

**Subject: Zoning By-law Amendment – 3 Bassano Street**

**File Number: ACS2022-PIE-PS-0091**

**Report to Planning Committee on 25 August 2022**

**and Council 31 August 2022**

**Submitted on August 9, 2022 by Derrick Moodie, Director, Planning Services,  
Planning, Real Estate and Economic Development**

**Contact Person: Molly Smith, Planner II, Development Review West**

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**Ward: College (8)**

**Objet : Modification du Règlement de zonage – 3, rue Bassano**

**Dossier : ACS2022-PIE-PS-0091**

**Rapport au Comité de l'urbanisme**

**le 25 août 2022**

**et au Conseil le 31 août 2022**

**Soumis le 9 août 2022 par Derrick Moodie, Directeur, Services de la planification,  
Direction générale de la planification, des biens immobiliers et du développement  
économique**

**Personne ressource : Molly Smith, Urbaniste II, Examen des demandes  
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**Quartier : Collège (8)**

## **REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 3 Bassano Street, as shown in Document 1, to rezone the property from R1FF[632] to R2F[632], to permit a single semi-detached dwelling with secondary units, as detailed in Document 2.**

2. That Planning 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 31, 2022,” subject to submissions received between the publication of this report and the time of Council’s decision.

## RECOMMANDATIONS DU RAPPORT

1. Que le Comité de l’urbanisme recommande au Conseil d’approuver la modification du *Règlement de zonage* (n° 2008-250) visant le 3, rue Bassano, comme l’indique le document 1, afin de faire passer le zonage de cette propriété de R1FF[632] à R2F[632] et de permettre la construction d’une habitation jumelée avec logements secondaires, comme l’indique le document 2.
2. Que le Comité de l’urbanisme approuve 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 31 août 2022 », à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.

## 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

3 Bassano Street

**Owner**

1332710 Ontario Inc.

**Applicant**

Peter Hume

**Architect**

Varia Architecture

**Description of site and surroundings**

The subject site is located at the northwest corner of Bassano Street and Granton Avenue. The property has 30.53 metres of frontage along Bassano Street and 19.81 metres of frontage along Granton Avenue, with a total area of 605.14 square metres.

The site is currently occupied by a detached dwelling with a single vehicle detached garage. To the east of the site is a Hydro corridor easement, to the south is the Cityview neighbourhood of predominantly low-rise, low-density residential uses. To the west are detached dwellings that extend approximately 500 metres until reaching the Algonquin College campus. Immediately north of the site is a detached dwelling fronting onto Baseline Road with secondary dwelling units fronting onto Bassano Street.

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

The purpose of this Zoning By-law amendment application is to rezone the lands from Residential First Density, Subzone FF, Urban Exception 632 (R1FF[632]) to Residential Second Density, Subzone F, Urban Exception 632 (R2F[632]). This would permit the development of a single semi-detached dwelling with two secondary dwelling units (both in the basement), for a total of four units, Two garages with driveways are provided for the primary units.

The subject property is currently zoned Residential First Density, Subzone FF, Urban Exception 632 (R1FF[632]), which permits detached dwellings. The Zoning By-law amendment seeks to rezone the property to Residential Second Density, Subzone F, maintaining the Urban Exception (R2F[632]), to permit a semi-detached dwelling with secondary dwelling units, as detailed in Document 2. Secondary dwelling units, in accordance with Section 133 of the Zoning By-law, are permitted in both zones. The exception (632) would be carried forward.

The property is a corner lot at the intersection of Bassano Street and Granton Avenue. The proposal is to demolish the existing house and redevelop the site with a single semi-detached dwelling with two secondary dwelling units. The design of the new semi-detached dwelling will have unit entrances off each street frontage and each primary dwelling unit will have a secondary dwelling unit in the basement, for a total of four units. Each primary unit will have a driveway with access to a single car garage and a walkway from the street is provided for each secondary dwelling unit. In accordance with the Zoning By-law, parking is not required for the secondary dwellings.

The proposal includes the protection and retention of two Distinctive Trees on the property – one City-owned tree (37-38 cm diameter at breast height Norway Maple) and one privately-owned tree (74 cm diameter at breast height Bur Oak).

