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## Low Rise Residential Intensification 65 Stewart Street Ottawa, Ontario

### Planning Rationale & Design Brief

Prepared for: 2767807 Ontario Inc.

**RESIDENTIAL INTENSIFICATION**

**65 STEWART STREET**

**OTTAWA, ONTARIO**

**PLANNING RATIONALE & DESIGN BRIEF  
IN RELATION TO APPLICATIONS FOR  
MINOR ZONING BY-LAW AMENDMENT AND  
SITE PLAN CONTROL**

Prepared By:

**NOVATECH**

Suite 200, 240 Michael Cowpland Drive  
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April 12, 2021

Novatech File: 121002  
Ref: R-2021-050

April 12, 2021

Development Review  
Planning, Infrastructure and Economic Development  
City of Ottawa  
110 Laurier Avenue West, 4<sup>th</sup> Floor  
Ottawa, ON K1P 1J1

Attention: **Simon Deiaco, MCIP, RPP**  
**Planner III, Development Review Central**

Dear Mr. Deiaco:

**Reference: Zoning By-law Amendment & Site Plan Control**  
**Proposed Low-rise (Three-storey) Apartment Building**  
**65 Stewart Street**  
**Our File No.: 121002**

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Novatech has prepared this Planning Rationale & Design Brief in relation to applications for Zoning By-law Amendment and Site Plan Control for the property located at 65 Stewart Street. The purpose of these applications is to facilitate the development of a three-storey addition to the existing building on the subject property to accommodate new dwelling units.

The following report outlines the details of the proposal and provides a review of relevant provincial and municipal planning documents. It is demonstrated that the proposed development is consistent with the policies of the Provincial Policy Statement and conforms to the City of Ottawa Official Plan. It is further demonstrated how the proposal aligns with the principles of the Central Area Secondary Plan, respects the general intent of the City of Ottawa Zoning By-law 2008-250, and represents good land use planning, including having regard to appropriate site development and compatibility with the surrounding land use context.

Please do not hesitate to contact the undersigned should you require additional information or clarification with respect to that provided.

Yours truly,

**NOVATECH**



Kiana Simmons, B.E.S. (Pl)  
Planner

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## 1.0 INTRODUCTION

### 1.1 Purpose

Novatech has prepared this Planning Rationale & Design Brief in relation to applications for Minor Zoning By-law Amendment and Site Plan Control for the property located at 65 Stewart Street. The purpose of these applications is to accommodate the development of a proposed three-storey addition which is to be integrated with the existing building on the subject property.

This report outlines the details of the proposed Zoning By-law Amendment and demonstrates how the proposal is consistent with the policies of the Provincial Policy Statement and conforms to the City of Ottawa Official Plan. It is further demonstrated how the proposal aligns with the principles of the Central Area Secondary Plan and is in keeping with the general intent of Zoning By-law 2008-250. Lastly, it is demonstrated that the proposed development represents good land use planning by having regard for proper site development and compatibility with surrounding land uses.

### 1.2 Site Location & Description



Figure 1: Location Map (geoOttawa)

The subject property is located on the North side of Stewart Street, between Cumberland Street and King Edward Avenue in the Rideau-Vanier Ward of the City of Ottawa (Figure 1). The property is legally described as Lot 7 (North of Stewart Street) on Registered 6, City of Ottawa. The property has an area of 612m<sup>2</sup> with 20.42m of frontage along Stewart Avenue. The property is

subject to an existing 3m wide legal right-of-way along the west and north property lines in favour of the abutting properties.

The property is currently developed with a residential building which is two-storeys in height and contains two dwelling units. A two-car detached garage and surface parking areas are provided to the rear of the building and accessed via the shared laneway on the western side of the dwelling. Access is shared between the subject property, and the adjacent properties to the west and north.

### 1.3 Surrounding Land Uses and Community context

The subject property is located within the Sandy Hill Community which is a diverse neighbourhood within the City's central area. This neighbourhood comprises a mix of uses and building forms and has a unique identity as one of Ottawa's longest established communities. The area is now characterized predominantly by residential uses and the University of Ottawa Campus with building heights varying from low to mid-rise.



Figure 2: StreetView of Subject Property (Google)

Abutting the subject property to the north are three properties occupied a row house, consisting of an inn, a bed and breakfast and a residential dwelling. A covered parking structure is located to the rear of this building which separates the subject property from the building to the north.

Neighbouring the subject property to the west is a three-storey multi-unit residential building, and two-and-a-half storey residential building further west with ground floor commercial and surface parking.

Opposite to the subject property, on the south side of Stewart Street, are two and three-storey ground-oriented dwellings. A number of these buildings have been converted to accommodate multiple units.

Abutting the property to the east is a three storey multi-residential building with front yard parking. The majority of the buildings along the north side of Stewart Street to the east are three-storeys in height.

The urban scale of the existing building on the subject property is different from that of the surrounding buildings. Notably, the buildings on either side (61 & 75 Stewart Street) are substantially boxier, taller and situated closer to the street. This building is unique on the street in how it addresses the public domain; it is set back from the sidewalk, does not include the wide typical entrance stairs, and does not present a formal address to the street that recognizes the public domain in the same manner as its neighbours. Instead, the detached-dwelling typology of the building reinforces a sense of privacy and showcases the front-yard garden condition as opposed to a formal street-front façade.

The surrounding properties on Stewart Street generally have limited greenspace, and tall building envelopes with flat or mansard style roofs and minimal setbacks. The subject property is the only remaining property within the block with a generous front yard setback, ample greenspace and a lower two-storey building form with a front gable roof.

The subject property and adjacent properties are within the Central Area designation of the City of Ottawa Official Plan as shown on Schedule B. The property is also identified as being within the Low-profile Residential Area of the Central Area Secondary Plan. The zoning of the subject property and neighbouring properties is R4UD S70 (Residential Fourth Density Zone, Subzone UD, Schedule 70).

The subject property is designated under Part IV and Part V of the *Ontario Heritage Act*. A Cultural Heritage Impact Statement has been prepared to evaluate the proposal in the context of the surrounding area. The existing building, also known as Jarvis House, was originally constructed in 1886 and is a 2 ½ storey front-gabled residence with wood cladding, a front porch and decorative wood elements. The building has retained the appearance of a Victorian-era cottage. City of Ottawa records suggest that the architectural value of the building is derived from its style and setting. It is a well-preserved example Queen-Anne vernacular, and the later additions (located at the rear and side of the building) do not detract from the building's character. The building is unique in character in the immediate environs. The home was originally constructed by Samuel Jarvis, and early Ottawa photographer. This connection is noteworthy because Samuel Jarvis provided a sizeable portion of the documentary evidence from Ottawa of that period. Jarvis was also responsible for developing 88-94 Stewart, and 98 Stewart. The house was sold to the Eastern Methodist Church in 1893 for use as the church manse, until the church closed its doors in the mid-1920's.

The Jarvis House, which is the only painted wood clad building on the block, also features a lush and generously landscaped front yard which is setback from the street alignment much

more than the adjacent buildings. The existing trees almost entirely screen the building, rendering it only visible from the street when standing directly in front of the paved pathway which leads to the front entrance porch or from the existing driveway.

## **2.0 DEVELOPMENT PROPOSAL**

### **2.1 Description of Proposed Development**

This proposal involves the construction of a three-storey addition to be integrated with the existing dwelling on the subject property. It is the intent to introduce additional dwelling units in a manner that is consistent with the residential character of the street and that respects the heritage attributes of the original building and associated streetscape. The addition will form a low-rise apartment use when combined with the existing building.

The addition is proposed to the rear and side of the existing building. (Figure 3). Non-original additions, and the detached garage at the rear of the property will be removed in order to accommodate the new portion of the building. Internal renovations to the existing building are proposed, however, the existing façade will be maintained as is, with the exception of minor works to reconstruct a portion of the existing front porch.

