

Planning Rationale Addendum

1 Old Sunset Boulevard

1.0 Introduction

Fotenn has prepared this document is an addendum to the Planning Rationale Addendum for submission in support of which was submitted with the Zoning By-law Amendment application (D02-02-22-0073) for 1 Old Sunset Boulevard. The application was and deemed complete on August 22, 2022. The Addendum addresses is prepared in response to Technical Comments received through the circulation process pertaining specifically to the requested re-zoning as well additional relief from that zone and built form and density as it pertains to transitioning to the abutting neighbourhood.

This Addendum is intended to be read in conjunction with the Planning Rationale dated July 4, 2022, originally submitted with the Zoning By-law Amendment application.

2.0 Requested Zoning and Relief

2.1 Requested R2P Zoning

The Zoning By-law Amendment application requests a rezoning of the subject property from R1QQ to R2P. The immediate area surrounding the subject property is located in an area that includes features multiple R3, R4, and R5 zones, with zones permitting higher densities fronting onto Bronson Avenue in the immediate surrounding context.

In the absence of any R2 zones in the surrounding area, an appropriate subzone was needed required to be selected for the requested rezoning. The proposed R2P zone was requested as it features has compatible comparable provisions for semi-detached dwellings as the R3G zone, which applies along Bronson Avenue north of Madawaska Drive. In this area of Ottawa, the maximum building height for semi-detached dwellings in the R3G subzone is 10 metres or 11 metres, depending on the roof slope. While there are no R2 subzones that permit building heights of 10 metres, there are several that permit heights of 11 metres, including the R2P subzone.

The following table summarizes evaluates the proposed development against the provisions of compliance with the R2P zone and reflects zoning performance following a potential severance. Areas of non-compliance are noted with an “X”.

Zoning Mechanism		Provision (Semi-detached)	Provided	Compliance
Minimum Lot Width		8 metres	10.3 m	✓
Minimum Lot Area <i>Sec. 157 (7)</i>		240 square metres	132.2 m ² 152.6 m ²	X
Maximum Building Height		11 metres	10.0 m	✓
Minimum Setback	Front Yard <i>Sec. 144(1b.) – Alternative Yard Setbacks</i>	2.9 metres (Old Sunset) 3.8 metres (Madawaska)	3.0 m 3.0 m	✓ X
	Corner Yard <i>Sec. 144(1d.) – Alternative Yard Setbacks</i>	3.0 metres	3.0	✓

Zoning Mechanism		Provision (Semi-detached)	Provided	Compliance
	Interior Yard <i>Sec. 144 (2b.) – Alternative Yard Setbacks</i>	1.2 metres	1.2 m	✓
Interior Yard Area <i>Sec. 144 (6) – Alternative Yard Setbacks</i>		12 m (Total Lot Width) x 30% = 3.6 m	2.6 m	✗
		Depth to match rear yard setback of abutting lot	Matches setback	✓
Front Yard Landscaping <i>Sec. 139 (1) – Low-Rise Residential Development in All Neighbourhoods within the Greenbelt</i>		20%	27%	✓
Driveway <i>Sec. 140 (Table 140B) – Low-rise Residential Development within the Mature Neighbourhoods Overlay</i>		Single driveway or shared driveway is permitted	Single	✓
Maximum Driveway Width <i>Sec. 139 (3)</i>		3 m	2.8 m	✓
Maximum Walkway Width <i>Sec. 139 (4c)</i>		1.2 m	0.9 m	✓
Front Door Location <i>Sec. 140 (Table 140C) – Low-rise Residential Development within the Mature Neighbourhoods Overlay</i>		Principal entrance faces the street on which the principal dwelling unit is fronting upon.	Entrances face street	✓
Corner Site Triangle		6 m x 6 m	6m x 6 m	✓
Maximum Secondary Dwelling Unit Area		40% GFA of principal dwelling	<40%	✓
Location of entrance to Secondary Dwelling Unit		Entrance must be located on ground floor	Basement level	✗
Permitted Balcony Projection		0 m (above first floor)	5.9 m	✗
Minimum Required Vehicle Parking		No minimum	1	✓
Minimum Parking Dimensions		2.6 m x 5.2 m	2.6 m x 5.2 m	✓

2.2 Relief Requested

A Zoning Bylaw Amendment is proposed to rezone the subject property from Residential First Density, Subzone QQ–R1QQ to Residential Second Density, Subzone P Urban Exception [XXXX] – R2P[XXXX]. The urban exception seeks relief from the following provisions:

Reduce the Minimum Lot Area from 240 square metres to 132 square metres.

