

# Applicant Project Summary Sheet

Urban Design  
Review Panel

**Applicant Name**

Claude Lauzon Group Ltd.

**Panel meeting date**

TBD

**Project address**

261, 269, 277 King Edward Avenue & 260 Murray Street

**Date of panel pre-consult** [if applicable]

May 2, 2013

## Project Data

**Application Type** [e.g. Site Plan, Re-zoning]

Site Plan Control

**Proposed use** [e.g. Office, Residential]

Mixed-Use Building (retail at grade & residential above)

**Policy and guideline documents examined in preparing proposal** [please list specific guidelines examined]

### OFFICIAL PLAN

--> Section 2.5 – Building Liveable Communities

--> Section 3.6.3 - Mainstreets

--> Section 4.0 (subsections 4.1 through to 4.11)

--> Schedule B – Urban Policy Plan

--> Annex 12 - Viewshed Area of the Parliament Buildings from Beechwood Cemetary

URBAN DESIGN GUIDELINES - For Development Along Traditional Mainstreets

### Brief description of adjacent uses

WEST (across King Edward Avenue) - Mix of residential, institutional and commercial uses including the Shepherds of Good Hope and a 3.5 storey residential use building constructed in the early 2000s at 260 King Edward Avenue.

EAST - Primarily low-rise residential use buildings. A 2.5 storey residential building on Clarence Street and a 2-storey residential building on Murray Street occupy the properties immediately to the east.

NORTH - At the south-east corner of the intersection of Murray Street and King Edward Avenue, is a two-storey residential use building. Zoning for the development of a nine-storey hotel was recently approved by Council for the property at 364 St. Patrick, just north of the Subject Property in the island formed by King Edward Avenue, Murray Street and St. Patrick Street.

SOUTH - Primarily 2 & 3 storey residential buildings, several non-residential uses including the City's Champagne Fitness Centre, La Nouvelle Scène francophone performing arts theater, and federal office buildings. Rideau Street is approximately 350 metres to the south of the site (5 minute walk), and features a range of service and commercial uses.

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## Existing zoning [ with brief explanation ]

The southerly portion of the Subject Property is zoned Traditional Mainstreet (TM) and northerly portion is zoned Traditional Mainstreet, Subzone 12 (TM12).

The purpose of the Traditional Mainstreet Zone is to "... accommodate a broad range of uses including retail, service commercial, office, residential and institutional uses, including mixed-use buildings but excluding auto-related uses, in areas designated Traditional Mainstreet in the Official Plan."

The current site zoning permits a range of residential and non-residential uses, including various types of commercial uses and dwelling units located within a mixed-use building. The TM and TM12 zones permit the proposed uses.

## Zoning / Site Plan Details [complete relevant sections]

### Permitted height and/or permitted density

Max. 20 metres

### Proposed height and/or proposed density

19.5 metres

Permitted Setbacks		Proposed Setbacks	
Front yard	0m	Front yard	0.3m
Side yard	0m & 3m	Side yard	From 0.6m to 3.8m
Rear yard	7.5m	Rear yard	1.9m & 8.8m

### Permitted parking [ please provide ratio and total e.g. 0.5 spaces/unit = 60 spaces]

Res= 0.5/DU= 16; Visitor= 4 ; Retail= 7; TOTAL 27spaces

### Proposed parking [ please provide ratio and total e.g. 0.5 spaces/unit = 60 spaces ]

Res= 20; Visitor= 4 ; Retail= 6; TOTAL 30 spaces

### If certain zoning provisions cannot be met, please explain why

The proposed development for the Subject Property generally complies with the relevant provisions of the City's Zoning By-law. An application to the Committee of Adjustment for minor variances will be required, particularly to address the proposed setback for a portion of the rear yard to allow for building frontage on Murray Street and to request a reduction in retail parking from 7 to 6 spaces.

Given the configuration and location of the site, the rear lot line is the most easterly property line that is perpendicular to Murray Street. The TM zone requires a 7.5-metre setback from the rear lot line. As the site has only 10.06 metres of frontage along Murray Street, the provision of a 7.5-metre rear setback would prohibit the possibility of providing building frontage along Murray Street. Development of the site with a building that fully complies with the permitted building envelope would result in a gap in the streetscape along Murray Street. The proposed four-storey built form on the northerly portion of the site maintains the established pattern of building frontages on Murray Street, and ties the proposed development into the low-rise character of the residential neighbourhood to the east.