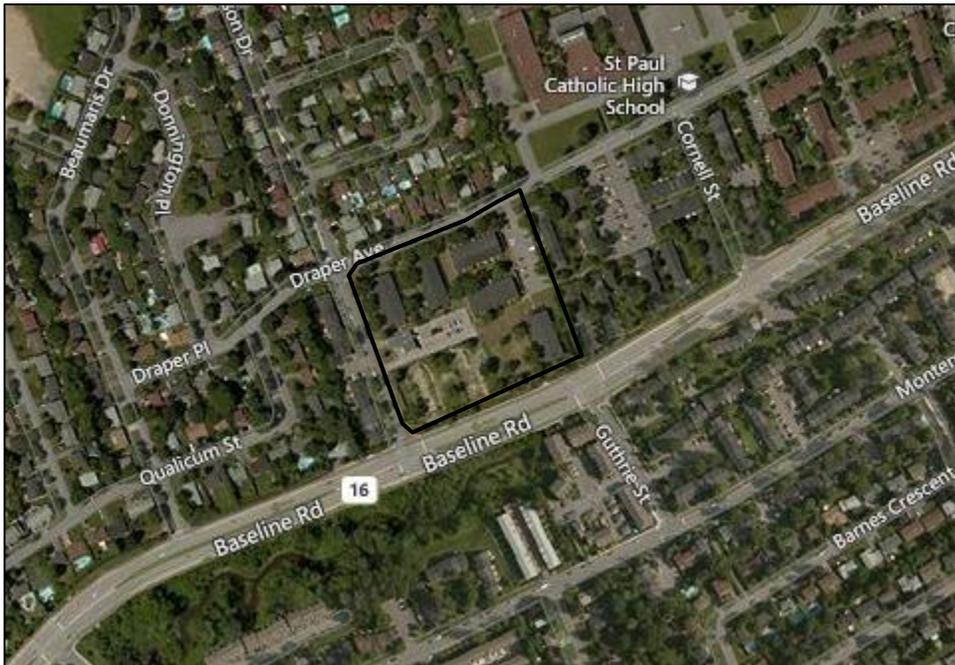


## Site Plan Revision and Zoning By-law Amendment

### PLANNING RATIONALE



2781, 2785, 2795 Baseline Road



**Prepared for:**

Qualicum Woods Crossing  
333 Wilson Ave., Suite 200  
Toronto, ON  
M3H 1T2

**Prepared by:**

Lloyd Phillips & Associates Ltd.  
File: 0811

November 26, 2015



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# 1. INTRODUCTION

Qualicum Woods Crossing (QWC), the Owner of 2785, 2795, and 2781 Baseline Road ('QWC' or 'the Site'), is seeking to make a revision to the existing Approved Site Plan, dated April 1, 2013.

The current approved Site Plan consists of three proposed buildings: Buildings D, E, and F, located on the site bounded by Baseline Road to the south, Morrison Drive to the west, and Draper Avenue to the north. This approved Site Plan is also referred to as Phase 1 and makes up the middle and south portions of the overall site. Phase 2 would be the future proposed development of the north half of the site.

The proposed Site Plan Revision is to amend the Phase 1 approval. Some of the noted changes are: increased unit count, modified parking provided, additional use of Medical Facility for the ground floor of Building F.

Due to the proposed additional use, a Zoning By-law Amendment is required.

The following presents the Planning Rationale for the proposed Site Plan Revision and Zoning By-law Amendment of QWC, Phase 1.



Figure 1: Site Plan Location

## 2. SITE AND CONTEXT

### 2.1. History

On April 1, 2013, approval was given for the first Phase of the project at 2781, 2785, 2795 Baseline Road known as Qualicum Woods Crossing ('QWC'). It is made up of three buildings: E, F, and D. This approval was extended in April, 2014 until April 2015. The Site Plan Agreement for Phase 1 has been registered.

Phase 1 covers the south half of the overall site, fronting on Baseline Road and Morrison Drive. Building E, the first to be constructed, is located at the south-east corner of the site. It is designed in an L-shape, and was originally planned to provide 71 units in 4 storeys. This entire building would be residential with condominium tenure. For marketing purposes, this building is called Stanley Park.

Building F is proposed at the south-west corner of the site, in an L-shape format as well and is proposed to have commercial uses on the ground floor, with 61 units on the remaining three floors. The marketing name for this building is Strathcona Park.

In the centre of the site, Building D – Grammercy Park, was approved at 4 storeys, and 64 units.

For Phase 1, there were proposed to be 196 parking spaces for the residents, and 39 visitor spaces. Finally, 6 spaces were to be reserved for the anticipated 600 square metres of Commercial on the ground floor of Building F.

The approved Site Plan is identified as SP-2, Revision 5, dated March 20, 2013 by Roderick Lahey Architects (RLA). The title of this plan is Site Plan – Proposed Phase 1. This plan shows 3 existing buildings that will remain until Phase 2 is developed.

Phase 2 is an informational plan identified as SP-1, Revision 5, dated March 20, 2013 by RLA. The title of this plan is Site Plan – Overall. This plan is intended to show the future development of the remainder of the site. This will require a future Site Plan Approval.

Both SP-1 and SP-2, as approved, have been added as Appendix A.

### 2.2. Site

The site, specifically Phase 1, is located on the north side of Baseline Road, on the east side of Morrison Drive. Phase 1 has a total land area of 12,065 m<sup>2</sup>, and has frontage on both Baseline Road (154.62 m) and Morrison Drive (61.37 m).

The legal description for the site is as follows: PLAN 447761 PT BLK G PT; MORRISON COURT RP 4R27845; PARTS 2 AND 12. PIN 039470247

There were originally seven townhouse buildings on the overall site with a total of 84 units. At present, there are four remaining, as the other three have since been demolished.

The site is currently accessed by an entrance off of Morrison Drive, and the rear portion of the site is accessed from Draper Avenue.

Some images of the site are provided below:



Figure 2: View of site from Baseline Road.



Figure 3: Looking north east into site from intersection of Baseline Road and Morrison Drive.



Figure 4: Looking north east at location of future Building F from intersection of Baseline Road and Morrison Drive.





Figure 5: Site on left side of picture, looking south down Morrison Drive towards Baseline Road.



Figure 6: Looking west on Baseline Road from the intersection at Morrison Drive.



Figure 7: Looking east down Baseline Road. Site is on the left.



Figure 8: Looking west on Baseline Drive from east of the site on Baseline Road.



Figure 9: Looking north west into the site from Baseline Road. Building under construction is Building E.



## 2.3. Context

The site is located in the west end of Ottawa, in the Qualicum-Redwood Park neighbourhood as identified below. This part of the community consists mainly of townhouses and low-density residential dwellings. The existing townhouses, and much of the surrounding area, were built in the 1960's.



Baseline Road, which forms the south boundary of the site, is a major arterial road that runs southwest from Prince of Wales Drive to Richmond Road just past Highway 416. The nearest major intersection is at Greenbank Road and Baseline Road, 500 meters east of the site. Greenbank Road is a major north-south road in Ottawa that serves central Nepean and runs south from the Queensway to Barrhaven.

The Redwood Community is an area with a mix of uses, containing light industrial and commercial uses on the north side of Morrison Drive, west from Pinecrest Road. As Draper Avenue proceeds south from the industrial and commercial area on Morrison Drive, there are high-rise apartments on the east side, and a central public use area that contains Morrison Park, and two schools. West of the park, on the north side of Morrison Drive, the existing residential character is primarily low-density consisting of one and two-storey residential, which prevails to where the south end of Draper intersects with Morrison Drive. The community is well serviced with two schools located 150 metres east of the site on Draper Avenue.

The townhouse buildings were built in the 1960's and have reached the end of their economic life. These are rented and are gradually being vacated as the leases expire. Five of the townhouse buildings face north/south while two buildings located in the northeast corner, face east/west. Three of the townhouse

buildings adjacent to Baseline Road are vacant. Demolition Control Approval for these three buildings (2781, 2791, 2797 Baseline Road) was given on July 11, 2012. There are two on-site parking lots, one with access from Morrison Drive and the other from Draper Avenue.

East of the site, there is another townhouse development with 87 units in ten buildings. To the west, across Morrison Drive, is the Qualicum residential neighbourhood of mostly detached single family dwellings with a row of townhouses that face Morrison Drive. North of the site, across Draper Avenue, is an area of detached dwellings facing Draper Avenue and Stone Crescent.

The property contains many mature trees, most of which are coniferous, concentrated along the street frontages.

In summary, the subject property is composed of existing townhouses on a main thoroughfare at the edge of a low to medium-density residential neighbourhood.



### 3. PROPOSED SITE PLAN REVISION

The proposed Site Plan Revision involves minor changes to Building D, some retroactive adjustments to the statistics of Building E (currently under construction), and changes to the proposed Building F to be located at the south west corner of the site. The following describes these changes in details.

Building D will have an additional 2 units (for a total of 66). Building E (south east corner) is currently under construction. While there are no changes to the approved footprint or shape of Building E, there are an additional 9 units that were created during construction, bringing the total from 71 approved, to 80 units provided.

Building F (south west corner) is where the majority of revisions are occurring. The building is now proposed to be 5 storeys instead of 4. The total number of units will be 81 instead of 61.

However, the unit count of 81 proposed may increase to 83 if some of the commercial units are not sold by the construction start date of spring, 2016. In that situation, some of the commercial space will be converted to residential units, increasing the unit count to 83 as noted.

These revisions comply with the current zoning.

On the ground floor of Building F, commercial uses are still proposed. In addition to the already permitted uses, the client is proposing to have a medical facility on the ground floor that would still respect the size limits of the commercial spaces as noted in the existing exception zone. Furthermore, given the differences in parking requirements for a medical facility compared to the allowable commercial rate identified in the exception zone, we have proposed to cap the medical facility use to a total of 325.15 m<sup>2</sup> for the zone.

At this time, one tenant for the medical facility has already been secured, who will occupy a space of 116.13 m<sup>2</sup>. Two other commercial spaces have also been leased to non-medical facility users.

With regards to parking, the underground parking garage has been increased to accommodate the additional parking needed to serve the additional residential units being proposed. The total residential parking spaces provided will be 225, an increase of 29 from the originally approved amount of 196.

Surface parking is dedicated to visitor spaces and commercial spaces (including the proposed spaces for the medical facility). All required visitor spaces for the revised Phase 1 can be accommodated within the surface parking available, which is 52 spaces.

