

3. Zoning By-law Amendment – 78, 84, 86 and 88 Beechwood Avenue and 69, 73, 77, 81, 85, 89 and 93 Barrette Street

Modification du Règlement de zonage – 78, 84, 86 et 88, avenue Beechwood, et 69, 73, 77, 81, 85, 89 et 93, rue Barrette

Committee recommendations, as amended

That Council approve:

1. an amendment to Zoning By-law 2008-250 for 78, 84, 86 and 88 Beechwood Avenue and 69, 73, 77, 81, 85, 89 and 93 Barrette Street in order to allow a nine-storey mixed-use building, as detailed in Document 2, as amended by the following:
 - a. that the Details of Recommended Zoning in Document 2, be amended to add item 3.b. ix. as follows:

“ix. Clause 198(8)(d) does not apply. Residential uses within a building which faces Barrette Street are permitted to occupy a maximum of 80% of the ground floor area.”
2. that the implementing Zoning By-law does not proceed to Council until such time as the agreement under Section 37 of the *Planning Act* is executed;
3. that no further notice be provided pursuant to subsection 34 (17) of the *Planning Act*.

Recommandations du Comité telles que modifiées

Que le Conseil approuve :

1. une modification au Règlement de zonage 2008-250 visant les 78, 84, 86 et 88, avenue Beechwood, et les 69, 73, 77, 81, 85, 89 et 93, rue Barrette, afin de permettre la construction d'un immeuble polyvalent de neuf étages, comme l'expose en détail le document 2, dans sa version modifiée par ce qui suit :
 - a. que les renseignements sur le zonage recommandé (document 2) soient modifiés par l'ajout du sous-alinéa 3b)(ix) suivant :

«ix. L'alinéa 198(8)d) ne s'applique pas. Les utilisations

résidentielles dans les bâtiments qui donnent sur la rue Barrette peuvent couvrir jusqu'à 80 % de la surface de plancher du rez-de-chaussée. »

2. **que le règlement de mise en oeuvre ne soit pas soumis à l'examen du Conseil avant la conclusion de l'entente prévue en vertu de l'article 37 de la *Loi sur l'aménagement du territoire*;**
3. **qu'aucun nouvel avis ne soit donné en vertu du paragraphe 34(17) de la *Loi sur l'aménagement du territoire*.**

Documentation/Documentation

1. Report from the Director, Planning Services, Planning, Infrastructure and Economic Development Department, dated May 28, 2021 (ACS2021-PIE-PS-0066)

Rapport de la Directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 28 mai 2021 (ACS2021-PIE-PS-0066)
2. Extract of draft Minutes, Planning Committee, June 10, 2021

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 10 juin 2021

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
10 June 2021 / 10 juin 2021**

**and Council
et au Conseil
23 June 2021 / 23 juin 2021**

**Submitted on 28 May 2021
Soumis le 28 mai 2021**

**Submitted by
Soumis par:**

**Lee Ann Snedden,
Director / Directrice**

Planning Services / Services de la planification

**Planning, Infrastructure and Economic Development Department / Direction
générale de la planification, de l'infrastructure et du développement économique**

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**Ward: RIDEAU-VANIER (12) RIDEAU-
VANIER (12)**

File Number: ACS2021-PIE-PS-0066

**SUBJECT: Zoning By-law Amendment – 78, 84, 86 and 88 Beechwood Avenue
and 69, 73, 77, 81, 85, 89 and 93 Barrette Street**

**OBJET: Modification du Règlement de zonage – 78, 84, 86 et 88, avenue
Beechwood, et 69, 73, 77, 81, 85, 89 et 93, rue Barrette**

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to**

Zoning By-law 2008-250 for 78, 84, 86 and 88 Beechwood Avenue and 69, 73, 77, 81, 85, 89 and 93 Barrette Street in order to allow a nine-storey mixed-use building, as detailed in Document 2.

2. That the implementing Zoning By-law does not proceed to Council until such time as the agreement under Section 37 of the *Planning Act* is executed.
3. 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 Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to *the Planning Act* 'Explanation Requirements' at the City Council Meeting of June 23, 2021" 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 une modification au Règlement de zonage 2008-250 visant les 78, 84, 86 et 88, avenue Beechwood, et les 69, 73, 77, 81, 85, 89 et 93, rue Barrette, afin de permettre la construction d'un immeuble polyvalent de neuf étages, comme l'expose en détail le document 2.
2. Que le règlement de mise en oeuvre ne soit pas soumis à l'examen du Conseil avant la conclusion de l'entente prévue en vertu de l'article 37 de la *Loi sur l'aménagement du territoire*.
3. 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 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 de la *Loi sur l'aménagement du territoire*, à la réunion du Conseil municipal prévue le 23 juin 2021 », 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

Staff Recommendation

This report recommends that Council approve an amendment to Zoning By-law 2008-250 for 78, 84, 86 and 88 Beechwood Avenue and 69, 73, 77, 81, 85, 89 and 93 Barrette Street. The site-specific amendment will facilitate the development of a nine-storey mixed-use development, with a total of 227 units and four, at-grade commercial units.

The Zoning By-law amendment application seeks to rezone to a Traditional Mainstreet, Subzone 8 designation, including site-specific amendments to allow additional heights to a maximum of 31 metres; an increase in the maximum front yard setback and setback requirements above the third storey; minor interior sideyard setbacks; relief from rear yard setback and setbacks above the third storey; a reduction in minimum landscaping requirements; relief for balconies projecting into a required yard; relief from the provision limiting residential uses on the ground floor and Barrette Street entrances; permitting an outdoor commercial patio within 16 metres from a residentially zoned lot; allowing the use of a new system of stacked bicycling parking that is not presently defined within the Zoning By-law; and, a Section 37 contribution of \$738,000.

Applicable Policy

Official Plan (OP)

Pursuant to Schedule B of the Official Plan, the lands are designated Traditional Mainstreet. The application is consistent with the policies of the OP that supports the development of a full range and choice of housing, with development that is transit supportive and compact. The policies of the OP support intensification in the Traditional Mainstreet where it will complement the existing pattern and scale of development and planned function of the area. The proposed form of development is considered compatible with the surrounding built context and planned function of the area.

The properties are also subject to the Beechwood Community Design Plan, which was approved by Council in 2006. The plan envisioned lot consolidation, buildings located close to the street, and improvements to the public realm. The proposal aligns with the vision set out by the community design plan.

Public Consultation

Notification and public consultation were undertaken in accordance with the Public Notification and Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. One public meeting was also held virtually on October 6, 2020. Issues regarding the height, massing, and the potential impacts of shadowing were raised.

RÉSUMÉ

Recommandation du personnel

Le présent rapport recommande l'approbation par le Conseil d'une modification du Règlement de zonage 2008-250 visant les 78, 84, 86 et 88, avenue Beechwood, et les 69, 73, 77, 81, 85, 89 et 93, rue Barrette. Cette modification propre à l'emplacement permettra la construction d'un immeuble polyvalent de neuf étages, abritant au total 227 logements et quatre locaux commerciaux en rez-de-chaussée.

La demande de modification du Règlement de zonage a pour objet d'attribuer à ces biens-fonds une désignation de Zone de rue principale traditionnelle, sous-zone 8, assortie de modifications propres à l'emplacement permettant une augmentation à 31 mètres de la hauteur maximale, une augmentation des exigences de retrait maximal de cour avant et de recul au-dessus du 3^e étage, des retraits mineurs de cour latérale intérieure, une dispense des dispositions de retrait de cour arrière et de recul au-dessus du 3^e étage, une réduction des exigences minimales en matière d'aménagement paysager, une dispense des dispositions relatives aux saillies de balcon dans une cour requise, une dispense de la disposition limitant les utilisations résidentielles au rez-de-chaussée et les entrées sur la rue Barrette, la présence d'une terrasse commerciale à moins de 16 mètres d'un lot résidentiel, la présence d'un nouveau système de stationnement superposé pour vélos qui n'est actuellement pas défini dans le Règlement de zonage et une contribution de 738 000 \$ prévue en vertu de l'article 37.

