

**MINOR ZONING BY-LAW AMENDMENT APPLICATION
DELEGATED AUTHORITY REPORT
MANAGER, DEVELOPMENT REVIEW**

Location of Minor Re-zoning: 168 and 174 Murray Street

File No.: D02-02-24-0081

Date of Application: December 19, 2024, paid on January 15, 2025, and deemed complete on May 14, 2025

This MINOR ZONING BY-LAW AMENDMENT application for the land zoned Residential Fourth Density Subzone UD, Exception 952, Schedule 74 (R4UD[952]S74), in Zoning By-law 2008-250, as shown on the attached Zoning Key Map, and submitted by Fotenn Planning + Design, on behalf of Changwan (David) Yoo, is to permit a four-storey addition to the rear of the existing heritage buildings as detailed in the attached Supporting Documentation.

This application was processed as a minor re-zoning under the minor re-zoning category of modifications to performance regulations only, maximum height the lesser of 5 storeys, 15 additional metres, or 25% of the permitted building height, rounded down to the nearest half-metre.

This MINOR ZONING BY-LAW AMENDMENT IS RECOMMENDED TO BE APPROVED and the following action is required:

1. That the Zoning Map of Zoning By-law 2008-250 be amended to amend the zoning over 168 and 174 Murray Street so that it reads “R4UD [xxx1] SYYY”; and,
2. That an exception be added to Zoning By-law No. 2008-250 for this property with provisions similar in effect to the following:
 - a) Rezone the lands as shown in Document 1
 - b) Add Exception [xxx1] of Section 239 Urban Exceptions of By-law 2008-250 with provisions similar in effect to the following:
 - o In Column I, Exception Number, add the text “[xxx1]”
 - o In Column II, Applicable Zones, add the text “R4UD[xxx1] SYYY”
 - o In Column V, Provisions, add the text:

For a low-rise apartment building:

- Minimum yard setbacks, minimum building stepbacks, and maximum permitted building heights are as per Schedule YYY.
- Despite Section 65, stairs, covered porches, uncovered porches, and decks are permitted to project to 0.0m along the front lot line.
- Maximum building heights of SYYY do not apply to permitted projections under Section 65.
- Despite the prohibitions of buildings and structures in Area A in SYYY, permitted projections are permitted.
- Maximum building height in Area C in SYYY is the height of the existing heritage buildings that exist as of the date of passing of this By-law.
- Despite Section 102, no visitor parking is required.
- Despite Section 144, the minimum required rear yard area is 155 square metres.
- Minimum number of bicycle spaces required: 1 per dwelling unit.
- Section 60 does not apply.
- Schedule 74 does not apply.

3. Add document 2 as a new schedule YYY to Part 17 - Schedules

November 10, 2025

Date



Andrew McCreight,
Manager, Development Review Central
Planning, Development and Building Services
Department

Enclosures: Minor Re-zoning By-law Amendment Supporting Information
Document 1 - Location Map
Document 2 – Zoning Schedule

MINOR ZONING BY-LAW AMENDMENT APPLICATION SUPPORTING INFORMATION

File Number: D02-02-24-0081

SITE LOCATION

168 and 174 Murray Street, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site is a rectangular shaped lot located midblock on the south side of Murray Street, approximately halfway between Dalhousie Street and Cumberland Street and has a total area of 645.2 square metres. The site is currently built up with two 2-storey residential use buildings with minimal setbacks from the front property line and are designated “Contributing Properties” within the Lowertown West Heritage Conservation District.

The surrounding area is a mix of residential and non-residential uses including an 8-storey mid-rise apartment building attached to the rear of a three-storey heritage building (162 Murray Street) abutting the subject site to the west. Further west is a three-storey public parking garage with a mid-rise building at its rear fronting Clarence Street. To the east are low-rise two- and three-storey residential use buildings. To the south fronting Clarence Street are a range of low- and mid-rise residential buildings, and to the north are multiple Part IV Heritage properties including low-rise residential buildings, the Guiges Service Centre (Montfort Renaissance) and associated surface parking lot as well as the historic church at 283 Cumberland Street. Further south-west is the Byward Market District, beyond which is the Rideau Centre O-Train station.

