

4. Zoning By-Law Amendment – 1 Dunbar Court

Modification du Règlement de zonage – 1, cour Dunbar

Committee recommendation

That Council approve an amendment to Zoning By-law 2008-250 for 1 Dunbar Court to permit a three-storey apartment building within the existing planned unit development, as detailed in Document 2.

Recommandation du Comité

Que le Conseil approuve une modification du Règlement de zonage 2008-250 visant le 1, cour Dunbar, afin de permettre la construction d'un immeuble résidentiel de trois étages à même le complexe immobilier existant, comme l'expose en détail 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-0064)

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-0064)

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
26 May 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**

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Ward: KNOXDALE-MERIVALE (9)

File Number: ACS2021-PIE-PS-0064

SUBJECT: Zoning By-law Amendment – 1 Dunbar Court

OBJET: Modification du Règlement de zonage – 1, cour Dunbar

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1 Dunbar Court to permit a three-storey apartment building within the existing planned unit development, 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 au Règlement de zonage 2008-250 visant le 1, cour Dunbar, afin de permettre la construction d'un immeuble résidentiel de trois étages à même le complexe immobilier existant, comme l'expose en détail 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.

EXECUTIVE SUMMARY

Staff Recommendation

Planning staff recommend approval of the Zoning By-law Amendment application for 1 Dunbar Court to permit a 31-unit, three-storey apartment building within an existing planned unit development.

Pursuant to Schedule B of the Official Plan, the land is designated General Urban Area which permits the development of a full range and choice of housing types. The addition of the three-storey apartment building will contribute to a diversity of housing choices in the area and is of a scale and density that is compatible with the existing community.

RÉSUMÉ

Recommandation du personnel

Le personnel chargé d'urbanisme recommande l'approbation de la modification au Règlement de zonage proposée pour le 1, cour Dunbar, afin de permettre la construction d'un immeuble résidentiel de trois étages et abritant 31 logements, à même un complexe immobilier existant.

Ce terrain est désigné Secteur urbain général à l'annexe B du Plan officiel, une désignation qui permet la construction d'une vaste gamme de types de logement. L'ajout de cet immeuble résidentiel de trois étages viendra enrichir la diversité des choix de logement dans le secteur. Son échelle et sa densité sont par ailleurs compatibles avec la collectivité environnante.

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

1 Dunbar Court

Owner

Nepean Housing Corporation

Applicant

Jane Thompson Architect

Description of site and surroundings

The site is located along Dunbar Court which is east of Greenbank Road, north of Gibbard Avenue and southwest of Bateman Drive. The property is surrounded by commercial uses to the west, a low-rise apartment to the east and a police station and low-rise residential homes to the north. The site is an irregularly shaped lot with an area of 12,778.6 square metres and is currently occupied by nine blocks of two-storey townhouses.

Summary of requested Zoning By-law Amendment proposal

The site is currently zoned Residential Third Density Subzone Z, Exception 708 (R3Z [708]). The zoning permits a range of residential uses from detached to townhouse dwelling units. The applicant is proposing to rezone the site to Residential Fourth Density Subzone X, Exception XXXX (R4X [XXXX]) to permit the low-rise apartment building. The exception will incorporate what is previously found in exception 708 and also include permissions to allow:

- Parking in a required and provided corner side yard.
- Minimum aisle width of six metres.
- Minimum side yard setback of six metres.

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 amendment applications.

A total of five comments were received during the application review process. Comments were principally concerned with road access, parking and densification.

Official Plan designation(s)

The site is designated General Urban Area pursuant to Schedule B of the Official Plan.

Planning rationale

Under Section 3.6.1, the General Urban Area designation permits the development of a full range and choice of housing types to meet the needs of all ages, income and life circumstances. Building height will be predominantly low-rise and intensification should complement the existing pattern and scale of development and planned function of the area. The addition of the three-storey apartment building within an existing planned unit development will contribute to a diversity of housing choices in the area and is of a scale and density that is compatible with the existing community.

There are three additional amendments requested as part of this application. The six-metre aisle width represents an existing condition and allows for the required

functional movements of a motor vehicle.

