

**Planning Brief in Support of an Application for
Site Plan Control Approval – Office to Rental
Conversion**

396 Cooper Street

Prepared by:

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For: Bank and Cooper Property Limited

RORTAR
Land Development Consultants

INTRODUCTION

1. Purpose of Report

RorTar Land Development Consultants has prepared this Planning Brief on behalf of Bank and Cooper Ltd, the owners of 396 Cooper St. It is proposed to convert the existing upper three floors of office use to building 33 residential apartments, retaining 300 m² of commercial space on the ground floor.

The proposed office to residential conversion is consistent with the Provincial Policy Statement and conforms to the City of Ottawa's Official Plan

2. Site Context

Figure 1 represents the 1417 sq. m site located on the southeast corner of Bank Street and Cooper Street. The site is presently home to a Tim Hortons and Henry's Camera Photo Shop on the ground floor. The upper three floors are mostly vacant office use with the intention of being converted to 33 new residential rental apartments

The site is bounded by Cooper St. to the north, residential to the east, Bank St. to the west and mixed use to the south.

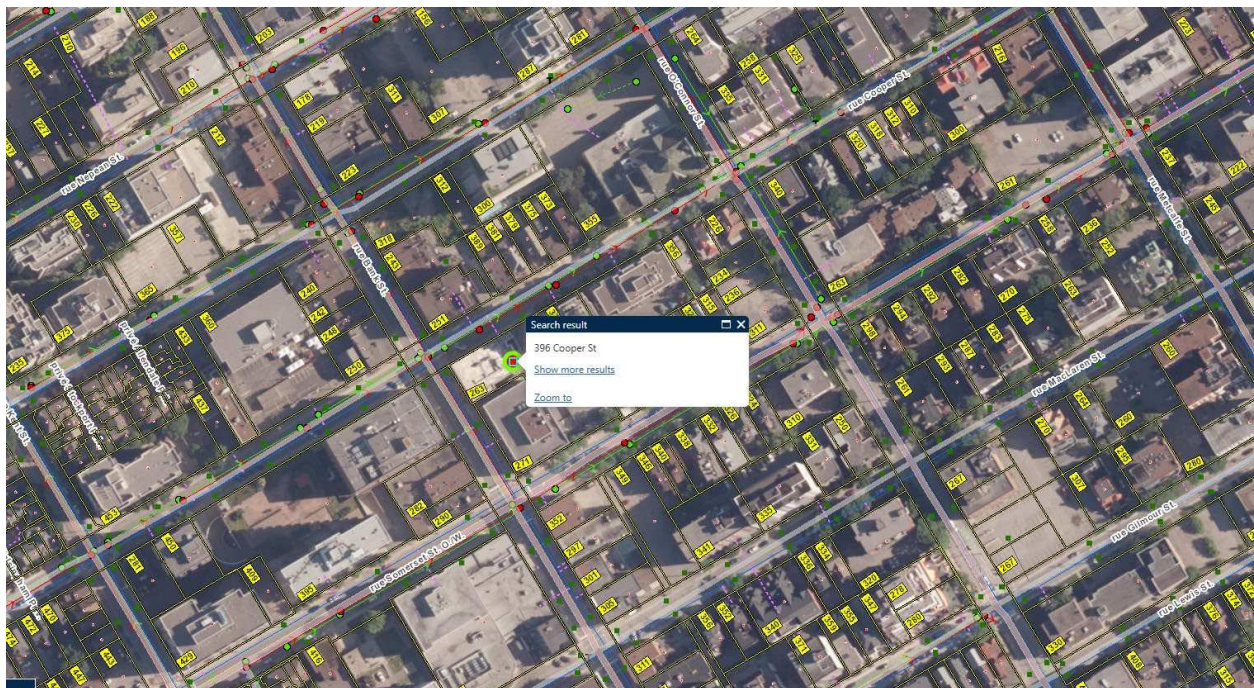


Figure 1 – Site Location



Figure 2. Streetview of Existing Building

3. Development Proposal Overview

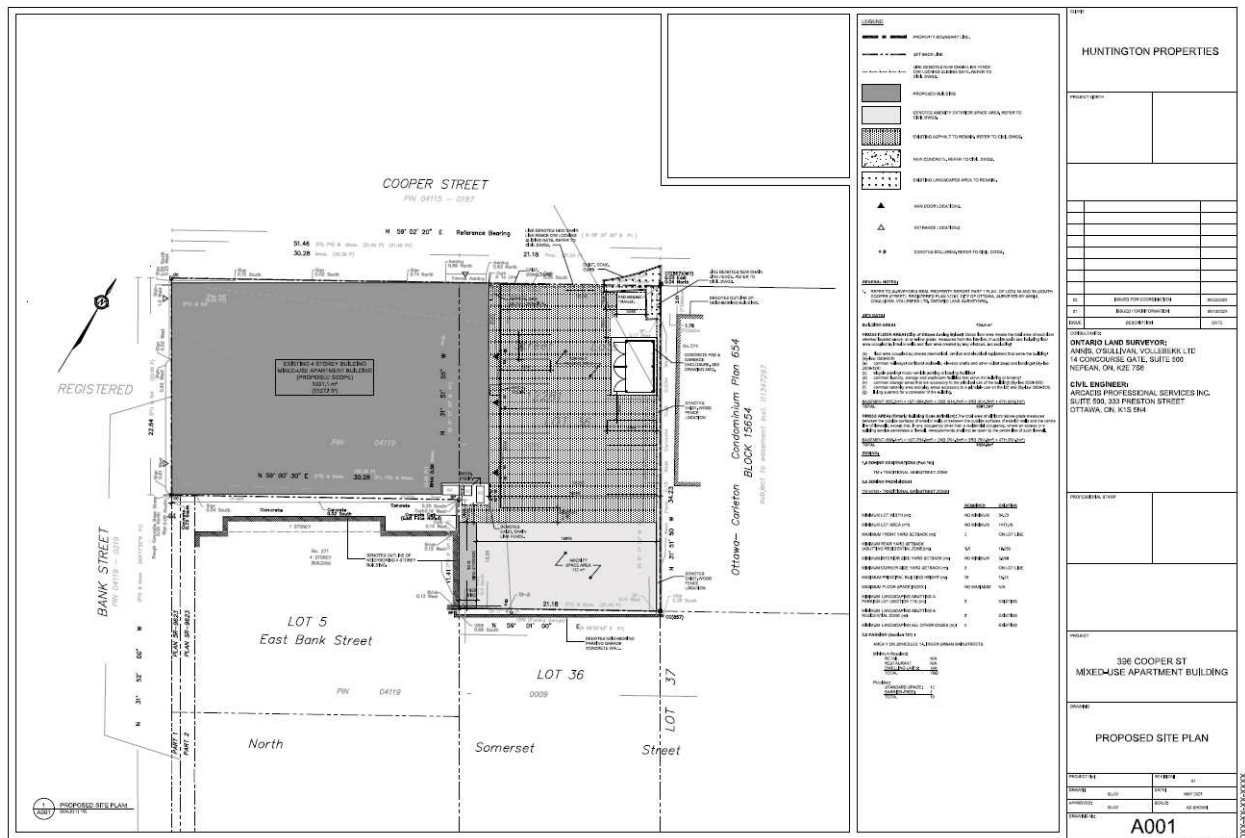


Figure 3. Site Plan

The intent is to convert the existing second to fourth floors from office use to 33 new rental apartments. The proposed development does not intend to alter or change the existing building including the façade or roof. A new 172 m² outdoor amenity space is proposed to be incorporated within the existing parking lot to assist in achieving the required amenity area requirements of the zoning by-law. 26 m² of amenity space is provided for within the existing building to achieve the overall zoning requirement of 196 m².

