

- 4. OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS – 213, 217, 221, 223
HENDERSON AVENUE AND 65 TEMPLETON STREET**
- MODIFICATIONS AU PLAN OFFICIEL ET AU RÈGLEMENT DE ZONAGE – 213,
217, 221 ET 223, AVENUE HENDERSON, ET 65, RUE TEMPLETON**

COMMITTEE RECOMMENDATIONS

That Council approve:

- 1. an amendment to the Official Plan to add to Volume 2a, Sandy Hill Secondary Plan, by designated 213, 217, 221, and 223 Henderson Avenue and 65 Templeton Street to permit small-scale commercial uses, detailed in Document 2; and**
- 2. an amendment to Zoning By-law 2008-250 for 213, 217, 221, and 223 Henderson Avenue and 65 Templeton Street to permit a four-storey low rise apartment dwelling and 150 square metres of commercial uses, as shown on Document 3 and detailed in Document 4.**

RECOMMANDATIONS DU COMITÉ

Que le Conseil approuve ce qui suit :

- 1. une modification au Plan officiel afin d'effectuer un ajout au volume 2a du Plan secondaire de Côte-de-Sable, en désignant les 213, 217, 221 et 223, avenue Henderson et le 65, rue Templeton de manière à permettre la présence d'utilisations commerciales de petite échelle, comme l'expose en détail le document 2; et**
- 2. une modification au Règlement de zonage 2008-250 visant les 213, 217, 221 et 223, avenue Henderson et le 65, rue Templeton, afin de permettre la présence d'un immeuble d'appartements de faible hauteur (quatre étages) et d'utilisations commerciales couvrant une superficie de 150 mètres carrés, comme l'illustre le document 3 et l'expose en détail le document 4.**

DOCUMENTATION/DOCUMENTATION

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated 30 January 2018 (ACS2018-PIE-PS-0018)

Rapport de la directrice, Service de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 30 janvier 2018 (ACS2018-PIE-PS-0018)
2. Extract of draft Minutes, Planning Committee, 13 February 2018

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 13 février 2018
3. Summary of Written and Oral Submissions to be issued separately with the Council agenda for its meeting of 28 March 2018, as part of the Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements'.

Résumé des observations écrites et orales à distribuer séparément avec l'ordre du jour de la réunion du 28 mars 2018 du Conseil, comme faisant partie du Résumé des observations orales et écrites du public sur les questions assujetties aux « exigences d'explication » aux termes de la Loi 73.

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
13 February 2018 / 13 février 2018**

**and Council
et au Conseil
28 February 2018 / 28 février 2018**

**Submitted on 30 January 2018
Soumis le 30 janvier 2018**

**Submitted by
Soumis par:
Lee Ann Snedden,
Director / Directrice,
Planning Services / Service de la planification
Planning, Infrastructure and Economic Development Department / Services de la
planification, de l'infrastructure et du développement économique**

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Ward: RIDEAU-VANIER (12)

File Number: ACS2018-PIE-PS-0018

**SUBJECT: Official Plan and Zoning By-law Amendments – 213, 217, 221, 223
Henderson Avenue and 65 Templeton Street**

**OBJET: Modifications au plan officiel et au Règlement de zonage – 213, 217,
221 et 223, avenue Henderson, et 65, rue Templeton**

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve:**
 - a. An amendment to the Official Plan to add to Volume 2a, Sandy Hill Secondary Plan, by designated 213, 217, 221, and 223 Henderson Avenue and 65 Templeton Street to permit small-scale commercial uses, detailed in Document 2; and**
 - b. An amendment to Zoning By-law 2008-250 for 213, 217, 221, and 223 Henderson Avenue and 65 Templeton Street to permit a four-storey low-rise apartment dwelling and 150 square metres of commercial uses, as shown on Document 3 and detailed in Document 4.**
- 2. That Planning Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of 28 February 2018 subject to submissions received between the publication of this report and the time of Council's decision.**

RECOMMANDATIONS DU RAPPORT

- 1. Que le Comité de l'urbanisme recommande au Conseil d'approuver ce qui suit :**
 - a. Une modification au Plan officiel afin d'effectuer un ajout au volume 2a du Plan secondaire de Côte-de-Sable, en désignant les 213, 217, 221 et 223, avenue Henderson et le 65, rue Templeton de manière à permettre la présence d'utilisations commerciales de petite échelle, comme l'expose en détail le document 2;**
 - b. Une modification au Règlement de zonage 2008-250 visant les 213, 217, 221 et 223, avenue Henderson et le 65, rue Templeton, afin de permettre la présence d'un immeuble d'appartements de faible hauteur (quatre étages) et d'utilisations commerciales couvrant une superficie de 150 mètres carrés, comme l'illustre le document 3 et l'expose en détail le document 4.**

- 2. Que le Comité de l'urbanisme donne son approbation à ce que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et de l'avocat général et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux 'exigences d'explication' aux termes du projet de loi 73 », à la réunion du Conseil municipal prévue le 28 février 2018 à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.**

EXECUTIVE SUMMARY

Assumption and Analysis

The property is located in the Sandy Hill neighbourhood, on the northeast corner of the intersection of Henderson Avenue and Templeton Street. The site is approximately 1,063 square metres in area with approximately 35 metres of frontage on Henderson Avenue and 30 metres of frontage on Templeton Street. The applicant is proposing to construct a four-storey low-rise apartment dwelling with 40 dwelling units and 150 square metres of ground floor local commercial uses. One level of underground parking with 15 vehicular parking spaces is proposed.

The applicant applied to amend the Sandy Hill Secondary Plan to permit non-residential uses at this location. In the Sandy Hill Secondary Plan, Schedule J - Sandy Hill Land Use identifies this site as Low Profile Residential. The department supports permitting a limited amount of local commercial uses on this specific property, as it is consistent with the intent of Official Plan policies.

The applicant applied for the associated Zoning By-law amendment to permit 150 square metres of ground floor commercial uses and to add site-specific zone provisions. The proposed zoning amendment involves adding the Neighbourhood Commercial Suffix to the existing residential zone and adding a site-specific exception. The commercial uses are located on the ground floor, at the corner of Henderson Avenue and Templeton Street. Associated with commercial uses, is a 10 square metre patio located along the Henderson Avenue frontage. The department supports the proposed Zoning By-law amendment and is of the opinion that the proposal is consistent with the Official Plan.

Public Consultation/Input

Notification and public consultation was undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications. Approximately 29 respondents commented on the proposal.

After the application was circulated, a public open house was organized and facilitated by the applicant and Councillor Fleury on Tuesday May 2, 2017.

RÉSUMÉ

Hypothèse et analyse

La propriété se trouve dans le quartier Côte-de-Sable, à l'angle nord-est de l'intersection de l'avenue Henderson et de la rue Templeton. L'emplacement couvre une superficie d'environ 1 063 mètres carrés et présente une façade d'environ 35 mètres sur l'avenue Henderson et de 30 mètres sur la rue Templeton. Le requérant souhaite construire un immeuble d'appartements de faible hauteur (quatre étages) abritant 40 unités d'habitation et des utilisations de commerce local au rez-de-chaussée, sur une superficie de 150 mètres carrés. L'aménagement d'une aire de stationnement de 15 places est proposé au sous-sol, sur un seul niveau.

Le requérant a déposé une demande de modification du Plan secondaire de Côte-de-Sable afin de permettre à cet endroit la présence d'utilisations non résidentielles. Dans le Plan secondaire de Côte-de-Sable, l'annexe J – Utilisation du sol dans la Côte-de-Sable – désigne cet emplacement comme appartenant à un secteur résidentiel à profil bas. Le Service est favorable à l'autorisation d'un nombre limité d'utilisations de commerce local sur cette propriété en particulier, car ces utilisations seraient conformes aux politiques du Plan officiel.

