

FOTENN

ADDENDUM TO PLANNING RATIONALE – 1531 STITTSVILLE MAIN STREET





Prepared for:



Huntington Properties
1306 Wellington Street West Suite 200
Ottawa, ON
K1Y 3B2

Prepared by:



Fotenn Planning + Design
223 McLeod Street
Ottawa, ON K2P 0Z8
fotenn.com

July 29, 2019

CONTENTS

1.0 Addendum to Planning Rationale – 1531 Stittsville Main Street	
2.0 Introduction.....	1
3.0 Revisions to the Site Plan	1
2.1.1 Summary of Changes.....	1
4.0 Response to Circulation Comments.....	1
5.0 Conclusions	1

1.0

INTRODUCTION

Fotenn Consultants Inc. have been retained by Huntington Properties to submit and process applications for the lands municipally known as 1531 Stittsville Main Street in the community of Stittsville in the City of Ottawa.

In support of the above applications, Fotenn prepared a Planning Rationale, submitted and dated December 2019. The purpose of the original Planning Rationale was to evaluate the proposed development with respect to the applicable policy and regulatory framework and determine if the development is appropriate for the site and compatible with the existing and planned function of the broader area. The Applications were deemed complete in February 2019 and put on technical circulation. A public information session was held on March 6th, 2019.

Huntington Properties is proposing to construct a 4-storey 43 unit mixed use building with retail uses at grade and associated parking in the rear and underground. Previously, Huntington sought to construct townhouses at the rear of the property, which resulted in a requirement for a Zoning By-law Amendment.

The following is an Addendum to the submitted Planning Rationale. The Addendum is not intended to replace the original Rationale, but rather itemizes significant revisions to the Site Plan (Appendix 1), discusses applicable changes to resubmitted documents and reviews the proposed zoning categories and provisions.

2.0 REVISIONS TO THE SITE PLAN

As demonstrated on the Site Plan (below) prepared by ProjectOne Studios, a mixed-use building is still proposed on the subject lands, however, the townhouses at the rear of the property have been removed. The revised Site Plan now will only include the four-storey mixed use building, with associated parking.