The development has a total gross floor area of 607.5m<sup>2</sup>. This area comprises approximately 323.6m<sup>2</sup> of the main portion of existing building to be retained. The development to be added to the rear and eastern side of the buildings will have a gross floor area of approximately 283.9m<sup>2</sup>. The new development, together with the renovated portions of the existing building, will contain a total of 12 residential units as well as supporting ancillary uses, such as internal bicycle parking, storage lockers, tenant laundry facilities, and waste storage. A total of 9 bicycle parking spaces are provided in a secure area on the ground floor level and at-grade near the principal entrance. Access to the building will be provided through a new lobby in the addition fronting Stewart Street. No parking is provided on the property however, the right-of-way will be retained for use by abutting properties.





Figure 3: Streetview Rendering of Proposed Development (View from Stewart Street) (Robertson Martin Architect.)

The design intent for this proposal aims to reconcile the objectives of residential intensification and heritage conservation by creating an integrated development which emphasizes the heritage characteristic of the original building by having regard for appropriate location of the new addition on site, as well as the overall massing and complimentary materiality, as illustrated above in **Figure 3**, and copies of the Site Plan and Elevations have been provided as **Appendix A** in this report. The project Architect notes that the design of the proposed building was informed by the following:

- Existing site-specific conditions (especially the gentle front-to-back slope of the site and an existing 3m wide right of way, which runs along the west and rear lot lines and serves adjacent properties to the north),
- Zoning regulations (new infill amendments to R4 zones approved in late 2020, especially regarding provisions for rear yard soft landscaping), and
- *Conservation Heritage District Plan* design guidelines (i.e. relationship to the existing house, material choices, etc.).

The addition is well set back from the main façade and includes more subtle architectural elements to ensure prominence of the existing building. The perceived height of the addition is reduced through the use of a partial mansard roof which ties into the gable roof of the existing dwelling. The materiality, colour and finishes will be distinguishable yet complementary to the existing building being retained. The subject property will be serviced by existing water, sanitary and storm infrastructure on Stewart Street. Waste is stored internal to the building.

The project Architect, Robert Martin Architects says the following about the proposed design:

*“The proposed L-shaped addition is 2.5 storeys in height and is intended to further emphasize the character of the original Jarvis House. The addition occupies most of east interior and rear yards, except the existing right-of-way which services the neighbouring properties along the north lot line. A new, compact landscape area in the backyard (situated in the north east corner of the property and along the north face of the addition) will provide a green buffer between the addition and the existing driveway. This will bring some much-needed colour and texture to the current conditions, which are currently occupied by the existing paved right-of-way and ancillary structures. While the existing building will maintain all of its original features (including the octagonal front porch, painted wood cladding, window sizes and trim, etc.) the proposed addition will feature complimentary modern cladding and a partial flat roof—primarily needed for storm water management, mechanical equipment, and the installation of solar panels. The transition from the existing gable roof to the partial flat roof, by means of sloped roofs and mini gables, will ensure that the presence of the new construction is concealed from the street and does not overwhelm the delicate scale of the original house. The existing mature trees in the front yard will remain undisturbed, further screening the new construction from the street.*

*A new front porch and paved pedestrian pathway will also be added to the addition’s south elevation. These will be further recessed from the street and the exiting building’s front elevation, permitting the octagonal heritage porch at the corner of the house to breathe, free from the small additions that were periodically built around it over time. This new entrance will serve as the primary access to the building while the old main entrance door will provide secondary access for one unit on the ground floor. The first floor will also house service spaces required for the new apartment building such as a waste/recycle room, bicycle storage and common laundry room. The rest of the floors will be occupied by residential units (a total of 12 apartments) except for the mechanical, electrical and tenant storage spaces located in the basement and interior circulation.*

*Due to the new addition’s proximity to the east lot line, the exterior cladding is required to be of non- combustible construction. Fibre cement board cladding is therefore proposed. This cladding will wrap around the front and rear elevations, providing a clear delineation between the existing house and the addition. The selected grey palette will contribute further to this delineation, subtly accenting both the cladding and roofing materials selected. The existing asphalt shingles will be replaced with similar dark grey roofing, while roofing on the addition will be replicate the roofing of the existing house in every way but colour, which will be light grey instead.*

*Finally, new openings will replicate the dimensions of the existing doors and windows (where possible). The existing trim and mouldings will also provide inspiration for the new exterior trim and ornamentation, both in terms of size and overall motifs. Any restoration work done will endeavour to be completed with the least intervention possible in order to preserve as much of the building’s original character as possible. Design and construction methods contemporary to the construction of the Jarvis House will be followed (also where possible).”*

As detailed above, given the subject property’s considerable size and large paved area to the rear of the building, there is potential to accommodate infill development, consistent with the character of the street and that respects the heritage attributes of the original building and associated streetscape.

**3.0 PROPOSED ZONING BY-LAW AMENDMENT**

**3.1 Purpose of Existing Zoning**

Pursuant to City of Ottawa Zoning By-law 2008-250, the subject property is zoned R4UD S70 (Residential Fourth Density Zone, Subzone UD, Schedule 70). The purpose of the R4UD zone is to allow a wide mix of residential building forms ranging from detached to low rise apartment dwellings and regulate development in a manner that is compatible with existing land use patterns so that the mixed building form, residential character of a neighbourhood is maintained or enhanced.

Schedules are area-specific or site-specific illustrations of zoning provisions. The effect of Schedule 70 is to regulate height limits on the properties between Wilbrod Street to the south, Besser Street to the north, Cumberland Street to the west and King Edward Avenue to the east. There are two height limits on the subject property: a maximum height equal to the existing height of the existing building where in Area A, and a maximum height of 10.7m where in Area D. The immediately abutting lands to the north, east and west of the subject property are identified with height limits of 13.3 metres and 16 metres (**Figure 4**).

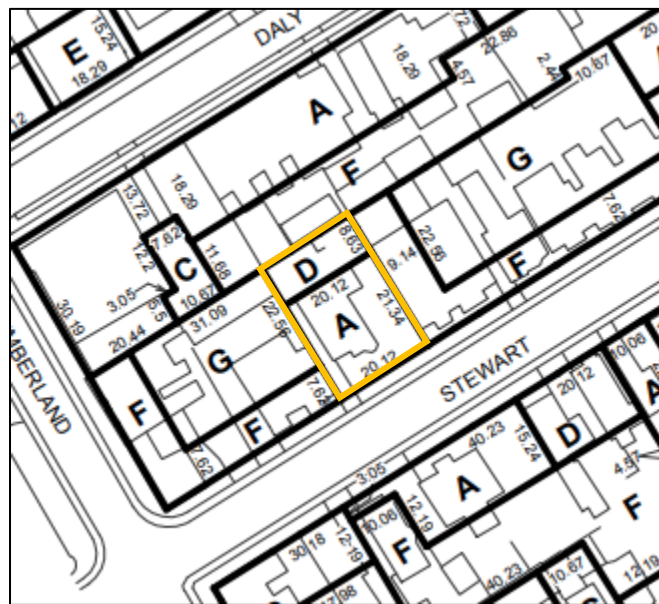


Figure 4: Zoning By-Law Schedule 70

The property is identified within the Heritage Overlay in Section 60 of the Zoning By-law, within the Sandy Hill West Heritage Conservation District. The associated Sandy Hill West Heritage Character Area Study provisions are intended to encourage the retention of existing heritage buildings by offering zoning incentives to reuse the buildings, and to limit the size and location of

additions to preserve the heritage character of the original building. Additions to existing buildings are also regulated in the Zoning By-law to ensure their visibility from the street is minimized.

The property is further subject to the Mature Neighbourhoods Overlay which is intended to regulate the character of low-rise residential development in order to recognize and reflect the established character of the streetscape. As the proposed addition does not abut the front yard and there is no addition or expansion of a driveway or parking space in the front yard, no addition or expansion of an attached garage or carport that faces the front lot line, and no removal of a principal entranceway that faces the front lot line, a Streetscape Character Analysis is not necessary pursuant to Section 139 as amended by By-law 2020-289.

