

December 16, 2021

Ms. Kimberley Baldwin, MCIP RPP

Planner II, Development Review, Central Services
Planning, Infrastructure and Economic Development
City of Ottawa, 110 Laurier Avenue West, 4th Floor
Ottawa, ON K1P 1J1

**RE: Site Plan Control D07-12-17-0171
398-406 Roosevelt Avenue**

Dear Ms. Baldwin,

Please find enclosed an addendum to the Planning Rationale submitted by Fotenn to the City on December 22, 2017, in support of Zoning By-law Amendment and Site Plan Control applications for the lands known municipally as 398-406 Roosevelt Avenue.

In addition to the formal Response to Comments Letter (see resubmission package), this addendum provides an overview of the changes to the development under ML Devco, who have purchased the project from Domicile following the dismissal of the appeals by the OLT in April 2021. It should be noted that per our review, none of the changes result in non-compliance with the Zoning By-law, including By-law No. (2018-193) as originally passed by City Council in June 2018.

We are pleased to present the revised proposal as part of a resubmission for this Site Plan Control application.

Sincerely,



Jacob Bolduc, MCIP RPP
Senior Planner

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FOTENN

Application Summary and History

Fotenn Planning & Design (“Fotenn”) has been retained by ML Devco (the “Owner”) to prepare a resubmission package for the existing Site Plan Control application (D07-12-17-0171) on the lands known municipally as 398-406 Roosevelt Avenue.

1.1 Application History

In December 2017, Fotenn Planning + Design (“Fotenn”) submitted a Planning Rationale and Design Brief for a Zoning By-law Amendment (ZBLA) application (D02-02-17-0125) and Site Plan Control (SPC) application (D07-12-17-0171), for the proposed development of a six-storey mixed-use building including two commercial units, 35 dwelling units, underground parking, and rear surface parking. The subject property is known municipally as 398-406 Roosevelt Avenue and is the consolidation of three (3) former lots.

The ZBLA application was approved by Council in June 2018 (By-law No. 2018-193) and subsequently appealed to the Local Planning Appeal Tribunal (now the Ontario Land Tribunal). Regarding the SPC application, City Staff (K. Nitsche) issued technical circulation comments on March 5, 2018 for which a response was provided by Fotenn on April 5, 2018. The SPC application was then put on hold pending the outcome of the LPAT hearing.

In April 2021, the LPAT ultimately dismissed the appeals and By-law No. 2018-193 was deemed to have come into force on the day it was passed. The owners of the original project, Domicile, then sold the project to ML Devco, who have made several changes to the project though it still fully complies with the applicable policy and regulatory framework, including By-law 2018-193.

1.2 Summary of Revisions

Please find below a brief summary of the changes to the subject development. Further detail is provided in the other sections of this report.

- / Whereas the previous proposal was for a mixed-use building, the current proposal has removed the ground-floor commercial component from the development. The building is now entirely residential, being an “apartment dwelling, mid-rise” as classified under the Zoning By-law;
- / The previous proposal included both underground and surface parking, each with a separate ingress/egress. The revised proposal has eliminated the rear yard surface parking area and driveway and replaced this area with private landscaped terraces for the ground-floor units;
- / The previous proposal included a rooftop terrace above the 5th floor on the south side of the building. The current proposal has eliminated this common area and all units now have private amenity spaces in the form of balconies and terraces, as well as a small rear yard communal terrace and some communal amenity spaces within the building; and,
- / The building has undergone significant architectural changes, moving from a predominantly red-brick design to lighter stone and earth-tone panelling.

Revised Application

2.1 Subject Property and Proposed Development

2.1.1 Site and Proposal

The subject property is located on the lands known municipally as 398-406 Roosevelt Avenue in the Westboro community of the City of Ottawa. The site is a consolidation of three (3) former parcels containing single-detached dwellings, located just north of the intersection of Roosevelt Avenue and Richmond Road. The subject property has a total lot area of 1,365 square metres and a total frontage of 45.9 metres on Roosevelt Avenue.

