

December 9, 2020

Ms. Wendy Tse

Planner | Development Review - West
Planning, Infrastructure and Economic Development
110 Laurier Avenue West
Ottawa, ON

**RE: Zoning By-law Amendment Application
1330 Carling Avenue and 815 Archibald Street, Ottawa**

Dear Ms. Tse,

Following careful review of the technical circulation comments provided for the Zoning By-law Amendment Application (D02-02-20-0038) and Site Plan Control Application (D07-07-12-20-0063) for 1330 Carling Avenue and 815 Archibald Street ('subject property'), as well as subsequent discussions with you, we understand that City Staff have requested additional rationale for the built form and transition measures of the proposed development.

In particular, we wish to address Planning comments 1 through 11, Site Plan comments 1 through 10, and the Urban Design Review Panel recommendations.

In addition to this Planning Rationale Addendum, please refer to the following enclosed documents:

- / Revised Site Plan, prepared by Figurr, revision date November 26, 2020;
- / Revised Floor Plans and Building Elevations, prepared by Figurr, revision date November 26, 2020;
- / Angular Plane Diagram, prepared by Figurr;
- / Schematic Section, prepared by Figurr;
- / Neighbourhood Massing Perspective Images, prepared by Figurr, dated November 26, 2020;
- / Geotechnical Memorandum, prepared by Paterson Group, dated August 27, 2020;
- / Transportation Technical Memorandum, prepared by CGH Transportation, dated November 27, 2020, including Synchro files; and
- / A Comment Response Table, consolidated by Fotenn.

Should you have additional questions, please do not hesitate to contact the undersigned.

Sincerely,



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1.0 Introduction

The intent of the following Planning Rationale Addendum is to summarize additional urban design analyses we have undertaken to confirm the appropriateness of the built form, with respect to the existing context, planned function and policy directives.

As the planning matters at issue relate primarily to built form transition to existing and planned lower-scale development to the south of the subject property, this addendum considers the existing and planned built form and function of the properties to the south of the subject property.

This rationale also includes a detailed review of the built form transition policies contained in the Official Plan, Westgate Secondary Plan and Council-approved Urban Design Guidelines.



Figure 1: View of Proposed Development in Context of Existing and Approved High-rises along Carling Avenue

Proposed Design Revisions

In response to Urban Design Review Panel recommendations and comments from City Staff, several revisions were made to the proposed design.

The following revisions were made to the design:

- / The building has been modified to provide a 3x3 metre corner site triangle;
- / The at-grade plantings along Archibald Street have been reduced in size to improve pedestrian access from Archibald Street to the corner door;
- / The second to fifth storeys of the building are stepped back approximately one metre from the corner side yard, to create visual interest on the Archibald Street frontage;
- / Most of the second to fifth storey has been stepped back approximately 1.6 metres from the rear yard, to provide visual interest and improve transition;
- / All balconies have been inset, so they do not project into yards or required right-of-way dedications; and
- / The colour scheme for the front and corner side yard facades has been revised in response to Urban Design Review Panel comments.

The proposed design changes have slightly modified the design to respect protected rights-of-way, increase visual interest, and soften transition. The overall massing of the building remains similar to the original proposal, and is appropriate and in conformity with the applicable policies, as discussed below.



Figure 2: Perspective of Revised Front and Corner Side Yard Facades, Illustrating Greater Podium Articulation

3.0 Site Context Analysis

3.1.1 Lot Fabric



Figure 3: Lot Fabric of Subject Property and Abutting Properties (Outline of Westgate Secondary Plan Area Shown in White).

The original Planning Rationale prepared by Fotenn did not highlight the existing lot fabric to the south of the subject property. Figure 1 illustrates the existing lot fabric. As discussed below, the lot pattern helps to determine the extent of the Arterial Mainstreet designation

Further, we have been advised by our client that 821 Archibald Street is owned by the same owner as 1320 Carling Avenue. In this case, per the definition of “lot” in the zoning by-law, it is properly considered as part of 1320 Carling Avenue.

3.1.2 Changes to Context

Since the original application submission, several changes to the built form have changed the existing context. Pre-construction preparatory work has continued at 1354 Carling Avenue, to facilitate construction of the proposed 22-storey building. The dwelling facing Archibald Street, located at 1320 Carling Avenue, has been demolished. The changes are shown in the photos in Figure 2.