An amendment to the Zoning By-law is required to amend Schedule 70 and add site-specific provisions to the zoning of the subject property which would introduce relief to certain provisions to accommodate the proposed low-rise development. Relief from the Heritage Overlay provisions is also required given that the addition will slightly exceed the height of the existing building, will have a side yard setback less than that of the wall of the building located closest to the side lot line, and will include projections into the required side yards.

**Table 1** provides a summary of the current R4UD S70 zone requirements for both the current duplex dwelling and the proposed low-rise apartment dwelling.

Table 1: City of Ottawa Zoning By-law

Zoning Mechanism	Required	Existing	Proposed
<b>Min. Lot Area</b>	450m <sup>2</sup>	612m <sup>2</sup>	612m <sup>2</sup>
<b>Min. Lot Width</b>	15m	20.4m	20.4m
<b>Max. Building Height *</b>	Area A: Height of Existing Building = 7.35m  Area D: 10.7m above grade	Area A: 7.53m  Area D: ±3m	<b>Area A: 9.51m (10.7m to top of projections above roof surface)</b>  Area D: 9.51m (10.7m to top of projections above roof surface)
<b>Min. Front Yard Setback</b>	Average of the setbacks of the abutting lots: 2.69m	6.71m	6.75m
<b>Min. Rear Yard Setback</b>	30% of the lot depth which must comprise 25% of the lot area: 9.05m	7.67m	<b>3.5m</b>
<b>Min. Interior Side Yard Setback</b>	1.5m	2.78 (West)  5.10 (East)	2.78 (West)  1.5m (East)

<b>Min. Landscaped Area</b>	30%	37.6%	30.3%
<b>Min. Soft Landscaped Area</b>	<p>Rear Yard: 50% of rear yard area which must comprise at least one aggregated area of at least 25m<sup>2</sup></p> <p>Front Yard: 40% of front yard area which must be equipped with solid, permanent fixtures sufficient to prevent motor vehicle parking</p> <p>Other: Any part of any yard not occupied by accessory buildings and structures, permitted projections, bicycle parking and aisles, hardscaped paths of travel for waste and recycling management, pedestrian walkways, permitted driveways, etc. must be softly landscaped</p>	<p>3.3m<sup>2</sup> (2%)</p> <p>110.8 m<sup>2</sup> (69%)</p> <p>107.5m<sup>2</sup> (east side yard) 0m<sup>2</sup> (west side yard)</p>	<p><b>8m<sup>2</sup></b> <b>(11%)</b></p> <p>94.3m<sup>2</sup> (59%)</p> <p>22.6m<sup>2</sup> (east side yard) 0.7m<sup>2</sup> (west side yard)</p>
<b>Min. Number of Units with two or more Bedrooms</b>	25% of units: 3 spaces	N/A	6
<b>Min. Bicycle Parking</b>	0.5 spaces per unit: 6 spaces	N/A	9
<b>Min. Resident Parking</b>	No Minimum	2	None
<b>Min. Visitor Parking</b>	No Minimum	N/A	None
<b>Min. Total Amenity Area</b>	No Minimum	N/A	155.7 m <sup>2</sup>
<b>Min. Communal Amenity Area</b>	No Minimum	N/A	146.8 m <sup>2</sup>

\* As per Section 64 of the Zoning By-law, no structures are permitted to project above the maximum height limit in the case of buildings located within the area shown on Schedules 11 to 88 (Central Area Height Schedules).

As demonstrated above, the proposed development has been designed generally in accordance with the requirements of the R4UD S70 zone which applies to the subject property, with the exception of certain design aspects which require relief as a result of balancing principles for intensification and heritage conservation.

## 4.0 PLANNING ANALYSIS

### 4.1 Provincial Policy Statement

The Provincial Policy Statement (PPS) came into effect in May 2020 and provides policy direction on matters of provincial interest, such as building strong sustainable communities, managing resources, and protecting public health and safety. This section demonstrates consistency with the provincial policies as they relate to the proposed development and associated Zoning By-law amendment.

Section 1 of the PPS sets out policies for building strong healthy communities and establishes that such communities are sustained in part by promoting efficient development and land use patterns, accommodating an appropriate range of uses to meet long-term needs, minimizing land consumption and servicing costs, and avoiding environmental and public health or safety concerns.

Settlement Areas are to be the focus of growth and development and their vitality and regeneration shall be promoted. The policies of Section 1.1.3 set out that land use patterns within settlement areas are to be based on densities and a mix of uses which efficiently use land and available infrastructure and public service facilities, as well as which support active transportation and transit, and which minimize negative impacts to air quality and climate change. Opportunities for intensification and redevelopment are encouraged where they can be accommodated, considering existing building stock and availability of suitable infrastructure.

The proposed intensified use of the subject property contributes to a more compact built form and efficient use of available infrastructure and transportation facilities. The proposal represents an increase of residential density from the existing two units to the proposed 12 units. The proposed three-storey addition is consistent with the height of buildings in the surrounding neighbourhood. The proposal represents an opportunity for residential intensification in a manner which is compatible with the existing development within the neighbourhood.

Section 1.4 of the PPS addresses housing considerations and requires that an appropriate range and mix of housing types and densities be provided within communities to meet current and future projected resident needs. Development of new housing is to be directed towards locations where appropriate levels of infrastructure and public service facilities are available. Densities for new development should support the use of active transportation and transit.

Existing built-up areas, such as that surrounding the subject property, are to be a focus for residential growth and redevelopment in order to achieve a more compact form which efficiently uses land. The proposed development responds favourably to these policies by achieving an appropriate level of residential intensification in an area which is suitable for more compact development and which has significant investment in infrastructure, transit, and other public services. A total of 12 dwelling units are proposed which represents an appropriate increase in units. This development contributes positively to need for housing within the City of Ottawa, and within the Sandy Hill Community and consists of a mix of one- and two-bedrooms units to appeal to a diverse range of residents. This neighbourhood benefits from active transportation infrastructure, proximity to transit networks as well as a variety of public services facilities.

Section 2 of the PPS sets out policies for the protection of natural and cultural heritage resources for their economic, environmental, and social benefits. A Cultural Heritage Impact Statement has been prepared in relation to the proposed development given that the subject property is designated under Part IV of the *Ontario Heritage Act*. It is the policy of the PPS that significant built heritage resources and cultural heritage landscapes be conserved. Where new development or site alterations is proposed on adjacent lands, it is to be evaluated to demonstrate that the heritage attributes of any surrounding protected heritage properties will be preserved. The conclusions of the Cultural Heritage Impact Statement put forth that the proposed addition is compatible with the Sandy Hill West Conservation District and the immediate context of the property.

Section 3 of the PPS addresses the protection of public health and safety through policies that relate to natural hazards and human-made hazards. A Geotechnical Investigation has been completed in relation to the proposed development and concluded that the subsurface conditions are suitable for the proposed building. An Environmental Noise Assessment Report has been conducted, and mitigation measures will ensure a comfortable living environment for future tenants. Any potential public health and safety hazards associated with the subject property have been addressed.

Based on the foregoing, the proposed development is consistent with the policy direction of the PPS.

## **4.2 City of Ottawa Official Plan**

The subject property is located within the Central Area designation, as shown on Schedule B of the Official Plan. The Central Area is to encourage a broad range of land uses and day/night, year-round activities. This aim will be supported by the protection of residential neighbourhoods in and near the Central Area and an increasing number of downtown area dwelling units.

### **4.2.1 Managing Growth (Section 2.2)**

Section 2.2 of the Official Plan speaks to the continued growth of the City and emphasizes that growth should be distributed throughout the urban area to strengthen and support livable communities. Lands designated Central Area will be compact, liveable, and pedestrian-oriented with a vibrant mix of residential uses, and social, cultural, and economic activity.

The Central Area is recognized as an area for intensification, with a target of 500 people and jobs per hectare. Policy 11 of Section 2.2.2 indicates that the density of a new development, which should be guided, in part, by proximity to rapid transit stations and transit priority corridors, as well as design and compatibility considerations relating to the surrounding context and planned function.

