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Site Plan Control Application

4840 Bank Street (Block 204 on Plan 4M1653)



Prepared for: Pathways South Regional Inc.

Engineering excellence.

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Site Plan Control Application
4840 Bank Street (Block 204 on Plan 4M1653)

Prepared By:

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May 20, 2022

Novatech File: 122006
Ref: R-2022-091

May 20, 2022

City of Ottawa
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Attention: Tracey Scaramozzino, Planner II

Reference: 4840 Bank Street (Block 204 on Plan 4M1653)
Planning Rationale and Design Brief
Our File No.: 122006

Novatech has been retained by Pathways South Regional Inc. to prepare this Planning Rationale and Design Brief in support of an application for Site Plan Control for their property municipally known as 4840 Bank Street. More specifically, the Subject Site is Block 204 on Plan 4M1653.

Pathways South Regional Inc. is proposing to develop 180 low-rise apartments in three four storey buildings having 60 units each with surface parking. There is a dedicated private communal amenity area on the Subject Site.

This Planning Rationale and Design Brief outlines the proposed development and demonstrates that the proposal is consistent with the Provincial Policy Statement, conforms to both the current and new City of Ottawa Official Plans and complies with the provisions of Zoning By-Law 2008-250.

Sincerely,

NOVATECH



James Ireland, MCIP, RPP
Project Planner

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1.0 SITE DESCRIPTION AND SURROUNDING USES

The Subject Site is located on the west side of Bank Street south of Dun Skipper Drive and close to the southern edge of the City's urban area. It is 1.54 ha in area. Road widening on Bank Street has already been taken. The topography of the site and surrounding area is generally flat. The Subject Site is entirely vacant and has been historically used for agriculture and a single dwelling although the dwelling has been removed. There is some remnant vegetation that will be removed.

The lands are legally described as: BLOCK 204, PLAN 4M1653 TOGETHER WITH AN EASEMENT OVER PART LOT 22 CONCESSION 4 (RF) GLOUCESTER AND PART BLOCK 240, PLAN 4M1617, PARTS 2, 3, 4 AND 11, 4R33187 AS IN OC2301591 SUBJECT TO AN EASEMENT OVER PART 9, 4R33187 IN FAVOUR OF PART LOT 22, CONCESSION 4 (RF) GLOUCESTER AND BLOCK 240, PLAN 4M1617, PARTS 1 TO 8 AND 10 TO 13, 4R33187 AS IN OC2301635 CITY OF OTTAWA



Figure 1: Subject Site and Surrounds

To the north of the Subject Site is a commercial site under redevelopment (Site Plan approved July 2020, City File D07-12-19-0092) incorporating a Home Hardware and other retail and office uses. This site shares an access from Bank Street with the Subject Site.

To the east, Bank Street is being re-constructed as an urban cross-section. Based on the most recent design drawings we have access to, the sidewalk and cycle track end just south of the shared access referred to above. Once this work is complete, Bank Street directly in front of the Subject Site will remain a rural cross-section, but the urban cross-section including the sidewalk and cycle track will likely be extended further south when Earl Armstrong Drive is extended to Bank Street. For this proposal, the pathway from the Subject Site will tie into the Bank Street sidewalk at the point shown below to achieve suitable pedestrian connectivity. Further to the east across Bank Street is land outside the urban area. There are two single dwellings and two large vacant forested parcels.



Figure 2: Draft design of reconstruction of Bank Street abutting the Subject Site

To the south is a single dwelling at 4848 Bank Street and a large vacant parcel currently zoned Rural Countryside (RU). The part of the parcel that abut the Subject Site is shown on Schedule C17 - Urban Expansion Areas of the new Official Plan as 'Future Neighbourhood Overlay'. No development applications have been filed for this land.

To the west is a recently approved (December 2021, City File: D07-04-20-0013) development for 80 back to back townhouses.

2.0 DEVELOPMENT PROPOSAL

Pathways South Regional Inc. is proposing to develop 180 low-rise apartments in three four storey buildings each containing 60 units. The unit mix includes one bedroom, one bedroom plus den, two bedroom and two bedroom plus den units. The units have a balcony or ground level terrace as private open space. In addition to communal amenity areas throughout the site, there is a dedicated 320m² amenity area on the Subject Site between the two southernmost buildings.

