

Date: October 23 2025

File: 011121 - 1055 Klondike

To: Stream Shen, City of Ottawa

PROPOSED MINOR ZONING AMENDMENT FOR 1055 KLONDIKE ROAD

The above noted site, 1055 Klondike Road, has previously been the subject of a Major Zoning Amendment and a Site Plan Control Application. Site Plan Control has been approved and a building permit is ready to be released. Exception provisions were created to address zoning deficiencies but upon the Building Permit Zoning Compliance Review process recently undertaken, additional deficiencies were identified.

The additional deficiencies that were identified were related to the minimum interior side yard setback, minimum rear yard area, and minimum communal amenity space.

Upon further review, we noted that the minimum communal amenity space is exceeded and the issue was in reference to an error on the Site Plan Table. Additionally, as per appendix A, Q9 has previously received an interpretation from a Zoning Plans Examiner stating that if the 7.5 m rear yard setback is met, the minimum 25% of lot area does not need to be provided.

Therefore, the subject site only requires the following additional provision added to the existing exception provision:

1. Minimum interior side yard setback: 3.0 m

File History

During the Zoning Amendment process and the Site Plan Control approval, the provision that related to residential apartment buildings identifying a 3 m required interior yard which is to be landscaped was interpreted at the time as the applicable provision.

The provision however makes reference to when lots abut a residential subzone that does not permit the dwelling type being proposed. While the adjacent lot does not permit the dwelling type proposed and in the one instance does currently have a residential use, it is not a residential zone. Therefore, Q9 and City Staff in the original application of that provision and subsequent exception provision conflicts with the current application of the provision which states, "In all other circumstances the minimum required interior yard setback is 6m".

Therefore the original provision the was amended which requires an apartment building to provide 3 m interior yard setback and the 3 m must be landscaped did not technically apply due to the fact that the abutting zones were not residential.

