

PLANNING JUSTIFICATION REPORT

360 Kennedy Lane East
Orleans, City of Ottawa

Date:

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Prepared for:

United Property Resource Corporation

Prepared by:

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Executive Summary

This Planning Justification Report (‘PJR’) has been prepared in support of a proposed Zoning By-law Amendment to facilitate the redevelopment of the Queenswood United Church property located at 360 Kennedy Lane East, Orleans, in the City of Ottawa (the “Subject Lands”). The proposed redevelopment will include a mix of three storey townhouses and three storey walk-up apartments, all of rental tenure, as well as the retention of the existing church. A total of 81 residential units are proposed, of which 31% are to be affordable units. The intent of the proposed development is to provide a much-needed mix of affordable and market rate rental housing on underutilized portions of the Subject Lands in the form of three-storey townhouses and three storey walkups. The proposed development represents a unique opportunity to support the continued community function of the existing church, provide affordable rental housing and a high-quality built form that is compatible with the surrounding community.

This Planning Justification Report provides a description of the proposal and surrounding physical context, a summary of the supporting studies and a comprehensive planning analysis of the applicable policy and regulatory framework. The key findings in the report can be summarized as follows;

1. The lands subject to the proposed application are located on the east side of Kennedy Lane East, within the Queenswood Heights neighborhood of Orleans, and are located within walking distance to planned rapid transit along St. Joseph Boulevard. The Subject Lands are approximately 1.22 hectares in area, and contain a shared property line with Queenswood Ridge Park.
2. The area surrounding the Subject Lands is predominantly suburban in character, consisting of low-density residential uses including single detached homes and townhouses. A number of parks and open spaces are provided within the surrounding neighbourhood, and the Subject Lands are located within walking distance of a number of community facilities, places of worship, and shopping centres.
3. The proposed Zoning By-law Amendment facilitates the construction of a mix of three-storey townhouses and three-storey walkup apartments across the Subject Lands, consisting of a total of 81 residential dwelling units, all of rental tenure, with 31% to be affordable dwelling units at 79% of Median Market Rent (‘MMR’) per CMHC National Housing Co-Investment Fund criteria. The redevelopment will also retain the existing place of worship and provide connection to the adjacent Queenswood Ridge Park.
4. The Subject Lands are currently designated ‘General Urban Area’ in the City of Ottawa Official Plan. The Subject Lands are zoned Minor Institutional (I1B) Subzone B. A detailed planning analysis of the Provincial and municipal policy and regulatory framework, including applicable design guidelines, is provided in this report which supports and justifies the proposed development.

5. The proposal is supported by a series of detailed technical studies which address functional servicing (water and sanitary servicing), noise, environmental conditions, geotechnical matters, parking and stormwater management.
6. Based on the physical context and planning policy and regulatory framework analysis, the proposed development and proposed Zoning By-law Amendment are consistent and conform to Provincial policies, conform to the City's Official Plan, represent good planning, and are in the public interest.

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1.0 Introduction

MacNaughton Hermsen Britton Clarkson Planning Limited ('MHBC') has been retained by United Property Resource Corporation (the 'Applicant') to seek approvals to redevelop the property commonly known as Queenswood United Church. The property is located on the east side of Kennedy Lane East, south of Promenade Prestone Drive, and municipally addressed as 360 Kennedy Lane East, Orleans, in the City of Ottawa (the 'Subject Lands'), as shown in **Figure 1**.

This Planning Justification Report ('PJR') has been prepared on behalf of the Applicant in support of the comprehensive redevelopment of the Subject Lands through the proposed Zoning By-law Amendment ('ZBA') and Site Plan Approval applications.

The applications propose to redevelop the Subject Lands to include a mix of three storey townhouses and three storey walk-up apartments, all with a rental tenure, of which 31% will be affordable units at 79% of Median Market Rent ('MMR'). A total of 81 residential dwelling units are proposed, with a total of 85 parking spaces proposed. The existing church will be retained on the property and continue its role as a place of worship and community facility.

This report provides a comprehensive assessment and justification for the proposed redevelopment and requested approvals, in the context of the existing physical location as well as the current policy and regulatory framework. This report includes the following:

- A general description of the Subject Lands, surrounding land uses, and existing physical conditions;
- A description of the proposed redevelopment and design elements;
- A summary of the technical studies and plans prepared to support the proposal;
- A description of the proposed amendments to the City of Ottawa Zoning By-law (By-2008-250)
- A review of the existing policy and regulatory framework in relation to the proposed redevelopment and an assessment of its consistency and conformity with provincial, and City policies and regulations; and,
- A summary of key recommendations and conclusions related to the proposed redevelopment.

1.1. Pre-Application Consultation

A Pre-Application Consultation meeting was held with the City of Ottawa on May 19, 2021. This meeting discussed the proposal and confirmed the required submission materials. The Pre-Application checklist is

provided in **Appendix A**. The Pre-Application Consultation identified the need for a Zoning By-law Amendment and Site Plan Control Application to facilitate the proposed development.

The following submission materials were identified as being required, and have been submitted in support of this proposal, under separate cover.

Plan / Report	CONSULTANT
Survey	Farley, Smith and Denis Surveying
Planning Justification Report	MHBC
Design Brief	MHBC
Public Consultation Strategy	MHBC
Concept Plan	KPMB
Site Plan	KPMB
Elevations	KPMB
Landscape Plan	JRS
Noise/Vibration Study	Aercoustics
Phase I Environmental Assessment	Pinchin
Tree Conservation Report	JRS
Site Servicing Plan	WSP
Grading and Drainage Plan	WSP
Geotechnical / Slope Stability Study	Pinchin
Erosion and Sediment Control Plan	WSP
Stormwater Management Report	WSP
Parking Justification	BA Group

The above noted documents, and all documents submitted in support of this proposal, are summarized in **Section 3.2** of this Report.

1.2. Public Consultation Strategy

In facilitating the proposed Zoning By-law Amendment, public engagement is an important component to ensure that the public and stakeholders have an understanding of the proposal and the process through which they can provide input. Our proposed Public Consultation Strategy for the application is presented below. The Applicant is committed to working with the City to ensure all interested stakeholders are engaged throughout the process.

Effective July 1, 2016, changes to the *Planning Act* O.Reg. 544/06, amended by O.Reg 178/16) require that applicants submit a proposed strategy for consultation with the public with respect to the application as part of the 'complete' application requirements.

The public consultation process for the proposed ZBA will follow the *Planning Act* statutory requirements and the City's practices as outlined in the Official Plan. Throughout the duration of this process, commenting agencies, members of the public and stakeholders will be given the opportunity to provide written comment with respect to the application.

Once the application has been deemed complete, City staff will circulate the application including all technical reports and supporting studies for comment to commenting agencies and will provide a notice of complete application in accordance with the *Planning Act* and a Development Application Notice sign will be posted on the Subject Lands and updated throughout the process to identify important dates (e.g. statutory meeting). We understand all application materials will be publicly available for viewing on the City's website, and our contact information, as well as the City staff contact information, will be available.

A public information meeting under the *Planning Act* will be held in accordance with the regulations of the *Planning Act*. At this meeting, staff will provide the Committee with a report summarizing all comments and feedback received from the public, agencies, and stakeholders. Additionally, members of the public will be provided with an opportunity to make oral comments at this meeting. We will be available to meet with area residents and stakeholders informally, as needed, prior to the City's formal Public Information Meeting.

The consultation strategy described herein will ensure that members of the public are given an opportunity to review, understand, and meaningfully comment on the proposal.

2.0 Existing Site & Context

The consideration of an existing site's context is important in the planning analysis for the proposed development. Context must be evaluated not only as it relates to the existing physical environment and surrounding area but to the specific and immediate urban setting and urban structure which includes future land uses and infrastructure.

2.1 Site Description

As shown in **Figure 1**, the Subject Lands are located on the east side of Kennedy Lane East, and are municipally addressed as 360 Kennedy Lane East in Orleans, within the City of Ottawa. The Subject Lands have a total area of approximately 1.22 hectares, with approximately 40.5 metres of lot frontage on Kennedy Lane East.

The Subject Lands are currently comprised of Queenswood United Church, a modest, one-storey place of worship which occupies a small portion towards the north of the site. The westernmost portion of the site currently consists of a surface parking lot which serves the existing church, while the easternmost portion of the site is largely vacant and consists of a grass field abutting Queenswood Ridge Park.

2.2 Surrounding Land Uses

The Subject Lands are generally surrounded by the following land uses:

- NORTH:** Adjacent to the north of the Subject Lands is Queenswood Villa retirement home. Further north is another place of worship, St. Helen's Anglican Church along Promenade Prestone Drive as well as predominantly single detached homes. Further north, along St. Joseph Boulevard, is a mix of low-rise apartment and townhouse uses.
- EAST:** Immediately east of the Subject Lands are single detached homes along Mountainside Crescent and Promenade Preston Drive.
- SOUTH:** Queenswood Ridge Park is located immediately south of the Subject Lands, followed by low-rise residential dwellings along Tompkins Avenue.
- WEST:** Low-density residential uses along Kennedy Lane and Monica Crescent are located to the west of the Subject Lands. Townhouses are also located to the west across Kennedy Lane.

The following images further illustrate the Subject Lands and the surrounding context.



Image 1: Looking south towards the Subject Lands from Kennedy Lane E. (Google Street View, 2021)



Image 2: Looking south towards the Subject Lands from Kennedy Lane E. and from the direction of Queenswood Ridge Park (Google Street View, 2021)



Image 3: Looking south at Queenswood Ridge Park from Kennedy Lane E. (Google Street View, 2021)



Image 4: Looking west towards the Subject Lands across Queenswood Ridge Park (Google Street View, 2021)



Image 5: Looking north across Kennedy Lane E. directly across the Subject Lands (Google Street View, 2021)



Image 6: Looking at the intersection of Promenade Prestone Dr. and Kennedy Lane E. (Google Street View, 2021)



Image 7: Looking at Queenswood Villa on Kennedy Lane E – located to the east of the Subject Lands (Google Street View, 2021)



Image 8: View from the East side of the Subject Lands on Kennedy Lane E – Subject Lands to the left, low rise residential uses to the right (Google Street View, 2021)



Image 9: View from Tompkins Avenue located South of the Subject Lands) – Queenswood Ridge Park (Google Street View, 2021)

2.3 Neighbourhood Context

The character of a place is often defined to mean the collective qualities and characteristics that distinguish a particular area or neighbourhood. The combination of traits, features, styles, and other common elements work together to create a feeling and presence that is distinct to the place or neighbourhood.

The characteristics of a place can be defined by patterns that are unique at the neighbourhood, lot and housing level. The neighbourhood level can be related to general land uses, street and lotting patterns as well as landscaped features and trees. The lot features can refer to characteristics such as the lot areas and frontages as well as setbacks. Housing characteristics can be related to features such as the scale, height, architectural style and other additions that are unique to the buildings on the lots in the area. Apart from the neighbourhood, lot and housing characteristics, neighbourhood character can also include other special features unique to the area such as parks, community facilities and the way the neighbourhood has changed or remained the same over time.

NEIGHBOURHOOD AREA

The Subject Lands are located on the east side of Kennedy Lane East, immediately south of Promenade Prestone Drive, and north of Tompkins Avenue. The Subject Lands are located between Promenade Prestone Drive and Tompkins Avenue, both of which are bus transit routes. The Subject Lands are located within the Queenswood Heights neighbourhood located just south of St. Joseph Boulevard, with Innes Road to the south and Tenth Line Road to the east. The western border consists of parkland that forms the Bilberry Creek Trail.

The Queenswood Heights neighbourhood is predominantly suburban, consisting of predominantly low-density residential uses. The streets and lotting patterns across Queenswood Heights have played a role in defining its unique neighbourhood characteristics. The neighbourhood mainly consists of narrow, cul-de-sacs and 'dead-end' streets. The majority of the cul-de-sacs are located in the western part of the Queenswood Heights neighbourhood. The bicycle network is well-developed, including bike lanes on Avenue des Epinettes, and connections through several community parks, including Queenswood Ridge Park which abuts the Subject Lands.

The surrounding area of the Queenswood Heights neighbourhood provides for a number of parks and open spaces, naturalized areas, and schools. Green spaces within the Queenswood Heights neighbourhood include Queenswood Ridge Park, Duford E Centennial Park, Queenswood Heights Centennial Park, Kinsella Park, and Bilberry Creek. As a result, the Subject Lands are located in proximity to a number of community facilities, parks, and amenities which are listed below in **Table 1**. These destinations are located both within the borders of the Queenswood Heights neighbourhood as well as to the north of St Joseph Boulevard.

Table 1: Location of Surrounding Community Facilities and Services

DESTINATION	DISTANCE	TRAVEL TIME		
		<i>Walking</i>	<i>Cycling</i>	<i>Car</i>
1. Queenswood Villa	230m	3	1	1
2. St. Helen's Anglican Church	270m	3	1	1
3. Queenswood Ridge Park	350m	4	1	2
4. Ruddy Family YMCA - YWCA	650m	9	4	2
5. Royal 22e Regiment Park	850m	11	4	5
6. Shenkman Arts Centre	850m	11	4	3
7. Orleans Town Centre	850m	10	4	4
8. Cumberland Seniors Park	900m	12	5	5
9. Place Centrum	900m	12	5	4
10. Orleans-Cumberland Community Resource	900m	12	5	3
11. Christ Embassy Orleans	1.0km	13	5	3
12. Circle K Convenience	1.1km	8	2	3
13. Farm Boy	1.2km	16	6	4
14. Ecole elementaire catholique d'enseignement personnalise La Source	1.3km	16	4	4
15. Orleans Community Garden	1.4km	18	8	3
16. Sir Wilfred Laurier Secondary School	1.4km	16	5	5
17. Quality Inn	1.5km	19	3	7
18. Orleans Client Service Centre	1.6km	15	5	4

DESTINATION	DISTANCE	TRAVEL TIME		
		Walking	Cycling	Car
19. Place d'Orleans Shopping Centre	1.7km	19	7	4
20. Ecole elementaire catholique Reine-des-Bois	1.8km	19	4	4
21. Queenswood Heights Community Centre	2.0km	18	5	5
22. Dunning-Foubert Elementary School	2.1km	20	5	5
23. Our Lady of Wisdom School	2.2km	25	7	6

Note: Distances and times above are approximate.

LOT AND BUILDING CHARACTERISTICS

Single detached homes and townhouses are the predominant housing type in the Queenswood Heights neighbourhood, ranging from one to three storeys in height. The majority of the homes (59%) were built between 1981 and 1990, while another 23% were built between 1971 and 1980. Only 7% of the homes in the neighbourhood were built between 1990 and 2006, and 9% were built before 1970. By 2006, Queenswood Heights had 4,520 dwellings: 79% of these were single detached; 3.3% are semi-detached; 16% are rowhouses; close to 1% are apartment duplexes; and close to 1% were apartments less than 5 storeys. Overall, the majority of the homes within the Queenswood Heights neighbourhood of Orleans are single-detached dwellings constructed prior to 1990, with an attached private garage and driveway.

The average lot area and frontages in the Queenswood Heights neighbourhood vary depending on the housing type. Different housing types were analyzed using aerial imagery to determine the average front yard depth, rear yard depth and lot width. The information is displayed in the table below:

Table 2: Neighbourhood Lot Characteristics

Location	Front Yard Depth	Rear Yard Depth	Lot Width
Townhouses on Kennedy Lane across from the Subject Lands	~ 7m	~ 4.5m	~ 7m
Single Detached on Cote-Royale Crescent	~ 6m	~ 10.4m	~ 10.8m
Single Detached on Kennedy Lane East to the west of Queenswood Ridge Park	~ 4.6m	~ 7m	~ 15.9m
Single Detached on Mountainside Crescent (east of the Subject Lands)	~ 5.8m	~ 9m	~ 15.4m
Townhouses on Caravel Crescent	~ 5.4m	~ 9.9m	~ 7.5m

The proposed development has been designed to take into account the setbacks of the surrounding area, as described in Section 3.1 of this report.