Vehicular access is from a private accessway from Bank Street that is shared with the commercial development to the north at 4836 Bank Street and located on both properties. Pedestrian access is from this shared accessway and directly from Bank Street. A total of 216 parking spaces are proposed in shared parking areas. Of these, one is provided for each unit and 36 are visitor parking spaces. A total of 90 bicycle parking spaces are provided; 45 indoors and 45 dispersed conveniently outdoors throughout the Subject Site. The car and bicycle parking numbers comply with the Zoning By-law.

A series of pathways throughout the site connect the buildings to the broader public realm, and the surrounding network of sidewalks. Open areas will be appropriately landscaped. Each building has an internal garbage room and mechanical room. City garbage collection is proposed.

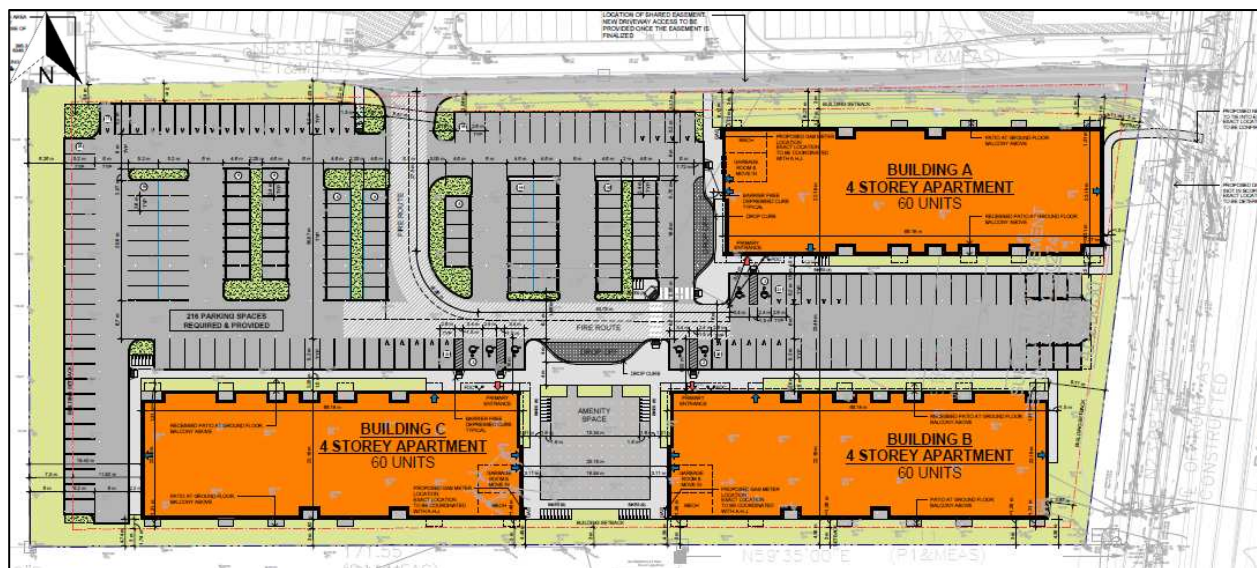


Figure 3: Excerpt of the Site Plan by Chamberlain Architect Services (May 19, 2022). Full Site Plan forms part of application



Figure 4: Conceptual Elevation (details TBC)

3.0 PLANNING POLICY AND REGULATORY FRAMEWORK

3.1 Provincial Policy Statement

The Provincial Policy Statement provides policy direction on land use planning and development matters of provincial interest by setting the policy foundation for regulating the development and use of land as set out in Section 2 of the Planning Act. The decisions that affect all planning matters “*shall be consistent with*” relevant policy statements under the authority of Section 3 of the Planning Act. The following is an overall review of the applicable PPS policies:

Building Strong Healthy Communities

Section 1.1 of the PPS speaks to managing and directing land use to achieve efficient and resilient development and land use patterns.