## **DISCUSSION**

### **Public consultation**

Public consultation was carried out in accordance with the City's Public Notification and Consultation Policy for Zoning By-law Amendment applications, with notice provided to the registered community association and property owners within 120 metres, and a notification sign posted. Eleven public comments were received, expressing opposition to the proposal due to concerns regarding density, building type, parking, traffic and property maintenance. A synopsis of the comments and responses are outlined in Document 3.

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

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

#### **Current Official Plan**

The property is designated General Urban Area on Schedule B of the City's Official Plan. This designation permits the development of a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances. Residential intensification through infill will relate to the existing character to enhance desirable patterns and built form while also achieving a balance of housing types and tenures.

#### **Section 2.2.2 – Managing Intensification Within the Urban Area**

This section directs where growth will occur and supports intensification by recognizing that residential areas will continue to mature and evolve. Growth will be directed to areas where infrastructure and services already exist, and infill and redevelopment will

be compatible with existing context or planned function of the area. Consideration of the surrounding area's character is a factor in determining compatibility within a community. All intensification will occur in accordance with the provisions of Section 2.5.1 and 4.11, dealing with matters of urban design and compatibility.

#### Section 2.5.1 – Designing Ottawa

Tools and design objectives for new development are provided in this section to guide compatibility and quality design. These design objectives include enhancing the sense of community; defining quality public and private spaces through development and ensuring that new development respects the character of existing areas.

#### Section 4.11 – Urban Design and Compatibility

New development is evaluated using the policies of this section, which addresses urban design and compatibility. These aspects of urban design and compatibility include building profile and height, potential impacts, building transitions, and intensification within established neighbourhoods. The purpose of reviewing these design aspects is to ensure that new development is sensitive and compatible to the existing context while providing appropriate transitions between new and existing development.

#### **New Official Plan**

The proposed new Official Plan, adopted by Council in November 2021, has been developed to reflect the opportunities and challenges that face the City as it continues to evolve. The proposed new Official Plan introduces a new Transect framework to further direct growth to the appropriate locations of the city. Until the new Official Plan is approved by the Province, the policies in the new Official Plan are informative and not determinative.

The subject site is designated Neighbourhood area with an Evolving Neighbourhood Overlay within the Outer Urban Transect of the new Official Plan. The Outer Urban Transect speaks to the evolution of these areas into mixed use 15-minute neighbourhoods. The Neighbourhood designation permits low-rise residential intensification. The Evolving Overlay is applied to identify an evolution to support intensification, including guidance allow new built forms and more diverse functions of land. The proposal meets the intent of the new Official Plan.

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

Urban Design Guidelines for Low-Rise Infill

The City's Urban Design Guidelines for Low-Rise Infill Housing are a series of design guidelines to manage the design of infill housing in established urban areas. The design guidelines are a working tool to help implement the policies of the Official Plan and facilitate the approvals process by highlighting the desired type of development. The Design Guidelines are currently being updated to align with the new Official Plan.

#### Tree-Protection By-law

The Tree Protection By-law replaces the Urban Tree Conservation By-law and the Municipal Trees and Natural Areas Protection By-law. The Tree Protection By-law places restrictions on development to protect trees from injury or removal without a permit from the City; these restrictions apply to privately- and City-owned trees. A Tree Information Report was prepared that presents an inventory of all trees that are protected under the City of Ottawa Tree Protection By-law on the site and adjacent City property.

#### **Planning rationale**

This application has been reviewed under the consolidated Official Plan (2003) and amendments in effect from Official Plan Amendment 150 (OPA 150).

The Official Plan directs where growth will occur and supports opportunities for intensification by recognizing that residential areas will continue to mature and evolve. Growth will be directed to areas where infrastructure and services already exist, and infill and redevelopment will be compatible with the existing or planned function of the area.

The site is designated as General Urban Area (Section 3.6.1), which permits the development of a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances. Residential intensification through infill should respond to the existing character to enhance desirable built form, while achieving a balance of housing types and tenures. Building heights in the General Urban Area will continue to be predominantly low-rise. Changes in building form, height and density will be evaluated based upon compatibility with the existing context and the planned function of the area.

The property is located on a local road (Bassano Street and Granton Avenue) and is approximately 45m away from Baseline Road where the future Baseline Road Bus Rapid Transit line will operate. The site has full access to urban services such as sewers and water mains. The proposal is for modest intensification, expanding the range of residential unit types available to serve a variety of demographic profiles.