As per the City of Ottawa provisions regarding Office to Residential conversions, to provide zoning flexibility ***“Converted buildings must still comply with the amenity area requirements described in Section 137 of the Zoning By-law but are not restricted as to how the amenity area is provided (indoor vs. outdoor, communal vs. private, etc.).”***

Therefore, the proposed site plan conforms to the zoning provisions regarding amenity space requirements.

The project is intended to be financed through the CMHC’s MLI Select program. As part of the program requirements, a portion of the units will be offered as affordable housing. While the final number of affordable units has not yet been determined, we expect that a minimum of 10% of the units will be designated.

The addition of the new outdoor amenity area will remove six existing parking spaces for a total remaining number of 14 spaces. The parking spaces will be via the existing entrance off Cooper St.

Access to the building, and new apartment units, will be via the existing entrance along Cooper St.

Indoor bicycle parking will be achieved through the conversion of a former utility room in the basement of the building to accommodate 16 interior spaces, with 17 spaces located outside. It is also proposed to provide additional bicycle parking in a secured outdoor area adjacent to the new amenity space.

Given the building exists and no alterations to the exterior façade or structure are proposed the building conforms with the Traditional Mainstreet zoning performance standards and provisions.

sanitary sewer, thus it is anticipated, given the size of the sewer and the low increase in flow, that there is available capacity to accommodate the redevelopment with the existing sanitary connections.

Stormwater Management

Two stormwater sewers border the site, a 525 mm PVC storm sewer in Cooper St. and a 525 mm concrete storm sewer in Bank St. The existing building is currently serviced with a 150 mm PVC connection to the 525 mm storm sewer in Bank St. As agreed, upon during the pre-consultation meeting with City staff, a grading and drainage plan is not required to be prepared unless changes to the existing grading or surface type are planned. No grading changes or surface type modifications that would affect stormwater are proposed for this site; thus, stormwater calculations have not been performed for the Site Plan Application.

Planning Assessment

Provincial Policy Statement

Section 3 of the *Planning Act* requires that decisions affecting planning matters “shall be consistent with” the policies of the *Provincial Policy Statement* (PPS). The relevant provisions of the PPS are assessed below.

Chapter 2: Building Homes, Sustaining Strong and Competitive Communities

2.1 Planning for People and Homes

Section 2.2 of the PPS provides policies on housing. The relevant policies are addressed below:

1. Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

The proposed development offers a range of apartments to accommodate various needs.

- a) *establishing and implementing minimum targets for the provision of housing that is affordable to low- and moderate-income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs.*
- b) *permitting and facilitating:*
 - 1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and*
 - 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;*

- c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and*

The proposed development re-uses a compact building form which minimizes land consumption and servicing cost, diversifies the housing choice in the area to cater to people of all ages and life stages and does not create environmental or public health and safety concerns or prevent the efficient expansion of settlement areas.

- d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.*

The proposed development efficiently uses land and existing infrastructure. The location is close to facilities and supports transit.

Section 2.9 of the PPS provides policies on Energy Conservation, Air Quality and Climate Change housing. The relevant policies are addressed below:

- 1. Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that:*
 - a) support the achievement of compact, transit-supportive, and complete communities.*
 - b) incorporate climate change considerations in planning for and the development of infrastructure, including stormwater management systems, and public service facilities;*
 - b) support energy conservation and efficiency;*
 - c) promote green infrastructure, low impact development, and active transportation, protect the environment and improve air quality; and*
 - d) take into consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the impacts of a changing climate.*

A compact mixed-use built form is proposed along an existing transit corridor

Chapter 3: Infrastructure and Facilities

3.1 General Policies for Infrastructure and Public Service Facilities

- 2. 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.*

A Serviceability Report prepared by Arcadis and included in this submission details how the proposed development will utilize municipal sewage, water and stormwater services. Refer to the reports for details.

Chapter 4: Wise Use and Management of Resources

Section 4.2 of the PPS provides policies on Water.

2. Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored, which may require mitigative measures and/or alternative development approaches.

Section 4.3 of the PPS provides policies on Agriculture.

4.3.

