

ZONING CONFIRMATION REPORT: ZONING BY-LAW AMENDMENT APPLICATION

**10 GARRISON ST
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CITY OF OTTAWA**

**PREPARED BY: P H ROBINSON CONSULTING
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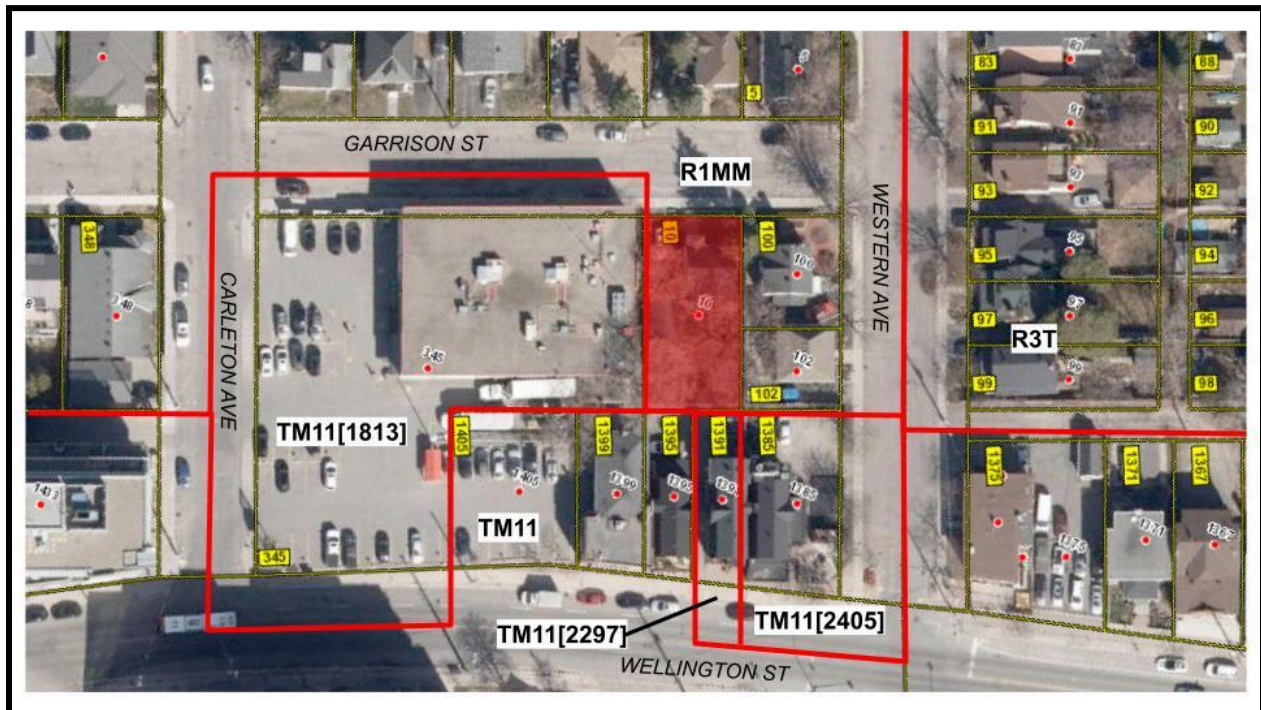
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Background Information

Municipal Address(es)	10 Garrison St., Ottawa, ON, K1Y 2T8
Official Plan Designation	Inner Urban transect, Neighbourhood (Evolving Overlay)
Zoning	Current - R1MM, Proposed - R4UC
Schedule 1A	Area X - Inner Urban
Legal description	Lot 11, Registered Plan 145, City of Ottawa
Scope of work	3-storey, 10 unit low-rise apartment building. No vehicular parking, 6 bike parking spaces.

Site Zoning

The property is currently zoned R1MM. It abuts two residential lots to the east with the same zoning, one commercial property to the west with TM11[1813] zoning, and two commercial properties to the south with TM11 [2297] and TM11 zoning. Across Garrison St from the subject property are residential lots zoned R1MM.



Subject property and surrounding zones.

