

**4. Zoning By-Law Amendment – 4 Range Road**

**Modification au Règlement de zonage – 4, chemin Range**

**Committee recommendation**

**That Council approve an amendment to Zoning By-law 2008-250 for 4 Range Road in order to accommodate the conversion of an embassy use building to an eight-unit low-rise apartment dwelling, as detailed in Document 2.**

**Recommandation du Comité**

**Que le Conseil approuve une modification apportée au Règlement de zonage 2008-250, visant le 4, chemin Range afin qu'une ambassade puisse être convertie en un immeuble de faible hauteur abritant huit logements, comme le précise le document 2.**

**Documentation/Documentation**

1. Report from the Director, Planning Services, Planning, Infrastructure and Economic Development Department, dated February 22, 2021 (ACS2021-PIE-PS-0034)

Rapport de la Directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 22 février 2021 (ACS2021-PIE-PS-0034)

2. Extract of draft Minutes, Planning Committee, March 25, 2021

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 25 mars 2021

**Report to  
Rapport au:**

**Planning Committee  
Comité de l'urbanisme  
25 March 2021 / 25 mars 2021**

**and Council  
et au Conseil  
14 April 2021 / 14 avril 2021**

**Submitted on 22 February 2021  
Soumis le 22 février 2021**

**Submitted by  
Soumis par:**

**Lee Ann Snedden  
Director / Directrice**

**Planning Services / Services de la planification**

**Planning, Infrastructure and Economic Development Department / Direction  
générale de la planification, de l'infrastructure et du développement économique**

**Contact Person / Personne ressource:**

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**Ward: RIDEAU-VANIER (12)**

**File Number: ACS2021-PIE-PS-0034**

**SUBJECT: Zoning By-law Amendment – 4 Range Road**

**OBJET: Modification au Règlement de zonage – 4, chemin Range**

## **REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 4 Range Road in order to accommodate the conversion of an embassy use building to an eight-unit low-rise apartment dwelling, 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 April 14, 2021," 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 une modification apportée au Règlement de zonage 2008-250, visant le 4, chemin Range afin qu'une ambassade puisse être convertie en un immeuble de faible hauteur abritant huit logements, comme le précise le document 2.
2. Que le Comité de l'urbanisme donne son approbation à ce 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 14 avril 2021 », 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

4 Range Road

**Owner**

JMCD Ottawa Range Road Holdings Inc.

**Applicant**

Christopher Donegan and Jeff Mycyk

**Description of site and surroundings**

The subject property is located on the west side of Range Road, across the street from Strathcona Park as well as the Rideau River further east. To the north, west and south of the subject property are located various embassy buildings and low-rise residential dwellings. Laurier Street is located to the north of the property and includes a mix of land uses including residential and retail/commercial uses.

The subject property has approximately 18.3 metres of frontage on Range Road and a total lot area of 603 square metres. The property is of irregular shape due to a shared accessory building with the rear neighbour at 5 Marlborough Avenue. The property is located in the Russell Range Heritage Conservation District and is designated under Part V of the *Heritage Act*.

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

The application seeks to facilitate the conversion of an existing 3-storey embassy building into an eight-unit apartment dwelling. Aside from converting a few existing windows into doors to facilitate the addition of an exterior exit stair along the south facing elevation, no exterior building alterations are proposed. The exterior exit stair is to be used as a secondary egress as per the requirements of the Ontario Building Code. Heritage staff have received a complete application and anticipate issuing the heritage permit after the zoning bylaw amendment is approved.

The following zoning relief is being sought:

- To permit a bicycle path in the existing garage that is 0.98 metres rather than the required 1.5 metres.

The sites-specific provisions and additional land uses already permitted under the existing site-specific exception 492 and related to diplomatic missions will remain applicable to this site.

Staff are also currently reviewing a Site Plan Control application for this development.

## **DISCUSSION**

### **Public 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 7 residents. The comments received in opposition highlighted the increase in density as the main concern.

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

### **Official Plan designation**

According to schedule B of the Official Plan, the property is designated General Urban Area, which promotes a wide range of housing types and uses, to meet the needs of all ages, incomes and life circumstances.

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

The property is located within the Sandy Hill Secondary Plan and is designated Residential Area – Low Profile on Schedule J. This designation seeks to provide a wide variety of housing, including accommodation for low-income people, the elderly, the handicapped and others with special needs.

### **Heritage**

The property is located within the Russell Range Heritage Conservation District and is designated under Part V of the *Heritage Act*. Heritage staff have received a complete application and anticipate issuing the heritage permit after the Zoning By-law amendment is approved.

### **Urban Design Review Panel**

This application was not subject to the Urban Design Review Panel process.

### **Planning rationale**

#### **Provincial Policy Statement**

The *Planning Act* requires that all City planning decisions be consistent with the Provincial Policy Statement (PPS) of 2020, a document that provides further policies on

matters of provincial interest related to land use development.

