

Planning Rationale Addendum 2

424 Churchill Avenue North

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August 19, 2024

Mr. Adrian van Wyk
Planner II
Development Review – Central
City of Ottawa
110 Laurier Avenue West
Ottawa, ON K1P 1J1

Via Email: adrian.vanwyk@ottawa.ca

**RE: 424 Churchill Avenue
Official Plan Amendment (D01-01-22-0011), Zoning By-law Amendment (D02-02-22-0098), and Site Plan Control (D07-12-22-0152) Applications**

Dear Mr. van Wyk,

As you are aware, Fotenn Planning + Design (“Fotenn”) submitted Official Plan Amendment (D01-01-22-0011), Zoning By-law Amendment (D02-02-22-0098) and Site Plan Control (D07-12-22-0152) applications for 424 Churchill Avenue North on behalf of Churchill Properties Inc. on October 25, 2022. The application was deemed complete on November 28, 2022. On June 4, 2024 we received second review technical circulation comments from City Staff.

The intent of this Planning Rationale Addendum is to provide a summary of the recent changes and re-confirm the required Official Plan Amendment and Zoning By-law Amendment provisions for the project. Information from the previously submitted Planning Rationale and Addendum that do not require any further clarification or discussion has not been included within this report but remains applicable for consideration.

Summary of Proposed Changes

As part of the resubmission, the plans have been revised, including:

- / The proposed unit count, remains at 58, however, has been amended to increase the number of one bedroom plus den units and two-bedroom units
- / A reduced setback along the western property line, abutting 352 Danforth Avenue, from 7.5 metres to 0.76 metres
- / Bicycle parking has increased from 50 spaces to 60 spaces
- / Amenity space has increased from a total of 360 square metres to 393 square metres
- / The proposed development now includes building setbacks on all sides
 - o 0.9 metres along the front façade (Churchill) at the 4th floor
 - o 0.5 metres on all sides on the 8th floor
- / Hydro setbacks have been clarified and approved by Hydro Ottawa
 - o 4.7 metre setback from the hydro pole on the northeast corner (on the corner of Churchill Avenue North and Danforth Ave)
 - o 4.7 metre setback for the hydro pole on the northwest corner (on Danforth Avenue)
 - o 5.2 metre setback for the high-voltage power line along the eastern property line (on Churchill Avenue North)
- / Incorporation of sight triangles to accommodate the latest direction for intersection improvements at Churchill and Byron Avenues

The following table summarizes the differences between the two submissions (changes indicated in orange):

		October 2022 Submission	Current Submission
Lot Area		1,009 square metres	1,009 square metres
Lot Width		25.34 metres	25.34 metres
Unit Count		Total: 58 units Bachelor: 2 units One-Bedroom: 40 units One-Bedroom + Den: 10 units Two-Bedroom: 6 units	Total: 58 units Bachelor: 1 unit One-Bedroom: 22 units One-Bedroom + Den: 28 units Two-Bedroom: 7 units
Stepbacks	Front Yard	2.6 metres (below 15 metres) 3.4 metres (above 15 metres)	2.6 metres with 0.9 metre setback at the 4 th floor
	Corner Side Yard	1 metre (Byron Avenue) 0.2 metres (Danforth Avenue)	1 metre (Byron Avenue) 0.2 metres (Danforth Avenue)
	Rear Yard (western property line, abutting 352 Danforth Ave) for a residential use building)	7.5 metres	0.76 metres
Building Height (Maximum)		27.5 storeys	27.5 metres 0.9 metre setback at the 4 th floor (along front façade – Churchill) 0.5 metre setback at the 8 th floor (all sides)
Vehicle Parking		Total: 31 spaces Residential: 26 spaces Visitor: 5 spaces	Total: 31 spaces Residential: 26 spaces Visitor: 5 spaces
Bicycle Parking		50 spaces	60 spaces
Amenity Space		Total: 360 m ² Communal: 192 m ² Private: 168 m ²	Total: 393 m ² Communal: 191 m ² Private: 202 m ²
Permitted Projections (Balconies)		North side: None South side: to the property line East: None West: None	North side: None South side: to the property line East: None West: None

Required Applications

The required planning applications remain generally consistent with the originally submitted application. To facilitate the proposed development, Official Plan Amendment (OPA), Zoning By-law Amendment and Site Plan Control Applications are required.

Official Plan Amendment

A site-specific Official Plan Amendment is proposed to the Richmond Road / Westboro Secondary Plan. The OPA would:

- / Amend Schedule C to allow a mid-rise building with a height of eight storeys (28 metres) on the subject site.