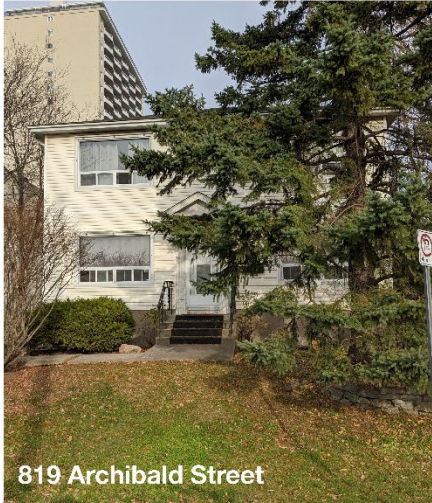


Figure 4: Photos (November 6, 2020), Showing Properties to Rear of Subject Property

4.0

Urban Design and Compatibility Policy Framework

The existing policy framework supports a high-rise built form on the subject property, subject to specific urban design and built form transition policies. Staff have requested additional rationale supporting the proposed approach to built form transition.

Built form transition for high-rise buildings is discussed in Volume 1 of the Official Plan, the Westgate Secondary Plan and the Council-approved Urban Design Guidelines for High-rise Buildings.

4.1 Official Plan

4.1.1 Land Use Designation

Policy 12 of Section 3.6.3, which identifies where high-rises may be appropriate within the Arterial Mainstreet designation, states that adequate transition must be provided to adjacent low-rise.

In our professional planning opinion, all properties immediately adjacent to the subject property are planned for mid-rise or taller development under the policies of the Official Plan.

Policy 3 of Section 3.6.3 of the Official Plan states that the Arterial Mainstreet Designation generally applies to the whole of properties fronting on a road, up to a depth of 400 metres. The definition of a “property” is not included in the Official Plan, however the Comprehensive Zoning By-law defines a lot as “all contiguous land under one ownership[.]”

