

Subject: Zoning By-law Amendment – 2504 White Street

File Number: ACS2023-PRE-PS-0052

Report to Planning and Housing Committee on 17 May 2023

and Council 24 May 2023

**Submitted on May 5, 2023 by Derrick Moodie, Director, Planning Services,
Planning, Real Estate and Economic Development**

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Ward: Orléans South-Navan (19)

Objet : Modification du Règlement de zonage – 2504, rue White

Dossier : ACS2023-PRE-PS-0052

Rapport au Comité de la planification et du logement

le 17 mai 2023

et au Conseil le 24 mai 2023

**Soumis le 5 mai 2023 par Derrick Moodie, Directeur, Services de la planification,
Direction générale de la planification, des biens immobiliers et du développement
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REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 2504 White Street as shown in Document 1, from DR – Development Reserve to R1E – Residential First Density and R3Z – Residential Third Density with site-specific exceptions to permit a Planned Unit Development with townhouse and stacked townhouse dwellings, subject to a holding provision, and the retention of an existing home, 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 May 24, 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 la planification et du logement recommande au Conseil d’approuver une modification au Règlement de zonage 2008-250 pour le 2504, rue White, comme indiqué dans le document 1, afin de faire passer le zonage de Zone d’aménagement futur (DR) à Zone résidentielle de densité 1 (R1) et à Zone résidentielle de densité 3 (R3) et accorder des exceptions propres à des emplacements afin de permettre l’aménagement d’un complexe immobilier planifié qui comprend des habitations en rangée et des habitations en rangée superposées et est assujéti à une disposition d’aménagement différé, ainsi que la conservation d’une maison existante, comme l’explique en détail le document 2.
2. Que le Comité de la planification et du logement approuve l’inclusion de la section du présent rapport consacrée aux détails de la consultation 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 24 mai 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.

EXECUTIVE SUMMARY

Staff Recommendation

Planning staff recommend approval of the Zoning By-law amendment for 2504 White Street to permit for a Planned Unit Development (PUD) with townhouse and stacked townhouse dwellings, subject to a holding provision, and the retention of an existing home, as detailed in Document 2 and illustrated in Document 4.

The applicant proposes to rezone the lands from Development Reserve (DR) to Residential First Density - R1E for the existing detached dwelling with frontage to White Street, and from DR to Residential Third Density - R3Z with a holding provision for the lands containing the PUD. The PUD will have access from Renaud Road, and will contain eight townhouse units and 16 stacked townhouse units, with internal drive aisles, parking, amenity space, and landscaped areas.

Site Specific exceptions to the R1E and R3Z zones are requested as follows:

- For the R1E zone, the applicant has requested a reduction in the rear yard from 12 metres to 11 metres, and for the existing accessory building on-site, an increase in height from 3.6 metres to 4.5 metres, and an increase in permitted size from 55 to 60 square metres. These zoning changes are to ensure the existing dwelling and accessory structures are compliant with the R1E zone.
- For the R3Z zone, the applicant has requested stacked dwellings be added as an additional permitted use, with a maximum height of 11 metres (same as townhouses in the R3Z zone). They have also requested a reduction in minimum lot width from 18 metres to 11 metres to account for an abnormal lot configuration, and reduction in minimum interior side yard setbacks from 6 metres to 5 metres and 3 metres along specific lot lines.

Staff are supportive of the exceptions, which are further rationalized in the body of the report.

Applicable Policy

The following policies support this application:

- The proposed development density of about 38.7 units per hectare is consistent with Section 3 – Growth Management Framework which provides a target density range for intensification of 40 to 60 dwellings per net hectare.

- A Site Plan application will be required to formally lay out the site, but the concept plan provided with the Zoning By-law amendment application, and the building forms that will be permitted with the rezoning demonstrates consistency with Section 4.2 – Housing and 4.6 – Urban Design policies.
- The building forms and layout are consistent with Section 5 – Suburban Transect requirements that permit for low-rise intensification with a three to four storey height maximum, in ground-oriented housing forms, and having a range of unit sizes and housing types in neighbourhood areas. They are also consistent with Section 6, which permits for a range of residential built forms in the neighbourhood designation, that meet or exceed the goals of the growth management framework.
- The proposed development is consistent with the East Urban Community Phase 2 Community Design Plan, including development requirements for medium density development provided in section 3.1.1.1.

Therefore, staff find the proposed Zoning By-law amendment to be consistent with applicable policy.

Public Consultation/Input

Comments from about 40 members of the public were received. All comments were summarised and provided to the applicant for response. A summary of comments received are provided in Document 3 – Consultation Details, including staff responses. Councillor Kitts' office also held a public information session on January 26, 2023, where about 15 members of the public attended. Both City of Ottawa Planning Staff, and Planners from the applicant's consulting team attended the meeting.

RÉSUMÉ

Recommandation du personnel

Le personnel responsable de l'aménagement du territoire recommande l'approbation d'une modification au Règlement de zonage pour le 2504, rue White afin de permettre l'aménagement d'un complexe immobilier planifié qui comprend des habitations en rangée et des habitations en rangée superposées et est assujetti à une disposition d'aménagement différé, ainsi que la conservation d'une maison existante, comme l'explique en détail le document 2 et l'illustre le document 4.

Le demandeur propose de modifier le zonage de ce territoire pour le faire passer de Zone d'aménagement futur (DR) à Zone résidentielle de densité 1 (R1) pour la maison détachée existante qui a une façade sur la rue White et de DR à Zone résidentielle de

densité 3 (R3), et ce, assujetti à une disposition d'aménagement différé pour le complexe immobilier. Ce complexe sera accessible du chemin Renaud et comprendra 8 habitations en rangée, 16 habitations en rangée superposées, des allées de circulation automobile, un stationnement, une aire d'agrément et des espaces paysagers.