2.4 Transportation Context

The Subject Lands are located along Kennedy Lane East, with Promenade Prestone Drive to the north. Promenade Prestone Drive is identified as a ‘Major Collector’ within the Ottawa Official Plan (see **Figure 9**).

The Subject Lands are located within walking distance to several OC Transpo stops. The bus routes that are located within walking distance from the Subject Lands include routes 35, 37 and 232 on Promenade Prestone Drive/Kennedy Lane East, which is located approximately 80 metres north of the Subject Lands. Routes 35, 37 and 232 also stop at Promenade Prestone Drive/Tompkins Avenue which is to the south of the Subject Lands. Route 131 runs along Tompkins Avenue, within an approximate 1-minute walking distance from the Subject Lands through Queenswood Ridge Park. There are also several bus routes located along St Joseph Boulevard, including routes 33 and 302.

Ottawa’s Light Rail Transit System (the O-Train) is currently in Stage 2 of construction. The Stage 2 extension, also known as the Confederation Line West, includes 15 kilometers and 11 new stations, and connections along St. Josephs Boulevard. The Confederation Line West extension will see the LRT continue from Blair Road to Place d’Orleans along St. Joseph’s Boulevard, with a planned terminus at Trim Road further east. Construction completion is currently planned for 2024. The dual LRT tracks included in the extension will offer stops at five new stations: Montreal Station, Jeanne d’Arc, Orleans Boulevard, Place d’Orleans, and Trim, which will all be located within the median. Place d’Orleans is located approximately 2.2 km from the Subject Lands.

2.5 Surrounding Development Applications

As part of the preparation of the proposed applications, a search of the City of Ottawa’s development application database was undertaken to provide a broader context of the existing and proposed developments within the surrounding area. The following table highlights the current development applications in process at the time of the application submission.

Table 3: Surrounding Development Applications in Ward 1

#	Address	File Number	Application Type	Units	Site Area (ha)	Description
1	3030 St Joseph, Boulevard	D02-02-17-0093	ZBA	165	0.266	16-storey mixed-use building consisting of 165 residential units over 426 sq.m of retail on ground floor
2	1869 Trim	D07-12-17-0175	SPA, ZBA	62	9.16	62 units, within 48 condo units within 4 stacked, back to back buildings & 14 townhouse units within 2 blocks

3	1009 Trim	D02-02-20-0087	ZBA, OPA	524	3.343	Development of two high rise residential towers (28 & 32 stories) with ground floor commercial
4	1285 Marenger	D07-12-20-0116	SPA	12	0.14	Two buildings consisting of 12 stacked townhouse dwellings. One building has 8 units & the other has 4 units
5	280 Eric Czapnik	D07-12-20-0104	SPA	72	0.526	Two low-rise apartment buildings that would be 4 storeys in height & each building would contain 36 rental apartment units for a total of 72 apartment units
6	6758 & 6766 Rocque	D07-12-21-0011	SPA	12	0.2	Construct two low-rise apartment buildings totaling 12 dwelling units
7	8466 Jeanne D'Arc	D02-02-19-0147	ZBA	214		10 storey residential apt building 214 units

*Site Plan Application ('SPA'), Zoning By-law Amendment ('ZBA'), Official Plan Amendment ('OPA')

3.0 Proposal Description

3.1 The Development Proposal

The current redevelopment proposal is the result of careful planning and design undertaken by the project team, including consideration of the Provincial policy framework for managing and directing growth, the local policy context, the surrounding context of the Queenswood Heights neighbourhood, and the broader area surrounding the Subject Lands.

As noted previously, the Subject Lands are located within the Queenswood Heights neighbourhood of Orleans, within the City of Ottawa. The Subject Lands have a total area of 1.22 hectares and are currently occupied by Queenswood United Church. As part of the proposed development, the existing church structure is planned to remain on the Subject Lands to continue to serve as a local place of worship, as well as to serve as a community centre offering programming and community space to residents of both the proposed development and surrounding neighbourhood. The intent of the proposed development is to provide a much-needed mix of affordable and market rate rental housing on underutilized portions of the Subject Lands in the form of three-storey townhouses and three storey walkups.

As illustrated in **Figure 5**, the proposed redevelopment concept provides for three-storey townhouses and three-storey walkup apartments along Kennedy Lane East. The proposal has been designed to be of a compatible scale through the proposed building placement within the Subject Lands. The proposed internal Woonerf on the Subject Lands is central to the site plan, and intended to operate as a shared internal space to the site allowing for circulation of vehicles to on-site parking, as well as allowing for flexible use by bicycles and pedestrians. Motorized traffic within this area will be restricted to a safe speed, allowing for safe interaction between all users and a vibrant, living environment internal to the site.

Recognizing the importance of the adjacency of Queenswood Ridge Park to the neighbourhood, the proposal includes a central pedestrian access point to the abutting parkland to provide pedestrian and active transportation connections between the park, church, and proposed residential units. The intent of the proposed site layout is to maximize the provision of affordable housing, while preserving the existing church structure and ensuring that the proposed residential units appropriately address the adjacent parkland.

Consideration for environmental and community sustainability was an integral part in the design of the proposed development. Beyond affordability, the proposed development will incorporate family friendly amenities, timber construction, high-quality materials, and passive ventilation. Passive House Certification and Zero On-Site Carbon are also being pursued, with geothermal to be explored throughout the development process.

Three-storey walkup apartments are proposed on the Subject Lands, consisting of 60 dwelling units, including 20 one-bedroom units and 40 two-bedroom units. The walk-ups are proposed to consist of three storeys plus a basement, with access proposed via individual entrances at-grade. The inclusion of a unit at-grade provides for greater levels of accessibility, consistent with CMHC's National Housing Strategy accessibility requirements. The three-storey walkups are positioned primarily away from the existing residential buildings to the rear of the Subject Lands in order to respect and transition to the existing two-storey residential buildings adjacent the rear of the Subject Lands. The three-storey walkups proposed have an average unit size of 59 sq.m. gross floor area, increased to 63 sq.m. if a side-entrance is provided.

Three storey townhouses are also proposed on the Subject Lands, consisting of 21 three-bedroom units. The townhouses are proposed to be three storeys in height, and primarily located adjacent Queenswood Ridge Park and the rear property line. The three storey townhouses proposed have an average unit size of 137 sq.m. gross floor area.

A total of 400 sq.m. of outdoor amenity area is proposed, at a rate of 4.9 sq.m. per unit. The outdoor amenity space consists of a central landscaped area within the centre of the drive aisle loop, as well as a community garden located towards the eastern side of the site. The outdoor amenity spaces are connected via pedestrian pathways throughout the Subject Lands, as demonstrated in the Landscape Plan accompanying this submission.

In total, the proposed site plan provides for 81 residential dwelling units. Of those 81 units, 31% are proposed to be affordable at 79% of Median Market Rent (MMR) per CMHC National Housing Co-Investment Fund criteria. A transition in built form is provided from Kennedy Lane East to the surrounding residential neighbourhood. A total of 85 surface parking spaces are proposed on the Subject Lands, with 76 spaces dedicated to residential parking (0.75 per unit, 0.19 visitor) and 9 spaces dedicated to place of worship parking. Surface parking is located to the north by the existing church, in the middle of the Subject Lands as well as to the east by Queenswood Ridge Park. The three-storey townhouses are proposed to have parking located directly in front of the units, with parking for the three-storey walkups divided into rows of parking within a close walking distance.

Table 3: Summary of Proposed Redevelopment Statistics

CHARACTERISTIC	DESCRIPTION
Total Site Area	1.22ha
Proposed Total Gross Floor Area	8,665.27 sq. m.
Proposed Residential Units	81
Three-storey townhouses	21
Three-storey walkups	60
Proposed Density	66.4 units / hectare
Residential Parking Spaces	76 spaces
Place of Worship Parking Spaces	9 spaces
Bicycle Parking Spaces	160 spaces

3.2 Supporting Studies

In order to ensure the proposed development fully addresses all policy and technical requirements of the City, a number of required supporting studies have been completed. Each of these studies are summarized in this section of the Report. Many of these studies also identify how the proposed development and applications advance Provincial and local policies.

3.2.1 *Noise and Vibration Study*

An Environmental Noise Impact Study was prepared by Aercooustics Engineering Ltd. in support of the proposed development. The purpose of this study was to examine the existing and future noise environment in the development area and evaluate its impact potential on future noise sensitive receptors. This Study considered the MECP guideline NPC-300. Based on the sound level predictions completed, no noise controls are required for the proposed development. The proposed dwellings are predicted to be in compliance with the MECP and the municipal criteria for indoor sound levels given that the proposed recommendations are implemented.

3.2.2 *Phase I Environmental Assessment*

A Phase I Environmental Assessment ('ESA') has been prepared by Pinchin in support of the proposed development. The purpose of the Phase I ESA was to assess the potential presence of environmental impacts at the Subject Lands due to activities at and near the property. The Phase I ESA notes that the Subject Lands were undeveloped prior to the construction of the existing structures in 1993. No PCA's were identified at the Subject Lands or within the Phase I study area. The report concludes that the Subject Lands are suitable for the intended future residential land use.

3.2.3 *Tree Conservation Report*

An Arborist Report has been prepared by Arboris Tree Cate in support of the proposed development. The purpose of the Arborist Report is to conduct an assessment and inventory of tree health on the Subject Lands, and propose a tree protection plan for the proposed development. The Arborist Report provides a number of recommendations for the proposal, including the establishment of a Tree Protection Zone to restrict heavy operations for the duration of the project. A Distinctive Tree Removal Permit will also be required for trees to be removed with a DBH of 50cm or greater.

3.2.4 *Functional Servicing Report*

A Functional Servicing Report has been prepared by WSP in support of the proposed development. The purpose of the Functional Servicing Report was to meet the requirements for the proposed modification of the site while adhering to the stipulations of the applicable higher-level studies and City of Ottawa servicing design guidelines. The Functional Servicing Report notes that on-site stormwater management systems,

employing surface storage and underground storm chambers will be provided to attenuate flow rates. Existing drainage patterns, previously established controlled flow rates and storm sewers will be maintained. The report concludes that the proposed development can meet all provided servicing constraints and associated requirements.

3.2.5 Geotechnical Report

A Geotechnical Report has been prepared by Pinchin in support of the proposed development. The purpose of the Geotechnical Report was to delineate the subsurface conditions and soil engineering characteristics by advancing seven sampled boreholes across the Subject Lands. The information gathered allowed Pinchin to provide geotechnical design recommendations for the proposed development. The Geotechnical Report provides a series of design recommendations to inform the proposed development, including a description of soil and groundwater conditions, groundwater management, foundation design recommendations, and potential construction concerns.

3.2.5 Stormwater Management Report

A Stormwater Management Report has been prepared by WSP in support of the proposed development. The purpose of the Stormwater Management Report was to examine the potential water quality and quantity impacts of the proposed residential development and summarize how each will be addressed in accordance with applicable guidelines. The information gathered allowed WSP to provide stormwater design recommendations for the proposed development, including the installation of an OGS unit at the outlet to the Kennedy Lane East Sewer and the addition of enhanced grass swales to provide quality control. In addition, runoff will be controlled on the surface using ICDs on catch basin lead pipes and the outlet of the proposed underground chambers.

3.3 Proposed Zoning By-Law Amendment

The Subject Lands are currently governed by City of Ottawa Zoning By-law 2008-250, and are zoned Minor Institutional (I1B) Subzone B (see **Figure 11**).

The I1B zone restricts residential uses permitted on the Subject Lands to low density residential uses (e.g. single detached, semi-detached, duplex dwellings). The in-effect zoning that applies to the Subject Lands does not reflect the land use designations identified in the City of Ottawa Official Plan, which promotes intensification of neighbourhoods and the development of a mixture of housing forms and densities to create a complete and compact community. As a result, a Zoning By-law Amendment is required in order to rezone the Subject Lands to a zone that is more reflective of the applicable land use designations of the Official Plan and to facilitate an appropriate redevelopment.

The proposed Zoning By-law Amendment ('ZBA') seeks to amend the mapping and text of the City of Ottawa Zoning By-law 2008-250 to facilitate the development of the Subject Lands as proposed. In order to

implement the proposed development, a site specific Residential Fourth Density (R4Z-xx) Zone is being sought for the Subject Lands.

The site-specific exception is also proposed to permit the existing place of worship in addition to the uses already proposed under the base R4Z Zone.

The following table summarizes the compliance of the proposed development with the proposed base R4 zone. Areas of non-compliance are identified in the fourth column.

Table 4: Zoning Compliance

Provision	Required	Provided	Compliance
Min. Lot Width Sections 161 and 162	18.0 m	40.0 m.	Yes
Min. Lot Area Sections 161 and 162	1,400 sq.m.	12,208 sq.m.	Yes
Max Building Height Sections 161 and 162	11.0 m (Townhouse) 11.0 m (Three Unit)	10.6 m Townhouse 11.8 m Three Unit	No
Min. Front Yard Setback Sections 161 and 162	3.0 m	3.02 m	Yes
Min. Rear Yard Setback Sections 161 and 162	6.0 m (Three Unit) 6.0 m (Townhouse)	6.0 m	Yes
Min. Interior Side Yard Setback Sections 161 and 162	1.2 m (Three Unit) 1.2 m (Townhouse)	6.0 m	Yes
Min. Width of Private Way Section 131	6.0 m	6.0 m	Yes
Min. Setback for any wall of a residential use building to a Private Way Section 131	1.8 m	1.8 m	Yes
Min. Setback for any garage entrance from a Private Way Section 131	1.2m (buildings 14.5m or less in height) 3.0m (all other cases)	1.8 m	Yes
Min. Vehicle Parking Section 101	1.2 per unit (Three Unit) 1 per unit (Townhouse) 10 per 100 sq.m. assembly area (Place of Worship)	Three Unit: 0.75 per unit Townhouse: 0.75 per unit Place of Worship: 10 per 100 sq.m. assembly area	No
Min. Visitor Parking Section 102	0.2 per unit (Townhouse)	0.19 per unit	No
Min. Bicycle Parking Section 111	0.5 per unit (Residential) 1 per 1500 sq.m. GFA (Non-Residential)	160	Yes
Min. Parking Space Dimensions Section 106	5.2 metres x 2.6 metres	5.6 m x 2.6 m	Yes

Based on the above Table 4, the proposed development meets the majority of the performance standards applicable to the Subject Lands through the proposed R4Z zone. The following site-specific provisions are required as part of the proposed Zoning By-law Amendment application:

- To permit a maximum building height of 13.8 metres;
- To permit a minimum parking space rate of:
 - 0.75 spaces per unit for townhouse;
 - 0.75 spaces per unit for three unit;
- To permit a minimum visitor parking space rate of 0.19 per unit.

It is therefore proposed that a new zoning exception be established and applied to the Subject Lands, being R4Z-xx, to permit the above noted site-specific amendments.

4.0 Planning Policy Analysis

The following section of the Planning Justification Report provides a review and assessment of the land use policy and regulatory framework applicable to the Subject Lands and the proposed development. Each subsection describes the applicable policies and regulations and identifies how the proposed Zoning By-law Amendment is consistent with and conforms to Provincial and local policy.

4.1 Planning Act, R.S.O. 1990, C. P. 13

Section 2 of the Planning Act sets out matters of provincial interest as it pertains to land use and requires that municipal councils have regard to these in all decision making.

