

**Subject: Zoning By-law Amendment - 68 Sweetland Avenue, 146, 154, 156, 160
and 168 Osgoode Street**

File Number: ACS2023-PRE-PS-0131

Report to Planning and Housing Committee on 15 November 2023

and Council 22 November 2023

**Submitted on November 3, 2023 by Derrick Moodie, Director, Planning Services,
Planning, Real Estate and Economic Development**

Contact Person: Masha Wakula, Planner, Development Review Central

613-580-2424 ext.27029, MMashaWakula.Vakula@ottawa.ca

Ward: Rideau-Vanier (12)

**Objet: Modification du Règlement de zonage - 68, avenue Sweetland et 146,
154, 156, 160 et 168, rue Osgoode**

Dossier: ACS2023-PRE-PS-0131

Rapport au Comité de la planification et du logement

le 15 novembre 2023

et au Conseil le 22 novembre 2023

**Soumis le 3 novembre 2023 par Derrick Moodie, Directeur, Services de la
planification, Direction générale de la planification, des biens immobiliers et du
développement économique**

**Personne ressource: Masha Wakula, Urbaniste, Examen des demandes
d'aménagement centrale**

613-580-2424 poste.27029, MMashaWakula.Vakula@ottawa.ca

Quartier: Rideau-Vanier (12)

REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 68 Sweetland Avenue, 146, 154, 156, 160 and 168 Osgoode Street, as shown in Document 1, to permit a rooming house addition to the existing building at 68 Sweetland Avenue and to consolidate the zoning across the site with site-specific provisions, as detailed in Document 2.
2. That Planning and Housing Committee approve the Consultation Details Section of this report be included as part of the ‘brief explanation’ in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to *the Planning Act* ‘Explanation Requirements’ at the City Council Meeting of November 22,” subject to submissions received between the publication of this report and the time of Council’s decision.

RECOMMANDATIONS DU RAPPORT

1. Que le Comité de la planification et du logement recommande au Conseil d’approuver une modification du Règlement de zonage 2008-250 visant le 68, avenue Sweetland et les 146, 154, 156, 160 et 168, rue Osgoode, des biens-fonds illustrés dans le document 1, afin de permettre la construction d’un rajout à une maison de chambres située au 68, avenue Sweetland et de fusionner les désignations de zonage sur tout l’emplacement, un projet assujéti à des dispositions de zonage propres à l’emplacement, comme l’expose en détail le document 2
2. Que le Comité de la planification et du logement donne son approbation afin que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujétiées aux “exigences d’explication” aux termes de la *Loi sur l’aménagement du territoire*, à la réunion du Conseil municipal prévue le 22 novembre 2023 », sous réserve des observations reçues entre le moment de la publication du présent rapport et la date à laquelle le Conseil rendra sa décision.

EXECUTIVE SUMMARY

Staff Recommendation

Planning Staff recommend approval of the Zoning By-law Amendment for 68 Sweetland Avenue, 146, 154, 156, 160 and 168 Osgoode Street to permit a three-storey rear addition with 33 new rooming units to the original building with eight rooming units and one bachelor dwelling unit at 68 Sweetland Avenue. The proposal will result in a total of 41 rooming units and one bachelor dwelling unit at 68 Sweetland Avenue and 111 rooming units at 146, 154, 156, 160, and 168 Osgoode Street. The redevelopment further proposes site improvements for all five buildings on site that will include landscaped common outdoor amenity area, secured and weather protected bicycle storage, and two visitor parking spaces located in the interior yard space, and enclosed garbage storage as an addition to the 68 Sweetland Avenue building. Improvements to the interior of the existing buildings and landscaping along the front and yards will also be undertaken.

The applicant has requested a number of reliefs to accommodate the proposed development, including permitting a rooming house in a building containing dwelling units, a reduced interior side yard setback and interior yard area, reduction in visitor vehicle parking and no provision of residential vehicle parking, reduced width of a private way and its setback from a residential building wall within a planned unit development. A number of reliefs requested are to formalize the existing non-complying conditions associated with existing buildings on site.

The portion of subject site at 146, 154, 156, 160 and 168 Osgoode Street is located within the Sandy Hill Cultural Heritage Character Area. Additionally, four buildings along Osgoode Street are listed on the City's Heritage Register under Section 27 of the *Ontario Heritage Act*. The subject property is also located across the street from the Sweetland Avenue Heritage Conservation District and a property designated under Part IV of the *Ontario Heritage Act*, 131 Osgoode Street. The proposal retains the existing buildings on the subject property.

The proposal aligns with applicable Official Plan policies for the Sandy Hill area. The subject site is designated as Neighbourhood in Downtown Core Transect. It is also subject to the Central and East Downtown Core Secondary Plan and its Sandy Hill Character Area.

Applicable Policy

The City of Ottawa Official Plan designates the subject site as Neighbourhood on Schedule B1 within the Downtown Core Transect on Schedule A. Neighbourhoods

represent areas that are intended to accommodate residential growth to meet the Growth Management Framework outlined in Section 3 of the Official Plan. The proposal responds to appropriate density thresholds within Neighbourhoods by accommodating “high-density development while maintaining a low-rise form” as set out in Section 5.1.3 of the Official Plan.

The City of Ottawa Official Plan encourages intensification in the areas where it “will support 15-minute neighbourhoods by being directed to Hubs and Corridors, where the majority of services and amenities are located, as well as the portions of Neighbourhoods within a short walk to those Hubs and Corridors” as set out in Subsection 3.2 of the Official Plan. Section 4.2 Housing seeks to enable greater flexibility and an adequate supply and diversity of housing options throughout the City. Section 4.2.1 looks to enable greater flexibility and an adequate supply of housing options in part by allowing housing forms of eight-units or more in appropriate locations. The intent of these policies is to ensure that an appropriate range and mix of housing types are provided in areas where existing services are located with access to the City’s transportation network.

