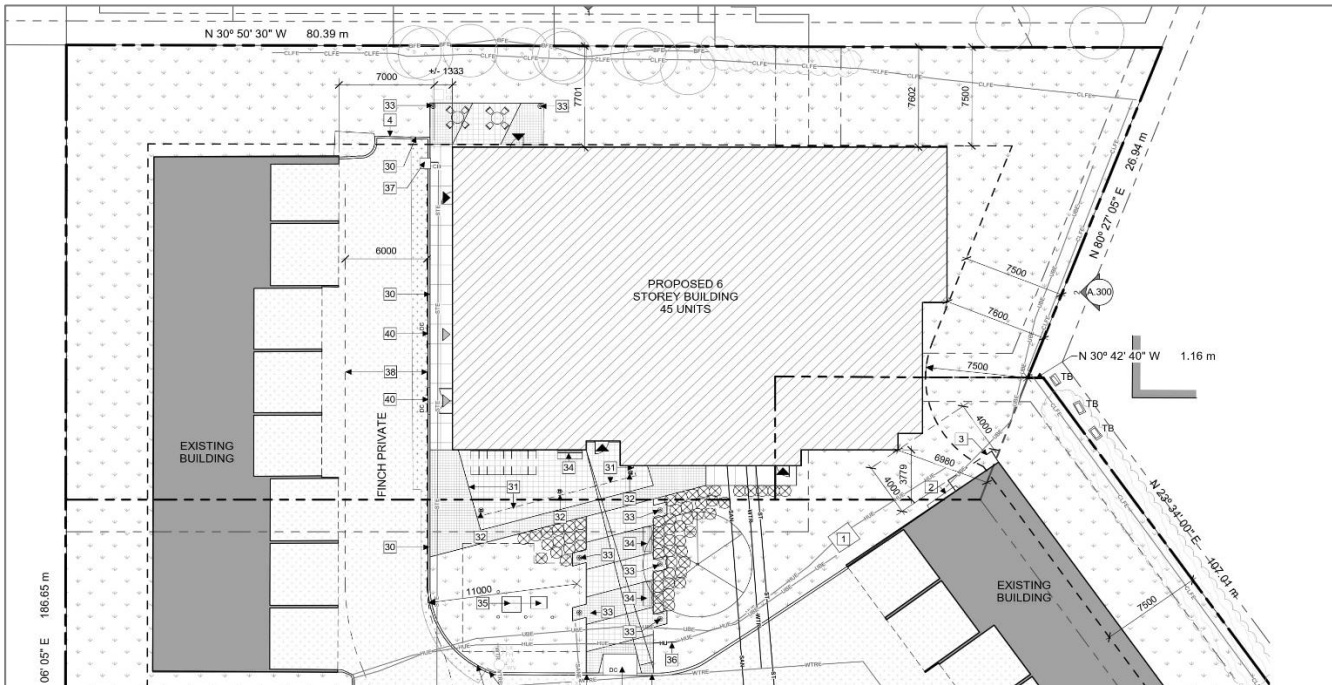


PLANNING RATIONALE & DESIGN BRIEF

3405 UPLANDS DRIVE (1 FINCH PRIVATE)



Project No.: CCO-23-1408

Prepared for:

CSV Architects
190 O'Connor Street, Suite 100
Ottawa, Ontario
K2P 2R3

Prepared by:

McIntosh Perry Consulting Engineers Ltd.
115 Walgreen Road
Carp, Ontario
K0A 1L0

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1.0 OVERVIEW / INTRODUCTION

This Planning Rationale is submitted in support of a Site Plan Control application for the development of a six-storey rental residential apartment dwelling. The proposed development is for lands known municipally as 3405 Uplands Drive (1 Finch Private). This rationale and the Site Plan Control application are submitted on behalf of Ottawa Community Housing.

A pre-application consultation meeting was held with City of Ottawa staff on February 9, 2023, to identify the reports and plans required in support of this application.

This Planning Rationale will address the appropriateness of the proposed development in the context of the existing planning policy and regulatory framework.

