

Subject: Zoning By-law Amendment for 360 Friel Street

File Number: ACS2022-PIE-PS-0107

Report to Planning Committee on 25 August 2022

and Council 31 August 2022

**Submitted on August 12, 2022 by Derrick Moodie, Director, Planning Services,
Planning, Real Estate and Economic Development**

Contact Person: Seana Turkington, Planner, Development Review Central

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Ward: Rideau-Vanier (12)

Objet : Modification du Règlement de zonage visant le 360, rue Friel

Dossier : ACS2022-PIE-PS-0107

Rapport au Comité de l'urbanisme

le 25 août 2022

et au Conseil le 31 août 2022

**Soumis le 12 août 2022 par Derrick Moodie, Directeur, Services de la planification,
Direction générale de la planification, des biens immobiliers et du développement
économique**

**Personne ressource : Seana Turkington, Urbaniste, Examen des demandes
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Quartier : Rideau-Vanier (12)

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 360 Friel Street to permit a 7-unit addition to the existing 10-unit building, as detailed in Document 2.**
- 2. That Planning 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 31 August 2022 at which the item is considered,” 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 l’urbanisme recommande au Conseil d’approuver une modification du Règlement de zonage 2008-250 visant le 360, rue Friel, afin de permettre la construction d’un rajout de sept logements à l’immeuble de dix logements existant, comme l’expose en détail le document 2.**
- 2. Que le Comité de l’urbanisme donne son approbation à ce 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 assujetties aux ‘exigences d’explication’ aux termes de la *Loi sur l’aménagement du territoire*, à la réunion du Conseil municipal prévue le 31 août 2022 », 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 application for 360 Friel Street to permit a 7-unit addition at the rear of the existing 10-unit, 2 ½ storey low-rise building occupying the subject site. The applicant has requested a modification to some performance standards associated with the Residential Fourth Density (R4) zone, in order to accommodate the proposed addition. The requested Zoning By-law amendment would rezone the subject site from Residential Fourth Density Zone, Subzone UD, Exception 480 (R4UD[480]) to Residential Fourth Density Zone, Subzone UD, with a site-specific exception addressing the relief being sought by the applicant, which includes relief for the rear yard area, rear yard setback, on-site parking, and front yard landscaping.

Applicable Policy

The proposed development is consistent with both the current Official Plan and the new Official Plan. Under the current Official Plan, the subject site is designated General Urban Area (Section 3.6.1) which permits a wide variety of uses and generally encourages intensification. Under the new Official Plan, the subject site is within the Downtown Core Transect, as per Schedule A, and is designated as Neighbourhood on Schedule B1. Policies for the Downtown Core Transect, found within Section 5.1 of the new Official Plan permit a range of uses and a variety of housing typologies. Policies for the Neighbourhood designation permit a range of buildings and densities, with low-rise uses expected to be the predominate use in this designation.

The proposal also complies with applicable policies contained within the Sandy Hill Secondary Plan (also referred to as 'the Secondary Plan'), which identifies the subject site as within the Low-profile Residential Area on Schedule J. Section 5.3.2 of the Secondary Plan aims to preserve and enhance the existing housing stock within the community.

Staff are satisfied that the proposal is consistent with the policies contained in the current Official Plan, the new Official Plan, and the Sandy Hill Secondary Plan and that the intent of the Zoning By-law is maintained.

RESUME

Staff Recommendation

Planning staff recommend approval of the Zoning By-law Amendment application for 360 Friel Street to permit a 7-unit addition at the rear of the existing 10-unit, 2 ½ storey low-rise building occupying the subject site. The applicant has requested a modification to some performance standards associated with the Residential Fourth Density (R4) zone, in order to accommodate the proposed addition. The requested Zoning By-law amendment would rezone the subject site from Residential Fourth Density Zone, Subzone UD, Exception 480 (R4UD[480]) to Residential Fourth Density Zone, Subzone UD, with a site-specific exception addressing the relief being sought by the applicant, which includes relief for the rear yard area, rear yard setback, on-site parking, and front yard landscaping.