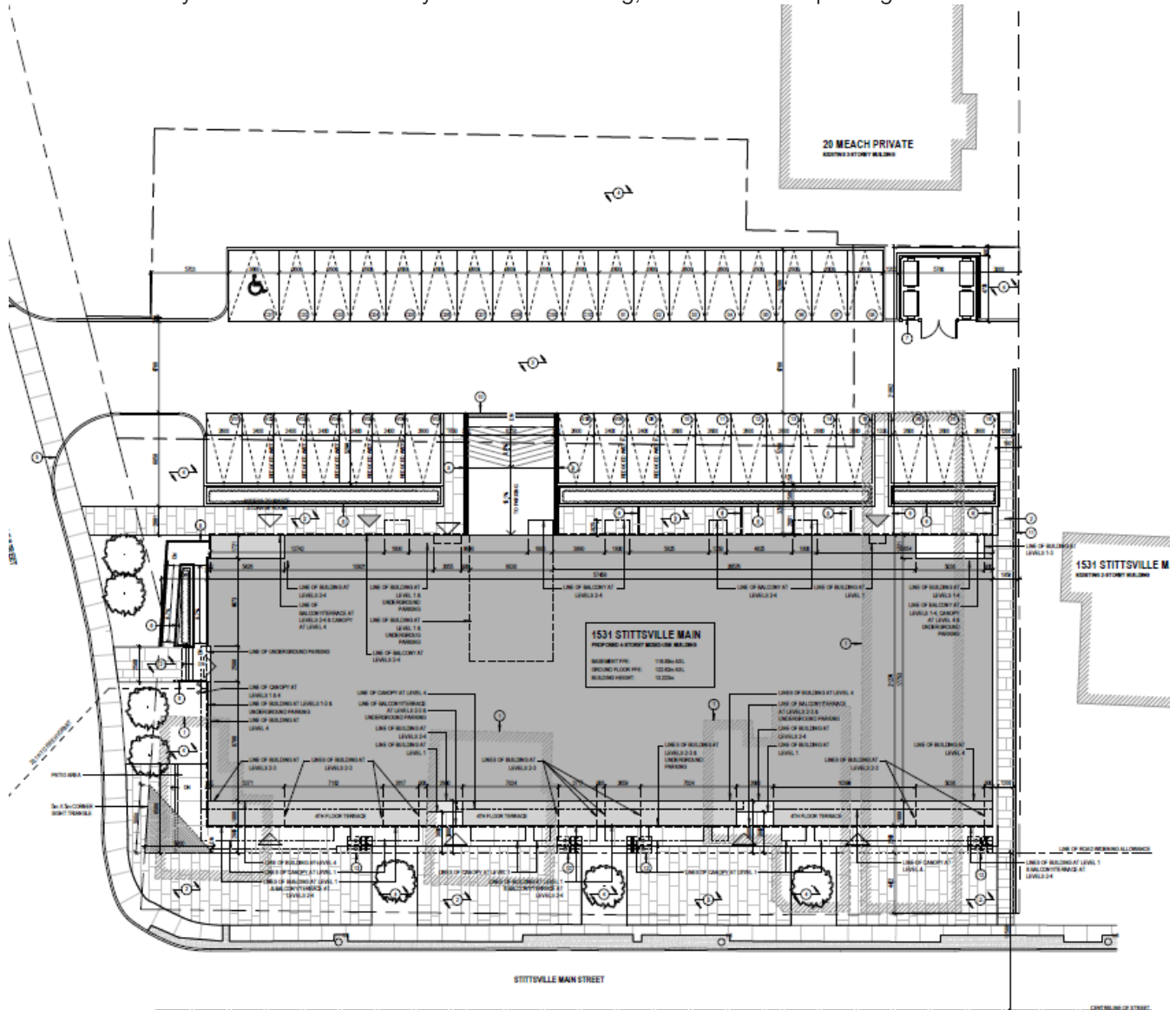


Figure 1: Updated Site Plan

2.1.1 Summary of Changes

- / The townhouse block at the rear of the property adjacent to the condo development has been removed. The removal of this element reduces the residential units from 53 units to 43 units and allows additional surface parking and landscaped area. As a result, the parking spaces have been increased from 62 total spaces to 67 parking spaces.

- / The street parking along Stittsville Main Street has been removed and relocated to the rear of the property. This does not preclude the City from establishing streetfront parking in the future once the reconstruction of Mainstreet is undertaken.
- / The building has been rotated to run parallel to the property line and complies with the requirement for the maximum front yard setbacks.
- / As discussed previously, as per the TM9 zoning, the addition of the patio in the corner side yard permits a maximum setback of 6m. Due to the addition of an outdoor commercial patio, the building now meets the provisions of the corner side yard setbacks.
- / Minor architectural modifications have been made to respond to the comments from the Urban Design Review Panel, more specifically, the majority of the stone cladding on the ground floor has been removed in favour of more transparent glazing.

In our professional opinion, the discussed changes to the building form and site layout does not impede on the project's ability to meet the greater policy and regulatory framework of the Official Plan, Stittsville Main Street Secondary Plan and Community Design Plan or the Traditional Mainstreet Design Guidelines. As discussed, the new Site Plan brings the development in compliance with the Zoning By-law. As such, the plans meet the intent of the City of Ottawa Policy and Regulatory Framework.

The table below addresses the modifications to the Site Plan:

TM9 [1736] H(15) ZONING PROVISIONS:

Provision	Required	Provided	Requirement Fulfilled (Updated Site Plan)
Front Yard Setback	20m (max)	3m	Yes
Rear Yard Setback	10m (minimum)	>10m	Yes
Interior Side Yard Setback	Does not apply – No Minimum Interior Side Yard Required		
Corner Side Yard Setback	0.44m (minimum) 6m Maximum if outdoor commercial patio is included	3.32m	Yes
Height Limit	15m– Min of 2 storeys at corner of Orville and Stittsville Main	13.2m	Yes
Parking Requirements	Commercial: 2.5/11m ² after the first 150m ² Required: 10 Spaces	10 Spaces	Yes
	Residential: 1 per dwelling unit Required: 44 Spaces	48 Spaces	Yes
	Visitor: 0.2 spaces per dwelling unit Required: 9 spaces	9 Spaces	Yes
Bicycle Parking Requirement	Residential: 0.5/unit Required: 22 Spaces	30 Spaces Provided	Yes
	Commercial: 1 space/250m ² Required: 2 Spaces		Yes
Amenity Area Requirement	Total required Area: 6m ² /unit = 258 m ² Total Communal Area: 129m ²	Private Amenity Provided: 268.5m ² Communal Amenity Provided: 165m ²	Yes

