

**Subject: Zoning By-law Amendment - 1274 Marygrove Circle**

**File Number: ACS2024-PRE-PS-0009**

**Report to Planning and Housing Committee on 27 March 2024**

**and Council 3 April 2024**

**Submitted on March 18, 2024 by Derrick Moodie, Director, Planning Services,  
Planning, Real Estate and Economic Development**

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**Ward: College (8)**

**Objet: Modification du Règlement de zonage – 1274, cercle Marygrove**

**Dossier: ACS2024-PRE-PS-0009**

**Rapport au Comité de la planification et du logement**

**le 27 mars 2024**

**et au Conseil le 3 avril 2024**

**Soumis le 18 mars 2024 par Derrick Moodie, Directeur, Services de la  
planification, Direction générale de la planification, des biens immobiliers et du  
développement économique**

**Personne ressource: Kieran Watson, 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 1274 Marygrove Circle, as shown in Document 1, to rezone to Residential Second Density, Subzone J, Urban Exception[xxxx] to permit the construction of 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 April 3, 2024,” 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 du Règlement de zonage 2008-250 visant le 1274, cercle Marygrove, un bien-fonds illustré dans le document 1, de manière à attribuer une désignation de Zone résidentielle de densité 2, sous-zone J, exception urbaine [xxxx] et ainsi permettre la construction d’habitations jumelées, comme l’expose en détail le document 2.
2. Que le Comité de la planification 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 3 avril 2024 », 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 1274 Marygrove Circle to rezone the property from Residential First Density, Subzone O (R1O) to Residential Second Density, Subzone J, Urban Exception[xxxx], to permit two semi-detached dwellings.

The applicant has also requested to reduce the rear yard setback requirement from 10.42 metres to 9 metres.

The proposal aligns with applicable policies from the Official Plan. Staff are satisfied that the requested Zoning By-law amendment for the development of semi-detached dwellings is consistent with the Official Plan and represents good planning. The proposal allows for intensification that is appropriate for the location, given the surrounding context.

### **Applicable Policy**

The following policies support:

- The proposed semi-detached dwellings reflect the policy direction of the Neighbourhood designation in Section 6.3 and provide an opportunity to reach the City's intensification goals by providing higher density that is consistent with the scale and character of the surrounding neighbourhood.
- The proposed semi-detached building responds well to the policy direction given under Section 4.6 (Urban Design) as it incorporates appropriate scale and implements many guidelines from the Urban Design Guidelines for Infill Housing.
- The proposed development supports the intensification targets of Section 5.3 (Outer Urban Transect) by providing intensification that includes large household dwellings of three or more bedrooms.

## **RÉSUMÉ**

### **Recommandation du personnel**

Le personnel des Services de planification recommande d'approuver la modification du Règlement de zonage visant le 1274, cercle Marygrove, faisant ainsi passer la désignation du bien-fonds de Zone résidentielle de densité 1, sous-zone O (R1O) à

Zone résidentielle de densité 2, sous-zone J, exception urbaine [xxxx], afin de permettre la présence de deux habitations jumelées.

Le requérant souhaite également réduire de 10,42 mètres à 9 mètres le retrait de cour arrière.

Le projet est conforme aux politiques pertinentes du Plan officiel. Le personnel estime que la modification du Règlement de zonage demandée pour permettre la construction d'habitations jumelées est conforme au Plan officiel et représente une bonne démarche de planification. Le projet permet une densification appropriée pour l'endroit, compte tenu du contexte environnant.

### **Politique applicable**

Les politiques suivantes sont favorables à cette demande :

- Les habitations jumelées proposées tiennent compte de la politique-cadre de la désignation du quartier exprimée dans la section 6.3 et permettent d'atteindre les objectifs de densification de la Ville en offrant une densité plus forte, conforme à l'échelle et au caractère du secteur environnant.
- Les habitations jumelées proposées sont bien adaptées à la politique-cadre exprimée dans la section 4.6 (Esthétique urbaine), parce que leur échelle est appropriée et qu'elles sont conformes à de nombreuses Lignes directrices en matière d'aménagements résidentiels intercalaires.

L'aménagement proposé est favorable aux objectifs de densification décrits dans la section 5.3 (Transect du secteur urbain extérieur), puisqu'il comprendrait de grands logements de trois chambres à coucher ou plus.

### **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**

1274 Marygrove Circle

**Owner**

Oleksandr Patsukevych

**Applicant**

Vincent Catelli

**Architect**

Vincent Catelli

**Description of site and surroundings**

The property is located on the west side of Marygrove Circle, south of Maitland Avenue, in the neighbourhood of Copeland Park. The site is currently occupied by a detached dwelling. The adjacent property is also a detached dwelling, and the surrounding area is primarily composed of similar building types. The lot area is slightly irregular and is approximately 528 square metres.

