

Zoning By-law Amendment Application

305 Wilbrod Street

Planning Rationale Report

January 2018

Prepared for

Nathalie Chartier

Paquette Planning Associates Ltd.

56 Hutchison Avenue

Ottawa, Ontario

K1Y 4A3

PH: 613-722-7217

FX: 613-722-0762

www.paquetteplanning.ca

Table of Contents

Section	Page
1. Introduction	1
2. Site Context and Existing Land Use	1
3. Planning Context	6
4. Proposal and Required Approvals	12
5. Planning Rationale	13
6. Conclusion	22

List of Figures

Figure 1 a:	Location Plan
Figure 1 b:	Location Plan (Detail)
Figure 2:	Property Survey
Figure 3:	Sandy Hill Secondary Plan Schedule J Land Use
Figure 4 a:	Existing Zoning
Figure 4 b:	Existing Zoning (Detail)
Figure 5:	Areas of Minimum Parking Space Requirements
Figure 6:	Proposed Concept Plan

List of Appendices

Appendix A:	Zoning Compliance Chart of Proposed Concept Plan
Appendix B:	Zoning Compliance Chart of Existing Conditions

1. Introduction

The application before you is a request to obtain zoning approval to permit a physiotherapy clinic on the ground floor in the existing building at 305 Wilbrod Street. While there already is a physiotherapy clinic operating in the building today as a home based business, the owner wishes to expand the clinic to a maximum of 200 sq. meters on the ground floor which in turn necessitates a zoning bylaw amendment to recognize the use in By-law 2008-250. In addition, the application calls for some housekeeping amendments to recognize existing non-conforming conditions and parking landscape buffer requirements should the owner decide to improve the parking area on the property. The following provides a description of the project and supporting planning rationale.

2. Site Context and Existing Land Use

The subject property is located in the community of Sandy Hill on the north side of Wilbrod Street just west of Friel Street. The subject property is 811 sq. meters in area with a frontage of 26.6 meters. The existing building on the property houses 8 apartment dwellings and the home based physiotherapy clinic referred to above. The property also includes an unpaved parking area located west of the building.

Adjacent land uses include:

- North: residential uses of varying densities fronting onto Stewart Street;
- West: multiple unit residential uses;
- South: multiple unit residential uses including a 6 storey building; multi tenant commercial building accommodating the following uses: music school, barber and pet food coop
- East: multi tenant commercial building accommodating the following uses: laundromat and coffee shop; multiple residential, a restaurant and an elementary school on the east side of Friel Street

The subject property is known as Plan 6 E21 Lot 22 and 23 and PIN 04211079. See Figure 1 a: Location Plan and Figure 1 b: Location Plan (Detail) which locate the subject property within the community of Sandy Hill. As well, please see Figure 2: Property Survey and Photos 1-6 which depict the subject property as well as adjacent land uses.

Figure 1 a: Location Plan



Figure 1 b : Location Plan (Detail)



