

PLANNING RATIONALE REPORT: ZONING BY-LAW AMENDMENT APPLICATION

**10 GARRISON ST
FARZIN FARAROONI & PARYA PEYMAN
CITY OF OTTAWA**

**PREPARED BY: P H ROBINSON CONSULTING
JULY 2024**



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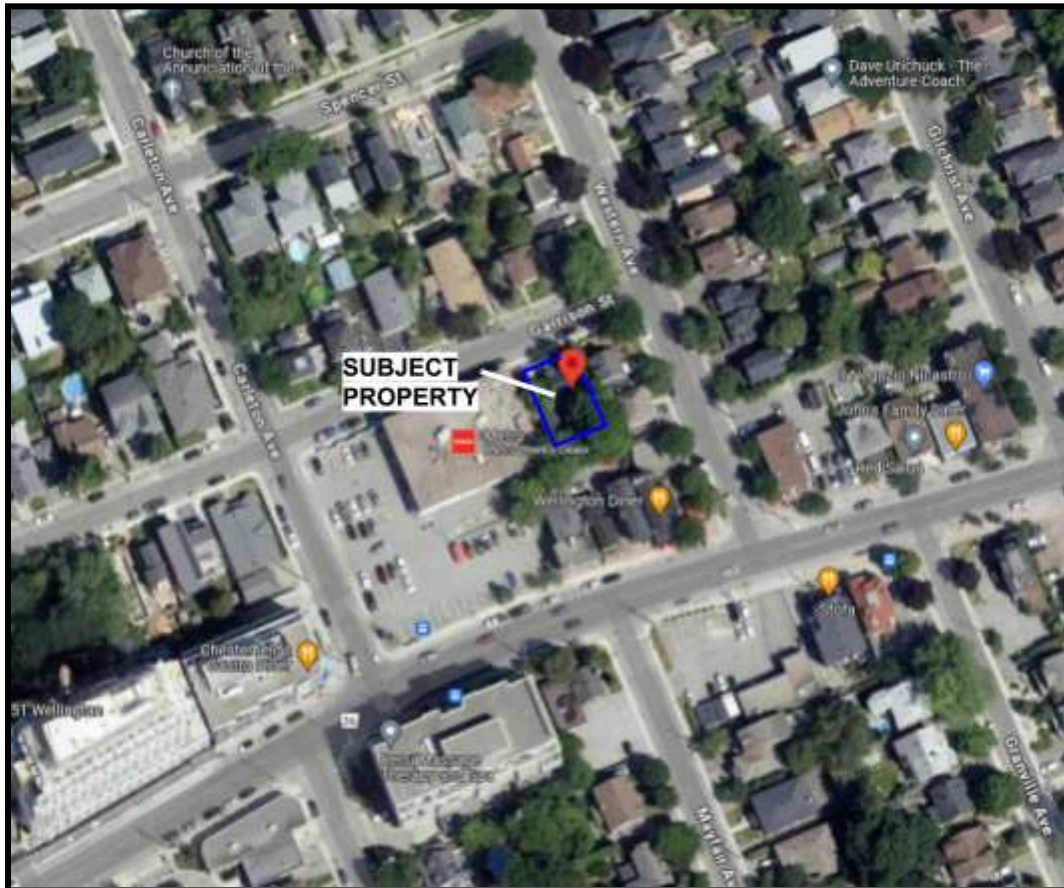
Introduction

This report has been prepared on behalf of Mr. Farzin Fararooni and Ms. Parya Peyman in support of a Zoning By-Law Amendment application for their property at 10 Garrison St in Ottawa. The legal description of the property is Lot 11, Registered Plan 145, City of Ottawa.

The Zoning By-Law Amendment application is required in order to permit the construction of a 10-unit low-rise apartment dwelling.

Site Context

The property is located on the south side of Garrison St, approximately 20 m from the Garrison / Western Intersection, and approximately 85 m from the Western / Wellington intersection. The property only has frontage on Garrison and therefore is considered an interior lot.



Site context, Google Maps.

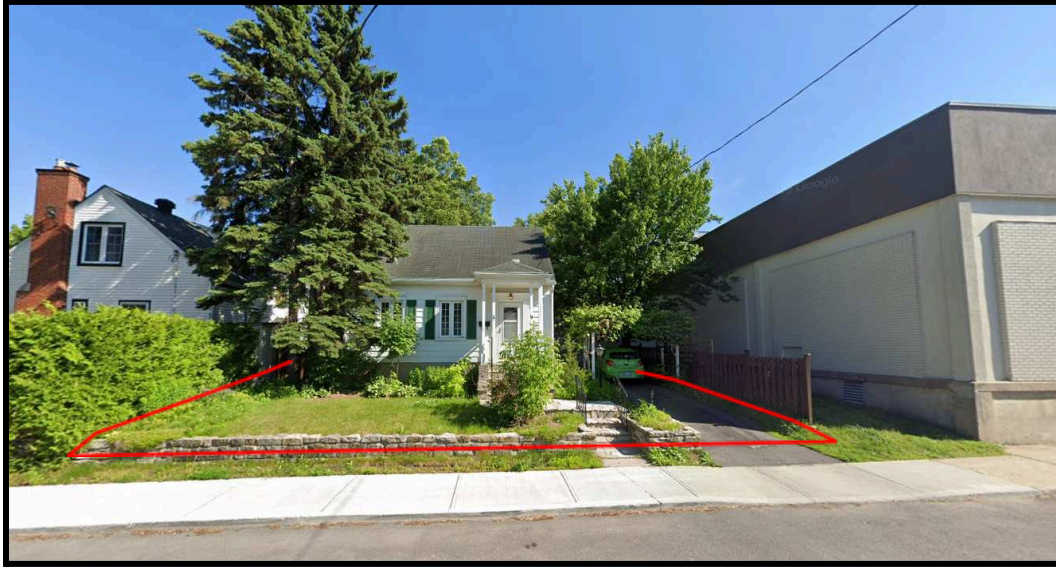


Image of 10 Garrison from Garrison St. Note: Metro building (right).



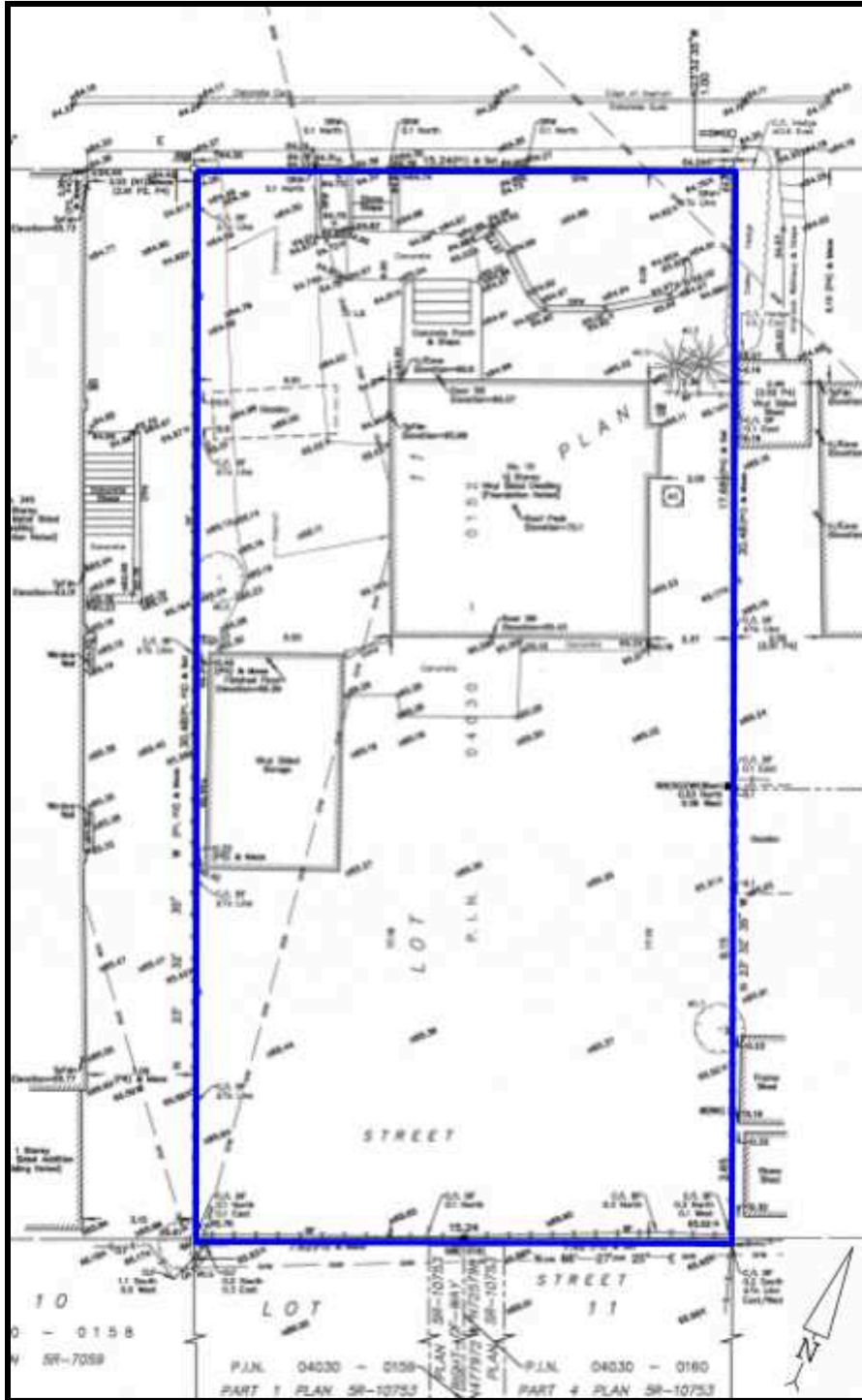
Streetscape in front of the subject property looking west on Garrison St.



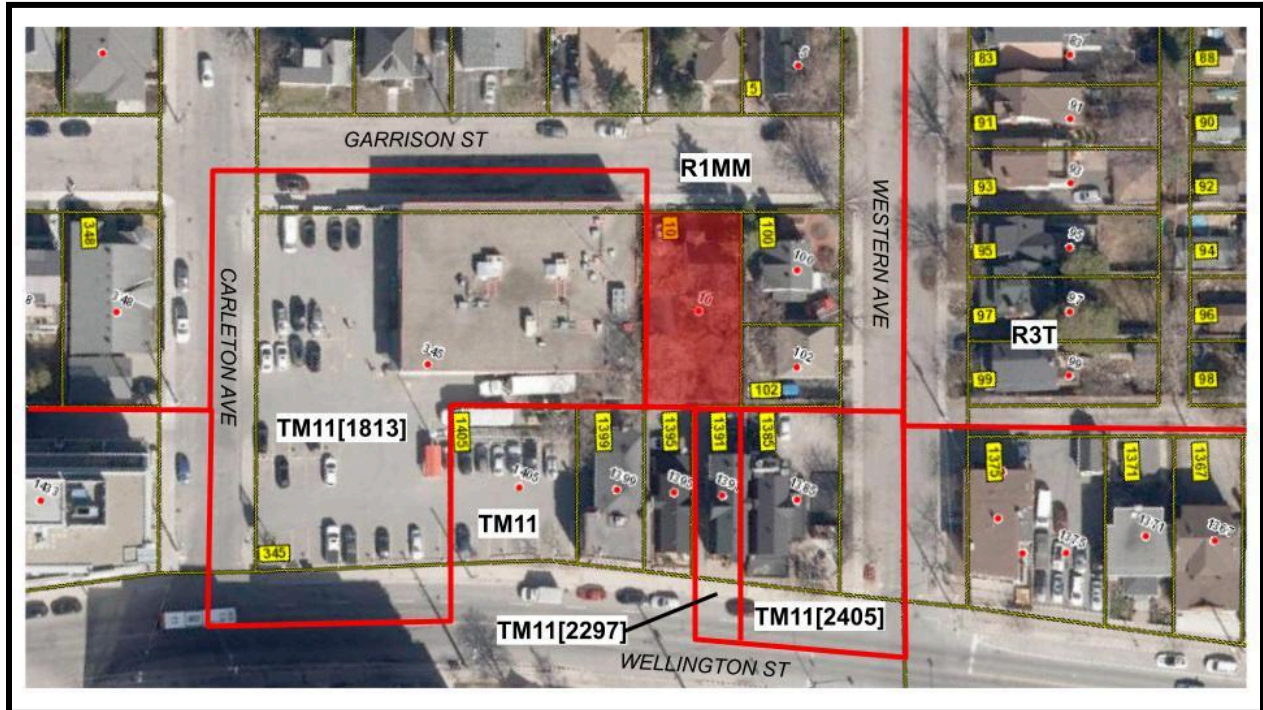
Image looking north on Western Ave from the Western / Garrison intersection.



Image looking south on Western towards Wellington St. W.



Survey plan of 10 Garrison showing the **property boundary**.



