



File Number: D07-12-18-0055

August 9, 2019

NOTICE OF DECISION – Site Plan Control Application

Dear Sir/Madam:

Thank you for your comments relating to the Site Plan Control Application for 316 Somerset Street East.

We would like you to know that the Planning, Infrastructure and Economic Development Department, via delegated authority, has reviewed this application and approved it.

We have attached a copy of the report explaining the decision for this application, and copies of the approved site and landscape plans.

Prior to the commencement of work on the property, the property owner is required to fulfil any requirements by the City, as were determined through the review of this application (e.g. building permit).

If you require any additional information, please contact Ann O'Connor by telephone at 613-580-2424, extension 12658 or by e-mail at ann.oconnor@ottawa.ca.

Sincerely,

A handwritten signature in black ink, appearing to read "A O'Connor".

Ann O'Connor
Planner II
Development Review, Central

Enclosures (3)



SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-18-0055

SITE LOCATION

316 Somerset Street East, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The site is located in the Sandy Hill neighbourhood, on the south side of Somerset Street East between Chapel Street and Blackburn Avenue. The subject site has an area of approximately 361 square metres and a frontage of 11.89 metres along Somerset Street East. The property is currently occupied by a duplex dwelling with a detached garage. To the north, the site abuts the Somerset Street East right-of-way, beyond which are three to four-storey apartment buildings. To the east, the site abuts a two-storey semi-detached dwelling. To the south, the site abuts the rear yards of a semi-detached and single dwelling and to the west the site abuts a two-storey low-rise apartment dwelling with a raised basement.

The purpose of this Site Plan Control application is to permit a three-storey low-rise apartment dwelling with four dwelling units and ground floor commercial. In the original proposal, one visitor vehicular parking space was proposed to be located under a cantilevered portion of the building. This vehicular parking space and associated driveway have since been removed. Six bicycle parking spaces are now located under the cantilevered portion of the building, on the ground floor. Amenity space for the residential use is provided in the rear yard.

The property is zoned R4H[480]-c – Residential Fourth Density, Subzone H, Exception 480 with Neighbourhood Commercial Suffix. The Neighbourhood Commercial Suffix permits up to 100 square metres of select non-residential uses within a residential use building. The property is also within the Mature Neighbourhood Overlay. The applicant completed a Streetscape Character Analysis and City staff confirmed the character type is AAA.

The applicant applied for a Minor Variance application at the Committee of Adjustment (File No. D08-02-18/A-00394) to seek relief from the zoning provisions related to lot width, interior side yard setbacks, walkway width, and driveway width. This application was granted, in part. The variances related to reduced lot width and side yard setbacks were granted and the variances related to the vehicular

parking space, driveway and walkway width was refused. Following the Committee of Adjustment hearing, the applicant adjusted the plans to be compliant with the Committee's decision.

The property is designated General Urban Area in the City of Ottawa Official Plan and designated Low Profile Residential Area in Schedule J in the Sandy Hill Secondary Plan. The development is compliant with the Official Plan and Secondary Plan policies.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal is consistent with the policies of the Official Plan for General Urban Area designation.
- The proposal is in conformity with the provisions of the Zoning By-law 2008-250, as amended. Specifically the proposed development complies with the R4H[480]-c – Residential Fourth Density, Subzone H, Exception 480, Residential Neighbourhood Commercial Suffix.
- The proposal is in conformity with the Mature Neighbourhoods Overlay. The applicant submitted a Streetscape Character Analysis, which was reviewed and issued a Confirmation Letter deeming the Character Groups to be AAA.
- The applicant applied for a Minor Variance application at the Committee of Adjustment (File No. D08-02-18/A-00394). The application was granted in part. Following the Committee of Adjustment, the proposal was adjusted to reflect only the approved variances.
- Conditions of approval have been applied to this site to ensure the development meets the applicable Infrastructure and Planning approval requirements.
- The Owner is required to enter into a Site Plan Agreement and submit securities to ensure that all site works are carried out in accordance with this approval.
- The site design represents good planning.

CONSULTATION DETAILS

Councillor Fleury is aware of the application.

Public Comments

Planning Services received comments from six residents. One resident submitted comments indicating that it looked like a good addition to the area, and was supportive of the mix of uses.

Below is a summary of comments and response:

Tenancy

- Comment: Some residents are concerned that the four units do not accurately represent the number of people who will live in each unit. Some residents are concerned that tenants will be transient and disruptive to the neighbourhood. There is concern that tenants will be disruptive by being noisy and publically inebriated. There is concern that the building is not family-oriented.
- Response: Planning Services does not regulate tenancy or tenant behaviour. The dwelling units provide 3-bedrooms, which could viably accommodate a family.