Section 2.5.1 of the Official Plan provides policy direction for urban design and compatibility and Section 4.11 provides direction focused on compatibility through criteria such as setbacks, heights, transitions, orientation of entrances, and outdoor amenity areas.

Section 4.11 of the Official Plan addresses compatibility of new buildings with their surroundings and provides direction in evaluating rezoning proposals.

The proposed development has been designed to be compatible through a careful design that maintains the low-rise residential character of the surrounding area. New development respects the privacy of outdoor amenity areas on adjacent lots through setbacks in accordance with the Zoning By-law. The proposed design meets the front, rear and side yard setbacks of the R2F zone, as well as the maximum height provisions, so it ensures adequate spacing from existing adjacent properties and respects outdoor amenity areas on surrounding lots.

The proposed development is consistent with the objectives and policies of the Urban Design Guidelines for Low-Rise Infill by optimizing the efficient use of serviced land adjacent to existing infrastructure and transportation modes. The development will provide a front yard and right-of-way landscape condition that is consistent with the pattern and materials of the surrounding homes. The proposal includes a building design that is rich in detail that takes great consideration in the choice of:

- Materials, patterns, and colours used in wall treatments;
- Form of the roofline;
- Size, shape, placement and number of doors and windows;
- The pattern and location of projections, recesses, front porches, stoops, and balconies.

As per the Tree Protection By-law, a Tree Information Report was prepared that presents an inventory of all trees that are protected under the City of Ottawa Tree Protection By-law on the site and adjacent City property. The report identified two Distinctive Trees, both recommended for retention.

Prior to any site works, protective fencing should be installed around the trees as indicated in Document 5 and maintained until all construction on site has been completed as per the following specifications. Document 5 provides the tree protection

fencing requirements prepared by Dendron Forestry Services, confirmed by City Forestry staff, that outlines the tree protection guidelines to be followed.

Staff are satisfied that the proposed Zoning By-law amendment is consistent with the Official Plan and represents good planning. The proposal allows for modest intensification on the edge of a stable community that is compatible with the surrounding context.

### **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**

Councillor Chiarelli is aware of this report and recommendations.

### **LEGAL IMPLICATIONS**

In the event the recommendations are adopted and the resulting zoning by-law is appealed to the Ontario Land Tribunal, it is expected that a two day hearing would be required. It is anticipated that the hearing could be conducted within staff resources. Should the application be refused, reasons must be provided. In the event of an appeal, it would be necessary to retain an external planner.

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk implications.

### **ASSET MANAGEMENT IMPLICATIONS**

The recommendations documented in this report are consistent with the City's [Comprehensive Asset Management \(CAM\) Program](#) objectives. The implementation of the Comprehensive Asset Management program enables the City to effectively manage existing and new infrastructure to maximize benefits, reduce risk, and provide safe and reliable levels of service to community users. This is done in a socially, culturally, environmentally, and economically conscious manner.



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. In the event the applications are refused and appealed, it would be necessary to retain an external planner. This expense would be funded from within Planning Services' operating budget.

### **ACCESSIBILITY IMPACTS**

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

### **ENVIRONMENTAL IMPLICATIONS**

A Tree Information Report was prepared by an ISA certified arborist to identify all trees that are protected under the City of Ottawa Tree Protection (By-law No. 2020-340) on the site and adjacent City property. This report identifies the tree protection fencing to be put in place prior to any site works in order to retain the identified trees.

### **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

- Thriving Communities
- Economic Growth and Diversification

### **APPLICATION PROCESS TIMELINE STATUS**

This application (Development Application Number: D02-02-22-0031) was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

### **SUPPORTING DOCUMENTATION**

Document 1 Zoning Map

Document 2 Details of Recommended Zoning

Document 3 Public Consultation Details

Document 4 Concept Site Plan

## Document 5 Tree Protection Fencing Details

**CONCLUSION**

The Planning, Infrastructure and Economic Development Department supports the proposed Zoning By-law amendment. The proposed development is an appropriate example of modest intensification at the edge of a stable community within the General Urban Area. The development fits well in its context and the requested amendment conforms with the Official Plan and is consistent with the Provincial Policy Statement.

