LILYTHORNE SUBDIVISION – 4755 BANK STREET
LILYTHORNE RETIREMENT COMMUNITY
OTTAWA, ONTARIO

PLANNING RATIONALE AND DESIGN BRIEF
IN SUPPORT OF APPLICATIONS FOR
SITE PLAN CONTROL

Prepared For:

Claridge Homes (Bank Street) LP

Prepared By:

Engineers, Planners & Landscape Architects

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April 7, 2021

Novatech File: 107065
Ref: R-2021-045

April 7, 2021

City of Ottawa
Planning, Infrastructure & Economic Development
110 Laurier Avenue West, 4th Floor
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Attention: Wendy Tse, MCIP, RPP, Planner III

Dear Ms. Tse

Reference: 4755 Bank Street
Application for Site Plan Control
Planning Rationale and Design Brief
Our File No.: 117065

Novatech has been retained by Claridge Homes (Bank Street) LP (Claridge) to prepare this Planning Rationale and Design Brief in support of application for *Site Plan Control* for their property municipally known as 4755 Bank Street in Ward 20 – Osgoode, Ottawa, Ontario. The herein will be referred to the as the 'Subject Site'.

The Subject Site is located within a residential Subdivision, now known as the Lilythorne Subdivision. The Subject Site was subject to a *Zoning By-law Amendment* (*City File No.: D02-02-17-0098*) and *Plan of Subdivision* (*City File No.: D07-16-17-0026*) in 2018 for the purpose of accommodating a residential subdivision along Bank Street.

Claridge is proposing to develop a five-storey, one hundred fifty-three (153) unit retirement residence with one level of underground parking. The Subject Site is a vacant parcel of land identified as Block 265 on 4M-1659 as part. The proposed development will feature a total of sixty (60) parking spaces, including four (4) barrier free spaces. Sixty (60) bicycle parking spaces are proposed.

This Planning Rationale and Design Brief outlines the proposed development, summarizes the required technical studies, and demonstrates that the proposal is consistent with the *Provincial Policy Statement (PPS)*, conforms to the *City of Ottawa's Official Plan,* is consistent with the intent of the *Leitrim Community Design Plan* and complies with the provisions of *Zoning By-Law 2008-250*.

Yours truly,

NOVATECH

Kiana Simmons, B.E,S (Pl)
Planner, Planning & Development

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1.0 INTRODUCTION AND PROPOSED DETAILS

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This Planning Rationale and Design Brief outlines the proposed development, summarizes the required technical studies, and demonstrates that the proposal is consistent with the *Provincial Policy Statement (PPS)*, conforms to the *City of Ottawa's Official Plan,* is consistent with the intent of the *Leitrim Community Design Plan* and complies with the provisions of *Zoning By-Law 2008-250*.

1.1 Site Description and Surrounding Uses

The Lilythorne Subdivision is located 13 kilometres southeast of downtown Ottawa, outside the Greenbelt, in the community of Leitrim as shown on **Figure 1.**

The Subject Site has an area of 1.03 hectares and 92 metres of frontage on Bank Street. The lands are legally described *Block 256 on 4M-1659, subject to an Easement as in OC2258195, former Township of Gloucester, now City of Ottawa*.

There lands are currently vacant, but have historically been occupied by a building used as a trailer hitch manufacturer and supplier with former mini-storage spaces, an existing dwelling, and two storage sheds (Leitrim Supply and A & A Storage) on the west portion of the property. The existing conditions of the Subject Site are shown on **Figures 2**, **3**, **4**, and **5**.

The following describes the land uses adjacent to the Subject Site as shown on **Figure 1**:

North: Detached dwellings fronting on Andalea Drive and Fernside Street are located north of the Lilythorne Subdivision. These lands are designated General Urban Area in the Official Plan, and zoned R1AA- Residential and R3Z- Residential.

East: Claridge Homes Corporation owns the lands immediately east of the Subject Site (known as 4747 Bank Street), and the lands beyond that, known (known as 4789 Bank Street). As mentioned above, these lands are also being developed by for residential uses as part of concurrent Subdivision application.

South: The parcel abutting the Subject Site directly to the south is occupied by a single-detached dwelling, as well as two solar panels and an accessory structure in the rear yard. The property further south, 4775 Bank Street is owner by Claridge, and will be developed with multi-residential uses.

West: Bank Street is a two-lane arterial road with a rural cross-section which bounds the property to the west. West of Bank Street are semi-detached and townhouse dwellings as part of the Leitrim Community, designated General Urban Area in the Official Plan.

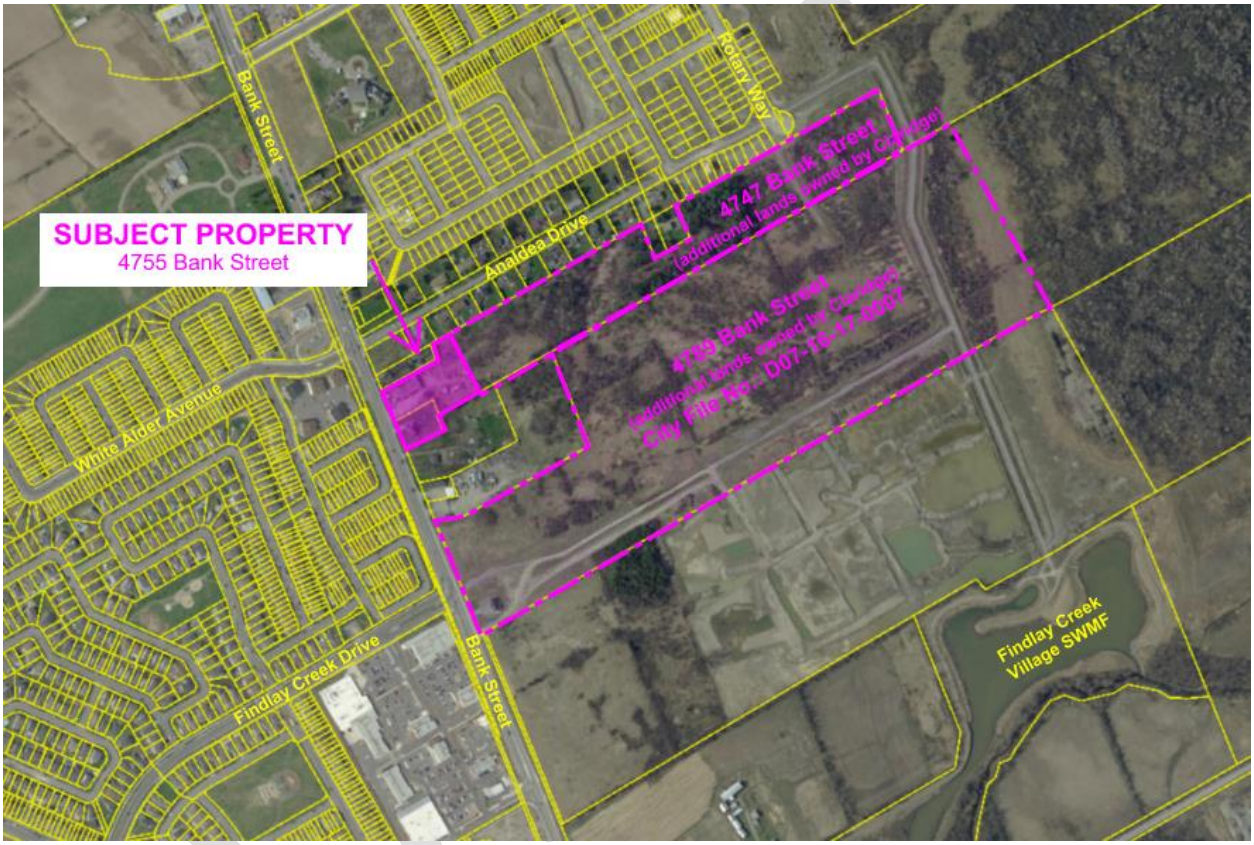


Figure 1: Subject Site and surrounding uses.

