

Developers Proposals for Retirement Residence for 100 Varley Lane

KBCA summary of the rationale

Thursday, February 27, 2014

Summary

Taggart Group is proposing a companion retirement residence on the same land as the current 8 storey apartment building at 100 Varley Lane.

On the recommendation of Marianne Wilkinson, the Taggart Group approached and has met with the KBCA Planning and Executive groups, plus other Community members prior to making a formal (re) zoning application to the City of Ottawa (planned for mid March/April 2014).

The current zoning does include a retirement residence as a “permitted use”. The Taggart Group will be applying for (what is considered under the City’s Official Plan) a minor zoning amendment to increase the number of units allowed on the site from the current 85 (for the existing apartment building) to add 125 units for the retirement residence. The current zoning allows a building height of 8 storeys.

This document provides an overview of two variations presented by Taggart; one at 4 storeys and a multi-tiered version with a maximum height of 7 storeys. The differences are largely in building height vs. building and parking footprint. Renderings of landscaping plans and building appearance are included. However, details of the landscaping and building design/materials will be determined when the Taggart Group submits a site plan for approval by the City once they are ready to construct the building.

The intent of this document is to pull together material from the Taggart Group and their building and landscape Architects in one place so that the Community can get an understanding of what is being proposed.

At this time the KBCA Executive and Planning groups have no formal position on the proposals included here. They are subject to change by Taggart at any time. We have provided input and feedback consistent with our positions on other development proposals for Beaverbrook.

We believe that the proposals are now well defined and are in a state where they can be understood and have sufficient details for the community to provide informed input and feedback.

The Story so far

The Taggart Group purchased the 100 Varley Lane 85 unit apartment building and land sometime in the 1990’s. They approached Marianne Wilkinson in the fall of 2013 with a proposal to introduce a Seniors Residence as a companion building on the property.

Marianne suggested that Taggart meet with the KBCA to discuss the proposal and concerns prior to making a formal development proposal to the City of Ottawa.

There have been 5 meetings between the Taggart Group and the KBCA executive, plus other KBCA members and Marianne Wilkinson.

The initial two meetings were on the general concepts of a Seniors Residence on the same grounds as the current 8 storey, 85 unit apartment building.

The KBCA asked that concrete building and landscaping proposals be prepared to get a much better understanding of what was being proposed in order to provide concrete feedback. We also asked for more details on how this would benefit the Community.

Through an additional 3 meetings, the KBCA, aided by input from John Mlacak, Bill Teron and our Professional Planner, Dennis Jacobs, has provided feedback which resulted in changes by Taggart.

Taggart has had an initial “pre-consultation meeting” with the City Planning department, which Dennis Jacobs attended. He reported that concerns that he and the KBCA had with their early proposals were echoed by the City.

The result is two proposals captured in this document, which Taggart will select from in their application to the City sometime in March or April 2014 and which were presented to approximately 20 KBCA and community members on Feb 17, 2014.

Executive Summary from the Building Architect

The following is a summary provided by S. J. Lawrence, the building architect, of the proposal:



S. J. LAWRENCE
ARCHITECT INCORPORATED

Feb 18, 2014

100 Varley Lane is currently developed with an 8 storey, 85 unit apartment building. The apartments are a mix of 1 and 2 bedrooms. The Taggart Group who own the property are proposing to construct a retirement residence adjacent to the existing apartment building. The retirement residence will be linked to the apartment building by an enclosed walkway at ground level. Approximately 125 units are proposed in the new retirement residence which will step down in height from 7 storeys to 2 storeys along the front of Varley Lane. 116 parking spaces will be provided on the site for the residents of the 2 buildings. High quality landscaping including the retention of the berm, and proposed walkways, benches and dedicated activity spaces will be introduced to enhance the site.

