

Planning Rationale and Design Brief
In Support of a
Minor Zoning By-law Amendment and Site Plan Control Application
1058, 1062 and 1066 Silver Street
City of Ottawa

Prepared For:



Prepared By:



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April 1st, 2022

Novatech File: 121139
Ref: R-2021-109

April 1st 2022

City of Ottawa
Planning, Real Estate, and Economic Development
110 Laurier Avenue West
Ottawa, ON
K1P 1J1

Attention: Tracey Scaramozzino

Dear: Ms. Scaramozzino

**Reference: 1058, 1062 and 1066 Silver Street
Minor Zoning By-law Amendment and Site Plan Control Application
Our File No.: 121139**

This revised Planning Rationale and Design Brief has been prepared in support of an amended application for a Minor Zoning By-law Amendment and Site Plan Control for the properties located at 1058, 1062 and 1066 Silver Street in the City of Ottawa.

The Minor Zoning By-law Amendment (D02-02-21-0073) and Site Plan Control (D07-12-21-0112) filed for the properties municipally known as 1062 and 1066 Silver Street filed on July 27th, 2021, are being amended to incorporate the property municipally known as 1058 Silver Street. In general, the design of the building is consistent with the previous application. The requested zoning exceptions are generally consistent with the previous application.

The site plan application proposes a low-rise apartment dwelling consisting of 32 units with vehicular access from Silver Street. The proposal consists of an underground parking garage. Bicycle parking and garbage storage is proposed in the underground parking garage.

The site is currently zoned Residential Fourth Density, Subzone UC, (R4UC) in City of Ottawa Zoning By-law 2008-250. The Minor Zoning By-Law Amendment requests an increased maximum permitted lot area, remove the requirement for tree planting in the rear yard, and to require a minimum of two principle entrances.

Should you have any questions regarding any aspects of this application, please do not hesitate to contact either Murray Chown or myself.

Sincerely,



NOVATECH

Taylor West, M.Sc. (Planning)
Planner

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1.0 INTRODUCTION

Novatech has been retained by Power-Tek Real Estate Corporation to prepare a revised Planning Rationale and Design Brief in support of amended Site Plan Control and Minor Zoning By-law Amendment applications for the development of a low-rise apartment dwelling on the properties municipally known as 1058, 1062 and 1066 Silver Street.

The Minor Zoning By-law Amendment (D02-02-21-0073) and Site Plan Control (D07-12-21-0112) filed for the properties municipally known as 1062 and 1066 Silver Street filed on July 27th, 2021, are being amended to incorporate the property municipally known as 1058 Silver Street. The design of the building is generally consistent with the original application.

The development will have vehicular access from Silver Street and pedestrian access from Summerville Avenue.

The site-specific exception requests an increased maximum permitted lot area, remove the requirement for tree planting in the rear yard, and to require a minimum of two principle entrances. The required relief will be discussed in section 4.2 of this report. The Minor Rezoning and Site Plan Control applications were being submitted concurrently.

This Planning Rationale and Design Brief will demonstrate that the proposed development and Site Plan Control application:

- Are consistent with the Provincial Policy Statement; and
- Conform to the City of Ottawa Official Plan
- Establishes appropriate performance standards for the Subject Site.

1.1 SITE LOCATION AND CONTEXT

The Subject Site consists of three properties, 1058, 1062 and 1066 Silver Street.

1058 Silver Street is approximately 465 m² in size, with 15.24 metres of frontage on Silver Street and a depth of 30.5m. 1058 Silver Street is currently occupied with a detached dwelling. 1058 Silver Street is legally known as Part Lot 31, Plan 294, as in N677588 in the municipality of Ottawa/Nepean.

1062 Silver Street is approximately 465 m² in size, with 15.24 metres of frontage on Silver Street and a depth of 30.5m. 1062 Silver Street is currently occupied with a detached dwelling. 1062 Silver Street is legally known as Part Lot 31, Plan 294, as in NS202020 in the municipality of Ottawa/Nepean.

1066 Silver Street is approximately 650 m² in size, with 21.34 metres of frontage on Silver Street and 30.48 meters of frontage on Summerville Avenue. 1066 Silver Street is currently

occupied with a detached dwelling. 1066 Silver Street is legally known as Part Lot 31, Plan 294 , as in CR612978 ; in the municipality of Ottawa/Nepean.

The Subject Site is surrounded by low-rise residential uses. An aerial view of the Subject Site is shown on Figure 1.



Figure 1: Aerial View of Subject Site

For the purpose of this Report, Silver Street is assumed to run north-south, and Summerville Avenue is assumed to run east-west. The surrounding land uses are described as follows:

East: To the east of the Subject Site is a low-rise townhouse building. Parking for these units is located in the rear, and is accessed from both Silver Street Summerville Avenue. The adjacent low-rise townhouse building to the east of the Subject Site is shown on Figure 2.



Figure 2: Low-Rise townhouse Building to the East of the Subject Site

South: On the opposite corner of the Subject Site, on the south side of Summerville Avenue, is a planned unit development consisting of low-rise dwellings. The planned unit development is shown on Figure 3.



