



PLANNING RATIONALE

Proposal:

Zoning By-law Amendment to Permit a
Residential Infill Development

Location:

6321 Renaud Road & 506 Compass Street

Prepared for:

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CONTENTS

1. OVERVIEW 3
2. CONTEXTUAL ANALYSIS 5
2.1 Surrounding Context 5
2.2 Site Context 7
3. PROPOSED DEVELOPMENT..... 9
4. POLICY REVIEW AND JUSTIFICATION11
4.1 Provincial Policy Statement 2020 11
4.2 Official Plan..... 13
4.2.1 Section 3: Designation and Land Use 13
4.2.2 Section 2.2: Managing Growth 15
4.2.3 Section 2.5.1: Designing Ottawa 15
4.2.4 Section 4.11: Urban Design and Compatibility 17
4.3 East Urban Community – CDP for the Phase 1 Area 19
5. URBAN DESIGN GUIDELINES FOR LOW-RISE INFILL HOUSING20
6. ZONING REVIEW & AMENDMENT RATIONALE22
7. PUBLIC ENGAGEMENT STRATEGY25
8. SUPPORTING DOCUMENTATION25
9. CONCLUSION.....26

FIGURES

Figure 1. Site Location 4
Figure 2. Location Plan (Google Earth) 5
Figure 3. Surrounding Context (GeoOttawa & Google Streetview) 6
Figure 4. Site context (GeoOttawa) 7
Figure 5. Site & Surrounding Context (Google Streetview) 8
Figure 6. Site Plan Excerpt (Miroca Design)..... 10
Figure 7. Excerpt of Schedule B of the Official Plan 14
Figure 8. CDP Figure 12 Excerpt 19
Figure 9. Excerpts of the Demonstration Plan and Land Use Structure Plan20
Figure 10. Existing Zoning23
Figure 11. Zoning Comparison (Existing & Proposed).....23

TABLES

Table 1. Proposal Summary 3
Table 2. Zoning Matrix24
Table 3. Zoning Matrix – Projection Provisions.....24

1. OVERVIEW

Stantec has been retained by Torrente Homes and Development Inc. (the “owner”) as the planning consultant and authorized agent for the purpose of preparing a planning rationale report in support of a proposed zoning by-law amendment required to permit a residential infill development (the “proposal”).

The proposal is for the lands known municipally as 6321 Renaud Road and 506 Compass Street (the “site”), which represent two abutting properties, that together, form the general shape of a rectangle. The two properties have historically functioned as a single large property, and contain a detached dwelling and a number of small accessory buildings/structures. The intent is for the site to be redeveloped in two stages, with the first stage introducing four detached dwellings fronting Enclave Walk, and the second stage introducing six townhouses fronting Renaud Road.

The proposal requires three Planning Act approvals from the City of Ottawa, which include a zoning by-law amendment (ZBLA), consents to sever, and site plan approval (SPA). The intent is to apply for the ZBLA first in order to permit the proposed residential uses and performance standards. Once the proposed zoning is in full force and effect, the site will require consent applications to create the four lots fronting Enclave Walk where the detached dwellings are proposed.

This zoning and severance work represents the first stage for the site, as noted above, with the second stage to be addressed at a later date once the owner is ready to proceed (the second stage would require site plan approval and further consent applications to permit the townhouses and create their respective lots). The owner’s intent is to have the rezoning in place by early summer of 2021 and the subsequent consents by late summer 2021.

TABLE 1. PROPOSAL SUMMARY

Stage 1	Stage 2
<p>Zoning By-law Amendment</p> <p>Rezone the site (both properties):</p> <ul style="list-style-type: none"> to expand the existing R1Z Zone so that it covers the entire north half of the site to amend the south half of the site from the existing DM Zone to the R3P Zone in order to permit future townhouse development 	<p>Site Plan Control</p> <ul style="list-style-type: none"> Obtain Site Plan Approval for the development of six townhouse dwellings fronting Renaud Road
<p>Consent to Sever</p> <ul style="list-style-type: none"> Subdivide the site to create four lots fronting Enclave Walk (for detached dwellings) and a single lot fronting Renaud Road (for future townhouses, which will be further subdivided following a future site plan control application) 	<p>Consent to Sever</p> <ul style="list-style-type: none"> Subdivide the single parcel fronting Renaud Road into six new lots to accommodate the proposed townhouse dwellings

The site is zoned R1Z – Residential First Density Zone Subzone Z and DM – Development Reserve Zone. The purpose of the proposed ZBLA is twofold:

- Adjust the existing zone boundary on the site so that the R1Z zone has enough depth to accommodate the proposed detached dwellings;
- Amend the DM zone to R3Z – Residential Third Density Zone Subzone Z, to permit townhouse dwellings within a common zone found throughout the area.

For the purpose of the required zoning by-law amendment, the architectural submissions provide building and site design detail for the detached dwellings, whereas only a conceptual lot fabric is provided for the future townhouse development. The building design details for the townhouse development will be provided through the future site plan control process required for the townhouses.

This report represents the required planning rationale to be submitted as part of the ZBLA application. As demonstrated throughout this report, it is our professional opinion that the proposal conforms and complies to the general intent of applicable planning policy and regulations, represents good land use planning in the public interest, and that the requested amendment is therefore recommended for approval.



FIGURE 1. SITE LOCATION

2. CONTEXTUAL ANALYSIS

2.1 SURROUNDING CONTEXT

The site is located within Ward 2 – Innes, which is within the City’s Urban Policy Area, and is considered part of the Chapel Hill South neighbourhood, which is made up of a number of older and newer low-rise subdivisions. More specifically, the site is located in the block bound by Renaud Road to the south, Compass Street to the west, Enclave Walk to the north, and Pin Cherry Grove to the east.

This area of the City consists primarily of a mix between low-rise residential communities and pockets of rural character. Historically dominated by farmland and woodland, this area is now recognized as an established and growing residential area with an increasingly suburban character. Since the 1990s, subdivision development, such as the Chapel Hill community, began expanding outward from Orleans and major arterial roads such as Innes, Navan, and Tenth Line. These subdivisions have resulted in new networks of roads, greenspace, and land uses, with the general theme being the creation of low to medium density complete communities.