The Subject Site is currently legally described as follows:

Block 256 on 4M-1659, subject to an Easement as in OC2258195, former Township of Gloucester, now City of Ottawa



Figure 2: View of the Subject Site looking east from Bank Street.



Figure 3: View of the Subject Site looking south from Bank Street.



Figure 4: View of the Subject Site looking north from the centre of the site.



Figure 5: View of Bank Street and the sales signage on the Subject Site, looking west from the interior of the site.

1.2 Proposed Development

As previously discussed, Claridge is proposing to develop a five-storey building with one-hundred fifty-three (153) residential retirement home units as shown on the attached Site Plan in **Figure 6**. There will be sixty (60) parking spaces for the development, with fifteen (15) provided at grade, and forty-five (45) parking spaces in the basement level of the building. A total of thirty-eight (38) bicycle parking spaces are proposed, fifteen (15) exterior to the building, and twenty-three (23) in the basement level. The proposed development will be served by newly created drive aisle organized in a cul-de-sac format which provides for an efficient layout as well as easy navigation on site.

A covered drop-off area will be in the centre of the site along the cul-de-sac, with one loading area proposed off the driveway, providing direct access to the service areas located at the west end of the building. Snow will be trucked off site and cleared after every storm event. The Site Plan indicates that 291 sq. metres of private amenity space and 1,898 sq. metres of shared amenity space is provided indoors. There will be a shared landscaped area in the southern portion of the property and in the north portion of the property. Additionally, a walking path is proposed around the perimeter of the Subject Site, with connections to the street and adjacent properties. Although not within the *Leitrim Community Design Plan* area, the proposed development has been designed with consideration the policies of the adjacent Community Design Plan.

This proposed application for *Site Plan Control* ensues applications for *Plan of Subdivision (*City File No.: D07-16-17-0026*)* and *Zoning By-law Amendment* (*City File No.: D02-02-17-0098*) applications for the Lilythorne Subdivision surrounding the Subject Site to permit the residential land uses.

A full size of the Site Plan is provided in **Appendix A** of this report.

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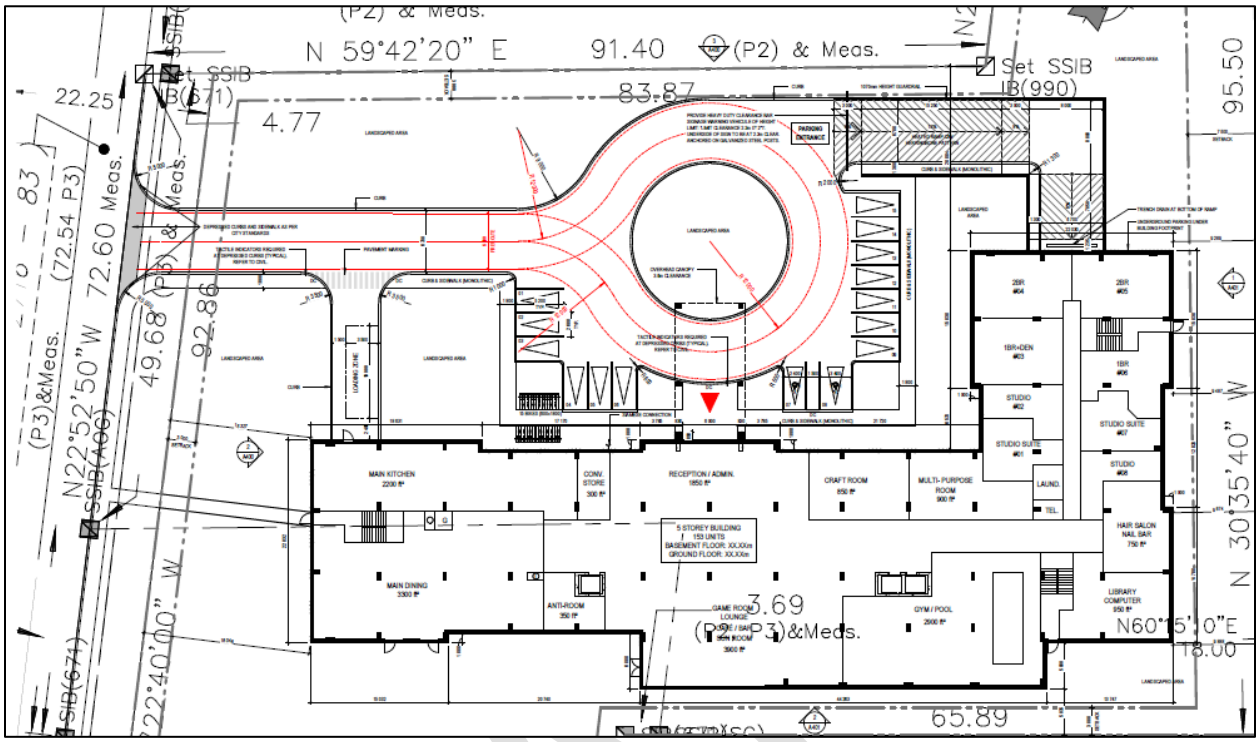


Figure 6: Excerpt from Site Plan REV F, prepared by NEUF Architects dated February 19, 2021.

1.3 Purpose

The purpose of the proposed development is to provide retirement dwelling units within a compatible residential setting. The proposed retirement home would provide a greater range of housing options for older adults in the community, which is currently lacking. The five-storey building would also serve as a transition between Bank Street and the developing residential uses in the greater Lilythorne Subdivision, as this building is located along the edge of the subdivision.

2.0 ADDITIONAL REPORTS

This report should be read in conjunction with the reports and plans completed for the Lilythorne Subdivision and the following reports and plans prepared by Golder Associates, James B.Lennox & Associates, Kollard Associates, IBI Group and Neuf Architects in support of the proposed development:

- Site Plan REV F, prepared by Neuf Architects, dated February 19, 2021.
- Building Elevations A400 and A401 prepared by Neuf Architects, dated March, 2021.
- Building Perspectives A1000 and A1001 prepared by Neuf Architects, dated March, 2021.
- Geotechnical Investigation Report prepared by Kollard Associates, dated January 15, 2014.
- Landscape Plan L1, prepared by James B. Lennox & Associates Landscape Architects, dated March 31, 2021.
- Stage 1 & 2 Archaeological Assessment, prepared by Golder Associates, dated August 16, 2016.
- Phase I Environmental Site Assessment, prepared by Golder Associates, dated December 2013.