As for the commercial spaces and spaces for the medical facility, it is proposed that both uses be calculated using the 1 space per 92.9 m<sup>2</sup>. This results in a total requirement of 6 spaces. These can also be supplied by the surface parking available.

Giving context to the difference in parking, if we calculate the rate for the Medical Facility using the zoning requirement of 4 per 100 m<sup>2</sup> of GFA, the required number of spaces for 325.15 m<sup>2</sup> of Medical Facility use is 13. The remaining commercial uses require 2 spaces. Therefore the total required parking would be 15 spaces. A total of 7 spaces can be specifically allocated to the commercial and medical facility uses. This

results in a deficiency of 8 spaces, if the standard parking rate for medical facility is applied. Given the small scale of the medical facility use and the convenience that it will provide to local residents, it is our view that the reduced parking rate, to be the same as other permitted commercial uses, will not cause parking problems. This will be fully addressed in the updated traffic and parking study.

One final component of discussion on the Site Plan Revisions is the potential introduction of a back-up generator that will be required to be located at grade temporarily. The purpose of this is to ensure that in the event of heavy rain and a power outage, there is no risk of the sump-pump failing and resulting in the basement to flood, which is a major concern due to a high-voltage room in Building E. When Building F is constructed, the back-up generator will be relocated to the roof.

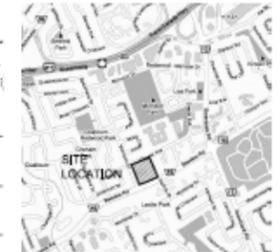
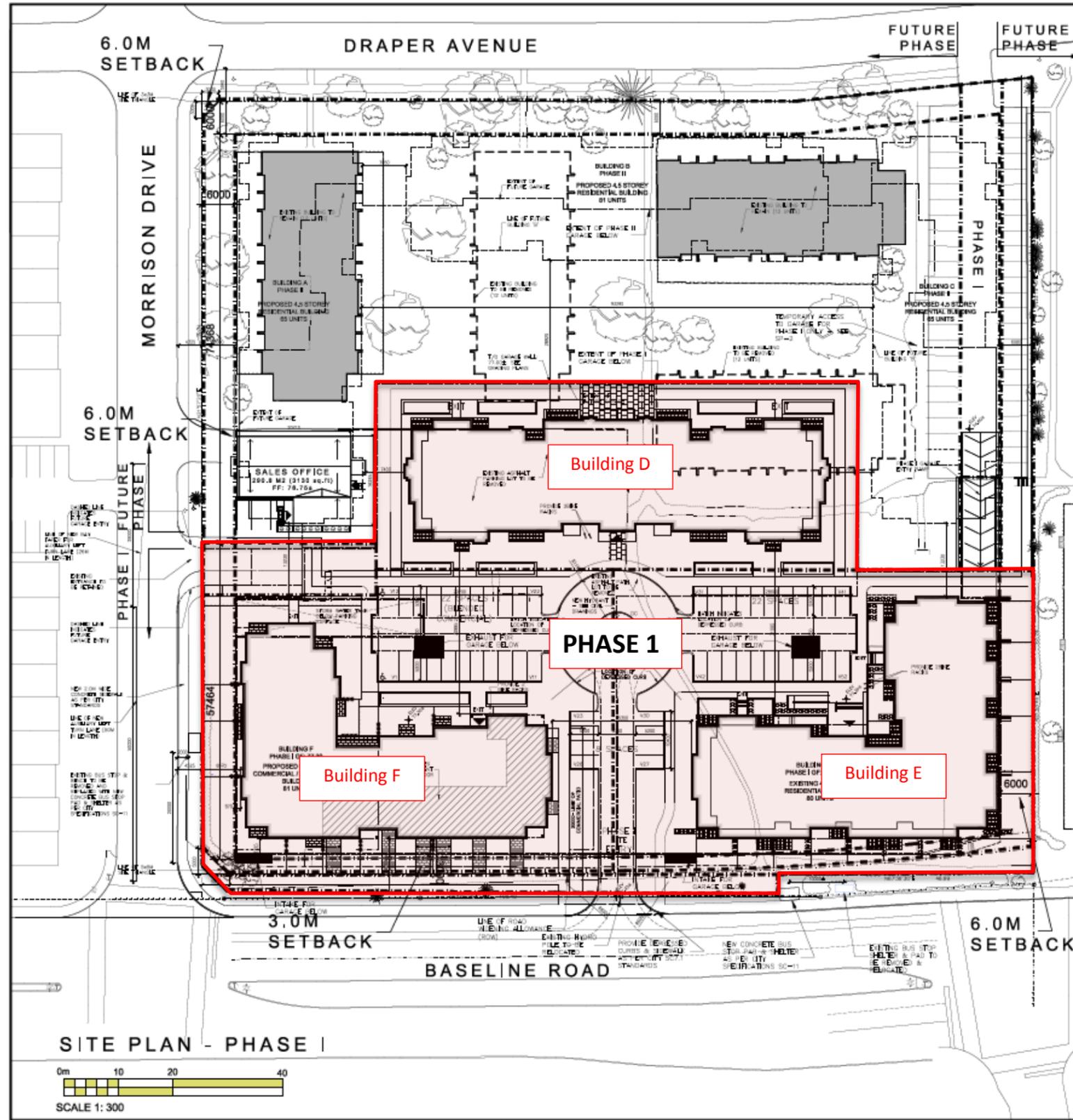
In conclusion, the major changes of this revision are as follows:

1. A total increase in units within Phase One from 196 to 225 (potentially 227 if the remaining commercial units are not sold).
2. A resulting total increase in provided parking from 241 to 276.
3. Increase in height for Building F from 4 storeys to 5 storeys.
4. Proposed Medical Facility Use, limited to a total of 325.15 m<sup>2</sup>.
5. Proposed reduced parking rate for Medical Facility Use from 4 per 100 m<sup>2</sup> to 1 per 92.9 m<sup>2</sup> or 13 spaces to 4 spaces.

It should also be noted that the increase in units on Phase One does not exceed the overall maximum 400 units on the site and it does not exceed the maximum Gross Floor Area of 34,000 m<sup>2</sup>.

As well, the increase in the height of Building F complies with the existing maximum building height requirement for the zoning.





NOTE: READ THIS DRAWING IN CONJUNCTION WITH LANDSCAPE PLAN AS PREPARED BY LAROUCHE+LEVSTEK, GRADING PLAN AND SITE SERVICES PLAN AS PREPARED BY DBEL ENGINEERING CONSULTANTS LTD., AND GEOTECHNICAL INVESTIGATION AS PREPARED BY PATERSON GROUP INC.

DRAFT PLAN OF CONDOMINIUM OF PART OF BLOCK "D" REGISTERED PLAN 447761 CITY OF OTTAWA  
PAULA, RIDDELL O.J.S., 2005

LOCATION PLAN  
N.T.S.

SITE STATISTICS PHASE I ONLY	PROPOSED TOTAL	BLDG D	BLDG E	BLDG F
SITE AREA m <sup>2</sup>	12,065.0			
FOOTPRINT m <sup>2</sup>	4,497.0	1,990.0	1,517.0	1,990.0
PARKING & DRIVEWAYS m <sup>2</sup>	2,819.5			
OPEN LANDSCAPE m <sup>2</sup>	4,748.5			
GROSS FLOOR AREA m <sup>2</sup>	16,122	5,177	5,040	5,905
BUILDING HEIGHT (m)		15.0	15.0	17.0
NO. OF STOREYS		4	4	5
GROSS COMMERCIAL AREA, m <sup>2</sup>	500	0	0	500
NO OF DWELLING UNITS				
1 BEDROOM	129	30	56	43
2 BEDROOM	95	34	24	38
TOWNHOUSE	10	0	0	10
TOTAL	235	64	80	91
RESIDENT PARKING "UNDERGROUND"				
REQUIRED =	225	64	80	81
PROVIDED =	225	64	80	81
VISITOR PARKING SURFACE / (UNDERGROUND)				
REQUIRED =	45	13	16	16
PROVIDED =	62 BLENDED	13	16	16
COMMERCIAL PARKING REQUIRED (1 SPACE / 50.0M <sup>2</sup> AREA)				
REQUIRED =	0	0	0	0
PROVIDED =	0	0	0	0
BIKE PARKING NOTE: ALL RESIDENTIAL BIKE PARKING IS UNDERGROUND				
REQUIRED =	113	32	40	41
PROVIDED =	113	32	40	41

- NOTATION SYMBOLS:**
- INDICATES DRAWING NOTES LISTED ON EACH SHEET
  - INDICATES AVAILABLE TIME REFER TO TYPICAL ANNUAL SCHEDULE
  - INDICATES WINDOW TYPE, REFER TO WINDOW SCHEDULES AND DETAILS ON AND SHEET
  - INDICATES DOOR TYPE REFER TO DOOR SCHEDULES AND DETAILS ON AND SHEET
  - INDICATES OTHER SYMBOLS
  - INDICATES OTHER SYMBOLS

- GENERAL NOTES:**
- REFER TO TYPICAL ASSEMBLY DETAIL FOR WALL, PARTIAL ROOF OVERLAP AND JOINT TYPE
  - FOR DOOR TYPES AND HARDWARE REQUIREMENTS REFER TO DOOR SCHEDULE ON AND SHEET
  - ALL EXTERIOR FINISHES ARE TAKEN FROM THE FACE OF STUD
  - ALL EXTERIOR FINISHES ARE TAKEN FROM THE FACE OF STUD
  - ALL EXTERIOR WALLS ARE TO BE TYPE WY OLBA UNLESS NOTED OTHERWISE
  - ALL EXTERIOR PARTITIONS ARE TO BE TYPE WY UNLESS NOTED OTHERWISE
  - ALL REINFORCED CONCRETE SURFACED SLABS, COULERS & BEAMS SHALL HAVE MIN. OF 2.0% REBAR SUPPLEMENTED BY 0.2% MIN. UNLESS OTHERWISE STATED

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	Oct 16, 11
2	ISSUED FOR TEMP. ENTRY ACCESS PERMIT	Nov 16, 11
3	ISSUED FOR CONSTRUCTION	Dec 17, 11
4	ISSUED FOR CONSTRUCTION - PERIOD ONLY	Jan 24, 12
5	ISSUED FOR PARTIAL TRIGGER	Jan 25, 12
6	ISSUED FOR SITE RENOVATION APPLICATION	Aug 21, 12
7	ISSUED FOR FOUNDATION PERMIT	Aug 21, 12
8	FINAL SITE PLAN CONTROL	Jan 24, 12
9	COMMENTS RE SITE PLAN CONTROL	Jan 24, 12
10	ISSUED FOR SITE PLAN CONTROL	Nov 20, 12
11	ISSUED FOR DEMOLITION PERMIT	Nov 15, 12
12	ISSUED FOR SITE PLAN CONTROL	Nov 15, 12
13	ISSUED FOR CONSTRUCTION	Nov 15, 12



