

October 4, 2022

**Mr. Michael Boughton**

Planner III, Development Review - East  
City of Ottawa  
110 Laurier Avenue West  
Ottawa, ON K1J 1J1

**Via Email:** [michael.boughton@ottawa.ca](mailto:michael.boughton@ottawa.ca)

**RE: Phoenix Old Montreal Road  
Response to Zoning By-law Amendment Comments**

Dear Mr. Boughton,

As requested, Fotenn has prepared the following Zoning By-law table for the proposed development at 1154, 1172, 1176, 1180 & 1208 Old Montreal Road in the City of Ottawa.

Should you have any questions, please don't hesitate to contact the undersigned.

Sincerely,



Thomas Freeman B. URPL  
Planner



Paul Black, MCIP RPP  
Associate, Planning

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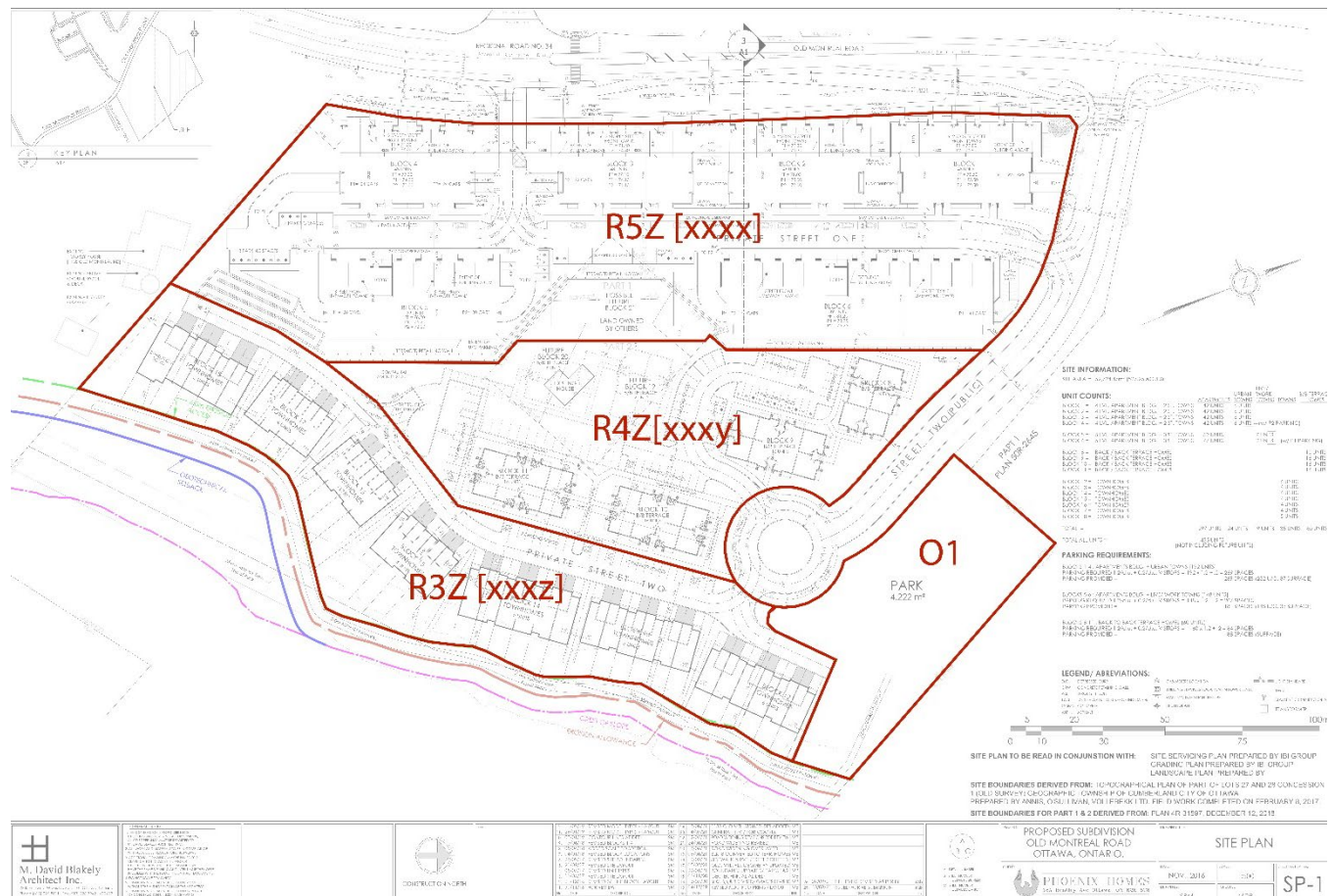
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**FOTENN**

# 1154, 1172, 1176, 1180 & 1208 Old Montreal Road Zoning Review

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The proposed Zoning By-law Amendment would rezone the subject lands to R5Z along Old Montreal Road, R4Z in the centre of the lands, and R3Z along the south edge of the development. The proposed park block would be rezoned to O1. The proposed zones are shown in the map below.



