

Subject: Zoning By-law Amendment - 75 Granton Avenue

File Number: ACS2023-PRE-PS-0002

Report to Planning and Housing Committee on 18 January 2023

and Council 25 January 2023

**Submitted on December 22, 2022 by Derrick Moodie, Director, Planning Services,
Planning, Real Estate and Economic Development**

Contact Person: Wendy Tse, Planner II, Development Review South

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Ward: College (8)

Objet : Modification du Règlement de zonage – 75, avenue Granton

Dossier : ACS2023-PRE-PS-0002

Rapport au Comité de l'urbanisme et du logement

le 18 janvier 2023

et au Conseil le 25 janvier 2023

**Soumis le 22 décembre 2022 par Derrick Moodie, Directeur, Services de la
planification, Direction générale de la planification, des biens immobiliers et du
développement économique**

**Personne-ressource : Wendy Tse, Urbaniste II, Examen des demandes
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Quartier: Collège (8)

REPORT RECOMMENDATIONS

- 1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 75 Granton Avenue, as shown in Document 1, to rezone the property from R1FF[632] to R2E[632] to permit two semi-detached dwellings, as detailed in Document 2.**

2. That Planning and Housing Committee approve the Consultation Details Section of this report be included as part of the ‘brief explanation’ in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to *the Planning Act* ‘Explanation Requirements’ at the City Council Meeting of January 25, 2023 subject to submissions received between the publication of this report and the time of Council’s decision.

RECOMMANDATIONS DU RAPPORT

1. Que le Comité de l'urbanisme et du logement recommande au Conseil d'approuver une modification du Règlement de zonage 2008-250 pour le bien-fonds situé au 75, avenue Granton, comme le montre le document 1, afin de faire passer le zonage de la propriété de R1FF[632] à R2E[632] en vue de permettre l'aménagement de deux maisons jumelées, comme l'explique en détail le document 2.
2. Que le Comité de l'urbanisme et du logement donne son approbation afin que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux “exigences d’explication” aux termes de la Loi sur l’aménagement du territoire, à la réunion du Conseil municipal prévue le 25 janvier 2023 », sous réserve des observations reçues entre le moment de la publication du présent rapport et la date à laquelle le Conseil rendra sa décision.

BACKGROUND

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

Site location

75 Granton Avenue

Owner

1332710 Ontario Inc.

Applicant

Peter Hume/Jack Stirling

Architect

William Ritcey

Description of site and surroundings

The subject site is located on the north side of Granton Avenue, immediately east of the hydro corridor along Bassano Avenue in the City View community. The property has approximately 30.44 metres of frontage with 881 square metres of area. The site is currently occupied by a detached dwelling with a detached garage. The abutting parcel to the west forms a part of the hydro corridor running along Bassano Avenue with the surrounding properties to the north, east and south being low density residential dwellings. Baseline Road is located approximately 60 metres north of the site.

The proposal is to demolish the existing house and redevelop the site with two two-storey semi-detached dwellings. Each principal dwelling unit would have a secondary dwelling unit in the basement for a total of eight units. An individual driveway and garage are provided for each semi-detached unit. The proposal will protect and retain three City-owned distinctive trees.

Summary of requested Zoning By-law amendment proposal

The property is currently zoned Residential First Density Zone Subzone FF Exception 632 (R1FF[632]), which permits detached dwellings. The exception [632] permits, for lots on Plan 375, a portion of the lane to be used in the calculation of lot area, lot coverage and minimum rear yard requirement.

The applicant is proposing to rezone the property to Residential Second Density Zone Subzone E (R2E), which permits semi-detached dwellings. The exception [632] would be maintained. Secondary dwelling units are permitted in both R1 and R2 zones and are subject to Section 133 of the Zoning By-law.

An application for Part Lot Control to create individually conveyable parcels has been submitted (D07-08-21-0044). Approval of this application will occur once the Zoning By-

law amendment is final and any appeals to the Ontario Land Tribunal have been exhausted.

DISCUSSION

Public consultation was carried out in accordance with the City's Public Notification and Consultation Policy for Zoning By-law Amendment applications, with notice provided to the registered community association and property owners within 120 metres, and a notification sign posted.

A virtual Community Information and Comment Session was held on July 14, 2021 with approximately 90 people in attendance. Approximately 170 written submissions and a petition signed by approximately 700 people in opposition to the proposal were received. The comments received expressed opposition to the proposal due to concerns regarding the adequacy of infrastructure, density, provision for amenity area, parking, traffic and change in the neighbourhood character as a result of the proposal. Four submissions were in favour of the application.