- Environmental Impact Statement, prepared by DST Consulting Engineers, dated 2014.
- Noise Plan, prepared by IBI Group, dated April 6, 2021
- Environmental Noise Impact Assessment, prepared by IBI Group, dated April 2021
- Design Brief, prepared by IBI Group, dated April 2021

3.0 PLANNING POLICY AND REGULATORY FRAMEWORK

3.1 Provincial Policy Statement (PPS)

The *Provincial Policy Statement (PPS) 2020* provides policy direction on land use planning and development matters of provincial interest by setting the policy foundation for regulating the development and use of land as set out in Section 2 of the *Planning Act*. The decisions that affect all planning matters "shall be consistent with" relevant policy statements under the authority of Section 3 of the *Planning Act*. The following is an overall review of the applicable PPS policies:

Building Strong Healthy Communities

Section 1.1 of the *PPS* speaks to managing and directing land use to achieve efficient and resilient development and land use patterns.

Policy 1.1.1 states that 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;
b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent to or close to settlement areas;
e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;
f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;
g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;
h) promoting development and land use patterns that conserve biodiversity; and
i) preparing for the regional and local impacts of a changing climate.

The proposed development will achieve an efficient land use pattern by using land within an existing urban area for residential development. The proposed development will be served by municipal infrastructure including water, stormwater, and sanitary services. The retirement home provides a variety of dwelling units and levels of care for aging adults to cater to the needs of a range of individuals and families in the community, with the design of the building centred around accessibility for the residents.

Section 1.1.3 speaks to settlement areas, which are urban areas and rural settlement areas and include cities, towns, villages and hamlets. The vitality and regeneration of settlement areas is critical to the long-term economic prosperity of our communities.

Policy 1.1.3.1 requires that settlement areas shall be the focus of growth and development.

Policy 1.1.3.2 notes that land use patterns within *settlement areas* shall be based on densities and a mix of land uses which:

a) efficiently use land and resources;
b) 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;
c) minimize negative impacts to air quality and climate change, and promote energy efficiency;
d) prepare for the impacts of a changing climate;
e) support active transportation;
f) are transit-supportive, where transit is planned, exists or may be developed.

Policy 1.1.3.4 states that appropriate development standards should be promoted which facilitate intensification, redevelopment, and compact form, while avoiding or mitigating risks to public health and safety. Policy 1.1.3.6 states that new development taking place in *designated growth areas* should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, *infrastructure* and *public service facilities*. The proposed residential development is situated on lands designated as settlement area with the overall Leitrim Community experiencing growth and development. The development will be served by existing transit.

Section 1.4 of the *PPS* speaks to housing with the applicable policies. Policy 1.4.3 requires that planning authorities shall provide for an appropriate range and mix of *housing options* and densities to meet projected market-based and affordable housing needs of current and future residents of the *regional market area* by:

b) permitting and facilitating:
    1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities;
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 active transportation and transit in areas where it exists or is to be developed;
e) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and
f) 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.

The proposed residential development will feature a mix of dwelling unit typologies for aging adults which provides for additional housing options to individuals and families wishing to age in place and remain located in their community. The proposed development represents a compact built form and efficiently uses land resources while also located near services, and future planned transit in the community.

Section 1.5 of the *PPS* speaks to public spaces, recreation, parks, trails, and open space with the applicable policies. Policy 1.5.1 notes that healthy, active communities should be promoted by:

a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;
b) planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and where practical, water-based resources;

The Subject Site has been designed with a variety of recreational options in the open space surrounding the building, including but not limited to a path network which connects building access points to the public realm, and recreation features, as outlined on the Landscape Plan, prepared by James B Lennox & Associates Inc, dated February 2021. The proposed residential development will have access to passive and active recreational green spaces located within walking and cycling distance.

Section 1.6.6 addresses sewage, water, and stormwater services. Policy 1.6.6.2 notes that *municipal sewage services* and *municipal water services* are the preferred form of servicing for *settlement areas* to support protection of the environment and minimize potential risks to human health and safety. Within *settlement areas* with existing *municipal sewage services* and *municipal water services*, *intensification* and *redevelopment* shall be promoted wherever feasible to optimize the use of the services. The proposed residential development will be connected to municipal infrastructure including water, stormwater, and sanitary services.

Wise Use and Management of Resources

Section 2.0 of the *PPS* speaks to conserving biodiversity and protecting the health of Great Lakes, natural heritage, water, agriculture, mineral aggregate, petroleum, cultural heritage and archaeological resources for the long-term prosperity, environmental health, and social well-being of Ontario.

Policy 2.1.1 requires that natural features and areas shall be protected for the long term.

Policy 2.1.2 notes that the diversity and connectivity of natural features in an area, and the long-term *ecological function* and biodiversity of *natural heritage systems*, should be maintained, restored or, where possible, improved, recognizing linkages between and among *natural heritage features and areas*, *surface water features* and *ground water features*.

An EIS was prepared by DST Consulting Engineers in 2014, informed by the Tree Conservation report prepared by Jim Lennox in 2014. The report determined that few significant environmental concerns were identified associated with the proposed Subdivision development as no significant natural features were noted. Provided that standard mitigation measures are applied appropriately, it is not anticipated that the development will have a significant adverse environmental impact. The proposed residential development has been designed to respect the Subject Site's surrounding natural and environmental features.

Sections 2.2 to 2.6 reference water, agriculture, minerals and petroleum, mineral aggregate resources, and cultural heritage and archeology.

Relating to Section 2.2 (Water), no watercourses were identified on the Subject Site in the EIS. Stormwater management infrastructure will ensure that runoff is controlled for quantity and treated for quality.

Relating to Section 2.3 (Agriculture), the Subject Site is located within the urban boundary of the City of Ottawa; it does not have any identified agricultural potential.

Relating to Section 2.4 (Minerals and Petroleum), the Subject Site has no known areas of mineral or petroleum potential; it will not impact areas of petroleum potential.

Relating to Section 2.5 (Mineral Aggregate Resources), the Subject Site has no known mineral aggregate potential; it will not impact areas of mineral aggregate potential.

Relating to Section 2.6 (Cultural Heritage and Archaeology), Adams Heritage conducted a Stage 1 & 2 archaeological assessment (October 30, 2013) of the Subject Site. The assessment concluded that no evidence of archaeological sites was encountered, and no artifacts were recovered. The Ministry of Tourism, Culture and Sport issued a letter of concurrence with the archaeological report on April 13, 2015.

Protecting Public Health and Safety

Section 3.0 considers the Province's long-term prosperity, environmental health and social well-being which are dependent on reducing the potential for public cost or risk to Ontario's residents from natural or human-made hazards. Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health, safety, property damage and not create new or aggravate existing hazards.