This proposal involves residential intensification through an addition to the existing building on the subject property. The subject property is suitable for additional density given the surrounding community character which comprises a range of residential, mixed-use, and commercial uses in low, to medium profile forms. A proposed three-storey building is in keeping with the scale of adjacent and proximate residential development. The proposal further supports the policies of the

plan by directing growth to areas well serviced by transit and major roadways. The subject site is within close proximity to the Confederation Line, and is located 750 metre walking distance away from Rideau Station.

#### **4.2.2 Urban Design and Compatibility (Section 2.5.1)**

The Official Plan encourages good urban design and high-quality architecture to complement and enhance a community's history, landscape, and architecture. Section 2.5.1 sets out a number of design objectives that can positively influence the built environment. These objectives are intended to help achieve compatibility with respect of form and function where introducing new development into established communities. The objectives are as follows:

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.
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.

The proposal has been designed to respond to these principles through the thoughtful integration of additional massing which complements the existing building and preserves the identify of the subject property and surrounding area.

The three-storey addition has been designed as a backdrop to the existing dwellings by incorporating greater setbacks from the front of the property, a compatible massing and roofline, complimentary architectural elements and, and more subtle design elements. The existing vegetation on the property will screen portions of the addition, maintaining the current perception of the building mass and style from the street level (**Figures 4 and 5**).





Figure 5: Rendering of proposed Development with existing trees



Figure 6:View of existing development with trees

In response to adjacent development, the proposed building provides adequate setbacks from interior lot lines which allows for pedestrian access and amenity space in the adjacent yards. The existing shared driveway will be maintained and will continue to allow neighbours to access their parking to the rear of the property. Amenity areas will be in the form of landscaped gathering spaces adjacent to the public realm which promotes active frontages and a sense of safety. Landscaping will differentiate between private and public spaces.

The development will follow conventional construction practices which promote energy efficiency. The installation of solar panels may be considered in the future to help to improve the efficiency of the overall property.

The thoughtful building design and complementary landscaping concept achieve a high-quality development with a sensitive approach to integrating residential intensification onto the property. Among other design principles, this development represents adaptability, promotes pedestrian-oriented design, respects the character of adjacent development, and builds upon the unique identity of Sandy Hill West.

#### **4.2.3 Central Area (Section 3.6.6)**

The Central Area designation relates to the economic and cultural heart of the city and the symbolic heart of the nation, based on its unique combination of employment, government, retail, housing, entertainment, and cultural activities. According to Section 3.6.6 of the Official Plan, new buildings and spaces will reflect a human scale of development, and will be guided by design criteria, which will result in a significantly enhanced pedestrian environment. The Central Area's unique heritage resources will be protected through heritage conservation and enhanced through new development which respects and complements nearby heritage buildings. This vision is further supported through the implementation of secondary plans, as discussed further in this report. Policy 4 of this section states that in keeping with the strategic directions set out in Section 2, the City will encourage new infill dwellings in the Central Area. Additionally, there is to be a strong emphasis on prioritizing transit, walkability, and cycling, in the Central Area.

The proposed building is human-scaled at three-storeys, with inviting architectural elements, and pathway connections to the street. The proposal maintains the City's objectives of preserving the unique neighbourhood character of the Central Area, while also accommodating increased density through infill on an under-utilized parcel with existing municipal servicing. The property is well supported by transit and has cycling connections at its doorstep as well as good walkability throughout the Sandy Hill West Neighbourhood.

As no parking is proposed, the development will assist in creating the critical mass required to make transit viable. The location of the dwelling is also conducive to the 15-minute neighbourhood lifestyle, as retail, service and institutional uses are integrated into the mixed-use fabric throughout the Central Area.

Policy 5.b provides design criteria for residential development in the Central Area. The following criteria have been considered in preparing the proposed development;

- i. Contributes to a sense of a human scale,

**The addition to the existing dwelling will be 3 storeys in height, and set back further from the front property line than the existing dwelling.**

- ii. Where appropriate, results in a transition from lower-profile to higher-profile buildings, and vice versa,

**The proposed addition is well situated in the rear and side yards and is lower than the buildings adjacent to the subject property.**

- iii. Minimizes sun shadowing and undesirable wind conditions,

**A shadow study has been prepared, which demonstrated that no unreasonable shadowing will result from this development. There will be no impact on wind conditions.**

- iv. Provides adequate visual privacy for proposed residential units, while respecting that of existing nearby units, through such measures as unit siting or orientation, the use of setbacks, landscaping and/or screening,

**Landscaping, and building orientation will ensure adequate privacy for the proposed units, and neighbouring units.**

- v. Maximizes the exposure of residential units to direct sunlight,

**Removal of the rear yard garage will provide more sunlight to units at the rear of the property, while the large front yard will provide direct sunlight to the south-facing units.**

- vi. Provides usable private outdoor space, such as balconies, as well as usable semi-private outdoor and/or indoor amenity areas, such as meeting and/or exercise rooms, small outdoor landscaped areas, and/or the use of green roof areas for passive outdoor activity,

**As this development is located within an urban subzone, no amenity space is required. The large front yard however will be landscaped to provide greenspace for tenants.**

- vii. Creates an identifiable entrance, and a strong transition from the public right-of-way through the use of landscape elements, changes in direction, or lighting, and

**The existing building has an identifiable entrance, which was used to inspire the design of the entrance to the addition. This entrance however is set back significantly front the property line, which helps to emphasize the entrance of the existing dwelling.**

- viii. Provides appropriate landscape elements;

**The large trees and shrubs in the front yard will be maintained, and pathways will be enhanced with further plantings to emphasize the entrances, as well as to delineate between the public realm and private space.**

The subject property is also within an area of background height control on Annex 8A - *Central Area Key Viewpoints of the Parliament Buildings and Other National Symbols*. The property is not subject to the angular height plane. The requested increase in height is appropriate given the adjacent buildings along Stewart Street are equal in height.

#### **4.2.4 Review of Development Applications Policies (Section 4.0)**

Sections 4.1 through 4.11 outline policies that are to be reviewed in considering development applications to ensure that the objectives contained in the Official Plan are met.

The applications for Zoning By-law Amendment and Site Plan Control pertaining to the subject property respect the following policies:

- Section 4.1 (Site-Specific Policies and Secondary Policy Plans) - the property is subject to the Central Area Secondary Plan, found in Volume 2 of the Official Plan. The property is located in the Sandy-Hill West Character Area. The policies of the Secondary Plan aim to preserve an attractive, heritage residential predominantly low profile neighbourhood which integrates well with the Central Area east of the Canal and with the adjacent Sandy Hill neighbourhood.
- Section 4.2 (Adjacent Land-Use Designations) - the subject property is not adjacent to any land use designation or features identified in this section;
- Section 4.3 (Walking, Cycling, Transit, Roads and Parking Lots) - the subject property supports various modes of transportation, including walking, cycling, and transit. To complement these modes of transportation, bicycle parking is provided in a secure area within the building. and multiple pedestrian entrances are provided at grade with direct access the adjacent sidewalks. The proposed development is within approximately 650m walking distance of an existing LRT transit stops and 300m of the University of Ottawa campus. The property fronts onto Stewart Street which is a designated cycling route. On-street parking is available on the south side of the street.
- Section 4.4 (Water and Wastewater Services) – there are existing water and wastewater services on Stewart Street. A Servicing Brief and Stormwater Management Report have been prepared to assess adequacy of these services to support the proposed development;
- Section 4.5 (Housing) – the existing building on the subject property has two units currently. Through intensifying a portion of the property, it is proposed to increase the number of units to a total of 12.
- Section 4.6 (Cultural Heritage Resources) – the subject property is designated under Parts IV and V of the *Ontario Heritage Act*. A Cultural Heritage Impact Statement has been

prepared to evaluate the proposal in the context of alterations to the existing designated heritage building and new construction in the heritage conservation district.