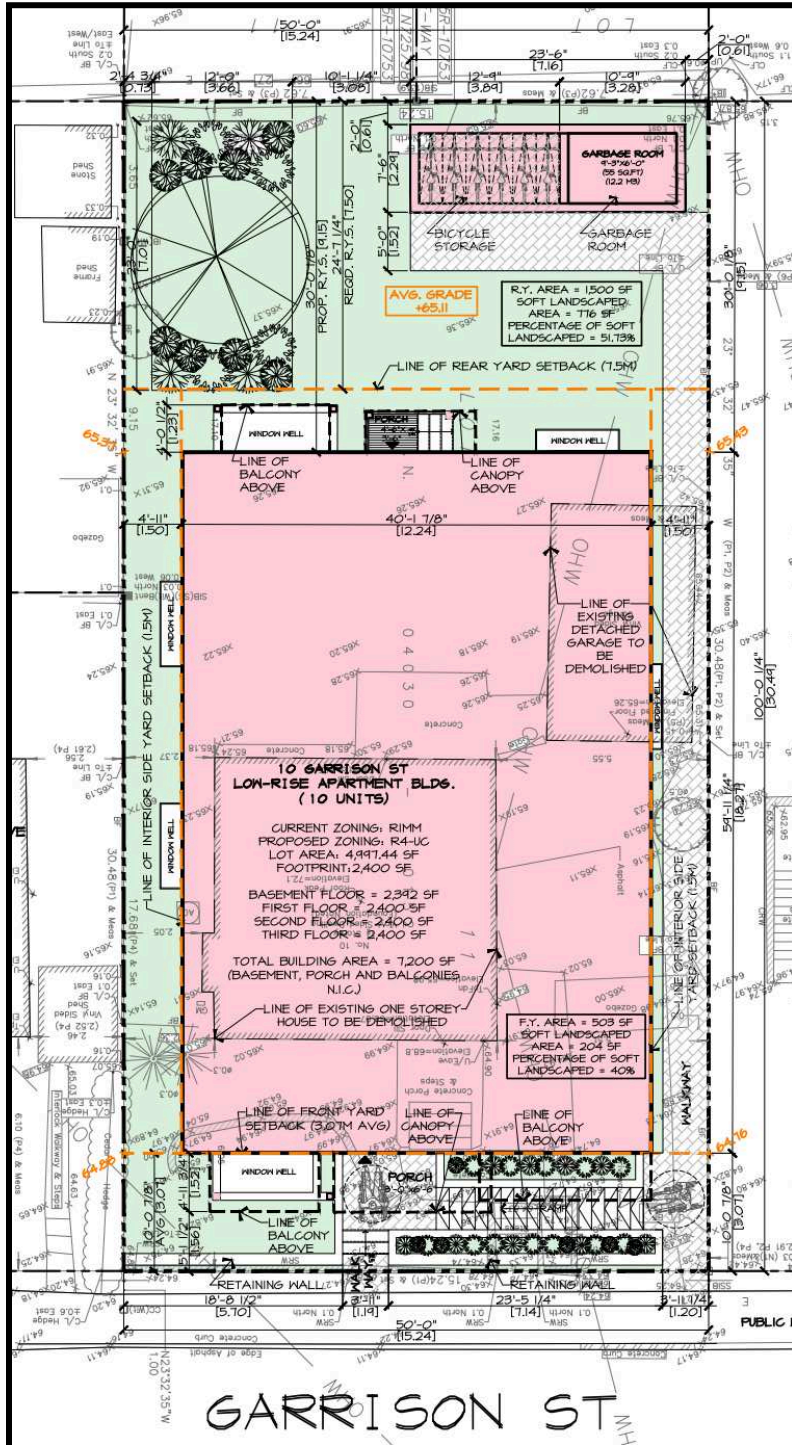
Site context, GeoOttawa.

The property is currently zoned R1MM. It abuts two residential lots to the east with the same zoning, one commercial property to the west with TM11[1813] zoning, and two commercial properties to the south with TM11 [2297] and TM11 zoning. Across Garrison St from the subject property are residential lots zoned R1MM.

The residential lots to the north and west are single detached dwellings with lot areas ranging from 200 m² to 462 m² and frontage ranging from 12 m to 18 m. The commercial lot to the west is a Metro grocery store and accessory parking lot with a lot area of 2,626 m², 61 m of frontage on Garrison, 56 m of frontage on Carleton, and 30 m of frontage on Wellington. One of the commercial lots to the south contains a restaurant and flower shop with a lot area of 199 m² and frontage of 7.6 m. The other commercial lot features a hair salon with 205 m² of lot area and 7.6 m of lot frontage. The subject property will feature a 10-unit low-rise rental apartment dwelling on a lot of 464.6 m² with 15.24 m of frontage on Garrison.

Within a 400 m walking distance to the south of the subject property is the Byron Linear Tramway Park. This park is a vegetated pathway that stretches from Churchill Ave to Holland Ave to connect pedestrians and cyclists to key areas of the neighbourhood.

Design details



Site Plan showing the **proposed footprint** and Garrison St at the bottom of the image.

The intent of this application is to demolish the existing detached dwelling and garage in order to construct a 3-storey plus basement, 10-unit low-rise rental apartment. The proposal does not include any vehicular parking as none is required. Six covered bike parking spaces are proposed in the rear yard and will be accessed via a 1.2m wide walkway from Garrison.

The Site Plan indicates a front entrance central to the Garrison facade accessed via steps and a barrier-free ramp. The front door leads to a lift system and 8 steps down or up to the basement or first level. The basement features one unit, a gym, storage lockers, and a mechanical room. The first level features three units. The second and third levels also feature 3 units per floor with balconies for each unit provided on the front or rear facade.

The rear yard contains bike storage, waste storage, and a soft landscaping area with new tree planting that will meet the R4UC requirements. The landscaping in the rear yard represents 51.73% of the rear yard area and contains a soft landscape rectangle for the purposes of tree planting. The intent of this rear yard soft landscaped space is to act as a common amenity area. The other common amenity area in this proposal is the gymnasium in the basement. Private amenity is provided through balconies and is approximately 32 m² total.

The building massing provides a sensitive transition between the low-density residential lots to the north and east and the larger commercial building to the west. The building will have a footprint of about 18 m x 12.5 m and a height of 10.7 m excluding the parapet.

Provincial Policy Statement

The current Provincial Policy Statement (PPS) came into effect in 2020 and it outlines the key matters of Provincial planning interest with respect to land use planning decisions made by municipal approval authorities. Any decisions that are made by municipal approval authorities must be consistent with the policies of the PPS.

The following are sections of the PPS that are applicable to the proposed development at 10 Garrison St. as well as our *responses*:

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1 Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- e) promoting the integration of land use planning, growth management, intensification and infrastructure planning to achieve cost-effective development patterns to minimise land consumption and servicing costs;
- g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs; *The proposed development provides a level of intensification that is efficient and well managed. The surrounding infrastructure is capable of supporting the net gain of 9 dwelling units on the subject property and the density of development proposed is validated through Official Plan policies.*

1.1.3 Settlement Areas

1.1.3.1 Settlement areas shall be the focus of growth and development.

1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

1.1.3.6 New development taking place in designated growth areas (areas within settlement areas designated for growth over the long-term planning horizon) 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 PPS defines a settlement area as: “urban areas and rural settlement areas, and include cities, towns, villages and hamlets”. The subject property is located in a settlement area and proposes growth and development. Wellington St W has been identified as an appropriate location for growth opportunities as dictated by the Official Plan and Secondary Plan policies. This intensification is proposed in a built-up area.*

1.4 Housing

1.4.1 To 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, planning authorities shall:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development;

The proposed development is for a 10-unit low-rise apartment dwelling which is to replace the existing single storey dwelling. 40% of the units are to be multi-bedroom units which are ideal for small families, and families new to the area. The remaining units will be one bedroom or studio units which are ideal for couples and singles.

1.5 Public Spaces, Recreation, Parks, Trails and Open Space

1.5.1 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; *The proposed development provides an inviting street facade with both front and rear entry options. The development does not include vehicular parking and instead has bike storage to encourage residents to use active transportation.*

1.7 Long-Term Economic Prosperity

1.7.1 Long-term economic prosperity should be supported by:

- b) encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce;
- d) maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets; and
- e) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes. *While this development is not located on the mainstreet, it provides a complementary land use to the mainstreet facilities. It is expected that residents of the proposed development will be able to walk, cycle, and take public transportation to and from work, school, recreation, and amenities.*

Official Plan

The subject property is within the Inner Urban transect and it is designated as Neighbourhood in the Evolving Overlay. The Inner Urban transect is characterised by denser residential neighbourhoods, non-residential and mixed-use hubs, and varied methods of active and passive transportation. Neighbourhoods in this transect typically feature denser developments on smaller lots compared to the neighbourhoods in the Outer Urban and Suburban transects.



Schedule B2 - Inner Urban Transect, Official Plan

2.2.1 Intensification and Diversifying Housing Options

- Direct residential growth within the built-up urban area to support an evolution towards 15-minute neighbourhoods. This direction will support an evolution of these areas towards becoming 15-minute neighbourhoods. It will also contribute to the needs of an increasingly diverse population with a range of abilities, incomes, ages and cultural needs by enhancing accessibility to more vibrant areas with social interaction, cultural organisations, health services and community facilities; *The subject property location is 90 m walking distance to Wellington St and 270 m from Scott St. These streets are classified as Mainstreet Corridors in the Official Plan meaning they are the location designated for intensification and mixed-use development. This application will increase the allowable building density on the subject property which will allow a greater population access to a variety of available amenities. Within a 600m radius (10 minute walking distance) available amenities include grocery, restaurant, office, pharmacy, dental, gyms, retail, massage therapy, schools, banks, places of worship, and transit.*

2.2.3 Energy and Climate Change

- Plan a compact and connected city. Given 90 per cent of the city's total emissions originate from the building and transportation sectors, higher-density development will be encouraged in areas that are close to transit and within walking distance of a wide range of services. Promoting compact urban built form with a mix of land uses and housing options will ensure both energy efficient and sustainable patterns of development over the long term. *The proposed development plans to replace a single dwelling unit with 10 dwelling units of various sizes. The proposed building represents a compact development that is in close proximity to transit and daily amenities. The site will be designed with adequate front and rear yard soft landscaping to ensure the site can sustain the increased level of hardscaping.*

2.2.4 Healthy and Inclusive Communities

- Encourage development of healthy, walkable, 15-minute neighbourhoods that feature a range of housing options, supporting services and amenities *The available transit on Scott St and Wellington St makes the City very accessible to the future residents of the proposed development. One of the key transit locations within a 600m radius (10 minute walking distance) is Tunney's Pasture Station which is a bus and light rail station. The light rail at Tunney's Pasture (Line 1) runs east-west from Tunney's Pasture through downtown to Blair Station. The Line 2 light rail line is 1.87km radius distance from the subject property but it is accessible via the line 1 train. The Line 2 light rail runs north south from Bayview station through Carleton University to Greenboro.*

4.1.2 Promote healthy 15-minute neighbourhoods

- 6) New developments will provide direct connections to the existing or planned network of public sidewalks, pathways and cycling facilities. *Garrison St, Western Ave, and Wellington St all feature existing sidewalks on both sides of the streets. Scott St features sidewalks on the southern side of the street and dedicated bike lanes on the north and south sides of the streets. The proposed development will not contain vehicular parking so it is encouraged that residents use alternative methods of transportation such as walk and cycling - both of which are supported by the surrounding infrastructure.*

4.6.5 Ensure effective site planning that supports the objectives of Corridors, Hubs, Neighbourhoods and the character of our villages and rural landscapes.

- 3) Development shall minimise conflict between vehicles and pedestrians and improve the attractiveness of the public realm by internalising all servicing, loading areas, mechanical equipment and utilities into the design of the building, and by accommodating space on the site for trees, where possible. Shared service areas, and accesses should be used to limit interruptions along sidewalks. *There are no vehicular parking spaces proposed in this development although street parking is permitted along both sides of Garrison. To avoid conflict between street-parked cars and pedestrians trying to access the site, multiple points of entry are proposed: one site access is located in front of the entry doors, and one site access is located along the western side of the site. The bike parking is located in the rear yard next to the waste to avoid conflict between bike parking and street-parked cars.*
- 4) Development shall demonstrate universal accessibility, in accordance with the City's Accessibility Design Standards. Designing universally accessible places ensures that the built environment addresses the needs of diverse users and provides a healthy, equitable and inclusive environment. *The proposed development features a ramp along the front lot line and a lift once inside for barrier-free access into the building. Necessary amenities such as waste storage are also accessible by using the ramp at the front of the building and the walkway along the west side of the building.*

4.6.6 Enable the sensitive integration of new development of Low-rise, Mid-rise and High-rise buildings to ensure Ottawa meets its intensification targets while considering liveability for all

- 1) To minimise impacts on neighbouring properties and on the public realm, transition in building heights shall be designed in accordance with applicable design guidelines. *The proposal represents an appropriate transition between the allowable density along Wellington St and the neighbourhood to the north. Additionally, the proposed building height will offer a gradual transition between*

the allowable development at the Metro and the detached dwelling at 100 Western Ave.

- 6) Low-rise buildings shall be designed to respond to context, and transect area policies, and shall include areas for soft landscaping, main entrances at-grade, front porches or balconies, where appropriate. Buildings shall integrate architecturally to complement the surrounding context. *The subject property is approximately 220 m from the Mainstreet Corridor Wellington St. W. Therefore, the proposed intensification is appropriate for the land given the applicable policies related to density, scale, and built form. The proposal complements the architectural context of the Mainstreet Corridor to the south and the residential neighbourhood to the north.*

5.6.1.1 Provide built form direction for the urban area where intensification is anticipated to occur

- 2) Where an Evolving overlay is applied: a) The Zoning By-law shall provide development standards for the built form and buildable envelope consistent with the planned characteristics of the overlay area, which may differ from the existing characteristics of the area to which the overlay applies; *The Evolving Overlay is applied to this site meaning it is intended for denser development compared to its existing conditions. In the case of 10 Garrison, the existing zoning does not reflect the intensification intentions of the Evolving Overlay. A Zoning By-Law Amendment is required to up-zone this land in accordance with the Official Plan and Secondary Plan policies.*

Public Consultation Details

Following the phase 1 pre-application consultation meeting with the City, the project team attended an open house hosted by the ward Councillor's office on March 5th, 2024. Information was distributed to the neighbours by the agent for the applicant and designer which led to in-person discussions on site and a virtual meeting with the immediate neighbours and Councillor's office.

Some of the key issues raised by the community through comments submitted directly to the City will be addressed in the applicant's "Response to City Comments" document.

Conclusions

In summary, this proposed development of a 3-storey, 10 unit residential building is consistent with the Zoning By-Law goals following the R4 zone, the Provincial Policy statement, and the Official Plan.