FIGURE 2. LOCATION PLAN (GOOGLE EARTH)

The subject site is surrounded by lands that have been recently redeveloped into primarily ground-oriented residential land uses, as further detailed below:

- North: Enclave Walk, a local road with a right-of-way (ROW) of approximately 18 metres, which includes a sidewalk along its north side. Beyond the local road is a mix of detached dwellings and open space (park, greenspace network, and stormwater management infrastructure) extending into Richcraft's Trailsedge community.
- South: Renaud Road, a collector road with a ROW of approximately 20 metres (24 metre ROW protection), which includes a sidewalk along its north side. South of Renaud Road is the developing community of Eastboro, a multi-phase subdivision by Ashcroft Homes.
- East: A number of relatively new 2-storey detached dwellings.
- West: Compass Street, a collector road with a ROW of approximately 24 metres, which includes a multi-use pathway (MUP) on its east side, and a sidewalk on its west side. West of the road is a parcel of vacant land followed by a mix of old and new residential development.



FIGURE 3. SURROUNDING CONTEXT (GEOOTTAWA & GOOGLE STREETVIEW)

2.2 SITE CONTEXT

The site consists of two properties that have historically functioned as one residential lot. The site has been occupied by a single detached dwelling and multiple accessory buildings/structures since the late 1960s, and based on City of Ottawa aerial imagery, consisted of vacant woodland prior to then.

The site has two separate private approaches, both fronting Renaud Road with a separation distance of approximately 23 metres between them. Vegetation on the site consists primarily of manicured grass, shrubs, and a number of trees of mixed species and size. The site has frontage on three separate, but connected roadways, with the following features being present along the frontages: new MUP and tree-lined boulevard (Compass Street); sidewalk and on-road cycling lane (Renaud Road); new tree-lined boulevard and community mailbox (Enclave Walk). The below details provide additional site context:

- Area:** ± 2,457.65 m² (0.24 ha / 0.60 ac)
- Frontage:** 39.62 m (Renaud), 36.62 m (Enclave Walk), 64.26 m (Compass)
- Legal Description:** Block 146 Registered Plan 4M-1544 (PIN 04404-1171)
& Part of Lot 4 Concession 3 (Ottawa Front), Township of Gloucester, City of Ottawa (PIN 04404-0190)
- Encumbrances:** Block 152 Reserve (PIN 04404-1177) & Block 122 Reserve Registered Plan 4M-1545 (PIN 04404-1310)
- Note:* City-owned reserves are contiguous along the majority of the site's Compass frontage and are to prevent private approaches across the MUP.



FIGURE 4. SITE CONTEXT (GEOOTTAWA)

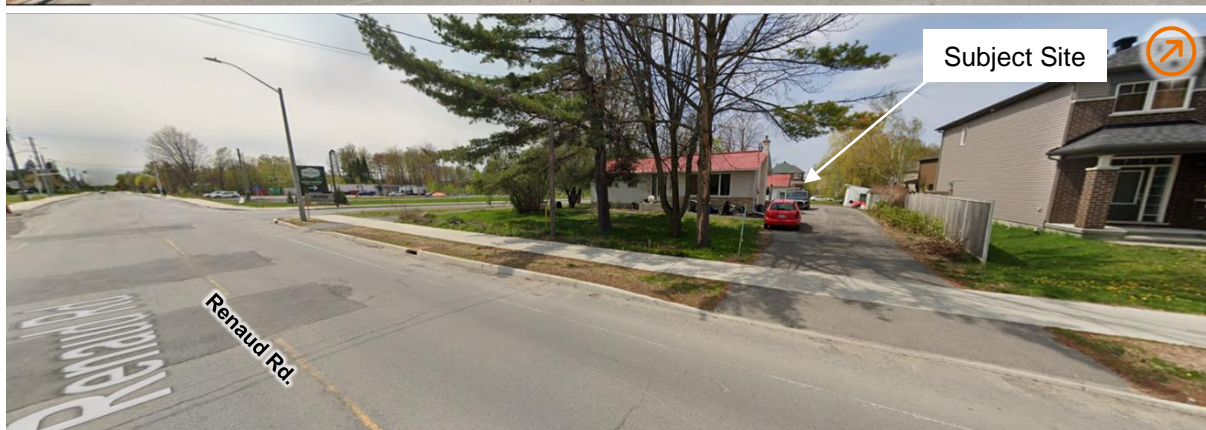


FIGURE 5. SITE & SURROUNDING CONTEXT (GOOGLE STREETVIEW)

