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PLANNING RATIONALE
5574 ROCKDALE ROAD, VARS
12 UNIT APARTMENT BUILDING
ANDRÉ ROLLIN

PLANNING RATIONALE

12 UNIT APARTMENT BUILDING

Proposed at
5574 Rockdale Road
Vars, Ontario

Report Prepared for:

Rollin Developments
880 Smith Road
Navan, Ontario
K4B 1N9

Prepared by:

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1.0 INTRODUCTION

A. Dagenais & Assoc. Inc., Consulting Engineers & Architect, have been retained by Rollin Development INC to provide site development documentation and drawings for the proposed residential project.

This Planning Rationale report has been prepared to support and application for Zoning By-Law Amendment.

2.0 SITE LOCATION AND PROPOSED DEVELOPMENT

The proposed development is to take place on a piece of land within the village of Vars. The site has an area of approximately 1.777 hectares mostly separated from Rockdale Road by a row of existing single dwelling residential properties (each fronting on Rockdale Road), except for a remaining portion providing approximately 30.00m of frontage on Rockdale Road with an existing private approach. A copy of the draft plan is attached to this report.

The site is currently vacant and consists of solely regularly maintained grass area. The land to the north is forested. The lands to the West, South, and East consist solely of single dwelling units.

The lot is not proposed to be severed at this time; however the intention is to locate all of the development on the southern half of the site, leaving the possibility for future construction on the northern half of the lot. It is also proposed to configure the development to allow for a new traffic connection in the future to connect a future development to the proposed laneway.

The proposed development is a 12 unit apartment building which will be targeting aging, retired tenants and seniors in general. The proposed location of the building is set back from the road to the east, there is no development to the north, and there are dense tree lines to the West and South, ensuring a level of privacy, peace and quiet that would be much appreciated by the target demographic.

3.0 OFFICIAL PLAN AND ZONING BY-LAW

3.1 OFFICIAL PLAN

The site is governed by the City of Ottawa Official Plan (OOP). According to the official plan, the site is designated as "Village" on Schedule A of the Official Plan.

Vars is included in the "Consolidated Villages Secondary Plan." This secondary plan includes the following:

PART 1

The visions statement of the Village of Vars includes several goals and Objectives.

3.0 OFFICIAL PLAN AND ZONING BY-LAW (CONTINUED...)

3.1 OFFICIAL PLAN (CONTINUED...)

"Goal 3: Encourage the building of sustainable housing to cater to families and seniors of all income levels.

Objective 3.1: Ensure that residential growth is consistent with existing housing size, form and density.

Objective 3.2: Encourage the adaptive redevelopment and infill of existing serviced neighbourhoods in the village."

At present, the spectrum of housing types within the village is limited almost entirely to single family dwellings. This form of housing may be unattainable to many seniors with low or no income.

The proposed 12unit apartment building, while containing significantly more dwelling units than a single family home, would contain only one and two bedroom dwellings, resulting a proposed building that is not much larger than the surrounding homes. Additionally, the view from Rockdale Road will remain appealing through perspective. The existing split-level homes are much closer to Rockdale road, and the proposed 2 storey development will be set behind them, therefore the proposed building will not appear "out of scale" with the surrounding homes. The proposed development will also incorporate the combination of stone and siding that make up the facades of the existing houses on Rockdale Road. The resulting development will be an attractive and effective way to achieve an increased population density within the already established village limits, while conserving land for further development.

PART 2

Part 2 promotes retirement homes. This proposed development is intended to restrict occupancy to all but the aged. The location of the site has an approximate distance of 0.5km from the proposed development to the centre of the village.

PART 3

The official plan currently designates the site as Village Residential - Enterprise. We feel that the proposed development does not meet this zoning, but that the site and its surroundings are more suited for the tranquility of a seniors apartment building than any business usage.

3.0 OFFICIAL PLAN AND ZONING BY-LAW (CONTINUED...)

3.2 ZONING BY-LAW

The current zoning by-law by which the subject property is regulated is the City of Ottawa Comprehensive Zoning By-Law 2008-250. The zone designation for the subject site is V1D[18R] Village Residential First Density Zone.

The proposed development will be an apartment building with a greater density than the current zoning allows. As a result, an application has been submitted to have the site rezoned. The proposed zoning is V3E which permits the proposed development and to which the site conforms.

4.0 PROVINCIAL INTERESTS

On March 1, 2005, the current Provincial Policy Statement under section 3 of the Planning Act was issued. The statement conveys provincial interests as they pertain to land use planning. All decisions affecting planning matters "shall be consistent with" policy statements issued under the Act.

The following are brief comments on the adherence of the proposed development to the applicable interests of the Provincial Policy Statement.

4.1 BUILDING STRONG COMMUNITIES

4.1.1 Managing and Directing Land Use to Achieve Efficient Development and Land Use Patterns

The policy statement promotes efficient land use development and land use patterns and discourages land use patterns that may cause environmental or public health and safety concerns.

The proposed development complies with these policies by being appropriately designed and by providing a new type of residential development within the village of Vars, which are currently almost exclusively single family dwelling units.

Studies filed in support of the proposed development and resulting conditions of approval address environmental, public health and safety concerns.

4.0 PROVINCIAL INTERESTS (CONTINUED...)

4.2 WISE USE AND MANAGEMENT OF RESOURCES

The site consists of approximately 1.777 hectares of vacant site. Onsite, there are no known woodlands, no watercourses, no agriculture, no minerals or petroleum, and no archeological resources. A phase I archeological assessment identified archeological potential, however a phase II assessment concluded that no further testing was warranted. If archeological resources are found during construction, the Heritage Operations Unit should be notified and any items are to be conserved either by removal and documentation or by preservation on-site.

4.3 PROTECTING PUBLIC SAFETY

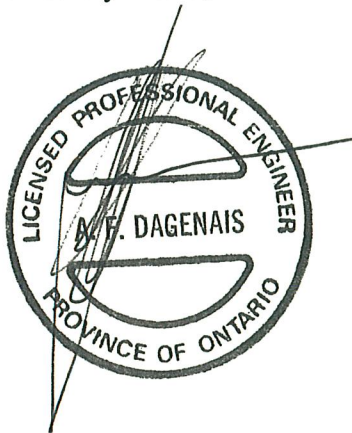
The site is not adjacent or on any natural hazards, nor is it adjacent to any human-made hazards. The proposed development will be services with municipal water and onsite sewage system. Storm water management will be implemented through open ditches. Storm water quantity and quality issues are proposed to be addressed on site.

5.0 CONCLUSION

The application for zoning amendment by A. Dagenais & Assoc. Inc. for a residential development at 5574 Rockdale Road has been reviewed from a planning point of view, including being consistent with the Provincial Policy Statement 2005. It is the opinion of the author of this report that the rationale exists to approve the zoning amendment to permit the proposed development as it represents good land use planning and is in keeping with the vision of the municipality to permit Village residential development in this area.

Should you have any questions, please do not hesitate to contact the undersigned.

Sincerely Yours,



Alain Dagenais, P.Eng.

A handwritten signature in blue ink, appearing to read 'Michael Jans'.

Michael Jans, B.Eng

APPENDIX “A”

Site Development Drawings