The request to park in a required and provided corner side yard is needed to address the parking requirement for the new apartment building. The applicant is proposing a total of 43 new parking spaces to service the 31-unit apartment building. The number of spaces were increased from the original proposed 41 parking spaces and now meets the requirement under the Zoning By-law. The parking spaces are proposed beside the new low-rise apartment and along the corner side yard setback. There is currently existing parking within this setback, but the applicant wishes to expand it by six more spaces. The parking area is setback approximately 20 metres from Gibbard Avenue and is screened by a vegetated buffer. There is no anticipated negative impact from this amendment.

Lastly, the minimum side yard setback of six metres is a reduction from the required 7.5-metre setback under the planned unit development requirement. The proposed setback follows the existing pattern of setback for the townhome units within the planned unit development. The proposed three-storey apartment building has a proposed height of 8.5 metres and in combination with the proposed landscape buffer along the side lot line, there is no anticipated undue adverse impact to the neighbouring property, which is also a low-rise apartment building. A concurrent Site Plan Control application is also being processed which will finalize the landscaping requirements, site lighting plan, civil design and other site functionalities associated with the development.

Overall, staff have reviewed this proposal and have determined that it conforms to the policies within the City's Official Plan.

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.

COMMENTS BY THE WARD COUNCILLOR

Councillor Egli provided the following comment:

“This is a well thought out project that makes the most of the available land. When finished, it will be a welcome addition to the Ward 9 community.”

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with the recommendation of this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

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

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

- Thriving Communities

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-20-0103) 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 Consultation Details

Document 4 Proposed Site Plan

CONCLUSION

The Planning, Infrastructure and Economic Development Department recommends approval for the Zoning By-law amendment to permit the three-storey apartment building within the existing planned unit development. The proposed Zoning By-law amendment is consistent with the Provincial Policy Statement, conforms to the City's Official Plan and represents good planning.

DISPOSITION

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Krista O'Brien, Program Manager, Tax Billing and Control, Finance Services Department (Mail Code: 26-76) of City Council's decision.

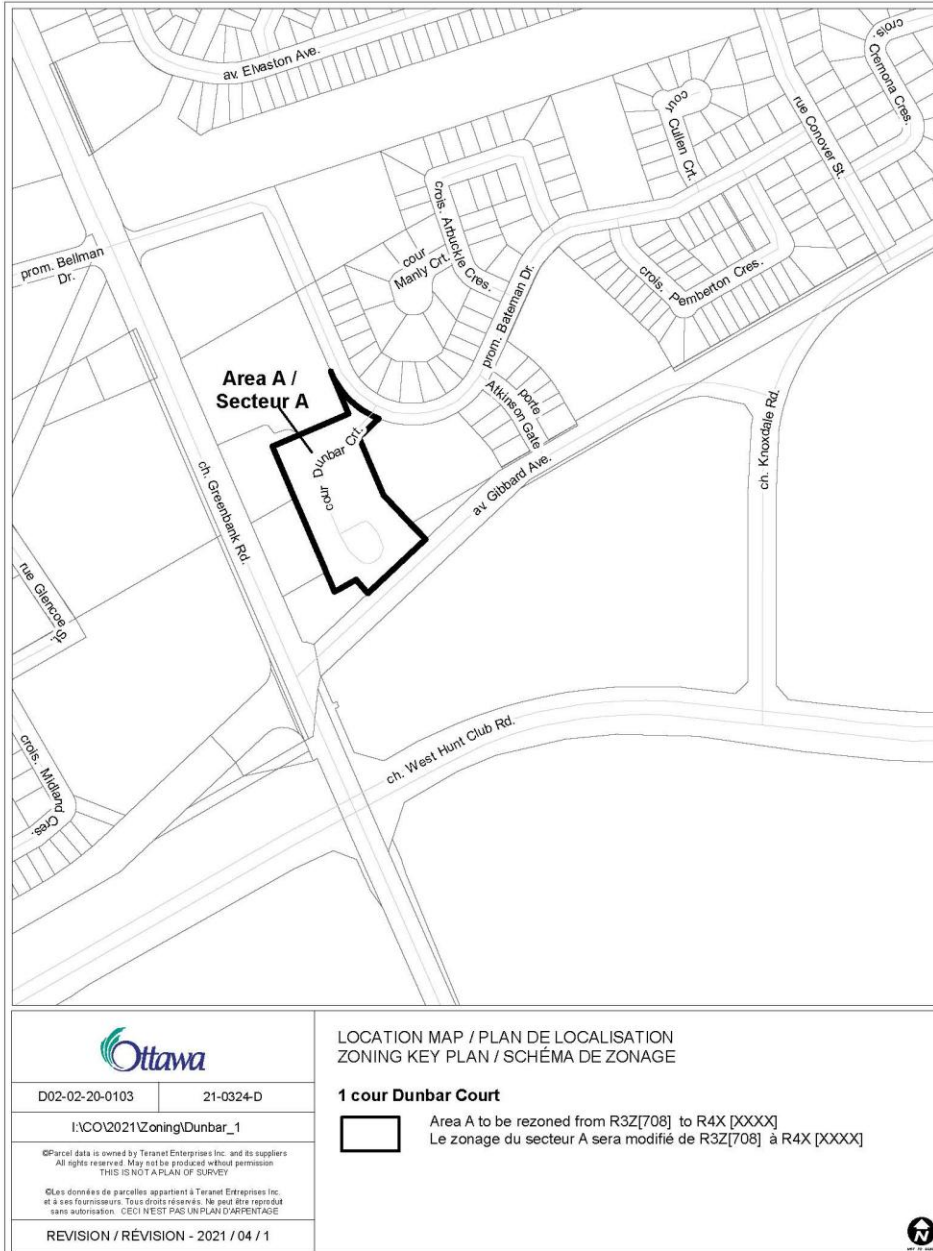
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