Where a structure designated under Parts IV or V is to be altered, added to, partially demolished, demolished, relocated, or where new construction in a designated district, the approval of City Council is required. This development will be subject to obtaining such approvals.

- Section 4.7 (Environmental Protection) – no environmental features have been identified on the subject property. A Tree Conversation Report has been prepared and proposes to protect existing trees which are in good condition and do not conflict with the building foundation. Stormwater management, as well as erosion and sediment control during construction, will be in accordance with City of Ottawa requirements;
- Section 4.8 (Protection of Health and Safety) – the subject property is not affected by any environmental constraints identified on Schedule K. A Geotechnical Investigation has been completed to assess suitability of soil for the proposed development.

A Noise Feasibility Study has been prepared to ensure concerns relating to potential impact on interior living spaces or exterior amenity spaces associated with nearby roadways are mitigated. The findings of this report are discussed later in this report.

- Section 4.9 (Energy Conservation Through Design) – the proposed development does not include any specific energy conserving features, however conventional construction is more energy efficient than what currently exists on the subject property.
- Section 4.10 (Greenspace Requirements) – payment-in-lieu of a parkland dedication may be provided through the development process to fund park and local recreational facilities; and
- Section 4.11 (Urban Design and Compatibility) – the proposed development achieves compatibility with the surrounding context through good building design, appropriate massing and materiality, and site layout. The development upholds the following measures of compatibility:

**Traffic:** As no parking is proposed on the subject property, there is so additional traffic assumed to be generated by this development.

**Vehicular Access:** The existing driveway on the subject property will be maintained as it exists as it provides vehicular access used by neighbouring properties to access their parking area at the rear of the building. The building setback of the existing dwelling will be maintained, having no impact on the visibility between the driveway access and the street.

**Parking Requirements:** As the subject property is located within Area Z of schedule 1A and does not exceed 12 units, no resident or visitor parking is required for the development. This site is well serviced by transit and is well connected to the cycling network. The surrounding neighbourhood is quite walkable, and as such no parking is necessary. A surplus of bicycle parking will be provided.

Outdoor Amenity Areas: As the existing rear yard is paved and used entirely for parking, the majority of the usable greenspace on site exists in the front yard. The existing front porch and adjacent side yard provide can be used as amenity area which, although unconventionally located adjacent to the front yard, will be screening by existing trees which provide privacy

Loading Areas, Service Areas and Outdoor Storage: The proposed development is exclusively residential and does not require loading facilities or outdoor storage. Garbage and recycling will be stored internal to the building.

Lighting: The proposed site lighting is appropriate for the use and will not result in spill over onto adjacent properties as to be certified by an electrical consultant.

Noise and Air Quality: Any potential noise impacts relating to rooftop mechanical equipment will be properly mitigated through the use of an enclosure to provide noise attenuation.

Sunlight: Shadowing associated with the proposed building will not result in undesirable impacts of adjacent properties, notably as adjacent yards are predominantly used for parking, with the exception of the rear yard of the development to the east.

Microclimate: The height and massing of the proposed building is such that adverse effects related to wind, snow drift and temperature are not expected.

Supporting Neighbourhood Services: The subject property is within an established area with access to a variety of community services and amenities.

Considerable emphasis has been placed on integrating the design of the building into the neighbourhood context, and heritage-sensitive design which conserves and emphasizes the existing building.

The design objective is to introduce additional residential density on currently underutilized portions of the property, while preserving the building profile along street frontage which is valued for its unique Heritage attributes, and as part of the character of the community. This proposal supports residential intensification within the Central Area at a scale contingent on community context. The development fully conforms to all relevant policies of the Official Plan and upholds the key principles with respect to urban design and compatibility.

### **4.3 Central Area Secondary Plan**

The Central Area Secondary Plan provides detailed area-based policy direction for a number of geographical areas within the Central Area, referred to as Character Areas and Theme Streets. The Secondary Policy Plan contains, in addition to objectives and policies, a vision and a conceptual image for each Character Area or Theme Street. The vision describes the desired future of the area and reflects the general intent of the objectives and policies.

The subject property is within the Low-profile Residential Area which is situated at the core of the community and comprises an assortment of residential uses. It is envisioned that this area will continue to evolve through the development of low and mid-rise residential and mixed-use

buildings in a manner that respects and complements the many historic buildings and streetscapes in the area.

#### **4.3.1 Vision and Objectives (Section 1.9.1 and 1.9.2)**

The subject property is located within the Sandy Hill West Character Area, as per Schedule B 2A. The visions for this area relate to maintaining a Heritage Residential Neighbourhood, focusing on the heritage fabric of Sandy Hill, transitioning between higher profile mixed use development, enhancing the pedestrian environment, keeping heritage landmarks a focal point for Sandy Hill West, enhancing Leisure Use Spaces and improving traffic circulation.

Section 1.9.2 further outlines objectives for development in the Sandy Hill West Character Area. These objectives include strengthening and promoting Sandy Hill West as a low profile, heritage residential neighbourhood; protect and enhance the heritage residential character of Sandy Hill West and ensure that new development is sensitive to, and complements the heritage residential qualities of the area; and to improve and enhance the residential livability of Sandy Hill West, by providing leisure-serving open spaces and amenity areas and ensuring appropriate environmental improvements.

The proposed development has been designed to emphasize the existing building, and to be sensitive to the surrounding heritage context. As the existing dwelling is unique in the neighbourhood context, this building is considered a landmark, and retaining it will help strengthen Sandy Hill West as a low-profile heritage neighbourhood within the greater Central Area. All efforts have been made to maintain the existing character of the property, while recognizing the need for housing within this neighbourhood.

#### **4.3.2 Policies (Section 1.9.3)**

Section 1.9.3 provides policy direction for development within the Sandy Hill West Character Area. The applicable policies have been discussed below with implications on the proposed development.

##### *Residential Neighbourhood*

- a. City Council shall permit and favour all types of residential uses in Sandy Hill West, including bed and breakfast facilities, in order to contribute to the vitality of the Central Area east of the Canal.

**This development will provide additional rental housing in the Sandy Hill West neighbourhood, with a variety of unit types, and within close proximity to transit.**

##### *Protect Heritage*

- d. City Council shall ensure the protection, enhancement and conservation of the heritage resources in Sandy Hill West, by ensuring that new development respects, and is sensitive

to nearby heritage. City Council shall pursue the designation of buildings in Sandy Hill West as a Heritage Conservation District, and the adoption of design guidelines.

**The proposed development has been designed to be sensitive to the surrounding heritage character of the neighbourhood, and to retain and emphasize the existing building, with its unique architectural features and lot layout.**

#### *Profile of Development*

- e. City Council shall ensure that development in Sandy Hill West respects its low-profile heritage character, contributes to a sense of human scale, and provides an appropriate transition to individual heritage buildings and to surrounding areas. In particular, City Council shall:
  - i. permit medium to high profile development on the north side of Besserer Street which provides transition to the node of high profile development permitted at the east end of Rideau Street.
  - ii. permit medium profile development on the south side of Besserer Street, which provides an appropriate building profile transition to the predominantly low profile heritage area to the south; and
  - iii. ensure predominantly low profile development which respects, creates a building profile transition, and is sensitive to, nearby heritage buildings;

**The rear and side yard addition is sensitive to the range of building heights within the neighbourhood, and creates a building profile transition between the abutting buildings, which have greater massing, and are located closer to the street and property lines than the dwelling on the subject property.**

#### *4.3.2.1 Residential Livability*

- f. City Council shall undertake to improve and ensure the residential livability of Sandy Hill West and shall, when reviewing plans for development, have regard to the design criteria in Ottawa Official Plan Sections 2.5.1 and 3.6.6. In particular, City Council shall take into account the following in the implementation of this policy:
  - i. the creation of an identifiable entrance, and a strong transition from the public right-of-way.
  - ii. the provision of a tree planting corridor/area; and
  - iii. the provision of usable private and common outdoor and/or indoor amenity areas;
  - iv. the provision of adequate privacy and sunlight for residential units;
  - v. the creation of a human scale, and setting back the upper stories of high to medium profile buildings in accordance with Policy e) above;