Applicable Policy

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Urban Area (Section 3.6.1) which permits a wide variety of uses and generally encourages intensification. Under the new Official Plan, the subject site is within the Downtown Core Transect, as per Schedule A, and is designated as Neighbourhood on Schedule B1. Policies for the Downtown Core Transect, found within Section 5.1 of the new Official Plan permit a range of uses and a variety of housing typologies. Policies for the Neighbourhood designation permit a range of buildings and densities, with low-rise uses expected to be the predominate use in this designation.

The proposal also complies with applicable policies contained within the Sandy Hill Secondary Plan (also referred to as 'the Secondary Plan'), which identifies the subject site as within the Low-profile Residential Area on Schedule J. Section 5.3.2 of the Secondary Plan aims to preserve and enhance the existing housing stock within the community.

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RÉSUMÉ

Recommandation du personnel

Le personnel chargé d'urbanisme recommande l'approbation de la demande de modification du Règlement de zonage visant le 360, rue Friel, afin de permettre la construction d'un rajout de sept logements à l'arrière de l'immeuble de dix logements existant et de deux étages et demi (faible hauteur) qui occupe l'emplacement. Le requérant a sollicité la modification de certaines normes fonctionnelles associées à la désignation de Zone résidentielle de densité 4 (R4), afin de mener son projet de rajout. La modification du Règlement de zonage ferait passer la désignation de l'emplacement visé de Zone résidentielle de densité 4, sous-zone UD, exception 480 (R4UD[480]) à Zone résidentielle de densité 4, sous-zone UD, assortie d'une exception propre à l'emplacement tenant compte de la dispense demandée par le requérant, notamment en ce qui concerne la superficie de la cour arrière, le retrait de cour arrière, le stationnement sur place et l'aménagement paysager de la cour avant.

Politiques applicables

Le projet est conforme aux dispositions du Plan officiel actuel et du nouveau Plan officiel. Dans le Plan officiel actuel, l'emplacement est désigné « secteur urbain général » (section 3.6.1), une désignation qui permet toute une gamme d'utilisations et qui favorise globalement la densification. En vertu de l'annexe A du nouveau Plan

officiel, l'emplacement se trouve dans le transect du centre-ville et est désigné « quartier » à l'annexe B1. Les politiques applicables au transect du centre-ville, qui figurent à la section 5.1 du nouveau Plan officiel, permettent toute une gamme d'utilisations et une variété de typologies de logement. Les politiques de la désignation de « quartier » permettent de nombreux types de bâtiment et des densités variées, et prévoient la prédominance d'utilisations de faible hauteur.

Le projet est également conforme aux politiques pertinentes du Plan secondaire de la Côte-de-Sable (également appelé le « Plan secondaire »), qui désigne l'emplacement comme appartenant à un secteur résidentiel à profil bas à l'annexe J. La section 5.3.2 du Plan secondaire a pour objet de préserver et de mettre en valeur le parc de logements du secteur.

Le personnel est d'avis que la proposition est conforme aux politiques du Plan officiel actuel, du nouveau Plan officiel et du Plan secondaire de la Côte-de-Sable, et que l'esprit et la lettre du Règlement de zonage sont respectés

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

360 Friel Street

Owner

360 Friel Street Holdings Inc.

Applicant

Fotenn Planning and Design (c/o Ghada Zaki)

Architect

Muzaiko Architecture

Description of site and surroundings

The subject site, known municipally as 360 Friel Street, has a total lot area of approximately 498 square metres, with a total lot width of 16.5 metres. The site is

currently occupied by a 2 ½ storey low-rise apartment building with 10 dwelling units. The existing building is currently listed on the City's Heritage Register, but is not designated, and is identified as a Category Three property within the Sandy Hill Cultural Heritage Area.

Immediately to the north, the subject site is surrounded by low-rise mixed-use buildings. Further north are additional retail businesses as well as Rideau Street, which contains a variety of commercial and residential uses. To the immediate east of the subject site are low-rise residential buildings. Also to the east is the Sir Wilfrid Laurier Park, which fronts on to Chapel Street. Further east lies Strathcona Park. Immediately to the south of the subject site are low-rise residential and mixed-use buildings. Further south, along Laurier Avenue are a variety of institutional buildings, as well as the Laurier House National Historic Site. To the immediate west of the subject site are low-rise residential uses, fronting Nelson Street. Further west of the site is King Edward Avenue, which contains a variety of commercial uses as well as, the University of Ottawa campus.

