

Subject: Zoning By-law Amendment - 901 and 700 Solarium Avenue, 3001 and 3006 Showcase Crescent, and Parts of 4875 Spratt Road

File Number: ACS2023-PRE-PS-0099

**Report to Planning and Housing Committee on 16 August 2023
and Council 23 August 2023**

Submitted on Date submitted_ENG by Derrick Moodie, Director, Planning Services, Planning, Real Estate and Economic Development

Contact Person: Justin Grift, Planner I, Development Review South

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Ward: Riverside South-Findlay Creek (22)

Objet : Modification du Règlement de zonage - 901 et 700, avenue Solarium, 3001 et 3006, croissant Showcase, et parties du 4875, chemin Spratt

Dossier : ACS2023-PRE-PS-0099

Rapport au Comité de la planification et du logement

le 16 août 2023

et au Conseil le 23 août 2023

Soumis le Date submitted_FRE par Derrick Moodie, Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique

Personne ressource : Justin Grift, Urbaniste I, Examen des demandes d'aménagement sud

613.580.2424 poste 25825, justin.grift@ottawa.ca

Quartier : Riverside-Sud-Findlay Creek (22)

REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 901 and 700 Solarium Avenue, 3001 and 3006 Showcase Crescent, and Parts of 4875 Spratt Road, as shown in Document 1, to permit back-to-back townhouses with a height of 14 metres and a minimum lot area of 80 square metres, to permit air conditioner condensers to project into the front yard, and to include a schedule pertaining to minimum setbacks for one of the subject areas, 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 August 23, 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 visant les 901 et 700, avenue Solarium, les 3001 et 3006, croissant Showcase et certaines parties du 4875, chemin Spratt, des biens-fonds illustrés dans le document 1, afin de permettre une augmentation à 14 mètres de la hauteur d'habitations en rangée dos à dos, une réduction à 80 mètres carrés de la superficie minimale des lots, la présence de condenseurs de climatiseurs dans les cours avant et l'ajout d'une annexe portant sur les retraits minimaux de l'un des biens-fonds visés, comme l'expose en détail le document 2.
2. Que le Comité de la planification et du logement approuve l'intégration de la section Détails de la consultation du rapport dans le cadre de la « brève explication » du Résumé des mémoires déposés par écrit et de vive voix, à rédiger par le Bureau du greffier municipal et à soumettre au Conseil municipal dans le rapport intitulé « Résumé des mémoires déposés par écrit et de vive voix par le public sur les questions assujetties aux "explications obligatoires" de la Loi sur l'aménagement du territoire à la réunion que tiendra le Conseil municipal le 23 août 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

901 and 700 Solarium Avenue, 3001 and 3006 Showcase Crescent, and Parts of 4875 Spratt Road

Owner

Riverside South Development Corporation

Applicant

Marcel Denomme

Description of site and surroundings

The subject sites are within the Riverside South community. It includes five areas: two of which are located between River Road and Spratt Road, both with frontage on either Solarium Avenue or Showcase Crescent; and the other three are located on the east side of Spratt Road, between Rideau Road and Rockmelon Street (see Document 1). These five areas consist of ten blocks of land within Phases 15 and 17 of a subdivision in Riverside South. The sites are currently undeveloped, and their most recent use was for agricultural purposes. The surrounding area is primarily vacant land or agricultural lots that have received draft approval for future low-rise residential.

Summary of proposed development and requested Zoning By-law Amendment

The proposed development consists of 30 four-storey back-to-back townhouses with attached garages on the ground floor of each unit. According to the draft-approved subdivisions in the area, townhouses are a common dwelling type.

The subject areas have previously undergone Zoning By-law Amendments to establish the Residential Fourth Density Subzone Z (R4Z), which includes back-to-back

townhouses as a permitted use. Three of the five areas, those located on the east side of Spratt Road, already have a permitted maximum height of 14 metres for back-to-back townhouses. The subject amendment is to permit back-to-back townhouses to have an increase in maximum height from 11 metres to 14 metres for all subject blocks, to reduce minimum lot areas from 150 square metres to 80 square metres, and to permit air conditioner condensers to project into the front yard across all five areas.

Related Applications

Two Zoning By-law Amendment applications were submitted on the subject sites in August 2018 and July 2020 under File nos. D02-02-18-0085 and D02-02-20-0064, respectively. These amendments were approved by Council and are in full effect.