3. PROPOSED DEVELOPMENT

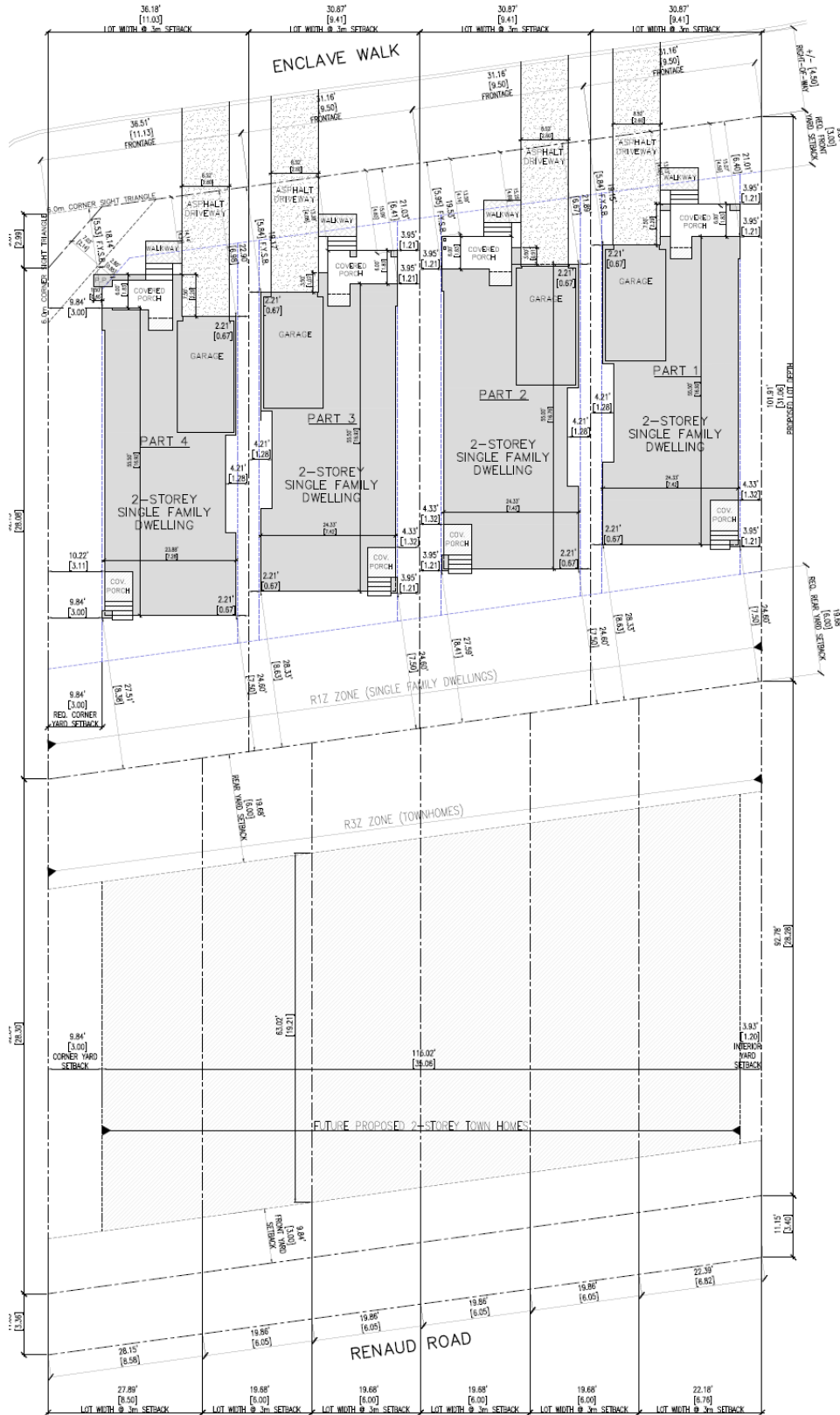
The proposal is for a zoning by-law amendment to permit low-rise residential development on the subject site, specifically, detached dwellings on the north half (fronting Enclave Walk) and townhouse dwellings on the south half (fronting Renaud). The site contains an existing detached dwelling and various accessory buildings/structures. The owner intends to demolish these structures and to redevelop the north half of the site with four 2-storey detached dwellings of varied design. Following approval of the proposed ZBLA, consent applications will be required to create the four new properties intended for detached dwellings.

The above work represents a first phase of development for the site, with the second phase to be pursued once the detached dwellings have been constructed and sales are underway. The second stage of development is for the southern half of the site, which will require site plan approval and additional severances to permit six freehold townhouses fronting Renaud Road.

For the purpose of the requested zoning by-law amendment, the site plan and architectural submissions are specific to the detached dwellings intended for the north half of the site, while detailed design for the south half of the site will be addressed through a future site plan control process. To ensure the south half of the site is appropriately sized to accommodate six freehold townhouses, the submitted site plan provides a conceptual lot fabric for the townhouses which demonstrates that six lots can be created within full compliance of the proposed R3Z zone, which is a common zone throughout this area for the purpose of accommodating townhouse development.

The proposal has been discussed at length with City staff through a formal pre-application consultation (December 9, 2019) and follow-up correspondence. The preferred route agreed upon with staff is to rezone the site with two separate zones, an R1Z zone for the north half to permit and consist of detached dwellings, and an R3Z zone for the south half to permit and consist of future townhouse dwellings.

The R1Z zone is already in place over a portion of the north half of the site and also applies to the detached dwellings surrounding the site. The R3Z zone is a common zone found throughout existing and proposed residential development in this area of the City, and will be appropriate for accommodating the future townhouses on the site's south half. Figure 6 provides an excerpt of the submitted site plan.



PRELIMINARY SITE PLAN (FOR DISCUSSION ONLY)
SCALE: 1:150

FIGURE 6. PRELIMINARY SITE PLAN EXCERPT (MIROCA DESIGN)



4. POLICY REVIEW AND JUSTIFICATION

4.1 PROVINCIAL POLICY STATEMENT 2020

The Provincial Policy Statement (PPS) provides policy direction on planning matters for the Province of Ontario. This direction can be generally described as being for the planning of strong, sustainable, and resilient communities for all people, for clean and healthy environments, and for strong and competitive economies. Decisions affecting planning matters shall be consistent with the policies of the PPS.

The below review demonstrates that the proposed development and amendment to the zoning by-law are consistent with the applicable policies of the PPS.

SECTION 1.0 Building Strong Healthy Communities

Section 1.1.1 of the PPS sets out the criteria whereby healthy, livable, and safe communities are sustained. In short, these include: promoting efficient development and land use patterns; accommodating an appropriate affordable and market-based range and mix of residential types; avoiding development and land use patterns which may cause environmental or public health and safety concerns; promoting development patterns such as intensification that is cost-effective and transit-supportive; improving accessibility by identifying, preventing, and removing land use barriers; ensuring there is necessary infrastructure; promoting development and land use patterns that conserve biodiversity; and, preparing for the regional and local impacts of a changing climate.

Section 1.1.3.2 of the PPS notes that land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources (i.e., intensification and redevelopment that utilizes existing and planned infrastructure and supporting services).

Section 1.1.3.4 of the PPS states appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

Section 1.4.1 of the PPS states that planning authorities shall provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, and that such housing types and densities be directed towards lands that are suitably zoned and serviced to accommodate them.