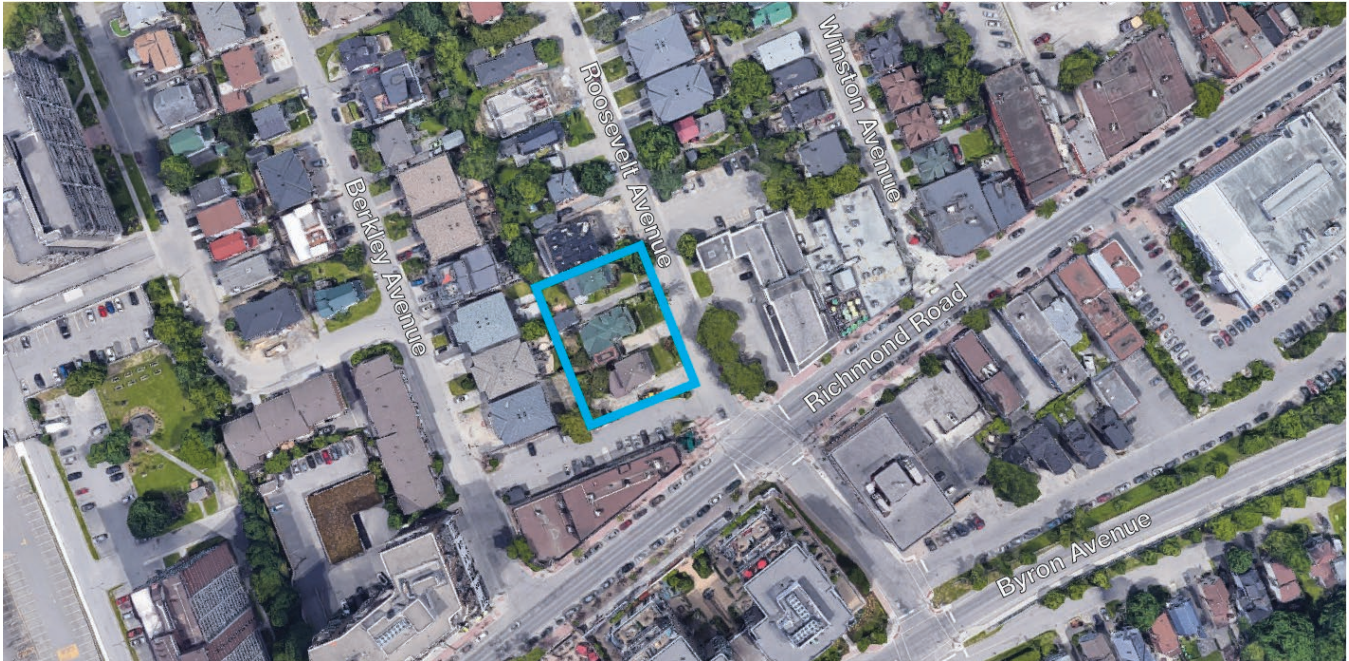


Figure 1: Location of subject property.

The Owner is proposing to construct a six (6) storey mid-rise apartment dwelling on the subject site with a total area of 3,586.4 square metres across the full building. The building contains a total of 28 units, a mix of 1-bedroom and 2-bedroom units with some including dens. The underground parking garage contains two (2) levels of underground parking with a total of 49 parking spaces, including two (2) visitor parking spaces.

There is no longer a commercial space to be located on the ground floor. The proposed building is entirely residential.

2.1.2 Official Plan

This Site Plan Control application was originally submitted in December 2017 and is therefore evaluated under the policies of the current Official Plan (2003, as amended). Please see the original Planning Rationale for a full discussion of the relevant policies from the time of the application.

The subject property is designated General Urban Area under the current Official Plan. Mid-rise apartment dwellings are a permitted use and the proposal is generally consistent with the policies for new infill development in the General Urban Area.

2.1.3 Zoning By-law

The original set of applications included a Zoning By-law Amendment (D02-02-17-0125) which was approved by Council (By-law No. 2018-193). Following approval, the subject property is zoned **R5B[2472] H(21)** - Residential Fifth Density Zone, Exception 2472, Height Limit of 21 metres. The proposed development is fully compliant with the zoning by-law.