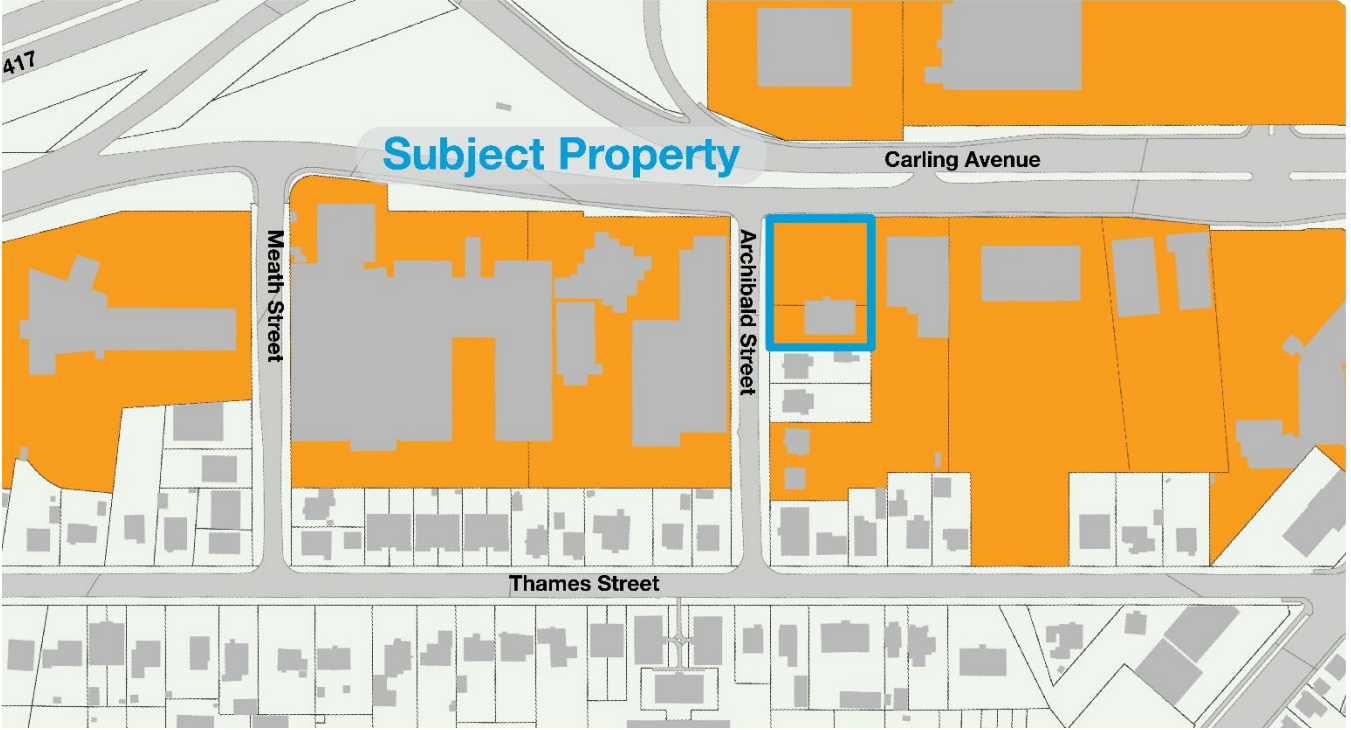


Figure 5: Properties fronting the Arterial Mainstreet Shown in Orange (Based on 2012 Parcel Data and Section 3.6.3 of the Official Plan)

The property municipally known as 1320 Carling Avenue also fronts on Archibald Street, forming an “L” around the subject property and the lots municipally known as 821 Archibald Street and 819 Archibald Street. Per Policy 3 of Section 3.6.3, the

entirety of 1320 Carling Avenue is therefore designated Arterial Mainstreet. The same maximum height policies apply to this parcel as to the subject property. Policy 12 of Section 3.6.3 permits heights of nine storeys, or higher should certain criteria be met.

Both 819 and 821 Archibald Street are identified on GeoOttawa as separate parcels, which have frontage only on Archibald Street. Policy 3 of Section 3.6.3 does state that the boundary of the Arterial Mainstreet designation may be varied depending on site circumstances to include properties on abutting side streets that exist within the same corridor. Because these properties are surrounded by lots designated Arterial Mainstreet, there is a strong rationale that they are also properly designated Arterial Mainstreet.

In our professional opinion, the lands directly south of the subject property are designated Arterial Mainstreet and can support mid-rise or taller building heights under the policies of the Official Plan.

In the case that 819 and 821 Archibald Street are not considered to be designated Arterial Mainstreet, and are instead designated General Urban Area, policy 4 of Section 3.6.1 of the Official Plan states that taller buildings may be considered for sites that are in an area already characterised by taller buildings or sites zoned to permit taller buildings.

Given that 819 and 821 Archibald Street are surrounded by properties permitting mid-rise or taller built form, Policy 4 of Section 3.6.1 would permit buildings taller than four storeys.

It is therefore our professional opinion that the proposed development must provide a transition to a planned mid-rise built form directly to the rear of the subject property, and to the low-rise properties fronting Thames Street.

4.1.2 Urban Design and Compatibility

Section 4.11 of the Official Plan provides direction on the compatibility of new buildings with the existing and planned context at a neighbourhood- and site-level scale. Specifically, policy 12 speaks to the transition of taller buildings with their surroundings. Transition can be achieved through incremental changes in building height, such as step-backs; massing, such as podiums, and building setbacks.

The proposed revised design uses all three types of transition measures – stepping down of building height towards the rear, a larger podium and smaller tower along the mainstreet frontage, and a 13-metre rear yard setback of the podium – to ensure transition to the properties to the rear.

4.2 Westgate Secondary Plan

The Westgate Secondary Plan allows for taller buildings on the subject property, which is within the Westgate-Carling South Transition Area. The Secondary Plan sets a “Neighbourhood Line” which is intended to protect the character of the neighbourhood immediately adjacent to, but outside of, the Secondary Plan Area. As the properties south of the neighbourhood line are outside the Secondary Plan Area, the Secondary Plan does not contain policies that apply to them directly, but rather direct how development within the Secondary Plan Area will be made compatible with the surrounding neighbourhood.

Specifically, Policy 2 of Section 3.3. of the Secondary Plan states that the area south of the Neighbourhood Line is intended to benefit from an appropriate transition in terms of building height and uses, setbacks, landscaping, and other measures in order to protect the lower-profile character of the area.

The proposed development provides appropriate transition to the properties to the rear, which are planned for a mid-rise or taller built form under the applicable policies of the Official Plan. The properties fronting Thames avenue continue to have an existing and planned low-rise built form.

4.3 Urban Design Guidelines for High-rise Buildings

The Urban Design Guidelines for High Rise Buildings offer site-level guidance for implementing building transition, with explicit measures recommended for evaluating transition.

