

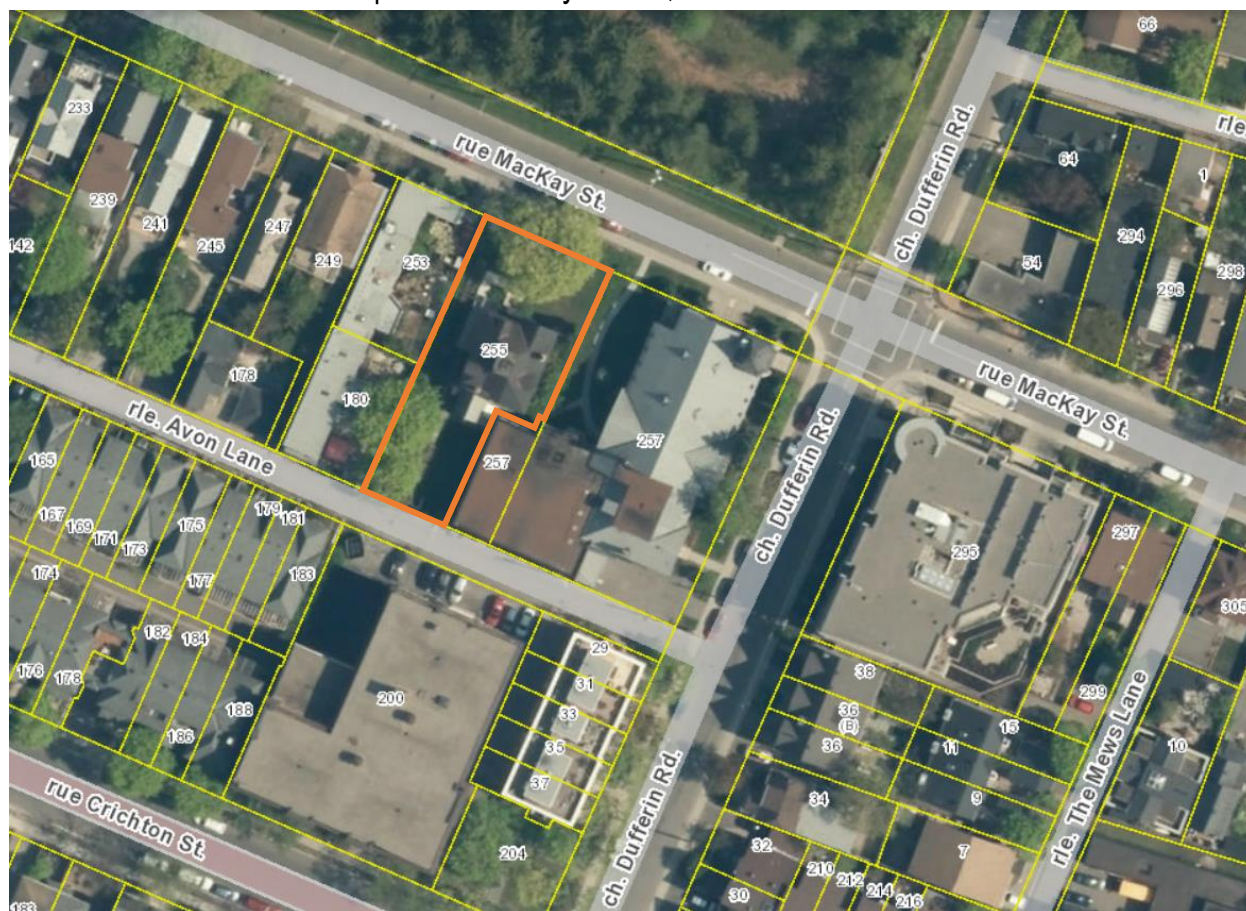


ZONING BY-LAW AMENDMENT

Proposed Residential Development



PLANNING RATIONALE | 255 MacKay Street, Ottawa



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1. OVERVIEW

Lloyd Phillips & Associates Ltd. has been retained by Routeburn Urban Developments (the “client”), to prepare a planning rationale report for a proposed zoning by-law amendment with respect to the lands known municipally as 255 MacKay Street (the “site”), located in the New Edinburgh community.

Our client has purchased, under contract, the property at 255 MacKay Street, from the New Edinburgh Community and Arts Centre. This property contains a large single detached building currently used as a community centre, that formerly functioned as the residential manse for the neighbouring MacKay United Church.

Our client is proposing a building addition and conversion to the site’s existing single detached building, which will result in the creation of a residential use semi-detached building featuring two dwelling units. This proposal requires to site to be rezoned from its existing institutional zone to a residential zone.

The type of rezoning application required to permit the proposed development is a Major Zoning By-law Amendment. The current zoning is I1A, Minor Institutional Subzone A, and the proposed zoning is R4S, Residential Fourth Density Subzone S. This report represents the planning rationale in support of the proposed development and rezoning.



Figure 1. Existing single detached dwelling (Bing Maps 2017 Bird's Eye View)

2. SITE & SURROUNDING CONTEXT

2.1 SITE CONTEXT

The subject site is a through-lot that fronts onto MacKay Street to the north and Avon Lane to the south. Avon Lane is a City-owned laneway that functions as the sole frontage for a number of residential properties located between Dufferin Road to the east and Union Street to the west.

The site is generally rectangular, with an articulation along its southeast property line which results in the property's front half being wider than its rear half (see Figure 2). This articulation of the property boundary reflects the built form of the abutting assembly hall at 257 MacKay Street which juts westward to the rear of the building at 255 MacKay. The subject site was severed from the former church property in 2012.

The site contains a large single detached dwelling constructed circa 1930 and a rear yard detached garage that is accessed from Avon Lane. The remainder of the site consists of mixed landscaping, including several raised garden beds, shrubs, some mature trees, and a wheelchair ramp along the residence's westerly exterior wall.

The site consists of the following specifications and legal description:

- Area: 861 m²
- Frontage: 21.52 m (MacKay Road), 13.91 m (Avon Lane)
- Depth: 47.125 m
- Legal Description: Plan 42, Block 17, Part of Lots 23 & 24, Parts 1 & 2 of Plan 4R-26049
- PIN: 04220-0248

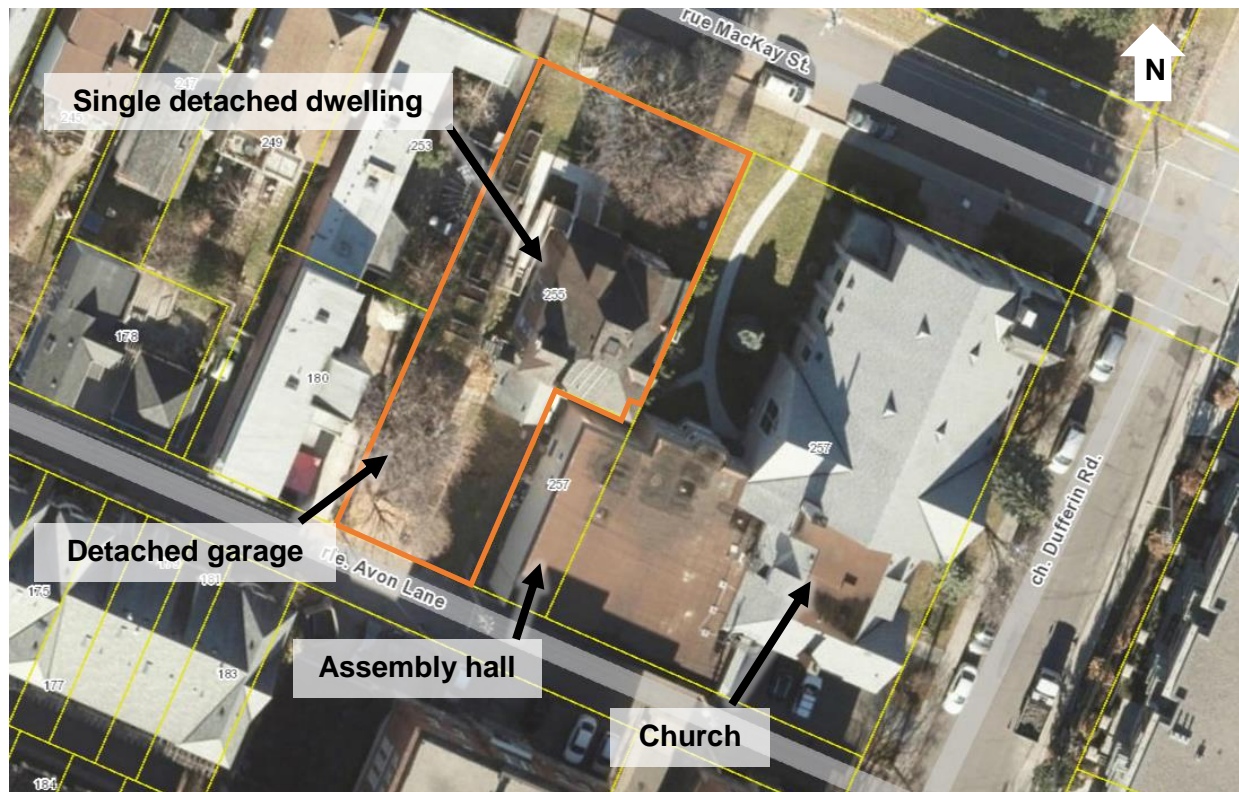


Figure 2. Site context (2015 aerial photo used for image resolution)