Policy 1.1.1 states that healthy, liveable, and safe communities are sustained by:

- a) *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
 - 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, park and open space, and other uses to meet long-term needs;*
 - c) *avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
 - d) *avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent to or close to settlement areas;*
 - 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;*
 - f) *improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;*
 - g) *ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;*
 - h) *promoting development and land use patterns that conserve biodiversity; and*
 - i) *preparing for the regional and local impacts of a changing climate.*
- **The proposed development will achieve an efficient land use pattern by using land within the urban area for residential development. The proposed development will be served by municipal infrastructure including water, stormwater, and sanitary services. The apartment dwellings cater to the needs of a range of individuals and families in the community.**

Section 1.1.3 speaks to settlement areas, which are urban areas and rural settlement areas and include cities, towns, villages and hamlets. The vitality and regeneration of settlement areas is critical to the long-term economic prosperity of our communities. Policy 1.1.3.1 requires that settlement areas shall be the focus of growth and development.

- **The Subject Site is located within an existing settlement area.**

Policy 1.1.3.2 notes that 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.*

Policy 1.1.3.4 states that appropriate development standards should be promoted which facilitate intensification, redevelopment, and compact form, while avoiding or mitigating risks to public health and safety. Policy 1.1.3.6 states that 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 residential development is situated on lands designated as settlement area with the overall community experiencing growth and development. The lands will be serviced by existing infrastructure and represents an efficient use of land and resources.**

Section 1.4 of the PPS speaks to housing with the applicable policies. Policy 1.4.3 requires that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

- b) *permitting and facilitating:*
 - 1. *all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities;*
 - 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 residential development will provide additional housing options to a range of individuals and families. The proposed development represents a compact built form and efficiently uses land resources. The proposed density is 117 units per hectare. The development is situated within a developing 15-minute neighbourhood**

and benefits from access to retail, recreation, and services within walking or cycling distance. The Findlay Creek Centre is 1km to the north and includes a supermarket, LCBO, Shoppers Drug Mart, Canadian Tire (including a gas station) along with banks, restaurants and other stores. There is a park 600m to the west and Vimy Ridge primary school 1.8km to the north.

Section 1.5 of the PPS speaks to public spaces, recreation, parks, trails, and open space with the applicable policies. Policy 1.5.1 notes that 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 Subject Site has been designed with private amenity space surrounding the buildings. In addition to this there is a dedicated 320m² amenity area on the Subject Site. A network of pathways connects building access points to the public realm. The proposed residential development will have access to passive and active recreational green spaces located within walking and cycling distance.**

Section 1.6.6 addresses sewage, water, and stormwater services. Policy 1.6.6.2 notes that 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 residential development will be connected to municipal infrastructure including water, stormwater, and sanitary services.**

Wise Use and Management of Resources

Section 2.0 of the PPS speaks to conserving biodiversity and protecting the health of Great Lakes, natural heritage, water, agriculture, mineral aggregate, petroleum, cultural heritage and archaeological resources for the long-term prosperity, environmental health, and social well-being of Ontario.

Policy 2.1.1 requires that natural features and areas shall be protected for the long term.

Policy 2.1.2 notes that the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

- **In the Official Plan, no natural or environmental features were identified on the Subject Site. These matters would have also been addressed as part of the subdivision of the land (4M1653).**

- **Sections 2.2 to 2.6 reference water, agriculture, minerals and petroleum, mineral aggregate resources, and cultural heritage and archeology. None of these features were identified on the Subject Site.**

Protecting Public Health and Safety

Section 3.0 considers the Province's long-term prosperity, environmental health and social well-being which are dependent on reducing the potential for public cost or risk to Ontario's residents from natural or human-made hazards. Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health, safety, property damage and not create new or aggravate existing hazards.