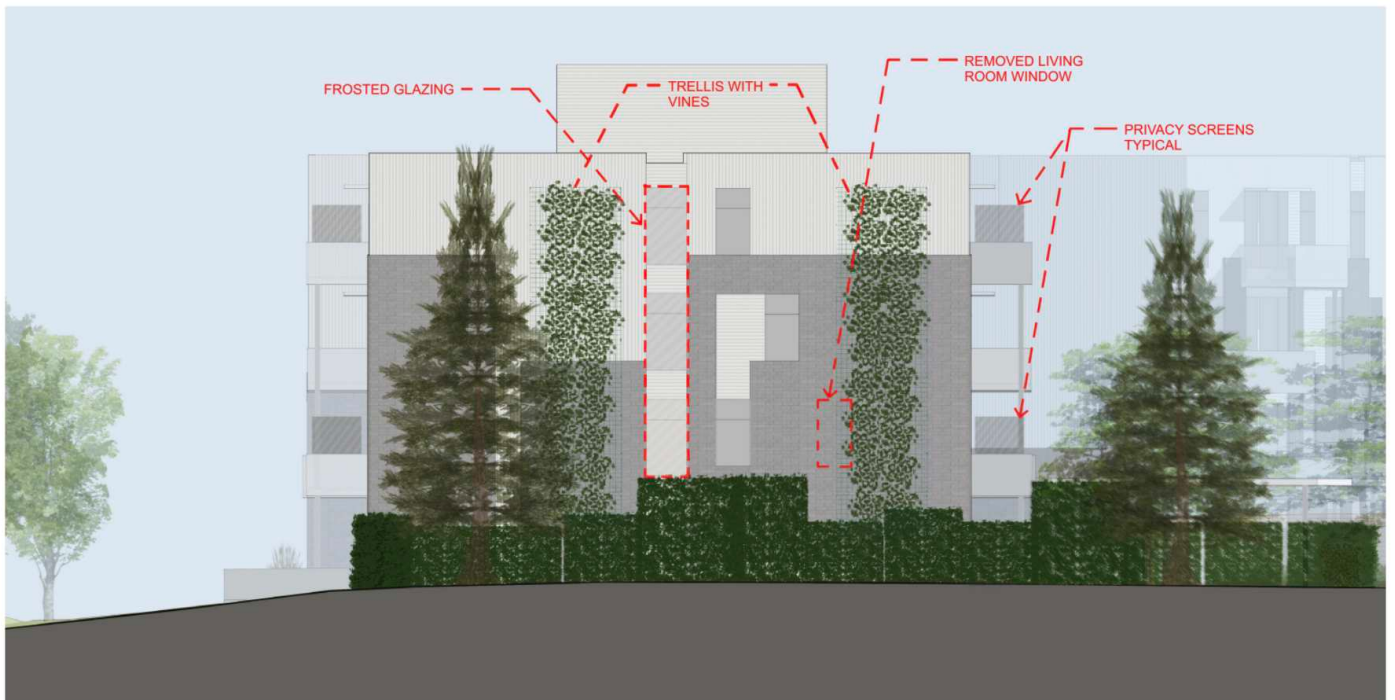
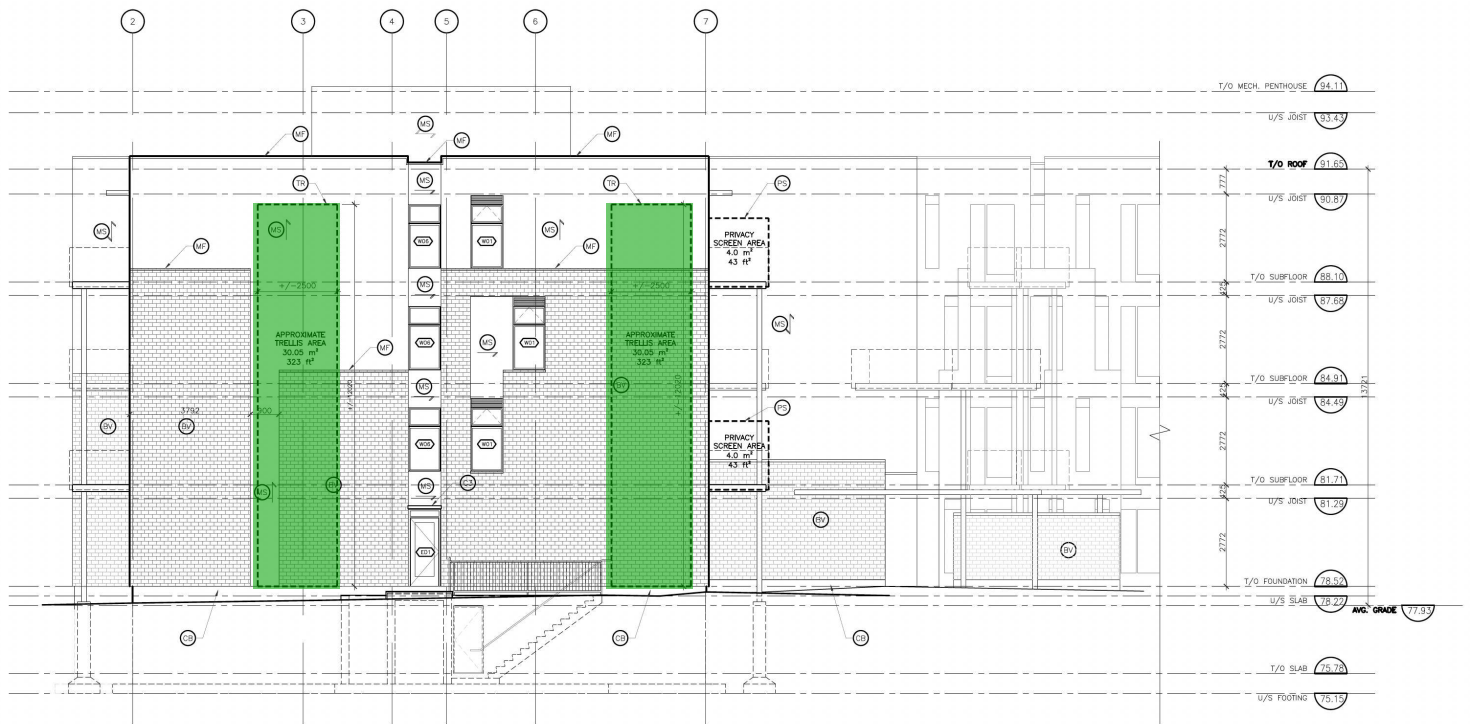
As such, the proposed Minor Zoning Amendment currently proposed is to permit an interior side yard setback of 3.0 m whereas the Zoning By-law identifies that a 6.0 m minimum interior side yard setback is required.