Section 1.4.3 of the PPS states 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:

- permitting and facilitating all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;

- 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;
- 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;
- establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

Section 1.6.6 of the PPS notes that planning for sewage and water services shall direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services.

Section 1.7.1 of the PPS states that long-term economic prosperity should be supported by encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce.

As detailed below, the proposed residential development is consistent with and supportive of the above policy statements of Section 1.0:

- provides a compact, serviceable, and mixed form of residential intensification that utilizes land intended for housing to achieve its planned function;
- appropriately orients denser residential building forms along Renaud Road, a collector road of mixed character that is serviced by public transit, contains a cycling lane, and that provides access to the MUP along Compass Street;
- provides added density that supports the viability and function of existing and proposed neighbourhood commercial and institutional uses; and,
- provides appropriate renewal of assembled land in a manner that respects established and evolving neighbourhood character.

SECTION 2.0 Wise Use and Management of Resources

Section 2.0 of the PPS states that Ontario's long-term prosperity, environmental health, and social well-being depend on conserving biodiversity, protecting the health of the Great Lakes, and protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental, and social benefits.

The proposal is not anticipated to result in any adverse impact to resources noted in Section 2.0 of the PPS as the subject site does not contain any of the noted resources.



SECTION 3.0 Protecting Public Health and Safety

Section 3.0 of the PPS states that development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.

The proposal is not anticipated to result in any unacceptable risk to public health and safety. A Phase One Environmental Site Assessment (ESA) was completed for the proposal and concluded that no Areas of Potential Environmental Concern (APEEC) were identified at the Phase One property, and therefore, a Phase Two ESA is not required.

The proposal will introduce a desirable residential development to the site, which among other benefits, will contribute to housing stability, economic vitality, and the efficient use of land and public infrastructure. For these reasons, and the ones noted in the above review, the proposal is consistent with the policies of the PPS 2020.

4.2 OFFICIAL PLAN

The City of Ottawa Official Plan is the primary long-term policy document that guides growth and development within the City. The current Official Plan was enacted in 2003 and has since gone through a number of major updates to comply with legislative requirements and to adapt to evolving context at a provincial-wide, City-wide, and community-wide scale.

The City is currently in the process of preparing a new Official Plan, with implementation targeted for late 2021. One of the main objectives of the new Official Plan will be to introduce policy that provides greater support and direction for residential building forms and densities that can achieve compatibility while addressing housing availability and affordability. The following policy review demonstrates how the proposed development conforms to the general intent and purpose of the in-force Official Plan.

4.2.1 Section 3: Designation and Land Use

The subject site is designated General Urban Area on Schedule B of the Official Plan (see Figure 7), which permits a wide range of uses and densities, including the proposed residential uses, being detached (fronting Enclave Walk) and townhouse (fronting Renaud) dwellings.

Section 3.6.1 of the Official Plan provides policy direction for the General Urban Area, and includes the below description for lands subject to this designation:

“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. This will facilitate the development of complete and sustainable communities.”





FIGURE 7. EXCERPT OF SCHEDULE B OF THE OFFICIAL PLAN

The below policies from Section 3.6.1 are particularly relevant to the proposal, as they speak to the intent for General Urban Area developments to support the City’s objectives for appropriate forms of residential intensification. These policies are further detailed in Sections 2.5.1 and 4.11 of the Official Plan, which speak to the design quality and compatibility of new development.

“Policies

1. *General Urban Area areas are designated on Schedule B. The General Urban Area designation permits many types and densities of housing [...].*
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. [...]*
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;”*

The proposal conforms to the applicable General Urban Area policies of Section 3.6.1 of the Official Plan. The proposal is characterized as a low-rise residential development that will be bound on all sides by public ROW with the exception of its easterly property line, which abuts existing low-rise detached dwellings. This form of residential infill will provide modest intensification in the form of detached and townhouse dwellings on an underutilized site that has been built-up around with similar building forms as part of various surrounding subdivisions.

4.2.2 Section 2.2: Managing Growth

Section 2.2. of the Official Plan contains policies relating to the management of growth within the City. Specifically, this section states the following with respect to the general objective for lands designated General Urban Area.

“Lands designated General Urban Area will continue to mature and evolve through intensification and infill but at a scale contingent on proximity to major roads and transit, and the area’s planned function. Consideration of the character in the surrounding community is a factor in determining compatibility within a community.”

The following policies of Subsection 2.2.2 speak to intensification within the General Urban Area.

“Policies: Intensification and Building Height

10. Intensification may occur in a variety of built forms from low-rise to high-rise provided urban design and compatibility objectives are met. [...] Low-rise intensification will be the predominant form of intensification in the General Urban Area. [...]

Policies: Intensification Outside of Target Areas

22. The City also supports compatible intensification within the urban boundary, including areas designated General Urban Area. The City will promote opportunities for intensification in areas determined by the policies in Section 3.6.1. [...]”

The proposal conforms to the applicable growth management policies of Section 2.2, as it consists of a residential infill development that achieves an appropriate density and built form on an underutilized site within the General Urban Area.

4.2.3 Section 2.5.1: Designing Ottawa

The proposal conforms to the applicable design and compatibility policies of Section 2.5.1 of the Official Plan. This Section of the Official Plan provides general direction, through City-wide objectives and high-level policies, for the implementation of quality urban design in new development, especially where it is located within design priority areas, which is not the case for the subject site. Specifically, this Section states the following with respect to new development:



“This Plan provides guidance on measures that will mitigate differences between existing and proposed development and help achieve compatibility of form and function. Allowing for some flexibility and variation that complements the character of existing communities is central to successful intensification.

