

Planning Justification Report Minor Variance Application

101 Vedette Way – Phase 3A, Wateridge Village

Prepared for:

Mattamy Homes
50 Hines Road
Kanata, ON
K2K 2M5

Prepared by:

J.L. Richards & Associates Limited
343 Preston Street
Tower II, Suite 1000
Ottawa, ON
K1S 1N4



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1.0 SUMMARY

J.L. Richards & Associates Limited (JLR) has been retained by Mattamy (Rockcliffe) Inc. to prepare a Planning Rationale report in support of a Minor Variance application that will permit the development of rooftop amenity areas that have no setback from the building edge within the development of the 172 back-to-back stacked dwellings in 9 blocks as a Planned Unit Development. Each of the nine (9) blocks are designed with a rooftop terrace, a key amenity feature which is consistent with the style of this form of development, being stacked dwellings. The variances are required for the upper units in the stack where the amenity feature for this upper unit is the rooftop terrace.

This development is found within Block 1 Registered Plan 4M-1700. The subject site comprises the entirety of Block 1 on the plan of subdivision, referred to as 101 Vedette Way. The request for Minor Variance pertains to a total of nine (9) of the proposed blocks where there are rooftop terraces that are to project to the edge of the building.

Figure 1 is an aerial view from GeoOttawa, and a street view (JLR) of how these terraces look in another phase of Wateridge Village.



Figure 1: Existing development within Wateridge Village.

This request seeks a minor variance from Section 55 *Accessory Uses, Buildings and Structures* in Table 55 – *Provisions for Accessory Uses, Buildings or Structures Zoning Mechanism (8) Rooftop landscaped areas, gardens, and terraces* in City of Ottawa Zoning By-law (By-law No.2008-250). Specifically, the proposal is seeking a minor variance from (8)(a)(i) which outlines that “*In the case of a dwelling of four storeys or less, and any part of an apartment, mid-rise apartment, high-rise that is four storeys or less.*” (a)(i) “*Where located on the roof of the uppermost storey: minimum 1.5 m from any exterior wall of the building*”. The proposed rooftop terraces will provide valuable amenity space to residents and are one of the standard approaches in the design of stacked dwellings.

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The number of units per Block ranges from 16 to 24 stacked dwelling units. While there are a total of 172 stacked dwelling units on the subject site, only the upper-level units (86 units) will have access to a rooftop terrace. These 86 units will require a variance in order to allow development as proposed through the site plan process. The upper units on Blocks, 1, 2, 3, 4, 5, 6, 7, 8 and 9 are to be municipally known as:

- **Block 1:** 318, 320, 326, 328, 302, 304, 310, 312 Mishi Private;
- **Block 2:** 226, 228, 234, 236, 242, 244, 202, 204, 210, 212, 218, 220 Mishi Private;
- **Block 3:** 118, 120, 126, 128, 102, 104, 110, 112 Mishi Private;
- **Block 4:** 402, 404, 410, 412, 418, 420, 426, 428 Mishi Private;
- **Block 5:** 502, 504, 510, 514, 516, 522, 524, 528, 534, 536 Mishi Private;
- **Block 6:** 602, 604, 610, 612, 618, 620, 626, 628 Mishi Private;
- **Block 7:** 925, 929, 935, 937, 943, 945, 903, 905, 911, 913, 919, 921 Mishi Private;
- **Block 8:** 702, 704, 710, 712, 718, 720, 726, 728, 734, 736, 742, 744 Mishi Private
- **Block 9:** 802, 804, 810, 812, 818, 820, 826, 828 Mishi Private.



Figure 1 : Architectural Rendering of 16 unit stacked dwelling with rooftop terrace.

The subject site is zoned Residential Fifth Density Zone (R5Y-2312). The zoning for this Block was established through a site-specific amendment to the City's Comprehensive Zoning By-law 2008-250. This amendment was adopted as part of by-law 2015-369.

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It is our opinion that the variance to alter this setback requirement is good planning in this circumstance. As currently shown in the approved Site Plan Application, the layout of the rooftop terraces is appropriate because they meet the intent of the four tests in that they will:

- Not generate any adverse impacts on surrounding properties;
- Provide adequate roof-top access and sufficient, usable amenity space for future residents;
- Provide added value to the overall safety of the surrounding neighbourhood; and
- Reflect good design principles and align well with the architectural vision and overall character of the Wateridge Village.

It is our opinion that the proposed variance to remove the requirement for a 1.5 metre setback meets the tests established by the Planning Act, namely:

- It is minor in nature;
- It is desirable for the appropriate development of the lands in question;
- It is consistent and conforms to the general intent of the City of Ottawa's Official Plan; and
- It is consistent and complies with the general intent of the City of Ottawa's Zoning By-law.

2.0 SITE CONTEXT

Municipally known as 101 Vedette Way, the subject site is described as Block 1 of Registered Plan 4M-1700 and is positioned between the western corner of Hemlock Rd / Vedette Way and Mikinak Rd / Vedette Way. As shown in Figure 3 below, the subject site is a substantial lot of approximately 1.63 hectares in area and is surrounded by roads on all five sides. The proposed development is Phase 3A of Wateridge Village.

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Figure 3: Subject site and surrounding context.

Several of the preceding phases are complete and occupied, Figures 4 and 5 show the surrounding constructed townhomes and the mid-rise dwellings under construction near the subject site.



Figure 4: Occupied townhomes on Mikinak Road (2023-08-24). **Figure 5:** Mid-rise multi-residential building off of Codd's Rd (2023-08-24).

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Demonstrated by Figure 6 101 Vedette Way constitutes a greenfield development. It is building on currently vacant land that was a part of the former Canadian Forces Base Rockcliffe. The site is being serviced, with, construction of the planned unit development awaiting this application. The site plan application was approved by the City of Ottawa on October 4, 2022.



Figure 6: Looking west at subject site (2023-08-24).

The land east of the subject site (Block 105) along Vedette Way is currently for sale. The unique split zoning of this abutting lot (R4UC [2311]/I1A) of both Residential Fourth Density Zone and Minor Institutional Zone enables both residential development and institutional development on the 2.17 hectare lot. As previously mentioned, the lands south of the subject site are occupied townhomes along Mikinak Rd zoned as Residential Third Density (R3VV[2319]). West of the subject site are lands zoned Parks and Open Space (O1) which will host a neighbourhood park along what will be Chene Way. Lands north and northwest of the subject site share the site's zoning and are currently undeveloped.

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Figure 7: Subject site zone and surrounding zones.

The subject site is zoned Residential Fifth Density, Sub-zone Y, Exception 2312 (R5Y[2312]) under the City of Ottawa’s Zoning By-law 2008-250 . This zoning was put into place by By-law 2015-369. The Zoning Amendment established site specific zoning for 101 Vedette Way.

The (R5Y[2312]) zone established the following provisions for a PUD as found in table 164A-R5 in the City of Ottawa Zoning By-law (2008-250):

IV. Principal Dwelling Types	Planned unit development
V. Minimum Lot Width (m)	n/a
VI. Minimum Lot Area (m ²)	1,400
VII. Maximum Building Height (m)	As per dwelling type*
VIII. Minimum Front Yard Setback (m)	3
IX Minimum Corner Side Yard Setback (m)	3

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X Mini-mum Rear Yard Setback (m)	3
XI Minimum Interior Side Yard Setback (m)	3
XII Endnotes (see Table 164B)	-

*Height for Stacked Units is 11 metres.

The following provisions were created within Exception 2312:

- Where a lot line abuts a park, the minimum setback from that lot line is 5 metres;
- Where vehicular access is provided from a lane, the minimum required setback for a detached garage or detached carport from the rear lot line is 0.2 metres
- Maximum front yard setback is 6 metres for detached, semi detached, townhouse, three unit, linked-detached and stacked dwellings;
- With the exception of Planned Unit Developments and dwelling units within an apartment or stacked dwelling, the principal entrance door is required to face the front or corner side lot line;
- Where the building height is greater than five storeys, at and above the fourth storey or 15 metres whichever is the lesser a building must be setback a minimum of 2 metres more than the provided setback from the front and corner lot line;
- Parking is not required for a group home and the minimum number of parking spaces required for a shelter is 1/200 square metres of GFA;
- For a Planned Unit Development:
 1. When a planned unit development contains a stacked dwelling or apartment dwelling, the minimum front, rear and side yard setbacks for the planned unit development are 5 metres;
 2. Where a lot line abuts a park, the minimum required setback is 5 metres;
 3. For detached, linked-detached, semi-detached, townhouse and stacked dwellings within a PUD, the maximum front, rear and side yard setbacks are 6 metres
 4. The minimum separation distance between principal buildings within a planned unit development are as follows:
 - a. Where the height of both neighbouring buildings within the PUD is less than or equal to 16 metres: 3 metres;
 - b. Where the height of one or both neighbouring buildings within the PUD is greater than 16 metres: the sum of 25% of the height of the abutting buildings, per building.

