

3. Zoning By-Law Amendment – 1707 Fisher Avenue

Modification du Règlement de zonage – 1707, avenue Fisher

Committee recommendation

That Council approve an amendment to Zoning By-law 2008-250 for 1707 Fisher Avenue from R1GG zone to R2C zone, to permit the development of two semi-detached units, as detailed in Document 2.

Recommandation du Comité

Que le Conseil approuve une modification du Règlement de zonage 2008-250 visant le 1707, avenue Fisher, afin de faire passer le zonage de R1GG à R2C et de permettre l'aménagement de deux maisons jumelées, comme le précise le document 2.

Documentation/Documentation

1. Report from the Director, Planning Services, Planning, Infrastructure and Economic Development Department, dated April 27, 2021 (ACS2021-PIE-PS-0058)

Rapport de la Directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 27 avril 2021 (ACS2021-PIE-PS-0058)

2. Extract of draft Minutes, Planning Committee, May 13, 2021

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 13 mai 2021

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
13 May 2021 / 13 mai 2021**

**and Council / et au Conseil
May 26, 2021 / 26 mai 2021**

**Submitted on 27 April 2021
Soumis le 27 avril 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:

**Sarah Ezzio, Planner I, Urbaniste I, Development Review South / Examen des
demandes d'aménagement sud**

613-580-2400, 23493, Sarah.Ezzio@Ottawa.ca

Ward: RIVER (16) / RIVIÈRE (16)

File Number: ACS2021-PIE-PS-0058

SUBJECT: Zoning By-law Amendment – 1707 Fisher Avenue

OBJET: Modification du Règlement de zonage – 1707, avenue Fisher

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1707 Fisher Avenue from R1GG zone to R2C zone, to permit the development of two semi-detached 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 May 26, 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 du Règlement de zonage 2008-250 visant le 1707, avenue Fisher, afin de faire passer le zonage de R1GG à R2C et de permettre l'aménagement de deux maisons jumelées, 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 26 mai 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

1707 Fisher Avenue

Owner

John Russo

Applicant

Rod Price, Rortar Land Development Consultants

Architect

Brent Kelly Design Services

Description of site and surroundings

The subject site is located just north of the intersection of Fisher Avenue with Normandy Crescent, and to the south of the intersection of Fisher Avenue with Falaise Road. The subject parcel of land is 1,218 square metres in size with approximately 21 metres of frontage on Fisher Avenue and is currently vacant. The site is located within the Carleton Heights neighbourhood, which is an established neighbourhood that is generally characterized by low-rise single detached homes. The surrounding properties to the north, east, south, and west are developed with single detached homes. Fisher Avenue is designated as an arterial road.

Summary of requested Zoning By-law amendment proposal

The property is currently zoned Residential First Density Subzone GG (R1GG), which permits detached dwellings with a secondary dwelling unit. The request is to rezone the property to Residential Second Density Subzone C (R2C), which permits detached and semi-detached dwellings. The rezoning request does not include any further amendments to the performance standards of the R2C zone.

The rezoning is requested to permit two two-storey semi-detached dwelling units. Each semi-detached unit will have a driveway leading to attached garages. The lot is intended to be divided through the severance process to create two individually conveyable parcels.

DISCUSSION

Public consultation

Notice of this application was carried out in accordance with the City's Public Notification and Consultation Policy.

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

Official Plan designations

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. Within the General Urban Area, the Official Plan policies support infill development and other intensification in a manner that enhances and complements the desirable characteristics and ensures long-term vitality of the City's existing communities.

Section 2.2.2 – Managing Intensification Within the Urban Area

This section 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 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.

Other applicable policies and guidelines

Carleton Heights Secondary Plan

Within the Carleton Heights Secondary Plan, Schedule G designates the subject site as

“low density residential.” Policy 2.2.5 – Residential Area indicates that the Low Density Category is intended to include single family dwelling units at a density range of 25 to 75 persons per hectare. The subject site is proximate to the boundary of the Secondary Plan, with the row lots on the opposite side of Fisher Avenue to the west demarcating Plan’s boundary. Policy 2.12 - Interpretation also refers to the Official Plan Schedule B and states that the land use areas are flexible and subject to minor variation without amendment to the Official Plan.

