

March 24, 2020

City of Ottawa  
Planning and Growth Management Department  
110 Laurier Ave. W., 4<sup>th</sup> Floor,  
Ottawa, Ontario K1P 1J1

**Attention: Mr. Wally Dubyk**  
**Project Manager, Infrastructure Approvals**

Dear Mr. Dubyk:

**Reference: 114 Isabella Street**  
**Parking Review**  
**Our File No. 119100**

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## **1.0 INTRODUCTION**

This parking review letter has been prepared in support of Minor Rezoning and Site Plan Control applications for 114 Isabella Street. The subject property is currently vacant, with a gravel parking area for 5-6 vehicles and one driveway.

The subject site is surrounded by the following:

- Isabella Street and Highway 417 to the north;
- Residential properties and Pretoria Avenue to the south;
- An apartment building, a retirement residence, and Metcalfe Street to the east; and
- A pizzeria, auto body shop, and O'Connor Street to the west.

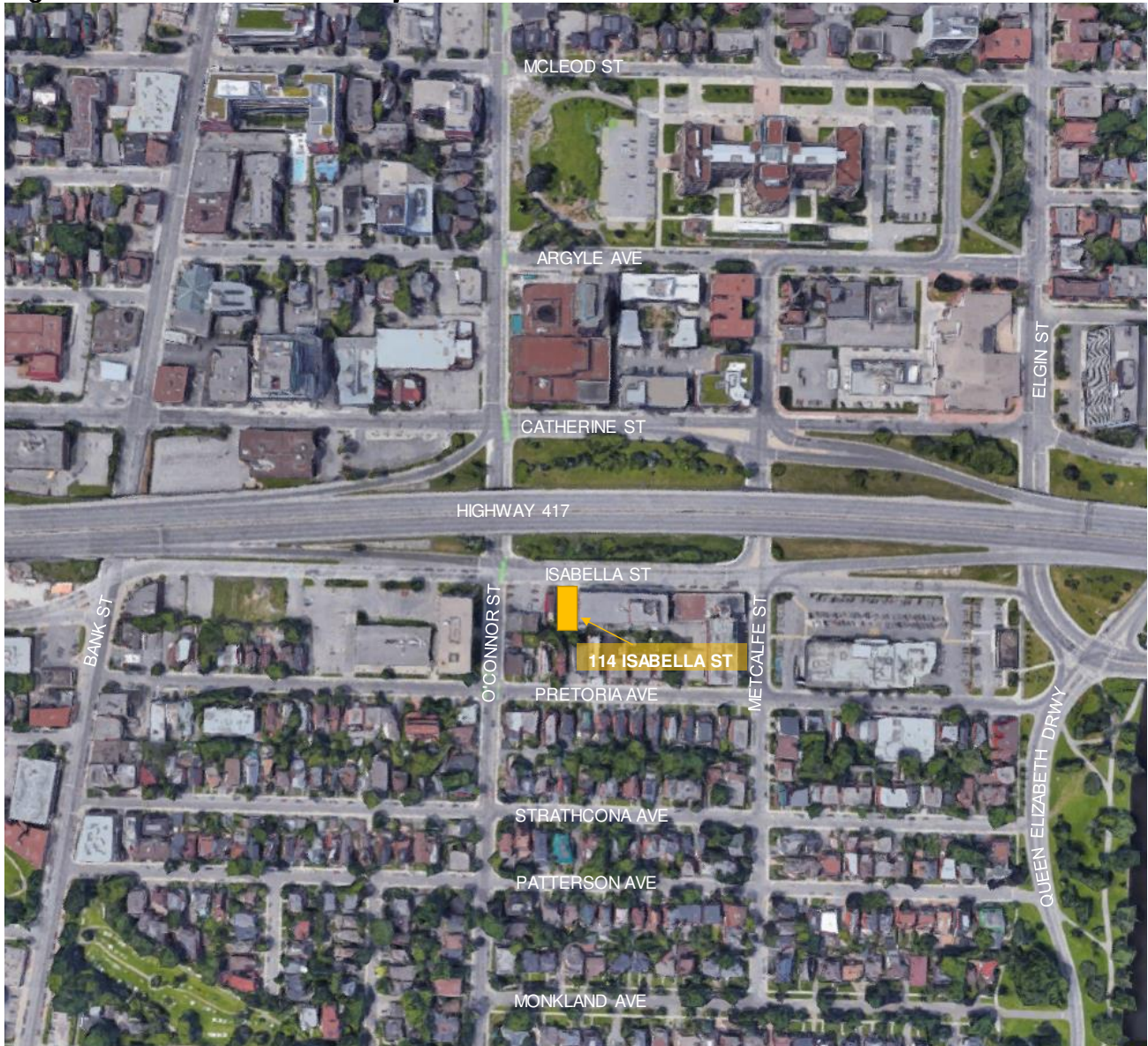
An aerial view of the subject site is provided in **Figure 1**.

