

Subject: Zoning By-law Amendment – 433 Lyon Street North

File Number: ACS2025-PDB-PSX-0035

Report to Planning and Housing Committee on 9 April 2025

and Council 16 April 2025

**Submitted on April 3, 2025 by Derrick Moodie, Director, Planning Services,
Planning, Development and Building Services**

Contact Person: Haris Khan, Planner I, Development Review Central

613.580.2424 ext. 70718, Haris.Khan@ottawa.ca

Ward: Somerset (14)

Objet : Modification du Règlement de zonage – 433, rue Lyon Nord

Dossier : ACS2025-PDB-PSX-0035

Rapport au Comité de la planification et du logement

le 9 avril 2025

et au Conseil le 16 avril 2025

**Soumis le 3 avril 2025 par Derrick Moodie, Directeur, Services de la planification,
Direction générale des services de la planification, de l'aménagement et du
bâtiment**

**Personne ressource : Haris Khan, Urbaniste I, Examen des demandes
d'aménagement centrale**

613.580.2424 ext. 70718, Haris.Khan@ottawa.ca

Quartier : Somerset (14)

REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 433 Lyon Street North, as shown in Document 3, to update performance standards and consolidate zoning for parcels that will be created through a concurrent Lifting of Part Lot Control application (D07-08-24-0047), as detailed in Document 4.
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 April 16, 2025, 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 433, rue Lyon Nord, un bien-fonds illustré dans le document 3, afin d'actualiser les normes de rendement et de fusionner le zonage de parcelles qui seront créées par suite d'une demande simultanée d'exemption de la réglementation relative aux parties de lot (D07-08-24-0047), comme l'expose en détail le document 4.
2. Que le Comité de la planification et du logement approuve l'intégration de la section du présent rapport consacrée aux détails de la consultation dans la « brève explication » du résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffe municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux « exigences d'explication » aux termes de la *Loi sur l'aménagement du territoire*, à la réunion du Conseil municipal prévue le 16 avril 2025 », 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 Minor Zoning By-law Amendment for 433 Lyon Street North that permit the accommodation of two existing single detached homes on the subject property that predate the zoning by-law, and to adjust the zoning boundaries on a parcel for consistency with the lots being created through a concurrent Lifting of Part-Lot Control application. No new development is proposed.

For the residential dwelling units, relief from the lot area, lot width, front yard setback, minimum side yard setback provisions is sought for property municipally known as 118 Florence Street, and for 120 Florence Street, relief is requested from provisions of lot area, front and rear yard setback, as well as provisions of minimum rear yard area requirements and to recognize the existing permitted projections.

Applicable Policy

Understanding that no new development is being proposed within the context of this application, the proposal aligns with the applicable Official Plan policies for Minor Corridors within the Downtown Core Transect which anticipated low-to mid-rise built form with a minimum of 2-storey building heights (S. 5.1.4.4), and generally permits utility facilities and municipal services in all designations of the Plan (S. 4.11.8).

The site is retaining the low-rise residential uses on the property and meet the objective the Corridor policies of the Central and East Downtown Secondary Plan, which carry the Official Plan designation forward (S. 4.4.9.37).

The retained dwelling units, align with The Centretown Community Design Plan which anticipates residential uses on the northern half of the lot.

Secondary Plan

The rezoning supports the objectives of the Central and East Downtown Secondary Plan which aims to maintaining the existing character of the neighbourhood west of Kent Street in its layout and architectural quality of housing.

It also meets the objectives of the Centretown Community Design Plan (CDP, May 2013). The policies of the CDP anticipate low-rise residential uses of up to 4-storeys on the northern half of the lot and consider the southern half as an appropriate site for consideration of a park in the future.

Other Matters

Public Consultation/Input

A comment was received from a community member about the purpose of the posted application sign.

The Ward Councillor is aware of the application and does not have any comments.

RÉSUMÉ

Recommandation du personnel

Le personnel des services d'urbanisme recommande d'approuver la demande de modification mineure du Règlement de zonage visant le 433, rue Lyon Nord, afin de permettre la présence à cet endroit de deux habitations isolées, qui occupaient les lieux avant le règlement de zonage, et d'ajuster les limites de zonage d'une parcelle, à des fins de cohérence, pour les faire correspondre à celle des lots créés par suite d'une demande simultanée d'exemption de la réglementation relative aux parties de lot. Aucun nouvel aménagement n'est proposé.