Urban Design Guidelines for Low-Rise Infill Housing

The Council-approved Urban Design Guidelines for Low-Rise Infill Housing provide direction on the physical layout, massing, functioning and relationships of infill buildings to their neighbours. They are intended to guide the development of well-designed infill projects which integrate harmoniously within established neighbourhoods. The Guidelines address such aspects as streetscapes, landscaping, built form, parking and garages, and service elements. Specifically, the Guidelines aim to provide infill which offers variety and quality while respecting the character, architectural heritage, and landscaping patterns of existing neighbourhoods.

By-laws 2020-228 and 2020-289 Regulating Low-Rise Residential Infill

In 2015, a set of residential infill regulations were brought into effect with a Zoning By-law amendment which was approved by the former Ontario Municipal Board. The Infill II Alternative Development Standards for Residential Uses in the Urban Area were intended to reduce the impact felt by the introduction of new development within established neighbourhoods. Staff were directed by Council to monitor the zoning regulations created through the Infill II provisions, and in Fall of 2020 created new regulations as a result of the monitoring. This resulted in new By-laws 2020-288 and 2020-289 adopted for all properties located inside the Greenbelt; with the primary changes being the creations of new regulations for front and corner side yards that prioritizes soft landscaping over driveways, walkways, and garages.

Planning rationale

This application has been reviewed under the Official Plan and amendments in effect from Official Plan Amendment 150 (OPA 150). The requested Zoning By-law amendment meets the policies of the General Urban Area designation as provided in Section 3.6.1 by permitting the development of a full range and choice of housing type to meet the needs of all ages, incomes and life circumstances. The proposal meets the Official Plan policies for desired residential intensification by representing a form of

intensification which is compatible with the existing character and enhances and builds upon established patterns of built form.

The Official Plan directs where growth will occur and supports opportunities for intensification to areas where infrastructure and services already exist, and redevelopment is compatible with the existing context and planned function of the area. The site optimizes the use of nearby community facilities, existing transportation networks, and urban services such as sewers and watermains. As part of the review of this application, an Assessment of Adequacy of Public Services has concluded that the existing infrastructure is capable of supporting the proposed use.

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, orientations of entrances, and outdoor amenity areas. Section 4.11 addresses the design compatibility of new buildings with their surroundings. The proposed development has been designed to be compatible to the surrounding neighbourhood through a careful design that respects the existing built form, front yard setbacks, and varying architectural expressions.

The proposed development has been designed to be compatible through appropriate ground-oriented design. The gabled roof is similar in form to the homes along Fisher directly to the north of the site, and the materiality of the semi-detached home has been designed to provide the appearance a cohesive unit.

The low-density residential area designation within the Carleton Heights Secondary Plan has not restricted development to only single family dwellings, which is reflected within the Secondary Plan area through small pockets of semi-detached and townhouse development. This includes semi-detached developments one block north to the site, at the intersection of Fisher Avenue and Normandy Crescent. Given the proposal will result in two dwelling units on a lot size of approximately 1,132 square metres, and given the average household size in the City of Ottawa per Statistic Canada's 2016 Census data is 2.5 persons per unit, the resulting density of the proposed rezoning is 44 persons per net hectare, well in fitting with the density range of 25 to 75 persons per hectare as required by the low density designation within the Secondary Plan.

The proposed development site falls within the area subject to zoning provisions as detailed in Infill By-laws 2020-288 and 2020-289. The application has been reviewed with respect to these provisions and complies with the provisions as they relate to maximum driveway size, minimum front yard area as soft landscaped area, and

minimum garage setback in relation to the principal entranceway. The proposal prioritizes soft landscaping in the front yard and maintains a large area of soft landscaping in the rear yard. The application has been reviewed to ensure that there is sufficient room for front yard tree planting.

Staff are satisfied that the requested 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 Brockington provided the following comment:

“I am aware of the zoning by-law amendment application for 1707 Fisher Avenue and support it.”

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 in this report.