Figure 2: Property Survey

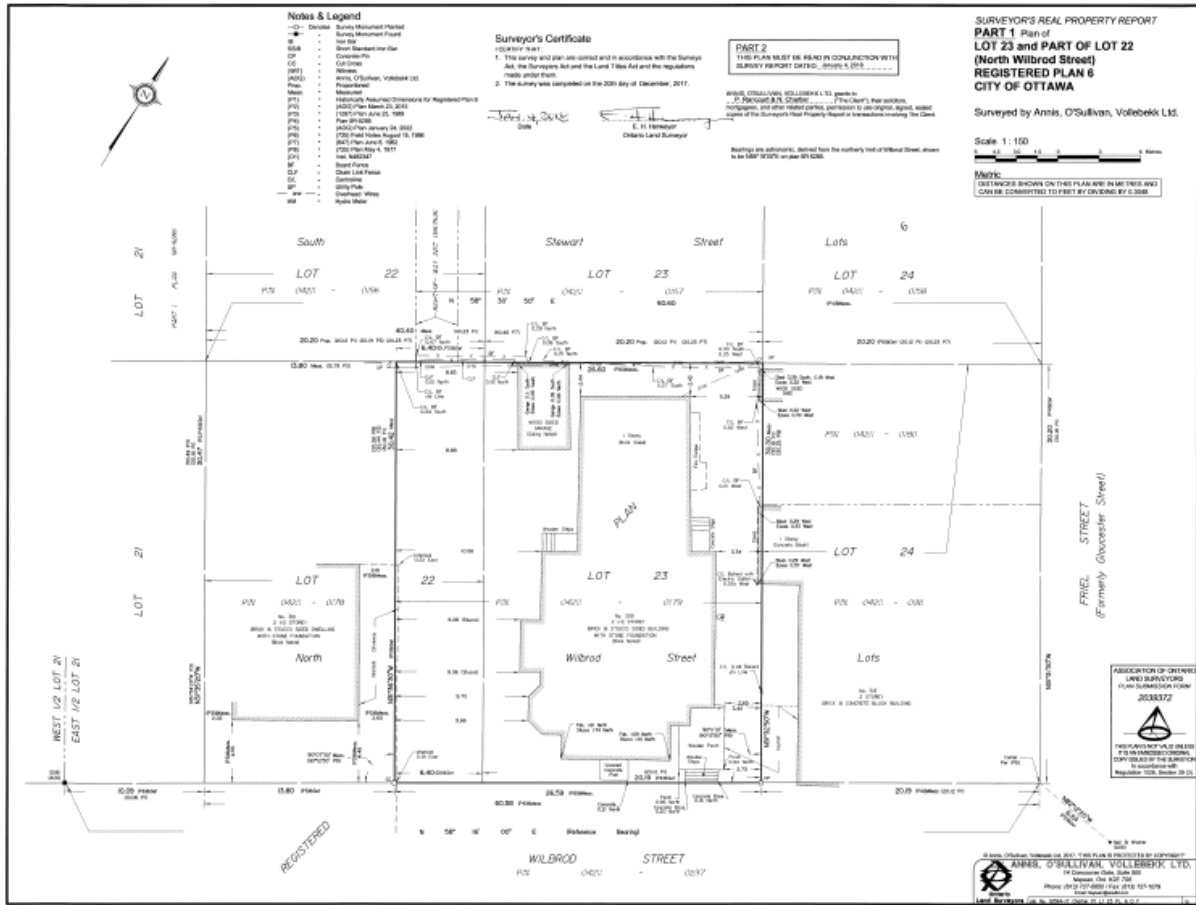


Photo 1: Subject property



Photo 2: Multiple unit residential uses to the west of subject property



Photo 3: Multiple residential uses across the street from subject property



Photo 4: Multi tenant commercial building accommodating the following uses: music school, barber and pet food coop located across the street from the subject property



Photo 5: Commercial uses located east of the subject property on the south side of Wilbrod Street east of Friel Street



Photo 6: Multi tenant commercial building accommodating the following uses: laundromat and coffee shop to the immediate east of the subject property.



3. Planning Context

City of Ottawa Official Plan 2003

The subject property is designated General Urban in accordance with Schedule B of the City of Ottawa Official Plan. The General Urban Area designation “*permits the development of a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances, in combination with conveniently located employment, retail, service, cultural, leisure, entertainment and institutional uses*”.

City of Ottawa Official Plan Amendment No. 150

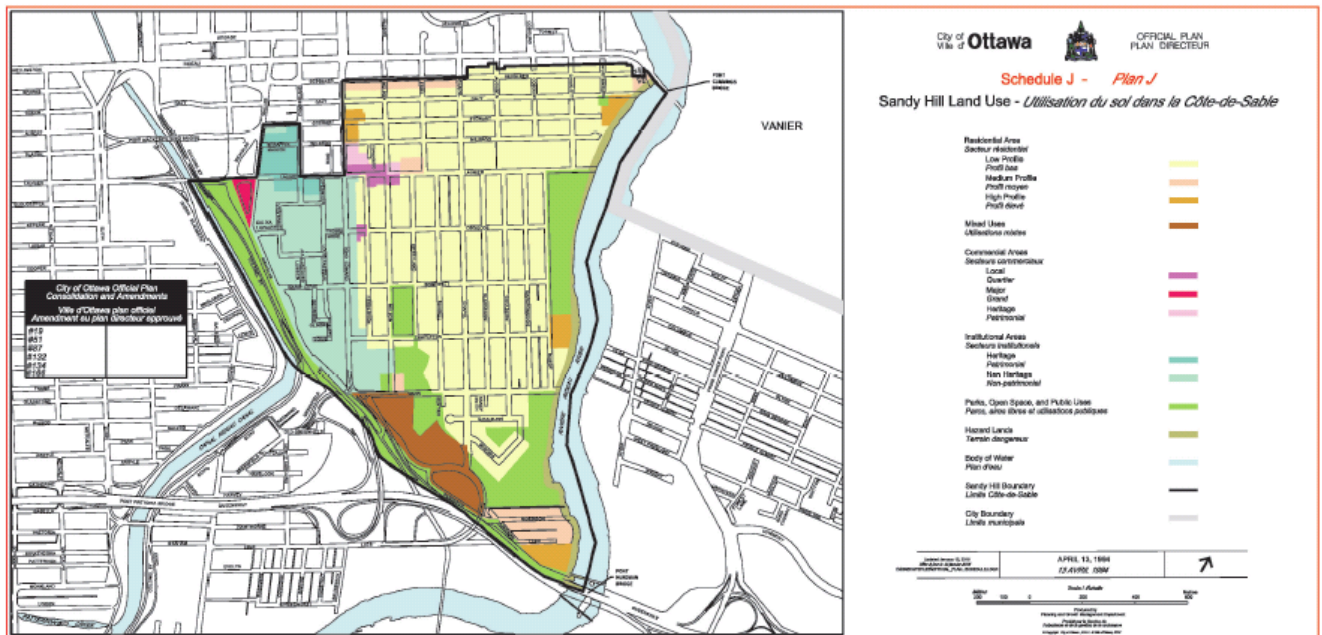
In 2013, the City of Ottawa reviewed its Official Plan which resulted in numerous changes to policy references and to land use designations. Ottawa Council adopted Official Plan Amendment (OPA) 150 to implement the changes in December 2013 and it was subsequently approved by the Ministry of Municipal Affairs and Housing (MMAH) and then appealed.

While OPA 150 is not in full force and effect, it is understood that none of the policy changes contemplated in OPA 150 alter the applicable policies of Official Plan 2003 as discussed above.

Sandy Hill Secondary Plan

The subject property is designated ‘Residential’ per Schedule J of the Sandy Hill Secondary Plan. See Figure 3: Sandy Hill Secondary Plan Schedule J Land Use.

Figure 3: Sandy Hill Secondary Plan Schedule J Land Use



1. Residential Land Use

- i. To preserve and enhance the existing stock of good housing.
- ii. To distinguish among types of new housing on the basis of scale, and to locate the different types in areas appropriate to them.
- iii. To provide a wide variety of housing, including accommodation for low-income people, the elderly, the handicapped and others with special needs.
- iv. To permit public uses that complement the residential ones in type and intensity.
- v. For the lands known municipally as 85 Range Road, designated as High Profile on Schedule J, the maximum building height is 10 storeys and the tenth storey may only be used for amenity space and mechanical equipment. [Amendment 87, July 14, 2010]
- vi. A mix of institutional, commercial, and residential uses that serve both the University and the adjacent residential community will be permitted at 261, 265, 271, 275, and 281 Laurier Avenue East and 400 Friel Street. [Amendment #134, OMB File #PL140348, November 12, 2015]

While the Residential designation does not specifically permit commercial uses, it is understood that the Secondary Plan, is subordinate to the Official Plan which in turn does permit such a use as discussed above. Also see section 5 of this report.