An important element of a successful aging community is providing a stable environment; this project is therefore based on the idea of "aging in place". The existing 8 storey apartment building would be geared towards the active, independent senior. In addition to living in larger suites, these individuals would also have access to the proposed new retirement home amenities. These amenities would include; activity room, hair salon, chapel, theater, medical wellness center, lounges, gardens etc. As these individuals age, or require more assistance, they would be able to transition to the new retirement residence. These smaller suites provide the luxury of in suite care, home cook meals in the dining room, laundry services, entertainment etc. The proposed retirement residence should not be confused with a nursing home; however, the building will provide a floor of assisted living which would offer residents with a higher level of care in carrying out the activities of daily living. These individuals would also have access to a private roof top terrace (only in the 7 storey option).

The site has been designed to accommodate active senior's living with walking circuits and gathering nodes. The new building has been set back on the site from Varley lane with ample new soft landscape and maintains the existing berm to assist with the integration between site and infrastructure. The new retirement building has been designed to blend with existing materiality and massing of adjacent buildings. The 100 Varley lane retirement site will be an asset to the community in that it will offer residents an opportunity to stay in their neighborhood with assistance if required.

The retirement residence is a permitted use under the current zoning. A minor zoning amendment is required to increase the total number of units on the site. A site plan application showing the details of the building will be filed when construction is ready to proceed.

Yours Truly

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Proposed Options: 7 Storey (tiered) vs. 4 Storey

There are two options being proposed – the following was also supplied by the Architect:

Option A – 7 storeys – tiered to 2 storeys:

Option A is a seven storey building [125 units] that tier's down to two storeys along Varley lane.



This proposal takes into consideration its surrounding context, the building starts as a seven story building next to the existing eight storey apartment building, as the building approaches Varley Lane, it begins to tier down to the level (2 storeys) of the adjacent townhomes. The multi level terracing of the building mass allows for exterior amenity space to be introduced to residences of the retirement home. This is particularly beneficial for the assisted living floor. Furthermore, the buildings 7 storey height allows for a smaller foot print, which allows for more landscape and open spaces.

Option B – 4 storeys:

Option B is a longer, stretched out, four storey version of Option A (seven storey building). This option was provided to illustrate a lower building mass. In order to maintain the 125 units, the building's footprint had to increase; therefore the exterior surface parking was extended into the berm and landscape space along Varley Lane.



Landscape Proposal

The Landscaping plan for both proposals is based on the same model, with the footprint of the building and parking increasing for Option B due to the larger footprint of the 4 storey building. Note the rendering below is for the 7 storey building.



The Landscape plan changes the current property in several ways:

- The building is largely located in the current area of the existing parking lot. It occupies the East and North sections of the parking lot, which would eliminate the trees on the East side and North side of the parking lot.
- The parking lot would be extended by about 10 meters for additional parking spots on the west side of the parking lot, plus an extension to parking in the North West corner. Existing trees to the West of the current parking lot would be removed.
- The berm/hill to the West of the parking lot would be reshaped to be somewhat closer to Varley Drive, but the intent is to retain the use for community use, particularly in Winter as a toboggan hill.
- Additional pathways, benches and mature trees would be added throughout the property, including additional screening along both Teron and Varley.
- A Physical Activity area would be added behind the existing 8 storey apartment building plus additional pathways would be added which would be open to public use.
- There will NOT be an entrance added to access Teron directly.
- Minimal parking will be added as only 35 additional parking spaces will be required to service 125 Seniors Residence units based on City Zoning Bylaw requirements for Parking/Unit ratios for Seniors Residences.

Option A

The following provides views of the 7 Storey proposal from several perspectives:



From the North West corner of the current 8 storey apartment building (which can be seen on the right)