1 General Policies for Agriculture

2. As part of the agricultural land base, prime agricultural areas, including specialty crop areas, shall be designated and protected for long-term use for agriculture.

Section 4.4 of the PPS provides policies on Minerals and Petroleum.

4.4.1 General Policies for Minerals and Petroleum

1. Minerals and petroleum resources shall be protected for long-term use.

Section 4.5 of the PPS provides policies on Mineral Aggregate Resources.

4.5.1 General Policies for Mineral Aggregate Resources

1. Mineral aggregate resources shall be protected for long-term use and, where provincial information is available, deposits of mineral aggregate resources shall be identified.

None of the above exist on or adjacent to the subject site.

Section 4.6 of the PPS provides policies on Cultural Heritage and Archaeology.

1. Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.

2. Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.

An Archaeological Resource Assessment was not required by City staff for this application.

Chapter 5: Protecting Public Health and Safety

5.1 General Policies for Natural and Human-Made Hazards

Protecting Public Health and Safety

Section 5.2 of the PPS provides policies on Natural Hazards.

- 2. Development shall generally be directed to areas outside of:*
- a) hazardous lands adjacent to the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards;*
 - d) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and*
 - e) hazardous sites.*

The proposed development is not occurring within natural hazard lands or sites.

Section 3.2 of the PPS provides policies on Human-Made Hazards.

- 1. Development on, abutting or adjacent to lands affected by mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed.*
- 2. Sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects.*

A Phase 1 Environmental Site Assessment by Paterson Group and forms part of the submission package.

City of Ottawa Official Plan

Strategic Directions and Growth Management

Section 2 (Strategic Directions) of the Official Plan outlines strategic directions for development within the City. In particular, the proposed development promotes strategic directions related to Intensification and Diversify Housing Options, Energy and Climate Change and Healthy and Inclusive Communities. Section 3 (Growth Management) of the Official Plan describes the City of Ottawa's Growth Management Framework to support growth and development to the year 2046.

The proposal is assessed below:

- The proposed development is located on lands designated for residential growth within the urban area of the City of Ottawa and with access to municipal services.
- The proposal re-uses an underused office building that otherwise has a long lifespan. The resources required to convert the building to residential are significantly less than constructing a new building. The proposal supports energy efficient modes of transportation by providing housing along an existing corridor and connecting to pedestrian and cycling networks

- The office to residential conversion proposes 33 new units within the urban boundary that will serve residents in different life stages. The proposed development contributes to the OP goal of introducing residential use into an existing community which supports the objectives of 15-minute neighbourhoods by providing additional housing near parks and greenspaces, active transportation routes and future bus rapid transit services.

The property is designated as Hub – Mainstreet on Schedule B1 – Downtown Core Transect.