The subject site is within the Inner Urban Transect (See Figure 8.) of the City of Ottawa's Official Plan (2022). The Inner Urban Transect is described in Section 5.2 of the Official Plan in which outlines policies which aim to enhance or establish an urban pattern of build form, support a wide variety of housing types, and encourage the development of 15-minute neighbourhoods.

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Figure 8: City of Ottawa Official Plan Schedule A “Transect Policy Areas”.

Under Section 6 ‘Urban Designations’ of the Official Plan, the subject site has split designations. Hemlock Rd is designated as ‘Minor Corridor’ and as outlined in Sub-Section 6.2.1 (1) the Corridor designation applies to any lot abutting the Corridor, subject to (in the case of Minor Corridors) a maximum depth of 120 metres from the centreline of said Corridor.

Under Sub-Section 6.2.1(2) development within the Corridor designation shall establish buildings that locate the maximum permitted building heights and highest densities close to the Corridor. The remaining portion of the subject site is designated as ‘Neighbourhood’ under Sub-Section 6.3. Within the designation the City outlines that “*It is the intent of this Plan that they (Neighbourhoods), along with hubs and corridors, permit a mix of building forms and densities*”. From these policies it can be interpreted that appropriate development on the subject site should maximize the permitted density and height appropriate as it is still low-rise in nature.

The policies of Section 6.3 are related to this type of greenfield development on large tracts of land. It clear that this type of urban, dense, residential development with significant attempts to provide outdoor amenity spaces that are not necessarily ground oriented are being promoted by the new OP as can be seen in the following policies.

Policy 6.3.2(3) Further to Policy 2), form-based regulation will provide for built form and site development characteristics that are:

b) In those parts of the Inner Urban, Outer Urban and Suburban Transects covered by the Evolving Overlay where substantial increases of density are planned and where building form and massing is anticipated to change significantly from existing context, urban as described in Table 6; and

c) In all other cases, may provide for a mix of urban and suburban characteristics as described in Table 6, provided that such development does not unreasonably preclude evolution to more urban character over the life of this Plan

Policy 6.3.2(4) The Zoning By-law may establish separate standards as appropriate for development on interior lots, corner lots, through lots and whole block lots, in order to produce coherent and predictable built form and site development outcomes that contribute to well-

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designed blocks and street lines.

Policy 6.3.2(5) Further to 6.3.1, Policy 4 a), amenity areas that are provided outdoors for low-rise residential development may be limited to balconies, terraces and/or rooftops in order to achieve the growth management density targets.

Wateridge Village is being developed as a part of the Canada Lands Company (CLC) project at the former Canadian Forces Base (CFB) Rockcliffe lands. This planned community is located immediately south of the Ottawa River and is approximately 6.5 kilometres east of the City of Ottawa's central core. The lands are in close proximity to important landmarks and institutions, including the National Research Council, the Montfort Hospital, the Rockcliffe Airport, the RCMP Musical Ride Stables, and the Canada Aviation and Space Museum. Eventually, the Master-Planned community will benefit from having access to existing employment, retail, transit, and significant green space systems, which span the Rockcliffe and Aviation Parkways and the Montfort Woods.

The plans for Wateridge Village evolved from the former Canadian Forces Base (CFB) Rockcliffe Community Design Plan (CDP), which established the overall vision for the lands. The Wateridge Village Secondary Plan was incorporated into the 2022 City of Ottawa Official Plan as Urban Secondary Plan #19 in Volume 2A of the Official Plan. This formalized the vision within the current City planning framework.

The Secondary Plan provides policy direction as it relates to land use, densities, building heights, open space and mobility. The planned-unit development conforms to the applicable policies of the Secondary Plan, and is subject to the following:

- Schedule A – Designation Plan
- Schedule B – Maximum Building Heights
- Schedule C – Minimum Residential Density
- Schedule D – Mobility Network
- Schedule E – Public Rights of Way

As per Schedule 'A' of the Former Canadian Forces Base (CFB) Rockcliffe Secondary Plan, the subject site is designated as a low to mid-rise residential designation. In the low-rise to mid-rise residential designation, all types of low and mid-rise residential uses are permitted. The subject site will be integrated into the urban and fully mixed-use community, which will consist of a series of parks and open spaces, multi-use pathways, a range of housing types and uses, and community services and facilities. Three of the subject site's five sides will have a 3.6 metre multi-use pathway bordering Mikinak Rd, Chene Way, and Madjibizo Place (See Figure 9).

As a part of the urban village, the subject site will also be well-connected to City of Ottawa's transportation network as Hemlock Rd will serve as a Minor Corridor throughout Wateridge Village. Based on these plans when complete Wateridge Village will be a vibrant, active, and connected mixed-use community offering a variety of services, amenities, and infrastructure to support its current and future residents.

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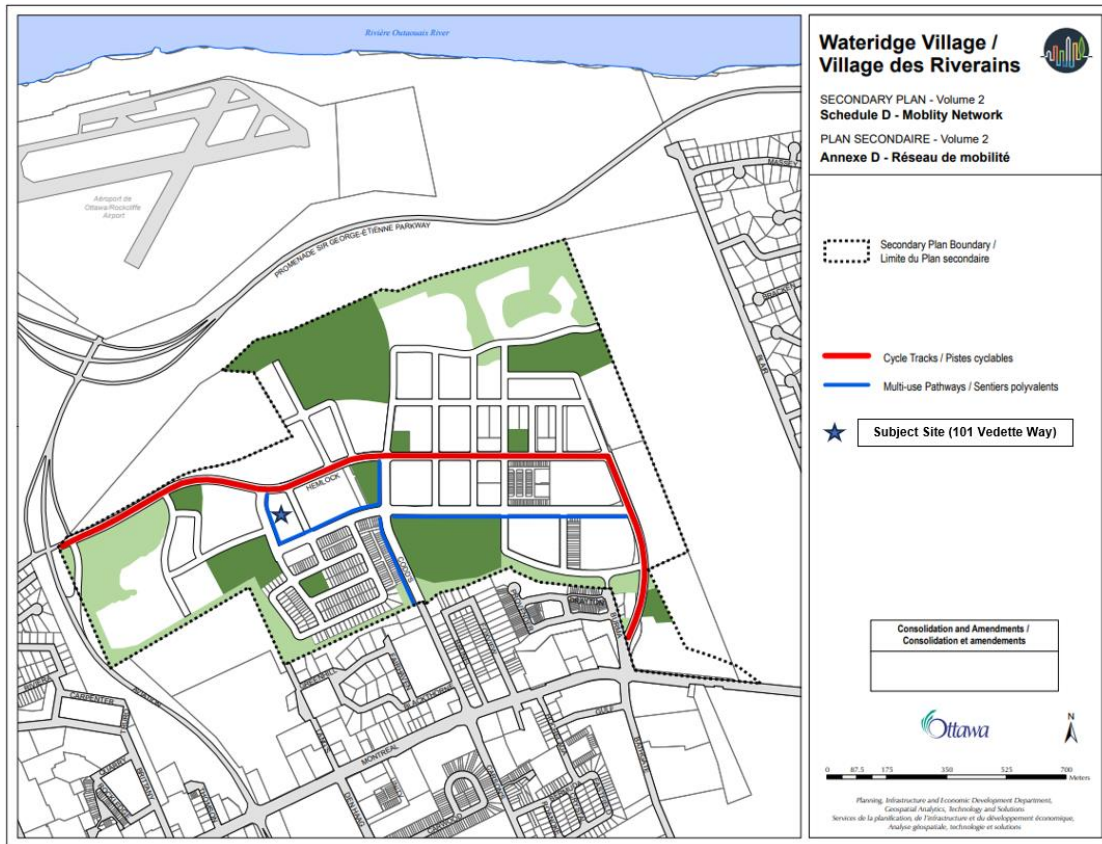


Figure 9: City of Ottawa Wateridge Village Secondary Plan – Volume 2, Schedule D – Mobility Network
(Please note street network in abovementioned figure has not been updated).