Les exceptions propres à des emplacements demandées pour la zone R1 et la zone R3 sont les suivantes :

- Zone R1 : Le demandeur souhaite une réduction de la cour arrière de 12 mètres à 11 mètres, une augmentation de la hauteur du bâtiment accessoire actuel de 3,6 mètres à 4,5 mètres, ainsi qu'un agrandissement de la dimension permise de 55 à 60 mètres carrés. Ces modifications au zonage visent à rendre la maison existante et les structures accessoires conformes aux exigences établies pour une zone R1.
- Zone R3 : Le demandeur souhaite que les habitations en rangée superposées soient ajoutées dans les utilisations permises si elles ne dépassent pas 11 mètres de hauteur (même hauteur que les habitations en rangée dans une zone R3). Il demande aussi la réduction de la largeur minimale du lot de 18 mètres à 11 mètres compte tenu de la configuration anormale du lot et la réduction du retrait de la cour latérale intérieure de 6 mètres à 5 mètres et à 3 mètres le long de certaines lignes de lot.

Le personnel est en faveur des exceptions, qui sont expliquées davantage en détail dans le corps du rapport.

Politiques applicables

Les politiques suivantes sont favorables à cette demande :

- La densité du projet d'aménagement proposé d'environ 38,7 habitations par hectare cadre avec la section 3 (Cadre de gestion de la croissance), qui prévoit une plage de densité cible pour la densification de 40 à 60 habitations par hectare net.
- Une demande de plan d'implantation sera nécessaire pour aménager officiellement le site, mais le plan conceptuel fourni avec la demande de modification du Règlement de zonage et les formes bâties qui seront autorisées avec le changement de zonage sont conformes aux sections 4.2 (Logement) et 4.6 (Esthétique urbaine).

- Les formes bâties et l'aménagement sont conformes aux exigences de la section 5 (Transect du secteur de banlieue), qui permet une densification de faible hauteur (maximum trois à quatre étages de haut) par des habitations avec entrée privée au rez-de-chaussée et qui permet une gamme de tailles d'habitations et de types d'habitations. Ils sont également conformes à la section 6, qui permet un éventail de formes bâties résidentielles dans le quartier qui atteignent ou dépassent les objectifs du Cadre de gestion de la croissance.
- Le projet d'aménagement proposé cadre aussi avec la phase 2 du Plan de conception communautaire de la collectivité urbaine de l'Est, notamment les exigences relatives à la densité moyenne prévues à la section 3.1.1.1.

En conséquence, le personnel juge donc que les modifications proposées au Règlement de zonage sont conformes aux politiques applicables.

Consultation du public

Nous avons reçu des commentaires d'environ 40 membres du public. Nous avons résumé tous les commentaires avant de les transmettre au demandeur pour qu'il y réponde. Le document 3 (Détails de la consultation) présente un résumé des commentaires reçus, ainsi que les réponses du personnel. Le bureau de la conseillère Kitts a également organisé une séance d'information publique le 26 janvier 2023, qui a attiré environ 15 membres du public. Le personnel responsable de l'aménagement du territoire de la Ville d'Ottawa et les urbanistes de l'équipe de consultants du demandeur ont assisté à la réunion.

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

2504 White Street

Owner

Eric Longpré

Applicant

Patricia Warren, Fotenn Consultants Inc.

Description of site and surroundings

The subject site is an irregularly shaped parcel, located just south of Renaud Road, between Fern Casey Street to the west and White Street to the east. The subject site has 11.2 metres of northerly frontage to Renaud Road, 30.5 metres of easterly frontage to White Street, and 74.2 metres of westerly frontage to a small triangular parcel of land abutting the future extension of Fern Casey Road. The site has an area of about 0.8 hectares. Most of the site area is located behind existing properties 6408, 6418, 6426 and 6432 Renaud Road. The 11.2 metres of frontage connects to Renaud Road between the properties at 6408 and 6418 Renaud Road. Please refer to Document 4 to view the site configuration and surrounding parcels.

The subject lands are currently wooded, with a detached house fronting on to White Street. Surrounding lands to the north, east and south are primarily low density residential, with future development lands and the Fern Casey extension past Renaud Road to the west. On the north side of Renaud Road is the Collège catholique Mer Bleue, and other new low-density residential development.

Summary of proposed development

The proposed development aims to redevelop the western portion of the property, while maintaining the existing condition with the detached dwelling along White Street. To achieve this, the proposal will include two different, but appropriate zones. In the future, the applicant plans to sever off the existing dwelling and create two lots to which the proposed rezoning should apply. Staff have included a holding symbol over the property to ensure that this occurs prior to final zoning approval.

On the retained lot, which is around 1700 square metres in size, the existing detached home with frontage on White Street is proposed to remain. On the new lot to the rear, which is about 6200 square metres in size, a planned unit development (PUD) is proposed. The PUD will contain two standard townhouse blocks having four units each (for eight in total), and two stacked townhouse blocks having eight units each (for 16 in total) located along the west frontage, creating a total of 24 residential units. The standard townhouses are proposed to be two-storeys and 6 metres tall, and the stacked townhouses are proposed to be two and a half-storeys and 8 metres tall.

The PUD will have access from Renaud Road and will provide required parking for each of the townhouse units. Standard parking rates are proposed to be met, with 19 for the stacked townhouses (1.2 required per unit), 8 for the townhouses (1 required per unit), and 3 visitor parking spaces (required at 0.2 per unit only for the stacked townhouses). An amenity space with landscaping is also proposed at the rear of the lot, where it

flanks the adjacent White Street property. A Site Plan Control application will be required to formally lay out the proposed development.

Summary of requested Zoning By-law amendment

The site is currently zoned DR – Development Reserve. The DR zone recognizes lands that are intended for future urban development and limits the range of permitted uses to those that will not preclude future development opportunities. The zoning amendment proposed is to rezone the subject site from DR to R1E – Residential First Density for the retained lot that includes a detached dwelling, and to R3Z – Residential Third Density with site-specific exceptions, and a holding provision, for the new planned unit development with townhouses.