- / Whereas the minimum lot area for a semi-detached dwelling is 240 square metres in the R2P subzone, the proposed amendment would reduce the lot area to 132 square metres, which represents the lot area of the dwelling unit with the smallest associated area.

- The proposed reduction in lot area is appropriate, given that the proposed development achieves a built form that is compliant with interior side yard setback, which is an improvement from the existing building. Further, the unique dimensions and topography of the site do not reflect the assumptions underlying the lot area requirements for a conventional semi-detached dwelling. The nature of the corner lot presents the opportunity to frame three streets, reducing the need for setbacks that would otherwise be absorbed into minimum lot area requirements.

Reduce the Minimum Front Yard Setback from 3.8 metres to 3.0 metres.

- / Whereas the minimum front yard setback is 3.8 metres on the north side of the property, the proposed amendment would reduce the permitted front yard setback (on Madawaska Drive) from 3.8 metres to 3.0 metres.
- The proposed reduction in front yard setback is appropriate, given that the next building abutting Madawaska Drive does not actively front that street, and includes a retaining wall that meets the property line. The proposed 3.0-metre setback is consistent with the setback proposed on the south side of the building and helps to define the corner of Madawaska Drive and Bronson Avenue.

Reduce the Interior Yard Area from 3.6 metres to 2.6 metres.

- / Whereas the required interior yard area is 3.6 metres (representing 30% of the lot width), the proposed development would reduce the area to 2.6 metres.
- The proposed reduction in interior yard area is appropriate, given the subject property's unique lot configuration. The proposed building design mimics the extent of the notch-out incorporated into the existing building, while providing sufficient frontage on the north side to create a continuous street frontage along Madawaska Drive.

Permit the entrances to the Secondary Dwelling Units to be located at the basement level, whereas an entrance to a Secondary Dwelling Unit is required to be located on the ground floor of a dwelling.

- / As the proposed development features walk-out entrances onto Bronson Avenue, owing to the unique topography of the subject property, the relief for this provision is technical and appropriate.

Increase the Maximum Permitted Balcony Projection above the first floor from 0 metres to 1.9 metres.

- / Whereas the maximum permitted balcony projection into required yards on properties with a lot depth between 23.5 metres and 30.5 metres is 0 metres (above the first floor), the proposed amendment would increase the maximum permitted balcony projection to 1.9 metres.
- The proposed increase in permitted balcony projection is appropriate, given that all balconies remain at least one metre from all property lines and no balconies are located in an interior side yard. The size, projection, and location of all balconies does not compromise the privacy of surrounding neighbours

3.0 Built Form and Urban Design

Comments received from Planning staff address the height, density, and design of the proposed development. In particular, several of the comments pertain to the compatibility of the abutting residential area to the west, on Old Sunset Boulevard. This section provides responses to each of these areas in turn.

3.1 Height

As noted on the accompanying Architectural Package, the building height has been reduced from 10.8 metres to 10.0 metres. By reducing the height of the proposed development to 10 metres, the development now aligns with the maximum

permitted building heights in the R3G zone to the north (where building heights of 11 metres are permitted with certain roof slopes), and the R4UD zone to the east. The building heights in these zones are appropriate for properties that front onto an arterial road, where greater density is appropriate, and impacts are reduced.

Further, the topography on Old Sunset Boulevard affects the perceived height of the proposed building, as well as those along the rest of the street. As illustrated in Figure 1, the average change in grade between the subject property and properties to the west is up to 3 metres, sloping upward to the west. This topography mitigates the impact of the increase in building height, particularly as the height is measured from existing average grade in the middle of the property. As an illustration, new development at either 23 or 27 Old Sunset Boulevard (in the R1QQ zone) would permit heights that would be taller than the proposed development, as a result of the elevated average grade. Consequently, the proposed building height is appropriate for its location abutting an arterial road and compatible with its surrounding context.