Politique applicable

Plan officiel (PO)

Aux termes de l'annexe B du Plan officiel, les biens-fonds visés sont désignés Rue principale traditionnelle. La demande est conforme aux politiques du PO portant sur la création d'une variété de types de logement, et dont l'aménagement est regroupé et

favorable au transport en commun. Les politiques du PO sont favorables à la densification le long d'une rue principale traditionnelle si elle vient compléter le modèle et l'échelle existants d'aménagement et la fonction prévue du secteur. La forme d'aménagement proposée est jugée compatible avec le contexte bâti environnant et la fonction prévue du secteur.

Les biens-fonds visés figurent également dans le Plan de conception communautaire de Beechwood, approuvé par le Conseil en 2006. Ce plan entretenait l'idée d'un regroupement des lots, d'immeubles construits près de la chaussée et d'améliorations au domaine public. La proposition correspond à la vision exprimée par le plan de conception communautaire.

Consultation publique

Un avis public a été donné et une consultation publique a eu lieu, conformément à la Politique d'avis et de consultation publique approuvée par le Conseil municipal pour les modifications du Règlement de zonage. Une séance d'information publique virtuelle a eu lieu le 6 octobre 2020. Des préoccupations entourant la hauteur, la volumétrie et les répercussions possibles de l'ombrage ont été soulevées.

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

78-88 Beechwood Avenue and 69-93 Barrette Street

Owner

Barwood Limited Partnership

Applicant

Minto Communities (Kevin Harper)

Architect

RAW Design

Description of site and surroundings

The subject property is located on the south side of Beechwood Avenue, between St. Charles Street to the east and Loyer Street to the west. The site is a through-lot with frontage along Beechwood Avenue and Barrette Street. The site is an amalgamation of 11 lots and is approximately 4,160 square metres in size. The property is presently occupied by a mix of low-rise commercial and residential uses as well as several vacant properties. To the north, beyond Beechwood Avenue, are low-rise mixed use buildings and a low-rise residential neighbourhood; to the east, is a three-storey commercial building. Further east, is an eight-storey redevelopment (St. Charles Market); to the south is Barrette Street, beyond which is low-rise residential; and to the west is a one-storey convenience store and low-rise residential dwellings.

Summary of proposal and requested Zoning By-law Amendment

The proposal seeks to facilitate the construction of a nine-storey mixed-use building containing 227 residential dwelling units, retail space at grade fronting onto Beechwood Avenue, 158 underground automobile parking spaces accessed via Barrette Street, and 252 bicycle parking spaces. Approximately 3,200 square metres of amenity area is provided within the at-grade courtyard, seventh floor communal terrace facing Barrette Street, and private balconies.

Details of the recommended rezoning includes the following:

- Additional heights from 11 and 15 metres to a maximum of 31 metres
- An increase in the maximum front yard setback and stepback requirements above the third storey
- Minor interior sideyard setbacks; relief from rear yard setback and stepbacks above the third storey; a reduction in minimum landscaping requirements
- Relief for balconies projecting into a required yard; relief from the provision limiting residential uses on the ground floor and Barrette Street entrances
- Permitting an outdoor commercial patio within 16 metres from a residentially zoned lot
- Allowing the use of a new system of stacked bicycling parking that is not presently defined within the Zoning By-law

- Section 37 contribution of \$738,000

Staff are currently reviewing a Site Plan Control application for the proposal.

DISCUSSION

Public consultation

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. Owners within 120 metres of the subject site were notified through a direct mailing and a sign was posted on the site. A public meeting was held virtually on October 6, 2020. Issues regarding the height, massing, and the potential impacts of shadowing were raised.

For this proposal's consultation details, see Document 4 of this report.

Official Plan designation

According to Schedule B of the Official Plan, the property is designated Traditional Mainstreet, which encourages opportunities for intensification through medium-density and mixed-use development at various scales.

Heritage

The adjacent property at 98 Beechwood Avenue is a listed property on the Heritage Register. A Cultural Heritage Impact Statement was submitted to support the proposal.

Urban Design Review Panel

The property was subject to the Urban Design Review Panel (UDRP) process. The applicant presented their proposal to the UDRP at an informal review meeting on July 2, 2020 and at a formal review meeting, which was open to the public, on February 5, 2021. The Panel's recommendations from the formal review of the Zoning By-law amendment application and Site Plan Control application are included in Document 6 of this report.

The Panel was successful in aiding in the implementation of the following:

- Addition of a third brick-clad volume to the Beechwood frontage
- Lowering of the street-level volumes to respect the heritage building to the east and continue this three-storey datum line across the entire Beechwood frontage

- Providing setbacks at the 9th floor, and mirroring of mid-level volumes on Beechwood to create better balance and decrease the perceived building height
- Improving the building massing on the Barrette Street frontage by terracing the building on the upper east side, and introducing a large setback on the 6th floor
- Improving the eastern elevation by reducing the mass of the linking element with further setbacks at the 7th, 8th, and 9th floors
- Vertical striation revised to a more open series of glazed bays.

Overall, the panel expressed a general appreciation for the functional organization of the site and how it has evolved.

Planning rationale

Official Plan

The Traditional Mainstreet designation generally applies to properties that front directly onto the Mainstreet to a maximum depth of 200 metres. Similarly, this designation is present on a number of large through-lot sites between Beechwood and Barrette.

The application has been evaluated in accordance with the compatibility policies of Sections 2.5.1 and 4.11. These sections of the Official Plan provide direction on urban design and compatibility and state that introducing new development and higher densities requires a sensitive approach and must have respect for a community's established characteristics. In general terms, compatible development means development that, although it is not necessarily the same as, or similar to existing buildings in the vicinity, can enhance an established community through good design and innovation and coexist with existing development without causing undue adverse impact on surrounding properties. Greater heights may be considered in accordance with Section 4.11, which states that building transition can be accomplished through a variety of means, including incremental changes in building height, the use of ground-oriented retail uses and housing forms adjacent to the street, exterior treatments and building finishes, and building setbacks.

Staff are of the opinion that the compatibility criteria are being met, specifically through the use of strategic massing and setbacks. Additionally, a Sun-Shadow Analysis was submitted in order to evaluate the potential impacts that the development may pose on the adjacent properties and the sidewalks across the street on the north side of Beechwood Avenue. The impacts of the proposed building compared to that of an as-of-

right building and existing conditions indicate that they are minor and will be most dramatic during the morning and winter months when the sun is low.

Beechwood Community Design Plan (CDP)

The site is within the St. Charles Sector of the CDP, which contemplates low-rise infill for this specific property. This Plan was adopted by Council in 2006 and took its direction from the policies for Traditional Mainstreets within the City's 2003 Official Plan. Since that time, the Official Plan has undergone a number of changes, namely through OPA 150, which introduced new intensification goals and provisions that support mid-rise buildings of up to nine-storeys along mainstreets, unless otherwise stated within a secondary plan. The Beechwood CDP did not result in the creation of a secondary plan, but rather implementation of an area-specific Traditional Mainstreet - Beechwood Avenue Subzone (TM8) within the Zoning By-law.

