

Subject: Zoning By-law Amendment – 6001 and 6005 Renaud Road

File Number: ACS2024-PDB-PS-0060

Report to Planning and Housing Committee on 28 August 2024

and Council 4 September 2024

**Submitted on August 7, 2024 by Derrick Moodie, Director, Planning Development
and Building Services Department**

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Ward: Orléans South-Navan (19)

Objet : Modification du Règlement de zonage – 6001 et 6005, chemin Renaud

Dossier : ACS2024-PDB-PS-0060

Rapport au Comité de la planification et du logement

le 28 août 2024

et au Conseil le 4 septembre 2024

**Soumis le 7 août 2024 par Derrick Moodie, Directeur, Services de la planification,
Direction générale des services de la planification, de l'aménagement et du
bâtiment**

**Personne ressource : Steve Belan, Urbaniste II, Examen des demandes
d'aménagement est**

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Quartier : Orléans-Sud-Navan (19)

REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 6001 and 6005 Renaud Road, as shown in Document 1, to permit stacked dwelling units, as detailed in Document 2.
2. That Planning and Housing 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 September 4, 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 municipal d'approuver la modification à apporter au Règlement de zonage (no 2008 250) pour le 6001 et le 6005, chemin Renaud, comme l'indique la pièce 1, afin d'autoriser l'aménagement de logements superposés, selon les modalités précisées dans la pièce 2.
2. Que le Comité de la planification et du logement approuve l'intégration de la section Détails de la consultation du rapport dans la « brève explication » du Résumé des mémoires déposés par écrit et de vive voix, à rédiger par le Bureau du greffe 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 tenue par le Conseil municipal le 4 septembre 2024 », sous réserve des mémoires qui seront déposés entre la publication de ce rapport et la date à laquelle le Conseil municipal 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

6001 and 6005 Renaud Road

Owner

Landric Renaud Property Inc

Applicant

P H Robinson Consulting

Architect

Rossmann Architecture

Description of site and surroundings

The site is located on the north side of Renaud Road between Navan Road and Percifor Way. The subject property consists of two larger through lots with an area of 4,530 square metres and approximately 76 metres of frontage on both Renaud Road and Ziegler Street. There are two existing homes which are planned to be demolished and the site is well treed.

To the west and north there is an existing residential subdivision consisting of single detached houses and townhomes. To the east there are several other large lots fronting on both sides of Renaud Road. To the south there is another existing subdivision with homes backing on to Renaud Road.

Summary of proposed development

The proposed development has two distinct areas. The south portion of the site fronting on Renaud Road along with a driveway to the Ziegler Street to the north, is to be zoned to permit stacked dwelling units. The remaining north portion fronting on Ziegler Street will be zoned to construct semi-detached homes as illustrated in Document 1.

The applicant proposes to construct 20 stacked dwelling units facing Renaud Road. They will be divided into two buildings with a walkway between them and on each side. The driveway and 28 parking spaces (18 surface spaces and ten within attached garages) will be located behind the buildings with access to Ziegler Street. The site will include a garbage collection area and ground level amenity areas.

This application will also rezone the remaining portion of the site, which is proposed to be severed from the main development and will be severed further into lots for six

semi-detached homes. These units are not subject to site plan control and will proceed with standard building permits.

Summary of requested Zoning By-law amendment

The subject site is presently zoned DR-Development Reserve. The DR zone was placed on the site as these are larger lots fronting on a collector street where there is potential for future infill development. The applicant is proposing that the area fronting on Renaud be amended to a R4Z exception [XXX1] zone and that the part facing Ziegler Street will be zoned R2P to reflect the proposed uses. The exception to the R4Z zone will deem the Renaud Road frontage as the front lot line and require that the buildings be setback 3.0 metres from the east and west property lines as shown in the in Document 3 – Site Plan.

DISCUSSION

Public consultation

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications. The application was circulated for comments in February 14, 2022.