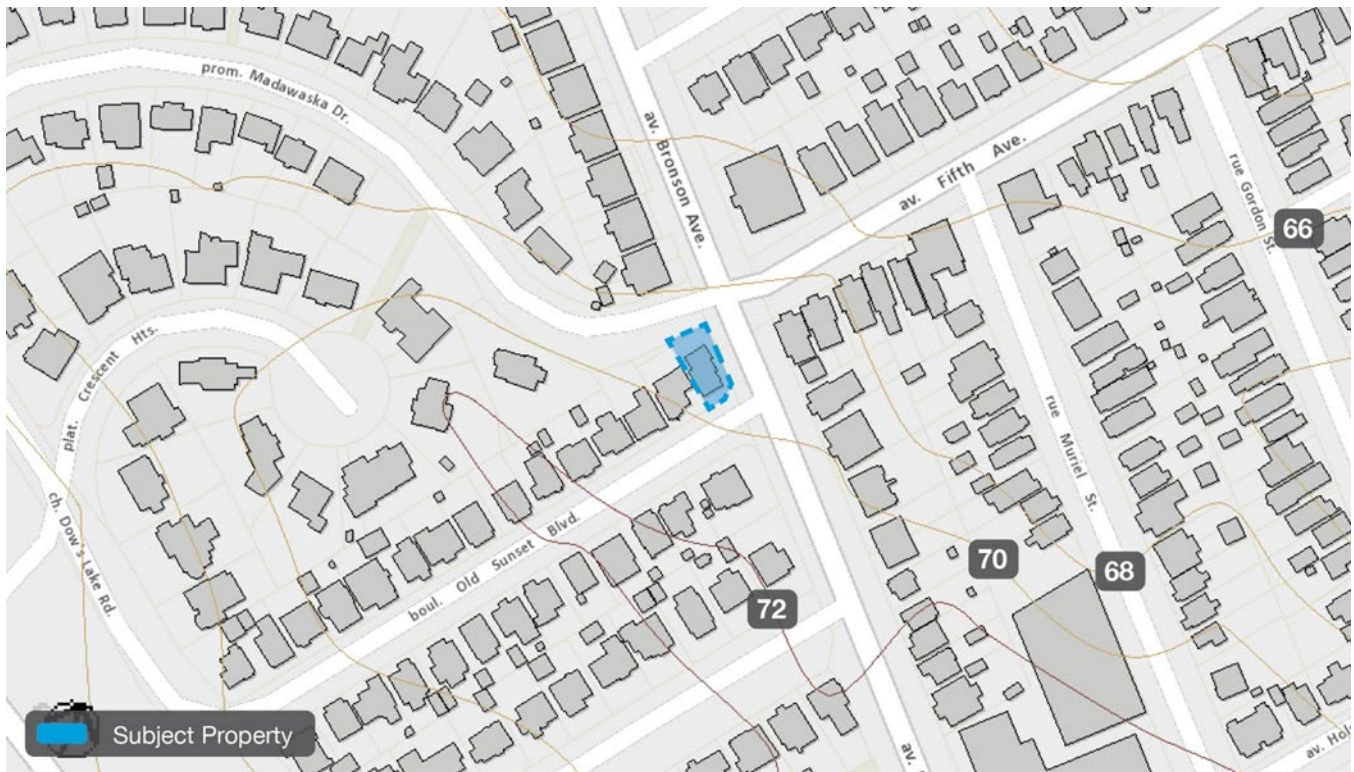


Figure 1: Topographic Map of the subject property and surrounding area.

3.2 Density

The proposed development features two principal units and two secondary dwelling units. Given its location on a Mainstreet Corridor, the density of the proposal is compatible with the density of existing development along Bronson Avenue, specifically 362 Fifth Avenue, and 917 and 921 Bronson Avenue.

Additionally, the Ontario Government has recently introduced Bill 23, which is anticipated to receive third reading by December 2022. Among other changes, the proposed Planning Act amendments includes permission for a maximum of three dwelling units on all urban land parcels. The proposed development reflects the underlying rationale of the legislative change, incorporating gentle density in the form of secondary dwelling units into ground-oriented semi-detached units.

3.3 Design

The proposed development locates the entrances to each dwelling unit to integrate with, and respond to, the existing context. As shown in Figure 2, the principal dwelling units front onto Old Sunset Boulevard and Madawaska Drive, but do not include entrances to their associated secondary dwelling units on either street. As a result, each principal dwelling unit presents itself similarly to detached dwelling units that can be found further west on either street. As illustrated in Figure 3, the secondary dwelling units that front onto Bronson Avenue present a building façade and footprint that is consistent with other buildings fronting Bronson Avenue, including those found in the R4UD zone east of the subject property.



Figure 2: Elevations of the proposed development from Old Sunset Boulevard. and Madawaska Drive.



Figure 3: Elevation drawing of the proposed development as seen from Bronson Avenue.

4.0 Conclusion

It is Fotenn’s professional opinion the proposed Zoning By-law Amendment application represents good planning and is in the public interest. The built form, density, and design of the proposed development are appropriate for the surrounding context and are compatible with adjacent land uses. The requested zoning relief is reasonable and appropriate.

Sincerely,

Tyler Yakichuk, MPlan
Planner

Jaime Posen MCIP, RPP
Associate