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3.0 PROPOSAL

3.1 Site Plan Development

The proposed variance will affect each of the nine stacked dwelling buildings as seen in approved site plan D07-12-21-0231(Figure 10). A full-size copy of the site plan is filed with the Committee. **Appendix A** includes an 11 x 17 version of the site plan.

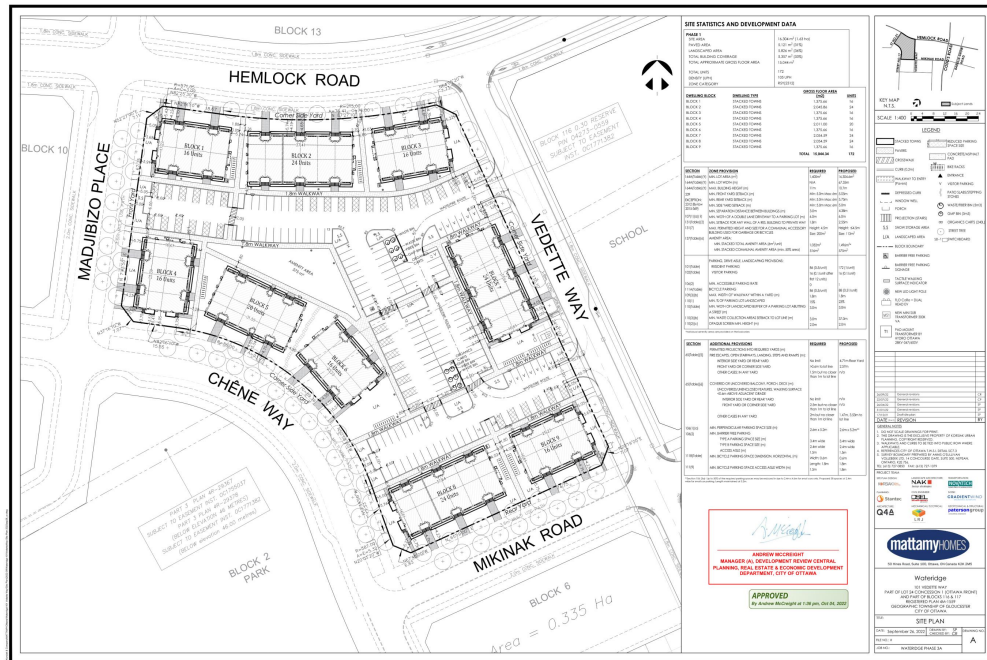


Figure 10: Approved Site Plan (October 4th, 2022).

Each stacked dwelling building contains upper-units that will all have rooftop terraces of very similar design and layout, with four corner terraces coupled with a varying number of interior terraces. The number of stacked dwelling units per block ranges from 16 to 24 units (8 to 12 upper units). In total there are 86 upper-level units with rooftop terraces, which are the subject of this variance application. In each of the nine blocks, 86 upper-units are designed to support a rooftop terrace, a feature which is consistent with one of the primary style of stacked dwellings that exists throughout Wateridge Village and in other areas where stacks are being built. Other elements of the site plan include public spaces, private lanes, landscaped areas, and parking. The proposed internal connections provide multiple points of access that create connections to multi-use pathways, adjacent parks and nearby community services and facilities.

The Site Plan Application was approved on October 4th, 2022. Prior to this date, a planning rationale was prepared in January 2022 to support the applicant's original application (101 Vedette Way). The original application consisted of 176 back-to-back stacked dwellings (88 roof top units) but in the revised site plan (Appendix A) consists of 172 back-to-back stacked dwelling units.

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During the review of the Building Permit for 101 Vedette Way, Building Code Services staff (BCS) identified that the applicant had not met the requirements of Table 55 (8)(a)(i) under the City of Ottawa Zoning By-law 2008-250. Building Code Services Staff determined that Mattamy (Rockcliffe) Inc. would have to either adjust the plans accordingly or obtain a Minor Variance from the Committee of Adjustment (CoA). Our review of the City of Ottawa Zoning By-law (2008-250) has resulted in our agreement for the need for the variance.

Our clients have delivery dates on a number of the units and elected to finalize the site plan and begin the servicing for the site.

3.2 Requested Minor Variance

Table 55 (8)(a)(i) of the City of Ottawa's Zoning By-law (2008-250) states:

“(8) Rooftop landscaped areas, gardens and terraces: In the case of a dwelling of four storeys or less, and any part of an apartment, midrise and apartment, high-rise that is four storeys or less: (a)(i) Where located on the roof of the uppermost storey: minimum 1.5 m from any exterior wall of the building.”

The following variance is being requested, for each of the 86 units which have access to a rooftop terrace:

“Table 55 (8)(a)(i) of Zoning By-law 2008-250, as amended, be changed to permit a zero (0) metre setback from the exterior wall of the building, being a reduction of 1.5 metres.”

For the reasons noted in Section 4 we are of the opinion that the proposal represents good land use planning.

4.0 MINOR VARIANCE TESTS

In order to consider the request for a minor variance, Section 45(1) of the Planning Act requires the completion of the following four tests:

1. Is the application minor in nature?
2. Is the application desirable for the appropriate development of the lands in question?
3. Does the application conform to the general intent of the Official Plan?
4. Does the application comply with the general intent of the Zoning By-law?

4.1 Is the application minor in nature?

The proposed removal of the 1.5 metre setback for the rooftop terraces for the 86 upper-units at 101 Vedette Way is minor in nature due to the characteristics of the subject site as well as the proposed rooftop design. The rooftop terraces will not generate any adverse effects on adjacent lands as the PUD is separated from neighbouring properties by roads on all sides, thereby eliminating the concern of overlook and build upon CPTED principles. The entire road network will also include sidewalks, multi-use pathways, and significant tree planting to promote active

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use of the pedestrian components within the public realm. This infrastructure can be seen on the site plan.

There will be 86 units that will include a rooftop terrace, of which half will face on to the five roads that abut the site. Only Block 7 (see site plan) will face on to Vedette Way, a local street. The lands on the opposite side of Vedette are currently for sale and it appears that similar residential development may be proposed for those lands and not an institutional use. Blocks 5 and 6 will be facing Chene Way, a curved local road which will be adjacent to a public park which is not designed at this time. Block 4 comprises the block with the least frontage, facing onto Madjibizo Place which is a local road. The lands on the western side of Madjibizo Place will likely contain similar low to mid-rise residential development in the future similar to the lands opposite Vedette Way.

Blocks 1, 2, and 3 face onto Hemlock Road while Block 6 and 9 face onto Mikinak Road, both roads are local collectors and are thus well suited to higher densities.

In addition, there are 3.8 metre multi-use paths on Mikinak Rd, Chene Way, and Madjibizo Place, which further widens the right-of-way and mitigates any potential overlook onto the existing properties on the south side of Mikinak Rd or future properties on the western side of Madjibizo Place.

The rest of the rooftop terraces will face inwards most of which look out on the internal parking lot and shared amenity space of the PUD. Only the four units within Block 4 actually have any overlook directly on to another unit. Therefore, the proposed rooftop terraces will not compromise the privacy of the surrounding properties or diminish the overall quality of the neighbourhood's character. In this way, the proposed configuration of the rooftop terraces will not negatively impact existing and future uses on adjacent lands.

The increase of size of these rooftop terraces will provide for viable areas that can be used by the residents. This is particularly the case for the upper corner units as they face two exterior walls. As shown in Figures 12 and 13, the 1.5 metre setback reduces the area of the corner rooftop terrace from approximately 30 square metres to approximately 13 square metres. For the interior rooftop terraces the 1.5 metre setback reduces the area from approximately 30 square metres to approximately 21 square metres. For this stacked dwelling it represents a combined loss of 104 square metres of amenity space for the upper-unit residents.

