



1806 Scott Street

Planning Rationale Addendum No. 2
Zoning By-law Amendment + Site Plan Control
January 23, 2024



Prepared for 2851944 Ontario Inc

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January 2024

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1.0 Introduction

Fotenn Planning + Design (“Fotenn”) previously prepared a Planning Rationale dated January 27, 2023, and a Planning Rationale Addendum dated September 5, 2023, to support a Zoning By-law Amendment and a Site Plan Control application (File #: D07-12-23-0006 & D02-02-23-0007) for the lands known as 1806 Scott Street in the City of Ottawa (the “subject site”).

This Planning Rationale Addendum No. 2 has been prepared in response to comments provided in a letter dated September 19, 2023, as well as additional comments provided via email dated September 26, 2023, and October 13, 2023. Some of these comments have been resolved over email correspondence and a summary is provided in the accompanying comment response table for cohesiveness.

This Report should be read in conjunction with the original January 2023 Planning Rationale and September 2023 Planning Rationale Addendum No. 1. All opinions and findings of the original report remain valid, except as otherwise described below.

1.1 Changes to the Proposed Design

Changes to the proposed development are as follows:

- / **Revisions to stormwater management approach:**
 - The proposed perforated pipe subdrain system and the on-site catch basin are sufficient for the proposed development;
 - The site grading has been modified so that stormwater runoff from the rear yard and side yard is captured in a system of landscape catch basins and subdrain that drains uncontrolled via the perforated subdrain to the catch basin, then onto the Scott Street storm sewer;
- / **Relocation of parking spaces:** The two (2) parking spaces have been moved further south, further away from the intersection of Scott Street and Rockhurst Road;
- / **Consideration of car share:** The visitor parking space may be used as a carshare space, pending further conversations with providers;
- / **‘Notched’ building design:** In order to provide a 2-metre walkway from the garbage room to the edge of the road to facilitate bin movement, the building has a notch carved out of it at the ground floor; and
- / **Increased fence height:** the fence height along the south property line has been increased from 1.8 metres to 2.13 metres.

1.2 Changes to the Landscape Plan

The survey submitted for Submission 1 was prepared prior to road reconstruction on Scott Street. The survey has since been updated. The previous road design featured a three (3) lane road with on-street bike lanes on both sides. The reconstructed road relocated the bike lanes to a cycle track in place of the grass boulevard. The changes are shown below in Figure 1 and Figure 2:



Figure 1: Road design, May 2018



Figure 2: Road design, July 2023

The previous Site Plan and Landscape Plan proposed three (3) street trees in the public right of row (ROW). This is unfortunately no longer possible as the grass boulevard area was not retained when Scott Street was reconstructed.

Nonetheless, as shown in the Landscape Plan, the two (2) trees on the property and the one (1) shared tree are proposed to remain; no trees are proposed to be removed as part of this application. Eight (8) new trees are proposed, with five (5) along the southern property line and three (3) trees that will not grow any taller than 3 metres planted underneath the overhead hydro wires along Rockhurst Road.