Figure 3: Planned Unit Development to the South of the Subject Site

West: To the west of the Subject Site is a low-rise apartment dwelling, with parking located at the rear. The low-rise apartment dwelling is shown on Figure 4.



Figure 4: Low-Rise Apartment Dwelling to the West of the Subject Site

North: To the north of the Subject Site is a low-rise apartment dwelling. Directly across the street from the low-rise apartment dwelling is another low-rise apartment dwelling. The two low-rise apartment dwellings are shown on Figure 5.



Figure 5: Low-Rise Apartment Dwellings to the North of the Subject Site

1.2 TRANSPORTATION NETWORK

The Subject Site is in close proximity to eastbound and westbound bus stops on Summerville Avenue. These bus stops serve the 53 bus route. The 53 bus route provides all-day service to Tunney’s Pasture every 15 minutes on weekdays, and every 30 minutes on weekends.



Figure 6. Bus Routes near the Subject Site

The proposed development is in a location with convenient access to public transit.

Pedestrian sidewalks are present along Summerville Avenue. The Subject Site is in close proximity to Merivale Road and Fisher Avenue, which are identified as Spine Routes on Schedule C of the Official Plan. The Subject Site is in close proximity to the multi-use pathway accessed at the corner of Silver Street and Kingston Avenue. The Spine Routes and the Multi-use Pathway are shown on Figure 7.



Figure 7. Excerpt from Official Plan Schedule C

2.0 PROVINCIAL POLICY STATEMENT 2020

The Provincial Policy Statement 2020 (PPS) was issued under Section 3 of the Planning Act and came into effect May 1, 2020. Under Section 3 of the Planning Act, all decisions affecting planning matters shall be consistent with the PPS policy.

Section 1 of the PPS speaks to the building of strong and healthy communities within the province of Ontario. Section 1.1.1 sets out policies that aim to achieve the building of these healthy communities. The proposed development meets the following policies of Section 1.1.1:

- The proposed development promotes efficient development and land use patterns which sustain the financial well-being of the province and municipalities over the long term (Policy 1.1.1 a);
- The proposed development accommodates an appropriate affordable, and market based range and mix of residential types to meet the long term needs of the City of Ottawa (Policy 1.1.1 b);
- The proposed development avoids land use patterns which may cause environmental or public health and safety concerns (Policy 1.1.1 c);
- The proposed development does not impede the efficient expansion of settlement areas as it is a redevelopment located within the City's urban area (Policy 1.1.1 d);
- The proposed development promotes growth management, transit supportive development, and intensification to achieve cost effective development, optimization of transit investment, minimization of servicing costs, and minimization of land consumption (Policy 1.1.1 e);

The proposed development is consistent with the policies of Section 1.1.1 of the PPS 2020.

Section 1.1.2 of the PPS speaks to providing sufficient land to:

accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years

The proposed development provides residential uses in an urban area that is well serviced by existing transit services and various neighbourhood amenities. The intensification of the Subject Site helps achieve a density that supports the transit system and various amenities within the surrounding area.

Section 1.1.3 provides direction on Settlement Areas. Policy 1.1.3.2 speaks to how land use patterns within settlement areas should be developed. The proposed development meets the following policies of Section 1.1.3.2.

- The proposed development provides a density and mix of land use that:
 - efficiently uses land and resources (Policy 1.1.3.2 a);
 - is appropriate for, and efficiently uses, the infrastructure and public service facilities which are planned or available, and avoid the need for unjustified and/or uneconomical expansion (Policy 1.1.3.2 b);
 - ...promotes energy efficiency (Policy 1.1.3.2 c);

- supports active transportation (Policy 1.1.3.2 e);
- is transit-supportive, where transit is planned, exists or may be developed (Policy 1.1.3.2 f).

The proposed development is an example of intensification and redevelopment, consistent with Section 1.1.3.2.

Section 1.1.3.3 states that

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

The proposed development will result in intensification that increases the supply and range of housing, and development that is transit supportive.

The proposed development is located in the General Urban Area which can be served by infrastructure and transit systems. The area is served by local bus service that runs along Summerville Avenue.

The surrounding neighbourhood features many neighbourhood amenities such as the Meadowvale Park, Alexander Park/Community Center, and convenient access to the Experimental Farm Pathway. The Subject Site has access to several schools, including Turnbull Academy and W.E. Gowling Public School.

The proposed development represents an efficient use of land located within a built-up settlement area in the City. The Subject Site benefits from existing infrastructure, bus service and a variety of neighbourhood amenities. The Subject Site is well suited for intensification.

The proposed development is consistent with the policies of the Provincial Policy Statement.

3.0 CITY OF OTTAWA OFFICIAL PLAN

The Subject Site is designated General Urban Area on Schedule B of the City of Ottawa's Official Plan, as shown on Figure 8. The Official Plan identifies General Urban Areas as areas for growth:

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. A broad scale of uses is found within this designation, from ground-oriented single-purpose buildings to mid-rise buildings with a mix of uses along Mainstreets or Transit Priority Corridors; from a dwelling or corner store to a shopping centre or office

The proposed development represents an opportunity for higher density residential development within the General Urban Area. The location of the Subject Site allows the proposed development to take advantage of the existing services, facilities and greenspace within the surrounding area.