The R1E rezoning, which restricts building forms to detached dwellings, is to recognize the existing detached form along White Street, with a minimum lot size that is large enough to support private sanitary servicing. The R3Z rezoning is to permit for a range of dwellings, including townhouse dwellings, without permitting apartment buildings.

Site specific changes are being requested to each of the proposed zones, which are generally required given the irregular lot shape, and will be discussed further in the Planning Rationale section of this report.

A holding provision is also proposed for the R3Z portion of the site, to ensure that no development proceeds until such time as the two lots are severed, and that the landowner demonstrates both sanitary and storm servicing capacity. Each condition shall be met to the satisfaction of the General Manager of Planning, Infrastructure and Economic Development.

DISCUSSION

Public consultation

A virtual community information session was held by Councillor Kitts' office on January 26, 2023. Responses to public comments received in writing, and at the community information session, are provided in Document 3.

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

Official Plan designation(s)

The subject lands are designated Neighbourhood Area in the Official Plan and are within the Suburban (East) Transect. Renaud Road is deemed an Existing Collector road. There are no Natural Heritage System lands or Urban Greenspace lands shown on the subject lands under Schedule C11-C or Schedule C12 respectively.

The Official Plan is the guiding document for the growth and development of the City of Ottawa. It describes the overarching planning goals for the City in Section 2, Strategic Directions, by establishing five “Big Policy Moves”. The first, and most applicable to the present application, is Big Policy Move 1, to “achieve, by the end of the planning period, more growth by intensification than by greenfield development”. Building on the policy moves, there are six cross cutting issues identified in Subsection 2.2 that permeate the entire Official Plan. Subsection 2.2.1 Intensifying and Diversifying Housing Options, Subsection 2.2.3 Energy and Climate Change, and Subsection 2.2.4 Healthy and Inclusive Communities all apply as the proposed rezoning is seeking to intensify underutilized lands and provide more housing. Two policy intents of subsection 2.2.1 are (1) to “direct residential growth within the built-up area” and (2) “provide housing options for larger households”. Similarly, subsections 2.2.3 and 2.2.4 look to achieve a “compact and connected city” (2.2.3(1)), with a mix of housing options within existing neighbourhoods (2.2.4(1)).

Ottawa’s Growth Management Framework is provided in Section 3, which better describes how the City intends to grow over time. Section 3.2 Support Intensification states that “intensification is permitted in all designations where development is permitted” and “intensification shall be in conformity with transect and overlay policies as applicable”. Subsection 8 also states “Intensification should occur in a variety of dwelling unit floorspaces to provide housing choices” with large-household dwellings being units with three or more bedrooms, typically within ground-oriented built forms. Table 3b, Neighbourhood and Minor Corridor Residential Density and Large Density Targets states that the target residential density range for intensification is 40 to 60 dwellings per net hectare for the Suburban Transect. While this is a target, it provides a framework for an appropriate intensification density.

Section 4.2 Housing provides Ottawa’s city-wide housing policies, and states in 4.2.1(2) that “the City shall support the production of a missing middle housing range of mid-density, low-rise multi-unit housing... allowing housing forms which are denser, small-scale, of generally three or more units per lot in appropriate locations, with lot configurations that depart from the traditional lot division...”.

Section 4.6 *Urban Design* describes Ottawa’s urban design framework for the city. 4.6.6 is relevant and provides policies for how new development should integrate into the surrounding community. Transition in building heights should be provided to minimize impacts on neighbouring properties, per (4.6.6(1)), amenity areas shall be provided for new residential development (4.6.6(4)), and per 4.6.6(6) “Low-rise buildings shall be designed to respond to context, and transect area policies, and shall include areas for soft landscaping, main entrances at-grade, front porches or balconies, where

appropriate. Buildings shall integrate architecturally to complement the surrounding context.”.

Suburban transect policies are provided in Section 5, and state that neighbourhoods will generally maintain a more suburban model, with low-rise building forms, while still intensifying over time. 5.4.1(2) states that development shall be low-rise within neighbourhoods, and in 5.4.1(3) the plan supports “a range of dwelling unit sizes in... predominantly ground-oriented housing forms in Neighbourhoods located away from rapid transit stations and Corridors, with low-rise multi-unit dwellings permitted near street transit routes”. 5.4.5 specifically provides direction to neighbourhoods within the suburban transect.

5.4.5: “1) Neighbourhoods located in the Suburban Transect and within a 15-minute neighbourhood shall accommodate residential growth to meet the Growth Management Strategy as outlined in Subsection 3.2, Table 3. The Zoning By-law shall implement the density thresholds in a manner... that: (a) Allows and supports a wide variety of housing types... (b) Generally provides for up to 3 storey height permission, and where appropriate 4 storey height permissions to allow for higher-density low-rise residential development with a focus on missing-middle housing”.

Neighbourhood policies are provided in Section 6.3 and recognize that neighbourhoods are planned for an ongoing and gradual transformation over time, into 15-minute neighbourhoods. Further, under 6.3.1(4), “The Zoning By-law and approvals under the Planning Act shall allow a range of residential and non-residential built forms within the Neighbourhood designation, including: (a) Generally, a full range of Low-rise housing options sufficient to meet or exceed the goals of Table 2 and Table 3b”.

Other applicable policies and guidelines

The subject lands are within the East Urban Community, Phase 2 Area Community Design Plan (CDP). There is no associated Secondary Plan. The subject lands are designated “Existing Residential – potential for long term redevelopment to low/medium density residential” in the CDP. The CDP states that these lands are “large residential lots that could be intensified. Should these lots redevelop, they are to redevelop as residential uses on urban services”. Section 3.1.1.1, Table 1 provides development requirements for medium and high-density housing areas, which are stated to typically be “ground-oriented housing such as stacked townhouses and... stacked townhouses” as proposed”. The development requirements include: circulation for vehicles and active transportation, requirements for on-site facilities (like garbage, bike storage, Canada

Post mailboxes), planting requirements, parking layout, amenity space, and unit orientation.

