



15 (17) des Oblats Avenue

Unit Mix Study
Zoning By-law Amendment + Site Plan Control
March 29, 2023



Prepared for Forum / SLP

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March 2023

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1.0 Introduction

Fotenn Planning + Design (“Fotenn”) has been retained by Forum and Smart Living Properties (“Forum/SLP”) as the planning consultant for the proposed development at 15(17) des Oblats Avenue. Fotenn has previously prepared a Planning Rationale in support of the proposed development. This Study is intended to supplement the Planning Rationale and provide additional analysis into the unit mix in the immediate area surrounding the proposed development. This Report should be read alongside the Planning Rationale dated August 2022.

1.1 Application Overview

On behalf of the Forum/SLP, Fotenn submitted Zoning By-law Amendment and Site Plan Control applications in August 2022 for the property known municipally as 15 (17) des Oblats Avenue in the Old Ottawa East neighbourhood of the City of Ottawa. The purpose of these applications was to rezone the property to Residential Fifth Density, Subzone B with site specific zoning provisions, which would facilitate the development of the proposed four (4) storey apartment.

The first round of technical circulation comments was received by the project team on November 14th, 2022, and this Study is intended to address comments that relate to the proposed unit mix. It should be noted that this analysis has been done based on aerial imagery of the neighbourhood, public development applications information, and general assumptions about the typical unit mix of different dwelling types.

Unit Mix Analysis

The unit mix analysis has been prepared in response to the comments provided by the City of Ottawa, which include comments highlighting [a concern with the unit mix, and more specifically with the number of studio units that are being provided as part of the proposed development](#). Changes have since been made to the unit mix, resulting in the following unit mix:

- / Studios – 215 units (75.7%)
- / 1-bedroom – 12 units (4.2%)
- / 2-bedroom – 47 units (16.5%)
- / 3-bedroom – 10 units (3.5%)

The revised unit mix has resulted in a decrease of 12 studio units and 13 three-bedroom units, and an increase of 27 two-bedroom units. The number of one-bedroom units has remained the same. As currently proposed, the number of two- and three-bedroom units accounts for 20% of the total units provided.

To understand how the proposed unit mix fits into the immediate neighbourhood, a review of existing unit types within a 500-metre radius around the subject property was completed. As part of this exercise, unit typology was assessed, however, housing tenure was not, as Fotenn cannot determine whether dwelling units that have not been built as purpose built rental units are being rented by the owner. As outlined in Figure 1, the areas to the north, west and south of the subject property are characterized by a mix of low-rise dwelling types, with single-detached dwellings and semi-detached dwellings appearing to be the primary dwelling type with some low-rise apartments. It is assumed that because the primary dwelling type appears to be single and semi-detached dwellings, the unit make-up is typically two (2) or more bedrooms.



Figure 1. Low-rise residential areas (orange) surrounding the subject property (outlined in blue)

The area immediately south of the subject property, otherwise known as the Greystone Village development, is under construction, with a portion of the lands having been built out (**Error! Reference source not found.**).



Figure 2. Greystone Village development outlined in purple, with the low rise areas outlined in orange , south and east of the subject property

The Greystone Village development includes a range of dwelling types, including single-detached dwellings, townhouse dwellings, and mid-rise apartments (up to 9 storeys). Similar to the low-rise residential area outlined in **Error! Reference source not found.**, the single detached dwellings and townhouse dwellings within Greystone Village are assumed to be large household dwellings with two or more bedrooms per unit.

The mid-rise apartment buildings that make up Greystone Village include both condominium units (The Spencer, Terraces Phase 1 and Phase 2) and rental units (Milieu and Ballantyne). The five (5) buildings combined account for approximately 532 units, with the following unit breakdown:

Unit Type	Number of Units*	% of Total Units in Mid-Rise Buildings
Studios	65 units	12.2%
1-bedroom	220 units	41.4%
2-bedroom	247 units	46.4%
Total	532 units	100.0%

* This information was collected by Smart Living Properties and sourced on April 3, 2021 through the City of Ottawa's DevApps website. At the time of collecting this information, the Milieu and Ballantyne buildings were not operational.

The Greystone Village Phase 3 development of two (2) mid-rise buildings consisting of 271 units is currently subject to an active Site Plan Control application. It is not clear from the publicly available materials if these buildings will be rental buildings, although no applications have been submitted for a Plan of Condominium. The proposed unit mix of this development is as follows:

Unit Type	Number of Units*	% of Total Units in Greystone Village Phase 3
Studios	46 units	17.0%
1-bedroom	131 units	48.3%
2-bedroom	94 units	34.7%
Total	271 units	100.0%

* This information was collected by Fotenn Planning + Design and sourced on February 22, 2023 through the City of Ottawa's DevApps website using the most recent site plan for the Phase 3 development.

Immediately west of the subject property is The Corners on Main Phase 1 and 2 condominium buildings, which are 6-storey mid-rise apartments with commercial uses on the ground floor. A total of 140 units are provided within the two (2) buildings, ranging in size from studios to two-bedroom units. It is estimated that the unit breakdown is similar to that of the Greystone Village development, as outlined above, however Fotenn was unable to confirm specifics.

Considering the proposed development at 15 (17) Oblats Avenue into the overall unit mix of the immediate area, a total of 1,087 units within the apartment buildings are proposed, with the following estimated unit breakdown (excluding the 140 units at The Corners on Main development):

Unit Type	Number of Units - Surrounding Development*	Number of Units - 15 (17) des Oblats Avenue Development	Total Number of Units	% of Total Units
Studios	111 units	215 units	326 units	29.9%
1-bedroom	351 units	12 units	363 units	33.4%
2-bedroom	341 units	47 units	388 units	35.7%
3-bedroom	0 units	10 units	10 units	1.0%
Total	803 units	284 units	1,087 units	100.0%

*The Corners on Main development has not been accounted for as the unit mix was unavailable.

With the addition of the proposed development into the immediate neighbourhood, the unit mix will see a change towards a more equal unit mix between studios, one-bedroom, and two-bedroom units. The proposed development will add three-bedroom, rental units into the Greystone Village area, and will provide additional large-unit housing options in the broader area. As previously mentioned, only unit typology was considered in the data collected above. It is recognized that the proposed development at 15(17) des Oblats Avenue is a purpose-built rental building, and within the Greystone Village development the Millieu and Ballantyne buildings are also purpose-built rental buildings. A total of 519 units make up purpose built rental units within the proposed development and the Greystone Village development, however there may be additional rental stock surrounding the development within single-detached dwelling, semi-detached dwellings, townhouse dwellings, and low-rise apartment buildings.



Figure 3. Pie chart outlining the unit mix of the surrounding area, including the proposed development at 15(17) des Oblats Avenue

3.0 Conclusion

In conclusion, it is our professional opinion that the proposed development at 15(17) des Oblats Avenue positively contributes to the unit mix within the area surrounding the development. The proposed development contributes to creating a relatively equal unit mix between studios, one-bedroom, and two-bedroom units within the mid-rise buildings located within the Greystone Village, and also contributes to providing a mix of housing choices with respect to unit size and typology within the broader area surrounding the subject property.

We trust that this analysis will satisfy community concerns regarding the unit mix of the proposed development.

Sincerely,



Patricia Warren, M.Pl.
Planner



Lisa Dalla Rosa, MCIP RPP
Associate