2.0 DEVELOPMENT PROPOSAL

The proposed development will be owned and operated by Ottawa Community Housing (“OCH”). Per the Ottawa Community Housing website, OCH provides approximately 15,000 homes to tenants, including seniors, parents, children, couples, singles, and persons with special needs. OCH provides homes in many communities throughout the City of Ottawa. OCH is the largest social housing provider in Ottawa and manages a significant portion of the City’s social housing portfolio.

This proposal contemplates the development of the subject land with a six-storey residential apartment dwelling with a total of forty-five (45) dwelling units. The units will be provided as rental units and will consist of twelve (12) one-bedroom units, eleven (11) of which are barrier free, eleven (11) two-bedroom units, all of which are barrier free, and twenty-two (22) three-bedroom units, eleven (11) of which are barrier free.

79.3 square metres of indoor and 191 square metres of outdoor amenity space are proposed. The indoor amenity space will be located on the ground floor and will consist of a multi purpose room with a universal washroom. The outdoor amenity space will be located adjacent to the multi purpose room and will consist of a landscaped patio area with tables and seating.

Access to the proposed apartment dwelling will be provided via Finch Private, an existing private road connecting to Uplands Drive to the southwest of the proposed apartment dwelling, and from Pinson Private, an internal private road. The required parking will be located to the southwest of the proposed apartment dwelling at the perimeter of the existing greenspace, with a total of fifty-four (54) new vehicle parking spaces. The visitor spaces currently exist. A total of seventy-seven (77) new bicycle parking spaces are proposed to be located in the basement, on the ground floor, and outside of the front entrance.

The proposed development will include a landscaped entry walkway with proposed tree, shrub, and ornamental grass plantings. A landscaped patio is proposed in the rear yard. Certain existing trees and plantings, including the existing cedar hedge, along the rear property line are proposed to be retained.

An illustration of the development is provided in Figure 1: Extract from Proposed Site Plan.

3.0 SUBJECT LAND & SITE CONTEXT

The subject land is known municipally as 1 Finch Private and 3405 Uplands Drive and is in River Ward (Ward No. 16) in the City of Ottawa. The subject land is described legally as Blocks N, O, & P, and Part of Block Q on Registered Plan 4M-153 and Part of Lot 5, Concession 2 (Rideau Front), Geographic Township of Gloucester, in the City of Ottawa. The subject land is located on the north side of Uplands Drive approximately 500 metres north of Hunt Club Road and 300 metres south of Paul Anka Drive, as illustrated on Figure 2: Location of Subject Land.



Figure 2: Location of Subject Land (Source: GeoOttawa)

The subject land has an area of 16,946 square metres (+/- 4.18 acres). The subject land is currently improved with a Planned Unit Development consisting of townhouse dwellings, an outdoor recreation area, and a log cabin that serves as a community centre. Several townhouse dwelling units are currently unoccupied, and have been for quite some time, due to structural and mould issues. The proposed apartment dwelling will be located at the northeast corner of the subject land in the area currently occupied by the existing townhouse dwellings that are unoccupied for safety reasons. The area that will be the focus of the proposed development is limited to approximately 2,540 square metres.

Located to the north of the subject land is low rise residential uses with mid rise cooperative residential uses and commercial uses beyond. Situated immediately east of the subject land is townhouse residential with low rise residential uses and greenspace beyond. South of the subject land is townhouse and row house residential uses with low density residential uses beyond. Located to the west of the subject land is greenspace, townhouse residential uses, and recreation uses beyond. Located to the northwest of the subject land, beyond the greenspace, is high rise residential uses. Please see Figures 3 through 10 for additional details pertaining to the land uses in the vicinity.



Figure 3: Surrounding Land Uses (Source: GeoOttawa)



Figure 4: Paul Landry Park & Mid-Rise Residential Beyond, West of Subject Land (Source: Google StreetView)



Figure 5: Townhouse & Rowhouse Residential, East of Subject Land (Source: Google StreetView)



Figure 6: Low Density Residential, South of Subject Land (Source: Google StreetView)



Figure 7: Mid Rise Residential, North of Subject Land (Source: Google StreetView)



Figure 8: Mid & High Rise Residential, Northwest of Subject Land (Source: Google StreetView)



Figure 9: Low Density Residential, North of Subject Land (Source: Google StreetView)



Figure 10: Commercial Uses, Northwest of Subject Land (Source: Google StreetView)

4.0 PLANNING POLICY & REGULATORY FRAMEWORK

4.1 Provincial Policy Statement, 2020

The 2020 Provincial Policy Statement (the “PPS”) provides policy direction on land use planning matters of provincial interest, including policies that guide residential development within settlement areas. Following is an overview of the provincial policies pertaining to the proposed development with notes indicating how such policies are addressed.

