

Subject: Zoning By-law Amendment - 280 Laurier Avenue East

File Number: ACS2022-PIE-PS-0093

Report to Planning Committee on 25 August 2022

and Council 31 August 2022

**Submitted on August 8, 2022 by Derrick Moodie, Director, Planning, Real Estate
and Economic Development**

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Ward: Rideau-Vanier (12)

Objet : Modification du *Règlement de zonage* – 280, avenue Laurier Est

Dossier : ACS2022-PIE-PS-0093

Rapport au Comité de l'urbanisme

le 25 août 2022

et au Conseil le 31 août 2022

**Soumis le 8 août 2022 par Derrick Moodie, Directeur, Services de la planification,
Direction générale de la planification, des biens immobiliers et du développement
économique**

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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.

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 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.
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 280 Laurier Avenue East to permit a three-storey residential addition along the east face of the existing mid-rise building. The proposal aligns with applicable Official Plan policies for this site.

The existing mid-rise building is a legal non-conforming use. The applicant has requested site specific provisions to permit the low-rise, three-storey addition. The applicant is seeking the following departures from the existing R4-UD zone.

1. To provide no vehicular parking whereas 26 spaces are required
2. A minimum rear yard setback of 6.4 metres, whereas 8.0 metres is required
3. A minimum rear yard area of 180 square metres whereas 223.86 square metres is required
4. A minimum setback of an accessory structure from a side lot line abutting a street along Sweetland Avenue of 0.6 metres whereas 1.2 metres is required.

The development is illustrated in Document 4 and proposes to maintain the existing mid-rise apartment building and to construct a three-storey residential use addition along the eastern portion of the property. A building connection is proposed along the east face of the existing six-storey building. The proposed addition contains a total of 18 residential dwelling units providing a mix of bachelor and two-bedroom units. The proposed development will remove the existing surface parking lot. The area behind the proposed addition will be converted from parking into a courtyard amenity space. Private balconies are also proposed along the Laurier Avenue frontage. The proposed development does not include any vehicular parking spaces. The proposal also includes the introduction of an enclosed accessory waste structure in the side yard, accessed from Sweetland Avenue.

Applicable Policy

The following policies support this application:

- General Urban Area policies in Section 3.6.1 of the Current Official Plan permits the development of a full range and choice of housing types to meet the needs of all ages, income and life circumstances, in combination with conveniently located employment,

retail, service, cultural, leisure, entertainment and institutional uses. This will facilitate the development of complete and sustainable communities.

- Urban Design and Compatibility policies in Section 4.11 supports growth at the scale of neighbourhoods or individual properties, issues such as noise, spillover of light, accommodation of parking and access, shadowing, and micro-climatic conditions are prominent considerations when assessing the relationships between new and existing development.

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

Recommandation du personnel

Le personnel chargé d'urbanisme recommande l'approbation de la demande de modification du Règlement de zonage visant le 280, avenue Laurier Est, qui permettrait la construction d'un rajout de trois étages sur la façade est de l'immeuble de hauteur moyenne existant. Ce projet est conforme aux politiques du Plan officiel applicables à l'emplacement.

L'immeuble de hauteur moyenne existant constitue un usage dérogatoire légal. Le requérant a demandé l'ajout de dispositions propres à l'emplacement afin de permettre ce projet de rajout de trois étages (faible hauteur). Il sollicite les dérogations suivantes à la désignation de zonage R4-UD actuelle :

1. Aucune place de stationnement pour véhicule, alors que 26 places sont requises;
2. Un retrait de cour arrière de 6,4 mètres, alors qu'un retrait d'au moins 8,0 mètres est requis;
3. Une superficie de cour arrière de 180 mètres carrés, alors qu'une superficie d'au moins 223,86 mètres carrés est requise;
4. Un retrait de 0,6 mètre entre une structure accessoire et une ligne de lot latérale longeant l'avenue Sweetland, alors qu'un retrait d'au moins 1,2 mètre est requis.

Selon le projet illustré dans le document 4, l'immeuble résidentiel de hauteur moyenne serait conservé et un rajout de trois étages, à vocation résidentielle, serait construit sur la partie est de la propriété. Un lien serait aménagé sur la façade est pour relier

l'immeuble de six étages existant. Le rajout proposé abriterait au total 18 logements sous la forme de studios et d'appartements de deux chambres à coucher. L'aire de stationnement de surface serait supprimée dans le cadre de cet aménagement. L'aire de stationnement située derrière le rajout proposé serait transformée en cour d'agrément. Des balcons privés seraient aménagés sur la façade donnant sur l'avenue Laurier. Aucune place de stationnement pour véhicule ne serait aménagée dans le cadre de cet aménagement. Le projet comprend également la création d'une structure accessoire clôturée de stockage des ordures dans la cour arrière, accessible par l'avenue Sweetland.