- **Regarding Section 3.1 (Natural Hazards), the site is not located on lands impacted by hazardous sites, erosion and/or dynamic beach hazards, or large inland lakes. Paterson Group prepared a Geotechnical Investigation dated May 2022. No geotechnical concerns were identified, and development can proceed using standard engineering practices.**
- **Regarding Section 3.2 (Human-Made Hazards), WSP Golder prepared a Phase I Environmental Site Assessment for the subdivision dated May 2022. The assessment did not identify a need to conduct a Phase II ESA.**

3.2 Current City of Ottawa Official Plan (2003)

The City of Ottawa has released a document titled *"Transition of In-stream Applications"* as part of the new Official Plan to guide how applications filed around the time of adoption of the new Official Plan should be addressed. It provides guidance for most types of applications but does not provide specific guidance for Site Plan applications like this one. Notwithstanding, the general guidance below has been followed for this application:

"Applications received after the day before the new Official Plan is adopted on October 27, 2021, but before Ministry approval of the Official Plan... must be evaluated against the existing Official Plan and must also include an evaluation of the application against the Council approved new Official Plan (and the new Secondary Plan, where applicable)."

With the exception of Schedule B – Urban Policy Plan, the Schedules in the new OP are generally updated versions of the comparable schedule in the current OP. In the interests of clarity, the other schedules in the current OP have been jettisoned in this rationale in favour of the schedules in the new OP.

Note that the Subject Site is not subject to any Secondary Plan or Community Design Plan in the current or new OPs.

The Subject Site is designated as *General Urban* (yellow) and *Developing Community (Expansion Area)* (hatch) in the *City of Ottawa Official Plan Schedule B – Urban Policy Plan* as shown below:

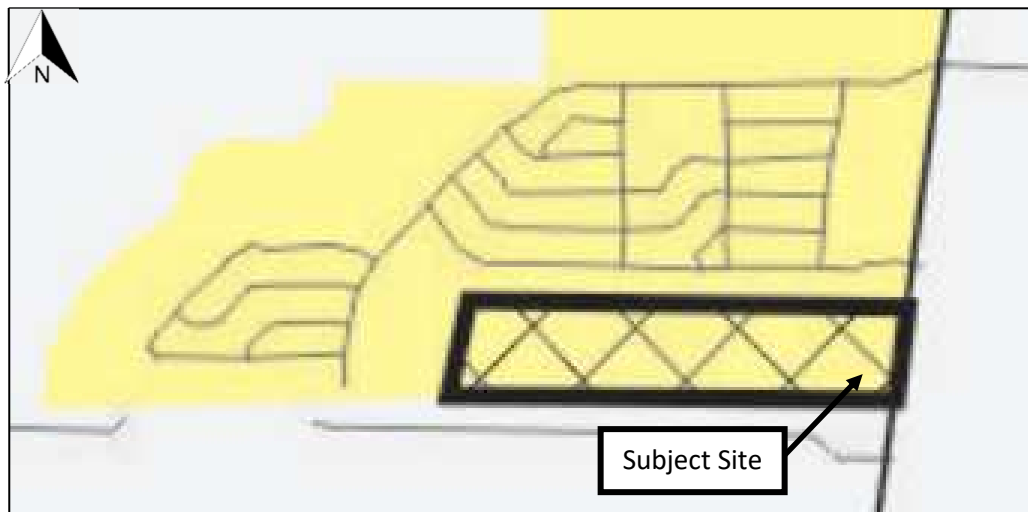


Figure 5: Excerpt of Schedule B of the current Official Plan

The proposal conforms with Section 3.6.1 of the Official Plan, the General Urban Area designation which: *“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”*.

The applicable policies under Section 3.6.1 are listed below with a description of how the proposal responds to the policies:

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. [Amendment #150, October 19, 2018]*
 2. *The evaluation of development applications, studies, other plans and public works undertaken by the City in the General Urban Area will be in accordance with Section 2.5.1 and Section 4.11.*
 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.*
- **The proposed residential development has a density of 117 units per hectare and the buildings are four storeys. The buildings comprise of one and two-bedroom units which provides for additional housing options to fulfil the needs of individuals and families.**

Section 3.12 of the OP sets out the Developing Community (Expansion Area) designation:

The designation of Developing Community (Expansion Area) on Schedule B and Urban Area on Schedule A contributes to the provision of sufficient urban land to support the

residential demands of the projected urban population. These lands, none of which is very large, will develop primarily for residential purposes, although minor, non-residential uses to meet the needs of a neighbourhood may also be located here. [Amendment #180, November 8, 2017]

Policy 2) makes is clear that the policy goals of this designation are carried out at subdivision stage (the Subject Site is a block in an approved subdivision):

The policies of this section will be achieved through the preparation of a plan of subdivision.