## **2.0 PROPOSED DEVELOPMENT**

The proposed development consists of a seven-storey building with nineteen residential units and one 3m<sup>2</sup> (35ft<sup>2</sup>) commercial unit at grade. No new driveway is proposed. The concept currently does not include any vehicle parking, however bicycle parking will be accommodated on-site.

A copy of the proposed site plan is included in **Appendix A**.

**Figure 1: Aerial View of the Subject Site**



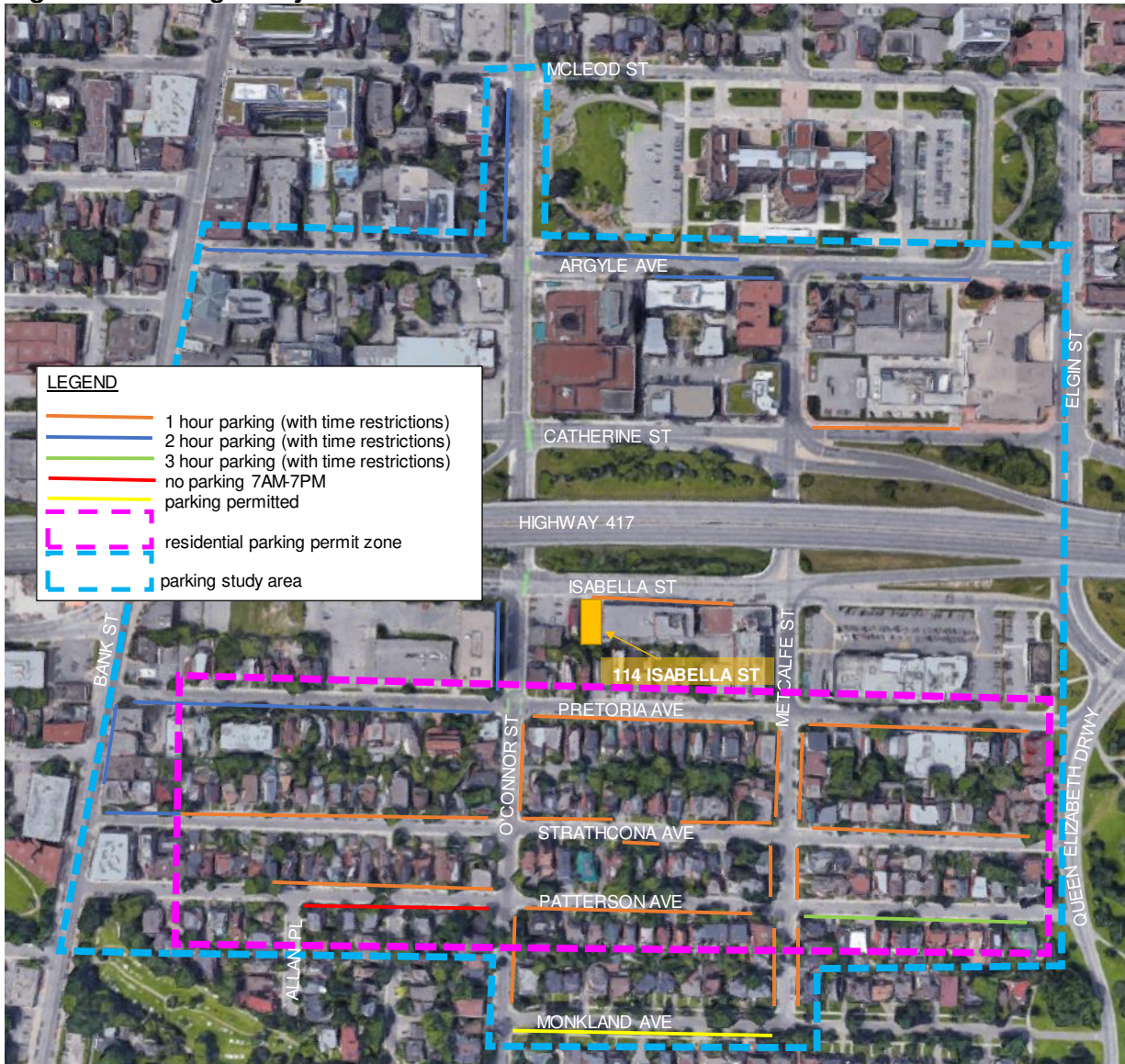
### **3.0 PARKING REQUIREMENTS**

The subject site is located in Area X on Schedule 1A of the City of Ottawa's Zoning By-Law (ZBL). Vehicular and bicycle parking rates for the proposed uses are identified in the ZBL and are summarized in **Table 1**.