Zoning Bylaw 2008-250

The subject property is zoned R4T [480] as shown on Figure 4 a and Figure 4 b according to Zoning Bylaw 2008-250.

Figure 4 a: Existing Zoning

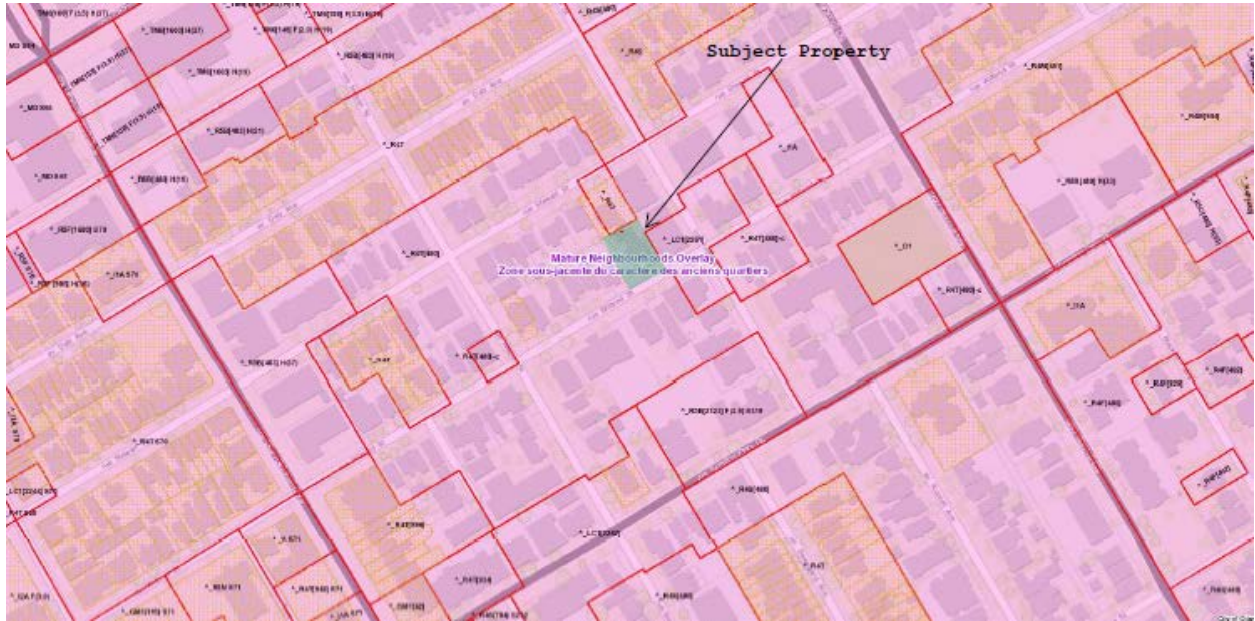


Figure 4 b: Existing Zoning (Detail)



The R4T [480] zone permits the following uses per section 161 of Zoning Bylaw 2008-250:

161. In the R4 Zone:

Permitted Uses

	(1)	The following uses are permitted uses subject to:
	(a)	the provisions of subsection 161 (2) to (15);
	(b)	a maximum of three guest bedrooms in a bed and breakfast; and
	(c)	a maximum of ten residents permitted in a group home.
		<p>apartment dwelling, low rise bed and breakfast, <i>see Part 5, Section 121</i> community garden, <i>see Part 3, Section 82</i> detached dwelling diplomatic mission, <i>see Part 3, Section 88</i> duplex dwelling, <i>see Part 5, Section 138 (By-law 2010-307)</i> group home, <i>see Part 5, Section 125</i> home-based business, <i>see Part 5, Section 127</i> home-based daycare, <i>see Part 5, Section 129</i> linked-detached dwelling, <i>see Part 5, Section 138 (By-law 2010-307)</i> park planned unit development, <i>see Part 5, Section 131</i> retirement home, converted <i>see Part 5, Section 122</i> retirement home rooming house, converted <i>see Part 5, Section 122</i> rooming house, secondary dwelling unit, <i>see Part 5, Section 133</i> semi-detached dwelling, <i>see Part 5, Section 138 (By-law 2010-307)</i> stacked dwelling, <i>see Part 5, Section 138 (By-law 2010-307)</i> three-unit dwelling</p>

		townhouse dwelling , <i>see Part 5, Section 138</i> (By-law 2012-334) (By-law 2010-307) (By-law 2014-189)
		A maximum of seven rooming units permitted in a Rooming House, Converted. (By-law 2014-189)

Section 162 as follows, provides a breakdown of applicable setbacks and zone provisions relating to the R4T zone

162.	In the R4 Zone, the following subzones and provisions apply such that:	
	(1) (a)	Column I lists the subzone character;
	(b)	Column II lists the uses from Section 161 (1) that are prohibited uses;
	(c)	Column III identifies the principal permitted dwelling types in order to differentiate in Columns III to XI the required zone provisions applying to the dwelling types;
	(d)	Columns IV through X inclusive, establish required zone provisions applying to development in each subzone;
	(e)	Column XI lists the reference number of additional provisions applying in each subzone. The additional provisions themselves are provided in Table 162B. Where an additional provision applies, the corresponding provision specified in Table 162B takes ultimate precedence over any provision provided in Table 162A;
	(f)	Where a superscript number occurs in Table 162A - eg. varies ¹ , the superscript number 1 refers to a number in Column I of Table 162B which sets out an additional provision;
	(g)	Where “na” appears, it means that the associated provision is not applicable; and