2.2 SURROUNDING CONTEXT

The site is located in New Edinburgh, which is a mature residential neighbourhood situated east of the Ottawa River, north of the Rideau River, west of Beechwood Avenue, and south of Rockcliffe Park.

The site is one of the more sizable properties in the community, which is a reflection of its former existence as part of a larger property owned and operated by the MacKay United Church. In 2012 the site was severed from the existing church and assembly hall at 257 MacKay, to the immediate east of the subject site. Prior to the severance, the single detached building functioned as the manse for the MacKay United Church, thus has historically been a residential use in an institutional zone.

The site is surrounded by the following land uses:

- North: MacKay Street followed by Rideau Hall parkland
- East: MacKay United Church followed by Dufferin Road
- South: Avon Lane followed by the New Edinburgh Campus of the School of Dance
- West: Residential long semi-detached at 253 MacKay Street and 180 Avon Lane

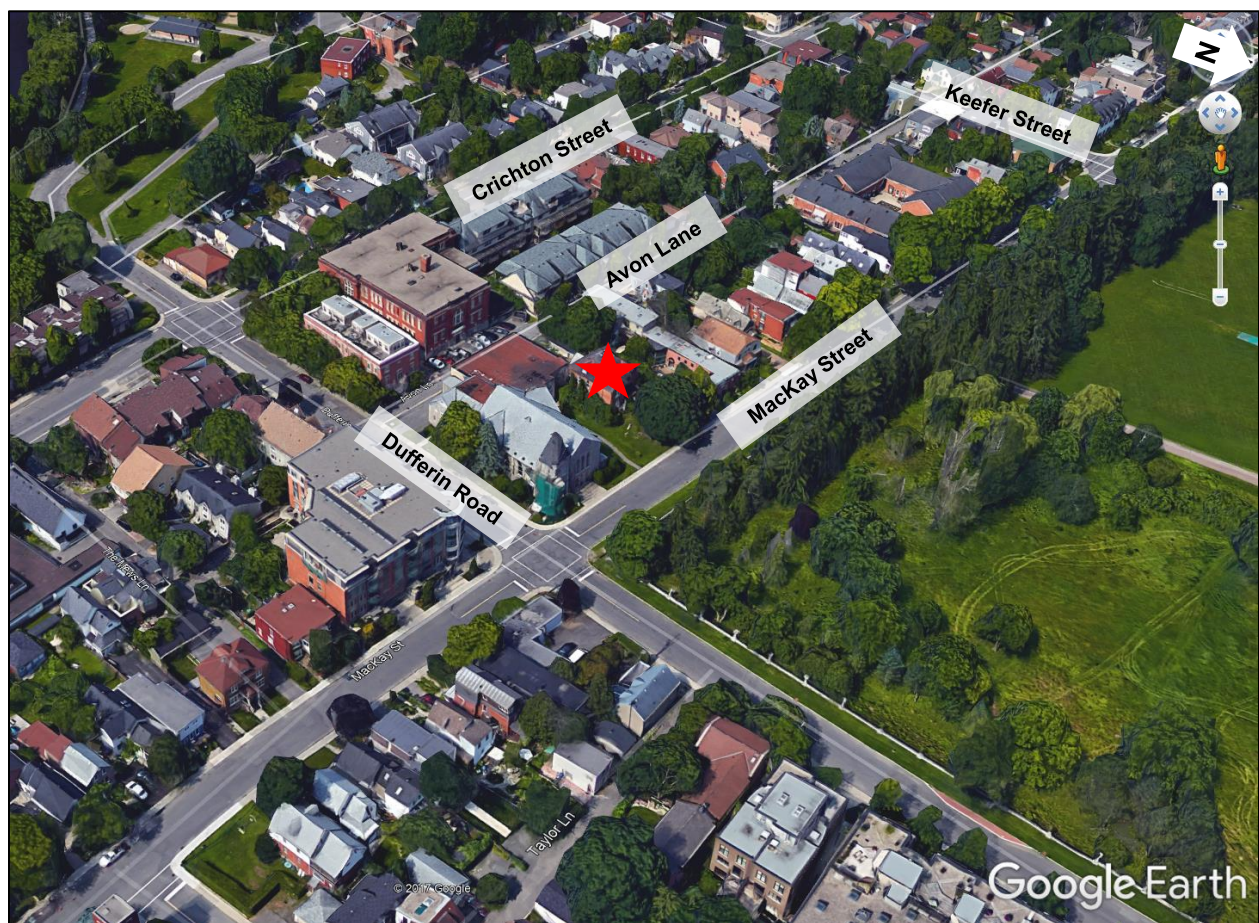


Figure 3. Site Context (Google Earth 3D Render)