Section 2.5.1 of the Official Plan – Designing Ottawa is concerned with how buildings, landscapes, and public spaces look as well as function together. It is noted that: “*encouraging good urban design and quality as well as innovative architecture can also stimulate the creation of lively community places with unique and distinct character while attracting people and investment to the City*”. Compatible development speaks to enhancing the features of an established community and coexisting with existing development without causing undue adverse impacts on surrounding properties. Section 4.11 which also speaks Urban Design and Compatibility will be reviewed in conjunction with Section 2.5.1.

The following is a review of the design objectives and summary of how the proposed development is consistent with these objectives:

1. *To enhance the sense of community by creating and maintaining places with their own distinct identity.*
 - **The proposed residential development will fulfill the pressing need for more affordable housing types whilst being compatible with the surrounding development. This is an appropriate form of density at the edge of the existing subdivision, on an arterial road and adjacent to commercial development.**
2. *To define quality public and private spaces through development.*
 - **Future residents of the proposed residential development will have access to shared outdoor amenity space, and private balconies or terraces for each unit. Pathways will connect the site to the public realm.**
3. *To create places that are safe, accessible and are easy to get to, and move through.*
 - **The layout of the site will provide for a safe and navigable pedestrian access to Bank Street and the surrounding community.**
4. *To ensure that new development respects the character of existing areas.*
 - **Similar apartment buildings have been previously constructed in the City and have been proven to fit into the suburban context and to meet the need for a more affordable dwelling typology in the community. The Subject Site supports the existing character of the area by creating an appropriate height and density transition between the**

existing dwellings to the west. There is a commercial development to the north and vacant land to the south, zoned Rural.

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.*
- **The proposed residential development is located in an area which is already experiencing growth and new development. Once completed, it is not anticipated to evolve significantly in the future.**
6. *To understand and respect natural processes and features in development design.*
- **The proposed residential development will respect the Subject Site's surrounding natural and environmental features. Based on the relevant OP Schedules, no natural or environmental features were found on the Subject site, and as such the proposed development will not result in adverse environmental impact.**
7. *To maximize energy-efficiency and promote sustainable design to reduce the resource consumption, energy-use, and carbon footprint of the built environment.*
- **The proposal is for compact development at a density of 117 units per hectare which reduces resource consumption and energy-use. The Subject Site is approximately 200m from a future Transit Priority Corridor (refer to Figure 7).**

Section 4.11 of the *Official Plan* also refers to Urban Design and Compatibility and works in conjunction with the policies found in Section 2.5.1 as previously reviewed. The policies within this section focus on urban design and compatibility at a more localized scale for neighbourhoods and individual properties. Although it is important to consider all policies in the design aspects, the policies that are relevant to the proposed development are reviewed below.

Views

"Depending on its location, the mass or height of new development may enhance or impact the views visible from public viewpoints, such as public monuments, bridges, civic spaces, landforms, and other valued spaces. View corridors and view planes can be established to guide and regulate the height and mass of development within a defined area, so as to protect the public view".

- **The proposed residential development will not impact the views of any public monuments, bridges, civic spaces, landforms, and other valued spaces.**

Building Design

"Good building design contributes to successful neighbourhood integration and the compatibility of new development with the existing or planned character of its surroundings. The façades of buildings influence the feel and function of public spaces and define the edges of the pedestrian environment. Good building design is required throughout the city. In the City's design priority areas and areas subject to the design priority policies, building design is intended to support the image of Ottawa as a Capital city and contribute to a positive experience for residents and visitors".

- Elevations of the proposed buildings are provided. As demonstrated in the elevations, the architectural style and design elements provide for visual interest while ensuring compatibility with the existing character of the surrounding community. Windows are proposed on all sides to ensure sufficient sunlight in each unit, and to maintain “eyes on the street” surrounding the buildings. Similar apartment buildings have been previously constructed in the City and have been proven to fit into the suburban context.

Massing and Scale

“Complementary to building design, the massing and scale of new development also contributes to successful neighbourhood integration and the compatibility of new development with the character of the surrounding community. Massing and scale describe the form of the building, how tall it is, how much of the lot it occupies and how it is positioned in relation to the street and surrounding buildings”.