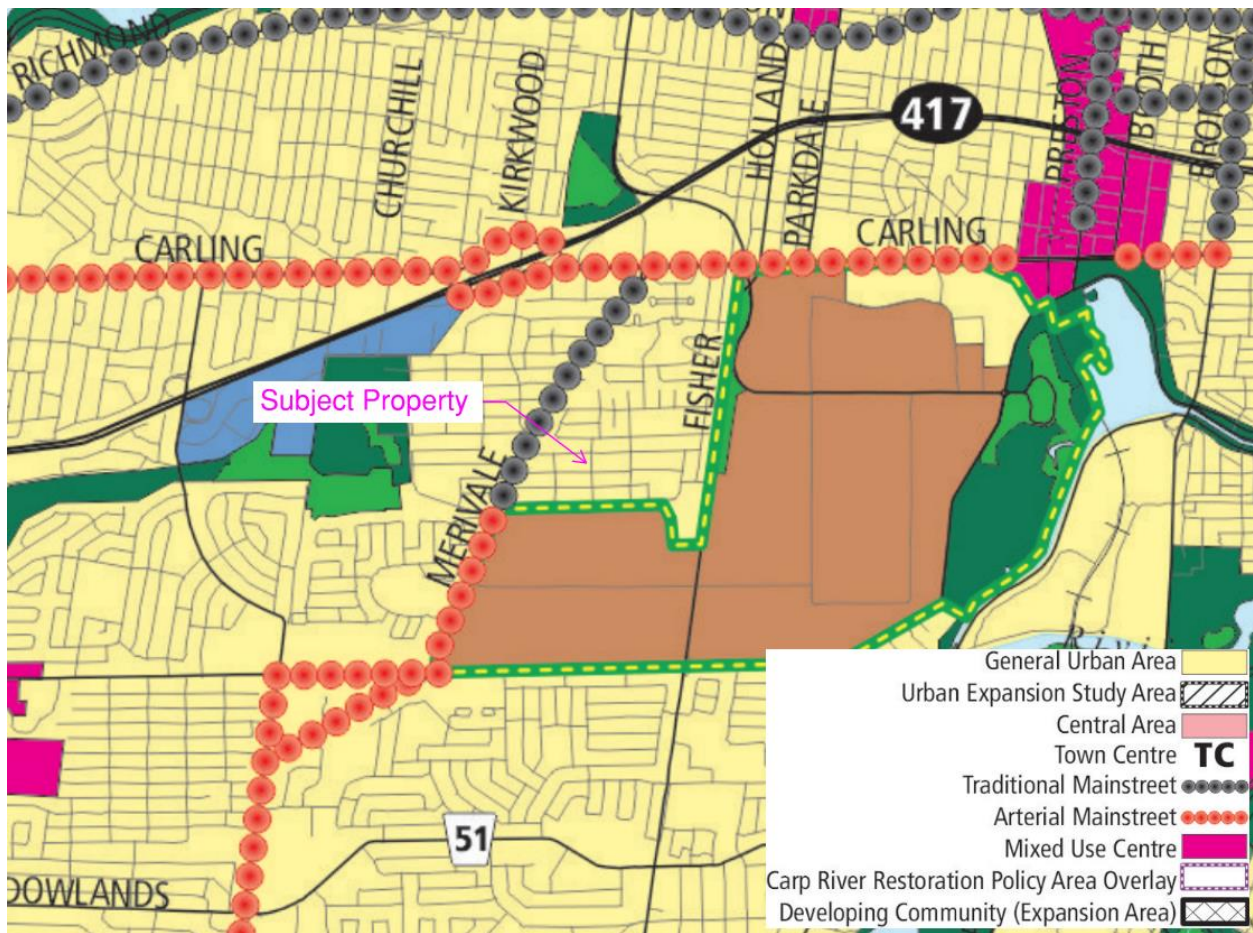


Figure 8: Excerpt from Official Plan Schedule B

Policy 1 of Section 3.6.1 states:

General Urban Area areas are designated on Schedule B. The General Urban Area designation permits many types and densities of housing, as well as employment, retail uses, service, industrial, cultural, leisure, greenspace, entertainment and institutional uses

The proposed residential use is permitted in the General Urban Area designation.

Policy 2 of Section 3.6.1 states:

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.

This report will outline the required studies submitted with this application in Section 3.2.

Policy 3 of Section 3.6.1 states:

Building height in the General Urban Area will continue to be predominantly Low-Rise. Within this range, changes in building form, height and density will be evaluated based upon compatibility with the existing context and the planned function of the area. Secondary plans or zoning that currently permit building heights greater than four Storeys will remain in effect.

Low-rise buildings are defined as those four storeys, or less. The proposed development is a low-rise building. The proposed development is compatible with the existing context and the planned function of the area. There are no Secondary Plans in effect on the Subject Site.

Policy 5 of Section 3.6.1 states:

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.

The proposed development is a form of residential intensification that complements the existing pattern and scale of development in the area. The Official Plan supports these projects as long as the following is considered:

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 proposed development is in keeping with the other low-rise apartment buildings in the immediate vicinity. The proposed development has been designed to be compatible with the character of the area. The proposed development provides increased housing choices to contribute to a variety of housing options in the General Urban Area.