Politiques applicables

Les politiques suivantes sont favorables à cette demande :

- Les politiques de la désignation « secteur urbain général » énoncées à la section 3.6.1 permettent l'aménagement d'un large éventail de types d'habitations qui répondent aux besoins des gens, peu importe leur âge, leur revenu et leur situation, tout en assurant la proximité de lieux de travail, de commerces de détail, de services, d'utilisations culturelles, récréatives, institutionnelles et de divertissement. Elles permettront la création de collectivités complètes et durables.
- Les politiques de la désignation « conception urbaine et compatibilité » énoncées à la section 4.11 favorisent la croissance à l'échelle des quartiers ou des propriétés individuelles; les questions comme le bruit, les débordements de lumière, le stationnement et l'accès au stationnement, l'ombre et les conditions microclimatiques sont des considérations primordiales dans l'examen des rapports entre le nouvel aménagement et celui qui existe déjà.

Le personnel est d'avis que la proposition est conforme aux politiques du Plan officiel actuel et à celles 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

280 Laurier Avenue East

Owner

280 Laurier Holdings Inc. (c/o Tamer Abaza)

Applicant

Smart Living Properties. (c/o Jeremy Silburt)

Description of site and surroundings

The subject property, municipally known as 280 Laurier Avenue East, is a corner lot located on the southeast corner of Laurier Avenue East and Sweetland Avenue in the Sandy Hill neighbourhood. The subject property has a frontage of approximately 28.5 metres along Laurier Avenue East, a frontage of approximately 32 metres along Sweetland Avenue with a lot depth of approximately 32 metres and a total site area of approximately 903.43 square metres. The site is currently occupied by a 2,387-square metre, six-storey apartment building with surface parking. The existing mid-rise apartment building is a legal non-conforming use.

The area surrounding the property is characterized by a broad mix of uses and building typologies including low-, mid- and high-rise residential and mixed-use buildings, commercial buildings, and institutional uses including the University of Ottawa. To the North of the subject lands, across Laurier Avenue East is a nine-storey mixed use development. To the immediate east of the subject lands, adjacent to the proposed three-storey addition, is a three-storey low-rise apartment building. To the south of the subject lands, adjacent to the proposed amenity area and accessory building, is another low-rise residential use. To the east, on the other side of Sweetland Avenue, is a low-rise two storey residential use.

Summary of requested Zoning By-law amendment proposal

The Zoning By-law Amendment application proposes to maintain the Residential Fourth Density, Subzone UD (R4UD) zoning of the site and introduce new site-specific provisions applicable to the proposed development. The proposal needs relief from the required rear yard setback, rear yard area, vehicular parking, and minimum setback of an accessory structure from a side lot line abutting a street.

The development as illustrated in Document 4 proposes to maintain the existing building and to construct a three-storey residential use addition along the eastern portion of the property. A building connection is proposed along the east face of the existing six-storey building. The proposed addition contains a total of 18 residential

units, including 14 bachelor, and four two-bedroom units, in three-storeys over a total gross floor area (GFA) of 789.4 square metres for a total building GFA of 3,185.4 square meters. The existing building will retain the existing 40 units. The proposed development will remove the existing surface parking lot. The area behind the proposed addition will be converted from parking into a new landscaped courtyard amenity space and including sod and two new trees. This area is fenced and has gated access. Private balconies are also proposed and will front onto Laurier Avenue East. The proposed development does not include any vehicular parking spaces. A total of 57 bicycle parking spaces are proposed including 30 stacked indoor spaces, 24 stacked outdoor spaces, and three standard outdoor spaces that can be utilized by visitors. The proposal also includes the introduction of an enclosed accessory waste structure in the side yard facing Sweetland Avenue. Resident access to this structure is provided from the internal courtyard.

The applicant has submitted a Minor Zoning By-law Amendment seeking to establish performance standards associated with the R4-UD zone to construct the proposed 18-unit addition on the east side of the existing building. Specifically, the applicant is seeking relief from the following R4-UD zoning provisions:

- To permit zero vehicular parking whereas 26 spaces are required;
- To permit a minimum rear yard setback of 6.4 metres, whereas 8.0 metres is required;
- To permit a minimum rear yard area of 180 square metres, whereas 223.86 square metres is required; and
- To permit a minimum setback of an accessory structure from a side lot line abutting a street along Sweetland Avenue of 0.6 metres whereas 1.2 metres is required.

