DRAFT: September 29, 2026

Development Review All Wards (DRAW)
City of Ottawa
110 Laurier Avenue West
Ottawa, ON K1P 1J1

Attn: Erin O'Connell, MCIP, RPP, Planner III

RE: Ottawa Community Housing - 200, 201 Friel Street and 200 Beausoleil Drive – Minor Zoning By-law Amendment – Planning Cover Letter

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WSP Canada Inc. ("WSP") was retained by Ottawa Community Housing ("OCH" or the "Client") to prepare a Planning Cover Letter in support of a Minor Zoning By-law Amendment application for the lands municipally known as 200 and 201 Friel Street and 200 Beausoleil Drive (the "Site") in the City of Ottawa, as shown in **Figure 1**. The proposed Minor Zoning By-law Amendment is required to facilitate the redevelopment of the Site in accordance with Ottawa Community Housing's planned development. A Zoning By-law Amendment (D02-02-23-0022) application for 200 Beausoleil Drive was previously adopted by City Council on July 12, 2023 and a Site Plan Control (D07-12-23-0034) application was subsequently approved on December 21, 2023.

In addition, an application for Consent to Sever was submitted on July 23, 2026 under separate cover in support of the proposed development.

This Planning Cover Letter has been prepared in support of the proposed Minor Zoning By-law Amendment and to assess its consistency with applicable provincial policies, conformity with the City's planning policy framework, and compatibility with the surrounding context. As confirmed by the City File Lead, Erin O'Connell, by email dated August 24, 2026, this Planning Cover Letter has been submitted in lieu of a Planning Rationale identified in the Studies and Plans Identification List (SPIL), dated August 24, 2026.

1. Proposed Development and File History

As part of the approved Zoning By-law Amendment and Site Plan Control Applications, Ottawa Community Housing is developing a 20-storey, 160-unit residential apartment building at 200 Beausoleil Drive, featuring a six-storey podium and tower design, with resident amenities, office space, affordable rental units, and a privately-owned publicly accessible space (POPS) along Beausoleil Drive. The proposed development includes approximately 10,161 m² of gross floor area, accessible residential units within the podium, additional indoor and outdoor amenity areas, and underground parking, bicycle storage, and building service facilities. While there are multiple parcels on the Site, it has been confirmed by the Client's legal counsel that they all remain under ownership by Ottawa Community Housing. The lands at 200 and 201 Friel Street, and 200 Beausoleil Drive are shown in **Figure 1**.

The new development proposed on the Site previously received approval through the associated Site Plan Control (D07-12-23-0034) application and is being developed in accordance with Zoning Schedule 475, as approved through the previous Zoning By-law Amendment (D02-02-23-0022). No modifications to the approved development are proposed.

Figure 1: Site Location – 200 and 201 Friel Street, and 200 Beausoleil Drive (WSP, 2026)



A Consent to Sever application has been submitted for the Subject Property as shown in Figure 2. The application seeks to create two independent parcels municipally known as 200 Beausoleil Drive and 201 Friel Street. In addition to the proposed severance, approval is being sought to establish a vehicular easement/right-of-way over a portion of 201 Friel Street in favour of 200 Beausoleil Drive to provide access between Friel Street and the planned parking garage at 200 Beausoleil Drive. The proposed consents are intended to facilitate separate financing arrangements for each property while maintaining common ownership and operation of the lands and buildings.

As illustrated in Figures 1 and 2, the submitted Consent applications propose the creation of two separate parcels, being 200 Beausoleil Drive and 201 Friel Street, together with a vehicular easement/right-of-way benefiting 200 Beausoleil Drive. As a result of the proposed severance, the property boundaries and lot configuration will change. The resulting lot lines are illustrated in Figure 3.

Figure 2: Proposed Consent Application for Severance

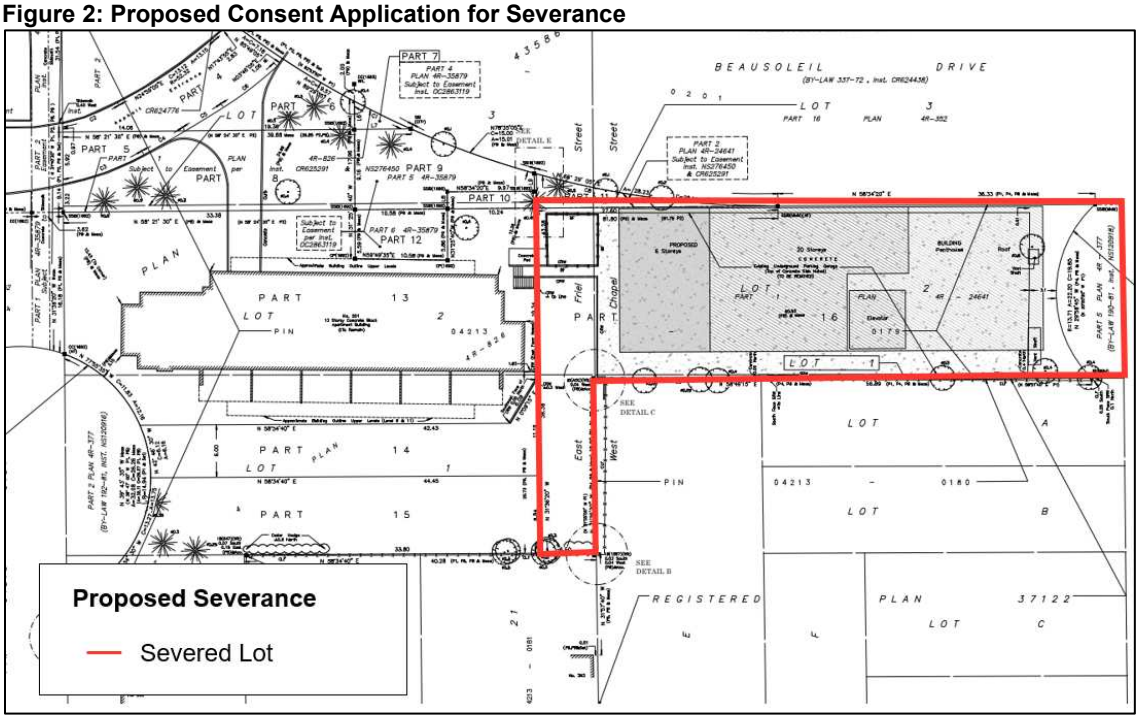
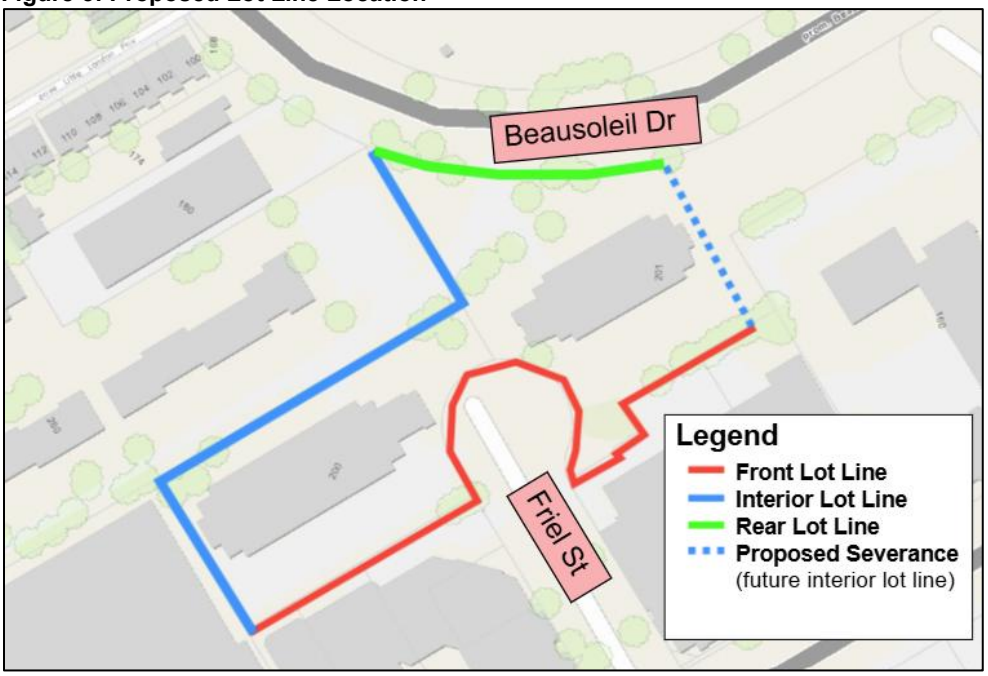