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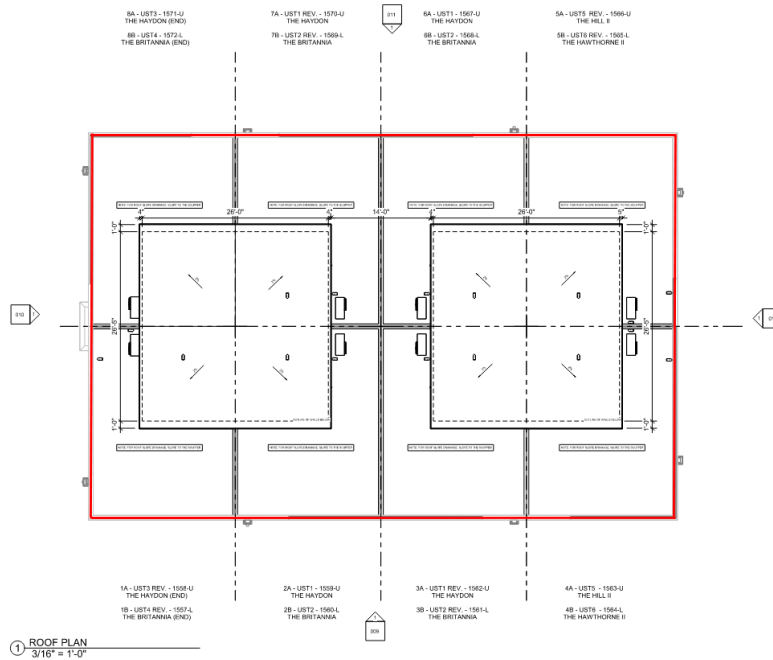
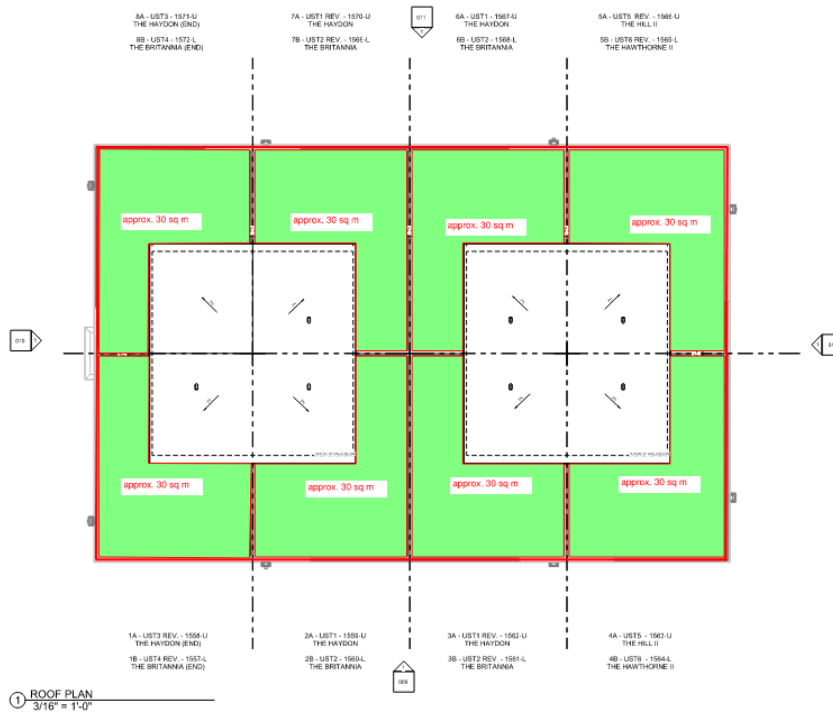


Figure 11: Rooftop terraces on 16 unit stacked dwelling building with no setback (Block 4 of Site Plan).



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Figure 12: Area of rooftop terraces on 16 unit stacked dwelling building with no setback (Block 4 of Site Plan).

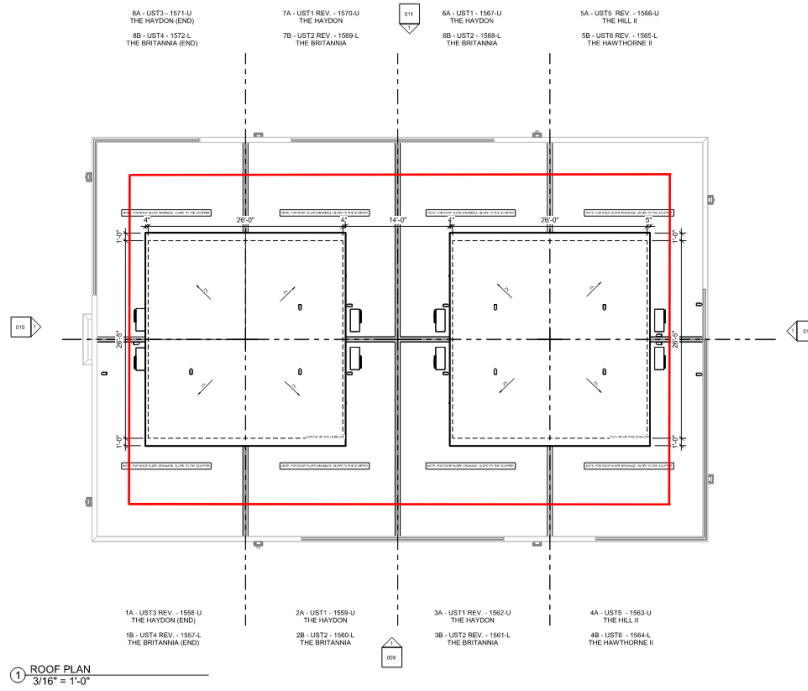


Figure 13: Rooftop terraces on 16 unit stacked dwelling building with 1.5 metre setback (Block 4 of Site Plan).

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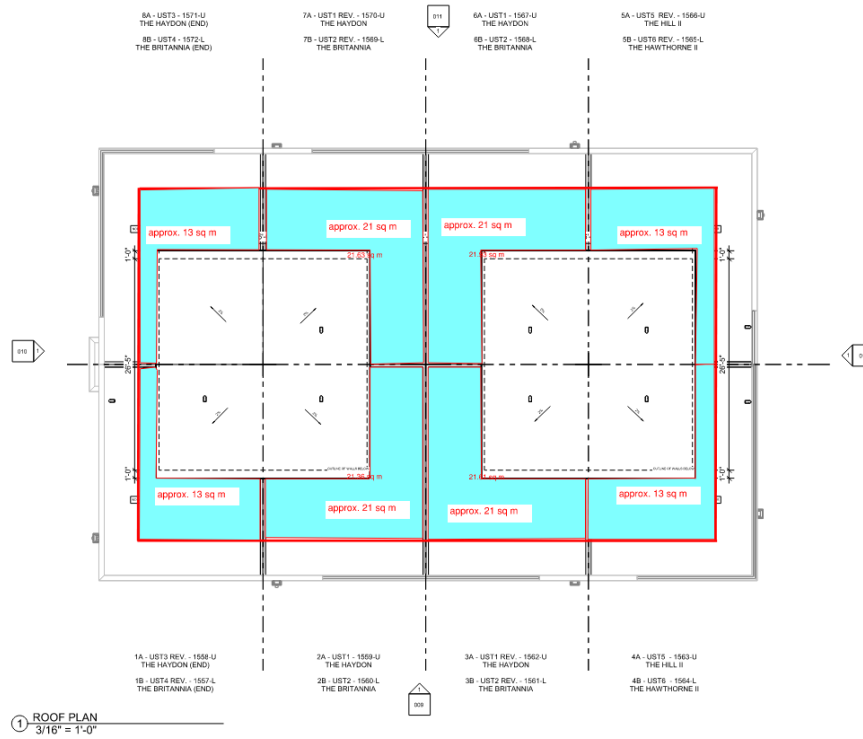


Figure 14: Area of rooftop terraces on 16 unit stacked dwelling building with 1.5 metre setback (Block 4 of Site Plan).

Figures 15 and 16 demonstrate how a typical patio table of 1.2 metres and chairs would not fit comfortably on the rooftop terrace with the 1.5 metre setback.