Summary of requested Zoning By-law amendment proposal

The applicant has proposed to add a three-storey 7-unit addition to the rear of the existing 2 ½ storey, 10-unit low-rise apartment building. With the addition, a total of 17 dwelling units would be provided and the existing surface parking located in the rear yard would be replaced. The proposed addition, shown in Document 4, would be accessible via the existing driveway as well as from the rear yard.

A total of 12 bicycle parking spaces, to be located in an accessory structure in the rear yard, is also proposed, along with 4 bicycle parking spaces in the interior side yard, alongside the western portion of the existing building. Also proposed is one parking space, located in the interior side yard, which is intended to be utilized as a car-share space for tenants to utilize.

The subject property is currently zoned Residential Fourth Density Zone, Subzone UD, Exception 480 (R4UD[480]). The R4 zone permits a variety of residential uses including (but not limited to) a duplex, stacked dwelling and, low-rise apartment building. Exception 480 permits a dwelling unit.

The applicant has submitted a Minor Zoning By-law Amendment seeking relief from existing performance standards associated with the R4 zone in order to construct the proposed 7-unit addition at the rear of the existing building. Specifically, the applicant is seeking relief from the following zoning provisions:

- To permit a reduced minimum rear yard area of 111 square metres whereas the Zoning By-law requires a minimum rear yard area of 126.2 square metres;
- To permit a reduced minimum rear yard setback of 6.6 metres whereas the By-law requires a minimum rear yard setback of 9.2 metres;
- To permit a reduction in vehicular parking and provide a total of one parking space whereas the By-law requires a minimum of three parking spaces;
- To permit providing no visitor parking spaces whereas one space is required;
- To permit a reduced front yard landscaped area of 21 per cent (12.3 square metres) whereas the By-law requires a minimum front yard landscaped area of 40 per cent (21.2 square metres).

DISCUSSION

Public consultation

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

Official Plan designation(s)

Current Official Plan

As part of the review of this application, staff evaluated the relief proposed against the policies contained within the Official Plan.

Section 2.5.1 of the Official Plan provides direction on community design and compatibility. The policies in this section specify that compatible development does not necessarily mean that the development is the same as or similar to nearby buildings but, rather, that the existing community is enhanced via design without adverse impacts

Through the review of this application, the applicant has made modifications in order to address comments received from members of the public and City staff. Specifically, the applicant has internalized a proposed stairway and waste storage room, increased the living space for tenants by making modifications to the floor plans, increased landscaping, and is now proposing to have a car-share space in the interior side yard as opposed to the zero car spaces as initially proposed. Through the review of the application, the applicant did alter the overall size of the proposed addition, making it slightly larger, but doing so enabled the provision of an internalized stairway (initially to be external) and waste. While the rear yard setback was reduced further to the

proposed 6.6 metres, the rear yard setback fits within the surrounding context and is sufficient to accommodate at-grade amenity space for tenants as well as, soft landscaping including the planting of two trees.

As per Schedule B of the Official Plan, the subject site is designated as General Urban Area. Policies pertaining to the General Urban Area are found within Section 3.6.1 of the Official Plan, which permits a variety of uses, as well as a range of residential typologies and densities. Building heights in areas designated General Urban Area are largely low-rise but, changes in height will be based on compatibility with the existing character of the community, amongst other things. Intensification is supported and is to complement the existing pattern and scale of development, along with the planned function of the area. The proposed addition will be approximately 10.2 metres in height which equates to approximately three storeys. The addition would be slightly higher than the existing building but maintains the overall heights found within this area of Sandy Hill and is consistent with the surrounding low-rise built forms.

Accompanying the policies found within the aforementioned Section 2.5, Section 4.11, pertaining to Urban Design and Compatibility, is also applicable. Section 4.11 provides details and objective criteria to be considered as part of the review of an application, including (but not limited to): materiality, setbacks, building height, landscaping, the location and orientation of entrances, and transition to the surrounding area. The proposed addition at 360 Friel Street incorporates metal siding and composite privacy screens, with an entrance facing Friel Street, and the entrance to the internalized waste enclosure accessible via the existing driveway, as shown in Document 4 (Site Plan) and Document 5 (Elevations). A variety of deciduous trees, shrubs and perennials are proposed to be planted as part of the development.