En ce qui concerne les habitations, une dispense des dispositions relatives à la superficie de lot, à la largeur de lot, au retrait de cour avant et au retrait de cour latérale est sollicitée sur le bien-fonds portant pour adresse municipale le 118, rue Florence. Pour ce qui est du bien-fonds situé au 120, rue Florence, il est demandé une dispense des dispositions relatives à la superficie de lot, aux retraits de cour avant et arrière, et à la superficie minimale de cour arrière, ainsi qu'une reconnaissance des saillies autorisées actuelles.

Politique applicable

Étant donné qu'aucun nouvel aménagement n'est proposé dans le cadre de cette demande, la proposition est conforme aux politiques du Plan officiel applicables aux couloirs mineurs dans le transect du cœur du centre-ville, qui prévoient une forme bâtie de faible à moyenne hauteur et au moins deux étages (section 5.1.4.4), et qui permet d'une manière générale les installations de services publics et municipaux dans toutes les désignations du Plan officiel (section 4.11.8).

L'emplacement conserve les utilisations résidentielles de faible hauteur et satisfait à l'objectif des politiques relatives aux couloirs du Plan secondaire du centre et de l'est du centre-ville, qui reprennent la désignation du Plan officiel (section 4.4.9.37).

Les logements conservés sont conformes au Plan de conception communautaire du centre-ville, qui prévoit la présence d'habitations sur la moitié nord du lot.

Plan secondaire

La modification de zonage est conforme aux objectifs du Plan secondaire du centre et de l'est du centre-ville, qui ont pour objet de préserver le caractère actuel du secteur situé à l'ouest de la rue Kent, tant pour sa configuration que pour la qualité architecturale de ses habitations.

Elle est également conforme aux objectifs du Plan de conception communautaire du centre-ville (PCC de mai 2013). Les politiques de ce PCC prévoient des utilisations résidentielles de faible hauteur (jusqu'à quatre étages) sur la moitié nord du lot et considèrent la moitié sud comme appropriée pour l'aménagement éventuel d'un parc.

Autres questions

Consultation et commentaires du public

Un membre du public a émis un commentaire concernant l'enseigne de demande affichée.

Le conseiller du quartier est au courant de la demande et n'a aucun commentaire à formuler à ce sujet.

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

433 Lyon Street North

Owner

Hydro Ottawa Limited

Applicant

Stantec Consulting Ltd. (Barrett Wagar)

Architect

N/A

Description of site and surroundings

The subject property is a corner through lot located on the eastern edge of Lyon Street North between Florence Street and Gladstone Avenue in the Centretown neighbourhood of the City of Ottawa. The site has a western frontage of approximately 62.11 metres along Lyon Street North, 47.48 metres of frontage along Florence Street, and 47.53 metres of frontage along Gladstone Avenue. The site currently includes the following structures:

The current uses are described as follows:

- A single detached dwelling municipally known as 118 Florence Street (Part A on Document 2)
- A single detached dwelling municipally known 120 Florence Street (Part B on Document 2)
- A Municipal Transformer Station (MTS) fronting Lyon Street (Part D on Document 2)
- Surface vehicle parking associated with the MTS currently equipped with solar panel units. (Part D on Document 2)
- Accessory storage building near the southwestern portion of the lot (Part D on Document 2).
- Unoccupied portion of land abutting Gladstone Avenue (Part E on Document 2).

The surrounding area consists mostly of a low-rise built form with residential uses found to the north and east, and mostly non-residential uses to the south and west on lots fronting Lyon Street North and Gladstone Avenue. The low-rise residential uses continue within the neighbourhood blocks.

Summary of proposed development

The Zoning By-law Amendment application is accompanied by a concurrent Lifting of Part Lot Control Application (PLC) (D07-08-24-0047). The intent of the PLC application is to create five parcels that will accommodate the uses that legally exist on the property as of the passing of this by-law, as described above, and create two vacant lots (shown as Parts C and E on Document 2) that will retain their existing Residential (R4UD) and Traditional Mainstreet (TM H(15)) Zone. No new development is proposed for any portion of the property at the time of this rezoning application.

Once formalized, the Lifting of Part Lot Control application will allow each of the two single detached homes (shown as Part A and Part B on Document 2, municipally known as 118 and 120 Florence Street) to sit on individual lots, thereby requiring relief from lot area, lot width and setback provisions of the Zoning By-law to recognize the new lots (see Document 3 and 4).