		(h)	Where “varies” appears, the associated provision is referenced and provided as an additional provision.
--	--	-----	---

TABLE 162A – R4 SUBZONE PROVISIONS (OMB Order File N^o: PL150797, issued July 25, 2016 - By-law 2015-228)

I Zone	II Sub- Zone Uses	III Principal Dwelling Types	IV Minimum Lot Width (m)	V Minimum Lot Area (m ²)	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Minimum Rear Yard Setback (m)	X Minimum Interior Side Yard Setback (m)	XI End- notes (see Table 162B)
T	None	Planned unit development	na	1,400	as per dwelling type	3	3	varies1	varies1	1, 17
		Apartment dwelling, low rise, Stacked	15	450	14.520 (By-law 2014-289)	3	3	varies3	varies3	3, 17
		Three Unit	9	270	1118,20	3	3	varies4	varies8	4,8, 17,18
		Detached, Duplex, Linked-detached	7.5	195	1118,20	3	3	varies4	varies8	4,8, 17,18
		Townhouse, Semi-detached	4.5	110	1118,20	3	3	varies4	1.2	4, 17,18

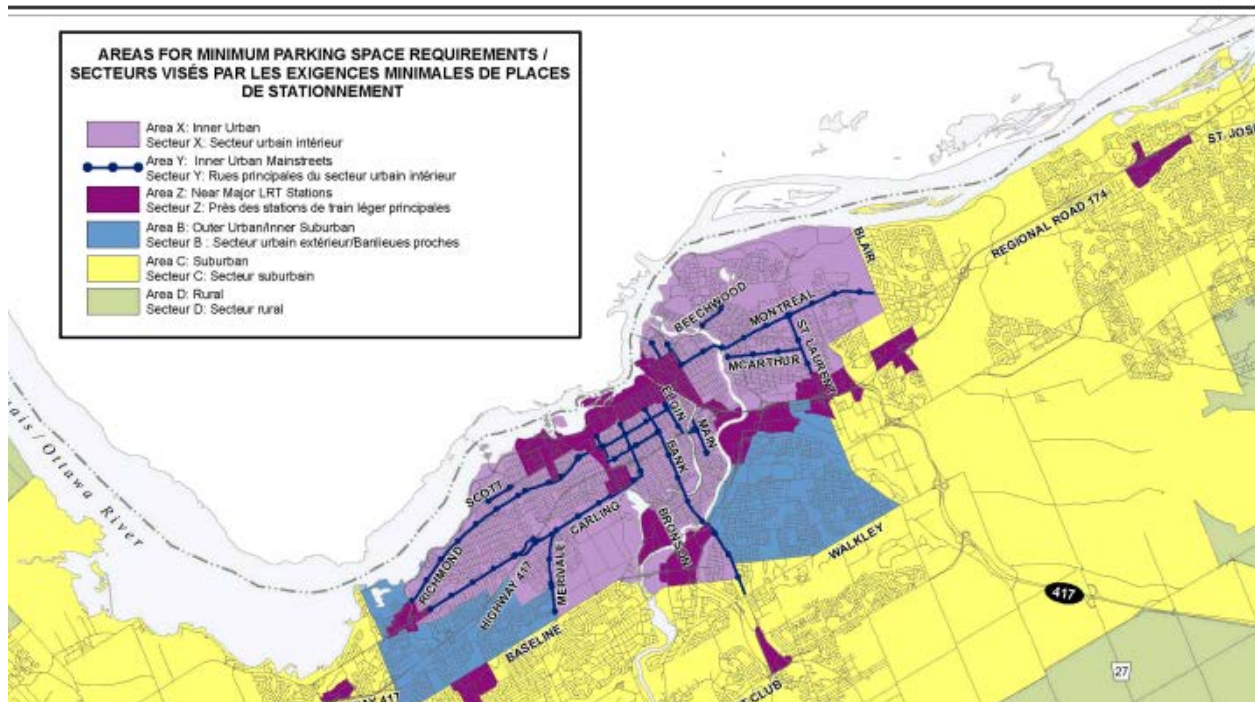
The 480 exception referred to in this zone is subject to the following provisions from Zoning Bylaw 2008-250.

Exception 480

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
		- dwelling unit		- rooming house limited to 50% of gross floor area of building

The subject property is also subject to the parking provisions of Area X of Schedule 1A with respect Minimum Parking Space Requirements; see Figure 5: Areas of Minimum Parking Space Requirements