The proposed OPA is appropriate and represents good planning. The subject site, designated as Minor Corridor, contemplates construction of an eight-storey building on an underutilized lot that currently contains a two-storey building. Although not within the range for building heights along Minor Corridors the proposed height is consistent with and provides transition to building heights in the surrounding area. Additionally, the topography of the site, specifically situates the lower two floors partially below grade.

Further, the subject site is within 220 metres of Richmond Road, a Mainstreet with a right-of-way that is narrower than 30 metres permitted heights of 9-storeys. While this site is not technically along a Mainstreet the 8-storey proposed built form is appropriate based on the proximity to the Mainstreet and context. Further the Community Design Plan which formed the basis of the Richmond Road / Westboro Secondary Plan indicated that redevelopment on this site could be up to 8 storeys.

Zoning By-law Amendment

The purpose of the Zoning By-law Amendment application is to seek relief for the following provisions:

- / **Maximum Building Height:** The maximum permitted building height permitted is currently 24 metres. The applicant is proposing a building height of 27.5 metres, however the request is to increase the height to 28 metres, allowing for some flexibility as the final building construction drawings are completed.

The currently permitted 24 metres, equates to approximately 7 storeys, which Fotenn opines this proposal still meets if viewed from Churchill and Byron Avenue frontages. The definition of average grade in the Zoning By-law results in the height of this proposal to be 27.5 metres. The request for a maximum height of 28 metres is required to account for the unique topography of site.

- / **Minimum Front Yard Setback:** The Zoning By-law permits a maximum front yard setback of 2 metres with an additional stepback of 2 metres for any part of the building above 15 metres. The proposed setback is 2.6 metres and a 0.9m stepback at the 4th floor is proposed along the Churchill frontage.

The irregular geometry of the site makes it difficult to efficiently design the building while maintaining the required setbacks of the zoning by-law. The clearances for Hydro Ottawa and accommodations for sight triangles resulted in the building being setback further than the maximum currently required. The adjacent right of way (Churchill) is 20 metres so the proposed 0.9 stepback at the 4th floor is appropriate to give a human scale to the frontage. The addition of canopies and the change in materiality will further help transition the building with the surrounding context.

- / **Minimum Corner Side Yard Setback:** The Zoning By-law requires a minimum corner side yard setback of 3 metres, except for any part of a building above 15 metres for which an additional 2 metre setback must be provided. The proposed development seeks a reduced setback on the north corner side yard (Danforth Avenue) to permit 0.2 metres, and south corner side yard (Byron Avenue) to permit a setback of 1 metre.

The relief is being requested to maximize the buildable width of the site. Due to the hydro line increasing the front yard requirement, reducing the corner yard setbacks facilitates a better building design for this unique site. Improvements to the public realm along the frontages are still achieved including sidewalks and new street trees.

/ **Minimum Rear Yard Setback:** The Zoning By-law requires a minimum rear yard setback for a residential use building of 7.5 metres. The applicant seeks to reduce the minimum rear yard setback requirement to 0.76 metres to permit the development as proposed.

The “main wall” the building is setback 8.12 metres from the rear property line as illustrated below. Due to the unique grading of this site, there are two floors below the ground level that are exposed along Danforth Avenue. It is these levels that are 0.76 m from the rear property line. The abutting area is providing private terraces that are setback over 2 metres from the property line with additional “roof top” landscaping which address any concerns about privacy impact and loss of rear yard space. If these two floors were buried the foundation walls could be up to the property line. The proposal is laid out to ensure that redevelopment maximises the irregular geometry of the site while considering the surrounding context.



/ **Permitted Projections into Required Yards:** Section 65 of the Zoning By-law describes provisions for permitted projections into required yards, such as stairways, stoops, landings, porches, and balconies. Relief is sought to reduce the maximum permitted projection to 0 metres along the Byron Avenue lot line.

Balconies for units above the ground floor along the south side of the building (Byron) extend to the property line to provide a useable outdoor area for residents. There are minimal privacy concerns with the balconies located so close to a property line as the balconies are along a street. Further there are no utility poles that conflict with these projections.

Table 1 provides a summary of the Traditional Mainstreet zoning provisions as detailed in Zoning By-law 2008-250 and how the proposed development complies with the provisions.