Section 1.1.1 provides that healthy liveable and safe communities are sustained by, among other things:

- a) Promoting efficient development and land use patterns which sustain the financial well-being of the province and municipalities over the long term.

Comment: The proposed development is located within a developed urban area where public services are available.

- 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.

Comment: The proposed development will provide forty-five rental residential uses to be operated by Ottawa Community Housing.

- c) Avoiding development and land use patterns which may cause environmental or public health and safety concerns.

Comment: Per the accompanying supporting documents including the Geotechnical Investigation and Phase One Environmental Site Assessment, no such concerns are anticipated.

- 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.

Comment: The proposed development is located within a developed urban area and will not hinder the expansion of such area.

- f) Improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society.

Comment: The proposed development includes thirty-three barrier free rental residential units with amenity space on site, all near existing commercial and community uses in the community.

- g) Ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.

Comment: The provided Servicing & Stormwater Management Report demonstrates that the necessary infrastructure is available to adequately service the needs of the proposed development.

Section 1.1.3 of the PPS contains policies that guide development within settlement areas that aim to ensure development will efficiently use land and resources, that development is appropriate for the available infrastructure and public service facilities, and that the mix of uses and densities allow for the efficient use of land and infrastructure.

The provided Servicing & Stormwater Management Report demonstrates that the proposed development is appropriate for the existing servicing infrastructure. The proposed development will contribute to the diversification of available housing forms by providing apartment residential dwelling units in a community that consists primarily of townhouse style dwelling units.

The policies of section 1.4 of the PPS address housing, containing policies that aim to ensure an appropriate range and mix of housing options and densities is provided to meet the needs of existing and future residents. The PPS recognizes that residential intensification and different residential densities can facilitate this objective. The proposed development will contribute rental apartment dwelling units, including accessible units.

The PPS policies in section 1.6.6.7 guide planning for stormwater management, requiring that stormwater management shall, among other things, minimize or prevent increases in contaminant loads, minimize erosion and changes in water balance, mitigate risks to human health, safety, property, and the environment, maximize the extent and function of vegetative and pervious surfaces, and promote stormwater management best practices. The provided Servicing & Stormwater Management Report outlines that stormwater management will be provided by roof storage with the controlled stormwater flow being directed to the existing storm sewer within Pinson Private.

Based on the forgoing, the proposed development represents residential diversification that can be adequately serviced within an existing residential area and is consistent with the policies of the Provincial Policy Statement, 2020.

4.2 City of Ottawa Official Plan, 2021

The subject land is designated Neighbourhood pursuant to Schedule B3: Outer Urban Transect, of the City of Ottawa’s Official Plan (the “Official Plan”), as shown on Figure 11: Extracts from Schedule B3: Outer Urban Transect.