P. H. Robinson Consulting
Urban Planning, Consulting and Project Management

This proposal:

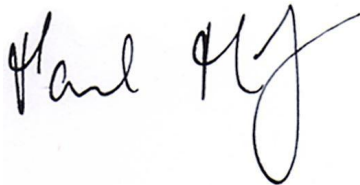
- Is diversifying the housing options in an area of the City that will benefit from increased residential density;
- Offers a variety of dwelling types (one and two bedroom);
- Supports the City of Ottawa's goals to create 15-minute neighbourhoods, provide adequate housing, and reduce reliability on private vehicular transit.

It is our opinion that the proposed development is consistent with the Provincial Policy Statement and the City of Ottawa Official Plan and relevant zoning regulations. It is being proposed at an appropriate scale of development, will be compatible with surrounding land uses and will contribute to the overall housing supply in the community surrounding the property. The associated site studies that accompany this Planning Rationale support the development of this proposal.

The proposed development represents good land use planning that is in the public interest and it is recommended for approval.

Should you have any questions or require anything further, please do not hesitate to contact the undersigned.

P H Robinson Consulting

A handwritten signature in black ink, appearing to read "Paul Robinson". The signature is fluid and cursive, with the first name "Paul" written in a larger, more prominent script than the last name "Robinson".

Paul Robinson, RPP

APPENDIX

Location Plan

Survey Plan

Site Plan

Architectural plans

Renderings

Landscape Plan

Site Photos



GARRISON ST

R1MM

WESTERN AVE

CARLETON AVE

TM11[1813]

TM11

TM11[2297]

TM11[2405]

WELLINGTON ST

R3T

LOT 11 REGISTERED PLAN 145 CITY OF OTTAWA FARLEY, SMITH & DENIS SURVEYING LTD. 2023

Scale 1: 100

Metric Note Distances and/or coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Distance Note Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99994.

Bearing Note Bearings hereon are grid bearings derived from the Can-Net Real Time Network and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

For bearing comparisons, a rotation of 0°29'47" counter-clockwise was applied to bearings on P2. For bearing comparisons, a rotation of 0°17'05" counter-clockwise was applied to bearings on P4.

Elevation Notes 1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 -1978. (Monument No. 197534238) 2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

Utility Notes 1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation. 2. Only visible surface utilities were located. 3. Underground utility data derived from City of Ottawa utility sheet reference: 23-0872-10 & 1326P&7. 4. Sanitary and storm sewer grades and inverts were compiled from: City of Ottawa Utility Sheets. 5. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

- Notes & Legend Denotes Survey Monument Planted, Survey Monument Found, Standard Iron Bar, Short Standard Iron Bar, Iron Bar, Iron Bar(0.3m Long), Round Iron Bar, Witness, Cut Cross, Measured, Registered Plan 145, Plan 5R-7059, Plan 5R-10753, Plan 4R-23335, Plan by (647) dated July 23, 1965, Plan by (647) dated March 29, 1967, Plan by (1692) dated February 1, 2019 (File No. 336-18), Plan by (AOG) dated March 22, 2012 (Job No. 11126-10), Notes by (647) dated March 7, 1983 (Job No. 117-83), Maintenance Hole (Storm), Maintenance Hole (Sanitary), Underground Storm Sewer, Underground Sanitary Sewer, Underground Water, Underground Hydro, Underground Gas, Overhead Wires, Utility Pole, Light Standard, Water Valve, Gas Meter, Air Conditioner, Chain Link Fence, Board Fence, Concrete Retaining Wall, Stone Retaining Wall, Invert from City of Ottawa Utility Sheets, Top of Grate, Underside of Eave, Top of Foundation, Centreline, Not to Scale, Location of Elevations, Top of Concrete Curb/Retaining Wall Elevation, Property Line, Deciduous Tree - The Symbol shown denotes location and trunk diameter only. Size of its' root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan. Coniferous Tree - The Symbol shown denotes location and trunk diameter only. Size of its' root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.

Site Area=464.5 sq.m.

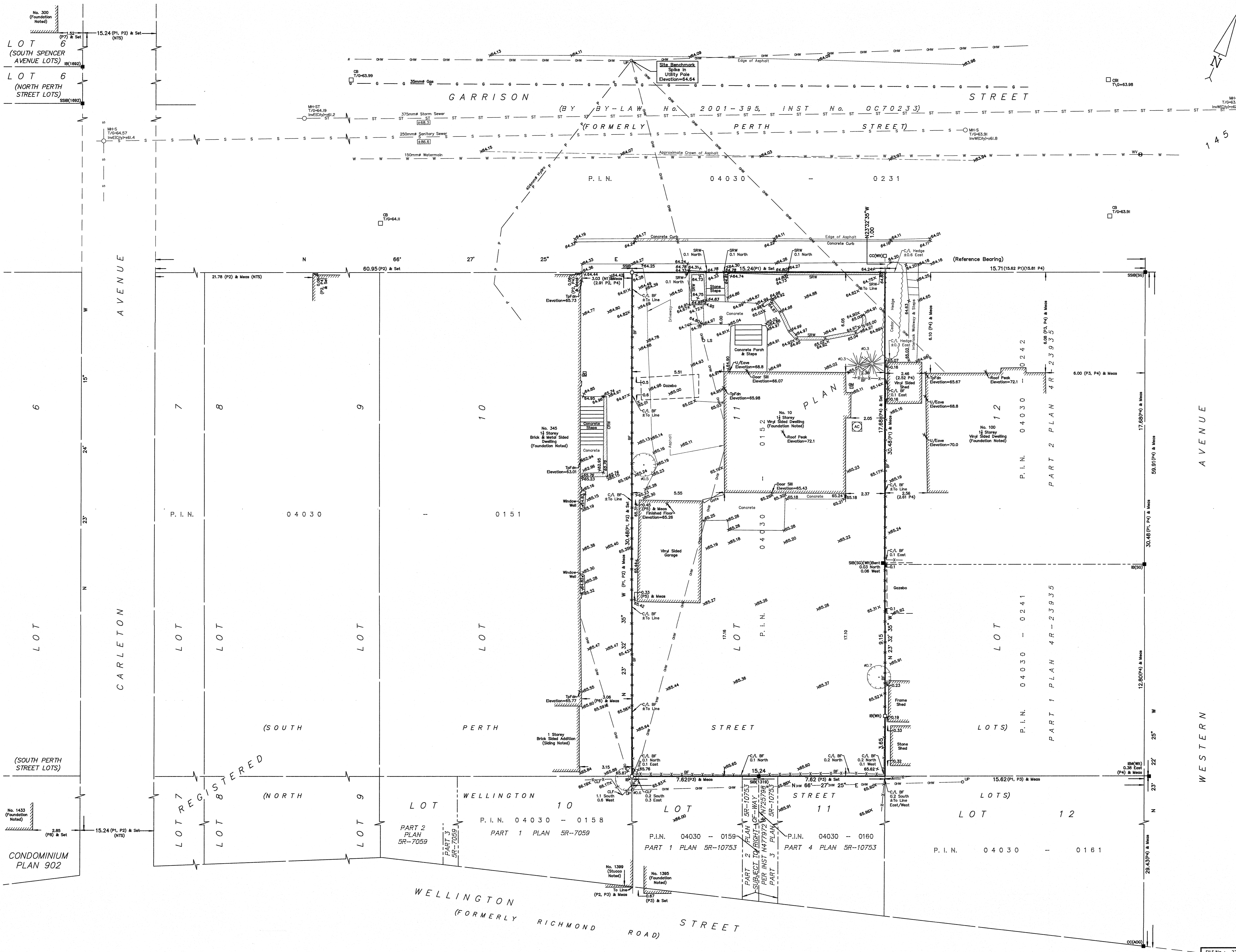
WARNING NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF FARLEY, SMITH & DENIS SURVEYING LTD. © FARLEY, SMITH & DENIS SURVEYING LTD., 2023.

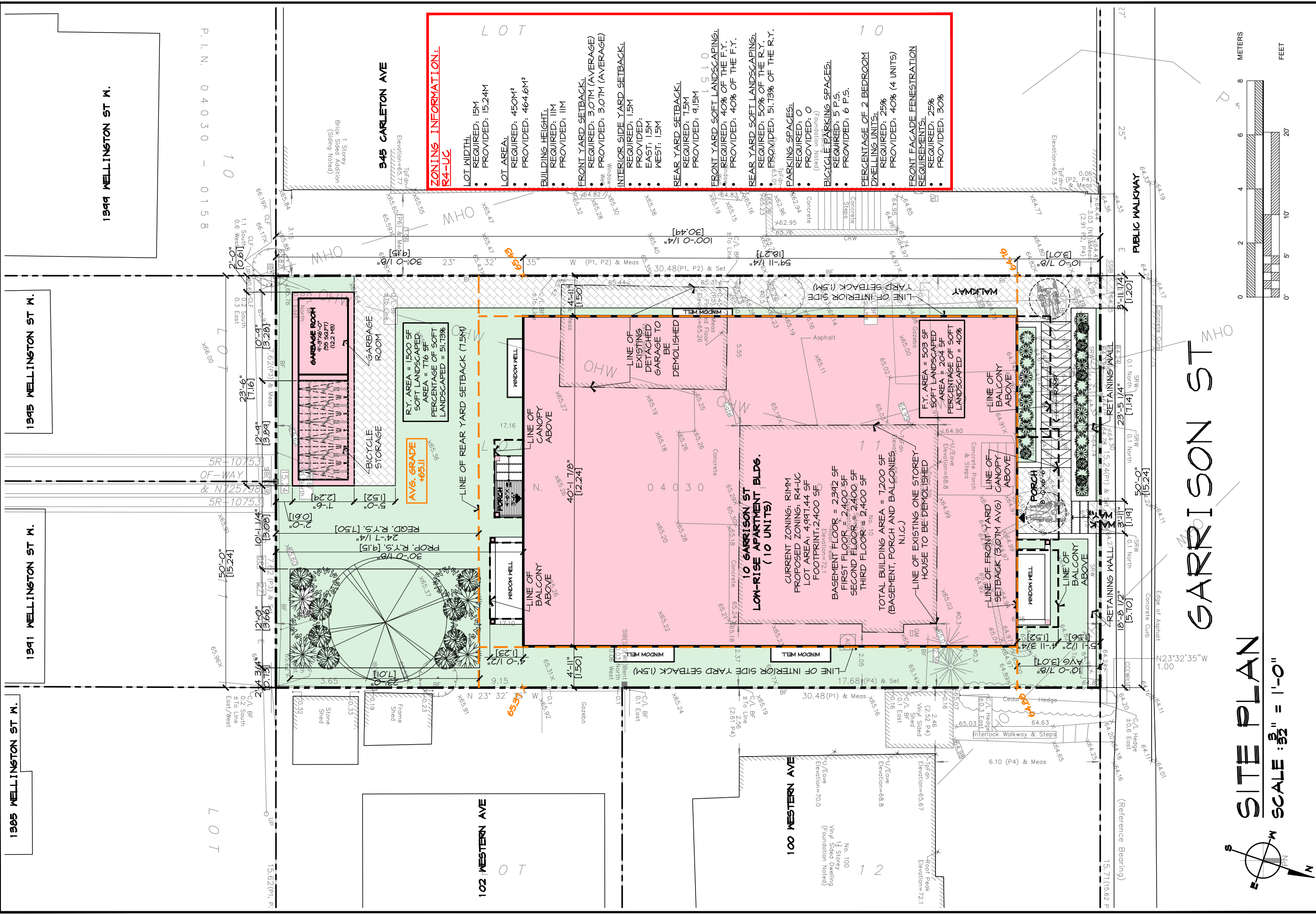
Surveyor's Certificate I certify that: 1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Regulations made under them. 2. The survey was completed on the 14th day of July, 2023.

July 20/2023 Date Emad Alrefaai Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-56748 FARLEY, SMITH & DENIS SURVEYING LTD.

ONTARIO LAND SURVEYORS CANADA LAND SURVEYORS Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6 TEL. (613) 727-8226 E-mail: fsdsurveys@bellnet.ca





ZONING INFORMATION:
R4-UC

LOT WIDTH:
 • REQUIRED: 15M
 • PROVIDED: 15.24M

LOT AREA:
 • REQUIRED: 450M²
 • PROVIDED: 464.6M²

BUILDING HEIGHT:
 • REQUIRED: IIM
 • PROVIDED: IIM

FRONT YARD SETBACK:
 • REQUIRED: 3.07M (AVERAGE)
 • PROVIDED: 3.07M (AVERAGE)

INTERIOR SIDE YARD SETBACK:
 • REQUIRED: 1.5M
 • PROVIDED: 1.5M

REAR YARD SETBACK:
 • REQUIRED: 1.5M
 • PROVIDED: 1.15M

FRONT YARD SOFT LANDSCAPING:
 • REQUIRED: 40% OF THE F.Y.
 • PROVIDED: 40% OF THE F.Y.

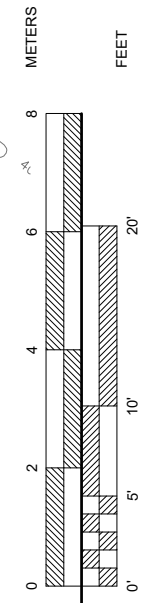
REAR YARD SOFT LANDSCAPING:
 • REQUIRED: 50% OF THE R.Y.
 • PROVIDED: 51.73% OF THE R.Y.

PARKING SPACES:
 • REQUIRED: 0
 • PROVIDED: 0

BICYCLE PARKING SPACES:
 • REQUIRED: 5 P.S.
 • PROVIDED: 6 P.S.