The CDP supports levels of intensification beyond what was envisioned by the plan and allows for the establishment of new nodes (areas of greater heights). The Plan states that proposals seeking additional heights must consider the following:

- The building should safeguard exposure to sunlight along the sidewalk.
- The building should complement the existing village character of the surrounding area.
- The building should have no significant effects on the surrounding properties regarding noise, shadowing and odours.
- The lower portions of the building that face Beechwood Avenue should be designed with vertical distinctions to reflect and attract small village stores.
- The development should respond to the development strategy and the urban design considerations in this Plan.

Staff are of the opinion that the above criteria have been thoroughly examined through the submitted supporting material (wind study, elevations, sun-shadow analysis, etc.) and that the changes made throughout the process have resulted in a building that contributes to the community while being sensitive to the existing context.

The CDP remains an important guiding document for development within this area and has specifically influenced a number of site design decisions. The proposal provides: a building that is located close to the street and includes a number of stepbacks; minimal

interior side yard setbacks to maintain a continuous frontage and visual interest from the street; warm colours and materials that are reflective of the current context; a mid-block connection between Beechwood Avenue and Barrette Street; and, a façade that is broken up into three volumes to give the perception that it is multiple smaller buildings.

Zoning By-law 2008-250

The property currently has three zoning designations: Traditional Mainstreet, Beechwood Avenue Subzone 8, with a Maximum Height of 11 and 15 metres (TM8 H(11) and TM8 H(15)); and, Residential, Fourth Density, Urban Subzone A, with Exception R4UA[1322]). The Applicant seeks to amalgamate the properties and rezone them to a site-specific Traditional Mainstreet, Beechwood Avenue Subzone 8 designation with a zoning schedule to define the heights, setbacks, and setbacks (TM8[XXXX]SYYY).

The proposal includes an increase in the allowable height from 11 and 15 metres for the majority of the property, to a maximum of 31 metres (not including allowable permitted projections). Changes to the buildings massing and material have been made through the Site Plan Control and Zoning By-law amendment process to improve the design and establish an appropriate pedestrian scale along both frontages.

The Beechwood Avenue portion of the building requires relief from the various setbacks and setback requirements. The front yard requirement is a minimum of 0 metres and a maximum of 2 metres (when there is the presence of a hydro pole) for the first three storeys, with a setback requirement of the provided setback + 2 metres. Rather, the proposal provides the following setbacks: 4.4 metres for floors 1-3; 5.4 metres for floors 4-6; 6.9 metres for floors 7-8; and 8.5 metres for floor 9. This modification will allow more space for planned elements within the right of way, such as: layby parking, plantings, a cycle track, and a wide concrete sidewalk that includes seating. The building is still sufficiently close to the street edge and provides a variety of setbacks.

The Barrette Street portion of the building requires relief from the rear yard setback and setback requirements, similar to the front yard. A 3-metre setback is prescribed for the first three storeys, with the storeys above requiring a setback of the provided setback + 2 metres. The proposal provides the following setbacks: 0 metres for floors 1-4; 2.2 - 3.2 metres for floor 5; 8.5 metres for floors 6-7; 15.7 metres for floor 8; and 23 metres for floor 9. This is consistent with the intent of the provisions, and more importantly achieves a 45-degree angular plane, which is a planning tool used to assess appropriate height transition, between the proposed and the existing low-rise buildings

to the south.

Relief is requested to increase the amount of permitted residential use on the ground-floor. The TM8 zone stipulates that residential uses are permitted to a maximum of 50 per cent of the ground floor area of a building that faces Barrette Street, while the proposed building has 100 per cent coverage of residential uses on the Barrette side. This is appropriate given the existing character of this street and the low-rise residential across the street.

The proposal seeks a number of minor amendments to the side yards. A minimum side yard setback (adjacent to a residential zone) and separate landscaped area of three metres is required, whereas the development proposes a minimum of 2.5 metres on the west side and 2.6 metres on the east side. A six metre maximum setback is required adjacent to another TM property, whereas the proposal includes a 7.5 metre setback. These are acceptable given that this area will be well landscaped and provide the community with the mid-block connection envisioned in the Community Design Plan.

The proposal seeks amendments to the permitted projections into required yards. A balcony is permitted to project two metres into a required yard, but no closer than one metre to any lot line. There are a number of balconies proposed surrounding the building (except for the western side), as well as within the interior courtyard. These elements contribute to the livability of a unit, the liveliness of a street, and visual interest of a building. There are no issues anticipated with providing this blanket relief, especially given the proposed zero metre building setback on the most affected frontage being Barrette Street.

The proposal seeks to amend the bicycle parking provisions in order to allow a technology that is not currently defined within the Zoning By-law. Specifically, the Site Plan details a system of stacked bicycle parking spots that allows for the efficient use of space and storage of bikes. This would facilitate a good ratio of 1.07 spaces per unit.

The proposal seeks relief to allow an outdoor commercial patio within 16 metres of a residentially zoned lot, whereas a 30-metre setback is required. The 30-square metre patio is proposed on the northeast corner of the building along Beechwood Avenue. A 2.1-metre vegetated screen would be provided along the west lot line to mitigate the noise.

Considering the above, as well as the design elements incorporated into the proposal to provide sensibility to the neighbouring residential context, staff are of the opinion that the proposed Zoning By-law amendment is appropriate for this site.

Section 37 Agreement

Pursuant to Section 37 of the *Planning Act*, the City may authorize increases in the height and density of development above the levels otherwise permitted by the Zoning By-law, in return for the provision of community benefits. The Official Plan (Section 5.2.1.11) states that limited increases will be permitted in return for the provision of community benefits as set out in the Zoning By-law, which shall be secured through an agreement registered on title, as per the *Planning Act*. The project must represent good planning.

The proposed zoning permits a mid-rise building (up to 31 metres) where the current zoning on the properties permit heights in the three to four-storey range. As the proposed Gross Floor Area is more than 25 per cent of that permitted as of right and the building is over 7,000 square metres in total gross floor area, the owner is required to provide a Section 37 contribution. As discussed, in this report, planning staff are satisfied that the proposed development conforms with the principles and policies of the Official Plan, and relevant Council-approved design guidelines and that it represents good planning.

As set out in the Council-approved Section 37 Guidelines, the Ward Councillor will identify potential benefits to be considered for inclusion in a Section 37 By-law and agreement. Council will then give approval to the contributions and associated community benefits being secured as part of the approval of the zoning changes for increased height and density.

In accordance with the Council-approved guidelines, the amount of the Section 37 contribution, based on a gross floor area of 4,428.5 square metres (discounting 21 per cent for common areas, such as hallways, lobby's, etc.), for this proposal has been determined to be \$738,000 after draw-down factors. This contribution will provide the following:

- Cycling and safety improvements - with a focus on Loyer to Minto property
- Residual amounts to be placed into a Ward 12 cycling and pedestrian improvements fund

Note: some of the draw-down factors that also contribute as public benefit, to be secured through Site Plan, include a mid-block pedestrian pathway connection Beechwood Avenue to Barrette Street, subject to a public access easement; right-of-way improvements, including a cycle track, sidewalk, and landscaping along their

frontage and extending eastwards to include the entire frontage of 98 Beechwood Avenue; a minimum of 1:1 ratio of units to bicycle parking spaces; traffic calming measures along Barrette Street in the form of a bulb-out; car-sharing on site; LEED v4.1 BD+C certification.