Under Zoning By-Law 2008-250, as amended, the subject lands are zoned **R1MM** (Sections 155-156). The purpose of the R1 zone is to:

- *restrict the building form to detached dwellings;*
- *allow a number of other residential uses to provide additional housing houses within detached dwelling residential areas;*
- *permit ancillary uses to the principal residential use to allow residents to work from home;*
- *regulate development in a manner that is compatible with existing land use patterns to that the detached dwelling residential character of a neighbourhood is maintained or enhances; and*
- *permit different development standards which promote efficient land use and compact form while showcasing newer design approaches.*

The proposed zoning for the subject property is **R4UC** (Sections 161-162). The purpose of the R4 zone is to:

- *allow a wide mix of residential building forms ranging from detached to low rise apartment dwellings, in some cases limited to four units, and in no case more than four storeys;*
- *allow a number of other residential uses to provide additional housing choices within the fourth density residential areas;*
- *permit ancillary uses to the principal residential use to allow residents to work at home;*
- *regulate development in a manner that is compatible with existing land use patterns so that the mixed building form, residential character of a neighbourhood is maintained or enhanced; and*
- *permit different development standards which promote efficient land use and compact form while showcasing newer design approaches.*

Rezoning to the R4UC zone would permit a scale of development that would bridge the gap between the R1 detached dwellings and the TM commercial buildings. The proposed development has been designed to be zoning compliant with the R4UC zone requirements and permitted uses - apartment dwelling, low-rise.

Apartment Dwelling, Low Rise means a residential use building that is four or fewer storeys in height and contains four or more principal dwelling units, other than a townhouse dwelling or Stacked Dwelling.

Performance Standard Review - R4UC

Provision	Section	Requirement	Proposed	Y/N
Minimum lot width	T. 162A, V	15	15.24 m	Y
Minimum lot area	T. 162A, VI	450 m ²	464.6 m ²	Y
Minimum front yard setback	S. 144, (1) (a)	3.07 (average of abutting)	3.07 m	Y
Minimum front yard soft landscaping	T. 161, (c) (iii)	40% FYA = 18.71 m ²	18.95 m ² (40%)	Y
Minimum rear yard setback	T. 161B, (4)	7.5 m	9.15 m	Y
Minimum rear yard area	S. 144, (3) (a) (i)	25% LA = 116.15 m ²	139.45 m ² (30%)	Y

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Minimum rear yard soft landscaping	S. 161, (15) (b) (iii)	50% RYA = 69.73 m ²	72.09 m ² (51%)	Y
Minimum area for tree planting	S. 161, (15) (b) (iv)	25 m ² (x * 2x)	25.66 m ² (3.66 m x 7.01 m)	Y
Minimum interior side yard setback	T. 162A, X	1.5 m	1.5 m	Y
Maximum building height	T. 162A, VI	11 m	10.7 m	Y
Ground-oriented entrance	S. 161, (15) (f)	One principal entrance located at grade from the street	One entrance to a common interior corridor accessed from Garrison at grade	Y
Minimum front facade windows	S. 161, (15) (g)	25% of the front facade	30% of the front facade	Y
Minimum number of balconies	S. 161, (15) (j) (ii)	One balcony per unit above the first level	Two balconies per floor above the first level (one per unit)	Y
Minimum number of multi-bedroom units (rounded down)	S. 161, (16) (b) (i)	25% of units = 2 units	4 units (40%)	Y
Maximum projection into a required yard (balconies)	T. 65, (6) (c)	2 m but no closer than 1 m to a lot line	1.52 m, 1.56 m from a lot line	Y
Minimum accessory structure setback	T. 55, (3) (e) (ii)	0.6 m	0.61 m	Y
Minimum resident parking spaces	S. 101, (3) (a)	0 spaces	0 spaces	Y
Minimum visitor parking spaces	S. 102, (2)	0 spaces	0 spaces	Y
Minimum bike parking spaces	T. 111, (b) (i)	0.5 per unit = 5 spaces	6 spaces	Y

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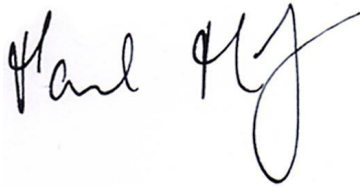
This section confirms that the proposed uses are permitted under the proposed zone and that the development as proposed is in conformity with the relevant zoning performance standards.

Conclusions

In summary, this proposed development of a 3-storey, 10 unit residential building is consistent with the intent and permitted uses of the Zoning By-Law R4UC zone.

Should you have any questions or require anything further, please do not hesitate to contact the undersigned.

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A handwritten signature in black ink, appearing to read "Paul HJ", written over a light grey rectangular background.

Paul Robinson, RPP

APPENDIX

Location Plan

Survey Plan

Site Plan

Architectural plans

Renderings

Landscape Plan

Site Photos