New Official Plan

As per Schedule B1 of the new Official Plan, the subject site is within Downtown Core Transect, and is designated as Neighbourhood.

The policies for the Downtown Core Transect, found within Section 5.1 of the new Official Plan, aim to maintain and enhance the existing design and built form found within Ottawa's established Downtown Core. The policies within 5.1.1 permit a range of uses. Section 5.1.5, pertaining to areas designated Neighbourhood within the Downtown Core Transect, permits a variety of housing and permits low-rise forms from two to four storeys in height, with an aim of increasing missing middle housing options.

Policies pertaining to the Neighbourhood designation are found under Section 6.3. The new Official Plan recognizes in Section 6.3 that Neighbourhoods form the heart of Ottawa's communities and, the policies permit a range of buildings forms and densities, with the intent that neighbourhoods can be reinforce or evolve into 15-minute communities. Policy 6.3.1(2) notes that permitted building heights in areas designated Neighbourhood are to be predominantly low-rise, unless the existing Zoning By-law or Secondary Plan allows for greater building heights, or the area is characterized by tall buildings.

The proposed development is consistent with this policy framework and provides additional housing choices within a compatible addition.

Other applicable policies and guidelines

Sandy Hill Secondary Plan

The Sandy Hill Secondary Plan (herein referred to as the Secondary Plan) applies to the subject site. Staff considered policies within the Secondary Plan during the review of this application. As per Schedule J of the Secondary Plan, the subject site is designated as being within the Low-Profile Residential Area. Section 5.3.2 of the Secondary Plan aim to preserve and enhance existing housing stock within the community, whilst also ensuring that a variety of housing is provided for Ottawa residents. Section 5.3.3, pertaining to Transportation policies, notes that emphasis is to be placed on public transportation and bicycle and pedestrian networks, in order to minimize dependence on private automobile usage.

Section 5.3.4 of the Secondary Plan pertains to Heritage with an aim of preserving and restoring buildings, sites and structures of architectural, historical and cultural significance. Neighbourhood related planning considerations are highlighted within this section of the Secondary Plan, noting that individually designated heritage buildings as well as, heritage districts help preserve existing neighbourhood structure and further a sense of community. The existing structures within the sandy Hill community contribute to its sense of place and identify it as a unique neighbourhood within the City.

It is noted that while the existing structure at 360 Friel Street is not designated, it is on the City's Heritage Register and the site is within Sandy Hill Cultural Heritage Character Area. Save for some minor internal changes requiring only a building permit, the existing structure at 360 Friel Street is not proposed to be altered as part of the proposed development.

Urban Design Guidelines

The Urban Design Guidelines for Low-rise Infill is applicable to this proposal. These guidelines apply to infill development for a variety of low-rise residential typologies including, low-rise apartment buildings. These guidelines serve as a tool to assist in the creation of low-rise infill that achieve good urban design and mitigate potential impacts of infill development.

Staff assessed the guidelines during review of the Zoning By-law Amendment application and are satisfied that the proposal upholds the relevant guidelines. The proposed addition has access to Friel Street via the existing driveway, with a street-facing door, utilizes appropriate materials, is of an appropriate scale and is compatible with the surrounding area.

Planning rationale

Official Plan

The proposed development is consistent with the policies in the Official Plan pertaining to the General Urban Area, which encourages intensification and permits a wide range of residential and non-residential uses. The proposed development is also consistent with other policies contained within the Official Plan, notably Section 2.5, related to Growth Management, and Section 4.11, related to Urban Design and Compatibility. The subject site is currently occupied by an existing 2.5 storey structure on the City's Heritage Register and this building will be conserved through the *Planning Act* applications reviewed by Development Review staff.

Both the current Official Plan and the new Official Plan encourage intensification. The proposed addition at 360 Friel Street would result in seven new residential units being added to the Sandy Hill community. The proposed addition remains within the low-rise height requirement stipulated in both the current Official Plan and the new Official Plan and, will complement the existing heritage building. Having considered the policies in both the Official Plan and the new Official, as highlighted in this report, staff are of the opinion that the proposed addition is consistent with the policies contained within both Official Plan documents.