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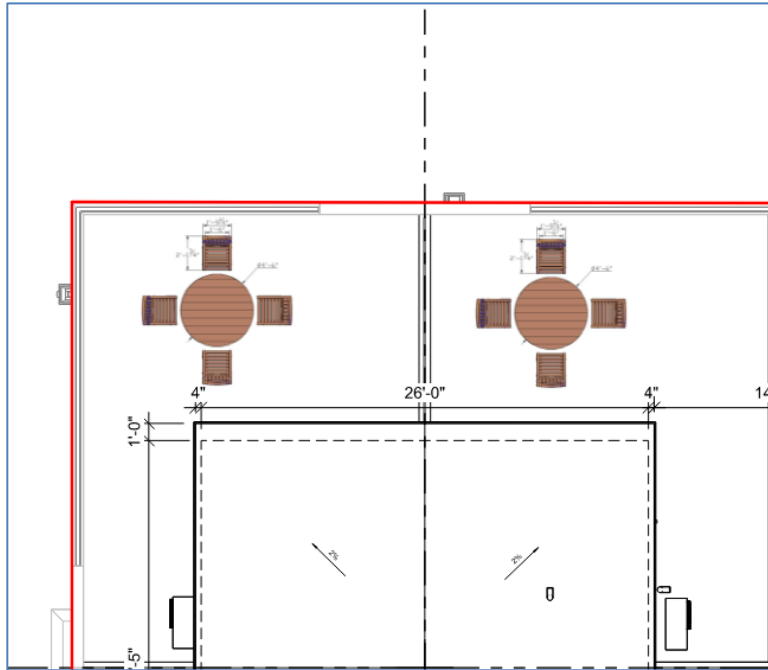
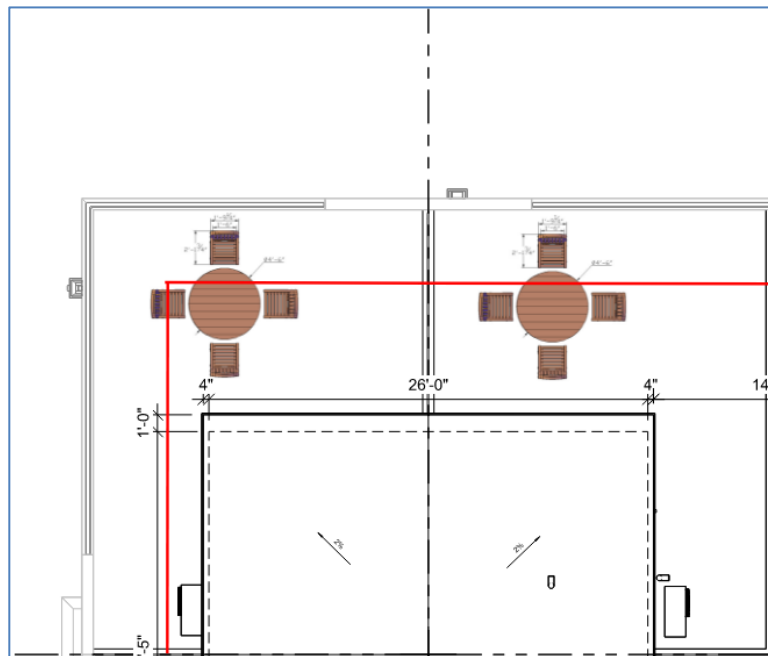


Figure 15 & 16 : 15 (above) Rooftop terraces on 16 unit stacked dwelling building with no setback (Block 4 of Site Plan). 16 (below) Rooftop terraces on 16 unit stacked dwelling building with 1.5 metre setback (Block 4 of Site Plan).



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The proposed planned unit development includes adequate internal parking that addresses possible parking, noise, and safety concerns. The required resident parking spaces as determined by Section 101 of the Zoning By-law dictate that for a residential development of this number of units must have 86 resident parking spaces (0.5 per unit), the proposed development has 172 resident parking spaces (1.0 per unit). In regard to visitor parking provisions that proposed development meets the required 16.0 visitor parking spaces (0.1 per unit) laid out in Section 102 of the Zoning By-law. By providing resident and visitor parking internally the proposed PUD limits the number of vehicles that would need to park on the street at any given time, protects the right of way for traffic, cyclists, and pedestrians, and contributes to the overall safety of the neighbourhood. In relation to the rooftop terraces it makes it so that the rear facing terraces are separated from one another by the parking lot and common amenity area. Further, the internal parking spaces can be accessed via two separate entrances/exits onto Vedette Way. These access points work to facilitate the smooth flow of traffic into and out of Wateridge Village.

In terms of building size, the proposed planned unit development is below the maximum building height of 11.0 metres for the (R5Y [2312]) zone at 10.7 metres in height. Further the design of the proposed PUD breaks up the stacked dwelling units into a total of nine separate buildings (blocks) with a number of paths and sidewalks that go through the lot. All of these characteristics address any concerns of height and massing. Further, the balconies and the rooftop terraces create an interactive building façade which gives dimension to the exterior walls and supports pedestrian and resident interaction, thus, constituting residential development at a human scale.

Lastly, the proposed PUD matches the overall character of the neighbourhood. Like many other residential lots in Wateridge Village, it contains laneways that are rear or internal to the residences (See Figure 17.), it will have a contemporary façade that will complement the surrounding residences. Within the PUD the largest stacked dwelling buildings contains 24 units and has a façade of approximately 34 metres. The combined townhomes municipally known as 608-618 Mikinak, which are located diagonal to the subject site have a façade of approximately 37 to 38 metres (Figure 18).



Figure 17: Rear laneway off on Vedette Way south of the subject site.

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Figure 18: Façade of 608-618 Mikinak Road, diagonal to the subject site.

In addition, the size and configuration of the lot matches that of the surrounding lots (Figure 19). In summary the height, massing, scale, and lot match that of the surrounding neighbourhood. It can therefore be concluded that the variance is minor in nature.

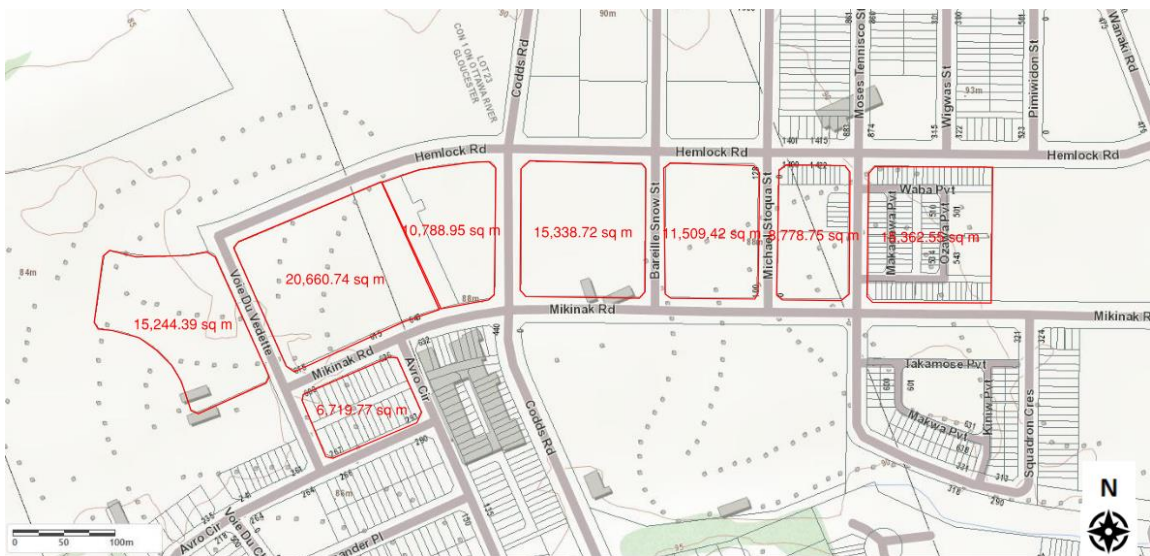


Figure 19: Block pattern and lot sizes of surrounding area within Wateridge Village.

4.2 Is the application desirable for the appropriate development of the lands in question?

The proposed variance is desirable for the appropriate development of the lands in question because the rooftop terraces are consistent with the design objectives, guidelines, and policies

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that the City of Ottawa has set out for Wateridge Village. This includes the desire to have a compact built form and an appropriate mix of public-private amenity spaces.

It is necessary to make note that the City of Ottawa's Urban Design Guidelines for Low-rise Infill Housing do not apply to the subject site. As previously mentioned Wateridge Village constitutes a greenfield development that emerged from a thorough master planning process. It is our interpretation that Table 55(8)(a)(i) of the Zoning By-law from which we are seeking a variance is designed to protect the privacy of surrounding properties from infill development with a rooftop terrace.

