

January 13, 2025

**Mr. Michel Bellemare**  
Secretary-Treasurer  
Committee of Adjustment  
101 Centrepointe Drive, Fourth Floor  
Ottawa, ON K2G 5K7

**RE: Application for Consent**  
**146 Osgoode Street and 68 Sweetland Avenue**

Dear Mr. Bellemare,

Fotenn Planning + Design ("Fotenn") has been retained by 146 Osgoode Street Holdings Inc. and 68 Sweetland Avenue Holdings ("Owners") to prepare a Planning Rationale for a Consent application to the Committee of Adjustment on their behalf. The intent of this application is to seek consent from the Committee of Adjustment to sever the existing property to create separate parcels for financing and establish easements for shared and established, part specific easements over the lands. One (1) new parcel of land is proposed to be created. The applications were adjourned sine die on the December 11<sup>th</sup>, 2024 Committee of Adjustment Hearing as additional easements were identified as needed to facilitate the proposed site plan. The Draft Reference plan and easements have been revised and reviewed by Planning Staff.

In addition to this cover letter, please find enclosed the following materials in support of the application:

- / Completed application forms (2 Primary Consents, 2 Secondary Consents);
- / Site Plan;
- / Revised Draft Reference Plan;
- / Parcel Abstracts.

Sincerely,



Thomas Freeman RPP, MCIP  
Planner



Lisa Dalla Rosa MBA, RPP, MCIP  
Associate

**Committee of Adjustment**  
Received | Reçu le

**2025-01-16**

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**Comité de dérogation**

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Ottawa, ON K2P 2H7  
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# 1.0 Introduction

Fotenn Consultants Inc (“Fotenn”) has been retained to prepare this Planning Rationale in support of a Consent application for the property municipality known as 146 Osgoode Street and 68 Sweetland Avenue (the “subject property”) in the City of Ottawa.

The intent of this Planning Rationale is to assess the proposed Consent against the applicable policy and regulatory framework and to demonstrate how the Consent is appropriate for the subject property.

## 1.1 Purpose of Application

Consent from the Committee of Adjustment is also required to establish part-specific easements for pedestrian & vehicular access and services (water, storm and sanitary) as detailed in this application. Part of the subject property was affected by a fire on February 1, 2024, gutting the existing building at the corner of Osgoode and Sweetland. To secure financing for the restoration of this building, the owner is seeking to separate the building through a Consent application.

## 1.2 Application History and Context

A Zoning By-law Amendment (D02-02-22-0067) application for the subject property was approved by City Council on November 22, 2023. The relief granted from the zoning by-law now permits,

- / A rooming house in a building containing dwelling units;
- / A reduced interior side yard setback and interior yard area;
- / A reduction in visitor vehicle parking;
- / No residential vehicle parking;
- / A reduced width of a private way;
- / A reduced setback from a residential building wall within a planned unit development; and,
- / All lots to be considered one-lot for zoning purposes (zoning provisions apply to the property as a whole).

Additional relief was also given to formalize the existing non-complying conditions associated with existing buildings on site.

The subject property is currently subject to an active Site Plan Control (D07-12-22-0106) application to permit the proposed development. Development Review Staff are aware of and have been consulted on this Consent application.

## Subject Property and Surrounding Area

### 2.1 Subject Property

The subject property, municipally known as 146 Osgoode Street and 68 Sweetland Avenue is located in the Sandy Hill Neighbourhood on the block bounded by Nelson Street to the west, Osgoode Street to the north, Sweetland Avenue the east and Somerset Street East towards the south. The subject property has a frontage of approximately 75.10 metres along Osgoode Street, 32.21 metres along Sweetland Avenue, and 20.46 metres along Nelson Street. With an approximate lot depth of 75.10 metres and total site area of approximately 2,155.86 square metres.



Figure 1: Subject Property

The subject property is currently developed with four (4) low-rise apartment buildings fronting on Osgoode Street, and a single converted low-rise residential use building that is 2 ½ storeys in height on Sweetland Avenue. The existing low-rise apartment buildings on Osgoode are built to the property lines, while the low-rise on Sweetland is setback 3.7 from the front property line. Each building has multiple entrances along the front facades, in most cases accessed off a wooden deck and a paved pathway providing direct access to the sidewalk. There are mature trees within the City's, right of way along the frontages of the existing buildings.

A private laneway runs along at the rear of the Osgoode properties, providing access between Nelson Street, and Sweetland Avenue. The laneway is currently unpaved and provides parking access at the rear for not only the subject Osgoode and Sweetland properties but also for 389 Nelson Street. There is currently no soft landscaping in the rear of the subject property.

The properties along Osgoode Street are located within the Sandy Hill Cultural Heritage Character Area. Building 148 and 150 Osgoode Street, located on the northwest corner of Osgoode and Nelson Street is designated Category Three (3), while the remaining buildings along the same frontage are designated Category Four (4). The buildings are considered to contribute towards the Sandy Hill Cultural Heritage Character Area. The proposed Site Plan is proposing to retain these buildings.



Figure 2: View of the subject property as seen from Osgoode and Sweetland Street



Figure 3: Existing driveway between 146 Osgoode Street and 68 Sweetland Avenue (as viewed from Sweetland Avenue)

## 2.2 Surrounding Area

The subject property is in the established neighbourhood of Sandy Hill. As a corner through lot, it has frontage on three local streets - Osgoode Street, Sweetland Avenue and Nelson Street. The property is located approximately 245 metres south of Laurier Avenue which is identified as a Major Collector Road; approximately 235 metres east from King Edward Avenue, and 690 metres south of Rideau Street which are both identified as Arterial Roads. The area surrounding the property can generally be characterized as a broad mix of low-rise building forms for the most part up to three-storey residential, with some four-storey apartments in the general vicinity. A Public School is also located diagonally across, to the northwest of the subject property.

A range of commercial-retail services are available along Laurier Avenue and King Edward Avenue as well as along Rideau Street. These businesses provide goods and services to fulfil daily needs for area citizens while also providing more specialized functions and destinations that serve the needs of others living beyond the borders of the immediate neighbourhood.