- As shown in the elevations, the massing and scale of the proposed dwellings is compatible with the character found in the surrounding community and provides transition between the neighbourhood and adjacent arterial roadway. The setbacks and landscaping elements measures ensure appropriate building transition between the Subject Site and neighbouring properties.

Note that the Subject Site is not subject to any Secondary Plan or Community Design Plan in the current OP.

3.3 New City of Ottawa Official Plan (2022)

The Subject Site is in the Suburban Transect. Pursuant to Schedule B6 - Suburban (Southeast) Transect, the Subject Site is designated Mainstreet Corridor (purple line on the figure below). The Mainstreet Corridor designation extends 220m from the centre line of Bank Street to include the entire Subject Site. Although the Subject is mapped with the Evolving Overlay (purple fleck), this only applies beyond the 220m Mainstreet designation so does not apply to the Subject Site.

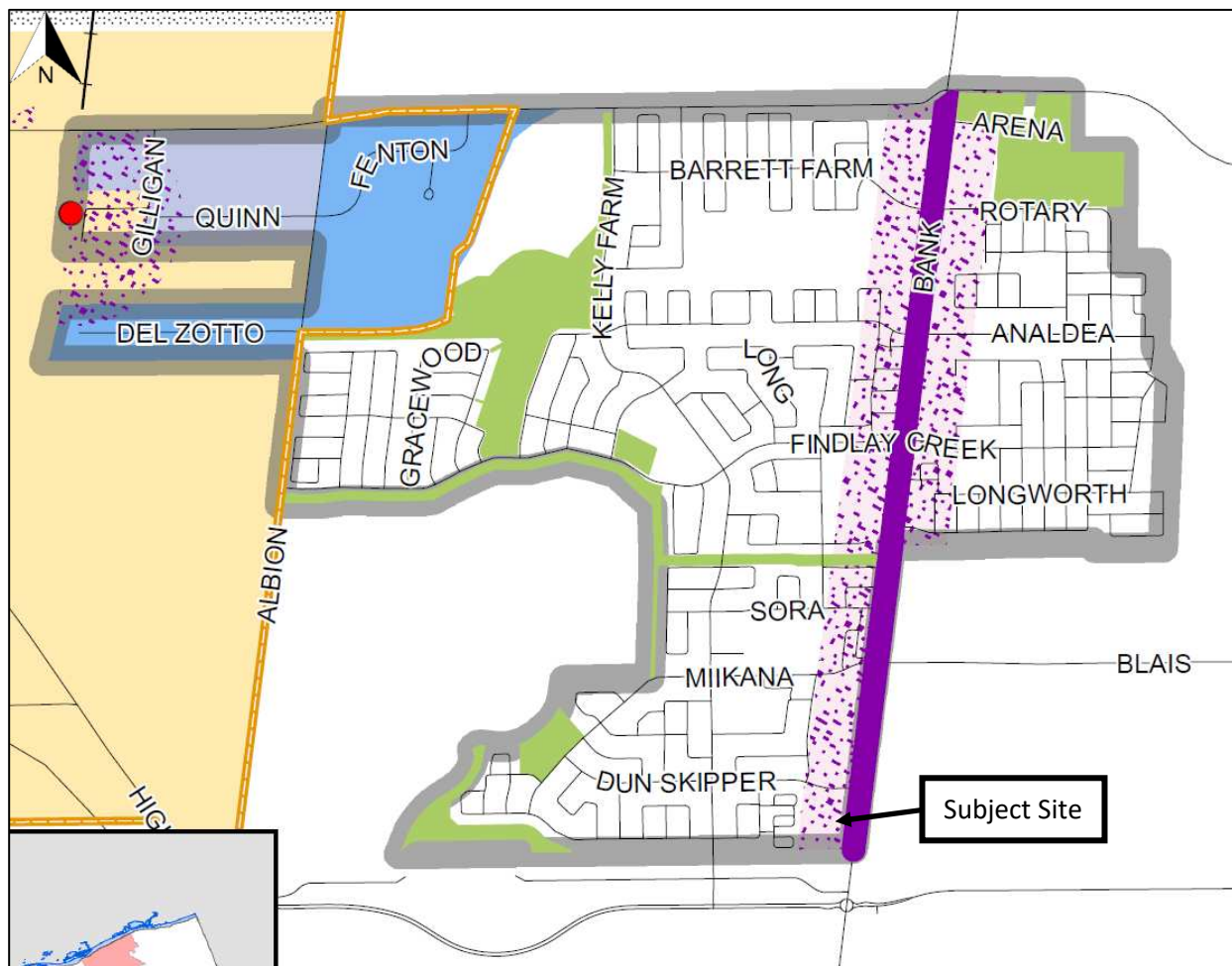


Figure 6: Excerpt from Schedule B6 of the new OP

Section 6.2 sets out policy for Corridors:

The Corridor designation applies to bands of land along specified streets whose planned function combines a higher density of development, a greater degree of mixed uses and a higher level of street transit service than abutting Neighbourhoods, but lower density than nearby Hubs.

- Table 7 at Section 5 of the OP sets the height range for Mainstreet Corridors in the Suburban Transect as two to 40 storeys dependent on road width and transition. The proposal is four storeys. The key policies are at Section 6.2.2:

- 2) Development within the Corridor designation shall establish buildings that locate the maximum permitted building heights and highest densities close to the Corridor, subject to building stepbacks where appropriate. Further, development:*
- a) Shall ensure appropriate transitions in height, use of land, site design and development character through the site, to where the Corridor designation meets abutting designations;*
 - b) May be required to provide public mid-block pedestrian connections to nearby streets or abutting designations;*
- **Two the three proposed buildings are close to Bank Street, setback 3m and 6.87m. The Subject Site has good pedestrian permeability.**
