



1066 Silver Street, Ottawa

Zoning Confirmation Report
Site Plan Control Application
August 28, 2024

Prepared for Concorde

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1.0

INTRODUCTION

Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	July 16, 2024	Official Plan Designation	Neighbourhood” on Schedule B2 – Inner Urban Transect
Municipal Address(es):	1066 Silver Street	Legal Description	Part of Lot 31, Plan No. 294 PIN 04044-0086(LT), 04044-0087(LT) and 04044-0088(LT)
Scope of Work:	Site Plan Control – future Minor Variance		
Existing Zoning Code:	R4UC [2812] & R4UC	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area X	Overlays Applicable1:	N/A

The proposal under consideration is the addition of a four-storey, 46-unit, multi-unit residential building with frontage along Silver Street and Summerville Avenue to an existing Planned Unit Development. Vehicle access is provided via an existing curb-cut between 1291 Summerville Avenue and the proposed new building. In total, the new building is proposed to be included within the Planned Unit Development already in existence on the lots along Summerville Avenue (1305, 1295, & 1291 Summerville Avenue) for a total of 96 residential units.

2.0

CITY OF OTTAWA ZONING BY-LAW

The subject property is zoned Residential Fourth Density, Subzone UC (R4UC) with Exception 2812 on the lands fronting onto Silver Street in the City of Ottawa’s Comprehensive Zoning By-law. The purpose of the R4 zone is to:

- / Allow a wide mix of residential building forms ranging from detached to low rise apartment dwellings, in some cases limited to four units, and in no case more than four storeys, in areas designated as General Urban Area in the Official Plan;
- / Allow a number of other residential uses to provide additional housing choices within the fourth density residential areas;
- / Permit ancillary uses to the principal residential use to allow residents to work at home;
- / Regulate development in a manner that is compatible with existing land use patterns so that the mixed building form, residential character of a neighbourhood is maintained or enhanced: and
- / Permit different development standards, identified in the Z subzone, primarily for areas designated as Developing Communities, which promote efficient land use and compact form while showcasing newer design approaches.

Component 1 – Zoning Confirmation Report Checklist

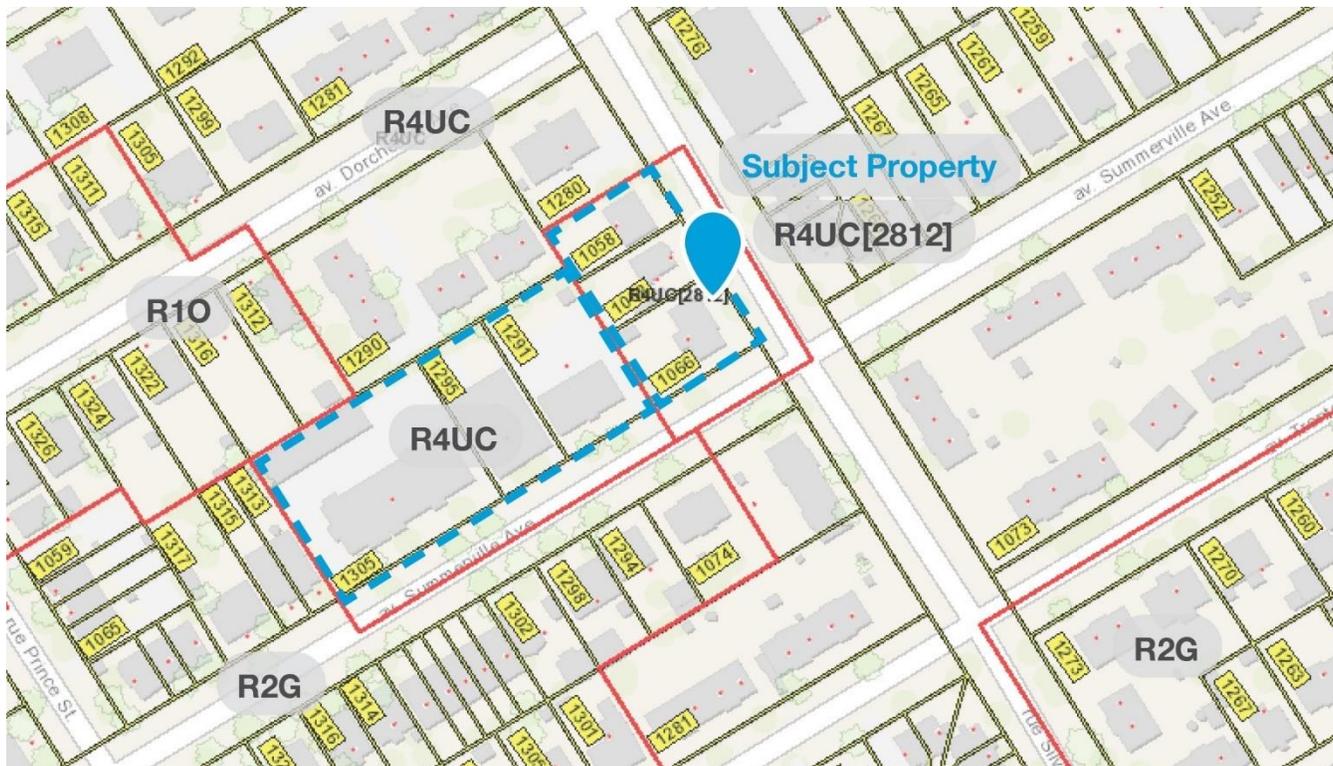


Figure 1 Current Zoning Framework.