The subject property is located approximately 700 metres from the existing uOttawa LRT station and approximately 700 metres south of an identified Transit Priority Corridor along Rideau Street, situating it in proximity to public transportation options. The general neighbourhood contains heritage buildings that are either designated or considered to be contributing towards the heritage character of Sandy Hill.

The adjacent land uses can be described as follows:

**North:** Immediately north of the property across Osgoode Street are a range of low-rise, residential use properties ranging in heights of two (2) up to three (3) stories, with parking provided in driveways. There are sidewalks on both sides of Osgoode Street. Approximately 210 metres north of the subject site is Laurier Avenue East, which features a mix of mostly low-rise residential, commercial, office and institutional uses in single or mixed-use building typologies, with some recently added mid-rise, mixed-use buildings. Institutional uses along Laurier Avenue include the University of Ottawa, Amnesty International, the Laurier House National Historic Site along with other embassies. The Sir Wilfred Laurier neighbourhood park is also located approximately 500 metres north and east of the property with frontage along Chapel Street. Further north is Rideau Street, which features a wide range of mainstreet uses including grocery stores, retail, restaurants, personal services and other uses typically found in a downtown core.

**East:** Directly east of the subject property across Sweetland Avenue are low-rise, residential apartment buildings fronting onto Sweetland Avenue. The east and west side of Sweetland Avenue abut pedestrian sidewalks. Further east is a continuation of predominantly low-rise built form up to four (4) stories. Approximately 700 metres east of the property is Strathcona Park, which is a public park with frontage along Range Road. The park abuts the Rideau River to the east, beyond which is the Rideau Sports Centre, which can be accessed by the Adawe Crossing bridge which provides pedestrian and bicycle access over the river.

**South:** The subject property abuts two properties to the south; one fronting onto Sweetland Avenue and the other fronting onto Nelson Street. The abutting property fronting onto Sweetland consists of a recently constructed, low-rise, three (3) storey apartment use building. Further south of this are more low-rise, residential use buildings with a mix of converted apartments, single-detached homes and duplexes. Most properties have onsite parking at the front or at rear accessed via an onsite driveway. The grading along Sweetland declines quite steeply, as a result building typologies vary where some have at-grade basements, and abutting properties have sharp changes in grading and retaining walls as required.

Immediately south, along the Nelson Street frontage is another low-rise, 2 ½ story apartment building, abutting another low-rise apartment of three (3) storeys. Further south are low-rise apartment buildings included a newly constructed four-storey building. The built form south of the subject site consists mainly of low-rise, apartment buildings of up to a maximum of four (4) storeys height. The general area is characterized by older building typologies, contributing towards the Sandy Hill Heritage Character Area.

Towards the south end of the block is Somerset Street East, a Collector Street, that begins at Range Road and terminates at Marie Curie Private by the University of Ottawa campus. Abutting Somerset Street East is Sandy Hill Community Centre, which provides a variety of community amenities, including a large park, playground and a community pool.

Beyond this is the Matt Anthony Field, which forms part of the University of Ottawa's Minto Sports Complex Fitness Centre, past which is Provincial Highway 417.

**West:** Immediately to the west of the property across Nelson Street is a low-rise converted apartment building with frontage along Osgoode Street. Low-rise apartments continue to be the dominant building type along Osgoode Street. Immediately north of these properties is École élémentaire publique Francojeunesse, a French immersion public school, beyond which is a mid-rise apartment building of eight (8) storeys. There are sidewalks on both sides of Nelson Street.

Further west, along on Osgoode are some mixed-use, residential buildings with at-grade commercial uses included restaurants and convenience stores. Continuing west, approximately 165 metres is King Edward Avenue which is designated as an Arterial Road with a variety of commercial, retail and residential uses services. There are transit stops along this King Edward Avenue. Beyond this, approximately 200 metres west of the subject property is the University of Ottawa's main campus buildings and student residences. uOttawa transit station is located approximately 700 metres west from the subject site.

# Proposed Consent Applications

The purpose of the Consent applications is to adjust the lot lines for the existing two (2) lots and create one new lot, resulting in the creation of three (3) separate parcels for financing purposes. The subject property will operate as a coordinated site with shared visitor parking, pedestrian walkways, amenity space, garbage storage, and bicycle parking. To facilitate the proposed site plan and secure funding for the restoration of the building damaged in the fire, the applicant requests the Committee's Approval for the following Consent Applications.