Parking

- Comment: Some residents are concerned that one parking space is not enough.
- Response: The applicant completed a Streetscape Character Analysis, which determined that a front yard driveway was not in character with the area. The applicant applied to the Committee of Adjustment to vary this provision to permit one parking space. The variance was refused at the Committee and the applicant adjusted the plans to no longer include a parking space. Six bicycle parking spaces are proposed.

Design:

- Comment: One resident is concerned that the design is not in character with the Somerset streetscape. This resident did not support the large glass areas and lack of brick.
- Response: The applicant completed a Streetscape Character Analysis, which determined zoning provisions to ensure the development was compatible with the area. The proposal complies with Streetscape Character provisions.

Landscaping:

- Comment: Some residents wish to retain the shrubs and trees along the rear property line. There is concern the development is too large for the property. There is not enough room for a yard and trees.
- Response: While it is unviable to retain all the existing rear yard landscaping to accommodate the redevelopment, the applicant is retaining two silver maples in the rear yard. The applicant is also meeting the rear yard setback and amenity space requirements.

Ground Floor Commercial Space

- Comment: One resident requested that the ground floor commercial space be more inviting, with a patio area or more distinct character.
- Response: The applicant opted to include front yard landscaping instead of a front yard patio.

On June 29, 2019, Planning Services received the following comments from Action Sandy Hill (ASH):

1. *On page 2 we would like to note that the rationale proposed, "Given its proximity to the University of Ottawa campus (within approximately 500m), it is anticipated that a significant portion of housing in this area accommodates the large student population." is incorrect and runs contrary to the Sandy Hill Secondary Plan, which states its role as a policy is:*
 - a. *"To preserve and enhance Sandy Hill as an attractive residential neighbourhood, especially for family living.*
 - b. *To provide for a broad range of socio-economic groups.*
 - c. *To accept a modest increase in population, primarily as a way of housing some of the growth in the Central Area labour force."*
2. *With respect to the Official Plan, 2003, we would like to note that this development "must be compatible with the existing community character so that it enhances and builds upon desirable patterns of built form and open space". We would note that none of the buildings in the surrounding area on similar lot sizes are 3 full storeys with a flat roof – they are at most two and half storeys with peaked roofs.*
3. *We would argue that the following statements, also used to justify this design, are therefore also incorrect: "The development represents an opportunity for intensification through redevelopment in a manner which is compatible with the existing scale of development along Somerset Street, particularly in terms of density, building height and overall massing." And "The development responds to design and compatibility objectives of the Official Plan by proposing a three-storey apartment dwelling which is compatible and of a consistent scale with neighbouring low-rise development. ...The development contributes to desirable patterns of built form by providing for building setbacks, orientation and massing which complement the character of the street." The three-storey apartment building is neither compatible and of a consistent scale with other lots of a similar size, and therefore neither is its massing. The statements that follow about footprint and height are also incorrect.*
4. *It is also incorrect to say a street tree will be added, as a mature tree already exists in the front yard, and apparently will be cut down.*

5. We would question the term "intricate articulation" and many other meaningless phrases in the design statement, as they make no attempt to describe how the building is compatible with the surrounding area by referencing neighbouring designs (because it is not compatible, in either form or materiality).
6. The Official Plan states that the design should 'accommodate the needs of a range of people of different incomes and lifestyles at various stages in the life cycle.' This development is a 4-unit 16 bedroom building aimed specifically at students. This proposal does not address the shortage of accommodation for the missing middle in Sandy Hill, and exacerbates the gap that is appearing in our neighbourhood where no new developments are being built for the missing middle.
7. This development would not be attractive to families as storage is limited, no laundry facilities are offered, and the size of the living spaces ("Kitchen/Dining") is not conducive to family living as they are barely bigger than the bedrooms. The four bedrooms would be too many for a young professional or a couple. There is no elevator provided, so accessibility for families with children, seniors or the disabled would make it very difficult to rent in this development. It does not allow for a range of socio-economic groups.
8. As per above, these issues were raised in the pre-consult and have obviously not been addressed: "Please be aware that as per the definition of a "Dwelling Unit," each dwelling unit must function as a 'single housekeeping unit'. As such, there needs to be collective decision making about the care and use of each dwelling unit. To achieve this, please consider reducing the number of bedrooms and providing a larger interior amenity space for tenants. Consider how the site will function in its entirety and how the garbage, amenity areas, storage, communal areas (such as the kitchen), washing/drying machines will be shared by tenants. Consider the impact that the internal functioning of the site has on both the future tenants and the neighbouring community. ... Recommend providing more diversity in the internal make-up/built form to attract a variety of different tenants."
9. We trust the City will refuse the path abutting the driveway, which is not permitted. The building needs a re-design to conform to the Building Code with respect to egress, and to conform to the sideyard setbacks required by the zoning.
10. We trust the City will refuse the cantilevered parking space, which is completely unacceptable as compatible design and has been recognized as such in City studies.