- 3) Corridors will generally permit residential uses and such non-residential uses that integrate with a dense, mixed-use urban environment. The City may require through the Zoning By-law and/or development applications to amend the Zoning By-law:*
- a) Commercial and service uses on the ground floor of otherwise residential, office and institutional buildings with a strong emphasis on uses needed to contribute to 15-minute neighbourhoods;*
 - b) Residential and/or office uses on the upper floors of otherwise commercial buildings; and/or*
 - c) Minimum building heights in terms of number of storeys to ensure multi-storey structures where uses can be mixed vertically within the building.*

Section 6.2.2 covers Mainstreet Corridors:

- 1) In the Mainstreet Corridor designation, this Plan shall permit a mix of uses including offices. These uses are permitted throughout the building, however the Zoning By-law may require active commercial or service uses on the ground floor, which include those that support cultural development in order to maintain, extend, or create a continuous stretch of active frontages along a Mainstreet.*
- **The Zoning By-law does not require require active commercial or service uses on the ground floor.**

Pursuant to Schedule C2 - Transit Network Ultimate, the Subject Site is 200m north of a future Transit Priority Corridor (blue on the figure below) that will run along the eastwards extension of Earl Armstrong Road. Buses will connect directly to the future Bowesville LRT station 4.2km to the west.



Figure 7: Excerpt of new OP Schedule C2

Schedule C4 – Urban Road Network shows Bank Street as an arterial (red) and the extension of Earl Armstrong Road as a future arterial (red dashed). Kelly Farm Drive is a Collector that will extend southwards (green and green dashed).



Figure 8: Excerpt of new OP Schedule C4 - Road Designations

The following Schedules are not shown here:

- Schedule C3 - Active Transportation Network does not designate Major Pathways close to the Subject Site
- Schedule C11-C - Natural Heritage System (East) designates the Subject Site as Urban Area. It is not affected by any of the Overlays or Sub-Designations which represent Natural Heritage features.
- Schedule C12 - Urban Greenspace does not show any green space on or near the Subject Site.
- Schedule C15 - Environmental Constraints does not designate the Subject Site as having any environmental constraints.