## Application #1: Primary Consent

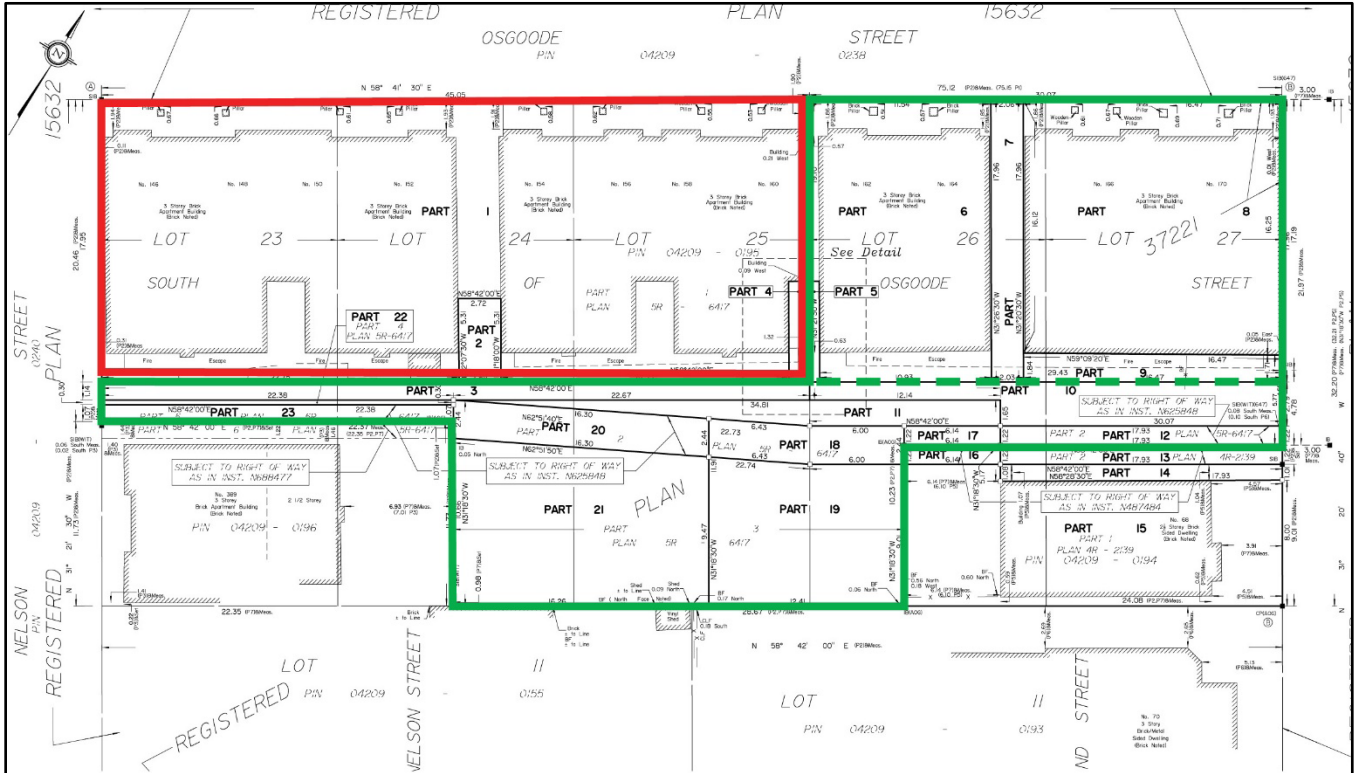


Figure 4: Proposed Severed parcel (red) and retained parcel (green) for Application #1

Application #1: Primary Consent	Severed	Retained
Part on draft R-Plan	Parts 1, 2 & 4	Parts 3, 5, 6, 7, 8, 9, 10, 11, 12, 17, 18, 19, 20, 21, 22, 23
Area (m <sup>2</sup> )	808.8	1100.9

Application #2 Secondary Consent

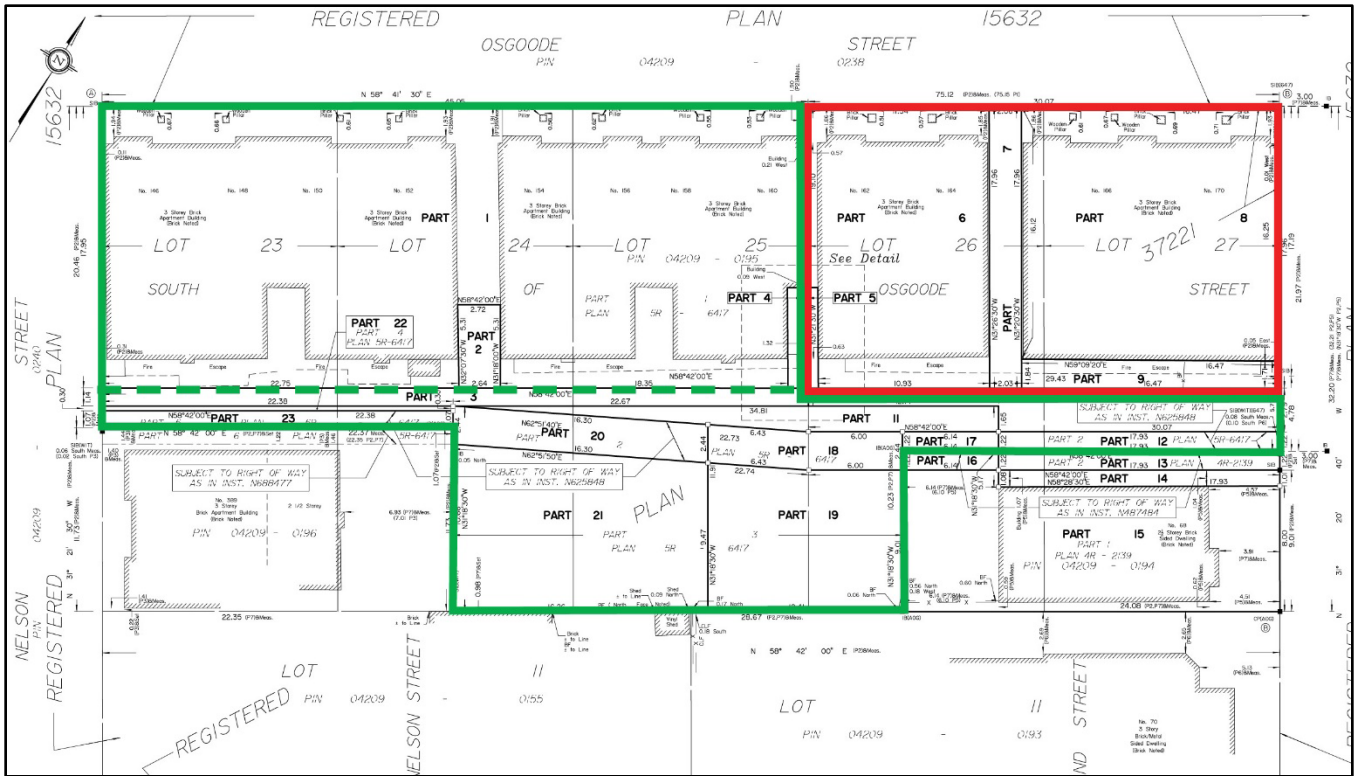


Figure 5: Proposed Severed parcel (red) and retained parcel (green) for Application #2

Application #2 Secondary Consent	Severed	Retained
Part on draft R-Plan	Parts 5, 6, 7, 8, 9	Parts 1, 2, 3, 4, 10, 11, 12, 17, 18, 19, 20, 21, 22, 23
Area (m <sup>2</sup> )	540.0	1,318.3