Sandy Hill Secondary Plan

The Sandy Hill Secondary Plan is applicable to the subject site and, was taken into consideration by staff during the review of this Zoning By-law Amendment application and the related Site Plan Control application. The proposed addition will add seven

residential units to the area but, will not take away from the existing building, which is on the City's Heritage Register. As noted in the Secondary Plan policies, protecting existing heritage of utmost importance as, these buildings contribute to a sense of place. Given the aforementioned, it is staff's opinion that the proposed addition complies with the policies contained within the Secondary Plan.

Zoning By-law

The subject site is currently zoned Residential Fourth Density Zone, Subzone UD, exception 480 (R4UD[480]). The intent of this zone is to permit a range of residential building typologies ranging from detached dwellings to low-rise apartment dwellings, whilst also ensuring that development is regulated so that it is compatible with existing land use patterns and residential character is maintained. Although the applicant is seeking relief from some performance standards associated with the R4 zone, it is staff's opinion that the proposed addition is consistent with and upholds the intent of the R4 zone. It is noted that the relief for the front yard landscaping proposed seeks to address an existing situation within the front yard. While the rear yard setback is proposed to be reduced to 6.6 metres and the rear yard area to 111 square metres in size, waste and a staircase, both previously proposed to be external are now accommodated interior to the proposed addition. Soft landscaping and amenity area for tenants will also be provided despite the reduction. Official Plan policies support the reduction of dependence on automobile usage and encourage active and public transit modes. Reducing the amount of parking required on-site will assist with this goal and, provides an opportunity for increased soft landscaping on-site, which will assist with the reduction of the urban heat island effect.

Urban Design Guidelines

The Urban Design Guidelines for Low-rise Infill Development is applicable to the subject site and this proposal has been reviewed in accordance with the guidelines.

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 arising from this report.

COMMENTS BY THE WARD COUNCILLOR

The Ward Councillor is aware of this report

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

ASSET MANAGEMENT IMPLICATIONS

The recommendations documented in this report are consistent with the City's [Comprehensive Asset Management \(CAM\) Program](#) 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.

There are no servicing constraints identified for the proposed rezoning at this time. Servicing capacity requirements to be confirmed at time of site plan.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

No accessibility barriers are anticipated. Review of the proposal through the Site Plan Control process as well as, at the Building Permit stage will ensure that the building is accessible.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Thriving Communities
- Sustainable Infrastructure

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-21-0130) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the complexity of issues associated with the application.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Proposed Site Plan

Document 5 Proposed Building Elevations

CONCLUSION

Staff are of the opinion that the proposed three-storey rear addition is appropriate and will provide additional dwelling units within the Sandy Hill neighbourhood. Overall, the proposal conforms to the Provincial Policy Statement, the Official Plan, the new Official Plan and, the Sandy Hill Secondary Plan. The proposed addition upholds the intent of the R4 zone provisions within the current Zoning By-law. The proposed addition distinguishes itself from the existing building on site but, is compatible with the surrounding area. Accordingly, staff recommend this Zoning By-law Amendment be approved.

