

July 19, 2023

Mr. Michael Boughton

Planner III, Development Review - East
City of Ottawa
110 Laurier Avenue West
Ottawa, ON K1J 1J1

Via Email: michael.boughton@ottawa.ca

**RE: Phoenix Old Montreal Road
Response to Zoning By-law Amendment Comments**

Dear Mr. Boughton,

As requested, Fotenn has prepared the following Zoning By-law table for the proposed development at 1154, 1172, 1176, 1180 & 1208 Old Montreal Road in the City of Ottawa. This table has been updated for the latest resubmission.

Should you have any questions, please don't hesitate to contact the undersigned.

Sincerely,



Paul Black, MCIP RPP
Associate, Planning

Ottawa

396 Cooper Street, Suite 300
Ottawa, ON K2P 2H7
613.730.5709

Kingston

The Woolen Mill
4 Cataraqui Street, Suite 315
Kingston, ON K7K 1Z7
613.542.5454

Toronto

174 Spadina Avenue, Suite 304
Toronto, ON M5T 2C2
416.789.4530

fotenn.com

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1154, 1172, 1176, 1180 & 1208 Old Montreal Road Zoning Review

The proposed Zoning By-law Amendment would rezone the subject lands to R5Z along Old Montreal Road, R4Z in the centre of the lands, and R3Z along the south edge of the development. The proposed park block would be rezoned to O1 while the creek lands would be rezoned EP1. The proposed zones are shown in the map below.