The recommended Zoning By-law Amendment is considered consistent with the matters of provincial interest as outlined in the *Planning Act* and is in keeping with the PPS of 2020 by promoting the efficient development of existing land use patterns and sustaining healthy, liveable and safe communities.

#### Official Plan

The site in question is designated General Urban Area on Schedule B of the Official Plan. The General Urban Area designation permits many types and densities of housing, as well as employment, retail uses, service, industrial, cultural, leisure, greenspace, entertainment and institutional uses. The City supports intensification in the General Urban Area where it will complement the existing pattern and scale of development and planned function of the area.

Section 2.2 Managing Growth states that lands designated General Urban Area will continue to mature and evolve through intensification and infill but at a scale contingent on proximity to major roads and transit, and the area's planned function.

Staff are of the opinion that the proposed internal conversion of an existing dwelling to an eight-unit low-rise apartment dwelling is in line with Official Plan policies.

#### Sandy Hill Secondary Plan

The site is located within the Residential Area – Low Profile land use designation on Schedule J of the Sandy Hill Secondary Plan. The designation's policies seek to preserve and enhance the existing stock of good housing, while providing a wide variety of housing.

Seeing as the existing historic structures, with their special associations and architectural character, identify Sandy Hill as a unique neighbourhood and contribute to this sense of place and community, the secondary plan seeks to preserve as much of the existing neighbourhood structure as possible.

Seeing as the proposal intends to repurpose an existing dwelling with only minor modifications while undergoing the appropriate heritage process, staff are of the opinion that the proposal is in line with the Secondary Plan's policies.

## Zoning By-law

The property is currently zoned R4UA[492] (Residential Fourth Density, Subzone UA, Exception 492). The R4 zone allows a wide mix of residential building forms ranging from detached to low rise apartment dwellings, and in no case exceeding four storeys in height. The R4UA zone allows for low-rise apartment uses up to a maximum of eight units. Exception 492 adds the site-specific additional use of an office limited to a diplomatic mission.

Section 111 – Bicycle Parking states that a bicycle parking space must have access from an aisle having a minimum width of 1.5 metres. The proposal seeks relief from this provision in order to reduce the width to 0.9 metre. While the majority of the existing driveway will be maintained at a width of 3.5 metres, a small section of the garage includes a pinch point that is approximately 0.9 metres in width, thus requiring a variance to the By-law. The average width of a bicycle ranges from 38 to 61 cm, therefore the proposed width of 98 cm is sufficient to provide unconstrained access to and from the eight bicycle parking spaces located within the garage.

The zoning relief being sought is relatively minor in nature and is a reflection of the proposal's intent to utilize the site's existing features and structures. Staff are of the opinion that the proposed Zoning By-law Amendment is appropriate for this site.

The site-specific provisions and additional land-uses already permitted under the existing site-specific exception 492 and related to diplomatic missions will remain applicable to this site.

## **RURAL IMPLICATIONS**

There are no rural implications associated with this report.

## **COMMENTS BY THE WARD COUNCILLOR**

The Ward Councillor is aware of the application related to this report.

## **LEGAL IMPLICATIONS**

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

## **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with the recommendations of this report.

## **ASSET MANAGEMENT IMPLICATIONS**

There are no asset management implications associated with this report.

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

## **ACCESSIBILITY IMPACTS**

There are no accessibility impacts associated with this report.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

- Economic Growth and Diversification
- Thriving Communities

## **APPLICATION PROCESS TIMELINE STATUS**

This application (Development Application Number: D02-02-20-0078) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to time elapsed between submissions.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Proposed Zoning By-law Amendment

Document 3 Consultation Details

Document 4 Proposed Site Plan

## **CONCLUSION**

The Planning, Infrastructure and Economic Development Department supports the application and proposed Zoning By-law amendment. The proposal is consistent with



the Official Plan policies in the General Urban Area designation as well as the residential and heritage policies contained in the Sandy Hill Secondary Plan. The proposed Zoning By-law amendment is appropriate for the site and maintains policy objectives. The amendment represents good planning and, for the reasons stated above, staff recommends approval of the Zoning By-law Amendment.

### **DISPOSITION**

Office of the City Clerk, Council and Committee Services, to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; Krista O'Brien, Program Manager, Tax Billing and 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.

