

March 19, 2018

Ms. Ann O'Connor

Planner II
Planning Infrastructure and Economic Development
City of Ottawa

Via Email: ann.o'connor@ottawa.ca

**RE: 473 Albert Street
Planning Rationale Addendum
Zoning By-law Amendment D02-02-17-0099**

Dear Ms. O'Connor,

In response to your letter dated 26 February 2018, we accept your suggestion to retain the present R5 designation of the subject site and accommodate the proposed uses through a site-specific exemption.

The new uses proposed on the ground floor of 473 Albert are as follows:

- / Medical facility with accessory pharmacy use, 402.9m²
- / Restaurant, 212m²
- / Commercial unit of 79m² - tenant remains to be determined.

Please consult the enclosed plan for further detail.

To accommodate the proposed medical facility and other commercial tenants on the ground floor, the following exemptions are requested:

1. Permitted Uses

- a) Add medical facility & pharmacy as additional permitted uses on the ground floor.
- b) Retain the additional commercial uses that are currently permitted (subject to conditions) on ground floors in the R5P subzone, Endnote 32:
 - / bank (up to 30 m² of total cumulative gross floor area)
 - / bank machine
 - / convenience store
 - / personal service business
 - / restaurant
 - / retail food store
 - / retail store
- c) Retain additional uses currently permitted in the R5P subzone, Endnote 33:
 - / community centre
 - / community health and resource centre
 - / day care

All of the above-noted uses are compatible with and complementary to the primarily residential character of the surrounding area in that they can serve the needs of nearby residents, and can introduce active, pedestrian-oriented uses to the street.

Given that all the uses in 1b) and 1c) above are currently permitted in the R5P subzone of the City of Ottawa Comprehensive Zoning By-law 2008-250, they have

already been contemplated as appropriate for a residential area in a general sense. In the interest of keeping the proposed exception as simple as possible and to retain flexibility in how this site can be adapted to the changing needs of area residents in the future, it is our suggestion that all currently permitted uses be left in place.

Note that the site is presently subject to Exception 238, which permits a cumulative total gross floor area of 16,000m² of office use on the subject property and indicates that commercial uses (as described above, and subject to the conditions described in endnotes for the R5P subzone) may be located in an office building such as the existing one at 473 Albert Street.

2. Floor Area Limits

- a) Exempt 473 Albert from Endnote 32 c.) which limits commercial uses on the ground floor to 50% or less of the floor area, and 32 d.) which limits commercial uses on the ground floor to 50% or less of a building wall facing a street.

Whereas Endnote 32 of the R5P subzone limits total commercial uses to no more than 50% of the ground floor and no more than 50% of the building wall facing a street, we propose that commercial uses be permitted to occupy the entirety of the ground floor.

A ground floor and street frontage fully occupied by small commercial units is likely to result in a livelier, more pedestrian-oriented street and can offer more in the way of retail, services and amenities to area residents than a ground floor partially occupied by a non-commercial use like (for example) an apartment lobby.

3. Second Floor

Exception 238 permits a cumulative 16,000m² of office uses at 473 Albert Street, including the second floor, which would also be a suitable space for certain commercial uses.

An appropriate second-floor commercial use would be less reliant on foot traffic and visibility from the street, and more oriented to lower client volumes and scheduled visitors (i.e. by appointment). The following uses could function in the same type of space as the permitted office use, while also having the capacity to provide some benefit to downtown residents:

- / medical facility
- / personal service business
- / artist studio
- / instructional facility
- / training centre
- / community centre
- / community health and resource centre

Expanding limited commercial uses to the second floor of the building would provide flexibility for additional community-serving uses to locate here, as opposed to more offices which are less complementary to the daily needs of the residents of surrounding residential areas. Please give some consideration to the benefits of additional second-floor uses.

Conclusion

Increased flexibility in how ground-floor commercial uses are incorporated is consistent with PPS policies on mixing land uses to meet long-term needs [1.1.1.b],

support transit and active transportation [1.6.7.4], and enhance the vitality and viability of the downtown [1.7.1.c].

Allowing more active ground-floor uses in this area also meets City of Ottawa Official Plan objectives by defining quality public and private spaces and enabling the subject property to more easily adapt and evolve to changing social, economic and technological conditions over time (Section 2.5.1).

473 Albert Street is an office building permitted through a zoning exception, and the proposed addition of a medical facility and other pedestrian-oriented commercial uses on the ground floor will bring the property more in line with the Central Area Secondary Plan policy that commercial uses should serve the needs of local residents.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Nadeau". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jeff Nadeau
Planner