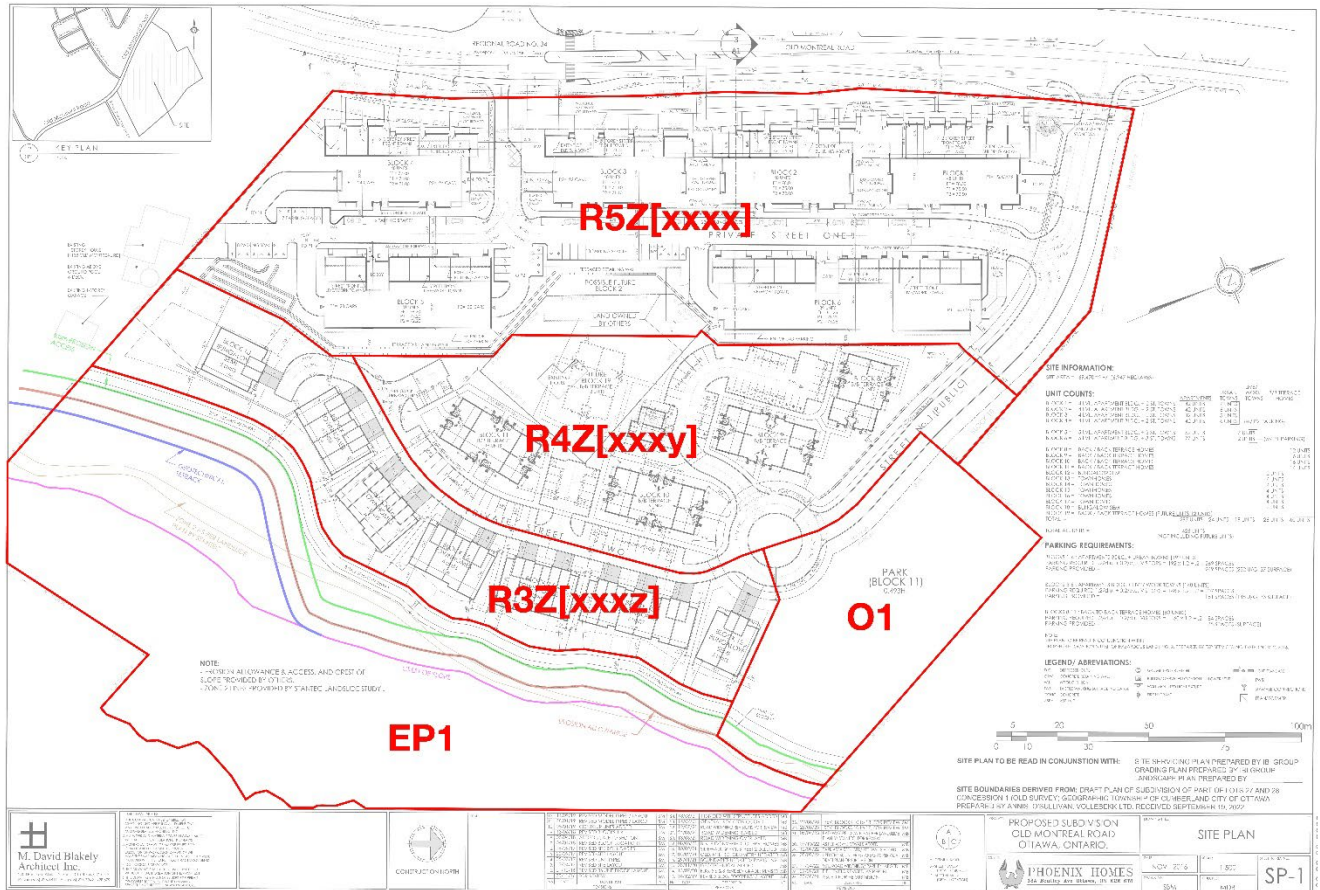


Figure 1: Proposed Zoning Map

Blocks 2,3,4,5,6 & 7 (Mid-rise Apartments)

The proposed zoning for these lands is “Residential Fifth Density, Subzone Z, Special Exception xxxx (R5Z [xxxx])”. The proposed development is compared to the provisions of the R5Z zone below.

Zoning Mechanism	Required – R5Z	Proposed	Conformity
Permitted Uses	Apartment dwelling, mid rise Apartment dwelling, low rise Townhouse dwelling	Apartment dwelling, mid rise Apartment dwelling, low rise Townhouse dwelling	Yes
Minimum Lot Width	18 m	238 m	Yes

Zoning Mechanism	Required – R5Z	Proposed	Conformity
Minimum Lot Area	540 m ²	18,349 m ²	Yes
Maximum Building Height	Shown with an H Suffix	20m (H suffix)	Yes
Minimum Front Yard Setback	3m	1.5 m	No
Minimum Corner Side Yard Setback	3m	2.5 m	No
Minimum Rear Yard Setback	7.5 m	3.5 m	No
Minimum Interior Side Yard Setback	Within 21 metres of the front lot line: 1.5 m	3.5 m	Yes
	Located further than 21 metres from the front lot line: 6 m		
Minimum Parking Space Rates	Residential: 1.2 per dwelling unit: 340 x 1.2 = 408 Visitor: 0.2 per dwelling unit: 340 x 0.2 = 68 Total: 476	Total: 450	No
Landscape Buffer for Parking Lots	10 or fewer spaces not abutting a street: 0 m	N/A	Yes
	1 to 100 spaces not abutting a street: 1.5 m	>1.5m	
	Over 100 spaces not abutting a street: 3 m	N/A	
Section 131 – PUD Provisions			
Minimum Width of a Private Way	6 m	6 m	Yes
Minimum Setback for Any Wall of a Residential Use Building to a Private Way	1.8 m	3 m	Yes
Minimum Setback for Any Garage or Carport Entrance from a Private Way	5.2 m	N/A	Yes
Minimum Separation Area between Buildings within a PUD (where the Building Height is Greater than 14.5 m)	3 m	6 m	Yes

Zoning Mechanism	Required – R5Z	Proposed	Conformity
Required visitor parking may be provided as parallel parking on a private way, provided the private way has a minimum width of 8.5 metres.	8.5 m	8.5 m	Yes

Proposed Provisions of Exception XXXX:

- / Section 163(9) does not apply.
- / The front lot line is along Old Montreal Road.
- / The lands with the R5Z[XXXX] are considered one lot for zoning purposes.
- / Maximum permitted height is 22 metres
- / Minimum Front Yard setback is 1.5 m.
- / Minimum Corner Side Yard Setback is 2.5 m.
- / Minimum Rear Yard Setback is 5 m.
- / The required parking for a residential use is 1 space per unit.
- / For the lands known municipally as Despite Section 59 - Frontage on a Public Street, development of the subject land is permitted
- / Required yard setbacks are determined by considering the lot line closest or parallel to the nearest street, or to an access lane in front of the lot, as the front lot line

Blocks 8 & 9 and 1172 Old Montreal Road (Stacked Towns)

The proposed zoning for these lands is “Residential Fourth Density, Subzone Z, Special Exception xxxy (R4Z [xxx])”. The proposed development is compared to the provisions of the R4Z zone below.