“(2) The Minister, the council of a municipality... in carrying out its responsibilities under this Act, shall have regard to... matters of provincial interest such as:

- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*
- (h) the orderly development of safe and healthy communities;*
- (h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;*
- (j) the adequate provision of a full range of housing, including affordable housing;*
- (p) the appropriate location of growth and development;*
- (r) the promotion of built form that,*
 - (i) is well-designed,*
 - (ii) encourages a sense of place, and*
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.”*

The proposed development has regard for and implements several matters of provincial interest as directed by the *Planning Act*. The proposed development will make efficient use of existing transportation, sewage, and water systems through appropriate intensification of the Subject Lands and will develop in an orderly manner to support a safe and healthy, barrier-free development. The Subject Lands are located in close proximity to existing transit, active transportation infrastructure, and community amenities and is an appropriate location for growth and development. The proposed development represents intensification of a currently underutilized site that will provide a mix of housing, including affordable housing, which is well-designed to integrate into the surrounding community and maintains high-quality open spaces which are both safe and attractive.

4.2 Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) ('PPS') is issued under Section 3 of the *Planning Act* was updated on May 1, 2020. The PPS establishes the policy foundation for regulating the development and use of land in Ontario and provides policy direction on matters of provincial interest related to land use planning and development. It provides a vision for land use planning in Ontario that encourages the efficient use of land, resources, and public investment in infrastructure.

The PPS strongly encourages development that will provide long term prosperity, environmental health, and social well-being. These directives depend on the efficient use of land and development patterns that support strong, livable, and healthy communities that protect the environment and public health and facilitate economic growth. Land use planning decisions must be consistent with the PPS.

An analysis of the Provincial policies contained in the 2020 PPS, and how the proposed Zoning By-law Amendment is consistent with these policies is provided herein.

Section 1.0 Building Strong Healthy Communities

Within Section 1.0 Building Strong and Healthy Communities, **Policy 1.1, Subsection 1.1.1**, describes how healthy, liveable and safe communities are sustained. The following is a review of the relevant policies and how the proposed amendment addresses the policies.

Policy

a) *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*

b) *accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation,*

Evaluation

The proposed development will make efficient use of the Subject Lands, which are currently underutilized, consisting of a single place of worship surrounded by surface parking. The proposed development will provide much needed housing units available in the Queenswood Heights neighbourhood, improving the overall housing stock and range within the City of Ottawa. The proposed redevelopment will locate residential uses on a site designated for residential growth in the City of Ottawa Official Plan

The proposed development consists of low-rise housing forms, including three-storey townhouses and three-storey walk-up apartments, all of which will be rental units and will include 31% affordable housing. The location of the proposed development along Kennedy Lane East will also support the continued economic investment along

- park and open space, and other uses to meet long-term needs;*
- the nearby St Joseph Boulevard by providing additional population density supportive of rapid transit and retail.
- c) *avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- The Subject Lands are located in an area of Orleans designated for growth and development, and not located in proximity to any areas of environmental protection or where public health or safety would be of issue.
- d) *Avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*
- The Subject Lands are located within a settlement area as defined by the PPS. No expansion to the existing settlement area boundary is required to accommodate the proposed development. The proposed development provides for a compact, urban built form that respects the existing residential neighborhood while introducing a range of affordable housing options.
- e) *promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;*
- The proposed development will provide for modest intensification that supports continued transit investment along St. Joseph Boulevard. The proposed compact built form will utilize existing servicing and is in proximity to several adjacent existing City facilities, minimizing land consumption and servicing costs.
- f) *Improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;*
- The proposed buildings will be constructed in accordance with the Ontario Building Code, AODA and all required accessibility standards. The proposed development further provides for a range of affordable and market rate rental housing in close proximity to a number of community amenities as identified in **Table 1**.
- g) *Ensuring that necessary infrastructure and public service facilities are or will be available to meet current or projected needs; and*
- The proposed development will take advantage of existing infrastructure available to the Subject Lands, reducing servicing costs. A Site Servicing Plan and Functional Servicing Report have been prepared in support of the proposed redevelopment, and further describe the adequacy of existing infrastructure to service the proposed development.

- h) *Preparing for the regional and local impacts of a changing climate.* The proposed development will facilitate the compact redevelopment of the Subject Lands, improving residential housing supply in the area which will support alternative forms of transportation to reduce the environmental impact of the development. Passive House Certification and Zero On-Site Carbon are also being pursued, with geothermal to be explored throughout the development process. Additional measures proposed to address climate change are addressed in the reports accompanying this submission, including the Stormwater Management and Functional Servicing Report.

Additional policies in **Section 1.1** include:

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

As indicated above, the Subject Lands are located within the Settlement Area of the City Ottawa, and therefore the proposed development will provide for intensification of a currently underutilized site within a Settlement Area as supported by this policy objective.

"1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources;*
- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
- c) minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- d) prepare for the impacts of a changing climate;*
- e) support active transportation;*
- f) are transit-supportive, where transit is planned, exists or may be developed; and*
- g) are freight-supportive."*

The proposed development will provide for the efficient use of land and resources through the redevelopment of the site to facilitate modest residential intensification that makes use of existing water, wastewater, and stormwater infrastructure. The proposed compact built form and adjacency to Queenswood Ridge Park are supportive of active transportation and existing and planned transit within the surrounding neighbourhood. The accompanying Functional Servicing and Stormwater Management Reports demonstrate how the proposed redevelopment can be adequately serviced by existing infrastructure. The proposed compact built form also serves to minimize impacts to climate change and promote energy efficiency by providing additional density in proximity to a number of community services and existing transit, reducing automobile reliance.

"1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety."

The proposal represents intensification with a compact built form. The proposed three-storey townhouses and three-storey walk-up apartments represent efficient development of the Subject Lands that will not result in any risks to public health and safety. The proposed compact built form and site layout are intended to facilitate transit and active transportation use, which will improve public health, reduce emissions, and lead to a healthier lifestyle for future residents.

"1.1.3.6 New development taking place in designated growth areas 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 proposed development is located within the existing built-up area of the City of Ottawa and provides for a compact form and mix of housing units that provide for the efficient use of land, infrastructure and public service facilities.

Section 1.4 – Housing

"1.4.3 Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:

- a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans.*
- b) Permitting and facilitating:
 - i. All housing options required to meet the social, health and well-being required of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and*
 - ii. All types of residential intensification, including additional residential units and redevelopment in accordance with policy 1.1.3.3;**
- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*
- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;*
- e) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and,*
- f) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety."*

The proposed development will facilitate residential intensification on the Subject Lands through a built-form that includes 81 new residential rental units within three-storey townhouses and three-storey walkups, with 31% of the residential units being affordable units. The introduction of this affordable housing to the community will further provide housing choice for current and future residents of the Queenswood Heights neighbourhood, and will provide options for all people within the housing affordability continuum. The proposed development will additionally facilitate the redevelopment on lands that are supported by existing infrastructure, including local transit along Promenade Prestone Drive, and a variety of public service facilities all located within walking distance of the Subject Lands, as demonstrated in Table 1, which will help meet the social, health, and well-being needs of current and future residents.

Section 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;*
 - b) *planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;”*

The proposed development, as identified in Table 1, is located in close proximity to a number of parks and community facilities to provide access to recreation, open space, trails and parks as promoted by the policies of the PPS. The proposed development has also been designed to optimize its direct adjacency to Queenswood Ridge Park, providing immediate access to public open space for future residents. In addition, the existing place of worship would be retained which will serve as a community use directly on site.

Section 1.6 – Infrastructure and Public Service Facilities

- “1.6.3 Before consideration is given to developing new infrastructure and public service facilities:
- a) *the use of existing infrastructure and public service facilities should be optimized; and,*
 - b) *opportunities for adaptive re-use should be considered, wherever feasible.”*

The proposed development will take full advantage of the existing infrastructure and public service facilities, as well as support the use and optimization of existing infrastructure. The Functional Servicing Report prepared by WSP in support of this application has identified that the existing infrastructure in the area is suitable to support the proposed development.

- “1.6.6.1 Planning for sewage and water services shall:
- a) *accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:*
 - 1. *municipal sewage services and municipal water services; and,*

2. *private communal sewage services and private communal water services, where municipal water services are not available or feasible;*
- b) *ensure that these systems can be provided in a manner that:*
 1. *can be sustained by the water resources upon which services rely;*
 2. *prepares for the impacts of a changing climate;*
 3. *is feasible and financially viable over their lifecycle; and,*
 4. *protects human health and safety, and the natural environment;*
- c) *promote water conservation and water use efficiency;*
- d) *integrate servicing and land use considerations at all stages of the planning process."*

The Subject Lands provide an opportunity to make optimal and efficient use of the available municipal infrastructure and services. The accompanying Functional Servicing Report and Stormwater Management Brief demonstrate that the proposed development can be adequately serviced by the existing municipal sewage and municipal water systems, while providing for protection of human health and safety, and the natural environment.

"1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services."

The proposed redevelopment intends to connect to the existing municipal water and sewer services along Kennedy Lane East, and will not require the establishment of new, unplanned municipal services.

"1.6.7.2 Efficient use should be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible."

The existing and planned transportation infrastructure will be efficiently used by the proposed development, which consists of a compact built form supportive of continued investments by the City in active transportation and transit infrastructure.

"1.6.7.4 A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation."

The proposed development incorporates an internal drive aisle accessed via a single driveway with Kennedy Lane East. The internal drive aisle will incorporate multiple pedestrian connections, including connections to the adjacent Queenswood Ridge Park, to ensure easy access for future residents to surrounding transit and active transportation infrastructure and services. The proposed compact built form is transit supportive.

Section 4.0 – Implementation and Interpretation

“4.6 The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans.”

As further described in Section 4.3 of this report, the City of Ottawa’s Official Plan outlines the land use designations and policies applicable to the Subject Lands. The proposed development has been designed and planned in accordance with the General Urban Area designation, while the proposed Zoning By-law Amendment seeks to facilitate the proposed residential intensification of the Subject Lands as permitted in the City of Ottawa’s Official Plan.

Summary/Conformity Statement

The PPS provides policies meant to direct land use planning and development across Ontario. The PPS focuses on ensuring growth and development is directed to appropriate areas with an emphasis on development in areas well served by infrastructure. The above analysis demonstrates that the proposed development is consistent with the PPS by allowing for development at an appropriate density, in an area served by existing infrastructure and that supports the goals of the PPS. As such, the proposed development and corresponding Zoning By-law Amendment are consistent with the policies of the PPS.

4.3 City of Ottawa Official Plan

The City of Ottawa Official Plan (‘Official Plan’) was adopted by Council in May 2003, and sets out the applicable land use designations and policies that apply to the Subject Lands. The Official Plan provides a vision for the future growth of the city, and a policy framework to guide its physical development to the year 2036.

Within the Official Plan, the Subject Lands are designated ‘**General Urban Area**’ on Schedule B – Urban Policy Plan. The Subject Lands are located to the south of Promenade Prestone Drive, a ‘Major Collector Road’, and to the north of Tompkins Avenue, a ‘Collector Road’ (Schedule E – Urban Road Network) (See **Figure 9**).

“3.6.1 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.

Subject to the policies below, the City supports infill development and other intensification within the General Urban Area in a manner that enhances and complements the desirable characteristics and ensures the long-term vitality of the many existing communities that make up the city.”

The proposed development of the Subject Lands will provide for modest intensification of a currently underutilized site that incorporates both market and affordable rental housing and the existing place of worship. The proposed development will facilitate the development a complete and sustainable community that includes a mix of affordable and market rental housing, adjacent to existing community facilities.

Patterns of Growth

Section 2.1 of the Official Plan provides general guidance for growth patterns within the City of Ottawa. Growth is to be directed towards key locations with a mix of housing, shopping, recreation and employment where transit is easily accessible. Future development within established areas will be compact and efficient for servicing, as well as support high-quality transit service and make better use of existing roads and infrastructure. Growth is to be directed to the urban area where services already exist, and the City will continue to support growth in designated urban areas where it can be accommodated in compact and mixed use development, and served with quality transit, walking, and cycling facilities. Infill and redevelopment will be compatible with the existing context or planned function of the area, and contribute to the diversity of housing in the area.

In accordance with the guidance of Section 2.1, the proposed development provides for modest intensification of an existing, underutilized site within the Urban Area of the City, where services already exist. The proposed compact built form is supportive of transit and active transportation, and will contribute to the diversity of housing in the area by providing for a mix of affordable and market housing of a rental tenure within an established community.

Managing Growth

Section 2.2 of the Official Plan speaks to managing growth within the City of Ottawa. Approximately 90 percent of growth within the City is to be accommodated within the City's existing urban boundary, where services are already available to ensure that development can be provided with urban facilities and services in the most efficient manner possible. Concentrating growth within the urban area also allows for a pattern and density of development that supports walking, cycling and transit while reducing the impact on agricultural land and environmental areas. Growth is to be distributed through intensification and infill, as well as new development on vacant land. Lands designated General Urban Area will continue to mature and evolve through intensification and infill, but at a scale contingent on proximity to major roads and transit, and the area's planned function. Consideration of the character in the surrounding community is a factor in determining compatibility within a community.

The proposed development of the Subject Lands is consistent with the City's policies for managing growth as it will provide for compact, context sensitive redevelopment of an existing underutilized site on existing municipal services. The Subject Lands are located directly adjacent to Queenswood Ridge Park, and within close proximity to existing and planned transit, as well as several other community facilities as shown in Table 1. The proposed mix of three-storey townhouses and three-storey walkups is compatible with and considerate of the surrounding community character, and is designed to complement the adjacent parkland. Where the Subject Lands abut existing residential

uses, a 6.0m setback has been provided with a maximum building height of three-storeys in order to appropriately transition to abutting uses. Similarly, a 6.0m setback has been proposed from the proposed three-storey buildings along the southern property line abutting the park in order to provide a transition and sufficient green space for the proposed development. Along the northern property line, the existing church structure is proposed to remain, with a minimum 6m setback from the proposed three-storey townhomes to the uses to the north.

Intensification within the Urban Area

Section 2.2.2 of the Official Plan provides policies for managing and directing intensification within the existing urban area of the City of Ottawa.

- “2.2.2.1 *Residential intensification means the development of a property, building or area that results in a net increase in residential units or accommodation and includes:*
- a. Redevelopment (the creation of new units, uses or lots on previously developed land in existing communities), including the redevelopment of Brownfield sites;*
 - b. The development of vacant or underutilized lots within previously developed areas, being defined as adjacent areas that were developed four or more years prior to new intensification.*
 - c. Infill development;*
- 2.2.2.4 *The City’s target for residential intensification, as defined in Policy 1, is the minimum proportion of new residential dwelling units and accommodation based upon building permit issuance by calendar year in the urban area. The target will be: 38% in 2012-2016; 40% in 2017-2021; 42% in 2022-2026; and 44% in 2027-2031.*
- 2.2.2.10 *Intensification may occur in a variety of built forms from low-rise to high-rise provided urban design and compatibility objectives are met. Denser development, that often means taller buildings, should be located in areas that support the Rapid Transit and Transit Priority networks and in areas with a mix of uses. Building heights and densities for different areas may be established through this plan or a secondary plan and will be implemented through zoning.*
- 2.2.2.11 *The distribution of appropriate building heights will be determined by:*
- a. The location in a Target Area for Intensification identified in policy 4 above or by proximity to a Rapid Transit station or Transit Priority corridor, with the greatest density and tallest building heights being located closest to the station or corridor; and,*
 - b. The Design and Compatibility of the development with the surrounding existing context and planned function, as detailed in Section 4.11, with buildings clustered with other buildings of similar height.”*

The proposed development represents infill development of the existing Queenswood United Church site, which is presently underutilized. The proposed development will consist of 81 new residential units, of rental tenure, with 31% of units proposed at an affordability of 79% MMR. The proposed development will assist in the achievement of minimum intensification targets as set out in the Official Plan. As demonstrated in Section 2.3 of this report, the proposal is entirely low-rise, consisting of three-storey townhouses and three-storey walkup apartments, and is consistent with the existing buildings heights and setbacks found in the surrounding neighbourhood. The proposed site layout has further been designed to respect the surrounding neighbourhood by locating the taller three-storey walkup buildings adjacent to the park.