DISPOSITION

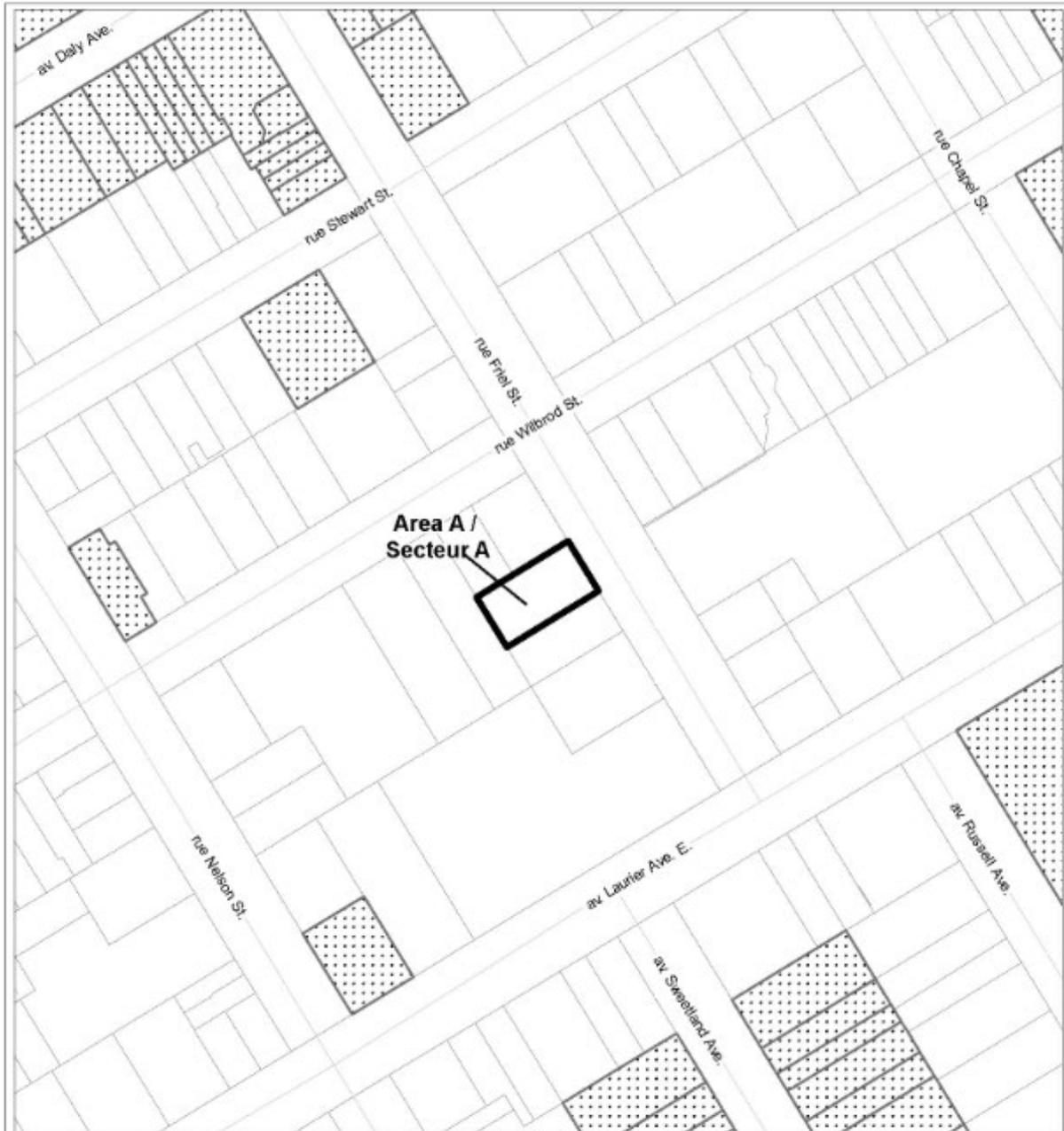
Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Krista O'Brien, Program Manager, Tax Billing & Control, Finance Services Department (Mail Code: 26-76) of City Council's decision.

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, Innovative Client Services Department to forward the implementing by-law to City Council.

Planning Operations Branch, Planning Services to undertake the statutory notification.

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE SITE PLAN / PLAN D'EMPLACEMENT	
D02-02-21-0130 D07-12-21-0166	21-1387-X	360 rue Friel Street	
I:\CO\2021\Zoning\Friel_360		 Area A to be rezoned from R4UD[480] to R4UD[XXX] Le zonage du secteur A sera modifié de R4UD[480] à R4UD[XXX]	
<small>©Parcel data provided by Terraset 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 appartiennent à Terraset Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CE CI N'EST PAS UN PLAN D'ARPENTAGE</small>		 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)
REVISION / RÉVISION - 2022 / 07 / 05			

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 360 Friel Street.

