

April 4, 2016

City of Ottawa
Planning and Growth Management Department
110 Laurier Avenue West
Ottawa, Ont. K1P 1J1

**Re.: Update to Planning Rationale
Zoning Amendment Application – 101 Wurtemburg Street**

In support of an application for a zoning amendment for the property at 101 Wurtemburg Street, a Planning Rationale was submitted and discussed the proposal and its conformity with the planning regulatory framework. This memorandum updates the commentary with respect to that framework, given that the application was submitted in 2011, and policy modifications have been made since then.

The Provincial Policy Statement (2014) came into effect on April 30, 2014. With respect to this development, the new PPS built upon the policies within the previous 2005 PPS, rather than change them. Consequently, the proposed development continues to support the same policies and directions in the updated PPS.

The City of Ottawa Official Plan, however, has had more substantive revision since the application date. At that time, the Official Plan (2003, Consolidated 2007) was in effect, with the Official Plan (2008) under appeal. This OP was subsequently implemented with the Ontario Municipal Board approval of OPA 76, which is currently in effect. The new official Plan (2013) has been approved by Council and is represented by OPA 150, pending the resolution of several appeals. However, it is acknowledged that these policies should be referred to herein as they inform the review of development proposals.

As indicated in the Planning Rationale, the proposal is consistent with the policy framework established in the Official Plan. This conclusion remains the same after consideration of the changes to OP policy.

From the Planning Rationale:

The Council approved Official Plan (2003) designates these lands as General Urban Area on Schedule B of Volume 1. The Official Plan (2008) also designates the site as General Urban Area. The General Urban Area designation permits a wide range of uses, especially many residential uses that are compatible with the surroundings in terms of building heights and

setbacks. This proposal provides for infill development and intensification within the General Urban Area that is complementary to the existing community, and conforms to the policies described in Section 3.6.1 “General Urban Area”.

The subject site is located in an established urban area with full municipal services; and the site is underdeveloped at present, with an unoccupied single dwelling that is proposed for demolition. The site is close to two arterial roads (Rideau Street and St. Patrick Street) and a collector that links the two (Cobourg Street). Existing transit is available on these routes and Rideau Street is designated a Transit Priority Corridor on Schedule D. These streets are also designated as On-road Cycling Routes on Schedule C. The proposal provides an opportunity for additional residential units that can take full advantage of these existing and proposed benefits; and clearly supports the Strategic Directions of the Official Plan.

Sections 2.5.1 and 4.11 of the Official Plan reinforce the importance of compatibility and community design when considering new development. The Official Plan recognizes that compatible new development does not necessarily have to be the same as, or similar to, the existing buildings in the vicinity; but rather the new development should coexist within the existing community without adverse impact on the neighbouring properties.

The proposed development meets several of the design objectives and principles outlines in Section 2.5.1; particularly:

- Promotes quality consistent with a major metropolis, and a prime business and tourist destination;*
- Reflects a thorough and sensitive understanding of place, context and setting, by proposing a building and use that fit in within the generally high profile of the surrounding development;*
- Encourages a continuity of street frontages by setting the building close to the street;*
- Complements the massing patterns, rhythm, character and context of the area; and*
- Achieves a more compact form of development over time.*

Section 4.11 outlines objective criteria that can be used to evaluate compatibility at the scale of neighbourhoods or individual property. The following are most applicable to this proposed development:

- Policy 2a requires that roads should be adequate to serve the development with sufficient capacity to accommodate the anticipated traffic generated by the development. A Traffic Impact Statement was not required because of the small size of the development and the expected negligible impact on existing traffic. The proposed development is accessed by Wurtemberg Street, with direct connections to Rideau Street (existing arterial) and*

connections to St. Patrick Street (existing arterial) via Clarence Street and Cobourg Street (existing Collector).