Le requérant a également effectué une demande connexe de modification du Règlement de zonage, afin de permettre des utilisations commerciales au rez-de-chaussée, couvrant 150 mètres carrés et d'ajouter des dispositions de zonage propres à l'emplacement. La modification de zonage proposée implique l'ajout au zonage résidentiel actuel du suffixe désignant un quartier résidentiel à vocation commerciale et l'ajout d'une exception propre à l'emplacement. Les utilisations commerciales sont situées au rez-de-chaussée, à l'angle de l'avenue Henderson et de la rue Templeton. Une terrasse de 10 mètres carrés, associée aux utilisations commerciales, serait aménagée sur la façade de l'avenue Henderson. Le Service soutient les modifications proposées au Règlement de zonage et est d'avis que le projet est conforme aux dispositions du Plan officiel.

Consultation publique et commentaires

Les membres du public ont été avisés et consultés conformément à la politique en la matière adoptée par le Conseil municipal pour les demandes d'aménagement. Environ 29 personnes ont commenté la proposition.

Après la diffusion de la demande, une réunion portes ouvertes, animée par le requérant et le conseiller Fleury, a été organisée le mardi 2 mai 2017.

BACKGROUND

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

Site location

213, 217, 221, 223 Henderson Avenue and 65 Templeton Street

Owner

Wissam Elias and 2294170 Ontario Inc., c/o W. Elias & Associates

Applicant

Holzman Consultants Inc. – Bill Holzman

Architect

Soma Pro Designs - Fernando Matos

Description of site and surroundings

The site is located in the neighbourhood of Sandy Hill, in Ward 12 – Rideau-Vanier, just east of the University of Ottawa campus. It is located on the northeast corner of the intersection of Henderson Avenue and Templeton Street, with approximately 35 metres of frontage on Henderson Avenue and 30 metres of frontage on Templeton Street.

The proposal involves amalgamating six parcels of land, currently occupied by a single detached dwelling on 213 Henderson Avenue, a single detached dwelling on 217 Henderson Avenue, and a townhouse containing three units on 221 and 223 Henderson Avenue and 65 Templeton Street. The combined area of all of the lots is

approximately 1,063 square metres. The site is illustrated in Document 1 – Official Plan Amendment Location Map.

The following land uses surround the subject site:

- North and East: a range of residential uses, including detached, semi-detached, duplex, triplex, and townhouse dwellings.
- South: Templeton Street and low-rise residential, as well as a three storey University of Ottawa sports facility and field, commonly known as the Minto Sportsplex, which is zoned Major Institutional.
- West: Henderson Avenue and a four storey University of Ottawa research facility (CAPEA – Center for Advanced Photonics and Environmental Analysis facility), which is zoned Major Institutional.

Summary of requested Official Plan Amendment

The proposed development is a four-storey low-rise apartment dwelling with 40 dwelling units and 150 square metres of ground floor commercial space. The proposed commercial use is located on the ground floor, at the corner of Henderson Avenue and Templeton Street. The commercial uses proposed include a convenience store use and a restaurant use. There is a 10 square metre patio proposed to service the restaurant use, located within the corner side yard, beside Henderson Avenue.

Pursuant to Schedule B and Section 3.6.1 of the Official Plan, the property is designated General Urban Area. The General Urban Area designation permits a mix of uses; however, the property is also within the study area boundary of the Sandy Hill Secondary Plan. In the Sandy Hill Secondary Plan, Schedule J – Sandy Hill Land Use identifies the lands as Low Profile Residential. As such, the applicant is seeking to amend the Sandy Hill Secondary Plan to permit the proposed ground floor commercial. The proposed details of the Sandy Hill Secondary Plan amendment are detailed in Document 2 – Official Plan Amendment.

Summary of requested Zoning By-law amendment proposal

A Zoning By-law amendment is also proposed for 213, 217, 221, 223 Henderson Avenue and 65 Templeton Street. The property is currently zoned R4H[480] – Residential Fourth Density, Subzone H, Exception 480. The site is also within the Mature Neighbourhoods Overlay. The requested zoning retains the R4 zone and The Mature Neighbourhoods Overlay and adds Exception XXXX and the Neighbourhood

Commercial Suffix to be R4H[XXXX]-c. The amendment is requested to allow for the addition of 150 square metres of ground floor commercial uses as well as site-specific zone provisions.

Brief history of proposal

On November 21, 2014, the applicant applied for a Site Plan Control, Manager Approval, No Public Consultation application on the lands to permit a duplex on 213 Henderson Avenue, a duplex on 217 Henderson Avenue, and a low-rise apartment dwelling with four dwelling units of 221 and 223 Henderson Avenue and 65 Templeton Street. At the time of application, no public consultation was required for this proposal. The department approved the application on June 7, 2016. While the Site Plan Agreement was prepared, the applicant decided not to proceed with that proposal.

On February 3, 2017, the applicant applied for an Official Plan Amendment, Zoning By-law amendment and Site Plan Control, Manager Approval, Public Consultation application for a four storey low-rise apartment dwelling with ground floor commercial on the subject lands. This revised proposal facilitates the redevelopment of the site in a more holistic way than the 2014 proposal.

DISCUSSION

Public consultation

A public open house took place in the community on Tuesday May 2, 2017. The applicant and Councillor Fleury organized and facilitated the event and City staff attended.

The consultation details can be found in Document 5 – Consultation Details which provides a summary of comments that were received from members of the public and Action Sandy Hill (ASH) during the circulation period, along with staff's responses.

The community requested consideration be given to: the size and impact of the non-residential use, the target demographic for the low-rise residential use, the building design, the size and impact of the patio, groundwater and flooding, traffic and parking, height and density, landscaping, and property management issues.

For this proposal's consultation details, see Document 5 of this report.

Official Plan designations

The site is located within the General Urban Area designation as shown on Schedule B of the City's Official Plan. The property is within the study area boundary of the Sandy Hill Secondary Plan. In the Sandy Hill Secondary Plan, Schedule J – Sandy Hill Land Use identifies the subject lands as Low Profile Residential.

Other applicable policies and guidelines

The Urban Design Guidelines for Low-rise Infill Housing apply to this site. Since these Guidelines were created in 2012, Council has adopted two sets of infill zoning regulations. The Zoning By-law 2012-147 created the Mature Neighbourhoods Overlay and Infill II By-law 2015-228 created the Alternative Provisions for Urban Areas in the R1-R4 Zones. This property falls within the study area of these by-laws and is in an R4 zone. The proposal conforms to these by-laws, with a few exceptions outlined in the proposed Exception XXXX and detailed in Document 4 – Details of Recommended Zoning.

Urban Design Review Panel (UDRP)

The proposal is not located within a Design Priority Area, and is not subject to the UDRP process. Despite this, the applicant voluntarily presented their proposal to the UDRP through an Informal Pre-consultation on March 2, 2017. The Panel recommendations from Informal Pre-consultation meetings are not public. Nevertheless, the applicant has incorporated recommendations related to altering the design to make the building more residential in appearance.

Planning Rationale

Planning Act and Provincial Policy Statement

The *Planning Act* requires that all City planning decisions be consistent with the Provincial Policy Statement (PPS), a document that provides policy direction on matters of Provincial interest related to land use development. The PPS contains policies that require an appropriate mix of residential and non-residential uses in urban areas and that provide for efficient land use and development patterns to support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.

The proposal is subject to the policies contained within the 2014 PPS. Staff have reviewed this proposal and have determined that it is consistent with the Provincial

Policy Statement, 2014. The proposal is in keeping with the PPS by promoting efficient development with a mix of uses in a built form that enhances the vitality of downtowns and supports the long-term prosperity of vibrant liveable communities with opportunities to live, work and play.