1. To rezone the lands shown in Document 1 from R4UD[480] to R4UD[XXX]
2. Add a new exception, [XXXX], to Section 239—Urban Exceptions with provisions similar in effect to the following:
 - a) Add to Column II the text R4UD[XXXX]
 - b) Add to Column V, Provisions, the following text:
 - Minimum rear yard setback: 6.60 metres
 - Minimum rear yard area: 111 square metres
 - Minimum parking required: 1 space
 - Despite Section 102(1), no visitor parking spaces are required.
 - Parking provided shall only be used as a car-share or visitor parking space.
 - Minimum front yard landscaped area: 12.3 square metres

Document 3 – 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. During the circulation period for the application, a total of 6 comments from residents were received by City staff. The comments received are organized below by theme/topic.

Public Comments and Responses

Comment:

There is more activity near the intersection of Friel Street and Laurier Avenue East, especially given some new restaurants which have opened up. There are regularly many vehicles parked on both sides of Friel Street and some people double-park. Existing parking regulations should be enforced. This is the third proposal within the community where no parking is planned. How can neighbourhoods accommodate this?

Friel Street is increasingly becoming congested and hazardous, not just because of parking issues but, also, because of traffic volume and damage to the roads as a result.

Have there been any traffic studies to consider the implications of the proposed development at 360 Friel street? A neighbourhood traffic study should be done.

Response:

The subject site is within Area X on Schedule 1A of the City's Zoning By-law. Under the parking provisions found within Section 101, Part 4 of the Zoning By-law, parking is not required for the first 12 dwelling units. The parking requirements found within Table 101 apply only to the dwelling units in excess of 12. In this instance, the space rate is 0.5 spaces/dwelling unit, resulting in 2.5 (rounded up to 3) parking spaces required. The applicant has proposed to provide one space intended to be utilized as a car-share space. If the proposed development is constructed, a condition of site plan approval will be that the Owner notifies tenants that on-site parking is not provided. It is anticipated that potential tenants of buildings with little to no on-site parking will not have a private vehicle or will find other spaces to park their vehicles.

Concerning traffic studies, the applicant submitted the required Transportation Impact Assessment (TIA) Screening Form. The screening form indicated that the proposal at 360 Friel Street did not trigger a full Transportation Impact Assessment.

A neighbourhood traffic study was conducted in Sandy Hill in 1995. As a result of this study, traffic calming measures in the form of roadway narrowings were installed at specific intersections along Friel Street. In order for a new neighbourhood traffic study to be conducted, a request to the City's Traffic Services division must be submitted.

Comment:

There will be a loss of light and an increase in noise as a result of this development. It will detract from the overall feel of Sandy Hill.

Response:

The proposed addition will be in the rear yard of the subject, with a minimal portion of the building being within the interior side yard. Access to the addition will be via the rear yard and via a principal entrance off of Friel Street, accessible via the existing driveway. There will be little impact to the existing structure at 360 Friel Street, for which exterior modifications are not proposed. Staff are of the opinion that the proposed development is compatible with the existing structure and with the character of the area.

Comment:

It would be beneficial if the city could provide informational items for residents when comes to planning applications, potential impacts of development and how to best submit input.

Response:

As part of the circulation package for Zoning By-law Amendments that gets mailed to residents, a "What is a Zoning By-law Amendment?" information sheet is included. This information sheet includes basic information on what Zoning By-law is, what it regulates, and what can be changed via a Zoning By-law Amendment application.

In addition to the information provided during the circulation process, city staff host planning primer information sessions for interested members of the public. Information on when planning primer sessions will be held is usually posted on the City's website and is advertised via newsletter if one subscribes to receive said newsletter.

Comment:

What is the point of by-laws if they can so easily be amended and seem to be amended so often?

Response:

Under Ontario's *Planning Act*, City Council's have authority to make decisions on Zoning By-law Amendment applications. Anyone has the right to submit a Zoning By-law Amendment application and have said application be reviewed and taken into consideration by the City, per the requirements of the *Planning Act*.

Comment:

The 2-bedroom relief proposed is problematic and should not be permitted. Sandy Hill already has many units geared towards students. This is fine but, housing should be designed to accommodate a variety of people.

Response:

The applicant was initially proposing relief from the requirement under the R4 zone that a minimum of 25 per cent of the units provided must have at least two or more bedrooms. As a result of comments in this regard, the applicant has revised the floor plans and is now meeting the requirements of the Zoning By-law provisions with respect to multi-bedroom units. Accordingly, relief for this provision is no longer being sought by the applicant.