- *Policy 2b requires that vehicle ingress and egress to a development should address impacts such as noise, headlight glare and loss of privacy for adjacent developments. The proposed parking garage entrance/exit is located adjacent to the existing driveway of the building on the north side of the development, and is situated at the end of Clarence Street, where it terminated at Wurtemberg Street. No negative impacts are anticipated from the location of the vehicular entrance to the site.*
- *Policy 2c requires that a development have adequate on-site parking. The proposed zoning amendment includes parking provisions that are considered appropriate for the proposed development, while recognizing the opportunity to reduce parking and increase other modes of transit, such as walking and cycling and transit.*
- *Policies 2d and 2e address building heights and massing, recognizing that new buildings should have regard for the area context. With respect to the height, the proposed development seeks the removal of the existing Floor Space Index of 2.5 to be replaced with a maximum building height of 45 metres (40 metres at the front and 45 metres at the rear). The east side of Wurtemberg Street is characterized by high-rise apartment buildings varying in height from 12 to 21 storeys in height, and forms a distinct built edge to the community. The west side of Wurtemberg Street, which is predominantly low-rise (2 and 3 storey) residential uses in small apartment buildings or semi-detached dwellings. The MacDonald Gardens Park occupies a large portion of the west side of Wurtemberg Street. The proposal seeks to establish a stronger architectural expression of a point tower that marks the terminus of Clarence Street, and offers variation to the long wall of the Seignury, while still respecting the overall height range of the street.*
- *Policy 2l requires that new development provide supporting neighbourhood services, or alternatively, is able to be supported by existing neighbourhood services. The proposed development of only 36 units is fully capable of being supported by the existing neighbourhood services.*

The sun shadow study prepared by the Architect (DCYSA) illustrates that the proposed building mass and height do not negatively impact the neighbouring properties.

The proposed zoning amendment and site plan proposal for the site take into consideration the applicable and relevant Official Plan policies, including Sections 2.5.1 and 4.11 Urban Design and Compatibility.

Due to its proximity to the Rideau River, any application for redevelopment of this site also requires relief from the minimum setbacks established in the Official Plan.

Policy 4.7.3.2 of the Official Plan establishes minimum setbacks for development from the water's edge, top of embankment and high floodplain contour. Policy 4.7.3.5 of the Official Plan (Policy 4.7.3.7 of the 2008 Official Plan under appeal) states that where an exception to these setbacks is requested, the City in consultation with the Conservation Authority will consider alternate setbacks on the basis of a study submitted by the applicant that addresses:

- *Slope of the bank and geotechnical considerations related to unstable slopes, as addressed in Council's Slope Stability Guidelines for Development Applications in the City of Ottawa 2004;*
- *Natural vegetation and the ecological function of the setback area;*
- *The nature of the abutting water body, including the presence of a floodplain;*
- *The need to demonstrate that there will be no negative impacts on adjacent fish habitat.*

These issues are addressed in this study in the EIS section, and the study concludes that the proposed setbacks are appropriate.

Update

With the approval of OPA 76, the Official Plan policies were updated with an increased focus on intensification, especially in certain target areas. Section 4.11, related to Urban Design and Compatibility, was modified to include more guidance in providing intensification and respecting compatibility:

- High-Rise buildings are defined as 10 storeys or more (Policy 4.11.7)
- High-Rise buildings may be considered within areas characterized by high-rise buildings that have direct access to an arterial road, or within areas identified for high-rise buildings where these profiles are already permitted in the Zoning Bylaw (Policy 4.11.9)
- City will consider proposals for High-Rise buildings in light of how the proposed scale, massing and height relate to adjoining buildings and the planned context for the surrounding area; how the proposal enhances or creates new views and vistas; the effect on the skyline; quality of architecture and urban design (Policy 4.11.11)
- Development proposals must ensure that an effective transition in built form is provided between areas of different profile. Transitions can be accomplished through a variety of means including incremental changes in building height, massing, character, architectural design, and building setbacks (4.11.12)