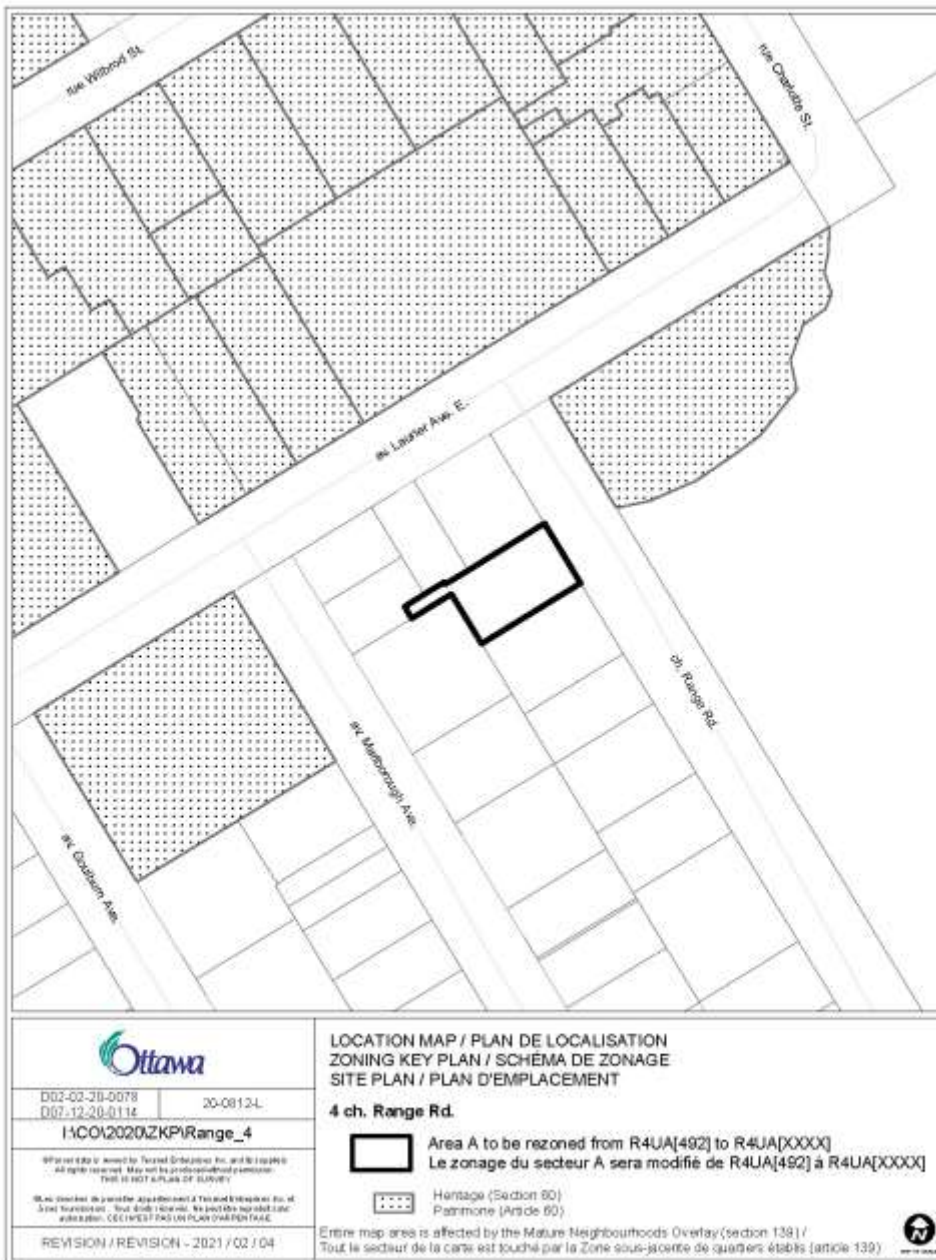
Legal Services, Innovative Client Services Department, to forward the implementing by-law to City Council.

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)

A map showing the location of the subject property at 4 Range Road, south of the Laurier Avenue East intersection.



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

The proposed change to the City of Ottawa Zoning By-law 2008-250 for 4 Range Road:

1. Rezone the lands from R4UA[492] to R4UA[xxxx], as shown in Document 1.
2. Add Exception R4UA[xxxx] in Section 239, Urban Exceptions, introducing provisions similar in effect to the following:
  - a. In Column II, Applicable Zoning, add the text “R4UA[xxxx]”
  - b. In Column III, Exception Provisions – Additional land uses permitted, add the following text:
    - i. “Office limited to a diplomatic mission”
    - ii. “Dwelling unit”
  - c. In Column V, Provisions, add the following text:
    - i. “Minimum width of aisle providing access to a bicycle parking space: 0.9 metre”
    - ii. “Office, limited to a diplomatic mission, restricted to a dwelling converted for that use”

### **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.

Public Comment 1: A proposal for eight units would be too small for families and looks to be aimed at students. Bigger units should be proposed. The number of units should be limited to four. There are already too many apartment dwellings in the area.

Staff Response 1: The *Planning Act* does not give staff the authority to zone for specific types of people. The proposed use and number of units is in conformity with the Zoning By-law.

Public Comment 2: The local context has a distinctive character which is preserved by encouraging embassies, consulates and chanceries to locate there. The proposed zoning change is inconsistent with this character.

Staff Response 2: The residential use being proposed is permitted under the Zoning By-law. The Zoning By-law Amendment does not preclude the site from allowing embassy uses at a future time.

Document 4 – Proposed Site Plan

