

4. Zoning By-Law Amendment – 3861 and 3865 Old Richmond Road
Modification du *Règlement de zonage* – 3861 et 3865, chemin Old Richmond

Committee Recommendation

That Council approve an amendment to Zoning By-law 2008-250 for 3861 and 3865 Old Richmond Road to permit dwelling units to be located in a mixed-use building as detailed in Document 2.

Recommandation du Comité

Que le Conseil approuve une modification au Règlement de zonage 2008-250 visant le 3861 et le 3865, chemin Old Richmond, afin de permettre l'aménagement de logements dans un bâtiment polyvalent, comme l'expose en détail le document 2.

Documentation / Documentation

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated August 28, 2019 (ACS2019-PIE-PS-0071)

Rapport de la directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 28 août 2019 (ACS2019-PIE-PS-0071)

2. Extract of draft Minutes, Planning Committee, September 12, 2019
Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 12 septembre 2019

Report to
Rapport au:

Planning Committee
Comité de l'urbanisme
12 September 2019 / 12 septembre 2019

and Council
et au Conseil
25 September 2019 / 25 septembre 2019

Submitted on 28 August 2019
Soumis le 28 août 2019

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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demandes d'aménagement ouest

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Ward: COLLEGE (8) / COLLÈGE (8)

File Number: ACS2019-PIE-PS-0071

SUBJECT: Zoning By-law Amendment – 3861 and 3865 Old Richmond Road

OBJET: Modification du *Règlement de zonage* – 3861 et 3865, chemin Old
Richmond

REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 3861 and 3865 Old Richmond Road to permit

dwelling units to be located in a mixed-use building 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 City Clerk and Solicitor's Office 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 September 25, 2019", 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 3861 et le 3865, chemin Old Richmond, afin de permettre l'aménagement de logements dans un bâtiment polyvalent, 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 de l'avocat général 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 25 septembre 2019», 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

3861 and 3865 Old Richmond Road

Owner

Anglican Diocese of Ottawa, Attn: Kathryn Otley

Applicant

Nadia De Santi, WSP

Architect

Barry Hobin Architects

Description of site and surroundings

The subject property is located on the west side of Old Richmond Road between Robertson Road and Moodie Drive. The subject sites are currently occupied by a church and two-storey house (former rectory). The surrounding area is primarily comprised of institutional, retail, and mid-rise, semi-detached and single-detached residential dwellings.

Summary of requested Zoning By-law amendment proposal

The site is currently zoned as Minor Institutional Zone, Subzone B (I1B). Minor Institutional zoning does not permit residential uses. The applicant seeks new site-specific zoning provisions that would allow residential uses to be permitted on the site and would allow the properties to be considered one lot for zoning purposes. The applicant also proposes amendments to various zoning performance standards to accommodate the proposed development. The proposed Zoning By-law amendment is required to allow for a proposed three-and-a-half-storey, 35-unit mixed use building consisting of two community health and resource centre uses to be located at grade and a mix of dwelling units including both affordable and supportive housing options.

DISCUSSION

Public consultation

Four written comments were received from those notified through the public consultation process. Concerns raised related to traffic, parking, setbacks and the introduction of additional residential uses. The comments are addressed in Document 3 of this report. In addition to the mandatory public notification a community town hall was held on August 7, 2019 by Councillor Chiarelli in coordination with Christ Church Bells Corners to review the proposed application and associated plans.

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

Official Plan designation

In accordance with Schedule B of the Official Plan, the property is designated as General Urban Area.

Other applicable policies and guidelines

Urban Design Guidelines for Low-rise Infill Housing

Planning rationale

The proposed zoning amendment is consistent with the applicable Official Plan policies, including the General Urban Area designation (Section 3.6.1), as well as the urban design guidelines for low-rise infill housing.

In the General Urban Area designation, the policy framework permits many types and densities of housing and indicates that building heights in the General Urban Area will continue to be predominantly low-rise, and changes in building form, height and density will be evaluated based on compatibility with the existing context and the planned function of the area. Furthermore, when considering a proposal for residential intensification through infill or redevelopment, the City will recognize the importance of creating a balance of housing types and tenures to provide a full range of housing for a variety of demographic profiles.

Old Richmond Road is currently characterized by a mix of housing types, ranging from detached dwellings to low-rise apartment buildings on lots of varying sizes in addition to a variety of institutional uses. In proximity to the subject property is a three-and-a-half-storey, 60-unit low-rise apartment building located at 3800 Old Richmond Road, which is larger in scale than this proposal. Across the street from the subject property is a property zoned GM H (18.5) which also permits the level of density and form of residential use contemplated for the subject property.