Planning rationale

Official Plan

The proposed rezoning represents intensification that is consistent with Big Policy Move 1, seeking more growth by intensification. The proposal is also consistent with criteria described by the cross-cutting issues 2.2.1 Intensifying and Diversifying Housing Options and 2.2.4 Healthy and Inclusive Communities, which seek a compact and connected city with housing options within existing neighbourhoods.

The proposal is consistent with Section 3 – Growth Management Framework, which guides intensification by providing target residential density ranges based on transect. In this area, Neighbourhood, the target density range for intensification is 40 to 60 dwellings per net hectare. While these are target ranges, the proposed development is consistent with this range, providing about 38.7 dwellings per net hectare.

The proposed development is also consistent with Section 5 – Suburban Transect, and Section 6 – Neighbourhood policies. As discussed, the proposed development is suburban in form, proposing low-rise multi-unit, ground-oriented dwellings. While the stacked dwellings are considered a multi-unit form, Neighbourhood permissions permit up to three-storeys, where four-storey height permissions are considered a higher-density low-rise form by subsection 5.4.5. The proposed Zoning By-law amendment limits the height of the stacked dwellings to 11 metres, which permits two and a half to three-storeys. The effect is that the proposed forms are consistent with the Suburban transect. Additionally, Neighbourhood policies in Section 6 recognise that neighbourhoods will evolve and change over time, and a full range of low-rise housing options are permitted to meet or exceed the goals of Section 3 – Growth Management Framework. Section 3.2 states that “intensification shall be in conformity with transect and overlay policies as applicable” and as discussed, staff find the proposed development to be consistent with the related Section 5 – Suburban Transect, and Section 6 – Neighbourhood policies.

Lastly, while a layout is not being approved with this Zoning By-law amendment – this will be required with a future Site Plan Control application – staff find the concept plan to be consistent with Section 4 policies. The proposed development is considered missing middle, which are still low-rise, but denser housing forms that are compatible in size, scale, and form with surrounding dwellings, in keeping with 4.2.1(2). Amenity areas are provided on-site in conformity with 4.6.6(4), and the buildings have been evaluated to

respond to the context, transect area policies, and include soft landscaping as 4.6.6(6) states.

In summary, it is staff's opinion that the proposed Zoning By-law amendment is consistent with the Official Plan.

East Urban Community Phase 2 Community Design Plan

It is also staff's opinion that the proposed Zoning By-law amendment is consistent with the East Urban Community, Phase 2 Community Design Plan (CDP). As the CDP states, the existing Residential designation recognises the possibility for long term redevelopment as low/medium density residential uses. The CDP also states that for these lots to redevelop, they must meet the principles and requirements of the CDP. The CDP describes a minimum average density target of 34 units per net hectare, and acknowledges possible average residential densities between 28 to 63 units per net hectare, dependent on the proposal's ability to comply with Official Plan policy. The proposed development at about 38.7 units per hectare is consistent with these densities.

Development requirements provided in 3.1.1.1., Table 1, don't all apply to the proposed rezoning, and some will be addressed through site plan. However, in the provided development concept, many are being addressed: communal garbage and recycling facilities will be provided, surface parking is shown internal to the development, and landscaping and at-grade amenity space is provided in a location that creates a buffer to the adjacent property. There are no environmental features on the lands, and tree planting, geotechnical requirements, parkland dedication, and detailed engineering design will all be requirement to be met through a future Site Plan application submission.

Servicing analysis

An Assessment of Adequacy of Public Services document was a submission requirement with the application. There are existing water services along both Renaud Road and White Street, and sufficient capacity in the system for the proposed development.

There are existing sanitary services along Renaud Road, but they must be extended to the proposed development as required by the conditions of the holding provision. There is no current or planned sanitary servicing along White Street, and the existing property will continue to use private sanitary services.

There is also no current storm servicing capacity for the proposed development. The condition for lifting of the hold states that a municipal storm water connection with sufficient capacity must be available for development to proceed.

Therefore, Engineering staff have reviewed the file and are supportive of the proposed rezoning with a holding provision.

Transportation analysis

No Transportation Impact Study nor Assessment was required, as assessed by City Transportation Engineering staff. The 24 proposed units will not generate a level of traffic that requires study. Future improvements being undertaken in the area include: the extension of Fern Casey Street further southbound, the signalization of the Fern Casey Street and Renaud Road intersection, and the full urbanization of Renaud Road from Fern Casey Street to Mer Bleue Road with traffic calming measures. Each of these, while not required as justification for the proposed development, indicate the area is gradually seeing improvements constructed by the City, and sufficient infrastructure is available – and is being upgraded – to support the safe and efficient movement of people and vehicles in and out of the proposed development site.

Zoning

As discussed in the report, the property is proposed to be rezoned to R1E and R3Z with special site provisions and a holding provision, as detailed in *Document 2*.

The zone R1E – Residential First Density was chosen for the existing dwelling with frontage on White Street to ensure that the existing character along White Street, which is exclusively one to two storey detached homes on partial services, is maintained over the long-term. The R1E zone has a minimum lot size of 1390 square metres and ensures that Official Plan policy 4.7.2(9), which states “Where new development is proposed that relies upon private sewage systems, including areas of partial servicing, a minimum area of 800 square metres of undeveloped area must be maintained for the sewage system” may be maintained. While no new development is proposed on private services here, the minimum lot size is large enough to support a private sewage system as policy states.