**The existing dwelling has an identifiable entrance which will be preserved, with another entrance proposed onto the new portion of the building which reflects certain architectural characteristics of the existing entrance. The front yard will remain landscaped and treed, and ensure tenants have access to outdoor space, adequate sunlight, and delineate a clear private and public realm. The development reflects a low-rise building typology, and therefore a human scaled development.**



### *Pedestrian Environment*

- h. City Council shall promote the enhancement of the pedestrian environment in Sandy Hill West, through such measures as:
  - i. traffic calming focused around Laurier Avenue and Waller Street. [Amendment 24, May 25, 2005]
  - ii. the introduction of small pedestrian amenity areas and open spaces in accordance with Policy g), above.
  - iii. the designation and enhancement of pedestrian corridors with appropriate streetscaping treatment and elements which are sensitive to, and complement the heritage character and architectural context of the area; and

**As the existing front yard will be maintained and enhanced, the streetscape will remain largely unchanged. The landscaping in the front yard contributes to the subject property's unique identity, and will continue to contribute to the heritage character and architectural context of the area.**

#### **4.4 Sandy Hill West Heritage Conservation District Plan**

The house is designated under Part IV of the Ontario Heritage Act and is recognized as a *Category 2* building in the Sandy Hill West Conservation District (HCDD). According to the background documentation, the building has a heritage plaque dating to 1988, and its recommendation for individual designation predates the formation of the current Part V district. A Cultural Heritage Impact Statement (CHIA) has been prepared to evaluate the proposal in the context of the surrounding area. Where a structure designated under Part IV or Part V is to be altered, added to, partially demolished, demolished, relocated, or where new construction in a designated district, the approval of City Council is required. This development will be subject to obtaining such approvals.

Section Vi.4.3.4 of the Sandy Hill West District Conservation Study provides recommendations for residential infill, including both additions to existing properties and new development on vacant land. The following recommendations from the HCDD have been considered in the design of the proposed development:

1. The infill in areas zoned residential or mixed use must respect the heritage character of the area as a whole as well as the more immediate environment.

**The existing building's Queen Anne Vernacular style will be conserved, and an understanding of the original building's massing and design intent will remain clearly visible from the street.**

2. In the case of replacement, the new work should duplicate the mass, lot location and scale of the existing, as set out in the Heritage Residential Zoning Requirements. For new work on vacant sites, the front and side yard setback should be the same as for adjacent heritage properties.

**While the new addition is larger in scale and slightly higher than the existing building, the view from the street does not appear to overwhelm the property or**

**existing building. Currently, the rear yard is a fully paved area and does not contribute to the picturesque streetscape and is largely unnoticed by the public.**

3. Small lot development should be encouraged, rather than large scale redevelopment through land assembly.

**There are no changes to the existing lot fabric proposed.**

4. The building form should respect the massing of adjacent heritage properties/ For row housing and other low-scale, multi-unit developments, the side gable and flat roof forms have traditionally been used in the area and continue to be the most viable options. For single units, the front gable form is also appropriate. Materials and detailing should respect and reinforce the character of what exists, without direct imitation. Brick veneer, wood trim, strong cornice lines, carefully proportioned window and door placement, , and porches and balconies are all elements that can be incorporated in new construction.
5. Some mixed use developments have occurred in the area, and can be considered on a case by case basis.

**Although the development proposal represents an increase in density for this specific lot, the residential use has been maintained. The CHIS did not assess any substantive impact with regards to the historical patterns of land use. It was determined in the CHIS that the existing building will not be dominated by the new addition by virtue of the single-view nature of the property. As mentioned previously, the development proposal includes a setback from the face of the existing building, which allows for the front yard “garden” space to be maintained.**

## **5.0 PROPOSED AMENDMENT TO ZONING BY-LAW 2008-250**

An amendment to Zoning By-law 2008-250 is proposed in order to accommodate the proposed low-rise apartment use which will comprise a three-storey addition to be integrated with the existing building. The purpose of the amendment is to modify the as of right zoning provisions by amending Schedule 70 and introducing a site specific exception addressing reduced minimum rear yard setback and landscaping requirements and exempting the development from certain provisions of Section 60.

The amendment to Schedule 70 would involve extending the limits of Area D to include all area occupied by the proposed addition. The modified Area D would permit a maximum building height of 10.7m for the full extent of the proposed addition, recognizing that this maximum height represents the highest point of projections above the roof surface, being the top of the mechanical equipment. The proposed height of the addition as measured to the top of the roof surface is 9.51m.

The proposed R4UD[xxxx] S70 zone would be structured as follows:

Table 2: Proposed R4UD[xxxx] S(70) Provisions

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
xxxx	R4UD[xxxx] S(70)			<p>Despite the provisions of Section 161, the following provisions apply to an apartment dwelling, low-rise</p> <ul style="list-style-type: none"> <li>i. Minimum rear yard setback of 3.5m</li> <li>ii. Minimum area of soft landscaping in the rear yard of 8m<sup>2</sup>; and</li> <li>iii. An aggregated rectangular soft landscaping area in the rear yard whose longer dimension is not more than twice its shorter dimension, for the purposes of tree planting, is not required.</li> </ul> <p>Provisions of Section 60(3)(a), 60(3)(b) and 60(4) do not apply.</p>

- *Maximum Height*

The existing dwelling height at 65 Stewart Street is 7.53m, as measured to the mid-point between the peak and eaves of the sloped roof. The intent of limiting the height of any new development within Area A on Schedule 70 to that of the existing building is to ensure the historic value of the existing building is respected.

The area to the rear of the existing dwelling, shown as Area D, contemplates a height limit of 10.7m above grade. As per Section 64 of the Zoning By-law, structures which are typically exempt from height limits, such as parapet walls, mechanical and electrical equipment, elevator overrun, rooftop terraces and a number of other similar structures, are not permitted to project above the maximum permitted building height for buildings or structures subject to Schedules 11-88 (Central Area Heights Schedule).

Accordingly, the proposed amendment to Schedule 70 to extend Area D will accommodate the proposed addition including required projections which are anticipated to have a maximum height of 10.69m to the top of the mechanical equipment. Locating required equipment away from exterior walls will ensure no visibility from the street. All other projections will be at lower in elevation.

The proposed addition has a maximum height of 9.51m measured to the top of the partial flat roof surface. The thoughtful use of a sloped/mansard roofline ensures the perceived height remains more in keeping with the height of the front gable of the existing dwelling which is set considerable forward of the addition.

- *Rear Yard Setback & Soft Landscaping*

The rear yard of the existing building is entirely paved, with a detached garage located in the northeast corner of the property. The rear yard is used exclusively for parking, and presently provides minimal landscape or buffering elements between the subject property and neighbouring properties, recognizing that abutting yards are similarly used for parking, both at grade and covered within a structure, with the exception of the abutting yard to the east. As such there is not an established block of contiguous greenscape between adjacent properties which is typical in some residential areas.

Locating a greater portion of the building in the rear yard will allow for the front yard to be maintained as greenspace to frame the existing building. The northeast corner of the addition includes a cut-out in favour of approximately 18m<sup>2</sup> of soft landscaped area for tree planting, in order to provide a buffer along the more sensitive eastern lot line. The 3.5 metre rear yard will allow for the access easement in favour of the property to the north to be maintained, and for safe turning in the parking area behind the building.

As the rear yard of the property is entirely hardscaped and would be impacted by the presence of the right-of-way, the proposed design reallocates soft landscaping features required to occupy 50% of the rear yard to the front yard. This will allow for greater access to the landscaped area, which may act as passive amenity space for tenants, and helps to maintain the character of the existing dwelling, while also acting as a buffer between the addition and the street. The mature trees in the front yard will be retained and will screen a large portion of the addition. While the rear yard setback and soft landscaping requirements are proposed to be amended, the location of the addition will better align with the Heritage Overlay provisions which suggest development should be directed to rear yard and the interior yard abutting the rear yard, as outlined below.

