



233 Argyle Avenue

Planning Rationale Addendum
Zoning By-law Amendment + Site Plan Control
December 19, 2022



Prepared for Smart Living on 233 Argyle Inc.

Prepared by Fotenn Planning + Design
396 Cooper Street, Suite 300
Ottawa, ON K2P 2H7

December 2022

© Fotenn

The information contained in this document produced by Fotenn is solely for the use of the Client identified above for the purpose for which it has been prepared and Fotenn undertakes no duty to or accepts any responsibility to any third party who may rely upon this document.

1.0 Introduction	2
2.0 Zoning Compliance	3
3.0 Proposed Zoning Amendments	5

1.0 Introduction

This document is an addendum to the Planning Rationale that was submitted with the Zoning By-law Amendment and Site Plan Control applications (D02-02-21-0133 and D07-12-21-0171) for 233 Argyle Avenue. The applications were accepted and deemed complete in November 2021 by the City of Ottawa. Since being deemed complete, Smart Living Properties (the owner) and the project team have received two rounds of technical comments from the City. Further clarification regarding the zoning relief being sought was requested, warranting this addendum. The following addendum is intended to provide an updated zoning table that outlines the Zoning By-law provisions that require relief due to non-compliance, with the updated site plan for the proposed development. A rationale for each amendment has also been provided.

This addendum should be read in conjunction with the October 2021 Planning Rationale. All opinions and findings of the original report remain valid.

2.0 Zoning Compliance

As per the October 2021 Planning Rationale, the intent of the Zoning By-law Amendment is to amend specific zoning provisions of the R4UD zone in accordance with the proposed development. As part of the second round of technical circulation comments, Comment 7.1 requested the applicant to “Please provide a Planning Rationale addendum outlining the revised zoning relief required and the rationale for each”. Table 1, below, outlines the revised zoning compliance table for the proposed development at 233 Argyle Avenue. The required amendments and rationale for each amendment is found within Section 3.0 of this Report.

Table 1. Zoning Compliance

Zoning Mechanism R4UD Zone (Section 162)	Required	Proposed	Compliance
Minimum Lot Area	450 m ²	529.30 m ²	YES
Minimum Lot Width	15 m	10.10 m	NO
Maximum Building Height	14.5 m	10.75 m	YES
Minimum Front Yard Setback Section 144	Yard setback must align with the average of the abutting lots’ corresponding yard setback abutting the street. = 1.5 m	7.7 m (existing building)	YES
Minimum Rear Yard Setback Section 144	At least 25% of the lot area and a setback of 30% of the lot depth = 15.7 m setback = 132.4 m ² area	Setback: 7.0 m Area: 62.26 m (11.7% of lot area)	NO NO
Minimum Interior Side Yard Setback	1.5 m	East: 0.31 m (existing building) East: 1.8 m (proposed addition) West: 0.06 m (existing building) West: 0.78 m (proposed addition)	NO YES NO NO
Minimum Landscaped Area (total lot area)	30%	194 m ² (36%)	YES
Minimum Landscaped Area (rear yard)	50% of the rear yard not occupied accessory buildings and structures, permitted projections, bicycle parking and aisles, hardscaped paths of travel for waste and recycling management, pedestrian walkways, patios, and permitted driveways, parking aisles and parking spaces	49.41 m ² (79.3%)	YES

Minimum Landscaped Area (front yard)	20%	47 m ² (60%)	YES
Two Bedroom Units 25% of dwelling units	3 units	0 units (0%)	NO
Urban Exception 479	Additional permitted use: Dwelling Unit		YES

Parking Provisions	Required	Proposed	Compliance
Vehicle Parking Spaces Area X Schedule 1A Residential: 0.5 spaces/unit (after 12 units) Office: 1 space/100 m ² GFA Visitor: 0.1 spaces/unit (after 12 units)	Residential: 1 space Office: 261 m ² = 2.6 spaces Visitor: 0 spaces Total: 4 spaces	Residential: 0 spaces Office: 0 spaces Visitor: 0 spaces	NO
Bicycle Parking Spaces Apartment building, low rise: 0.5 spaces/unit Office: 1 space/250 m ² GFA	Residential: 7 spaces Office: 261 m ² = 1 space Total: 8 spaces	26 spaces	YES
Bicycle Space Provisions	Horizontal: 0.6 m x 1.8 m Stacked: 0.37 m x 1.8 m Vertical: 0.5 m x 1.5 m Aisle: 1.5 m	0.37 m x 1.8 m	YES