Figure 3: Proposed Lot Line Location



The purpose of the proposed Minor Zoning By-law Amendment application, in conjunction with the Consent to Sever application, is to address existing and anticipated zoning deficiencies that would result from the creation of a new lot line for legal and financing purposes. As such, the requested relief is administrative and site-specific in nature, and is intended to maintain zoning compliance for the resulting parcels without altering the approved form or function of the development.

2. Planning Policy Context

Provincial Planning Statement (2024)

The proposed Minor Zoning By-law Amendment and previously approved development at 200 Beausoleil Drive are consistent with the Provincial Planning Statement (2024) (PPS).

Section 2.1 Planning for People and Homes includes policies to sustain healthy, liveable, and complete communities. Policy 2.1.6 states that planning authorities should support the achievement of complete communities by, "b) accommodating an **appropriate range and mix of land uses, housing options […] to meet long-term needs".**

Section 2.2 Housing includes policies on the provision of an appropriate range and mix of housing options and densities. Specifically, Policy 2.2.1 directs planning authorities to provide for an appropriate and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:

> "b) permitting and facilitating:
>
> 1. **all housing options required to meet the social, health, economic and well-being requirements of current and future residents**, including additional needs housing and needs arising from demographic changes and employment opportunities; and
>
> 2. **all types of residential intensification**, including […] **development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units** in accordance with policy 2.3.1.3;
>
> c) promoting **densities for new housing which efficiently use land, resources, infrastructure** and public service facilities, which support the use of active transportation;
>
> d) requiring transit-supportive development and prioritizing **intensificatio**n, including potential air rights development, in proximity to transit, including corridors and stations".

Section 2.3 Settlement Areas and Settlement Boundary Expansions, Policy 2.3.1.1 further directs that **Settlement Areas** shall be the focus of growth and development.

Section 8 Definitions defines "**housing options**" as follows:

> range of housing types such as, but not limited to single-detached, semidetached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, laneway housing, garden suites, rooming houses and **multi-residential buildings**, including low- and mid-rise apartments. The term can also refer to a variety of housing arrangements and forms such as, but not limited to, life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, **affordable housing**, additional needs housing, multigenerational housing, student housing, farm worker housing, culturally appropriate housing, supportive, community and transitional housing and housing related to employment, educational, or institutional uses, such as long-term care homes".

The proposed development and Minor Zoning By-law Amendment ~~is~~ are consistent with the PPS. The Subject Lands are within a settlement area. The proposed compact development is a form of intensification that promotes an efficient development, and supports transit use given the Site's location in proximity to existing Bus Rapid Transit and Light Rail Transit stations. Overall, the proposed development advances the provincial goals of efficient land use as it utilizes the existing infrastructure by redeveloping an

underutilized property and contributes to improving the range and mix of housing types offered in the City of Ottawa.