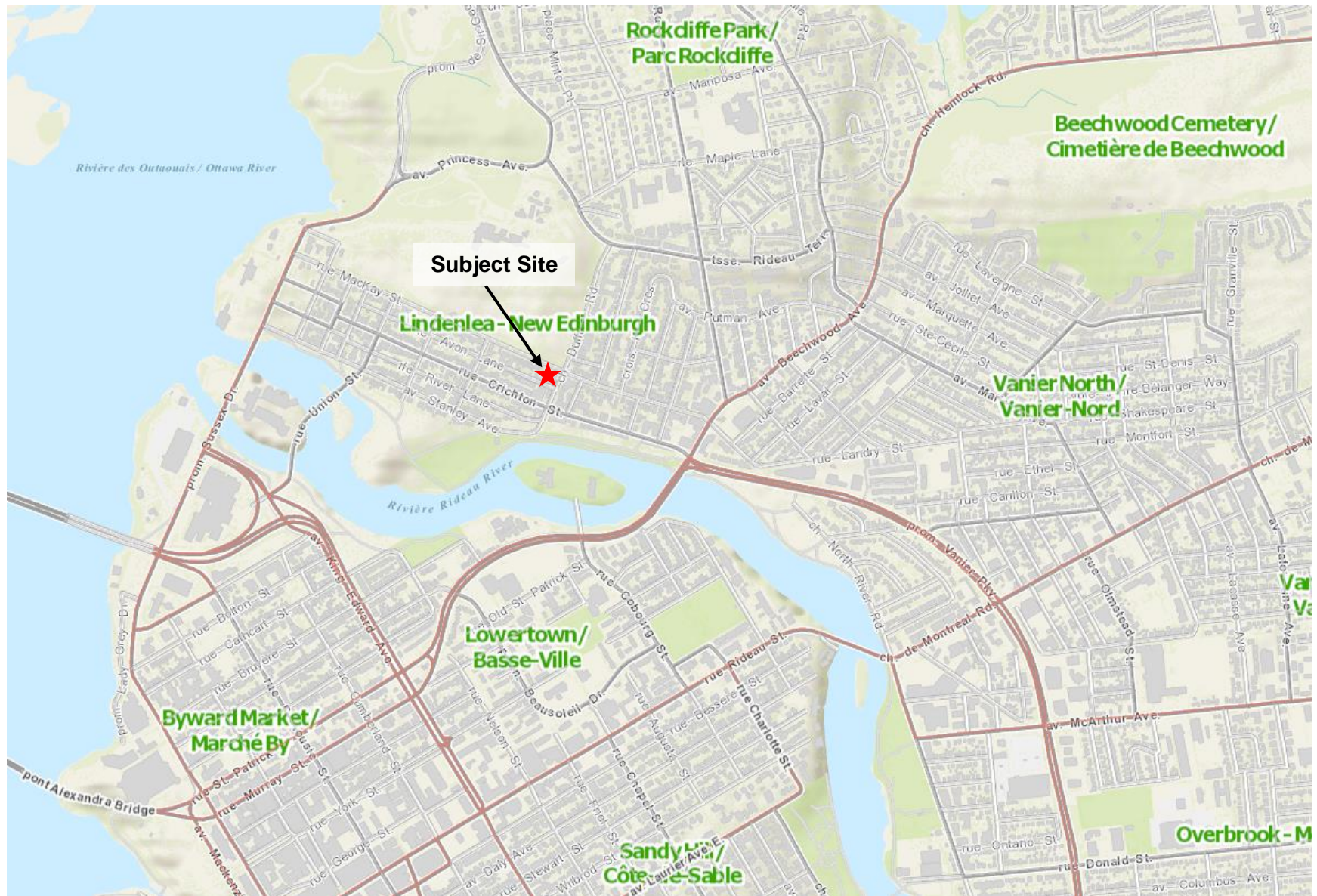


Figure 4. Location Plan



Figure 5. Street view photos along MacKay Street and Dufferin Road



Figure 6. Streetview photos along Dufferin Road and Avon Lane



Figure 7. Streetview photos along Avon Lane

3. PROPOSED DEVELOPMENT

The proposal is to construct an addition on the existing three-storey building at 255 MacKay Street, and in the process, convert the building into a residential semi-detached dwelling. The proposed development requires a major rezoning and a severance.

The proposed rezoning is to change the existing I1A – Minor Institutional Subzone A zoning to R4S[XXXX] – Residential Fourth Density, Subzone S. The proposed residential zone would include a zoning exception to address site specific performance standards.

Following rezoning, the intent is to sever the land into two separate parcels that reflect the proposed party wall division of the semi-detached building.

Figure 8 provides an extract of the survey plan, whereas Figures 8-13 include the Draft R-Plan, a concept plan, and building elevations.

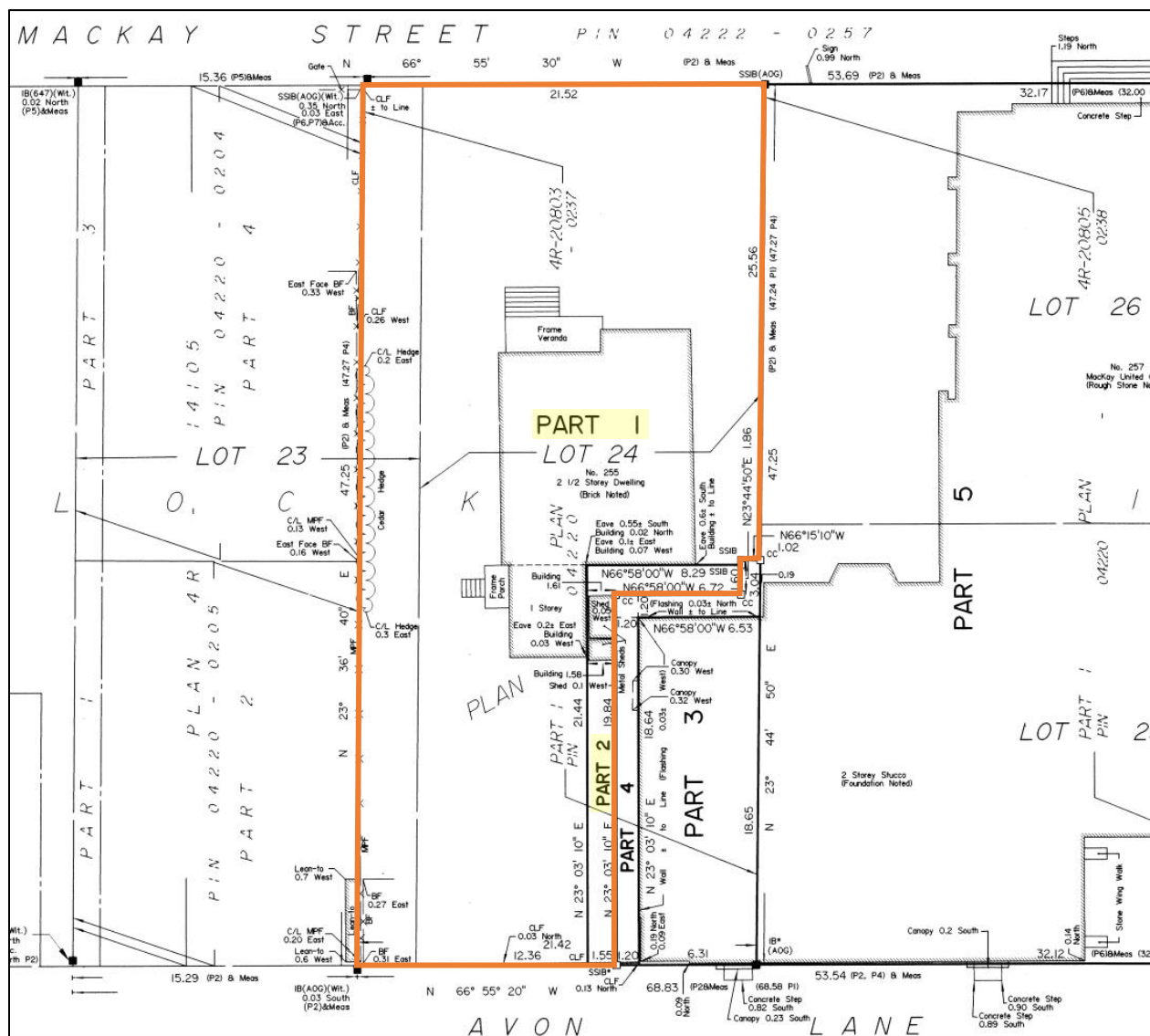


Figure 8. Extract of the survey plan



The proposed three-storey addition will match the existing front-yard and rear-yard setbacks. New decks will be added to the south side of the dwelling for outdoor amenity space. The proposal includes demolition of the existing rear-yard shed, to be replaced with a single-storey garage providing two parking spaces, one per unit, separated by the proposed severance line. One carport will be added on both the east and west sides of the garage, providing an additional parking space for each parcel.

There is one existing tree in the front yard which will be preserved. Soft landscaping will feature grass in the front, side, and rear yards, as well as the addition of shrubs along both the west and east property lines. The two parcels will be separated by a fence running along the proposed property line. Proposed uni-paver walkways leading to the front doors of each respective unit from MacKay Street, as well as from the rear-yard garage to the respective back doors are incorporated into the landscaping design.