DISCUSSION

Public consultation

This application was subject to public circulation under the Public Notification and Consultation Policy.

Public feedback was received from eight residents. Concerns related to parking, waste collection and cleanliness of the site, noise, and privacy.

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

Official Plan designation(s)

Current Official Plan

The proposal has been reviewed under the current Official Plan. The proposed zoning amendment is consistent with the applicable Official Plan policies, including General Urban Area policies (Section 3.6.1).

The site is designated General Urban Area on Schedule B of the existing Official Plan. Policies for General Urban Area are found in Section 3.6.1 of the Plan. The General Urban Area permits the development of a full range and choice of housing types to meet the needs of all ages, income and life circumstances, in combination with conveniently located employment, retail, service, cultural, leisure, entertainment and institutional uses. This will facilitate the development of complete and sustainable communities.

Section 2.5.1 addresses compatible development, encouraging development within an established community to utilize good design to co-exist with existing development, without causing undue adverse impact on surrounding properties. Objective criteria can be used to evaluate compatibility, and these are set out in Section 4.11. The proposed development conforms to the policy direction of Section 4.11 and has been designed in a manner that will minimize impacts to surrounding properties by providing an appropriate low-rise height, maintain the existing rear yard setback, enclosing and re-locating waste storage away from Laurier Avenue, and providing new amenity space for residents.

Sandy Hill Secondary Plan

The subject site is designated 'Low Profile Residential Area' within the Sandy Hill Secondary Plan. This designation supports a range of housing types and generally supports a maximum height of four storeys.

Section 5.3.6 of the Secondary Plan provides direction for site development within the Secondary Plan area. In particular, the direction aims to ensure scale, form, proportion, and spatial arrangement of new development cause minimal intrusion and that wherever possible, such new development shall contribute to the overall physical environment, provide a mix of amenity areas, and to enhance development with landscaping. The proposed development respects the intended scale of development for the area. At three storeys, the height of the addition complies with the direction of the plan.

New Official Plan

The site is situated in the “Downtown Core” in Schedule A of the New Official Plan. The Downtown Core is a mature built environment whose urban characteristics of high-density, mixed uses and orientation towards sustainable transportation are to be maintained and enhanced. This designation supports a 15 minute neighbourhood. Policy 5.1.1.6 supports higher-density, urban development forms without the provision of parking. The privatization of curb space through increasing private approaches, whereby an on-site private parking space for one or two landowners precludes the use of curb space for street parking and other purposes for all users is generally discouraged. Further, development applications are encouraged to reduce the number of private approaches on site. Section 5.1.2 further prioritize walking, cycling and transit within, and to and from, the Downtown Core.

Schedule B1 – Downtown Core Transect defines the area as Minor Corridor and Evolving Neighbourhood. On Downtown Core Minor Corridors, all buildings shall have active entrances facing the Minor Corridor, regardless of use. Minimum 2 storeys and maximum building heights are in accordance with the Sandy Hill Secondary Plan.

Policies from the Sandy Hill Secondary Plan are carried forward into the New Official Plan, including direction for functional main entrances, indoor / outdoor amenity areas where possible, designs which contribute to the public realm.

Planning rationale

Staff are supportive of the applicant’s request to permit site specific provisions for the proposed three-storey addition on the subject lands.

The building design and proposed development provide a consistent street wall along Laurier Avenue East, proving compatibility through consistent setbacks and facades. Primary and active entrances are provided along Laurier Avenue. The proposed addition will be shorter in height than the existing non-conforming building. No additional building height is proposed and the three-storey additional complies with the “R4” zoning and is consistent with the Sandy Hill Secondary Plan. The addition will provide additional housing in the form of 18 new dwelling units comprising of 14 bachelor units and four two-bedroom units.

The proposed addition provides for a continuation of the Laurier Avenue East streetscape, by completing the gap in street facade created by the exiting surface parking lot, and by re-locating the existing outdoor garbage storage to be behind the

existing building and within a new enclosed accessory structure for better onsite management and collection.