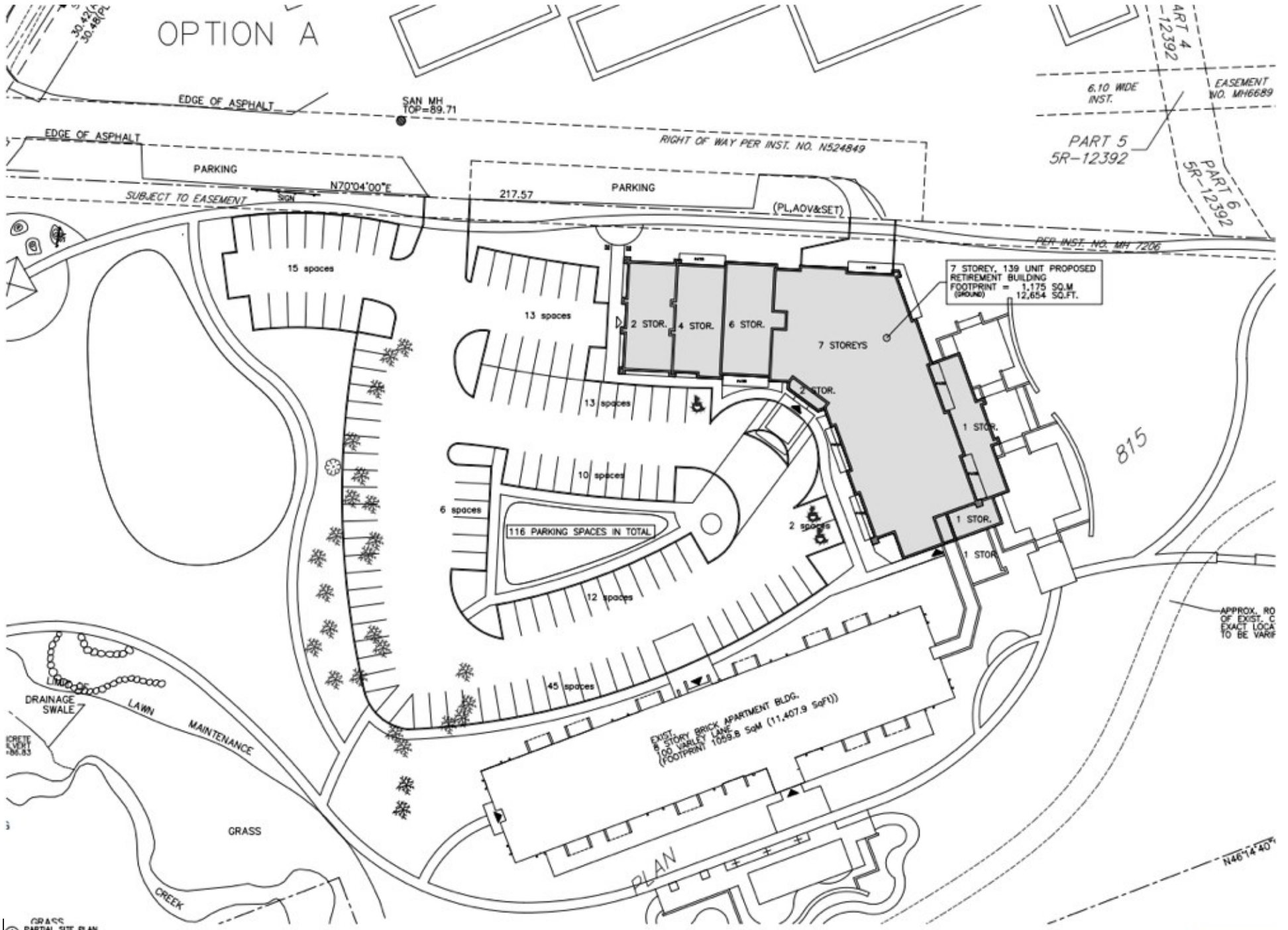


From Varley Lane



From Teron Road

OPTION A



7 STOREY, 139 UNIT PROPOSED RETIREMENT BUILDING
FOOTPRINT = 1,175 SQ.M.
(GROUND) 12,654 SQ.FT.

116 PARKING SPACES IN TOTAL

EXIST. 6 STOREY BRICK APARTMENT BLDG.
100 WARELY LANE
(FOOTPRINT 1059.8 SQM (11,407.9 SQFT))

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PLAN

Option B



From the North West corner of the current 8 storey apartment building (which can be seen on the right)