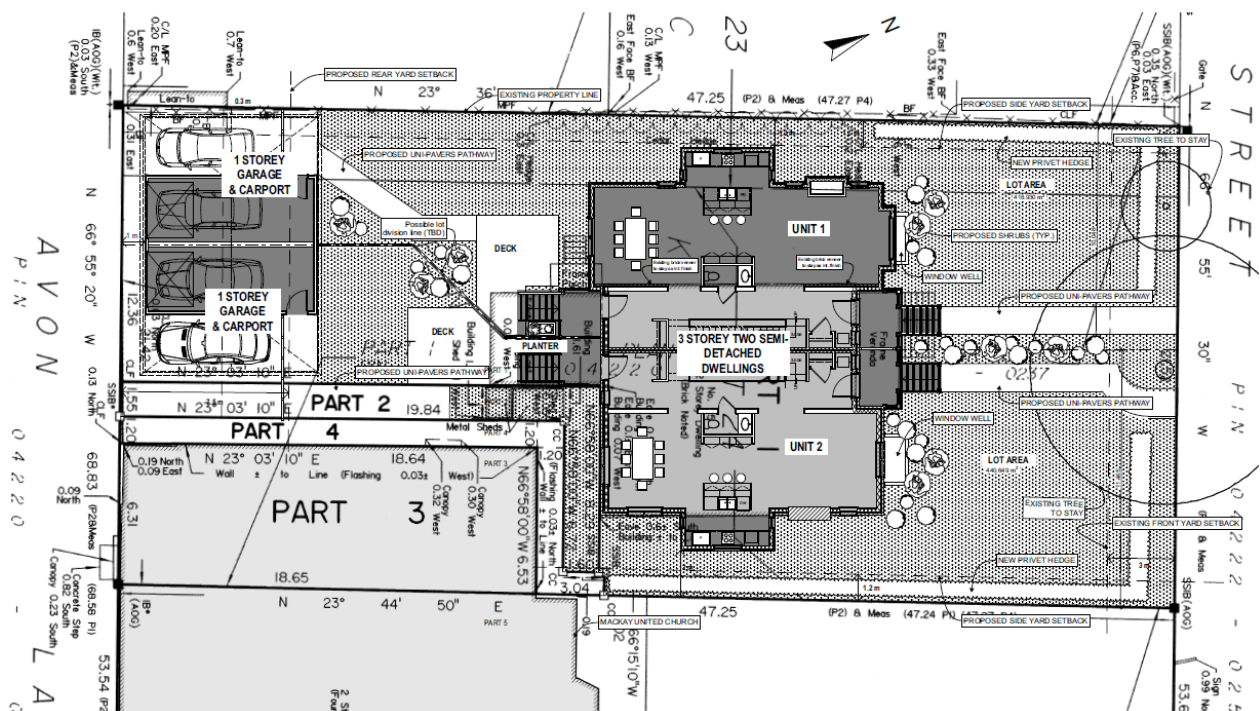


Figure 9. Proposed concept plan

In terms of exterior building design, the proposed building addition will essentially mirror the existing building design in terms of height and rooflines, with materials of its own time. The overall building height will remain unchanged. The original red brick is to remain on the existing building, and the existing window openings will be retained, with new windows to be installed in a similar style to the originals. The building additions will feature a mix of stucco and metal cladding, with new windows, and one new dormer to match the existing relocated dormer. The new roofing materials will be asphalt shingles, with metal clad soffit and fascia. The existing masonry foundation wall on the east side of the building will remain. A heritage-style porch will be installed on the front (north) elevation.

The design of the proposed structure is by Robertson Martin Architects. The proposed exterior elevations are depicted in Figures 10 to 13 below.