11. *We trust the City will measure to ensure the 30% soft landscaping rule is followed, and that all trees along the property line will be fully protected at all times during any demolition or construction. Please be advised that the neighbour on the property abutting the east side of the backyard has had the opinion of a professional forester and will require extensive protection of the trees' root systems and branches.*

12. *We trust the City will require private garbage pickup.*

Overall, this development is unacceptable and requires a complete re-design to serve the purposes of all populations seeking rental accommodation.

Thank you for taking into account these comments, and we look forward to seeing the next iteration of the development application, and plans.

Response:

Planning Services thanks Action Sandy Hill for the comments provided.

Planning Services is of the opinion the application conforms to the Official Plan. The owner has received approval at the Committee of Adjustment for any variances required, as described in the *Synopsis of Application* section.

A public meeting for this Site Plan Control application is not required. The signs to provide public notice were posted on the property on April 30, 2018 and the circulation period ended on May 29, 2018. Unfortunately, ASH's comments were received over a year later on June 29, 2019.

APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date established for the processing of an application that has Manager Delegated Authority because the proposal required revisions as a result of a Committee of Adjustment application that was only granted in part.

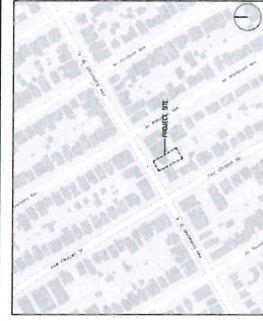
Contact: Ann O'Connor Tel: 613-580-2424, ext. 12658, fax 613-580-2576 or e-mail: ann.oconnor@ottawa.ca

Location Map

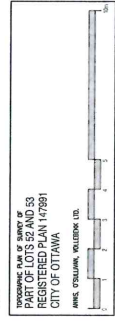


1. The drawings are prepared by the Architect and Engineer and are not to be used for any other purpose without the written consent of the Architect and Engineer.
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TCU
 TC UNITED GROUP



2 LOCATION PLAN
 SCALE: NTS



3 SURVEY INFO
 SCALE: NTS

STATISTICS AND ZONING INFORMATION
 1730 Somerset Street East, Lot 1730, City of Ottawa
 Zoning: R1
 Use: Residential Single Detached
 Maximum Height: 10.5m
 Maximum Floor Area: 1,000 sqm
 Maximum Lot Coverage: 30%

ITEM	DESCRIPTION	UNIT	QUANTITY
1	RECEIVED FOR SITE PLAN CONTROL	2019-05-01	1
2	RECEIVED FOR SITE PLAN CONTROL	2019-05-01	1
3	RECEIVED FOR SITE PLAN CONTROL	2019-05-01	1
4	RECEIVED FOR SITE PLAN CONTROL	2019-05-01	1
5	RECEIVED FOR SITE PLAN CONTROL	2019-05-01	1
6	RECEIVED FOR SITE PLAN CONTROL	2019-05-01	1
7	RECEIVED FOR SITE PLAN CONTROL	2019-05-01	1
8	RECEIVED FOR SITE PLAN CONTROL	2019-05-01	1
9	RECEIVED FOR SITE PLAN CONTROL	2019-05-01	1
10	RECEIVED FOR SITE PLAN CONTROL	2019-05-01	1
11	RECEIVED FOR SITE PLAN CONTROL	2019-05-01	1
12	RECEIVED FOR SITE PLAN CONTROL	2019-05-01	1
13	RECEIVED FOR SITE PLAN CONTROL	2019-05-01	1
14	RECEIVED FOR SITE PLAN CONTROL	2019-05-01	1
15	RECEIVED FOR SITE PLAN CONTROL	2019-05-01	1
16	RECEIVED FOR SITE PLAN CONTROL	2019-05-01	1
17	RECEIVED FOR SITE PLAN CONTROL	2019-05-01	1
18	RECEIVED FOR SITE PLAN CONTROL	2019-05-01	1
19	RECEIVED FOR SITE PLAN CONTROL	2019-05-01	1
20	RECEIVED FOR SITE PLAN CONTROL	2019-05-01	1