**DISPOSITION**

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

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

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




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

**Document 1 – Location Map**

For an interactive Zoning map of Ottawa visit [geoOttawa](http://geoOttawa)

The map shows the property to be rezoned, which is located on the north-west corner of Bassano Street and Granton Avenue.



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-22-0031	22-0700-X	<b>3 rue Bassano Street</b>	
I:\CO\2022\Zoning\Bassano_31...rezone		 Area A to be rezoned from R1FF[632] to R2F[632] Le zonage du secteur A sera modifié de R1FF[632] à R2F[632]	
<small>©Parcel data is owned by Teramet 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 Teramet Entreprises 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 - 2022 / 07 / 25			

## **Document 2 – Details of Recommended Zoning**

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 3 Bassano Street:

1. Rezone the lands as shown in Document 1.
2. In Column II of Section 239 – Urban Exceptions, add the text “R2F[632].

## Document 3 – Consultation Details

### Notification and Consultation Process

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. Eleven public comments opposing the requested Zoning By-law amendment were received.

The following summarizes a list of concerns raised by members of the public in response to the application:

#### Density/Type of Development

- Replacing one house with four units is too much extra density for this neighbourhood.
- There is precedent setting densification. Our community does not want this type of intensification.
- This is a single-family neighbourhood, there are no semis or duplexes being built.
- Original lots are 100x100 feet and subdividing them would change the established character of the neighbourhood
- People are more interested in buying single family homes than a semi-detached
- Cityview is designated outer transect in the new Official Plan, this requires less intensification than in the inner transect. The proposed development poses a number of legal issues related to property rights. Every inch of land in City View is privately owned, except the road, which is owned by the City. For this reason, every new development must be self-sufficient in terms of space. As I explained, the residents of the building proposed by Mr. Hume would necessarily have to encroach on the neighbours' property rights and break the property law as well as city bylaws regarding parking. Alternatively, they would endanger their lives by not having a viable escape route through the back door. Their obvious inconvenience is a secondary consideration. The primary issue is that the proposed development would not be able to exist without habitually breaking the law.

Response:

The proposed Zoning By-law amendment rezones the site from R1FF[632] to an R2F zone. The difference between the R1 and R2 zone, is the inclusion of a semi-detached dwelling in an R2 zone. A semi-detached dwelling is an example of ‘gentle’ intensification and is an appropriate form of intensification on the edge of a stable, low-rise neighbourhood. Intensification is targeted near arterial roads with proximity and access to amenities – the site is one lot away from Baseline Road, which is an arterial road and transit route.

The proposed development satisfies the current height limit and yard setbacks. In the new Official Plan, the development will meet the objective of achieving the missing middle housing. Missing middle housing as defined in the new Official Plan “refers to low-rise, multiple unit infill residential development of between three to sixteen units, or more in the case of the unusually large lots and for the lower-density types is typically ground oriented.” Additionally, the development provides a lot size in accordance with by-law requirements.

The proposed development will be located on the subject lands and will undergo review in the building permit stage to ensure it meets the Zoning By-law and Ontario Building Code.

#### Insufficient Parking and Traffic Concerns

- There will be additional traffic and parking concerns in the area. There are no sidewalks and there are safety concerns for children and adults alike.
- The current development lacks parking and should not be approved.
- The project provides two small garages for two cars only and proposes to accommodate four families instead of one. A typical family in City View owns at least two cars, which are strictly necessary because there are no amenities within reasonable walking distance.

Response:

The proposed development provides parking in accordance with by-law requirements; one parking space is required for each of the two primary units, with no parking required for the secondary dwelling units. Due to the small scale of the development, the additional vehicular traffic is expected to have a negligible impact and can safely be accommodated by the existing road network. Additionally, the site is approximately 45

metres away from Baseline Road, which has a high-frequency transit route with several transit stops within 5-minutes of walking. Baseline Road in the future will become a Bus-Rapid Transit line in the future, providing improved transit service.

### Trees and Greenspace

- The project fails to provide sufficient permeable ground for the tree to actually survive.
- The city should endorse builders that incorporate existing trees in their design and there should be more protection for trees.