**Application #3 Secondary Consent (Lot Line Adjustment)**



Figure 6: Proposed Severed parcel (red) and retained parcel (green) for Application #3. Severed parcel will be consolidated with 68 Sweetland Avenue (blue)

<p><b>Application #3 Secondary Consent (Lot Line Adjustment)</b></p>	<p><b>Severed (to be consolidated with 68 Sweetland)</b></p>	<p><b>Retained</b></p>
<p><b>Part on draft R-Plan</b></p>	<p>Parts 3, 10, 11, 12, 17, 18, 19, 20, 21, 22, 23</p>	<p>Parts 1, 2, 4, 5, 6, 8 &amp; 9</p>
<p><b>Area (m<sup>2</sup>)</b></p>	<p>560.9</p>	<p>1,348.8</p>

**Resulting Lot Fabric**

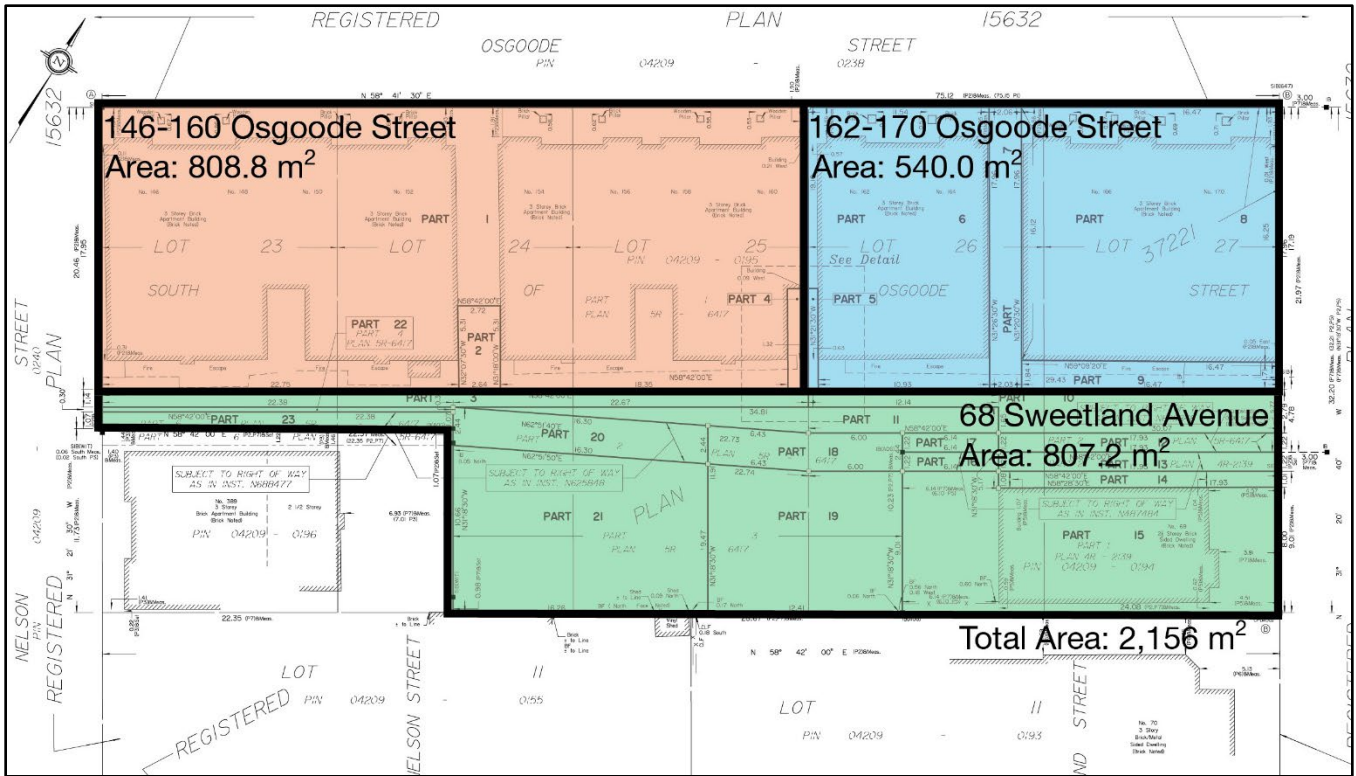


Figure 7: Resulting Lot Fabric upon approval of Applications 1,2 and 3.

For the Consent Applications, the properties are considered One Lot for Zoning Purposes as per Section 93 of the City's Zoning By-law (2018-250) and each lot will be serviced by independent municipal service connections. There will be shared surface drainage which will cross property lines. Environmental Compliance Approval (ECA) is being sought for shared stormwater Management.

Property	Part(s) on R-Plan	Area (m <sup>2</sup> )
<b>B-00220 (146-160 Osgoode Street)</b>	Parts 1, 2 & 4	808.8
<b>B-00221 (162-170 Osgoode Street)</b>	Parts 5, 6, 7, 8 & 9	540.0
<b>B-00223 (68 Sweetland Avenue)</b>	Parts 3, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 & 23	807.2

### 3.1 Proposed Easements

To facilitate the proposed site plan, the applicant also requests the Committee's approval for part specific easements to accommodate shared services, building access, as well as continued maintenance and repair of shared infrastructure. The proposed easements are outlined below:

Part(s) on R-plan	Area (m <sup>2</sup> )	Frontage (m)	Depth (m)	Purpose of Easement	Description
<b>Part 4</b>	8.4	n/a	n/a	Access and egress and shared maintenance of stairs in favour of parts 5, 6, 7, 8 & 9.	Existing shared staircase used to access 160 & 162 Osgoode Street.
<b>Part 5</b>	4.0	n/a	n/a	Access and egress and shared maintenance of stairs in favour of parts 1, 2 & 4.	Existing shared staircase used to access 160 & 162 Osgoode Street.
<b>Part 7</b>	36.7	2.06 (Osgoode St.)	17.96	Stormwater infrastructure (access and maintenance) in favour of parts 3, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 & 23.	Stormwater drainage pipe.
<b>Parts 3, 10, 11, 12, 13, 14, 17, 18, 19, 20, 21, 22, &amp; 23</b>	601.5	2.51 (Nelson St.) 6.24 (Sweetland Ave.)	75.12	Pedestrian and vehicular access and stormwater infrastructure (access and maintenance) in favour of parts 1, 2, 4, 5, 6, 7, 8 & 9.	Existing driveway, shared pedestrian walkway, driveway, garbage enclosure shared bicycle parking and stormwater management.
<b>Part 9</b>	29.2	1.71 (Sweetland Ave.)	16.47	Pedestrian access in favour of parts 1, 2, 3, 4, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 & 23.	Shared bicycle parking.
<b>Part 2</b>	14.3	n/a	n/a	Pedestrian and vehicular access in favour of parts 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, & 23.	Vehicle Parking (Reverse Space). See figure 9 below.