“2.2.22 The City also supports compatible intensification within the urban boundary, including areas designated General Urban Area. The City will promote opportunities for intensification in areas determined by the policies in Section 3.6.1. Intensification that is compatible with the surrounding will also be supported on: brownfield sites that have been remediated; on underdeveloped sites such as current or former parking lots; in extensive areas previously used for outside storage; sites that are no longer viable for the purpose for which they were originally used or intended; and on sites of exhausted pits and quarries in the urban area where the urban design.

2.2.23 The interior portions of established low-rise residential neighbourhoods will continue to be characterized by low-rise buildings (as defined in Figure 2.4). The City supports intensification in the General Urban Area where it will enhance and complement its desirable characteristics and long-term renewal. Generally, new development, including redevelopment, proposed within the interior of established neighbourhoods will be designed to complement the area's desirable character reflected in the pattern of built form and open spaces. The character of a community may be expressed in its built environment and features such as building height, massing, the setback of buildings from the property line, the use and treatment of lands abutting the front lot line, amenity area landscaped rear yards, and the location of parking and vehicular access to individual properties. The City will consider these attributes in its assessment of the compatibility of new development within the surrounding community when reviewing development applications or undertaking comprehensive zoning studies.”

The Subject Lands are located within the General Urban Area, and the proposed development represents intensification of an existing, underutilized site within an established low-rise residential neighbourhood. The proposed three-storey building forms are consistent with the scale of buildings within the neighbourhood as discussed further in Section 2.3. In keeping with the prevailing character of the surrounding community, the proposed development incorporates 6.0m setbacks to the interior side, exterior side, and rear lot lines, and provides for parking directly in front of the three-storey townhouse units as is common in the surrounding Queenswood Heights neighbourhood. To respect the adjacent residential uses to the east, a 6.0 metre setback is proposed in order to appropriately transition. The proposed development has also been designed to

appropriately interface with the abutting Queenswood Ridge Park by providing for a pedestrian connection along the southern property line, and orienting units so as to maximize park views.

Air Quality and Climate Change

- "2.4.1.1 The City will reduce GHG emissions in the development and building sector by:*
- a. Promoting compact urban form and an energy efficient pattern and mix of land uses through the strategic direction for managing growth and related intensification targets and community design plans.*
 - b. Encouraging energy efficient and sustainable site and building design through subdivision and site plan approval."*

The proposed development is consistent with the City's greenhouse gas emissions goals by providing for a compact built form within the existing urban area, supportive of increased transit and active transportation use. A variety of energy efficient and sustainable building materials and techniques are also being considered for the proposed development, including passive house standards, zero on-site carbon, urban gardens, and solar-ready construction which are to continue to be assessed and implemented where feasible through subsequent site plan and building approvals.

Greenspaces

- "2.4.5 The City will seek opportunities to build the Urban Greenspace Network through:*
- a. The review of development applications, to seek opportunities at various scales to fill gaps in the network, provide connections to the Urban Greenspace Network, and extend it to new urban communities wherever possible.*

The Subject Lands are directly adjacent to Queenswood Ridge Park, which provides for both passive and active greenspace, and recreational facilities for neighbourhood residents. The proposed development incorporates pedestrian connections to the adjacent park in order to encourage neighbourhood permeability, promote active transportation, and provide easy access for residents to the surrounding greenspace network.

Design Objectives

- "2.5.1.1 To enhance the sense of community by creating and maintaining places with their own distinct identity.*
- 2.5.1.2 To define quality public and private spaces through development.*
- 2.5.1.3 To create places that are safe, accessible and are easy to get to, and move through.*
- 2.5.1.4 To ensure that new development respects the character of existing areas.*

- 2.5.1.5 *To consider adaptability and diversity by creating places that can adapt and evolve easily over time and that are characterized by variety and choice.*
- 2.5.1.6 *To understand and respect natural processes and features in development sign.*
- 2.5.1.7 *To maximize energy-efficiency and promote sustainable design to reduce the resource consumption, energy use, and carbon footprint of the built environment.”*

The proposed development, consisting of a mix of three storey townhouses and three storey walkups, has been designed to enhance the surrounding community by respecting the scale and character of surrounding developments while providing a distinct identity reflective of the existing church and adjacent Queenswood Ridge Park. The majority of the proposed residential units are located towards the southern property line, adjacent to the existing parkland, with a central pedestrian connection to the park provided intended to tie in the park and existing church to the proposed development. Setbacks of 6.0 metres to the side and rear lot lines are provided in order to respect the character of the surrounding neighbourhood and provide appropriate landscape buffers and transition to the abutting uses. A number of sustainability measures are also proposed within the development, including timber construction where possible, and a high quality of building materials. Passive House certification and zero on-site carbon are additionally being pursued, with geothermal heating and cooling proposed. A Design Brief which responds to the applicable urban design policies and guidelines is included in this report as Appendix B, consistent with the City’s Terms of Reference.

Affordable Housing

- “2.5.2.2 *The City will encourage the production of affordable housing in new residential development and redevelopment to meet an annual target of:*
- a. 25% of all new rental housing is to be affordable to households up to the 30th income percentile; and*
 - b. 25% of all new ownership housing is to be affordable to households up to the 40th income percentile.*
- 2.5.2.7 *The processing of development applications from non-profit housing corporations and housing cooperatives, for housing intended for persons of low- or moderate-incomes, will be given priority by the City.*
- 2.5.2.8 *The City will further promote the development of affordable housing through such means as infill construction, conversions of non-residential space, and adaptive re-use of buildings.*
- 2.5.2.9 *The City will implement alternative development standards for affordable housing development such as reduced parking standards in areas serviced by transit.”*

The proposed development will provide for 81 residential dwelling units, all of rental tenure. A mixed-income affordable housing model is proposed in which 31% of the proposed units will be affordable at 79% of Median Market Rent (‘MMR’) per CMHC National Housing Fund. The proposed

development is therefore well positioned to support the City of Ottawa’s annual affordable housing targets and will introduce a diversity of unit types, unit sizes, and affordability to the Queenswood Heights Neighbourhood of the City of Ottawa. The proposed Zoning By-law Amendment seeks to rezone the Subject Lands to a site-specific R4Z zone which permits the existing place of worship and applies site-specific provisions, including reduced parking requirements, to support the proposed development consistent with policy 2.5.2.9 of the Official Plan.

Designations and Land Use

Section 3 of the Official Plan establishes the land use framework for the City of Ottawa and provides policies applicable to the various land use designations. As noted above, the Subject Lands are designated ‘General Urban Area’.

General Urban Area

“3.6.1.1 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 development provides for a modest residential intensification of a currently underutilized site within the urban area of the City of Ottawa. The proposed development will provide a mix of affordable and market rental housing through three-storey townhouses and three-storey walk-ups consistent with the character and scale of the surrounding community.

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

As described in Section 2.3 the predominant built form within the Queenswood Heights neighbourhood is low rise residential consisting of one storey and two-storey single detached homes and townhouses. The proposed development incorporates a mix of three-storey townhouses and three-storey walk-ups, representing a low-rise built form and density consistent and compatible with the surrounding neighbourhood. A total of 81 residential units are proposed, resulting in a proposed density of 66.4 units per hectare.

“3.6.1.5 The City supports intensification in the General Urban Area where it will complement the existing pattern and scale of development and planned function of the area. The predominant form of development and intensification will be semi-detached and other ground-oriented multiple unit housing. When considering a proposal for residential intensification through infill or redevelopment in the General Urban Area, the City will:

a. Assess the compatibility of new development as it relates to existing community character so that it enhances and builds upon desirable established patterns of built form and open spaces;

b. Consider its contribution to the maintenance and achievement of a balance of housing types and tenures to provide a full range of housing for a variety of demographic profiles throughout the General Urban Area; [Amendment #150, LPAT July 18, 2019]"

The development of the Subject Lands represents a modest intensification of land within the urban area of the City of Ottawa that will provide for a mix of affordable and market rental housing through three-storey townhouses and three-storey walk-ups. As described in Section 2.3 the proposed development form, setbacks, height, and density are all compatible with the surrounding neighbourhood. The proposal includes a variety of unit types and affordability levels in order to improve the balance of housing within the General Urban Area and within the Queenswood neighbourhood of Orleans.

Water and Wastewater Servicing

"4.4.1.1 The City will require development applications in Public Service Areas to be supported by an assessment of the adequacy of public services. Where services are found to be limited, the proponent will be required to submit a water, wastewater and storm water impact study detailing how public services will be provided to support the development."

The proposed development will be developed on full municipal services. The adequacy of municipal services to service the proposed development is addressed in the Functional Servicing Report accompanying this application.

Urban Design and Compatibility

"4.11.1 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:

a. The provisions of the Plan that affect the design of a site or building;

b. Design Guideline(s) approved by Council that apply to the area or type of development; and

c. The design provisions of a community design plan or secondary plan. [Amendment #150, LPAT July 19, 2019]"

As noted in the Design Brief Terms of Reference provided following the pre-consultation meeting on May 19th, the Design Brief can be combined with the planning rationale. Accordingly, the Design Brief which satisfies the requirements of the Terms of Reference is included with this report as

Appendix C. A full review and analysis of Section 4.11 of the Official Plan can be found within the Design Brief.

Summary / Conformity Statement

The Subject Lands are designated General Urban Area in the City of Ottawa Official Plan. The proposed development represents an appropriate intensification of the Subject Lands consistent with the policies of the General Urban Area designation and compatible with the surrounding low density residential uses within the Queenswood Heights neighbourhood. The proposed development responds to the affordable housing needs of the community by providing for 84 residential units with a range of unit types, sizes, and affordability levels.

The proposed development meets all applicable policy requirements of the City of Ottawa Official Plan and an amendment to the Plan is not required to facilitate the development. The proposal will result in revitalization of a currently underutilized site, and provide much needed affordable housing for the community. As such, the proposed development is appropriate for the Subject Lands and conforms to the City of Ottawa Official Plan.

4.4 New City of Ottawa Official Plan (September 2021 Draft)

The City of Ottawa is currently undertaking a multi-year process to develop a new Official Plan, which began in 2019. The New Official Plan, once approved, will replace the existing City of Ottawa Official Plan (2003) as amended, and provide a 25-year planning horizon to 2046. In September 2021, the City released the Draft New Official Plan for review and comment. The Draft New Official Plan sets out the applicable land use designations and policies that will be applicable to the Subject Lands.

Within the Draft New Official Plan, the Subject Lands are proposed to be designated **'Neighbourhood'** on Schedule B8 – Suburban (East) Transect.

Section 2 of the Draft New Official Plan identifies the following foundational policy directions:

“Big Policy Move 1: Achieve, by the end of the planning period, more growth by intensification than by greenfield development.

Big Policy Move 2: By 2046, the majority of trips in the City will be made by sustainable transportation.

Big Policy Move 3: Improve our sophistication in urban and community design and put this knowledge to the service of good urbanism at all scales, from the largest to the very small.

Big Policy Move 4: Embed environmental, climate and health resiliency and energy into the framework of our planning policies.

Big Policy Move 5: Embed economic development into the framework of our planning policies.”

The proposed development is consistent with all 5 of the proposed policy directions of the Draft New Official Plan. The proposal will provide for residential intensification within an existing neighbourhood of the City which consists of a compact built form and active transportation connections to support ongoing City investments in rapid transit along St. Joseph Boulevard, transit along Promenade Prestone Drive. A high-degree of urban design is proposed, as discussed in the Urban Design Brief included as Appendix B. A variety of energy efficient and sustainable building materials and techniques are also being considered for the proposed development, including passive house standards, zero on-site carbon, urban gardens, and solar-ready construction which are to continue to be assessed and implemented where feasible through subsequent site plan and building approvals.

Section 2 additionally identifies a number of policy intents for intensification and diversifying housing options:

“1. Direct residential growth within the built-up urban area to support an evolution towards 15-minute neighbourhoods.

2. Provide housing options for larger households.

3. Improve public amenities and services.”

Consistent with the direction of the Draft New Official Plan for intensification, the proposed development will provide additional residential density within the Queenswood neighbourhood of Orleans, within proximity of a number of community facilities, shopping, active transportation, and other daily needs, supportive of a 15-minute neighbourhood. A mix of housing types and unit sizes are proposed, in a mix of affordable and market rental units, including 3-bedroom units intended to support the needs of larger households.

Section 4.2 of the Draft New Official Plan provides the proposed policy framework for housing.

“4.2.2.4 In accordance with the City’s 10-Year Housing and Homelessness Plan, the City shall set a target that 10 per cent to 15 per cent of all new residential units be affordable. Of all affordable units, 65 per cent are to be targeted to households whose needs fall within the definition of deep affordability, and the remaining 35 per cent are to be targeted to households whose needs fall within the definition of market-affordability.”

Consistent with the draft policy direction of the New Official Plan, the proposed development will provide for a mix of market and affordable rental housing units, including a minimum 31% affordable per CMHC National Housing Fund. A total of 81 residential dwelling units are proposed

with a mix of 1, 2, and 3 bedroom unit sizes, including ground-floor accessible dwelling units supportive of the affordable housing targets of the City of Ottawa.

Section 6.3 of the Draft New Official Plan provides the draft policy framework for the 'Neighbourhoods' land use designations which is proposed for the Subject Lands.

“6.3.1.2 Permitted building heights in Neighbourhoods shall be Low-rise, except:

- a) Where existing zoning or secondary plans allow for greater building heights; or*
- b) In areas already characterized by taller buildings.*

6.3.1.4 The Zoning By-law and approvals under the Planning Act shall allow a range of residential and non-residential built forms within the Neighbourhood designation, including:

- a) Generally, a full range of Low-rise housing options sufficient to meet or exceed the goals of Table 2 and Table 3b;*
- b) Housing options with the predominant new building form being missing middle housing, which meet the intent of Subsection 6.3.2, Policy 1).*

6.3.2.1 The Zoning By-law and approvals under the Planning Act will allow innovative buildings forms, including in the missing middle housing category, in order to strengthen, guide towards or seed conditions for 15-minute neighbourhoods.

6.3.2.7 Sites that are underutilized or convert from non-residential uses, for example golf courses, school sites or churches, may convert to residential, provided all of the following are met:

- a) The proposed development includes the majority of its site as low-rise missing middle housing typologies;*
- b) The intent of the growth management requirements of Section 3 are met;*
- c) The proposed development includes an affordable housing component meeting Subsection 4.2 and provides a non-residential component in order to contribute to 15-minute neighbourhoods, preferably an underserved non-residential component such as community infrastructure or local retail and commercial services.”*

The proposed development is consistent with the above Neighbourhoods policies of the Draft New Official Plan, and provides for a mix of three-storey townhouses and three-storey walkup apartments on a currently underutilized site. The proposed development will also incorporate the existing place of worship on site, intended to serve as a community hub and support the proposed residential units on site. Consistent with the draft policy direction, 81 residential dwelling units are proposed in a low-rise built form, with all residential units to have a rental tenure, and 31% of the residential units to be affordable per CMHC National Housing Fund.

4.5 City of Ottawa Zoning By-law 2008-250

The City of Ottawa's Zoning By-law 2008-250 was most recently consolidated on February 24, 2021. Within Zoning By-law 2008-250, the Subject Lands are zoned 'Minor Institutional Subzone B' (I1B) (see **Figure 11**).