PERCENTAGE OF 2 BEDROOM DWELLING UNITS:
 • REQUIRED: 25%
 • PROVIDED: 40% (4 UNITS)

FRONT FACADE FENESTRATION REQUIREMENTS:
 • REQUIRED: 25%
 • PROVIDED: 30%



PROJECT TITLE

10 GARRISON ST

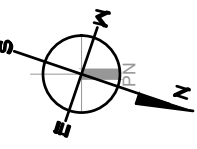
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8	PRE-CONSULT.	2023-10-04
7	ELEV. REVIEW	2023-09-22
6	FLR. PLANS REVIEW	2023-08-31
5	FLR. PLANS REVIEW	2023-08-29
4	FLR. PLANS REVIEW	2023-07-18

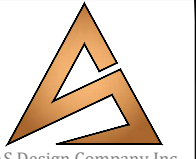
PROJECT No.: 2023-01

DATE: 2023-06-05
 CHECKED: AS
 DWG BY: AS

DWG No: A2

SITE PLAN
 SCALE: 3/32" = 1'-0"





AS Design Company Inc.
The Passion of Design
 A: 32 Hockett Street, Ottawa,
 ON, K1V 9P7
 T: (613) 700 0387
 E: AMJD@ASDesignCompany.com

PROJECT TITLE

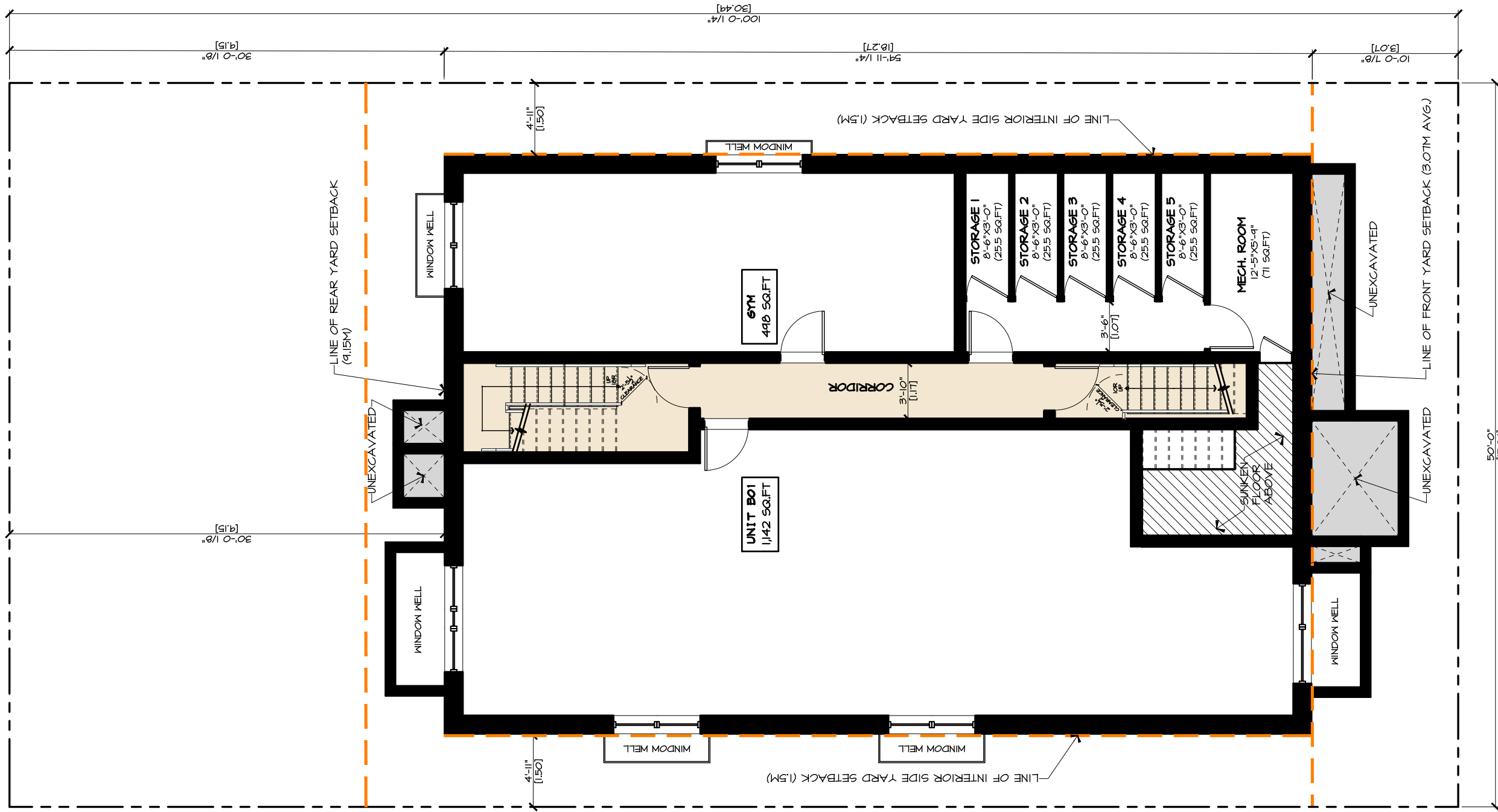
10 GARRISON ST

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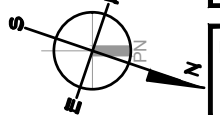
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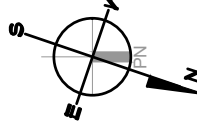
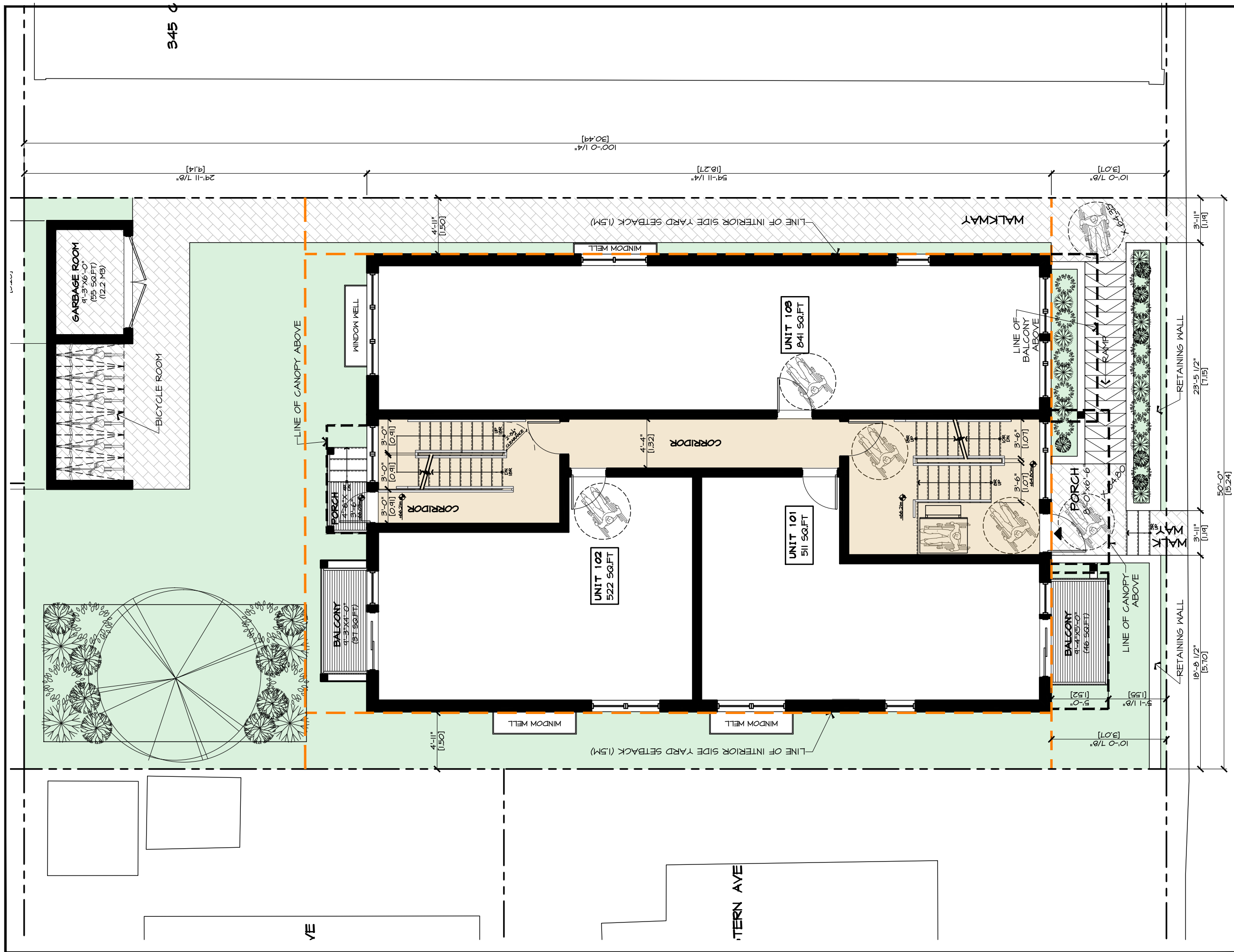
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A3



BASEMENT FLOOR PLAN
 2,392 SQ.FT

SCALE: 1/8" = 1'-0"





FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

2400 SQ.FT



PROJECT TITLE

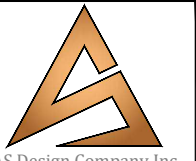
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DWG No: A4



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10 GARRISON ST

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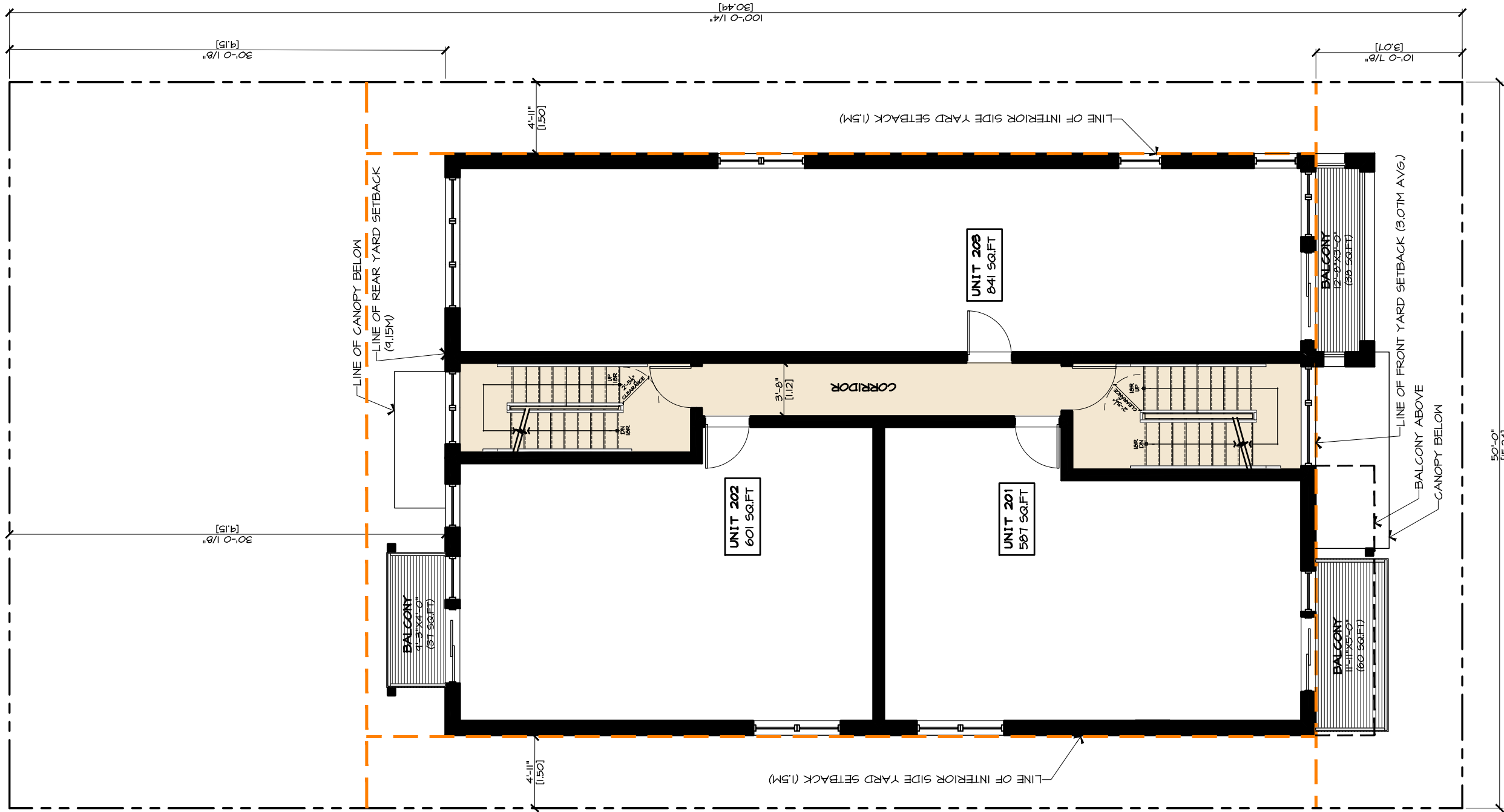
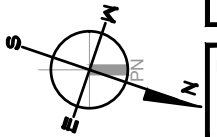
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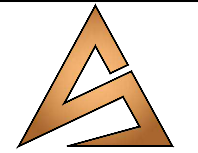
SECOND FLOOR PLAN

2,400 SQ.FT

SCALE: 1/8" = 1'-0"



DWG No:



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 E: AMJD@ASDesignCompany.com