project

Project Status: Incorporated
 1730 Somerset Street East
 Ottawa, ON

315 SOMERSET EAST
 1730 Somerset Street East
 Ottawa, ON

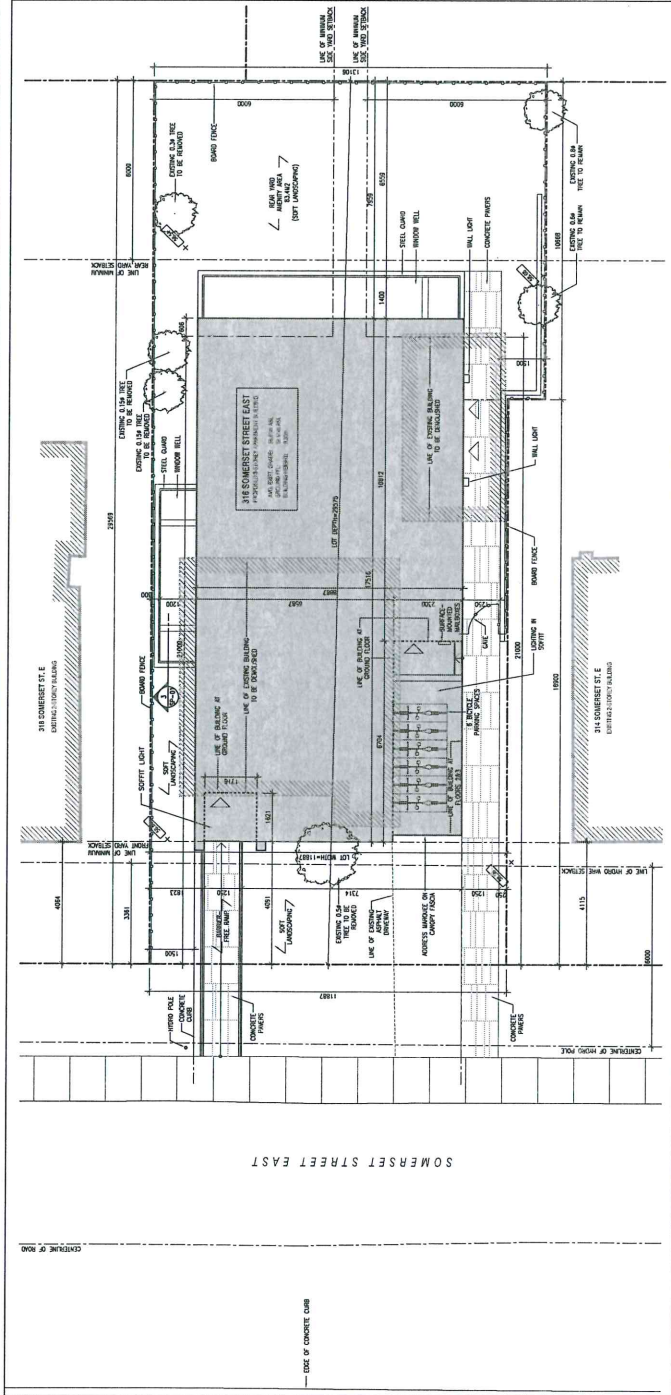
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SITE PLAN & STATISTICS

SP-01

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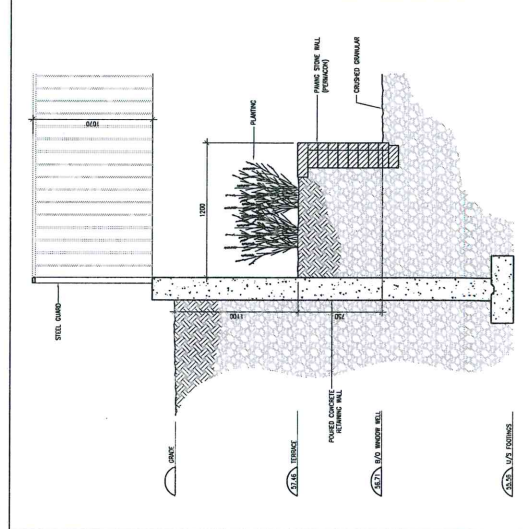
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1 SITE PLAN
 SCALE: 1/8" = 1'-0"

DOUGLAS JAMES, INC., INC.
 MANAGING DIRECTOR
 PLANNING INFRASTRUCTURE ECONOMIC
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
 by J. James at 2:41 pm Aug 07, 2019



3 SECTION AT WINDOW WELL (TYP.)
 SCALE: 1/2" = 1'-0"