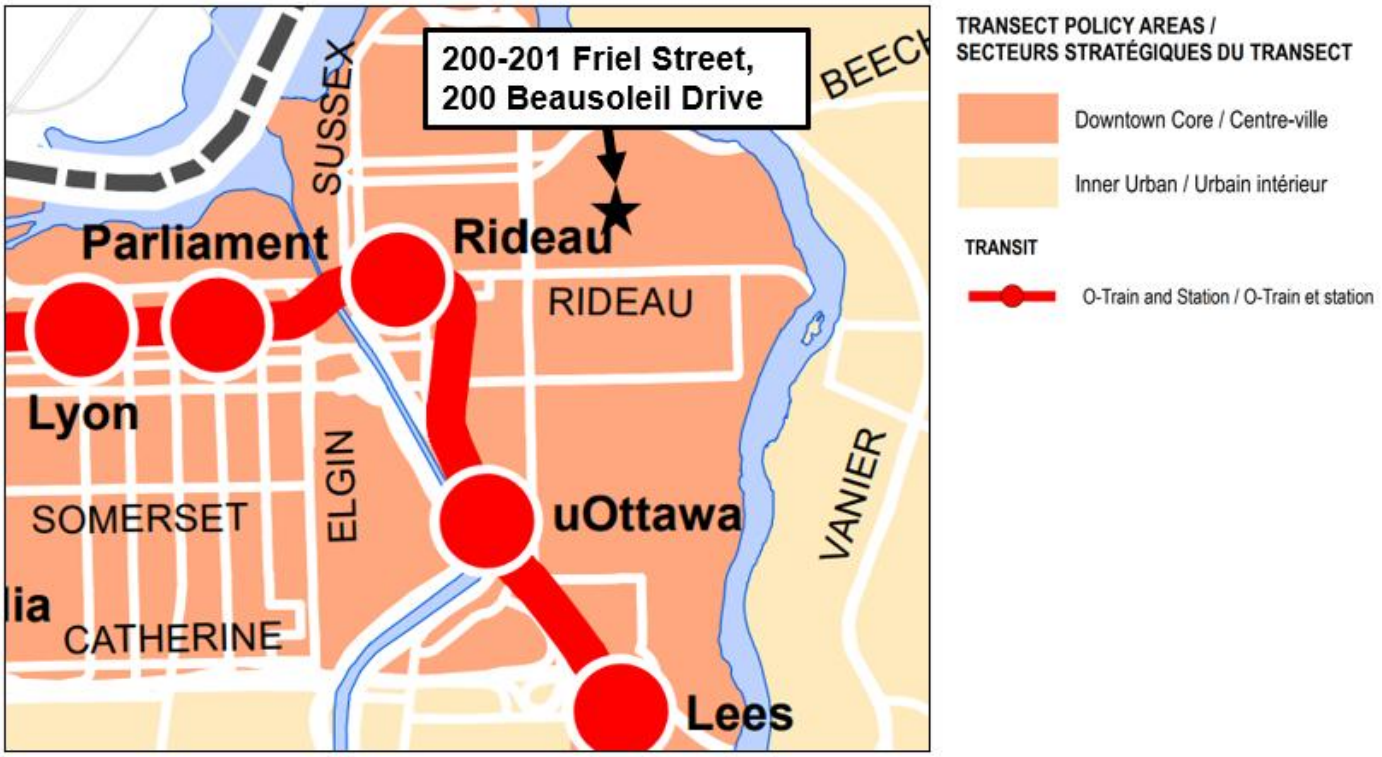
The Minor Zoning By-law Amendment will not change the proposed use, nor the overall development concept for 200 Beausoleil Drive, and will not change the existing use of the lands at 200 and 201 Friel Street. Rather, it will permit limited, site-specific changes to ensure that the zoning framework continues to operate as intended as a result of the severance and that the applicable zoning boundaries correspond with the future parcel configuration for the Site.

City of Ottawa Official Plan (Adopted November 24, 2021 and Approved by MMAH on November 4, 2022 with Modifications)

The Minor Zoning By-law Amendment and previously approved development at Beausoleil Drive conforms to the City of Ottawa Official Plan (Adopted November 24, 2021 and Approved by MMAH on November 4, 2022 with Modifications) (the "Official Plan").

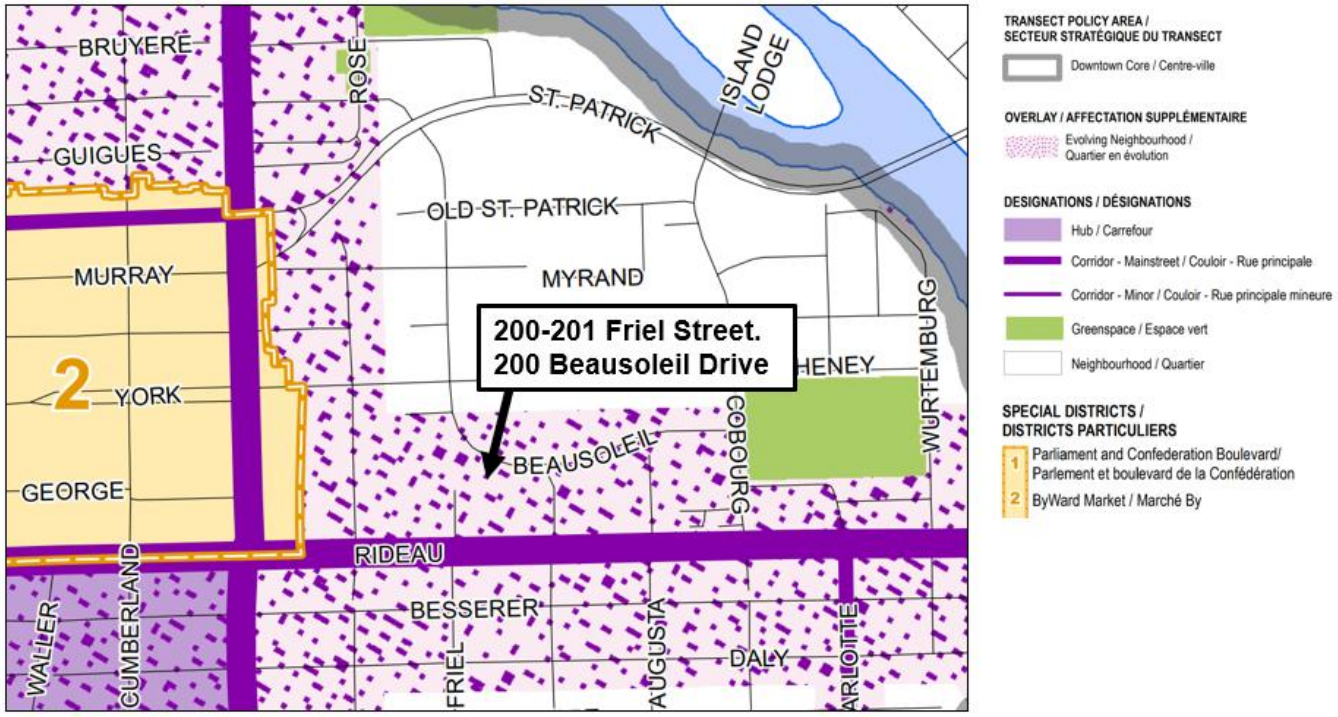
In the Official Plan, the Site is located within the City's urban boundary. The Site is part of the Downtown Core Transect as per Schedule A – Transect Policy Areas (**Figure 4**). Section 5.1 – Downtown Core Transect ~~of the OP~~ states that the Downtown Core Transect is a mature built environment whose urban characteristics of high-density, mixed uses and sustainable transportation are to be maintained and enhanced.