ASSET MANAGEMENT IMPLICATIONS

There are no direct Asset Management implications associated with the recommendations in this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

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

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Economic Growth and Diversification; and,
- Thriving Communities

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D07-02-20-0095) was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

SUPPORTING DOCUMENTATION

Document 1 Location Plan

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Concept Site Plan

Document 5 Perspective

CONCLUSION

The Planning, Infrastructure, and Economic Development Department supports the application and the proposed Zoning By-law amendments. The proposed development is an appropriate example of infill intensification within the General Urban Area. The new semi-detached dwellings will contribute to the mix of housing types

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.

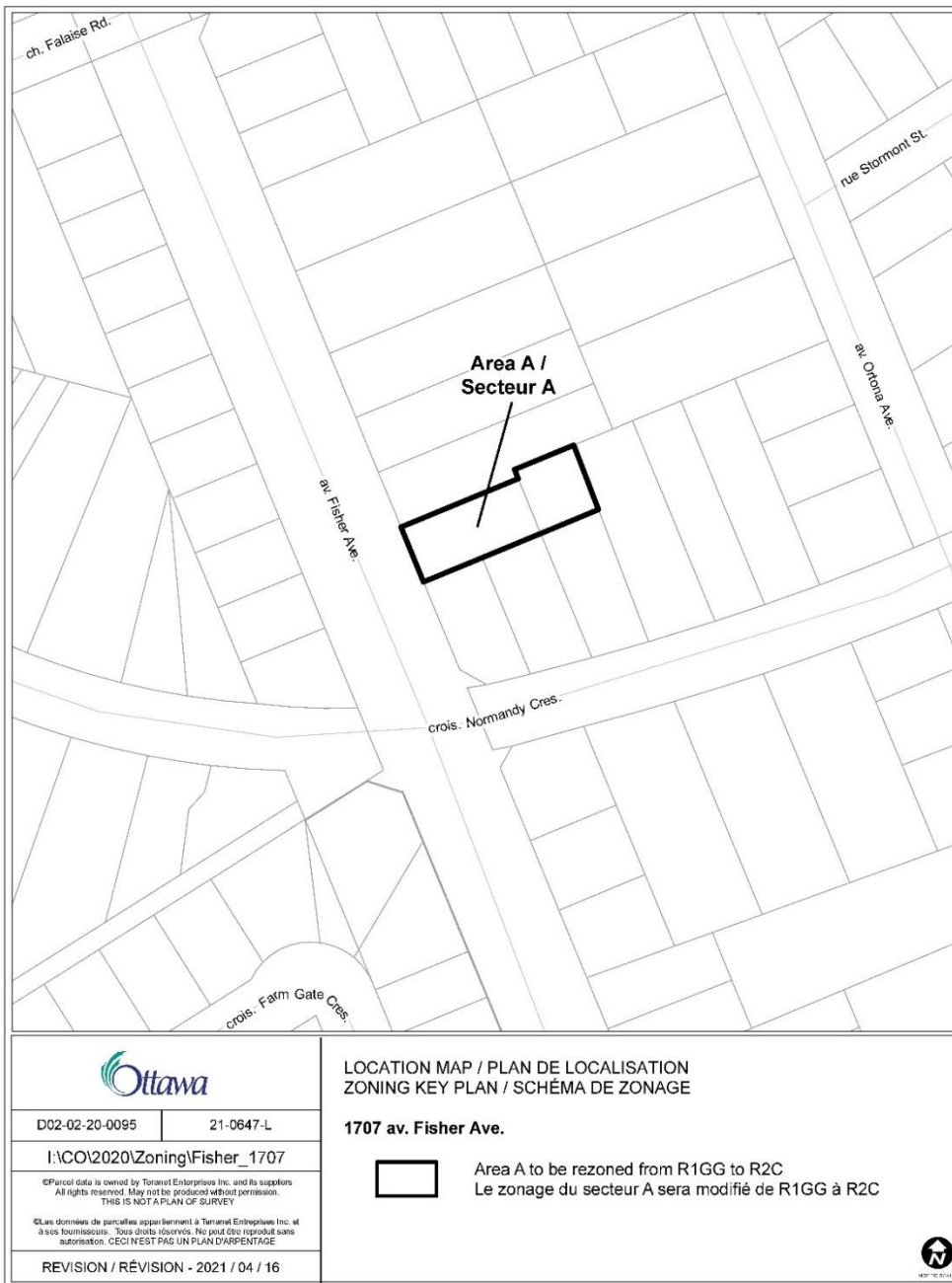
Legal Services, Innovative Client Services Department to forward the implementing by-law to City Council.