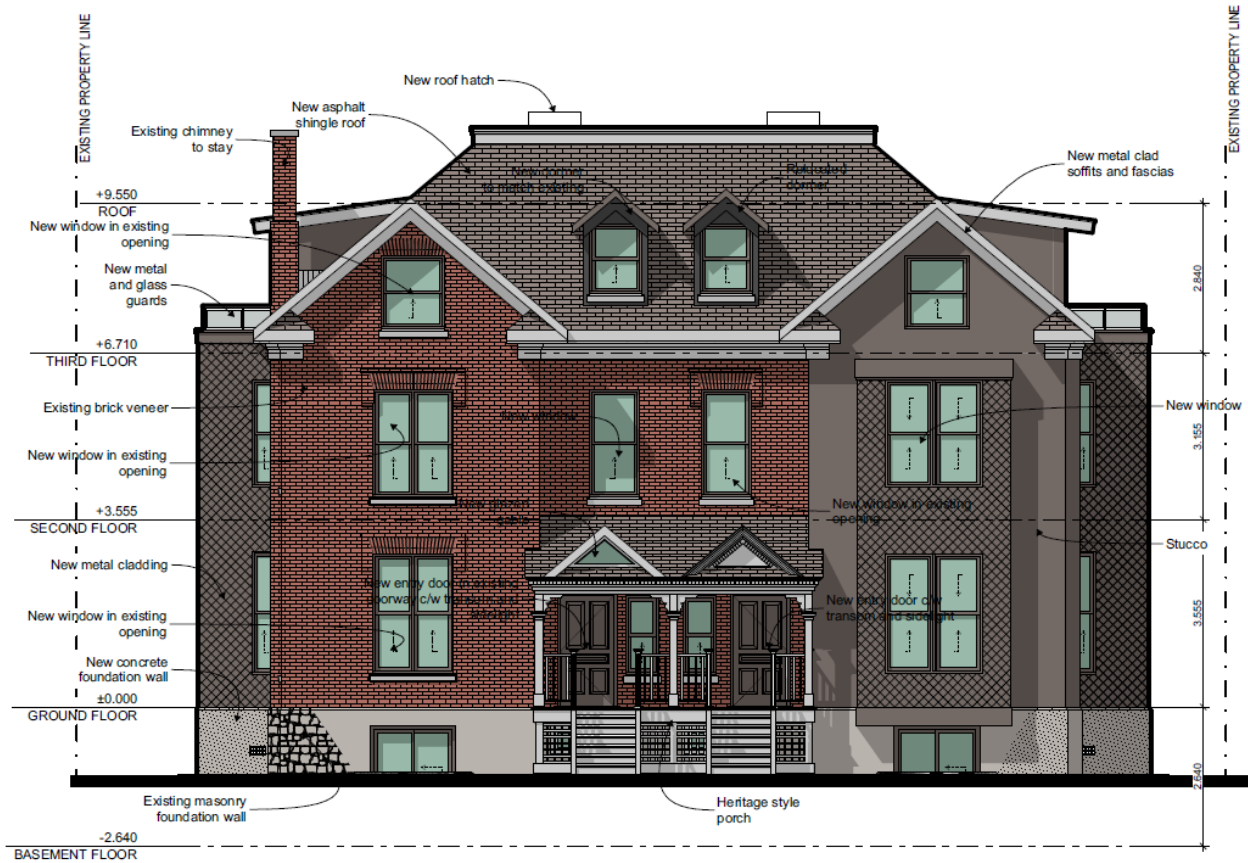


Figure 10. Proposed north elevation, facing MacKay Street

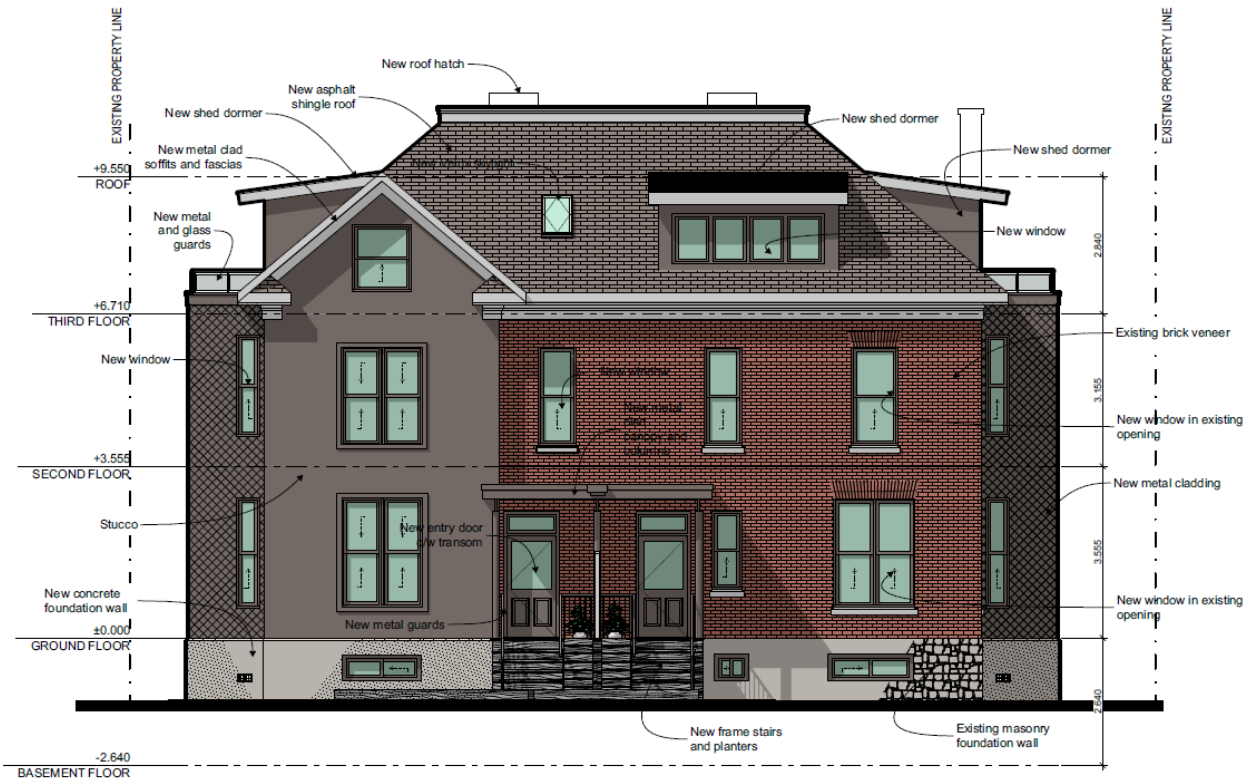


Figure 11. Proposed south elevation, facing Avon Lane

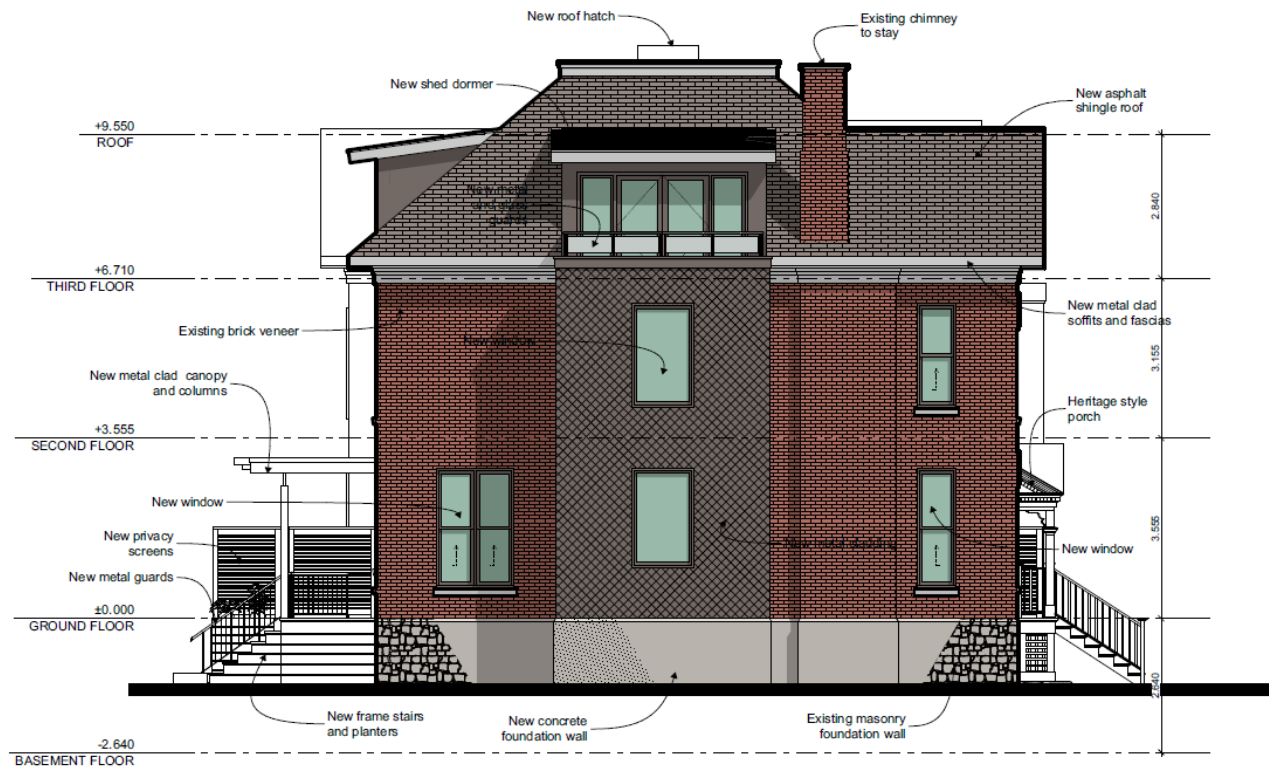


Figure 12. Proposed east elevation

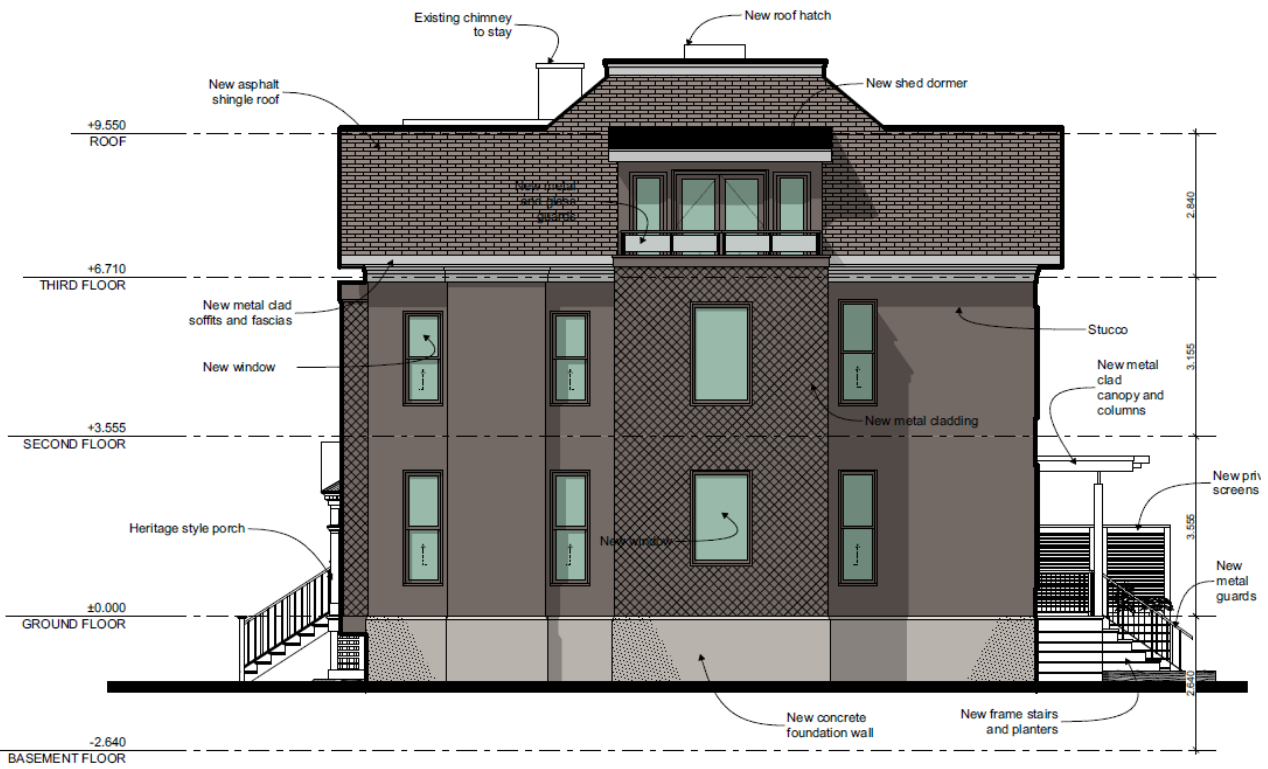


Figure 13. Proposed west elevation

As demonstrated in the renderings above, the proposed development is highly compatible with the design of the existing building and will fit well within the context of the Heritage Conservation District.

4. PROVINCIAL POLICY STATEMENT 2014

The Provincial Policy Statement 2014 (PPS) provides policy direction on planning matters for the Province of Ontario. Decisions affecting all planning matters shall be consistent with the Provincial Planning Policies. The proposed rezoning, for permitting the proposed development, is consistent with the applicable policies of the PPS, as demonstrated below.

Section 1.1.1 of the PPS states that healthy, livable, and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate range and mix of residential [...] to meet long-term needs;
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;

Section 1.4.1 of the PPS states that:

To provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and
- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

Section 2.6.3 of the PPS states that:

Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

In the above PPS policies, there is a significant emphasis on efficient development that is safe, respects the natural environmental, uses available infrastructure, and provides for the needs of the community in both the short-term and long-term.

The proposed rezoning and development would permit a modest and tasteful addition to a large single detached dwelling and allow its conversion into a semi-detached dwelling. The site is the largest residential property within its respective block and is an ideal candidate for intensification as proposed.



The proposed rezoning and development represent a form of intensification that fits and functions well within the City's Urban Area. The use of existing municipal roads and services is also an appropriate and efficient use of resources.

The site is designated under Part V of the Ontario Heritage Act (OHA). City of Ottawa heritage planners have reviewed the proposal in detail and have required a Heritage Permit as part of the submission materials for the proposed rezoning and site works. An application for a Heritage Permit will be undertaken as part of this development proposal, and other City policies related to built heritage have been addressed as part of this report.

5. OFFICIAL PLAN

The site is designated General Urban Area in the City of Ottawa Official Plan, as shown in the below extract of Schedule B – Urban Policy Area. Policies applicable to the proposed development are summarized below.