As 101 Vedette is a greenfield development, that is on a lot surrounded by roads on each of its sides thus the application is appropriate for the development of the lands in question. As the form was planned from the outset. The examples that have been built within this neighbourhood demonstrate that the form is appropriate in how the units interact with the street, internally within sites and visually as a statement of urban development of the missing middle form. Section 3.0 of the City of Ottawa's Urban Design Guidelines for Low-rise Infill Housing provides that "Infill development, by its nature, is contemporary construction within a historic context – a stylistic blending of new and existing". Wateridge Village has no historic construction as all the residences are contemporary in construction.

The rooftop terraces also offer numerous benefits to both the residents of 101 Vedette Way and the larger community of Wateridge Village as they promote casual surveillance of the street and sidewalk, the public amenity space, as well as the internal parking lot. The 1.5 metre setback would remove residents' ability to monitor activity on the sidewalk and street thus reducing public safety around the subject site. This form supports the entire concept of active and vibrant streets, and these rooftops support the function of the balconies found at the lower levels.

The rooftop terraces also provide invaluable private amenity space to the 86 upper-level residents, and the 1.5 metre setback would significantly reduce the amenity space available these residents as noted in our discussion above. By living in smaller units which are not ground-related, upper storey residents benefit from a certain amount of quality outdoor amenity space. These outdoor amenity areas serve a variety of functions such as supporting social interaction amongst residents, providing play areas for children, as well as fostering opportunities for exercise, relaxation, and wellbeing. To reduce this amenity space would be to reduce the above-mentioned functions and benefits they provide.

From a public interest perspective, the proposed planned unit development will contribute 172 residential dwelling units to the City's housing stock, that would be described as the missing middle form, during a provincial housing crisis. As Section 3.0 of the City's Official Plan outlines the City of Ottawa's population is projected to grow to 1.4 million by 2046 and as a result residential development will be needed to accommodate said growth. As outline by the Provincial Policy Statement (2020), development should be focused within the settlement area. The proposed development contributes to the mix of residential types and sizes that are available in Wateridge Village as well as the City more broadly.

In addition to the benefits of the requested minor variance, there are no existing residential uses that will be negatively impacted from the removal of the required 1.5 metre setback for the rooftop terraces. As previously mentioned, the proposed housing style, including the height, massing, and scale and dwelling type proposed for 101 Vedette Way are compatible with and can be found on numerous blocks in Wateridge Village (Figure 20).

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Finally, the proposed development is not within a mature Neighbourhood setting, so the contemporary style of the rooftop terrace will not be incompatible with adjacent development patterns or housing types. As such, the rooftop terraces are desirable for the appropriate development of the lands in question.

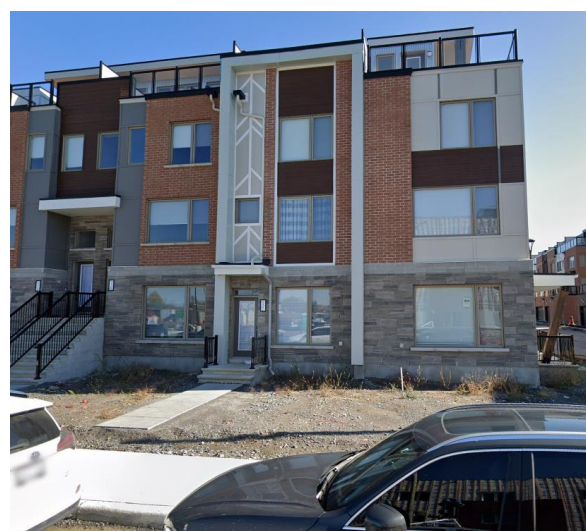


Figure 20: Top Left: Stacked dwellings designed with rooftop terraces on Waba Private. **Top Right:** Stacked dwellings designed with rooftop terraces on Hemlock Road. **Bottom Left:** Stacked dwellings designed with rooftop terraces on Mikinak Road. **Bottom Right:** Townhome design with rooftop terraces on Moses Tennisco Street. All are located in Wateridge Village. (Photos taken from Google).

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4.3 Does the application conform to the general intent of the Official Plan?

As mentioned previously 101 Vedette Way is designated as both ‘Neighbourhood’ and ‘Corridor’ in Schedule B2 - *Inner Urban Transect* of the City of Ottawa’s Official Plan.

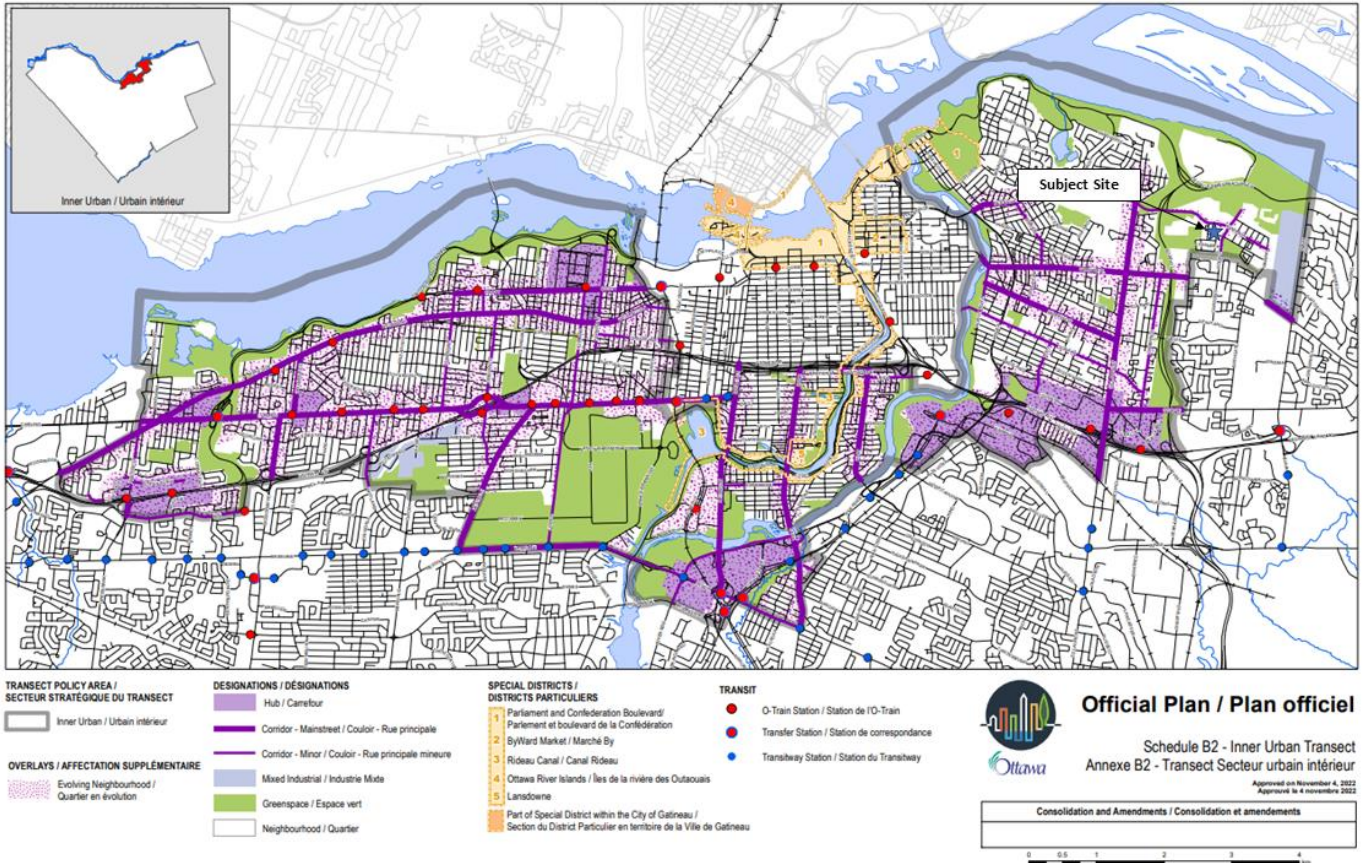


Figure 21: City of Ottawa Official Plan Schedule B2 – Inner Urban Transect (subject site noted with star.)