Proposed Zoning Amendments

The following amendments to the R4UD zoning provisions are required for the proposed development:

- / **Minimum Rear Yard Setback:** The zoning provisions require that a minimum 15.7 metre rear yard setback is provided. However, the proposed development requires relief to decrease the setback to 7.0 metres. It is important to note that the rear yard of 233 Argyle Avenue will have a direct interface with the rear yard space proposed at 330 McLeod Street providing a 'green' courtyard. Combined, a total of 12.1 metres separates both of the proposed additions at 330 McLeod Street and 233 Argyle Avenue, and a total of 171.26 square metres of rear yard area is provided between the two additions. The requested relief from the required minimum rear yard setback is minor and, efforts have been taken to reduce impacts on adjacent properties by considering location of balconies and windows thereby reducing any overlook impacts. Further the combined rear yard spaces have been programmed to function as one larger area which would be managed and maintained jointly. The requested reduction is therefore appropriate.
- / **Minimum Interior Side Yard Setback:** The Zoning By-law requires a side yard setback of 1.5 metres, whereas the proposal seeks a reduced setback on the west side yard setback to 0.78 metres. The proposed reduction of this setback requirement is appropriate to allow the feasible intensification of the subject site and provide a condition consistent with the built form context along Argyle Avenue and within the Centretown neighborhood. The proposed development has been designed in a manner which maintains the low-rise condition, mitigating any potential impacts on abutting properties, streetscape, and public realm. Lastly it is important to note that balconies are accommodated only on the east façade not projecting into the setback line, and the no windows are on the western wall.
- / **Minimum Vehicle Parking Spaces:** The developer is seeking a reduction of the minimum resident parking from the required minimum of 1 space to 0 spaces, and the required office parking from the required 3 spaces to 0. Considering the subject property's proximity to amenities on Bank Street, its location within the heart of Centretown, and its proximity to two (2) identified Transit Priority Corridors, this amendment is minor in nature. Efforts have also been taken to encourage active transportation by proposing a total 26 bicycle parking spaces, which more than triples the Zoning By-law requirement.
- / **Number of Two-Bedroom Units:** The zoning provisions requires that a minimum of three (3) two-bedroom units be provided, however the proposed development requires relief as there are no two-bedroom units being provided. It is important to note that as a rear addition, the proposal provides a unique development with limited space. Given this unique condition, the introduction of two-bedroom units may not be appropriate within this location. The requested reduction is therefore appropriate.

The following amendments to the R4UD zoning provisions are required to bring the existing structure into conformity with the Zoning By-law, as it currently benefits from legally non-complying rights.

- / **Minimum Lot Width:** The Zoning By-law requires a minimum lot width of 15 metres, whereas the proposal seeks a reduced lot width to 10.10 metres. As this is an existing building and an existing condition, this amendment is technical in nature and seeks to bring into compliance a non-complying structure.
- / **Minimum Interior Side Yard Setback:** The Zoning By-law required a side yard setback of 1.5 metres, whereas the proposal seeks a reduced setback on the west side yard to 0.06 metres and on the east side of 0.31 metres. These setbacks are of the existing building, and the proposed amendment seeks to recognize an existing non-complying condition. As such, the proposed amendment is technical in nature and considered to be appropriate.

Conclusion

It is our professional opinion that the proposed Zoning By-law Amendments, as outlined in this Planning Rationale Addendum and the October 2021 Planning Rationale constitutes good planning and is in the public interest.

Sincerely,



Patricia Warren, M.Pl.
Planner



Lisa Dalla Rosa, MCIP RPP
Associate