A Site Plan Control application (D07-12-24-0175) has been submitted alongside this Minor Zoning By-law Amendment application to facilitate the construction of a low-rise addition to the rear of the heritage buildings and restore the existing heritage buildings on the site. The building proposes 20 total residential units provided as 13 one-bedroom units, 6 two-bedroom units and 1 three-bedroom unit. No vehicle parking is proposed however 22 bicycle parking spaces will be provided within the building. Waste storage is located internally within the building and will be wheeled out on pickup day. A landscaped rear yard amenity area is proposed.

Zoning relief is requested to permit an increase to the maximum building height, permit reductions to the minimum rear and interior side yard setbacks and to recognize the existing condition of the heritage buildings.

Residential Units and Types

Dwelling Type	Number of Units
Apartment	20

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal is consistent with the Provincial Planning Statement (2024) through intensification and redevelopment of the subject lands, providing for a coherent development and land use pattern, providing a range of residential unit types, promoting multi-modal transportation, and designing the new building to respect and complement the heritage attributes on the subject lands.
- The development is consistent with the policy framework of the Downtown Core Transect by achieving the goals of policy 5.1.1 1) by providing for an enhanced urban pattern of built form and site design, policy 5.1.1 2) by continuing the development of the area as a 15-minute neighbourhood through residential intensification sufficient to support the full range of services in the area, and policy 5.1.1 5) by utilizing light coloured materials and soft landscaping to mitigate the urban heat island effect. The proposal is also supported by policy 5.1.1 6) by providing a higher density urban development with no on-site parking within an area supported by multi-modal transportation. Further, policy 5.1.2 3) outlines that motor vehicle parking shall not be required for new developments, with exception of visitor parking in large-scale residential developments.
- The development is consistent with Special District policy 6.6.1 1) e) by providing a development and increase in height which preserves the low-rise height category, and ensures that the defines cultural heritage value of the property and Heritage Conservation District can be conserved. As such, an amendment to the Official Plan is not required to facilitate an increase of height on the subject property.
- More specifically, the development achieves the policy framework for the Byward Market Special District sub-designation policies by implementing a residential built form at a higher density which increases street animation and foot traffic, satisfying Policy 6.6.2.3 c). Further, the development does not project within the parliamentary viewplane from Beechwood Cemetery, maintaining consistency with Policy 6.6.2.3 4). Regarding the conservation of cultural heritage resources, the development achieves the policy goals of 6.6.2.3 5) by implementing a development which is in conformity with the Lowertown West Heritage Conservation District through the adaptive reuse of heritage buildings through the implementation of a low-rise addition which is sensitive to the existing character

of the area, maintains existing front yard setbacks, and has a varied articulation in the façade to read as a combination of smaller elements.

- The development is compliant and consistent with the policies and guidelines of the Lowertown West Heritage Conservation District by integrating two contributing heritage buildings in a way that has regard for their built form, while also maintaining heights, materials, and façades along Murray Street. Further, the development implements a mix of preservation, rehabilitation, and restoration treatments to the heritage elements on-site. The new addition does not detract from the heritage character of the HCD and is subordinate to the heritage buildings in the front, with the addition using materials and colours that are complementary to the existing buildings and taking cues from local buildings. As such, the addition achieves sensitive and sustainable intensification within Lowertown that is physically and visually compatible with the contributing building on the site.
- The development is successful in implementing and achieving a number of the guidelines contained within the City's Urban Design Guidelines for Low-Rise Infill Housing by emphasizing the ground floor and façade of infill buildings at the street level, reflecting the desirable aspects of the established streetscape character, providing pedestrian scale lighting, designing accessible walkways to the sidewalk, providing trees, vegetation, and soft landscaping throughout the site, animating the public realm providing visual connections to the street, maintaining the desirable planned neighbourhood pattern of development and existing front yard setback conditions, maintaining an adequately sized and usable rear yard with appropriate greening of the space, implementing colours and materials that are present in the surrounding area, respecting and conserving the heritage value of the site, ensuring the new addition is compatible and distinguishable from the heritage attributes, safeguarding and protecting views of nearby heritage landmarks, and integrating service elements appropriately within the building.
- The proposed maximum building height of 13.5 metres is appropriate as it maintains the low-rise height category while providing for sensitive intensification of the site which respects and does not detract from the retained heritage buildings on the subject lands, providing additional housing choice and a higher density development form consistent with the Downtown Transect and Byward Market Special District policies.
- The reduced front yard setbacks are appropriate as they apply only to the existing heritage buildings and legalize the existing condition. The proposed addition adheres to the front yard setback requirements, resulting in adequate continuation of the existing public realm and visual continuity along Murray Street. Further, the addition being further set back from the front lot line results in the addition being subordinate to the existing buildings on the site.