The proposed 13 storey building is classified as High-Rise, and is proposed on a street that has direct access to an arterial road (Rideau Street), and the street is characterized by many High-Rise buildings on the east side; ranging from 12 to 21 storeys in height. The intention of the proposal is to maintain the height of the massive building to the south, but provide a transition to the north through its form and design. The proposed building will read as a narrow vertical element, in contrast to the very long wall of the adjacent building, and will act as a terminus

view, marking the end of Clarence Street. Despite its 13 storeys, the proposal will be obviously smaller in scale and density than the adjacent towers, and provides the necessary transition to the less dense developments to the north; while reinforcing the “edge” character condition of the east side of Wurtemberg Street.

The Council approved OPA 150 (Official Plan 2013) includes many revisions with respect to intensification and density requirements, transit use, compatibility and tall buildings. This proposal can also be deemed to be supportive of the new OP as well. Relevant policies include:

- This Plan supports intensification throughout the urban area where there are opportunities to accommodate more jobs and housing and increase transit use (Policy 2.2.2)
- Intensification includes development of vacant or underutilized lots within previously developed areas (Policy 2.2.2.1)
- Taller buildings should be located in areas that support Rapid Transit and the Transit Priority Network, in areas of mixed uses, and in areas that can accommodate large scale intensification. The distribution of building height will be determined by design and compatibility of the development within the surrounding context and planned function as detailed in Section 4.11 with buildings clustered with other buildings of similar height (Policy 2.2.10)
- City supports intensification outside of Target Areas within the General Urban Area and will promote opportunities for intensification that are compatible with the surrounding context on underdeveloped sites (Policy 2.2.2.19)
- A clear objective is a substantial increase in the use of public transit (Policy 2.3.1)
- Although the maximum height within the General Urban Area is 4 storeys, greater height may be considered subject to a zoning amendment for infill, up to a height that does not exceed the height permitted by adjacent existing development or planned function, and where the site is within 400 m of a Transit Priority corridor, and the site is between 2 properties and adjacent to at least one that is higher than 4 storeys (Policy 3.6.1.4)

The proposal supports these policies in the following manner:

- The site is, and has been, underutilized for a long time and should be redeveloped to support OP policy
- The site is on a street with a direct access to Rideau Street – which is identified as an Arterial Road and a Transit Priority corridor. The walking distance from the site to available transit at Rideau Street is approximately 300 m, and 275 m to Cobourg Street.
- The proposed building would fit into the cluster of high buildings on the east side of Wurtemberg Street, and will be approximately the same height as the adjacent building.
- The permitted height of the adjacent development to the south is 42m (it is zoned R5C [481] H(42))

While the proposal exceeds the 4 storey general height cap for the General Urban Area, the City can clearly consider the 13 storeys requested in this Zoning Amendment application, given the surrounding high-rise context and proximity to major transit.

Conclusion

The proposed development would intensify a vacant and underdeveloped property, on a street that is characterized by high-rise residential buildings on the east side of the street, forming an edge condition to the community to the west. The design will complement the existing massing and form of the existing context, while providing a distinctive view at the eastern terminus of Clarence Street. The nature of the narrow vertical design of the building will provide a counterpoint to the monolithic buildings to the south, and a transition to the smaller scale and less dense developments to the north. The proposal conforms to the intent and objectives of the Provincial Policy Statement and the Official Plan, as it was in effect at the time of application, as it is now (OPA 76), and as it is contemplated by the Council approved OPA150. Furthermore, the requested zoning would reinstate the height and density that were permitted on this site prior to its down-zoning in 2008 when a Floor Space Index was added. It is our opinion that the proposed development represents good planning and urban design.

Report Prepared by:

Claridge Residential Inc.

A handwritten signature in cursive script, appearing to read "Burghout".

James Burghout, B. Env. St., B. Arch, OAA, MRAIC