of archaeological sites was identified through both the Stage 1 research and the Stage 2

field work. The Report has been submitted to the Ministry of Tourism, Culture and Sport and been entered into the Ontario Public Register of Archaeological Reports.

The proposed development backs onto the Central Experimental Farm, a National Historic Site of Canada. A Cultural Heritage Impact Study was undertaken to evaluate the impact of the proposed development on the defined heritage character of the affected portion of the Central Experimental Farm. The Cultural Heritage Impact Statement, prepared by MTBA Associates, concluded “*The proposed development does not physically impact the historic asset and does not significantly impact the visual character of the historic asset.*”

2.3 City of Ottawa Official Plan

The site is designated on Schedule B to the City of Ottawa Official Plan as “General Urban”. Immediately south of the site is the Central Experimental Farm which is designated on Schedule B as an “Agricultural Research Area”. Also, immediately south of the subject site is a multi-use off road pathway designated on Schedule C to the Official Plan. The relevant sections of the Official Plan are discussed below.

The proposed development conforms to the intent of the City of Ottawa Official Plan to encourage appropriate infill and intensification in existing low rise neighbourhoods. The following City of Ottawa Official Plan policies from OPA 150 are the City’s policies for compatible intensification with the urban area.

Section 2.2.2 - Managing Intensification Within the Urban Area

19. Intensification Outside of Target Areas

The City also supports compatible intensification within the urban boundary, including areas designated General Urban Area. The City will promote opportunities for intensification in areas determined by the policies in Section 3.6.1. Intensification that is compatible with the surrounding context will also be supported on: brownfield sites that have been remediated; on underdeveloped sites such as current or former parking lots; in extensive areas previously used for outside storage; sites that are no longer viable for the purpose for which they were originally used or intended; and on sites of exhausted pits and quarries in the urban area where the urban design and compatibility policies of Section 4.11 are met

Section 3.6.1 – General Urban Area

(5) The City supports intensification in the General Urban Area where it will complement the existing pattern and scale of development and planned function of the area. The predominant

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. Apply the policies of Section 2.5.1 and Section 4.11;

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

2.4 Compliance with City of Ottawa Official Plan Policies

The proposed development of 2 storey semidetached and single detached homes is a form of residential development found throughout the immediate neighbourhood. Immediately to the west of the site are existing 2 storey semidetached homes and across the street 2 storey and some single storey single detached homes can be found. The use of this underutilized portion of the Turnbull School for compatible residential development is in keeping with the policies in Section 2.2.2 (19). The form and scale of the proposed development is in keeping with the policies in Section 3.6.1(5) and with the homes in the neighbourhood.

The proposed development is also an efficient use of existing municipal services. Kingston Avenue is an existing local road with existing sanitary, water and storm sewers. A Servicing Brief and plans prepared by D. B. Gray Engineering have been submitted with the application which indicate there is adequate capacity to service the proposed development.

Section 4.11 provides additional policies and a range of criteria to consider to ensure compatibility through urban design of infill sites. Section 4.11 states:

Section 4.11 – Urban Design and Compatible Development

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.

A number of criteria are considered to ensure a compatible design fit. The table below lists these criteria and the design response.

Criteria	OP policy	Development Proposal
Views - Impact on views from public places, civic spaces etc	. (Section 4.11 [1])	Cultural Heritage Impact Statement indicated no impact on views from Central Experimental Farm
Compatible setbacks	Section 4.11[5].	Kingston Avenue has a varied front yard setbacks. The existing 7 single detached homes directly across the street vary in front yard setback ranging from 3.5 to 5.5 m. Most are in the 3.5 to 4 metre range. The existing semidetached homes to the west range from 7 to 8 metres but they requested the new homes be closer to the street to maintain rear yard views. The proposed minimum 4.5m front yard setback will allow a staggering of setbacks.
Compatible height	Section 4.11[5]	Existing neighbourhood is primarily 2 storey homes with some single storey. Proposed homes will be 2 storeys in height
Façade, roofline, colours and materials	Section 4.11[5]	Proposed gabled roofline compatible with existing hip and gabled rooflines in neighbourhood Beige, brown, red brick and light coloured siding on existing homes Proposed homes will have variety in the accent colours of the cladding, including white/grey and green that highlight the distinctiveness of each