In addition, a Zoning Boundary adjustment is sought to eliminate the Site-Specific Exception 478 (which adds “dwelling unit” as a permitted use) from the Residential Fourth Density Zone that applies to the northeastern portion of MTS lot (Part D on Document 2 and shown as Area D on Document 3). The Zone Boundary Adjustment is requested to maintain a R4UD Zone on the MTS property and retain the Traditional Mainstreet (TM H(15)) Zoning that applies to the southern portion of the lot (See Document 3).

Summary of requested Zoning By-law amendment

The site is currently zoned R4UD (Residential Fourth Density, Subzone UD), R4UD[478] (Residential Fourth Density, Subzone UD, Exception 478) and TM H(15) (Traditional Mainstreet, Maximum Height 15 metres).

The proposal mainly seeks relief from the performance standards in order to accommodate the built form of the existing single detached dwellings that legally existed prior to the date of the passing of this by-law, and addresses deficiencies that result from the formalization of the PLC application (Part A and B on Document 2, municipally known as 118 and 120 Florence Street).

The proposed amendment seeks to permit the following:

For lot shown as Area A on Document 2, municipally known as 118 Florence Street:

- single detached dwelling to have a lot area of 210 square metres whereas 225 square metres is required;
- permit a minimum lot width of 7 metres where 7.5 metres is required;
- permit a minimum front yard setback of 1.3 metres where the average of the abutting properties setback but not less than 1.5 metres is required; and,
- permit a minimum side yard setback of 0.2 metres when providing a 1.2 metres on the opposite interior side yard, where 0.6 metres is required.
- Permit a covered or uncovered porch, balcony or deck and platforms of 0 metres, where minimum 2 metres is required.

- Permit a minimum setback for steps and landing from the front lot line of 0 metres where they must not be closer than 1 metre from the lot line.

For lot shown as Area B on Document 2 and municipally known as 120 Florence Street:

- a single detached dwelling to have a lot area of 190 square metres where 225 is required;
- permit a minimum front yard setback of 1.3 metres where the average of the abutting properties setback but not less than 1.5 metres is required;
- permit a rear yard setback of 1.6 metres where 25 per cent of the lot depth is required; and,
- no minimum rear yard area is required, where 25 per cent of the lot area is required to be provided as a rear yard area.
- Permit a covered or uncovered porch, balcony or deck and platforms of 0 metres, where minimum 2 metres is required.
- Permit a minimum setback for steps and landing from the front lot line of 0 metres where they must not be closer than 1 metre from the lot line.

For Part D on Document 2 (MTS Property):

- removing the site-specific exception applied to a portion of the lot, and seeking a consistent R4UD zone on the majority of the parcel, with the southern portion retaining its TM H(15) zone. These details are shown in Document 3.

DISCUSSION

Public consultation

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

Correspondence was received from a single individual inquiring about future development on the site and no concerns were raised with the proposed rezoning.

For this proposal's consultation details, see Document 5 of this report.

Official Plan designation(s)

The subject property is designated as a Minor Corridor within the Downtown Core Transect as per Schedule B1 of the Official Plan.

The Minor Corridor designation applies to lots abutting a Corridor up to a depth of 120 metres from the centreline of the street and may extend to include one or two lots on a side street that intersects with the Corridor designation to the average depth of the Corridor designation along the rest of the Corridor block as per Policy 1 of Section 6.2.1. Corridors generally permit residential and such non-residential uses that integrate with a dense, mixed-use urban environment as per Policy 3 of Section 6.2.1.

As per Section 5.1.4(4), Minor Corridors within the Downtown Core anticipate low- to mid-rise built form with a minimum two-storey building heights, and maximum heights limited based on the lots ability to accommodate an appropriate height transition. Policy 2(a) of Section 6.2.2 further permits a mix of uses which support residential uses including residential-only buildings within the Minor Corridor designations.

Corridors within the Downtown Core Transect are also designated as Tier 2—National and Regional Design Priority Areas as per Table 5 of Section 4.6 of the Official Plan. These are areas that are of national and regional importance to defining Ottawa’s image and support moderate pedestrian volumes and are characterized by their regional attractions related to leisure, entertainment, nature or culture.

Policy 8 of Section 4.11 generally permits public utility facilities and municipal services that are authorized under the requirements of the *Environmental Assessment Act* in all designations of the Plan, and also permits other utilities and municipal services and facilities within schedule B-series designation.