Regarding Section 3.1 (Natural Hazards), the site is not located on lands impacted by hazardous sites, erosion and/or dynamic beach hazards, or large inland lakes. A Geotechnical Investigation Report was prepared by Kollard Associates, dated January 15, 2014 that addresses public health and safety concerns. No geotechnical concerns were identified, and development can proceed using standard engineering practices.

Regarding Section 3.2 (Human-Made Hazards), Golder Associates was retained to conduct a Phase I Environmental Site Assessment (December 2013) for the site. There were no issues of potential environmental concern related to soil and groundwater identified on the Site. However, the it was advised that one water well has reportedly been drilled on the Site. Should any water wells be found during development of the Site, they should be decommissioned as per *Ontario Regulation (O. Reg.) 903.* A need to conduct a Phase II ESA was not identified.

3.2 City of Ottawa Official Plan

The Subject Site is designated as *General Urban* with a Developing Community (Expansion Area) overlay on the *City of Ottawa Official Plan Schedule B – Urban Policy Plan* as shown on **Figure 7**. As per Section 3.6.1 of the *Official Plan*, the *General Urban Area* designation "*permits the development of a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances, in combination with conveniently located employment, retail, service, cultural, leisure, entertainment and institutional uses*". Lands designated Developing Community (Expansion Area) are intended to contribute to the provision of sufficient urban land to support the residential demands of the projected population. These areas are intended to develop primarily for residential purposes, although minor, non-residential uses to meet the needs of a neighbourhood may also be located here. The policies of Section 3.12– Developing Community (Expansion Area) were addressed through the Plan of Subdivision Process for Lilythorne and will be discussed below in Section 3.21.

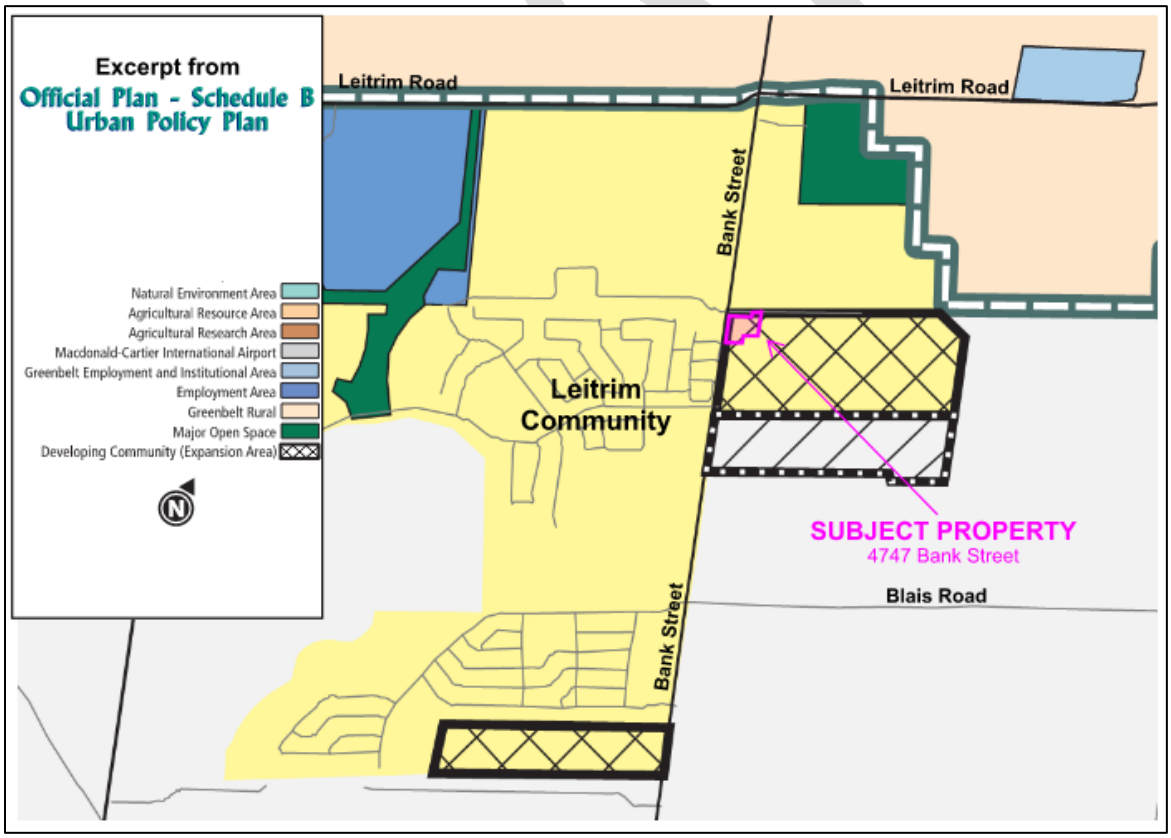


Figure 7: Excerpt from City of Ottawa Official Plan Schedule B: Urban Policy Plan.

The applicable policies under Section 3.6.1 are listed below with key sections highlighted. A description of how the proposal responds to the policies then follows:

1. *General Urban Area areas are designated on Schedule B. The General Urban Area designation permits many **types and densities of housing**, as well as employment, retail uses, service, industrial, cultural, leisure, greenspace, entertainment and institutional uses. [Amendment #150, October 19, 2018]*
2. *The evaluation of development applications, studies, other plans and public works undertaken by the City in the General Urban Area will be in accordance with Section 2.5.1 and Section 4.11.*
3. *Building height in the General Urban Area will continue to be predominantly Low-Rise. Within this range, changes in building form, height and density will be evaluated based upon compatibility with the existing context and the planned function of the area. Secondary plans or zoning that currently permit building heights greater than four storeys will remain in effect.*
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) *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; [Amendment #150, LPAT July 18, 2019]*

The proposed residential development will be medium density and five storeys, as permitted under the current zoning, which provides for an efficient use of land resources and greater range of housing types within the Leitrim Community.

Residential housing types will include assisted living units, studio units, one-bedroom units and two-bedroom units which provides for additional housing options to cater to the needs of individuals and families, and those in need of further support.

Section 2.5.1 of the *Official Plan – Designing Ottawa* is concerned with how buildings, landscapes, and public spaces look as well as function together. Design elements should work together to complement and enhance the unique aspects of a community's history, landscape, and its culture. Further, it is noted that "*encouraging good urban design and quality as well as innovative architecture can also stimulate the creation of lively community places with unique and distinct character while attracting people and investment to the City*". Compatible development speaks to enhancing the features of an established community and coexisting with existing development without causing undue adverse impacts on surrounding properties. Section 4.11 which also speaks Urban Design and Compatibility will be reviewed in conjunction with Section 2.5.1.

The following is a review of the design objectives and summary of how the proposed development is consistent with these objectives:

1. *To enhance the sense of community by creating and maintaining places with their own distinct identity.*

The proposed residential development will establish itself as a unique development within the greater Leitrim Community, fulfilling the pressing need for housing for aging adults and is consistent with the approved development in the Lilythorne Subdivision.

2. *To define quality public and private spaces through development.*

Future residents of the proposed residential development will have access to shared indoor amenity space such as a games room, café and dining area, a pool and gym area, computer library and a hair and nail salon. Outdoor space around the building will be landscaped and used for recreation purposes as well.