The applicant has requested a reduction of the minimum resident parking from the required minimum of 26 spaces to 0 spaces. The site is in close proximity to amenities on Laurier Avenue, King Edward Avenue, Rideau Street, its location within the heart of Sandy Hill, its location within 700 metres of the existing Rideau O-Train station. Efforts have also been taken to encourage active transportation by proposing bicycle parking spaces in excess of Zoning By-law requirement. A combination of options for bicycle parking is provided which includes covered bicycle parking in the rear yard, interior bicycle parking, and visitor bicycle parking adjacent to the main entrance. While not in full force and effect, the City's New Official Plan supports and encourages the reduction of vehicular parking in the Downtown Core and prioritize walking, cycling and transit within, and to and from, the Downtown Core.

The applicant has requested a reduction in the minimum required rear yard setback from 8.0 metres to 6.4 metres and a reduction in the required rear yard area from 223.86 square metres to 180 square metres. The reduced rear yard setback will be consistent with the existing rear yard setback of the existing building. Amenity space is provided via a combination of private balconies and the outdoor rear yard space. Balconies in the development are sensitively located strictly along Laurier Avenue to mitigate issues of overlook and privacy. There are no balconies overlooking the rear yard and no rooftop amenity space is proposed. To mitigate impact on the adjacent uses, the applicant proposes fencing and landscaping along with the retention of the existing hedge along the rear lot line. Lighting at the entrances and gated access to the rear yard is proposed for security.

The current waste storage for the building is not enclosed, is located along the east face of the existing building and can be seen from Laurier Avenue. Staff have received several complains about the state of the waste storage on the property.

The zoning provisions require that the accessory structure is setback a minimum of 1.2 metres from the corner lot line along Sweetland Avenue. The applicant has requested relief to 0.6 metres which will bring the accessory building in line with the street facing façade of the existing building. Waste storage will be fully enclosed within a new accessory building and resident access will be from the interior of the site for ease of access and use. The reduced setback will minimize opportunities for any storage outside of the structure while also maximizing opportunities for landscaping and amenity

space within the site. The waste facility is also located beside the existing hedge that will be maintained and create a landscape buffer with the abutting residential property.

The proposed low-rise addition and site specific amendments are supported by both the existing Official Plan and the new Official Plan by providing a range of housing opportunities and prioritize walking, cycling and transit within, and to and from, the Downtown Core.

Sandy Hill Secondary Plan

The proposed three storey addition complies with the 'Low Profile Residential Area' design within the Sandy Hill Secondary Plan and is below maximum height of four storeys. The proposed addition removes the existing parking lot and vehicular access off Laurier Avenue East, and both completes a gap in façade wall along streetscape and reduces vehicular intrusions in the pedestrian right of way. The proposed addition maintains the scale, form, proportion, and spatial arrangement by providing and appropriate transition between the existing six-storey apartment building and the adjacent three-storey residential building. Within the rear yard, the proposed addition maintains the exiting rear yard setback and removes the existing parking lot and associated access in favour of a fences and landscaped amenity area. Waste storage, previously located along the Laurier Avenue East frontage, is moved inside a fully enclosed accessory building, along Sweetland Avenue, thereby improving the streetscape and minimizing impact on adjacent properties. The design of the waste storage building also always for ease of use, waste management and collection.

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 associated with this report.

COMMENTS BY THE WARD COUNCILLOR

The Ward Councillor provided the following comments:

“Sandy Hill is not new to intensification or infill development. So, when looking at a development application, it requires a development application to approach integration in a neighbourhood cautiously and meticulously to ensure it is done right from the onset.

This application seeks relief from:

- the required rear yard setback,
- the setback for an accessory structure,
- needed vehicular parking

It is essential for me to not only look at the zoning request before us but also what that request allows if approved.

Looking ahead at site plan conditions, this will consider what this approval will live in this established neighbourhood, including reviewing the proposed amenity space, access to the property, and the building and garbage storage.

It is necessary to ensure that it fits and works well within the current neighbourhood conditions when a new development is built.

The above waiver request is actually even greater than the 3 listed above. This proposal suggests two entrances, two buildings by not connecting the new building to the old one properly and essentially making this “addition” more of a new building beside a current existing apartment building rather than an extension to an existing apartment building. If Planning was to consider this 2nd building as an entire new and separate building on a neighbouring lot the appropriate rear yard and side yard setbacks would be required. Further, the storage for the new building would entirely be indoors as limited surface space would require design to keep storage and likely parking indoors.

I have concerns that are still not addressed. Although they may not seem connected to a rezoning application, they should be considered when approving this planning application.

