

**Planning Committee / Comité de l'urbanisme  
Motion**

Meeting date / Date de la réunion : 25 August 2022 / 25 août 2022  
Agenda No. / Ordre du jour n° :

Item Title / Titre du point de l'ordre du jour : ACS2022-PIE-PS-0093

**Re / Objet :** 280 Laurier Avenue Zoning By-law Amendment – Garbage Location

Moved by / Motion de : Councillor S. Moffatt (on behalf of Councillor M. Fleury)

**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).**

## Document 2 – Details of Recommended Zoning

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.