Figure 4: Schedule A – Transect Policy Areas (Extract) (City of Ottawa Official Plan (Adopted November 24, 2021 and Approved by MMAH on November 4, 2022 with Modifications)



The Site is designated as Neighbourhood and is subject to the Evolving Neighbourhood Overlay as per Schedule B1 – Downtown Core Transect (**Figure 5**).

Figure 5: Schedule B1 – Downtown Core Transect (Excerpt) (City of Ottawa New Official Plan (Adopted November 24, 2021 and approved by MMAH on November 4, 2022 with Modifications))



As per Section 6.3 – Neighbourhoods, the Neighbourhood designation permits a mix of residential and non-residential built forms. Neighbourhoods are planned for ongoing gradual, integrated, sustainable and context-sensitive development, or where an Overlay directs evolution, for gradual well-planned transformation.

Section 5.6.1 – Built Form Overlays provides built form direction in cases where a change in character is anticipated, or in cases where new neighbourhoods are being developed. Subsection 5.6.1.1, Policy 1) states that the, "Evolving Overlay will apply to areas that are in a location or at stage of evolution that create the opportunity to achieve an urban form in terms of use, density, built form and site design. These areas are proximate to the boundaries of Hubs and Corridors […]" Further, Policy 2) states that where an Evolving overlay is applied, the Zoning By-law shall provide specific development standards consistent with the planned characteristics of the overlay area.

The Minor Zoning By-law Amendment and proposed development at 200 Beausoleil Drive conform~~s~~ to the Neighbourhood designation policies ~~that~~ which permit residential and non-residential uses that integrate with a dense, mixed-use environment. The proposed Minor Zoning By-law Amendment will result in technical amendments to the previously approved Urban Exception 2891, however this will not impact the previously approved use, design, and form of the new residential building at 200 Beausoleil Drive.

Section 4.2 – Housing provides for housing "that meets needs across ages, incomes and backgrounds and supports accessibility needs" and states that the OP strives to facilitate a diversity of housing options for both private ownership and rental. One of the City's objectives is to "enable greater flexibility and an adequate supply and diversity of housing options throughout the city". Section 4.2.1 – Enable greater flexibility and an adequate supply and diversity of housing options throughout the city contains the following policies:

> "1) A diverse range of flexible and context-sensitive housing options in all areas of the city shall be provided through the Zoning By-law, by:

a) Primarily regulating the density, built form, height, massing and design of residential development, rather than regulating through restrictions on building typology;

b) Promoting diversity in unit sizes, densities and tenure options within neighbourhoods including diversity in bedroom count availability;

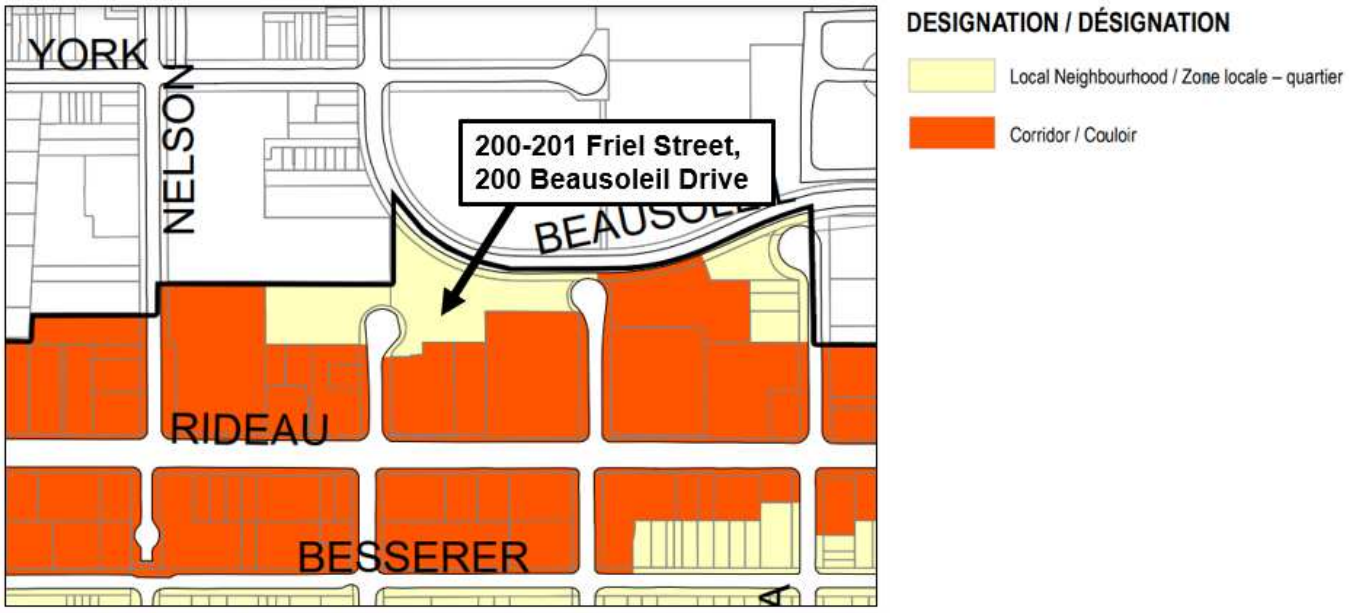
c) Permitting a range of housing options across all neighbourhoods to provide the widest possible range of price, occupancy arrangements and tenure;"

The proposed development conforms to the Housing policies of the Official Plan as it adds to the diversity of housing options in the City and provides a range of unit sizes and types including accessible units. The proposed Minor Zoning By-law Amendment does not change the intended use and function of the Site.

Central and East Downtown Core Secondary Plan (November 24, 2021)

In the Central and East Downtown Core Secondary Plan (November 24, 2021) (the "Secondary Plan"), Schedule B – Designation Plan (**Figure 6**) of the Secondary Plan, the Site is designated as Local Neighbourhood. Section 2.1.1 states that Local Neighbourhoods are "primarily residential".