**Greatwise DEVELOPMENTS**

**RODERICK LAHEY ARCHITECTURAL**  
44 Beach Street, Ottawa, Ontario K1S 2J4  
613.724.1922 613.724.1599 www.rodericklahey.ca

**QUALICUM WOODS**  
2781, 2791 & 2797 BASELINE ROAD  
2704, 2706, 2724 & 2764 DRAPER AVENUE  
OTTAWA ONTARIO

**SITE PLAN - PROPOSED PHASE I**

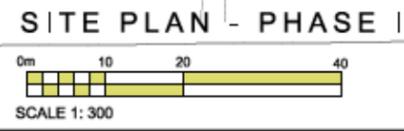
DATE	ISSUED
10/16/11	RL
AS NOTED	
PROJECT NO.	SP-2
1020	

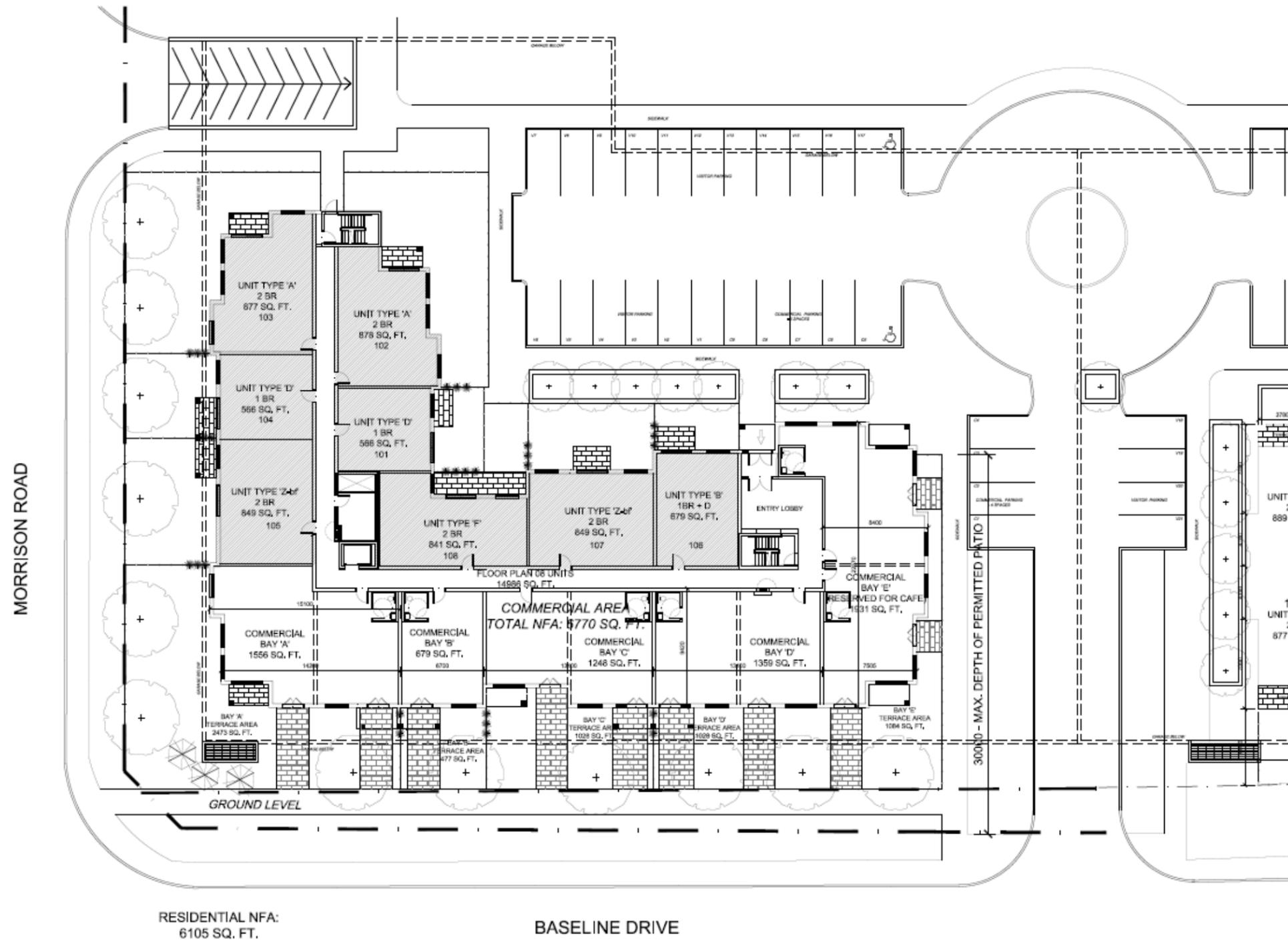
**SURVEYOR**  
Annis O'Sullivan Vollebek Ltd.  
Ontario Land Surveyors  
14 Concourse Gate, Suite 500,  
Nepean, Ontario K2E 7S6  
Tel: (613) 727-0850  
Fax: (613) 727-1079

**LANDSCAPE ARCHITECT**  
Larocque Levstek  
5871 Hugh Crescent  
Ottawa, (Osgoode) ON K0A 2W0  
Tel: (613) 826-0518

**PROJECT DEVELOPER**  
GreatWise Developments  
333 Wilson Avenue  
Toronto, ON, M3H 1T2  
Phone: (416) 830-6767  
Fax: (416) 830-6304

**CIVIL ENGINEER**  
David Schaeffer Engineering Ltd.  
120 Iber Road, Unit 203  
Stittville, Ontario, Canada, K2S 1E9  
Tel: (613) 836-8556  
Fax: (613) 836-7183