The Central and East Downtown Core Secondary Plan and its Sandy Hill Character Area’s intention is “to preserve as much of the existing neighbourhood built fabric as possible” and “to strengthen the neighbourhood’s place identity. [...] Preservation of heritage structures, now primarily residential, corresponds to the intention of maintaining Sandy Hill as a downtown neighbourhood.” In addition, its intention is “to provide for a broad range of socio-economic groups.” The proposal supports these goals by preserving and enhancing the existing housing stock on site, contributing to a provision of a wide variety of housing and accommodating residential growth in a low-rise addition to one of the existing buildings on site as set out in Policies 99) and 101) of the Central and East Downtown Core Secondary Plan.

Public Consultation/Input

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications.

An online public consultation facilitated by the Ward Councillor’s office was held on May 16, 2022.

Approximately 5 public comments were received by City staff during the circulation process and were considered in the evaluation of this proposal.

RÉSUMÉ

Recommandation du personnel

Le personnel des Services de planification recommande d'approuver la demande de modification du Règlement de zonage visant le 68, avenue Sweetland et les 146, 154, 156, 160 et 168, rue Osgoode, afin de permettre la construction d'un rajout arrière de trois étages, qui abriterait 33 nouvelles chambres au bâtiment d'origine, situé au 68, avenue Sweetland et abritant huit chambres et un studio. Le projet comprend au total 41 chambres et un studio au 68, avenue Sweetland et 111 chambres aux 146, 154, 156, 160 et 168, rue Osgoode. Ce projet consisterait également à apporter des améliorations aux cinq bâtiments occupant les lieux, notamment en aménageant une aire d'agrément commune extérieure, des places de stationnement pour vélos sécurisées et protégées contre les intempéries, deux places de stationnement pour visiteurs dans la cour intérieure ainsi qu'un enclos à ordures ajouté au bâtiment du 68, avenue Sweetland. Des améliorations seront en outre apportées à l'intérieur des bâtiments existants et à l'aménagement paysager de la cour avant et d'autres cours.

Le requérant a également demandé un certain nombre de dispenses pour adapter ce projet, notamment pour permettre la présence d'une maison de chambres dans un bâtiment abritant des logements, la réduction du retrait de cour latérale intérieure et de la superficie de la cour intérieure, la réduction du nombre de places de stationnement pour visiteurs et la suppression des dispositions relatives au stationnement résidentiel, la réduction de la largeur d'une voie privée et de son retrait depuis le mur d'un immeuble résidentiel appartenant à un complexe immobilier. Certaines de ces dispenses permettraient d'officialiser les conditions non conformes actuelles associées au bâtiment occupant déjà les lieux.

La partie de l'emplacement située aux 146, 154, 156, 160 et 168, rue Osgoode se trouve dans le secteur à caractère patrimonial culturel de la Côte-de-Sable. De plus, quatre bâtiments longeant la rue Osgoode figurent au Registre du patrimoine de la Ville aux termes de l'article 27 de la *Loi sur le patrimoine de l'Ontario*. Le bien-fonds visé est par ailleurs situé en face du district de conservation du patrimoine de l'avenue Sweetland et de l'autre côté de la rue d'une propriété désignée en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*, le 131, rue Osgoode. La proposition prévoit la conservation des bâtiments occupant le bien-fonds visé.

Le projet est conforme aux politiques pertinentes du Plan officiel pour le secteur de la Côte-de-Sable. L'emplacement est désigné Quartier du transect du cœur du centre-ville et relève du Plan secondaire du cœur et de l'est du centre-ville et de son secteur pittoresque de la Côte-de-Sable.

Politique applicable

Selon le Plan officiel de la Ville d'Ottawa, l'emplacement fait partie d'un quartier à l'annexe B1 et se trouve dans le transect du centre-ville à l'annexe A. Les quartiers représentent des secteurs destinés à une croissance résidentielle correspondant au cadre de gestion de la croissance décrit à la section 3 du Plan officiel. Le projet est conforme aux seuils de densité appropriés dans les quartiers car il propose un « aménagements de grande densité en maintenant une forme bâtie de faible hauteur », comme le prévoit la section 5.1.3 du Plan officiel.

Le Plan officiel de la Ville d'Ottawa favorise la densification dans les secteurs où il « permettra d'aménager les quartiers du quart d'heure dans les carrefours et les couloirs où se trouvent la plupart des services et des infrastructures, ainsi que dans les secteurs des quartiers situés non loin de ces carrefours et couloirs », comme décrit dans la sous-section 3.2 du Plan officiel. La section 4.2, Logement, vise à offrir une plus grande marge de manœuvre et à assurer l'adéquation de l'offre et de la diversité des options de logement sur tout le territoire de la Ville. La section 4.2.1 vise à accroître la marge de manœuvre et à assurer une offre suffisante d'options de logement, notamment en autorisant les formes d'habitation de huit logements ou plus sur les sites appropriés. Ces politiques ont pour objet de garantir une variété adéquate de types de logement dans les secteurs où les services ont accès au réseau de transport de la Ville.

Le Plan secondaire du cœur et de l'est du centre-ville et de son secteur pittoresque de la Côte-de-Sable a pour objet de « préserver le mieux possible la structure actuelle du quartier » et de « renforcer le sentiment d'appartenance au quartier. [...] La préservation des structures patrimoniales, qui sont aujourd'hui essentiellement résidentielles, correspond à l'intention de maintenir le rôle de quartier du centre-ville de la Côte-de-Sable. » De plus, son intention est d' « assurer la prestation de services pour un vaste éventail de groupes socio-économiques ». La proposition appuie ces objectifs en préservant et en mettant en valeur l'offre de logements à cet endroit, contribuant ainsi à offrir une grande variété de types de logement et en soutenant la croissance résidentielle grâce à un rajout de faible hauteur à l'un des bâtiments existants sur place, comme le prévoient les politiques 99) et 101) du Plan secondaire du cœur et de l'est du centre-ville.