Zoning Mechanism	Required – R4Z	Proposed	Conformity
Permitted Uses	Apartment dwelling, low rise, Stacked dwelling	Apartment dwelling, low rise, Stacked dwelling	Yes
Minimum Lot Width	18 m	>18 m	Yes
Minimum Lot Area	540 m ²	>540 m ²	Yes
Maximum Building Height	15 m	15 m	Yes
Minimum Front Yard Setback	3 m	2.5 m	No
Minimum Corner Side Yard Setback	3 m	4.97 m	Yes
Minimum Rear Yard Setback	6 m	>6 m	Yes
Minimum Interior Side Yard Setback	Where the building wall is greater than 11 m in height: 3 m	2 m	No

Zoning Mechanism	Required – R4Z	Proposed	Conformity
	In all other circumstances the minimum required interior side yard setback is 6 m		
Minimum Parking Space Rates	Residential: 1.2 per dwelling unit: 60 x 1.2 = 72 Visitor: 60 per dwelling unit: 60 x 0.2 = 12 Total: 84	Total: 88	Yes
Landscape Buffer for Parking Lots	10 or fewer spaces not abutting a street: 0 m	N/A	No
	1 to 100 spaces not abutting a street: 1.5 m	0m	
	Over 100 spaces not abutting a street: 3 m	N/A	
Section 131 – PUD Provisions			
Minimum Width of a Private Way	6 m	6 m	Yes
Minimum Setback for Any Wall of a Residential Use Building to a Private Way	1.8 m	2.2 m	Yes
Minimum Setback for Any Garage or Carport Entrance from a Private Way	5.2 m	N/A	Yes
Minimum Separation Area between Buildings within a PUD (where the Building Height is Greater than 14.5 m)	1.2 m	>1.2 m	Yes
Required visitor parking may be provided as parallel parking on a private way, provided the private way has a minimum width of 8.5 metres.	8.5 m	N/A	Yes

Proposed Provisions of Exception XXXY:

- / The lands within the R4Z[XXXY] are considered one lot for zoning purposes.
- / Minimum Front Yard Setback is 2.9 m.
- / Minimum Interior Side Yard Setback is 2.1 m.
- / The required landscaped buffer for a parking lot, with between 10 and 100 spaces, not abutting a street, is 0 metres.

Blocks 13, 14, 15, 16, 17, 18, & 19 (Townhouses)

The proposed zoning for these lands is “Residential Third Density, Subzone Z, Special Exception xxxz (R3Z [xxxz])”. The proposed development is compared to the provisions of the R3Z zone below.

Zoning Mechanism	Required – R3Z	Proposed	Conformity
Permitted Uses	Townhouse dwelling	Townhouse dwelling	Yes
Minimum Lot Width (for PUD)	18 m	3 m	No
Minimum Lot Area (for PUD)	1,400 m ²	>1,400 m ²	Yes
Maximum Building Height	11 m	11 m	Yes
Minimum Front Yard Setback	3 m	5.2 m	Yes
Minimum Rear Yard Setback	6 m	6 m	Yes
Minimum Interior Side Yard Setback	1.2m	1.5 m	Yes
Minimum Parking Space Rates	Residential: 1 per dwelling unit: 31 x 1 = 31 Visitor: None required, section 102 (4). Total: 31	Total: 62	Yes

Zoning Mechanism	Required – R3Z	Proposed	Conformity
Permitted Uses	Semi-detached dwelling	Semi-detached dwelling	Yes
Minimum Lot Width (for PUD)	18 m	3 m	No
Minimum Lot Width (outside PUD)	7 m	>7m	
Minimum Lot Area (for PUD)	1,400 m ²	>1,400 m ²	Yes
Minimum Lot Area (outside PUD)	190 m ²	>190 m ²	
Maximum Building Height	11 m	11 m	Yes
Minimum Front Yard Setback	3 m	5.2 m	Yes
Minimum Rear Yard Setback	6 m	6 m	Yes
Minimum Interior Side Yard Setback	0.9m	1.5 m	Yes

Minimum Parking Space Rates	Residential: 1 per dwelling unit: $4 \times 1 = 4$ Visitor: None required, section 102 (4). Total: 4	Total: 4	Yes
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Section 131 – PUD Provisions			
Minimum width of a private way	6 m	6 m	Yes
Minimum setback for any wall of a residential use building to a private way	1.8 m	5.2 m	Yes
Minimum setback for any garage or carport entrance from a private way	5.2 m	5.2 m	Yes
Minimum separation area between buildings within a PUD (where the building height is greater less 14.5 m)	1.2 m	3 m	Yes

Proposed Exception XXXZ:

- / The lands zoned R3Z[XXXZ] are one lot for zoning purposes.
- / Lot frontage for a Planned Unit Development is 3m.