The I1B zone permits places of worship, residential care facilities, and other institutional uses, and does not permit the proposed residential development.

The Zoning By-law includes a range of standards for development, set out in **Table 4** below:

Regulation	Standard
Minimum Lot Width	30 m
Minimum Lot Area	1000 sq.m.
Minimum Front Yard Setback	6.0 m
Minimum Rear Yard Setback	7.5 m
Minimum Interior Side Yard Setback	7.5 m
Minimum Corner Side Yard Setback	7.5 m
Maximum Height	18.0 m

The proposed development has been assessed in accordance with the currently applicable zoning. As a result, a Zoning By-law Amendment is required in order to facilitate the proposed development. The proposed Zoning By-law Amendment seeks to rezone the Subject Lands to a site specific 'Residential Fourth Density Subzone Z' (R4Z-xx) in order to permit the range of dwelling types proposed with corresponding site specific provisions to permit the current place of worship use and other site-specific provisions.

An assessment of the proposed development in relation to the current and proposed zoning is included in **Section 3.3** of this report.

5.0 Summary and Conclusions

As outlined above, together with the supporting studies, the proposed development and associated Zoning By-law Amendment represents an appropriate and desirable development for the Subject Lands that is in keeping with the policies and intent of the City of Ottawa Official Plan. Based on the existing physical context and surrounding neighbourhood, an assessment of the proposal within the current policy and regulatory context of the Province and City, the following is concluded:

1. The proposed Zoning By-law Amendment represents an appropriate development of the Subject Lands given the existing use of the site and the surrounding context;
2. The proposed development provides for appropriately designed and compatible development for the Queenswood Heights neighbourhood that will contribute to the provision of new market and affordable rental residential units, protection of the adjacent natural environment, and the achievement of a complete community;
3. The proposed Zoning By-law Amendment, is consistent with the Provincial Policy Statement, 2020;
4. The proposed development, and associated Zoning By-law Amendment conforms to the policy directions of the City of Ottawa Official Plan;
5. The proposed development, and associated Zoning By-law Amendments conforms to the overall intent and direction of the Urban Design Guidelines for Low-Rise Infill Housing;
6. The proposed development can be adequately serviced and does not create any adverse impacts to the existing site and surrounding area; and,
7. The proposed development provides an opportunity for compact urban residential development within the City's Built-Up area. The proposed development upholds the overall urban structure set out in the City of Ottawa Official Plan.

It is concluded that the proposed Zoning By-law Amendment represents good planning and implement City and Provincial policies.

Respectfully submitted,

MHBC



Dana Anderson, MA, FCIP, RPP
Partner




Andrew Hannaford, BES, MCIP, RPP
Senior Planner



Data Source: First Base Solutions

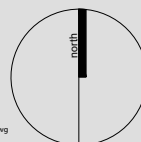
Figure 1
LOCATION MAP

LEGEND

 Subject Lands

DATE: July 26, 2021

SCALE: 1:2000



**360 Kennedy Ln E,
 Orléans, Ontario**

N:\20365\C - 360 Kennedy Lane, Orleans (Queenswood UC)\1 - MHBC Documents\Planning Justification Report\Figures\Drawings\Location Map.dwg



**PLANNING
 URBAN DESIGN
 & LANDSCAPE
 ARCHITECTURE**

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Data Source: First Base Solutions

Figure 2

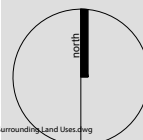
SITE CONTEXT & SURROUNDING LAND USES

LEGEND

■ Subject Lands

DATE: June 25, 2021

SCALE 1:7500



360 Kennedy Ln E,
Orléans, Ontario

N:\20305\C - 360 Kennedy Lane, Orléans (Queenswood UCH)\1 - MHBC Documents\Planning Justification Report\Figures\Drawings\Site Context & Surrounding Land Uses.dwg

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4



5



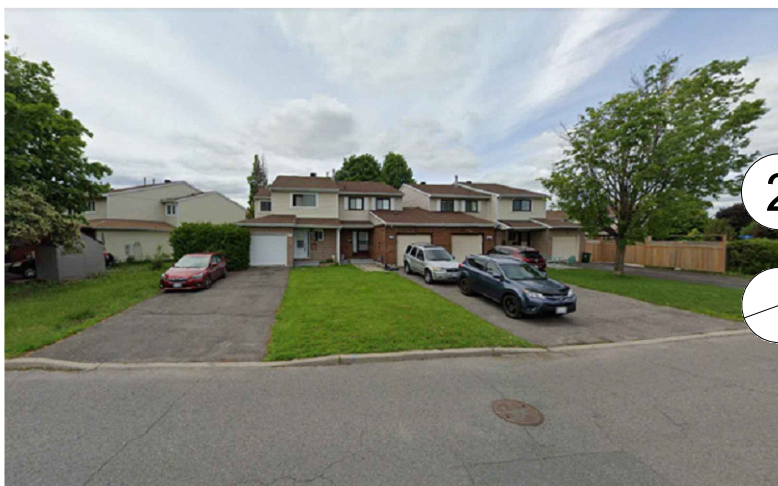
6



3



7



2



8



1



9

Figure 3 SITE IMAGES MAP

360 Kennedy Ln E,
Orléans, Ontario

LEGEND

■ Subject Lands

Figure	Description
1	Queenswood Ridge Park – adjacent to the Subject Lands, view from Kennedy Ln E
2	View directly across the Subject Lands
3	View from Kennedy Ln E
4	View from Kennedy Ln E (from the direction of the Park)
5	View of the intersection of Promenade Prestone Drive and Kennedy Ln E
6	View of Queenswood Villa – located to the east of the Subject Lands
7	View from the East side of the Subject lands – Subject Lands on the left in the image, low rise residential uses to the right in the image
8	View from the west side from Queenswood Ridge Park
9	View from Tompkins Ave (South of the Subject Lands) – Queenswood Ridge Park

DATE: July 26, 2021

SCALE: N.T.S.



Data Source: -



Figure 4

SURROUNDING DEVELOPMENT APPLICATIONS

360 Kennedy Ln E,
Orléans, Ontario

LEGEND

- Subject Lands
- 1. 3030 St Joseph Blvd
- 2. 1869 Trim Rd
- 3. 1009 Trim Rd
- 4. 1285 Marenger St
- 5. 280 Eric Czapnik Way
- 6. 6758 & 6766 Rocque St
- 7. 8466 Jeanne D'Arc Blvd N

Data Source: First Base Solutions; City of Ottawa

DATE: July 26, 2021


SCALE: N.T.S.



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Figure 5
SITE PLAN

360 Kennedy Ln E,
Orléans, Ontario

LEGEND
 Subject Lands



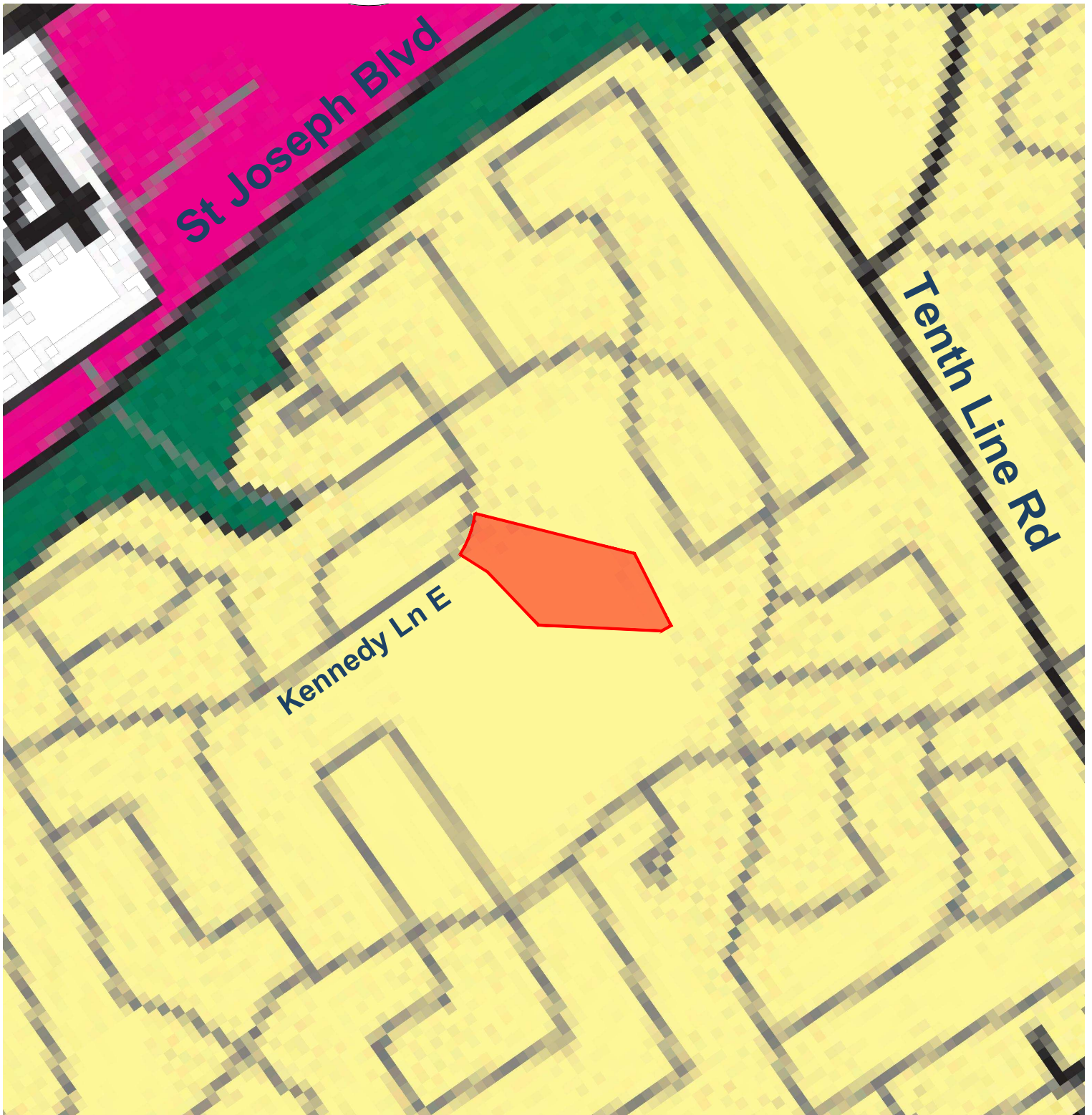
DATE: November 19, 2021

SCALE: Not to Scale



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Data Source:



Data Source: First Base Solutions; City of Ottawa

Figure 6

**CITY OF OTTAWA
OFFICIAL PLAN**

Schedule B: Urban
Policy Plan

**360 Kennedy Ln E,
Orléans, Ontario**

LEGEND



Subject Lands



Major Open Space



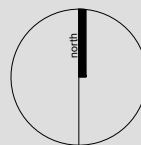
General Urban Area



Mixed Use Centre

DATE: July 26, 2021

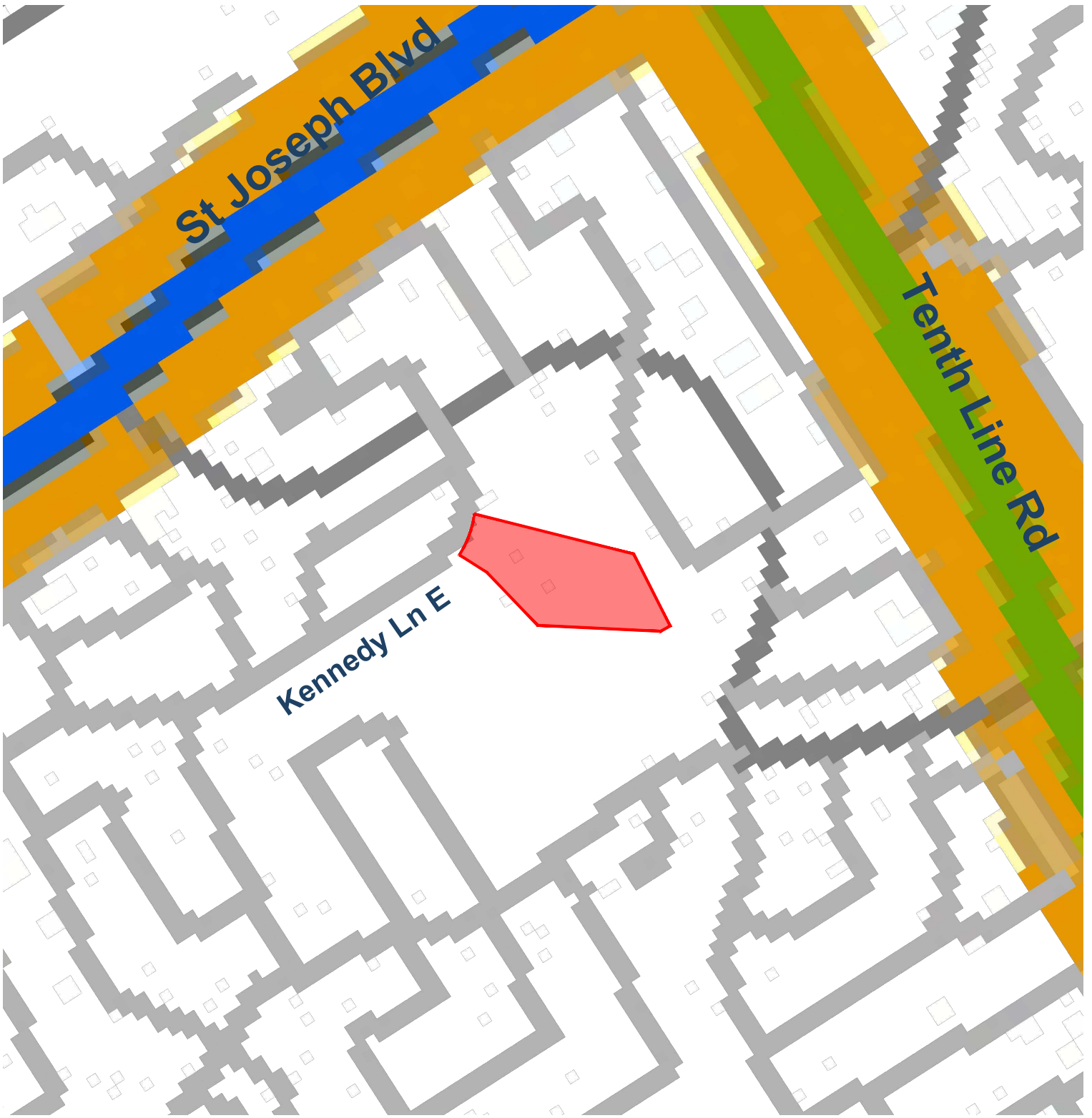
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ARCHITECTURE**

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Data Source: First Base Solutions; City of Ottawa