Consultation et commentaires du public

Les membres du public ont été avisés et consultés conformément à la politique en la matière adoptée par le Conseil municipal pour les demandes d'aménagement.

Une consultation publique en ligne organisée par le bureau du conseiller du quartier a eu lieu le 16 mai 2022.

Le personnel de la Ville a reçu cinq commentaires soumis par des membres du public au cours de la période de diffusion et ces commentaires ont été pris en compte dans l'évaluation du projet.

BACKGROUND

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

Site location

68 Sweetland Avenue and 146, 154, 156, 160, and 168 Osgoode Street

Owner

68 Sweetland Holdings Inc. and 146 Osgoode Holdings Inc.

Applicant

Fotenn Consultants Inc.

Architect

Woodman Architect & Associates Ltd.

Description of site and surroundings

The subject property is located in the Sandy Hill neighbourhood and is an amalgamation of two lots municipally known as 68 Sweetland Avenue and 146 Osgoode Street, forming an irregular lot with an area of 2,156 square metres and 75.10 metres of frontage along Osgoode Street and 32.20 metres along Nelson Street. The site is located on the south side of Osgoode Street between Nelson Street to the west and Sweetland Avenue to the east. Currently, the subject property is developed with four low-rise residential buildings fronting onto Osgoode Street that include a total of 111 rooming units and a two-storey residential building at 68 Sweetland Avenue containing eight rooming units and one bachelor dwelling unit. Surface parking is provided at the rear of 146 Osgoode Street.

Immediately surrounding the property to the north, east, south, and west are a range of low-rise residential properties. Further west and south of the subject property is the University of Ottawa campus, as well as two O-Train stations, uOttawa and Lees. To the north and south are two minor corridors with a mix of residential and commercial uses, Laurier Avenue East and Somerset Street East.

The existing rooming houses at 68 Sweetland Avenue and 146, 154, 156, 160, and 168 Osgoode Street currently holds a license for the operation of a rooming house, which is required to be renewed annually. Once the additional 33 rooming units are added a new license will be required in order to continue this use. The licensing process requires compliance with the requirements of zoning, building code, public health, fire code and property standards, along with commercial general liability insurance. The owner must ensure regular inspections and maintenance on the property in accordance with the annual license.

Summary of proposed development

The purpose of the proposed redevelopment of the site is to accommodate a three-storey rear addition with 33 new rooming units to the original building with eight rooming units and one bachelor dwelling unit at 68 Sweetland Avenue. The proposal will result in a total of 41 rooming units and one bachelor dwelling unit with a gross floor area (GFA) of 569 square metres at 68 Sweetland Avenue and 111 rooming units at 146, 154, 156, 160, and 168 Osgoode Street. The redevelopment further proposes site improvements for all five buildings on site that will include landscaped common outdoor amenity area, secured and weather-protected bicycle storage (lockups) accessible at grade with 38 bicycle spaces, and enclosed garbage storage as an addition to 68 Sweetland Avenue building. Improvements to the interior of the existing buildings, as well as to the landscaping along the front and side yards will also be undertaken. The proposal utilizes an existing private approach along Nelson Street for access to the site and two visitor parking spaces located in the interior yard.

Summary of requested Zoning By-law amendment

The subject site is currently zoned R4UB[2488]-c (Residential Fourth Density Zone, Subzone UB, Urban Exception 2488, with Residential Neighbourhood Commercial suffix) for the portion at 146, 154, 156, 160, and 168 Osgoode Street, and R4UD[480] (Residential Fourth Density Zone, Subzone UD, Urban Exception 480) for the portion at 68 Sweetland Avenue. Residential Fourth Density Zone permits a broad range of low-rise residential uses, ranging from detached to low rise apartment dwellings and including rooming houses. In addition, Residential Neighbourhood Commercial Suffix allows a variety of small, locally oriented convenience and service uses that complement adjacent residential land uses and are of a size and scale consistent with the needs of nearby residential areas.

The proposed Zoning By-law Amendment seeks to consolidate the zoning across the site, specifically, to rezone the subject site to R4UD (Residential Fourth Density Zone, Subzone UD), maintain the Residential Neighbourhood Commercial suffix (-c), as

permitted by the current zoning, and limit its applicability to residential use buildings fronting Osgoode Street, and permit reliefs to facilitate the development. New site-specific exception XXXX will permit the following:

- The consolidated lots to be considered one lot for zoning purposes;
- A rooming house to occupy a building containing dwelling units, whereas Section 132 (4) does not permit this;
- 0 residential parking spaces, whereas 25 spaces are required as per Section 101, Table 101 of the Zoning By-law;
- 2 visitor parking spaces, whereas 10 spaces are required as per Section 102, Table 102 of the Zoning By-law;
- The width of the private way of 3 metres in the planned unit development, whereas Section 131, Table 131 (1) requires minimum 6 metres wide private way;
- No setback for any wall of an existing residential building on site to a private way, whereas Section 131, Table 131 (2) requires a 1.8 metre setback;
- To formalize the existing non-complying conditions associated with existing residential buildings on site, such as front yard setback, corner side yard setback, front and corner side yard landscaping, interior side yard setback, façade articulation/setback and minimum percentage for the façade fenestration, and separation area between buildings within a planned unit development;
- An interior yard area of 175 square metres, whereas a minimum of 220 square metres is required as per Section 144 (6) of the Zoning By-law;
- A 1.5 metres interior side yard setback for the addition and 0.5 metres interior side yard setback for the existing building, whereas Section 162, Table 162 B endnote 1 requires a 1.5 metres setback for the first 18 metres back from the street and 25 percent of the lot depth for the remainder, to a maximum 7.5 metres.