3. *To create places that are safe, accessible and are easy to get to, and move through.*

The layout of the site will provide for a safe and navigable access to Bank Street and the surrounding community. Bank Street is currently a four-lane road with no sidewalks along the east side of the street. The Subject Site will remain relatively open to the surrounding areas along Bank Street and Andelea Drive.

4. *To ensure that new development respects the character of existing areas.*

The proposed retirement home is a standard Claridge model for retirement homes, which has been proven to fit into its suburban context.

The proposed residential development will ensure that the existing and planned character of the surrounding area is respected by ensure a cohesive design that allows the development to fit in appropriately with the planned growth for the area, and leaving generous setbacks along the property lines to mitigate the height and massing of the proposed building.

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.*

The proposed residential development is located in the Leitrim Community which is already experiencing growth and new development. Once built out and completed, it is not anticipated to evolve without consideration of the existing built form. The building itself will be comprised of a mix of unit types, including barrier free and assisted living options to meet changing needs of its residents.

6. *To understand and respect natural processes and features in development design.*

The proposed residential development will respect the Subject Site's surrounding natural and environmental features. As noted in the EIS, it is not anticipated that the development will have a significant adverse environmental impact.

The Subject Site consists of land that has already been disturbed through previous commercial uses and has remained largely undeveloped.

7. *To maximize energy-efficiency and promote sustainable design to reduce the resource consumption, energy-use, and carbon footprint of the built environment.*

Access to transit services and pathways within the surrounding community will lead to a mixture of neighbourhood services and amenities within walking and cycling distance that will encourage future residents to reduce their overall carbon footprint.

Section 4.11 of the *Official Plan* also refers to Urban Design and Compatibility and works in conjunction with the policies found in Section 2.5.1 as previously reviewed. The policies within this section focus on urban design and compatibility at a more localized scale for neighbourhoods and individual properties. Although it is important to consider all policies in the design aspects, the policies that are relevant to the proposed development are reviewed below.

Views

"Depending on its location, the mass or height of new development may enhance or impact the views visible from public viewpoints, such as public monuments, bridges, civic spaces, landforms, and other valued spaces. View corridors and view planes can be established to guide and regulate the height and mass of development within a defined area, so as to protect the public view".

The proposed residential development will not impact the views of any public monuments, bridges, civic spaces, landforms, and other valued spaces.

Building Design

"*Good building design contributes to successful neighbourhood integration and the compatibility of new development with the existing or planned character of its surroundings. The façades of buildings influence the feel and function of public spaces and define the edges of the pedestrian environment. Good building design is required throughout the city. In the City's design priority areas and areas subject to the design priority policies, building design is intended to support the image of Ottawa as a Capital city and contribute to a positive experience for residents and visitors*".

Elevations of the proposed retirement residence are provided below in **Figures 8** to **11**. As demonstrated in the elevations, the architectural style and design elements provide for visual interest along streetscapes while ensuring compatibility with the existing character of the surrounding community.

A consistent level of architectural detail is applied to all the building facades to respect views from all sides. The building facades present a standard corporate design for the Riverstone Community retirement/residential care facility projects consisting of brick, white stone and glazing, as detailed on the Elevation Drawings (Drawing Nos. A400 and A401, prepared by Neuf Architects, dated March 2021) submitted as part of the Site Plan Control application. In addition to the use of materials, bump outs and recesses in the building faces break up and add interest to the facades.

Figures 12 and **13** provide renderings of the proposed building within the surrounding context. The building itself acts as a transition from the residential dwellings in the Lilythorne Subdivision to developing mixed-use core developing along Bank Street.



Figure 8: North Elevation of Lilythorne Retirement Home by Claridge Homes.



Figure 9: West Elevation of Lilythorne Retirement Home by Claridge Homes.



Figure 10: South Elevation of Lilythorne Retirement Home by Claridge Homes.



Figure 11: East Elevation of Lilythorne Retirement Home by Claridge Homes.



Figure 12: Rendering of the proposed Lilythorne Retirement Home looking east from Bank Street.



Figure 13: Rendering of the proposed Lilythorne Retirement Home looking north from Bank Street.

Massing and Scale

"*Complementary to building design, the massing and scale of new development also contributes to successful neighbourhood integration and the compatibility of new development with the character of the surrounding community. Massing and scale describe the form of the building, how tall it is, how much of the lot it occupies and how it is positioned in relation to the street and surrounding buildings*".

As shown in the above elevations, the massing and scale of the proposed retirement residence is compatible with the character found in the surrounding community.

This five-storey building is appropriate located adjacent to Bank Street, across from a medium-density residential development, within the Leitrim Community Design Plan.

The measures used to ensure appropriate building transition between the Subject Site and neighbouring properties include side and rear yard setbacks as well as carefully designed landscaping elements, as well as pathways connecting the site to the overall Lilythorne Community, as well as Bank Street and the public realm.

Section 4.3 outlines the adequacy of the transportation network to meet the needs of the proposed development. Individual building sites, subdivisions and plans for large areas must be easy to get to and travel through on foot, by bicycle and transit, and by automobile. Supporting walking, cycling, and transit means more than the simple provision of sidewalks and pathways. A logical network must be created, connecting origins and destinations along direct and well-marked routes.

3. *The City encourages proponents of new development or redevelopment in close proximity to existing and proposed future transit stations to take into consideration and to demonstrate*

how the City's Transit Oriented Development Guidelines have been addressed. To promote increased transit usage, private and/or public proponents of any development or redevelopment within 600 metres of a transit station or major transit stop along the rapid transit network shown on Schedule D will: [Amendment #76, OMB File #PL100206, August 18, 2011]

a. Ensure that convenient and direct access between the proposed development and the transit station is provided or maintained; rapid-transit stations and where possible, transit stops are integrated into the development; and that in such cases, extended hours of public access through the buildings and quality linkages from stations and building entrances to sidewalks on nearby streets are provided;
b. Locate any proposed high-density employment and residential development close to transit stations;
c. Provide a pedestrian-friendly, weather-protected (where possible) environment between the access point(s) of the rapid-transit station or major transit stop and the principal entrances to adjacent buildings;
d. Minimize walking distances from buildings to stations/major transit stops;
e. Provide adequate, secure, and highly visible bicycle parking at rapid-transit stations/major transit stops.

The Subject Site is located along a Spine Route corridor and Crosstown Pathway as shown on **Figure 14**.

Presently, Bank Street is identified as a Transit Priority Corridor in the Official Plan. With the redevelopment of Bank Street, all day transit service will be provided in the future, connecting this site to the Leitrim Light Rapid Transit Station.