The zone R3Z – Residential Third Density was chosen for the rear lot as it is consistently used for new urban development constructed on urban services. Adjacent lands that are under development share the Z subzones, and R4Z was not selected as it would allow for a low-rise apartment, which was not considered to be appropriate in this location.

Proposed Exception Provisions

Referencing the proposed exceptions in Document 2, it should be noted that site exceptions in the Zoning By-law are used frequently on a site-specific basis to implement proposed developments based on unique site circumstances. On evaluation of the proposed site layout (provided in Document 4) staff are satisfied the proposed exceptions are justified.

The following table provides the standard Zoning provisions, then the proposed exception, which is how the standard zone requirement is being modified. The rationale for each will be provided in the discussion following the table:

No.	Zoning Provision	R1E Zoning	Proposed Exception
1	Minimum Rear Yard Setback	12 m	11 m
2	Maximum permitted height for an accessory building	3.6 m	4.5 m
3	Maximum permitted size for an accessory building	55 m ²	60 m ²
No.	Zoning Provision	R3Z Zoning	Proposed Exception
4	Additional permitted use	<i>n/a</i>	Stacked dwelling
5	Maximum height of a stacked dwelling	<i>n/a</i>	11 m
6	Minimum Lot Width	18 m	11 m
7	Minimum Interior Side Yard (ISY) Setback	6 m	North ISY – 6 m East ISY – 5 m West ISY – 3 m

Table 1 - Requested modifications to the base R1E and R3Z zones

Referencing No. 1, the minimum rear yard setback in the R1E zone for the existing dwelling is proposed to be reduced from 12 metres to 11 metres. The proposed reduction is to ensure the existing dwelling complies with zone provisions. Likewise, under No's. 2 and 3, the small increase in the maximum height for an accessory building from 3.6 to 4.5 metres, and the increase of maximum permitted size for an accessory building from 55 to 60 square metres are both to ensure the existing accessory building complies with the new zone. Since the intent of these exceptions is to ensure the existing condition conforms to the new zone, which has been chosen to maintain a low-density, detached building form along White Street, Planning staff find the exceptions to be acceptable.

The next exceptions are to the proposed R3Z zoning. Numbers four and five are to permit stacked dwellings, while limiting its maximum height to 11 metres. While there

are some differences in building design between stacked dwellings and townhouse dwellings, by limiting height, the potential impact of the additional stacked dwelling use on surrounding lands is minimized. The proposed development density and site layout has been evaluated and is acceptable, therefore staff support the proposed exceptions.

Exception No. 6, minimum lot width, is a technical exception, owing to the fact the parcel has only 11.2 metres of frontage to Renaud Road. The proposed site access and servicing will be via this frontage. The rest of the irregularly shaped parcel expands to about 140 metres in width where units are proposed to be constructed. Therefore, the exception is acceptable as it is technical due to an irregular parcel configuration. The final proposed exception seven, interior side yard changes, are also minor in nature. Referencing Document 4 – Proposed Site Layout, these changes have the effect of reducing the side yard along the westernmost lot line to 3 metres, this area being vacant, and along a future road extension, and to 5 metres (a 1 metre reduction) at the easternmost lot line, where they abut the area to be rezoned to R1E. The effect of these revisions does not allow proposed development to encroach abutting lands in an unacceptable way and are acceptable.

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

There are no legal implications associated with implementing the recommendations contained within this report

RISK MANAGEMENT IMPLICATIONS

There are no risk implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

The development will require extension of public services to the site, adding to City's inventory for operations and maintenance, as well as lifecycle renewal and replacement in the long term.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

The concept plan provided with this Zoning By-law amendment application was reviewed at a high level for accessibility impacts. Any future development will be reviewed and constructed in accordance with AODA legislation.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications in so far as the lands are not subject to any environmental planning criteria or requirements. An Environmental Impact Assessment was not required. Trees will likely need to be removed for any future development on the lands, and a Tree Conservation Report will be required at that time.

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-22-0042) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the complexity of the application, and the amount of public feedback received.

SUPPORTING DOCUMENTATION

Document 1 Zoning Key Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Proposed Site Layout

CONCLUSION

The proposed Zoning By-law amendment is consistent with the Official Plan and the East Urban Community Phase 2 Community Design Plan. In staff's opinion, the proposed rezoning is appropriate for the site and represents compatible intensification in keeping with the Official Plan's growth management framework, and the applicable transect and neighbourhood policies. Staff recommends that the proposed Zoning By-law amendment be approved.

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 and Corporate 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, City Manager's Office to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.

Document 1 – Zoning Key Map

For an interactive Zoning map of Ottawa visit geoOttawa



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-22-0042	23-0312-D	2504 rue White Street	
I:\CO\2023\ZKP\White_2504		 Area A to be rezoned from DR to R1E[XXX1] Le zonage du secteur A sera modifié de DR à R1E[XXX1] Area B to be rezoned from DR to R3Z[XXX2]-h Le zonage du secteur B sera modifié de DR à R3Z[XXX2]-h	 <small>NOT TO SCALE</small>
<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 appartient à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE</small>			
REVISION / RÉVISION - 2023 / 04 / 05			

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 2504 White Street:

1. Rezone the lands as shown in Document 1.
2. Amend Section 239, Urban Exceptions, by adding a new exception [xxx1] with provisions similar in effect to the following:
 - a. In Column II, “Applicable Zones”, add the text, “R1E [xxx1]”
 - b. In Column V, “Exception Provisions – Provisions,” add the following:
 - i. Minimum rear yard setback: 11 metres
 - ii. Maximum permitted height for an accessory building: 4.5 metres
 - iii. Maximum permitted size for an accessory building: Aggregate of all accessory buildings not to exceed a lot coverage of 50 per cent of the yard in which they are located, with a maximum cumulative floor area of 60 metres squared as measured from the exterior walls of the building
3. Amend Section 239, Urban Exceptions, by adding a new exception [xxx2] with provisions similar in effect to the following:
 - a. In Column II, “Applicable Zones”, add the text “R3Z [xxx2]–h”
 - b. In Column III, “Exception Provisions – Additional land uses permitted,” add the text, “Stacked Dwelling”
 - c. In Column IV, “Exception Provisions – Land uses prohibited”, add the text “All uses until such time that the holding symbol is removed.”
 - d. In Column V, “Exception Provisions – Provisions,” add the following:
 - i. Minimum Lot Width for a Planned Unit Development – 11 metres
 - ii. Minimum Interior Side Yard Setback:
 - Where it abuts the easternmost property line: 5 metres
 - Where it abuts the westernmost property line: 3 metres
 - Otherwise: for a yard abutting a lot line of an adjacent lot in any zone, the required yard setback is 1.2 metres for the first

21 metres back from the front lot line. In all other circumstances, the required yard setback is 6 metres.

- iii. The Renaud Road frontage is considered to be the front lot line.
- iv. Stacked Dwellings are subject to the following provision:
 - Maximum building height: 11 metres
 - Unless modified elsewhere in this exception, the yard setback provisions for townhouses in the R3Z zone apply to stacked dwellings.
- v. The holding symbol on the property may not be lifted until:
 1. A Consent application is approved, severing all lands to which this holding provision applies from the lands zoned R1E [xxx1], to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.
 2. Such time as it is demonstrated to the satisfaction of the General Manager, Planning, Real Estate and Economic Development, that sanitary sewer services are extended to the frontage of the site along Renaud Road, and that sufficient capacity is available to service a proposed development of the lands.
 3. Such time as it is demonstrated to the satisfaction of the General Manager, Planning, Real Estate and Economic Development that there is both the availability of, and the connection to municipal storm water infrastructure, either through the East Urban Community Pond 1 expansion, or the ultimate construction of the East Urban Community Pond 2.

Document 3 – Consultation Details

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 community information session was also held virtually by Councillor Kitts' office on January 26, 2023.

Public comments received are summarised as follows.

Public Comments and Responses

Environment Related Concerns

1. Removal of trees, shrubbery, and other greenery will negatively impact bird/animal habitats, the local ecosystem, and reduce air quality.
 2. Trees are mature, and old growth, and new planting cannot adequately replace them. More trees should be preserved with the development of these properties.
 3. Removal of trees will reduce privacy for surrounding residents.
 4. Removal of trees will cause the impact of smells from the nearby landfill to be worse.
 5. Per the City of Ottawa Tree Protection By-law, a Tree Conservation Report is required and was not submitted. This should be prepared to ensure trees are being preserved with the application.
 6. New planted trees will die and there is no requirement for them to be replaced after the fact.
 7. New development and removal of existing trees will contribute to the heat island effect.
 8. Preserving the existing trees in the communal amenity space should be prioritized. Additionally, extending the amenity space to the west property line is preferred and would support the retention of more trees.
- **Staff Response to comments 1-8:** The removal of trees is a consequence of new development, and owners are permitted to remove trees located on their property, if justified through a Tree Conservation Report. The current application is for a Zoning By-law amendment, which imparts development potential, but does not approve a site layout. When a Site Plan Control application is submitted a Tree Conservation Report will be required to justify the removal of any trees on-site. The applicant will be required to retain trees where possible, and staff will explore options to retain trees along the shared property lines, particularly in the

proposed amenity space. Additionally, the City's new Official Plan approved High Performance Development Standards for Site Plan projects, which include metrics such as energy efficiency, accessibility, cool landscaping and paving, and tree planting requirements. These metrics will be evaluated at Site Plan and minimum standards should be met.

9. An Environmental Impact Assessment and/or Statement, a Geotechnical Report, and a Natural Heritage Survey was required and not submitted with the application.
 - **Staff Response:** Before an application was made, the site was reviewed by Environmental Planning staff. Significant woodland policies do not apply, and neither the Community Design Plan, nor the Environmental Management Plan identify the site as being subject to significant woodlands or environmental criteria or requirements. Therefore, there was no requirement for an Environmental Impact Assessment nor Natural Heritage Survey to be submitted. A Geotechnical Report will be required with a Site Plan Application and will be reviewed by staff. As a requirement of site plan control approval, requirements from the report must be reflected in the design of the project.

Site Design and Neighbourhood Character Concerns

10. Two-storey townhouses and two to three-storey stacked townhouses do not fit the character of the neighbourhood. The existing character is single-detached houses on large lots.
11. Loss of privacy and quality of life due to increase in noise and other impacts from the development.
12. The amenity space should not be considered as a buffer between the new development and adjacent properties, because residents of all the units will use this area.
 - **Staff Response to comments 10-12:** Planning and Urban Design staff have reviewed the application and find it to be compatible with the existing neighbourhood. The character of White Street is being maintained, as the existing detached home is not proposed to be developed, and the property is being rezoned to Residential First Density. The area behind, being rezoned to R3Z, is compatible with detached dwelling forms, as it will only permit for two-storey townhouses and two and a half-storey stacked townhouses to a maximum height of 11 metres. The amenity space is in an appropriate location to buffer the townhouse forms from the surrounding residential area. Methods of mitigating noise and other possible impacts from the Planned Unit Development

will be explored through site plan, including fencing, landscaping, tree retention and planting, and other mitigation measures.

13. Garbage smell and quantity produced by the units will spillover on adjacent properties, including impacts of storage/enclosure and possible vermin on adjacent properties. The design backs directly onto an adjacent property.