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 – Zoning Map

For an interactive Zoning map of Ottawa visit geoOttawa.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 1 Dunbar Court:

1. Rezone the lands shown in Document 1 as follows:
 - a. In Area A, from R3Z [708] to R4X [XXXX]
2. Add a new exception XXXX to Section 239, Urban Exceptions, with provisions similar in effect to the following:
 - a. In Column II, add the text:
 - R4X [XXXX]
 - b. In Column V, add the text:
 - Minimum lot width for townhouse dwelling is 5 metres
 - Parking is permitted in a required and provided corner side yard
 - Minimum aisle width: 6 metres
 - Minimum side yard setback: 6 metres

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 Comments and Responses

Comment #1: Concerned about speeding and sight line issues along Bateman Drive.

Response: These are existing operation issues that have been forwarded to the City's Traffic Assessment Specialist for their review and consideration.

Comment #2: Concerned about the request to reduce parking spaces and its impact on on-street parking usage along Bateman Drive.

Response: The applicant has increased the number of parking spaces on-site and is no longer seeking an amendment to decrease the required number of parking spaces.

Comment #3: Can a new road access to Gibbard Avenue be created?

Response: The applicant is proposing to develop a 31-unit apartment on the subject site. Based on the Transportation Impact Assessment screening form, the proposed unit count did not meet the trip generation, location and safety triggers to complete a full transportation impact assessment. The total amount of new vehicle traffic is considered minor. Given the above, the existing access on Bateman Drive is considered sufficient and that a new access on Gibbard Avenue was not required as part of the proposed development.

Comment #4: The three-storey apartment building is overly dense and out of character from the single family and townhome low-rise community.

Response: Pursuant to Schedule B of the City's Official Plan, the site is designated General Urban Area which permits the development of a full range and choice of housing types. The three-storey building has a height of 8.5 metres and is located within the centre of an existing planned unit development at the edge of the existing residential community. The site is bordered by commercial uses to the west and an existing low-rise apartment building to the east. There is also no anticipated negative shadow impact to the existing community. The proposal represents an appropriate transition from the

low-rise residential neighbourhood and is of a scale and density that is compatible with the existing community.

Document 4 – Proposed Site Plan