The proposed development introduces a higher density building on the Subject Site that meets the intention of the General Urban Area policies of the Official Plan.

The Subject Site is also located approximately 400m from the Merivale Road Traditional Mainstreet. The Traditional Mainstreet is an area planned for significant intensification through medium-density and mixed-use development. The Merivale Road Traditional Mainstreet will develop over time, bringing more amenities to the area in a pattern of development far denser than the proposed development. The Subject Site is an 8 minute walk from existing shops, restaurants, and amenities north of Kirkwood Avenue and Merivale Road.

3.1 URBAN DESIGN AND COMPATIBILITY

Section 2.5.1 of the Official Plan provides policy direction on urban design and compatibility.

Encouraging good urban design and quality and innovative architecture can also stimulate the creation of lively community places with distinct character that will attract people and investment to the City.

Section 2.5.1 sets out a number of design objectives for new development. The proposed development responds to the following design objectives:

- The proposed development will help to enhance the sense of community by creating a development with a distinct identity (Objective 1);
- The proposed development defines quality public and private spaces (Objective 2);
- The proposed development will have a safe and accessible design (Objective 3);
- The proposed development maintains the character of the area by utilizing architectural design that complements the surrounding development and neighbourhood (Objective 4);

- The proposed development promotes sustainability by utilizing existing infrastructure and adding higher density to an area served by bus-transit, helping to reduce the carbon footprint (Objective 7).

This proposed development addresses the City of Ottawa Design Objectives.

The City of Ottawa Official Plan describes “compatibility” as:

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. ...Planned function refers to a vision for an area which is established through a community design plan or other similar Council-approved planning exercise, or the Zoning By-law. The planned function may permit development that differs from what currently physically exists; addressing compatibility will permit development to evolve toward the achievement of that vision while respecting overall community character.

The proposed development is a low-rise apartment dwelling, which is an established built form in the neighbourhood. The proposed development will coexist with the surrounding properties. The proposed development will work well within the planned function of the neighbourhood zoned to permit low-rise apartment dwellings.

The proposed development is compatible with the surrounding properties, and consistent with the planned function of the neighbourhood.

3.2 REVIEW OF DEVELOPMENT APPLICATIONS

Section 4 of the Official Plan outlines policies that will be applied for the review of development applications. Section 4 provides policy direction for the different aspects of development review.

The proposed development responds to the following relevant policies:

- Relating to Policy 4.1 (Site Specific Policies and Secondary Policy Plans), the Subject Site is not within an area regulated by a Secondary Plan.
- Relating to Policy 4.3 (Walking, Cycling, Transit, Roads and Parking Lots), sidewalks are present along Summerville Avenue. The Subject Site is in close proximity to the bus stops serving the 53 bus route, shown on Figure 6. The Subject Site is in close proximity to Merivale Road and Fisher Road, which are identified as a Spine Route on Schedule C of the Official Plan. The Subject Site is in close proximity to the multi-use pathway

accessed at the corner of Silver Street and Kingston Avenue. The Spine Routes and the Multi-use Pathway are shown on Figure 7.

- Relating to Policy 4.4 (Water and Wastewater Servicing), the proposed development has access to existing water and wastewater services. A Serviceability Report, dated March 2022, was prepared by T.L. Mack Engineering in support of the proposed development. This report provides an overview as to how the property will be serviced, and makes servicing recommendations to the City.
- Relating to Policy 4.6 (Cultural Heritage Resources), no heritage buildings or areas are located on or adjacent to the subject site.
- Relating to Policy 4.7 (Environmental Protection), a Landscape Plan, dated March 10th, 2022, was prepared by Novatech for the proposed development. The landscape plan provides a planting strategy that emphasizes the principle entranceway along Silver Street. The Landscape Plan provides adequate planting in the interior yard area, including trees. A Tree Conservation Report, dated March 10th, 2022, was prepared by IFS Associates for the proposed development. The Tree Conservation Report provides recommendations for the retention, or removal of trees located on the Subject Property.
- Relating to Policy 4.8 (Protection of Health and Safety), a Phase 1 Environmental Site Assessment (ESA) was not requested as part of this development application.

A Geotechnical Investigation dated January 27th, 2022, was prepared by Paterson Group in support of this application. The report provides recommendations for materials testing and observation service programs for the provided foundation design.

The policies regarding Urban Design and Compatibility found in Section 4.11 of the Official Plan are discussed in Section 3.3 of this Report.

3.3 DESIGN BRIEF

Section 4.11 of the Official Plan addresses issues of compatible development.

At the scale of neighbourhood or individual properties, issues such as noise, spillover of light, accommodation of parking and access, shadowing and micro-climate conditions are prominent considerations when assessing the relationship between new and existing development.

Section 4.11 of the Official Plan sets out policies that encourage high quality design throughout the City of Ottawa and to address issues of compatibility for infill development.