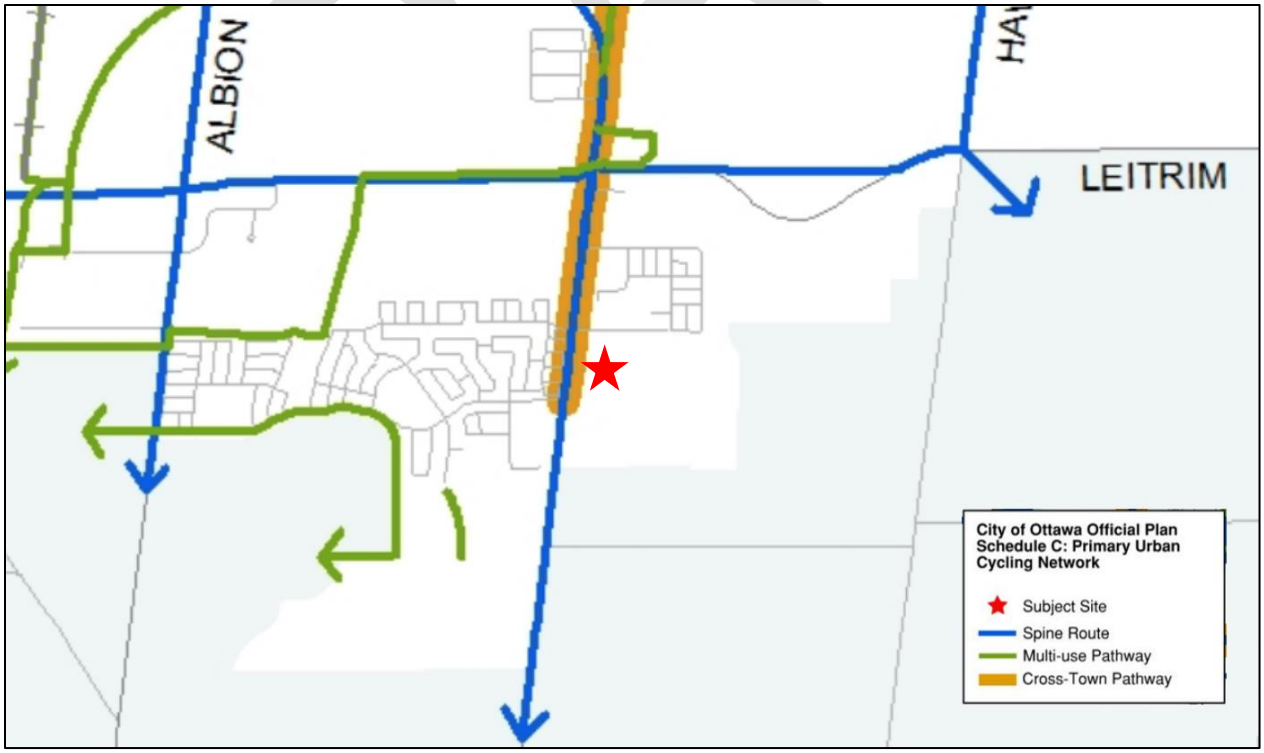


Figure 14: Excerpt from City of Ottawa Official Plan Schedule C: Primary Urban Cycling Network.

Section 4.4 speaks to ensuring that the development has a reliable supply of good quality water and safe disposal of wastewater. Applicants are required to demonstrate the servicing proposed for the development is adequate. The applicable policies under Section 4.4.1 are listed below.

1. *The City will require development applications in Public Service Areas to be supported by an assessment of the adequacy of public services...*

The proposed residential development will be served by expanded municipal service as indicated in the Design Brief, prepared by IBI Group, dated April 2021.

3.2.1 OPA #221

As discussed above in Section 1.0, the subject property is located just outside of the boundary of the Leitrim Community Design Plan and is designated as Developing Community (Expansion Area). The Official Plan sets out a list of policy requirements for lands within this designation which must be demonstrated through the preparation of a plan of subdivision. As such, the proposed development has been evaluated based on the criteria set out for the General Urban Area, as well as the area Specific Policy established through an Official Plan Amendment (File No. D01-01-18-0001) to address policy 3.12.3 d.i. Official Plan Policy 3.6.1.15 states the following;

> *Notwithstanding the policies in Section 2 and 3 of this Plan to the contrary, for the properties known municipally as 4747, 4755, 4789, 4791 and 4840 Bank Street, the following policies shall apply:*
>
> *The properties will be considered as one for the purpose of achieving the required mix of residential units which will be comprised of at least 30 per cent but not more than 55 per cent single detached dwellings, at least 10 per cent apartment dwellings and the remainder multiple dwellings, other than apartments.*
>
> *The shared responsibility to meet this housing mix is to be co-ordinated by a 'Landowner's Agreement". If such agreement is not implemented, the City will require the minimum housing mix to be achieved on each property individually. [Amendment #221, October 4, 2018]*

The parcels are being developed in conformity with the intent of policy 3.6.1.15, with this site providing 153 residential apartment units, and the other blocks being developed with a range of densities and housing typologies, including an additional 108 apartment units in the Lilythorne Subdivision, and 262 single detached dwellings. On this basis, the proposed retirement home contributes to an apartment component of 31 per cent in the Lilythorne Subdivision, and further contributes to a unit mix of 13 per cent in the lands identified in the policy 3.6.1.15. The 262 single detached dwellings amount to 32 per cent of the unit mix in Claridge's lands, and 35 per cent of the unit mix in the policy area.

3.2.2 Leitrim Community Design Plan

The Subject Site is located outside of the boundaries of the Leitrim Community Design Plan; however, the Lilythorne Subdivision has been designed to integrate with development to the north and west which falls within the CDP area. The density of the proposed development is consistent

with that of the Medium Density area across Bank street to the west. The Land Use Plan for the Leitrim Community Design Plan is shown as **Figure 15**.