Rationale for Proposed Interior Yard Amendment

During our Site Plan Control process and Zoning Amendment, discussion of the interior yard setback and the relationship to the abutting residential lot was discussed. The proposed 3.0 m interior yard setback was concluded to be supportable and continues to be supportable from a planning perspective for the following reasons:

- [The west interior side yard abuts an open space zone and a creek and therefore the reduced setback does not create impact on any existing residential lots or uses or on the subject lot itself.
- [As there is an exceedance of amenity area, additional interior yard is not needed to serve that purpose on the subject lot
- [Due to the shape of the lot, only a small portion of the building on the west side (abutting the OS zone) is 3.9 m, the interior yard widens and deepens moving south. Therefore a reduction in this area is supportable and primarily a reflection of the shape of the lot and the shape of the building both being irregular and not rectangular.
- [The portion of the building facing south, abutting the existing residential dwelling to the south, is the narrowest portion of the building, which is oriented and sited to reflect the awkward lot shape. This narrow facade facing south makes up for less than half of the length of the interior lot line at this location.
- [The provided 3 m setback at the south portion of the lot abutting the existing residential lot is softened and supported through the use of a wood privacy fence, frosted glazing, privacy screens for the south rail of the balconies on the east-facing facade, along with two large vertical trellis installations on the south facade. Please see the south facade elevation on the following page.
- [It is also important to note that an accepted zoning compliant interior side yard in many R4 zones across the City is 1.5 m for low-rise apartment buildings even in instances where permitted maximum height is 14.5 metres. Therefore, providing a 3.0 m setback for the narrowest facade on a building that is only 13.7 m tall along with the provided privacy screens and trellis collectively indicate an appropriate relationship between the building wall and the interior lot line.

Given the above considerations and contexts, previous discussions that have taken place, and the proposed elements provided as part of the existing proposal, it is our professional planning opinion that the provided interior yard setback of 3.0 m is considered appropriate and supportable.



CONCLUSION

The subject site, 1055 Klondike Road, which has proposed a low-rise apartment building, requires a corrective minor zoning amendment to permit a minimum interior side yard setback of 3.0 m.

The proposed setback is supported from a land use planning perspective because it relates to the narrowest facade on the proposed building and takes up less than half of the applicable interior lot line, it does not create any undue or adverse impact, the proposed setback at 3.0 m is comparable to existing interior side yard setbacks for low-rise apartment buildings across the City, and is ultimately softened through the use of the following building modifications: removal of windows, frosted glazing on corridor windows, privacy screens on balconies on the east facade, no balconies on the south facade, and incorporated facade trellis's to buffer and vegetate the building's facade in this location.

The minor amendment as proposed maintains conformity with the Official Plan and is consistent with the Provincial Planning Statement, 2024.

Given the above rationale, it is our opinion that the proposed minor amendment is considered appropriate and good land use planning.

Yours truly,



Christine McCuaig, RPP MCIP M.PI
Principal Senior Planner + Project Manager



APPENDIX A



Christine McCuaig <christine@q9planning.com>

Interpretation

Thomas, Cairine <Cairine.Thomas@ottawa.ca>
To: Christine McCuaig <christine@q9planning.com>

Thu, Feb 1, 2024 at 11:52 AM

You do not need to comply with the 25% area if you have the 7.5 m setback.

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