

4. Zoning By-Law Amendment – 25 Grant Street
Modification du *Règlement de zonage* – 25, rue Grant

Committee recommendation

That Council approve an amendment to Zoning By-law 2008-250 for 25 Grant Street to permit a three-storey, eight-unit low-rise apartment building, as detailed in Document 2.

Recommandation du Comité

Que le Conseil approuve une modification apportée au *Règlement de zonage 2008-250* et visant le 25, rue Grant afin d'y permettre l'aménagement d'un immeuble de faible hauteur (3 étages) abritant huit appartements, comme le précise le document 2.

Documentation/Documentation

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated March 11, 2020 (ACS2020-PIE-PS-0033)

Rapport du Directeur, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté 11 mars 2020 (ACS2020-PIE-PS-0033)

2. Extract of draft Minutes, Planning Committee, April 9, 2020

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 9 avril 2020

Report to
Rapport au:

Planning Committee
Comité de l'urbanisme
9 April 2020 / 9 avril 2020

and Council
et au Conseil
22 April 2020 / 22 avril 2020

Submitted on 11 March 2020
Soumis le 11 mars 2020

Submitted by
Soumis par:
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Planning Services / Services de la planification
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Ward: KITCHISSIPPI (15)

File Number: ACS2020-PIE-PS-0033

SUBJECT: Zoning By-law Amendment – 25 Grant Street

OBJET: Modification du *Règlement de zonage* – 25, rue Grant

REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 25 Grant Street to permit a three-storey, eight-unit low-rise apartment 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 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 22, 2020", 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* et visant le 25, rue Grant afin d'y permettre l'aménagement d'un immeuble de faible hauteur (3 étages) abritant huit appartements, 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, 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 22 avril 2020», 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

25 Grant Street

Owner

Rob Mariani and Natalie Mariani

Applicant

Christopher Jalkotzy

Description of site and surroundings

The property is located on the north side of Grant, a short street that runs between Parkdale Avenue and McCormick Street in the Hintonburg neighbourhood. The property currently contains a single-detached dwelling and is bordered on all sides by low-rise residential uses. Across Grant Street on the south side is a single-detached dwelling, a three-storey townhouse development with rooftop access on one side, and an institutional through lot with frontage on Grant and Wellington Street West on the other.

Summary of requested Zoning By-law amendment proposal

The Owners seek a minor amendment to the Zoning By-law to permit an eight-unit low-rise apartment dwelling, where normally only 4-unit low-rise apartment dwellings are permitted in the specific subzone (R4H) in the area.

Additional relief is sought from the Zoning By-law requirements for:

- Front yard setback (6 metres to 4.14 metres)
- Interior side yard setback on one side (1.5 metres to 1.26 metres)
- Rear yard setback (7.24 metres to 5.89 metres)
- Amenity area at grade (120 square metres to 94.3 square metres)
- To permit a stair to project closer to the side property line than is normally permitted (no closer than 1.0 metres to within 0.27 metres).

A Site Plan Control Application (D07-12-19-0177) has also been submitted by the Applicants. They are proceeding through issue resolution on that application in tandem with the subject Zoning By-law amendment.

DISCUSSION

Public consultation

Public comments were received during the circulation of the minor Zoning By-law amendment application. A non-statutory meeting was held by the project proponents prior to submission.

For this proposal's consultation details, see Document 5 of this report.

Official Plan designation

The subject property carries *General Urban Area* designation under Schedule 'B' of the City of Ottawa Official Plan. This designation contemplates a broad range of housing types to meet the needs of all ages, incomes and life circumstances. Intensification is supported in the General Urban Area where it 'will complement the existing pattern and scale of development and planned function of the area'.

Other applicable policies and guidelines

The property falls within the area covered by the Scott Street Secondary Plan. Specifically, this area is designated as 'Low-rise residential', on Schedule B – Maximum Building Heights. For the purposes of the Scott Street Secondary Plan, 'low-rise' is limited to a maximum of three storeys.

The Scott Street Community Design Plan also applies in this area, with this property identified for low-rise residential purposes, and subject to a 'low-profile' 11-metre height limit, consistent with the 11-metre height limit in the R4H zone.

Planning rationale

The proposed development is consistent with the land uses contemplated in the General Urban Area, and intensification policies, of the City of Ottawa Official Plan.