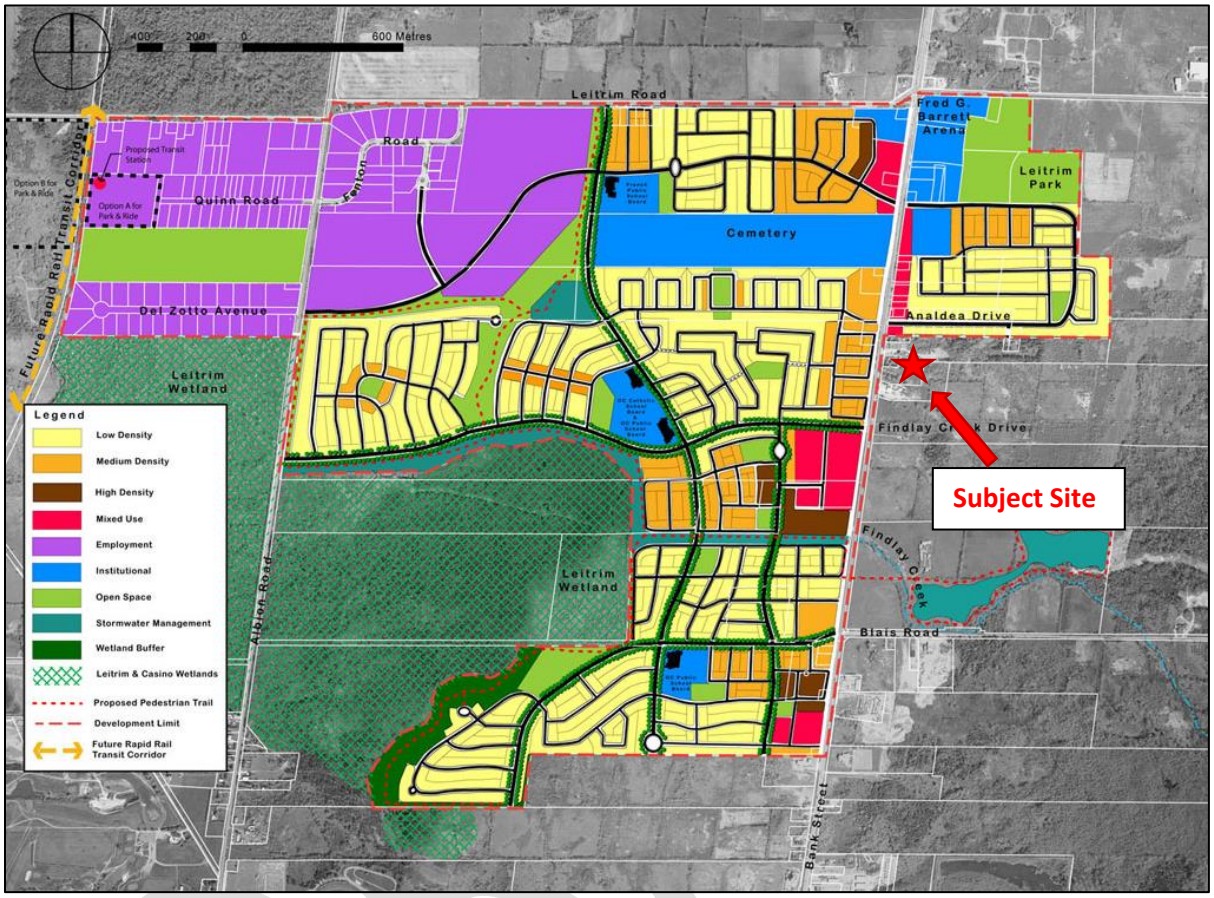


Figure 15: Leitrim Community Land Use Plan

Section 4.2 of the CDP states that there are eight land use designations that apply to the lands within the Leitrim Community, as identified on the Land Use Plan. Section 3.1 of the Official Plan states that certain land uses are supportive of the functioning of a community including retirement homes and care facilities. and are permitted in all land use designations. Further in section 4.2, the CDP states "Uses that perform a community function, such as retirement homes or care facilities, are also appropriate for the Mixed Use designation". The lands neighbouring the Subject Site are designated Medium Density to the west, and Mixed Use, as well as Low Density to the north. The retirement home at five-storeys tall is an appropriate use and density to blend these designations and maintains the intent of the CDP.

3.3 Zoning By-law 2008-250

The Subject Site is currently zoned *General Mixed Use – GM* under the *City of Ottawa's Zoning By-law 2008-250* as shown on **Figure 16**. The purpose of the *General Mixed Use – GM* is to:

1. *allow residential, commercial and institutional uses, or mixed-use development in the **General Urban Area** and in the Upper Town, Lowertown and Sandy Hill West Character Areas of the Central Area designations of the Official Plan;*
2. *limit commercial uses to individual occupancies or in groupings in well-defined areas such that they do not affect the development of the designated Traditional and Arterial Mainstreets as viable mixed-use areas;*
3. *permit uses that are often large and serve or draw from broader areas than the surrounding community and which may generate traffic, noise or other impacts provided the anticipated impacts are adequately mitigated or otherwise addressed; and*
4. *impose development standards that will ensure that the uses are compatible and complement surrounding land uses*.

The proposed development of a retirement home is a permitted land use within the *General Mixed Use – GM* zone. The Subject Site was rezoned during the Lilythorne Subdivision as it was always anticipated that this block would be developed with multi-residential development/retirement home. The building has been designed to be compliant with the standards of the *General Mixed-Use Zone, and the residential nature of the building is compatible with the surrounding properties.*

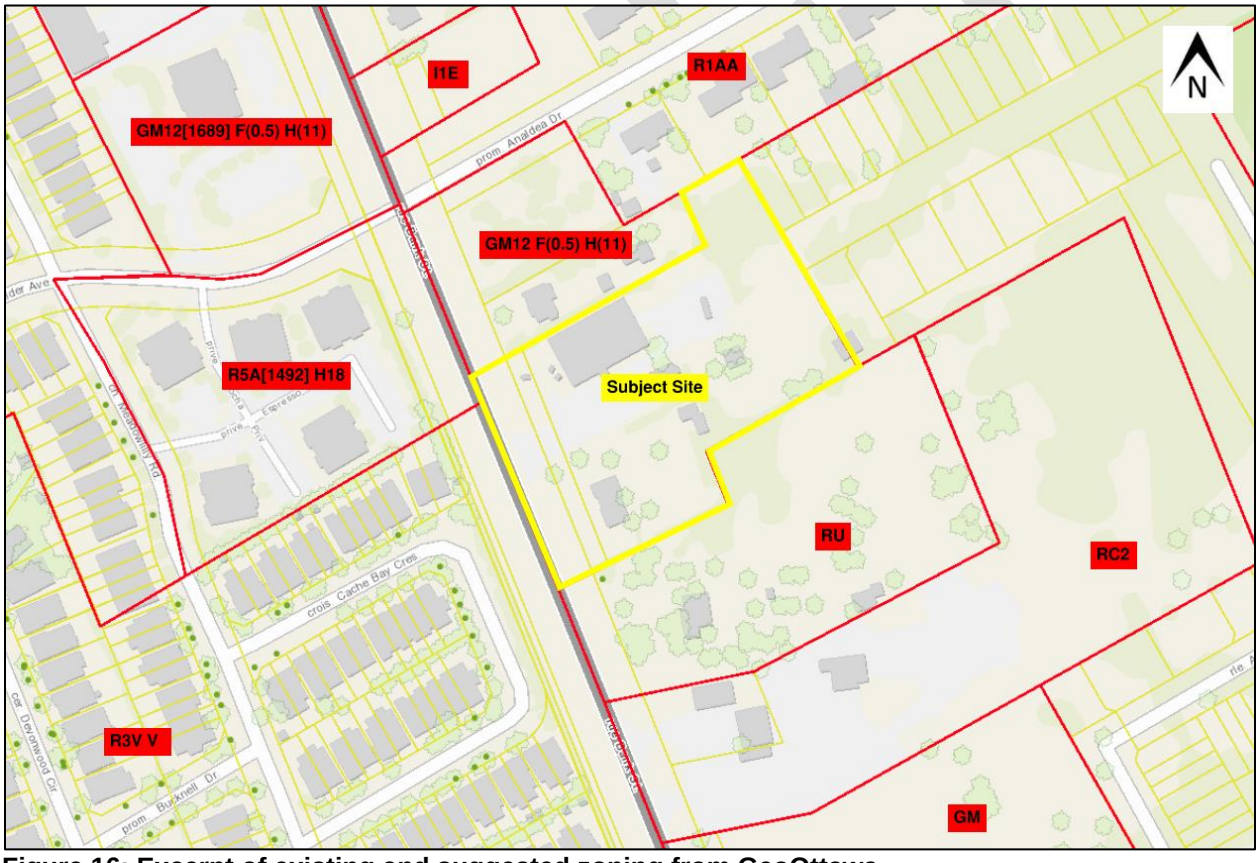


Figure 16: Excerpt of existing and suggested zoning from GeoOttawa.