As this committee is aware, Sandy Hill is one of the neighbourhoods in this City which has most bylaw calls of ALL wards in the City, specifically to garbage, noise and parking violations. Mitigation measures are possible with the right interventions and approaches from the applicant.

It is important for planning dept to support the one city one team effort and prevent future by law calls for these form of waiver requests.

Specifically, making sure garbage is indoor to the main building is integral to managing the success of garbage storage and minimise impacts. With this application, waste is

not being proposed indoors in the main building. In a rental, multi-residential environment not having waste managed indoors to the main building put additional pressures onto the neighbourhood and into City services (by law, solid waste, public works etc.)

To understand why this is unacceptable, I want to share with you the current condition at the site: a parking lot and an existing six-storey apartment building. This building has already received complaints about garbage, neglect, and poor property maintenance management. The proposed addition will only add to this pressure by removing all the parking and creating double the amount of waste. The proposed location of the waste storage is on the front yard of the neighbour of Sweetland which currently has adequate rear yard setback (buffer).

Additionally, this proposal will consume entirely a former parking lot that was well used by current needs of the existing apartment building. Removing parking while not providing any visitor parking is a concern adds angst to the situation.

To this point, I find that this misuses the opportunity to add an addition and alter and improve a current space. It does poorly to integrate with the existing building, does not propose a proper solution for garbage management, yet increases the demand on the property. Neighbourhood impacts then become more significant, which can be alleviated by indoor waste, gate systems to protect tenant privacy, fob systems to the rooftop amenity space, and appropriate car-sharing/visitor parking on-site – when considered and implemented at the site plan stage.

Materials such as brick, the colour of the brick - the look and feel of the building must respect existing characteristics in this historic neighbourhood particularly for a property along Laurier East which is the spine to the Prime Minister's Row initiative.

For this proposal to achieve success and become a welcome infill development, these concerns outlined above must be addressed to achieve success in design, minimise community impacts and not increase pressure on City services”

LEGAL IMPLICATIONS

In the event the recommendations are adopted and the resulting zoning by-law is appealed to the Ontario Land Tribunal, it is expected that a three day hearing would be required. It is anticipated that the hearing could be conducted within staff resources. Should the application be refused, reasons must be provided. In the event of an appeal, it would be necessary to retain an external planner.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications associated with this report.

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. In the event the applications are refused and appealed, it would be necessary to retain an external planner. This expense would be funded from within Planning Services operating budget.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Thriving Communities

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-21-0087) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to workload volumes.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning. (as amended)

Document 3 Consultation Details

Document 4 Proposed Concept

CONCLUSION

Planning staff recommend approval of the Zoning By-law amendment application for 280 Laurier Avenue East to permit the existing mid-rise apartment dwelling along with a three-storey addition to the existing structure subject to the performance standards of an apartment dwelling. Staff are of the opinion that the proposed three-storey side addition is appropriate and will provide additional dwelling units and housing choices 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 R4UD zone provisions within the current Zoning By-law and 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, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (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.