Figure 6: Schedule B - Designation Plan (Extract) (Central and East Downtown Core Secondary Plan (November 24, 2021))



The Minor Zoning By-law Amendment and proposed development at 200 Beausoleil Drive conforms to the Secondary Plan. The proposed development represents a higher-density residential use, which uses an underutilized site, and conforms to the design direction established in the Secondary Plan, as was demonstrated in support of the previous Zoning By-law Amendment (D02-02-23-0022) application. The proposed zoning amendments will not alter the proposed development and design of the new building at 200 Beausoleil Drive that was approved under the previous Zoning By-law Amendment and Site Plan Control applications in December 2023.

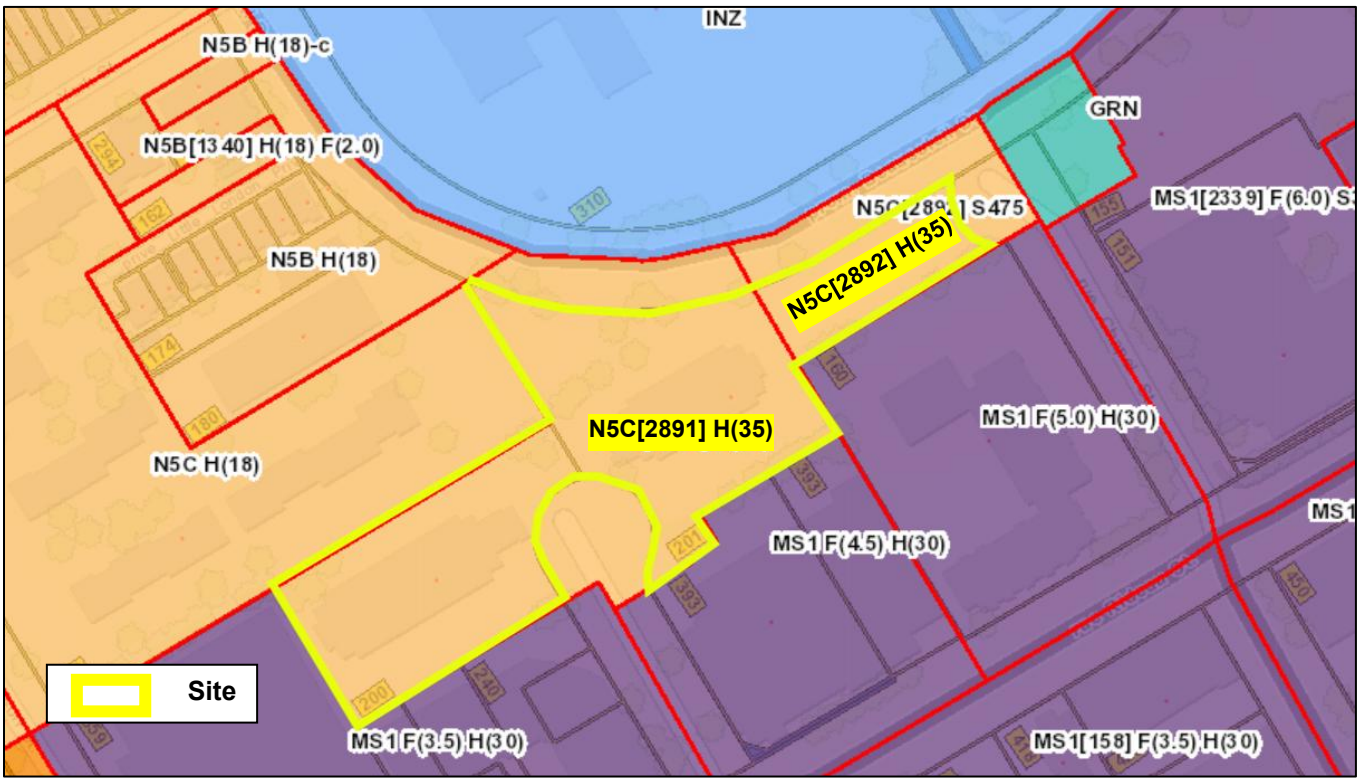
City of Ottawa Comprehensive Zoning By-law 2026-50 (Enacted March 11, 2026)

On March 11, 2026, the City's new Comprehensive Zoning By-law 2026-50 (the “Zoning By-law”) was enacted by City Council. Subsequently, on July 2, 2026, the Ontario Land Tribunal issued an oral decision, which ordered that the parts of Zoning By-law 2026-50 not under appeal come into force, and this is retro-active to March 11, 2026.

In this section, where a zoning provision in Zoning By-law 2026-50 is currently under appeal, this is denoted with **bold text within (brackets)**.

