

**Planning Statement of
Wright Consulting Services
As Authored By:**

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370 Cambridge Street North

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Section 1.0 Project Overview

The subject lands are located at 370 Cambridge Street North (see Tab for a location map). The proposal is to redevelop the subject lands to construct a 4-storey 20-unit low-rise residential apartment building to replace a 3-door row of 2-storey townhouses.

Most dwellings are oriented east-west in the neighbourhood. The mix of housing ranges from one-storey dwellings, converted single family dwellings and 2 storey dwellings. The mix of dwellings is not consistent as there are one-storey and 2-storey dwellings abutting each other without an established pattern. There is a distinct lack of homogeneity in the housing stock in terms of age and type. It should be noted that infill development has taken place and continues to occur throughout the neighbourhood.

The subject lands have a legal description of Lot 15 on Registered Plan No. 33 and comprises one full lot of the Registered Plan. The zoning category R4UD which allows detached dwellings, secondary dwelling unit, group home and low-rise apartments. The existing dwellings on the lots will be demolished and one 20-unit low rise apartment building of 4-storeys is to replace the existing rowhouse dwellings.

3.1 Provincial Policy Statement (2020)

The Provincial Policy Statement states that land use must be carefully managed to accommodate appropriate development. The PPS goes on to describe what is meant by intensification and that it is an appropriate tool for development and redevelopment (1.1.2). Further, the PPS asks that:

Healthy, liveable and safe communities are sustained by:

Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term (policy 1.1.1 (a));

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 policy (policy 1.1.1(e); and

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 policy needs (policy 1.1.1(b)).

With respect to policy 1.1.1(b), the word “appropriate” is attached to the theme of intensification and redevelopment which embraces the terms suitable for a person, condition, place as well as proper and fitting.

The PPS links intensification to the wise and efficient use of land and resources “to promote efficient development patterns, protect resources, promote green spaces, ensure efficient use of infrastructure and public service facilities and minimize unnecessary public expenditures” (policy 1.1.3), including the following policies:

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

Policy 1.1.3.2: Land use patterns within settlement areas shall be based on densities and 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.

The PPS directs that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet market-based and affordable housing needs of current and future residents of the regional market area (policy 1.4.3). This should be done by:

- 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; and
- e) Establishing development standards for residential intensification, redevelopment and new residential development which minimize the costs of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

The complete PPS is attached as Tab

3.2 *The Planning Act*

Section 3(5) of *The Planning Act* asks that a decision of Council shall be consistent with the policy statements issued under subsection Section 3(1). In this respect, Council is to embrace the policy of its Official Plan regarding planning matters.

Section 2 of *The Planning Act* contains matters of provincial interest that the Committee of Adjustment and Tribunal “shall have regard to” when making decisions. These matters include:

- (h) the orderly development of safe and healthy communities;
- (j) the adequate provision of a full range of housing, including affordable housing; and
- (p) the appropriate location of growth and development.

3.3 *City of Ottawa Official Plan*

The Official Plan designates the subject lands as Evolving Neighbourhood as depicted on Schedule 'B1' of the Official Plan. The purpose of this designation is to permit the "development of full range and choice of housing types to meet the needs of all ages, incomes and life circumstances, including residential uses.

The City's Official Plan seeks to separate its lands in two distinct areas: an urban area and a rural area.

Not all neighbourhoods are at the same stage of development, maturity and evolution. (quote is from subsection 6.3 of the official plan).

In this instance, the area is shown as being in an "Evolving Neighbourhood" which has some of the characteristics of the Hub Area (see schedule B1). Subsection 6.3 describes what is a "neighbourhood". The official plan seeks to guide the evolution of "evolving neighbourhoods" so that they will reach the 15-minute neighbourhoods in terms of their form including building height, setbacks, massing of floor area roofline, building materials and landscaped areas.

Subsection 6.3.2 provides the guidelines for the evolution of neighbourhoods through the regulations contained in the City Zoning by-law, site plan control and other regulatory tools deemed as appropriate.

The proposal meets the tests of these criteria and thus, Section 6 has been satisfied as to complying with the policy of the Official Plan.

3.4 City of Ottawa Zoning By-law No. 2008-250

The City's Zoning By-law at present zones the property as R4UD. The purpose of the R4UD Zone is to restrict the building form to a wide range of residential dwellings. The actual lot dimension for the front lot line is 16.63 metres, while the Zoning by-law asks for 15.0 metres. The Zoning By-law asks that the minimum lot size be 450 square metres, while 627.9 square metres is the actual lot size.

3.5 Urban Design Guidelines for Low-Rise Infill Housing

The “Urban Design Guidelines” were created to provide further direction and guidance to broaden and embrace the policy found in Sections 2.5.1 and 4.11 of the Official Plan. They are written to “help create infill development” to support established landscapes, be a more compact form of development and achieve a good fit in the existing neighbourhood. It also allows new housing designs that offer variety, emphasize front doors and windows rather than garages, soft landscaping, and at-grade living spaces. In this instance, the proposal achieves all the characteristics (See Section 1.0)

Section 2.0 (Streetscapes) asks that the proposal contribute to a streetscape which is oriented at ground level without intrusion such as parking spaces at the front of the building (2.2).

Section 3.0 (Landscape) asks that the proposal blend with the existing landscape on the street using soft surface (3.1).

Section 4.0 (Built Form) asks that new infill faces the existing street, ground floor principal entries (4.1.1), reflects existing neighbourhood patterns (orientation, building height, location of entrances, elevation of first floor, and front, rear and side yard setbacks (4.1.2). The proposal meets this requirement. The proposal also embraces the policy of the Official Plan regarding intensification, yard setbacks and scale of homes (4.1.3). The proposal also seeks to maintain a rear yard amenity which is in keeping with the pattern of the neighbouring properties The proposal also echoes the mass and height found along the street although, it is varied because of the age of the dwellings found on individual lots.

Section 7.0 (Parking and Garages) asks that driveways and parking spaces be limited in area.

3.7 City of Ottawa Comments to Committee of Adjustment

An application will be submitted to the Committee of Adjustment which will deal with the variance requested for parking. Four parking spaces are being provided whereas the zoning by-law requires five parking spaces. This is being done to meet the greenspace requirements.

4.0 Professional Opinion

Having visited the site and the surrounding properties as well as reviewing the Site Plan and for the proposed minor variances, the writer undertook to review the various land use documents to ensure that the proposal met and satisfied the various policies contained therein.

To maintain the street façade and soften any impact upon the streetscape, the proposal seeks to mimic what exists along the street.

The proposed variance for the proposal must meet the four tests outlined in Section 45 of the *Planning Act*.

The proposal also meets the intent of the City's Zoning By-law, as amended. The R4UD Zone allows a wide range of permitted residential uses. The location of the proposed dwelling does not intrude into the streetscape as no variance was requested to reduce the front yard setback. As to desirable and appropriate, the proposal is appropriate as it does not seek to reduce the spacing (yards and setbacks) between the abutting properties.

Thus, it is the writer's opinion that the proposal meets the tests and policy found in the documents and should be approved as submitted.

Respectfully Submitted

Per:

WRIGHT CONSULTING SERVICES

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