**Figure 2: Parking Study Area**



**Table 2: Existing On-Street Parking Supply**

Segment	Parking Restrictions	Legal Spaces
Isabella Street, south side (O'Connor Street to Metcalfe Street)	1-hour parking, 9:00 AM – 3:30 PM	12
O'Connor Street, west side (Isabella Street to Pretoria Avenue)	2-hour parking, 8:00 AM – 5:30 PM, Monday to Friday	5
O'Connor Street, east side (Pretoria Avenue to Strathcona Avenue)	1-hour parking, 7:00 AM – 7:00 PM (permit holders exempted)	4
O'Connor Street, east side (Patterson Avenue to Monkland Avenue)	1-hour parking, 7:00 AM – 7:00 PM	7
O'Connor Street, west side (Argyle Avenue to McLeod Street)	2-hour parking, 7:00 AM – 7:00 PM, Monday to Friday (paid parking)	12
Metcalfe Street, east side (Pretoria Avenue to Strathcona Avenue)	1-hour parking, 7:00 AM – 7:00 PM (permit holders exempted)	5
Metcalfe Street, east side (Strathcona Avenue to Monkland Avenue)	1-hour parking, 7:00 AM – 7:00 PM	6
Metcalfe Avenue, west side (Pretoria Avenue to Monkland Avenue)	April 1 to November 30: 1-hour parking, 7:00 AM – 7:00 PM (permit holders exempted) December 1 to March 31: no parking	14
Pretoria Avenue, south side (Metcalfe Street to Queen Elizabeth Driveway)	1-hour parking, 7:00 AM – 7:00 PM, Monday to Friday (permit holders exempted)	12
Pretoria Avenue, south side (Metcalfe Street to O'Connor Street)	1-hour parking, 7:00 AM – 7:00 PM (permit holders exempted)	12
Pretoria Avenue, south side (30m east of Bank Street to 60m west of O'Connor Street)	2-hour parking, 7:00 AM – 7:00 PM (permit holders exempted)	17
Pretoria Avenue, south side (Bank Street to 30m east of Bank Street)	2-hour angle parking, 7:00 AM – 7:00 PM (paid parking)	4
Bank Street, east side (Pretoria Avenue to Strathcona Avenue)	2-hour parking (paid parking) Monday to Friday: 9:00 AM – 5:30 PM Saturday and Sunday: 8:00 AM – 5:30 PM	9
Strathcona Avenue, north side (Bank Street to 40m east of Bank Street)	2-hour parking, 7:00 AM – 7:00 PM (paid parking)	4
Strathcona Avenue, north side (40m east of Bank Street to O'Connor Street)	1-hour parking, 7:00 AM – 7:00 PM (permit holders exempted)	17
Strathcona Avenue, north side (O'Connor Street to Queen Elizabeth Driveway)	1-hour parking, 7:00 AM – 7:00 PM, Monday to Friday (permit holders exempted)	25
Patterson Avenue, north side (Allan Place to O'Connor Street)	1-hour parking, 7:00 AM – 7:00 PM (permit holders exempted)	26
Patterson Avenue, south side (Allan Place to O'Connor Street)	No parking between 7:00 AM – 7:00 PM	5
Patterson Avenue, south side (O'Connor Street to Metcalfe Street)	1-hour parking, 7:00 AM – 7:00 PM, Monday to Friday (permit holders exempted)	11