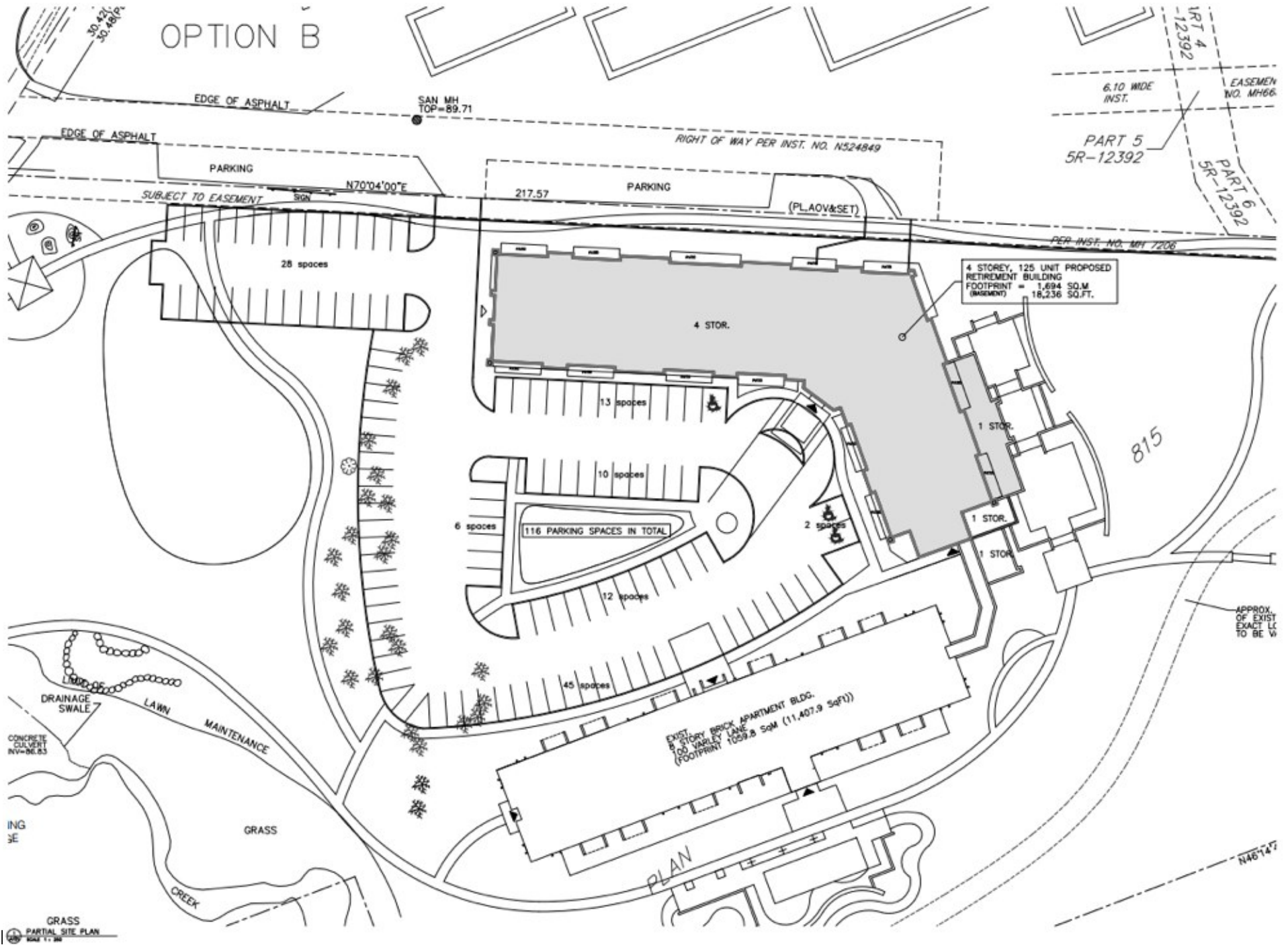


From Varley Lane



From Teron Road

OPTION B



GRASS
PARTIAL SITE PLAN
DATE 11-24

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Option A vs. B Footprint Impact

The following is a rough idea of the difference of the two proposals in terms of footprint on land use. The 7 storey takes up less foot print, so has a lower requirement for parking area. The 4 storey would take up 13 parking spots to the West of the building, requiring additional parking spots for the area in yellow, extending farther towards Varley Drive.