A public consultation meeting was held by Zoom on June 9, 2022. The meeting was well attended with approximately 35 neighbouring residents, Councillor Laura Dudas and staff attending. At that time, the applicant had proposed to have 38 stacked dwelling units fronting on both Renaud Road and Ziegler Street. 42 parking spaces were to be located between the buildings with access from both Renaud Road and Ziegler Street. There would be a further nine parking spaces located in garages facing Ziegler.

The community was not supportive of the proposal. The proposed buildings fronting on to Ziegler would stand four-storeys tall and the setback was only 3 metres from the street. It was pointed out that the buildings were not in keeping with the two-storey character of the other homes and would not provide sufficient front yard setbacks. Other concerns included increased traffic added to the neighbourhood streets and the potential for cut through traffic from Renaud Road crossing the site. Others would like to retain the trees on the site as it is well treed with mature pines. It was maintained that the applicant was over developing the site and this would bring down property values to the homes closest to it.

In response to the communities comment the applicant changed their proposal to what is presented here. Removing the stacked dwelling units facing Ziegler and replacing them with semi-detached units will address the massing and character concerns. The

access to Renaud Road was removed so that there will be no cut through traffic and the total number of units have been reduced. Due to the construction of new buildings and grading on the site, the trees will need to be removed and staff will be approving a landscape plan to reintroduce trees as part of the Site Plan Control approval.

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

Official Plan designation(s)

The Official Plan for the City of Ottawa is the key planning document for the City and guides how it will grow over time. The subject lands are designated Neighbourhood within the Suburban Transect.

Section 2, Strategic Directions, establishes the high-level goals of the Official Plan and describes how the City will aim to achieve more growth by intensification than by greenfield development. Intensification can be achieved partly by the development of underutilized lots within previously developed areas and provide more options for housing.

Section 3, Growth Management Framework provides policy for how future growth should be accommodated. This section divides the City into six concentric policy areas called Transects. Each Transect represents a different gradation in the type and evolution of built environment and planned function of the lands within it. The subject lands are within the Suburban Transect which is generally characterized by Low- to Mid-density development.

Section 4 provides City-wide policies of which subsection 4.6 Urban Design provides direction for the sensitive integration of new development to minimize the impacts of new development on neighbouring properties and on the public realm.

East Urban Community - Phase 1 and 2 - Community Design Plan

The property is designated as General Urban Area in Figure 14 of the East Urban Community Phase 1 Community Design Plan. The plan provides guidance for development in Section 4.1, Residential Lands where it indicates that there is a requirement for ten per cent of the future housing units are to be apartments. Section 5.2 Architectural Guidelines offers direction on Orientation and Setbacks; Façade treatment: and Mix of Building Types and Architectural Character

Urban Design Guidelines for Low-rise Infill Housing

The Council approved Urban Design Guidelines for Low-rise Infill Housing provides direction for Infill development that occurs on consolidated lots, on sites that are

undeveloped or where demolition occurs. The guidelines are to help create low-rise residential infill development that will fit into their neighbourhoods.

Urban Design Review Panel

The property is not within a Design Priority Area and the Zoning By-law Amendment application and Site Plan Control application were not subject to the Urban Design Review Panel (UDRP) process.

Planning Rationale

The applicant revised the plan after the public meeting by replacing the second group of stacked dwellings fronting on Ziegler Street with semi-detached homes. By making this change the applicant is proposing a form of housing that is consistent with the character of the existing houses to the north. The semi-detached units achieve this by having a deeper front yard setback with a shorter front façade than the previous stacked townhomes. By reducing the massing there are fewer proposed units. The parking on the site will be located between the semis and the stacks as illustrated in Document 3 – Concept Plan. The revised plan has a single access to the parking for the stacked dwellings from Ziegler Street and eliminated the chance for cut through traffic. The community would like to have the parking access to Renaud Road, but the City guidelines prefer access off of the collector streets.

