

October 26, 2023

Ms. Siobhan Kelly

Planner II, Development Review South
Planning, Infrastructure and Economic Development Department
City of Ottawa
110 Laurier Avenue West
Ottawa, ON K1P 1J1

Via Email: siobhan.kelly@ottawa.ca

**RE: Site Plan Control Application (D07-12-23-0058)
3845 Cambrian Road, Ottawa**

Dear Ms. Kelly,

In response to the first round of technical circulation comments received July 13th, 2023, Fotenn Planning + Design has prepared a Planning Rationale Addendum. This addendum provides an update to the Zoning Compliance Chart to reflect the revised design as well as to correct previous inconsistencies across the first round submission materials in support of the application.

Sincerely,



Evan Saunders, M.PL
Planner



Nico Church, MCIP RPP
Senior Planner

Ottawa

396 Cooper Street, Suite 300
Ottawa, ON K2P 2H7
613.730.5709

Kingston

The Woolen Mill
4 Cataraqui Street, Suite 315
Kingston, ON K7K 1Z7
613.542.5454

Toronto

174 Spadina Avenue, Suite 304
Toronto, ON M5T 2C2
416.789.4530

fotenn.com

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Comprehensive Zoning By-law Amendment (2008-250)

The subject property is zoned General Mixed-Use Zone, Exception 1628 (GM[1628]). The purpose of the General Mixed Use Zone is to:

- / Allow residential, commercial and institutional uses, or mixed use development;
- / Limit commercial uses to individual occupancies or in groupings in well defined areas such that they do not affect the development of the designated Traditional and Arterial Mainstreets as viable mixed-use areas;
- / Permit uses that are often large and serve or draw from broader areas than the surrounding community and which may generate traffic, noise or other impacts provided the anticipated impacts are adequately mitigated or otherwise addressed; and
- / Impose development standards that will ensure that the uses are compatible and complement surrounding land uses.



Figure 1: Zoning map of the subject property (outlined in blue) and surrounding area.

Permitted non-residential uses in the GM zone include the following:

/ animal care establishment	/ emergency service	/ post office
/ animal hospital	/ funeral home	/ recreational and athletic facility
/ artist studio	/ home-based business	/ research and development centre
/ bank	/ home-based day care	/ residential care facility
/ bank machine	/ instructional facility	/ restaurant
/ catering establishment	/ library	/ retail food store
/ click and collect facility	/ medical facility	/ retail store
/ community centre	/ municipal service centre	/ service and repair shop
/ community health and resource centre	/ office	/ shelter
/ convenience store	/ payday loan establishment	/ storefront industry
/ day care	/ personal brewing facility	/ technology industry
/ diplomatic mission	/ personal service business	/ training centre
/ drive-through facility	/ place of assembly	/ urban agriculture
	/ place of worship	

Urban Exception 1628 also applies to the subject property. The exception prohibits the following land uses:

- / Funeral parlour
- / Drive through facility
- / Place of worship
- / Technology industry
- / Research and development industry

Urban Exception 1628 also includes site-specific provisions relating to a variety of performance standards encouraging greater built form density, including increased maximum building height, removal of FSI restrictions, elimination of minimum front and corner side yard setbacks for mixed-use buildings, and elimination of minimum landscaped areas.

The proposed retail food store use is permitted in the GM[1628] zone. Although the exact occupancies in Building B have not yet been determined, the GM[1628] zone permits several types of commercial uses that will be appropriate for the proposed building.

The proposed development's compliance with applicable performance standards is outlined in the table below.

Table 1: GM[1628] Zone Provisions

Provisions	Requirement	Provided	Compliance
Minimum Lot Width	No minimum	70.4m	YES
Minimum Lot Area	No minimum	15,100 square metres (1.51 Ha)	YES

Provisions	Requirement	Provided	Compliance
Minimum Front Yard Setback	3m	5.2m	YES
Minimum Interior Side Yard Setback (West)	For a non-residential or mixed-use building, from any portion of a lot line abutting a residential zone: 5m	9.38m	YES
Minimum Interior Side Yard Setback (East)*	For a non-residential or mixed-use building, from any portion of a lot line abutting a residential zone: 5m	1.10m	NO
Minimum Rear Yard Setback	From any portion of a rear lot line abutting a residential zone: 7.5m	21.8m	YES
Maximum Building Height	24m, 6 storeys	7.5m	YES
Minimum Landscape Area	No minimum landscaped areas, except that where a yard is provided and not used for required driveways, aisles, parking, loading spaces or outdoor commercial patio, the whole yard must be landscaped	Yards not used for driveways, aisles, parking, or loading spaces are landscaped.	YES
Location of Parking	In the GM zone, no person may park a motor vehicle: <ul style="list-style-type: none"> / In a required front yard; / In a required corner side yard; / In the extension of a required corner side yard into a rear yard. 	Parking located more than 3m from the front lot line	YES
Outdoor Refuse Collection	All outdoor refuse collection and refuse loading areas contained within or accessed via a parking lot must be: <p>Located at least 9.0m from a lot line abutting a public street</p> <p>Screened from view by an opaque screen with a</p>	9.0m <p>Proposed soft landscaping will screen earth bins adjacent to Building B.</p>	YES

Provisions		Requirement	Provided	Compliance
		minimum height of 2.0m (or soft landscaping)		
Parking Requirements		Area C: Shopping Centre (3,664m ²): 3.6 per 100 square metres of gross leasable floor area: 132	180	YES
Vehicle Parking Space Dimensions		Must be 2.6m-3.1m by (min.) 5.2m Up to 40% of required parking may be 2.4m x 4.6m	5.5m x 2.7m	YES
Bicycle Parking		Shopping Centre (1 per 500 square metres of GFA): 7 spaces	8 spaces	YES
Drive Aisle Width (Double Traffic Lane)	Parking Lot	Driveway: Minimum 6.0m Drive Aisle: Minimum 6.7m	6.7m	YES
Loading Spaces Rates and Provisions		Shopping Centre: 1 space per 2000-4999 square metres (3,687 square metres): 1	4 Loading Spaces (3 Standard spaces; 1 oversized space)	YES
Regular Loading Space Dimensions		3.5m by 7m	3.5m by 9m	YES
Minimum Width of Aisle Accessing Loading Space		For a 60 to 90 degree angle of aisle accessing loading space: 9m (standard size) 17m (oversized space)	Required loading spaces have a minimum drive aisle width of 9m Oversized space: > 17m	YES
Oversized Loading Spaces		½ of required spaces	1	YES
Oversized Loading Space Dimensions		4.3m by 13m	4.3m by 13m	YES

*It should be noted that the subject property currently abuts a lot line to the east which will become a public right-of-way (realigned Greenbank Road) in the future. Given that this is currently a parcel that is not yet an opened right-of-way, the lot line condition to the east should be considered to be an interior side lot line at the time of submission of this application.

The proposed development meets most of the zoning provisions for the subject property with the exception of the Interior Side Yard Setback (east). The lands directly to the east are zoned R3YY[1627], which requires a building setback of 5 metres from the property line. Given the nature of the lands in that they are planned to be the southerly extension of Greenbank Road, this provision does not reflect the planned conditions and purpose of the Zoning By-law. A Minor Variance application will be submitted concurrently to this Site Plan Control application in order to seek relief from this provision of the By-law.