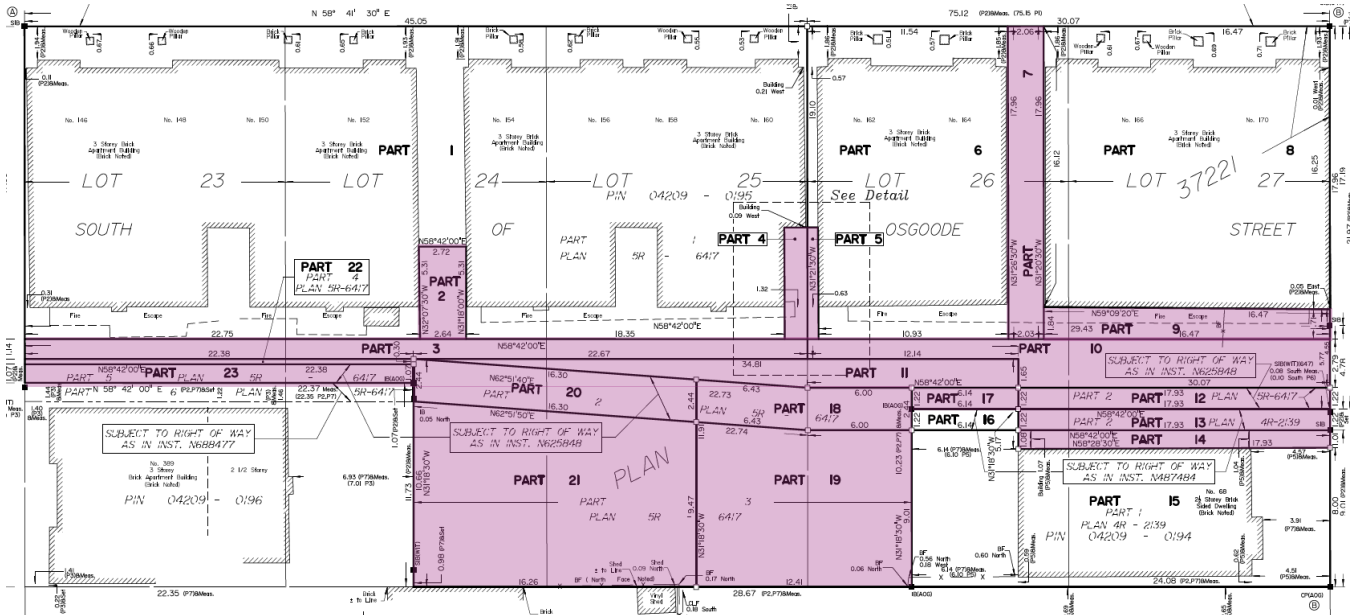


Figure 8: Areas subject to easement highlighted in purple

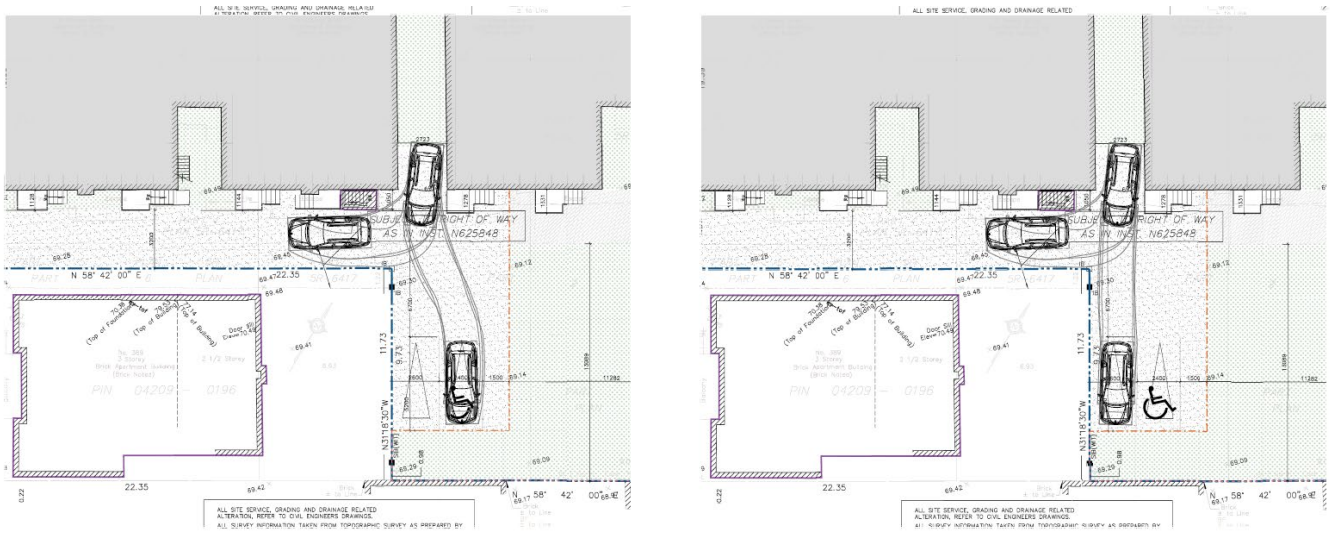


Figure 9: Vehicle turning diagram overlaid on site plan

## 4.0

# Policy and Regulatory Context

## 4.1 Planning Act

The Planning Act is provincial legislation that empowers municipalities to engage in land use planning activities in Ontario. Sections 53(1), 53(12), and 51(24) of the Planning Act establish the criteria for the severance of land. As the proposal includes one severed lot and no public infrastructure, a plan of subdivision is not required for the orderly development of the lands. The proposed severance meets the criteria established in Section 51(24) of the Planning Act as follows:

- a) **The effect of development of the proposed subdivision on matters of provincial interest**  
The proposed Consent application has regard for matters of provincial interest found in Section 2 of the Planning Act and is consistent with the policies of the Provincial Policy Statement (2020) by providing for an additional lot within the urban area that will efficiently use the land, existing infrastructure, and public service facilities.
- b) **Whether the proposed subdivision is premature or in the public interest;**  
The proposed Consent allows for one additional lot within the urban area where municipal servicing is available. The severed and retained parcels will be used for purposes established in the Official Plan and Zoning By-law, and the Consent contributes to the housing and intensification goals of the City of Ottawa and the Government of Ontario. The application is therefore not premature and is in the public interest.
- c) **Whether the plan conforms to the Official Plan and adjacent plans of subdivision, if any;**  
The proposed Consent conforms with the policies of the City of Ottawa Official Plan (2022) and permits intensification within the Neighbourhood designation within the Downtown Core Transect. The proposed severed and retained lots are consistent with the lot fabric of the surrounding area and will be individually serviced.  
  
The Official Plan promotes concentrated growth in a pattern and density that supports transit, cyclist, and walking. The development will complement an existing mixed-use community and will support growth within the urban boundary where there is availability of existing infrastructure.
- d) **The suitability of the land for proposes for which is to be subdivided;**  
The Consent application proposes the severance of a lot for the purposes of future residential development. The existing Zoning and OP Designation permit the proposed low-rise development on the site.
- e) **The number, width, location and proposed grades and elevations of highways, and the adequacy of them;**  
The abutting roads are all publicly maintained and connected to the larger urban road network of the City of Ottawa. The resulting lots will all have frontage onto municipal roadways and the grades and elevations will not be affected.
- f) **The dimensions and shapes of the proposed lots;**  
The proposed lot sizes and shapes are consistent with the lot fabric for other properties in the surrounding area.
- g) **The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the building and structures proposed to be erected on it and the restrictions, if any, on adjoining land;**  
The subject property is not subject to any easements or restrictive covenants that would restrict the proposed severance. The existing private right-of-way has been considered in the Site Plan and permission will be retained as required between 68 Sweetland Avenue, 146 Osgoode Street and 389 Nelson Street.

- h) Conservation of natural resources and flood control;**  
The subject property is not located in a sensitive ecological area or in a floodplain. No adverse impacts are anticipated on natural resources and flood control.
- i) The adequacy of utilities and municipal services;**  
The severed and retained lots will be independently serviced by Municipal services, including watermain and sanitary services.
- j) The adequacy of school sites;**  
The subject property is within proximity to existing public school sites.
- k) The area of land, if any, within the proposed subdivision, exclusive of highways, is to be conveyed or dedicated for public purposes;**  
No land is proposed to be dedicated to the City.
- l) The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy;**  
The subject property is connected to the broader City of Ottawa Hydro network.
- m) The interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land;**  
The proposed consent application facilitates the active site plan control application.

**The proposed Consent satisfies the criteria in Section 51(24) of the Planning Act.**

## 4.2 Provincial Policy Statement (2024)

The Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The Provincial Planning Statement is a policy statement issued under the authority of section 3 of the Planning Act and will come into effect on October 20, 2024 (PPS 2024) and therefore that version has been referenced in this report. Section 3 of the *Planning Act* requires that decisions affecting planning matters shall be consistent with policy statements issued under the Act.

The PPS 2024 replaces the former Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, by integrating them both into a single, province-wide policy statement.

The PPS, 2024 is a consolidated statement of the provincial government's policies on land uses planning and contains an updated policy direction on key land use planning issues including:

- Building more housing where it's needed;
- Making land available for development;
- Creating opportunities for economic development and job creation;
- Planning for appropriate transportation, water, sewer and other infrastructure necessary to accommodate current and future needs;
- Protecting the environment and important resources including farmland, water, archaeology, cultural heritage, mineral aggregates and petroleum;
- Protecting people, property and community resources by directing development away from natural or human-made hazards, such as flood prone areas.

The PPS, 2024 contains an updated vision with an emphasis on “the building of more homes for all Ontarians.” The vision also restates the Province’s goal of getting at least 1.5-million homes built by 2031.

**Section 2.1** of the PPS provides policy direction for planning for people and homes and provides direction to support the achievement of complete communities by:

- / Accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities, and other institutional uses, recreation, parks and open space, and other uses to meet long-term needs;
- / Improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and
- / Improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

“Complete communities” is a new term to the PPS and was carried over from the Growth Plan for the Greater Golden Horseshoe. Complete communities are defined in the PPS, 2024 as:

“places such as mixed-use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for equitable access to many necessities for daily living for people of all ages and abilities, including an appropriate mix of jobs, a full range of housing, transportation options, public service facilities, local stores and services. Complete communities are inclusive and may take different shapes and forms appropriate to their contexts to meet the diverse needs of their populations.”

The PPS, 2024 also contains the following policies:

- / Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents by:
  - Permitting and facilitating all housing options and intensification
  - promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and,
  - requiring transit-supportive development and prioritizing intensification.
- / Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.
- / Planning authorities must provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents.
- / Natural features and areas shall be protected for the long term, including their diversity, connectivity, and long-term ecological function and biodiversity.
- / Planning authorities shall plan for, protect and preserve employment areas for current and future uses, and ensure that the necessary infrastructure is provided to support current and projected needs.
- / Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that:
  - support the achievement of compact, transit-supportive, and complete communities;
  - incorporate climate change considerations in planning for and the development of infrastructure, including stormwater management systems, and public service facilities;
  - support energy conservation and efficiency;

- promote green infrastructure, low impact development, and active transportation, protect the environment and improve air quality; and
- take into consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the impacts of a changing climate.