The guidelines contemplate a number of transition scenarios and measures:

- / Where high-rise buildings are surrounded by other high-rise buildings, Guideline 1.11 recommends relating the proposed building to its neighbouring buildings, providing slight variation in heights for visual interest.
This is the condition along the Carling frontage: the proposed 24-storey building height reflects the heights of adjacent existing and planned buildings, while providing variation.
- / Where high-rise buildings are surrounded by shorter buildings, Guideline 1.12 recommends including a base building or podium which relates to the existing and planned streetwall context.
This is condition case along the north-south axis of the subject property, parallel to Archibald Street. The proposed five-storey podium helps to provide transition to the existing low-rise, and planned mid-rise context of the buildings to the immediate south of the subject property.
- / To provide transition to lower-scale areas, Guideline 1.13 recommends using a 45-degree angular plane, measured from the relevant property lines.
The proposed building fits within a 45-degree angular plane measured from the closest property where only a low-rise built form is permitted. The application of this measure is illustrated in Figure 7.

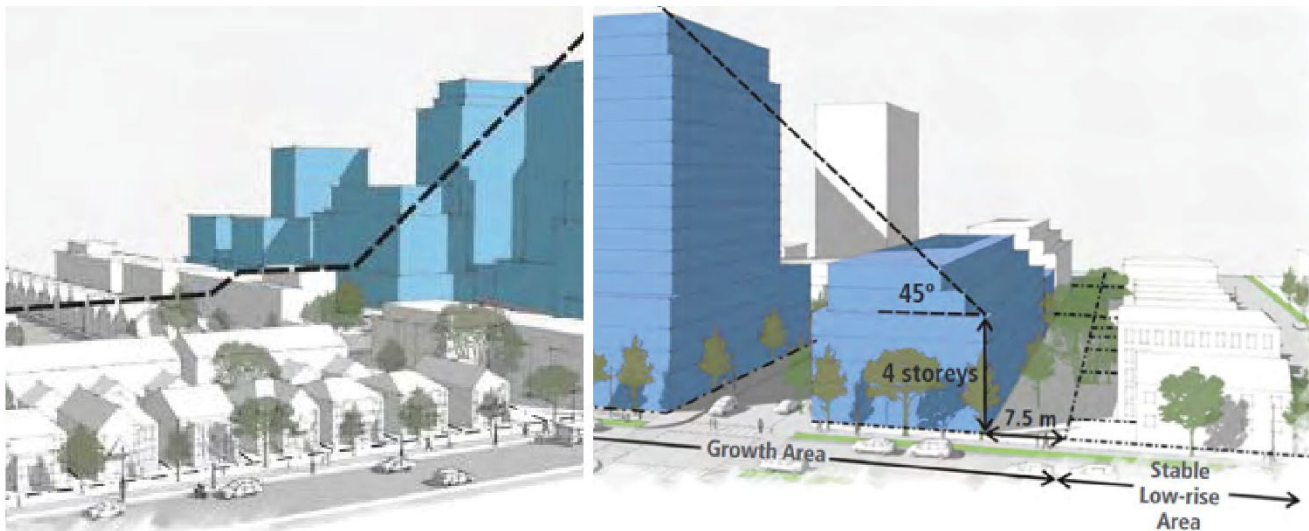


Figure 6: Illustrations of the Application of a 45-degree Angular Plane at a Neighbourhood (Left) and Block (Right) Level

- / Guideline 1.16 recommends that corner lots be at least 1,350 square metres in area to support a high-rise building, to allow for building separation and transition.
The subject property is 1,969 square metres, sufficient to support a high-rise built form while providing adequate separation distances and transition.
- / Guideline 1.17 states that when a high-rise building abuts lots where only low-rise residential buildings are permitted, a 20-metre minimum tower setback should be applied for lots in emerging downtown districts, and a 45-degree angular plane should be used in other cases.

As noted above, the lots directly south of the subject property permit mid-rise, and potentially taller buildings, under the existing Official Plan policies and therefore, this guideline is not directly relevant. However, a 45-degree angular plane measure has been applied from the rear lot line of the low-rise properties fronting Thames Street, as shown in Figure 7.

As noted in the original Planning Rationale, the Westgate Secondary Plan area shares key characteristics with the “emerging downtown districts” as described in the Guidelines, and a 20-metre step-back is provided between the tower and the rear property line.