Given the immediate context of the site, which includes a mix of housing types at various scales, as well as properties zoned to permit dwelling units within a low-rise mixed-use building, the proposal to construct a three-and-a-half-storey, 35-unit mixed use building is in keeping with the context of surrounding uses and the planned function of the area.

To address the proposed sharing of access and associated driveways and aisles the two subject properties are proposed to be treated as one lot for zoning purposes. A lot line adjustment will be required to expand the proposed mixed-use building lot and to allow all the residential parking to be located on 3865 Old Richmond Road.

With respect to the additional relief being sought through this Zoning by-law amendment, including a reduced front yard setback (6 metres to 2.7 metres), reduced interior side yards (7.5 metres to 0.8 metres) for the existing church and (7.5 metres to 3 metres) for the proposed mixed-use building, reduced drive aisle and driveway widths (6.7 metres to 6 metres), reduced bike parking space sizes and access widths and a reduced landscaped buffer requirement at the rear of the property to reflect the existing parking lot boundary (1.5 metres to 0 metres) staff are of the opinion that the relief sought is appropriate and represents good planning.

The proposed front yard setback reduction is required to reflect the location of the existing church and a desire to have an active and highly visible building entrance near the existing sidewalk on Old Richmond Road for the new mixed-use building. The reduction in interior side yard setbacks reflects the existing church on the north side of the site, and the proposed 3 metres setback on the south side of the site abuts an existing elementary school, providing adequate separation and lessening the impact. The proposed reductions to the bicycle parking space sizes and access are considered minor in nature and have been utilized by the applicant on previous projects. Bike parking is being provided at a rate that is higher than what is required. The proposed reduction in the landscaped buffer requirement along the rear property and southern property boundaries reflects the existing location of the parking lot.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2014, as the development represents an efficient use of land and contributes to the city's mix of housing choices.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Chiarelli is aware of 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 direct asset management implications associated with the recommendations of this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

The proposed Zoning By-law amendment does not have an impact on the accessibility of the building. The accessibility of the building will be addressed through the Site Plan Control process, and the owner will be required to meet any accessibility criteria contained within the Ontario Building Code.

ENVIRONMENTAL IMPLICATIONS

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

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- HC3 – Create new and affordable housing options
- GP1 – Strengthen public engagement
- EP2 – Support growth of local economy

APPLICATION PROCESS TIMELINE STATUS

This application was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Preliminary Site Plan

CONCLUSION

The Planning, Infrastructure and Economic Development Department supports the proposed Zoning By-law Amendment application to allow residential uses to be permitted on the site, to allow the properties to be considered one lot for zoning purposes and to amend various zoning performance standards to accommodate the proposed development. The proposal is consistent with the Provincial Policy Statement and the City's Official Plan policies and represents good planning. The department recommends the requested amendment be approved.

DISPOSITION

Legislative Services, Office of the City Clerk to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; Krista O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (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.