Policy 1 of Section 4.11 states:

1. *A Design Brief will be required as part of a complete application, except where identified in the Design Brief Terms of Reference. The focus of this Brief will vary depending on the nature of the development. The Brief shall evaluate consistency and demonstrate that the following content is considered and/or incorporated into the development proposal with:*
 1. *The provisions of this Plan that affect the design of a site or building;*
 2. *Design Guideline(s) approved by Council that apply to the area or type of development; and*
 3. *The design provisions of a community design plan or secondary plan.*

This Planning Rationale has been prepared to address the requirements for a Design Brief. Municipal Staff provided a Design Brief Terms of Reference on June 17th, 2021. The requirements of the Design Brief are addressed in the following paragraphs.

Application Submission

The proposed development requires applications for Site Plan Control and Minor Zoning. The legal description of 1058 Silver Street is Part Lot 31, Plan 294, as in N677588 in the municipality of Ottawa/Nepean. The legal description of 1062 Silver Street is Part Lot 31, Plan 294, as in NS202020 in the municipality of Ottawa/Nepean. The legal description of 1066 Silver Street is Part Lot 31, Plan 294, as in CR612978; in the municipality of Ottawa/Nepean. The purpose of the application is to establish a low-rise apartment dwelling with underground parking. The proposed development has been designed to be consistent with the residential character of the neighbourhood. The proposed development has been designed to appear as two separate low-rise apartment dwellings.

Response to City Documents

The Subject Site is designated General Urban Area in the City of Ottawa Official Plan. The policies of the General Urban Area designation are discussed in Section 3.0 of this report. The proposed development conforms to the Official Plan.

The Subject Site is not subject to any Secondary Plans, or Community Design Plans.

Context Plan

The context of the proposed development is discussed in Section 1.0 of this report.

The proposed development is a low-rise apartment dwelling with an underground parking garage. The parking garage will be accessed from Silver Street. Garbage and bike storage are located in the underground parking garage. Outdoor amenity space will be provided in the interior yard area. The Site Plan is shown in Figure 9.

The exterior finish of the proposed building is comprised of a mixture of traditional brick and modern siding. A rendering of the east elevation (View from Silver Street) is shown on Figure 10.



Figure 10: Rendering

The proposed development has been designed to provide a high-quality streetscape and pedestrian experience on Silver Street. Shrubs frame and draw attention to the entranceway and provide privacy to the ground floor units. The landscaping along Silver Street has been designed to showcase the proposed development, and to hide the exposed foundation near the parking garage entrance with shrubs. Four trees are proposed along Silver, and two trees are proposed along Summerville. The rear and interior side yards are composed of clear stone, providing access to the amenity area in the interior yard. The interior yard amenity area is composed of permeable concrete pavers and plantings. In the north-western corner of the interior yard area is an area comprised of mulch, perennials, shrubs, and ornamental grasses. Two trees are proposed within the interior yard area.

The Landscape Plan is shown on Figure 11.

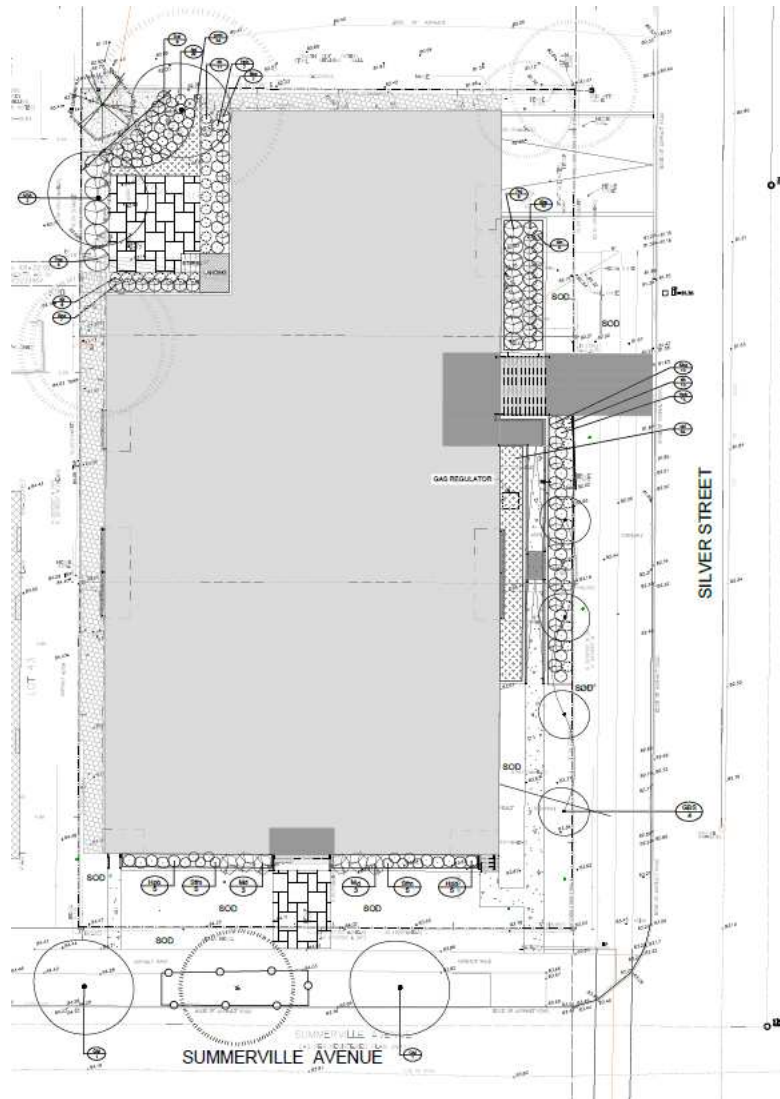


Figure 11: Landscape Plan

Design Proposal

Elevations of the proposed development are shown in Figures 12 and 13.



