

Absolute Architecture + Design

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Date Issued: July 6, 2020

Attention: **Mr. John Bernier, Planner II**
Development Review, Central
Planning, Infrastructure and Economic Development Department
City of Ottawa – 110 Laurier Avenue West, Ottawa ON K1P 1J1

Client: Robbie Gharib and Tony El Haibi

Project: D07-12-20-0071 - 172 Main St., Ottawa

Object: Planning Cover Letter

Dear Mr. Bernier,

Absolute Architecture + Design has been retained to file an application for site plan control on behalf of Mr. Robbie Gharib and Mr. Tony El Haibi for the proposed development of a mixed-use building (commercial and residential) at the property known municipally as 172 Main St., Ottawa. The subject property is legally described as **PLAN 102 PT LOT 2 BLK A MAIN; W RP 4R17536 PART 2**. The property has an area of approximately 335.63m² and has approximately 11.11m of frontage along the northeast side of Main Street.

The subject property is currently vacant and ready to accommodate our project.

Project Overview

The proposal involves the development of a three-storey mixed-use building with a gross floor area of approximately 420.29 m² comprising of commercial space on the main floor and with a total of 4 residential suites on the second and third floor.

The Main Floor commercial space provides an elegant and modern design and is completed with a picture window that is inviting to the community nearby. Also, the second and third floor residential units are all provided with their own amenities within the suite, and each unit has their own private balcony.

Access to the site is proposed from Main Street, providing 2 parking spaces at the rear of the property. These parking spaces are not required by the Zoning By-law. A total of 8 bicycle parking spaces are also provided, which only 2 are required by the Zoning By-Law.

The design of the building was to emphasize pedestrian facility to promote an urban lifestyle.

The proposed development will be connected to full municipal services.

The purpose of the Planning Cover letter is to provide planning justification in support of the site plan control application D0712-20-0071 for 172 Main Street, Ottawa and to the best of our knowledge, our project meets the policies of the City of Ottawa OP: Traditional Mainstreet, Old Ottawa East Secondary: Traditional Mainstreet and the current Zoning: TM7 [2182].

Project Description

PROPERTY INFORMATION:

172 MAIN ST., OTTAWA, ONTARIO
PIN: 041260123
LEGAL DESCRIPTION:
PLAN 102 PT LOT 2 BLK A MAIN; W RP 4R17536 PART 2

STATISTICS TABLE:

- SITE ZONING = TM7
- LOT AREA = 335.63m² [±3,612.73ft²]
- LOT DEPTH = 30.21m [±99'-1"ft]
- LOT WIDTH = 11.11m [±36'-5"ft]
- EXISTING USE = VACANT PROPERTY
- EXISTING TOTAL GFA = N/A
- EXISTING LOT COVERAGE = N/A

PROPOSED DEVELOPMENT:

PROPOSED USE = MIXED USE BUILDING INCLUDING:

- COMMERCIAL SPACE (GROUP D);
- (4) RESIDENTIAL UNIT.
- MAIN FLOOR GFA = 119.85m² [1,290ft²]
- SECOND FLOOR UNIT #1 GFA = 77.76m² [837ft²]
- SECOND FLOOR UNIT #2 GFA = 72.46m² [780ft²]
- THIRD FLOOR UNIT #3 GFA = 77.76m² [837ft²]
- THIRD FLOOR UNIT #4 GFA = 72.46m² [780ft²]
- TOTAL BUILDING GFA = 420.29m² [4,524ft²]
- BUILDING HEIGHT:
 - * PROPOSED = 10.15m @ MIDROOF [33'-3.5"]
 - * PERMITTED = 6.7m MINIMUM >25M [21'-11.75" > 82']
 - * AVERAGE GRADE = TO BE VALIDATED
- FRONT YARD SETBACK:
 - * PROPOSED = 2.0m [±6'-6.75"]
 - * REQUIRED = 2.0m MINIMUM [±6'-6.75"]
- REAR YARD SETBACK:
 - * PROPOSED = 7.51m [24'-8"]
 - * REQUIRED = 7.5m [24'-7.25"]
- SIDE YARD SETBACK (WEST):
 - * PROPOSED = 3.00m [±9'-10"] (FIRST FLOOR)
 - * PROPOSED = 1.245m [4'-1"] (SECOND & THIRD FLOOR)
 - * REQUIRED = 1.20m [3'-11.25"]
- SIDE YARD SETBACK (EAST):
 - * PROPOSED = 1.20m [±3'-11.25"]
 - * REQUIRED = 1.20m [3'-11.25"]
- PERMITTED PROJECTIONS INTO REQUIRED YARDS:
 - * FRONT YARD:
 - ENTRANCE CANOPY = 0.15m [0'-6"]
 - 2nd & 3rd FLOOR BALCONY REVEAL = 0.15m [0'-6"]
 - * SIDE YARD (EAST):
 - ENTRANCE CANOPY = 0.15m [0'-6"]
 - * REAR YARD:
 - ENTRANCE CANOPY = 0.15m [0'-6"]
 - BASEMENT WINDOW WELL = 0.61m [2'-0"]
 - * SIDE YARD (WEST):
 - 2nd & 3rd FLOOR BALCONY REVEAL = 0.15m [0'-6"]
- PROPOSED LOT COVERAGE = 140.847m² = 41.96%
- PROPOSED VEGETATION COVERAGE: (TOTAL = 18.30%)
 - * SOD/GRASS = N/A
 - * SOFT LANDSCAPE (INTERLOCK) = 61.43m² = 18.30%
- VEHICLE PARKING SPACE:
 - * PROPOSED = (2) 2.6m x 5.2m
 - * REQUIRED = N/A
- BICYCLE PARKING SPACE:
 - * PROPOSED = (8) 0.6m x 1.8m
[4xFRONT YARD + 4xREAR YARD]
 - * REQUIRED = 0.5/UNIT = 2 MIN. REQUIRED

Documents in support of our Application

As per the study and plan identification list, please find the following enclosed in support of this application:

- Site Plan Control Application Form;
- Architectural Plans, prepared by Absolute Architecture + Design Inc.;
- Geotechnical Investigation Study, prepared by EXP Services Inc.;
- Grading Plan & Erosion Sediment Control, prepared by EXP Services Inc.;
- Landscape Plan, prepared by Absolute Architecture + Design Inc.;
- Roadway Traffic Noise Assessment, prepared by Gradient Wind Engineers & Scientists;
- Phase 1 Environmental Site Assessment, prepared by EXP Services Inc.;
- Site Plan, prepared by Absolute Architecture + Design Inc.;
- Site Servicing Plan, prepared by EXP Services Inc.;
- Site Servicing and Stormwater Management Report, prepared by EXP Services Inc.;
- Storm Drainage Plan, prepared by EXP Services Inc.; and
- Property Survey, prepared by Farley, Smith & Denis Surveying Ltd.

Conclusion

This planning cover letter has been prepared in support of the site plan control application for the development of the proposed three-storey mixed-use building located at 172 Main Street, Ottawa.

A pre-application consultation meeting in relation to the proposed mixed-use development was held with the City on December 10, 2019, and follow-up comments as well as the study and plan identification list were received on January 8, 2020.

Based on the information and comments received by the City, it is our understanding that the proposed mixed-use building that will be located at 172 Main Street is compliant with the planning policies within the City's Official Plan and the Old Ottawa East Secondary Plan, and that the project represents an appropriate land use and scale for the development of the subject property.

Should you have any further queries or concerns or require any additional information or clarification, please do not hesitate to contact me.

Yours truly,



Marc-André Décoeur,
BCIN Certified Designer
Individual #44555 | Business #45254
Absolute Architecture + Design Inc.