

**ASHCROFT HOMES - THE ASTORIA INC.  
ASHCROFT HOMES - THE ASTORIA II INC.**

130-136 Central Park  
Planning Rationale



**Zoning Bylaw Amendment (Minor)**

**One Lot for Zoning**

**File No.: D02-02-25-0082**

## EXISTING OFFICIAL PLAN DESIGNATION

The subject property is located in the **Outer Urban Area** in the City of Ottawa Official Plan. The relevant current guidelines of the Official Plan in relation to such designation are:

- Neighbourhoods located in the Outer Urban area shall accommodate residential growth to meet the Growth Management Strategy as outlined in Section 3. The Zoning By-law shall implement development standards that transition away from a suburban model and move towards urban built forms as described in Table 6 as applicable and that [*inter-alia*]:

a) Allows and supports a wide variety of housing types with a focus on lower density missing-middle housing which generally reflects the existing built form context of the neighbourhood, which may include new housing types that are currently not contemplated in this Plan;

b) The application, as appropriate, **of Zoning By-law development standards to be applied as one lot for zoning purposes to support missing middle housing;**

...

The Applicant submits that the current guidelines of the Official Plan to allow applications for one lot for zoning purposes to facilitate various housing options in Outer Urban Area can be implemented in respect of subject project which is designed to accommodate residential growth and construct housing for seniors in proximity to City transit.

## EXISTING ZONING

The subject property is currently zoned **R5K [932] H(28)**, with the exceptions listed below;

- front yard setback of at least 4.5 m
- side yard setback of at least 1.2 m is required where that side yard abuts a park
- a side yard setback of at least 2.4 m is required where that side yard abuts a street
- side yard setback of at least 0.3 m in all other cases
- a rear yard setback of at least 3 m is required where that rear yard is located on a corner lot
- rear yard setback of at least 6 m in all other cases
- driveway width of at least 2.6 m
- the maximum building height of one building is the lesser of 10 storeys or 30.5 m
- the maximum building height of all other buildings is the lesser of eight-storeys or 25.0 metres

The proposed amendment is necessary to meet the requirements of the approved zoning on site where two Buildings will be considered as “one lot” for zoning purposes. We are not requesting any variances related to the development of this site which is nearing completion.

## RATIONALE FOR THE REQUEST

The One Lot for Zoning Minor Zoning Bylaw Amendment is required to allow Strata Severance of the two Buildings in compliance with Zoning Bylaw so that the developer can secure appropriate financing and complete the project.