DISCUSSION

Public consultation

Public consultation for this application was conducted in accordance with for the Public Notification and Consultation Policy. Owners within 120 metres of the sites were notified through Canada Post mailing, and two signs were posted onsite. No comments were received from the public.

For this proposal's consultation details, see Document 4 of this report.

Official Plan designation(s)

The Official Plan designates all five areas either Neighbourhood or Minor Corridor in the Suburban Transect. The Minor Corridor designation applies to the land within 120 metres from Spratt Road, whose planned function combines a higher density of development, greater degree of mixed uses, and higher level of street transit service. The policies pertaining to the Neighbourhood designation support a wide variety of housing types with a focus on missing-middle housing, up to three-storey height permission, and where appropriate, four-storey height permissions to allow for higher-density low-rise residential development. The Neighbourhood policies also place emphasis on regulating the maximum built form envelope, based on the context, to frame the public realm.

Other applicable policies

The subject areas are located within the Riverside South Community Design Plan (CDP). The lands are designated low- and medium-density residential. The CDP largely

encourages a range of residential densities and a mix of unit types, along with supporting transit-oriented development. Other applicable CDP guidelines incorporated into the proposed development include variations of unit entry setback within a townhouse to produce façade interest, front entries visible from the street, and garages recessed from the front wall of the dwelling.

Planning rationale

The amendment proposes three exceptions to the existing R4Z zone to accommodate the proposed model of four-storey back-to-back townhouses. One of the exceptions is to increase the permitted maximum height from 11 to 14 metres. Staff note the 14-metre height is already permitted for back-to-back townhouses on three of the five areas subject to this amendment. Staff are of the opinion the height increase will not have adverse impacts on adjacent neighbours and is in keeping with the height listed in the Neighbourhood designation of the Official Plan.

The amendment to reduce the minimum lot area from 150 square metres to 80 square metres would allow additional units on the subject areas. Staff note the minimum lot area for townhouses in the zoning by-law does not account for back-to-back townhouses. A typical unit in a townhouse has a front and rear yard, however units in back-to-back townhouses have three party walls with no rear yards. Staff are of the opinion the proposed amendment is to address the discrepancy in the zoning by-law and that a reduced lot area of 80 square metres is sufficient space to accommodate the back-to-back townhouse units.

Finally, the amendment looking to permit air conditioner condensers to project into the front yard also pertains to the units located in the interior of the subject areas. As the middle units do not have side yards or rear yards, there are limitations on locations to place the air conditioner condensers. Staff are of the opinion that permitting them in the front yard is reasonable and does not create adverse impacts on the streetscape or adjacent properties.

Staff notes that Schedule XXX1, which is specific to Block 144 from the Draft Plan of Subdivision (Area E in Document 1), is necessary to ensure the townhouse buildings are staggered across the width of the irregular shaped block. This will ensure that the units of each building will have similar front yard areas and driveway lengths.

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 direct implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR(S)

The Councillor is aware of the application related to this report and has no comments or concerns.

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

No accessibility barriers are anticipated with the proposed development.

ASSET MANAGEMENT IMPLICATIONS

There are no Asset Management Implications resulting from this report.

ENVIRONMENTAL IMPLICATIONS

The Forestry team reviewed and commented on the proposed back-to-back townhouses during the associated subdivision application process. An Environmental Impact Statement (EIS) was also conducted for the associated subdivision which outlines requirements for construction, such as being aware of and receiving permits to remove species at risk and using permeable surfaces when possible, among others.

APPLICATION PROCESS TIMELINE STATUS

This application was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

SUPPORTING DOCUMENTATION

Document 1 Zoning Key Map

Document 2 Details of Recommended Zoning

Document 3 Proposed Schedule

Document 4 Consultation Details

Document 5 Example of site plans

Document 6 Proposed elevations

CONCLUSION

Staff are of the opinion that the proposed amendment for the subject areas is consistent with the Provincial Policy Statements and conforms to the City of Ottawa's Official Plan. Further, staff are satisfied that the increased permitted height, reduced minimum lot area and permitting air conditioner condensers to project in the front yard will not have significant impacts on adjacent properties and is compatible with the surrounding area. The Planning, Real Estate and Economic Development Department recommend approval of the application.