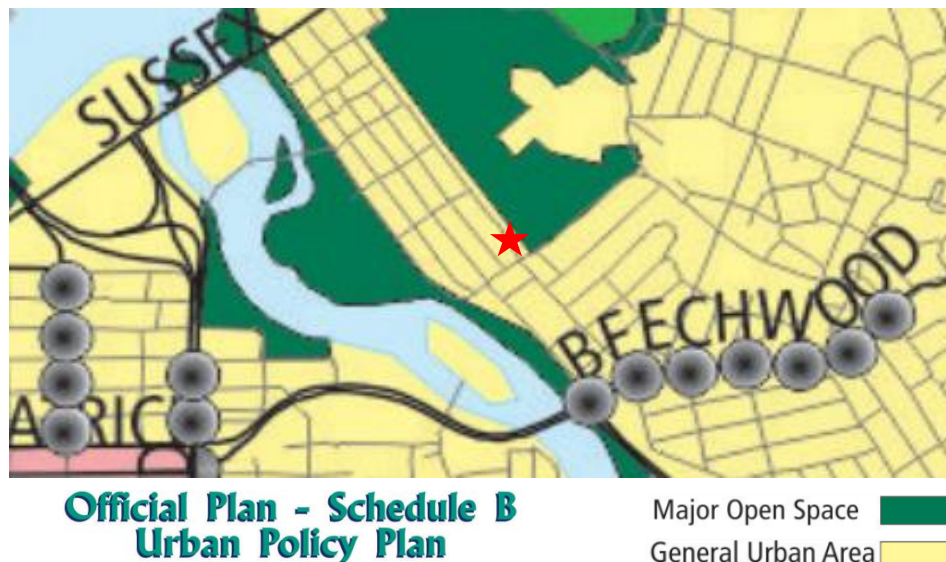


Figure 9. Extract from City of Ottawa Official Plan, Schedule B - Urban Area

2.2.2 – Managing Growth Within the Urban Area

“[...] the policy direction of this Plan is to promote an efficient land-use pattern within the urban area through intensification [...].

Within lands designated General Urban Area, opportunities for intensification exist and will be supported, although such opportunities are generally at a much smaller scale than in the land-use designations described above.

Policies

1. Residential intensification means intensification of a property, building or area that results in a net increase in residential units or accommodation and includes:
 - e. The conversion or expansion of existing residential buildings to create new residential units or accommodation, including secondary dwelling units and rooming houses.

3. All intensification will occur in accordance with the provisions of Section 2.5.1, Urban Design and Compatibility, and 4.11, Urban Design and Compatibility, and with Section 4.6.1, Heritage Buildings and Areas.
10. Where intensification target areas also correspond with Heritage Conservation Districts designated under the Ontario Heritage Act, the City recognizes that the achievement of intensification targets will be determined in part by the opportunities afforded by the guidelines contained in Council-approved Heritage Conservation District Plans and the provisions of any applicable heritage overlays contained in the Zoning By-law. The scale, profile and density of development permitted will vary, depending on the exact location. When buildings that are out-of-scale, that do not take into account the common characteristics of their setting and the surrounding pattern of development, and do not use suitable materials and finishes in their design they will not be consistent with the relevant guidelines. Such projects will not be recommended for approval under the Ontario Heritage Act. The interpretation of Heritage Conservation District Plans and guidelines cannot be done without a firm understanding that intensification is important to the long-term survival and vitality of the District. District guidelines and heritage overlays will be used to weave intensification proposals successfully into heritage streetscapes. As is the case generally concerning development, proposals for intensification within Heritage Conservation Districts will take into consideration all policies of this Plan.”

2.5.1 – Urban Design and Compatibility

“The Design Objectives of this Plan are qualitative statements of how the City wants to influence the built environment as the city matures and evolves. These Design Objectives are broadly stated, and are to be applied within all land use designations, either at the citywide level or on a site-specific basis. Design Principles further describe how the City hopes to achieve each of the Design Objectives, but may not be achieved or be achievable in all cases; these objectives include:”

1. To enhance the sense of community by creating and maintaining places with their own distinct identity;
2. To define quality public and private spaces through development;
3. To create places that are safe, accessible and are easy to get to, and move through;
4. To ensure that new development respects the character of existing areas;
5. To consider adaptability and diversity by creating places that can adapt and evolve easily over time and that are characterized by variety and choice. [OMB decision #2649, September 21, 2006];
6. To understand and respect natural processes and features in development design;
7. To maximize energy-efficiency and promote sustainable design to reduce the resource consumption, energy use, and carbon footprint of the built environment.”



4.6.1 – Heritage Buildings and Areas

“Heritage buildings and areas are buildings, structures, sites, landscapes, areas or environments which may have cultural, architectural, historical, contextual and/or natural interest, and which may warrant designation under the Ontario Heritage Act, and/or may warrant other means of cultural heritage recognition, for example, by the federal government. Heritage significance does not only flow from recognition but is dependent on a property’s inherent values.

Policies

2. Where a structure designated under Part V of the Ontario Heritage Act is to be altered, added to, partially demolished, demolished, relocated, or where new construction in a district designated under Part V of the Ontario Heritage Act is proposed, the approval of City Council, after consultation with its municipal heritage committee, currently known as the Ottawa Built Heritage Advisory Committee (OBHAC) is required. If the alteration, addition, partial demolition, demolition or relocation or new construction has the potential to adversely affect the heritage conservation district, the City will require that a cultural heritage impact statement be conducted by a qualified professional with expertise in cultural heritage resources [...].
3. Where development is proposed on a property that is adjacent to or within 35 metres of the boundary of; a property containing an individually designated heritage building (Part IV of the Ontario Heritage Act), a heritage conservation district (Part V of the Ontario Heritage Act) or a federally-recognized heritage property, the City may require that a cultural heritage impact statement be conducted by a qualified professional with expertise in cultural heritage resources.”
9. When reviewing applications for zoning amendments, site plan control approval, demolition control, minor variance, or the provision of utilities affecting lands/properties adjacent to or across the street from a designated heritage resource, adjacent to or across the street from the boundary of a heritage conservation district, or within heritage conservation district, the City will ensure that the proposal is compatible by: [Amendment 14, September 8, 2004] [Amendment #76, OMB File #PL100206, August 18, 2011]
 - a. Respecting the massing, profile and character adjacent to or across the street from heritage buildings; [Amendment #76, August 04, 2010]
 - b. Approximating the width of nearby heritage buildings when constructing new buildings facing the street;
 - c. Approximating the established setback pattern on the street;
 - d. Being physically oriented to the street in a similar fashion to existing heritage buildings;
 - e. Minimizing shadowing on adjacent heritage properties, particularly on landscaped open spaces and outdoor amenity areas;
 - f. Having minimal impact on the heritage qualities of the street as a public place in heritage areas;
 - g. Minimizing the loss of landscaped open space;
 - h. Ensuring that parking facilities (surface lots, residential garages, stand-alone parking and parking components as part of larger developments) are compatibly integrated into heritage areas;
 - i. Requiring local utility companies to place metering equipment, transformer boxes, power lines, conduit equipment boxes, and other utility equipment and devices in locations that do not detract from the visual character or architectural integrity of the heritage resource.



11. Where development is proposed adjacent to or across the street from a building on the Heritage Reference List (but not designated under the *Ontario Heritage Act*) the applicant shall demonstrate the proposal's compatibility with that heritage resource and its streetscape. [Amendment #76, August 04, 2010] [Amendment #96, February 22, 2012]"

4.11 – Urban Design and Compatibility

"At the city-wide scale, issues of compatibility are addressed in the Official Plan through the appropriate designation of land and associated policies that direct where and how certain categories of land use should be permitted to develop. [...] It is recognized that because land use designations such as General Urban Area [...] contain broad use permissions, it will be necessary for the zoning by-law to establish more specific permitted use lists and development regulations within areas and on individual sites in a manner that achieves compatibility among proximate uses and built forms.

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. Often, to arrive at compatibility of scale and use will demand a careful design response, one that appropriately addresses the impact generated by infill or intensification. Consequently, the issue of 'context' is a dominant theme of this Plan where it speaks to compatibility and design.

Infill development may occur virtually anywhere in the city. Infill generally occurs on a single lot or a consolidated number of small lots, on sites that are vacant or underdeveloped. The resulting development may be similar in use and size with adjacent uses, in which case it is generally straightforward to design the infill to be compatible with-or fit well with-its surroundings."

