

3. Zoning By-law Amendment – 214 Somerset Street East
Modification du Règlement de zonage – 214, rue Somerset Est

Committee recommendation(s)

That Council approve an amendment to Zoning By-law 2008-250 for 214 Somerset Street East, as shown in Document 1, to rezone the subject property from Residential Fourth Density, Subzone UC, Urban Exception 2488, Residential Neighbourhood Commercial Suffix (R4UC[2488]-c) and Residential Fourth Density, Subzone UC, Urban Exception 480, Residential Neighbourhood Commercial Suffix (R4UC[480]-c) to Residential Fourth Density, Subzone UC, Urban Exception 'xxxx', Maximum Building Height 11.5 Metres, Residential Neighbourhood Commercial Suffix (R4UC[xxxx] H(11.5)-c), to permit a four-storey low-rise apartment building with an accessory office use, and site-specific performance standards, as detailed in Document 2.

Recommandation(s) du comité

Que le Conseil approuve une modification du Règlement de zonage 2008-250 afin de faire passer le zonage du 214, rue Somerset Est, un bien-fonds illustré dans le document 1, de Zone résidentielle de densité 4, sous-zone UC, exception urbaine 2488, suffixe de quartier résidentiel à vocation commerciale (R4UC[2488]-c) et de Zone résidentielle de densité 4, sous-zone UC, exception urbaine 480, suffixe de quartier résidentiel à vocation commerciale (R4UC[480]-c) à Zone résidentielle de densité 4, sous-zone UC, exception urbaine 'xxxx', hauteur de bâtiment maximale de 11,5 mètres, suffixe de quartier résidentiel à vocation commerciale (R4UC[xxxx] H(11.5)-c), et ainsi permettre la construction d'un immeuble résidentiel de quatre étages (faible hauteur) assorti d'une utilisation accessoire de bureau et de normes fonctionnelles propres à l'emplacement, comme l'expose en détail le document 2.

Documentation/Documentation

1. Extract of draft Minutes, Planning and Housing Committee, December 4, 2024

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 4 décembre 2024

2. Director's Report, Planning Services, Planning, Development and Building Services, dated November 28, 2024 (ACS2024-PDB-PSX-0032)

Rapport du Directeur, Services de la planification, Direction générale des services de la planification, de l'aménagement et du bâtiment, daté le 28 novembre 2024 (ACS2024-PDB-PSX-0032)

Zoning By-law Amendment – 214 Somerset Street East

File No. ACS2024-PDB-PSX-0032 – Rideau-Vanier (12)

The Applicant/Owner as represented by Thomas Freeman, Fotenn was present in support, and available to answer questions. The Applicant advised that they did not need to address the Committee if the item carried.

The following written submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Email dated December 2, 2024 from Lucas Da Costa

The Committee Carried the report recommendations as presented.

Report Recommendation(s)

1. **That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 214 Somerset Street East, as shown in Document 1, to rezone the subject property from Residential Fourth Density, Subzone UC, Urban Exception 2488, Residential Neighbourhood Commercial Suffix (R4UC[2488]-c) and Residential Fourth Density, Subzone UC, Urban Exception 480, Residential Neighbourhood Commercial Suffix (R4UC[480]-c) to Residential Fourth Density, Subzone UC, Urban Exception 'xxxx', Maximum Building Height 11.5 Metres, Residential Neighbourhood Commercial Suffix (R4UC[xxxx] H(11.5)-c), to permit a four-storey low-rise apartment building with an accessory office use, and site-specific performance standards, 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**

**Planning and Housing
Committee
Report 39
December 11, 2024**

4

**Comité de de la planification et
du logement
Rapport 39
Le 11 décembre 2024**

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 December 11, 2024” subject to submissions received between the publication of this report and the time of Council’s decision.

Carried