Figure 7

**CITY OF OTTAWA
OFFICIAL PLAN**

Schedule C: Primary
Urban Cycling Network

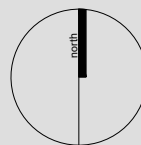
**360 Kennedy Ln E,
Orléans, Ontario**

LEGEND

- Subject Lands
- Spine Route
- Multi-Use Pathway
- Cross-Town Bikeway

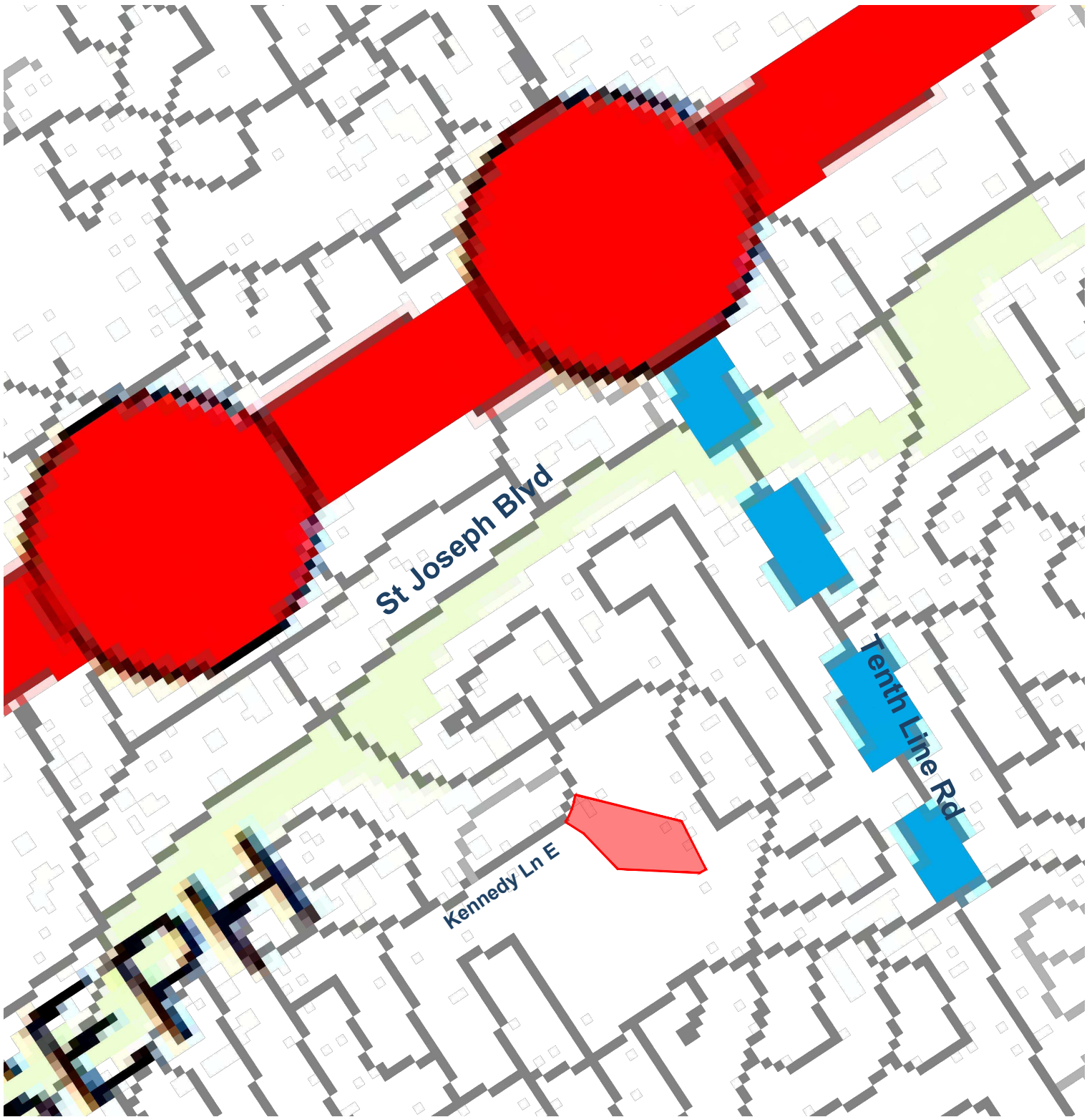
DATE: June 25, 2021

SCALE 1:5000



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Data Source: First Base Solutions; City of Ottawa

Figure 8

**CITY OF OTTAWA
OFFICIAL PLAN**

Schedule D: Rapid
Transit & Transit Priority
Network

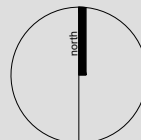
**360 Kennedy Ln E,
Orléans, Ontario**

LEGEND

- Subject Lands
- Light Rail Transit (LRT) -
Grade Separated Crossings
- Transit Priority Corridor
(Isolated Measures)
- Transit Station - Rail

DATE: July 26, 2021

SCALE 1:7500



N:\308562 - 360 Kennedy Lane, Orleans (Openwood UC1) - MHBC Document\Planning Justification Report\Figures\Drawings\OP ID Rapid Transit & Transit Priority Network.dwg


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Data Source: First Base Solutions; City of Ottawa

Figure 9

**CITY OF OTTAWA
OFFICIAL PLAN**

Schedule E: Urban
Road Network

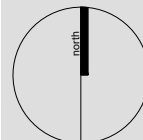
**360 Kennedy Ln E,
Orléans, Ontario**

LEGEND

- Subject Lands
- City Freeway
- Arterial - Existing
- Major Collector - Existing
- Collector - Existing

DATE: June 25, 2021

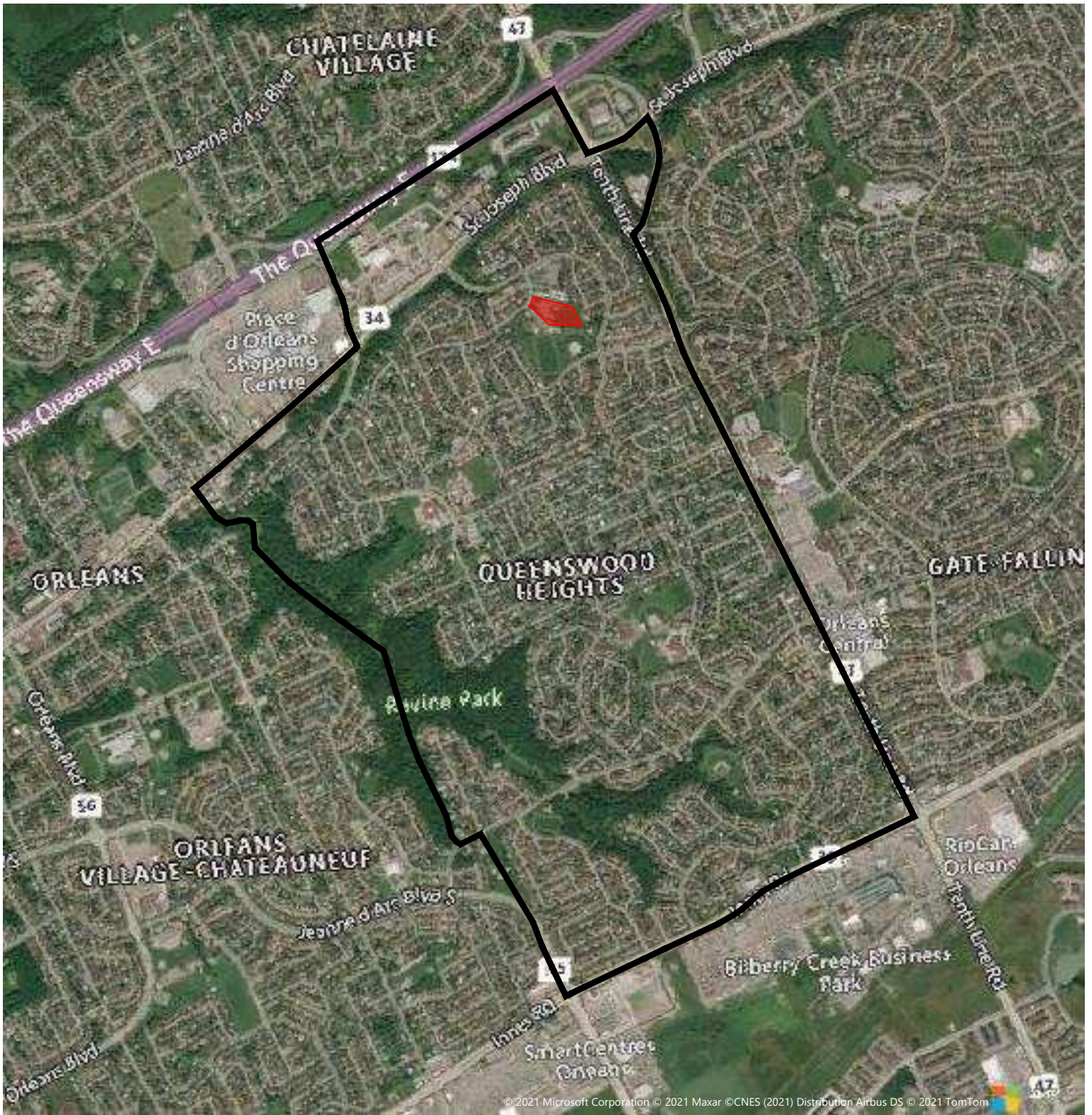
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Figure 10

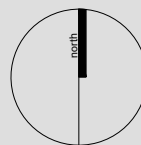
**QUEENSWOOD
HEIGHTS
NEIGHBOURHOOD**

LEGEND

- Subject Lands
- Queenswood Heights Neighbourhood Boundary

DATE: June 25, 2021

SCALE 1:20000



**360 Kennedy Ln E,
Orléans, Ontario**

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ARCHITECTURE
204-442 BRANT STREET BURLINGTON, ON, L7R 2G4
P: 905 639 8686 F: 905 761 5589 | WWW.MHBCPLAN.COM

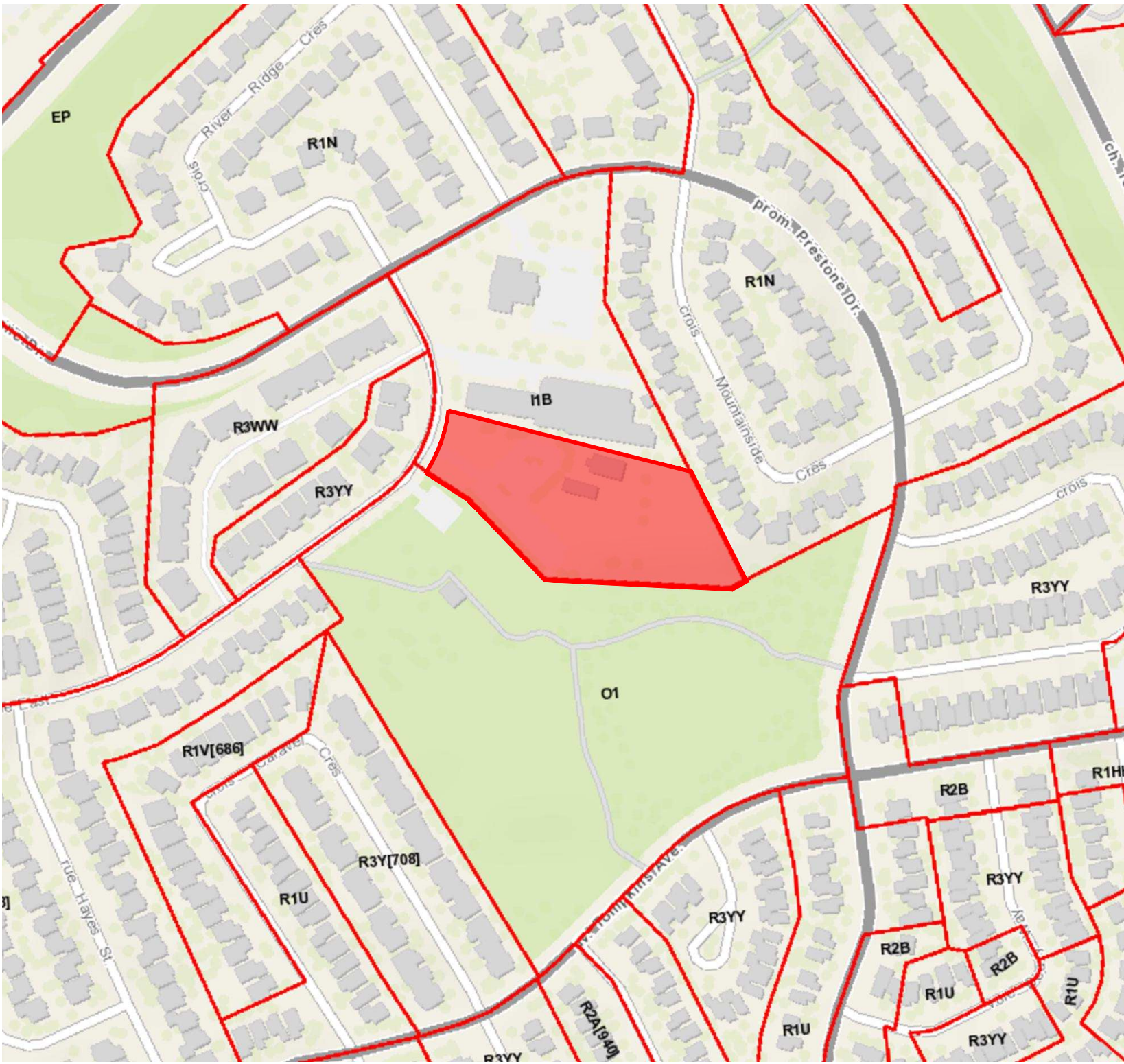


Figure 11
ZONING MAP

**360 Kennedy Ln E,
 Orléans, Ontario**

LEGEND

■ Subject Lands

Data Source: First Base Solutions; City of Ottawa

DATE: June 25, 2021

SCALE: N.T.S.



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Appendix A

Pre-Consultation Form

APPLICANT'S STUDY AND PLAN IDENTIFICATION LIST

Legend: **S** indicates that the study or plan is required with application submission.

A indicates that the study or plan may be required to satisfy a condition of approval/draft approval.

For information and guidance on preparing required studies and plans refer [here](#):

S/A	Number of copies	ENGINEERING		S/A	Number of copies
		1. Site Servicing Plan	2. Site Servicing Study / Assessment of Adequacy of Public Services	S	
		3. Grade Control and Drainage Plan	4. Geotechnical Study / Slope Stability Study	S	
		5. Composite Utility Plan	6. Groundwater Impact Study		
		7. Servicing Options Report	8. Wellhead Protection Study		
		9. Transportation Impact Assessment (TIA)	10. Erosion and Sediment Control Plan / Brief		
S		11. Storm water Management Report / Brief	12. Hydro geological and Terrain Analysis		
		13. Hydraulic Water main Analysis	14. Noise / Vibration Study		
	PDF only	15. Roadway Modification Functional Design	16. Confederation Line Proximity Study		

S/A	Number of copies	PLANNING / DESIGN / SURVEY		S/A	Number of copies
		17. Draft Plan of Subdivision	18. Plan Showing Layout of Parking Garage		
		19. Draft Plan of Condominium	20. Planning Rationale	S	
		21. Site Plan	22. Minimum Distance Separation (MDS)		
S		23. Concept Plan Showing Proposed Land Uses and Landscaping	24. Agrology and Soil Capability Study		
		25. Concept Plan Showing Ultimate Use of Land	26. Cultural Heritage Impact Statement		
		27. Landscape Plan	28. Archaeological Resource Assessment Requirements: S (site plan) A (subdivision, condo)		
S		29. Survey Plan	30. Shadow Analysis		
		31. Architectural Building Elevation Drawings (dimensioned)	32. Design Brief	S	Available online
		33. Wind Analysis			

S/A	Number of copies	ENVIRONMENTAL		S/A	Number of copies
S	3	34. Phase 1 Environmental Site Assessment	35. Impact Assessment of Adjacent Waste Disposal/Former Landfill Site		3
S	3	36. Phase 2 Environmental Site Assessment (depends on the outcome of Phase 1)	37. Assessment of Landform Features		3
A	3	38. Record of Site Condition	39. Mineral Resource Impact Assessment		3
	3	40. Tree Conservation Report	41. Environmental Impact Statement / Impact Assessment of Endangered Species		3
	3	42. Mine Hazard Study / Abandoned Pit or Quarry Study	43. Integrated Environmental Review (Draft, as part of Planning Rationale)		3

S/A	Number of copies	ADDITIONAL REQUIREMENTS		S/A	Number of copies
S	1	44. Applicant's Public Consultation Strategy (may be provided as part of the Planning Rationale)	45. Site Lighting Plan and Certification Letter		3

Meeting Date:

Application Type: *Zoning By-Law Amendment*

File Lead (Assigned Planner): Steve Belan

Infrastructure Approvals Project Manager: Will Curry

Site Address (Municipal Address): 330 Kennedy Lane

*Preliminary Assessment: 1 2 3 4 5

*One (1) indicates that considerable major revisions are required before a planning application is submitted, while five (5) suggests that proposal appears to meet the City's key land use policies and guidelines. **This assessment is purely advisory and does not consider technical aspects of the proposal or in any way guarantee application approval.**

It is important to note that the need for additional studies and plans may result during application review. If following the submission of your application, it is determined that material that is not identified in this checklist is required to achieve complete application status, in accordance with the Planning Act and Official Plan requirements, the Planning, Infrastructure and Economic Development Department will notify you of outstanding material required within the required 30 day period. Mandatory pre-application consultation will not shorten the City's standard processing timelines, or guarantee that an application will be approved. It is intended to help educate and inform the applicant about submission requirements as well as municipal processes, policies, and key issues in advance of submitting a formal development application. This list is valid for one year following the meeting date. If the application is not submitted within this timeframe the applicant must again pre-consult with the Planning, Infrastructure and Economic Development Department.