Segment	Parking Restrictions	Legal Spaces
Patterson Avenue, south side (Metcalf Street to Queen Elizabeth Driveway)	3-hour parking, 7:00 AM – 7:00 PM, Monday to Friday (permit holders exempted)	8
Monkland Avenue, south side (O'Connor Street to Metcalfe Street)	No restrictions	19
Catherine Street, north side (Metcalf Street to 70m east of Metcalfe Street)	1-hour parking, 8:00 AM – 3:30 PM, Monday to Friday (paid parking)	9
Argyle Avenue, north side (Bank Street to O'Connor Street)	2-hour parking, 7:00 AM – 7:00 PM, Monday to Friday (paid parking)	16
Argyle Avenue, north side (O'Connor Street to Metcalfe Street)	2-hour parking, 7:00 AM – 7:00 PM, Monday to Friday (paid parking)	20
Argyle Avenue, south side (75m east of O'Connor Street to Metcalfe Street)	2-hour parking, 7:00 AM – 7:00 PM, Monday to Friday (paid parking)	5
Argyle Avenue, south side (Metcalf Street to Metcalfe Street)	2-hour parking, 9:00 AM – 3:30 PM, Monday to Friday (paid parking)	6
<b>Total On-Street Parking (within 400m of the subject site)</b>		<b>290</b>

Based on the foregoing, there are a total of 290 on-street parking spaces available within a five minute (400m) walk of the site, including 150 spaces within a residential parking permit zone. Residential parking permit zones allow eligible residents and their out-of-town visitors to park for periods in excess of the otherwise stipulated parking period for their street(s) and exempts them from overnight parking bans during the winter months, subject to some limitations and conditions.

The Chamberlain Avenue, Catherine Street and Isabella Street Functional Design Study is currently underway. Some on-street parking may be affected by this functional design; however, the changes are not anticipated to significantly impact the on-street parking supply within the study area. Highlights of the draft design within the study area include the removal of one vehicle lane on Isabella Street east of Metcalfe Street, cycling connections between the Rideau Canal and the O'Connor Street Bikeway, and wider sidewalks where feasible.

Portions of the study area overlap with study area for the Glebe Local Area Parking Study (February 2013) and Area B and D of the Centretown Local Area Parking Study (March 2016). Maps of the respective study areas for these studies are included in **Appendix B**. In general, the following conclusions were made with respect to on-street parking:

- Glebe Local Area Parking Study
  - North of Glebe Avenue, the occupancy rates for both Bank Street and the side streets never exceeds 60%, suggesting that sufficient parking is generally available in the northern part of the study area.

- Centretown Local Area Parking Study
  - For Area B, the on-street parking demand is moderate during the weekday (45-68%) and high at times during the weekend (68-84%) but never reaches the practical capacity of 85%.
  - For Area D, the occupancy is low during the weekday (59-65%) and is high during the weekend, exceeding practical capacity on Sunday mornings (86%).

#### **4.2 Nearby Off-Street**

The Impark parking lot/garage at 150 Isabella Street (approximately 80m from the subject site) is located at Killeany Place on the south side of Isabella Street, west of O'Connor Street. Surface and underground parking are available, with a capacity of 318 parking spaces.

#### **5.0 CONCLUSIONS**

The proposed development will not meet the minimum parking requirements of the Zoning By-Law. A parking shortfall of 5 vehicular spaces is proposed. Bicycle parking will be accommodated on site and will exceed the requirements of the ZBL.

Based on a review of the nearby on-street parking facilities, a total of 290 on-street parking spaces are available within a five minute walk (400m walking distance) of the subject site, including 150 spaces within a designated residential parking permit zone. Additionally, off-street parking is located at the nearby Impark parking lot/garage (150 Isabella Street).

The findings of the Glebe Local Area Parking Study suggest that for the area bounded by O'Connor Street to the east, Lyon Street to the west, Highway 417 to the north and Glebe Avenue to the south, parking occupancy does not exceed 60% of the parking supply and sufficient parking is generally available.

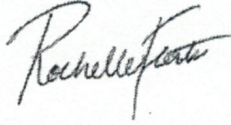
The findings of the Centretown Local Area Parking Study suggests that north of Highway 417, the parking occupancy is low to moderate during the weekday (45-68%) and high at times during the weekends, particularly near the Museum of Nature and the police station, and may exceed practical capacity on Sunday mornings (86%).

Based on the foregoing, it is anticipated that the off-site parking supply is adequate. It is recommended that a clause specifying that on-site parking is not provided be included in lease agreements at 114 Isabella Street. The decision to issue on-street residential parking permits ultimately rests with the City.

