

Planning Rationale Addendum

1420 Richmond Road, 365 Forest Street, and 2583-2589 Bond Street

1.0 Introduction

This letter is prepared as an addendum to the submitted Planning Rationale for the Official Plan Amendment, Zoning By-law Amendment, and Site Plan Control applications associated with 1420 Richmond Road, 265 Forest Street, and 2583-2589 Bond Street (File Nos: D01-01-20-0006, D02-02-20-0029, D07-12-20-0041). The original Planning Rationale was dated April 7, 2020. This addendum is intended to be read in conjunction with the findings and conclusions of the original Rationale.

1.1 Proposed Development

The revised plans for the proposed development include the following updates:

Number of Units

Tower A: 168 units
 Tower B: 223 units

Number of Vehicle Parking Spaces (4 Levels)

Total: 420 parking spaces

Number of Bicycle Parking Spaces

Total: 232 parking spaces

Additional details are found in the Architectural Package prepared by Lapalme-Rheault.

1.2 Zoning Information

The following table demonstrates the compliance of the revised design with the applicable zoning requirements.

Performance Standards	Requirements	Provided	Compliance
Minimum lot area	No minimum	5,135 m ²	✓
Minimum lot width	No minimum	50.32 m	✓
Minimum front yard and corner side yard	The minimum front and corner side yard setback for all buildings is 0 metres At least 50% of the frontage along the front lot line and corner side lot line must be occupied by building walls located within 4.5 metres of the frontage for a Residential use building and within 3.0 metres for a	0 m (after road widening) along front lot line	✓
		1.6 m along corner side yard at Richmond / Forest;	✓
		1 m along corner side yard at Forest / Bond	✓
		Located within 4.5 m of frontage	✓

	non-residential or mixed-use building.		
Minimum interior side yard	No minimum	3 m	✓
Ground floor façade	The ground floor façade facing a public street of a building located within 4.5m of the front lot line of corner lot line must include: -A minimum of one active entrance -where an active entrance is angled on the corner of the building, such that it faces the intersection of the arterial mainstreet and a side street intersecting the arterial mainstreet, it is deemed to face both streets	Active entrance located on both the front and corner lot line, within 4.5 m of the lot line.	✓
Transparent glazing	A minimum of 50% of the surface area of the ground floor façade, measured from the average grade up to a height of 4.5 metres, facing a public street must be comprised of transparent glazing	90%	✓
Building height	The minimum building height required is 7.5 metres and 2 storeys for any portion of a building located within 10m of the front or corner lot line. Non-residential or mixed-use buildings must have a ground floor height of 4.5 metres. Maximum 30 metres but in no case greater than nine storeys	Tower A: 37.4 m Tower B: 37.4 m	✗ ✗
Parking Area Z: Residential	No parking required	Total: 383 spaces	✓
Parking Area Z: Visitor	After the first 12 dwelling units, 0.1 per dwelling unit. Tower A = 168 units – 12 units = 16 spaces Tower B = 223 units – 12 units = 211 units x 0.1 = 21 spaces	Total: 37 spaces	✓

	And, no more than 30 visitor spaces are required per building.		
Parking Spaces Dimensions	2.6 m x 5.2 m	2.6 m x 5.2 m	✓
Access Dimensions	Two lanes: 6 m	Garage Access: 6 m	✓
Bicycle Parking	0.5 spaces per unit Tower A = 168 units x 0.5 Tower B = 223 units x 0.5 = 112 spaces	Tower A: 120 spaces Tower B: 112 spaces	✓ ✓
Bicycle Parking Aisle	Minimum 1.5 m	1.5 m	✓
Bicycle Parking Dimensions	Horizontal: 0.6 m x 1.8 m Vertical: 0.5 m x 1.5 m	Horizontal: 0.6 m x 1.8 m *Two bicycle spaces on one rack	✓ ✗
Bicycle Parking Provisions	Where four or more bicycle parking spaces are provided in a common parking area, each bicycle parking space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete. A maximum of 50% of the required bicycle parking spaces or 15 spaces, whichever is greater, may be located in a landscaped area. A minimum of 50% of the bicycle parking spaces required by this by-law must be horizontal spaces at ground level. Where the number of bicycle parking spaces required for a single office or residential building exceeds fifty 50 spaces, a minimum of 25% of that required total must be located within: a building or structure;	Secure racks provided 30 bikes or 13% are located at grade in a landscaped area 35% of bicycle spaces provided at grade or ground level	✓ ✓ ✗

	<p>a secure area such as a supervised parking lot or enclosure with secure entrance; or bicycle lockers.</p> <p>Tower A: 25% = 21 spaces Tower B: 25% = 28 spaces</p>	<p>Tower A: 92 spaces within the building</p> <p>Tower B: 56 spaces within the building + 50 spaces at the exterior in secure area</p>	<p>✓</p> <p>✓</p>
Amenity Area	<p>6m² per dwelling unit:</p> <p>Total: = 391 units x 6 m² = 2,346 m²</p> <p>50% must be communal, and at least one amenity area must be aggregated into an area with a minimum of 54m²</p> <p>Communal: = 50% x 2,346 m² = 1,173 m²</p>	<p>Tower A – Private: 1,436 m² Tower A – Communal: 100 m²</p> <p>Tower B – Private: 1,800 m² Tower B – Communal: 73 m²</p> <p>At Grade Communal: 951 m²</p> <p>Total Communal: 1,124 m²</p>	<p>✓</p> <p>✓</p> <p>✗</p>