APPLICANT'S STUDY AND PLAN IDENTIFICATION LIST

Legend: **S** indicates that the study or plan is required with application submission.

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S		1. Site Servicing Plan	2. Site Servicing Study / Assessment of Adequacy of Public Services	S	
S		3. Grade Control and Drainage Plan	4. Geotechnical Study / Slope Stability Study	S	
		5. Composite Utility Plan	6. Groundwater Impact Study		
		7. Servicing Options Report	8. Wellhead Protection Study		
		9. Transportation Impact Assessment (TIA)	10. Erosion and Sediment Control Plan / Brief	S	
S		11. Storm water Management Report / Brief	12. Hydro geological and Terrain Analysis		
		13. Hydraulic Water main Analysis	14. Noise / Vibration Study	S	
	PDF only	15. Roadway Modification Functional Design	16. Confederation Line Proximity Study		

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S		21. Site Plan	22. Minimum Distance Separation (MDS)		
		23. Concept Plan Showing Proposed Land Uses and Landscaping	24. Agrology and Soil Capability Study		
		25. Concept Plan Showing Ultimate Use of Land	26. Cultural Heritage Impact Statement		
S		27. Landscape Plan	28. Archaeological Resource Assessment Requirements: S (site plan) A (subdivision, condo)		
S		29. Survey Plan	30. Shadow Analysis		
S		31. Architectural Building Elevation Drawings (dimensioned)	32. Design Brief	S	Available online
		33. Wind Analysis			

S/A	Number of copies	ENVIRONMENTAL		S/A	Number of copies
S	3	34. Phase 1 Environmental Site Assessment	35. Impact Assessment of Adjacent Waste Disposal/Former Landfill Site		3
S	3	36. Phase 2 Environmental Site Assessment (depends on the outcome of Phase 1)	37. Assessment of Landform Features		3
A	3	38. Record of Site Condition	39. Mineral Resource Impact Assessment		3
S	3	40. Tree Conservation Report	41. Environmental Impact Statement / Impact Assessment of Endangered Species		3
	3	42. Mine Hazard Study / Abandoned Pit or Quarry Study	43. Integrated Environmental Review (Draft, as part of Planning Rationale)		3

S/A	Number of copies	ADDITIONAL REQUIREMENTS		S/A	Number of copies
S	1	44. Applicant's Public Consultation Strategy (may be provided as part of the Planning Rationale)	45. Site Lighting Plan and Certification Letter		3

Meeting Date:

Application Type: *Site Plan Control*

File Lead (Assigned Planner): Steve Belan

Infrastructure Approvals Project Manager: Will Curry

Site Address (Municipal Address): 330 Kennedy Lane

*Preliminary Assessment: 1 2 3 4 5

*One (1) indicates that considerable major revisions are required before a planning application is submitted, while five (5) suggests that proposal appears to meet the City's key land use policies and guidelines. **This assessment is purely advisory and does not consider technical aspects of the proposal or in any way guarantee application approval.**

It is important to note that the need for additional studies and plans may result during application review. If following the submission of your application, it is determined that material that is not identified in this checklist is required to achieve complete application status, in accordance with the Planning Act and Official Plan requirements, the Planning, Infrastructure and Economic Development Department will notify you of outstanding material required within the required 30 day period. Mandatory pre-application consultation will not shorten the City's standard processing timelines, or guarantee that an application will be approved. It is intended to help educate and inform the applicant about submission requirements as well as municipal processes, policies, and key issues in advance of submitting a formal development application. This list is valid for one year following the meeting date. If the application is not submitted within this timeframe the applicant must again pre-consult with the Planning, Infrastructure and Economic Development Department.

Appendix B

Design Brief

1.0 INTRODUCTION

In accordance with the Design Brief Terms of Reference of the City of Ottawa, the following provides a description and illustration of how the development proposal supports the overall goals of the Official Plan, Council approved plans, and design guidelines.

The Subject Lands are located on the south side of Promenade Prestone Drive, and municipally addressed as 360 Kennedy Lane East, Orleans, within the City of Ottawa. The Subject Lands are legally described as Part of Block 8, Plan 50m-77, and Part 3, Plan 50r5659, Cumberland.

The Subject Lands are comprised of a total site area of 1.22 hectares, with approximately 40.5 metres of frontage on Kennedy Lane East. The applicant is seeking approval of a Zoning By-law Amendment and Site Plan Approval to enable the development of 81 residential dwelling units, including three-storey townhouses and three-storey walkups, of which 31% will be affordable units.

The overall vision for the proposed development is to re-envision the Queenswood United Church site through the retention of the existing church and introduction of a mix of market and affordable housing at a scale consistent with the surrounding community and which complements the adjacent Queenswood Ridge Park. The goal of the proposal is to create a vibrant, sustainable, inclusive, and well-designed housing development which is sensitive to the surrounding community while providing for much-needed affordable housing in a range on unit types and sizes.

2.0 RESPONSE TO CITY DOCUMENTS

2.1 City of Ottawa Official Plan

Within the City of Ottawa Official Plan the Subject Lands are designated 'General Urban Area' on Schedule B – Urban Policy Plan. The proposed development has been designed in accordance with the applicable policies of the Official Plan and General Urban Area designation, as described in **Section 4.3** of the Planning Justification Report.

The Subject Lands are not subject to any community design or secondary plans.

Section 2.5.1 of the City of Ottawa Official Plan provides general community design guidance and policies to direct the patterns and locations of land use, relative densities, street networks, and the allocation of community services and facilities.

The following design objectives of Section 2.5.1 of the Official Plan are applicable to the proposed development:

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

The proposed development, consisting of a mix of three storey townhouses and three storey walkups, has been designed to enhance the surrounding community by reflecting the scale and character of surrounding developments while providing a distinct identity reflective of the existing church and adjacent Queenswood Ridge Park. The majority of the proposed residential units are located towards the southern property line, adjacent to the existing parkland, with two pedestrian connections to the park provided intended to tie in the park and existing church to the proposed development. Setbacks of 6.0 metres to the side and rear lot lines are provided in order to respect the character of the surrounding neighbourhood and provide appropriate landscape buffers to the abutting uses. A number of sustainability measures are also proposed within the development, including a community garden towards the southwest corner of the site, timber construction where possible, and a high quality of building materials. Passive House certification and zero on-site carbon are additionally being pursued, with geothermal energy to be explored further into the development process.

Section 4.11 of the City of Ottawa Official Plan provides policies regarding urban design and compatibility. A full assessment of all applicable Official Plan policies is provided in Section 4.3 of the Planning Justification Report. At the scale of neighbourhoods or individual properties, issues such as noise, spillover of light, accommodation of parking and access, shadowing, and micro-climate conditions are recognized as prominent considerations when assessing the relationships between new buildings and existing development. Section 4.11 notes that to arrive at compatibility of scale and use, a careful design response that appropriately addresses the impact generated by infill and intensification is required in order to ensure a high quality of urban design is achieved in all parts of the City.

The following policies of Section 4.11 of the Official Plan are applicable to the proposed development:

- 4.11.5 Compatibility of new buildings with their surroundings will be achieved in part through the design of the portions of the structure adjacent to existing buildings and/or facing the public realm. Proponents of new development will demonstrate, at the time of application, how the*

design of their development fits with the existing desirable character and planned function of the surrounding area in the context of:

- a. Setbacks, heights and transition;*
- b. Façade and roofline articulation;*
- c. Colours and materials;*
- d. Architectural elements, including windows, doors and projections;*
- e. Pre- and post-construction grades on site; and*
- f. Incorporating elements and details of common characteristics of the area.”*

Compatibility of the proposed buildings with the existing surrounding built form was an essential component of the design of the proposal.

- **The proposed 1.8 internal front yard setback was implemented to balance the competing objectives of reflecting nearby front yard setbacks and ensuring the proposed buildings were oriented toward the street to create a vibrant streetscape.**
- **The three-storey walkups at the southwest corner of the Subject Lands has been oriented to front onto Kennedy Lane East, with direct access to the public sidewalk to ensure the proposal appropriately addresses the public street.**
- **The proposed three-storey townhouses and walkups front onto a woonerf, with an increased front yard setback which more-closely reflects the surrounding built form.**
- **As shown on the proposed Site Plan the provided side and rear yard setbacks are proposed at a minimum of 6.0 metres which is reflective of the surrounding developments and intended to buffer the proposed development from adjacent uses.**
- **Building heights are proposed at three storeys, with the proposed three storey walkups located towards the interior and front of the proposed development. Surrounding neighbourhood building heights range from one to three storeys in height, consistent with the proposal.**
- **Each of the proposed townhouse units will incorporate a driveway at grade, consistent with the surrounding streetscape, and all proposed units incorporate front doors facing onto the public street or internal drive aisle, with multiple windows and sloped roofs reflective of the surrounding residential built form context.**
- **The proposed blocks of townhouses and walk-up apartments each provide an articulated façade reflective of the surrounding neighbourhood, with primarily brick facades.**
- **Architectural elements proposed are intended to reflect the surrounding community, including sloped roof lines, masonry facades, significant landscaping and tree coverage. Projections in the proposed structures have been minimized, with wood and steel planter boxes lining the internal driveways in front of each townhouse unit to define and clearly identify each unit as well as providing storage for bikes and garbage receptacles.**

“4.11.6 The City will require that all applications for new development:

- a. Orient the principal façade and entrance(s) of main building(s) to the street;*
- b. Include windows on the building elevations that are adjacent to public spaces;*
- c. Use architectural elements, massing, and landscaping to accentuate main building entrances.”*

As the proposed development incorporates a mix of three storey townhouses and three storey walk-ups surrounding a woonerf, a balance is proposed in which the three storey walk-ups adjacent Kennedy Lane East are oriented towards the public street while the remaining buildings are oriented towards the woonerf and feature driveways at grade with landscaping to define each unit. All units feature windows and front doors onto the street, with a mix of landscaping and architectural elements intended to define each unit and define the public and private realm.

“4.11.8 To maintain a high quality, obstacle free pedestrian environment, all servicing, loading areas, and other required mechanical equipment and utilities should be internalized and integrated into the design of the base of the building where possible. If they cannot be internalized these services are to be screened from public view (i.e. trees, landscaping, decorative walls and fences etc.) and are to be acoustically dampened where possible. The location and operation these areas and equipment should be designed to maintain a pedestrian friendly environment and not impede public use of the sidewalk.”

As the proposed built form consists of low-rise townhouses and walk-ups, a centralized waste and loading area is not proposed. Each unit will incorporate landscaping and architectural features intended to screen waste and recycling collection bins. The proposed woonerf is intended to function as a shared vehicular and pedestrian environment, however sidewalks are proposed internally connecting to the public sidewalk along Kennedy Lane East and two pedestrian connections to Queenswood Ridge Park are additionally proposed.

“4.11.19 Applicants will demonstrate that the development minimizes undesirable impacts on the existing private amenity spaces of adjacent residential units through the siting and design of the new building(s). Design measures include the use of transitions or terracing and the use of screening, lighting, landscaping or other design measures that achieve the same objective.”

As shown in the provided Site Plan, the townhouses proposed along the rear of the site, adjacent existing residential uses, incorporate a minimum 6.0m rear yards and are three storeys in height to reflect the scale of the abutting residential dwellings. In order to ensure appropriate screening, some fencing and landscaping will additionally be incorporated abutting existing residential uses to appropriately screen private outdoor amenity spaces consistent with the surrounding neighbourhood.

“4.11.20 Applications to develop residential or mixed-use buildings incorporating residences will include well-designed, usable amenity areas for the residents that meet the requirements of the Zoning By-law, and are appropriate to the size, location and type of development. These areas may include private amenity areas and communal amenity spaces such as: balconies or terraces, rooftop patios, and communal outdoor at-grade spaces (e.g. plazas, courtyards, squares, yards). The specific requirements for the private amenity areas and the communal amenity spaces shall be determined by the City and implemented through the Zoning By-law and site plan agreement. [Amendment #150, LPAT July 19, 2019]”

An abundance of outdoor amenity areas are included as part of the proposed development, including private and communal amenity areas. The proposed internal drive aisle is intended to function as a shared space, with generous landscaped areas provided within the site to encourage communal gatherings. A community garden is proposed in the middle at the bend of the woonerf, adjacent Queenswood Ridge Park, and additional outdoor amenity space is provided abutting the length of the adjacent park to provide for landscaping and an appropriate transition between the proposed development and parkland. A total of 400 sq.m. of outdoor amenity space is proposed.

2.2 Council Approved Urban Design Guidelines

The City of Ottawa has developed a set of Urban Design Guidelines that provide urban design direction to development proposals through the planning application process depending on the site context and conditions.

The following Urban Design Guidelines would apply to the proposed development:

- Urban Design guidelines for Low-rise Infill Housing.

2.2.1 *Urban Design Guidelines for Low-Rise Infill Housing*

The Urban Design Guidelines for Low-Rise Infill Housing (the 'Guidelines') were adopted by Council in 2012, and fulfill some of the design strategies for Ottawa as outlined in the Official Plan. Infill housing, as described in the Guidelines, is about the development of vacant lots or portions of vacant lots in established urban areas. Infill optimizes the efficient use of serviced lands adjacent to existing infrastructure and transportation.

The aim of the Guidelines is to help create infill development that will:

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

The City's Design Guidelines are a tool intended to achieve the Official Plan's goals in the areas of design and compatibility, and the Guidelines will be applied to all infill development affected by the General Urban designation including single detached, semi-detached, duplex, triples, townhouses and low-rise apartment residential building types.