#### **NOVATECH**

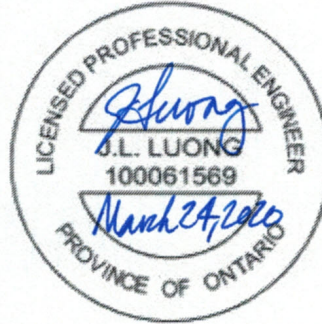


Prepared by:



Rochelle Fortier, B.Eng.  
E.I.T. | Transportation/Traffic

Reviewed by:



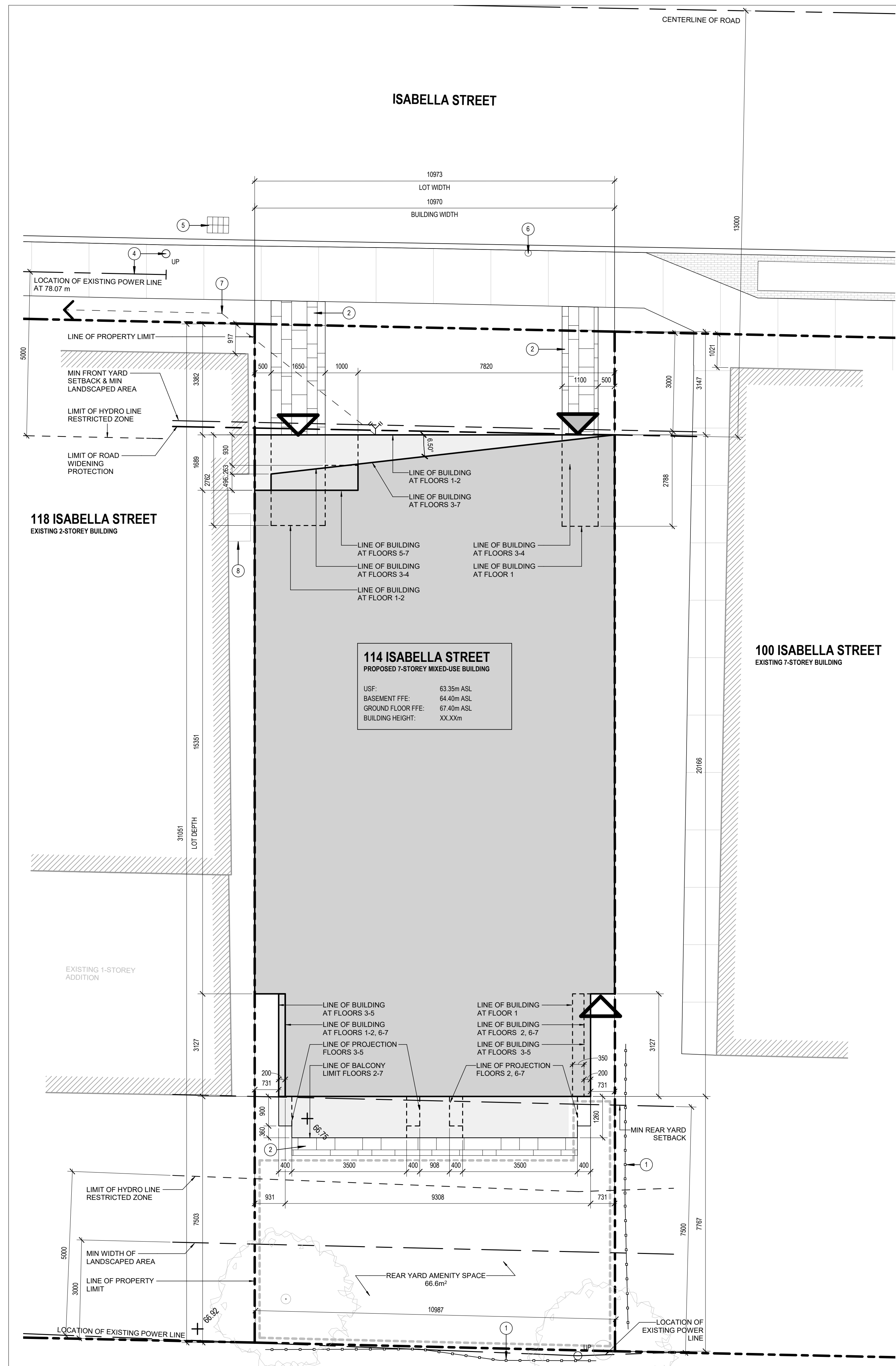
Jennifer Luong, P.Eng.  
Senior Project Manager | Transportation/Traffic