The proposed Consent application is consistent with the Provincial Planning Statement (2024).

### 4.3 City of Ottawa Official Plan (2022)

The Official Plan (2022) provides a framework for development in the City until 2046, when it is expected that the City’s population will surpass 1.4 million people. The Official Plan directs how the City will accommodate this growth over time and sets out the policies to guide the development and growth of the City.

The subject property is designated Neighbourhood within the Downtown Core Transect as identified on Schedule B1, shown in Figure 12 below.

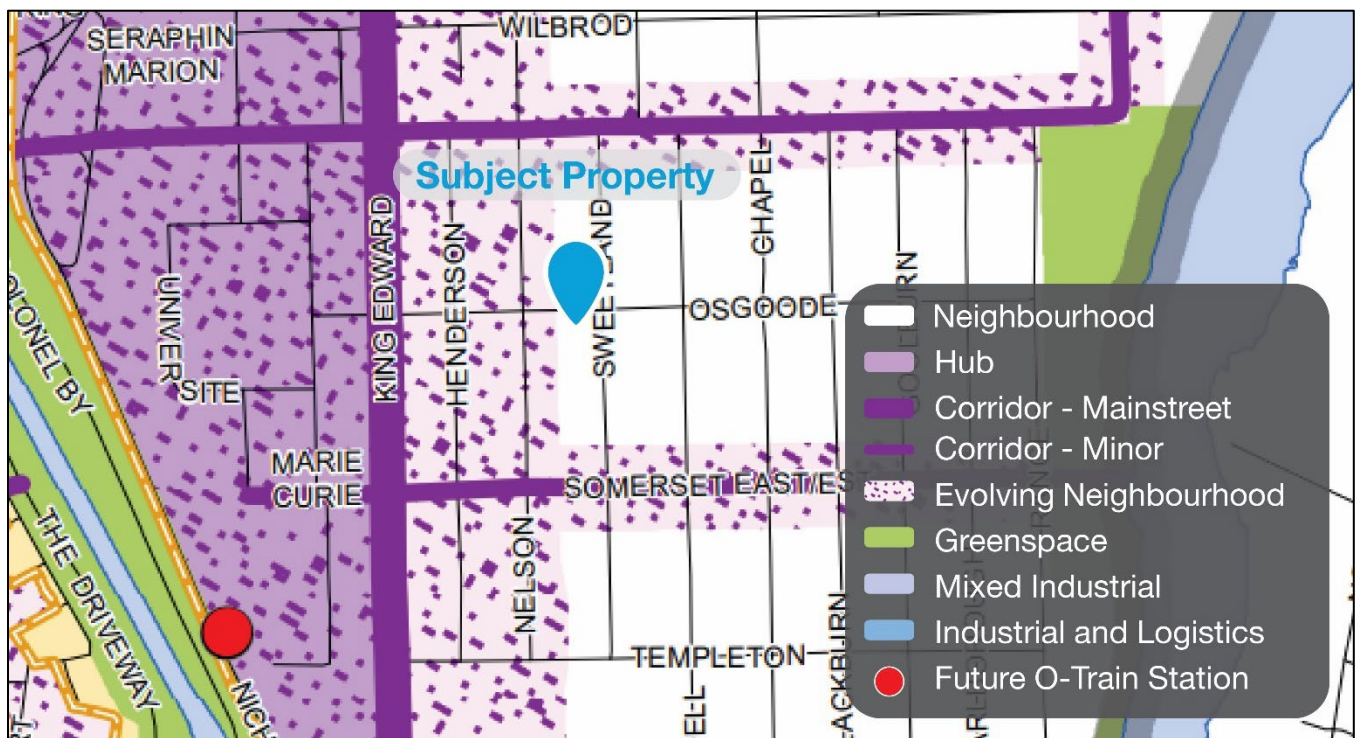


Figure 10: Scheule B1 - Downtown Core Transect

The Downtown Core is intended to develop as a healthy 15-minute neighbourhood within a highly mixed-use environment, where:

- / Hubs and a dense network of Corridors provide a full range of services;
- / A high concentration of employment is maintained and increased;
- / Residential densities are sufficient to support the full range of services.

**Section 5.1.1 Policy 6** states that the Downtown Core is planned for higher-density, urban development forms where either no on-site parking is provided, or where parking is arranged on a common parking area, lot or parking garage accessed by a common driveway.



**Section 5.1.2 Policy 3 a)** states that within the Downtown Core transect Motor vehicle parking shall not be required in new development, other than visitor parking for largescale residential development.

In addition to the policies listed above regarding the reduction of on-site parking, Section 4.1.4 states that the supply of parking in the city will be managed to gradually reduce the area of land used for surface parking lots, and that minimum parking provisions in the Zoning By-law may be reduced or eliminated.

**Section 11.5 of the Official Plan provides direction to the Committee of Adjustment process.**

**Policy 4 of Section 11.5** states that in support of Policy 5.2.4, 1 b) and c) the Committee of Adjustment shall consider for applications for Consent with lot patterns and dimensions that result in intensification in support of ground oriented medium density residential that is consistent with the planned context.

**Policy 6 of Section 11.5** states that when considering an application, the Committee of Adjustment shall have due regard for the professional advice provided, including legal, planning, engineering, etc., and the Committee shall provide an explanation as to what effect the written and oral submissions it received had on the decision, if any.

**The proposed Consent application conforms with the policies of the City of Ottawa Official Plan, including the Neighbourhood designation and the policies in Section 11.5 which provide direction to the Committee of Adjustment. The proposed development contributes to the vision of the Downtown Core Transect by providing context sensitive intensification that builds upon the existing neighbourhood context and contributes to the provision of missing middle housing, expanding housing type and choice for future residents. The proposed consent will facilitate the construction of additional low-rise housing units and replacement of those lost due to fire within the neighbourhood making efficient use of land, resources and exiting infrastructure as directed by the Official Plan.**

#### 4.4 Central and East Downtown Core Secondary Plan

The Central and East Downtown Core Secondary Plan provides strategic planning direction to guide growth and development within the Central and East Downtown Core area, including Sandy Hill. The general intent of the Secondary Plan policies aligns with the those of the Official Plan and the old Sandy Hill Secondary Plan.