Figure 5: Areas of Minimum Parking Space Requirements



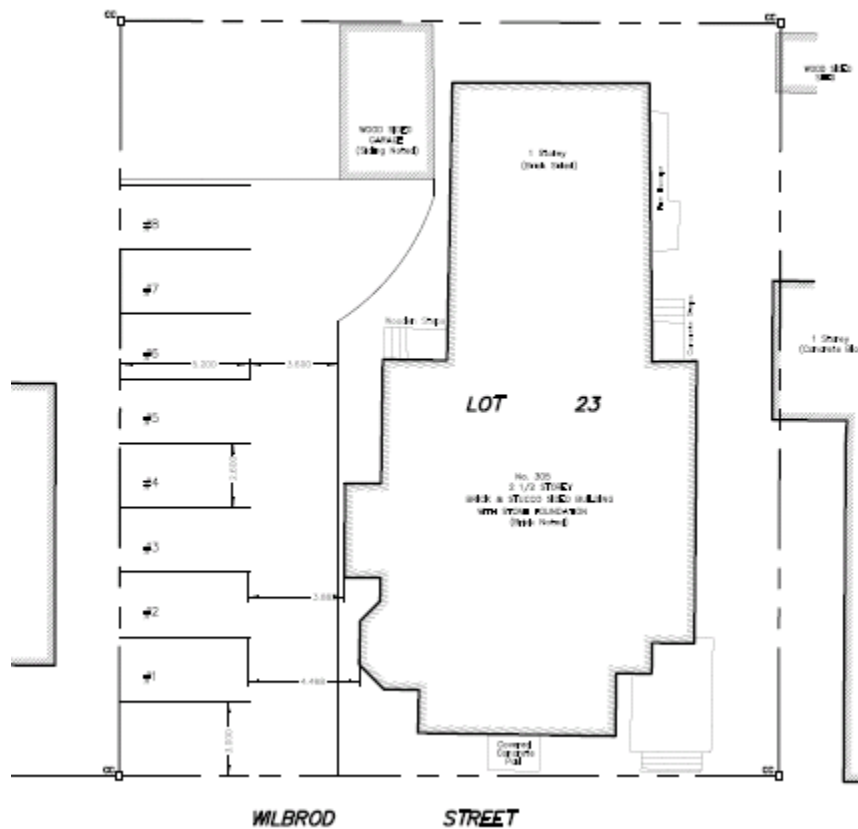
4. Proposal and Required Approvals

The proposal calls for the expansion of the existing physiotherapy clinic currently operating as a home based business on site. Specifically the proposal calls for the clinic to occupy the ground floor up to a maximum of 200 square meters and thus displacing 2 of the 8 exiting apartment dwellings within the building. The zoning bylaw amendment application proposes to add a ‘medical facility’ as a permitted to the subject property; to this end, it is understood the proposed ‘medical facility’ use would recognise the physiotherapy clinic.

According to section 101 (3) of Zoning Bylaw 2008-250, no on site parking is required to accommodate either the existing use or the proposed use as the subject property is located within Area X on Schedule 1A per Zoning Bylaw 2008-250. Specifically, section 101 (3) states that ‘In the case of a building containing residential uses, no off-street motor vehicle parking is required to be provided under this section for the first twelve dwelling units’. In addition, this section states that ‘where a non-residential use located partly or entirely on the ground floor has a gross floor area of 200 square metres or less, no off-street motor vehicle parking is required to be provided.’

Notwithstanding the above, the proposal calls for the retention and possible future improvement of the existing surface parking lot on the property as contemplated in the proposed Concept Plan (see Figure 6: Proposed Concept Plan); to this end, as shown in yellow in Appendix A, the proposal calls for a zoning amendment to section 110 Landscaping Provisions for Parking Lots as the property is not wide enough to accommodate a 1.5 meter landscape buffer.

Figure 6: Proposed Concept Plan



In addition to the above, the proposal calls for the zoning amendment to recognise the existing conditions on site which currently appear as non conforming with Zoning By-law 2008-250; these conditions are highlighted in yellow in Appendix B .

5. Planning Rationale

It is the author's view that the proposed expansion of this existing use within the limits proposed will complement the range of commercial uses and services already in place within this community and near the site. The owner advises that many of her clients are residents of Sandy Hill which represents an opportunity to better serve the local community.

The proposed use is viewed as a ‘quiet’ commercial use which has successfully co-existed, over the years, with the neighbouring residential uses in the area; in addition the proposed use will be compatible with the existing commercial uses located adjacent to the subject property at the intersection of Friel Street and Wilbrod Street on lands zoned LC (Local Commercial) and R4T [480]-c.

5.1 Conforms to the City of Ottawa Official Plan

The City of Ottawa Official Plan 2003 provides a complete set of policies and guidelines to evaluate development proposals such as the one that is subject to this report. This section of the report assesses how the proposed development conforms to sections 4 and 2.5.1 of the City of Ottawa Official Plan policies and guidelines as downloaded from the City of Ottawa’s web site.

- *Policy 4.1 (Site-Specific Policies and Secondary Policy Plans)*

Comment: The subject property is located within a Sandy Hill Secondary Plan area as discussed in this report;

- *Policy 4.2 (Adjacent to Land-Use Designations)*

Comment: The subject property is not adjacent to any significant land use feature identified in this policy;

- *Policy 4.3 (Walking, Cycling, Transit, Road and Parking Lots):*

Comment: The subject property is well served by a grid pattern of streets with sidewalks on both sides of all nearby streets; in addition, both Wilbrod Street and Stewart Street are identified as cycling facilities on geo Ottawa. Finally the area is well served by OC Transpo.

- *Policy 4.4 (Water and Wastewater Servicing):*

Comment: The subject property is connected to municipal water and wastewater facilities. The proposed services are understood to be adequate in order to accommodate the proposed expansion of the physiotherapy clinic. To support this a letter prepared by exp dated December 14 2017, states the following: ‘ We can confirm that the estimated fire flow requirement of 150 L/sec exceeds the available flow/pressure in the City’s water system, which is more than 200 L/sec under maximum day plus fire flow conditions.’

- *Policy 4.5 (Housing):*

Comment: Not applicable

- *Policy 4.6 (Cultural Heritage Resources),*

Comment: Not applicable

- *Policy 4.7 (Environmental Protection),*

Comment: Not applicable A

- *Policy 4.8 (Protection of Health and Safety):*

Comment: The subject property is not within the Ottawa Airport Operating Influence Zone and Ottawa Airport Vicinity Development Zone.

- *Policy 4.9 (Energy Conservation Through Design):*

Comment: The proposed development will encourage energy conservation by enabling local residents to walk to the proposed use as opposed to driving.