DISCUSSION

Public consultation

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications.

An online public consultation facilitated by (former) Councillor Mathieu Fleury's office was held on May 16, 2022.

Approximately 5 public comments were received by City staff during the circulation process and were considered in the evaluation of this proposal. The public comments generally focused on proposed residential use (rooming house), proposed increase in density, and reduction in parking.

For this proposal's consultation details, see Document 3 of this report.

Official Plan designation(s)

The City of Ottawa Official Plan designates the subject site as Neighbourhood on Schedule B1 within the Downtown Core Transect on Schedule A. Neighbourhoods represent areas that are intended to accommodate residential growth to meet the Growth Management Framework outlined in Section 3 of the Official Plan. The proposal responds to appropriate density thresholds within Neighbourhoods by accommodating “high-density development while maintaining a low-rise form” as set out in Section 5.1.3 of the Official Plan.

The City of Ottawa Official Plan encourages intensification in the areas where it “will support 15-minute neighbourhoods by being directed to Hubs and Corridors, where the majority of services and amenities are located, as well as the portions of Neighbourhoods within a short walk to those Hubs and Corridors” as set out in Section 3.2 of the Official Plan. Section 4.2 Housing seeks to enable greater flexibility and an adequate supply and diversity of housing options throughout the City. Section 4.2.1 looks to enable greater flexibility and an adequate supply of housing options in part by allowing housing forms of eight-units or more in appropriate locations. The intent of these policies is to ensure that an appropriate range and mix of housing types are provided in areas where existing services are located with access to the City's transportation network.

Additionally, the Downtown Core Transect is established as a mature built environment whose urban characteristics of high-density, mixed uses and sustainable transportation orientation are to be maintained and enhanced, and it “shall continue to develop as healthy 15-minute neighbourhoods.” The proposal maintains and enhances the urban pattern of built form and site design and provides residential densities sufficient to support the full range of services provided by network of Minor Corridors in the Sandy Hill area to foster the development of 15-minute neighbourhoods.

Generally, the higher densities found in the Downtown Core are also intended to occur without the provision of parking, or with shared parking facilities. The proposal responds to key Downtown Core Transect policies and prioritizes walking, cycling and transit by reducing the parking compared with the existing condition and providing a landscaped

common amenity area instead, as set out in Section 5.1.2 and Section 5.1.1 of the Official Plan.

Section 4.6 Urban Design seeks to enable the sensitive integration of new development to ensure Ottawa meets its intensification targets while considering liveability for all. The proposal's mass and scale will be consistent with the existing character of the neighbourhood. The proposal will also see the removal of hard surfaces and parking in favour of an amenity space.

Other applicable policies and guidelines

Central and East Downtown Core Secondary Plan

The subject site is located in the Sandy Hill Character Area on Schedule A (Character Areas) of the Central and East Downtown Core Secondary Plan and is further designated as Local Neighbourhood on Schedule B (Designation Plan) with a maximum permitted height of 4 storeys (Schedule C). The following policies of the Central and East Downtown Core Secondary Plan support this application:

- The proposal contributes to provision of a wide variety of housing and “preserve[s] and enhance[s] a stock of good housing” as set out in Policies 99) and 101) of the Central and East Downtown Core Secondary Plan.
- The proposal respects the maximum building heights as set out in Policy 128) and provides “for internal and external on-site amenity areas” as set out in Policy 121).

The Central and East Downtown Core Secondary Plan and its Sandy Hill Character Area's intention is “to preserve as much of the existing neighbourhood built fabric as possible” and “to strengthen the neighbourhood's place identity. [...] Preservation of heritage structures, now primarily residential, corresponds to the intention of maintaining Sandy Hill as a downtown neighbourhood.” In addition, its intention is “to provide for a broad range of socio-economic groups.” The proposal supports these goals by preserving and enhancing the existing housing stock on site and contributing to a provision of a wide variety of housing.

Urban Design Guidelines for Low-rise Infill Housing

The development proposal responds to the key streetscape design challenges in “Urban Design Guidelines for Low-rise Infill Housing” as set out in Section 1.0 and conforms to specific design guidelines.

The proposal “contribute[s] to the animation, safety and security of the street” by maintaining ground floors with principal entries, windows and key internal uses facing

onto the street as set out in guideline 3.1.1 and maintains “primary building entrances that are inviting and visible from the street” as set out in guideline 3.3.3. Additionally, the mass of the proposed addition is set back, located in the rear, consistent with the surrounding neighbourhood context, and as such, is designed “in a manner that contributes to the quality of the streetscape” as set out in guideline 3.2.1. The proposal eliminates the surface parking in the interior yard and provides an amenity area instead, “consistent with the pattern of the neighbouring homes” as set out in guideline 3.1.4.

Heritage

The portion of subject site at 146, 154, 156, 160 and 168 Osgoode Street is located within the Sandy Hill Cultural Heritage Character Area. Additionally, four buildings along Osgoode Street are listed on the City’s Heritage Register under Section 27 of the *Ontario Heritage Act*. The subject property is also located across the street from the Sweetland Avenue Heritage Conservation District and a property designated under Part IV of the *Ontario Heritage Act*, 131 Osgoode Street. The proposal retains the existing buildings on the subject property.

The applicant’s proposal to retain the existing buildings on these properties and adapt them for the proposed use is appreciated by Heritage Planning Staff.