Response:

Staff have worked closely with the applicant to ensure the design of the building accommodates the existing tree on Bassano Street. A Tree Information Report was prepared by an ISA certified arborist that identified the trees in good condition that are to be retained, along with tree protection fencing measures to be in place during construction.

### Grading and drainage

- The proposal fails to provide adequate infrastructure to properly function in our neighbourhood.
- City View does not have proper drainage and this eats up most of the yard.

Response:

A grading and drainage plan will be prepared as part of a consent application to the Committee of Adjustment. The grading plan will ensure that stormwater run-off is contained within the site, with no adverse effects on neighbouring properties.

### Waste storage and property maintenance

- There is not enough privately-owned outdoor and shed/garage space
- Garbage disposal. The proposed multifamily structure has no central garbage chute and no place for the usual four sets of garbage bins (at least five bins per family), which are necessary to store the family's garbage for two weeks, between garbage collection days. There are only two tiny garages and no space for a garden shed

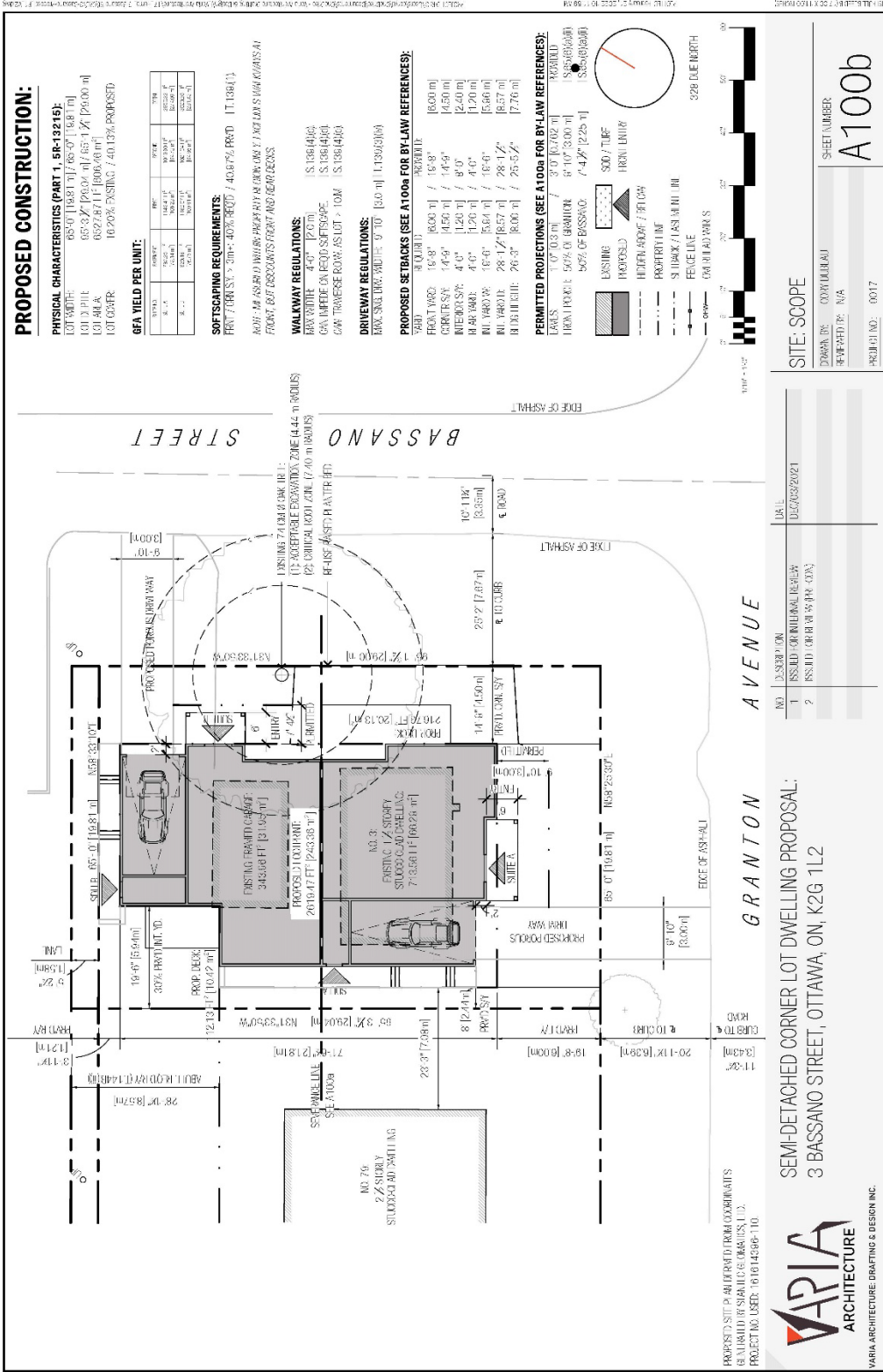
- Landscaping needs. There is no space for storing any maintenance equipment, which is necessary in our neighbourhood, such as rakes, snow shovels, leaf blowers and the like
- There is no space to store the snow removed from the property
- Repair our roads after infills. Our streets are a disaster with poor paving jobs from damage caused of constant developing. Use the fees to repair our streets