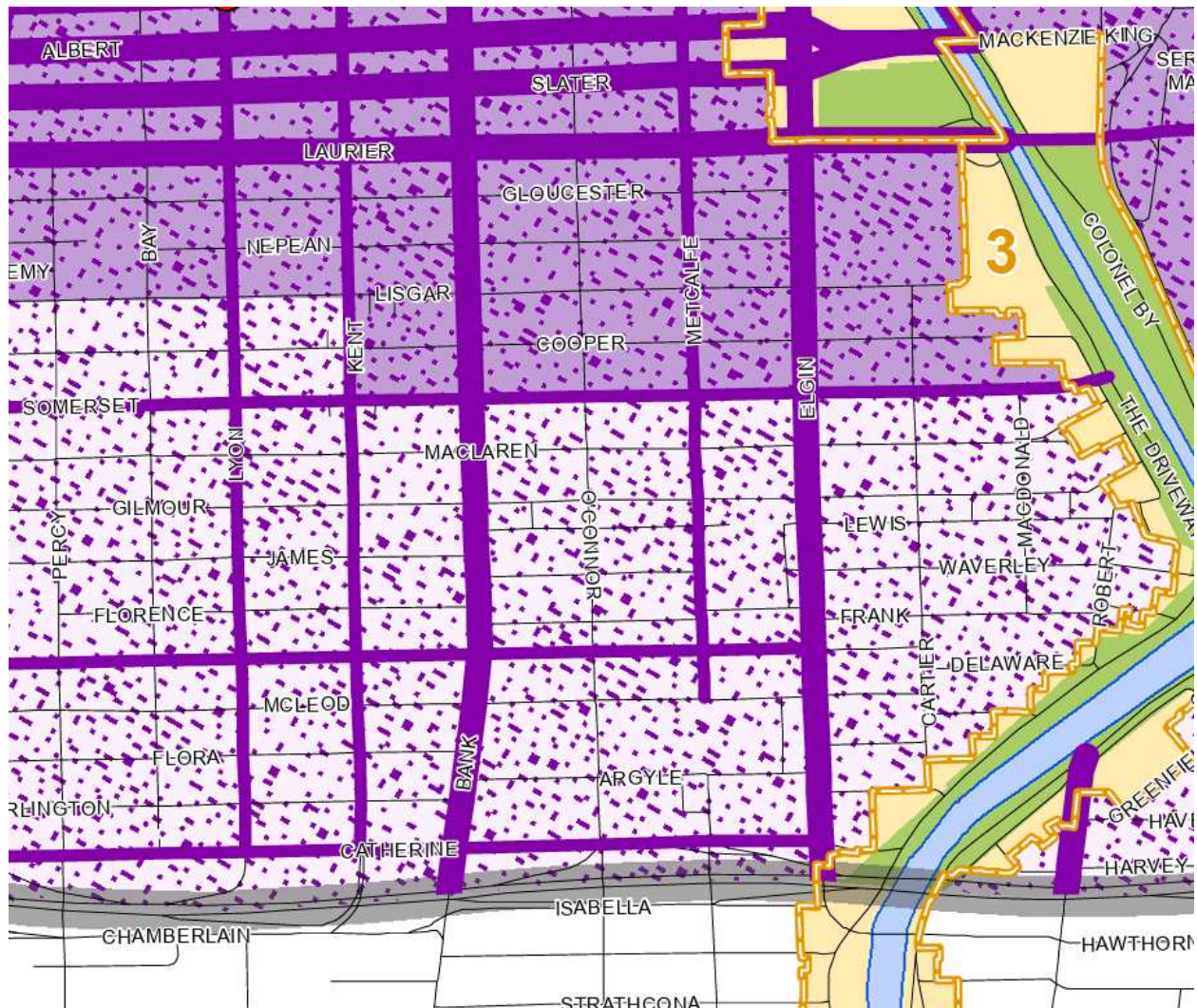


Figure 5 – Official Plan – Schedule B1

Zoning By-law

The subject lands are zoned Traditional Main Street – TM H (19). The purpose of the TM Zone is to:

1. accommodate a broad range of uses including retail, service commercial, office, residential and institutional uses, including mixed-use buildings but excluding auto-related uses, in areas designated Traditional Mainstreet in the Official Plan:

2. Foster and promote compact, mixed-use, pedestrian-oriented development that provide for access by foot, cycle, transit and automobile;
3. Recognize the function of Business Improvement Areas as primary business or shopping areas; and
4. Impose development standards that will ensure that street continuity, scale and character is maintained, and that the uses are compatible and complement surrounding land uses.

As per the Zoning Confirmation Report provided as part of the Site Plan Control Application, the proposed redevelopment of the existing building can achieve the performance standards of the TM zone and no relief from the provisions is requested.

Summary Opinion

It is our assessment that the proposed development is consistent with the Provincial Policy Statement and conforms to the City of Ottawa's Official Plan. The proposed redevelopment of the upper three floors of the existing building will accommodate a mix of residential use and can be approved as it is consistent with policy, diversifies the uses in the downtown core, provides a much-needed form of housing which reduces car dependence. Therefore, the proposed redevelopment is an appropriate and desirable addition to the neighborhood and represents good planning.

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