In general terms, compatible development means development that, although it is not necessarily the same as or similar to existing buildings in the vicinity, can enhance an established community through good design and innovation and coexists with existing development without causing undue adverse impact on surrounding properties. It ‘fits well’ within its physical context and ‘works well’ with the existing and planned function. [...] Objective criteria can be used to evaluate compatibility and these are set out in Section 4.11. Development applications and proposals for public works will be evaluated in the context of this section, as well as Section 4.11”

Section 2.5.1 provides the following design objectives:

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

As demonstrated by the architectural submissions and the contents of this report, the proposal is in general conformity with the applicable design objectives of Section 2.5.1 by contributing to, providing, or maintaining the following:

- a low-rise residential development that is in keeping with the character of the established and developing areas surrounding the site;
- a mix of detached and townhouse dwelling types to provide variety in design and housing accommodation;
- lotting and building location, public sidewalks, a MUP, a cycling lane, appropriate signage, and clear sight lines that provide for safe and accessible private and public spaces;
- units that address either Renaud Road or Enclave Walk to ensure the Compass Street MUP remains uninterrupted by private approaches;
- renewal of the site with a modest increase in density to provide for a more appropriate and efficient use of infrastructure, resources, and land intended for low-rise residential use.

4.2.4 Section 4.11: Urban Design and Compatibility

The proposal conforms to the applicable policies of Section 4.11 of the Official Plan. This Section contains a number of design policies that seek to address the matter of compatibility between new and existing development, especially where new development deviates from established character (i.e., introducing mixed use and high-rise buildings adjacent to low-rise residential neighbourhoods). This relationship is primarily assessed by reviewing design elements relating to built-form and functionality.

The following design themes and policies from Section 4.11 are applicable to the proposed development:

“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. [...]

5. *Compatibility of new buildings with their surroundings will be achieved in part through the design of the portions of the structure adjacent to existing buildings and/or facing the public realm. Proponents of new development will demonstrate, at the time of application, how the design of their development fits with the existing desirable character and planned function of the surrounding area in the context of:*
 - a. *Setbacks, heights and transition;*
 - b. *Façade and roofline articulation;*
 - c. *Colours and materials;*
 - d. *Architectural elements, including windows, doors and projections;*
 - e. *Pre- and post-construction grades on site; and*
 - f. *Incorporating elements and details of common characteristics of the area.*

The design of the proposed detached dwellings demonstrates an appropriate fit and function within the site and surrounding context as summarized below (townhouse design to comply with the R3Z zone, and to be determined during the future site plan control process):

- low-rise building height of two storeys;
- variation in building materiality and design to add visual interest;
- location of doors, windows, and projections ensures desirable architectural elements address the street;
- appropriate grades, façades, and colour treatments that respect established streetscape character.

6. *The City will require that all applications for new development:*
 - a. *Orient the principal façade and entrance(s) of main building(s) to the street.*
 - b. *Include windows on the building elevations that are adjacent to public spaces;*
 - c. *Use architectural elements, massing, and landscaping to accentuate main building entrances.*

Proposed principal facades, entrances, and landscaping elements have been oriented towards the respective streets where the front yards of the dwellings are located (detached dwellings facing Enclave Walk and future townhouse dwellings will face Renaud Road).

Massing and Scale

10. *Where a secondary planning process establishes criteria for compatibility of new development or redevelopment in terms of the character of the surrounding area, the City will assess the appropriateness of the development using the criteria for massing and scale established in that Plan. Where there are no established criteria provided in an approved Plan, the City will assess the appropriateness of the proposal relying upon its approved Design Guidelines, as applicable, and the following criteria:*
 - a. *Building height, massing and scale permitted by the planned function of adjacent properties as well as the character established by the prevailing pattern of abutting development and development that is across the street;*
 - b. *Prevailing patterns of rear and side yard setbacks, building separation and landscaped open spaces and outdoor amenity areas as established by existing zoning where that pattern is different from the existing pattern of development;*
 - c. *The need to provide a transition between areas of different development intensity and scale as set out in policy 12 of this section.*

The proposed building massing and scale respect the existing and planned function of the area by aligning with the prevailing low-rise residential character and conforming to the applicable policies of the General Urban Area designation. This is further supported by the fact that the zone of the abutting low-rise residential development to the north and east is the same as one of the existing zones of the site, the R1Z zone.

Part of the proposed ZBLA is to expand the R1Z boundary so that it applies to the entire north half of the site, whereas it currently only applies to the north third of the site, which is not sufficient for facilitating the orderly development of the north half of the site with detached dwellings (i.e., the existing depth and area of the R1Z zone on the site would not be adequate for accommodating detached dwelling lots).

The second purpose for the ZBLA is to amend the south half of the site from DM zone to R3Z zone in order to permit future townhouse development, which is a common building typology found within existing and developing subdivisions throughout this area and along

Renaud Road. For both the proposed detached and future townhouse dwellings, the nature of the R1Z and R3Z zones will ensure the permitted land uses and performance standards are appropriate for achieving building massing and scale that fits well and works well on the site and within the immediate and surrounding context. Furthermore, the proposed future townhouse development will be subject to site plan control, an approval process that provides additional opportunity to review site design elements.

As demonstrated by the architectural submissions and the contents of this report, the proposal conforms to the applicable policies of Section 4.11.

4.3 EAST URBAN COMMUNITY – CDP FOR THE PHASE 1 AREA

The site is subject to the Phase 1 Area Community Design Plan (CDP) for the East Urban Community. A CDP is a Council-approved design and visioning document that does not have the same legislative authority under the Ontario Planning Act as the Official Plan and its subsidiary plans (i.e., Secondary Plans), but nonetheless is an important tool for guiding change in areas of the City that are targeted for growth and improvement as directed by the Official Plan. The proposal conforms to the general intent and purpose of the CDP, as it will achieve a desirable level of low-rise intensification on lands designated for residential use.

Section 4.1 of the CDP speaks to land use mix, density, and intensification for residential lands, and notes the following with respect to the subject site:

“[...] Figure 12 identifies the approximate limits of geotechnical planning area. On this figure, Area 4 (shaded in green) [...] will be required to develop as a combination of singles, semis, and town homes as the soil studies suggest that higher density units such as stacked townhouses are not likely feasible. [...]”