Official Plan

Development Review staff are of the opinion that the revised proposal is consistent with growth management goals of the Official Plan. The intensification is concentrated along Renaud Road and the proposed low-rise element of the design respects the character of the subdivision to the north. The proposal incorporates many of the design approaches in the Plan and this will result in an attractive public realm complemented by landscaping in the form of trees and greenery.

East Urban Community - Phase 1 and 2 - Community Design Plan

The proposal is consistent with the direction of the Architectural Guidelines in the community design plan to improve the public realm. The stacked townhouses are orientated to the busier street with parking and garages located to the rear. The first floors are slightly raised to improve privacy from the street. Materials will be further reviewed through the Site Plan approval.

Urban Design Guidelines for Low-rise Infill Housing

The revised concept plan incorporated the following design objectives from the Urban Design Guidelines for Low-rise Infill Housing:

- Provide new housing with variety of units with sense of identity.
- Achieve a good fit into an existing neighbourhood.
- Emphasize front doors and windows rather than garages.

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.

CONSULTATION

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. Comments were received from approximately 8 residents.

Concerns were raised with respect to the following: built form, parking, traffic, housing affordability, and impacts neighbouring property values.

COMMENTS BY THE WARD COUNCILLOR(S)

Councillor Catherine Kitts provided the following comments:

I want to extend my thanks to the developer for their responsiveness and willingness to work closely with the community on this application. Landric Homes has demonstrated a commendable level of receptiveness and openness in addressing community feedback. Since assuming responsibility for this area in late 2022, I have appreciated the changes they made to their initial application, despite no legislative requirement to do so.

In response to community feedback, Landric is moving forward with three semi-detached homes (6 units) that will front on Ziegler in place of a stacked townhouse block.

While concerns remain about a potential increase in traffic on Percifor Way, car access is in line with City policies to direct access to minor streets. Other options were explored, however adding more accesses to Renaud would create additional points of

conflict. That said, the expected 6-8 cars per hour increase to the Percifor Way intersection should not present a significant impact to the existing community.

ADVISORY COMMITTEE(S) COMMENTS

No comments were received from Advisory Committees relating to the report.

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 associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no servicing constraints identified for the proposed rezoning at this time. Servicing capacity requirements to be confirmed at time of site plan.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

The new building will be required to meet accessibility criteria contained in the Ontario Building Code. A future Site Plan Control process will also review the proposal for compliance with the applicable requirements made by the Accessibility of Ontarians with Disabilities Act.

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.

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 D02-02-21-0164 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 Site Plan

CONCLUSION

The proposed Zoning By-law amendment is consistent with the City of Ottawa Official Plan and the East Urban Community Phase 1 and 2 Community Design Plan. This proposal will implement the objectives of the Urban Design Guidelines for low-rise infill housing. In staff's opinion, the proposed rezoning is appropriate for the site. Staff recommends that the proposed Zoning By-law amendment be approved.