PROJECT TITLE

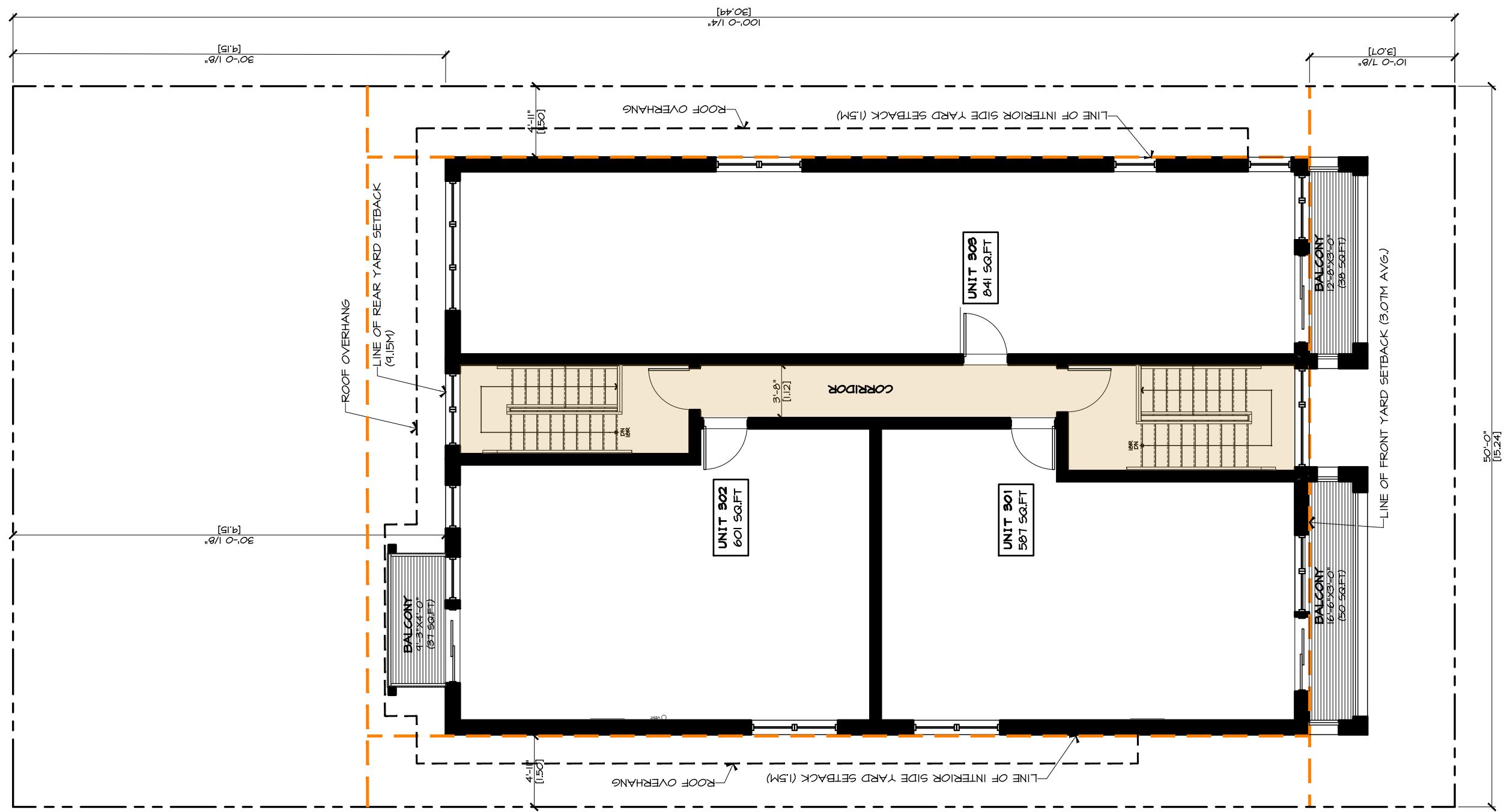
10 GARRISON ST

10	PRE-CONSULT.	2024 06-03
9	LANDSCAPE DESIGN	2024 04-11
8	PRE-CONSULT.	2023 10-04
7	ELEV. REVIEW	2023 09-22
6	FLR. PLANS REVIEW	2023 08-31
5	FLR. PLANS REVIEW	2023 08-29
4	FLR. PLANS REVIEW	2023 07-18

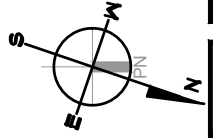
PROJECT No.:
2023-01

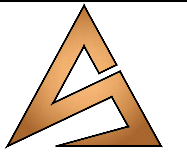
DATE:	2023-06-05
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DWG BY:	AS

DWG No:
A6



THIRD FLOOR PLAN
 SCALE: 3/8" = 1'-0"
 2,400 SQ.FT

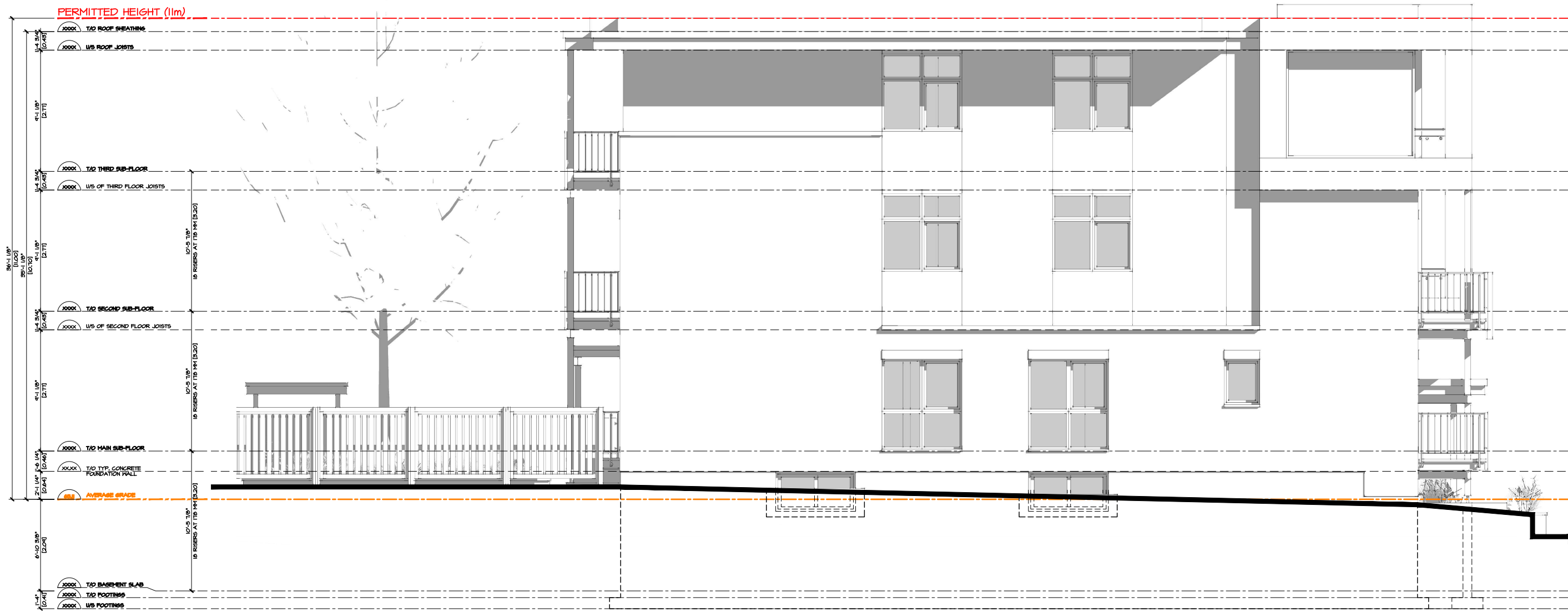




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EAST ELEVATION

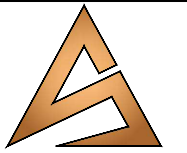
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10	PRE-CONSULT.	2024 06-03
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PROJECT No. :
2023-01

DATE:	2023-06-05
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DWG BY:	AS

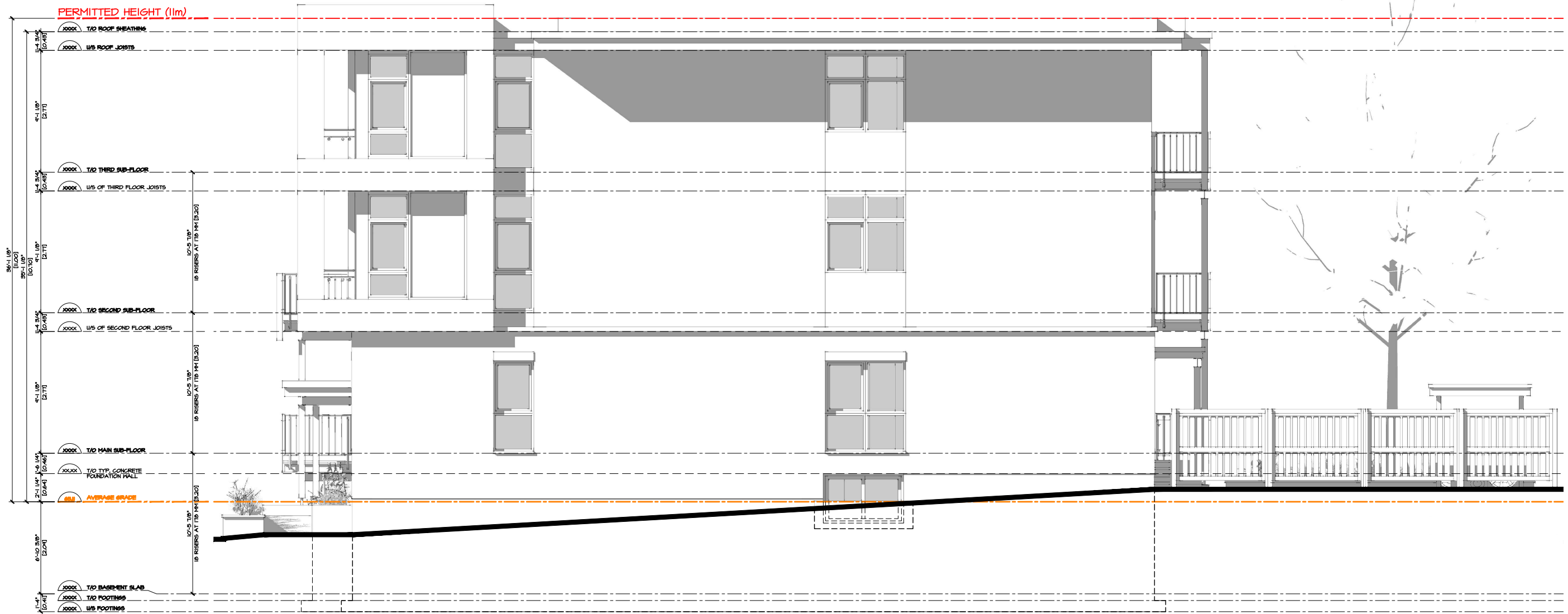
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A8



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PROJECT TITLE

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WEST ELEVATION

SCALE : $\frac{1}{8}'' = 1'-0''$

10	PRE-CONSULT.	2024 06-03
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PROJECT No. :
2023-01

DATE:	2023-06-05
CHECKED:	AS
DWG BY:	AS

DWG No:
A9

PROJECT TITLE

10 GARRISON ST

10	PRE-CONSULT.	2024 06-03
9	LANDSCAPE DESIGN	2024 04-11
8	PRE-CONSULT.	2023 10-04
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PROJECT No. :
2023-01

DATE:	2023-06-05
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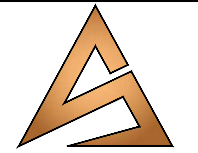
DWG No:
A10