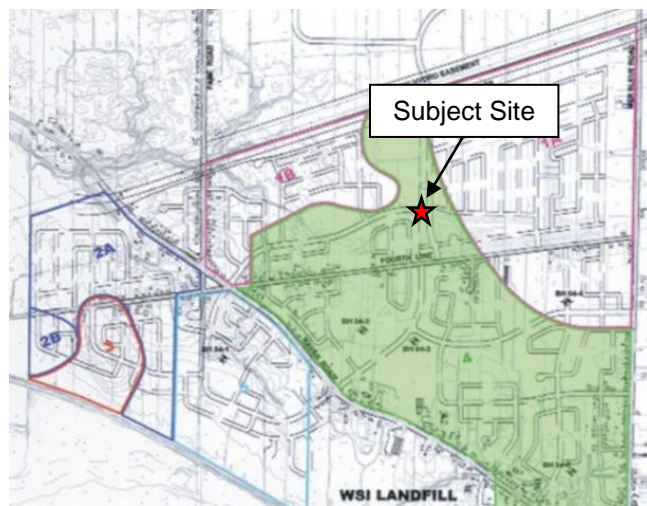


FIGURE 8. CDP FIGURE 12 EXCERPT

The Land Use Structure and Demonstration Plans also illustrate a development pattern that could occur through land assembly of smaller parcels and through the redevelopment of existing lots. The Demonstration Plan similarly illustrates the possibilities for severing larger existing residential lots to encourage intensification through infilling; this would also take advantage of urban services that will be installed as development proceeds.”

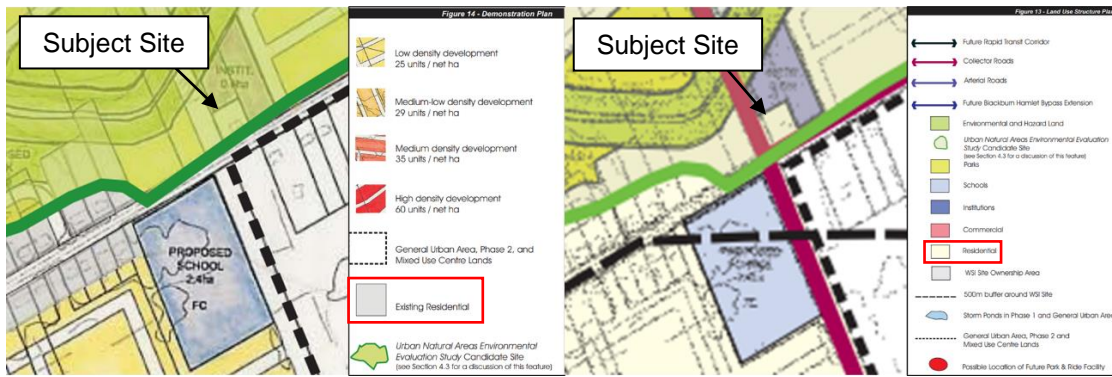


FIGURE 9. EXCERPTS OF THE DEMONSTRATION PLAN AND LAND USE STRUCTURE PLAN

As demonstrated through the above policy extracts, the proposal conforms to the direction of the CDP for existing residential lands, which contemplates redevelopment through low to medium density intensification, especially on larger lots capable of being further severed, such as the subject site.

Section 5.2 of the CDP contains architectural guidelines that were designed to primarily apply to new subdivision development. The relevant aspects of these guidelines have been considered through the design and planning of the proposal to ensure general conformity, where applicable, with the intent of applicable guidelines. As the south half of the site is conceptual and will consist of townhouses to be designed and reviewed as part of a future site plan control application, the majority of the applicable guidelines are in reference to the detached dwellings which will be located on the site's north half and are detailed through architectural submissions for the rezoning.

The below summary demonstrates how the applicable guidelines are met by the proposal:

- All dwellings to be oriented towards the street with setbacks that comply with the proposed residential zones;
- Landscaping, building height, projections, and aspects such as window location will enhance privacy and provide a clear separation of public and private space;
- Building form and materiality consists of detailed façade treatment that utilizes vertical breaks and materials common within adjacent subdivisions, including brick, stone veneer, ample glazing, and front and rear porches;
- The corner dwelling provides a strong presence along both frontages by emphasizing elements such as windows, porches, and variation in façade materials and articulations;
- Garages are limited to one-vehicle width and are setback from the front walls of the dwellings to ensure they have a reduced impact on the street; and,
- All four detached dwellings consist of unique façade designs to ensure visual diversity.

5. URBAN DESIGN GUIDELINES FOR LOW-RISE INFILL HOUSING

The purpose of the City's Urban Design Guidelines is to provide urban design guidance at the planning application stage in order to assess, promote, and achieve appropriate development



within specified areas throughout the City. Where these guidelines apply, their objectives will not necessarily be relevant in all cases or in their entirety. Compliance with the guidelines is not a statutory requirement, as in the case of policies of the Official Plan or regulations of the zoning by-law, but instead, is encouraged to promote quality design and consistency throughout the City.

The City's Urban Design Guidelines for Low-rise Infill Housing was published in 2012, with the purpose of acting as a framework for the physical layout, massing, functioning, and relationships of infill buildings to their neighbours. Section 1.1 of the Guidelines states the following with respect to its purpose and objectives:

"In general, the aim of the guidelines is to help create infill development that will:

- *Enhance streetscapes*
- *Support and extend established landscaping*
- *Be a more compact urban form to consume less land and natural resources*
- *Achieve a good fit into an existing neighbourhood, respecting its character, and its architectural*
- *and landscape heritage*
- *Provide new housing designs that offer variety, quality and a sense of identity*
- *Emphasize front doors and windows rather than garages*
- *Include more soft landscaping and less asphalt in front yards*
- *Create at grade living spaces that promote interaction with the street*
- *Incorporate environmental innovation and sustainability"*

The proposal satisfies the general intent and purpose of the above objectives as detailed through the below review of the applicable guidelines. As noted in the review of the CDP's architectural guidelines, the south half of the site is conceptual and will consist of townhouses to be designed and reviewed as part of a future site plan control application, and so the majority of the applicable guidelines are in reference to the detached dwellings which will be located on the site's north half and are detailed through architectural submissions for the rezoning.