Official Plan Policies

The proposal has been reviewed under the consolidated Official Plan (2003 – OPA76) and in accordance with the Council approved amendments contained within Official Plan Amendment 150 (OPA 150). OPA 150 was approved by Council in 2013 and under appeal at the time that this development application was made. Recently, on December 21, 2017, many of the appeals to OPA 150 were resolved and came in to full force and effect. The policies that came into effect on December 21, 2017 do not apply to this development, as these policies only apply to any planning application made on or after December 21, 2017.

Pursuant to Schedule B and Section 3.6.1 of the Official Plan, the properties within the study area are designated General Urban Area. As outlined in Section 3.6.1 of the Official Plan, the General Urban Area permits the development of a range of housing types in combination with conveniently located employment, retail, service, and institutional uses. The General Urban Area encourages infill development in a manner that ensures the long-term vitality of the communities that make up the city.

Consistent with the policy direction of Section 3.6.1, the proposal is intended to enhance the Sandy Hill neighbourhood by providing compatible intensification with a low-rise apartment dwelling use. The new development relates to existing community character to enhance and build upon desirable established patterns and built form. For example, the proposal provides a landscaped front yard; a principal entranceway located along the front wall of the building and includes a 3-metre driveway, which are conditions that characterize the surrounding community. In addition, the low-rise apartment dwelling use contributes to providing a range of housing types in the General Urban Area.

The small-scale commercial uses are consistent with the direction set by Section 3.6.1(6), which states: “Throughout the General Urban Area, the City will encourage the provision of a variety of small, locally-oriented convenience and service uses that complement adjacent residential land uses, and are of a size and scale consistent with the needs of nearby residential areas”. The proposed convenience store and restaurant uses complement surrounding land uses by being conveniently located at-grade, at the corner of Henderson Avenue and Templeton Street. This location provides direct access for pedestrians and cyclists from adjacent residential areas, while also still

maintaining a residential character by integrating the commercial uses into the footprint of the low-rise residential dwelling. The size of the commercial area, at 150 square metres, is not anticipated to result in the attraction of large volumes of vehicular traffic from outside the immediate area.

Section 3.6.1(a) also identifies that these locally oriented convenience and service uses are to be developed in accordance with Section 2.5.1 and Section 4.11. Section 2.5.1 of the Official Plan (2003 – OPA76) outlines design objectives and criteria for reviewing development proposals with respect to compatibility and urban design. This section identifies that built form, open spaces, and infrastructure play a key role in design. The compatibility policies of Section 4.11 of the Official Plan (2003 – OPA76) identify ways to measure compatibility, depending on the use proposed and the planned context. Such measures include: traffic and parking, outdoor amenity areas, sunlight and microclimate and supporting neighbourhood services. The proposal demonstrates that it adheres to the design objectives in Section 2.5.1 and the measures identified in Section 4.11 by providing an appropriately scaled development that contributes to the animation of the streetscape.

Sandy Hill Secondary Plan

The property is within the study area of the Sandy Hill Secondary Plan. In Schedule J, the property is designated Low Profile Residential Area. The applicant wishes to amend the Sandy Hill Secondary Plan to allow for small-scale non-residential uses on the ground floor.

In the Sandy Hill Secondary Plan, Section 5.3.2 Land Use (a) Residential Land Use, provides direction on how properties within residential designations are to be developed. The following four policies that apply:

1. To preserve and enhance the existing stock of good housing. This proposal enhances the existing stock of housing of Sandy Hill, by providing additional housing in the form of a low-rise apartment dwelling.
2. To distinguish among types of new housing on the basis of scale, and to locate the different types in areas appropriate to them. This proposal is four storeys in height, which is compatible in the area, and meets setbacks from adjacent residential uses. The property is located on a corner lot and provides pedestrian-friendly animation on the intersection of Henderson Avenue and Templeton Street.

3. To provide a wide variety of housing, including accommodation for low-income people, the elderly, the handicapped and others with special needs. This proposal provides a range of types of dwelling units (bachelor, two bedroom, three bedroom) as well as accessible units.
4. To permit public uses that complement the residential ones in type and intensity. While the proposal is a privately-owned development, it will be providing a commercial element within the residential building that can serve the community at large.

Section 5.5 Interpretation states: "This Chapter establishes broad principles to guide future development and redevelopment in Sandy Hill. Amendments to this Plan will only be required in the case of major changes in policy." In this case, it was determined that adding a non-residential use to a development in this location would trigger an Official Plan Amendment to the Sandy Hill Secondary Plan.

Official Plan Amendment

The department supports the proposed amendment to the Sandy Hill Secondary Plan. The building complies with policies outlined in the General Urban Area designation in the Official Plan and reflects the residential nature of the R4 zoning.

As detailed in Document 2: Official Plan Amendment, the proposed Secondary Plan amendment is site-specific and permits small-scale non-residential uses on the subject properties.

Neighbourhood Commercial Suffix

On June 10, 2015, Council approved the *Local Commercial Study: City-initiated Zoning By-law amendments for local shops and services in residential areas*. The intent of the Local Commercial Study was to provide opportunities to establish and maintain convenient neighbourhood commercial uses and services. The Local Commercial Study resulted in two new zoning strategies: implementing a Neighbourhood Commercial Suffix ("-c") and a Local Commercial Subzone ("LCc"). The Neighbourhood Commercial Suffix introduced a suffix "-c" that is attached to current residential zones, permitting small-scale commercial uses within buildings that are still primarily residential in nature. The Local Commercial Subzone differs in that it permits a property to be primarily or exclusively a commercial use, to serve surrounding residential uses.

It is the department's opinion that it is appropriate to add the Neighbourhood Commercial Suffix ("-c") to the existing R4 zone on this property. The Neighbourhood

Commercial Suffix ensures that the primary use and function of the site is residential, while concurrently providing the opportunity for small-scale businesses to serve local residents.

The City-initiated Local Commercial Study identified key pedestrian and cycling linkages to determine where local commercial uses would be appropriate. In determining the appropriateness of this site to include the Neighbourhood Commercial Suffix, the department evaluated the proximity of pedestrian and cycling routes. The department found the site to be well located between the Rideau Canal and Rideau River and in close proximity to Ottawa University Campus.

One block north of the site is Somerset Street East, which is a designated *On-road Cycling Route on Schedule C – Primary Urban Cycling Network*. Moving west, Somerset Street East connects to the Corktown Footbridge, which provides a pedestrian and cyclist connection over the Rideau Canal. Moving east, Somerset Street East connects to Adàwe Crossing, which provides a pedestrian and cyclist connection over the Rideau River, connecting to Donald Street.

One block west of the site is King Edward Avenue and Ottawa University Campus. The property is less than 600 square metre walking distance from Campus Transit Station, currently served by OC Transpo and the O-Train System, and soon to be a Light Rail Transit Station as identified on *Schedule D – Rapid Transit Network*. Furthermore, city-wide off-road multi-use pathways are identified both west of the site, along the Rideau Canal, and east of the site, along the Rideau River on *Schedule I - Multi-Use Pathways and Scenic Entry Routes (Urban)* of the Sandy Hill Secondary Plan. Based on a review of this site's location, planning services is satisfied that this property is well located to serve local residents walking or cycling by the business.

The proposal meets all of the zoning provisions associated with the Residential Neighbourhood Commercial Suffix, as outlined in Section 141 of the Zoning By-law, with the exception of the amount of non-residential uses provided. The proposal is increasing the cumulative total of all non-residential uses in the building by 50 square metres. Please see the Proposed Zoning Details section for more information on this proposed exception.

Low-Rise Residential Infill Development in the Mature Neighbourhoods Overlay

Zoning By-law 2012-147 created the Mature Neighbourhoods Overlay and Infill II By-law 2015-228 created the Alternative Provisions for Urban Areas in the R1-R4 Zones. Both of these by-laws apply to this development. The Mature Neighbourhood regulations

apply “*on a lot in any zone where a residential use building of four or fewer storeys is permitted, within the boundaries shown on the Mature Neighbourhoods Overlay*” (Section 139, Zoning By-law 2008-250).