The details of the Section 37 contributions are also contained within the Zoning By-law Amendment (see Document 2). These community benefits will be secured prior to the issuance of the first building permit and details on final Section 37 contribution will be contained within the Section 37 agreement and will be indexed in accordance with the Statistics Canada Construction Price Index for Ottawa that applies to the type of community benefit being secured, calculated from the date of the Section 37 agreement to the date of payment. The implementing Zoning By-law will not proceed to City Council until such time as the agreement under Section 37 of the *Planning Act* is executed.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the 2020 Provincial Policy Statement.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Ward Councillor, Mathieu Fleury – Ward 12:

“The proposal for 78-88 Beechwood/69-93 Barrette is located on a long-overdue site for redevelopment. I am encouraged with many of the details in this application, including keeping a residential feel to Barrette Street with the townhouses facing the street, the building's design elements that face Beechwood Avenue, the open and inviting public spaces, and welcome the rental residential offering of this development.

Also, I have appreciated the early and continuous engagement from Minto on this proposal. From initial sharing of the proposal to receiving and responding to feedback from the community consultations and communications from residents – I am encouraged by how this application has moved through the City's process.

I support a cash-in-lieu of parkland funding as the current proposal offers an inviting pedestrian space, creating an active and vibrant main street along Beechwood Avenue.

I appreciated the attention to detail in respecting the heritage designated buildings both next door, 94 Beechwood Avenue, and across the street at 81 Beechwood with scaling their proposal down to not visually impact the property and Minto's intent to construct with careful consideration to 94 Beechwood.

One item I am still looking to resolve and look forward to the continuing conversation on the requirement for the developer to improve the cycling facility along Beechwood. The current cycling-track along the front of their building should ideally connect from Loyer street to St. Charles, creating safer and complete segment for this block segment along Beechwood– as we have seen successfully with other developments on this street.”

Abutting Ward Councillor, Rawlson King – Ward 13:

“I have listened to the many concerns of residents in my Ward about the height of the proposed development at 78 Beechwood Avenue and I have considered their comments and concerns about the height of the building on its northern façade. I do not support the height as proposed and would much prefer to see a design that is aligned with the Beechwood Community Design Plan which stipulates no more than six stories on Beechwood Avenue. I would also mention that the Urban Design Review Panel (UDRP) recommended that the height on the Beechwood side should be scaled down to six stories, to match the height on the Barette Street side.

While I appreciate that there had been careful design considerations given to materiality and set back of the upper floors from the street to minimize the visual impact from Beechwood Avenue, I believe that heights as specified in the Community Design Plan should be followed and respected. This concern for respecting the Community Design Plan must be balanced, in my estimation however, by planning principles that acknowledge that density should occur where it makes sense, and I do believe that should occur on main streets and corridors. This is preferable to inappropriate density on adjacent side streets without footpaths or adequate transportation. Future discussions concerning intensification and re-zoning must take this need into account, but in the interim, I believe that current guidelines should be adhered to until new planning imperatives are devised and implemented, based upon fulsome community input.

In examination of the other elements of this application, I am excited by the proposal's provision of much needed retail space and the wide entry plaza which will add to the streetscape and animate the space. The care given in the choice of materiality to complement the adjacent heritage building contributes additional cohesion and is an

acknowledgment of the character of the street.

Beechwood Avenue continues to evolve as a main street and is an important corridor in Rideau-Rockcliffe. An essential component of a good, twenty-first century traditional main street is the inclusion of safe cycling, pedestrian and active transportation, along with strong public transit linkages. I look forward to participating in ongoing conversations concerning cycling infrastructure on the entirety of this block so that we can make Beechwood Avenue a safer street for all road users.”

LEGAL IMPLICATIONS

Should the recommendations be adopted, and the resulting zoning by-law be appealed to the Local Planning Appeal Tribunal, it is anticipated that a three day hearing would be required. It is anticipated that this hearing could be conducted within staff resources. In the event that the zoning application is refused, reasons must be provided. Should there be an appeal of the refusal, it would be necessary to retain an external planner.

RISK MANAGEMENT IMPLICATIONS

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

ASSET MANAGEMENT IMPLICATIONS

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

FINANCIAL IMPLICATIONS

There are no direct financial implications associated with the report recommendations. In the event that the application is refused and appealed, an external planner would need to be retained. This expense would be funded from within Planning Services' operating budget.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report. Any Ontario Building Code requirements for accessibility will be imposed at the building permit stage.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Thriving Communities
- Sustainable Infrastructure

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-20-0066) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to workload constraints and issues needing to be resolved.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Proposed Zoning By-law Amendment

Document 3 Zoning Schedule

Document 4 Consultation Details

Document 5 Proposed Site Plan

Document 6 Urban Design Review Panel Recommendations

Document 7 Perspective Drawings

CONCLUSION

The Planning, Infrastructure and Economic Development department supports the proposed Zoning By-law amendment. The proposal is consistent with the Official Plan policies for intensification and compatibility on a Tradition Mainstreet. The proposed zoning amendment is appropriate for the site and maintains policy objectives. The amendment represents good planning and, for the reasons stated above, staff recommends approval of the Zoning By-law amendment.

DISPOSITION

Legislative Services, Office of the City Clerk, to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; Krista O'Brien, Program Manager, Tax Billing and Control, Finance Services department (Mail Code: 26-76) of

City Council's decision.

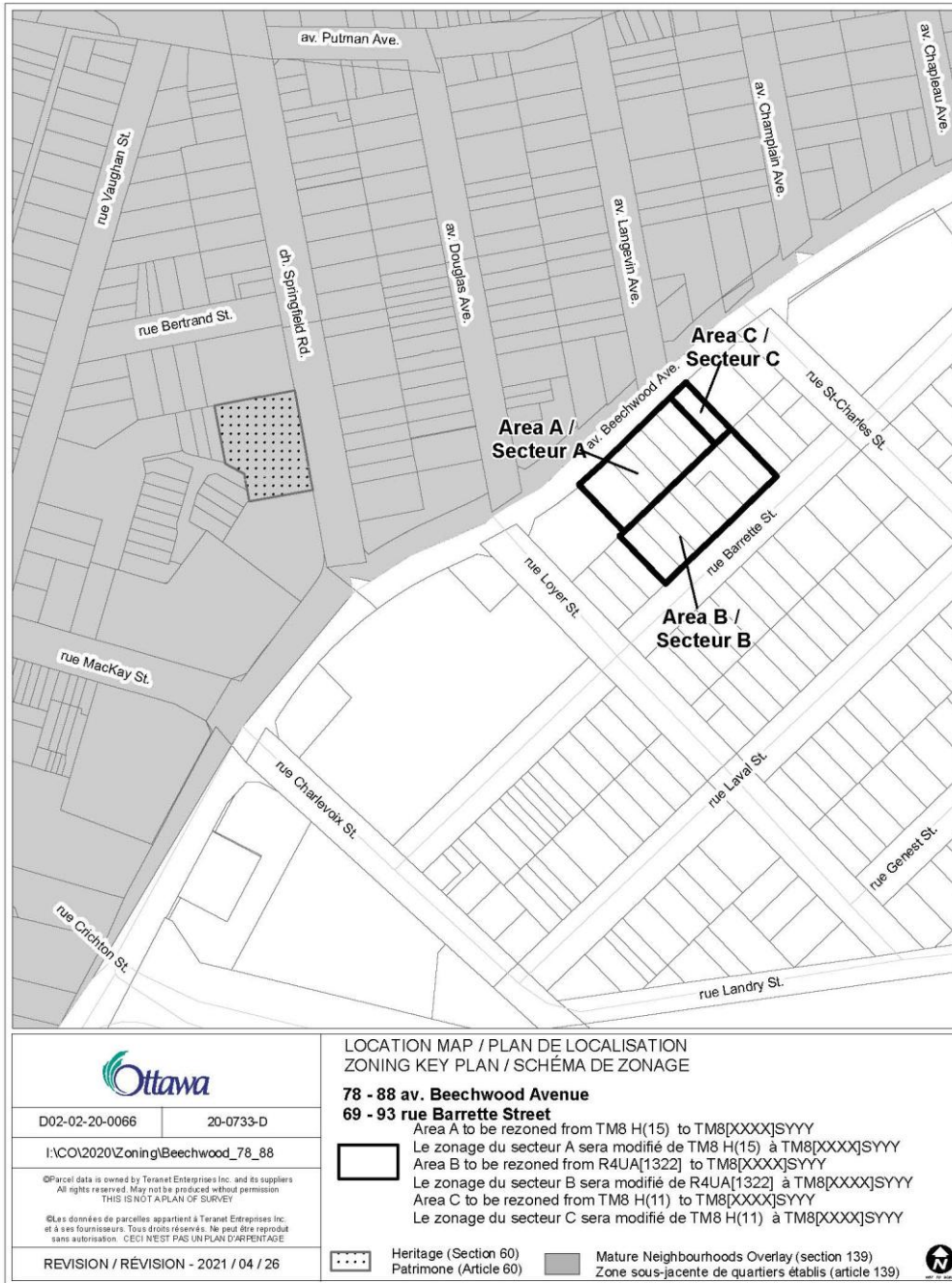
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