Section 4 of the Draft OP sets out City Wide Policies. Section 4.2 covers Housing. At Section 4.2.3 the goal is to *“Protect existing rental housing stock and support the production of more rental units”*

- **The proposal provides a significant number of rental units (180) in an area with a low proportion of rental apartments.**

Section 4.6 covers Urban Design. Section 4.6.6 Enable the sensitive integration of new development of Low-rise, Mid-rise and High-rise buildings to ensure Ottawa meets its intensification targets while considering liveability for all is applicable. Relevant policies from it are addressed below:

- 4) Amenity areas shall be provided in residential development in accordance with the Zoning By-law and applicable design guidelines. These areas should serve the needs of all age groups, and consider all four seasons, taking into account future climate conditions. The following amenity area requirements apply for mid-rise and high-rise residential*
 - a) Provide protection from heat, wind, extreme weather, noise and air pollution; and*
 - b) With respect to indoor amenity areas, be multi-functional spaces, including some with access to natural light and also designed to support residents during extreme heat events, power outages or other emergencies.*
- **The provision of amenity areas complies with the Zoning By-law. Each unit has either a balcony or terrace, with an average area of 13.6m². Communal amenity areas are located though out the site and there is a dedicated 320m² amenity area in the south of the Subject Site which is located away from streets and is protected from wind and sun by the adjacent buildings.**
 - 6) Low-rise buildings shall be designed to respond to context, and transect area policies, and shall include areas for soft landscaping, main entrances at-grade, front porches or balconies, where appropriate. Buildings shall integrate architecturally to complement the surrounding context.*
- **The development responds to the policies for the Suburban Transect and includes soft landscaping, main entrances at-grade and balconies. The design of the buildings complements the surrounding context, with pitched roofs, articulated forms and a varied finishes.**

3.4 Zoning By-law 2008-250

The Subject Site is zoned General Mixed Use (GM) as shown on **Figure 13**.



Figure 9: Zoning

The purpose of the General Mixed Use zone is to:

1. *allow residential, commercial and institutional uses, or mixed-use development in the General Urban Area and in the Upper Town, Lowertown and Sandy Hill West Character Areas of the Central Area designations of the Official Plan;*
2. *limit commercial uses to individual occupancies or in groupings in well-defined areas such that they do not affect the development of the designated Traditional and Arterial Mainstreets as viable mixed-use areas;*
3. *permit uses that are often large and serve or draw from broader areas than the surrounding community and which may generate traffic, noise or other impacts provided the anticipated impacts are adequately mitigated or otherwise addressed; and*
4. *impose development standards that will ensure that the uses are compatible and complement surrounding land uses.*

The proposed development of low-rise apartment dwellings is a permitted use within the GM zone. The residential nature of the building is compatible with the surrounding residential properties. The proposal has been designed to be compliant with the standards of the GM zone, as set out below:

Zoning Provision (from Table 187 in the Zoning By-law)	GM Required	Proposed
Minimum Lot Area	No minimum	1.54 ha
Minimum Lot Width	No minimum	18.0m
Minimum front yard setback	3m	3.3m
Minimum interior side yard setbacks; for a residential use building; for a building higher than 11 metres in height	3m	4.4m
Minimum rear yard setback; Residential use building	7.5m	19.4m
Maximum building height	18m	15.8m
Maximum floor space index	2	1.1
Minimum width of landscaped area; abutting a street	3m	6.0m
Minimum width of landscaped area; abutting a residential or institutional zone	3m	3.3m
Section 110 - Landscaping Provisions for Parking Lots minimum width of landscaped area around a parking lot For a parking lot containing 100 or more spaces Abutting a street	3m	3.3m
Section 110 - Landscaping Provisions for Parking Lots minimum width of landscaped area around a parking lot For a parking lot containing 100 or more spaces Not abutting a street	3m	3m
Section 137 – Amenity Area Low-rise Apartment Dwelling of more than 4 units in any zone other than a Residential Zone.	6m ² per unit = 1080m ² ; 540m ² of this to be communal	3933m² total 3213m² of this is communal

4.0 CONCLUSION

It is our assessment that the proposed residential development is consistent with the Provincial Policy Statement, conforms to the current and new City of Ottawa Official Plans and complies with Zoning By-Law 2008-250. This Planning Rationale along with the associated technical studies supports the development of the residential development.

The proposed development is compatible in scale with the existing development and functions well within the surrounding context. The proposed development is an appropriate and desirable addition to the neighbourhood and represents good planning.

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