The Mature Neighbourhood regulations apply to this development because: (1) the property is located in an R4 zone and the applicant is proposing to retain this designation; (2) although commercial uses are proposed for the ground floor, the proposal is still considered a residential use building and is four storeys in height; and (3) the property is located within the Mature Neighbourhoods Overlay, as identified by Schedule 279 in the Zoning By-law 2008-250.

Since the proposal is residential, it is subject to more stringent development provisions outlined in *Section 139 – Low-Rise Residential Infill Development in the Mature Neighbourhoods Overlay* and *Section 140 – Front Yard Patterns, Parking Patterns and Entranceway Patterns*. These provisions are in place to regulate development to be compatible with the residential character of the neighbourhood.

The applicant provided a Streetscape Character Analysis, which reflects the established local streetscape character. A Streetscape Character Analysis results in a three-letter summary that represents the dominant Character Group. In this case, the dominant Character Group was BBA. This means that the local streetscape character is characterized by: landscaped front yards in front of the principal dwelling; driveways that are less than or equal to one-third in width than the actual lot width; and having a principal entranceway located along the front wall of the dwelling. The proposal adheres to this same Character Group, with one exception to a pattern relating to the poured monolithic concrete pad accessing the garbage room. Please see the Proposed Zoning Details section for more information on this proposed exception.

Proposed Zoning Details

As detailed in Document 4 – Details of Recommended Zoning, the proposed Zoning By-law amendment will re-zone the site from R4H[480] to R4H with a site specific Urban Exception [XXXX] for various performance standards and a “-c” suffix for the Neighbourhood Commercial Suffix. The following summarizes the site-specific zoning provisions:

- Twenty per cent of the lot must be provided as landscaped area for a lot containing an apartment dwelling, low rise. Section 161(8) requires that 30 per cent of the lot be landscaped. The development is currently providing 232 square metres of landscaped area, whereas 319 square metres is required. In other

words, the proposal is deficient 87 square metres of landscaped area. The proposal provides soft landscaping for the majority of the front and corner side yards, as well as providing an area along the rear of the property that can be used recreationally by tenants. The development will contribute more continuous landscaped areas to the Henderson Avenue and Templeton Street streetscape than what exists currently, therefore the department is satisfied with the amount provided.

- Maximum permitted building height is 13.5 metres. Section 161(9) states that the maximum height of any permitted use may not exceed that which is specified in Column VI of Table 162A, and in no case, may be greater than a maximum four storeys. As low-rise apartment dwelling is a permitted use, Table 162A sets a maximum building height of 11 metres. The proposal does not meet this 11 metre maximum height limit; however, it does retain the four storey limit within the R4 zone. The additional height will provide the applicant with increased floor to ceiling heights and allow for more flexibility for future tenant fit-ups within the small-scale commercial space on the ground floor.
- Minimum front yard setback is 2.25 metres. Within the Mature Neighbourhoods Overlay, Section 139(3)(a) requires that the front yard setback for the subject property be the same as the front yard setback of the abutting residential lot. In this case, the abutting residential lot to the east of the subject property (69 Templeton Street) is setback 2.48 metres from its front property line. Therefore, the front yard setback that applies to the subject property is also 2.48 metres. The proposed development is setback 2.25 metres from the front lot line.
- Maximum number of permitted dwelling units for low-rise apartment dwelling is forty. Within the R4H subzone, there is an additional provision that limits the number of permitted dwelling units per apartment building, low-rise to four. Other R4 subzones do not have this provision, which limits the number of dwelling units. The proposal distributes the forty dwelling units on the ground, second, third, and fourth floor. Considering the proposed design and the existing context and proximity of the site to Ottawa University, King Edward Avenue, and Somerset Street East, the department is satisfied that the number of apartment units proposed in this low-rise apartment building is appropriate in this location.
- The total required amenity area is 298 square metres. Section 137 requires that the total required amenity area be 312 square metres. The department does not

consider the reduction of the amenity space requirement by 14 square metres to be significant. The applicant complies with the requirements to design a portion of this total amenity space to be communal, located at grade, in the rear yard, be landscaped, be 80 per cent soft landscaped and abut the rear lot line.

- The cumulative total of all non-residential uses in a low-rise apartment dwelling must not exceed a gross floor area of 150 square metres. Section 141(6) limits the total of all non-residential uses 100 square metres. The Neighbourhood Commercial Suffix introduced the limit on the amount of commercial uses within a residential zone to ensure that the residential character of the building and community was maintained. The department is satisfied that the applicant designed the building to foremost provide residential housing, rather than function primarily as a commercial development. The additional 50 square metres of commercial is internal to the building and is not expected to have an adverse impact on the neighbourhood by way of traffic and parking.
- One visitor vehicular parking space is required for forty dwelling units. Section 102 requires that the applicant provide three visitor parking spaces for this development. The applicant is seeking relief from two visitor parking spaces. However, the applicant is meeting the minimum parking requirements for the residential dwelling units. The applicant is providing 15 vehicular parking spaces total (including one accessible space and one visitor parking space), whereas 17 parking spaces are required. These spaces are located in an underground parking garage that is accessed from Templeton Street. As there is on-street parking provided on the surrounding streets, the department is of the opinion that this parking can accommodate the on-site deficiency of two visitor parking spaces.
- A parapet must not project more than 1.6 metres above the maximum building height. Infill II By-law 2015-228 created the Alternative Provisions for Urban Areas in the R1-R4 Zones. One of the provisions implemented through this by-law limits the height that a parapet can project to 0.3 metres above the maximum building height. The proposed development offers a variety in heights in the parapet, with the highest height of the parapet being located at the corner feature at 1.6 metres in height. This feature provides architectural emphasis to the corner, which the department supports.
- Despite Table 140, the front yard may include a monolithic concrete pad 2.7 metres in width. Section 140 outlines the front yard, parking and entranceway

patterns that can be used to determine the character of a given area through a Streetscape Character Analysis. In this section, under the description of the applicable front yard conditions, it limits the front yard to consist of a mix of soft and hard landscaping. The definition of hard landscaping in the Zoning By-law 2008-250 includes concrete but not monolithic concrete (i.e. poured concrete). The applicant is proposing monolithic concrete as a means to access the garbage room. This material is a functional and durable material to withstand the purpose of transporting heavy garbage/recycling receptacles to and from the curb and it is the department's position that its use in this instance will not detract from the streetscape character.

- Rooming house limited to 50 per cent of gross floor area of the building. This provision is carried forward from the previous exception 480 that applied to the property under the zone R4H[480]. This proposal is not a rooming house.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Fleury provided the following comments:

"The proposal at 65 Templeton Street, 213, 217, 221, 223 Henderson Avenue site, introduces a low-rise apartment with ground floor retail to a predominantly residential area in Sandy Hill. Taking into account the complexity of this application, we were happy to see the applicant participate in a public meeting so that our community had an opportunity to provide comments and discuss our concerns with the applicant and planning staff.

As the proposal is located in an area with a Mature Neighbourhood Overlay, it is important to ensure that the architectural elements of the building compliment those of the neighbourhood character (brick, stone, etc). We are happy to see the applicant work with staff to bring forward a recent resubmission applying the feedback they received from the previous submission, and the public meeting. This project initially came in as essentially three bunker houses, and has since shifted to a purpose-built apartment.

We are concerned about the type of commercial business proposed within this building as the outcomes for our community based on how the space is used. The applicant has suggested that this space becomes a small-scale retail for the tenants use and the neighbours, but there is always the potential for transformation of that retail space over

time and needs to be carefully evaluated. That being said, the offer on the part of the applicant to add conditions to the site plan agreement relating to limiting the hours of operation and the commitment to not permitting the sale of alcohol on the premises is welcome and protects our community. In addition to the above conditions we would like to see 24-hour security/staff on site as per the requirements for the purpose-built residence at 400 Friel Street.

