



2504 White Street

Planning Rationale Addendum
Zoning By-law Amendment
November 10, 2022

Prepared for Eric Longpré

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1.0

Introduction

Fotenn Planning + Design (“Fotenn”) previously prepared a Planning Rationale, dated April 29, 2022, to support a Zoning By-law Amendment application by Eric Longpré (the “Owner”) for the property legally known as 2504 White Street in the City of Ottawa (the “subject property”). This Planning Rationale Addendum is intended to address technical circulation comments received on July 28, 2022 and September 1, 2022 as they relate to the proposed zoning of the subject property. This report should be read in conjunction with the April 2022 Planning Rationale. All opinions and findings of the original report remain valid.

1.1 Application Summary

A Zoning By-law Amendment application is required to permit the proposed development of the subject property with a planned unit development consisting of 24 units. The Zoning By-law Amendment application will rezone the subject property to residential zones which will permit the proposed planned unit development, which consists of a mix of townhouse dwellings and stacked townhouse dwellings, and the existing detached dwelling fronting White Street. The current application (file no. D02-02-22-0042) has been subject to one round of technical circulation comments. After consideration of the above-noted comments, the proposed zones have been updated to the following:

- / Residential First Density, Subzone E with a site-specific exception (R1E [XXXX]) for the parcel with the existing detached dwelling; and
- / Residential Third Density, Subzone Z with a site-specific exception (R3Z [XXXX]) for the parcel with the proposed planned unit development.

2.0 Comprehensive Zoning By-law (2008-250)

The subject property is currently zoned Development Reserve (DR) in the City of Ottawa's Comprehensive Zoning By-law. To facilitate the proposed development, it is recommended that the subject property be rezoned to residential zones that permit the existing detached dwelling and the proposed planned unit development.

As outlined in the Comment Summary provided by the City of Ottawa, comments 1.1, 1.2, and 1.3 have requested that different zones be considered for the existing detached dwelling and the proposed planned unit development. These zones have been considered and are outlined in Table 1 and Table 2, below.



Figure 1: Proposed Zoning Map of the Subject Property

Table 1. R1E Zoning Compliance Table

Zoning Mechanism	R1E Zone	Existing Dwelling	Compliance
Minimum Lot Width	19.8 m	30.48 m	✓
Minimum Lot Area See Note 1	930 m ²	1,706 m ²	✓
Maximum Building Height	11 m	< 11 m	✓
Minimum Front Yard Setback	7.5 m	> 7.5 m	✓
Minimum Rear Yard Setback	12 m	11.5 m	✗
Minimum Interior Side Yard Setback	0.9 m on one side and 1.2 m on the other	North: 4.9 m South: 11.5 m	✓
Maximum Lot Coverage See Note 2	25% (426.5 m ²)	17.7%	✓
Accessory Buildings			
Minimum Required Setback from the Front Lot Line	7.5 m	Approx. 30.9 m	✓
Minimum Required Setback from an Interior Side Lot Line or Rear Lot Line not abutting a street	Interior side yard (same as principal building): 0.9 m	Interior Side Yard: 1.27 m	✓
	Rear yard: 0.6 m	Rear Yard: 3.78 m	✓
Minimum Required Distance from Any Other Building on the Same Lot	1.2 m	3.9 m	✓
Maximum Permitted Height	3.6 m, with the height of the exterior walls not to exceed 3.2 m	4.5 m	✗
Maximum Permitted Size	55 m ² , and aggregate of all accessory buildings not to exceed 50% lot coverage	60 m ²	✓
Maximum Number of Accessory Buildings on a Lot	2	1	✓

Table 2. R3Z Zoning Compliance Table

Zoning Mechanism	R3Z Zone Section 160 and 131	Proposed Development	Compliance
Minimum Lot Width	18 m	11.2 m	✗
Minimum Lot Area	1,400 m ²	6,220 m ²	✓
Maximum Building Height	As per dwelling type – Stacked Dwellings are proposed to be added as a permitted use with a maximum height of 11 metres Townhouse: 11 m	Stacked Dwelling: 8 m	✓
		Townhouse: 6 m	✓

Zoning Mechanism	R3Z Zone Section 160 and 131	Proposed Development	Compliance
Minimum Front Yard Setback	3 m	53 m	✓
Minimum Corner Side Yard Setback	3 m	N/A	N/A
Minimum Rear Yard Setback See Note 4	6 m	7.1 m	✓
Minimum Interior Side Yard Setback See Note 4	6 m	North: 6.0 m East: 5.0 m West: 3.0 m	✓ ✗ ✗
Minimum Setback between Vehicular Entrance to a Private Garage and a Planned Sidewalk See Note 3	6.2 m	13.2 m	✓
Minimum Width of a Private Way Section 131	6 m	6 m	✓
Minimum Setback of Any Wall of a Residential Use Building to a Private Way Section 131	1.8 m	>1.8 m	✓
Minimum Setback for any Garage or Carport Entrance from a Private Way Section 131	5.2 m	6.5 m	✓
Minimum Separation Between Buildings in a Planned Unit Development Section 131	1.2 m	>1.2 m	✓

The proposed development meets the general intent of the provisions of the Residential First Density and Residential Third Density zones; however, relief will be required from the zoning provisions outlined above and marked with an “✗”. Site-specific provisions will be included in the proposed zones as outlined in Section 2.1 below.