Figure 12: South Elevation



Figure 13: East Elevation

The proposed development has been designed to comply with the maximum height permitted in the Zoning By-law. The proposed development provides an appropriate transition to the adjacent low-rise residential uses. The articulation of the proposed development consists of a series of setbacks and protrusions that break up the massing and contribute to the overall building design. The entrance along Silver Street has been designed to make the building appear as two separate low-rise apartment dwellings. The proposed development includes balconies that animate the building and create an interactive relationship with Silver Street and Summerville Avenue. The scale of the development is compatible with the existing low-rise residential neighborhood character and built form of the neighborhood, including the low-rise

apartment dwellings to the north. The access to of the underground parking garage has been designed to take advantage of the grade change along Silver Street.

The selected materials of the proposed development blend within the surrounding urban fabric and streetscape. The primary building material is masonry. The secondary building material is composite siding/panels which are re-occurring materials along Silver Street and Summerville Avenue. The design of the proposed development also includes wood features in the façades to soften the building and relate to existing surrounding foliage. The chosen materials are durable and contribute to the quality and longevity of the building.

Public Realm

The proposed development provides generous setbacks from both Summerville Avenue and Silver Street to allow for soft landscaping. The proposed development has been designed to enhance the streetscape. There will be a continuous tree line provided along the south and east elevations to soften the building façade as well as provide shading and privacy for the dwelling units. The main entrance is recessed and covered to create a welcoming environment and relate to a human-scale. The main entrance has been articulated to make the building appear to be two separate buildings. The design includes one level of underground parking accessed from Silver Street which eliminates the need for surface parking. The underground parking garage enables an increase in outdoor amenity space.

The proposed development provides an amenity area for the residents at the north-west corner of the property. This amenity area includes a garden, seating area, and BBQ area. Four trees are proposed along Summerville, two trees are proposed along Silver, and two trees are proposed in the interior yard area.

The proposed development has been designed to be energy efficient. Energy efficiency will be achieved through proper building envelope design (airtightness), insulation and thermal values (reduces heat loss), proper mechanical and electrical systems (reduces energy consumption), and eco-friendly products. The landscaped areas contribute to reducing urban heat island effects.

Section 4.11 of the Official Plan outlines important design criteria for new development.

View – Depending on its location, the mass or height of new development may enhance or impact the view visible from public view points.

The proposed development has been designed to be compatible with the height provisions of the zoning by-law. The corner of Silver Street and Summerville is characterized by low-rise apartment dwellings of similar height. The height of the proposed development is consistent with

the neighbourhood, and does not cause any significant impacts on the views of the abutting properties.

Building Design – *Good building design contributes to successful neighbourhood integration and compatibility of new development with the existing or planned character of its surroundings.*

The buildings will incorporate a range of building materials to blend into the surrounding area while maintaining a unique identity. The design of the buildings is compatible with the character of the neighbourhood with respect to material, and architectural elements. The base of the buildings contains elements of stone, wood, and brick.

Massing and Scale – *complementary to building design, the massing and scale of new development also contributes to successful neighbourhood integration and compatibility of new development with the character of surrounding community.*

The proposed low-rise building make effective use of the area of the lot and is an appropriate height for the area. The proposed development is consistent with the massing and scale of nearby low-rise apartment dwellings, including the low-rise apartment dwelling immediately to the north.

Outdoor Amenity Areas - *private and communal areas of a property designed to accommodate a variety of leisure activities.*

Outdoor amenity areas are provided in the form of private balconies. All units have access to the interior yard area. The interior yard area provides amenity area to the residents.

The proposed development conforms to the City of Ottawa Official Plan including the design and development review policies of Section 2.5.1 and Section 4.11. The proposed development conforms with City of Ottawa development goals and design objectives.

4.0 CITY OF OTTAWA ZONING BY-LAW 2008-250

4.1 ZONING SUMMARY

The Subject Site is zoned Residential Fourth Density Subzone UC, (R4UC) in the City of Ottawa Zoning By-law 2008-250. The zoning of the subject site and surrounding area is shown on Figure 14.



Figure 14: Existing Zoning

The development conforms to the purpose of the R4UC zone and generally meets the zone provisions. The proposed low-rise apartment dwelling is a permitted use in the R4UC zone. A Minor Zoning Amendment is required to increase the maximum permitted lot area, permit an interior yard area with slightly reduced dimensions, to remove the requirement for tree plantings in the rear yard, and require a minimum of two principle entrances. A summary of the proposed Zoning Bylaw Amendment is provided under Section 4.3 of this report.

The purpose of the Residential Fourth Density Zone is to:

1. *allow a wide mix of residential building forms ranging from detached to low rise apartment dwellings, in some cases limited to four units, and in no case more than four storeys, in areas designated as General Urban Area in the Official Plan;*

The proposed development is a low-rise apartment dwelling and conforms with the above provision.