Table 1: Zoning Provisions, Requirements, and Compliance for TM H(24) zoning

424 Churchill Avenue North – 8-storey residential building with 58 dwelling units			
Zoning 2008-250: TM H(24) – Traditional Mainstreet Height Limit 24m			
Zoning Mechanism	Required – TM H(24)	Provided	Compliance
Minimum Lot Width (Churchill Ave N)	No minimum	25.34m	Yes
Minimum Lot Area	No minimum	1,009.6m ²	Yes
Maximum Front Yard Setback (Churchill Ave N)	2m	2.6m	No
Minimum Front Yard Setback (Churchill Ave N) [Section 197(4)(d)]	For any part of the building above 15m, 2m	2.6m, with a 0.9m stepback at the 4 th floor	No

Minimum Interior Side Yard Setback		1.2m	n/a (no interior side yard)	n/a
Minimum Corner Side Yard setback	North corner side yard (Danforth Ave)	3m, except for any part of a building above 15m for which an additional 2m setback must be provided	0.2m	No
	South corner side yard (Byron Ave)	Same as above	1m	No
Minimum Rear Yard Setback (western property line, abutting 352 Danforth Ave) for a residential use building		7.5m	0.76m	No
Maximum Building Height		24m, also all storeys above the 4 th storey, or 15m in height (whichever is the lesser) the building must be setback a min of 2m more than the provided setback from the front lot line, and from a corner lot line.	27.5m 0.9m stepback at the 4 th floor along the front façade 0.5m stepback on all sides at the 8 th floor	No
Amenity Space	Total	348m ²	393 m ²	Yes
	Minimum communal amenity space	174m ²	191 m ² total communal: 146 m ² ground level 45 m ² second level	Yes
	Layout of communal amenity area	Aggregated into areas up to 54m ² , and where more than one aggregated area is provided, at least one must be a min of 54m ²	146 m ² ground level 45 m ² second level	Yes
Hydro Setbacks S.197(4)(e)	Hydro pole on N-E corner (on corner of Churchill Ave N and Danforth Ave)	2m	4.7m	Yes
	Hydro pole on N-W corner (on Danforth Ave)	2m	4.7m	Yes
	High-voltage power line along eastern property line, on Churchill Ave N	5m for that portion of the building affected by the high voltage power line	5.2m	Yes
Permitted Projections into Required Yards		n/a	North: There are no balconies on the north side of the building. South: 0 metres from the lot line. East: There are no balconies on the east side of the building. West: 0.76 metres from the lot line.	No

Table 2 describes vehicle and bicycle parking requirements, and how the proposed development complies with these provisions.

Table 2: Vehicle and Bicycle Parking Requirements and Compliance

Parking & Loading, Area X: Inner Urban, ZBL Sch 1A / 58 Dwelling Units (DU) proposed				
Performance Standard for Mid-high rise Apt		Required	Proposed	Compliance
Vehicular Parking	Minimum number of parking spaces for Dwelling Units in mid-high rise apt (residential)	21	26	Yes
	Minimum number of parking spaces for Visitors	5	5	Yes
	Minimum number of spaces to be reserved for physically disabled persons (By-law 2003-530, Part C, p. 48)	1	1	Yes
	Maximum limit on number of parking spaces near rapid transit stations (S.103) – Area B	102	31	Yes
	Total Vehicular Parking	26	31 spaces (26+5)	Yes
Bicycle Parking	Minimum number of parking spaces for Dwelling Units	29	60 spaces	Yes
Loading	Minimum number of loading spaces	None required	None	Yes
Minimum Drive Aisle width		6m	6m	Yes
Minimum Driveway width		6m	6m	Yes

Conclusion

It is our professional opinion that the proposed Official Plan Amendment, Zoning By-law Amendment and Site Plan Control applications to permit redevelopment of the subject site constitutes good planning and is in the public interest. As stated in the previous Planning Rationale, the proposed development is consistent with the City of Ottawa Official Plan and Richmond Road / Westboro Secondary Plan, in that it proposes the redevelopment of an underutilized, brownfield property within close proximity to rapid transit, provides a built form consistent with the context of the surrounding area, and ensures sustainable development within an established neighbourhood by providing a new residential use.

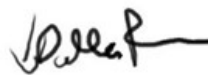
The proposed development meets several of the applicable requirements in the Comprehensive Zoning By-law 2008-250. The requested amendments are appropriate and will not create undue negative impacts on the community or surrounding properties and will allow the redevelopment of an underutilized site.

Please feel free to contact us with any questions for requests for additional information.

Sincerely,



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Planner



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Associate