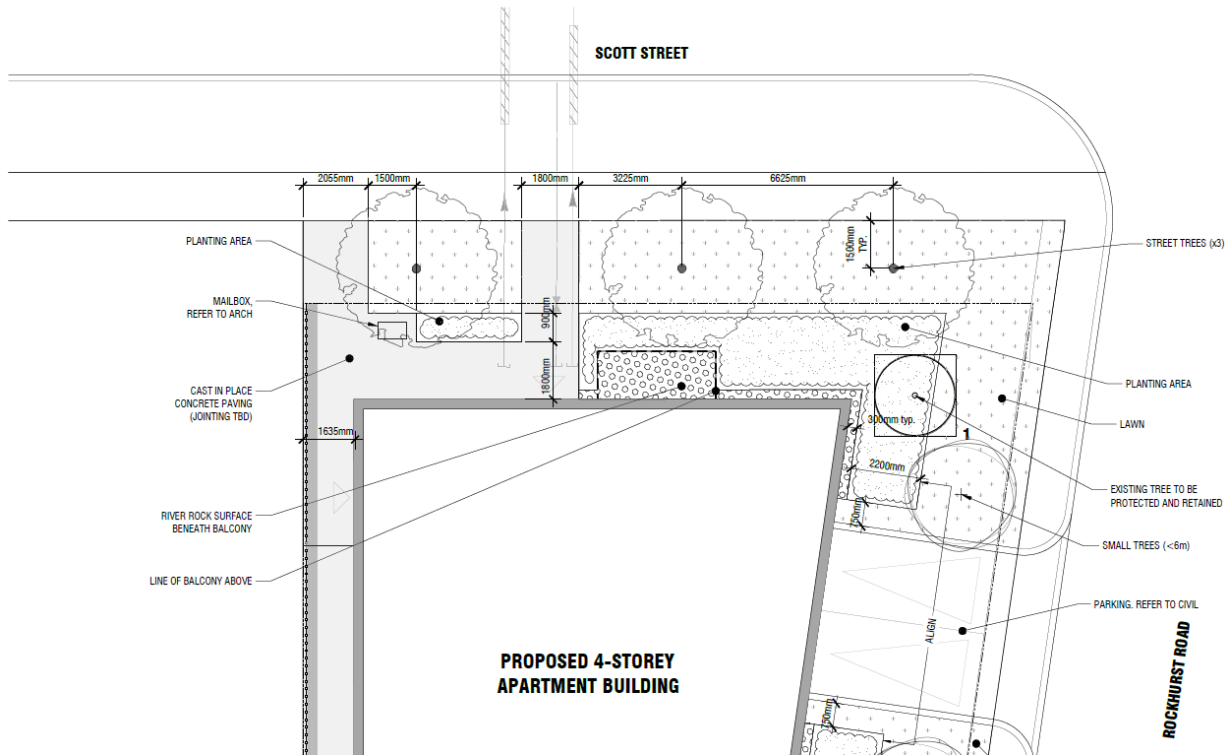


Figure 3: Extract from Landscape Plan focusing on Scott Street frontage from Submission 2, dated August 18, 2023

Proposed Zoning By-law Amendment

The zoning by-law amendment is proposed to firstly, amend the zoning of the subject site to “Residential Fourth Density, Subzone UD, Exception XXXX, Schedule YYY (R4UD[XXXX] SYYY)” from the current Residential First Density, Subzone MM (R1MM). The change will permit the construction of a low-rise, apartment building which aligns with the Official Plans goals of increased density along Mainstreet Corridors on appropriately sized sites. Secondly the amendment is seeking site-specific exceptions that will provide the necessary relief from provisions of the proposed new zone as detailed below:

Reduced Front Yard Setback

A front yard setback of 4.5 metres is required, whereas 3 metres is provided.

This exception is not a new request resulting from the recent revisions to the site plan. Please see the Planning Rationale and Planning Rationale Addendum No. 1 for more information on the appropriateness of this requested relief.

Parking Location

In the R4 zone, no parking space may be established, and no person may park a motor vehicle in the extension of a required and provided corner side yard into a rear yard. Two (2) parking spaces are proposed in the corner side yard; therefore, relief is required.

This exception is not a new request resulting from the recent revisions to the site plan. Please see the Planning Rationale and Planning Rationale Addendum No. 1 for more information on the appropriateness of this requested relief.

Permit Use of Visitor Parking for Carshare

Two (2) resident and zero (0) visitor vehicle parking spaces are required. The redevelopment provides a total of two (2) spaces: one (1) for residents and one (1) for visitors. The visitor parking space may be utilized as a carshare space. An exception is recommended as follows:

- / Required number of resident parking spaces is one
- / Required number of visitors parking spaces is one
- / One visitor parking space may be used as a car-sharing space;
- / The use of the visitor parking space for car sharing purposes does not result in a zoning violation for a lack of visitor parking.

If a carshare company chooses to locate a vehicle at the site, this exception would ensure that this does not result in a situation of non-compliance with the zoning by-law.

3.0 Conclusion

Considering the comments received from the City's circulation of the Zoning By-law Amendment and Site Plan Control applications for a low-rise, apartment building the property located at 1806 Scott Street, it remains Fotenn's professional opinion that these applications represent good land use planning and are in the public interest.

Having assessed the resubmission package against the applicable planning framework, the revised proposed remains appropriate for the site for the following reasons:

- / The proposed development conforms to the City of Ottawa Official Plan policies by proposing an intensification of the subject property within the urban boundary and within in an area identified to accommodate growth;
- / The proposed development will add to the diversity of housing types and built form; and
- / The proposed development generally complies with the R4UD subzone and relief requested aligns with the intent of the zone and aligns with the broader OP policies directing land use planning for the area.

Should you have additional questions or require clarification on any of the information provided herein, please do not hesitate to contact the undersigned.

Sincerely,



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Planner



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