Minimum Width of Landscaped Area	Does not apply as per exception		
Refuse Location	A garbage enclosure must be located at least three metres from any other lot line; and screened from view by an opaque screen with a minimum height of two metres	<p>The garbage enclosure is located 3m from the interior side lot line</p> <p>The garbage enclosure will be screened from view</p>	Yes
Permitted Projections	Can project 2m into the required yard, but cannot be closer than 1m from the property line	Balconies project 1.5m into the required front yard	Yes
Other	Where a lot abuts Stittsville Main, residential uses are not permitted at grade, within 10m of the lot line	Residential uses not located at-grade.	Yes

3.0

RESPONSE TO CIRCULATION COMMENTS

The responses below have been provided to address circulation comments in regards to the Site Plan, Zoning and the submitted Planning Rationale.

- / **Current does not meet Section 109 (1) (b) – no person may park in a required and provided corner side yard (Orville).**
- / Noted. Parking has been relocated away from the provided corner side yard along Orville Street.
- / **Current does not meet Table 110 (a) – 3m landscaped buffer required for parking lot abutting a street (Orville).**
- / Noted. The landscape buffer has been increased, providing the required 3m from the property line.
- / **Current does not meet Table 110 (b) – 1.5m landscaped buffer required for parking lot not abutting a street (south boundary).**
- / Noted. The landscape buffer has been increased to 1.6m to meet the requirements of the Zoning By-law
- / **Currently does not meet Clause 198(9)(f)(iv) – any part of a building above 7.5m, for which a minimum front yard setback of 2m must be provided**
- / Noted. The required front yard setback has been provided.
- / **The current parking calculation shows 25 surface parking spaces and 34 underground parking spaces and does not add up to the required 62 spaces for the mixed-use building. Please clarify.**
- / Parking space rates have been adjusted, a total of 67 parking spaces is now being provided.
- / **Revise bicycle parking rate to include retail use at 1 per 250 sq m of gfa.**
- / Noted. Bicycle parking has been revised, 30 spaces are being provided.
- / **Include retail gfa by unit in statistics and zoning information block.**
- / Noted. Changes reflected in Plans
- / **Label building height on site plan and include in information block.**
- / Noted. Changes reflected in Plans
- / **Label corner side yard setback for townhomes on site plan.**
- / Noted. Changes reflected in Plans. Townhomes, no longer included in proposal.
- / **Proposed outdoor commercial patio space should be labeled on the site plan.**
- / Noted. Changes reflected in Plans

4.0 CONCLUSIONS

Based on the information presented throughout this Addendum and the original Planning Rationale, it is our professional planning opinion that the proposed Site Plan Control applications are appropriate and desirable when evaluated against the applicable policies and regulations, within the context of the subject lands. A removal of the Zoning By-law Amendment has been requested. In summary:

- / The development proposal is consistent with the policies of the Provincial Policy Statement with respect to infill development within a settlement area. Specifically, the proposed development is located in an established urban area where services and infrastructure are readily available;
- / The proposed mix of uses (residential and commercial) conform to the Official Plan designations that are applicable to the subject lands. The infill development is supported by the Traditional Mainstreet designation and will contribute to a complete and walkable community.
- / The proposed use and building design are contemplated in the Stittsville Mainstreet Secondary Plan and its consistent with the guidelines of the Stittsville Mainstreet Community Design Plan;
- / The proposed development complies fully with the Comprehensive Zoning By-law.

Please feel free to contact the undersigned to discuss the contents of this Planning Rationale addendum further.

Sincerely,



Emilie Coyle, M.P.I
Planner
Fotenn Consultants Inc.



Brian Casagrande, MCIP RPP
Partner
Fotenn Consultants Inc.