

An aerial photograph of a residential neighborhood. A large, multi-story building complex is the central focus, situated on a corner. The building has a prominent tower or spire. Surrounding the building are smaller houses, trees, and parking lots. Several streets are labeled: Byron Ave at the top, Lyman Ave on the right, and Richmond Rd running horizontally across the middle. A road sign with the number '36' is visible on Richmond Rd. The text '114 Richmond Road' and 'Les Soeurs De La Visitation D'Ottawa' is overlaid in a black box at the top. The text 'Community Discussion' is overlaid in white text below the black box.

114 Richmond Road

Les Soeurs De La Visitation D'Ottawa

Community Discussion

Overview of the Proposal

Ashcroft's Vision

The Development Proposal

Ashcroft has released its proposal a for development (700+ units) at 114 Richmond Rd. (2.1 ha) including:

- ▶ *A Mixed-use building fronting Richmond Rd (7-12 Storeys),*
- ▶ *A Hotel directly behind the convent (8-9 Storeys),*
- ▶ *A Senior's Retirement Building (5-8 Storeys),*
- ▶ *Senior's Condominiums (5 Storeys),*
- ▶ *Underground parking under all portions of the site except the convent.*

Ashcroft is also proposing to cut through the Byron Linear Park to access Byron Avenue.

Front Entrance



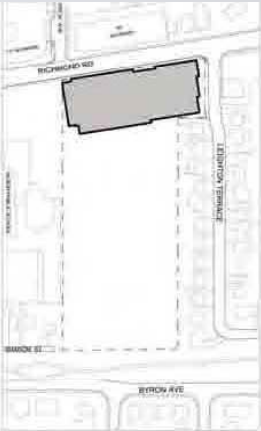
Along Richmond Road



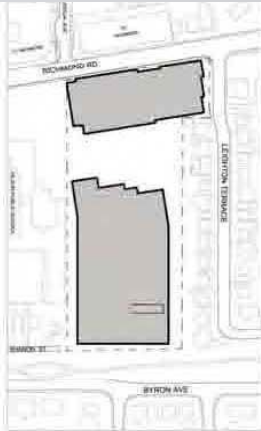
Arial View



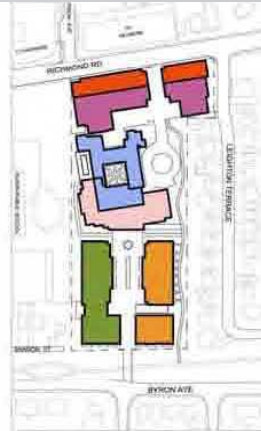
Land Use



P2 & P3 U/G Parking



P1 U/G Parking



GROUND FLOOR



2nd FLOOR

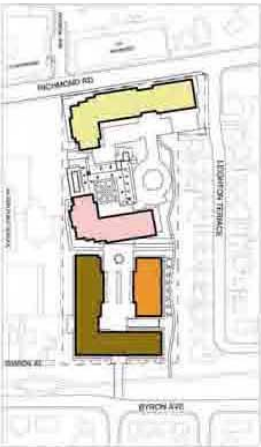


3rd FLOOR



4th FLOOR

- RETAIL
- COMMERCIAL
- COMMUNITY
- HOTEL
- SENIORS CONDO
- SENIORS AMENITY
- RETIREMENT RESIDENCE
- SENIORS SUITES
- CONDOMINIUMS
- PARKING



5th FLOOR



6th FLOOR



7th & 8th FLOOR



9th FLOOR



10th & 11th FLOOR



12th FLOOR

Community Space

Ashcroft's Vision

Public Space

- ▶ The description of “Public Space” in Ashcroft’s proposal for the site is misleading.
- ▶ The majority of the spaces identified are in fact private right of way entrances and service accesses (driveways).
- ▶ A large portion of the remaining spaces will be tied to commercial use (patios) and are not true “public space”.
- ▶ Ashcroft is proposing to cut through Byron Linear Park that will result in the net loss of public space due to the development.

Public Space – Do you see any cars?



Public Space - #8 is a Laneway



Public Space - #10 is a Laneway



9

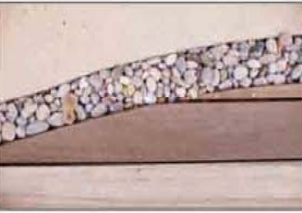


10



11

12



13

Reasonable Intensification

How balanced is this proposal?

Design Guidelines

The City put forward design guidelines to all potential developers to ensure everyone knew the “ground rules” of what could be built when the site was being sold.

Specifically it mentioned:

- ▶ The site was being proposed for heritage designation (would likely raise September 2009)
- ▶ Direct sight lines to the convent should be maintained,
- ▶ Two potential site plan options were presented,
- ▶ Appropriate massing of 4-6 storeys along Richmond Road & 4 storeys in the back of the property,
- ▶ Preservation of green space and site controls such as entrances and build form.

How Much Has Richmond Rd Intensified?

Since **2006** there have been **832** units built or approved along the Richmond Road corridor.

The City Residential Land Strategy lists targets for intensification on each Traditional Mainstreet shows:

- ▶ Richmond Road by 2021 – 800 units are to be built.
- ▶ Richmond Road by 2031 – 1,800 units are to be built.

Richmond Road has already reached **104** per cent of its **2021** target.

- ▶ This is a full 11 years early and provides defense against future over intensification.

The Ashcroft proposal for 114 Richmond Rd (700+ units) would bring intensification levels **close to the 2031** target.

How Much Has Richmond Rd. Intensified?

The Richmond Road/Westboro Community Design Plan (CDP) specifically identified intensification levels for each segment of the study area.

The convent forms part of East Village (Sector 6) in the CDP.