DISPOSITION

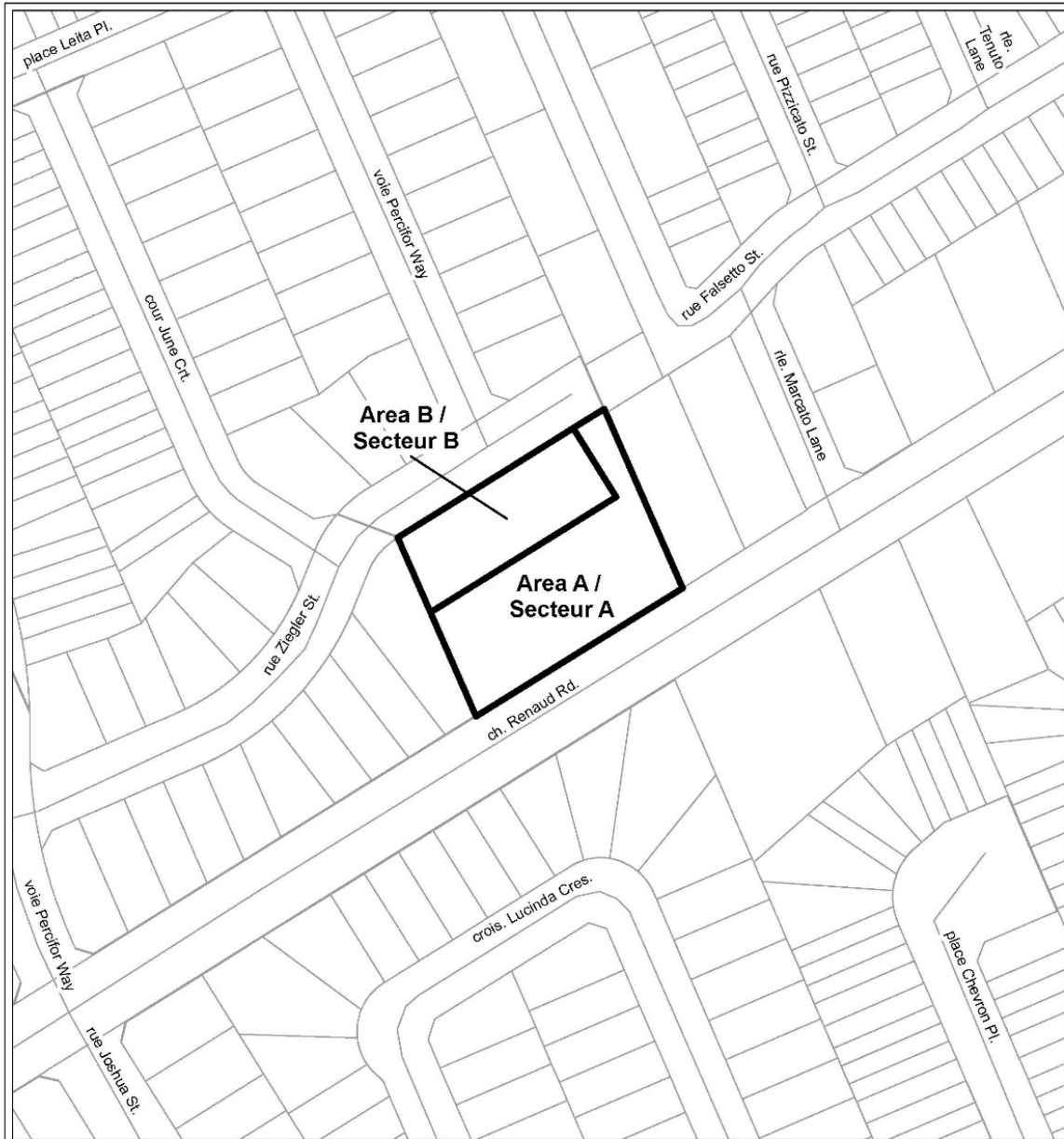
Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.




Zoning and Interpretations Unit, Policy Planning Branch, 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 / Zoning Key Map



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-21-0164	24-0827X	6001, 6005 chemin Renaud Road	
I:\CO\2024\Zoning\Renaud_6001_6005		<div style="display: flex; align-items: flex-start;"> <div style="margin-right: 10px;">  </div> <div> <p>Area A to be rezoned from DR to R4Z[XXX1] Le zonage du secteur A sera modifié de DR à R4Z[XXX1]</p> <p>Area B to be rezoned from DR to R2P Le zonage du secteur B sera modifié de DR à R2P</p> </div> </div>	
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REVISION / RÉVISION - 2024 / 07 / 26			

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 6001 and 6005 Renaud Road:

- 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 I, “Exception Number,” add the text “[XXX1]”
 - b) In Column II, “Applicable Zone,” add the text “R4Z[XXX1]”
 - c) In Column V, “Exception Provisions – Provisions,” add the text:
 - “ - The lot line interior side yard setbacks for PUD:
 - i. From the eastern most property line: 3.0 m
 - ii. From the western most property line: 3.0 m
 - The lot line abutting Renaud Road is deemed to be the front lot line.”

Document 3 – Site Plan