As part of the consultation, it was made clear that further analysis of the storm water management and geotechnical studies were needed to mitigate any risks that this project may cause to this site and neighbouring properties. We are happy to see that the plans were pulled back and adjusted to allow for additional stormwater management and the planting of trees on the site.”

LEGAL IMPLICATIONS

Should these applications be approved and be appealed to the Ontario Municipal Board/Local Planning Appeals Tribunal, it is expected that a three day hearing would result. It is anticipated that the hearing could be conducted within staff resources. In the event that the applications are refused, reasons must be provided. Should the refusal be appealed to the Board/Tribunal, it would be necessary to retain an external planner.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with the recommendations of this report.

FINANCIAL IMPLICATIONS

Potential financial implications are within the above Legal Implications. In the event that an external planner is retained, the expense would be absorbed from within Planning, Infrastructure and Economic Development's operating budget.

ACCESSIBILITY IMPACTS

The new building will be required to meet the accessibility criteria contained within the Ontario Building Code. The *Accessibility for Ontarians with Disabilities Act* requirements for site design will also apply, and will be reviewed at the time of the registration of this phase of the Subdivision.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

EP1 – Promote Ottawa.

EP2 – Support growth of local economy.

HC1 – Advance equity and inclusion for the city's diverse population.

HC3 – Create new and affordable housing options.

APPLICATION PROCESS TIMELINE STATUS

This application was processed by the On Time Decision Date established for the processing of Zoning By-law amendment applications.

SUPPORTING DOCUMENTATION

Document 1 Official Plan Amendment Location Map

Document 2 Proposed Official Plan Amendment

Document 3 Zoning By-law Amendment Location Map

Document 4 Details of Recommended Zoning

Document 5 Consultation Details

Document 6 Development Concept Plans

CONCLUSION

The Planning, Infrastructure and Economic Development department supports the proposed Official Plan amendment and the proposed Zoning By-law amendment to establish a low-rise apartment dwelling with limited commercial at 213, 217, 221, 223 Henderson Avenue and 65 Templeton Street. These amendments and the resulting development will create new housing options and small-scale commercial uses to serve local residents. This will contribute to the long-term prosperity of a vibrant and liveable community. As such, the requested Official Plan and Zoning By-law amendments represents good planning and the department recommends the requested amendments be approved.

DISPOSITION

Legislative Services, Office of the City Clerk and Solicitor to notify the owner; applicant; Ottawa Scene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5; Krista O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (Mail Code: 26-76) of City Council's decision.

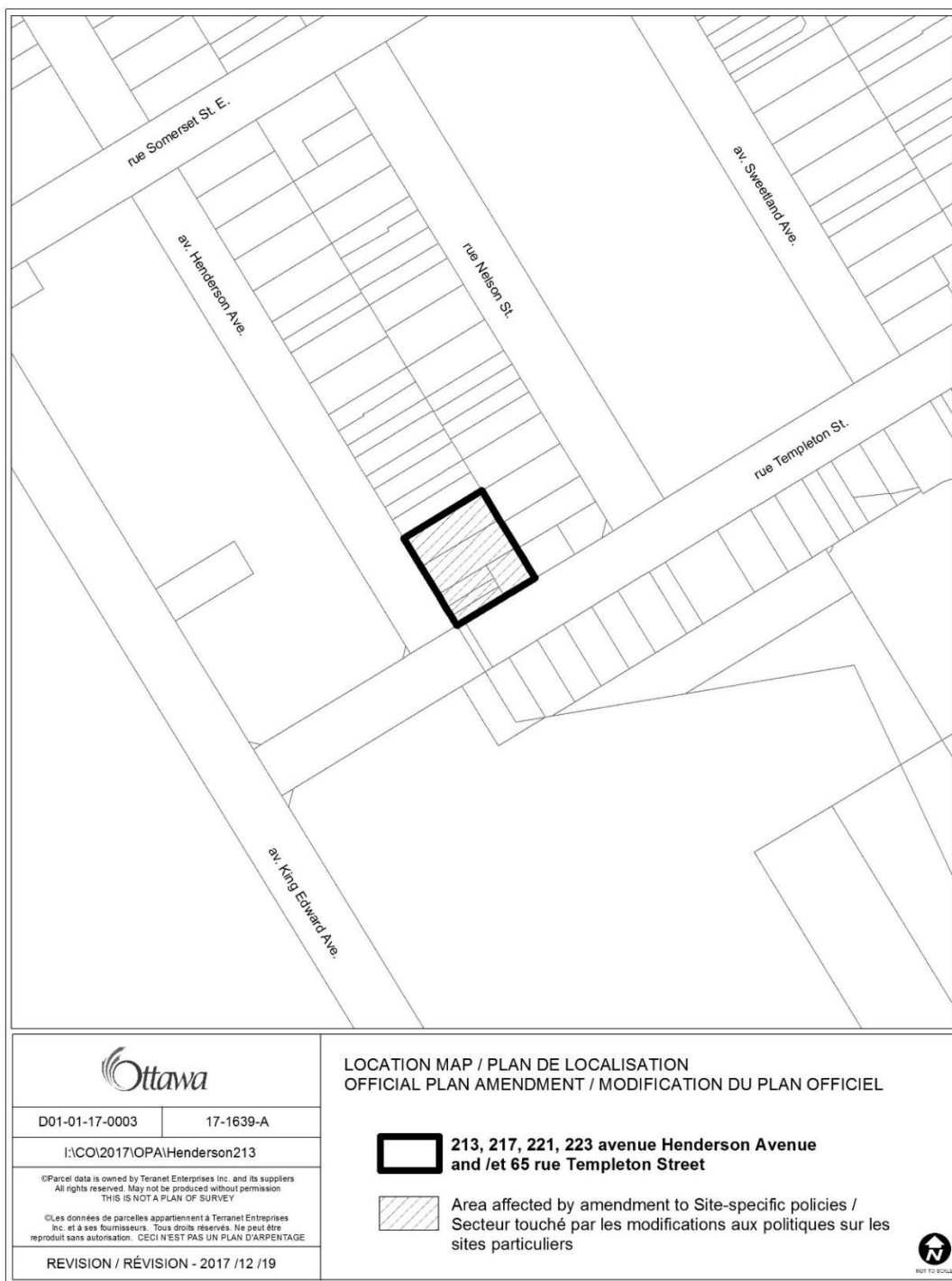
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

Planning Operations Branch, Planning Services to undertake the statutory notification.

Document 1 – Official Plan Amendment Location Map

For an interactive Zoning map of Ottawa visit geoOttawa.



Document 2 – Official Plan Amendment

**Official Plan Amendment XX to the
Official Plan for the
City of Ottawa**

INDEX

THE STATEMENT OF COMPONENTS

PART A – THE PREAMBLE

1. Purpose
2. Location
3. Basis

PART B – THE AMENDMENT

1. Introduction
2. Details of the Amendment
3. Implementation and Interpretation

THE STATEMENT OF COMPONENTS

PART A – THE PREAMBLE introduces the actual amendment but does not constitute part of Amendment No. XX to the Official Plan for the City of Ottawa.

PART B – THE AMENDMENT constitutes Amendment XX to the Official Plan for the City of Ottawa.

PART A – THE PREAMBLE

1. Purpose

The purpose of Amendment No. XX is to add a site-specific exception to Section 5.3.1 Land Use (a) Residential Land Use, Sandy Hill Secondary Plan in Volume 2A of the Official Plan for the property at 213, 217, 221, and 223 Henderson Avenue and 65 Templeton Street.

2. Location

The subject site is located in the neighbourhood of Sandy Hill, in Ward 12 – Rideau-Vanier, just east of the University of Ottawa campus. It is located on the northeast corner of the intersection of Henderson Avenue and Templeton Street, with approximately 35 metres of frontage on Henderson Avenue and 30 metres of frontage on Templeton Street.

