

DALHOUSIE COMMUNITY ASSOCIATION
755 Somerset Street West, Ottawa, Ontario, K1R 6R1

August 9, 2024

Members of Committee of Adjustment
Panel 1
cofa@ottawa.ca

Application D08-02-24/A-00064
482 Preston Street

Dear members of Committee,

In 2022, the applicant was granted relief from Section 85 (3) with respect to screening and Section 85(6) with respect to elevation. However, the CoA refused the request to exempt them from Section 85(3) regarding amplified or live music on the patio.

The applicant made further request for exemption from Section 85(3) and was scheduled for a hearing on May 1, 2024. The Dalhousie Community Association (DCA) wrote in objection to the request.

The application was adjourned sine die and the same request is now being brought forward again and we note our strong objection once more.

The zoning is quite clear and there is a good reason for it. Although Preston Street has many restaurants, and many of them have outdoor patios, they do not play amplified or live music.

This shows respect to the abutting residential neighbours, as is the intent of this Section of the Zoning by-law. There is no test which would show amplified or live music being compatible with a low-rise residential zone.

The applicants did approach the DCA and offered to meet, but our position was clear then as it is now. There was no reason to meet to re-iterate our objection to that one request.

We are also pleased to note that Section 311 of the proposed new Zoning Bylaw, which is out for consultation, continues the same language: "(3) Where an outdoor commercial patio is within 30 metres of a residential zone, it is not permitted to be served by an amplified system, directly or indirectly, for music or entertainment purposes..."

The City and the residents of Little Italy wish to have a healthy mixed-use neighbourhood. This means respect for the businesses as well as the people who live beside them. Patios are welcome when the owners understand that sharing the street means obeying the zoning by-law.

We therefore ask again that you hold to your decision of 2022 and refuse this application.

Thank you in advance for your consideration.

Sincerely,

Catherine Boucher,
President, Dalhousie Community Association.

c.c.: Councillor Ariel Troster, Somerset Ward.