2.1 Proposed Zoning By-law Amendment

The proposed Zoning By-law Amendment will rezone the subject property from Development Reserve (DR) to Residential First Density, Subzone E, Exception [XXXX] and Residential Third Density, Subzone Z, Exception [XXXX]. The R1E[XXXX] zone will apply to the portion of the subject property with the existing dwelling (retained lands), whereas the R3Z[XXXX] zone will apply to the portion of the subject property subject to the proposed planned unit development (severed lands). The following zones are now being sought:

R1E[XXXX]:

- / **Minimum Rear Yard Setback:** Permit a rear yard setback of 11 metres, a reduction of 1 metre from the required 12 metre setback. A future consent application will be submitted to sever the existing dwelling from the proposed planned unit development. As a result of this severance, the existing dwelling will have a new rear lot line. The existing dwelling is currently proposed to be located 11.5 metres from the rear lot line, however an amendment for an 11 metre rear yard is being requested at the suggestion of City Staff to build in flexibility to the setback, as the Draft R-Plan has not yet been completed for the Consent application. The proposed rear lot

line will represent an extension of the current interior side yard that is located directly behind the existing accessory building, ensuring a regular lot fabric is created. As the existing dwelling cannot be moved, and to ensure the lot fabric remains regular in shape. The amendment is considered appropriate and minor as it maintains a generous setback distance for an area that is evolving in character and will have no impact on the existing dwelling's sewage system, which is located in front of the dwelling.

- / **Maximum Permitted Height of Accessory Building:** Permit an accessory building that is 4.5 metres in height, an increase of 0.4 metres from the permitted 3.6 metre height. The accessory building is an existing structure and the rezoning of the site from DR to R1E[XXXX] is required as a result of the proposed planned unit development. This amendment is technical in nature and will legally recognize an existing condition.
- / **Maximum Permitted Size of Accessory Building:** Permit an accessory building that is 60 square metres in size, an increase of 5 square metres from the permitted 55 square metre size. As previously stated, the accessory building is an existing structure, and the rezoning of the site is required as a result of the proposed planned unit development. This amendment is technical in nature and will legally recognize an existing condition.

R3Z[XXXX]:

- / **Permit Stacked Dwellings as a Permitted Use:** Permitting stacked dwellings will allow for the development of the proposed stacked townhouse dwellings located along the western edge of the subject property. The stacked dwellings will have the following zoning provisions:
 - Minimum Lot Area: 450 m²
 - Maximum Building Height: 11 m
 - Minimum Front Yard Setback: 3 m
 - Minimum Corner Side Yard Setback: 3 m
 - Minimum Rear Yard Setback: 6 m

The stacked dwelling zoning provisions have been primarily based off of the R3Z townhouse provisions. The minimum lot width and minimum lot area have been based on the R4Z stacked dwelling provisions, ensuring that the stacked dwellings will only be located on a site with ample space.

- / **Minimum Lot Width:** Permit a lot width of 11.2 metres, a reduction of 6.8 metres from the required 18 metre lot width. This is a technical amendment due to the existing lot configuration. The subject property has a narrow strip of frontage along Renaud Road, which is where the planned ingress and egress for the planned unit development is located. The lot width of 11.2 metres will extend for a depth of approximately 46 metres before reaching the portion of the property where the townhouses and stacked townhouses will be located, and where there is a distance of approximately 107 metres between the eastern and western property lines. The reduced lot width is required as a result of the irregular lot shape, and will not affect the proposed development's ability to comply with the other zoning provisions of the R3Z zone as outlined in the zoning table above. As such, the requested reduction is appropriate.
- / **Minimum Interior Side Yard Setback:** Permit an interior side yard setback of 5 metres along the east property line and 3 metres along the west property line, a reduction of 1 metre and 3 metres, respectively, from the required 6 metres interior side yard setback. As a result of the future consent application, the block of townhouses will be set back 5 metres from the proposed east property line (new rear property line for the existing dwelling). The proposed 5 metre interior side yard setback, combined with an 11 metre rear yard setback will provide for an appropriate setback between the townhouse block and existing dwelling. The reduced interior side yard setback along the west side of the property abuts lands that are not expected to be developed. The proposed building's location closer to the west interior side lot line is not expected to result in any undue adverse impacts on the abutting property to the west and will instead more appropriately frame the future Fern Casey extension.

As a result of the change in proposed zoning based on City Staff comments, one of the interior side yard amendments for the R3Z[XXXX] zone was removed as it is now in compliance.

2.2 Conclusion

It is our professional opinion that the proposed Zoning By-law Amendment application to permit the proposed development on the subject property, as outlined within this report and the May 2022 Planning Rationale, constitutes good planning and is in the public interest.



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