**RODERICKLAHEY**  
ARCHITECT INC.

**BUILDING F**  
**STRATHCONA PARK**



**GROUND FLOOR PLAN**  
ISSUED FOR DESIGN REVIEW  
SCALE: 1:100  
PLOT DATE: Monday, November 09, 2015

**QUALICUM WOODS**  
CONSULTING  
OTTAWA ONTARIO

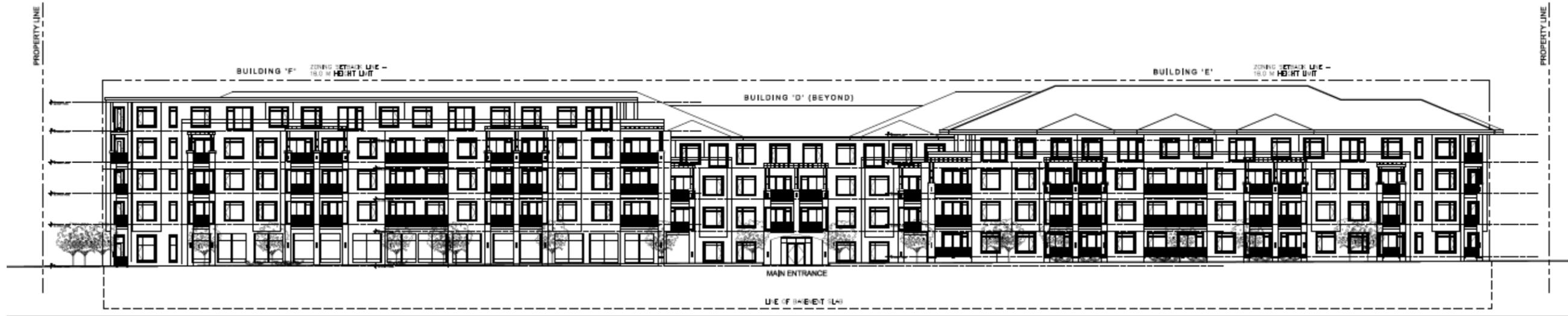


Figure 10: South (Baseline) Elevation

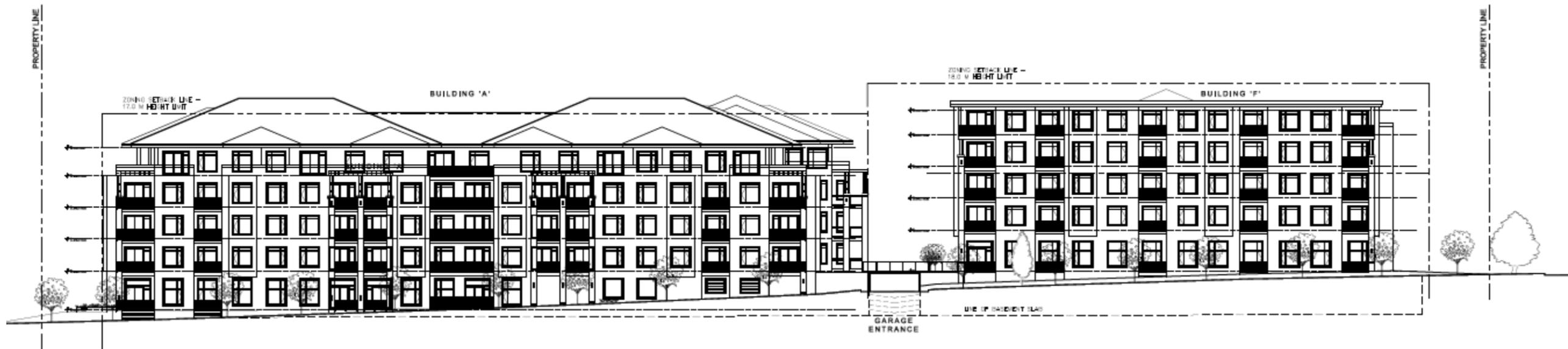


Figure 11: West (Morrison) Elevation



Figure 12: North (Draper) Elevation

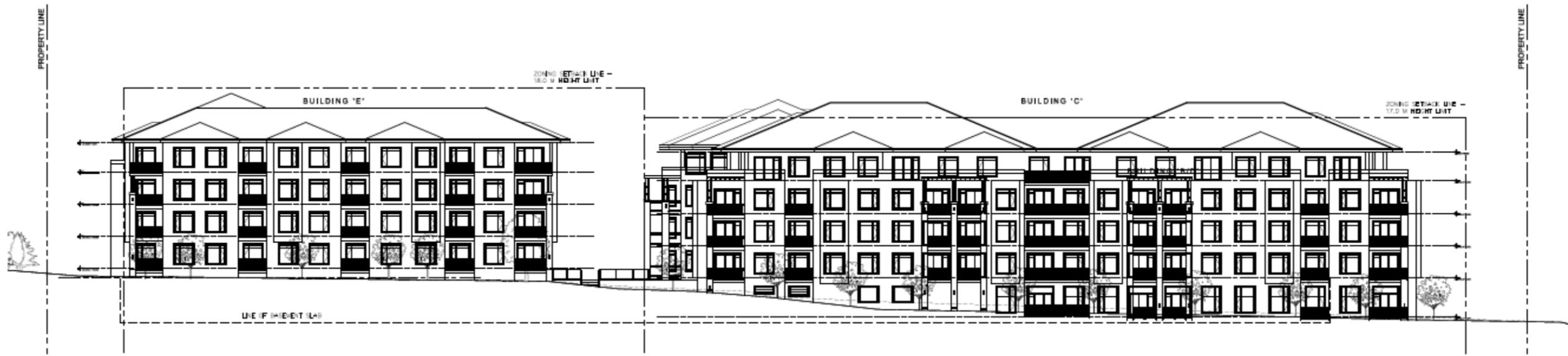


Figure 13: East Elevation

## 4. PLANNING POLICY REVIEW

### 4.1. Provincial Policy Statement, 2014 (PPS)

The Provincial Policy Statement, 2014 (PPS) deals with both urban and rural growth and development and supports efficient patterns of growth and development, and the importance of the overall health and safety of the population of Ontario from natural and man-made hazards. The following section gives an overview of the main policies that govern efficient land use development.

*Policy 1.1.1. states that, “Healthy, liveable, and safe communities area sustained by:*

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent to or close to settlement areas;*
- e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;*
- g) ensuring that necessary infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities are or will be available to meet current and projected needs;”*

The proposed revision of Phase 1 is consistent with the above policies for the following reasons: The additional residential units, parking, and a proposed additional permitted use for the ground floor commercial are all considered to be an efficient development and land use pattern.

The overall impact of these changes does not create any undue, adverse effects. The proposed changes pose no threat to environmental or public health or safety concerns, it is cost effective and minimizes land consumption, as well as minimizes servicing costs.

The proposed site plan revision is consistent with Policy 1.1.1.

Section 1.4 – Housing is an important policy section of the PPS. It advises and directs on what the province expects and considers ideal for adequate and successful residential development.

Policy 1.4.3 states, “Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet the projected requirements of current and future residents of the regional market.”

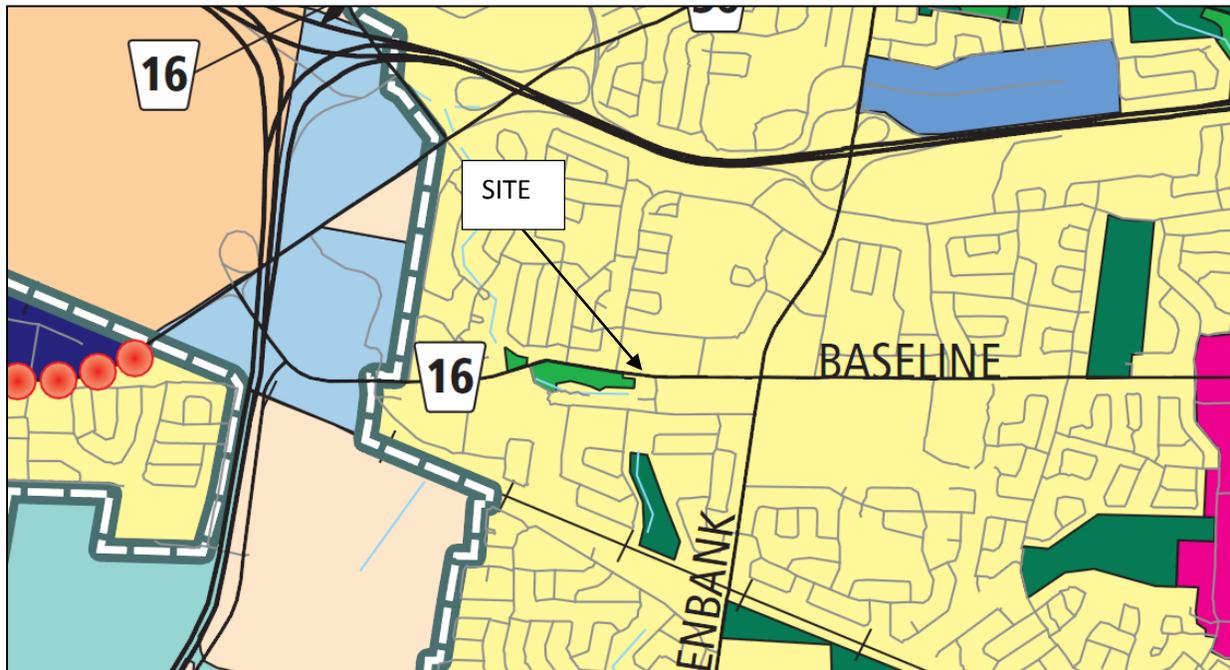
This is to be achieved by a variety of zoning mechanisms and official plan density targets, and as it relates to Development Approvals, the planning authorities shall permit and facilitate all forms of housing required to meet the social, health, and well-being requirements of current and future needs, and to permit and facilitate all forms of residential intensification.

The proposed revisions are consistent with and support the relevant policies of the PPS.



## 4.2. City of Ottawa Official Plan

As indicated on Schedule B “Urban Policy Plan” of the City of Ottawa Official Plan, the property is located in the General Urban Area. Proposed development within a General Urban Area must adhere to land use designations and policies set out in Section 3.6.1 of the Official Plan.



Section 3.6.1 of the Official Plan, General Urban Area, indicates that the designation permits a full range of uses, including a variety of residential types to meet all ages, incomes, and life circumstances.

Furthermore, the designation permits a variety of non-residential uses including, but not limited to: retail, service, employment, commercial, offices, medical facilities etc...

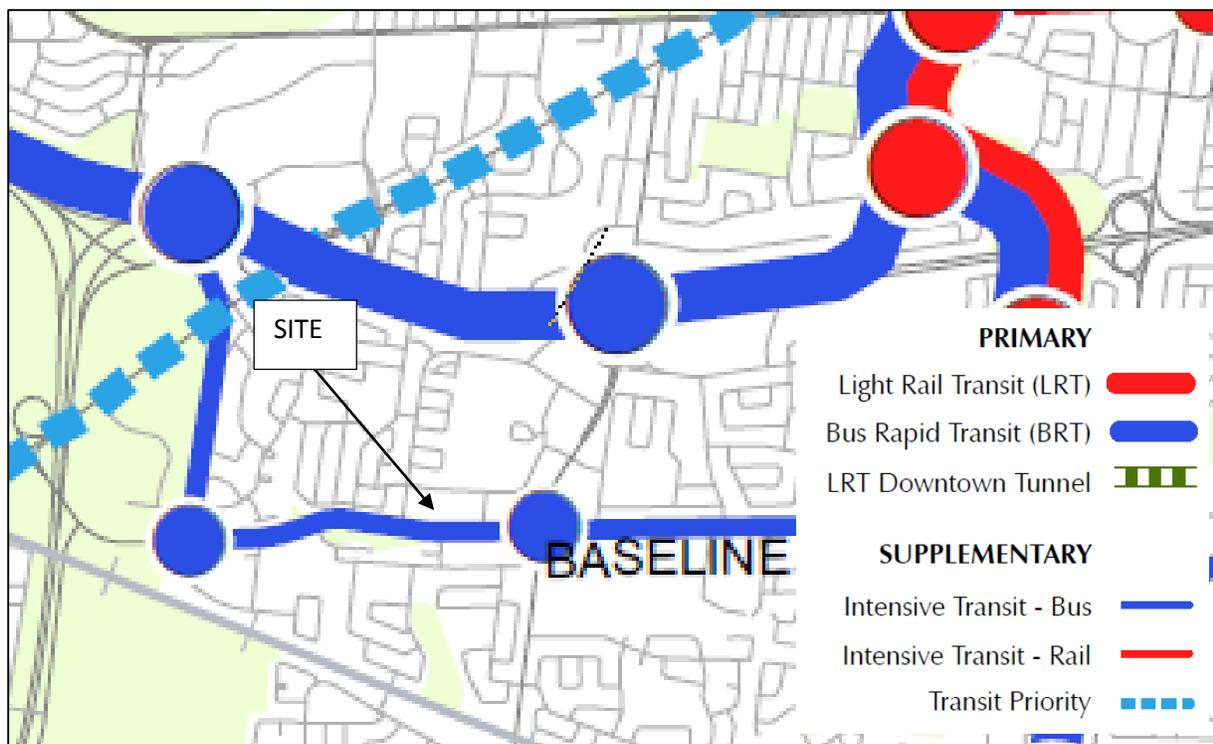
The proposed residential development, with ground floor commercial uses for proposed Building F are permitted uses within the General Urban Area designation.

Policy 5 of Section 3.6.1 states:

*"5. A maximum building height of six storeys will be permitted in the General Urban Area where the property fronts on and has direct access to an Arterial Road on Schedules E and F of this Plan and the property is:*

- a. Within 800 metres walking distance of a Rapid Transit Station, or*
- b. On a Transit Priority Corridor.*

The proposed development fronts on Baseline Road – an existing Arterial. Furthermore, while the location is not on a Transit Priority Corridor, it is along an intensive bus transit route as shown below.



Policy 6 states that: “The City supports intensification in the General Urban Area where it will complement the existing pattern and the general scale of the existing development. The predominant form of development and intensification will be ground-oriented multiple unit housing. When considering a proposal for residential intensification through infill or redevelopment in the General Urban Area, the City will:

- a. As a priority, ensure the compatibility of new development as it relates to existing community character so that it enhances and builds upon desirable established patterns of built form and open spaces.
- b. Consider its contribution to the maintenance and achievement of a balance of housing types and tenures to provide a full range of housing for a variety of demographic profiles throughout the General Urban Area.”

The proposed revisions to the existing approved plan are still consistent with the above direction for intensification. While the form of the residential provided is not ground-oriented, they are low and medium-rise buildings that will front onto a prominent Arterial Road in Ottawa. As the site is situated at the edge of a neighbourhood, near transit stops, and with quick access to both the 416 and the 417, it is an optimal location for an intensification of residential.