- *Policy 4.10 (Greenspace Requirements),*

Comment: The proposal does not trigger a need for additional green space.

- *Policy 4.11 (Urban Design and Compatibility)*

1. *When evaluating compatibility of development applications, the City will have regard for the policies of the site's land use designation, and all applicable Community Design Plans, Secondary Plans, or site specific policies, Council-approved design guidelines, Provincial Environmental Assessments, and functional design plans for capital projects, as well as the Design Objectives and Principles in Section 2.5.1, and the preceding policies in Sections 4.1 through 4.10. [Amendment #76, OMB File #PL100206, August 18, 2011] [Subject to Amendment #113, November 14, 2012]*

Comment: The subject property lies within the Sandy Hill Secondary Plan area. Compliance to the policies of this planning document is discussed later in this report.

2. In addition to those matters set out in Policy 1, above, the City will evaluate the compatibility of development applications on the basis of the following compatibility criteria. The measures of compatibility will vary depending on the use proposed and the planning context. Hence, in any given situation individual criteria may not apply and/or may be evaluated and weighted on the basis of site circumstances: [Amendment #76, OMB File #PL100206, August 18, 2011]

- a. Traffic: Roads should adequately serve the development, with sufficient capacity to accommodate the anticipated traffic generated. Generally development that has the potential to generate significant amounts of vehicular traffic should be located on arterial or major collector roadways so as to minimize the potential for traffic infiltration on minor collector roadways and local streets;

Comment: Given that a significant portion of the clientele are local residents who walk to this facility and given that this use is already in place, it is not anticipated there will be a significant increase in traffic as a result of this proposed change.

- b. Vehicular Access: The location and orientation of vehicle access and egress should address matters such as the impact of noise, headlight glare and loss of privacy on development adjacent or immediately opposite. Vehicular access and egress for development that has the potential to generate a significant amount of vehicular traffic should be oriented on streets other than local streets, wherever the opportunity exists, considering traffic safety and other transportation objectives of this Plan; [Amendment #76, OMB File #PL100206, August 18, 2011]

Comment: The proposed development is proposed to be accessed from Wilbrod Street.

- c. Parking Requirements: The development should have adequate on-site parking to minimize the potential for spillover parking on adjacent areas. A range of parking forms, including surface, decked, and underground, should be considered taking in account the area context and character. Opportunities to reduce parking requirements and promote increased usage of walking, cycling and transit will be pursued, where appropriate, particularly in the vicinity of transit stations or major transit stops in accordance with the provisions of Section 4.3; [Amendment #76, OMB File #PL100206, August 18, 2011]

Comment: No on site parking is required to accommodate either the existing use or the proposed use as the subject property is located within Area X on Schedule 1A per Zoning Bylaw 2008-250.

- d. Outdoor Amenity Areas: The development should respect the privacy of outdoor amenity areas of adjacent residential units and minimize any undesirable impacts through the siting and design of the buildings and the use of screening, lighting, landscaping or other mitigative design measures;

Comment: The proposed development is not required to provide amenity space according Zoning By-law 2008-250.

- e. Loading Areas, Service Areas, and Outdoor Storage: The operational characteristics and visual appearance of loading facilities, service areas (including garbage), parking and areas for the outdoor storage of goods or materials should be mitigated using a variety of methods (e.g., location, containment, screening, berms, and/or landscaping). These uses and activities should be located away from residences where possible;

Comment: Not applicable

- f. Lighting: The potential for light spill over or glare from any lighting source onto adjacent light-sensitive areas should be avoided or mitigated;

Comment: Not applicable

- g. Noise and Air Quality: The development should be located and designed to minimize the potential for significant adverse effects on adjacent sensitive uses related to noise, odours, and other emissions.

Comment: The proposed use is not anticipated will generate any significant noise, odours or other emissions.

- h. Sunlight: The development should minimize shadowing on adjacent properties, to the extent practicable, particularly on outdoor amenity areas, through the siting of buildings or other design measures;

Comment: Not applicable

- i. Microclimate: The development should be designed to minimize adverse effects related to wind, snow drifting, and temperature on adjacent properties;

Comment: Not applicable

- j. Supporting Neighbourhood Services: The development should contribute to or be adequately served by existing or proposed services and amenities such as health facilities, schools, parks and leisure areas. Where the proposed development itself is to contribute such services and amenities, they should be of a scale appropriate to the needs and character of the area. [Amendment #28, July 13, 2005] [OMB decision #2649, September 21, 2006]

Comment: The proposal represents a use that will contribute to the service and amenity needs of this existing neighbourhood.

- 3. Development proponents will indicate how the proposed development addresses the intent of the Design Objectives and Principles. The Design Considerations, set out in Annex 3, offer some ways in which the Design Objectives and Principles might be realized. The importance of each principle will be evaluated and weighted according to the specific circumstances under consideration. While all Design Objectives and Principles must be considered, not all elements will apply in all cases and not all will apply with equal importance. The City will work with the proponent and will consult with the community to best determine how the design framework will be implemented in the local context. [Amendment #76, OMB File #PL100206, August 18, 2011]

Comment: Not applicable

- 4. Buildings, structures and landscaping will be used to clearly define public spaces, such as streets and parks. In density target areas identified in S.2.2.2 of this Plan, development will be in the form of continuous building frontages that frame the street edge and support a more pedestrian-friendly environment. In some parts of the city, this will mean that new development consolidates an existing building fabric through infill or redevelopment opportunities. In other cases, where there is no established building fabric along the street, new buildings will occupy gaps in the streetscape caused by parking and/or deep building setbacks. New buildings must either be

properly integrated into their existing building fabric, or help create a new building fabric.[Amendment #76, OMB File #PL100206, August 18, 2011]

Comment: Not applicable

5. The City will work with development proponents to achieve the Design Objectives and Principles of this Plan through means such as the coordination and development of capital improvements within the public realm with development and redevelopment activities on adjacent properties in the private realm.[Amendment #76, OMB File #PL100206, August 18, 2011]

Comment: Acknowledged.