		structure, while being harmonious within the proposed neighbourhood
Architectural elements including windows, doors,	Section 4.11 [5]	Existing homes have front windows and doors on front face of building. Most with landings at the front door. Proposed homes will have front doors and windows facing the street and front door landings
Orient principal façade and entrance to the street	Section 4.11[6]	Proposed principal façade and entrance oriented to Kingston Avenue.
Windows visible from public spaces	Section 4.11[6]	Large ground floor windows proposed.
Use architectural elements to accentual main building entrances	Section 4.11[6]	Architectural elements provided to accentuate the front door.
Massing and scaling – the form of the building – how tall it is , how much of the lot it occupies, how it is positioned in relation to the street and surrounding buildings.	Section 4.11	Existing homes vary in mass and scale, design, cladding material, colours, front yard and side yard setbacks. Single car driveways are predominant. Some detached garages. Predominantly 2 storey homes but some single story homes. Proposed homes will be 2 storeys in height, will have single car garages and driveways, varied front yard setbacks, architectural detail with gabled roofs and accent colours.
Parking		Existing homes have parking in driveways. Some homes have detached garages. New development is proposing single car garages proposed. Zoning requires 1 space per dwelling unit which can be accommodated in the garage.

2.5 Zoning Bylaw

2.5.1 Existing Zone

The property is currently zoned Minor Institutional Zone Subzone A (I1A) which permits the Turnbull School. The current zone does not permit single and semidetached residential uses and therefore a zoning amendment to an R2L exception residential zone is requested.

2.5.2 Requested Zoning Provisions

Land Use: The zoning bylaw amendment proposes an R2L exception zone to permit the proposed single detached and semidetached residential land use and zone regulations for the proposed development. This zone is similar to the R2G zone of the adjacent homes as it allows only single detached homes, semidetached homes and duplexes. Some of the provisions of the R2L exception zone will vary from the R2G zone but will allow for streetscape variation, ensures the scale of the homes is in keeping with the neighbourhood, and conforms with the infill and intensification policies of the city for mature neighbourhoods with existing infrastructure.

Lot width: The R2L zone permits a minimum lot width of 10 metres for single detached homes and 6 metres for semidetached homes. The average single detached home will have a 10 metre lot width and the semidetached will have an average of 7.5 metres.

Lot Area: The R2L zone permits a minimum lot area of 275 square metres for single detached homes and 165 square metres for the semidetached homes. As shown on the site plan, the average lot sizes will be larger with the average single detached lot area at 292 sq.m and 219 sq.m for semidetached homes.

These lot widths and lot areas, while smaller than the lots in the older part of the neighbourhood, ensures homes of an appropriate scale to the neighbourhood will be built while allowing intensification within a mature neighbourhood.

Front yard setback: A minimum front yard setback of 4.5 metres is requested to allow a varied front yard setback along the whole of the property. As can be seen on the site plan, the front yards will be staggered to provide some variation along the street. This front yard setback is also requested to allow the new homes to be placed closer to the street to increase the depth of the rear yards. This will reduce any potential impact on the adjacent neighbour's views from their rear yards. This setback is compatible with the varied setback of the single detached homes directly across the street on the north side of Kingston Avenue which range from 3.5 metres to 5.5 metres, with the majority being in the 3.5 to 4.0 metre setback range. It was also a request of some of the adjacent neighbours as a method of maintaining the views from their rear yards.

Interior side yard setback: The R2L zone permits an interior side yard setback of 1.0 metre for semidetached and single detached homes. As shown on the site plan it is proposed to build the semidetached homes 1.2 metres from the side yard. However, for the single detached homes a total interior side yard setback, (for both side yards) of 1.8 metres is requested. This will allow Unit 1 to be placed 0.6 metres from the westerly property line with a larger 6.0 m wide easterly side yard which is an unregistered drainage easement.

Rear yard Setback: The R2L zone indicates the rear yard setback is 25% of the lot depth which must comprise 25% of the lot area and may not be less than 6 metres and need not exceed 7.5mmetres. This is the same zone requirement for the adjacent R2G zoned properties. The proposed lots are 29.3 metres in depth which requires a minimum 7.3 metre rear yard depth. As shown on the site plan the rear yard depth varies but the minimum depth is 7.3 metres.

Building Height: The R2L zone permits a maximum building height of 9.5 meters except for areas identified in Area A on Schedule 342, in which case it is 8.5 metres. The subject property is located within Area A on Schedule 342. The zoning amendment is requesting an exception to the R2L building height to permit a 9.5 metre height which will allow the pitch of the gabled roofs and 9 foot interior ceiling heights. All homes will be 2 storeys in height and will be approximately 9 metres in height. The 9.5 metres height request is to allow some flexibility to take into account final grading of the lots.

3.0 Conclusions

Based on the analysis conducted, it can be concluded that the proposed Zoning By-law Amendment application is consistent with the policies, goals and objectives of the Provincial Policy Statement and the Official Plan policies of compatible infill development. The proposed development is an appropriate land use in this location and the design is compatible with the existing neighbourhood.