The Official Plan supports small-scale residential intensification in areas designated General Urban Area where the development is a complement to the existing pattern and scale of development, and planned function of the area, and where it will contribute to a full range of housing types and tenures for an array of demographic profiles. The proposed three storey low-rise apartment aligns with the scale of development and planned function of the area for low-rise residential uses. The proposal will directly contribute to the balance of housing types in the area, as it includes a mix of unit sizes and configurations within the building.

The Scott Street Secondary Plan intent for this area of Hintonburg is for a "human-scale, pedestrian-oriented neighbourhood in a tight-knit fabric", with developments that maintain the scale and character of streetscapes and front yards. The development will complement the existing character of the Grant Street streetscape, particularly on its north side. The plans show a mostly soft landscaped (vegetated) front yard, enough space to plant a small tree, and an entrance situated close to grade, all common

features of the streetscape. The area is also associated with a three-storey height limit in the Secondary Plan that the proposal is consistent with. The absence of otherwise permitted rooftop access projections above the three-storey height also contributes to a more compatible building scale given the surrounding context. While no parking is required for this development and the property is within a 600-metre distance of Tunney's Pasture LRT station, the Owners seek to provide a single driveway access to the street, which is also a common characteristic of the residential properties on both sides of Grant Street. Two parking spaces in tandem, one behind the other, are intended to be provided.

The property is currently zoned R4H "Residential Fourth Density Zone, Subzone H" in the City of Ottawa Zoning By-law 2008-250. The zoning permits a range of dwelling typologies, from single-detached to low-rise apartment dwellings limited to four units, and eight units in stacked dwellings. The principal amendment sought from the Zoning By-law is to permit eight dwelling units within a low-rise apartment dwelling, whereas normally a four-unit limit applies in this subzone. Functional necessities associated with the increased number of units, including waste storage, and bicycle parking in excess of the By-law requirements will be provided inside the building to minimize potential negative effects associated with external waste storage, and possible security issues associated with exterior bicycle parking. While relief is sought from the amenity area requirements, the amendment will permit a greater amount of amenity area overall as two units will have large private rooftop terraces, rather than providing the required area all at grade-level in the rear yard. As there is no pattern of contiguous rear yard amenity areas in the block, the proposed displacement of amenity space to the rooftop is compatible with the surrounding context. The decision to locate amenity area to the roof is also a comparable condition to the townhouses across Grant Street. The proposed terraces are also accompanied by privacy screens on the west side of the building, to address overlook impacts associated with the reduced interior side yard setback, and the exterior stairs leading up to the rooftop amenity area.

The building envelope is being expanded over the existing zoning allowances, with relief sought from front, rear, and one interior side yard setback. The overall building envelope, while requiring relief is still found to be appropriate and compatible in the context. The reduction to the front yard setback (6 metres to 4.14 metres), is in keeping with the Grant Street Streetscape as it features a range of existing building setbacks with no consistent pattern, and many comparable to or lesser than the proposed. The rear yards of lots within the block do not present a consistent pattern of rear yard setbacks. Many buildings within the block bound by Parkdale, Armstrong, McCormick

and Grant Streets, are built very close to the rear yard with multiple additions to existing buildings and large accessory buildings. The proposed rear yard setback reduction (7.24 metres to 5.89 metres) is found to be appropriate and compatible with the established form, and pattern of setbacks in the area. The reduction from 1.5 metres to a proposed 1.26 metre interior side yard setback on one side maintains clear access to the rear yard and is a common setback condition for many other low-rise buildings in the area. It is considered compatible with the immediate context of low-rise residential buildings. A final amendment is sought to allow a series of stair projections in the west interior side yard to be closer, at 0.27 metres from the side property line, compared to the 1 metre normally required. As the stairs principally serve as access to private terraces at the roof and are partially screened to minimize impacts on the lot to the west, the relief from this requirement is not anticipated to result in any undue impacts to the use and enjoyment of the abutting property.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement of 2014 and 2020.

RURAL IMPLICATIONS

No rural implications of this proposal are expected.

COMMENTS BY THE WARD COUNCILLOR

Councillor Leiper is aware of the report

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management issues related to this development.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

The new building will be required to meet the accessibility criteria contained within the *Ontario Building Code*. The *Accessibility for Ontarians with Disabilities Act* requirements for site design will also apply and will be confirmed through the Site Plan Control application.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Economic Growth and Diversification
- Integrated Transportation

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-19-0129) was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

SUPPORTING DOCUMENTATION

Document 1 Location Map and Zoning Key Plan

Document 2 Details of Recommended Zoning

Document 3 Site Plan

Document 4 Elevations

Document 5 Consultation Details

CONCLUSION

Considering the applicable Official Plan policies, the local context and the proposed building design, the Zoning By-law amendment is recommended for approval.