For this proposal's consultation details, see Document 3 of this report.

Official Plan

The Official Plan, approved by the Province on November 4, 2022, is now in effect. The site is within the Outer Urban Transect (Schedule A) and designated Evolving Neighbourhood (Schedule B3).

The Outer Urban Transect recognizes the existing built form of low-density housing planned around automobile travel while introducing more viable active mobility options and encouraging more diverse housing forms to meet the changing needs of an evolving demographic.

The Evolving Overlay is generally applied to properties within 150m of a Hub or Mainstreet designation. Baseline Road is designated a Mainstreet Corridor. This overlay is intended to provide opportunities to guide the gradual change in character based on the site's proximity to the Corridor and allow for new building forms.

Within Neighbourhoods, the development is to be characterized as low- to mid-density, low-rise development to create the conditions for 15-minute neighbourhoods.

Other applicable policies and guidelines

Urban Design Guidelines for Low-Rise Infill

The City's Urban Design Guidelines for Low-Rise Infill Housing provide the tool to achieve the Official Plan's goals for infill housing up to four storeys. This type of housing helps achieve Ottawa's intensification objectives, supports the development of a compact and connected city, and contributes to a high-quality, human scale urban design.

Tree-Protection By-law

The Tree Protection By-law, which took effect on January 1, 2021, places restrictions on development to protect both privately and City-owned trees from injury or removal without a permit from the City. A Tree Information Report was prepared that presents an inventory of all trees that are protected under the City of Ottawa Tree Protection By-law on the site and adjacent City property. Three City-owned trees will be retained and protected - one silver maple (108cm diameter at breast height) and two white spruce (38 cm and 36 cm diameter at breast height).

Planning rationale

This application has been reviewed under the Official Plan (OP) approved by the Province on November 4, 2022. The Official Plan increases the share of future growth within existing built-up areas to avoid or delay expansions to the urban boundary. This is supported by policies which increase the variety of housing options within existing neighbourhoods and promote the evolution to 15-minute neighbourhoods (Big Policy Move 1). The Outer Urban Transect recognizes the original intention of these neighbourhoods as predominately residential with a range of low-density housing. Over the medium to long term, the OP allows for the gradual evolution to low- to medium-density development (Policy 5.3.1). As the site is within 150 metres of Baseline Road, a Mainstreet Corridor, the Evolving Overlay was applied to this area. The Evolving Overlay is applied to areas where the locations or stage of evolution creates opportunities to achieve an urban form in terms of use, density, built form and site design (Policy 5.6.1.1). The Neighbourhood designation generally allows for a full range of low-rise housing options (Policy 6.3.1).

The proposal of two semi-detached dwellings each with a secondary dwelling unit meets the intent of the Official Plan by the modest intensification and expanding the range of residential unit types available to serve a variety of demographic profiles. At two storeys in height, the semi-detached dwellings are considered low-rise.

The property is located on a local road, Granton Avenue, and is approximately 100 metres walking distance to Baseline Road which will contain a Rapid Transit line in the future. The site has full access to the existing sewer and water infrastructure.

The proposed development has been designed to be compatible through a design that maintains the low-rise residential character of the surrounding area. The proposed design meets the front, rear and side yard setbacks of the proposed zone, as well as the maximum height provisions. The existing fencing and hedges with the abutting properties will be maintained. Taken together, it ensures adequate spacing from existing adjacent properties and respects the outdoor amenity areas on surrounding lots. The proposal complies with Section 138, Regulations Affecting Vertically Attached Dwelling Units and Section 133, Secondary Dwelling Units. However, a complete zoning review will be conducted at the time of building permit application.

The proposed development is consistent with the Urban Design Guidelines for Low-Rise Infill through optimizing the efficient use of serviced land adjacent to existing infrastructure and transportation modes. The development will provide a front yard and right-of-way landscape condition that is compatible with the pattern and materials of the surrounding homes. The driveways have been paired to maximize on-street parking and provide the opportunity to retain the City-owned silver maple.

As required by the Tree Protection By-law, a Tree Information Report was prepared that presents an inventory of all trees that are protected under the City of Ottawa Tree Protection By-law on the site and adjacent City property. Working with the applicant, all three City-owned trees will be retained and protected-one silver maple (108 cm diameter at breast height) and two white spruce (38 cm and 36 cm diameter at breast height).

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the 2020 Provincial Policy Statement.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR(S)

The Councillor is aware of the application related to this report.

