

**City Council, Standing Committee and Commission
Conseil, comités permanents et commission**

☒ **Motion**

☐ **Notice of Motion / Avis de motion**

Committee / Commission:

Comité / Commission :

OR / OU

☒ **Council / Conseil**

Report / Agenda: ACS2024-PRE-PS-0040

Rapport / Ordre du jour:

Item / Article: Item 12.3 Zoning By-law Amendment – 266 and 268 Carruthers Avenue and 177 Armstrong Street

RE: Technical Amendment to Correct Certain Errors and Omissions Pertaining to Amending Exception 2701

Moved by / Motion de: Councillor G. Gower

Seconded by/ appuyée par: Councillor J. Leiper

WHEREAS Report ACS2024-PRE-PS-0040 (the “Report”) recommends amending the City of Ottawa’s Zoning By-law to permit a Planned Unit Development (PUD) consisting of two three-and-one-half storey apartment buildings at 266 and 268 Carruthers Avenue and 177 Armstrong Street; and

WHEREAS the Report seeks to add a new zoning schedule to Part 17 of the Zoning By-law; and

WHEREAS the Details of Recommended Zoning in Document 2 do not include a provision to add a new zoning schedule to Column II of the amended Exception 2701;

THEREFORE BE IT RESOLVED that Council amend Planning and Housing Committee Report 23, Item 4: Zoning By-law Amendment – 266 and 268 Carruthers Avenue and 177 Armstrong Street by replacing Document 2 – Details of Recommended Zoning with the document attached to this motion as Attachment 1; and

THEREFORE BE IT FURTHER RESOLVED that there be no further notice pursuant to Section 34(17) of the *Planning Act*.

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law (By-law No. 2008-250) for 266 and 268 Carruthers Avenue and 177 Armstrong Street:

1. Rezone the lands as shown in Document 1.
2. Replace the text of Exception 2702 of Section 239 – Urban Exceptions with the text, “Reserved for future use”.
3. Amend Exception 2701 of Section 239 – Urban Exceptions of By-law No. 2008-250 by replacing the text of Exception 2701 with provisions similar in effect to the following:
 - a. In Column I – Exception Number, add the text, “2701”;
 - b. In Column II – Applicable Zones, add the text, “R4UB[2701]-c SYYY”;
 - c. In Column V – Provisions, add the following text:
 - i. “R4UB[2701]-c SYYY are considered one lot for zoning purposes”;
 - ii. “Minimum yard setbacks are as per Schedule YYY”;
 - iii. “Minimum separation distance between buildings: 3 metres”;
 - iv. “No minimum interior yard area is required”;
 - v. “Within Area C on Schedule YYY:
 - The maximum permitted number of units in a low-rise apartment building is 18;
 - The maximum permitted building height for a low-rise apartment building is 11.1 metres; and
 - Despite Section 161(15)(j), no balcony or porch is required for units facing a public street at the first storey of a building.”;
 - vi. “Despite Section 131, the minimum width of a private way is 5.3 metres”;
 - vii. “Despite Sections 101 and 102, one motor vehicle parking space may be provided, but no motor vehicle parking is required”; and

viii. “Within Area B on Schedule YYY:

- Maximum number of dwelling units: 33;
- Minimum rooftop access setback from the front wall for a maximum width of 6.5 metres: 0 metres;
- Maximum rooftop access area: 46.3 square metres; and
- Only one principal entrance is required.”

4. Add Document 3 as a new Schedule YYY to Part 17 – Schedules.