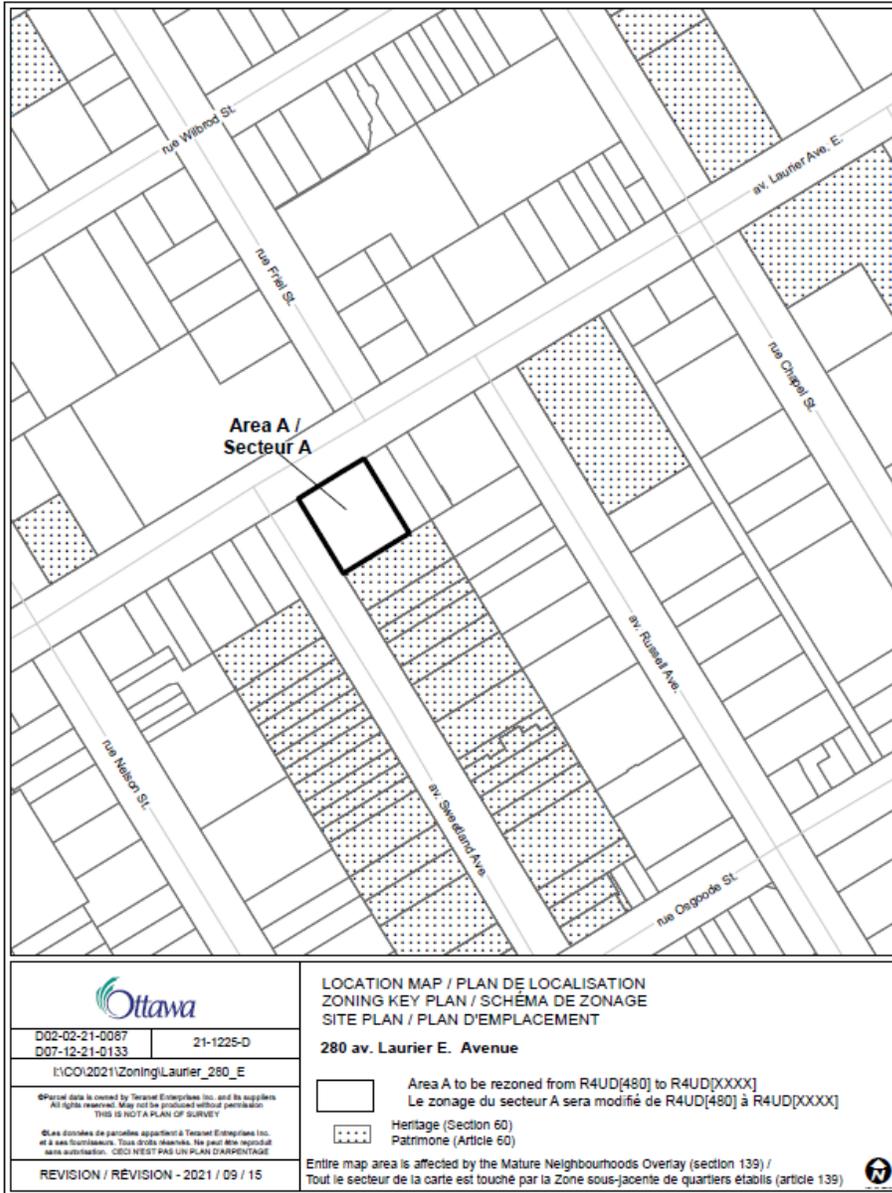
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Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa



Document 2 – Details of Recommended Zoning (as amended)

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 280 Laurier Avenue East:

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. In column II add the text: R4UD [XXXX]
 - b. In column V add the following text:
 - i. An apartment dwelling, mid-rise, existing as of the date of the passing of this by-law, is permitted to expand, and any additions to the existing structure are subject to the performance standards of an apartment dwelling, low-rise in the R4UD zone.
 - ii. Where there is an addition as provided above, the following shall apply to the lot and the said structure
 - a. Despite Section 101 and 102, vehicle parking spaces are not required.
 - b. Minimum rear yard area required: 180 square metres.
 - c. A minimum Rear Yard Setback of 6.40 m
 - d. Minimum setback of an accessory structure from a side lot line abutting a street along Sweetland Avenue is 0.6 metres.
 - e. Despite Section 143, the garbage storage area must be located within the principle building.

Document 3 – Consultation Details

Notification and Consultation Process

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. Planning staff received 8 public comments regarding this application. The comments are grouped according to theme below:

Public Comments and Responses

Comment: Use

- The courtyard and balconies will generate noise and result in the loss of privacy for adjacent residents.
- The waste structure will present an odor concern for residents.
- There is already lots of waste on site which is not properly maintained. More units will aggravate the situation. No more units should be supported.

Response:

Amenity area is provided in a combination of private balconies and a rear yard amenity area. To respect adjacent neighbours, all balconies are located along the Laurier Street frontage. There are no proposed balconies overlooking the rear yard. The at grade amenity space includes both tree plantings and a 6 foot high wood fence to provide additional privacy.

Waste for the site is being re-located from the side yard to the rear yard adjacent to Sweetland Avenue. The proposal includes the introduction of an enclosed accessory waste structure in the rear yard. Service access for waste collection will be provided from Sweetland Avenue. This fully enclosed indoor space ensures that impacts to neighbouring properties are minimized. Tenant access to the accessory structure is provided from within the fenced and gated courtyard, ensuring ease of access and coordinated storage for users.

Comment: Traffic / Parking

- There will be an increase in traffic and on street parking. There is already a lack on public parking in the area.

Response:

The subject property is located in close proximity to amenities on Laurier Avenue, King Edward Avenue, Rideau Street. Its location within 700 metres of the existing Rideau LRT station. Covered spaces, indoor spaces, and visitor bicycle parking is additionally proposed to be in excess of the minimum requirements for the site.