Response:

The proposal will incorporate four completely enclosed garbage/recycling storage areas for each primary and secondary units. Snow storage can be accommodated in the front yard and the proposal provides the required amount of landscape and amenity space in accordance with the by-law. Additionally, each primary dwelling unit has a garage which can be used for maintenance equipment storage.



Document 4 – Concept Site Plan



**PROPOSED CONSTRUCTION:**

**PHYSICAL CHARACTERISTICS (PART 1, 58-13216):**  
 LOT AREA: 1682.71 (1682.71 m<sup>2</sup>)  
 LOT WIDTH: 52.07 (16.17 m)  
 LOT DEPTH: 32.24 (9.89 m)  
 LOT COVERAGE: 10.20% EXISTING / 40.13% PROPOSED

**GFA YIELD PER UNIT:**

UNIT	NET	GROSS	NET	GROSS
1	3450	7330	100%	212%
2	7330	1682	212%	100%
TOTAL	10780	9012	156%	156%

**SOFTSCAPING REQUIREMENTS:**  
 FRONT SETBACKS: 3m / 10' / 40% RED / 40% RED (1.13m/1.13m)  
 FRONT, SIDE AND REAR SETBACKS AND HEIGHTS

**WALKWAY REGULATIONS:**  
 MIN. WIDTH: 4'0" / 1.20m (S.138(4)(a))  
 CAN. DIMENSIONS: 4'0" / 1.20m (S.138(4)(a))  
 CAN. TOLERANCE FOR AS LOT > 10M (S.138(4)(a))

**DRIVEWAY REGULATIONS:**  
 MIN. WIDTH: 7'0" / 2.10m (S.139(3)(a))

**PROPOSED SETBACKS (SEE A100a FOR BY-LAW REFERENCES):**

TYPE	EXISTING	PROPOSED
FRONT	15'8" (4.80 m)	15'8" (4.80 m)
REAR	15'8" (4.80 m)	15'8" (4.80 m)
LEFT SIDE	14'6" (4.50 m)	14'6" (4.50 m)
MIDDLE	4'0" (1.20 m)	4'0" (1.20 m)
RIGHT SIDE	4'0" (1.20 m)	4'0" (1.20 m)
MIN. YARD	16'0" (5.64 m)	16'0" (5.64 m)
MIN. YARD	28'1" (8.57 m)	28'1" (8.57 m)
MIN. YARD	26'3" (8.00 m)	26'3" (8.00 m)

**PERMITTED PROJECTIONS (SEE A100a FOR BY-LAW REFERENCES):**

TYPE	EXISTING	PROPOSED
OVERHANG	1'0" (0.30 m)	3'0" (0.92 m)
MIN. CLEARANCE	5'0" (1.52 m)	6'10" (1.90 m)
MIN. CLEARANCE	7'4" (2.25 m)	8'0" (2.44 m)

NO.	DESCRIPTION	DATE
1	ISSUED FOR PRELIMINARY REVIEW	DEC 20/2021
2	ISSUED FOR REVIEW BY THE CITY	

**SITE: SCOPE**  
 DRAWN BY: ODDI MURRAY  
 REVISION: N/A  
 PROJECT NO.: 0017

**SEMI-DETACHED CORNER LOT DWELLING PROPOSAL:**  
 3 BASSANO STREET, OTTAWA, ON, K2G 1L2





Document 5 – Tree Protection Fencing Details