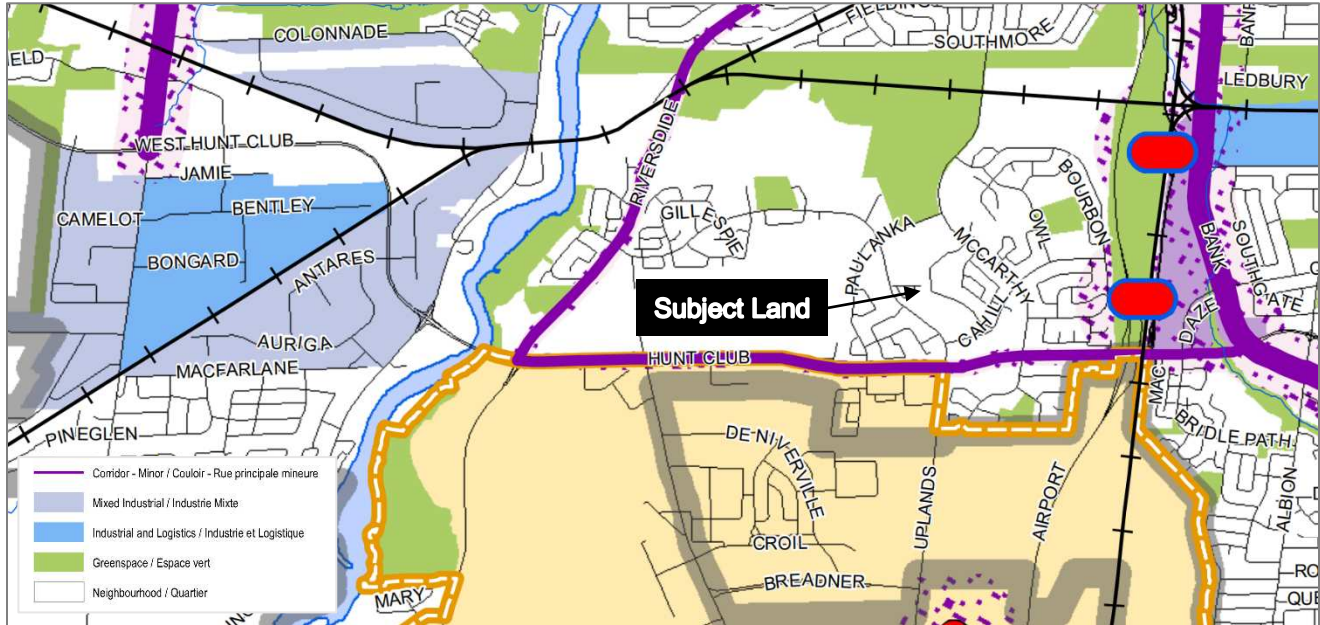


Figure 11: Extract from Schedule B3: Outer Urban Transect

The subject land is not included in a Secondary Plan Area, nor is it subject to any site or area specific policies. The Neighbourhood designation is intended to permit a mix of building forms and densities, including mid rise apartment dwellings where such heights are permitted in the zoning by-law.

Section 2.2.1 of the Official Plan contains policies that seek to direct residential growth that will diversify housing options to the already built-up areas of the City of Ottawa. The proposed development will redevelop a portion of a property that will increase the number and type of residential rental units available within an existing built-up community. This will also aid the City of Ottawa in achieving their intensification targets as outlined in Section 3.2 of the Official Plan.

Section 2.2.3 of the Official Plan contains policies relating to energy and climate change, including those relating to sustainable building design. Below is a summary of sustainable building features provided by the project architect:

- The building is targeting a high level of energy efficiency as well as greenhouse gas emission reduction. The targets meet the threshold of the City of Ottawa High Performance Design Standards (HPDS) Tier One. The building will meet the required targets of TEDI (Thermal Energy Demand Intensity) of less than 62 and GHGI (Greenhouse Gas Intensity) of less than 19. In addition, the target is for an energy use of 20% less than OBC SB-10.
- The building is being designed to be all-electric to reduce greenhouse gas emissions.

- The building will have low-flow plumbing fixtures throughout to reduce water consumption.
- The building will have LED lighting throughout to reduce energy consumption.
- Solar panels will be provided on the roof to reduce energy draw from the grid.
- The design will implement principles of durable building design to reduce lifecycle repair/replacement.
- Finishes will be no- and low-VOC with no urea-formaldehyde.
- Recycled content products and regionally manufactured products will be preferred when selecting materials.
- There will be electric car charging stations provided.
- Use of triple-pane, argon filled windows.

Section 4.2 of the Official Plan includes policies that aim to ensure that there is an adequate and diverse supply of housing, including affordable housing, for current and future residents. The proposed development will increase the supply of affordable housing in the mid-rise multiple unit form.

Based on the forgoing, the proposed development of the subject land conforms to the policies of the City of Ottawa Official Plan, 2021.

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

The subject land is zoned Residential Fifth Density Subzone 5 with a maximum permitted height of 18 metres (R5B H (18)) pursuant to City of Ottawa Zoning By-law No. 2008-250 (the “zoning by-law”), as shown on Figure 12: Extract from GeoOttawa, Zoning Layer.