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, 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.

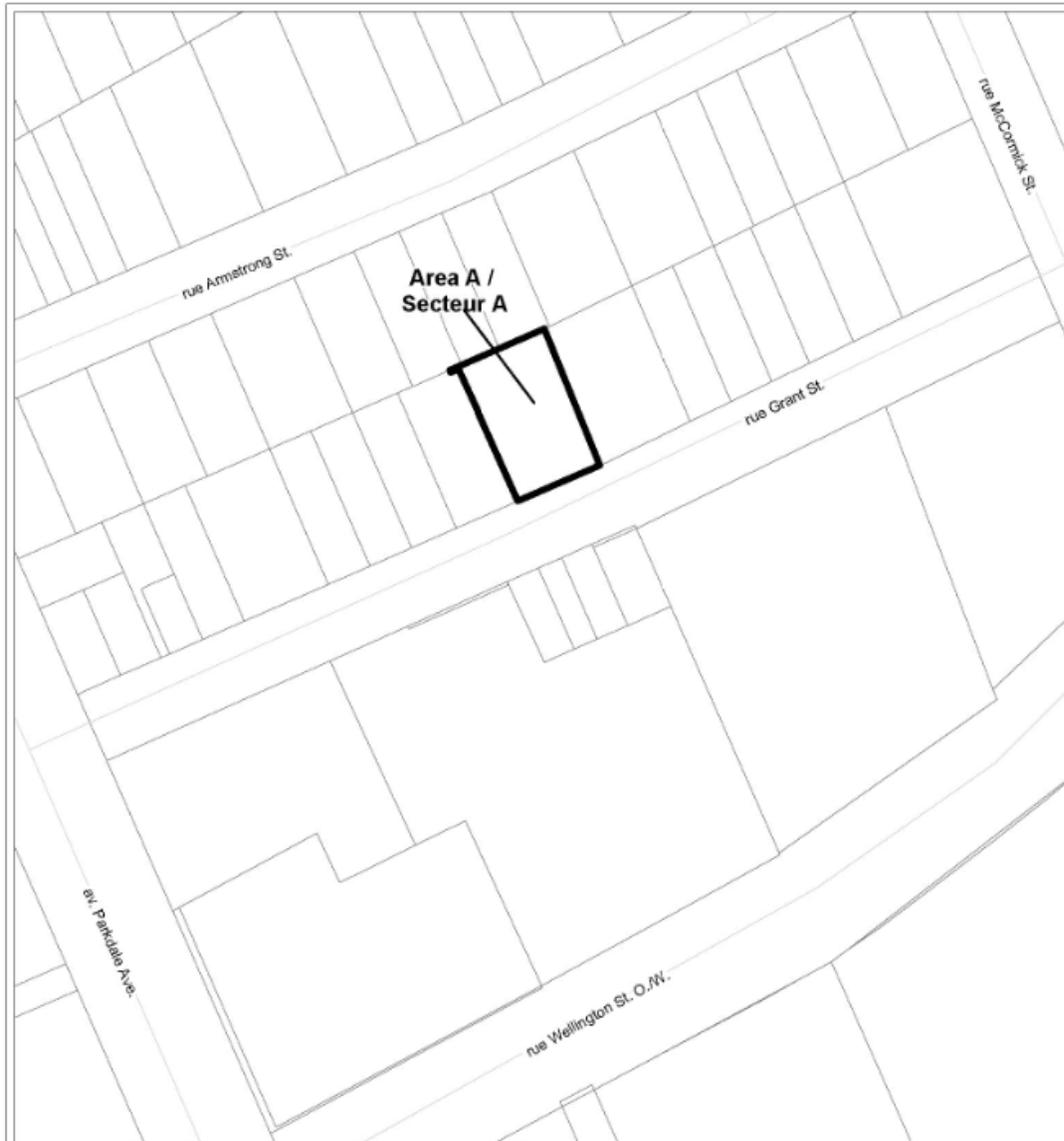
Legal Services, Innovative Client Services Department to forward the implementing by-law to City Council.

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

Document 1 – Location Map and Zoning Key Plan

For an interactive Zoning map of Ottawa visit geoOttawa.

The property is situated on the north side of Grant Street, between Parkdale Avenue and McCormick Street.