DISPOSITION

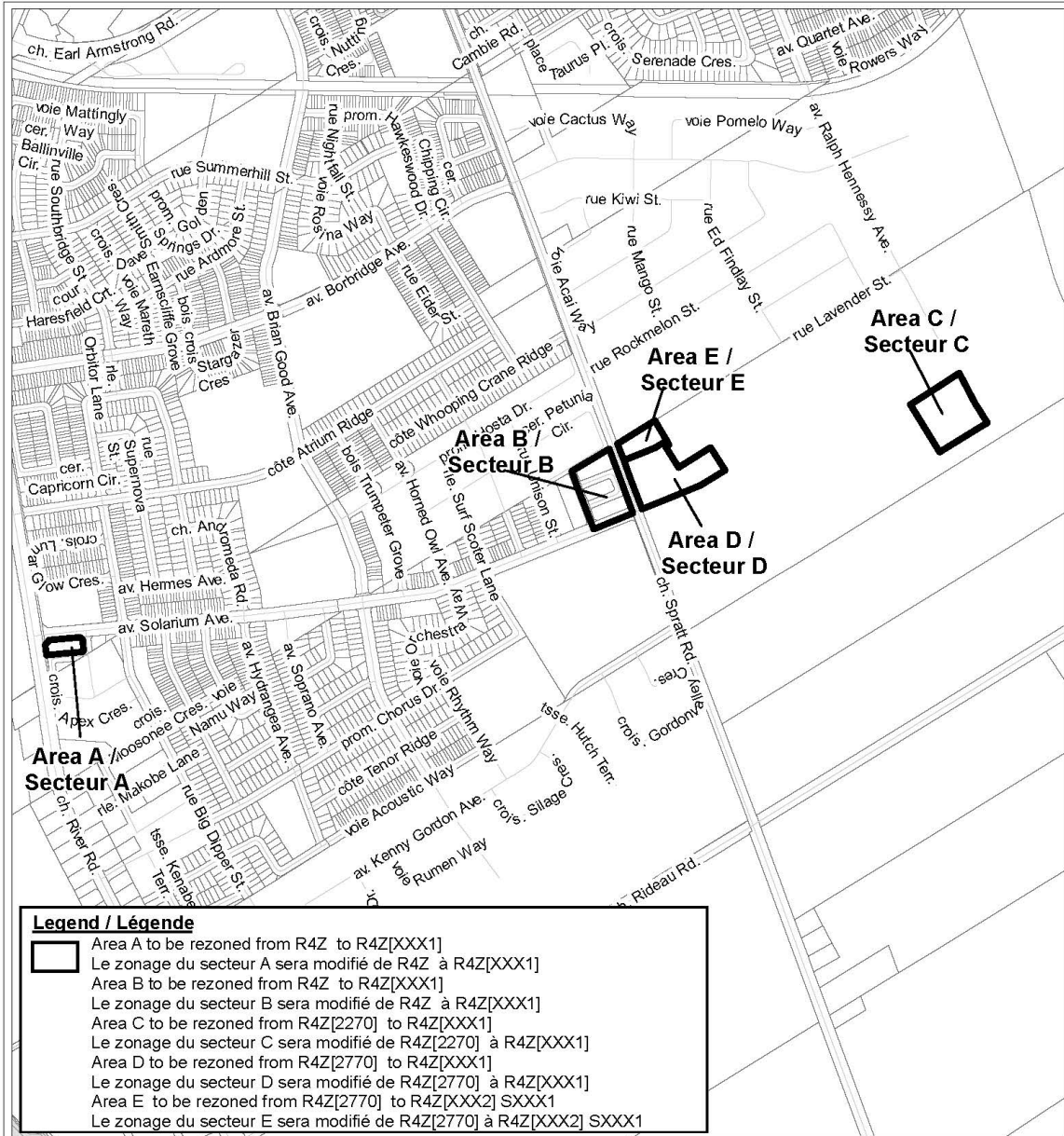
Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

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



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-23-0025 23-0324-D		700, 901 av. Solarium Avenue, 3001, 3006 crois. Showcase Crescent, Part of / Partie de 4875 ch. Spratt Road Pin 043300015	
I:\CO\2023\ZKP\Spratt_4650_4800_4875		Areas to be rezoned as per Legend Secteurs devant être rezonés conformément à la légende	
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Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 901 & 700 Solarium Avenue, 3001 & 3006 Showcase Crescent, Parts of 4875 Spratt Road:

1. Rezone the lands as shown in Document 1.
2. Add a new exception XXX1 to Section 239 – Urban Exceptions with provisions similar in effect to the following:
 - a) In Column II, add the text “R4Z[XXX1]”
 - b) In Column V, add the text

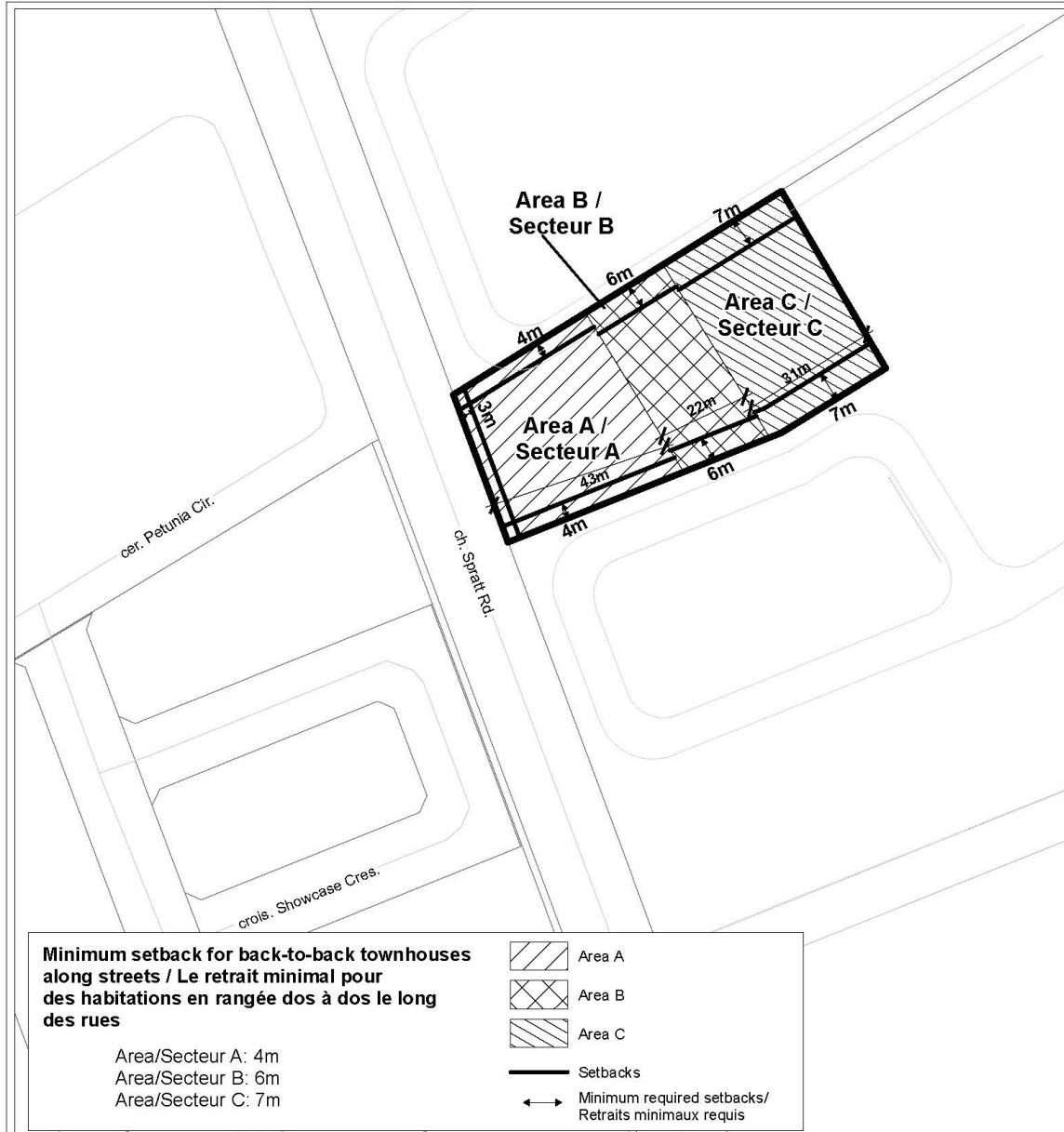
“The following applies to a back-to-back townhouse:

 - i. maximum height: 14 metres
 - ii. minimum lot area: 80 square metres
 - iii. air conditioner condensers may project into the front yard”
3. Add a new exception XXX2 to Section 239 – Urban Exceptions with provisions similar in effect to the following:
 - a) In Column II, add the text “R4Z[XXX2] SXXX1”
 - b) In Column V, add the text:

“The following applies to a back-to-back townhouse:

 - i. maximum height: 14 metres
 - ii. minimum lot area: 80 square metres
 - iii. air conditioner condensers may project into the front yard
 - iv. where located on Schedule XXX1, the minimum setback from lot lines abutting a street is as per SXXX1”
4. Amend Part 17 by adding Schedule XXX1 as shown in Document 3

Document 3 – Proposed Schedule



D02-02-23-0025 23-0671-D

I:\CO\2023\ZKP\Spratt_4650_4800_4875
 \..Schedule

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**This is Schedule XXX1 to Zoning By-law No. 2008-250
 Annexe XXX1 au Règlement de zonage n° 2008-250**

This is Attachment __ to By-law Number ____, passed ____, 2023
 Pièce jointe n° __ du Règlement municipal n° ____, adopté le ____, 2023

Document 4 – 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.

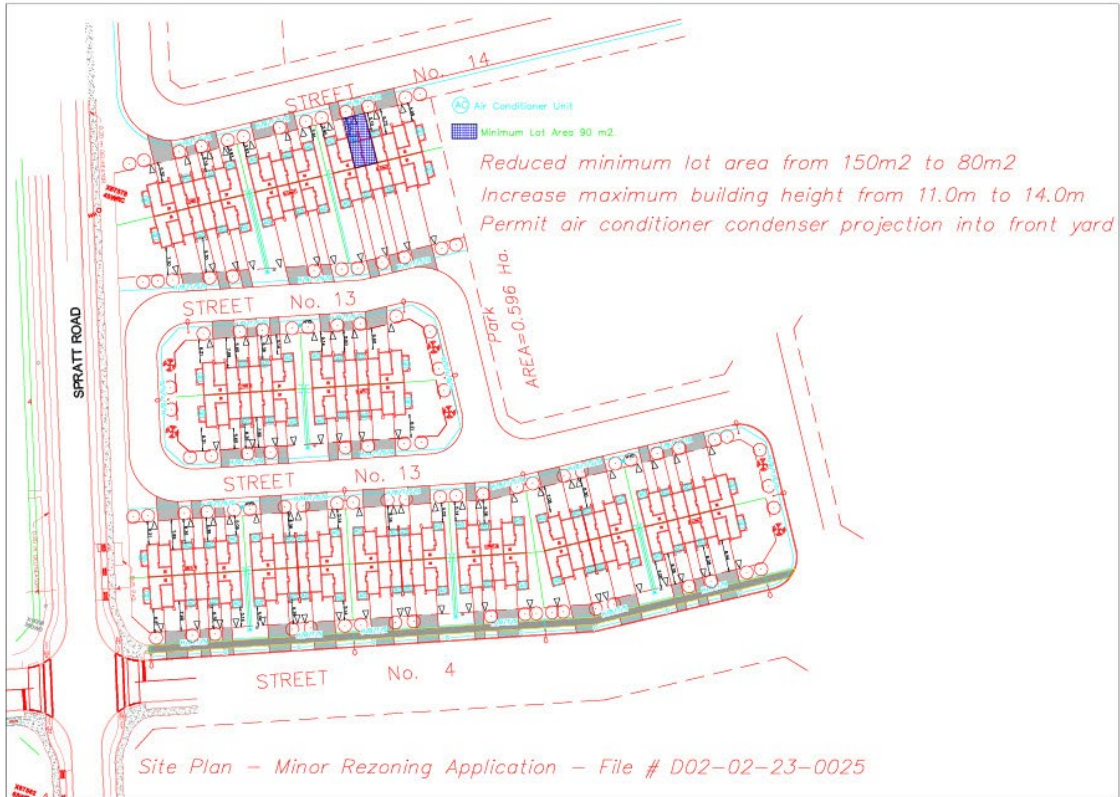
Public Comments and Responses

Comment: None received.

Community Organization Comments and Responses

Comment: None received.

Document 5 – Example of Site Plans



Document 6 – Proposed elevations



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