## **APPENDIX A**

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Site Plan



**5 SITE PLAN**  
SP-01 SCALE: 1: 75



**4 LOCATION PLAN**  
SP-01 SCALE: N.T.S.

SITE & PROJECT STATISTICS	
<b>GENERAL INFORMATION</b>	
Zoning:	GMA F(3.0)
Min. Lot Area:	No minimum
Max. Building Height:	23.5 m for buildings located on properties abutting the South side of Isabella Street
Min. Front Yard:	3 m
Min. Rear Yard:	7.5 m from any portion of a rear lot line abutting a residential zone
Min. Int. Side Yard:	No minimum
<b>PROJECT STATISTICS</b>	
Lot Area:	341.05 m <sup>2</sup>
Building Height:	XXX.XX m
Front Yard:	3.15 m
Rear Yard:	7.5 m
Int. Side Yard:	0 m
Number of Proposed Units:	19 Units
Retail GFA:	3.02 m <sup>2</sup>
<b>PARKING CALCULATION</b>	
As per Section 101	
Required Parking:	4 spaces
Within Area X on Schedule 1A	0 spaces for first 7 units - Section 101(3)
0.5 spaces / unit for 8 units - Table 101	0 spaces for first 500m <sup>2</sup> non-residential - Section 101(3)(ii)
0 spaces for first 500m <sup>2</sup> non-residential - Section 101(3)(iii)	
Total Resident Parking Provided:	0 spaces
<b>VISITOR PARKING CALCULATION</b>	
As per Section 102	
Required Visitor Parking:	1 spaces
Within Area X on Schedule 1A	0 spaces for first 12 units - Section 102(2)
0.1 spaces/unit for 7 units - Table 102	
Total Visitor Parking Provided:	0 spaces
<b>BICYCLE PARKING CALCULATION</b>	
As per Table 111A	
Required Residential Parking:	10 spaces
0.5 spaces/unit for 20 units Section 111A(b)(i)	
Required Non-residential Parking:	0 spaces
1 space/1500m <sup>2</sup> of gross floor area 111A(i)	
Total Parking Provided:	20 spaces
<b>AMENITY AREA CALCULATION</b>	
As per Table 137	
Total Amenity Area Req'd:	114 m <sup>2</sup>
6m <sup>2</sup> /unit @ 20units	
Communal Amenity Req'd:	57 m <sup>2</sup>
Min of 50% of Total Amenity Area	
Communal Amenity Provided:	66.6 m <sup>2</sup>
Rear Yard Amenity Space:	66.6 m <sup>2</sup>
Private Amenity Area Provided:	71.9 m <sup>2</sup>
Level 01:	15.67 m <sup>2</sup>
Level 02:	8.82 m <sup>2</sup>
Level 03:	10.47 m <sup>2</sup>
Level 04:	8.82 m <sup>2</sup>
Level 05:	8.82 m <sup>2</sup>
Level 06:	10.47 m <sup>2</sup>
Level 07:	8.82 m <sup>2</sup>
Total Amenity Area Provided:	138.5 m <sup>2</sup>
<b>GROSS FLOOR AREA CALCULATION</b>	
Level 01:	68.76 m <sup>2</sup>
Level 02:	152.97 m <sup>2</sup>
Level 03:	153.03 m <sup>2</sup>
Level 04:	153.03 m <sup>2</sup>
Level 05:	151.20 m <sup>2</sup>
Level 06:	151.20 m <sup>2</sup>
Level 07:	151.20 m <sup>2</sup>
Gross Floor Area:	981.38 m <sup>2</sup>
Lot Area:	341.05 m <sup>2</sup>
Floor Space Index:	3
Permitted Gross Floor Area:	1023.15 m <sup>2</sup>
Proposed Building Area:	981.38 m <sup>2</sup> (2.88 FSI)

**2 ZONING**  
SP-01 SCALE: N.T.S.

PLAN OF SURVEY OF  
LOT 32  
REGISTERED PLAN 35403  
CITY OF OTTAWA  
H.K.KEN SHIPMAN SURVEYING LTD. 2019

**SURVEY INFO**  
SCALE: N.T.S.

- SITE PLAN SYMBOLS LEGEND**
- BUILDING ENTRANCE
  - BUILDING EXIT
  - BICYCLE PARKING
  - UTILITY POLE
  - SIAMESE CONNECTION
  - EXISTING ELEVATION

**SYMBOLS LEGEND**  
SCALE: N.T.S.

- 1 EXISTING BOARD FENCE
- 2 INTERLOCKING CONCRETE PAVERS
- 4 EXISTING POWER LINE TERMINATES AT EXISTING UTILITY POLE
- 5 EXISTING CATCH BASIN
- 6 EXISTING METAL SIGN POST
- 7 35 m TO FIRE HYDRANT
- 8 EXISTING AC UNIT

**KEYNOTE LEGEND**  
SCALE: N.T.S.

GENERAL ARCHITECTURAL NOTES:  
1. This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.  
2. Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.  
3. Upon notice in writing, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents.  
4. The Architectural Drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.  
5. Positions of proposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.  
6. These documents are not to be used for construction unless specifically noted for such purpose.