LEGAL IMPLICATIONS

In the event the recommendations are adopted and the resulting zoning by-law is appealed to the Ontario Land Tribunal, it is expected that a two to three day hearing would be required. It is anticipated that the hearing could be conducted within staff resources.

Should the application be refused, reasons must be provided. In the event of an appeal, it would be necessary to retain an external planner.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications.

ASSET MANAGEMENT IMPLICATIONS

The proposed development increases the number of residential units from 1 to 4 therefore, the potential sanitary load and water demand will increase. The current system can handle the increase. Removal of weeping tiles from the sanitary system will offset the increase in sanitary load. For these types of developments, it is critical the existing drainage system and the imperviousness ratio be maintained to avoid creating undue stress on the existing drainage system.

FINANCIAL IMPLICATIONS

There are no direct financial implications. In the event the application is refused and appealed, it would be necessary to retain an external planner. This expense would be funded from within Planning Services operating budget.

ACCESSIBILITY IMPACTS

The proposed building will be required to meet the accessibility criteria contained within the Ontario Building Code.

ENVIRONMENTAL IMPLICATIONS

The Tree Information Report indicates that three City-owned trees will be retained and protected.

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-21-0048) was not processed by the "On Time Decision Date" established for the processing of Zoning By-

law amendment applications due to the complexity of issues associated with the retention of the City-owned silver maple.

SUPPORTING DOCUMENTATION

Document 1 Zoning Map

Document 2 Details of Recommended Zoning

Document 3 Public Consultation Details

Document 4 Proposed Site Plan

Document 5 Proposed Rendering

CONCLUSION

The Planning, Real Estate and Economic Development Department supports the proposed Zoning By-law amendment. It is consistent with the Official Plan and represents good planning. The proposal allows for the modest intensification on the edge of a stable community and is compatible with the existing development.

DISPOSITION

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing & Control, Finance Services Department (Mail Code: 26-76) of City Council's decision.

Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

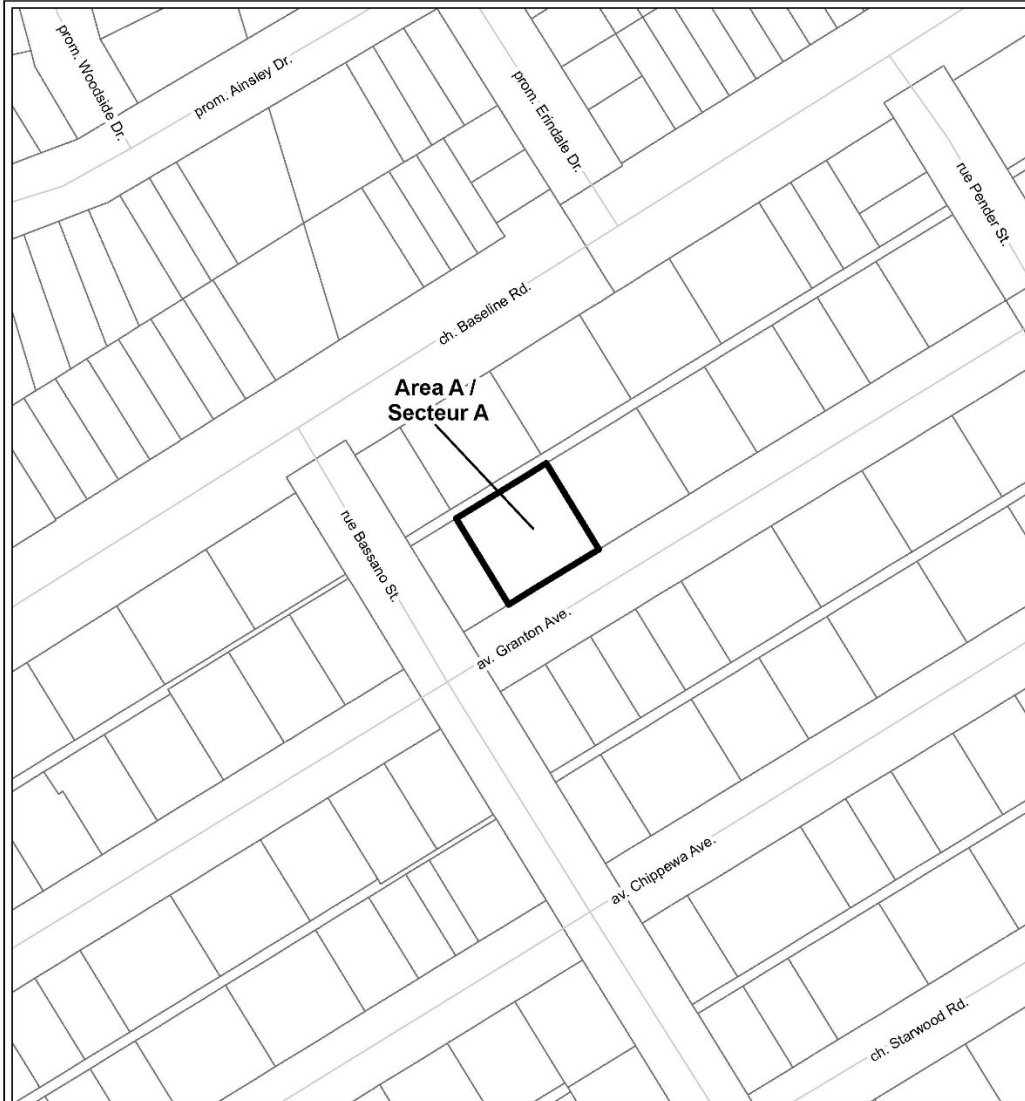
Legal Services, Innovative Client Services Department to forward the implementing by-law to City Council.