**Summary of proposed development**

The applicant has proposed to infill the subject property with one two-storey, semi-detached dwelling. Each principal dwelling unit proposes three bedrooms, and can accommodate a secondary dwelling unit, bringing the unit count to four. Each principal dwelling will have a private driveway and a single garage.

**Summary of requested Zoning By-law amendment**

The site at 1274 Marygrove Circle is currently zoned Residential First Density, Subzone O (R1O) which permits detached dwellings with a maximum height of 8 metres (or two storeys) as per Section 156 of the Zoning By-law.

The proposed zoning would be Residential Second Density zone, Subzone J, Urban Exception [XXX]. The purpose of the R2 zone is to regulate residential building form while providing additional housing choices, and to maintain the residential character of a neighbourhood. The applicant has requested relief as follows for the proposed development:

- A reduced rear yard setback of 9.0 metres

The proposed Zoning By-law amendments are described in Document 2.

## **DISCUSSION**

### **Public consultation**

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications.

Four comments were received from residents, two in support of the application, one with concerns regarding overflow parking, and one wishing to be added to the application contact list.

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

### **Official Plan designation(s)**

The subject lands are designated Neighbourhood in the Outer Urban Transect (Schedule A). The Outer Urban Transect recognizes a suburban pattern of built form while supporting an evolution towards 15-minute neighbourhoods. Within the Neighbourhood designation, development is to be characterized as low-rise with a mix of building forms and densities.

### **Other applicable policies and guidelines**

This proposal was reviewed under the Urban Design Guidelines for Low-Rise Infill Housing.

### **Planning rationale**

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 to support the evolution of 15-minute neighbourhoods (Policy 2.2.1). Neighbourhoods located in the Outer Urban area shall generally be low-rise buildings with a shift towards higher density building types to accommodate residential growth (5.3.1.2a) and shall provide for a range of density, including multi-unit development (5.3.4.4).

The proposal conforms with the Official Plan by providing a low-rise built form while providing additional density in an area characterized by low-rise development.

The proposed reduction in the rear yard setback is minimal in nature and does not impede the applicant from providing large-scale rear yard tree plantings, as proposed in Document 4.

The proposal conforms to the Official Plan by proposing a low-rise built form while also providing missing middle housing within the neighbourhood.

#### Proposed Zoning Details:

As detailed in Documents 1, 2, 3, and 4, the proposed Zoning By-law amendment will rezone part of the site to an R2J zone with a site-specific Urban Exception [XXXX]. The following summarizes the planning rationale for the amendments.

#### Land Use

- Rezone the property from R1O to R2J[XXXX].
  1. The R2J zoning is appropriate for the residential context and permits a range of residential uses that are appropriate and compatible for the subject site.
- Add a site-specific exception to reduce the minimum required rear yard setback from 10.42 metres to 9 metres
  1. This reduction in the rear yard setback requirement is appropriate for the R2J zone and still allows for appropriate rear yard amenity and landscaping.

Staff are satisfied that the requested Zoning By-law amendment for the two-storey, semi-detached dwellings is consistent with the Official Plan and represents good planning. The proposal allows for intensification within an existing neighbourhood, using a built form that is consistent with the surrounding context. The proposal represents appropriate residential intensification within an established developed street and provides a built form that is consistent with the Official Plan recommendations.

#### **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 for this report.

## **COMMENTS BY THE WARD COUNCILLOR**

The Councillor has met with the applicant and appreciates the time and energy that has gone into this application. The proposed development maintains quite closely to the footprint of the existing single-family dwelling while increasing density on the site, supporting larger family units, and managing to preserve a sizeable rear yard and natural storm water management. The applicant plans to replant the existing tree and will be adding additional trees in College Ward, an area where trees are continually under threat from large floor plates for luxury residences. I am glad to support this balancing act for local infill and encourage other applicants to consider how they can preserve green space while creating additional housing, and more diverse housing options for College Ward residents.

## **LEGAL IMPLICATIONS**

There are no legal implications associated with implementing the report recommendation.

## **RISK MANAGEMENT IMPLICATIONS**

There are no risk implications

## **ASSET MANAGEMENT IMPLICATIONS**

There are no asset management implications associated with this report.

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

## **ACCESSIBILITY IMPACTS**

The new buildings will be required to meet the accessibility criteria contained within the Ontario Building Code.

## **ENVIRONMENTAL IMPLICATIONS**

There is one tree on site that is to be moved and replanted. Additionally, the applicant is proposing three new tree plantings.

There are no adverse environmental impacts.



## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

- A city that has affordable housing and is more liveable for all.