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

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa

The map shows the property to be rezoned, which is located on the east side of Fisher Avenue between Falaise Road and Normandy Crescent.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 1707 Fisher Avenue:

1. Rezone the property at 1707 Fisher Avenue as shown in Document 1.

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. Two public comments were received, with one in favour and one opposing the requested Zoning By-law amendment. Two additional members of the public requested to be notified of any public meeting and the decision related to this application.

The following summarizes the comments raised by various members of the public in response to the application:

Comment: The proposed height will result in shading on nearby properties and affect the returns of solar panels.

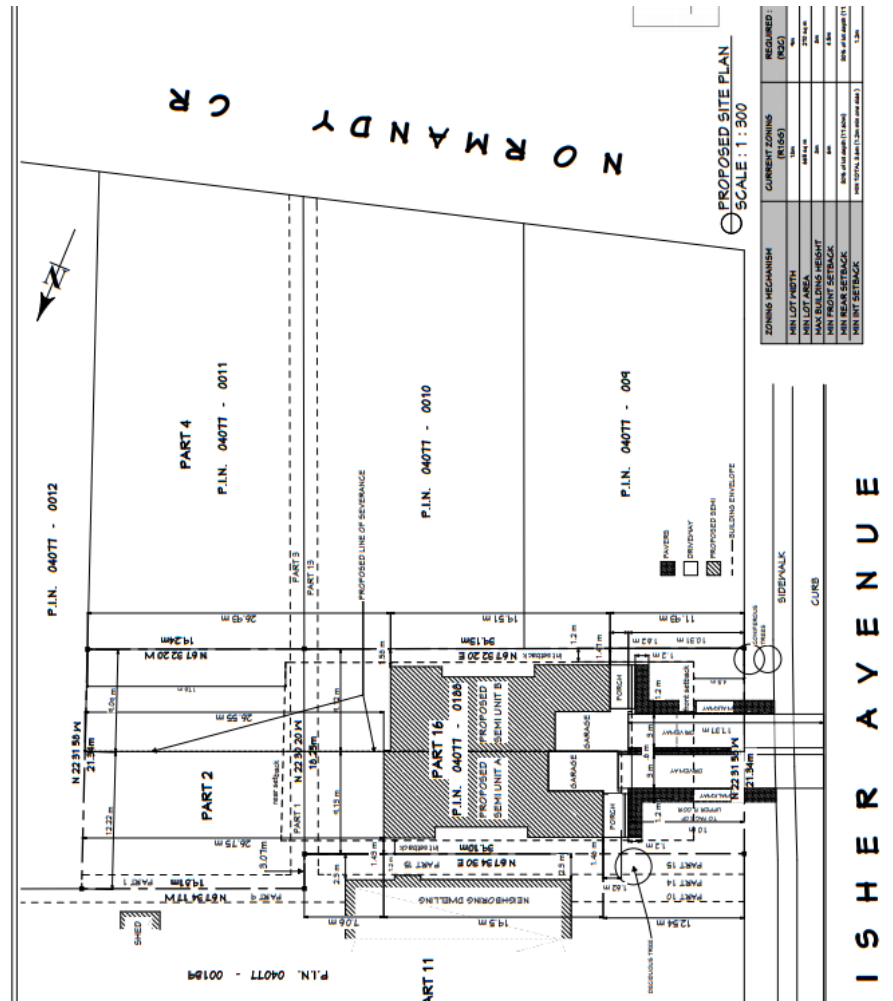
Response: The application is not resulting in an increase in permitted building height from as-of-right zoning, as the current zoning limits building heights to 8m, as does the requested zoning. Building heights of 8m will not cause any undue shadow effects on neighbouring properties.

Comment: To reduce the need to back cars on Fisher Avenue, the proposal should include a turnabout U-Shaped driveway and a deeper front yard setback.

Response: The proposed front yard setback is 10 m, which is consistent with that of the surrounding properties.

Document 4 – Concept Site Plan

This plan illustrates the proposed layout of the site.



Document 5 – Perspective

The perspective illustrates the view of the proposal from Fisher Avenue.

