

Response to Comments

68 Sweetland Avenue and 146 Osgoode Street

August 12, 2023

Ms. M. Masha Wakula

Planner I, Development Review – Central
Planning, Infrastructure and Economic Development Department
City of Ottawa
110 Laurier Avenue West
Ottawa, ON K1P 1J1

Via Email: mmashawakula.vakula@ottawa.ca

RE: List of Zoning By-Law Amendments Required

68 Sweetland Avenue and 146 Osgoode Street

Zoning By-law Amendment (D02-02-22-0067) and Site Plan Control (D07-12-22-0106)

Dear Ms. Wakula,

The following is a summary of amendments requested:

- / **Minimum Interior Side Yard Setback:** The zoning provisions requires that a minimum interior side yard setback of 1.5 metres be provided for the first 18 metres from the street, and 7.5 metres for the remainder of the property, a 1.5 metres setback is proposed.
- / **Interior Yard Area:** is required for a corner through lot instead of a rear yard. The zoning provisions require that the interior yard area be provided for 30% in from the abutting properties rear yard setback onto the affecting property by 30% of the lot width requiring a total interior yard area of 220 m2. The development proposes an interior yard area of 175 m2. Relief is required from the minimum area of the rear yard, and its location to be shifted further west.
- / **Vehicle Parking:** Residential parking is required at a rate of 0.25 per dwelling unit except for the first 12 units; and visitor parking is required at a rate of 0.1 per dwelling unit except for the first 12 units. A total of 35 parking spaces are required. The development proposes eliminating residential parking and a reduction to visitors parking proposing only 2 total spaces.
- / **Rooming house in a building containing dwelling units:** Where zone provisions do not permit a rooming house in a building containing dwelling units, relief is required as existing units in 68 Sweetland Avenue are existing non-conforming.
- / **Minimum width of a private way within a PUDs:** Where zone provisions require a minimum width of a private way within a PUDs to be 6 metres, and a minimum setback of 1.8 metres between the provided private way and a residential building wall, the development does not propose any changes to the existing non-conforming private way which is created through an existing easement.