6. As the owner of many public places, public works and buildings, the City will set an example for the community through the provision of public art in municipal facilities (to include all types of municipal structures, and lands) and will encourage other public- and private-sector owners and developers to include art as a public component of their developments.[Amendment #76, OMB File #PL100206, August 18, 2011]

Comment: No public art is proposed.

7. The following guidance is provided as a guide for the preparation of secondary plans and community design plans, and for consideration when reviewing development applications:
 - a. Low-Rise – a one to four storey building;
 - b. Medium-Rise – a five to nine storey building;
 - c. High-Rise – a building 10 storeys or more.

[Amendment #76, OMB File #PL100206, August 18, 2011]

Comment: Acknowledged

8. High-rise buildings may be considered on lands within the following designations as defined on Schedule B of this Plan, provided all other policies of this Plan are met:
 - a. Central Area;
 - b. Mixed-use Centres and Town Centres;
 - c. Employment Areas that are principally prestige business parks and Enterprise Areas, subject to the provision of appropriate built form transitions between the Employment or Enterprise Area and adjacent residential communities built at lower profiles; and
 - d. Traditional and Arterial Mainstreets, provided the provisions of policy 10 below are satisfied.

[Amendment #76, OMB File #PL100206, August 18, 2011]

Comment: Not applicable

9. In addition to provisions in policy 8 above, high-rise buildings may be considered in the following locations, provided all other policies of this Plan have been met:

- a. Within areas characterized by high-rise buildings that have direct access to an arterial road, or;
- b. Within 600 metres of a rapid transit station as identified on Schedule D, or;
- c. Where a community design plan, secondary plan, or other similar Council-approved planning document identifies locations suitable for the creation of a community focus on a strategic corner lot, or at a gateway location or on a terminating site to strategic view, or a site that frames important open spaces, or at a location where there are significant opportunities to support transit at a transit stop or station by providing a pedestrian and transit-oriented mix of uses and activities, or;
- d. Within areas identified for high-rise buildings where these building profiles are already permitted in the Zoning By-law approved by Council, or;
- e. Within areas where a built form transition as described in policy 12 below is appropriate.

[Amendment #76, OMB File #PL100206, August 18, 2011]

Comment: Not applicable

10. Building heights greater than those identified in Section 3.6.3 on Mainstreets may be considered in the same circumstances as described in policy 9 above. [Amendment #76, OMB File #PL100206, August 18, 2011]

Comment: Not applicable

11. A high-rise building will be considered both as an example of architecture in its own right and as an element of urban design sitting within a wider context. In this regard, the City will consider proposals submitted for High-Rise buildings in light of the following measures:

- a. How the scale, massing and height of the proposed development relates to adjoining buildings and the existing and planned context for the surrounding area in which it is located;
- b. How the proposal enhances existing or creates new views, vistas and landmarks;
- c. The effect on the skyline of the design of the top of the building;

- d. The quality of architecture and urban design, particularly as expressed in Council-approved design guidelines; and
- e. How the proposal enhances the public realm, including contribution to and interaction with its surroundings at street level (e.g. the provision of publicly accessible landscaped area, amenity space and pedestrian respite areas, street trees public art, active land use frontages, legible entrances and views to the street, canopies, awnings and colonnades for continuous weather protection).

[Amendment #76, OMB File #PL100206, August 18, 2011]

Comment: Not applicable

12. A high-rise building will be considered both as an example of architecture in its own right and as an element of urban design sitting within a wider context. In this regard, the City will consider proposals submitted for High-Rise buildings in light of the following measures:

- a. How the scale, massing and height of the proposed development relates to adjoining buildings and the existing and planned context for the surrounding area in which it is located;
- b. How the proposal enhances existing or creates new views, vistas and landmarks;
- c. The effect on the skyline of the design of the top of the building;
- d. The quality of architecture and urban design, particularly as expressed in Council-approved design guidelines; and
- e. How the proposal enhances the public realm, including contribution to and interaction with its surroundings at street level (e.g. the provision of publicly accessible landscaped area, amenity space and pedestrian respite areas, street trees public art, active land use frontages, legible entrances and views to the street, canopies, awnings and colonnades for continuous weather protection).

[Amendment #76, OMB File #PL100206, August 18, 2011]

Comment: Not applicable

13. A high-rise building will be considered both as an example of architecture in its own right and as an element of urban design sitting within a wider context. In this regard, the City will consider proposals submitted for High-Rise buildings in light of the following measures:

- a. How the scale, massing and height of the proposed development relates to adjoining buildings and the existing and planned context for the surrounding area in which it is located;
- b. How the proposal enhances existing or creates new views, vistas and landmarks;
- c. The effect on the skyline of the design of the top of the building;
- d. The quality of architecture and urban design, particularly as expressed in Council-approved design guidelines; and

- e. How the proposal enhances the public realm, including contribution to and interaction with its surroundings at street level (e.g. the provision of publicly accessible landscaped area, amenity space and pedestrian respite areas, street trees public art, active land use frontages, legible entrances and views to the street, canopies, awnings and colonnades for continuous weather protection).