- ▶ The entire segment is to have an increase of **608** units over the planning timeframe (20yrs).
- ▶ The recent Ashcroft developments will create **266** units in the area (104 units at I0IRR & 162 at I1IRR).
- ▶ Consequently, **342** units should be the maximum development for the remainder of the area over the next twenty years.
- ▶ Ashcroft is proposing **700+** units on the site.

A Reasonable Pace of Growth

In order to help accommodate growth in the community, the City has approved and is undertaking significant improvements such as:

- ▶ The first of its kind Transportation Management Implementation Plan (TMIP) that will outline measures to reach a necessary 40 per cent modal split (trips not taken by cars) as well as implementation and funding sources.
- ▶ The upgrading of local hard (sewer, roads) and soft (cultural and recreational) infrastructure.
- ▶ These measures will provide improvements for the area but the levels of intensification proposed for sites like 114 Richmond Rd **cannot be reasonably accommodated** by the community and will exacerbate current conditions.

Planning Context

What does the City's documents say should be developed on the site?

Local Zoning – Immediate Comparables

- ▶ The site is primarily bounded by low-rise residential neighbourhoods with a height limit of 11m to the south and 15-19m to the north (Richmond Road). The specific comparables for appropriate compatibility with the existing community are:
 - ▶ **Richmond Rd (North East)**
 - ▶ Zoned: Traditional Mainstreet Zone | Height: 15m
 - ▶ **Richmond Rd (North)**
 - ▶ Zoned: Traditional Mainstreet Zone | Height: 19m
 - ▶ **Richmond Rd (North West)**
 - ▶ Zoned: Traditional Mainstreet Zone | Height: 19m
 - ▶ **Leighton Terrace (East)**
 - ▶ Zoned: Residential First Density Zone (MM) | Height: 11m
 - ▶ **Kensington Ave (South)**
 - ▶ Zoned: Residential First Density Zone (MM) | Height: 11m
 - ▶ **Wesley & Hilson Ave (South West)**
 - ▶ Zoned: Residential Third Density Zone (S) | Height: 8-11m

Richmond Rd. Community Design Plan

Developed by the community and approved by Council, the Richmond Road/Westboro CDP is in force (was not appealed) as a Secondary Plan. This gives it strong legal status.

The CDP specifically talked about the site:

*“Consider rezoning the Soeurs de la Visitation convent to TM-Traditional Mainstreet for mixed-use development should redevelopment be proposed. Given the lot size, higher building heights may be possible, provided that: redevelopment is compatible with and provides an **appropriate transition to, the adjacent low-rise residential neighbourhood**; the convent wall is removed; and adaptive reuse of the convent building, with mixed-use residential/ground floor commercial along Richmond Road, **incorporating as much of the existing green space as possible** is proposed. As part of a redevelopment application, the southern part of the property should be rezoned to a **maximum four storey** residential zone in order to be compatible with the adjacent low-rise residential area.”*

Official Plan

City Council recently revisited the Official Plan that guides development and growth across the City.

During the review process significant additions were made to section 4.11 of the plan titled “Urban Design and Compatibility” that clearly requires additional criteria for compatibility of intensification with existing neighbourhoods.

During Ministerial review of the Official Plan, it added the following two sentences that apply for this site:

“Where the existing zoning provisions are sufficient to meet the intensification and density targets in the time frame defined by this OP, these targets shall not be used as a planning rationale for approving additional height or density in excess of the current zoning.”

“Where community design plans and secondary plans contain sufficient development potential to meet intensification and density targets in the time frame defined by this OP, these plans shall not be altered for the purpose of achieving intensification.”

Review of the Application Process & Decision Points

Status of the Heritage Designation &
Re-Zoning Application

Heritage Designation

- ▶ 114 Richmond Rd. is undergoing the heritage designation process.
- ▶ If approved the heritage designation will require a Heritage Impact Statement on how any construction will maintain the cultural significance of the site.
- ▶ The entire site was recommended to be heritage by both the Advisory and Council Committees:
 - ▶ This was recommended because the lands and building are intricately linked through its past use.
 - ▶ The proper retention of heritage of the buildings and site itself is predicated upon the appropriate use of the surrounding lands.
 - ▶ Artificially dividing or separating the previously inseparable land should not be undertaken to ensure any redevelopment appropriately modifies the heritage elements.
- ▶ Ashcroft has already appealed to the Ontario Superior Court to “quash” any form of designation on the site despite the process starting well before they purchased the property.
 - ▶ Any appeal may not overturn Council although independent boards may advise Council to do so.

Re-Zoning

- ▶ Any application to build on the site will require a re-zoning amendment as it is changing the use of the site.
 - ▶ Ashcroft has attempted to file a re-zoning application without full documentation and will likely try to resubmit shortly.
 - ▶ This would come before committee and council after staff review but is appealable beyond Council control to the Ontario Municipal Board (OMB).
 - ▶ An appeal for building outside established guidelines will prove to be a test for recent in-force Official Plan and Secondary Plan compatibility improvements.
 - ▶ Particular attention will be made to ensure the community & transportation/traffic impact studies use proper modal splits to ensure appropriate assumptions of the site on transportation in the community.
 - ▶ The community will be advised on the application throughout with public comment periods at the start of the process.

Conclusions

- ▶ The Community and City at large understands and supports balanced intensification as it can build better, more sustainable communities that:
 - ▶ Lower property tax requirements,
 - ▶ Builds lively, vibrant streets and communities, and
 - ▶ Is socially and environmentally responsible.
- ▶ Over-intensification unnecessarily creates significant negative implications for affected communities such as community character and transportation.
- ▶ Ashcroft is **not abiding by reasonable design guidelines** presented **before the company purchased** the property and is proposing **significant over-intensification** on the site.

Comments