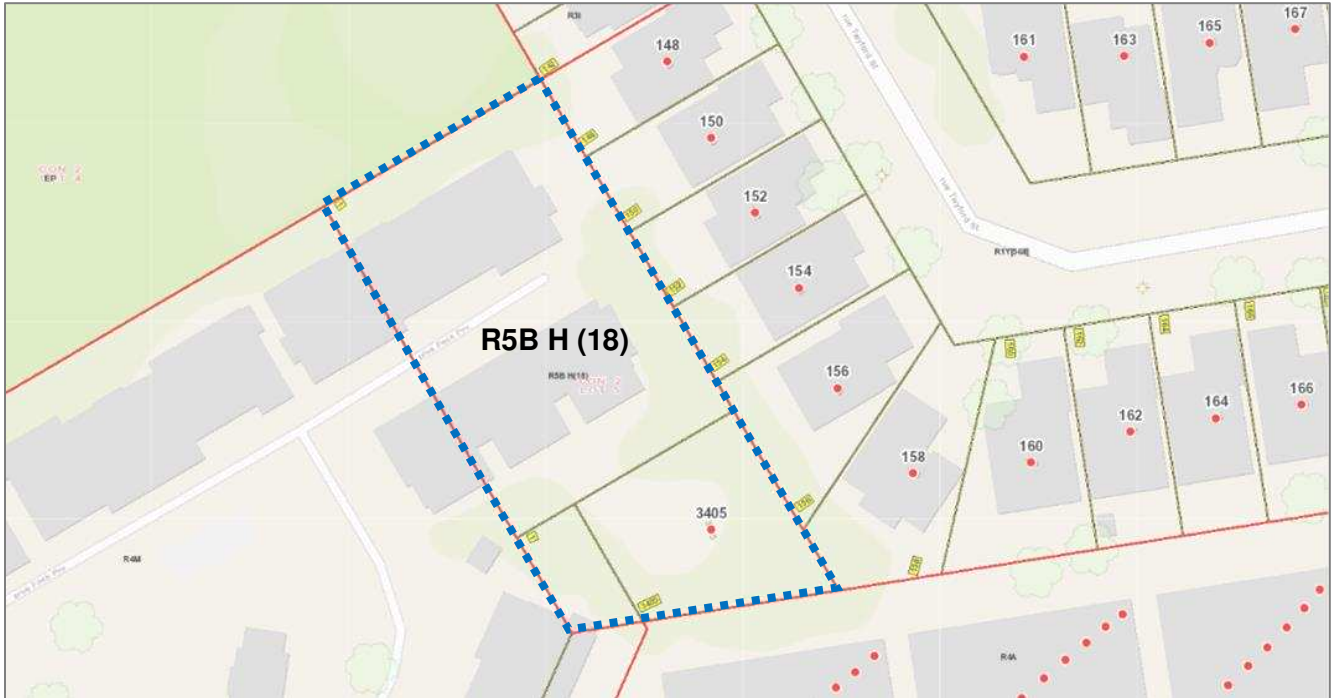


Figure 12: Extract from GeoOttawa, Zoning Layer

The purpose of the Residential Fifth Density zone is to permit a wide mix of residential building forms ranging from detached to mid-high rise apartment dwellings. The zoning by-law identifies the uses which are permitted in this zone and includes mid rise apartment dwelling uses such as that proposed. The following table identifies the applicable zoning standards for the R5B H (18) zone, as well as general zoning standards relating to items such as parking and demonstrates the proposed development’s compliance with same.

Table 1: Overview of Zoning Compliance

Regulation	Required	Provided	Compliance
Minimum Lot Width	n/a	34.5m	Yes
Minimum Lot Area	1400m ²	2541 m ²	Yes
Maximum Building Height	18.0m	18.0m	Yes
Minimum Front Yard Setback	3.0m	n/a	Yes
Minimum Rear Yard Setback	7.5m	7.6m	Yes
Minimum Interior Side Yard Setback	7.5m	7.6m	Yes
Minimum Width of Landscaped Buffer for Parking Lot Containing Between 10 and 100 Spaces, Not Abutting Street	1.5m	>1.5m	Yes

Regulation	Required	Provided	Compliance
Minimum % of Parking Lot Provided as Landscaped Area	15%	>15%	Yes
Minimum Setback of Wall of Residential Building to Private Way	1.8m	1.8m	Yes
Minimum Separation Between Buildings in PUD	3.0m	4.0m	Yes
Minimum Required Parking Spaces (Resident)	54	54	Yes
Minimum Required Parking Spaces (Visitor)	9	9	Yes
Minimum Required Bicycle Parking Spaces	45	77	Yes
Minimum Required Amenity Area	270 m ²	270.3 m ²	Yes

As detailed above, the proposed development will comply with the regulations of the Residential Fifth Density Subzone 5.

