

December 22, 2020

**Mr. Andrew McCreight**

Planner III

City of Ottawa, Development Review, Central

100 Laurier Avenue West

Ottawa

Via Email: [andrew.mccreight@ottawa.ca](mailto:andrew.mccreight@ottawa.ca)

**RE: 327 Richmond Road – Site Plan Control and Zoning By-law Amendment Applications (D07-12-20-0127/D02-02-20-0096)**

Mr. McCreight,

Further to our previously submitted Planning Rationale, Fotenn is pleased to provide this amended memo in support of a refined Special Exception Zone for the above-noted Zoning By-law Amendment application.

The purpose of this Addendum is to outline a refinement to the zoning provisions being requested in the Zoning By-law Amendment Application. These changes are necessitated from a new H-shaped building configuration, as a result the setbacks, especially on the front yard have been modified. The H-shaped building will now accommodate a courtyard both along Richmond Road and at the rear of the property, providing additional articulation along the Richmond Road frontage. Table 1 outlines the proposed zoning for the site, amended zoning provisions have been highlighted in yellow.

While the refinements to the provisions stem from the changes to the site plan, additional relief from the by-law will be required to reduce the commercial parking spaces to 0 spaces, up to a maximum of 570m<sup>2</sup> GFA to address the deficiency in Retail B. This portion of the Richmond Road Traditional Mainstreet is characterized by its walkability and pedestrian environment, a reduction in parking would maintain this condition. Additionally, as the proposed development is located within 600m of two transit stations, and on a transit priority corridor with cycling infrastructure, it is our opinion that a reduction in commercial parking requirements will not cause any significant undue impacts to the surrounding area.

Table 1: Revised Zoning Provisions

Provision	Required	Provided	Compliance
Min. Lot Area	No minimum	3,270 m <sup>2</sup>	✓
Min. Lot Width	No minimum	60.4 m	✓
Max. Front Yard setback	2 m Except for any part of a building above 15 metres, for which a min. front yard setback of 2 m must be provided	1.3m setback, increasing to greater than 2 m at corners of site, along with centre of the site to accommodate the courtyard and H-shaped building along Richmond Road.  Setback greater than 2m provided for above 15 m	✗ Front yard of greater than 2m is provided for majority of Richmond frontage (except where noted)  ✓ Building above 15 metres

Provision	Required	Provided	Compliance
<b>Min. Corner Side Yard setback</b>	<p>3 m</p> <p>Except for any part of building &gt;15 m for which an additional 2 m setback is required</p>	<p>Churchill: 0 m / 2 m setback above third storey</p> <p>Winona: 1.2 m / 2 m additional setback above third storey</p>	<p>Churchill: ✘/✘</p> <p>Winona: ✘/✔</p>
<b>Transparent Glazing</b>	Min. 50% ground floor façade to a height of 4.5 m facing the main street must comprise transparent windows and active entrances.	> 50%	✔
<b>Min. Rear Yard</b>	Abutting a residential zone: 7.5 m Other cases: No minimum	Abutting Winona residential properties: 7.5 m Abutting Churchill properties: 1.2 m	✔
<b>Building Height</b>	Min. 6.7m for distance of 20 m from front lot line	Height varies due to the H-shaped building and setback of the courtyard along Richmond Road.	✘
	Max. 15 metres	31 m	✘
	No part of a lot line abutting an R4 zone may project about a 45° angular plane measured at a height of 15 m from a point 7.5 metres from the rear lot line, projecting upwards towards the front lot line	Proposed development meets the 45° angular plane as required abutting the R4 zone	✔
<b>Min. width of landscaped area</b>	<p>When abutting a residential area: 3m – may be reduced to 1 m where a min. 1.4m high opaque fence is provided</p> <p>All other cases: No minimum</p>	<p>Winona: Min. 1.2 m with fence</p> <p>Churchill: 1.2 m</p>	✔
<b>Active Entrances</b>	Min. one active entrance per each residential or non-residential use on ground floor	Residential: One entrance on Richmond Road Retail: One entrance/unit	✔
<b>Amenity Area</b>	<p>Total min. 6m<sup>2</sup>/unit = 184 x 6 = 1,104 m<sup>2</sup></p> <p>Communal: min. 50% of total = 552 m<sup>2</sup></p>	<p>Total: 2,386 m<sup>2</sup></p> <p>Balconies: 1,696 m<sup>2</sup></p> <p>Communal: 690 m<sup>2</sup></p>	✔
<b>Min. Vehicle Parking</b>	<p>Resident: 0.5/DU, not including first 12 units = 184 – 12 = (172 x 0.5) - 10% for all underground = 86 – 9 = 77 spaces</p> <p>Visitor: 0.1/DU, not including first 12 units = 184 – 12 = 172 x 0.1 = 17 spaces</p>	<p>114 Residential Spaces Provided</p> <p>17 Visitor Spaces</p>	✔

Provision	Required	Provided	Compliance
	<p>Commercial (GFA based on 85% efficiency):</p> <p>Retail A: 472.2m<sup>2</sup> - No parking required for retail store under 500m<sup>2</sup></p> <p>Retail B: 567.8m<sup>2</sup></p> <ul style="list-style-type: none"> <li>• Restaurant: 28 spaces; OR</li> <li>• Retail: 7 spaces</li> </ul> <p>Retail C: 435.1m<sup>2</sup> - No parking required for retail store under 500m<sup>2</sup></p>	0 spaces	<p>A: ✓</p> <p>B: ✗</p> <p>C: ✓</p>
<b>Min. Bicycle Parking</b>	<p>Residential: 0.5/DU = 184*0.5 = 92 spaces</p> <p>Commercial: 1/250 m<sup>2</sup> = 1,738 / 250 = 7 spaces</p> <p>TOTAL = 99 spaces</p>	99 spaces (93 interior/6 exterior)	✓
<b>Aisle and Driveway Width</b>	<p>Min. 6m for parking garage ≥20 spaces</p> <p>Max. 6.7m for parking garage &gt;20 spaces.</p>	6.3 m	✓
<b>Loading space</b>	Min. 3.5 m wide / 7 m long	Min. 3.5 m wide / 7 m long	✓

Please do not hesitate to contact the undersigned if you have any questions regarding the proposed zoning.

Regards,



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