B. Zoning Review			
For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.			
Proposed Zone/Subzone (Zoning By-law Amendments only):	N/A, relief from below listed zoning provisions will be requested through minor variance application to the Committee of Adjustment.		
Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use(s)	Low-rise, multi-unit residential building in a Planned Unit Development.	Low-rise, multi-unit residential building in a Planned Unit Development.	Y

Low-Rise Apartment (9+ units) - Table 162A	Required	Provided	Compliance
Minimum Lot Width	15 m	51.8 m	Yes
Minimum Lot Area	450 m ²	5349.4 m ²	Yes
Maximum Lot Area (Exception 2812)	1,580 m ² on portion of lands under Exception 2812	1,580m ² on portion of lands under Exception 2812	Yes

Maximum Building Height	11 m	10.7 m	Yes
Minimum Front Yard Setback	4.5 m	4.5 m	Yes
Minimum Corner Side Yard Setback	4.5 m	4.5 m	Yes
Minimum Rear Yard Setback Sec. 144(5b)	1.2 m	8.7 m	Yes
Minimum Interior Side Yard Setback Table 162 (1b)	1.5 m increasing to 7.5 m after 18 m from front lot line)	1.4 m + 7.5 m (21.5 m from front lot line)	NO
Interior Yard Area Sec. 144 (6) & (7)	<p>Interior Yard Area</p> <p>6. Where dwellings containing multiple principal dwelling units are developed on a corner lot with the dwelling units fronting on and facing different streets,</p> <ul style="list-style-type: none"> a) a minimum interior yard area is required, whether the lot is to be severed or not, that abuts the rear yard and interior side yard, b) by extending a parallel line from the minimum required rear yard setback affecting the abutting lot, across the longest shared common lot line c) into the affected site for a distance equal to 30% of the affected lot's actual width, as noted in the Illustration below. <p>7. Despite the requirements for minimum interior side yards and rear yards on a corner lot where dwelling units face different streets, only one interior yard is required.</p>		
Amenity Area Table 137(3)	Does not apply to R4UC zones.	192.22 m ² (private)	N/A
Maximum Building Height Table 162B	11 m	10.7 m	Yes
Maximum Lot Width Table 162B	38 m	51.8 m	NO (superseded by PUD)
Maximum Lot Area Table 162B	1070 m ²	5349.4 m ²	NO (superseded by PUD and Footnote 13)

			of Table 162B)
Minimum 2-Bedroom Unit Rates 161 (14)(ii)	12 Units (<i>Minimum 25% of units</i>)	16 Units	Yes
Front Facade Minimum Glazing (161.g)	129.16 m ² (<i>25% of front facade</i>)	239.21 m ²	Yes
Corner Side Facade Minimum Glazing 161 (g)(i)	38.34 m ² <i>161 (g)(i) (15% of front facade)</i>	92.49 m ²	Yes
Facade Articulation / Balconies 161 (15h)(j)(ii)	N/A	Porches and balconies provided as required	N/A
Front Pathway (139.4)	Where a walkway extends from the right-of-way, it must be separated from any driveway by at least 0.6m of soft landscaping. /The width of a walkway may not exceed: 1.8 m. /A walkway giving access to a storage area for containerized waste may not exceed 2.2m in width.	2 m	NO
Planning Unit Development (PUD)	Required	Provided	Compliance
Minimum Lot Width Table 162A	N/A		N/A
Minimum Lot Area	1,400 m ²	5349.4 m ²	Yes
Maximum Lot Width Table 162B (13)	Does not apply	51.8 m	Yes
Maximum Lot Area Table 162B (13)	Does not apply	5349.4 m ²	Yes
Maximum Building Height	As per dwelling type		
Minimum Front Yard Setback Sec. 144	4.5 m	4.5 m	Yes
Minimum Corner Side Yard Setback Sec. 144	4.5 m	4.5 m	Yes
Minimum Rear Yard Setback Table 162B (1); Sec. 144 (5b)	an amount equal to the minimum required rear yard setback for the dwelling type proposed, from a lot line where it abuts a rear yard on an abutting lot but need not exceed 7.5 m; 1.2 m	8.7 m	Yes

