

10. Zoning By-law Amendment - 280 Laurier Avenue East

Modification du Règlement de zonage – 280, avenue Laurier Est

Committee recommendation

That Council approve an amendment to Zoning By-law 2008-250 for 280 Laurier Avenue East for performance standards related to permitting a three-storey addition on the existing mid-rise apartment building, as detailed in Document 2 as amended.

Recommandation du Comité

Que le Conseil approuve une modification du Règlement de zonage 2008-250 visant le 280, avenue Laurier Est, au sujet de normes fonctionnelles ayant pour objet de permettre la construction d'un rajout de trois étages à l'immeuble résidentiel de hauteur moyenne actuelle, comme l'expose en détail le document 2 dans sa version modifiée.

Documentation/Documentation

1. Report from the Director, Planning Services, Planning, Real Estate and Economic Development, dated August 8, 2022 (ACS2022-PIE-PS-0093)

Rapport du Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 8 août 2022 (ACS2022-PIE-PS-0093)
2. Extract of draft Minutes, Planning Committee, August 25, 2022

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 25 août 2022

Zoning By-law Amendment - 280 Laurier Avenue East

File No. ACS2022-PIE-PS-0093 - Rideau-Vanier (Ward 12)

The Applicant/Owner as represented by Lisa Della Rosa, Fotenn, provided an overview of the Application and responded to questions from Committee. She was accompanied by the following:

- Jeremy Silburt, Smart living properties
- Jules Lauzon, Smart living properties

The following staff were also present and responded to questions:

- Tim Marc, Senior Legal Counsel, Planning, Development and Real Estate, Innovative Client Services

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

- Email dated August 21, 2022 from Suneeta Millington, in support
- Email dated August 24, 2022 from Cheryl Stevenson, in opposition

The Committee CARRIED the report recommendations as amended by the following motion:

Report recommendations

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 280 Laurier Avenue East for performance standards related to permitting a three-storey addition on the existing mid-rise apartment 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 August 31, 2022," subject to submissions received between the publication of this report and the time of Council's decision.

Carried as amended

Amendment:

Motion No. PLC 2022-68/5

Moved by Co-chair S. Moffatt

WHEREAS the Sandy Hill has seen 9 different zoning reports since 2010 to ensure the protection of character of the neighbourhood which includes 8 heritage conservation districts.

WHEREAS Laurier East is part of the Prime Minister's ROW initiative.

WHEREAS Ward 12 has the most calls for services to Bylaw, with more than 2,600 calls in Q1 of 2022, representing the highest number of calls in the City with the city-wide average at 1,211 calls; and

WHEREAS each Bylaw and Regulatory Services visit to a property costs tax payers \$300;

WHEREAS one of the areas driving the increase in City of Ottawa Bylaw and regulatory services calls relates to garbage management and storage, with more than 1,100 calls to Bylaw for Ward 12 in Q2 2022; and

WHEREAS the current Sandy Hill Special Site Plan Control Area requires new units of more than 4 units to include waste storage inside the main building, providing enclosures for the storage of garbage and other waste material indoors By-law 2019-39; and

WHEREAS 280 Laurier East building historically mismanaged garbage outdoors and there's an opportunity to provide storage

within apartment the complex; and constant debris and an increase in the rat population at this property has had negative impacts;

WHEREAS this proposed side yard waste storage which would face Sweetland Avenue, a designated Heritage Conservation Area and will negatively impact the HCD and its immediate neighbour, 17 Sweetland, which is a heritage designated building with heritage characteristics including, windows, porch, and front yard and quality of life for this neighbouring property; and

WHEREAS the concerns raised by the community and reflected in statistical evidence will be entirely mitigated through waste storage indoors in the principal building which improves neighbourhood quality of life and reduces cost onto the City of Ottawa;

THEREFORE BE IT RESOLVED that, for report ACS2022-PIE-PS-0093, Planning Committee recommend the zoning details in Document 2 be replaced with the revised Document 2 for Council approval,

BE IT FURTHER RESOLVED that no further notice be given pursuant to the *Planning Act*, subsection 34(17).

For (6): Co-chair G. Gower, J. Cloutier, C. Curry, L. Dudas, A. Hubley, and E. El-Chantiry

Against (2): C. Kitts and J. Leiper

Carried (9 to 2)