Other applicable policies and guidelines

The subject property is located within Centretown Character Area (Schedule A — Character Areas) and designated a Corridor (Schedule B—Designation plan) of the Central and East Downtown Secondary Plan, as amended. Minor Corridors, as identified in the Official Plan, located within the Centretown Neighbourhood Character Area, are anticipated to accommodate denser low-rise forms of development with small-scale, neighbourhood-oriented commercial uses on properties fronting these streets (S.4.4.9.37). The Corridors designation of the Secondary Plan is consistent with that of the Official Plan (S. 2.4.5). The southern half of the property contemplates a future Park and Open Space (Gladstone Park (Hydro Ottawa Land)) under Schedule E – Greening Centretown.

The subject property is also subject to the Centertown Community Design Plan (CDP, May 2013). As per the CDP, the subject site is anticipated to accommodate residential use in the northern half of the lot and the southern half along Gladstone Avenue is marked as a suitable site to accommodate future Open Space on Schedule

H — Proposed Update to Land Use Plan. Residential uses in the form of Low-rise building heights of up to four-storeys are contemplated.

Planning rationale

Having considered the policies in the Official Plan, as highlighted in this report, staff are of the opinion that the proposed Zoning By-law Amendment is consistent with the policy framework.

Official Plan

The properties subject to the Zoning By-law Amendment were developed prior to the adoption of the current policy framework and benefit from non-complying rights. The Zoning By-law Amendment application seeks to accommodate two existing detached dwellings by seeking relief from performance standards as a result of a concurrent Lifting of Part Lot Control application (D07-08-24-0047). This Minor Zoning By-law Amendment was submitted and deemed complete prior to January 1, 2025 and is therefore not eligible for the new procedures with staff delegated authority.

While the subject property is currently subject to Minor Corridor designation policies, upon formalization of the Lifting of Part Lot Control application the two lots containing the single detached dwelling units will no longer have frontage on a Minor Corridor and therefore will be subject to the Neighbourhoods designation and Evolving Overlay.

The recognition of the two-storey single detached dwelling units on the subject property is consistent with the intent of Policies 6.2.1.3, 5.1.4.4, and 6.2.2.2(a) which consider low-rise residential use only buildings of two-storeys within Minor Corridor designations, and are further supported by Policies 5.1.5.1, 6.3.1.4(a), 6.3.2.2(a) which permit a full range of Low-range housing options with form based regulation to have regard for local context and character of existing development within the Evolving Neighbourhood designation. The existing dwelling units have regard for the local context and character of existing development as they are of a consistent single-detached built form as those found within the abutting Neighbourhood designation to the east and north.

In addition to two lots containing the single detached dwellings, once finalized, the Lifting of Part Lot Control application creates two vacant lots within the Minor Corridor designation that are suitable for residential and mixed-use development at a future time (Part C and E on Document 2), and permit opportunities for future intensification while retaining the existing single detached homes.

Policy 4.11.8 permits public utility infrastructure in all designations, including B-series designations. The proposal retains the Hydro Ottawa Municipal Transformer Station

within the designation and proposes to clean up the zoning on a portion of the lot while creating two new lots for future residential and mixed-use.

Secondary Plan:

The existing detached dwelling units are consistent with the intent of the policies of the Central and East Downtown Secondary Plan which reiterates policies of the parent Official Plan as the buildings are a low-rise built form.

Although Schedule E – Greening Centretown identifies a New Park and Open Space (Gladstone Park (Hydro Ottawa Land)) within the southern half of the property, discussions about parkland dedication are better suited when a development proposal is being considered for the properties. The Owner of the property (Hydro Ottawa) has previously been in contact with the Ward Councillor in this regard.

Zoning By-law Amendment

The site is currently zoned R4UD (Residential Fourth Density, Subzone UD), R4UD[478] (Residential Fourth Density, Subzone UD, Exception 478) and TM H(15) (Traditional Mainstreet, Maximum Height 15 metres).

As detailed in Document 4, the proposed zoning by-law amendment will have the effect of rezoning the site to introduce new site specific exceptions to address deficiencies resulting from the formalization of existing detached homes on separate lots created from the concurrent Lifting of Part Lot Control application (D07-08-24-0047), and adjust the Zone boundaries by removing the site-specific exception from the Residential Fourth Density zone for a portion of the lot containing the Municipal Transformer Structure.