- A reduced interior side yard setback of 1.2 metres for the addition is appropriate as it is consistent with interior side yard setbacks in the surrounding context, while maintaining an appropriate pathway width for functionality of the site. Reduced interior side yard setbacks for the existing heritage building on the west side of the site is also appropriate as it legalizes an existing condition.
- Reduced requirements for stairs , covered porches, uncovered porches, and decks as a permitted projection with a 0-metre setback requirement from the front lot line is appropriate as it recognizes and legalizes as existing condition. Through the Site Plan Control application, any requirements for elements within the right-of-way, including existing stairs, will be conditioned appropriately.
- A reduced rear yard setback and rear yard area are also appropriate. A 7.5 metre rear yard setback with a total area of 155 square metres is generally consistent with the rear yard setbacks within the surrounding context while also providing an adequate amount of communal amenity space which contains soft landscaping which positively responds Official Plan policies which promote tree plantings and greening of urban environments, as well as reducing the urban heat island effect.
- The removal of Section 60 – Heritage Overlay requirements is also appropriate as the proposed development as informed by the Zoning Schedule has been through extensive heritage review, and the heritage permit has been approved (File number D09-04-24-0075). While the height of the proposed addition exceeds the existing buildings and includes reduced rear yard setbacks, reduced interior side yard setbacks, and demolition of portions of the existing building, the development maintains and successfully integrates with the goals of the Official Plan and Heritage Conservation District policies, including the retention of heritage facades while also being designed to be subordinate and distinguishable from the heritage attributes on the site. As such, while the heritage overlay requirements will not apply, the development maintains qualities that sufficiently preserve and enhance the heritage property.

RELATED APPLICATIONS

- Site Plan Control – D07-12-24-0175
- Heritage Application - D09-04-24-0075

CONSULTATION DETAILS

Councillor Stéphanie Plante provides process concurrence for the project to move forward under delegated authority but does not support the project as designed as it should have more three-bedroom units.

Response to Councillor Comments

The growth management framework policies contained within the Official Plan do not

establish minimum target thresholds for large-household dwelling units within the ByWard Market Special District. However, the development provides for a mix of one-, two-, and three-bedroom dwelling units which increase residential housing stock and support a diverse range of residents within the community.

Public Comments

Summary of Comments - Public

This application was subject to the [Public Notification and Consultation Policy requirements](#) for minor re-zoning amendment applications. Comments were received by approximately 5 residents and concerns raised included matters such as the potential for further social housing within the area and the proposed height, questions about the Heritage process as well as clarification on the ownership structure of the Montfort Renaissance.

Summary of Comments – Community Association

Comments were received by a Committee Co-Chair of the Lowertown Community Association Heritage Committee, and the proposal was appreciated for adding more housing and appropriately rehabilitating the retained contributing heritage buildings.

Response to Public Comments

Proposed Height

The proposed height 13.5 metres is appropriate as it maintains the low-rise height category while providing for sensitive intensification of the site which respects and does not detract from the retained heritage buildings on the subject lands, providing additional housing choice and a higher density development form consistent with the Downtown Transect and Byward Market Special District policies.

Tenancy

The proposed development is intended to be a purpose-built rental building with a variety of dwelling unit sizes to support a diverse range of residents. No social service housing or transitional housing is proposed.

Ownership Structure of the Montfort Renaissance

Recognized that the report description of the neighbouring building contained an error and acknowledged the residences clarification.