Minimum Interior Side Yard Table 162B (1b)	Varies; an amount equal to the minimum required interior side yard setback for the dwelling type proposed, from a lot line where it abuts a side yard on an abutting lot for the first 18 m back from the street and 25 percent of the lot depth for the remainder, to a maximum 7.5 m,	1.4 m + 7.5 m (21.5 m from front lot line)	NO
Minimum separation area between buildings within a planned unit development Table 131 (4)(a)	1.2 m	5.2 m	Yes
Minimum Width of a private Way Table 131 (1)	6 m	3.1 m	NO
Minimum setback for any wall of a residential use building to a private way Table 131 (2)	Notwithstanding any front yard setback requirement associated with any zone or subzone, the minimum setback for any wall of a residential use building to a private way is 1.8 m	<1.8 m	NO
Minimum Interior Yard Section 144 (6)	Section 144. 6. Where dwellings containing multiple principal dwelling units are developed on a corner lot with the dwelling units fronting on and facing different streets, / a minimum interior yard area is required, whether the lot is to be severed or not, that abuts the rear yard and interior side yard, / by extending a parallel line from the minimum required rear yard setback (4 metres) affecting the abutting lot, across the longest shared common lot line / into the affected site for a distance equal to 30% of the affected lot's actual width, as noted in the Illustration below	<30%	NO
Parking & Landscaping Provisions	Required	Provided	Compliance
Minimum Width of Driveway Table 131	6 m	3.1 m	NO
Parking Space Rates (Residents) Sec. 101 (Sch. 1A - Area X)	24 spaces 0 spaces for first 12 units – S.101(3)(a) 0.5 per dwelling unit after 12 units - Table 101: R11 <u>1305 Summerville - 16 Units</u> 0 spaces for first 12 units 0.5 spaces / unit for 4 units	35 spaces	Yes

	<p>= 2 Spaces</p> <p><u>1295 Summerville - 18 Units</u> 0 spaces for first 12 units 0.5 spaces / unit for 6 units = 3 Spaces</p> <p><u>1291 Summerville - 16 Units</u> 0 spaces for first 12 units 0.5 spaces / unit for 4 units = 2 Spaces</p> <p><u>1066 Silver - 46 Units</u> 0 spaces for first 12 units 0.5 spaces / unit for 34 units = 17 spaces</p>		
<p>Minimum Visitor Parking Rates Sec. 102 (Sch. 1A - Area X)</p>	<p>8 spaces</p> <p>0 spaces for first 12 units - S.102(2)</p> <p>No more than 30 spaces per building - S.102(3)</p> <p>0.1 spaces / dwelling unit for 84 units - Table 102 = 8.4</p>	8 spaces	Yes
<p>Bicycle Parking Rates (Residents) Table 111A (Sch. 1 - Area X)</p>	<p>0.50 / dwelling unit 46 units = 23 spaces</p>	37 spaces	Yes
<p>Minimum Area of Soft Landscaping Sec. 161(8)</p>	<p>30% for lots greater than 450 m² = 1,604.8 m²</p>	1690.98 m ²	Yes
<p>Minimum Front Yard Soft Landscaping Table 161</p>	<p>40% of front yard area = 93.25 m²</p>	113.89 m ²	Yes
<p>Minimum Rear Yard Soft Landscaping Sec. 161(15)(b)(iii)</p>	<p>50% of rear yard for lots equal to or greater than 450 m² = 178.92 m²</p> <p>and at least one rectangle of 25 m²</p>	113.04 m ² (32%)	NO

C. Comments / Calculations

Draft List of Requested Relief from Zoning

By-law Requirement or Applicable Section	Requirement	Proposed
1. 131 (1)	6 metre minimum width of private drive aisle.	3.12 m
2. 162 (1b)	Minimum Interior Side Yard Setback of 1.5 metres increasing to 7.5 m after 18 m from front lot line.	1.4 m
3. 161 (15) b iii	Minimum Rear Soft Landscape Area of 50% of rear yard.	32% of rear yard

4. Table 131.2	The minimum setback for any wall of a residential use building to a private way is 1.8 metres in a PUD	<1.8 m (Existing Condition).
5. 139.4	Where dwellings containing multiple principal dwelling units are developed on a corner lot with the dwelling units fronting on and facing different streets,	2.0 metres
6. 144. 6	<p>Where dwellings containing multiple principal dwelling units are developed on a corner lot with the dwelling units fronting on and facing different streets,</p> <ul style="list-style-type: none"> / a minimum interior yard area is required, whether the lot is to be severed or not, that abuts the rear yard and interior side yard, / by extending a parallel line from the minimum required rear yard setback (4 metres) affecting the abutting lot, across the longest shared common lot line <p>into the affected site for a distance equal to 30% of the affected lot's actual width, as noted in the Illustration below</p>	<30%

A more detailed description of the required relief from the zoning by-law and a rationale explaining the appropriateness of each will be provided in the covering letter submitted to the Committee of Adjustment at the time of application.

3.0 CONCLUSIONS

It is our professional planning opinion that the proposed Site Plan Control application represent good planning and are in the public interest as follows:

- / The development proposal is consistent with the policies of the Provincial Policy Statement;
- / The proposed development conforms to the Official Plan policies, including the policies of the Designation and policies for urban design and compatibility;
- / The proposed development meets the intent, provisions, and performance standards in the Zoning By-law.

Overall, the proposal advances several key provincial and municipal policy objectives. Based on this analysis, the proposed development represents good planning and is in the public interest.

Tim Beed

Timothy Beed,
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