2. *allow a number of other residential uses to provide additional housing choices within the fourth density residential areas;*

The proposed development contributes to a wide range of housing types in the area.

3. *permit ancillary uses to the principal residential use to allow residents to work at home;*

The proposed development allows residents to work at home.

4. *regulate development in a manner that is compatible with existing land use patterns so that the mixed building form, residential character of a neighbourhood is maintained or enhanced: and*

The proposed development consists of a low-rise apartment dwelling that is compatible with the existing land use patterns in the neighbourhood.

5. *permit different development standards, identified in the Z subzone, primarily for areas designated as Developing Communities, which promote efficient land use and compact form while showcasing newer design approaches.*

The Subject Site is not zoned R4Z. The above provision does not apply.

The following table provides an overview of the performance standards set out in the existing R4UC zone, the previous submission, and the revised submission. Provisions in red identify where relief from the Zoning By-law is required.

Table 1: R4UC Performance Standards

Provision	Requirement	Previous Submission	Revised Submission
Minimum Lot Area	450m ²	1,115.2m ²	1,580m ²
Maximum Lot Area	1070m ²	1,115.2m ²	1,580m ²
Minimum Lot Width	15m	30.5m	30.5m
Maximum Lot Width	38m	30.5m	30.5m
Minimum Front Yard Setback	4.5m	4.5m	4.5m
Minimum Corner Side Yard Setback	4.5m	4.5m	4.5m

Minimum Interior Side Yard Setback	1.5m	1.6m	1.6m
Minimum Rear Yard Setback	1.2m	1.29m	1.35m
Interior Yard Area	Previous Submission: 9.14m x 12.04m Current Submission: 9.2m x 12.58m	8.9m x 12.09m	9.2m x 12.58m
Max Height	11m	<11m	<11m

The following table identifies the performance standards relating to parking requirements of the zoning by-law.

Table 2: R4UC Transportation Performance Standards

Provision	Previously Required	Previous Submission	Currently Required	Revised Submission
Resident Parking	0.5/Unit (after 12) = 5.5 = 6	15	0.5/Unit (after 12) = 10	19
Visitor Parking	0.1/Unit (after 12) = 1	1	0.1/Unit (after 12) = 2	2
Bike Parking	0.5/Unit = 12	32	0.5/Unit = 16	32

The following table outlines the specific provisions introduced in the changes to the R4 By-law approved by Council on October 14th, 2020. Provisions in red identify where relief from the Zoning By-law is required.

Table 3: R4 Specific Performance Standards

Provision	Required	Previous Submission	Revised Submission
Total Landscaping	30% of Lot Area	40% of Lot Area (446m ²)	36.4% of Lot Area (575m ²)
Rear Yard Landscaping	50% of the Rear Yard	100% of the Rear Yard (38.7m ²)	100% of the Rear Yard (38.7m ²)
Front Yard Landscaping	40% of the Front Yard	80% of the Front Yard (106m ²)	70% of the Front Yard (81.5m ²)
Solid and Permanent Fixtures in Front/Corner Side Yard	Yes	Yes (Planters)	Yes (Planters)
One Principle Entrance to a Ground Floor Unit or Common Staircase for every 12m of Lot Width	Three Principle Entrances	One Principle Entrance	Two Principle Entrances
Front Façade	Comprised of 25% Windows	Comprised of Approximately 30% Windows	Comprised of Approximately 38% Windows
Corner Façade	Comprised of 15% Windows	Comprised of Approximately 27% Windows	Comprised of Approximately 31% Windows
Two Bedrooms (or more)	25% of the Units Must be Two Bedrooms or More	74% of the Units are Two Bedrooms or More	35% of the Units are Two Bedrooms or More

4.2 REQUIRED ZONING AMENDMENTS

An amendment is required for Section 162, Table 162B, Endnote 22 to increase the maximum permitted lot area from 1,070m² to 1,580m². This amendment is required to recognize the area of the Subject Site. The larger lot area supports a more efficient building design, including layout of the underground parking. The intent of the maximum permitted lot area is to avoid large, singular buildings on lots. This provision attempts to reduce the potential impact of building mass. The proposed development has been designed to appear as two separate low-rise apartment dwellings. These design features include notching of the entrance on Silver Street, articulation, setbacks, and a variety of building materials. The building respects the front yard, corner side yard, rear yard, and interior side yard setback requirements of the R4UC zone. There are numerous examples in the neighbourhood of lots greater than 1,070m² developed with low-rise apartment dwellings. The following table identifies several lots in the neighbourhood with low-rise apartment dwellings that have a lot area greater than 1,070m².

Table 4: Nearby Low-Rise Apartment Dwellings with Lot Area Greater than 1,070m²

Address	Lot Area
1276 Dorchester Avenue	1,393m ²
1305 Summerville Avenue	1,979m ²
1073 Hollington Street	1,403m ²

The area of the proposed development is similar to the area of 1276 Dorchester Avenue, and 1073 Hollington Street. The area of the proposed development is smaller than the area of 1305 Summerville Avenue. The proposed development has been designed to appear as two separate low-rise apartment dwellings. The design of the building reduces the impact of massing, meeting the intent of the zoning by-law. An increase to the maximum permitted lot area to accommodate the proposed development will not have any negative impacts on the neighbourhood. The proposal does not result in undue lot consolidation, and is an appropriate example of intensification. The required amendment to the maximum permitted lot area is appropriate for the Subject Site, and the neighbourhood.