The following guidelines from the Urban Design Guidelines for Low-Rise Infill Housing are applicable to the proposed development:

Design Guidelines

- 2.1 *Contribute to an inviting, safe, and accessible streetscape by emphasizing the ground floor and street façade of infill buildings. Locate principal entries, windows, porches and key internal uses at street level.*
- 2.2 *Reflect the desirable aspects of the established streetscape character. If the streetscape character and pattern is less desirable, with asphalt parking lots and few trees lining the street, build infill which contributes to a more desirable pedestrian character and landscape pattern.*
- 2.3 *Expand the network of public sidewalks, pathways and crosswalks, to enhance pedestrian safety.*
- 2.4 *Provide pedestrian-scale lighting that points downward in order to minimize light pollution and prevent spillage onto neighbouring properties.*
- 2.6 *Design accessible walkways, from private entrances to public sidewalks.*
- 2.7 *Ensure that new streets, if private, look, feel, function and provide similar amenities as do public streets, including sidewalks and street trees."*

The proposed three-storey townhouses and three-storey walkups will create an inviting, safe, and accessible streetscape by locating primary entrances at grade, providing for an internal 1.8m front yard setback consistent with the surrounding neighbourhood. The proposed three-storey walkups directly adjacent Kennedy Lane East are proposed to front onto the public street, while the internal units are to front onto the internal drive aisle. The proposed development will contribute to a more desirable pedestrian character and landscape pattern by incorporating a pedestrian connection to the adjacent Queenswood Ridge Park, providing enhanced landscaping within the Subject Lands to encourage social interactions, and ensuring the proposed pedestrian network connects with the broader network within the Queenswood Neighbourhood to encourage pedestrian and active transportation movement throughout the Subject Lands, and between the existing church and adjacent parkland. The proposed internal drive aisle is intended to function as a woonerf, with a high-quality of design that supports both pedestrian and vehicular movement, and with appropriate landscaping to create a pleasant streetscape throughout the Subject Lands.

The ground floor façade of the proposed buildings will incorporate wooden planter boxes perpendicular to the internal drive aisle in order to define each unit and provide for enhanced landscaping and screening. As demonstrated in the Landscape Plan, significant landscaping is proposed, including tree coverage along the internal drive aisle. The internal drive aisle incorporates a 6.0 metre overall width, with shared vehicular and pedestrian space in order to promote reduced vehicular speeds and shared space which provides for a pedestrian friendly environment. A pedestrian connection from the adjacent Queenswood Ridge Park is proposed from the south, connecting to the internal drive aisle and network of internal pedestrian pathways to promote mobility within and through the Subject Lands.

Landscape

- “3.1 *Landscape the front yard and right-of-way to blend with the landscape pattern and materials of the surrounding homes. Where surrounding yards are predominantly soft surface, reflect this character.*
- 3.3 *Design buildings and parking solutions to retain established trees located in the right-of-way, on adjacent properties, and on the infill site. To ensure survival, trenching for services and foundations must take into account the extent of the tree’s critical root zone. Replace trees with new ones if removal is justifiable.*
- 3.4 *Plant trees, shrubs, and ground cover adjacent to the Public Street and sidewalk for an attractive sidewalk edge. Select hardy, salt-tolerant native plant material that can thrive in challenging urban conditions.”*

As described in Section 2.3 of the Planning Justification Report, the surrounding neighbourhood consists of primarily low-density residential uses, including single detached and townhomes. The proposed site layout incorporates a 3.0m front yard setback at the western edge. All other property line setbacks are 6m, which is consistent with the surrounding neighbourhood, and will consist of soft landscaping and pedestrian walkways. Where possible, existing trees on site will be retained, as described further in the Tree Inventory and Preservation Plan accompanying this report. The proposed Landscape Plan prepared by JRS incorporates a green frame encompassing the perimeter of the Subject Lands, with significant tree coverage proposed along the north-south pedestrian walkway and connection to Queenswood Ridge Park. Trees are proposed to line the internal drive aisle, with a forested gathering and play-space is proposed within the centre of the site.

Building Design (Built Form)

- “4.1.2 *Locate and build infill in a manner that reflects the existing or desirable planned neighbourhood pattern of development in terms of building height, elevation and the location of primary entrances, the elevation of the first floor, yard encroachments such as porches and stair projections, as well as front, rear, and side yard setbacks.*
- 4.1.5 *In cases where there is a uniform setback along a street, match this setback in order to fit into the neighbourhood pattern and create a continuous, legible edge to the public street. In cases where there is no uniform setback, locate the infill building at roughly the same distance from the property line as the buildings along the abutting lots.*
- 4.1.6 *Contribute to the amenity, safety and enjoyment of open spaces by offering living spaces that face them.*
- 4.1.7 *Avoid the arrangement of units where the front of one dwelling faces the back of another, unless the units in the back row have facades rich in detail, recessed garages and extensive landscaping.*
- 4.1.8 *Determine appropriate side and rear separation distances between existing homes and new infill homes/ infill housing blocks to ensure appropriate light, view, and privacy. Consider how building height, site orientation and the location of windows affect views, sunlight and privacy.*

- 4.1.9 *Maintain rear yard amenity space that is generally consistent with the pattern of the neighbouring homes. Do not break an existing neighbourhood pattern of green rear yards by reducing required rear yard setbacks.*
- 4.1.12 *Position infill to take advantage of solar heat and reflected light. Create a layout where internal and external spaces benefit from solar orientation.”*

The proposed development consists of a mix of three-storey walkups and three-storey townhouses consistent with the established and desired neighbourhood development pattern. The proposed development incorporates landscaped open space throughout to encourage social interaction, and includes a pedestrian network that connects to the existing municipal sidewalks along Kennedy Lane East, as well as to Queenswood Ridge Park. The proposed building placement is intended to take advantage of the adjacent public parkland while ensuring appropriate separation distances to the existing residential uses adjacent the rear property line. The orientation of the proposed units is intended to take advantage of solar exposure in order to allow for passive heating and cooling, while also ensuring that each dwelling faces onto the internal drive aisle, or Public Street. The internal landscaped area is proposed to be centrally located, along the south side of the existing church/community centre, in order to take advantage of solar exposure and minimize shadow impacts.

Mass/Height

- “4.2.1 *Design infill in a manner that contributes to the quality of the streetscape, and that considers the impacts of scale and mass on the adjacent surrounding homes.”*

The proposed development provides for a modest residential intensification of a currently underutilized site within the urban area of the City of Ottawa. The proposed development will provide a mix of affordable and market rental housing through three-storey townhouses and three-storey walk-ups consistent with the character and scale of the surrounding community. As shown in the elevations accompanying this submission, brick facades with sloped rooflines are proposed, which reflect the mass and scale of the surrounding neighbourhood. A high-quality of landscaping is proposed, including wooden planters and trees lining the internal drive aisle in order to create a high-quality streetscape internally, as well as along Kennedy Lane East.

Architectural Style and Facades

- “4.3.1 *Design all sides of a building that face public streets and open spaces to a similar level of quality and detail. Avoid large blank walls that are visible from the street, other public spaces, or adjacent properties.*
- 4.3.2 *Design infill to be rich in detail and to enhance public streets and spaces, while also responding to the established patterns of the street and neighbourhood. To appropriately transition into an established neighbourhood, consider elements from the neighbourhood such as:*
- *Materials, patterns and colours used in wall treatments*

- Cornice lines, form of the roofline and chimney details
- Size, shape, placement and number of doors and windows
- The pattern and location of projections, recesses, front porches, stoops, and balconies.

4.3.4 *Ensure that when one or more units are constructed on adjacent properties, they are compatible with each other and with the existing fabric on street. At the same time, design the infill units with distinguishing characteristics (e.g. different materials, colours, rooflines, windows and door treatments) so that they have distinct identities."*

A high-degree of architectural detail is proposed, including high-quality materials, in order to ensure that the proposed development contributes positively to the surrounding neighbourhood for the foreseeable future. The following elements reflective of the surrounding neighbourhood are proposed:

- **Masonry facades;**
- **Sloped rooflines;**
- **Individual entrances to each unit at-grade;**
- **Landscaped planters and driveways in-front of each townhouse unit; and**
- **Articulated façades to define each unit;**

The proposed site layout respects the established neighbourhood pattern while also incorporating the adjacent Queenswood Ridge Park. As described in Section 2.3 of this report, the proposed development form, setbacks, height, and density are all compatible with the surrounding neighbourhood, and will contribute to and enhance the architectural style of the surrounding neighbourhood.

Service Elements

"7.1 *Integrate and screen service elements (such as loading areas, garbage and recycling storage, utility meters, transformers, heating, ventilation and air conditioning equipment) into the design of the building so that they are not visible from the street and/or adjacent public spaces. Conceal these elements using a variety of methods such as containment, hard and soft landscaping, and decorative screening, without unduly limiting access, safe operations and maintenance."*

As the proposed development consists of a mix of three-storey townhouses and three-storey walkups, a centralized loading and servicing area is not proposed. Garbage and recycling storage is proposed to be integrated within the proposed units, and screened from view of the street and adjacent public spaces. Utility, garbage and recycling storage, and HVAC equipment will be screened by decorative planters and landscaping where possible to minimize views from public spaces, as well as from the street.

3.0 Context Plan

3.1 Contextual Analysis

The Subject Lands are located on the east side of Kennedy Lane East, immediately south of Promenade Prestone Drive, and north of Tompkins Avenue. The Subject Lands are located between Promenade Prestone Drive and Tompkins Avenue, both of which are bus transit routes. The Subject Lands are located within the Queenswood Heights neighbourhood located just south of St. Joseph Boulevard, with Innes Road to the south and Tenth Line Road to the east. The western border consists of parkland that forms the Bilberry Creek Trail.

The Queenswood Heights neighbourhood is predominantly suburban, consisting of predominantly low-density residential uses. The streets and lotting patterns across Queenswood Heights have played a role in defining its unique neighbourhood characteristics. The neighbourhood mainly consists of narrow, cul-de-sacs and 'dead-end' streets. The majority of the cul-de-sacs are located in the western part of the Queenswood Heights neighbourhood. The bicycle network is well-developed, including bike lanes on Avenue des Epinettes, and connections through several community parks, including Queenswood Ridge Park which abuts the Subject Lands.

The surrounding area of the Queenswood Heights neighbourhood provides for a number of parks and open spaces, naturalized areas, and schools. Green spaces within the Queenswood Heights neighbourhood include Queenswood Ridge Park, Duford E Centennial Park, Queenswood Heights Centennial Park, Kinsella Park, and Bilberry Creek. As a result, the Subject Lands are located in proximity to a number of community facilities, parks, and amenities which are listed below in **Table 1**. These destinations are located both within the borders of the Queenswood Heights neighbourhood as well as to the north of St Joseph Boulevard.

Table 1: Location of Surrounding Destinations

DESTINATION	DISTANCE	TRAVEL TIME		
		Walking	Cycling	Car
1. Queenswood Villa	230m	3	1	1
2. St. Helen's Anglican Church	270m	3	1	1
3. Queenswood Ridge Park	350m	4	1	2
4. Ruddy Family YMCA - YWCA	650m	9	4	2
5. Royal 22e Regiment Park	850m	11	4	5
6. Shenkman Arts Centre	850m	11	4	3
7. Orleans Town Centre	850m	10	4	4
8. Cumberland Seniors Park	900m	12	5	5
9. Place Centrum	900m	12	5	4

DESTINATION	DISTANCE	TRAVEL TIME		
		<i>Walking</i>	<i>Cycling</i>	<i>Car</i>
10. Orleans-Cumberland Community Resource	900m	12	5	3
11. Christ Embassy Orleans	1.0km	13	5	3
12. Circle K Convenience	1.1km	8	2	3
13. Farm Boy	1.2km	16	6	4
14. Ecole elementaire catholique d'enseignement personnalise La Source	1.3km	16	4	4
15. Orleans Community Garden	1.4km	18	8	3
16. Sir Wilfred Laurier Secondary School	1.4km	16	5	5
17. Quality Inn	1.5km	19	3	7
18. Orleans Client Service Centre	1.6km	15	5	4
19. Place d'Orleans Shopping Centre	1.7km	19	7	4
20. Ecole elementaire catholique Reine-des-Bois	1.8km	19	4	4
21. Queenswood Heights Community Centre	2.0km	18	5	5
22. Dunning-Foubert Elementary School	2.1km	20	5	5
23. Our Lady of Wisdom School	2.2km	25	7	6

Note: Distances and times above are approximate.

The Subject Lands are generally surrounded by the following land uses:

NORTH: Adjacent to the north of the Subject Lands is Queenswood Villa retirement home. Further north is another place of worship, St. Helen's Anglican Church along Promenade Prestone Drive as well as predominantly single detached homes. Further north, along St. Joseph Boulevard, is a mix of low-rise apartment and townhouse uses.

EAST: Immediately east of the Subject Lands are single detached homes along Mountainside Crescent and Promenade Preston Drive.

SOUTH: Queenswood Ridge Park is located immediately south of the Subject Lands, followed by low-rise residential dwellings along Tompkins Avenue.

WEST: Low-density residential uses along Kennedy Lane and Monica Crescent are located to the west of the Subject Lands. Townhouses are also located to the west across Kennedy Lane.

The Subject Lands are located within walking distance to several OC Transpo stops. The bus routes that are located within walking distance from the Subject Lands include routes 35, 37 and 232 on Promenade Prestone Drive/Kennedy Lane East, which is located approximately 80 metres north of the Subject Lands.

Routes 35, 37 and 232 also stop at Promenade Prestone Drive/Tompkins Avenue which is to the south of the Subject Lands. Route 131 runs along Tompkins Avenue, within an approximate 1-minute walking distance from the Subject Lands through Queenswood Ridge Park. There are also several bus routes located along St Joseph Boulevard, including routes 33 and 302.

Ottawa's Light Rail Transit System (the O-Train) is currently in Stage 2 of construction. The Stage 2 extension, also known as the Confederation Line West, includes 15 kilometers and 11 new stations, and connections along St. Josephs Boulevard. The Confederation Line West extension will see the LRT continue from Blair Road to Place d'Orleans along St. Joseph's Boulevard, with a planned terminus at Trim Road further east. Revenue service and construction completion is currently planned for 2024.

3.2 Photos of Existing Site Conditions and Surrounding Contexts

The following images further illustrate the Subject Lands and the surrounding context.



Image 2: Looking south towards the Subject Lands from Kennedy Lane E. (Google Street View, 2021)



Image 2: Looking south towards the Subject Lands from Kennedy Lane E. and from the direction of Queens Ridge Park (Google Street View, 2021)



Image 3: Looking south at Queenswood Ridge Park from Kennedy Lane E. (Google Street View, 2021)



Image 4: Looking west towards the Subject Lands across Queenswood Ridge Park (Google Street View, 2021)



Image 5: Looking north across Kennedy Lane E. directly across the Subject Lands (Google Street View, 2021)



Image 6: Looking at the intersection of Promenade Prestone Dr and Kennedy Lane E. (Google Street View, 2021)



Image 7: Looking at Queenswood Villa on Kennedy Lane E – located to the east of the Subject Lands (Google Street View, 2021)



Image 8: View from the East side of the Subject Lands on Kennedy Lane E – Subject Lands to the left, low rise residential uses to the right in the image above (Google Street View, 2021)



Image 9: View from Tompkins Avenue located South of the Subject Lands) – Queenswood Ridge Park (Google Street View, 2021)

4.0

Building Massing and Views



NW Ortho View



SW Ortho View



NE Ortho View



SE Ortho View



1. VIEW OF SITE ENTRY FROM NORTH



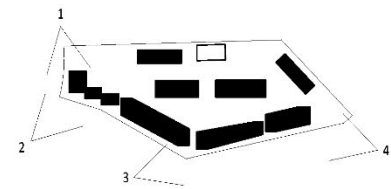
2. VIEW OF SITE ENTRY FROM SOUTH



3. VIEW FROM SOUTH EAST



4. VIEW FROM SOUTH



Context Views



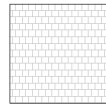
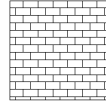


5.0

Streetscape & Relationship to the Public Realm







LEGEND	
	PROPERTY LINE
	SETBACK BOUNDARY
	PEDESTRIAN WALKWAY
	VEHICULAR ROADWAY
	PROPOSED TREE
	EXISTING TREE

6.0 Building Design

LEGEND	
	MASONRY
	WOOD FINISH
	METAL ROOF
	CLEAR GLAZING
	TRANSLUCENT GLAZING
	PAINTED METAL BALCONY PICKET GUARD RAIL



Front Elevation



Rear Elevation