4.0 CONCLUSION

It is our assessment that the proposed residential development is consistent with the *Provincial Policy Statement*, conforms with to the *City of Ottawa Official Plan,* is consistent with the Leitrim Community Design Plan, and complies with *Zoning By-Law 2008-250*. This planning rationale, along with the associated technical studies supports the development of the residential development.

The proposed development is an appropriate and desirable addition to the Leitrim Community and represents good planning.

Yours truly,

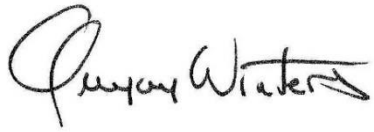
NOVATECH

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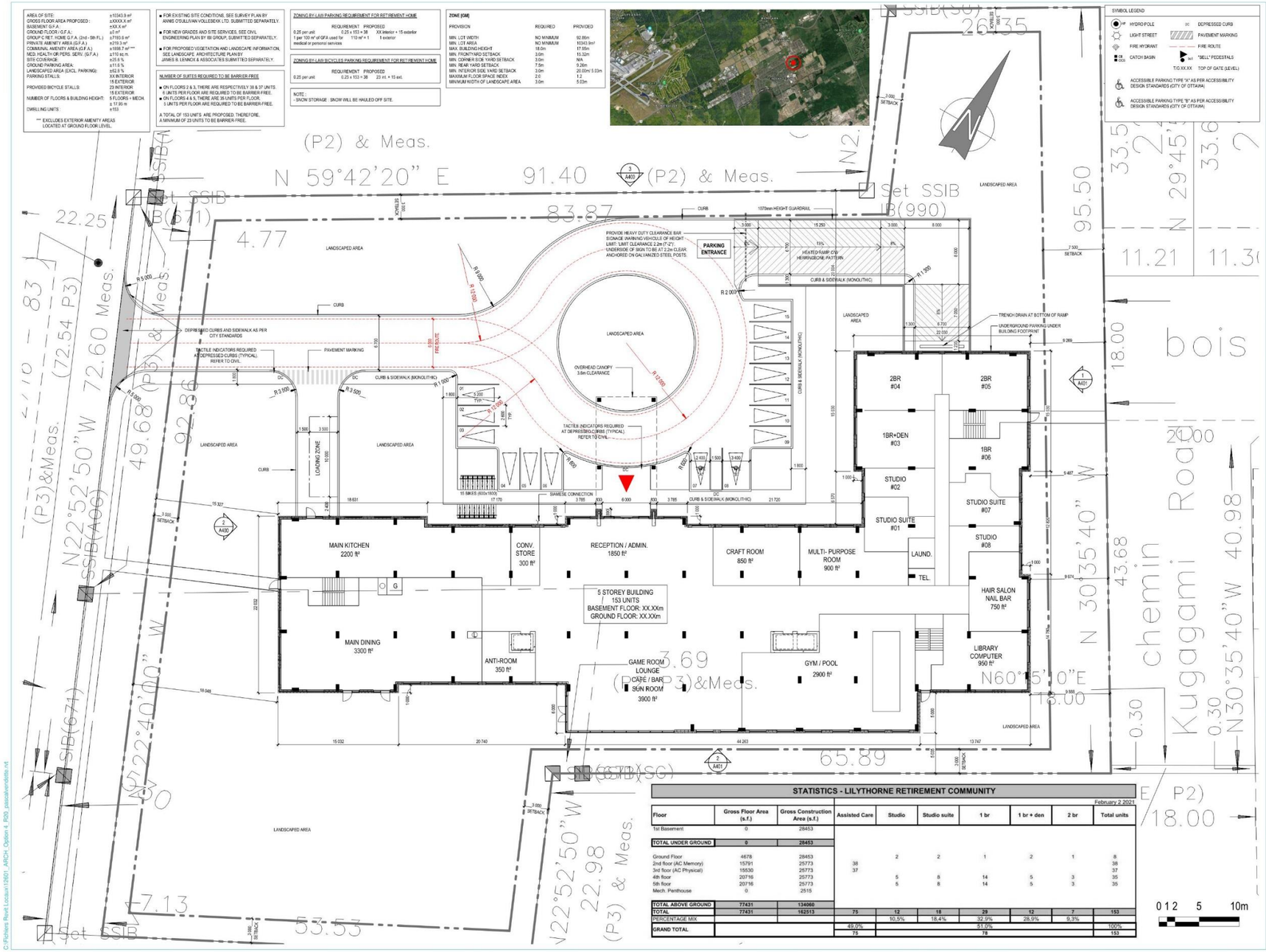


Greg Winters, MCIP, RPP
Senior Project Manager, Planning & Development

DRAFT

Appendix A
Site Plan REV F
Prepared by NEUF Architects
Dated February 19, 2021

DRAFT



STATISTICS - LILYTHORNE RETIREMENT COMMUNITY

February 2 2021

Floor	Gross Floor Area (s.f.)	Gross Construction Area (s.f.)	Assisted Care	Studio	Studio suite	1 br	1 br + den	2 br	Total units
1st Basement	0	28453							
TOTAL UNDER GROUND	0	28453							
Ground Floor	4678	28453		2	2	1	2	1	8
2nd floor (AC Memory)	15791	25773	38						38
3rd floor (AC Physical)	15530	25773	37						37
4th floor	20716	25773		5	8	14	5	3	35
5th floor	20716	25773		5	8	14	5	3	35
Mech. Penthouse	0	2515							
TOTAL ABOVE GROUND	77431	134060							
TOTAL	77431	162513	75	12	18	29	12	7	153
PERCENTAGE MIX			49.0%	10.5%	18.4%	32.9%	28.9%	9.3%	100%
GRAND TOTAL			75			78			153

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SCEAU / Seal

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CLIENT Client
CLARIDGE HOMES
RIVERSTONE RETIREMENT COMMUNITIES

OUVRAGE Project
4755 Bank Street
LILYTHORNE RH

EMPLACEMENT Location
OTTAWA

NO PROJET No.
12601.00

NO	RÉVISION	DATE (aa-mm-jj)
A	FOR COMMENTS	2020.11.26
B	FOR COMMENTS	2020.12.09
C	FOR COMMENTS	2020.12.18
D	FOR COMMENTS	2021.01.07
E	FOR COMMENTS	2021.01.13
F	SITE PLAN COORDINATION	2021.02.19

DESSINÉ PAR Drawn by: PV
VÉRIFIÉ PAR Checked: LH
DATE (aa mm jj): NOV 2020
ÉCHELLE Scale: 1:200
TITRE DU DESSIN Drawing Title:
Site Plan at Ground Floor

RÉVISION Revision: F
NO. DESSIN Dwg Number: A201

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