The existing community context is largely made up of two-storey townhomes. The proposed low-rise and medium-rise apartment buildings will offer an influx of housing variety into the Qualicum-Redwood neighbourhood. Furthermore, it is the intention to allow for the ability to offer condominium or rental tenure.

Policy 9 allows for small, locally-oriented convenience and service uses that complement adjacent residential land uses, and area of a size and scale consistent with the needs of nearby residential areas.

In line with this policy, the proposed Building F (at the south west corner of the site) will offer ground floor commercial uses, such as a café and medical facility.

The Medical Facility use is being added by way of a Zoning By-law Amendment, reviewed as part of this Planning Rationale.

Considering the implications from an aging population, the provision for medical facilities and clinics will become an important component of communities.

The proposed Site Plan Revisions encompasses additional residential units and the added use of a Medical Facility on the ground floor of one of the buildings facing Baseline Road.

These changes are consistent with the direction of the Official Plan and does not deviate significantly from the existing approved Site Plan.

### 4.2.1. Section 4.11 – Urban Design and Compatible Development

Section 4.11 was updated with the last Official Plan update and it indicates that the purpose of the policy is to set the stage for requiring high-quality urban design in all parts of the City.

The main components of this section focuses on: Views, Building Design, Massing and Scale, High-Rise Buildings, Outdoor Amenity Areas, Public Art, and Design Priority Areas.

The proposed revision and rezoning amendment consist of minor changes to the overall development proposed for the site.

The Building Design has not changed significantly with the addition of the fifth storey. With regards to the massing and scale, the footprint of Building F remains relatively the same, and the added storey does not create an adverse effect with regards to massing and scale. The building is located at the corner of the site fronting onto Baseline Road and Morrison Drive, ensuring that there is sufficient separation between the proposed 5 storey Building F and the nearby two-storey townhomes.

As part of this application, a sun/shadow study has been provided to illustrate the expected shadowing from the proposed development, as revised.

### 4.2.2. Urban Design Guidelines

A thorough review of the Urban Design Guidelines were provided in the original Planning Rationale for the approved existing Site Plan. The proposed changes of an additional storey and an additional use do have significant on the specific guidelines discussed.

The proposed buildings are still situated towards the street, the footprint of building F remains relatively the same. The additional use of a medical facility will diversify the uses provided on the ground floor of Building F and will help to better serve the community.

In order to assess other design-related impacts, updated elevations have been prepared by Rod Lahey Architects, as well as a sun/shadow study to anticipate the projected shadowing impacts on amenity spaces and public spaces.

Overall, the proposed changes maintain or do not greatly alter the original assessment of the design merits of the proposed development.



### 4.3. City of Ottawa Zoning By-law

The current zoning is R5A [1700] S247, S282 – Residential fifth Density, Subzone A, Exception 1700, Schedules 247 and 282.



This zone permits a variety of residential uses, including: single-detached, duplex dwelling, three-unit dwelling, planned unit development, low-rise apartment dwelling, mid-high rise apartment dwelling.

Much of the permissions for this zone are set out in Exception 1700. These details are provided below:

- Maximum units: 400
- Maximum GFA: 34,000 m<sup>2</sup>
- Residential parking rate : 1.0 space per unit
- Visitor parking rate : 0.2 per unit as per bylaw
- The minimum required parking rate for the commercial land uses permitted: 1 space per 92.9 m<sup>2</sup>.
- Building heights as per Schedule 247 :
  - Area A-17.0m ( 4.5 Storeys)
  - Area B - 18.0 m (5 Storeys) for buildings adjacent to Baseline Road
    - Area B only - A structure that accommodates gym, party room, other amenity uses but no residential units is a permitted projection above the maximum building height, to a maximum of 4.0 m.
- Commercial uses permitted on ground and second floors of both Baseline buildings only, and must be consistent with the concept plan shown on Schedule 282.

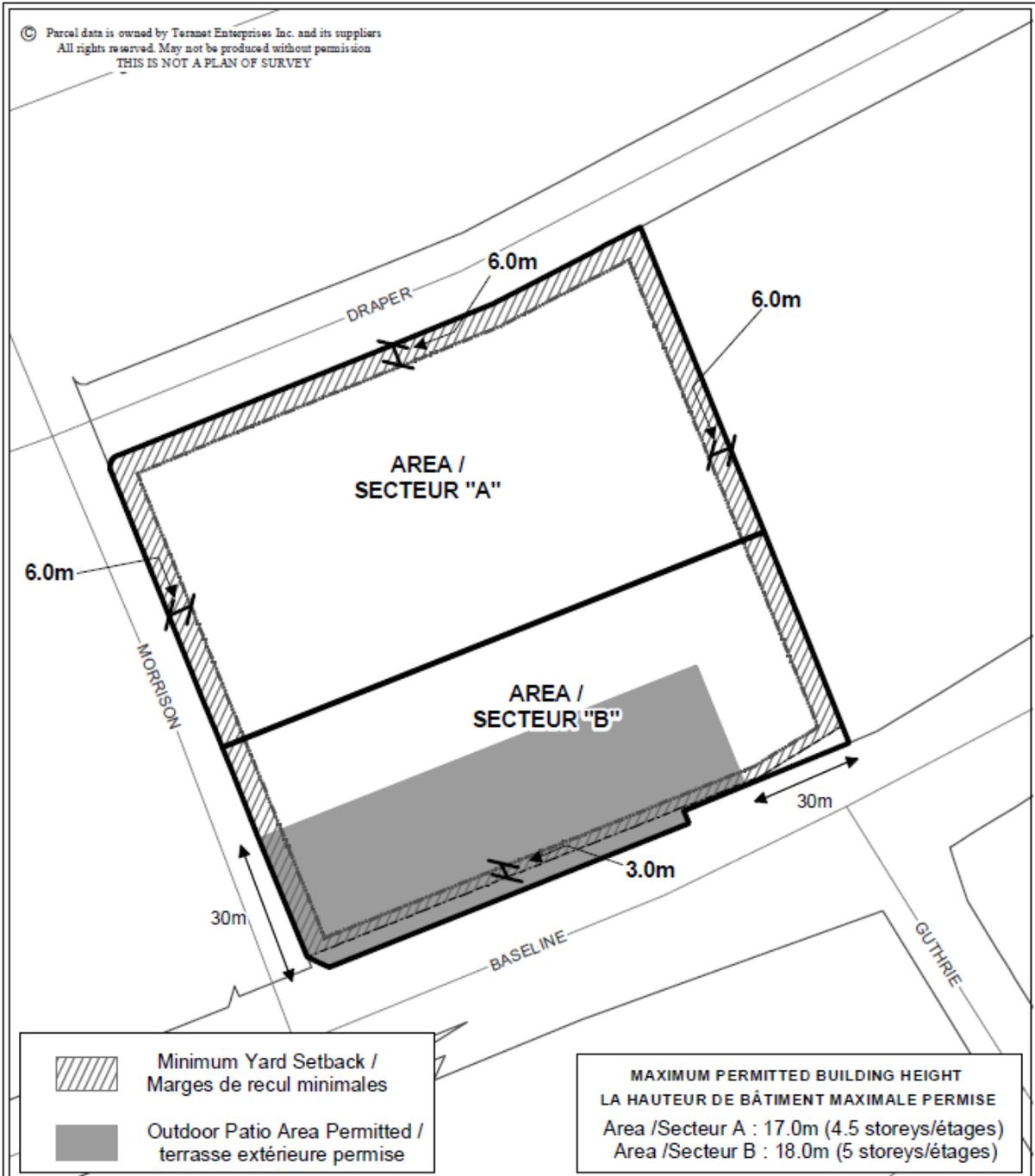
- Permitted commercial uses: restaurant, retail store, retail food store, office, personal service business, instructional facility and recreational and athletic facility.
- Commercial Use Provisions
  - Maximum gross leasable floor area for each individual tenancy is 325.15m<sup>2</sup>.
  - Total maximum gross leasable floor area is 1115m<sup>2</sup>.
  - Outdoor commercial patio must be located within the shaded area shown on Schedule 247.
  
- Setbacks as per Schedule 247:
  - Baseline Road = 3.0 metres
  - Morrison Drive = 6.0 metres
  - Draper Avenue = 6.0 metres
  - Interior Side Yard = 6.0 metres

This site is also subject to a Holding Provision that will be lifted with the approval of this site plan.

In addition, the Council approval of the zoning provided the authority to vary the number of units plus or minus 3%. For an increase in units, this means another zoning amendment that would allow 12 more units (412).



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	Minimum Yard Setback / Marges de recul minimales
	Outdoor Patio Area Permitted / terrasse extérieure permise

<b>MAXIMUM PERMITTED BUILDING HEIGHT</b> <b>LA HAUTEUR DE BÂTIMENT MAXIMALE PERMISE</b> Area /Secteur A : 17.0m (4.5 storeys/étages) Area /Secteur B : 18.0m (5 storeys/étages)
--



D02-02-11-0117	12-0530-X
M:\Zoning_Bylaw\Schedules	
Produced by Infrastructure Services and Community Sustainability Produit par le Services d'Infrastructure et Viabilité des collectivités	

