

Subject: Motion – Stepbacks within the Innes Road Zoning Review Area

File Number: ACS2022-OCC-PLC-0009

Report to Planning Committee on 8 September 2022

and Council 21 September 2022

Submitted on August 25, 2022 by Kelly Crozier, Committee Coordinator

Contact Person: Councillor L. Dudas

613-580-2472, Laura.Dudas@ottawa.ca

Ward: Innes (2)

Objet : Motion — Marges de reculement de la Zone d'examen du zonage du chemin Innes

Dossier : ACS2022-OCC-PLC-0009

Rapport au Comité de l'urbanisme

le 8 septembre 2022

et au Conseil le 21 septembre 2022

Soumis le 25 août 2022 par Kelly Crozier, Coordonnatrice du comité

Personne ressource : Councillor L. Dudas

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Quartier : Orléans (1)

REPORT RECOMMENDATIONS

That the Planning Committee recommend Council approve that staff be directed:

- 1. to investigate amending the Zoning By-law in the next Omnibus Amendment so that stepbacks within the Innes Road Zoning Review Area (Document 1) are applied to both the rear and side yards where development abuts low-rise residential zones (properties subject to an active planning application will be exempt from these changes);**

2. to re-examine the appropriateness of the AM11 Subzone within the Innes Road Zoning Review Area as part of the New Zoning By-law Project, as concerns related to building height and compatibility with the surrounding community remain.

RECOMMANDATIONS DU RAPPORT

Que le Comité de l'urbanisme recommande Conseil de demander au personnel :

1. de se pencher sur la modification du *Règlement de zonage* dans la prochaine modification globale pour que les marges de reculement de la Zone d'examen du zonage du chemin Innes (pièce 1) s'appliquent à la fois aux cours arrière et aux cours latérales dans les secteurs dans lesquels les complexes d'aménagement jouxtent des zones résidentielles de faible hauteur (les propriétés faisant l'objet d'une demande d'aménagement active étant exemptées de ces changements);
2. de réexaminer l'à-propos de la sous-zone AM11 dans la Zone d'examen du zonage du chemin Innes dans le cadre du Projet du nouveau *Règlement de zonage*, puisque l'on continue de s'inquiéter de la hauteur des bâtiments et de la compatibilité avec la collectivité environnante.

BACKGROUND

At the Planning Committee meeting on August 25, 2022, Councillor L. Dudas introduced a Notice of Motion for consideration at the subsequent meeting. The motion is now before Planning Committee for consideration.

DISCUSSION

At the August 25, 2022 meeting of the Planning Committee, Councillor Dudas introduced the following Notice of Motion, for the Committee's consideration at its meeting of September 8, 2022.

WHEREAS in 2014, changes to the Zoning By-law were approved by Council to implement Official Plan Amendment 150, resulting in properties along key corridors, including Innes Road (Blackburn Hamlet), being rezoned (Innes Road Zoning Review Area – Document 1); and,

WHEREAS these changes introduced Arterial Mainstreet (AM11 Subzone) zoning on properties located along and adjacent to Innes Road, permitting building heights of up to 30-metres and a variety of land uses; and,

WHEREAS earlier this year, a Site Plan Control application to permit a 9-storey building was received for a property within the Innes Road Zoning Review Area that does not front on to Innes Road, therefore its side yard, rather than rear yard, abuts a low-rise residential zone; and,

WHEREAS the zoning provisions that establish building step backs in the AM11 Subzone are more permissive for side yards, allowing for greater height nearer to adjacent low-rise residential zones; and,

WHEREAS this application of step backs within the Innes Road Zoning Review Area creates inconsistencies in the way that buildings are massed and scaled in relation to low-rise residential areas, which can result in undesirable impacts on the surrounding community;

THEREFORE BE IT RESOLVED that staff be directed to investigate amending the Zoning By-law in the next Omnibus Amendment so that setbacks within the Innes Road Zoning Review Area (Document 1) are applied to both the rear and side yards where development abuts low-rise residential zones (properties subject to an active planning application will be exempt from these changes);

BE IT FURTHER RESOLVED that staff be directed to re-examine the appropriateness of the AM11 Subzone within the Innes Road Zoning Review Area as part of the New Zoning By-law Project, as concerns related to building height and compatibility with the surrounding community remain.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

LEGAL IMPLICATIONS

There are no legal impediments to the adoption of this report.

COMMENTS BY THE WARD COUNCILLOR(S)

Councillor Dudas raised this issue, by way of Notice at the August 25 Planning Committee meeting.

ADVISORY COMMITTEE(S) COMMENTS

Not applicable

CONSULTATION

No specific consultation was conducted in respect of this report. The public was notified of this report in such that the Notice of Motion was raised at the public meeting of the Planning Committee on August 25, 2022, and was listed on the associated meeting Disposition, which was posted to Ottawa.ca. Subsequently, the meeting was advertised in community newspapers and on Ottawa.ca, and the agenda was published on Monday, August 29, 2022.

Public delegations may be received by the Committee.

ACCESSIBILITY IMPACTS

No specific accessibility impacts have been identified.

RISK MANAGEMENT IMPLICATIONS

There are no known risk management implications associated with this report.

RURAL IMPLICATIONS

There are no rural implications associated with the report recommendation.

TERM OF COUNCIL PRIORITIES

This report has no direct impacts on the City's strategic priorities or directions identified for the current term of Council.

DISPOSITION

Staff will take direction from Committee and Council and proceed accordingly.