The proposed development has an interior side yard, and rear yard setback that exceed the zoning requirements. The required rear yard setback in the R4UC zone is 1.2m. The proposed development has a rear yard setback of 1.35m. The required interior side yard setback in the R4UC zone is 1.5m. The proposed development has an interior side yard setback of 1.6m.

The original application required an amendment to Section 144, Provision 5 and 6 to permit an interior yard area instead of a traditional rear yard. This was required since the proposed

development did not meet both criteria listed under Section 144 Provision 5 a) and b). The previous submission was meeting the intent of Section 144 Provision 5 b), and the zoning exception to permit an interior yard area was brought forward in the abundance of caution.

The revised submission provides an entrance along Silver Street, and meets the criteria listed under Section 144 Provision 5 b). The previous submission did not meet the criteria of Provision 5 b) but met the intent. The proposed development no longer requires an exception to permit an interior yard area since it is clear that Provision 5 b) applies.

The original application required an exception to Section 144, Provision 6 to permit a slightly reduced interior yard area of 107.6m², whereas the by-law required an interior yard area of 110.1m². This exception is no longer required, as the interior yard area has been designed to be in conformity with the Zoning By-law.

The zoning by-law requires 30% of the total lot area comprised of soft landscaping. The proposed development has 36.4% of the total lot area comprised of soft landscaping.

The Zoning By-law requires 40% of the front yard area to be comprised of soft landscaping. The proposed development has 70% of the front yard area comprised of soft landscaping.

The Zoning By-law requires 50% the rear yard area to be comprised of soft landscaping. The proposed development has 100% of the rear yard area comprised of soft landscaping.

The Zoning By-law does not require a percentage of the corner side yard to be comprised of soft landscaping, but the proposed development has 55% of the corner side yard comprised of soft landscaping.

The proposed development exceeds all soft landscaping requirements of the Zoning By-law. The amount of landscaping and amenity space provided on the Site exceeds the requirements of the Zoning By-law.

An amendment is required to Section 161, Provision 18. Although the proposed development is required to have a rear yard of 1.2m, Provision 18 requires an aggregated soft landscaping area of at least 25m² in the rear yard for tree planting purposes. Due to the requirements of the interior yard area replacing the traditional rear yard, it is simply not feasible to place trees within a 1.2m rear yard. Planting trees in such close proximity to a building could cause undue effects on the foundation of the building. It is assumed that this interaction between the Zoning By-law provisions is an error. The intent of this provision is to allow space for tree planting on the site. Two trees are proposed in the interior yard area of the proposed development. Planting trees within the interior yard area meets the intent of the Zoning By-law requirement for planting trees in the rear yard. Please refer to Figure 11 of this report for additional details on tree planting.

An amendment is required to Section 161 Provision 13, f) to require a minimum of two principle entrances to the building, instead of the three that are required. Provision 13 f) of Section 161 requires entrances based on the width of the Subject Site, but is silent as to the location of the entrances. In the case of the Subject Site, an entrance will be provided along Silver Street, and a second entrance will be provided on Summerville. The units of the proposed development have been designed to be accommodating and spacious. The proposed development has an articulated main entrance along Silver Street, and a secondary entrance along Summerville Avenue. The main entrance along Silver Street has been designed to create a separation between what will appear as two low-rise apartment dwellings. This design choice reduces the massing of the proposed development and breaks up the building. The purpose of multiple principle entrances is to reduce the impact of massing and break up the building. The proposed entrances meet the intent of the Zoning By-law.

The ground floor units do not have direct access to the street, as they are slightly elevated.

4.3 SUMMARY OF PROPOSED ZONING BY-LAW AMENDMENT

The following exceptions are required from the provisions of the R4Z[1244] Zone.

R4UC[XXXX] Required Exceptions:

- Maximum lot area of 1,580m²
- A tree planting area of 25m² is not required in the rear yard
- A minimum of two principle entrances per 30.5m of lot width

5.0 CONCLUSION

The proposal is consistent with the Provincial Policy Statement as it supports an appropriate mix of residential uses to meet the long-term needs of residents in the neighbourhood. The proposal also promotes cost-effective development patterns by minimizing land consumption and municipal servicing costs.

The proposal conforms to the City of Ottawa Official Plan by supporting the intensification of the Subject Site in a cost-effective pattern, utilizing existing services, infrastructure and transit. The proposal contributes to the range of housing types, densities and tenures in a neighbourhood within the General Urban Area.

The proposal generally conforms to the provision of the current R4UC zone. The site-specific exception requests an increased maximum permitted lot area, remove the requirement for tree planting in the rear yard, and to require a minimum of two principle entrances. The proposed development is compatible with other low-rise apartment dwellings in the neighbourhood.

This Planning Rationale and Design Brief, along with the associated technical studies, supports the proposed development. The design of the Subject Site is compatible with existing and planned surrounding uses and functions within the surrounding context. The proposed

development is an appropriate and desirable addition to the community and represents good land use planning.

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