14. Will there be fencing and/or hedges for noise suppression and privacy?

15. Will the new development shadow surrounding lands?

16. Light pollution and spill onto adjacent properties

17. Where will the community mailbox be located?

- **Staff Response to comments 13-17:** These comments are all specific site design concerns that will be evaluated in full as part of a future Site Plan Control application. To provide general responses to the above:

- Garbage enclosures must be enclosed and screened from adjacent property lines as Zoning By-law requirements.
- Fencing will be required to mitigate impacts on adjacent properties.
- A shadow analysis is only required when proposed developments are minimum 5-storeys tall or determined to be required. Since two and two and half-storey townhouses are proposed adjacent to one to two-storey houses, heights are similar and a shadow study was not required.
- The preparation of the Lighting Plan is a condition of Site Plan approval, which ensures that there is minimal/no light spill on adjacent properties.
- The location of a community mailbox will be determined at Site Plan.

18. What is the elevation difference between the proposed development and surrounding lands?

- **Staff Response:** There is no significant grade differential between the average elevation of the site and surrounding properties.

19. The current properties are desirable due to their surrounding context – trees, etc. Removal of these will negatively impact property values.

- **Staff Response:** The proposed development will provide new housing in an area with potential for intensification.

20. Where is the development being serviced from?

- **Staff Response:** The proposed development will receive services from Renaud Road. Water servicing currently exists, and sanitary servicing is required to be extended as a condition of the holding provision.

21. Due to elevation differences, runoff and drainage from the site will flow onto adjacent properties.

- **Staff Response:** Engineering staff have reviewed this Zoning By-law amendment and will also review the future Site Plan Control application. As a rule, the City does not permit for new development to encumber adjacent lands, which is to say, no runoff may be directed to adjacent properties.

Traffic and Visitor Parking Concerns, Safety

22. Traffic on Renaud Road and surrounding area, especially with the area schools, is already very busy and cannot support the proposed development.

23. Limited parking, for both residents and visitors, will lead to overflow onto adjacent streets.

24. Concern about pedestrian and bicycling safety on area roads.

- **Staff Response to comments 22-24:** A Transportation Impact Study was not required as assessed by Transportation Engineering Staff as the proposed number of units will not generate a level of traffic that requires study. No changes to parking requirements are being proposed with the Zoning By-law amendment, and visitor parking is provided at the required rate. The surrounding area is also being upgraded by the City, with future improvements including: the extension of Fern-Casey further southbound, the signalization of the Fern-Casey and Renaud Road intersection, and the full urbanization of Renaud Road from Fern-Casey to Mer Bleue Road with traffic calming measures.

25. Unsure whether Fire and Emergency Services would be able to turn around or back out of the property in the event of an incident.

- **Staff Response:** Large vehicles including emergency and garbage vehicles are able to navigate through the proposed development with a 6 metre drive aisle and will be able to safely turnaround on site because of the “T” shaped configuration of the internal roads. If required, the future Site Plan Control application will evaluate traffic movements.

Comments Specific to the Zone Change

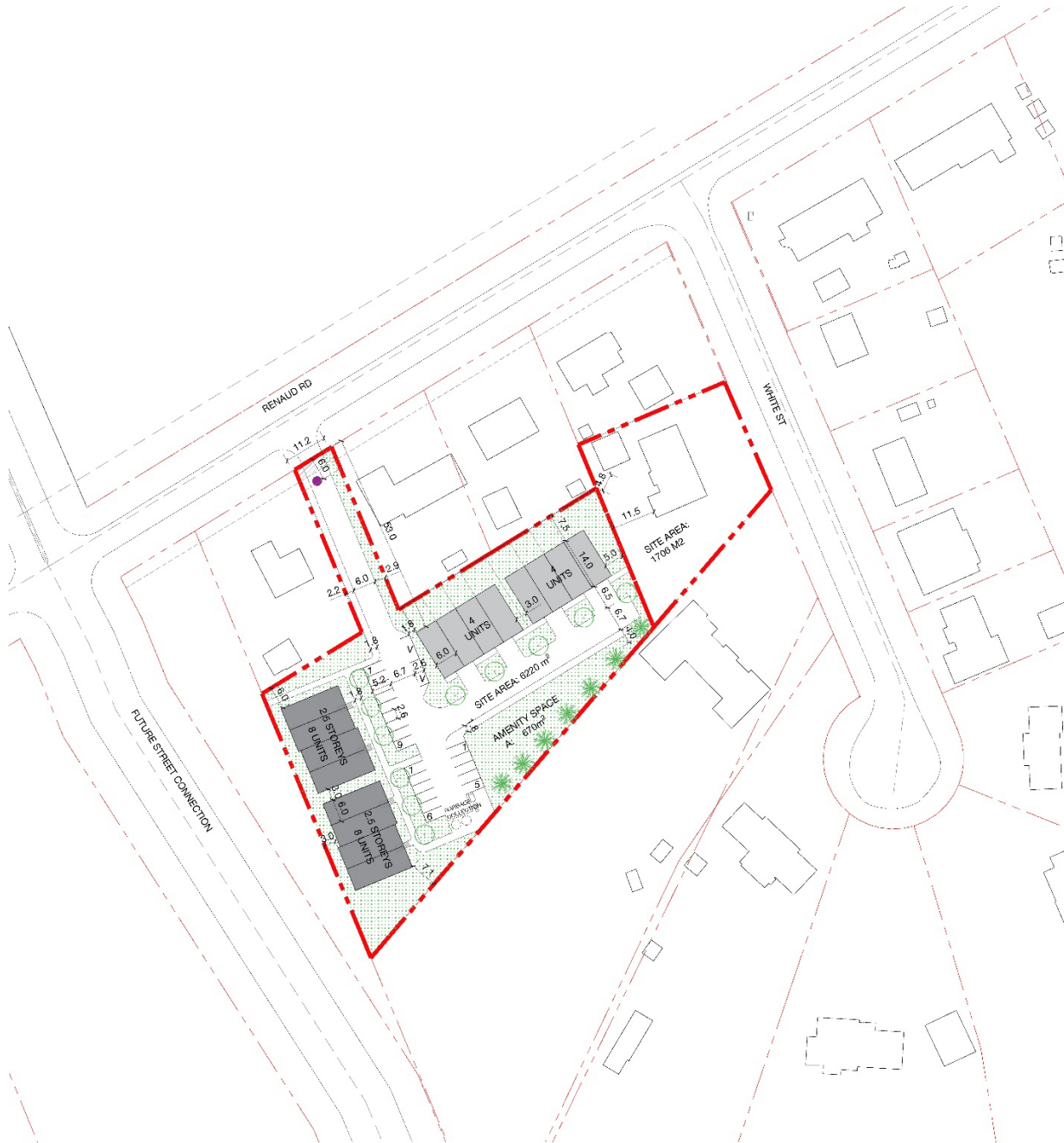
26. If the zoning by-law amendment proposal were changed to R3Z, and a reasonable site proposal to add 8-12 units, this would provide sufficient room to keep a substantial 10-12 metres natural, mature tree buffer.
27. We do not support an R4Z zoning because it permits low-rise apartment buildings.
28. The requests to vary the performance standards of the R4Z zone – including reduced lot width and required setbacks - will result in significant over-intensification.
- **Staff Response to comments 26-28:** In response to staff and public comment the applicant changed their proposal from a request to rezone to R4Z to R3Z, which does not permit for a low-rise apartment. Furthermore, staff has explained in this report how the request to vary the performance standards is acceptable given the site layout.
29. With surrounding properties all zoned DR, the proposal should be rejected in favour of a development plan that rezones the entire area with a more logical, well thought out community.
- **Staff Response:** A planning application must be reviewed as it is submitted, and the current application is to rezone the property at 2504 White Street only. It does not preclude the rezoning or development of adjacent lands. Staff find the proposal to be acceptable and are recommending approval of the rezoning.