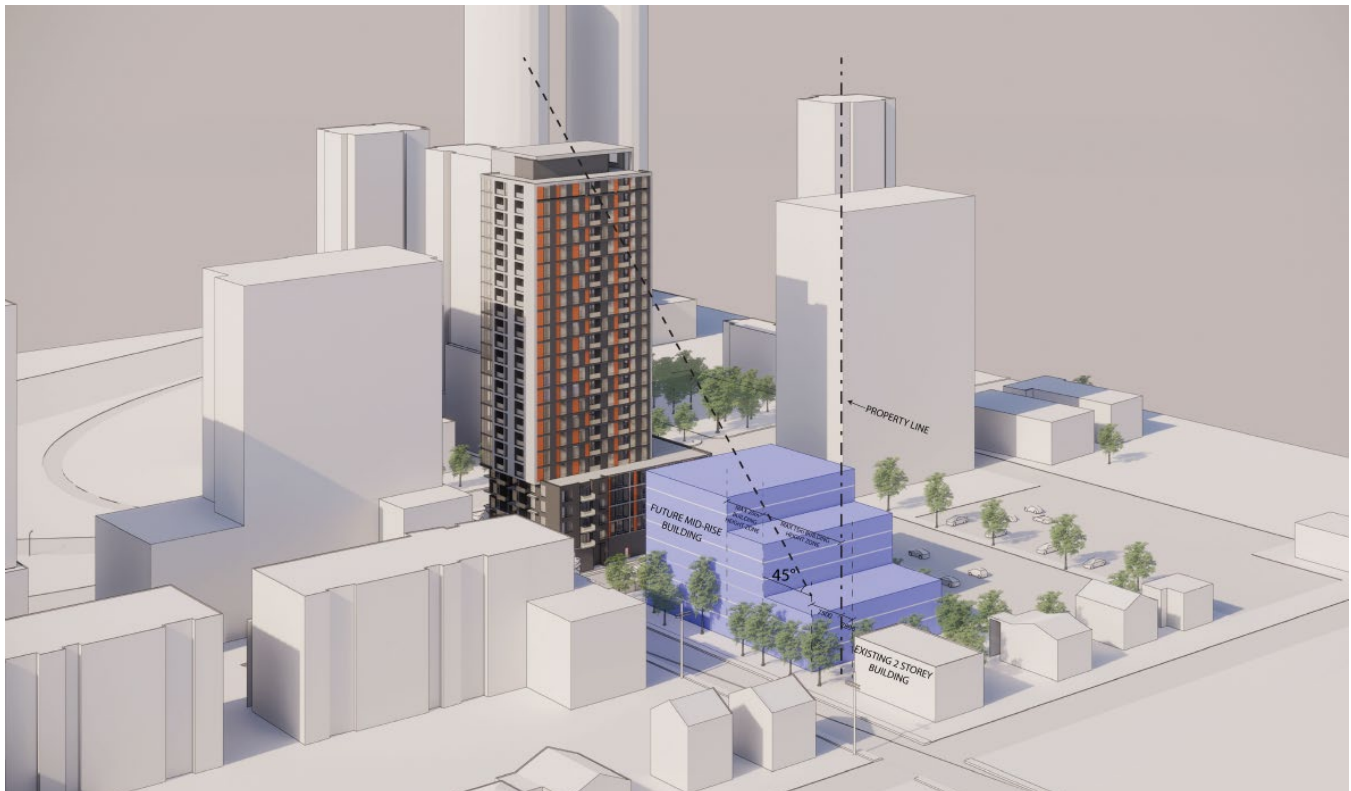


Figure 7: Illustration of Transition from Proposed Building to Low-rise Neighbourhood, using 45-degree Angular Plane.

The proposed development meets or exceeds all massing/built form transition guidelines set out in the Urban Design Guidelines for High-rise Buildings.

5.0 Conclusions

In our professional planning opinion, the proposed built form relates well to the existing and planned context and provides appropriate transition to the adjacent lower-scale neighbourhood.

It is our professional opinion that the proposed Zoning By-law Amendment constitutes good planning and is in the public interest. As outlined in the preceding sections:

- / The proposed building height is permitted by the policies of the Official Plan, including massing and transition policies contained in Sections 2.5.1 and 4.11 of the Official Plan;
- / The applicable Official Plan policies permit a mid-rise built form on the properties immediately abutting the rear lot line of the subject property, while a low-rise built form is permitted on the properties fronting Thames Street;
- / In this context, the proposed development responds to all of the recommended built form transition strategies outlined in the Design Guidelines for High-rise Buildings; and
- / The existing context surrounding the subject property continues to evolve towards the higher-intensity built form envisioned in the planning policy and regulatory framework.

For these reasons, we recommend that the zoning by-law be amended as proposed to permit the proposed building massing.

Sincerely,



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Planner



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