Planning Operations Branch, Planning Services to undertake the statutory notification.

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa

The subject site is located on the north side of Granton Avenue, east of the hydro corridor adjacent to Bassano Street.



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-21-0048	22-1145-X	75 avenue Granton Avenue	
I:\CO\2022\Zoning\Granton_75		 Area A to be rezoned from R1FF[632] to R2E[632] Le zonage du secteur A sera modifié de R1FF[632] à R2E[632]	
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission THIS IS NOT A PLAN OF SURVEY</small>			
<small>©Les données de parcelles appartiennent à Teranet Entreprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARRENTAGE</small>			
REVISION / RÉVISION - 2022 / 11 / 25			

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 75 Granton Avenue:

1. Rezone the lands as shown in Document 1.
2. In Column II Section 239-Urban Exceptions, add the text R2E[632]

Document 3 – Consultation Details

Notification and Consultation Process

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments.

A virtual Community Information and Comment Session was held on July 14, 2021 with approximately 90 people in attendance. Approximately 170 written submissions and a petition signed by approximately 700 people in opposition to the proposal were received. Four submissions were in favour of the application.

The following summarizes concerns raised and comments by members of the public and the City View Community Association in response to the application:

Infrastructure

- There are few sidewalks, curbs and streetlights in the community; Granton Avenue is single lane with no sidewalk and no streetlights.
- The development will put additional pressure on the aging infrastructure of the area.
- The streets in the neighbourhood are narrow to the point of impassable when cars are parked on the sides, particularly in winter.
- Grading issues will arise possibly causing property damage to neighbours.
- The multiunit housing plan will overtax the sewer system.
- There are no storm sewers in this area and the existing sewers were built in the 1950s. Added runoff will lead to flooded basements for neighbours.
- While the services assessment calls for swales and less hardscaping, the drawings and plans do not reflect this. Surface water runoff will impact neighbouring properties and the road. Requiring porous surfaces, like pavers or gravel, in addition to swales should be a condition of this level of intensification.

Response:

A grading and drainage plan was prepared and reviewed by the City. The grading plan will ensure that stormwater run-off is contained within the site, with no adverse effects on neighbouring properties.

A Servicing and Stormwater Management report was also prepared and reviewed by the City. The existing infrastructure is capable of supporting the proposed development.

The proposed development will be providing on-site parking in accordance with the Zoning By-law. Rather than asphalt, the driveways will be constructed with Purepave, creating a permeable surface which allows for water drainage.

Intensification, Precedent for Intensification and Neighbourhood Character

- This development will set a precedent for future development in the area
- There already have been a number of single homes replaced with two residences in this area.
- There are a number of homes being rented out as rooming houses and there has been an influx of student rentals in the community.
- The infill of this area is at an accelerated rate with many home compromising the integrity of the neighbourhood.
- The look and feel of the neighbourhood will be adversely affected by the proposed dwelling type – multi-unit dwellings do not fit in with the character of the neighbourhood.
- The St. Clair Gardens community is characterized by single detached dwellings, mature trees and limited traffic.
- The neighbourhood is zoned single family as it has been for several decades.