Section 5.2 of the Official Plan outlines the policies surrounding land located in the designation, outlining four points for achievement:

1. *Enhance or establish an urban pattern of built form, site design and mix of uses;*
2. *Prioritize walking, cycling and transit within, and to and from, the Inner Urban Transect;*
3. *Provide direction to the Hubs and Mainstreet Corridors located within the Inner Urban Transect;*
4. *Provide direction to the Neighbourhoods located within the Inner Urban Transect.*

101 Vedette Way reflects the City’s goals for this transect as it matches the urban pattern and built form of the surrounding neighbourhood, it constitutes a compact and efficient low-to-mid rise residential development that is a part of a walkable and active community and will be easily accessible via transit.

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Section 6.2 of the Official Plan outlines policies related to lands designated as 'Minor Corridor'. For lands designated 'Minor Corridor' in the Official Plan the City outlines two goals:

1. Define the Corridors and set the stage for their function and change over the life of this (Official) Plan; and
2. Recognize Mainstreet Corridors as having a different context and setting out policies to foster their development.

Further, as previously outlined in Section 2 of this report, the Official Plan makes clear that development within the Corridor designation shall establish buildings that locate the maximum permitted building heights and highest densities close to the Corridor. Making the requested variance appropriate for the lands in question.

Section 6.3 of the Official Plan outlines policies related to lands designated as 'Neighbourhood'. For lands designated 'Neighbourhood' in the Official Plan the City outlines three goals:

1. Define neighbourhoods and set the stage for their function and change over the life of this Plan;
2. Guide the evolution of neighbourhoods based on their context, location, age, maturity and needs, generally towards the model of 15-minute neighbourhoods;
3. Ensure that neighbourhoods form the cornerstone of livability in Ottawa.

101 Vedette Way is aligned with the City's vision of 15-minute model neighbourhoods as its design enables easy, safe, and enjoyable connections throughout the Wateridge Village community.

Sub-section 6.3.1(2) outlines that building heights in Neighbourhoods shall be low rise except for where existing zoning or secondary plans allow for greater building height. As demonstrated in Schedule A of the Wateridge Village Secondary Plan the subject site is designated as low-rise to mid rise neighbourhood. The stacked dwelling units at 101 Vedette Way comprise three above-ground storeys, one basement floor, and a fourth-floor rooftop terrace, the proposed development therefore conforms to the low-to-mid rise designation set out in the OP.

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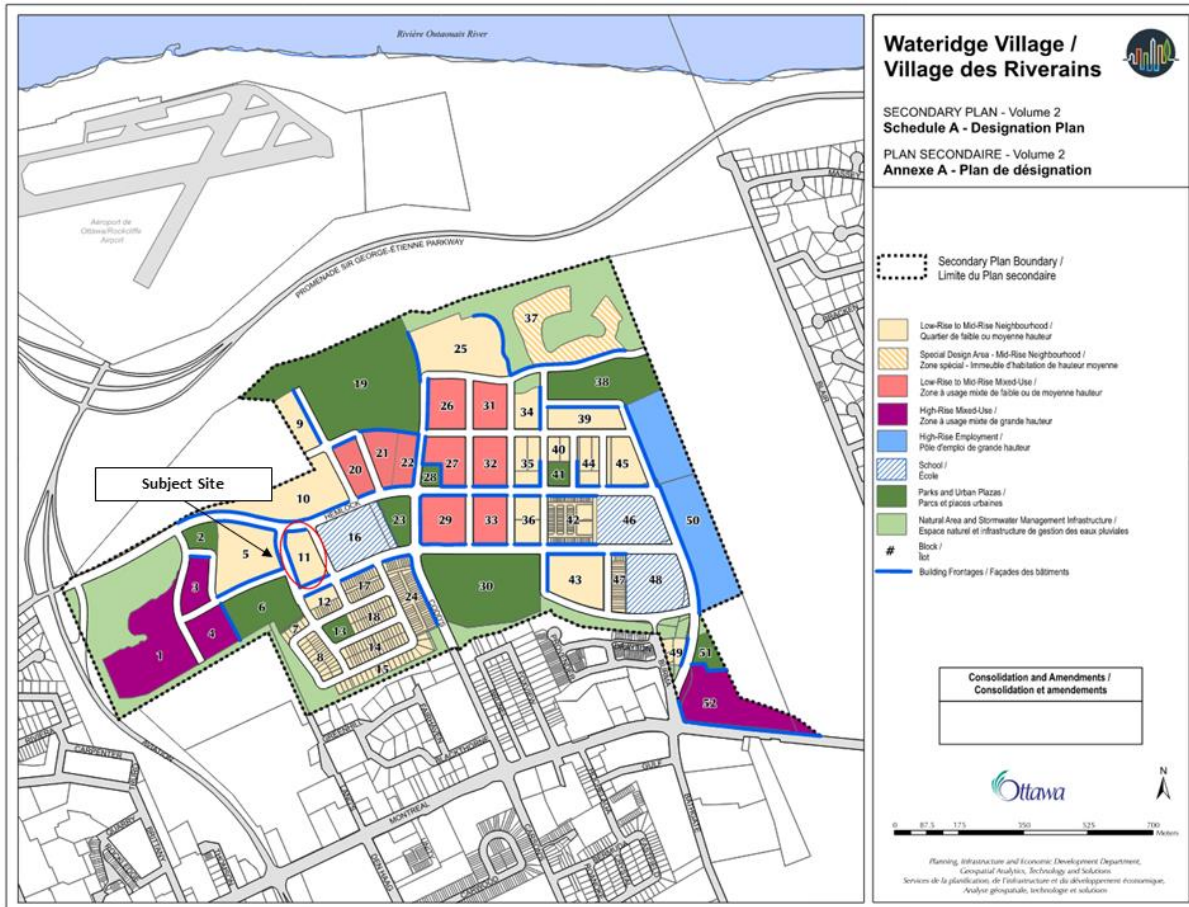


Figure 22: City of Ottawa Wateridge Village Secondary Plan (Volume 2), Schedule A – Designation Plan (See Subject Site).

The site is also within the Secondary Plan for Wateridge Village. Section 2.1 of the Wateridge Village Secondary Plan states the following:

Lands designated Neighbourhood will permit the development of a wide range of housing types in order to accommodate the needs of a diversity of future residents and households.

And that low-to-mid rise neighbourhoods will play an important role in connecting and providing transition between the low-density and high-density residential areas within Wateridge:

The intent of the Low-Rise to Mid-Rise Neighbourhood designation is to permit a limited area of lower-density neighbourhood development and a larger area of medium-density neighbourhood development. The designation also acts as a transition between existing adjacent low-density neighbourhoods and the future higher-density neighbourhoods.

The rooftop terraces play an essential role in facilitating the transition between the low-density neighbourhoods and the higher-density neighbourhoods of Wateridge, they not only do this in height, but they also provide a human scale to the buildings and help foster a relationship between the residences and the street.

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The vision for Wateridge Village provided in Section 1 of the Secondary Plan describes that “*The vision for the planning area is of a contemporary mixed-use community that is walkable, cycling supportive, transit oriented and built at human scale.*”

The design of the rooftop terrace reflects a contemporary design that is still at a human scale as demonstrated in the elevation drawings (Figure 23). The proposed development thus conforms to the intent of the Wateridge Village Secondary Plan.



Figure 23: Architectural Rendering of 16 unit stacked dwelling with rooftop terrace within 101 Vedette Way.

101 Vedette Way aligns with the Secondary Policies because it provides a range of housing types; provides a seamless transition between existing adjacent low-density residential neighbourhoods and the future Wateridge Village; and meets the Plan’s maximum and minimum requirements.

The analysis provided above demonstrates that OP policies, including those of the Secondary Plan, support the general form of the Site Plan including the location of the rooftop terraces, and, in particular, the provision of sufficient and appropriately scaled and located outdoor amenity space that is usable, appropriate and designed to accommodate a range of activities and users, which includes access. Therefore, it is our opinion that the proposed Site Plan conforms to the general intent of the Official Plan and its policies referenced herein.

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4.4 Does the application comply with the general intent of the Zoning By-law?

101 Vedette Way is currently zoned as Residential Fifth Density Zone (R5Y [2312]). The subject site is subject to site-specific zoning under By-law 2015-369 which was passed on December 9th, 2015.