	Required/Permitted	Provided	Compliance
Min. Lot Area Table 164A	675m ²	1,365m ²	Yes
Min. Lot Width Table 164A	22.5 metres	45.9 metres	Yes
Min. Front Yard Setback Exception 2472	0 metres 2.5 metre stepback above the 2 nd storey	1 metre + 2.5 metre stepback above 2 nd storey	Yes
Min. Interior Side Yard Setback Exception 2472	North: 1.5 metres, with an additional 7 metres above the 4 th storey. South: 0.5 metres	North: 1.5 metres + 7 metres South: 1.5 metres	Yes
Min. Rear Yard Setback Table 164A + Exception 2472	25% of lot depth does not exceed 7.5m Stepback of 2 metres above the 5 th storey	7.5m Stepback of 2 metres above the 5 th storey	Yes
Maximum Building Height H(21)	21m	20.4m	Yes
Amenity Area Section 137	Private: 6m ² per/unit = 168m ² Communal: N/A	Private: 966.6m ² Communal: 117.9m ²	Yes
Min. Parking Spaces Table 101	Area X: No parking required for first 12 units 28-12 = 16 units 16 x 0.5 = 8 spaces required	47 spaces	Yes
Min. Visitor Parking Spaces Table 102	Area X: No parking required for first 12 units 28-12 = 16 16 x 0.1 = 1.6 (2 spaces)	2 spaces	Yes
Max. Parking Spaces Table 103	1.75 spaces per unit 1.75 x 28 = 49	49 spaces	Yes
Min. Bicycle Parking Table 111A	0.5 spaces per unit 28 x 0.5 = 14 spaces	14 spaces	Yes

2.2 Site Plan, Parking and Amenities

The proposed development generally presents the same footprint as the former design, though there are significant changes at grade that improve upon the original design, as discussed below.