3. Basis

Background

An Official Plan amendment application and a Zoning By-law amendment application was submitted on the subject lands on February 3, 2017 to facilitate the development of a four-storey low-rise apartment dwelling with 40 dwelling units and 150 square metres of ground floor commercial space at 213, 217, 221, and 223 Henderson Avenue and 65 Templeton Street. The property is within the study area of the Sandy Hill Secondary Plan. In Schedule J, the property is designated Low Profile Residential Area. The applicant wishes to amend the Sandy Hill Secondary Plan to allow for small-scale non-residential uses on the ground floor.

Rationale

The department is recommending approval of the subject application because the proposed development is will create new housing options and small-scale commercial uses to serve local residents. The proposal will be developed in a manner that meets the intention of the General Urban Area designation.

PART B – THE AMENDMENT

1. Introduction

All of this part of this document entitled Details of the Amendment consisting of the following text and the attached Official Plan Amendment Location Map constitutes Amendment No. XX to the Official Plan for the City of Ottawa.

2. Details of the Amendment

The following changes are hereby made to the Official Plan, Volume 2a for the City of Ottawa:

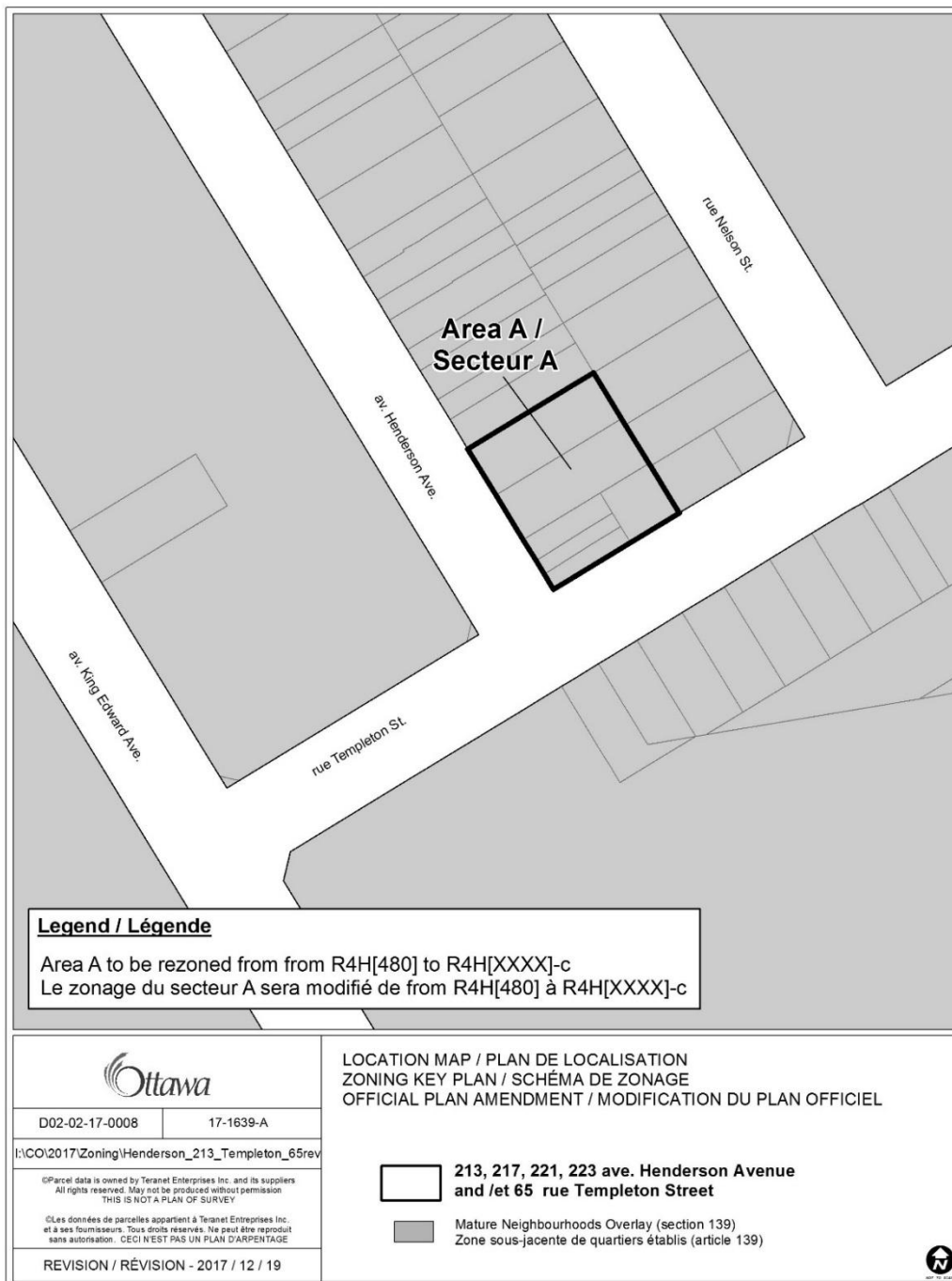
- a) The Sandy Hill Secondary Plan Section 5.3.1 Land Use (a) Residential Land Use is hereby amended by adding one new policy under the heading “vii.”:
 - For the lands known municipally as 213, 217, 221, and 223 Henderson Avenue and 65 Templeton Street, small-scale commercial uses are permitted.

3. Implementation and Interpretation

Implementation and interpretation of this Amendment shall be in accordance with the policies of the Official Plan for the City of Ottawa.

Document 3 – Zoning By-law Amendment Location Map

For an interactive Zoning map of Ottawa visit geoOttawa. The site is located in the neighbourhood of Sandy Hill, at the corner of Henderson Avenue and Templeton Street.



Document 4 – Details of Recommended Zoning

The proposed changes to the City of Ottawa Zoning By-law 2008-250 for 213, 217, 221, 223 Henderson Avenue and 65 Templeton Street are as follows:

1. Rezone the lands shown in Document 3 from R4H[480] to R4H[XXXX]-c.
2. Add a new exception R4H[XXXX]-c, to Section 239 – Urban Exceptions with provisions similar in effect to the following:
 - a. In column II, add the text: “R4H[XXXX]-c”.
 - b. In column III, add the text: “dwelling unit”.
 - c. In column V add the following:
 - i. Despite Section 161(8), twenty per cent of the lot area must be provided as landscaped area for a lot containing an apartment dwelling, low rise.
 - ii. Maximum permitted building height is 13.5 metres.
 - iii. Minimum front yard setback is 2.25 metres.
 - iv. Maximum number of permitted dwelling units for apartment building low-rise is forty.
 - v. Despite Section 137, the total required amenity area is 298 square metres.
 - vi. Despite Section 141 (6), the cumulative total of all non-residential uses in a low-rise apartment dwelling must not exceed a gross floor area of 150 square metres.
 - vii. Despite Section 102, one visitor vehicular parking space is required for forty dwelling units.
 - viii. Despite Section 161, a parapet must not project more than 1.6 metres above the maximum building height.
 - ix. Despite Table 140, the front yard may include a monolithic concrete pad 2.7 metres in width.

- x. Despite anything to the contrary a walkway may fill the area located in the corner side yard and front yard measured a maximum of 4.7 metres from the corner lot line.
- xi. Rooming house limited to 50 per cent of gross floor area of building.

Document 5 – Consultation Details

Notification and Consultation Process

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments.

A public open house took place in the community on Tuesday May 2, 2017. The applicant and Councillor Fleury organized and facilitated the event and City staff attended.