Response:

The proposal meets the intent of the Official Plan for 'gentle' intensification in an established neighbourhood. The proposed Zoning By-law amendment would permit semi-detached dwellings at the edge of a stable, low-rise neighbourhood, in proximity to an arterial road with access to amenities and future rapid transit.

The development will satisfy the height limit as well as yard setbacks of the R2E[632] zone. At the time of building permit application, a detailed review of the plans will be carried out to ensure the development meets all the requirements of the Zoning By-law as well as the Ontario Building Code.

Parks, Greenspace & Trees

- The mature tree should be retained as it is a healthy tree and the neighbourhood is already suffering from loss of mature trees in the neighbourhood due to redevelopment.
- There is insufficient park space and greenspace in the community.

Response:

Staff worked closely with the applicant to ensure the design of the buildings accommodates the existing City owned trees. A Tree Information Report was prepared by an ISA certified arborist that identified they will be retained, along with tree protection fencing measures to be in place during construction.

Traffic & Parking

- There is insufficient parking provided for the development.
- Illegal street parking will be inevitable, the streets will be crowded with parked cars.
- Additional units and cars will cause increased traffic, noise and pollution in this area.
- The development will increase the traffic flows in the community.
- The added traffic associated with the development will lead to accidents and speeding.
- Baseline is already congested, and this will further impede regular vehicle and transit flow.
- Rooming houses and renters contribute to excessive street parking.

- There is no parking for the secondary basement units.

Response:

The proposed development provides parking in accordance with the Zoning By-law requirements; one parking space for each primary unit, with no parking required for the secondary dwelling units. Given the scale of the development, the additional vehicular traffic is expected to be accommodated and have a negligible impact on the existing road network. The site is also approximately 100 metres walking distance from Baseline Road, which provides high-frequency transit service with several transit stops within 5-minutes of walking. Baseline Road will become a Bus-Rapid Transit line in the future, further improving transit service.

Miscellaneous

- The value of properties in the neighbourhood will be adversely affected.
- The ability for residents to enjoy their properties will be adversely affected.
- The quality of life will be adversely affected for residents.
- The peace and tranquility of the neighbourhood will be destroyed with the increased traffic flow, noise and potential rise in crime levels.
- Privacy will be invaded with neighbours easily seeing into other properties.
- Fire issues may arise with easier spreading of fire with less distance between neighbours.
- Renters generally do not care about their neighbours regarding noise levels and property maintenance therefore reducing property values.
- There should be more affordable housing.

Response:

The site will maintain the existing fencing and hedging, providing privacy to abutting properties. The development is within the allowable height limit and complies with the setbacks of the proposed zone. Further, the development is to be compliant with the Ontario Building Code and meet the required standard of construction for fire safety.

Comments in Support

- The development will continue to revitalize the neighbourhood along with all the other new-build developments.

Community Organization Comments and Responses

Below are the latest comments from the City View Community Association

“We have had a chance to review the newest plans for 75 Granton and we appreciate the fact that changes have been made to save the large older tree.

We don't like that semi's are coming into our R1 neighbourhood, but we do know that this is inevitable and we appreciate the design that is in keeping with the look of the community.