NORTH PERSPECTIVE



SOUTH PERSPECTIVE



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PROJECT TITLE

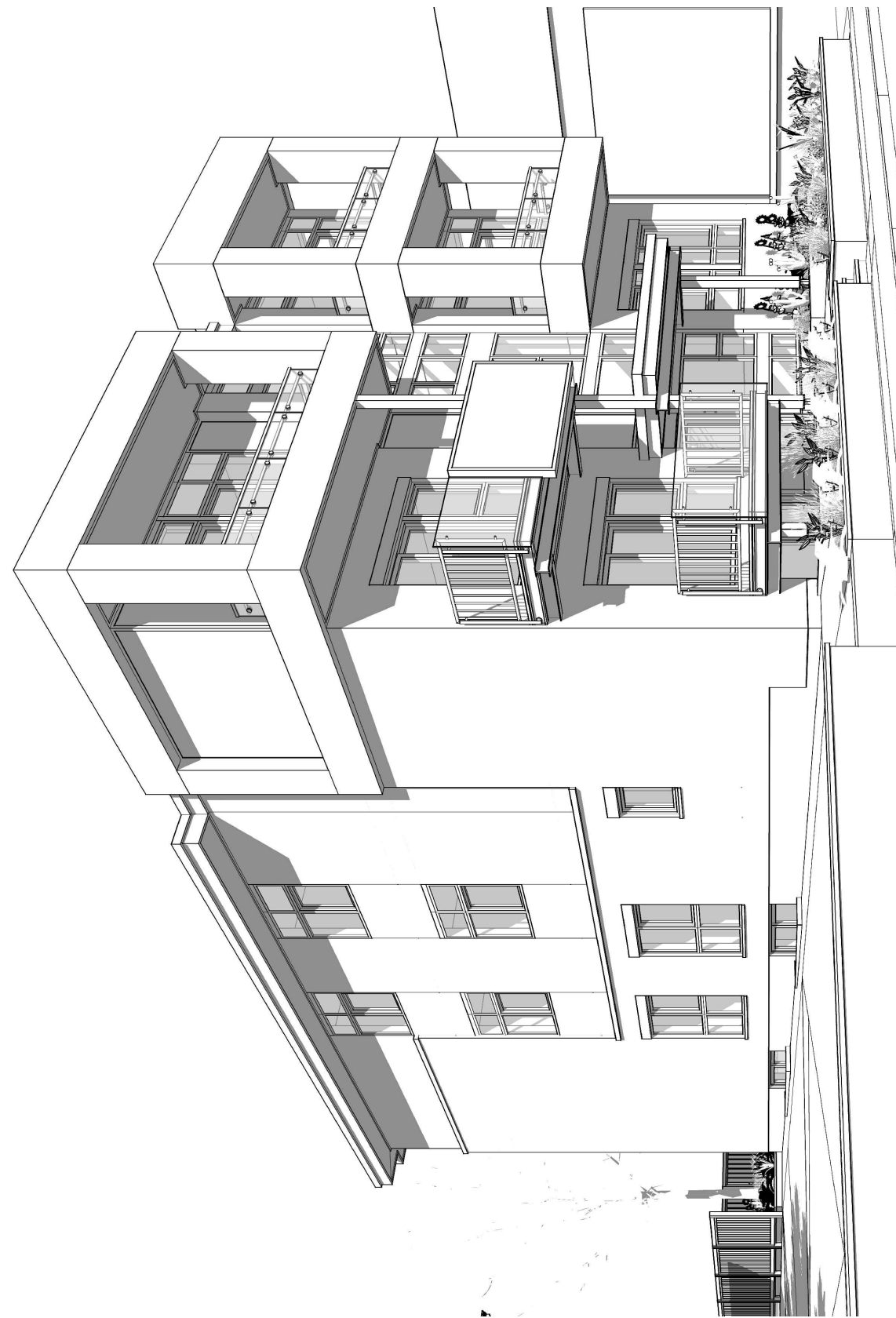
10 GARRISON ST

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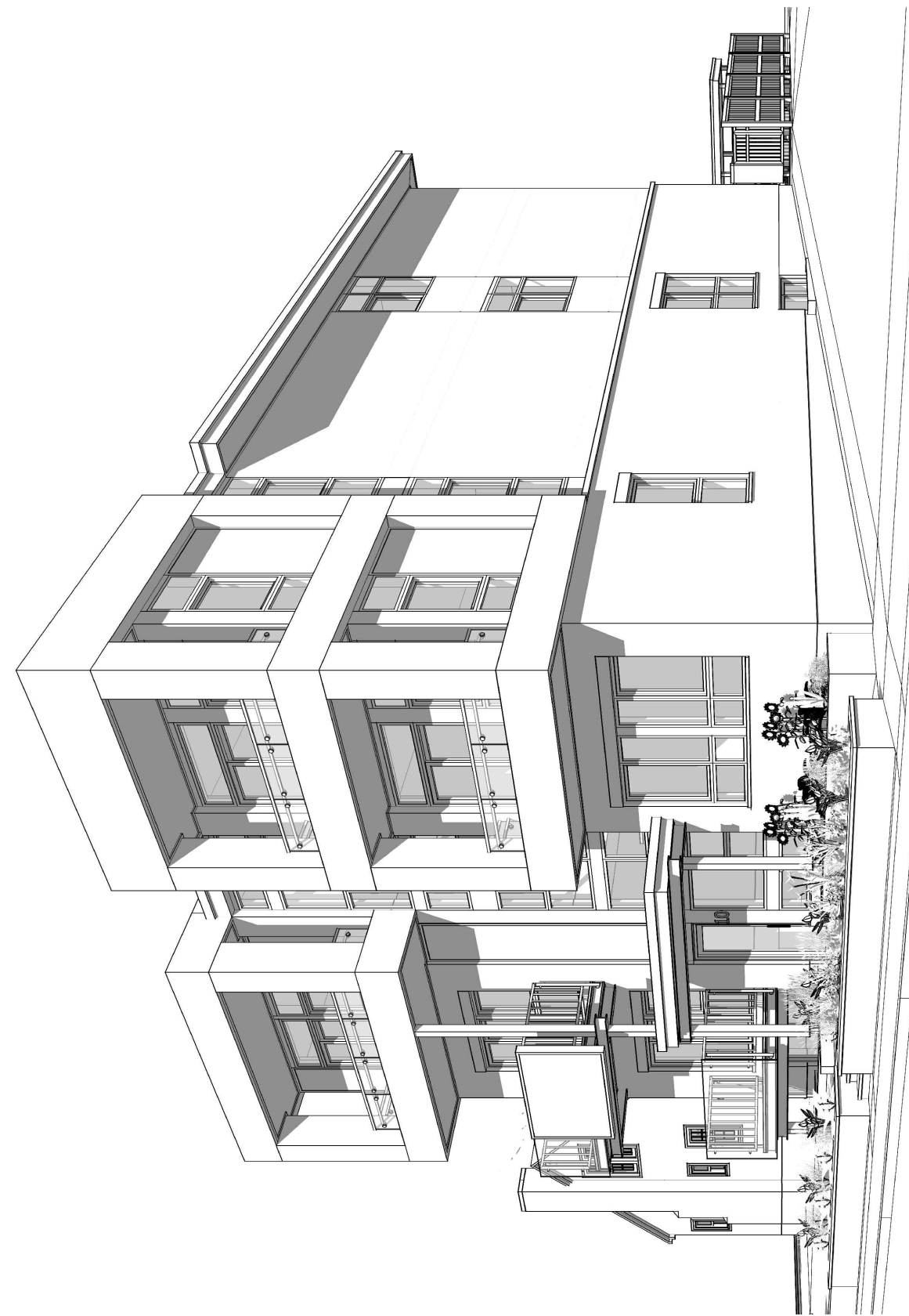
PROJECT No. :
2023-01

DATE:	2023-06-05
CHECKED:	AS
DWG BY:	AS

DWG No:
A11



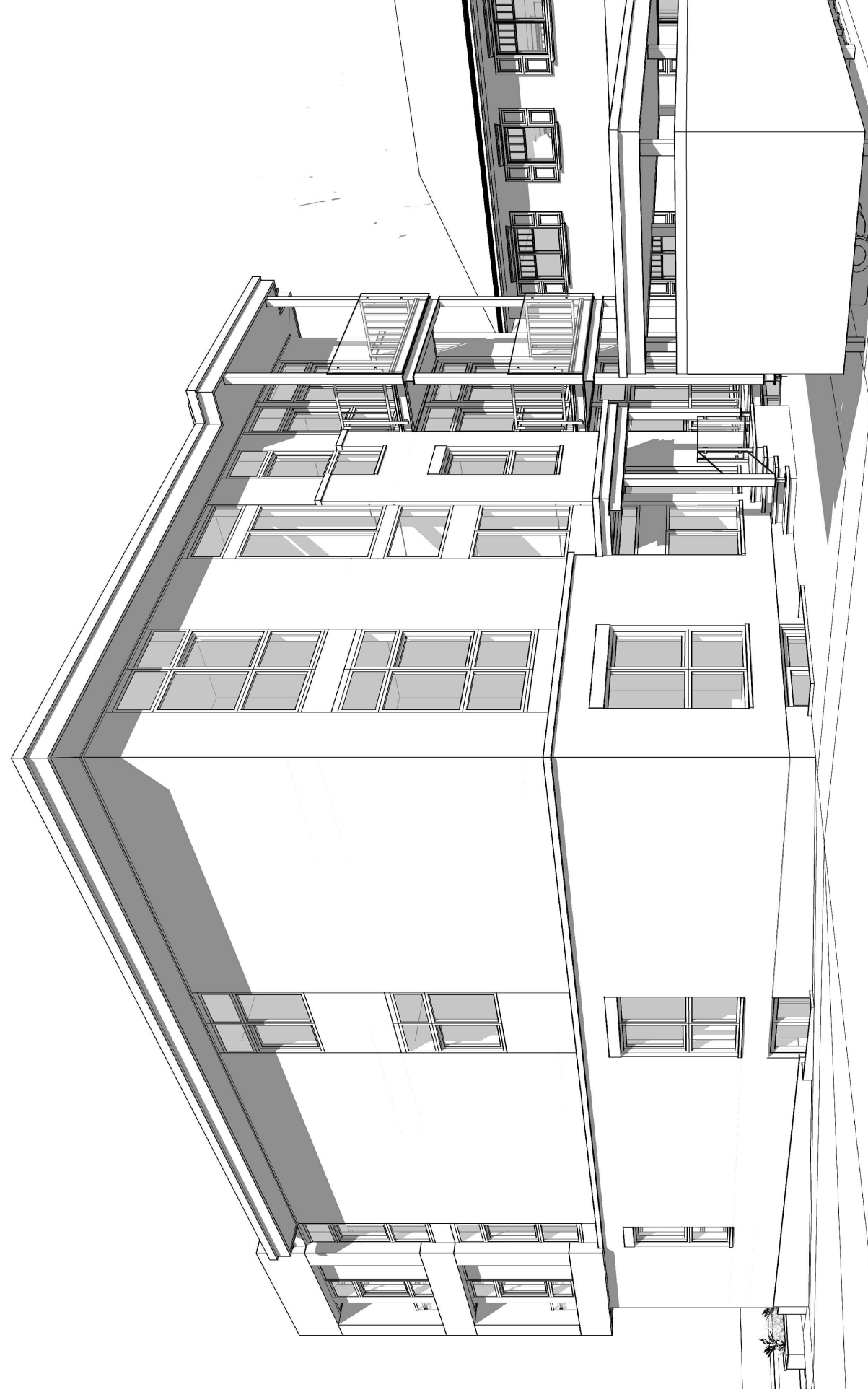
NORTH EAST PERSPECTIVE



NORTH WEST PERSPECTIVE



SOUTH EAST PERSPECTIVE



SOUTH WEST PERSPECTIVE

PROJECT TITLE

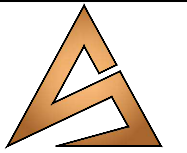
10 GARRISON ST

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PROJECT No. :
2023-01

DATE:	2023-06-05
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A12



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PROJECT TITLE

10 GARRISON ST



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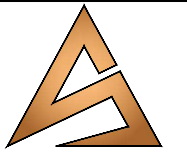
PROJECT No. :
2023-01

DATE:	2023-06-05
CHECKED:	AS
DWG BY:	AS

DWG No:
A13

NORTH STREET CONTEXT PERSPECTIVE

 PROPOSED FUTURE PERMITTED SIX STOREY BUILDING



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PROJECT TITLE

10 GARRISON ST



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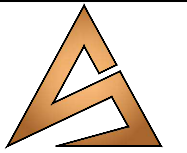
PROJECT No. :
2023-01

DATE:	2023-06-05
CHECKED:	AS
DWG BY:	AS

DWG No:
A14

NORTH EAST STREET CONTEXT PERSPECTIVE

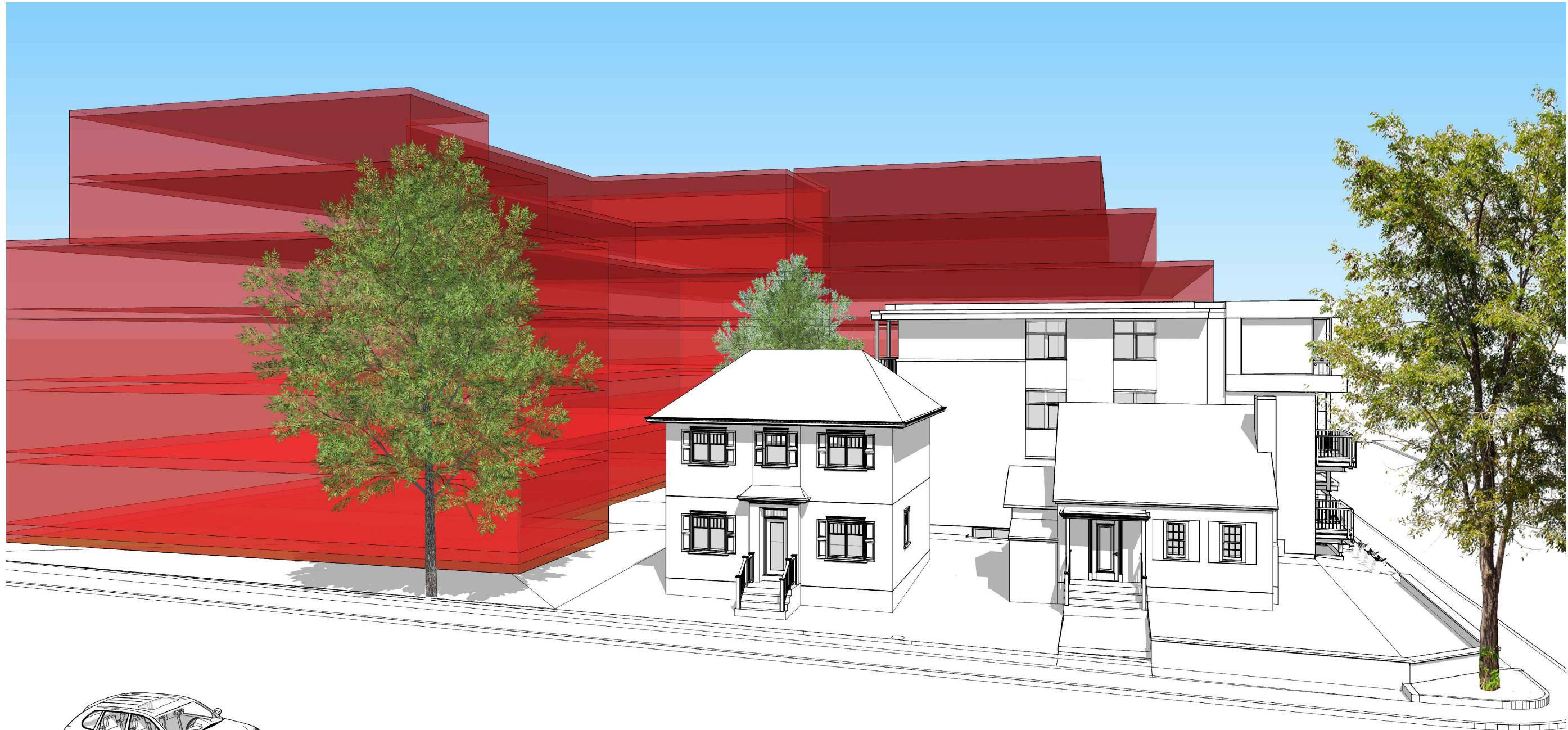
 PROPOSED FUTURE PERMITTED SIX STOREY BUILDING



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PROJECT TITLE

10 GARRISON ST



EAST STREET CONTEXT PERSPECTIVE

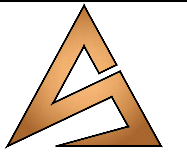
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4	FLR. PLANS REVIEW	2023 07-18