The following summarizes the additional site-specific zone provisions and planning rationale:

- Permit a reduction to the minimum lot area for Part A on Document 2, municipally known as 118 Florence Street to 210 square metres, and for Part B on Document 2, municipally known as 120 Florence Street, 190 square metres whereas Section 162 A of the Zoning By-law requires a minimum lot area of 225 square metres. The proposed relief is required to recognize the existing use of the property as a single-detached home that predates the current Zoning By-law. The requested reduction creates lots that are similar to other lots in the surrounding community and the broader Centretown neighbourhood.
- Permit a reduced front yard setback to 1.3 metres whereas Section 144(1)(a) requires the minimum front yard setback to be the average of the abutting lots setback but no less than 1.5 metres as per Section 144(1)(b). The reduction in

the front yard setback recognizes the existing condition of the detached dwelling units that predate the current Zoning By-law.

- Permit a reduction to the rear yard setback to 1.6 metres and rear yard area to be less than 25 per cent of the lot area for Part B on Document 2, municipally known as 120 Florence Street, whereas Section 144(3)(a), table 144A requires the rear yard setback to be 25 per cent of the lot depth of 14.7 metres (3.66 metres), and a rear yard area of 25 per cent of the lot area (49.82 square metres). The reduction is requested to recognize the current configuration of the lot that consists of a shallow rear yard and a wide side yard amenity.
- Permit a reduction of the minimum required lot width to 7 metres where column III of Table 162 A requires 7 metres, and a reduction of the eastern interior side yard setback for Part A on Document 2, municipally known as 118 Florence Street to 0.2 metres where Column X of Table 162A requires a minimum of 1.2 and 0.6 metres. The reduction is required to recognize the existing functionality of the existing Single Detached homes on the newly created lots.
- Permit the projection of existing porch, balconies and stairs up to the 0-metres distance from the front lot line for Part A and B on Document 2, municipally known as 118 and 120 Florence Street.
- Eliminating Urban Exception 478 from the R4UD zone is required to clean up the zoning on a remanent parcel of land after the Part Lot Control application is formalized. Eliminating the Urban Exception creates a consistent R4UD zone through majority of the retained MTS Property, and retains the TM H(15) zone on the southern portion of the new lot (as shown on Document 3).

In the spirit of applying zoning relief as a recognition of existing lot configurations, the performance standards affecting the dwellings municipally known as 118 and 120 Florence shall only apply to the buildings as they legally exist as of the date of the passing of this by-law.

Provincial Planning Statement

Staff have reviewed this proposal and have determined that it is consistent with the 2024 Provincial Planning Statement.

RURAL IMPLICATIONS

There are no rural implication in association with this report due to the location of the subject site.

COMMENTS BY THE WARD COUNCILLOR(S)

Councillor Troster is aware of the application and does not have any comments.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the report recommendation.

ASSET MANAGEMENT IMPLICATIONS

There are no servicing constraints identified for the proposed rezoning at this time. Servicing capacity requirements to be confirmed at time of site plan. Sanitary capacity is only provided as a guide at time of rezoning. Allocation of sanitary capacity is typically committed on a first come first served basis at time of site plan application

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts as no new development is proposed.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- A city that has affordable housing and is more livable for all.
 - The proposal seeks to maintain existing housing supply.

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-24-0078) was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

The statutory 90-day timeline for making a decision on this application under the *Planning Act* will expire on April 25, 2025.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Proposed Lot, Subject to Formalization Through Concurrent Part Lot Control Application (D07-08-24-0047)

Document 3 Proposed Zoning Key Map

Document 4 Details of Recommended Zoning

Document 5 Consultation Details

CONCLUSION

Staff support the proposed Zoning By-law Amendment to facilitate the formal recognition of the single detached dwelling units on individual lots created by the concurrent Lifting of Part Lot Control application. Staff are of the opinion that the proposed amendments are appropriate and maintain the objectives of the Official Plan and the Zoning By-law.