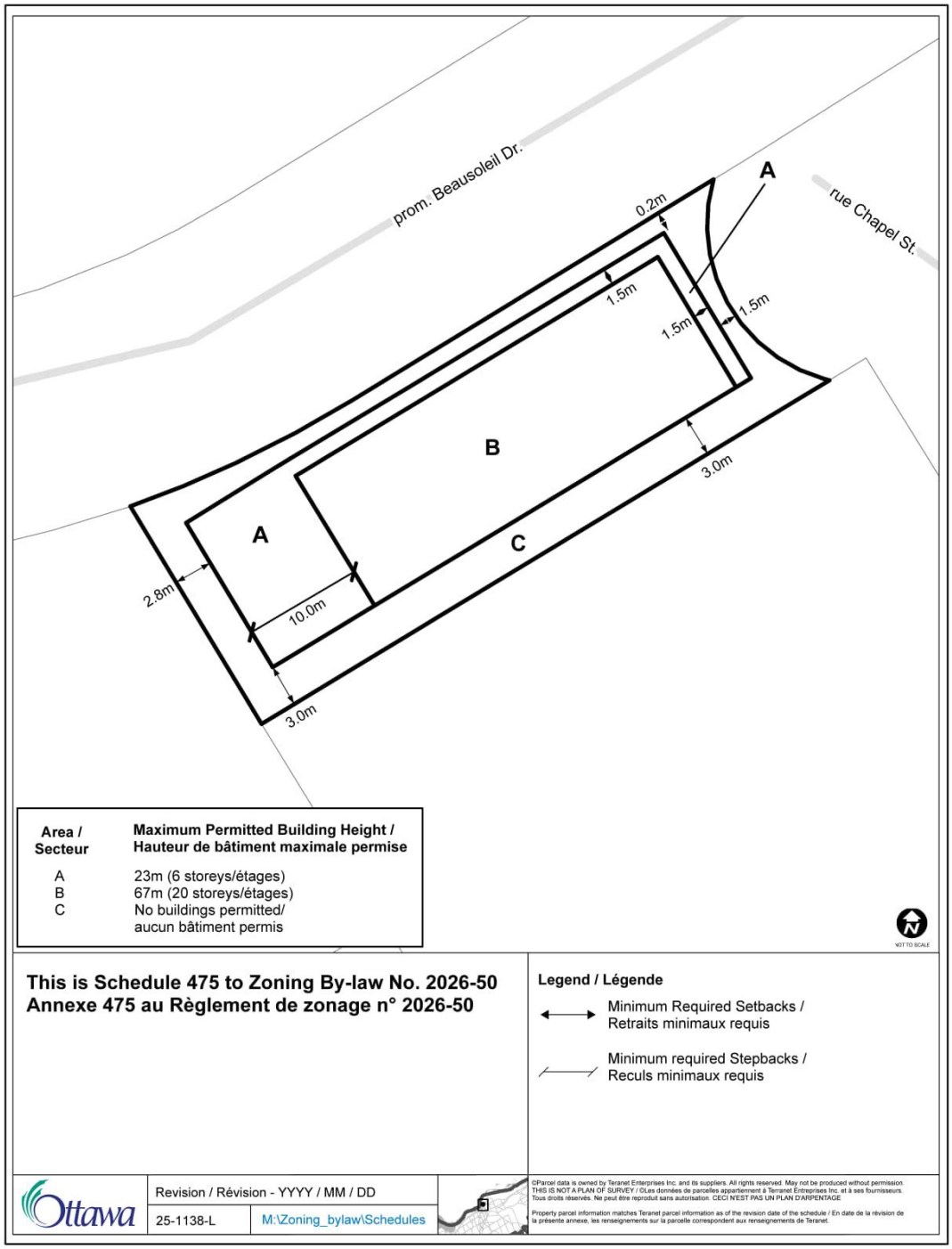
In the Zoning By-law, **the Site is zoned Neighbourhood Zone 5, Subzone C, Urban Exception 2891, Maximum Building Height of 35 metres (N5C[2891] H(35)), and Neighbourhood Zone 5, Subzone C, Urban Exception 2892, Schedule 475, (N5C[2892] S475)**, as shown in **Figure 7**.

Figure 7: Site Zoning (geoOttawa, September 2026)



Urban Exception 2891 applies to the existing development at 200 and 201 Friel Street, while Urban Exception 2892 and Schedule 475, as shown in **Figure 8**, establish the site-specific height and setback framework for the approved 20-storey development at 200 Beausoleil Drive.

Figure 8: Schedule 475 - 200 Beausoleil Drive



The current site-specific provisions under Urban Exceptions 2891 and 2892 are summarized in **Table 1**:

Table 1: Urban Exceptions 2891 and 2892 – 200 and 201 Friel Street, 200 Beausoleil Drive

Urban Exception	Provision
Urban Exception 2891	• Lands zoned as R5B[2891] H(35) and R5B[2892] S475 are to be treated as one lot for zoning purposes for the application of floor space index, lot width, lot area, and parking provisions. • Lands zoned as R5B[2891] H(35) are to be treated as one lot for zoning purposes for the application of rear yard setback. • Minimum parking space rate is 0.18 spaces per dwelling unit. • Minimum of 12 visitor parking spaces are to be provided. • Maximum floor space index: 3.6 • Minimum lot width provisions do not apply. • Minimum rear yard setback: 3 m • Minimum communal amenity area requirement is 19% of total amenity area required.
Urban Exception 2892	• Lands zoned as R5B[2891] H(35) and R5B[2892] S475 are to be treated as one lot for zoning purposes for the application of floor space index, lot width, lot area, and parking provisions. • Minimum parking space rate is 0.18 spaces per dwelling unit. • Minimum of 12 visitor parking spaces are to be provided. • Maximum floor space index: 3.6. • Minimum lot width provisions do not apply. • Maximum building heights, setbacks, and stepbacks are as per Schedule 475. • Minimum aisle width for the parking garage: 4.5m. • Maximum permitted width for a double traffic lane that is part of a driveway providing access to a parking garage: 6 m

Urban Exceptions 2891 and 2892 were established through the previous Zoning By-law Amendment (D02-02-23-0022) to address a number of site-specific zoning deficiencies and to establish one-lot for zoning purposes on the Site. The new development at 200 Beausoleil, which received Site Plan approval (D07-12-23-0034), is being developed in accordance with the building heights and setbacks established through Schedule 475. While the proposed severance will create separate parcels, it is technical in nature and the approved development will continue to be developed in accordance with Schedule 475. To maintain the intent of the original approvals and provide clarity in the interpretation and application of zoning setbacks, it is proposed that the zoning boundary be relocated to align with the proposed severance line.

Should the Consent to Sever application submitted on July 23, 2026 be approved by the Committee of Adjustment, the severance will amend the current interpretation of lot lines. In this case, the front lot line would be considered as Friel Street and the rear lot line will be considered as the lot line abutting Beausoleil Drive. The remainder of the lot lines will be considered as an interior side yard. **Figure 3** shows the location of the proposed lot lines for the Site as per the submitted Consent to Sever application.

Table 2 provides a summary of the applicable zoning provisions and proposed site-specific amendments**. For the purposes of this application, the zoning review is limited to the existing buildings at 200 and 201 Friel Street, as the approved development at 200 Beausoleil Drive will continue to be developed in accordance with Schedule 475.**

In Table 2 where a zoning provision in Zoning By-law 2026-50 is currently under appeal, this is denoted within bold text within (brackets).