## **APPLICATION PROCESS TIMELINE STATUS**

This application (Development Application Number: D02-02-23-0016) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the complexity of the issues associated with tree retention and compliance with Hydro Ottawa easement development standards.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Proposed Landscape & Site Plan

## **CONCLUSION**

The proposed development introduces intensification in a manner which conforms to the Official Plan. The development fits within the existing and planned context and is a compatible use. The Zoning By-law amendment is recommended for approval.

## **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.

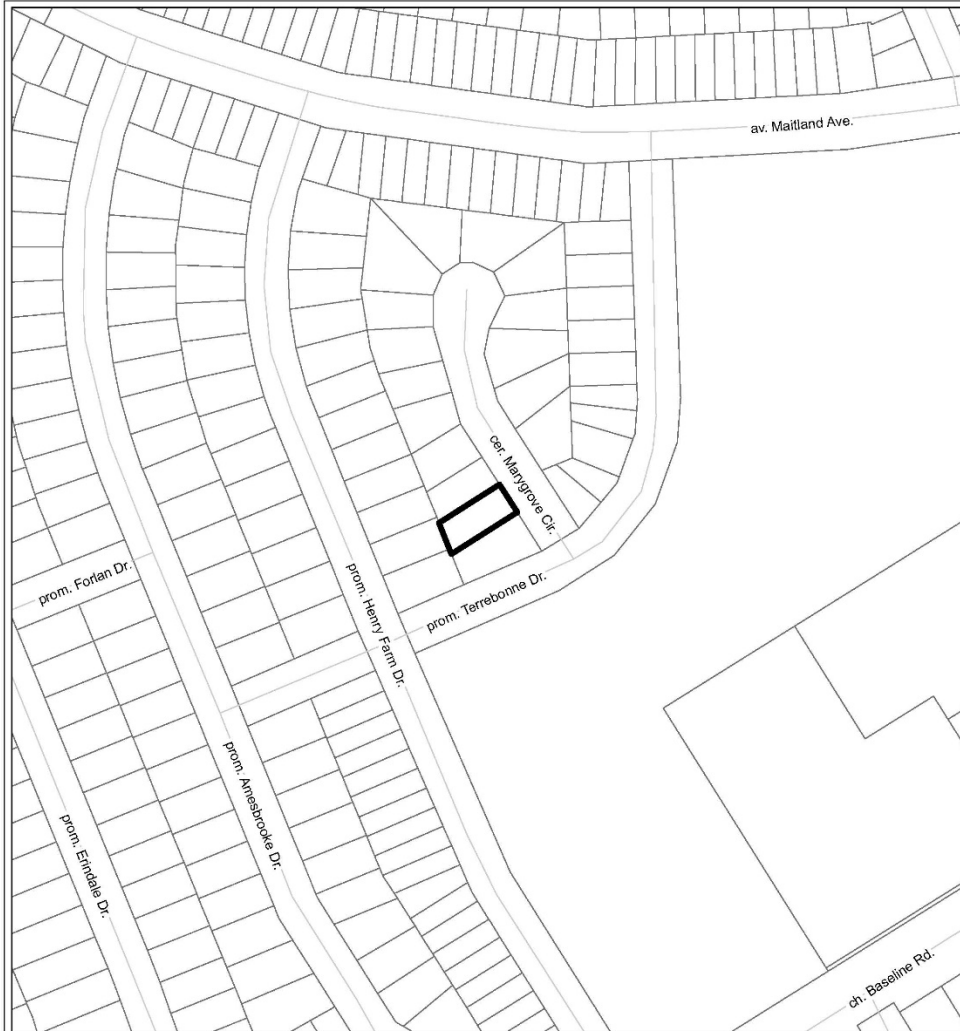
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.




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 – Location Map**

For an interactive Zoning map of Ottawa visit [geoOttawa](https://geoottawa.com)



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-23-0016	24-0235-X	<b>1274 cercle Marygrove Circle</b>	
I:\CO\2023\Zoning\Marygrove_1274		 Area A to be rezoned from R10 to R2J[xxxx] Le zonage du secteur A sera modifié de R10 à R2J[xxxx]	
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REVISION / RÉVISION - 2024 / 02 / 28			

**Document 2 – Details of Recommended Zoning**

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 1274 Marygrove Circle:

1. Rezone the site from R1O to R2J[XXXX], as shown in Document 1.
2. Amend Section 239, Urban Exceptions, by introducing a new exception with provisions as follows:
  - a. In Column I, add R2J[XXXX]
  - b. In Column V, include provisions similar in effect to the following:
    - i. Minimum rear yard setback: 9 metres

### **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

#### Public Comments and Responses

##### Comment:

- I have concerns with overflow parking in the area

##### Staff Response

The proposed development is small in scale and does not anticipate an overflow of parking. The parking ratio proposed complies with the Zoning By-Law, Section 101 (see Table 101, for required parking calculations).

Document 4 – Proposed Landscape & Site Plan