DISPOSITION

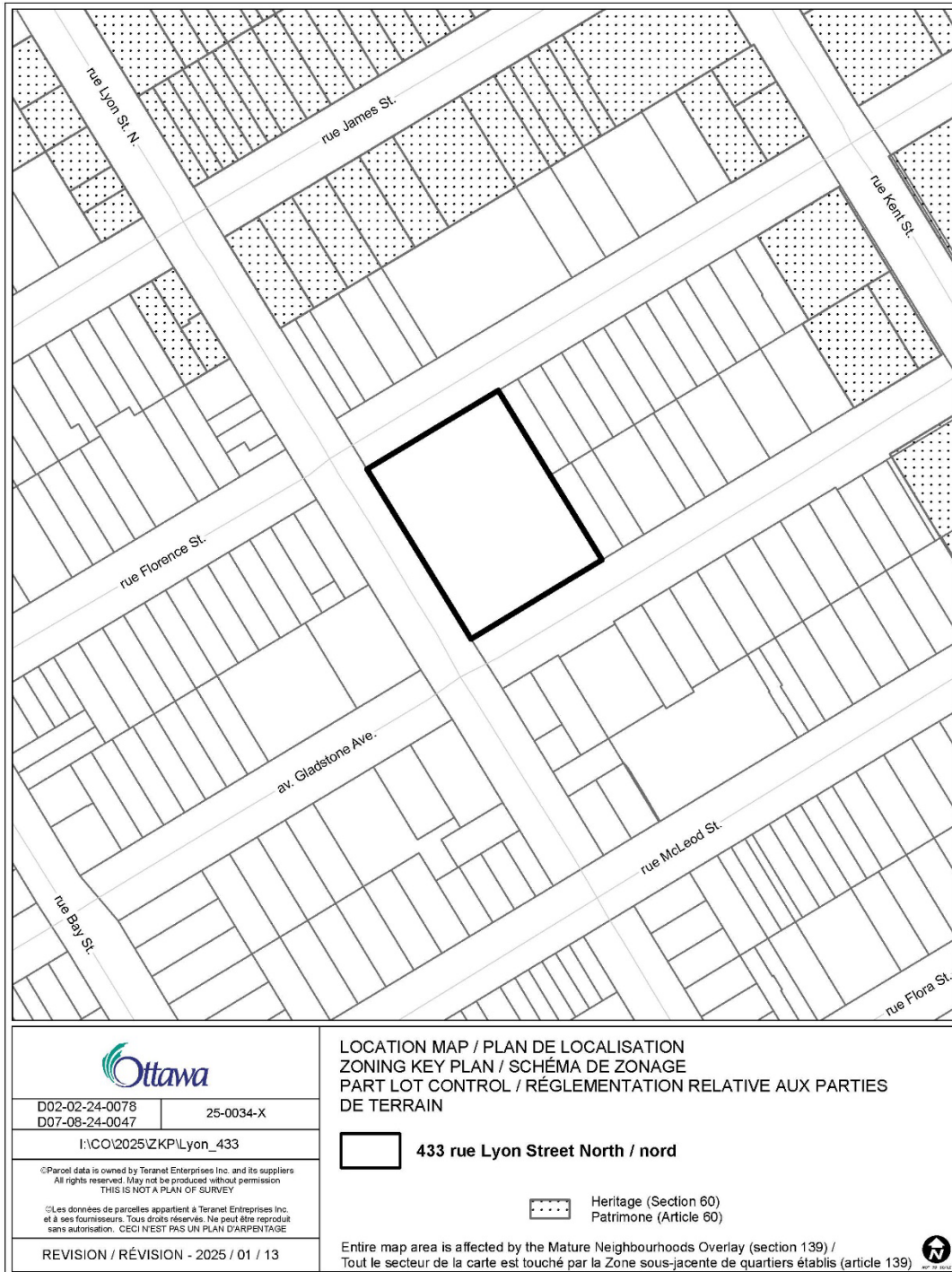
Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

The Planning, Development and Building Services Department will prepare an implementing by-law and forward it 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.