Table 2: Zoning Review (Urban Exception 2891; N5C Zone) – 200 and 201 Friel Street

Section Reference	Provision	200 and 201 Friel Street	Compliance (Yes/No)
Urban Exception 2891	• Lands zoned as R5B[2891] H(35) and R5B[2892] S475 are to be treated as one lot for zoning purposes for the application of floor space index, lot width, lot area, and parking provisions.	Informational	Yes
	• Lands zoned as R5B[2891] H(35) are to be treated as one lot for zoning purposes for the application of rear yard setback.	Informational	Yes
	• Minimum parking space rate is 0.18 spaces per dwelling unit.	0.18 spaces per dwelling unit	Yes
	• Minimum of 12 visitor parking spaces are to be provided.	12 provided	Yes
	• Maximum floor space index: 3.6	3.6 FSI	Yes
	• Minimum lot width provisions do not apply.	Informational	Yes
	• Minimum rear yard setback: 3m	Minimum rear yard setback: 12.28 m	Yes
	• Minimum communal amenity area requirement is 19% of total amenity area required.	Communal amenity space not changing as part of the application	Yes
N Zones – Permitted Uses – Section 801(1)	Residential uses: • Dwelling Unit		Yes
N1-N6 Zones – Maximum Building Height – Section 801(6), Table 801A	30 m	< 30 m Existing Buildings: 200 Friel – 11 Storeys 201 Friel – 13 Storeys	Yes
N5C Subzone – Minimum Lot Width – Section 801(8), Table 801B(i)	6 m	> 6m	Yes
N5C Subzone – Minimum Front Yard Setback – Section 801(8), Table 801B(iii)	4.5 m	3.24m for 200 Friel Street 3.1 m for 201 Friel Street	**No**
N5C Subzone – Minimum Total Interior Side Yard Setback – Section 801(8), Table 801B(iv)	2.4 m	>2.4m 1.8m between 201 Friel Street and the newly proposed lot line	**No**
Maximum Exterior Side Yard Setback – Section 801(8), Table 801B(v)	3 m	n/a	Yes

Section Reference	Provision	200 and 201 Friel Street	Compliance (Yes/No)
Projections into Required Yards (Section 204) 6(a) - Ventilation	(ii) the minimum setback from a lot line is 0.3 m (iii) the maximum projection is 1 metre	No projections.	Yes
Size of Space – Section 605	1. A motor vehicle parking space must be a: a. minimum of 2.6 metres wide; b. maximum of 3.1 metres wide; and c. minimum of 5.2 metres long.	Parking spaces are an existing condition and meet the parking space rates of Section 605.	Yes
Driveway Width – Section 607	2. A driveway providing access to a parking lot must have a minimum width of: a. 3 metres for a single traffic lane; and b. 6 metres for a double traffic lane.	Parking spaces are an existing condition and meet the parking space rates of Section 607	Yes
Bicycle Parking Rates – Sec. 111, Table 111A(i) of Zoning By-law 2008-250 (provisions of current zoning by-law under appeal)	(b) (i) apartment dwelling, high-rise: 0.5 bicycle parking spaces per dwelling unit	Parking spaces are an existing condition and meet the parking space rates of Section 111A(i)	Yes
Amenity Space – Section 208 **Amenity Space – Section 208 (cont'd)**	1. Amenity area must be provided for a residential use building or building containing dwelling units that is a permitted use in the zone in which it is located at a rate of 6 square metres per dwelling unit. 2. Amenity area must be provided for a residential use building or building containing dwelling units that is a permitted use in the zone in which it is located at a rate of 6 square metres per dwelling unit. 3. Despite subsection (1), no amenity area is required in the case of a lot containing eight or fewer dwelling units. 4. Amenity area must be located on the same lot as the use for which it is provided. 5. Amenity area provided outdoors must not be located in	Amenity Area provided in 200 and 201 Friel Street are an existing condition, and, the newly proposed building at 200 Beausoleil remain unchanged from the approved Exceptions 2891 and 2892.	Yes

Section Reference	Provision	200 and 201 Friel Street	Compliance (Yes/No)
	a required front or exterior side yard.		
	6. Where amenity area is located outside at grade, it may be included in the calculation of landscaped area requirements.		
	7. Amenity area provided as communal amenity area is subject to the following: 1. a minimum of 50 per cent of the required amenity area must be provided as communal amenity area; 2. where more than one communal amenity area is provided to meet minimum amenity area requirements, at least one communal area must be 54 square metres or more in size; and **3. areas used as part of a required landscaped area may only be counted as a communal area where aggregated into an area of 54 square metres or more. (OLT-26-000364)**		
	8. Areas provided as part of a privately-owned public space do not count toward the minimum amenity area required under subsection (1).		

3. Requested Minor Zoning By-law Amendment

The requested Minor Zoning By-law Amendment is required in conjunction with the concurrent Consent to Sever application, which was submitted on July 23, 2026. The proposed severance will create a new parcel boundary between the existing buildings at 200 and 201 Friel Street and the approved development at 200 Beausoleil Drive.

No changes are proposed to the approved building at 200 Beausoleil Drive or to the height and setback provisions established through Schedule 475. Rather, the requested Minor Zoning By-law Amendment would permit limited, site-specific changes to ensure that the zoning framework continues to operate as intended following the severance and that the applicable zoning boundaries correspond with the future parcel configuration for the Site.

Overall, the requested Minor Zoning By-law Amendment would:

1) Revise the boundary between Urban Exceptions 2891 and 2892 so that it aligns with the proposed severance line;

2) Amend Urban Exception 2891 to provide that the lands subject to the exception continue to be treated as one lot for the purposes of applying setbacks, notwithstanding the proposed or any future severance;

3) Establish Friel Street as the front lot line for zoning purposes, with the lot line abutting Beausoleil Drive functioning as the rear lot line and the remaining lot lines functioning as interior side lot lines; and

4) Establish site-specific relief for the interior side yard setback between the existing building at 201 Friel Street and the proposed property line adjacent to 200 Beausoleil Drive. These changes are intended to recognize the existing and approved development conditions, avoid unintended zoning deficiencies created solely by the new legal boundary, and provide a clear framework for interpreting the applicable yard and setback provisions following the severance.

The rationale for the requested Minor Zoning By-law Amendment is included in this Section as follows:

1) Revise the boundary between Urban Exceptions 2891 and 2892 so that it aligns with the proposed severance line.

A minor technical adjustment to the boundary between Urban Exceptions 2891 and 2892 is requested so that the boundary will align with the proposed severance line. This change is intended to ensure that the Urban Exception boundary accurately reflects the future parcel configuration and does not cross multiple ownership parcels. The amendment is administrative in nature, and does not alter the permissions or performance standards applicable to the lands. Schedule 475 will remain unchanged, maintaining the existing height and setback framework established for the Site.

2) Amend Urban Exception 2891 to provide that the lands subject to the exception continue to be treated as one lot for the purposes of applying setbacks, notwithstanding the proposed or any future severance.

The proposed amendment to Urban Exception 2891 is intended to ensure that, notwithstanding the creation of separate parcels through the proposed severance, the lands continue to be treated as one lot for zoning purposes with respect to setback requirements, consistent with the intent of Section 144 – One Lot for Zoning Purposes of Zoning By-law 2026-50.