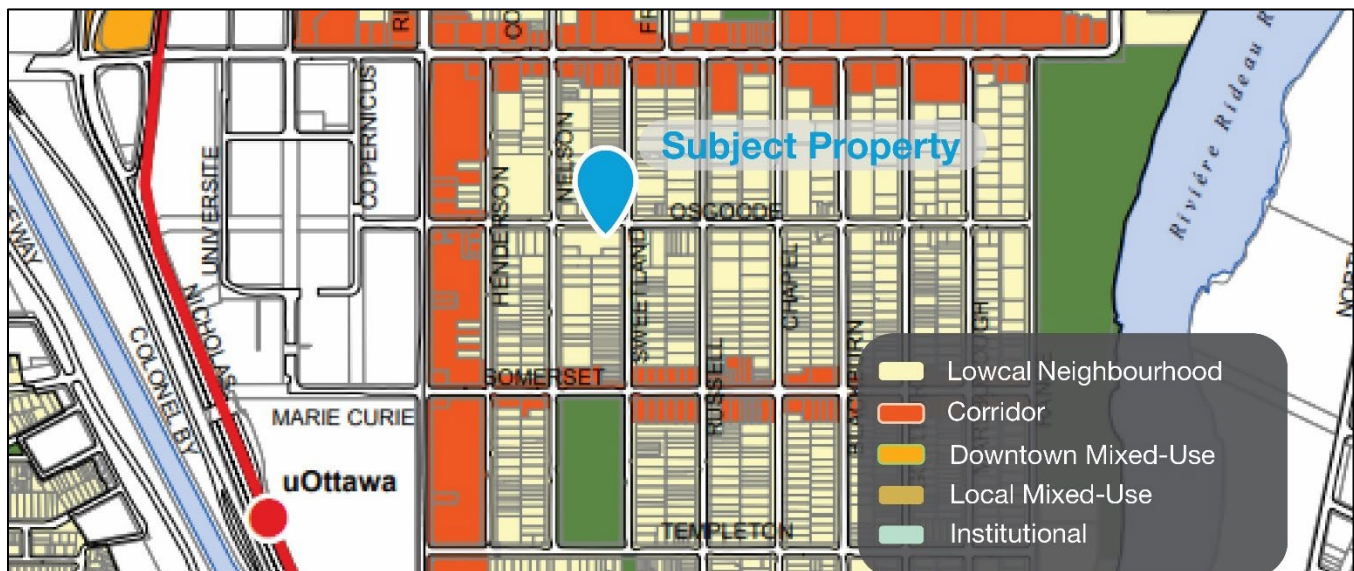


Figure 11: Designation Plan of the Central and East Downtown Core Secondary Plan (Schedule B)

The subject property is designated Local Neighbourhood on Schedule B – Designation Plan. Local neighbourhoods are primarily residential and may include small-scale commercial and institutional land uses that support local residents' everyday needs.

**The proposed consent conforms with the policies of the Central and East Downtown Core Secondary Plan as it facilitates the development of the subject property with context sensitive, low-rise housing.**

#### 4.5 City of Ottawa Zoning By-law (2008-250)

The subject property is zoned Residential Fourth Density, Subzone UD, Urban Exception 2918 with a commercial suffix applied to 146 Osgoode Street.



Figure 12: Zoning Map (GeoOttawa)

Urban Exception 2918 includes the following provisions for the subject property:

- / All lands zoned R4UD[2918] or R4UD[2918]-c to be considered one lot for zoning purposes;
- / Despite Section 132(4), a rooming house may occupy a building containing dwelling units;
- / Required number of resident parking spaces: 0;
- / Required number of visitor parking spaces: 2;
- / Despite Section 131, Table 131(1), the minimum required width of a private way: 3m;
- / Despite Section 131, Table 131(2), no setback required for any wall of any building as it existed on the date Council approved this provision;

- / Section 131, Table 131(4) does not apply to any building as it existed on the date Council approved this provision;
- / Section 144(1) does not apply to any building as it existed on the date Council approved this by-law;
- / Despite Section 144(6), the required interior yard area must be a minimum of 175m<sup>2</sup> and must consist of soft landscaping;
- / The required interior side yard setback:
  1. For any building as it existed on the date Council approved this provision: 0.5m;
  2. For all other buildings: 1.5m.;
- / All lands within the front yard and corner side yard not used by permitted projections, driveways, and walkways must consist of soft landscaping;
- / Section 161(15)(g) does not apply to any building as it existed on the date Council approved this provision; and,
- / Section 161(15)(h) does not apply to any building as it existed on the date Council approved this provision.

As the subject property is considered one lot for zoning purposes the minimum lot area and lot width requirements under the zoning by-law apply to the all lands zoned R4UD[2918] or R4UD[2918]-c as a whole.

R4UD – low-rise apartment, 9 or more units	Required	Proposed (one lot for zoning purposes)	Compliance
Minimum lot width (m)	15 m	23.07 m	Yes
Minimum lot area (m <sup>2</sup> )	450 m <sup>2</sup>	2,156.2 m <sup>2</sup>	Yes

**The proposed Consent application complies with the zoning performance standards for the R4UD[2918] zone including minimum lot area and lot width. Setbacks to any newly created lot lines internal to the development are subject to the one lot for zoning purposes provision and such the proposed consents comply with the City of Ottawa Zoning By-law (2008-250).**

## 5.0 Conclusion

It is our professional planning opinion that a full Plan of Subdivision is not required for the orderly development of the land and the proposed Consent application is an appropriate way to create separate parcels for financing and easements establishment. This proposal represents good land use planning and is in the public interest.

The proposed consent applications:

- / Satisfy the Planning Act criteria for a Consent;
- / Conforms with the policies of the Provincial Planning Statement (2024);
- / Conforms with the City of Ottawa Official Plan (2022) and the Central and East Downtown Core Secondary Plan; and
- / Complies with the City of Ottawa Comprehensive Zoning By-law (2008-250).