Urban Design Review Panel

The property is not within the Design Priority Area. Therefore, the Zoning By-law Amendment application was not subject to the Urban Design Review Panel (UDRP).

Planning rationale

The subject site is currently zoned R4UB[2488]-c (Residential Fourth Density Zone, Subzone UB, Urban Exception 2488, with Residential Neighbourhood Commercial suffix) and R4UD[480] (Residential Fourth Density Zone, Subzone UD, Urban Exception 480). Residential Fourth Density Zone permits a broad range of low-rise residential uses, ranging from detached to low rise apartment dwellings and including rooming house.

As detailed in Document 2, the proposed Zoning By-law Amendment seeks to consolidate the zoning across the site, specifically, to rezone the subject site to R4UD (Residential Fourth Density Zone, Subzone UD), maintain the Residential Neighbourhood Commercial suffix (-c), as permitted by the current zoning, and introduce new site-specific exception to facilitate the development. The following summarizes the site-specific zoning provisions and planning rationale:

- The proposal seeks to consolidate the lots for zoning purposes. The proposal is located on a lot assembly. Out of an abundance of caution a provision will be added to the site-specific exception in order to consider all lands affected by the exception to be one lot for zoning purposes.
- The proposal seeks to permit a rooming house to occupy a building containing dwelling units. The proposal seeks to formalize the existing non-complying condition associated with the existing rooming house containing a bachelor dwelling unit in the basement. Additionally, the proposed amendment to allow rooming units along with traditional dwelling units will permit the development of a range of housing options within the proposed building whereas such a mixture of units is traditionally not permitted.
- The proposal seeks to maintain the Residential Neighbourhood Commercial suffix (-c), as permitted by the current zoning, and limit its applicability to residential use buildings fronting Osgoode Street. Residential Neighbourhood Commercial Suffix allows a variety of small, locally oriented convenience and service uses that complement adjacent residential land uses and are of a size and scale consistent with the needs of nearby residential areas. While current redevelopment does not propose any such uses, Residential Neighbourhood Commercial Suffix has direct impact on the development of 15-minute neighbourhoods.
- The proposal seeks to reduce the number of regular parking spaces required to zero and visitor parking spaces to 2. The site is conveniently located in the Downtown Core, within walking distance to shopping, services and transit and is well-connected to the cycling network. In order to support this type of mobility, the proposal also includes secured and weather protected bicycle lockups to facilitate the use of sustainable modes of transportation. The requested reduction in parking is consistent with Official Plan policies which prioritizes walking, cycling and transit within the Downtown Core. Additionally, parking is not to be required in the new development and that new or expanded surface parking lots are to be prohibited within the Downtown Core. While this proposal does not represent an entirely new development, it responds to the Official Plan's policies by eliminating the surface parking and providing landscaped interior yard instead that will serve as an outdoor amenity space for residents and with sufficient soil volumes to accommodate three new trees. Additionally, Staff will be imposing a condition of approval at the Site Plan Control stage which requires a notice to be registered on title, informing future tenants that units being rented are not provided any on-site parking.
- The proposal seeks the reduction of the width of the private way in the planned unit development from 6 metres to 3 metres. The zoning relief would recognize the

existing legal non-complying condition. No changes are proposed to the driveway/private way on this portion of the lot.

- The proposal seeks the reduction of a setback for any wall of an existing residential building on site to a private way, whereas Section 131, Table 131 (2) requires a 1.8 metre setback. The zoning relief would recognize the existing legal non-complying condition. No changes are proposed to the driveway/private way on this portion of the lot.
- The proposal seeks to formalize the existing non-complying conditions associated with existing residential buildings on site, such as front yard setback, corner side yard setback, front and corner side yard landscaping, interior side yard setback, façade articulation/setback and minimum percentage for the façade fenestration, and separation area between buildings within a planned unit development. The zoning relief would recognize the existing legal non-complying conditions; no changes are proposed. Preservation of the existing housing stock listed on the City's Heritage Register under Section 27 of the *Ontario Heritage Act* is desirable.
- The proposal seeks to reduce the amount of required interior yard area on the property from 220 square metres to 175 square metres. Section 144(6) prescribes how an interior yard is to be determined on properties where dwellings front different streets on a corner lot. While an interior yard area is being provided, the unique layout of the interior courtyard introduces challenges in meeting this provision as written. Additionally, while the proposal does not meet the Zoning By-law's requirement for interior yard area, the soft landscaping introduced by this proposal represents a significant increase from when compared to the current site condition (surface parking).
- The proposal seeks to reduce the required interior side yard setback for both existing buildings at 68 Sweetland and proposed addition to it. Section 162, Table 162 B endnote 1 prescribes how an interior side yard setback is to be determined for buildings in planned unit development. It requires a 1.5 metres setback for the first 18 metres back from the street and 25 percent of the lot depth for the remainder, to a maximum of 7.5 metres. An interior yard setback of 0.5 metres would recognize the existing legal non-complying condition associated with the existing building. Meeting the requirement for the addition would pose challenges with situation of the addition on site, separation distances between the new addition and other existing buildings on site, functionality of the site in terms of pedestrian flows and provision of the amenity space and interior yard. Therefore, a 1.5 metre interior side yard setback for the addition is considered a more appropriate solution considering it's low-scale character.

Although the applicant is seeking relief from the Zoning By-law and a number of development standards, including with regards to setbacks and relief for parking, and having considered the policies in the Official Plan and Central and East Downtown Core Secondary Plan, as highlighted in this report, staff are of the opinion that the proposed development is consistent with the City of Ottawa planning policy framework. The scale and character of the neighbourhood are maintained, and the proposal is compatible with and complements the surrounding existing context. The proposed Zoning By-law amendment is appropriate for this site.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the 2020 Provincial Policy Statement.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR(S)

Councillor Plante is aware of the application and has said the following comments:

“From a strictly planning perspective this proposal now looks acceptable, but I will note as landlords, Smart Living leads the way in the number of bylaw complaints in Ward 12. I strongly encourage staff to ensure all the necessary covenants on title to ensure fully compliance with the plans as approved.”