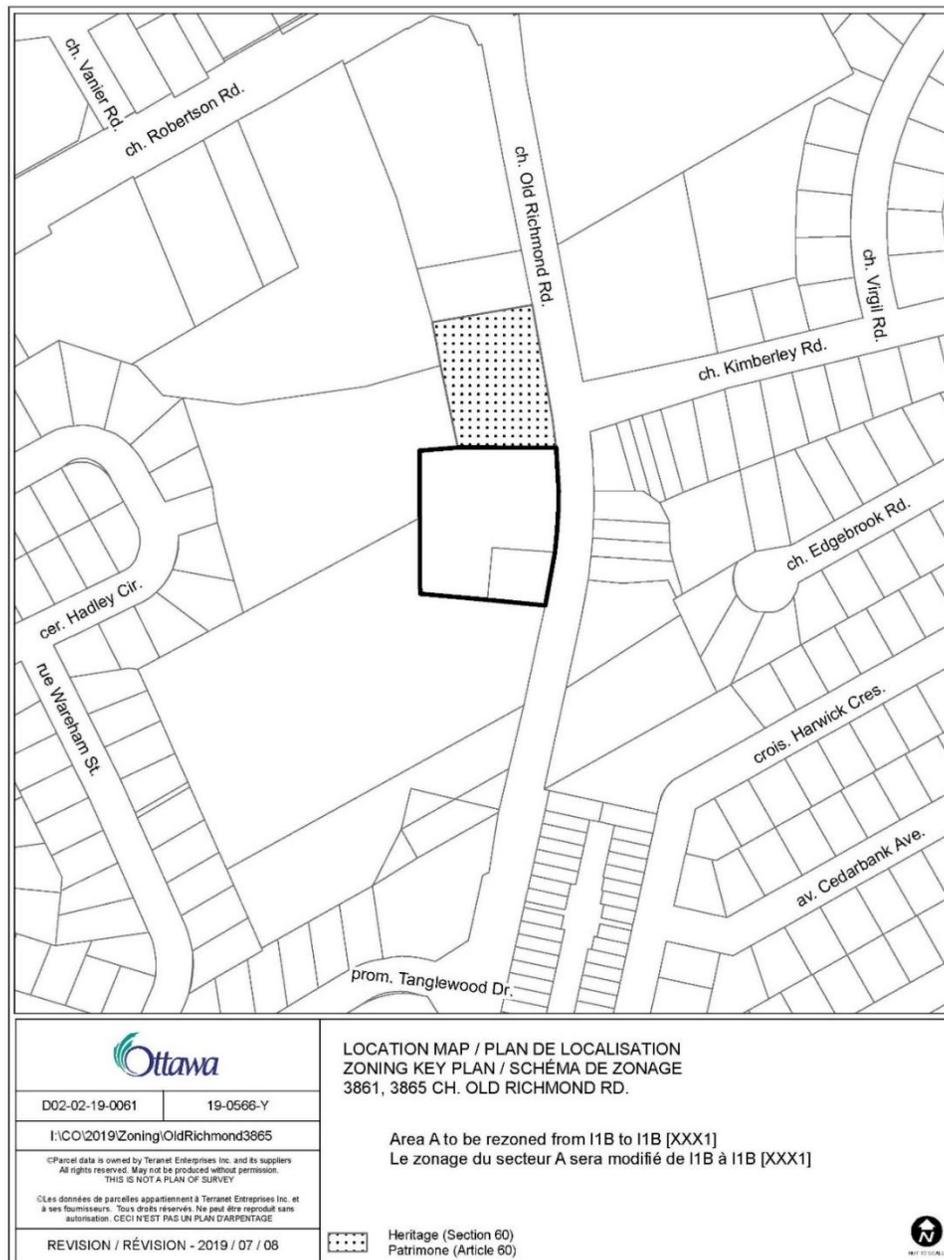
Legal Services, Innovative Client Services department to forward the implementing by-law to City Council.

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

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa.

The subject properties are located on the west side of Old Richmond Road between Robertson Road and Moodie Drive.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 3861 and 3865 Old Richmond Road:

1. Rezone the lands shown in Document 1 from I1B to I1B [XXX1];
2. Add a new exception I1B [XXX1] to Section 239 – Urban Exceptions with provisions similar in effect to the following:
 - a. In Column II, add the text “I1B [XXX1]”
 - b. In Column III, add the text “Dwelling Unit”
 - c. In Column V, add the following provisions:
 - i. 3861 and 3865 Old Richmond Road as shown in Document 1 are one lot for zoning purposes;
 - ii. dwelling units must be contained within a building that contains a permitted use listed in Section 169(1)(b) or the conditional use listed in 169(2).
 - iii. minimum front yard setback is 2.7 m;
 - iv. minimum interior side yard setback for the northern property line is 0.8 metres;
 - v. minimum interior side yard setback for the southern property line is 3 metres;
 - vi. minimum driveway width: 6 metres for a double traffic lane;
 - vii. minimum aisle width: 6 metres for 71-90 degrees parking;
 - viii. minimum bicycle parking space dimensions: 0.4 m width and 1.7 m long;
 - ix. minimum bicycle aisle width: 1.2 m; and
 - x. minimum width of landscaped buffer not abutting a street: 0 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. In addition to the mandatory public notification a community town hall was held on August 7th by Councillor Chiarelli in coordination with Christ Church Bells Corners to review the proposed application and associated plans.

Public Comments and Responses

Traffic/Parking

Comment:

One resident raised concerns related to existing traffic levels and speeds on Old Richmond Road. The new development is viewed as something that will add to this issue.

Response

A transportation impact assessment screening form was completed by the applicant in support of the Zoning By-law amendment. Based on the concept plan in Document 4, the scale of the proposed development is below the Trip Generation, Location and/or Safety Trigger thresholds for a transportation impact assessment. Preliminary demand forecasting indicated that the redevelopment will generate 30 person-trips in the AM peak hour and 45 person-trips in the PM peak hour. The existing north access will remain in the same location and the existing south access will be removed.

Comment:

The residential units will result in additional on-street parking associated with visitors and additional family members. This will result in reduced visibility for existing residents.