Legal Services, Innovative Client Services Department, to forward the implementing by-law to City Council.

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

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law 2008-250 for 78, 84, 86 and 88 Beechwood Avenue and 69, 73, 77, 81, 85, 89 and 93 Barrette Street:

1. Area A, C, and B shown on Document 1 to be rezoned from TM8 H(15), TM8 H(11), and R4UA[1322]) respectively, to TM8[XXXX] SYYY;
2. Add a new schedule to Part 17, SYYY;
3. Add a new exception, TM8[XXXX] SYYY to Section 239, Urban Exceptions, introducing provisions similar in effect to the following:
 - a. In Column II, Applicable Zoning, add the text “TM8[XXXX] SYYY”;
 - b. In Column V, Provisions, add the following text:
 - i. “Building setbacks, setbacks, and maximum permitted building heights as per SYYY.”
 - ii. “Maximum building heights of SYYY do not apply to permitted projections under Section 65.”
 - iii. “Permitted projections listed in Section 65 are not subject to the height limits identified on SYYY.”
 - iv. “Permitted projection defined within Section 65 are allowed within 0 metres from a lot line”
 - v. “Minimum width of landscaped area abutting a residential zone: 2.6 metres.”
 - vi. “Stacked bicycle parking systems are permitted, and such systems are exempt from the minimum bicycle parking space dimensions.”
 - vii. “Despite Clause 197(13), the façade facing the main street does not require an entrance for a residential use.”
 - viii. “Despite Clause 85(3)(a) an outdoor commercial patio is permitted where is it located a minimum of 16.0 metres from a lot in a residential zone and is screened and physically separated from that same lot by a structure, screen or wall that is two metres or more in height so as to mitigate both light and noise from the outdoor commercial patio.”

4. The following provisions dealing with a Section 37 authorization will also be added to the new exception in Section 239:
 - i. Pursuant to Section 37 of the *Planning Act*, the height and density of development permitted in this by-law are permitted subject to compliance with all of the conditions set out in this by-law including the provision by the owner of the lot of the facilities, services and matters set out in Section X of Part 19 hereof, to the City at the owner's sole expense and in accordance with and subject to the agreement referred to in b. below of this by-law.
 - ii. Upon execution and registration of an agreement or agreements with the owner of the lot pursuant to Section 37 of the *Planning Act* securing the provision of the facilities, services or matters set out in Section X of Part 19 hereof, the lands are subject to the provisions of this By-law. Building permit issuance with respect to the lot shall be dependent upon satisfaction of the provisions of this by-law and in the Section 37 Agreement relating to building permit issuance, including the provision of monetary payments and the provision of financial securities.
 - iii. Wherever in this by-law a provision is stated to be conditional upon the execution and registration of an agreement entered into with the City pursuant to Section 37 of the *Planning Act*, then once such agreement has been executed and registered, such conditional provisions shall continue.
5. The following will be added as Section X of Part 19 of the Zoning By-law, will be titled 78, 84, 86 and 88 Beechwood Avenue and 69, 73, 77, 81, 85, 89 and 93 Barrette Street and will set out the facilities, services and matters that must be provided as per Section 37 of the *Planning Act*: 78, 84, 86 and 88 Beechwood Avenue and 69, 73, 77, 81, 85, 89 and 93 Barrette Street.

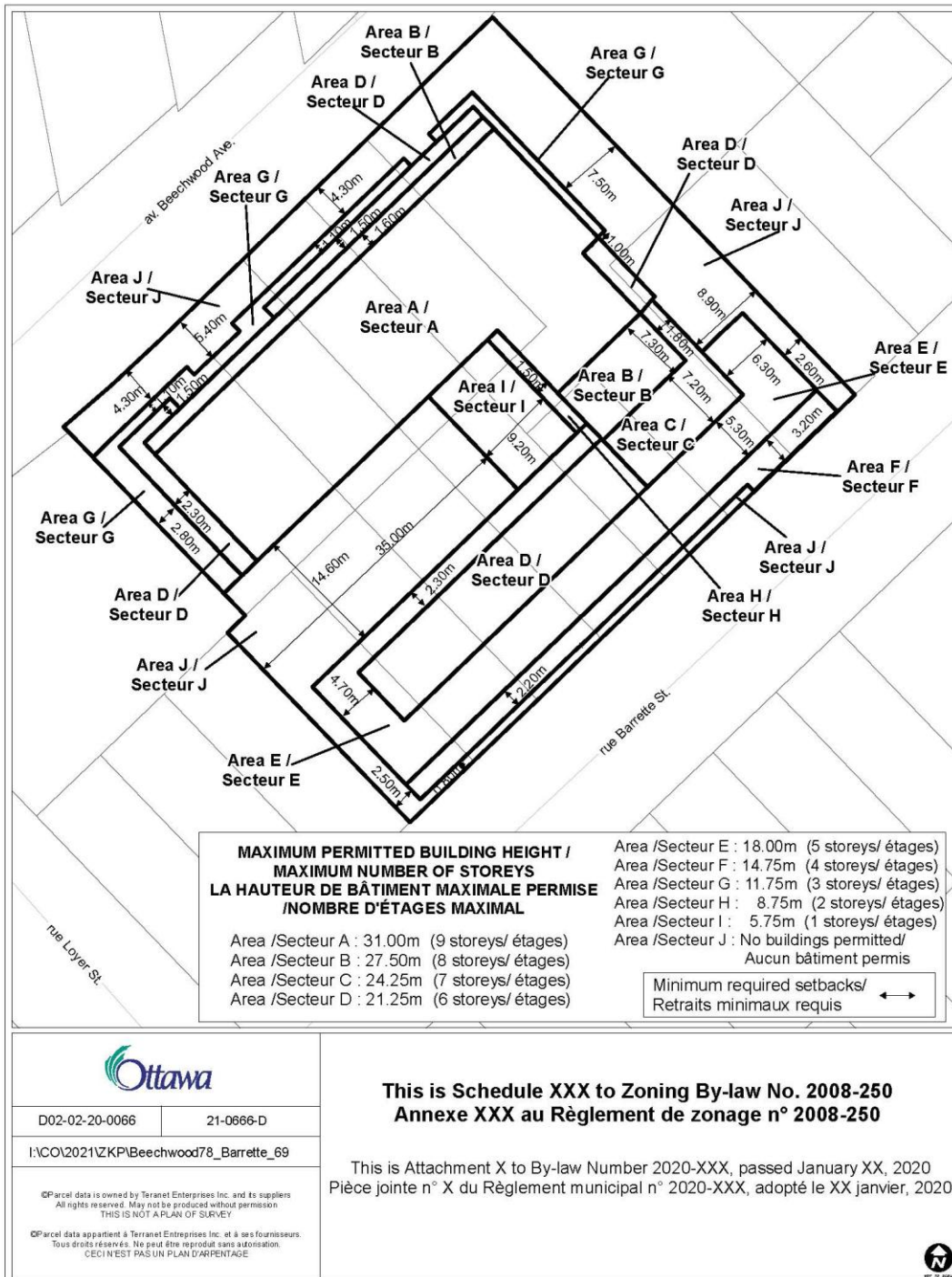
The City shall require that the owner of the lands at 78, 84, 86 and 88 Beechwood Avenue and 69, 73, 77, 81, 85, 89 and 93 Barrette Street enter into an agreement pursuant to Section 37 of the *Planning Act*, to be registered on title, to the satisfaction of the City Solicitor and General Manager, Planning, Infrastructure and Economic Development, to secure the public benefits noted below, and which will comprise a combination of public benefits including monies that would be paid to the City to be used for defined capital projects and