Public Comments and Responses

Summary of Public Input

A total of 29 residents provided feedback on the subject proposal. The concerns are summarized below:

Comment: Land use

- Some residents are opposed to any type of non-residential use. They are concerned that a non-residential use does not meet the objectives of the Sandy Hill Secondary Plan to enhance the area as an attractive residential neighbourhood.
- Some residents are not opposed to the introduction of a non-residential use, on the condition that it be limited to small-scale local commercial space. Residents do not want an institutional-style food-court taking up the majority of the ground floor. There is concern that permitting a commercial use with a large footprint would result in an influx of large-scale commercial in the neighbourhood.
- Concern that the proposed non-residential ground floor use (originally described as a “food court”) would only serve the residents of the proposed building and not the community as a whole.
- Concern with the internal layout of the original submission, which did not include any wall/division between the amenity area for residents and the commercial area.
- Concern about the hours of operation for the non-residential use and concern that the restaurant use will be issued a liquor licence. The concern is that a liquor licence may result in public intoxication that would adversely affect the neighbourhood.

Response

- The original submission referred to the non-residential use as a “food court” and did not clearly delineate the scope of this use. The applicant has responded to feedback and is now proposing a 150 square metre convenience store and restaurant use on the ground floor. The commercial uses will be located at the corner of the building, such that they face the intersection of Henderson Avenue and Templeton Street. It will be accessible to residents of the building and neighbourhood alike.
- The department is recommending approval for an amendment to the Sandy Hill Secondary Plan to permit “small-scale commercial uses” and approval for zoning provisions that will limit the amount of commercial uses to 150 square metres. The proposed Neighbourhood Commercial Suffix lists a number of additional performance standards that the development must comply with, including restricting the location of non-residential uses to the ground floor or basement of a residential building; restricting the type of non-residential uses; and restricting storage and refuse collection to be completely enclosed within the building. These restrictions will retain the residential character of the building and neighbourhood.
- While the hours of operation for the non-residential use are set by citywide by-laws and the City has no legal authority to bind an Owner against applying for a liquor license, or having one issued, the Owner has indicated that they do not intend to apply for a liquor license and a condition reflecting this is intended to be included in the Site Plan Control Agreement.

Comment: Target demographic

- Concern that the proposal is targeting a transitory student population rather than providing housing options for a range of users. There is a request to provide a range of residential units (studio to three-bedroom units).

Response

- The applicant is providing a range of residential units, including studio, two-bedroom, and three-bedroom units. The demographics of potential tenants are not reviewed as part of an Official Plan or Zoning By-law amendment.

Comment: Building Design

- Concern that the design of the building is not reflective of typical Sandy Hill residential dwelling that is traditionally built with brick and stone. Concern that the building has a modern, heavily glazed, institutional architectural aesthetic.

Response

- The development has undergone numerous design changes and evolved significantly from a more institutional-looking building to a building that reflects a residential use. The applicant voluntarily attended an informal pre-consultation meeting with the Urban Design Review Panel and continued to work with the city's urban design and planning staff throughout the process. The primary function of the building as a residential-use is reflected in the use of materials, façade treatment, and massing.
- Materials: As illustrated on the west-south elevation, the materials have evolved to be more in keeping with what is typical of a Sandy Hill residential dwelling. The materials include stone and red brick. The metal panels that are proposed are now in an oyster colour (rather than a metallic silver).
- Façade Treatment: There is a varied façade treatment along Henderson Avenue and Templeton Street. The façade alternates between materials, to reflect the rhythm of the existing context. This façade treatment helps to break-up the massing of the building and reflect a residential character. The use of glass doors at the corner entrance to the commercial uses helps to animate the intersection.
- Massing: The building has a 3-metre stepback at the third level on the northern façade. This transitions the building from a three-storey height facing the northern lot line to four-storey height. While the underground parking extends to the eastern property line, aboveground, the building is setback 3 metres from the eastern property line. This massing mitigates the impact of the building on the neighbours to the north and east.

Comment: Patio

- Concern that the patio is too large and that the setback is too small from the public right-of-way.
- Concern that the patio will cause: noise, litter, public urination, public intoxication, and drug use.

Response

- The proposal complies with the Neighbourhood Commercial Suffix, policy 8, which limits the size of the patio to 10 square metres. The original submission illustrated a patio that took up the majority of the corner side yard, facing Henderson Avenue. Since then, the patio has shrunk to conform to the policies in the Neighbourhood Commercial Suffix. The patio is now setback from the western property line and located entirely on private property.
- The concerns associated with behaviour that people may exhibit on a commercial patio are not regulated by the zoning by-law.

Comment: Groundwater and flooding

- Concern that the construction of the development will disrupt groundwater levels and natural drainage. There is concern that the development will cause the underground clay to dry out.
- Concern that there will be flooding resulting in structural water damage, mold, and soil erosion on neighbourhood properties.
- Concern about drainage at the parking entry.

Response

- On November 10, 2017, the applicant provided an updated Geotechnical Assessment, which stated: "based on the subsurface conditions encountered at the test pit locations, significant rates of groundwater inflow into excavations to the footing level are not anticipated...it is anticipated that the groundwater will be controllable using pumps." In other words, the chance that the underground clay will dry-out is low. The City engineering staff are satisfied with this evaluation.
- The applicant provided a Stormwater Management Report and an Erosion and Sedimentation Control Plan to address issues of flooding and erosion. These documents provided assurances that there will be no soil erosion on neighbouring properties. The proposed development will manage water on-site through roof top controls and an underground storage tank. These measures ensure that the water run-off from the site even in a 100-year storm, it will be less than the run-off from a two-year storm with a lot of landscaping on-site.

- The water draining from the parking entrance will be collected and stored inside the building and pumped to the storm sewer at a lower rate.

Comment: Traffic and parking

- Concern that the owner will rent parking spots within the two levels of underground parking (in the original proposal) to people who do not live in the building.
- Concern that the proposal will cause increased traffic on local roads and an unsafe environment for pedestrians.
- Concern that the two levels of underground parking (in the original proposal) is unnecessary given the future LRT construction.

Response

- The owner is now only proposing one level of underground parking. There are 15 vehicular parking spaces provided, 14 of which will serve the residents of the low-rise apartment dwelling and one of which will be reserved as visitor parking. Vehicles will enter and exit the parking garage from Templeton Street, which is a two-way street. In addition a parking garage is not a permitted use and therefore the Owner will not be able to rent out the parking spaces legally.
- The applicant provided a Transportation Overview on February 2, 2017. A City transportation project manager reviewed the document and he did not have concerns with traffic impediments or pedestrian safety.

Comment: Height and density

- Concern that the height goes beyond the current zoning maximum. Concern that the proposed height will dwarf the adjacent low-rise residential, reduce light, increase shadows, and decrease privacy.
- Concern that the proposed density is excessive for the site and does not fit within the neighbourhood.

Response

- The proposal does not meet the required 11 metre maximum height limit; however, it does retain the four storey limit within the R4 zone. The additional height will provide the applicant with increased floor to ceiling heights and allow for more

flexibility for future tenant fit-ups within the small-scale commercial space on the ground floor. This will increase the long-term vitality of the development.

- The department is satisfied that the site will function well, be compatible with the community, and that proposed density is well distributed internally.

Comment: Landscaping, fencing and privacy

- Concern that there is a lack of landscaping and desire increased planting of privacy screen vegetation.
- Concern that the fencing will not be made of a quality material.
- Concern of the removal of mature tree in front of 213 Henderson Avenue.

Response

- The applicant is planting eight deciduous trees on the property, four of which will be located along the Templeton Street frontage. The applicant will also provide sod along the entire length of both frontages, with the exception of the walkways, garbage access, and the driveway entrance to the parking garage.
- The applicant is proposing a wood screen privacy fence along the eastern and northern interior property lines.
- A 41 cm honey locust tree will be removed and the Owner will be required to pay the City compensation for the removal of this tree, which will be put toward Forestry Services.

Comment: Property management: garbage, recycling, lighting, noise, safety and construction

- Concern of unmonitored and unruly garbage conditions.
- Concern that garbage chutes will discourage recycling.
- Concern of spill-over lighting on neighbouring properties.
- Concern with noise generated from ventilation and heat/air conditioning units.
- Concern that development will decrease the safety of the neighbourhood. Desire for a 24-hour security presence.