Official Plan Amendment 150 (OPA 150)

On December 11, 2013, City Council adopted OPA 150 to implement the completion of the five-year review of the Official Plan. OPA 150 is under appeal to the OMB and therefore not technically enforceable by the City. OPA 150 has no implications on the proposal that have not already been addressed.

The Official Plan emphasizes a need for context appropriate and efficient residential intensification in the General Urban Area as well as within Heritage Conservation Districts. The compatibility criteria outlined in Section 2.5.1 and Section 4.11 of the Official Plan are used to evaluate the compatibility of development proposals, based on land uses and built form and their sensitivity to the context of the surrounding neighbourhood.

The proposed conversion from institutional land use to residential and subsequent development of a semi-detached dwelling offers an opportunity to provide increased housing options while maintaining an appropriate land use and development pattern for the surrounding neighbourhood. The proposed design thoughtfully considers the context of the New Edinburgh Heritage Conservation District and utilizes appropriate massing, scale, and materiality to both preserve and enhance the heritage streetscape.



The proposed development is compatible with the existing character of New Edinburgh, which contains a mix of single detached, semi-detached and row houses, amongst some institutional uses and open space. The proposed rectangular-shaped lots are similar in size and shape to many of the existing properties found within 350 metres of the site, further demonstrating the proposal's conformity with the urban design and compatibility policies of the Official Plan.

The existing interior lot is large and mostly rectangular, with a small jog in the south portion of the westerly property line. The interior lots would require site specific exceptions to required yards and setbacks of the proposed accessory building under the provisions of the Residential Fourth Density zoning. As demonstrated in the Site Plan, the requested development will allow both proposed lots from providing adequate space for an accessory building, a driveway, amenity space, landscaping, air, sunlight, and rear yard privacy. Additionally, the property line of the site abutting the residential property to the west is buffered by vegetation, with additional shrubbery separating the institutional use to the east.

Given the size, orientation, and lot coverage of the existing lot, the proposed lot sizes fit well in the context of MacKay Street and Avon Lane and are compatible with the immediate and surrounding development.

The proposal provides for a more efficient use of the land by creating two residential dwellings whereas only one building, zoned institutional, exists today. The site is fully serviced by municipal water and sanitary services.

The proposed zoning by-law amendment and development conform to the policies of the City of Ottawa Official Plan 2003, as amended.

6. NEW EDINBURGH HERITAGE CONSERVATION DISTRICT PLAN

The subject site falls within the boundaries of the New Edinburgh Heritage Conservation District, which is regulated by the Provincial Policy Statement 2014, the City of Ottawa Official Plan, and Part V of the Ontario Heritage Act. The New Edinburgh Heritage Conservation District Plan iterates the significance of the "historic village's historical associations, architectural and contextual values", including features like: "long, narrow lots with houses facing streets and rear laneways; a mix of soft front yard landscaping, garages facing rear lanes; and, front entrances at-grade or up one to four steps with perpendicular walkways to the streets", among others (Sections 6.2 and 6.3).

Section 7.2 of the New Edinburgh HCD Plan sets out objectives for existing buildings, including:

- i. *To ensure the retention and conservation of buildings to protect the integrity and character of the HCD.*
- ii. *To promote the conservation of historic details such as porches, decorative brickwork and bargeboard.*
- iii. *To promote appropriate restoration, repair and ongoing maintenance of all buildings within the heritage conservation district.*

- iv. *To prioritize the reuse of existing buildings as an alternative to demolition including the renovation and improvement of non-contributing properties to enhance the character of the HCD.*
- v. *To ensure that additions to existing buildings are compatible with the character of the HCD.*

Section 8.5.3 of the Plan sets out guidelines related to additions to existing buildings in terms of design. Examples of these guidelines include:

- 2. Additions to existing buildings should be of their own time and are not required to replicate an historic architectural style. If a property owner wishes to recreate a historic style, care shall be taken to ensure that the proposed addition is an accurate interpretation.*
- 4. The height of any addition to an existing building shall not exceed the height of the existing roof line.*
- 5. Additions shall be consistent with the streetscape with respect to height, size, scale and massing.*

The proposed development meets the intent of the above-noted guidelines. The proposal represents an effort to reuse the existing building while both preserving the heritage character of the District and providing additional dwelling units. The proposal is compatible with the HCD and meets the stipulated design guidelines, considering the design of the building addition is of its own time, matches the height as the existing roofline, and is consistent with the existing streetscape conditions with respect to size, scale and massing next to the adjacent church building.

It was confirmed during the pre-application consultation process that a Cultural Heritage Impact Study was not required for this rezoning application.



7. ZONING BY-LAW

7.1 Zoning By-law 2008-250

The site is zoned I1A – Minor Institutional Zone, Subzone A, in the City of Ottawa Zoning By-law 2008-250.

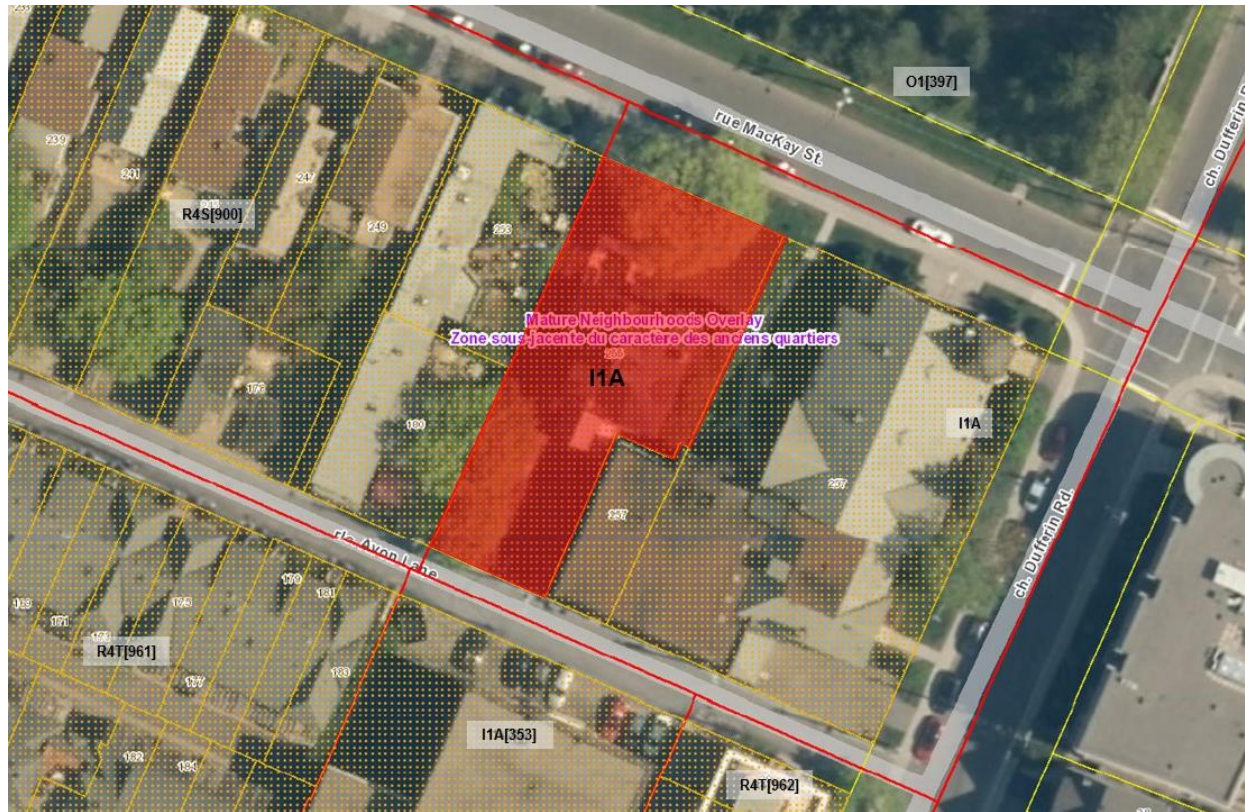


Figure 9. Excerpt displaying the existing zoning of the subject site.

The purpose of the I1 – Minor Institutional Zone is to:

- (1) permit a range of community uses, institutional accommodation and emergency service uses to locate in areas designated as General Urban Area or Central Area in the Official Plan; and,
- (2) minimize the impact of these minor institutional uses located in close proximity to residential uses by ensuring that the such uses are of a scale and intensity that is compatible with neighbourhood character.

