

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.