## Blocks 2,3,4,5,6 & 7 (Mid-rise Apartments)

The proposed zoning for these lands is “Residential Fifth Density, Subzone Z, Special Exception xxxx (R5Z [xxxx])”. The proposed development is compared to the provisions of the R5Z zone below.

| Zoning Mechanism  | Required – R5Z   | Proposed   | Conformity |
|-------------------|--|--|------------|
| Permitted Uses    | Apartment dwelling, mid rise<br>Apartment dwelling, low rise<br>Townhouse dwelling | Apartment dwelling, mid rise<br>Apartment dwelling, low rise<br>Townhouse dwelling | Yes        |
| Minimum Lot Width | 18 m   | 238 m  | Yes        |

| Zoning Mechanism  | Required – R5Z   | Proposed          | Conformity |
|---|--|-------------------|------------|
| Minimum Lot Area  | 540 m²   | 18,349 m²         | Yes        |
| Maximum Building Height   | Shown with an H Suffix   | 20m (H suffix)    | Yes        |
| Minimum Front Yard Setback  | 3m   | 1.5 m             | No         |
| Minimum Corner Side Yard Setback  | 3m   | 2.5 m             | No         |
| Minimum Rear Yard Setback   | 7.5 m  | 5 m               | No         |
| Minimum Interior Side Yard Setback  | Within 21 metres of the front lot line: 1.5 m  | 3.5 m             | Yes        |
|   | Located further than 21 metres from the front lot line: 6 m  |                   |            |
| Minimum Parking Space Rates   | <b>Residential:</b> 1.2 per dwelling unit: 340 x 1.2 = 408<br><br><b>Visitor:</b> 0.2 per dwelling unit: 340 x 0.2 = 68<br><br><b>Total:</b> 476 | <b>Total:</b> 450 | No         |
| Landscape Buffer for Parking Lots   | 10 or fewer spaces not abutting a street: 0 m  | N/A               | Yes        |
|   | 1 to 100 spaces not abutting a street: 1.5 m   | >1.5m             |            |
|   | Over 100 spaces not abutting a street: 3 m   | N/A               |            |
| Section 131 – PUD Provisions  |  |                   |            |
| Minimum Width of a Private Way  | 6 m  | 6 m               | Yes        |
| Minimum Setback for Any Wall of a Residential Use Building to a Private Way                               | 1.8 m  | 3 m               | Yes        |
| Minimum Setback for Any Garage or Carport Entrance from a Private Way                                     | 5.2 m  | N/A               | Yes        |
| Minimum Separation Area between Buildings within a PUD (where the Building Height is Greater than 14.5 m) | 3 m  | 6 m               | Yes        |

| Zoning Mechanism   | Required – R5Z | Proposed | Conformity |
|--|----------------|----------|------------|
| Required visitor parking may be provided as parallel parking on a private way, provided the private way has a minimum width of 8.5 metres. | 8.5 m          | 8.5 m    | Yes        |

**Proposed Provisions of Exception XXXX:**

- / Section 163(9) does not apply.
- / The front lot line is along Old Montreal Road.
- / The lands with the R5Z[XXXX] are considered one lot for zoning purposes.
- / Maximum permitted height is 22 metres
- / Minimum Front Yard setback is 1.5 m.
- / Minimum Corner Side Yard Setback is 2.5 m.
- / Minimum Rear Yard Setback is 5 m.
- / The required parking for a residential use is 1 space per unit.

**Blocks 8 & 9 and 1172 Old Montreal Road (Stacked Towns)**

The proposed zoning for these lands is “Residential Fourth Density, Subzone Z, Special Exception xxxy (R4Z [xxxxy])”. The proposed development is compared to the provisions of the R4Z zone below.