ISSUE	DESCRIPTION	DATE
4	ISSUED FOR COORDINATION	2020-02-11
3	ISSUED FOR COORDINATION	2020-01-28
2	ISSUED FOR COORDINATION	2020-01-22
1	ISSUED FOR COORDINATION	2019-11-20

**ISSUE RECORD**



Project1 Studio Incorporated  
[613.884.9339 | mail@project1studio.ca]

**114 ISABELLA STREET**  
114 Isabella Street  
Ottawa, ON

PROJ	SCALE	DRAWN	REVIEWED
1912	NOTED	AP	RMK

**SITE PLAN**

**SP-01**

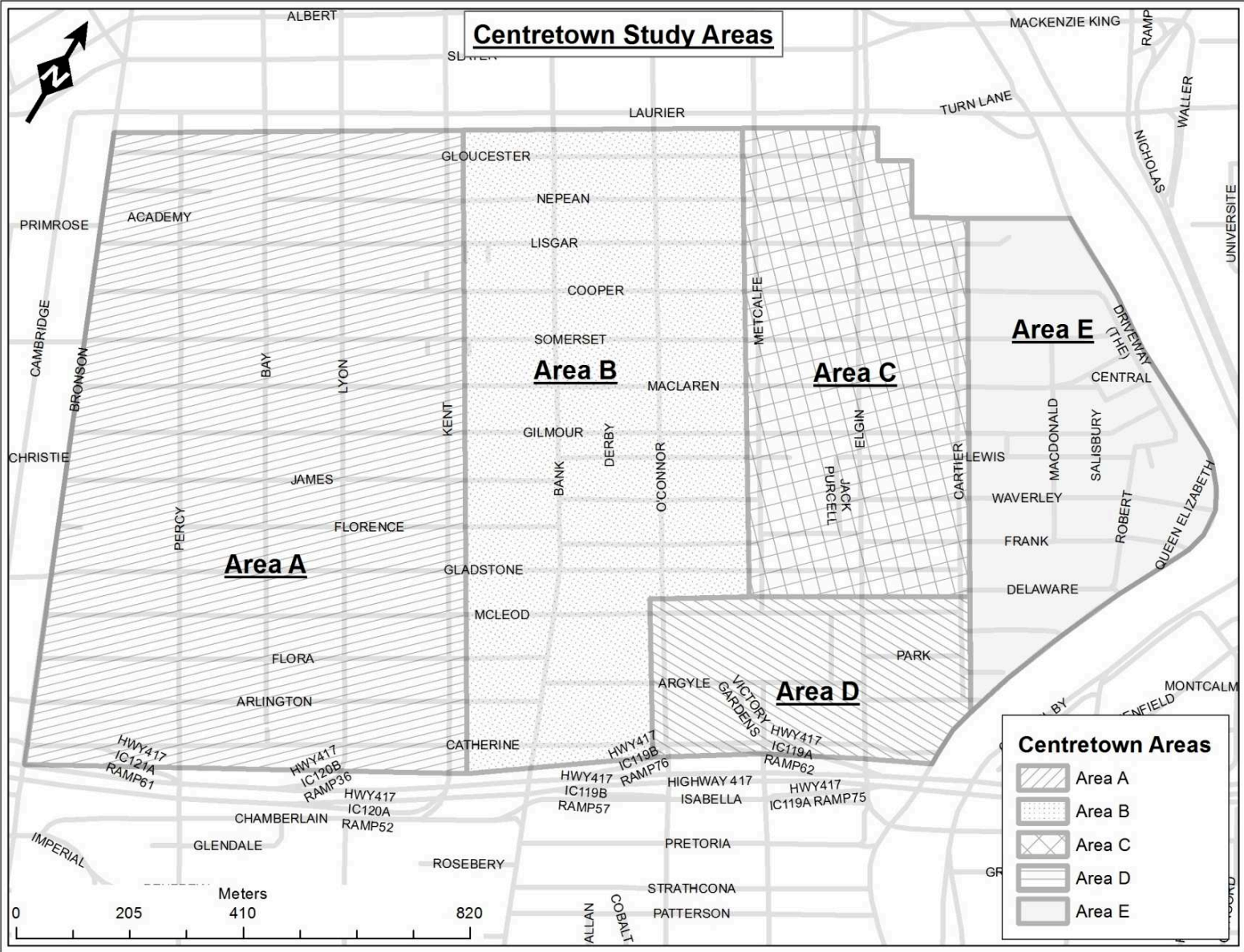
## **APPENDIX B**

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Excerpts from Completed Local Area Parking Studies