5.0 DESIGN BRIEF

The layout of the proposed development has been designed in accordance with the applicable standards and regulations of the City of Ottawa Comprehensive Zoning By-law, the existing development on the subject land, and with consideration to the operational requirements of the proposed use. The proposed building can be described as a new Group C, sprinklered, non-combustible residential building with six storeys above grade above a below grade basement. The exterior of the proposed building will feature brick veneer, concrete board, porcelain panels, and metal panels with the exact materials for certain components to be determined.

The proposed development will result in the establishment of a midrise apartment dwelling in a predominantly low-rise residential development. The proposed building will have six (6) storeys whereas the existing adjacent dwellings on the subject land are three (3) storeys in height. The proposed building will abut existing low rise residential uses to the rear, with such uses generally having heights of two (2) storeys. It is noted that the proposed development will be consistent and compatible with the existing neighbourhood, reflecting the form of the existing nearby Tannenhof and Cardinus residential developments that also feature midrise apartment dwellings surrounded by low rise and/or low-density residential uses. As detailed in the preceding section, the proposed height of 18.0 metres complies with the zoning by-law.

The existing tree and hedge plantings along the rear lot line are proposed to be retained which will provide a visual buffer from neighbouring properties. Additional coniferous tree plantings, including one Colorado Spruce and two Serbian Spruces, as well as an assortment of shrubs are also proposed in the area of the rear yard, contributing to the visual buffer. No balconies are proposed on the rear elevation of the proposed apartment dwelling, thereby reducing opportunities for overlook into the neighbouring yards beyond the existing fence and plantings.

In addition to the proposed rear yard landscaping outlined above, the proposed landscaping will include a landscaped entry walkway with proposed tree, shrub, and ornamental grass plantings, as well as a landscaped patio amenity area in the rear yard. New Japanese Tree Lilac plantings are proposed for the southerly side yard, along with an assortment of shrub plantings. The proposed landscape plantings throughout the site will aid in screening the proposed building from neighbouring properties. These elements are illustrated in Figure 17: Extract from Proposed Landscape Plan below.

The building form and the architectural treatment has been designed and selected in order to reduce the visual impact of the building in terms of height and massing, and make the building appear smaller to respect the existing context. There are three areas of the building that are four-storey high brick, visually breaking the building into shorter, smaller masses. The areas above and beyond the brick masses are lighter panels set slightly back, graduating in color from green to white as the height increases and you reach the top of the proposed building. This treatment gives the illusion of the top of the proposed building fading into the sky. There is also a horizontal datum line above the first floor in line with the canopies. This datum line helps to ground the view and relate to the pedestrian realm.

For additional details, please see Figures 13 through 19 below, as well as the enclosed presentation renderings prepared by CSV Architects.



Figure 13: Extract from Renderings (South Front Façade)



Figure 14: Extract from Renderings (North Rear Façade)



Figure 15: Extract from Renderings (West Side Façade)



Figure 16: Extract from Renderings (East Side Façade)



Figure 17: Extract from Renderings (Perspective View, South)



Figure 18: Extract from Renderings (Perspective View, North-West)