**This is Schedule 247 to Zoning By-law No. 2008-250**  
**Annexe 247 au Règlement de zonage n° 2008-250**

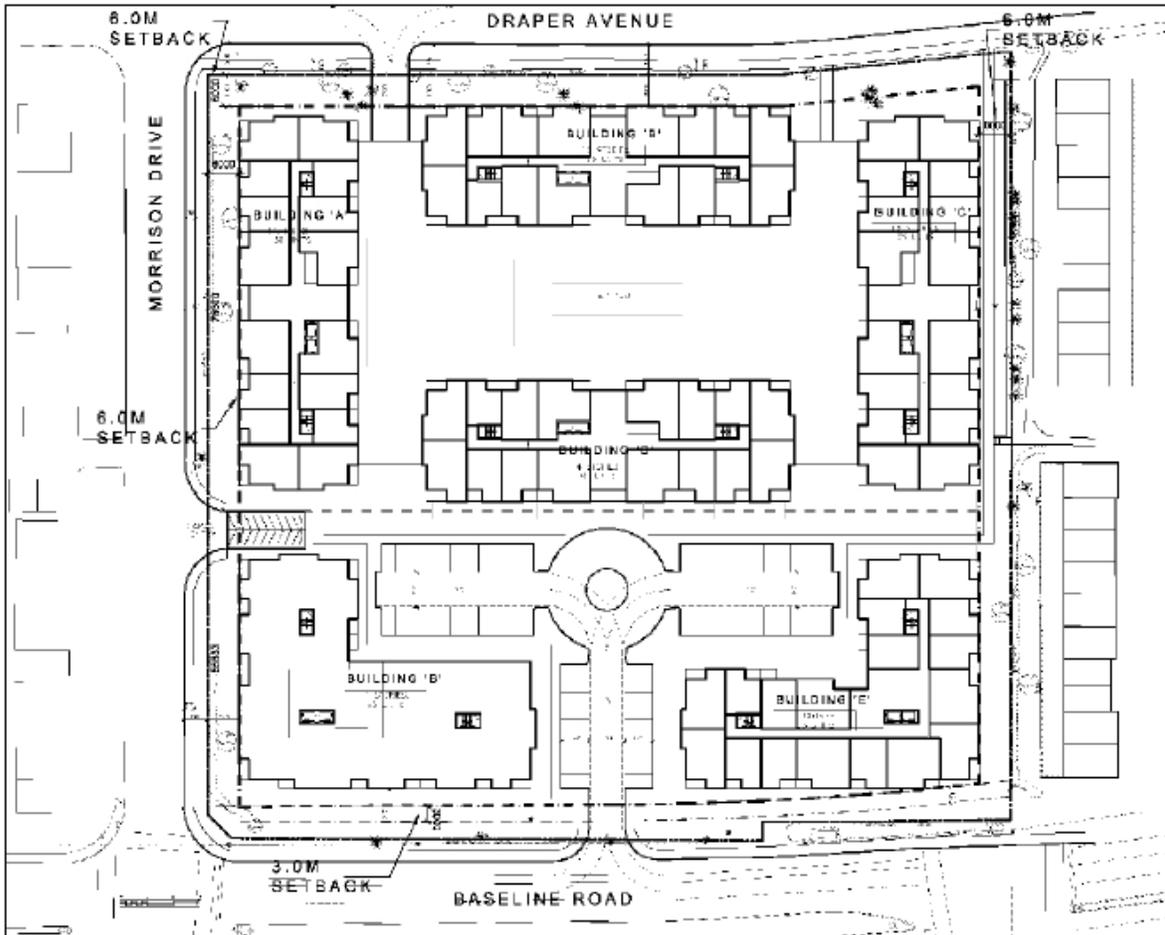
This is Attachment 2 to By-law Number 2012-181, passed May 23, 2012  
 Pièce jointe n° 2 du Règlement municipal n° 2012-181, adopté le 23 mai 2012

Échelle  
N.T.S.  
Mètres



Scale  
N.T.S.  
Metres

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 D02-02-11-0117 | 12-0530-X  
 M1Zoning\_Bylaw/Schedules  
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 et Viabilité des collectivités

**This is Schedule 282 to Zoning By-law No. 2008-250  
 Annexe 282 au Règlement de zonage n° 2008-250**

This is Attachment 3 to By-law Number 2012-181, passed May 23, 2012  
 Pièce jointe n° 3 du Règlement municipal n° 2012-181, adopté le 23 mai 2012

Échelle  
 N.T.S.  
 Mètres  
  
 Scale  
 N.T.S.  
 Metres

## 5. PROPOSED REZONING

The proposed rezoning is to permit the additional use of ‘Medical Facility’ and the provisions for this use would be the same as applicable to any of the other non-residential uses for this specific site. That being: unit space per use limited to 325.15 m<sup>2</sup>, parking rate calculated at 1 space per 92.9 m<sup>2</sup> and only located within the ground floor of Building F.

In addition to this permitted use, the rezoning requires the addition of the following provisions:

- 1) To permit a 6 metre wide aisle, whereas a 6.5 metre aisle is normally required.
- 2) To allow the total surface spaces to be shared between visitor parking and commercial parking.

It should be noted that the additional proposed units and the additional storey for Building F do not require a Zoning Amendment.

The revised exception zone is provided below:

I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
1700 (By-law 2013-176) (By-law 2012-181) (By-law 2010-315) (By-law 2009-361)	R5A[1700] S247 282	-bank machine - convenience store -instructional facility - office - personal service business -recreational and athletic facility - restaurant - retail food store -retail store  -medical facility		-maximum number of dwelling units: 400 -maximum gross floor area permitted: 34 000 m <sup>2</sup> -yard setbacks are as per Schedule 247 -permitted aisle width of 6.0 metres -maximum building heights as per Schedule 247 -a floor or storey of a building that accommodates amenity space such as a gym and party room but does not include dwelling units may project above the height limit to a maximum of 4.0 metres -minimum required parking for residential use: 1.0 parking space per dwelling unit -Despite Table 164B Endnote 1 the additional land uses permitted are permitted

				<p>subject to:</p> <ul style="list-style-type: none"><li>i) the maximum gross leasable floor area for each individual tenancy is 325.15 m<sup>2</sup></li><li>ii) the total maximum gross leasable floor area is 1115 m<sup>2</sup></li><li>iii) the uses are only permitted on the ground floor of buildings that are consistent with Buildings E and F as shown on the concept plan noted as Schedule 282</li><li>iv) despite clause 85(3)(a) an outdoor commercial patio is permitted anywhere within the shaded area shown on Schedule 247</li><li>v)<sup>1</sup> <i>the minimum required parking rate for the additional land uses permitted: 1 space per 92.9 m<sup>2</sup></i></li><li>vi) parking is only permitted in Area B on Schedule 247</li></ul>
--	--	--	--	---

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<sup>1</sup> This also applies to the additionally permitted use of Medical Facility



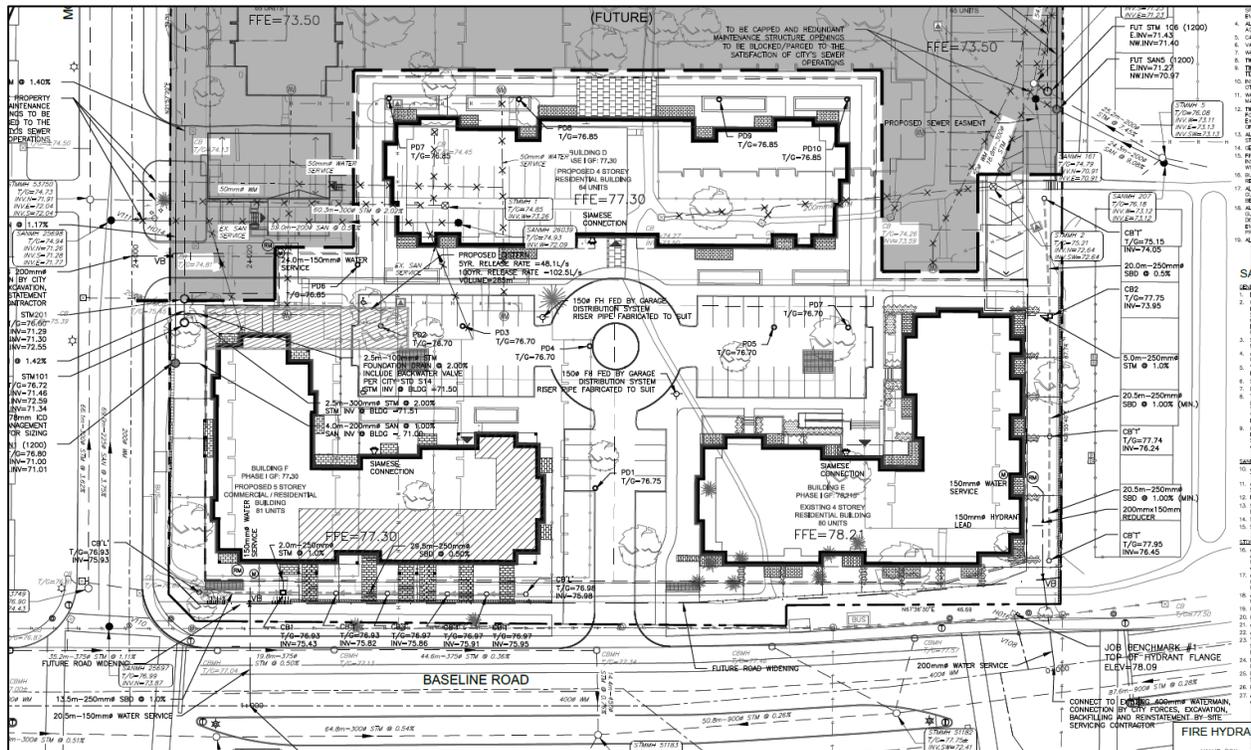
## 6. STUDIES

### 6.1. Traffic

A Traffic Addendum was prepared by CastleGlenn Consultants, dated November 9<sup>th</sup> 2015. The Addendum letter reviews the updated Site Plan and concludes that the revisions associated with the proposed site were determined not to change the recommendations / conclusions outlined in the previous addendum (Addendum # 6, dated August 2012 and should be on file with the City of Ottawa).

### 6.2. Site Servicing Plan

In discussing the requirements of the Site Plan Revision, the City of Ottawa required an updated Site Servicing Plan and an updated Grading Plan. The following is an excerpt of the Site Servicing Plan, and full-size copies have been provided for review.