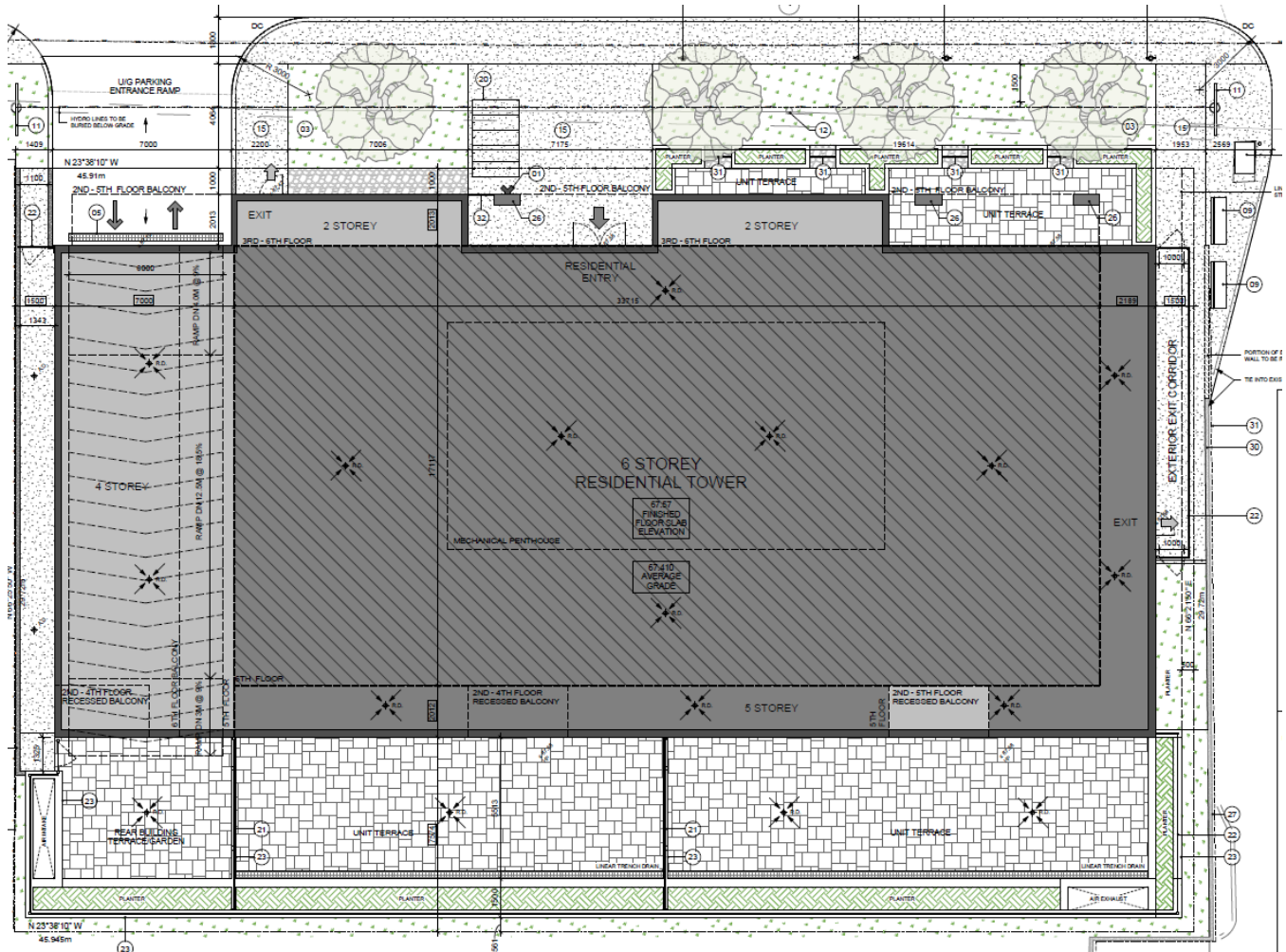


Figure 2: New Site Plan

The former proposal included two (2) driveways on the subject lands. One driveway provided access to the rear yard through a cut-out in the building to a surface parking lot for visitor and commercial parking. This driveway and rear yard surface parking area has been removed and the only parking is located in the two (2) storey underground parking garage. The underground parking garage entrance remains at the northern end of the building to provide ample separation distance from the intersection of Roosevelt Avenue and Richmond Road.

The rear yard parking area is now proposed to be landscaped terraces for the ground floor units at the rear of the building, as well as a communal amenity terrace in the northwest corner. This is in keeping with the original use of this area, being rear yards for the former single-detached dwellings. As the site abuts existing residential rear yards, the new proposal better aligns with the existing context of the residential neighbourhood over the previous proposal of a parking lot.

The previous proposal also included a rooftop terrace above the 5th storey on the south side of the building. This rooftop terrace has been removed and there is no communal amenity space provided on any portion of any rooftop of the building. All amenity space is provided through the use of at-grade landscaped terraces, inset balconies or communal indoor spaces.

2.3 Materiality and Design

The proposed development generally maintains the same form and massing as the previous design so as to fit within the established parameters as set out in the ZBLA approved by Council and implemented as exception 2742 in the Zoning By-law. However, in addition to the removal of the commercial space on the ground floor for a full-residential design, the building has also undergone a redesign, as shown in the images below.



Figure 3: Rendering proposed as part of the original submission. The design was revised to include an increased setback on the north side, among other changes.

The previous proposal featured red brick on the first four (4) floors with a mix of red brick and light-coloured panelling on the upper storeys to break up the massing. Due to the commercial units on the ground floor, gooseneck lighting and other elements were included to provide an inviting streetscape for pedestrians around Richmond Road, a Traditional Mainstreet. The two (2) ingress/egress points can be seen on the image above. Ultimately, the proposal was revised based on staff comments and new (uncoloured) perspectives were prepared.



Figure 4: Revised perspective submitted in response to comments from staff. The red brick was lowered from the 6th storey and made less prominent on the upper floors overall. The northern side yard stepback was increased above the 4th storey.

As previously discussed, the revised proposal eliminates the commercial component and has redesigned the building with more of a residential tone including new landscaping opportunities along Roosevelt Avenue.



Figure 5: Rendering of the new design included in this resubmission.



Figure 6: Perspective looking southwest towards the development and Richmond Road.

The new design features light-coloured stonework that breaks up and articulates the massing, including the inset balconies on the front façade above the 2nd storey. The stonework is accented by earth-tone panelling, using a more natural palette than the previous proposal. Further, new opportunities for front yard landscaping have been introduced due to the proposed burying of the hydro wires in front of the building, creating a more inviting streetscape presence.