ADVISORY COMMITTEE(S) COMMENTS

There are no comments from the Advisory Committee(s) associated with this report.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the report recommendation

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications resulting from recommendations of this report.

The recommendations documented in this report are consistent with the City’s

[Comprehensive Asset Management Policy](#) objectives. The implementation of the Comprehensive Asset Management program enables the City to effectively manage existing and new infrastructure to maximize benefits, reduce risk, and provide safe and reliable levels of service to community users. This is done in a socially, culturally, environmentally, and economically conscious manner.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

The proposal improves accessibility for the site. The development accommodates one accessible visitor parking space (at grade) and an exterior lift to facilitate the barrier-free movement across the site with the change of grades. The addition to 68 Sweetland Avenue is designed with barrier-free path of travel and one rooming unit with basic accessibility features.

Further review of the proposal at the Building Permit stage will ensure that the new building meets accessibility requirements as per the Building Code.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- A city that is more connected with reliable, safe, and accessible mobility options.
- A city that has affordable housing and is more livable for all, which includes a strategic objective to increase housing supply and support intensification.

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-22-0067) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the complexity of the issues associated with site functionality (bike storage, garbage storage, change of grades, amenity area, tree protection on adjacent property).

SUPPORTING DOCUMENTATION

Document 1 Zoning Key Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Site Plan

Document 5 Landscape Plan

Document 6 Elevations

CONCLUSION

The Planning, Real Estate and Economic Development Department supports the application and proposed Zoning By-law Amendment. Staff are of the opinion that the proposed three-storey rooming house addition to the building at 68 Sweetland Avenue, resulting in 41 rooming units and one bachelor unit, and consolidation of lots to implement site improvements for all five building on site and remaining 111 rooming units, is appropriate use of land and will provide a substantial number of units within the Sandy Hill neighbourhood in proximity to frequent street transit and 15-minute neighbourhood.

DISPOSITION

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.


Legal Services, City Manager's Office to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.

Document 1 – Zoning Key Map



Area A to be rezoned from R4UB[2488]-c to R4UD[xxxx]-c
 Le zonage du secteur A sera modifié de R4UB[2488]-c à R4UD[xxxx]-c
 Area B to be rezoned from R4UD[480] to R4UD[xxxx]
 Le zonage du secteur B sera modifié de R4UD[480] à R4UD[xxxx]



D02-02-22-0067 23-0930-X

I:\CO\2023\ZKP\Sweetland_68_Osgoode_146

©Parcel data is owned by Teranet Enterprises Inc. and its suppliers
 All rights reserved. May not be produced without permission
 THIS IS NOT A PLAN OF SURVEY

©Les données de parcelles appartient à Teranet Entreprises Inc.
 et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit
 sans autorisation. CE CI N'EST PAS UN PLAN D'ARPENTAGE

REVISION / RÉVISION - 2023 / 10 / 12

LOCATION MAP / PLAN DE LOCALISATION
 ZONING KEY PLAN / SCHÉMA DE ZONAGE

 **68 avenue Sweetland Avenue and/et 146,154,156,160 and/et 168 rue Osgoode Street**

 Heritage (Section 60)
 Patrimoine (Article 60)

Entire map area is affected by the Mature Neighbourhoods Overlay (section 139) /
 Tout le secteur de la carte est touché par la Zone sous-jacente de quartiers établis (article 139)



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 68 Sweetland Avenue and 146, 154, 156, 160 and 168 Osgoode Street:

1. To rezone the lands as shown in Document 1.
2. Amend Section 239, Urban Exceptions, by adding a new exception [XXXX] with provisions similar in effect to the following:
 - a. In Column II, “Applicable Zones”, add the text R4UD[XXXX];
 - b. In Column V, “Provisions”, add the following:
 - i. All lands zoned R4UD[XXXX]-c are to be considered one lot for zoning purposes;
 - ii. Despite Section 132 (4), rooming house may occupy a building containing dwelling units;
 - iii. The required number of resident parking spaces is 0;
 - iv. The required number of visitor parking spaces is two;
 - v. Despite Section 131, Table 131 (1), the required width of the private way is 3.0 metres;
 - vi. Despite Section 131, Table 131 (2), no setback is required for any wall of any building **as existing on the date of Council approval** to a private way;
 - vii. Section 144 (1) does not apply to any building **as existing on the date of Council approval.**
 - viii. Section 144 (6) does not apply; the required interior yard area is 175 square metres, and it should be soft landscaped.
 - ix. Section 131, Table 131 (4) does not apply to any building **as existing on the date of Council approval;**
 - x. Section 162, Table 162 B endnote 1 does not apply; the required interior side yard setback is 1.5 metres, except for any building **as existing on the date of Council approval** the required interior side yard setback is 0.5 metres.

- xi. Section 161, Table 161 does not apply, but all lands within the front yard and within the corner side yard that are not used by permitted projections, driveways and walkways, must consist of soft landscaped area;
- xii. Section 161 (15) (g) does not apply to any building **as existing on the date of Council approval;**
- xiii. Section 161 (15) (h) does not apply to any building **as existing on the date of Council approval;**

Document 3 – Consultation Details

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications.

An online public consultation facilitated by (former) Councillor Mathieu Fleury's office was held on May 16, 2022.

