



## **330 McLeod Street**

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



Prepared for Smart Living on McLeod Street Inc.

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# 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 D07-12-21-0172) for 330 McLeod Street. 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, based on 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.

## 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 330 McLeod Street. The required amendments and rationale for each amendment is found within Section 3.0 of this Report.

Zoning Mechanism R4UD Zone (Section 162)	Required Low-rise apartment, 9 or more units	Proposed	Compliance
<b>Minimum Lot Area</b>	450 m <sup>2</sup>	1,056.79 m <sup>2</sup>	YES
<b>Minimum Lot Width</b>	15 m	20.12 m	YES
<b>Maximum Building Height</b>	14.5 m	15.5 m	NO
<b>Minimum Front Yard Setback</b> Section 144	Yard setback must align with the average of the abutting lots’ corresponding yard setback abutting the street.  = 3.5 m	4.54 m (existing building)	YES
<b>Minimum Rear Yard Setback</b> Section 144	At least 25% of the lot area and a setback of 30% of the lot depth  = 15.7 m setback = 264.07 m <sup>2</sup> area	Setback: 5.1 m  Area: approx. 104.23 m <sup>2</sup> (9.8% of lot area)	NO
<b>Minimum Interior Side Yard Setback</b>	1.5 m	Existing Building: East – 3.5 m West – 1.3 m  Proposed Addition: East – 1.5 m West – 4.2 m	YES NO  YES YES
<b>Amenity Area</b> Section 137	Total: 7.5 m <sup>2</sup> / rooming unit for first 8 units, 3 m <sup>2</sup> / additional rooming unit = 270 m <sup>2</sup>  Communal: 100% of the amenity area	Total: 447 m <sup>2</sup>  Rooftop: 185 m <sup>2</sup>  Rear Yard: 109 m <sup>2</sup>	YES
	Communal amenity area must:  - be located at grade and in the rear yard;  - be landscaped;  - consist of at least 80% soft landscaping; and	Rooftop and rear yard  See landscape plan  92%	NO  YES YES

Zoning Mechanism	Required	Proposed	Compliance
R4UD Zone (Section 162)	Low-rise apartment, 9 or more units		
	- be located at grade and in the rear yard and may include one interior yard that abuts both the rear yard and interior side yard, unless the lot has access to a rear lane.	Rear yard and rooftop	NO
<b>Urban Exception 479</b>	Additional permitted use: Dwelling Unit		YES

Parking Provisions	Required	Proposed	Compliance
<b>Vehicle Parking Spaces</b> Area X Schedule 1A  Rooming House: 0.25 spaces/unit (after 12 units) Visitor: Not required	Residential: 16.5 spaces (78 rooming units, existing and proposed)  Total: 16 spaces	Residential: 0 spaces	NO
<b>Bicycle Parking Spaces</b> Rooming unit: 0.25 spaces/unit	Residential: 20 spaces	46 spaces	YES
<b>Bicycle Space Provisions</b>	Horizontal: 0.6 m x 1.8 m  Vertical: 0.5 m x 1.5 m  Stacked: 0.37 x 1.8 m  Aisle: 1.5 m	0.37 m x 1.8m	YES

## Proposed Zoning Amendments

The requested amendment below would be applicable to a rooming house located at 330 McLeod Street within the existing R4UD zone. The provisions are required to permit the proposed development:

- / **Maximum Permitted Building Height:** Per the Zoning By-law, the maximum permitted building height in the R4UD zone for a low-rise apartment building with 9 or more units is 14.5 metres, while the applicant is seeking a building height of 15.5 metres, that would be specific to the rooming house use. The subject property is highly suitable for this building height considering the existing and planned mid-rise context surrounding the subject property. It is also important to note that the permitted height within the Centretown Secondary Plan for this site is nine (9) storeys. The proposed four (4) storey addition is therefore minor in nature and complimentary to the existing and planned built context.
- / **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 5.1 metres. It is important to note that the rear yard of 330 McLeod Street will have a direct interface with the rear yard space proposed at 233 Argyle Avenue 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. The requested relief from the required minimum rear yard setback is minor and, efforts have been taken to reduce impacts on adjacent properties and program the rear spaces to function as one larger area which would be managed and maintained jointly. The requested reduction is therefore appropriate.
- / **Location of Amenity Area:** The Zoning By-law requires that all the proposed amenity space be located at grade in the rear yard, while the proposal provides 109 square meters (35%) of amenity space in the rear yard, a total of 185 square meters of rooftop amenity space, and a total of 153 square metres of interior amenity space. It is important to note that rear yard amenity space is proposed to be connected to rear yard amenity space at 233 Argyle Avenue, thereby increasing the amenity space available to residents. Given that these spaces are designed to act as one larger amenity space, the requested amendment is minor in nature. Further, it is important to note that the total proposed amenity space exceeds what is required in the Zoning By-law. Therefore, this amendment is appropriate and minor in nature.
- / **Minimum Vehicle Parking Spaces:** The developer is seeking a reduction of the minimum resident parking from the required minimum of 16 spaces to 0 spaces. It is important to note that the addition itself is only required to provide 4 spaces, however the proposed amendment will bring the entire property into compliance with the Zoning By-law. 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 46 stacked bicycle parking spaces, which more than doubles the Zoning By-law requirement.

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

- / **Minimum Interior Side Yard:** 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 to 1.3 metres. This setback is for the existing building, and the proposed amendment seeks to rectify 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,



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