It is our professional planning opinion that this approach represents the simplest and most appropriate mechanism to maintain the intent of the original zoning approvals and address zoning deficiencies associated with the existing approved buildings that would arise because of the creation of a new lot line.

Section 144 includes provisions that recognize that multiple parcels under one ownership as one lot for the purposes of zoning if they meet a number of conditions. Urban Exception 2891, as approved under the previous Zoning By-law Amendment (D02-02-23-0022) was written to ensure that the lands zoned under the Urban Exception would be considered one-lot for floor space index, lot width, lot area, and parking requirements as it related to 200 Beausoleil, 200 and 201 Friel Street. As a result of the proposed severance, the setbacks and property lines will shift (as shown in **Figure 4 of this letter**), resulting in several deficiencies.

The proposed Minor Zoning By-law Amendment would extend this approach to setback calculations in order to reflect the integrated nature of the development and provide a clear and consistent framework for zoning interpretation. Once fully developed, the lands subject to Urban Exception 2891 are intended to continue to function as a single comprehensively planned development, with shared access, servicing, parking, and site design features. Applying setback provisions as one-lot for zoning purposes would ensure that zoning performance standards are evaluated in a manner that reflects the actual development pattern and avoids unintended deficiencies that may arise from the presence of internal property boundaries.

3) Establish Friel Street as the front lot line for zoning purposes, with the lot line abutting Beausoleil Drive functioning as the rear lot line and the remaining lot lines functioning as interior side lot lines.

For clarity purposes, it is also requested that Urban Exception 2891 be modified to establish Friel Street as the front lot line for the lands subject to Urban Exception 2891. This clarification is important in determining how yard requirements are applied across the Site. By identifying Friel Street as the front lot line, the lot line abutting Beausoleil Drive would be recognized as the rear lot line, while the remaining lot lines would function as interior side lot lines for zoning purposes.

This approach ultimately maintains the existing rear yard setback provision under Urban Exception 2891, which is the westernmost setback between the existing building at 200 Friel Street, abutting 359 Rideau Street. It is our understanding that the rear yard setback provision was intentionally separated from the other one-lot provisions to avoid confusion with the Schedule 475 for 200 Beausoleil Drive. The establishment of the lot lines in the Urban Exception would maintain clarity in the interpretation of lot lines following the proposed severance and establishment of new lot lines for technical reasons.

4) Establish site-specific relief for the interior side yard setback between the existing building at 201 Friel Street and the proposed property line adjacent to 200 Beausoleil Drive and the front yard setback.

As a result of establishing Friel Street as the front lot line and recognizing the lands within Urban Exception 2891 as one lot for zoning purposes, the proposed property line between 201 Friel Street and 200 Beausoleil Drive would function as an interior side lot line. Accordingly, the existing building at 201 Friel Street will have an interior side yard setback of 1.8 metres from the proposed lot line at 200 Beausoleil Drive, which will require an amendment to the Zoning By-law, as the current interior side yard setback required is 2.4 m. As the front yard setback is now considered as Friel Street, both existing building are located less than 4.5m from the front lot line, as such a reduction in the front yard setback to 3.1m is requested to address this existing condition.

The proposed Minor Zoning By-law Amendment maintains the intent of the existing zoning and the approved development by ensuring the agreed-upon setbacks continue to apply following the approval of the severance. The Minor Zoning By-law Amendment provides clarity regarding setback interpretation across the lands subject

to Urban Exception 2891 and is technical in nature, rather than a substantive change to the approved permissions.

Additionally, the proposed amendments are required to address the relationship between the existing building and the proposed property line resulting from the severance. The amendment is technical in nature, recognizes an existing condition, and will not result in any adverse land use or planning impacts.

Requested Amendment to Urban Exception 2891

The proposed wording to amend the wording of Urban Exception 2891 is as follows (proposed changes are shown in bold):

- Lands zoned as **N5C[2891] H(35) and N5C[2892] H(35)** are to be treated as one lot for zoning purposes for the application of floor space index, lot width, lot area, and parking provisions.
- **Notwithstanding any future severances,** lands zoned as R5B[2891] H(35) are to be treated as one lot for zoning purposes for the application of **all setbacks.**
- **Friel Street is considered as the front lot line.**
- **Minimum interior side yard setback: 1.8 m**
- **Minimum front yard setback: 3.1 m**
- Minimum parking space rate is 0.18 spaces per dwelling unit.
- Minimum of 12 visitor parking spaces are to be provided.
- Maximum floor space index: 3.6
- Minimum lot width provisions do not apply.
- Minimum rear yard setback: 3 m
- Minimum communal amenity area requirement is 19% of total amenity area required.

In summary, the requested Minor Zoning By-law Amendment would not alter the approved form, height, density, or use, or as previously approved for the proposed new development at 200 Beausoleil Drive. The development would continue to be constructed in accordance with the previously approved Site Plan Control (D07-12-23-0034) and zoning framework. The Minor Zoning By-law Amendment would result in a revised Schedule 475 to show the location of the proposed severance line and would result in minor amendments to Urban Exception 2891.

4. Summary of Opinion

Based on our review of the applicable land use planning policy framework, surrounding context, and supporting application materials, it is WSP's professional opinion that the proposed Minor Zoning By-law Amendment represents good land use planning and is appropriate for the subject lands for the following reasons:

- The proposed amendment is consistent with the Provincial Planning Statement, 2024;
- The proposed amendment conforms with the applicable policies and strategic directions of the City of Ottawa Official Plan and the Central and East Downtown Core Secondary Plan;
- The proposed amendment is technical in nature and maintains the intent of the previously approved planning applications;

- The proposed amendment provides clarity in the interpretation and application of zoning regulations following the proposed severance; and
- The proposed amendment maintains compatibility with the surrounding area and complies with the general intent and purpose of the Zoning By-law.

In conclusion, the proposed Minor Zoning By-law Amendment represents good planning and is in the public interest. The requested amendment facilitates the proposed severance while maintaining the intent of the existing planning approvals and the established development framework for the Site.

If you require any additional information or clarification, please feel free to contact me at Emilie.Coyle@wsp.com or (438) 843-7322 if you have any questions regarding this submission.

Sincerely,



Emilie Coyle, MCIP, RPP
Senior Planner / Project Manager