[Amendment #76, OMB File #PL100206, August 18, 2011]

Comment: Not applicable

14. A high-rise building will be considered both as an example of architecture in its own right and as an element of urban design sitting within a wider context. In this regard, the City will consider proposals submitted for High-Rise buildings in light of the following measures:

- a. How the scale, massing and height of the proposed development relates to adjoining buildings and the existing and planned context for the surrounding area in which it is located;
- b. How the proposal enhances existing or creates new views, vistas and landmarks;
- c. The effect on the skyline of the design of the top of the building;
- d. The quality of architecture and urban design, particularly as expressed in Council-approved design guidelines; and
- e. How the proposal enhances the public realm, including contribution to and interaction with its surroundings at street level (e.g. the provision of publicly accessible landscaped area, amenity space and pedestrian respite areas, street trees public art, active land use frontages, legible entrances and views to the street, canopies, awnings and colonnades for continuous weather protection).

[Amendment #76, OMB File #PL100206, August 18, 2011]

Comment: Not applicable

Section 2.5.1, sets out design objectives qualifying how the City wants to influence the built environment and provides specific design objectives as to how the City of Ottawa wants to influence the built environment. These design objectives are addressed below:

Comment: The proposal does not call for any significant alterations to the exterior of the existing building on this property.

5.2 Complies to Sandy Hill Secondary Plan

The proposal complies to the Sandy Hill Secondary Plan as noted by City planning staff in an email dated November 10, 2017 which concluded as follows:

‘Staff have undertaken a further review of the Secondary Plan policies as it applies to your client’s proposal. Given the immediate context of the site, which includes adjacent properties that permit a range

of commercial uses within a Local Commercial Zone (LC1[2261]) that falls within the Low-Profile Residential designation, it is the opinion of staff that adding the proposed medical facility on the ground floor of 305 Wilbrod St. while maintaining the building primarily as a residential use building within the Low-Profile Residential designation does not constitute a major policy change. As such, an Official Plan Amendment is not required in this specific situation’.

6. Conclusion

It is the author’s view that the proposed zoning change contemplated in this report complies to the City’s Official Plan and Sandy Hill Secondary Plan ; in addition, the proposal is believed will be compatible with the existing uses adjacent to the subject property as well as the uses in this neighbourhood.

Appendix A: Zoning Compliance Chart of Proposed Concept Plan

Appendix A: Zoning Compliance Chart of Proposed Concept Plan

**305 Wilbrod Street: Zoning Compliance Chart of Proposed Concept Plan dated Jan 11 2018
which proposes to retain 6 of the 8 existing residential units and to convert 2 apartments into a ground floor
physiotherapy clinic to a max. size of 200 sq. m**

Section 101 (3) Minimum Parking Requirement within the area shown as Area X on Schedule 1A

In the case of a building containing residential uses, no off-street motor vehicle parking is required to be provided under this section for the first twelve dwelling units	0	9
where a non-residential use located partly or entirely on the ground floor has a gross floor area of 200 square meters or less, no off-street motor vehicle parking is required to be provided.	0	9

Section 106

Parking space width (m) minimum per section 106 (3)(a)ii...applicable to 50% spaces for parking lots with more than 20 spaces	2.4	N/A
Parking space width (m) minimum and maximum	2.6 min 2.75 max	2.6
Minimum parking space depth (m)	5.2	5.2

Section 107 (1) aa) Aisle and Driveway Provisions

in the case of an apartment dwelling, low-rise, stacked dwelling, or an apartment mid-rise, or apartment high-rise, the maximum permitted width for a ...double traffic lane that leads to Less than 20 parking spaces	3.6	3.6
---	-----	-----

Section 110 Landscaping Provisions for Parking Lots

Minimum landscape area of parking lot (%)	15% of parking lot area	more than 15%
Minimum required width of landscape buffer of a parking lot not abutting street (m)		
...if fewer than 100 spaces;	1.5	0
Minimum required width of landscape buffer of a parking lot abutting street (m)	3	3

Appendix B: Zoning Compliance Chart of Existing Conditions

Appendix B: Zoning Compliance Chart of Existing Conditions

305 Wilbrod Street: Zoning Compliance Chart of Existing Condition Plan per Survey dated Jan 4, 2018
Property is zoned R4T [480]

	Requirement	Provided
Table 162A (assuming building is deemed an' apartment dwelling')		
Minimum Lot Width (m)	15	26.59
Minimum Lot Area (sq. m)	450	805
Maximum Building Height (m)	14.5	estimated 9.5 m
Minimum Front Yard Setback (m)	3	1.61
Minimum Rear Yard Setback (m) (per end note 3 'The minimum required rear yard setback is equal to 25% of the lot depth but need not exceed 7.5' meters)	7.5	2.42
Minimum Interior Side Yard Setback (m)		
...per end note 3:For any part of a building located within 21 meters of a front lot line...1.5 m if building less than 11 meter and 2.5 if greater than 11 meters)	1.5 (City to confirm)	2.65 (east) and 9.06 (west)
Section 55 (Accessory Buildings)		
Minimum Required Setback from a Front Lot Line (same as required for principal bld'g)	3	20 plus
Minimum Required Setback from an Interior Side Lot Line or Rear Lot Line not abutting a street ...e)Other accessory buildings or structures		
...for interior same as principal building	1.5 or 2.5	8.08 west and 12 plus east
...for rear lot line	0.6	0.09
Minimum Required Distance (m) from Any Other Building Located on the same lot	1.2	0.6
Maximum Permitted Height	3.6 m to roof mid pt. 3.2 m wall	complies
Maximum Permitted Size: not to exceed a lot coverage of 50% of the yard in which they are located, with a maximum cumulative floor area of 55 m2	55 sq. m (City to confirm)	23.4
Section 65 (Permitted Projections into Required Yards)		
Maximum Size and Extent of Projection		
...Covered or uncovered balcony, porch; in the front yard and corner side yard – the greater of 2m or 50% of the required front yard		
.....or corner side yard, but no closer than 1m to a property line;	1.5	0.21