Streetscapes

1. **Guidelines 2.1** – the principal entries, windows, and walkways will address Enclave Walk to contribute to an inviting, safe, accessible, and pedestrian-oriented streetscape.
2. **Guideline 2.2** – the siting and building form of the proposed detached dwellings respects the established streetscape character along Enclave Walk.

Landscape

3. **Guideline 3.1** – the yards fronting public ROW will consist primarily of soft landscaping, consistent with the established streetscape.
4. **Guidelines 3.2 & 3.3** – the proposal anticipates street trees along the public ROW, and where possible, will retain existing trees.

Building Design (Built Form)

5. **Guideline 4.1** – the siting of buildings optimizes space to provide an appropriate layout that balances matters of density, scale, landscaping, compatibility, functionality, and compliance with the proposed zoning.
6. **Guideline 4.1.1** – the principal entries, windows, and porches will contribute to an inviting, safe, accessible, and pedestrian-oriented streetscape.
7. **Guidelines 4.1.2 to 4.1.5, 4.1.7 to 4.1.9, 4.2, 4.2.1, & 4.3.1 to 4.3.6** – building siting, height, massing, entrances, projections, setbacks, and materiality have been designed for the development to appropriately fit within the streetscape while maintaining full compliance with the proposed zoning.

Parking and Garages

8. **Guidelines 5.1 & 5.6** – proposed driveways and garages are limited to single vehicle widths to reduce their impact on the street and the presence of hardscape.
9. **Guideline 5.2** – driveways and walkways will be of different materials to allow for visual contrast that highlights the different functions.
10. **Guideline 5.10** – garages are setback from the front walls of the dwellings to reduce their impact on the street.

Service Elements

11. **Guidelines 7.1 to 7.6** – servicing elements will be designed to be safe and functional, and where feasible, will be screened through design (i.e., building design and orientation, landscaping, etc.).

6. ZONING REVIEW & AMENDMENT RATIONALE

The subject site is divided into two different zones which reflect the property boundaries of its two parcels. The 506 Compass Street parcel is zoned R1Z, Residential First Density Zone Subzone Z, while the 6321 Renaud Road parcel is zoned DM, Development Reserve Zone. As noted previously, the proposed zoning by-law amendment is for two purposes:

1. Adjust the existing zone boundary on the site so that the R1Z zone has enough depth to accommodate the proposed detached dwellings to front Enclave Walk; and,
2. Amend the DM zone to R3Z – Residential Third Density Zone Subzone Z, to permit townhouse dwellings fronting Renaud Road.

Figure 11 provides a visual demonstration of the proposed ZBLA, while Table 2 provides a zoning matrix which details the applicable performance standards of the proposed zones, including the performance standards of the proposed detached dwellings. The proposed zoning has been demonstrated to be appropriate within the context of the site and the surrounding area, and also for the purpose of permitting the intended detached and townhouse building forms. This tailored approach ensures the detached dwellings fronting Enclave Walk will fully comply with the R1Z

zone, and that the conceptual layout of six future townhouse lots fronting Renaud Road will fully comply with the R3Z lot provisions.



FIGURE 10. EXISTING ZONING



FIGURE 11. ZONING COMPARISON (EXISTING & PROPOSED)

TABLE 2. ZONING MATRIX

PROVISIONS	R1Z Zone (detached dwellings)			R3Z Zone (future townhouse dwellings)		
	By-law Section	Required / Permitted	Proposed (fully compliant)	By-law Section	Required / Permitted	Proposed (fully compliant)
Minimum Lot Width	Table 156A	9 m	9.41 m – 11.03 m	Table 160A	6 m	6 m – 8.5 m
Minimum Lot Area		240 m ²	± 293 m ²		150 m ²	± 191 m ²
Maximum Building Height	Table 156A & Table 156B	11 m ^{17,19}	7.75 m	Table 160A & Table 160B	11 m ^{12,13}	To be determined at the time of a future site plan control application (to be designed to fully comply with the R3Z Zone)
Minimum Front Yard Setback		3 m ¹³	5.53 m – 5.95 m		3 m ⁹	
Minimum Corner Side Yard Setback		3 m ¹³	3 m		3 m ⁹	
Minimum Rear Yard Setback		6 m ¹⁴	7.5 m		6 m ¹¹	
Minimum Interior Side Yard Setback		Varies ¹⁰	1.88 m total (0.67 m + 1.21 m)		Table 160A	
Endnotes (greyed-out provisions are non-applicable)	<p>10. Minimum total interior side yard setback is 1.8 m, with one minimum yard, no less than 0.6 m. Where there is a corner lot on which is located only one interior side yard, the minimum required interior side yard setback equals the minimum required for at least one yard. In Area A on Schedule 342 the minimum interior side yard setback is 0.6 metres on one side and 1.2 on the other.</p> <p>13. The minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk is 6.2 m. No portion of a private garage or carport shall be located more than 2.5 m closer to a street lot line than the closer of:</p> <p>(i) a building front wall or side wall, or</p> <p>(ii) a covered porch or veranda that is at least 2.5 m wide.</p> <p>14. Access to a lot by means of a rear lane is permitted, provided the rear lane is a minimum of 8.5 metres wide. Where access is via the rear lane, the minimum rear yard setback may be reduced to 1.0 metre, and in no case may the width of the garage, carport or driveway exceed 50% of the width of the rear lot line.</p> <p>17. Despite the maximum building heights in Table 156A above, the maximum building height permitted in Area A of Schedule 342 is 8.5 metres; in Area A of Schedule 356 is 10 metres; in Area A of Schedule 357 is 10.5 metres.</p> <p>19. Despite the definition of grade in Section 54, the existing average grade will be used for development in Area A on Schedule 342 and will be as follows:</p> <p>Existing average grade must be calculated prior to any site alteration and based on the average of grade elevations taken along both side lot lines at the minimum required front yard setback, and at the minimum required rear yard setback of the zone in which the lot is located.</p>			<p>8. The minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk is 6.2 m. No portion of a private garage or carport shall be located more than 2.5 m closer to a street lot line than the closer of:</p> <p>(i) a building front wall or side wall, or</p> <p>(ii) a covered porch or veranda that is at least 2.5 m wide.</p> <p>11. Access to a lot by means of a rear lane is permitted, provided the rear lane is a minimum of 8.5 metres wide. Where access is via the rear lane, the minimum rear yard setback may be reduced to 1.0 metre, and in no case may the width of the garage, carport or driveway exceed 50% of the width of the rear lot line.</p> <p>12. Despite the maximum building heights in Table 160A above the maximum building height for the following permitted uses in Area A on Schedule 342 is 10.0 metres:</p> <p>-detached dwelling, linked detached dwelling, semi-detached dwelling, duplex dwelling and townhouse dwelling</p> <p>unless the building has a peaked roof having a slope of 1 in 3 (4/12 pitch) or steeper, in which case the maximum building height is as per Column VI above.</p> <p>Any three-unit dwelling in Area A on Schedule 342 has a maximum building height as per Column VI above except for a three-unit dwelling in the area covered by the Mature Neighbourhood Overlay which has a maximum building height of 10.7 metres.</p> <p>13. Despite the definition of grade in Section 54, the existing average grade will be used for development in Area A on Schedule 342 and will be as follows:</p> <p>Existing average grade must be calculated prior to any site alteration and based on the average of grade elevations taken along both side lot lines at the minimum required front yard setback, and at the minimum required rear yard setback of the zone in which the lot is located.</p>		