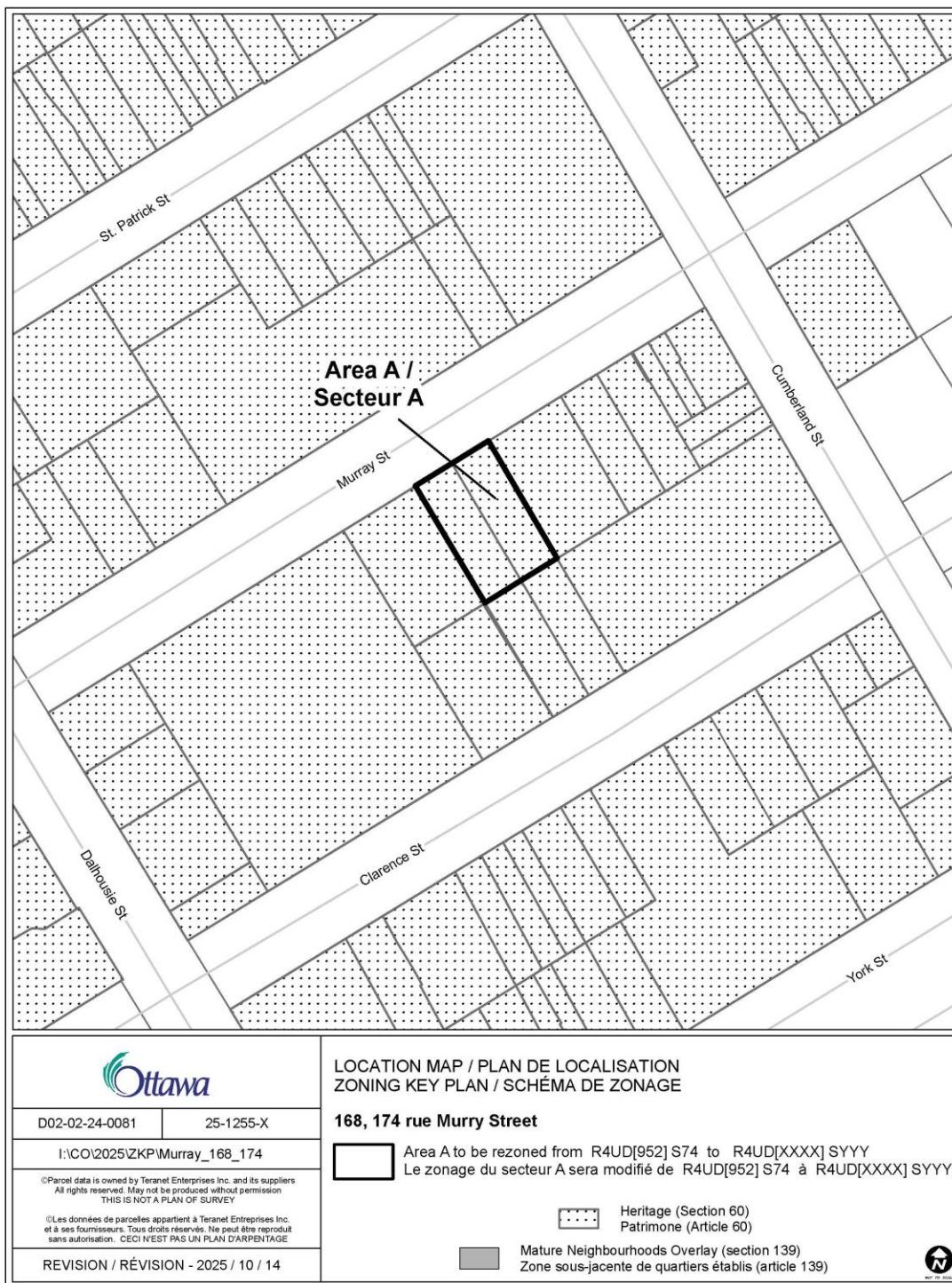
APPLICATION PROCESS TIMELINE STATUS

This Minor Zoning By-law amendment application processed by the On Time Decision

Date established for the processing of an application that has Manager Delegated Authority.

Contact: Haris Khan Tel: 613-580-2424, ext. 70813 or e-mail: Haris.Khan@ottawa.ca

Document 1 – Zoning Key Map



Document 2 – Zoning Schedule