PROJECT No. :
2023-01

DATE:	2023-06-05
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A15



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PROJECT TITLE

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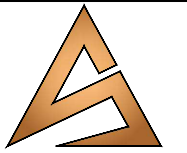
PROJECT No. :
2023-01

DATE:	2023-06-05
CHECKED:	AS
DWG BY:	AS

DWG No:
A16

AERIAL STREET CONTEXT PERSPECTIVE

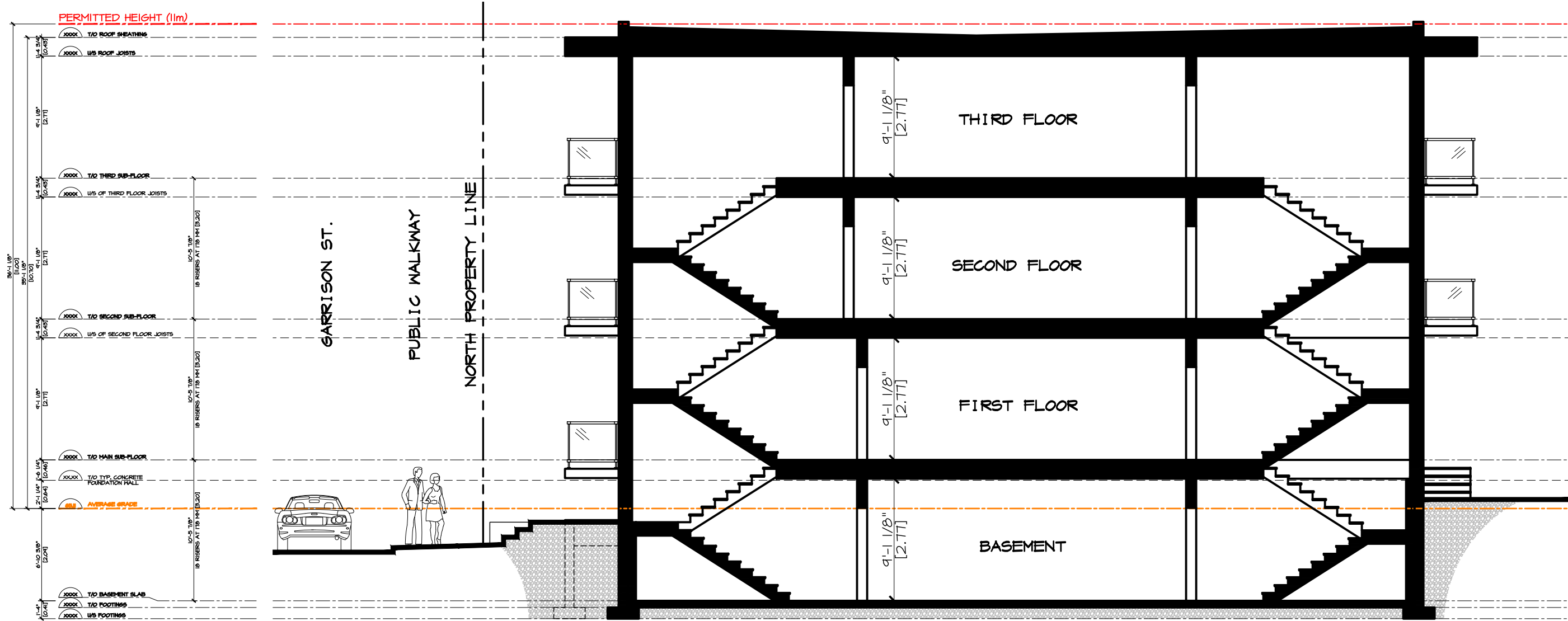
 PROPOSED FUTURE PERMITTED SIX STOREY BUILDING



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PROJECT TITLE

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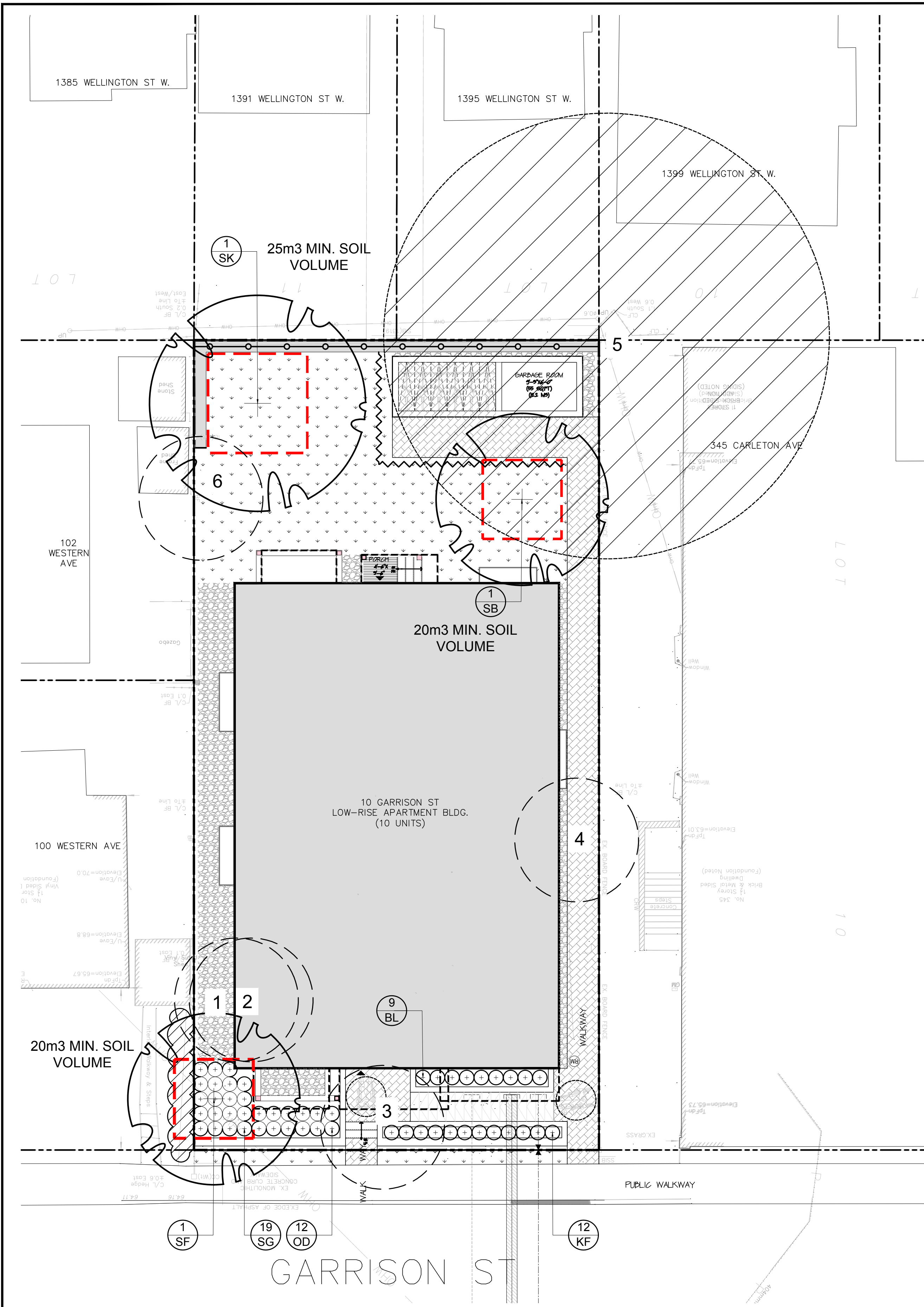
SECTION I
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10	PRE-CONSULT.	2024 06-03
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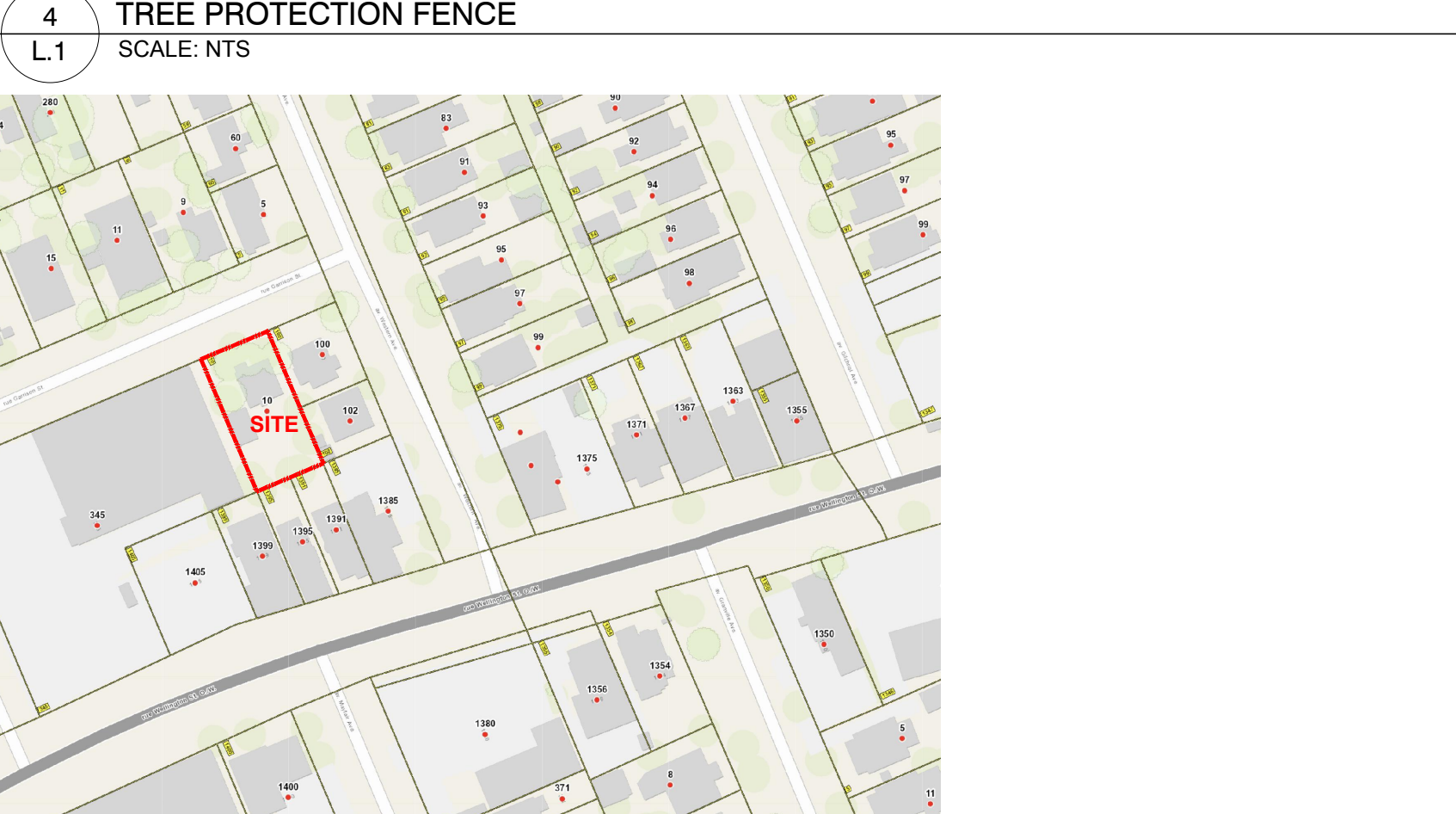
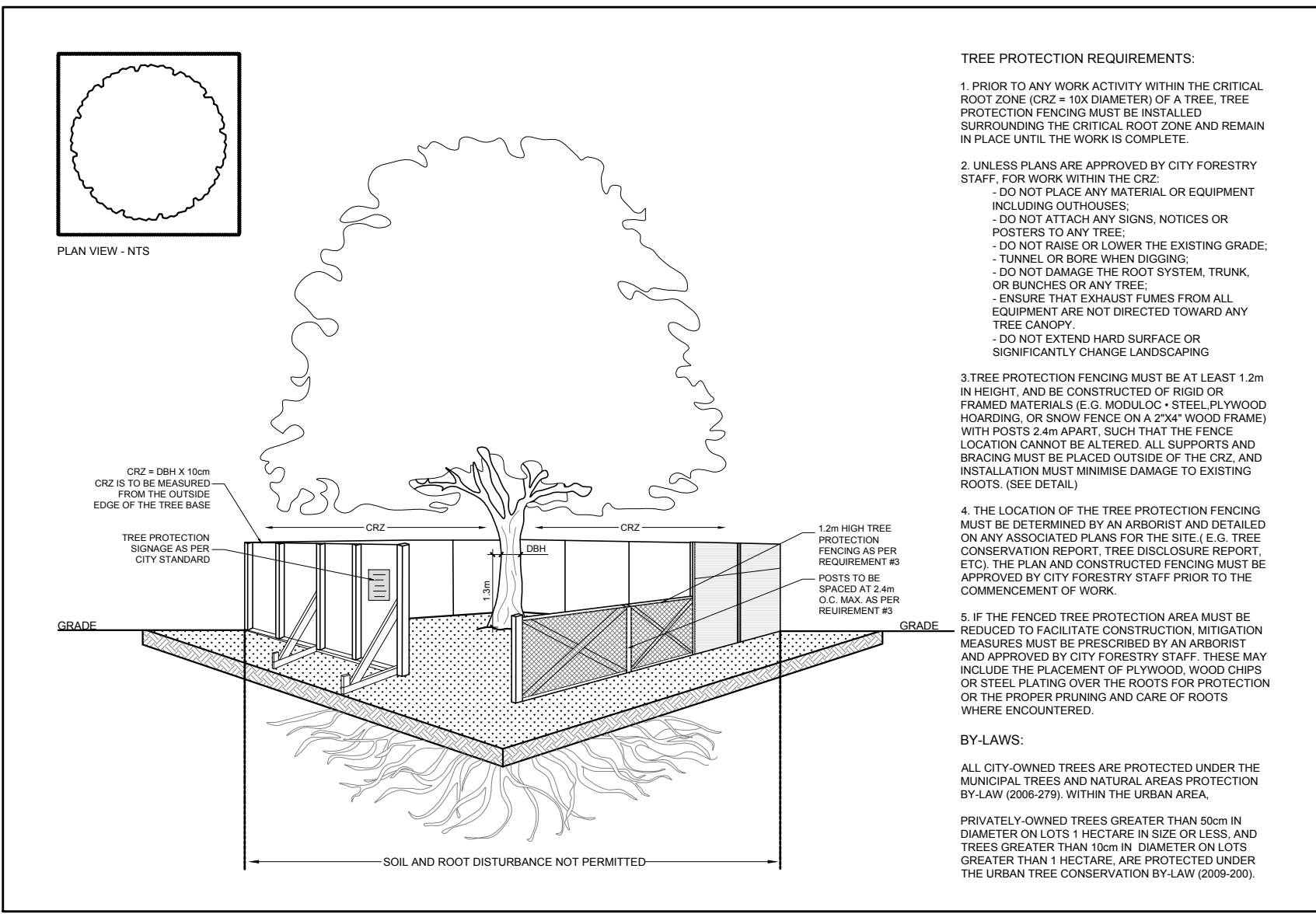
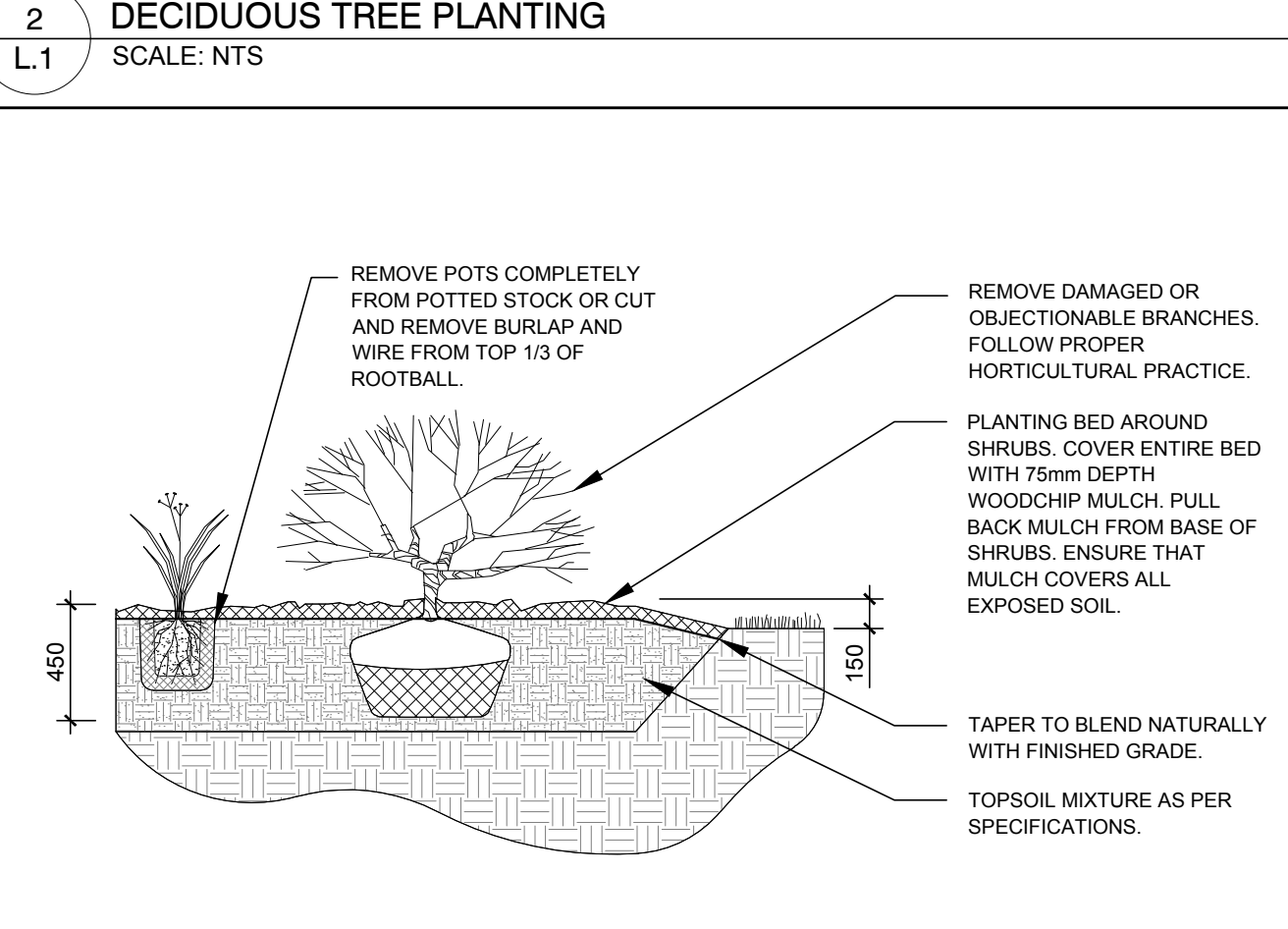
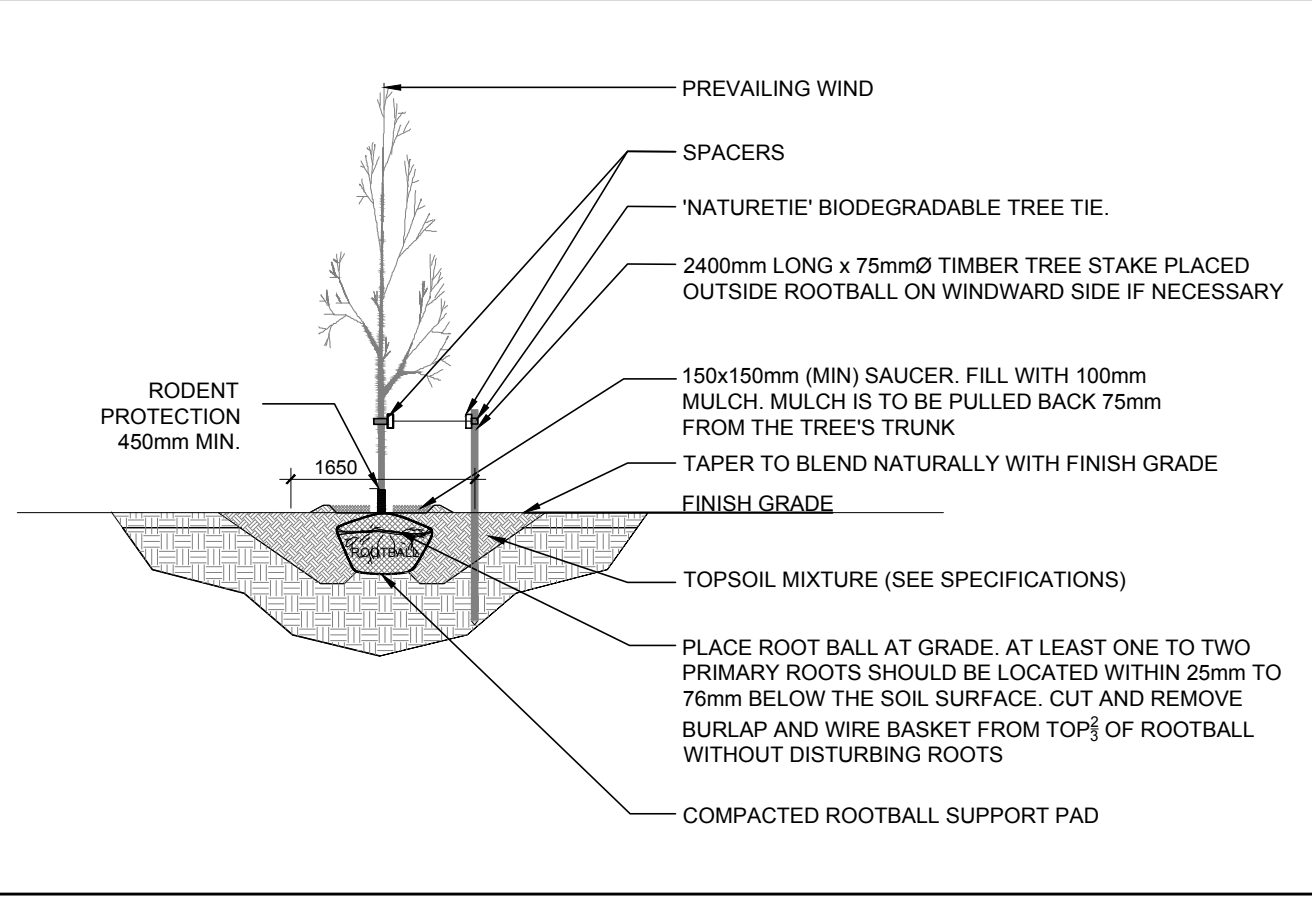
PROJECT No. :
2023-01