facilities/works to be undertaken by the owner with the total value of the benefits to be secured being \$738,000 to the City, indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for Ottawa, calculated from the date of the Section 37 Agreement to the date of payment.

a) The specific benefits to be secured and provided are:

- Cycling and safety improvements on Beechwood Avenue - with a focus from Loyer Street to the owner's lands
 - Residual amounts to be placed into a Ward 12 cycling and pedestrian improvements fund
 - In addition, the following non-cash contributions will be provided as part of the Site Plan Control approval process:
 - The owner shall provide and maintain a mid-block pedestrian pathway connection Beechwood Avenue to Barrette Street, subject to a public access easement;
 - The owner shall construct right-of-way improvements, including a cycle track, sidewalk, and landscaping along their frontage and extending eastwards to include the entire frontage of 98 Beechwood Avenue;
 - The owner will provide a minimum of 1:1 ratio of units to bicycle parking spaces;
 - The owner shall provide traffic calming measures along Barrette Street in the form of a bulb-out;
 - The owner shall provide opportunity for car-sharing on site;
 - The owner shall seek LEED v4.1 BD+C certification.
- b) Notwithstanding the foregoing, the owner and the City may modify or amend said agreement(s), from time to time upon the consent of the City and the owner, without further amendment to those provisions of the Zoning By-law which identify the facilities, services and matters to be secured.
- c) The payment of Section 37 funds shall be provided prior to the issuance of a building permit for the proposed development.

Document 3 – Zoning Schedule



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 CECI N'EST PAS UN PLAN D'ARPENTAGE

**This is Schedule XXX to Zoning By-law No. 2008-250
 Annexe XXX au Règlement de zonage n° 2008-250**

This is Attachment X to By-law Number 2020-XXX, passed January XX, 2020
 Pièce jointe n° X du Règlement municipal n° 2020-XXX, adopté le XX janvier, 2020



Document 4 – Consultation Details

Notification and Consultation Process

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. One public meeting was also held virtually on October 6, 2020.

The Lindenlea Community Association, the Beechwood Village Association, Vanier Community Association, and the Rockcliffe Park Residents' Association have provided comment on this file. These comments have been integrated into the following comments and responses.

Summary of Public Comments and Responses

Comment: Concern related to the commercial use of the site and that Minto may remove this component after approval.

Response: The Traditional Mainstreet Beechwood Avenue Subzone 8 encourages a mix of uses throughout the corridor. However, a mixed-use building is not requirement within this policy area. This variety may be achieved from site to site.

Comment: There is concern about the impact the height and scale will have on the abutting residential.

Response: The height and scale of the Barrette portion of the building is large in keeping with the intent of the existing R4UA zone. This zone permits a maximum building height of 11.0m or four storeys, whereas the proposed height of the Barrette is 14.45m for the first four storeys, then it steps back in height at the fifth, with an even greater stepback provide at the sixth floor, with a maximum height of 20.95m. These stepbacks result in an appropriate scale when compared to the low-rise residential across the street.

Comment: There is concern that the added rooftop mechanical penthouse will result in an extra storey and will block the sun.

Response: These elements have been shifted back and reduced as much as possible in order to minimize the impacts. Stepback provides the ninth-floor units with outdoor terraces, therefore, the stair pop-ups and patios on the roof have been removed and the overall size of the mechanical penthouse was significantly reduced.

Comment: There is concern that the building scale will create a “concrete canyon” similar to Richmond Road in Westboro when this development is combined with neighbouring large developments.

Response: The Westboro context is different than the subject site and proposal.

A canyon effect will not result from the proposed development as it will not directly face another similarly-scaled development across Beechwood Avenue. The approved (Site Plan amendment still in process) six-storey Claridge development at 97-99 Beechwood is located east of Langevin Avenue and will front onto the intersection of St. Charles Street and the new park in front of the church on that corner. With respect to the St. Charles Market development, a slim six-storey portion of the building fronts Beechwood Avenue with the remainder of the building located behind the heritage church building along Barrette Street. While there is the potential for redevelopment of the parcels on the north side of Beechwood Avenue between Langevin and Douglas Avenues, the irregular shape of the parcels and their relationship to the street will likely result in a built form that will also be irregular and highly articulated, but also smaller.

It is also worth noting that any redevelopment along the north side of Beechwood Avenue between Champlain Avenue and Springfield Road is restricted six storeys due to the Official Plan protected view plane from Beechwood Cemetery to Parliament Hill.

Comment: There is the desire to have the building height not to exceed that of the St. Charles development which has much more open space.

Response: The proposed height is a maximum of 31 metres, or nine storeys in height. Whereas the St. Charles Market building is 27.1 metres or eight storeys, a difference of less than 4 metres. Unlike the St. Charles development, the subject property does not have any heritage elements; Therefore, the massing is able to be located more towards the main street and include a gradual transition to the residential uses along Barrette Street.

Comment: There is a concern that the planned redevelopment of Manor Park Estates will greatly increase the population density. It is anticipated that between 4,000 and 5,000 additional residential units will be developed in Manor Park.

Response: Manor Park Estates is located 1.8 kilometres from the subject site and is therefore outside of the 400-metre study context area of this site. This planned development presently has no formal application status with the City and will be subject to its own transportation impact assessment to identify future traffic generation. The

City's long-term transportation model takes into consideration population and employment potential based on land use and zoning at the 2031 planning horizon. A sensitivity analysis of future traffic volumes along the Beechwood Avenue corridor, however, indicates that an annual background growth rate of up to 3 percent could be accommodated while maintaining acceptable operating conditions along the corridor within the horizon year of this study.

Comment: There is a concern the redevelopment of Montreal Road as a more pedestrian-oriented main street for Vanier will reduce automobile capacity on Montreal Road and divert more traffic to Beechwood Avenue.

Response: The Montreal Road revitalization project includes infrastructure improvements to help reduce automobile dependency and encourage a shift towards more sustainable modes of transportation such as walking, cycling, and transit. The City's long-range transportation model takes into consideration both the potential shift in traffic to parallel alternative routes, as well as the expected increase in sustainable transportation mode share associated with more feasible alternatives to the use of private automobiles.

