

**MEMO**

**Attention:** Krista Libman, MCIP RPP  
Lawyer  
Soloway Wright LLP

**Date:** September 13, 2022

**From:** Jessica D’Aoust, RPP MCIP M.PI  
JD Planning

**Re:** Zoning Review – 2, 4, 10 & 12 Spruce Street  
City File No. D02-02-22-0030

JD Planning was retained by Adrian Gatrill (the Owner) to prepare a Planning Rationale Report (dated March 2022) in support of an application for Minor Zoning By-law Amendment to regularize reduced parking space sizes for the properties municipally known as 2, 4, 10 and 12 Spruce Street, in Ottawa, ON (City File No. D02-02-22-0030). It is understood that further zoning analysis is required to regularize non-complying conditions through the rezoning application, specifically related to the parking conditions including location, driveways, and accesses. The following memo reviews the site zoning provisions in relation to the draft survey update prepared by Annis, O’Sullivan, Vollebekk Ltd., Plan of Survey of Part of Lot 81, Registered Plan 13, City of Ottawa (undated).

This memo includes the following:

- Table 1: Site statistics (data collected from Plan of Survey of Part of Lot 81, Registered Plan 13, City of Ottawa, prepared by AOV (draft))
- Table 2: Zoning provisions applicable to parking, driveway, and access conditions

As there is no proposed new development or construction, any potentially non-complying conditions related to building setbacks or footprints have not been considered as part of this zoning review, as they are assumed to continue enjoyment of non-complying rights. The provisions set out in Table 2 are specifically related to provided parking spaces, and though are also existing/non-complying, are intended to be regularized under the by-law through the ongoing rezoning application. Non-complying provisions are highlighted in **red** text in Table 2 below.

*Table 1. Site statistics*

2 Spruce Street		4 Spruce Street		10 Spruce Street		12 Spruce Street	
<b>Parts</b>	18, 19, 20, 21 & 22	<b>Parts</b>	14, 15, 16, & 17	<b>Parts</b>	6, 7, 8 & 9	<b>Parts</b>	1, 2, 3, 4, 5 & 23
<b>Area</b>	102.6 m <sup>2</sup>	<b>Area</b>	98.1 m <sup>2</sup>	<b>Area</b>	99.7 m <sup>2</sup>	<b>Area</b>	143.5 m <sup>2</sup> (incl. lane)
<b>Frontage</b>	5.22 m	<b>Frontage</b>	4.90 m	<b>Frontage</b>	4.83 m	<b>Frontage</b>	7.19 m (incl. lane)
<b>Depth</b>	20.12 m	<b>Depth</b>	20.112 m	<b>Depth</b>	20.12 m	<b>Depth</b>	20.12 m

Table 2. Zoning provisions applicable to parking, driveway, and access conditions

R4UB Zoning							
Provisions: Townhouses	Permitted/ Required	Provided (Existing Conditions)					
		2 Spruce		4 Spruce	10 Spruce	12 Spruce	
Minimum landscape strip along driveway / access from interior side lot line (s.139(2)(c))	0.15 (grass, pavers or interlock)	/	/	/			0
Minimum driveway width providing access to parking (townhouse) (s.107(3)(a))	2.6	2.4 *	/	/			2.59 **
Driveway and parking space materiality (s.100(3)(a))	Paved with asphalt, cement, porous pavers, cobblestones, or similar hard, stable and dust-preventative material	Dust-preventative material	Dust-preventative material	Dust-preventative material	Dust-preventative material		Dust-preventative material
Minimum parking space size (s. 106(1))	2.6 wide	2.4 wide	2.4 wide	2.4 wide	2.4 wide		2.4 wide
	5.2 long	4.8 long	4.8 long	4.8 long	4.8 long		4.8 long
Driveway location (s. 107(3)(b)(i))	No part may be located between the front wall or corner wall and the street	No part between the corner wall & street	/	/			No part between front wall & street
Maximum driveway size located in interior or corner side yard or extension of corner side yard into rear yard cannot exceed the greater of (m <sup>2</sup> ) (s.107(3)(b)(ii))	50% of yard in which it is located ***	Req'd : 14.55	Prov : 41% (12)	/	/		Req'd: 15.03 Prov: 100% (30.07)
	2.6 m x depth of yard ***	15.08	12.0	/	/		Req'd: 40.72 Prov: 30.07
Parking space location (s.109(3)(a))	No space can be located in a required and provided front yard, corner side yard or	Parking partially provided in extension of required corner side		Rear yard	Rear yard		Rear yard

	extension of required corner side yard into rear yard	yard into rear yard (required corner side yard: min. 1.5 m, provided: 0.17 m)			
Walkway size & location (s.109(3)(b))	Permitted in any yard, not exceeding 1.8 m wide and consisting of hardscaping	1.0 m wide Hardscaping / dust-preventative material	1.0 m wide Hardscaping / dust-preventative material	1.0 m wide Hardscaping / dust-preventative material	1.0 m wide Hardscaping / dust-preventative material
<b>NOTES</b>	*	Driveway provides access from Booth Street to parking space at 4 Spruce Street.			
	**	Subject to easement Inst. N484001, N484002 & CR459264 which grants additional 0.67 m in width to Part 23 for driveway access, included in the driveway width calculation.			
	***	Interior yard calculation for 12 Spruce is approximate. Due to varying interior side yard setbacks from north to south, yard area is calculated using full width of Part 23 extending from front lot line to rear building wall rather than width of interior side yard setback. Rear yard calculation for 2 Spruce Street excludes deck projection due to lack of dimension provided on survey.			

As noted, the dimensions and areas in this memo were calculated based on survey information provided by Annis, O’Sullivan, Vollebakk Ltd, and the zoning review pertains only to performance standards related to the rear yard parking and access conditions.

Should you have any questions regarding the information provided above, please do not hesitate to contact the undersigned.

Respectfully submitted,




**Jessica D’Aoust, MCIP RPP M.PI**  
Principal + Senior Planner