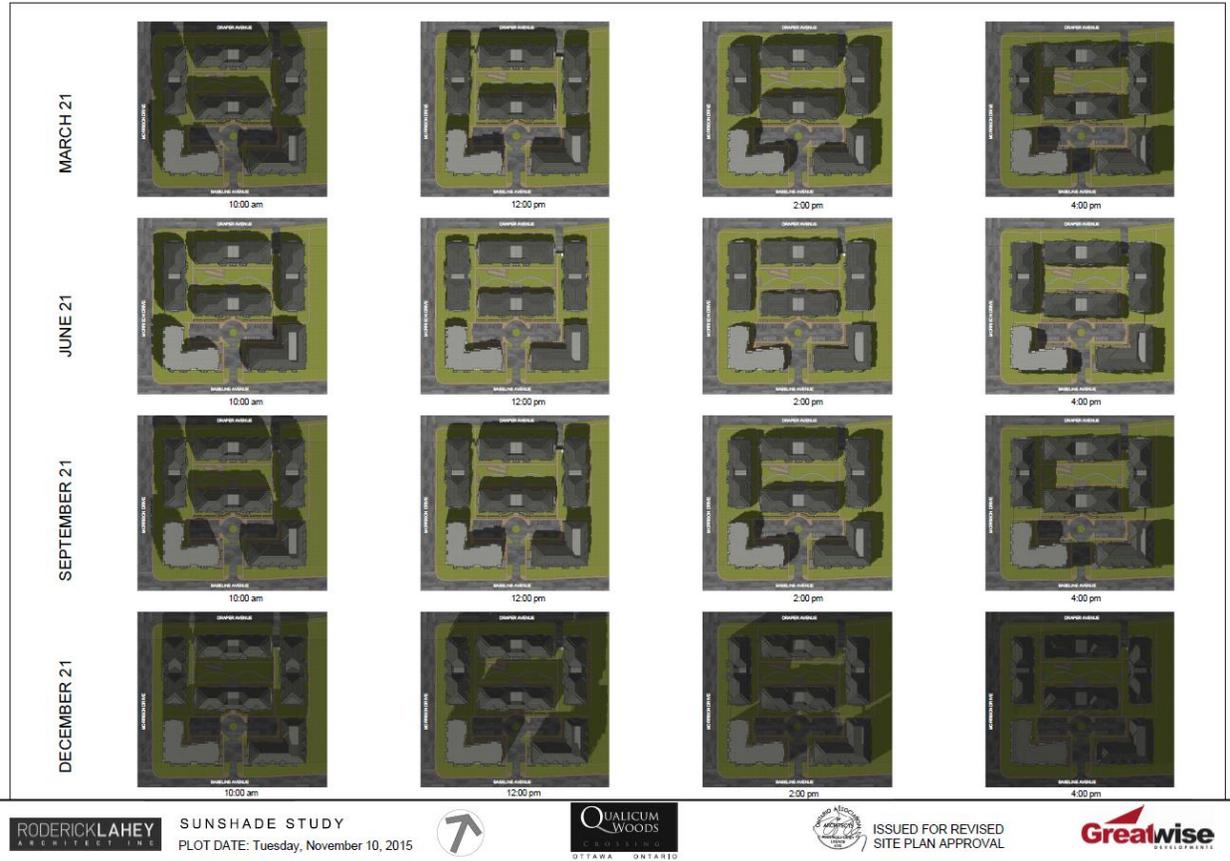


### 6.3. Geotechnical Study

An updated Geotechnical Study was prepared by Paterson Group, dated October 21, 2015. This report reviewed the updated proposal for the site, including the change from four storeys to five storey for Building F. The report indicates that from a geotechnical perspective, the subject site is adequate for the proposed development.

## 6.4. Sun / Shadow Study

Rod Lahey Architects (RLA) prepared a revised Sun / Shadow Study to review the change created from the addition of a fifth storey onto Building F.



## 7. CONCLUSION

The proposed Site Plan Revision and proposed Zoning Amendment are reflections of minor changes to an existing Site Plan Approval. The revisions, which consist of: an increase in units, an additional storey on Building F, and the proposed added use of Medical Facility are considered to be acceptable modifications that provide greater density without compromising the overall scale of the residential project.

Secondly, the added use of Medical Facility is considered to be suitable for this location and as a ground floor non-residential use that the community can take advantage of.

The design of the project remains largely the same and the impact of these changes is deemed to be insignificant.

The proposed changes are consistent with the Provincial Policy Statement, 2014, the Official Plan, and the overall design guidelines that are applicable.

The proposed Site Plan Revisions and Zoning Amendment are considered to be good land use planning and is recommended for approval.

Lloyd Phillips & Associates Ltd.



Christine Cholette, MCIP RPP | LEED GA

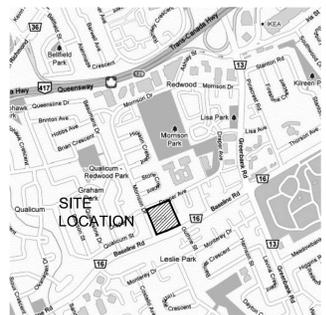
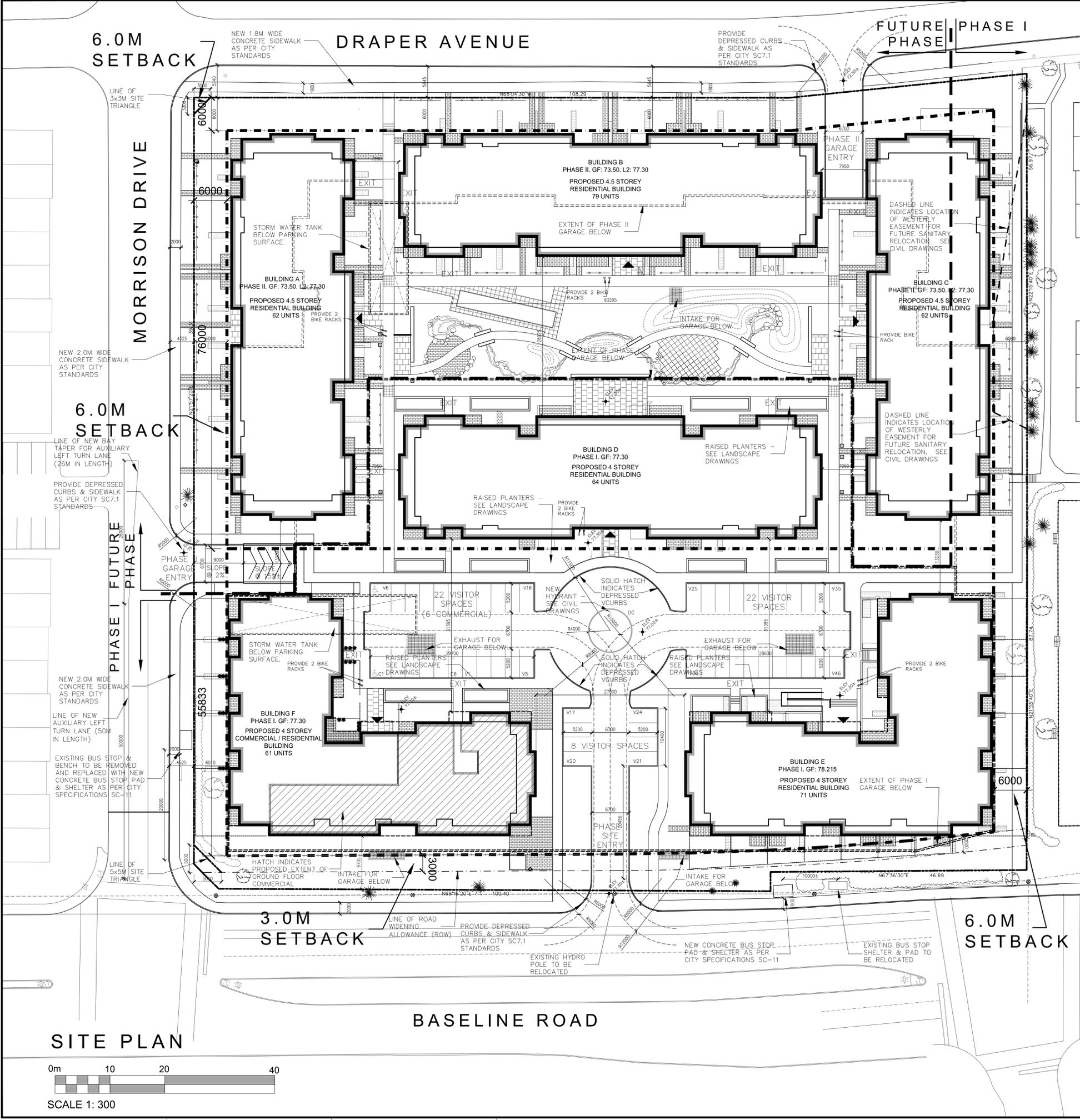
Lloyd Phillips & Associates Ltd.



Lloyd Phillips MCIP RPP



## **APPENDIX A – APPROVED SP-1 AND SP-2**



NOTE: READ THIS DRAWING IN CONJUNCTION WITH LANDSCAPE PLAN AS PREPARED BY LAROUCHE+LEVSTEK, GRADING PLAN AND SITE SERVICES PLAN AS PREPARED BY DSEL ENGINEERING CONSULTANTS LTD., AND GEOTECHNICAL INVESTIGATION AS PREPARED BY PATERSON GROUP INC..

DRAFT PLAN OF CONDOMINIUM OF PART OF BLOCK "G" REGISTERED PLAN 447761 CITY OF OTTAWA

PAUL A. RIDDELL O.L.S., 2005

LOCATION PLAN NTS

SITE STATISTICS	PROJECT TOTAL	BLDG A	BLDG B	BLDG C	BLDG D	BLDG E	BLDG F
SITE AREA m <sup>2</sup>	21,751.0						
FOOTPRINT m <sup>2</sup>	9,118.0 (41.9%)	1,452.0	1,590.0	1,452.0	1,590.0	1,517.0	1,517.0
PARKING & DRIVEWAYS m <sup>2</sup>	2,200.0 (10.1%)						
OPEN LANDSCAPE m <sup>2</sup>	10,433.0 (48.0%)						
GROSS FLOOR AREA m <sup>2</sup>	31,497	5,165	5,910	5,165	5,177	5,040	5,040
BUILDING HEIGHT m	16.10	16.10	16.10	16.10	15.6	15.6	16.5
NO. OF STOREYS	4.5	4.5	4.5	4	4	4	4
GROSS COMMERCIAL AREA m <sup>2</sup>	600	0	0	0	0	0	600
NO OF DWELLING UNITS	194	31	43	31	30	34	25
1 BEDROOM	193	25	36	25	34	37	36
2 BEDROOM	12	6	0	6	0	0	0
TOWNHOUSE	12	6	0	6	0	0	0
TOTAL	399	62	79	62	64	71	61
RESIDENT PARKING "UNDERGROUND" REQUIRED	399	62	79	62	64	71	61
PROVIDED	399	62	79	62	64	71	61
VISITOR PARKING SURFACE / (UNDERGROUND) REQUIRED	79	12	16	12	13	14	12
PROVIDED	56+(23)	8+(4)	8+(8)	8+(4)	6+(7)	14	12
COMMERCIAL PARKING REQUIRED (1 SPACE / 92.9M <sup>2</sup> AREA)	6	0	0	0	0	0	6
PROVIDED	6	0	0	0	0	0	6
BICYCLE PARKING NOTE: ALL RESIDENTIAL BIKE PARKING IS UNDERGROUND	201	31	40	31	32	36	31
REQUIRED	201	31	40	31	32	36	31
PROVIDED	201	31	40	31	32	36	31

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

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- (W) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.
- (D) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
- (P) INDICATES PARTITION TYPE; REFER TO PARTITION ROOF CEILING & FLOOR TYPES.
- (S) INDICATES SCHEDULE AND DETAILS ON A900 SERIES.
- (#) INDICATES DETAIL NUMBER.
- (T) INDICATES TITLE.
- (R) INDICATES REFERENCE PAGE.
- (C) INDICATES DETAIL CROSS REFERENCE PAGE.