- Concern that construction will disrupt the neighbourhood with increased noise, building vibrations on abutting lands, traffic impediments, reducing air quality, structural damage to neighbouring foundations, and leaching of contaminated soil to adjacent lands.

Response

- The Owner has indicated that the property will have on-site property management that will deal with issues of garbage, recycling, lighting, noise, and safety.
- Concerns related to adverse impacts that may result from construction would be dealt with through civil litigation.
- The applicant provided a Phase I Environmental Site Assessment which revealed no potential environmental concerns.

Community Organization Comments and Responses

Action Sandy Hill Community Association (ASH)

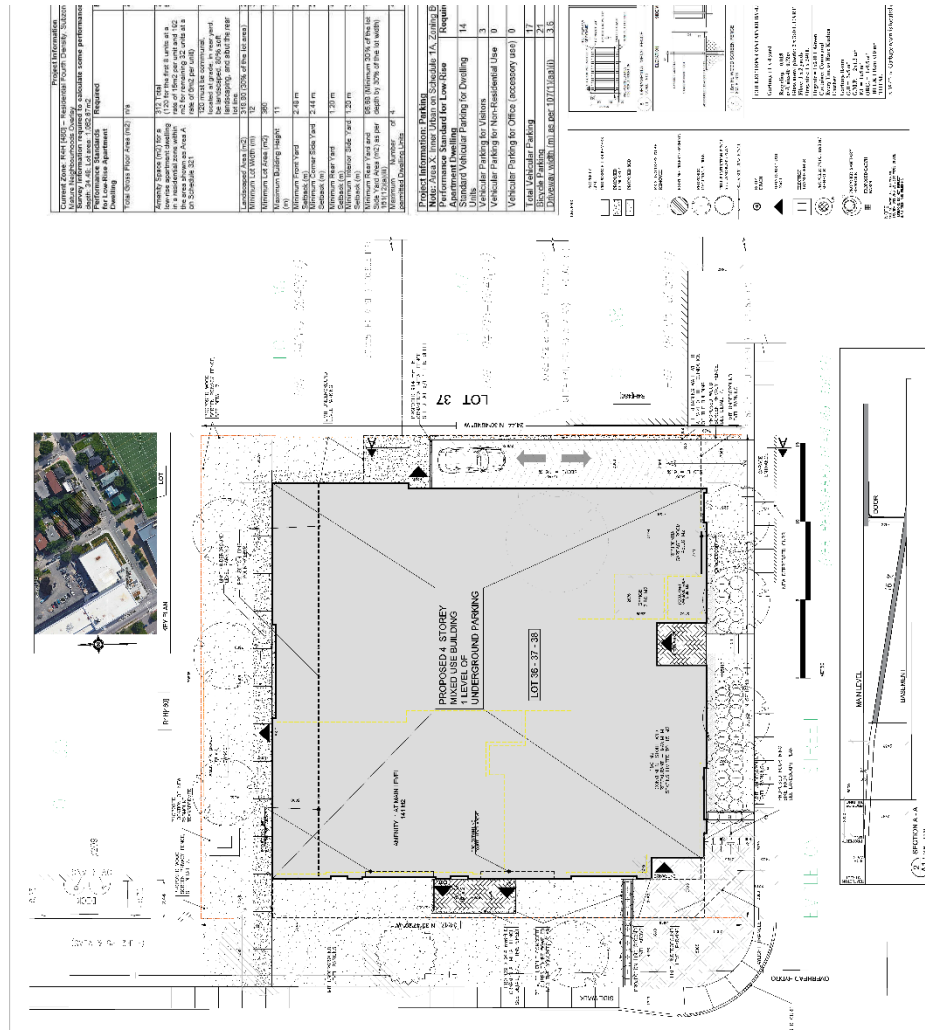
Members of ASH were consulted throughout the application review process. Following this dialogue, the applicant provided revised plans and elevations, as shown in Document 6 – Development Concept Plans, and staff are of the opinion that the revisions to date have addressed the ASH's concerns. Outlined below are previous comments from the ASH:

1. Concern that the proposal is not preserving and promoting a diverse neighbourhood and targeting a single demographic.
2. Concern that the building does not reflect the architectural style and residential character that is typical of Sandy Hill.
3. Concern that the use of metal cladding and lack of red brick in the materiality of the building is inconsistent with the heritage streetscape of the neighbourhood.

Planning Services thanks members of ASH for their continued participation and comments throughout the process and review of this application. The comments provided overlap with the comments received from the public, and are addressed earlier in the report in the planning rationale and staff response to community comments.

Document 6 – Development Concept Plans

Draft Site Plan



Perspective Rendering – View of proposal from Templeton Street looking east



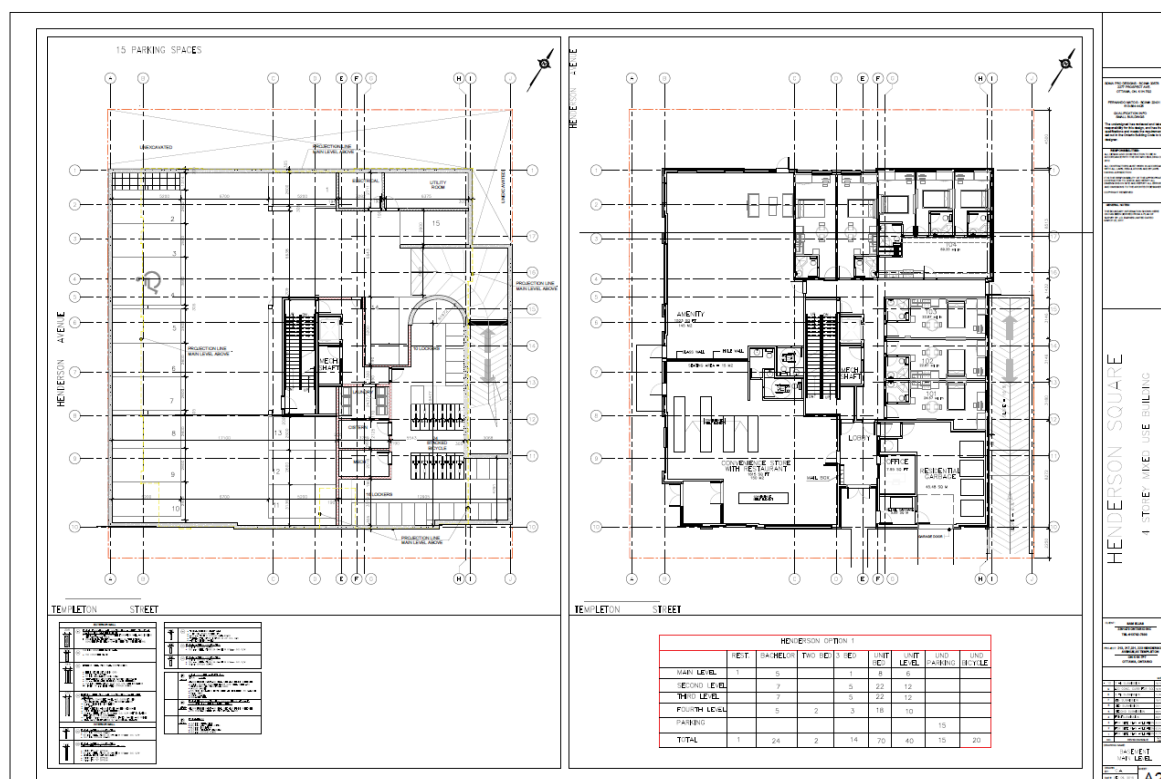
Draft West-South Elevation



Draft East-North Elevation



Draft Basement and Ground Floor Plan



Draft 2nd, 3rd, and 4th Floor Plan