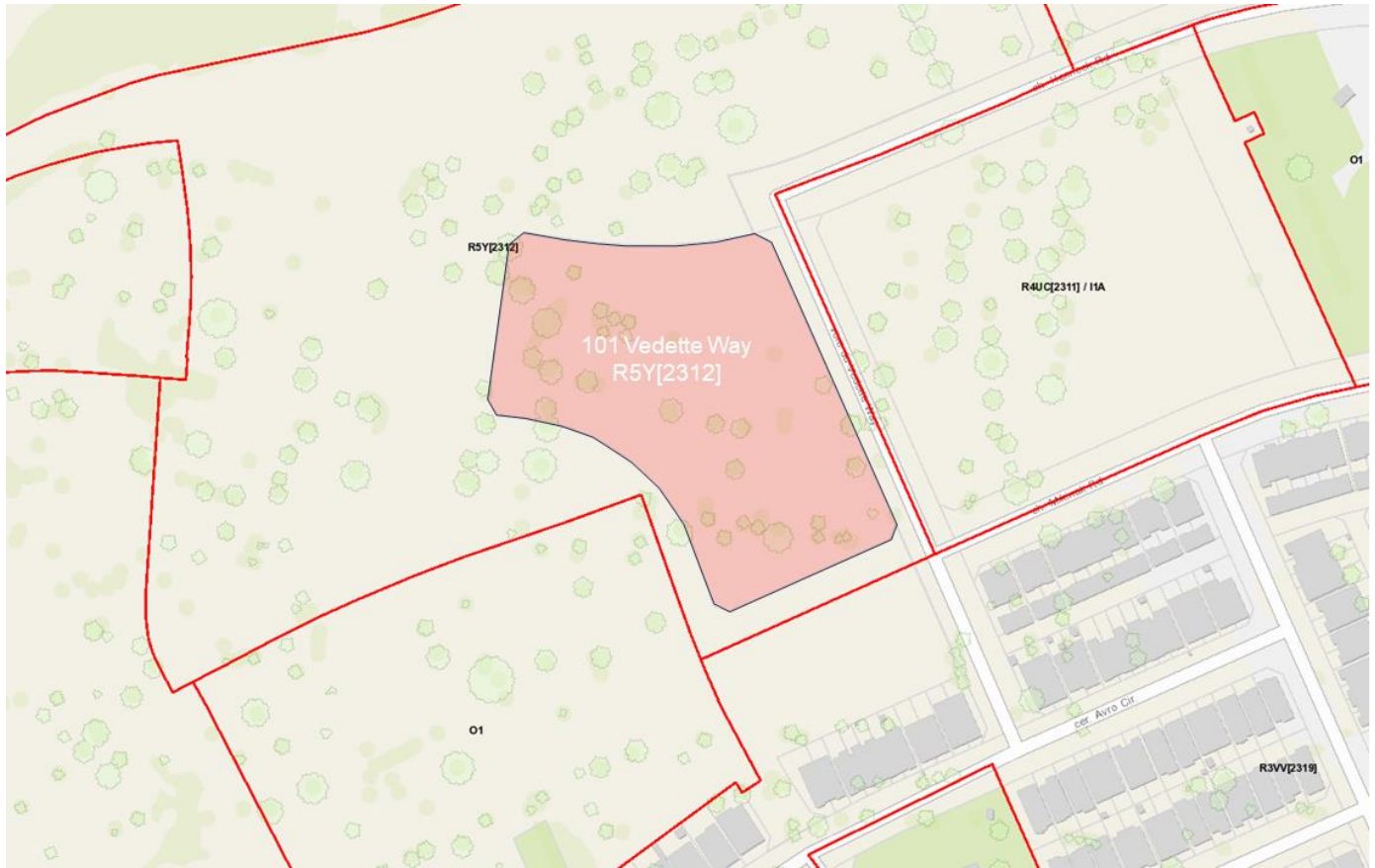


Figure 24: Current Zoning (R5Y[2312]) of the subject site. (Image sourced from GeoWarehouse).

The purpose of the R5 – Residential Fifth Density Zone is to:

1. Allow a wide mix of residential building forms ranging from detached to mid-high rise apartment dwellings in areas designated as General Urban Area, Mixed Use Centre or Central Area in the Official Plan;
2. Allow a number of other residential uses to provide additional housing choices within the fifth density residential areas;
3. Permit ancillary uses to the principal residential use to allow residents to work at home and to accommodate convenience retail and service uses of limited size;
4. Ensure that residential uses predominate in selected areas of the Central Area, while allowing limited commercial uses;
5. Regulate development in a manner that is compatible with existing land use patterns so that the mixed building form, residential character of a neighbourhood is maintained or enhanced; and (By-law 2009-392)

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6. *Permit different development standards identified in the Z subzone, primarily for areas designated as Developing Communities, which promote efficient land use and compact form while showcasing newer design approaches.*

The subject site and the proposed development are in compliance with all R5 residential zone provisions as well as all the sub-zone provisions. It is only the general provision, Section 55-*Accessory Uses, Buildings and Structures*, that this proposed development seeks relief from.

The proposal to remove the 1.5 metre setback requirement for the rooftop terrace complies with the general intent of the Zoning By-law in that it:

- 1) Complies with all site specific provisions and most of the general requirements of the Residential Fifth Density Zone;
- 2) Proposes a permitted use for the land that will represent an efficient use of land;
- 3) Is a compact form of development;
- 4) Proposes a rooftop layout that can be found throughout Wateridge Village;
- 5) Is a common approach to private amenity area for stacked dwellings;
- 6) Positively contributes to character of the neighbourhood;
- 7) Adds to an appropriate mix of residential options in the area and is compatible with existing land uses; and
- 8) Represents an appropriate form of development in a greenfield setting that has specific policies in the OP that support the form and the exception to a provision that applies city-wide is appropriate in this context.

As such, it is our opinion that the proposed variance meets the intent of the Zoning By-law. Based on the assessment found in this report, the application for Minor Variance for the subject site complies with the general intent of the City of Ottawa Zoning By-law, is appropriate and represents good land use planning.

5.0 CONCLUSION

It is our opinion that the proposed variance to vary the current zoning provision found in Table 55(8)(a)(i) for the rooftop terraces, from the requirement for them to be located at a minimum of 1.5 metres in from the exterior wall of the building and reduce this to zero (0) metres is:

- Minor in nature;
- Desirable for the appropriate development of the lands in question;
- Conforms to the general intent of all relevant Official Plans; and
- Complies with the general intent of the Zoning By-law.

The subject site is well-suited to the proposed planned unit development, given the close proximity of other stacked dwellings throughout Wateridge Village and the overall intent of the policies and design guidelines that direct growth and development within the subject site.

Based on the above-noted rationale, this development is appropriate and represents good land use planning.

As such, we recommend that the Committee of Adjustment approve the following request that:

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“Section 55 Table 55 (8)(a)(i) of Zoning By-law 250-2008, as amended, be changed to require zero (0) metre setback from the exterior wall of the building for rooftop terraces, a reduction of 1.5 metres.” For development at 101 Vedette Way in accordance with the City approved site plan dated October 4, 2022.

Should you have any questions regarding the above, or if additional information is required, please contact the undersigned.

J.L. RICHARDS & ASSOCIATES LIMITED

Prepared by:



Ellory Vincent, M.Pl.
Planner



Tim Chadder, MCIP, RPP
Associate, Senior Consultant

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Platinum member

www.jlrichards.ca

Ottawa

343 Preston Street
Tower II, Suite 1000
Ottawa ON Canada
K1S 1N4
Tel: 613 728-3571
ottawa@jlrichards.ca

Kingston

203-863 Princess Street
Kingston ON Canada
K7L 5N4
Tel: 613 544-1424
kingston@jlrichards.ca

Sudbury

314 Countryside Drive
Sudbury ON Canada
P3E 6G2
Tel: 705 522-8174
sudbury@jlrichards.ca

Timmins

834 Mountjoy Street S
Timmins ON Canada
P4N 7C5
Tel: 705 360-1899
timmins@jlrichards.ca

North Bay

501-555 Oak Street E
North Bay ON Canada
P1B 8E3
Tel: 705 495-7597
northbay@jlrichards.ca

Hawkesbury

326 Bertha Street
Hawkesbury ON Canada
K6A 2A8
Tel: 613 632-0287
hawkesbury@jlrichards.ca

Guelph

107-450 Speedvale Ave. West
Guelph ON Canada
N1H 7Y6
Tel: 519 763-0713
guelph@jlrichards.ca



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