TABLE 3. ZONING MATRIX – PROJECTION PROVISIONS

PROVISIONS	BY-LAW SECTION	REQUIRED / PERMITTED	PROPOSED (detached dwellings)	
Eaves, eave-troughs and gutters	Table 65(2)	1 m projection into required yard, but not closer than 0.3 m to a lot line	0.3 m – 0.45 m projection (0.3 m to lot line)	
Ornamental elements such as sills, belt courses, cornices, parapets and pilasters	Table 65(3)	0.6 m projection into required yard, but not closer than 0.6 m to a lot line	NA	
Canopies and awnings	Table 65(4)	1.8 m projection into required yard, but not closer than 0.6 m to a lot line	NA	
Fire escapes, open stairways, stoop, landing, steps and ramps	Table 65(5)	wheelchair ramps - no limit	NA	
		where at or below the floor level of the first floor:	in the case of the interior side yard or rear yard: no limit	NA
			in the case of the front yard or corner side yard: no closer than 0.6 m to a lot line	NA
	Table 65(6)	other cases: in the case of any yard: 1.5m, but not closer than 1 m to a lot line	NA	
		in the interior side yard and rear yard: no limit	NA	

Covered or uncovered balcony, porch, deck, platform and verandah, with a maximum of two enclosed sides, excluding those covered by canopies and awnings		uncovered, unenclosed features such as decks or platforms where the walking surface is not higher than 0.6 m above adjacent grade:	in the front yard and corner side yard – the greater of 2m or 50% of the required front yard or corner side yard, but no closer than 1m to a property line	NA
		all other cases - 2 metres, but no closer than 1 metre from any lot line		0.85 m projection (2.14 m to lot line)
Air conditioner condenser, heat pump or similar equipment	Table 65(8)	1 m, but not closer to a lot line than 0.3 m, and may not be located in a front yard or a corner side yard		Location TBD (will comply with zoning)

The proposed ZBLA to adjust a zone boundary and to permit townhouse dwellings fronting Renaud Road is an appropriate means for achieving the planned function for the subject site, which is an underutilized portion of land that has been built-up around with the same building typologies as what is being proposed (detached and townhouse dwellings). The two-zone approach ensures only detached dwellings are permitted along Enclave Walk and that the future townhouses are appropriately confined to developing along the site’s Renaud Road frontage.

7. PUBLIC ENGAGEMENT STRATEGY

As part of the due diligence for the project, consultation was undertaken to explore and evaluate design options and early feedback regarding the proposal. These engagement processes included an initial and follow-up pre-application consultation meeting with City staff and consultation between the property owner and the Councillor’s office.

Following each of the above noted consultation processes the design of the proposal was re-visited to consider and address preliminary comments, where possible, while maintaining project feasibility. The proposal takes into account the comments and recommendations received throughout the pre-application stages, as detailed through this report and by the submitted architectural package. Commenting agencies will have opportunity to provide technical comments through the development review process, following which, a statutory public hearing will be held providing additional opportunity for public comment.

8. SUPPORTING DOCUMENTATION

As part of a complete submission for the requested zoning by-law amendment, and through consultation with City staff, the following plans and reports have been prepared and submitted:

- Assessment of Adequacy of Public Services
- Geotechnical Study
- Planning Rationale
- Preliminary Site Plan
- Architectural Building Elevations (dimensioned)
- Phase One Environmental Site Assessment
- Survey Plan

Please see plans and reports for further detail.

9. CONCLUSION

This planning rationale has been prepared in support of a proposed Zoning By-law Amendment in order to facilitate the orderly, timely, and appropriate redevelopment of the subject site. The site consists of two parcels, which together, have historically functioned as a single large residential lot.

The site has been built-up around with residential building types and forms similar to those planned for the site's redevelopment, which together, contribute to the planned function of the area. The rezoning also aligns with the direction of provincial and municipal planning objectives regarding appropriately scaled intensification that is respectful of applicable compatibility policy and design guidelines.

It is our opinion that the requested Zoning By-law Amendment to permit residential redevelopment represents good land use planning that is in the public interest, is consistent with the PPS, is in conformity with the Official Plan, and that complies with the general intent and purpose of Zoning By-law 2008-250. Accordingly, we recommend the proposed Zoning By-law Amendment for approval.

Respectfully submitted,

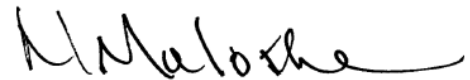
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