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DWG BY:	AS

DWG No:
A17



- GENERAL NOTES:**
- It is the responsibility of the appropriate contractor or official to report any errors, omissions or discrepancies on this plan with actual site conditions to the Landscape Architect before proceeding with construction.
 - The contractor is to notify all utility companies and authorities prior to any excavation and ascertain locations of underground services.
 - The contractor is to reinstate all areas and items damaged as a result of construction activity.
 - The contractor is to comply with all pertinent codes and by-laws.
 - The contractor is to maintain a positive surface run-off throughout the entire construction period.
 - The Landscape Architect is not responsible for subsurface conditions.
 - The contractor is to identify all existing trees to remain on site with the Landscape Architect prior to construction.
 - The contractor is to stake the proposed location of all plant material in conjunction with the Landscape Architect prior to excavation.
 - Minimum distances for selected deciduous trees are as follows:
 - Building Foundations 7.5m
 - Sidewalks 1.5m
 - Public Streets 2.5m
 - Underground Infrastructure 2.0m
 - All trees within 1m of underground utility trenches are to be excavated by hand.
 - Remove all protective wrapping from tree trunks after installation.
 - Staking of trees shall only be performed if necessary.
 - Ensure that mulch is pulled back a min. distance of 75mm from base of tree trunk.



PROPOSED PLANT LIST (QTY KEY)

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
TREES						
* SB	1	Amelanchier canadensis	Shadblow Serviceberry	50mm cal.	B&B	Proposed on private property
* SF	1	Amelanchier laevis 'JFS-ARB'	Spring Flurry Serviceberry	50mm cal.	B&B	Proposed on private property
* SK	1	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	50mm cal.	B&B	Proposed on private property
ORNAMENTAL GRASSES						
BL	16	Leymus arenarius 'Blue Dune'	Blue Lyme Grass	250mm pot.	Potted	Space 800mm o.c.
KF	12	Calamagrostis 'Karl Foerster'	Karl Foerster Grass	250mm pot.	Potted	Space 800mm o.c.
OD	16	Calamagrostis 'Overdam'	Overdam Grass	250mm pot.	Potted	Space 800mm o.c.
* SG	19	Panicum virgatum	Switchgrass	250mm pot.	Potted	Space 800mm o.c.

*NATIVE TO ONTARIO

40 YEAR CANOPY CALCULATION:

-465 m2 site area

-1 medium tree proposed (79m2 ea.), & 2 small trees proposed (7m2 ea)

=93m2 canopy cover =20% canopy cover

*Medium tree calculated at 10m, small trees at 3m.

EXISTING TREE LIST (QTY KEY)

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS	OWNERSHIP	COMMENTS
1	1	Picea glauca	White Spruce	240mm DBH	GOOD	To be removed	10 Garrison street	Tree is in good condition
2	1	Picea glauca	White Spruce	260mm DBH	GOOD	To be removed	10 Garrison street	Tree is in good condition
3	1	Acer negundo	Manitoba Maple	4x100mm DBH	GOOD	To be removed	10 Garrison street	Coppiced from the base of tree
4	1	Acer rubrum	Red Maple	500mm DBH	GOOD	To be removed	10 Garrison street	To be re-assessed when in leaf
5	1	Acer negundo	Manitoba Maple	1200mm DBH	FAIR	To remain	345 Carleton ave	To be re-assessed when in leaf. Growing into ex. fence
6	1	Acer saccharum	Sugar Maple	700mm DBH	GOOD	To be removed	10 Garrison street	Leaning over 102 Western property

CLIENT
Farzin Fararooni

CONSULTANTS
ARCHITECTS
AS DESIGN COMPANY INC.

CIVIL ENGINEERS
Stantec
Stantec Consulting Ltd.
400-1331 Clyde Avenue
Ottawa ON
Tel: 416-722-4400
www.stantec.com

- LEGEND**
- EXISTING TREE TO REMAIN
 - EXISTING CEDAR HEDGE TO REMAIN
 - EXISTING TREE TO BE REMOVED
 - MINIMUM SOIL VOLUME AREA
 - PROPOSED DECIDUOUS TREE
 - PROPOSED ORNAMENTAL GRASSES
 - PROPOSED SOD
 - PROPOSED RIVERSTONE MULCH
 - PROPOSED PAVERS OR INTERLOCK
 - PROPOSED 1.5m Ht. WOOD SCREEN FENCE
 - TREE PROTECTION FENCE

5			
4			
3			
2			
1	ISSUED FOR SITE PLAN CONTROL	06/05/2024	ML, JL
No.	Issue	Date	DR. CK

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
3332 CARLETON AVE. OTTAWA, ONTARIO K2H 5A8
Tel: (613) 732-5168 Fax: (613) 732-5168

PROJECT
PROPOSED THREE STOREY APARTMENT
10 GARRISON STREET, OTTAWA ON

DRAWING
TREE CONSERVATION REPORT & LANDSCAPE PLAN

STAMP

SCALE
AS SHOWN

START DATE
APRIL 2024

PROJECT NO.

PROJECT NORTH

DRAWING NO.
L.1

PLOT SIZE ARCH-D