Map 1 –Centretown Study Areas



### Glebe Parking Study

#### Bank St. Commercial District- Acceptable Walking Distances & Study Area

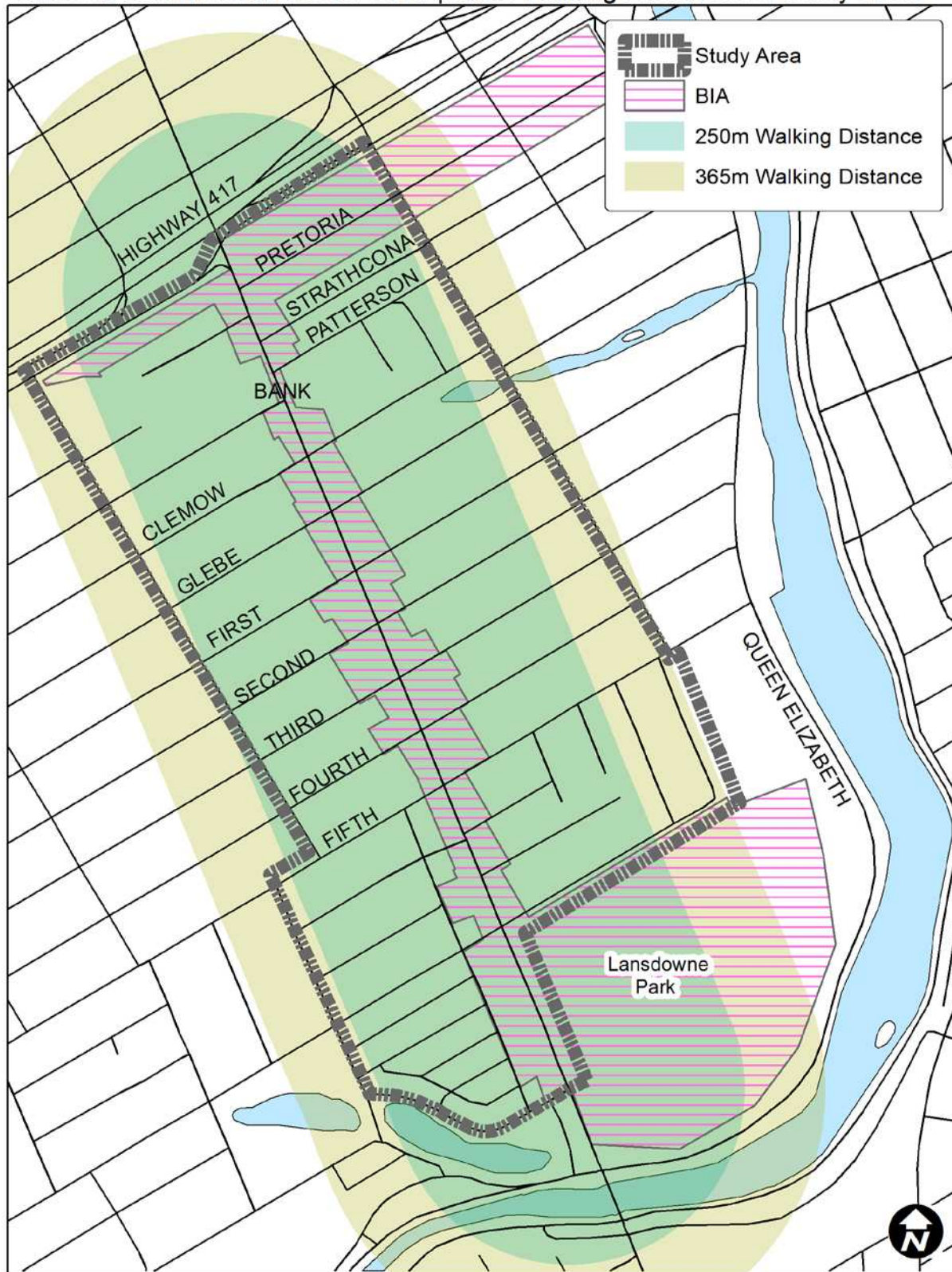


Figure 2 – Study Area