- *Heritage Overlay*

The provisions of Section 60 of the Zoning By-law set out additional requirements to regulate new development, additions, and parking within the Heritage Overlay. The provisions relating to additions prevail over underlying zoning with the intent to ensure any new construction is limited in size and location such that it is not visible from the street.

This property is unique, as it is presently occupied by a building Designated under Part IV of the Heritage Act, which is well setback from the street and much smaller than the surrounding buildings. The property has a large front and side yard, and the rear yard is entirely paved. The design of this development aims to meet the intent of Section 60 by locating the addition within the rear and side yard.

Relief is required from Section 60 of the Zoning by-law to permit:

- the height of the walls and roof of the addition to exceed those of the existing building;
- the side yard setback of the addition not be at least 0.6m greater than that of the wall of the existing building located closest to the side lot line;
- projections into the required side yard, including eaves and steps and landings required for egress under the Ontario Building Code.

With a diversity of building forms in the surrounding area, the proposed development is an appropriate fit within the neighbourhood in terms of use and scale. The neighbouring properties are three-storey multi-unit buildings. The Sandy Hill West neighbourhood is stable and evolving. This area however is seeing infill and redevelopment. The creation of a low-rise apartment building which retains and utilizes the existing building is compatible with the eclectic and evolving character of the neighbourhood and ensures that this building will be protected over time.

The placement and massing of the addition maintains emphasis on the façade of the building. This will also protect the trees and existing vegetation at the front of the building, and makes better use of the greenspace on site, as the rear yard is paved, and subject to an existing right-of-way.

With regards to projections into the required side yard, the eaves are to project up to 0.3m into the required 1.5m east side yards to match that which exists on the west side of the existing building. -A ramp used for barrier free access would be permitted as-of-right, however, a walkway with steps was preferred along the side lot line to given the change in grade.

Based on the above, the proposed amendment will establish customized zoning for the property to accommodate the proposed integrated development and will limit future expansion and changes on the property. The proposed zoning standards uphold the intent of the Zoning By-law to regulate residential development in a manner that achieves compatibility with existing buildings and land use patterns. A sensitive approach to building design provides transition and reinforces desirable streetscape patterns. For the reasons set out, the proposed zoning amendment is appropriate for the subject property and introduces standards which are in keeping with the intent of the Zoning by-law.

## **6.0 SUPPORTING STUDIES**

### *Cultural Heritage Impact Statement*

A Cultural Heritage Impact Statement has been prepared by Juxta Architects Inc. to speak to the potential impacts of the proposal, and recommendations for design. The design of the proposed addition is assessed as being compatible as it does not detract from the heritage qualities of original building and its front yard condition given the additional setback and complementary design. The façade detailing and materiality will be further refined through the design process. Any work to rehabilitate the façade of the existing dwelling, notably the front porch, will be undertaken as full restoration to ensure it continues to contribute positively to the heritage character of the neighbourhood.

### *Environmental Noise Assessment Report*

W.Elias & Associates Consulting Engineers conducted an Environmental Noise Assessment in relation to the proposed development to review noise levels associated with road traffic on King Edward Avenue. The south elevation of the building is expected to be affected by arterial road noise and will require certain building components upgrades to provide noise attenuation. Central Air conditioning is required in all units to allow occupants to keep windows closed and maintain a comfortable living environment, and warning clauses will be placed in all lease agreements to advise tenants as to potential increased noise levels.

#### *Geotechnical Brief*

A Geotechnical Brief has been prepared by W.Elias & Associates Consulting Engineers to identify the general subsurface conditions at the subject property and provide geotechnical recommendations for the design and construction of the project. The subsurface conditions based on test hole observations appear to be suitable for the proposed development. A geotechnical engineer is to be engaged during construction to confirm the subsurface conditions do not materially differ from those outlined in the letter.

#### *Stormwater Management Report*

The Stormwater Management Report for the proposed development has been prepared by W.Elias & Associates Consulting Engineers. The stormwater management design aims respect post-development stormwater management criteria by storing runoff on the roof to be released at a controlled rate. Methods for proper erosion and sediment control during construction are also contained in the report.

#### *Functional Servicing Report*

A Functional Servicing Report has been prepared by W.Elias & Associates Consulting Engineers to assess increased water demand and sanitary flows associated with the addition of residential units. The report concludes that the existing municipal services in Stewart Street are sufficient to adequately service the proposed development.

## **7.0 CONCLUSION**

This report has been prepared in relation to concurrent applications for Zoning By-law Amendment and Site Plan Control which seek to permit the construction of an addition and internal renovations to the existing building, to create a 12-unit apartment building at 65 Stewart Street. The existing building will continue to have a dominant presence in the streetscape.

The proposed zoning standards uphold the intent of the Zoning By-law to regulate residential development in a manner that achieves compatibility with existing land use patterns. The sensitive approach to building design is compatible with adjacent low-rise development and reinforces desirable streetscape patterns.

It is demonstrated that impacts on the surrounding area have been assessed comprehensively and compatibility is achieved with adjacent uses and building forms. The proposal is consistent with provincial and municipal planning direction which encourages residential intensification within built up areas where it is supported by adequate transit and transportation facilities and

compatible with the existing or planned function of an area. The development meets functionality, compatibility and urban design criteria, including heritage considerations, and represents good land use planning.

**NOVATECH**

Prepared By:

Reviewed By:



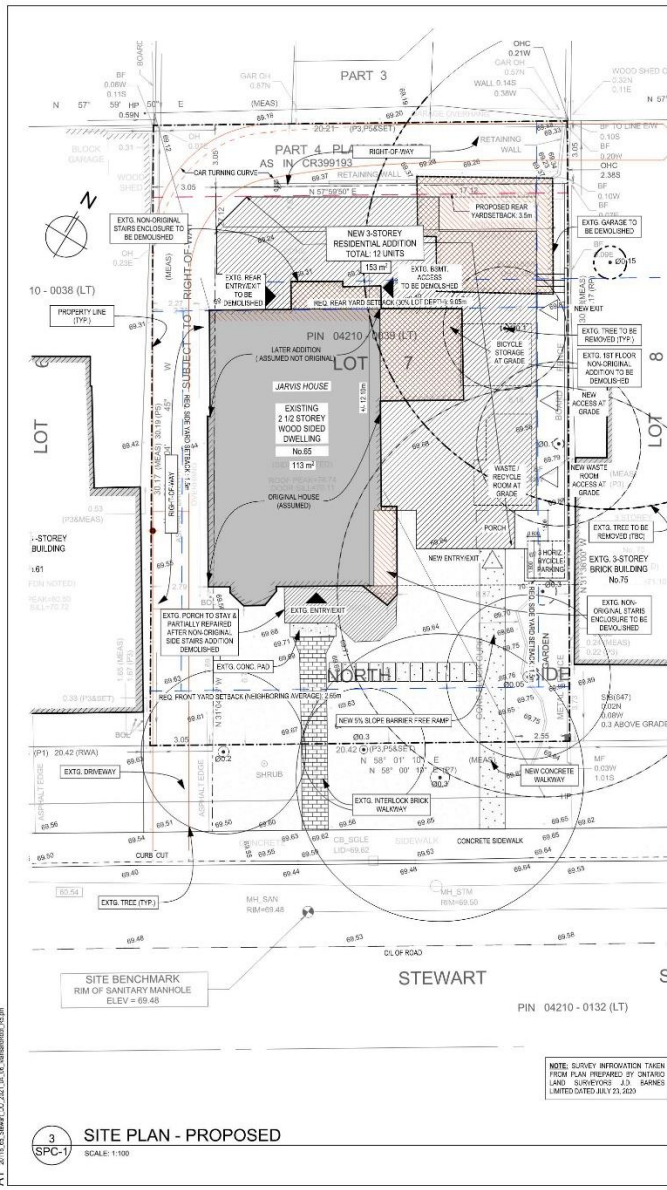
**Kiana Simmons, B.E.S. (PI)  
Planner**