Response:

The proposal does not include reductions to the parking requirements of Zoning By-law 2008-250. The site will be designed to provide adequate parking for both the resident's and their visitors. A total of 93 combined parking spaces will be provided between the two sites.

Residential Use and Setbacks

Comment:

The proposed residential use would be more appropriate on Robertson Road.

Response:

The General Urban Area designation permits residential land use on the subject site.

Comment:

Concern regarding the potential conflict between new residents and existing illegitimate users of the parking lot.

Response:

The redevelopment of the site for residential uses is desirable from a Crime Prevention Through Environmental Design perspective as it will introduce additional supervision and use of the parking lot by legitimate users beyond the current church's hours of operation.

Concern:

The front yard setback is not in keeping with the community.

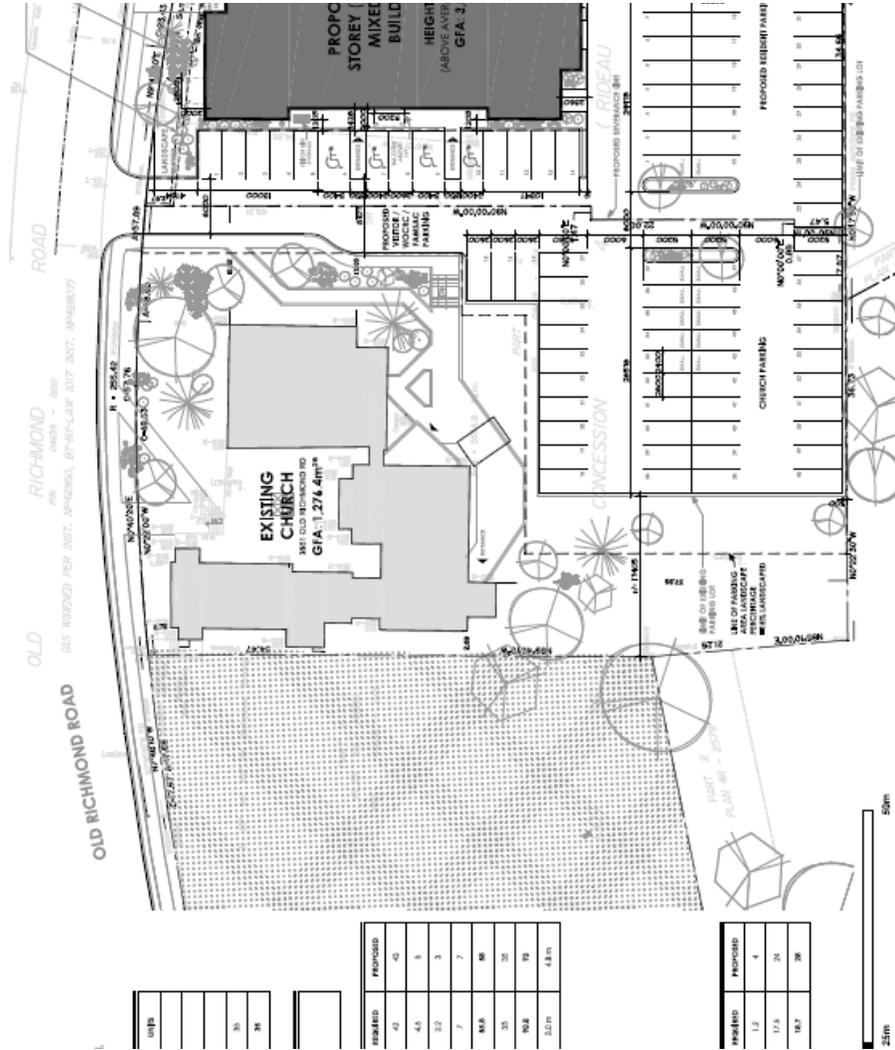
Response:

A reduced front yard setback is proposed to reflect the existing location of the church which is setback 2.7 m from the current property line. The newly proposed mixed-use building is proposed at a setback of 3 metres. A reduction from the required 6 metres to 2.7 metres is not considered out of character as the existing church is set close to the street. The proposed mixed-use building will reflect the same relationship to the public realm as the church and will contain an active presence on the street with an accessible building entrance and connection to the existing sidewalk.

Community Organization Comments and Responses

No comments

Document 4 – Preliminary Site Plan



units
35
38

EXISTING	PROPOSED
42	40
45	5
22	3
7	7
88	88
35	35
88	88
32 m	4.8 m

EXISTING	PROPOSED
1.2	4
17.8	25
18.7	38

Old Richmond Road PROPOSED DEVELOPMENT