The I1A Zone permits a variety of minor institutional uses including a place of assembly, place of worship, and one dwelling unit ancillary to a permitted use, among others.

The site's existing I1A Zone reflects the historical use and configuration of the property. The zone contains only two properties within it, being 255 and 257 MacKay Street, which prior to 2012, existed as a single property owned and operated by the MacKay United Church.

The former large, square-shaped singular church property contained the church, an assembly hall, and a manse. In 2012 the portion of the property containing the manse was severed from the portion containing the church and assembly hall, thus creating two slightly irregular, rectangular-shaped lots.

The manse property represents the subject site, which previously functioned as the residential portion of the former church property. Having been severed from the church property in 2012, the subject site, which contains a historically residential use building and currently operates as a community centre, is an appropriate location for reintroduction of its previous residential use and further intensification. The proposed residential addition to the former manse requires a Major Zoning By-law Amendment to re-appropriate the site as residential under the zoning by-law.

The following table demonstrates the existing I1 Subzone A provisions for the site.

Table 1. Existing zoning provisions

I Zoning Mechanisms	Provisions
	II Areas A and B on Schedule 1
(a) Minimum Lot Width (m)	15
(b) Minimum Lot Area (m ²)	400
(c) Minimum Front Yard Setback (m)	3
(d) Minimum Rear Yard Setback (m)	Abutting an R1, R2 or R3 Zone – 7.5 Other cases - 4.5
(e) Minimum Interior Side Yard Setback (m)	7.5
(f) Minimum Corner Side Yard Setback (m)	4.5
(g) Maximum Height (m)	15 (By-law 2017-303)

The site is also subject to the Mature Neighbourhoods overlay, which “regulates the character of low-rise residential development in order to recognize and reflect the established character of the streetscapes within the area of the Overlay” (Section 139). Section 139 of the Zoning By-law requires that a Streetscape Character Analysis be approved prior to any development application approval. In this case, considering the proposed development is an addition to an existing building to be rezoned as residential use that abuts the front yard of the lot (Section 139(d)), a Streetscape Character Analysis is required and will be completed as part of the future severance process.

7.2 Proposed Major Zoning Amendment

The proposal is to rezone the lands known municipally as 255 MacKay Street from Minor Institutional Subzone A, I1A, to Residential Fourth Density Subzone S with site-specific exceptions, R4S[xxxx]. The proposed residential zone would include a zoning exception to address site specific performance standards. As an existing legal non-conforming use in an institutional zone, the rezoning would permit the historic residential use while allowing for site development of a semi-detached building and accessory building, and subsequent severance to establish two separate parcels.



Table 2. Proposed permitted uses

Proposed Zone	R4S[xxxx]	
Permitted Uses	<ul style="list-style-type: none"> - Apartment dwelling, low rise - Bed and breakfast - Detached dwelling - Diplomatic mission - Duplex dwelling - Group Home - Home-based business - Home-based daycare - Linked-detached dwelling - Park - Planned unit development 	<ul style="list-style-type: none"> - Retirement home, converted - Retirement home - Rooming house, converted - Rooming house - Secondary dwelling unit - Semi-detached dwelling - Stacked dwelling - Three-unit dwelling - Townhouse dwelling - Urban agriculture

The proposed development meets the intent and majority of provisions of the R4S zone; however, will require site-specific exceptions for the minimum rear lot line setback and interior side lot line setback for the proposed accessory building. The proposal meets the requirements of all other provisions in the R4S zone otherwise, as demonstrated in Table 3. The requested exception provisions for the proposed zoning amendment are outlined in Table 4 below.

Table 3. Proposed performance standards of the R4S[xxxx] zone

Zoning Mechanisms	Required/Permitted	Provisions	
		Unit/Parcel 1	Unit/Parcel 2
(a) Minimum lot area (m ²)	165	418.930	440.649
(b) Minimum lot width (m)	5.6	10.046	11.465
(c) Minimum front yard setback (m)	3	≥ 3	≥ 3
(d) Minimum rear yard setback (m)	7.5	±21.44	± 21.44
(e) Minimum interior side yard setback (m)	1.2	≥ 1.2 (west)	≥ 1.61 (east)
(f) Minimum corner side yard setback (m)	3	N/A	N/A
(g) Maximum principal building height (m)	10	9.55	9.55
s.55: Accessory building: minimum rear lot line setback abutting a street (m)	3	1	1
s.55: Accessory building: minimum interior side lot line setback for shared garage on common side of lot line (m)	0 m from common side lot line	0 (east)	0 (west)
s.55: Accessory building: minimum interior side lot line setback in a rear yard (m)	0.6	0.3 (west)	≥ 0.6 (east)
s.55 Accessory building: minimum distance from any other building on the same lot (m)	1.2	≥ 1.2	≥ 1.2
s.55: Accessory building: maximum permitted size	GFA (m ²): 55	24.1	20.1
	Lot Coverage (%): ≤ 50	≤ 50	≤ 50
s.107: Driveway width (m)	2.6	≥ 2.6	≥ 2.6
*Notes: The proposed performance standards indicated in red are to comply with the zoning by-law through a site-specific exception detailed in Table 4 below.			



Table 4. Proposed residential zoning exception for R4S[xxxx] zone

Exception Number	Applicable Zone	Exception Provisions
xxxx	R4S[xxxx]	<ul style="list-style-type: none"> - 1m minimum rear yard lot line setback abutting a street for an accessory building whereas zoning requires 3m - 0.3m minimum interior side yard setback for an accessory building in a rear yard

The proposed rezoning therefore complies with City of Ottawa Zoning By-law 2008-250, save and except, the provisions subject to the proposed rezoning. The proposed R4S zoning category is consistent with the R4 zoning on the rest of the parcels on MacKay Street.

8. SUPPORTING MATERIAL

8.1 Site Servicing Brief

A site servicing brief was undertaken by T.L. Mak Engineering Ltd. as part of this zoning by-law amendment application. The purpose of the report is to determine whether there is adequate municipal servicing for the site. The report concluded that the 300 mm diameter watermain on MacKay Street provides adequate fire flow capacity as per the Fire Underwriters Survey. In addition, the 100 mm diameter watermain along Avon Lane provides anticipated demand flows above the minimum pressure objective during peak demand. However, during basic demand conditions, the maximum objective pressure will be exceeded; thus, pressure reducing valves will be required. Finally, lateral sanitary, storm and water services must be installed for each separate dwelling unit and connected to Avon Lane. Please see the enclosed Site Potable Water Servicing Brief dated February 2018 for further details.

9. CONCLUSION

The subject site is an interior through-lot containing a large, single-detached dwelling that historically functioned as a residential use and is adjacent to a residential long semi-detached building to the west and institutional church use to the east. As the historic manse for the MacKay United Church to the immediate east, the subject site was severed in 2012 and is currently operating as a community centre. The proposal for a Major Zoning By-law Amendment would allow for the reinstatement of this site to its former residential use. The proposed rezoning would therefore permit development of a building addition and future severance in order to convert the site into a semi-detached building with two dwelling units.

The proposed rezoning and concept plan have been carefully and sensitively designed to respect the prevailing context and character of the area, including its variations in land use, density, topography, and the road and pedestrian network. The proposed rezoning to residential use is complementary to the predominantly residential New Edinburgh neighbourhood.

The proposal is consistent with the Provincial Policy Statement 2014, conforms to the policies of the City of Ottawa Official Plan, and complies with the City of Ottawa Zoning By-law, save and except the provisions subject to the proposed rezoning.

The proposed rezoning, addition and conversion to a semi-detached building will provide opportunity for intensification of an existing large building and lot in a residential area. The former manse building has historically functioned as a residential use and is a legal non-conforming use under the current institutional zoning. Further, the surrounding zoning of the site is predominantly Residential Fourth Density, Subzone S thus, the proposed residential zoning (R4S[xxxx]) is appropriate and desirable. The design of the proposed addition respects the heritage character of the neighbourhood and is appropriate for the New Edinburgh Heritage Conservation District. An application for permit under Part V of the Ontario Heritage Act will be completed as part of the proposed development process.

The proposed rezoning represents good land use planning and is recommended for approval.

Respectfully submitted,

Lloyd Phillips & Associates Ltd.

Reviewed by:



Lloyd Phillips, MCIP RPP
Principal

Prepared by:



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Planner