Approximately 5 public comments were received by City staff during the circulation process and were considered in the evaluation of this proposal. The public comments pertained to the following: proposed residential use (rooming house), proposed increase in density, and reduction in parking.

Public Comments and Responses

Comment #1: Rooming houses is not a good housing solution for the area. The preference would be to see more detached.

Response to comment #1: Rooming house and planned unit development are permitted residential uses in Residential Fourth Density Zone.

Comment #2: An addition of 33 rooms is equivalent to operating a hotel. Is this the ultimate goal of the amendment? Is there such a great demand for rooms that the pool of available rooms should be increased?

Response to comment #2: The purpose of the proposed redevelopment is to consolidate the lots for zoning purposes and to accommodate a three-storey rear addition with 33 new rooming units to the original building with eight rooming units and one bachelor dwelling unit at 68 Sweetland Avenue. The subject site already contains 119 rooming units and one bachelor dwelling unit. The consolidation of the lots will allow to implement site improvements to all five buildings on the site that will include landscaped common outdoor amenity area, secured and weather-protected bicycle lockups accommodating 38 bicycle parking spaces accessible at-grade, outdoor lift for barrier-free movement, and enclosed garbage storage as an addition to 68 Sweetland Avenue building. Improvements to the interior of the existing buildings, as well as to the landscaping along the front and side yards, will also be undertaken. The proposal removes surface parking lot, utilizes an existing private approach along Nelson Street for access to the site and two visitor parking spaces located in the interior yard, including one accessible visitor parking space.

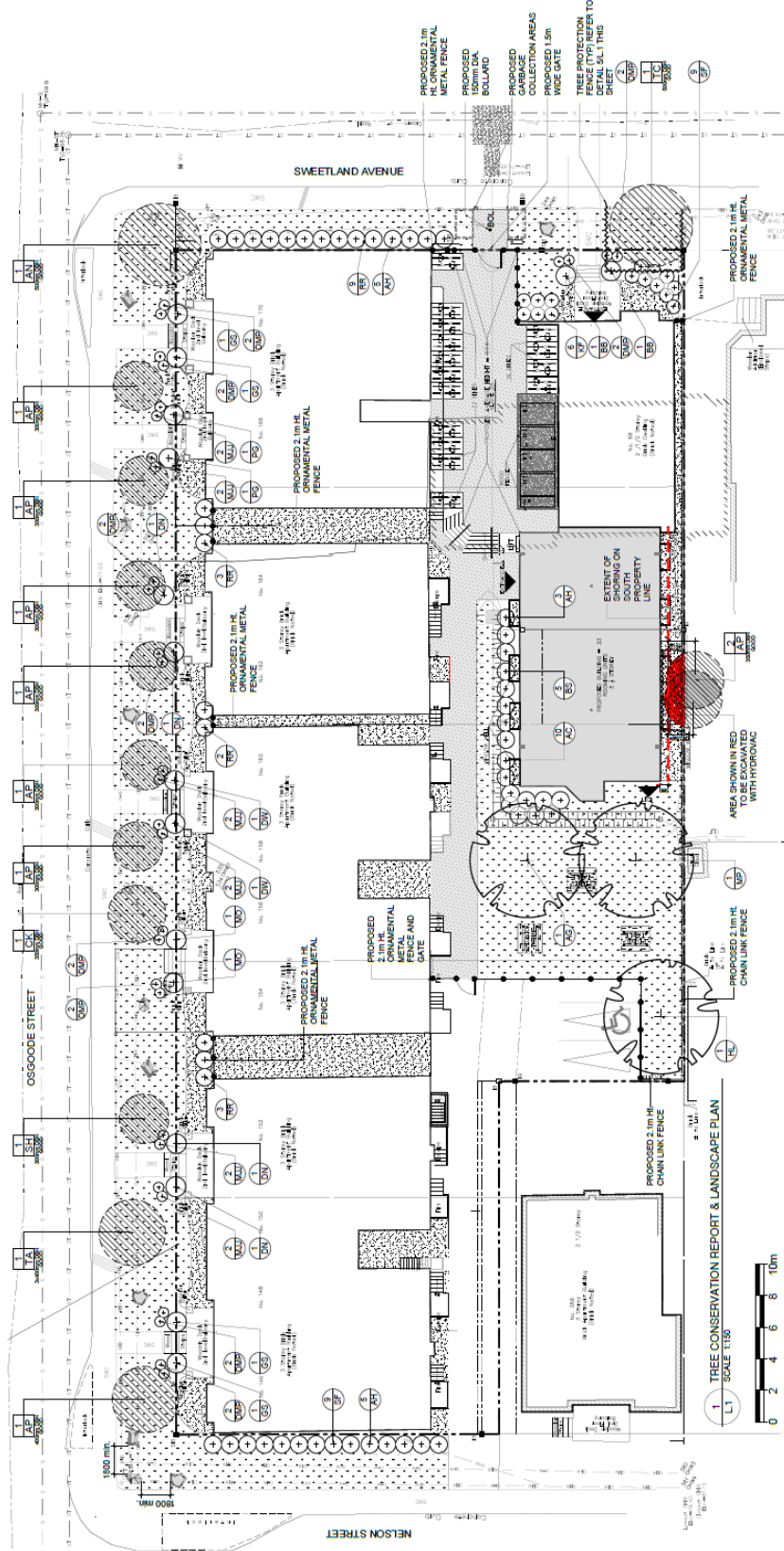
Comment #3: To what sector of the population will these rooming units be available? If it's students, the statistics show that there is enough student housing in the area. If it's a rental for lower-income people, it can set the precedent for social problems that spill over into the neighbourhood (as with buildings on Somerset Street East). If it's student housing, there is sufficient housing in the area for students. The addition of new units would create downward pressure on rents (given the increased supply), which many landlords in the area would likely not be able to sustain.