**Kayla Blakely, B.E.S. (PI)  
Planner**

**APPENDIX A**





**GROSS BUILDING AREA (G.B.A.)**

EXIST:	298.00 m <sup>2</sup>
1ST FLOOR:	285.00 m <sup>2</sup>
2ND FLOOR:	285.00 m <sup>2</sup>
3RD FLOOR:	188.00 m <sup>2</sup>
<b>TOTAL:</b>	<b>866.00 m<sup>2</sup></b>

**EXISTING GROSS FLOOR AREA (G.F.A.)**

EXIST:	76.50 m <sup>2</sup>
1ST FLOOR:	91.30 m <sup>2</sup>
2ND FLOOR:	68.70 m <sup>2</sup>
3RD FLOOR:	62.23 m <sup>2</sup>
<b>TOTAL EXIST:</b>	<b>329.73 m<sup>2</sup></b>

**PROPOSED GROSS FLOOR AREA (G.F.A.)**

EXIST:	67.70 m <sup>2</sup>
1ST FLOOR:	58.70 m <sup>2</sup>
2ND FLOOR:	100.80 m <sup>2</sup>
3RD FLOOR:	67.40 m <sup>2</sup>
<b>TOTAL PROP:</b>	<b>294.60 m<sup>2</sup></b>



65 Stewart St.  
Ottawa ON K1M6H9

Zoning: RAUD 570  
Mature Neighborhood and Heritage Overlays

Provision	Requirement	Provided	Officer	Relief
Min Lot Width	15m	30.4m	Table 162A-84	-
Min Lot Area	450 m <sup>2</sup>	612 m <sup>2</sup>	Table 162A-84	-
Min Front Yard Setback	Neighbouring average: 2.65 m	6.75 m	139(3)(4)(1)	-
Min Interior Side Yard	1.5 m	2.78m (West) - 1.5 m (East)	Table 162A-84(3)	-
Min Rear Yard Setback	50% lot depth including 25% of lot area, in this case 9.05m	3.5 m	161(1)(1)(1)	✓
Max Height	Backyard (Area D): 10.7 m in all other circumstances (Area A): existing building height, in this case 7.53m	Area A: 9.51m (10.7m for top of projections above roof surface)	Schedule 70, Section 64	✓
Landscaped Area	32% of the lot area	30.3% (Hard: 60.2m <sup>2</sup> , Soft: 124.9m <sup>2</sup> )	281(8)	-
Rear yard:	min 10% of the rear yard	9m <sup>2</sup>	161(1)(3)(4)(4)	✓
Side yard:	min 25m <sup>2</sup> one aggregate rectangular area whose longer dimension is not more than twice its shorter dimension, for the purpose of tree planting.	100.7m <sup>2</sup>	161(1)(3)(4)(4)	✓
Soft Landscaping	Side yard: Any part not occupied by accessory buildings and structures, permitted projections, bicycle parking and lots, horizontal paths of travel for waste and recycling management, pedestrian walkways, permitted driveways and parking exclusion features. Front yard: 4 Minimum 20% Be equipped with solid, permanent fixtures sufficient to prevent motor vehicle parking such as: bicycle parking, benches, bollards, ornamental fences or garden walls, raised planters, trees, wheel chair lifting devices.	0.7 m <sup>2</sup> (west) 22.6m <sup>2</sup> (east)	161(1)(5)	-
Bicycle Parking	0.5/unit. In this case 12x0.5=6 spaces	6 Vertical (indoors)+3 Horizontal (outside)	Table 1114(N)	-
Car parking	Not required in Area 2 on Schedule 1A (TRC)	-	139 (7)(a) & 121(2)	-
Visitor car parking	Not required (0.1/unit required after first 12 units: 0-1)	-	139 (7)(a) & 122(2)	-
Addition	The height of the walls and the height and slope of the roof of the addition do not exceed those of the building. The side yard setbacks of the addition is at least 60 cm, greater than that of the wall of the building located closest to the side lot line. It is located entirely within the rear yard, or in the interior yard abutting the rear yard and complies with the rear yard setback of the underlying zone.	Adjacent to main entrance	111(4)	-
2 or more bedroom units	min 25% of total units, in this case 3	6	161(1)(3)(3)	-
Total Amenity Area	No minimum	155.7m <sup>2</sup>	-	-
Common Amenity Area	No minimum	140.5m <sup>2</sup>	-	-

**2 ZONING MATRIX**  
NOT TO SCALE

**DRAWING NOTES:**

CLIENT: SAR ELIAL, SH BUREAU & CREDITORS OPTIMA DESIGN INC

DESIGNED BY: CM

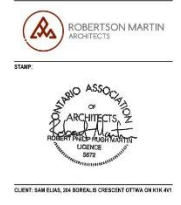
APPROVED BY: SJ

DATE: 4/15/2021

SCALE: AS SHOWN

PROJECT NUMBER: SHEET NUMBER

20118 SPC-1



**REVISIONS**

NO.	DESCRIPTION	DATE

**PROJECT:**

**JARVIS HOUSE**

65 STEWART STREET, OTTAWA, ON K1M6H9

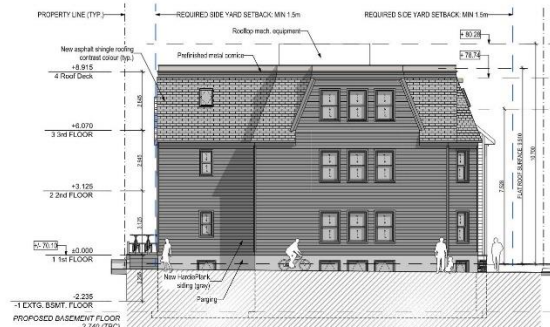
**SITE PLAN**



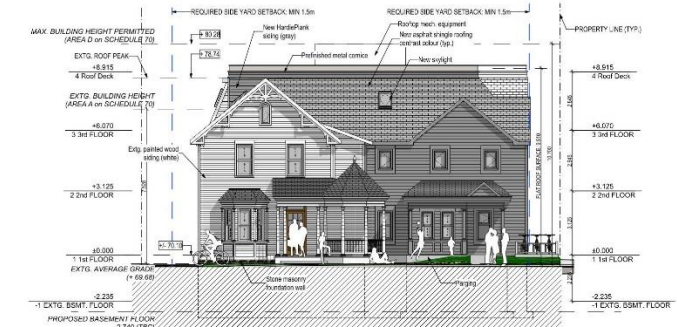
4 WEST ELEVATION - PROPOSED  
SCALE: 1:100



3 EAST ELEVATION - PROPOSED  
SCALE: 1:100



2 NORTH ELEVATION - PROPOSED  
SCALE: 1:100



1 SOUTH ELEVATION - PROPOSED  
SCALE: 1:100

DRAWING NOTES: (1)

ROBERTSON MARTIN ARCHITECTS

STAMP: ROBERTSON MARTIN ASSOCIATION OF ARCHITECTS INC. PROFESSIONAL REGISTRATION LICENCE 9074

CLIENT: SAM BLAL, SH BUREAU & CRESCENT CITYA DRINK ETI

REVISIONS:

NO.	DESCRIPTION	DATE
01	ISSUED FOR EXC. & MEDIA MFR. C47670	2018.04.18
02	ISSUED FOR PRELIMINARY COUNCIL BY 2018.02.12	
03	ISSUED FOR CLIENT REVIEW	2018.02.12

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NORTH:

PROJECT: JARVIS HOUSE

65 STEWART STREET, OTTAWA, ON K1N 6N9

DRAWING: ELEVATIONS: PROPOSED

DESIGNED BY: CM APPROVED BY: SJZ

DRAWN BY: EMI

DATE: 4/8/2018 SCALE: AS SHOWN

PROJ. NO. / SHEET NO.: 1801 / 03 SHEET NUMBER: 03

2018 SPC-3

A1 2018.04.18 Rev. 03 2018.02.12 SH, BL, BUREAU & CRESCENT CITYA DRINK ETI