Comment: There is a concern that the proposed development does not achieve Official Plan guidance under Section 4.11 regarding compatible development, particularly with respect to noise, light, and shadow.

Response: With respect to noise, a stationary noise study is required by the City as part of the approval process to identify and mitigate any potential impacts from rooftop mechanical units serving the proposed building on surrounding noise-sensitive uses. With respect to light, a sight lighting certificate is required by the City as part of approval process to ensure that all exterior fixtures specify cut-offs and limit lighting of neighbouring properties.

With respect to shadow, a sun-shadow analysis is required by the City as part of the approval process to identify and mitigate any potential impacts of shadowing on neighbouring properties. The study shows that during the growing season, there is minimal additional shadow cast on surrounding residential yards during the day and early evening hours beyond what would otherwise be case by an as-of-right permitted building. The study shows that during the winter months, some additional shadow is cast on residential yards north of Beechwood Avenue between Douglas and Langevin Avenues; however, these shadows disappear by 11AM and these yards are in sunlight for the remainder of the day.

Comment: There is a concern that the proposed development does not appear as a group of smaller buildings or enhance a “village feel” as envisioned in the Beechwood Community Design Plan.

Response: The proposed development will correct the most blighted stretch of properties on Beechwood Avenue and support the continuation of Beechwood Avenue as a vibrant mixed-use neighbourhood. With respect to building design along Beechwood Avenue, street level will include a series of small commercial spaces with high levels of glazing set behind a wide concrete sidewalk. Above the sidewalk, the building appears as a series of three smaller three-storey brick buildings. Behind these smaller “buildings” are two larger “buildings” set back slightly from the street and finished in a different masonry material. The upper storeys are stepped back even further so as not to be visible from the street. This combination of forms, materials, setbacks, and step backs will result in an interesting architectural design.

Comment: There is a concern that the units are too small and will be a magnet for investors and used for short-term rentals. There is a desire for family-sized units and affordable housing options.

Response: The proposed development will be a residential rental project with units ranging from 37 square metre studios to 111 square metre, two bedroom units. 40 per cent of the units are the larger two bedroom variety.

Comment: There are concerns related to bird-friendly design as it relates to building materials, the interior courtyard, and best practices to prevent bird deaths.

Response: An analysis of the building design with respect to bird safety has been completed. With respect to the building envelope, the overall extent of glass is not expected to exceed 40 percent relative to the entire façade, which will reduce fatal bird collisions. With respect to fly-through conditions on corners, such a condition does not exist on the Barrette portion of the building; however, this condition does exist on the upper storeys of the Beechwood portion. Through Site Plan, Minto indicated that they will work with the project architect, window supplier, and cladding supplier to identify opportunities to reduce fatal bird collisions.

Comment: There are concerns with views from Beechwood Cemetery to Parliament Hill and of St. Charles Church when travelling along Beechwood Avenue.

Response: The proposed design complies with Official Plan Annex 12, and as such there are no compliance issues with the protected view plane from Beechwood

Cemetery to Parliament Hill. With respect to the views of St. Charles Church when travelling along Beechwood Avenue, the experience will change slightly when approaching from the west in that the view will become apparent nearer the church than it currently does. A 3.0m setback of the building from the property line to accommodate the City's multi-use pathway design for Beechwood Avenue will ensure that the view of St. Charles Church appears sooner than it otherwise would with the building placed closer to the street.

Comment: There is a concern with tenants living in the buildings to be demolished to accommodate the proposed development will be "renovicted".

Response: While the City cannot require Minto to provide units to the existing site tenants, Minto expressed an interest in working closely with each tenant. All tenants are aware of the proposed redevelopment and expected timing. Provincial requirements regarding notice and compensation under the *Residential Tenancies Act* will be met at a minimum.

Comment: There is a concern that Beechwood Avenue needs more small and diverse retail spaces and that larger retail spaces in new developments are too difficult and expensive to fill.

Response: The proposal includes four at-grade commercial units ranging in size from 129 to 174 square metres. Minto has consulted with the Beechwood Village Alliance which has provided a list of preferred commercial uses that will complement and enhance the existing commercial uses along Beechwood Avenue. It is Minto's intent to create a desirable mix of commercial uses and have them in place as quickly as possible.

Comment: There is concern that the building is too large and not in keeping with the Traditional Mainstreet Designation of Beechwood Avenue in the Official Plan.

Response: The growth policies of the Official Plan define the Traditional Mainstreet designation as a target area of intensification. The policies of the Traditional Mainstreet designation encourage more dense and mixed-use development that supports increased walking, cycling, and transit use. Mid-rise buildings of between five and nine storeys on Traditional Mainstreets are supported by Policy 11 of the Official Plan.

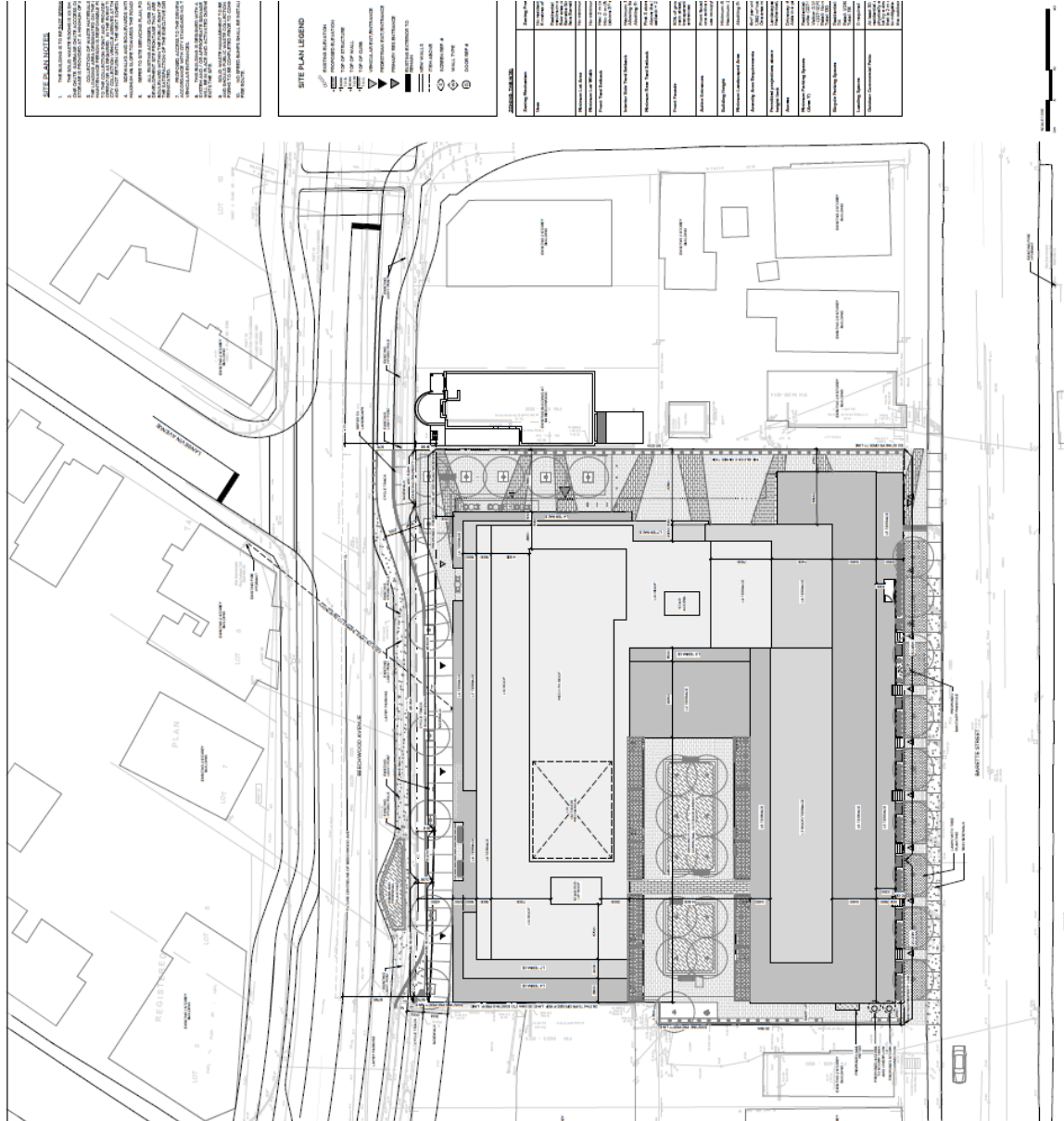
Comment: The subject development is not in keeping with the policies contained within The Urban Design Guidelines for Traditional Mainstreets. Specifically, the following:

- Guideline 10 speaks to the ratio of the building height to corridor. In the example given, a ratio of 1:1 seems exactly what is needed along Beechwood.
- Guideline 12 (pg., 6) calls for “set backs of upper floors of taller buildings to help achieve a human scale and more light on the sidewalks.”
- Guideline 15 (pg., 7) calls for “ensuring adequate sunlight for sidewalks by building within a 45-degree angular plan measured from the opposite sidewalk.”

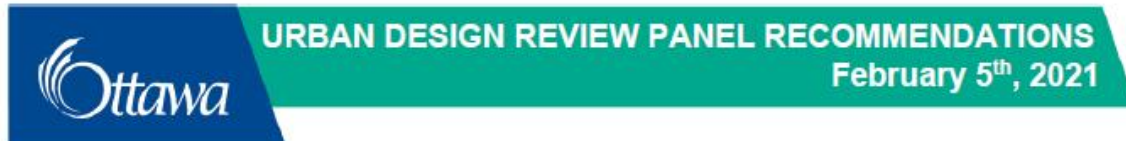
Response: This document encourages developments to be compatibility in context, to achieve high-quality built form, provide continuity along Mainstreets, to foster compact pedestrian-oriented development and a broad range of uses including retail. The guidelines promote buildings that respect the rhythm and pattern of the existing or planned buildings on the street, set back upper storeys, provide planting on flanking streets to the Mainstreets. The subject development is generally consistent with these guidelines with ample setbacks and stepbacks being provided to create human scale and reduce the shadowing impacts.

Specific to Guideline 10: This section of Beechwood has a protected right-of-way width of 24.5m within Official Plan Annex 1. The proposed development has a maximum height of 31 metres, which results in a ratio of 1: 0.8. When factoring in the additional ~2 metre setback that is proposed for the subject building this results in a ratio of 1: 0.85. Therefore, the proposed is largely consistent with Guideline 10.

Document 5 – Proposed Site Plan



Document 6 – Urban Design Review Panel Recommendations



78 – 88 BEECHWOOD AVENUE & 69 – 93 BARRETTE STREET | Formal Review |
Zoning By-law Amendment and Site Plan Control Application | Minto Communities
Canada; RAW Design, Fotenn Planning & Design



Summary

- The Panel thanked the proponent for a fulsome and detailed presentation and for the changes that have been made since the previous iteration. The improvements to the portion of the building facing Barrette Street were particularly appreciated.
- The Panel expressed concerns with the proposed mass of the development, which it felt was very dense for a mid-block site, particularly on the Beechwood and east facades. Recommendations were made to reduce the building's volume to improve relationships, to adjust the architectural expression of the Beechwood façade to make it less imposing, and to tie the materiality more strongly to the context.

Massing and Building Design

- Given that this is a mid-block site, it was suggested that a reduced massing would better help the project fit into the context. One Panel member suggested an eight-storey mass with a step back above the sixth floor would be a more appropriate massing for the Beechwood side of the development. Other Panel members expressed concern about the linking building.
- The Panel appreciates the proponent's efforts to break down the Beechwood façade and reflect the rhythm of the streetscape but felt that the red brick base appears too superficial and the variation complicates the base. Establishing a consistent three-storey datum would be a more robust treatment.

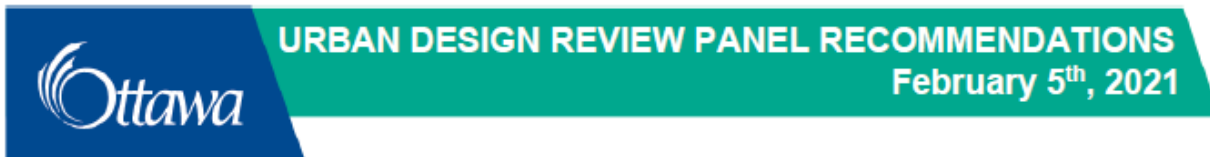


URBAN DESIGN REVIEW PANEL RECOMMENDATIONS
February 5th, 2021

- The Panel suggested that the floors above the base on the Beechwood façade read too strongly and are imposing on the streetscape. The vertical striation also has too commercial an expression. The proponent is encouraged to continue to explore means of recessing the mass above the base and minimize its imposing nature.
- It was recommended that the proponent continue to explore opportunities to reduce the massing of the east façade. There have not been significant improvements since the last iteration. The mass currently reads as an L-shaped building, which makes it appear too dense. Though this would result in a loss in GFA, the mass should read as two bar buildings, one facing Barrette and one facing Beechwood, with a connecting link between them. Reduce the height of the connecting portion to six storeys and recess it further from the property line to help achieve this.
- It was suggested that the passageway on the east side of the site should remain clear and the protrusion of the massing into the space on the Barrette side should be eliminated.
- The Panel commended the proponent on making significant revisions to the massing facing Barrette; it relates better to the context than it did previously. It was suggested that recessing the balconies may further improve this and help to break down the facade.
- Recess the corner of the L-shape linking the Beechwood and Barrette façades, above the third storey and have a different treatment to a slightly grey to emphasize volume and reduce the mass.

Materiality & Contextual Considerations

- The contextual precedents provided by the proponent were appreciated, however, the Panel noted that the examples shown were all corner buildings, some of which have frontage on three streets. As the proposed site is not located at a corner, it was suggested that the capacity of the site may not be comparable.
- The use of red brick is good, however, as proposed, it reads as being superficial, and the upper elements read too strongly. The vertical striation gives the proposal a commercial feeling, and the metal panel window system feels foreign to the neighbourhood and imposing. Consider alternative materials that pick up more closely on the texture of the materials in the context. The terracotta used in the St. Charles Church redevelopment, which enriches the neighbourhood and does not read as bright or prominently, was referenced as a good precedent to reference.



Sustainability

- Continue to explore additional sustainability measures not only as they relate to the building and site but also in terms of promoting of social mix, affordable housing, and sustainable transportation. Sustainable roof, patio and terrace treatments, additional street trees, and terraces, planters, climbing vines, screens for shades were suggested.

Document 7 – Perspective Drawings



3-STOREY DATUM
LOOKING SOUTH ON LANGEVIN AVE

RAW 78-88 BEECHWOOD AVE &
69-93 BARRETTE ST
MINTO COMMUNITIES
EXTERIOR PERSPECTIVES



3-STOREY DATUM
LOOKING EAST ON BEECHWOOD AVE

RAW 78-88 BEECHWOOD AVE &
69-93 BARRETTE ST
MINTO COMMUNITIES
EXTERIOR PERSPECTIVES