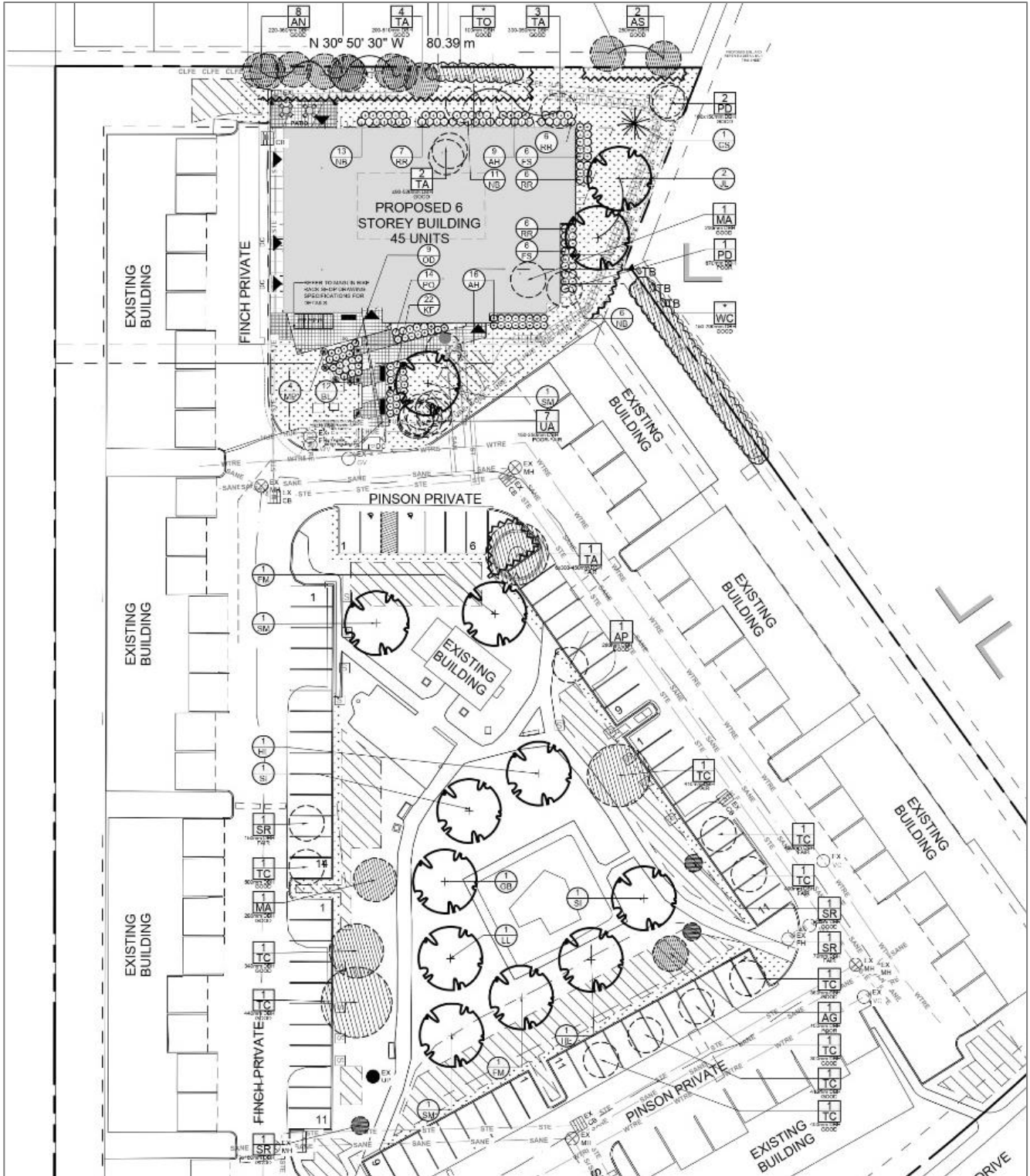


Figure 19: Extract from Proposed Landscape Plan

The design and appearance of the proposed development is compatible with the surrounding neighbourhood and the layout complies with the City of Ottawa’s Comprehensive Zoning By-law No. 2008-250.

6.0 PUBLIC CONSULTATION STRATEGY

This Site Plan Control application is subject to public consultation given the size of the proposed development.

A pre-application consultation meeting was held with City of Ottawa staff on February 9, 2023, to identify the reports and plans required in support of this application.

Councillor Riley Brockington (Ward 16, River) has been notified of the application and proposed development. A community consultation at a local community centre is planned for mid-June.

7.0 CONCLUSION

The proposed development is consistent with the Provincial Policy Statement and conforms to the City of Ottawa Official Plan. The proposed mid rise apartment dwelling use is permitted pursuant to the City of Ottawa's Zoning By-law No. 2008-250 and the development of such use will comply with the standards of the Residential Fifth Density Subzone 5.

The proposal is an appropriate use of the subject property, is in the public interest, and represents good planning.

Respectfully submitted,



Bridgette Alchawa, RPP
Land Use Planner