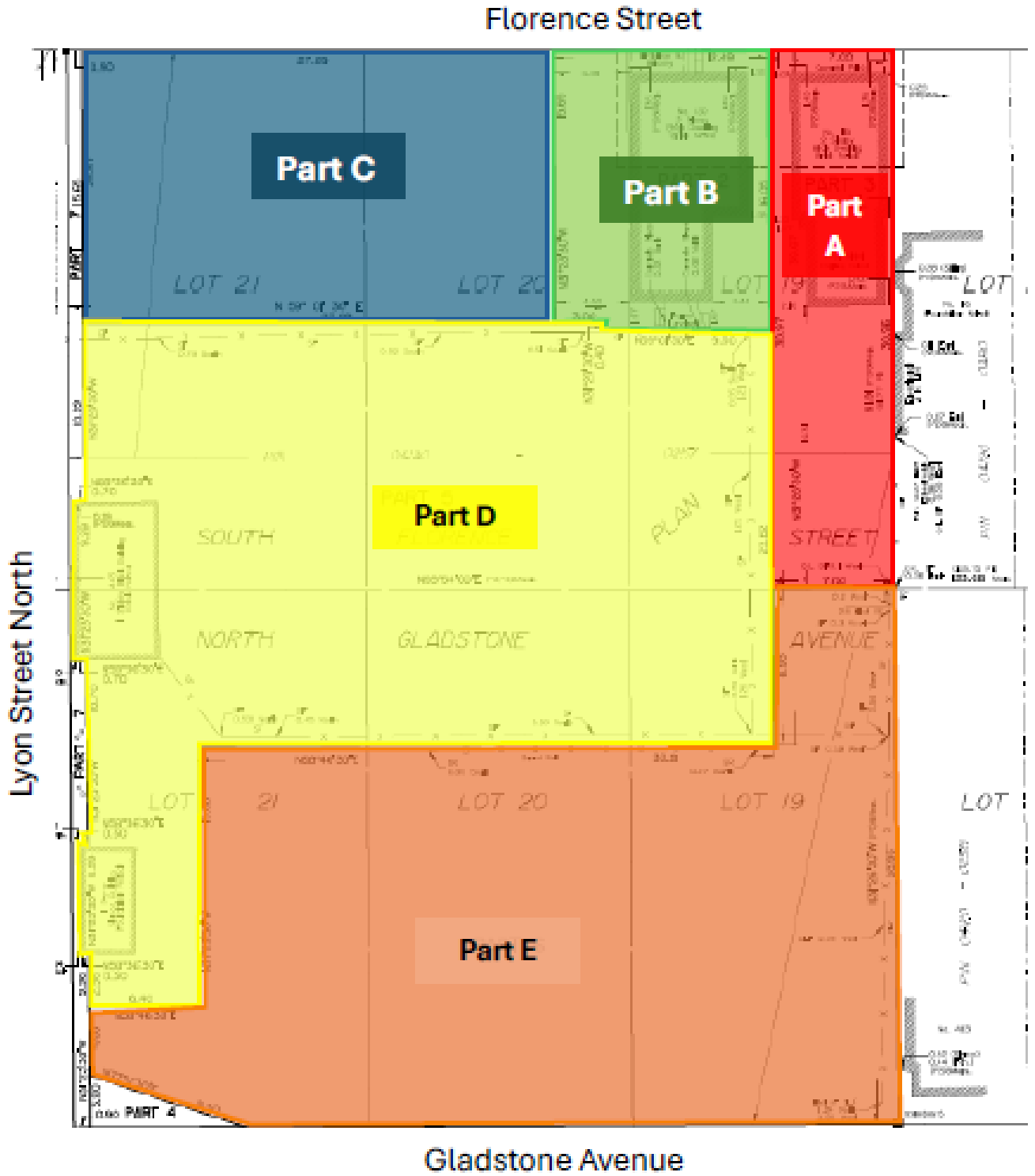
Document 1 – Location Map



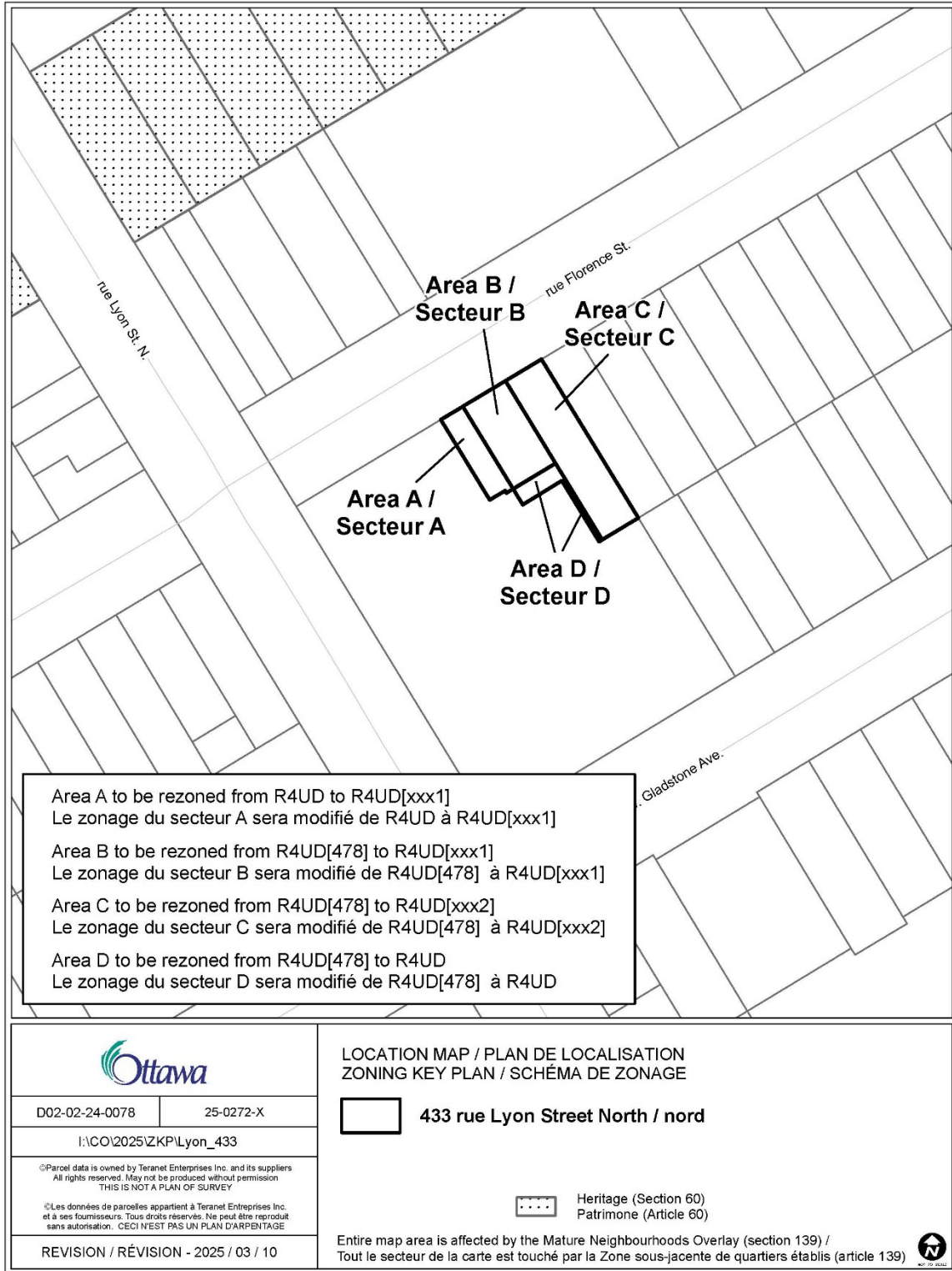
For an interactive Zoning map of Ottawa visit [geoOttawa](https://geoottawa.com)

Location of the subject property, north-east of the Lyon Street North and Gladstone Avenue intersection.

Document 2 – Proposed Lot, Subject To Formalization Through Concurrent Lifting Of Part Lot Control Application (D07-08-24-0047).



Document 3 – Proposed Zoning Key Map



Document 4 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 433 Lyon Street North:

- 1) Rezone the lands as shown in Document 3
- 2) Add a new exception xxx1 to Section 239 – Urban Exceptions with provisions similar in effect to the following:
 - a) In Column I, Exception Number, add the text “xxx1”
 - b) In Column II, Applicable Zones, add the text, “R4UD [xxx1]”
 - c) In Column V, Provisions, add the following text:

“The following provisions apply to a building that legally existed as of the date of the passing of this by-law:

 - Minimum lot area for a detached dwelling: 190 square metres
 - Minimum front yard setback for a detached dwelling: 1.3 metres
 - Minimum rear yard setback for a detached dwelling: 1.6 metres.
 - Despite Table 65(6), minimum setback for covered or uncovered balconies, porches, decks, and platforms from the front lot line: 0 metres.
 - Despite Table 65(5), minimum setback for steps and landing from the front lot line: 0” metres.
 - Section 144(3)(a) does not apply for a detached dwelling”
- 3) Add a new exception xxx2 to Section 239 – Urban Exceptions with provisions similar in effect to the following:
 - a) In Column I, Exception Number, add the text “xxx2”
 - b) In Column II, Applicable Zones, add the text, “R4UD [xxx2]”
 - c) In Column V, Provisions, add the following text:

“The following provisions apply to a building that legally existed as of as of the date of the passing of this by-law.:

 - Minimum lot area for a detached dwelling: 210 square metres
 - Minimum lot width for a detached dwelling: 7 metres

- Minimum front yard setback for a detached dwelling: 1.3 metres
- Minimum interior side yard setback: 0.2 metres and 1.2 metres”
- Despite Table 65(6), minimum setback for covered or uncovered balconies, porches, decks, and platforms from the front lot line: 0 metres.
- Despite Table 65(5), minimum setback for steps and landing from the front lot line: 0 metres.

Document 5 – Consultation Details

Notification and Consultation Process

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. No public meetings were held in the community.

Correspondence was received from a single individual inquiring about future development on the site and no concerns were raised with the proposed rezoning.

No Community Organization Comments were received.