| Zoning Mechanism                          | Required – R4Z   | Proposed                                       | Conformity |
|---|--|--|------------|
| <b>Permitted Uses</b>                     | Apartment dwelling, low rise, Stacked dwelling   | Apartment dwelling, low rise, Stacked dwelling | Yes        |
| <b>Minimum Lot Width</b>                  | 18 m   | >18 m  | Yes        |
| <b>Minimum Lot Area</b>                   | 540 m <sup>2</sup>   | >540 m <sup>2</sup>                            | Yes        |
| <b>Maximum Building Height</b>            | 15 m   | 15 m   | Yes        |
| <b>Minimum Front Yard Setback</b>         | 3 m  | 2.5 m  | No         |
| <b>Minimum Corner Side Yard Setback</b>   | 3 m  | 4.97 m   | Yes        |
| <b>Minimum Rear Yard Setback</b>          | 6 m  | >6 m   | Yes        |
| <b>Minimum Interior Side Yard Setback</b> | Where the building wall is greater than 11 m in height: 3 m<br>In all other circumstances the minimum required interior side yard setback is 6 m | 2 m  | No         |
| <b>Minimum Parking Space Rates</b>        | <b>Residential:</b> 1.2 per dwelling unit: 60 x 1.2 = 72   | <b>Total:</b> 88                               | Yes        |

| Zoning Mechanism  | Required – R4Z  | Proposed | Conformity |
|---|---|----------|------------|
|   | <b>Visitor:</b> 60 per dwelling unit: 60 x 0.2 = 12<br><br><b>Total:</b> 84 |          |            |
| <b>Landscape Buffer for Parking Lots</b>  | 10 or fewer spaces not abutting a street: 0 m                               | N/A      | <b>No</b>  |
|   | 1 to 100 spaces not abutting a street: 1.5 m                                | 0m       |            |
|   | Over 100 spaces not abutting a street: 3 m                                  | N/A      |            |
| <b>Section 131 – PUD Provisions</b>   |   |          |            |
| <b>Minimum Width of a Private Way</b>   | 6 m   | 6 m      | <b>Yes</b> |
| <b>Minimum Setback for Any Wall of a Residential Use Building to a Private Way</b>  | 1.8 m   | 2.2 m    | <b>Yes</b> |
| <b>Minimum Setback for Any Garage or Carport Entrance from a Private Way</b>  | 5.2 m   | N/A      | <b>Yes</b> |
| <b>Minimum Separation Area between Buildings within a PUD (where the Building Height is Greater than 14.5 m)</b>                                  | 1.2 m   | >1.2 m   | <b>Yes</b> |
| <b>Required visitor parking may be provided as parallel parking on a private way, provided the private way has a minimum width of 8.5 metres.</b> | 8.5 m   | N/A      | <b>Yes</b> |

**Proposed Provisions of Exception XXXY:**

- / The lands within the R4Z[XXXY] are considered one lot for zoning purposes.
- / Minimum Front Yard Setback is 2.9 m.
- / Minimum Interior Side Yard Setback is 2.1 m.
- / The required landscaped buffer for a parking lot, with between 10 and 100 spaces, not abutting a street, is 0 metres.

**Blocks 13, 14, 15, 16, 17, 18, & 19 (Townhouses)**

The proposed zoning for these lands is “Residential Third Density, Subzone Z, Special Exception xxxz (R3Z [xxxz])”. The proposed development is compared to the provisions of the R3Z zone below.

| Zoning Mechanism  | Required – R3Z  | Proposed            | Conformity |
|---|---|---------------------|------------|
| Permitted Uses  | Townhouse dwelling  | Townhouse dwelling  | Yes        |
| Minimum Lot Width   | 6 m   | >6 m                | Yes        |
| Minimum Lot Area  | 150 m <sup>2</sup>  | >150 m <sup>2</sup> | Yes        |
| Maximum Building Height   | 11 m  | 11 m                | Yes        |
| Minimum Front Yard Setback  | 3 m   | 5.2 m               | Yes        |
| Minimum Rear Yard Setback   | 6 m   | 6 m                 | Yes        |
| Minimum Interior Side Yard Setback  | 1.2m  | 1.5 m               | Yes        |
| Minimum Parking Space Rates   | <b>Residential:</b> 1 per dwelling unit:<br>31 x 1 = 31<br><br><b>Visitor:</b> None required, section<br>102 (4).<br><br><b>Total:</b> 31 | <b>Total:</b> 62    | Yes        |
| <b>Section 131 – PUD Provisions</b>   |   |                     |            |
| Minimum width of a private way  | 6 m   | 6.7 m               | Yes        |
| Minimum setback for any wall of a residential use building to a private way                               | 1.8 m   | 5.2 m               | Yes        |
| Minimum setback for any garage or carport entrance from a private way                                     | 5.2 m   | 5.2 m               | Yes        |
| Minimum separation area between buildings within a PUD (where the building height is greater less 14.5 m) | 1.2 m   | 3 m                 | Yes        |

Proposed Exception XXXZ:

/ The lands zoned R3Z[XXXZ] are one lot for zoning purposes.