Planning Comments

30. The proposal violates the East Urban Community Design Plan (EUCDP), policy 3.1.1.1, as it does not have units that face and front public streets.
31. The proposed density exceeds the density outlined in the EUCDP, which requires an average of 28 units per net hectare. This is different than the proposed 38.7 units per net hectare.
32. The EUCDP does not support low-rise apartment densities within an R4 zone.
- **Staff Response to comments 31-33:** As explained in the report, staff find the proposed rezoning to be consistent with the East Urban Community Design Plan. While the development does not face a public street, the unique lot configuration does not permit this. The proposed development demonstrates consistency with the other development criteria provided in 3.1.1.1. Additionally, the EUCDP does not establish strict density requirements, instead it provides average residential density estimates that “range from 28 units/net hectare to upwards of 63 units/net

hectare for stacked townhomes”. For example, the Official Plan states that the target residential density range for intensification is 40 to 60 dwellings per net hectare in Neighbourhood areas. The initial proposal requested a rezoning to R4Z, which has since been modified to R3Z, and therefore apartments are not permitted. The proposed development is within the density estimates and remains consistent with EUCDP.

Document 4 – Proposed Site Layout



SITE INFORMATION

PROPOSED ZONING R3Z

SITE AREA
 Severed: 6220m²
 Retained: 1706m²
 Total: 7926m²

HEIGHT
 Stacked Townhouses: 2.5 Storeys (8m)
 Townhouses: 2 Storeys (6m)

PARKING RATES REQUIRED
 Residential - Townhouses: 1.0 p/unit
 Residential - Stacked townhouses: 1.2 p/unit
 Visitor (stacked townhouses only): 0.2p/unit

AMENITIES RATE Required 6m² / unit

SETBACKS	F.Y.	S.Y.	R.Y.
	3.0m	3.0m	6.0m

DEVELOPMENT STATISTICS

RESIDENTIAL UNITS
 Stacked Townhouses: 16
 Townhouses: 8
 Total: 24

Assumes an 85% efficiency

PARKING

	Required	Provided
Stacked Townhouse:	19	19
Townhouses:	8	8
Visitor (Stacked Townhouses only)	3	3
Total :	30	30

AMENITY SPACE
 Required (Stacked Townhouses only) 6m² x 16 = 96m²
 Provided TBD

*50% of the required amenity area must be communal.

NOTES

1. Assumes typical Residential floor height of 3m.
2. *GFA: as defined in City of Ottawa Zoning Bylaw means the total area of each floor whether located above, at or below grade, measured from the interiors of outside walls, but excluding areas dedicated for uses such as mechanical and electrical rooms, common hallways, corridors, staircases and elevators, interior amenities, bicycle storage and parking. Assume 85% efficiency for Retail buildings. Areas are approximate.
3. The base plan (lot lines, existing roads and surrounding areas) is based on the City's Open Data and aerial images. The site area is approximate and all dimensions need to be confirmed by a legal survey.
4. This concept is part of a development concept report and should be interpreted as per findings and descriptions of such report. This concept may require minor variances for setback reduction, parking, heights, etc.

**2504 WHITE ST
 OTTAWA
 Concept Plan**



LEGEND

- TOWNHOUSES
- STACKED TOWNHOUSES
- AMENITY SPACE
- PROPERTY BOUNDARY
- SETBACKS
- POTENTIAL RIGHT-OF-WAY PROTECTION
- EXISTING FIRE HYDRANT TO BE RELOCATED



8	REVISIONS	2022.11.09	DM
7	REVISIONS	2022.08.17	TK
6	FOR CLIENT REVIEW	2022.04.29	TK
5	FOR CLIENT REVIEW	2021.06.07	RP
4	REVISIONS	2021.05.17	TK
3	REVISIONS	2021.05.14	LC
2	CONCEPT PLAN	2021.05.06	TK
1	BASE PLAN	2021.04.05	TK
No.	REVISION	DATE	BY

CLIENT
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DESIGNED	RP
REVIEWED	RP
DATE	2021.04.05

P1