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- (F) ALL INTERIOR PARTITIONS ARE TO BE TYPE "P1" UNLESS NOTED OTHERWISE.
- (G) ALL REINFORCED CONCRETE SUSPENDED SLABS, COLUMNS & BEAMS HAVE A MIN. FRR OF 2 MRS HAS DETERMINED BY OBC S8-2) UNLESS OTHERWISE STATED.

NO.	DESCRIPTION	DATE
1	FINAL SITE PLAN CONTROL	Mar 20, 13
2	COMMENTS RE: SITE PLAN CONTROL	Jan 28, 13
3	REVISED SITE PLAN CONTROL	Nov 30, 12
4	ISSUED FOR DEMOLITION PERMIT	Sept 13, 12
5	ISSUED FOR SITE PLAN CONTROL	Sept 04, 12

ARCHITECT SEAL: **RODERICK LAHEY** ARCHITECT INC. LICENSE # 4375

SEAL DATE: STAMP DATE

CLIENT:

**Greatwise DEVELOPMENTS**

ARCHITECT: **RODERICK LAHEY ARCHITECT INC.**

1501 CARLING AVENUE, SUITE 200 OTTAWA, ONTARIO K1Z 7M1  
 T: 613.724.9932 F: 613.724.1209 www.rodericklahey.ca

PROJECT: **QUALICUM WOODS CROVING**

2781, 2791 & 2797 BASELINE ROAD  
 2704, 2706, 2724 & 2764 DRAPER AVENUE  
 OTTAWA ONTARIO

SHEET TITLE: **SITE PLAN - PROPOSED OVERALL**

DRAWN: JG CHECKED: RL

SCALE: AS NOTED SHEET NO. SP-1

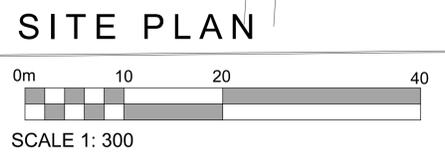
PROJECT NO. 1020

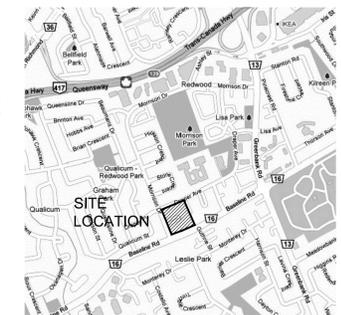
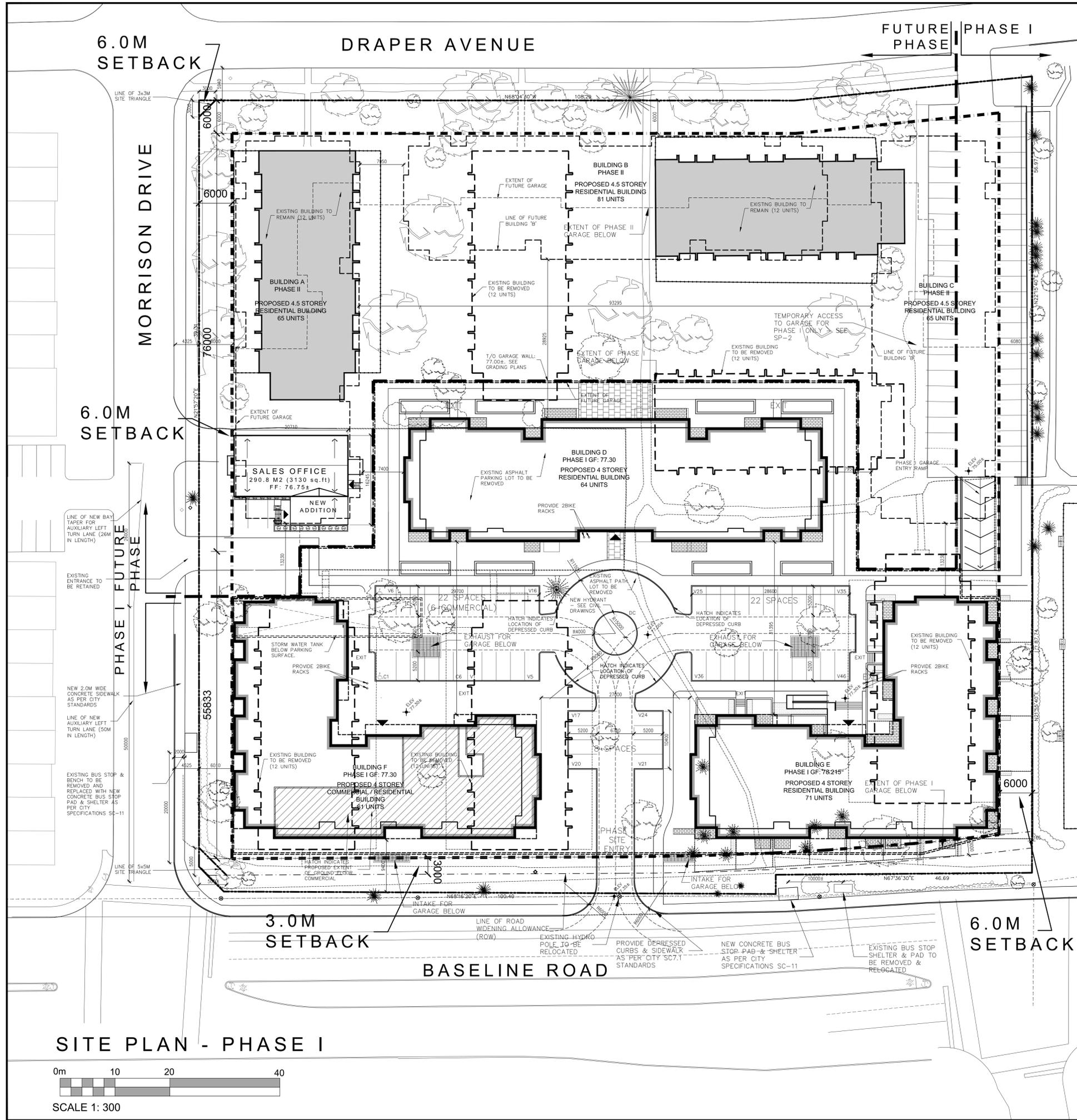
**SURVEYOR**  
 Annis O'Sullivan Vollebek Ltd.  
 Ontario Land Surveyors  
 14 Concourse Gate, Suite 500,  
 Nepean, Ontario K2E 7S6  
 Tel: (613) 727-0850  
 Fax: (613) 727-1079

**PROJECT DEVELOPER**  
 GreatWise Developments  
 333 Wilson Avenue  
 Toronto, ON, M3H 1T2  
 Phone: (416) 630-6767  
 Fax: (416) 630-6304

**LANDSCAPE ARCHITECT**  
 Larocque Levstek  
 5871 Hugh Crescent  
 Ottawa, (Osgoode) ON K0A 2W0  
 Tel: (613) 826-0518

**CIVIL ENGINEER**  
 David Schaeffer Engineering Ltd.  
 120 Iber Road, Unit 203  
 Stittsville, Ontario, Canada, K2S 1E9  
 Tel: (613) 836-0856  
 Fax: (613) 836-7183





NOTE:  
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 LAROCQUE+LEVSTEK, GRADING PLAN AND  
 SITE SERVICES PLAN AS PREPARED BY DSEL  
 ENGINEERING CONSULTANTS LTD., AND  
 GEOTECHNICAL INVESTIGATION AS  
 PREPARED BY PATERSON GROUP INC..

DRAFT PLAN OF CONDOMINIUM OF  
 PART OF BLOCK "G"  
 REGISTERED PLAN 447761  
 CITY OF OTTAWA

PAUL A. RIDDELL O.L.S., 2005

LOCATION PLAN  
 NTS

SITE STATISTICS PHASE I ONLY	PROJECT TOTAL	BLDG D	BLDG E	BLDG F
SITE AREA m <sup>2</sup>	12,950.0			
FOOTPRINT m <sup>2</sup>	4,310.0 (33.2%)	1,590.0	1,517.0	1,517.0
PARKING & DRIVEWAYS m <sup>2</sup>	2,818.5 (21.8%)			
OPEN LANDSCAPE m <sup>2</sup>	5,827.5 (45.0%)			
GROSS FLOOR AREA m <sup>2</sup>	15,257	5,177	5,040	5,040
BUILDING HEIGHT m	15.6	15.6	16.5	16.5
NO. OF STOREYS	4	4	4	4
GROSS COMMERCIAL AREA, m <sup>2</sup>	600	0	0	600
NO OF DWELLING UNITS				
1 BEDROOM	89	30	34	25
2 BEDROOM	107	34	37	36
TOWNHOUSE	0	0	0	0
TOTAL	196	64	71	61
RESIDENT PARKING "UNDERGROUND" REQUIRED =	196	64	71	61
PROVIDED =	196	64	71	61
VISITOR PARKING SURFACE / (UNDERGROUND) REQUIRED =	39	13	14	12
PROVIDED =	46	13	14	12
COMMERCIAL PARKING REQUIRED (1 SPACE / 92.9M <sup>2</sup> AREA) =	06	0	0	6
PROVIDED =	06	0	0	6
BICYCLE PARKING NOTE: ALL RESIDENTIAL BIKE PARKING IS UNDERGROUND REQUIRED =	99	32	36	31
PROVIDED =	99	32	36	31

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 1501 CARLING AVENUE, SUITE 200 OTTAWA, ONTARIO K1Z 7M1  
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PROJECT: **QUALICUM WOODS CROWNING**

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SHEET TITLE: **SITE PLAN - PROPOSED PHASE I**

DRAWN: JG CHECKED: RL  
 SCALE: AS NOTED SHEET No. **SP-2**  
 PROJECT No. 1020

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 Annis O'Sullivan Vollebek Ltd.  
 Ontario Land Surveyors  
 14 Concourse Gate, Suite 500,  
 Nepean, Ontario K2E 7S6  
 Tel: (613) 727-0850  
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