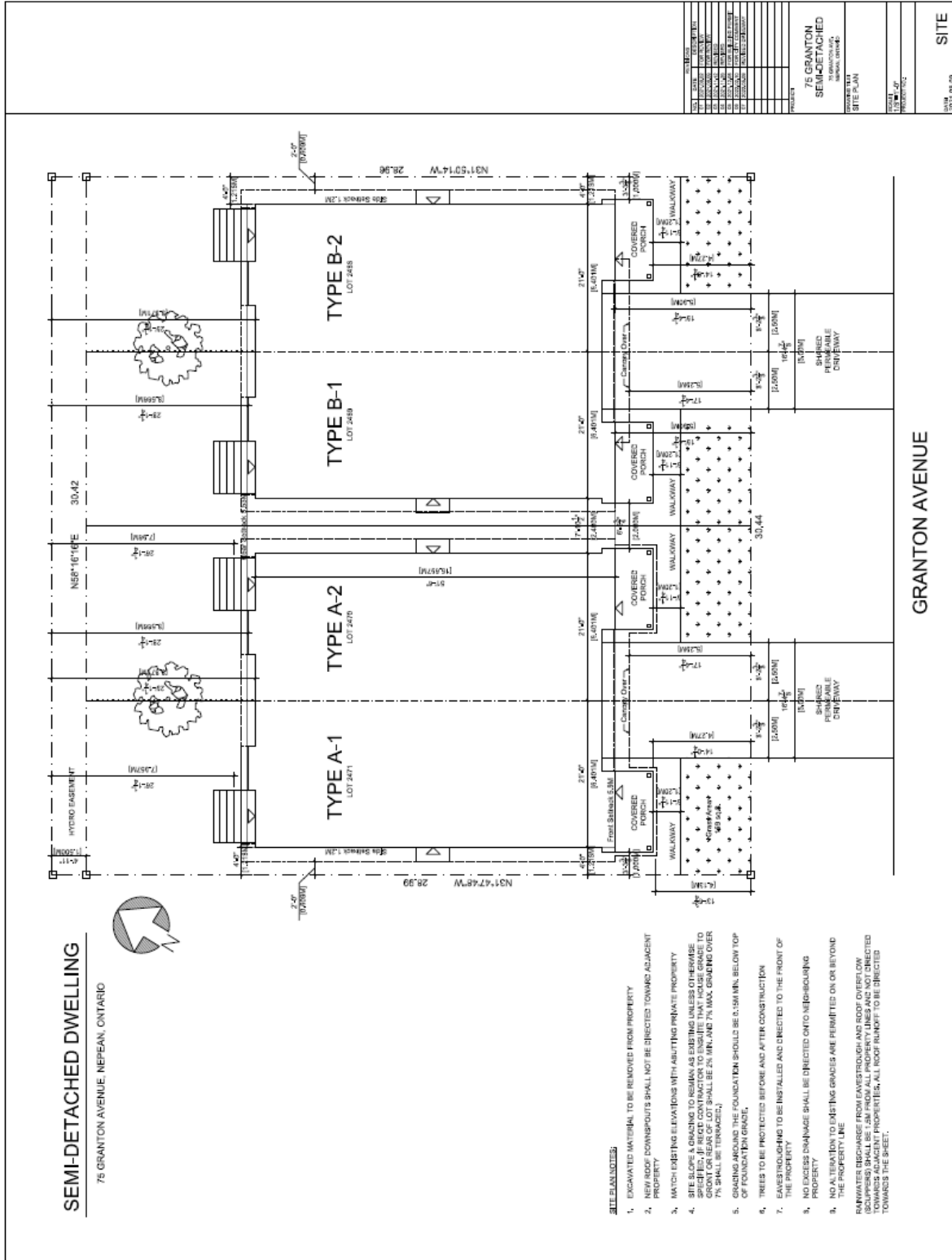
We do however, have concerns with the street parking that this development could create as we have narrow streets, ditches and no sidewalks, which already makes it difficult for pedestrians.

This does not necessarily represent the views of all City View residents.”

Response:

The proposal represents ‘gentle’ infill in an established neighbourhood and the proposal is designed to be compatible with the existing built environment. The driveways have been paired to maximize on-street parking spaces.

Document 4-Proposed Site Plan



SITE ELEVATIONS

1. EXCAVATED MATERIAL TO BE REMOVED FROM PROPERTY
 2. NEW ROOF DOWNSPOUTS SHALL NOT BE DIRECTED TOWARD ADJACENT PROPERTY
 3. MATCH EXISTING ELEVATIONS WITH ADJUTING PRIVATE PROPERTY
 4. SITE ELEVATIONS TO REMAIN AS EXISTING UNLESS OTHERWISE SPECIFIED. IF BLOCK CONSTRUCTION TO FINISH FLOOR GRADE TO FRONT OR REAR OF LOT SHALL BE 2% MIN. AND 7% MAX. GRADING OVER 7% SHALL BE TERRACES.
 5. GRADING AROUND THE FOUNDATION SHOULD BE 0.15M MIN. BELOW TOP OF FOUNDATION GRADE.
 6. TREES TO BE PROTECTED BEFORE AND AFTER CONSTRUCTION
 7. SANITARY DRAINAGE TO BE INSTALLED AND CONNECTED TO THE FRONT OF THE PROPERTY
 8. NO EXCESS DRAINAGE SHALL BE DIRECTED ONTO NEIGHBORING PROPERTY
 9. NO ALTERATION TO EXISTING GRASSES ARE PERMITTED ON OR BEYOND THE PROPERTY LINE
- DRAINAGE REQUIREMENTS FROM CONSTRUCTION AND EXISTING CIVIL STRUCTURES SHALL BE 1.5M FROM ALL PROPERTY LINES AND NOT DIRECTED TOWARDS ADJACENT PROPERTIES. ALL ROOF RUNOFF TO BE DIRECTED TOWARDS THE SHEET.**

Document 5-Proposed Rendering