Response to comment #3: The Central and East Downtown Core Secondary Plan and its Sandy Hill Character Area's intention is "to provide for a broad range of socio-economic groups." The proposal supports these goals by maintaining all existing buildings on site and accommodating residential growth in a low-rise addition to one of the existing buildings in the interior yard of the lot. The proposal also addresses the following Term of Council Priority: "A city that has affordable housing and is more livable for all, which includes a strategic objective to increase housing supply and support intensification.". The application approval process does not consider the tenant as we don't zone for people, and a Rooming House is an appropriate use which is already permitted within the R4 zones.

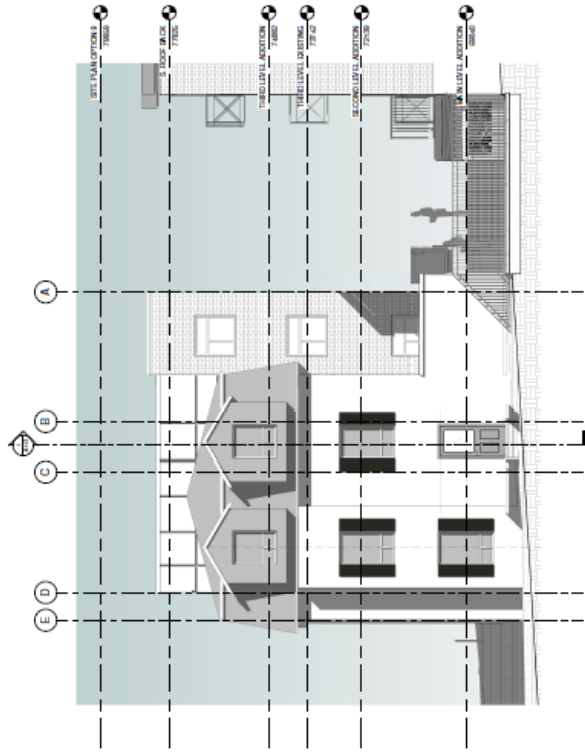
Comment #4: The provision of two parking spaces is not enough for 33 rooming units.

Response to comment #4: Two parking spaces are visitor parking spaces. The subject site is conveniently accessible by a variety of mobility options, such as cycling and public transportation. The site is located within 600 metres area around uOttawa O-Train station and is also accessible by a variety of bus routes. To the north and south are two minor corridors with a mix of residential and commercial uses, Laurier Avenue East and Somerset Street East. As such, the proposal contributes to a development of healthy 15-minute neighbourhoods. In addition, it provides secured and weather-protected bicycle lockups accommodating 38 bicycle parking spaces for residents.

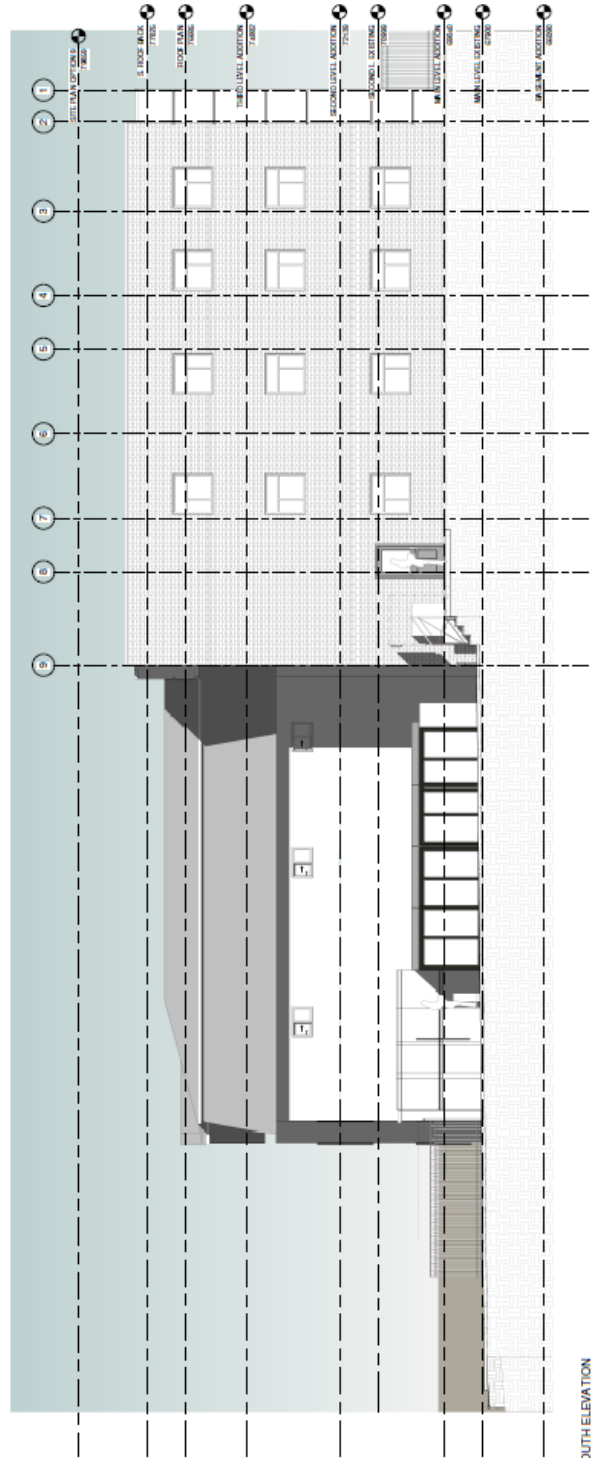
Document 5 – Landscape Plan



Document 6 – Elevations



EAST ELEVATION



SOUTH ELEVATION