

August 30, 2019

Andrew McCreight

Planning, Infrastructure and Economic Development
City of Ottawa
110 Laurier Ave W
Ottawa, ON K1P 1J1

Via Email: andrew.mccreight@ottawa.ca

RE: Updates to 29 Robinson Avenue

Dear Mr. McCreight,

Please find, enclosed, a revised submission package for the low-rise apartment building proposed for 29 Robinson Avenue.

As a result of feedback from city staff, the public and the ward councillor, several changes have been made to the proposal, as follows:

- / Unit mix has been revised to include more 2-bedroom units (20 added) and fewer 1-bedroom and studio units (25 removed total). Whereas previously 51 units were proposed, the current proposed unit count is 46.
- / Building height has been increased to four storeys to accommodate the new unit mix. Accordingly, an elevator has been added.
- / Whereas the previous proposal included a total of four (4) parking spaces, six (6) parking spaces in total are now provided.

As the proposed development has undergone the aforementioned design changes since the previous submission, please see below for a summary of applicable zoning provisions and rationale for any amendments made necessary by the new proposal.

Zoning Compliance for low-rise apartment in R5K [2133] H(20) Zone

Provision	Required	Proposed	Compliance
Minimum Lot Area (m²)	450m ²	1,139m ²	✓
Minimum Lot Width (m)	15m	32.92m	✓
Building Height (m)	14.5m	13.77m	✓
Minimum Front Yard (m)	3m	4.15m	✓
Minimum Rear Yard (m)	25% of the lot depth but need not exceed 7.5 metres	7.5m	✓

Provision	Required	Proposed	Compliance
Interior Side Yard (m)	<p>For any part of a building located within 21 metres of a front lot line...</p> <p>...where the building wall is equal to or less than 11 m in height: 1.5m</p> <p>...where the building wall is greater than 11m in height: 2.5m</p> <p>In all other circumstances the minimum required interior side yard setback is 6m.</p>	1.5m, increasing to 2.5m where building wall is greater than 11m, and stepping to 6m	✓
Landscaped Area (s.163)	30%	26%	✗
Parking (s.101)	Area X, Inner Urban 0.5/unit, excepting first 12 = 17	3	✗
Visitor Parking (s.102)	Area X, Inner Urban 0.1/unit, excepting first 12 = 3	3	✓
Aisles & Driveways (s.107)	Min. 3m driveway Min. 6m aisle	3.6m driveway 6m aisle	✓
Bicycle Parking (s.111)	0.5/unit = 23	24	✓
Amenity Area (s.137)	<p>15m² per dwelling unit up to 8 units plus 6m² per unit in excess of 8 = 120m² + 228m² = 348m²</p> <p>Communal: 100% of the amenity area required for the first 8 units = 120m² located at grade in the rear yard, 80% of which is to be soft landscaping</p>	<p>438m² total</p> <p>355m² communal; 163m² at grade in rear yard, 116m² of which (97% of 120m²) is soft landscaped</p>	✓

Variances are required to accommodate the proposed building as follows:

- / Whereas s.163(9) of the Zoning By-law requires 30% of the lot to be dedicated to landscaped area, the proposed development has 26% landscaped area.
 - o While a minimum landscaping requirement may serve to discourage over-development in the R5 zone and to ensure that sufficient amenity area and greenspace is provided at grade, it was necessary to eliminate some landscaped area to provide additional parking. It should be noted that the proposed building is below the established maximum height in its zone, meets all amenity area requirements, and has easy

access to ample public greenspace including Robinson Field and multi-use paths along the Rideau River.

- / Whereas s.101 of the Zoning By-law requires 17 resident parking spaces, the proposed development provides three (3).
 - o Though Area X parking requirements (0.5 parking spaces per unit) apply to the subject site, it is located in close proximity to rapid transit at Lees Station, where Area Z requirements (no resident parking required) would normally apply. Notwithstanding this, the full complement of visitor parking is provided, and three resident parking spaces are provided, of which one may serve as a car-share parking spot provided an arrangement can be made with a service provider.

Fotenn believes that the proposed development represents good planning, and that the proposed development maintains the general intent and purpose of the Zoning By-law. An application for a Minor Zoning By-law Amendment will be submitted soon.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Nadeau". The signature is fluid and cursive, with a large initial "J" and a long, sweeping underline.

Jeff Nadeau, MPL
Planner