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-19-0129	20-0246-D	25 rue Grant Street	
I:\CO\2020\Zoning\Grant_25		 Area A to be rezoned from R4H to R4H[XXXX] Le zonage du secteur A sera modifié de R4H à R4H[XXXX]	
<small>© Partial data is owned by Teranet Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.</small> <small>© Les données de parcelles appartiennent à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'APPONTAGE.</small>		<small>Entire map area is affected by the Mature Neighbourhoods Overlay (section 139) / Tout le secteur de la carte est touché par la Zone sous-jacente de quartiers établis (article 139)</small>	
REVISION / REVISION - 2020 / 03 / 12			

Document 2 – Details of Recommended Zoning

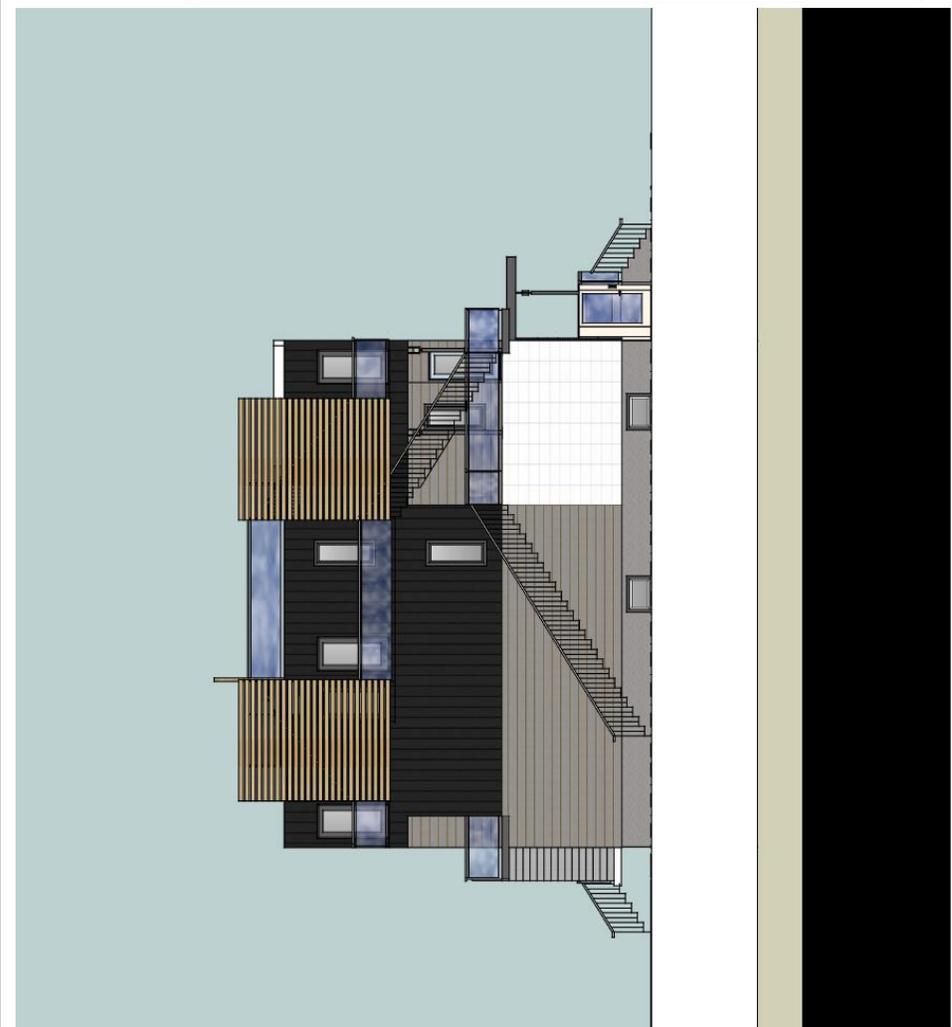
The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 25 Grant Street:

1. Rezone the lands shown in Document 1 from R4H to R4H[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 “R4H[XXXX]”
 - b. In Column V, add provisions similar in effect to the following:
 - i. The following provisions apply to a low-rise apartment building:
 - Notwithstanding Table 162B, endnote 2, the maximum number of dwelling units for an apartment dwelling, low-rise is eight
 - Minimum front yard setback is 4.14 metres
 - Minimum rear yard setback is 5.89 metres
 - Minimum interior side yard setback is 1.26 metres
 - An exterior stairway may be located 0.27 metres from an interior lot line.
 - Notwithstanding Section 137, Table 137, row (3), an apartment dwelling, low-rise must provide 94 square metres of amenity area at grade in the rear yard

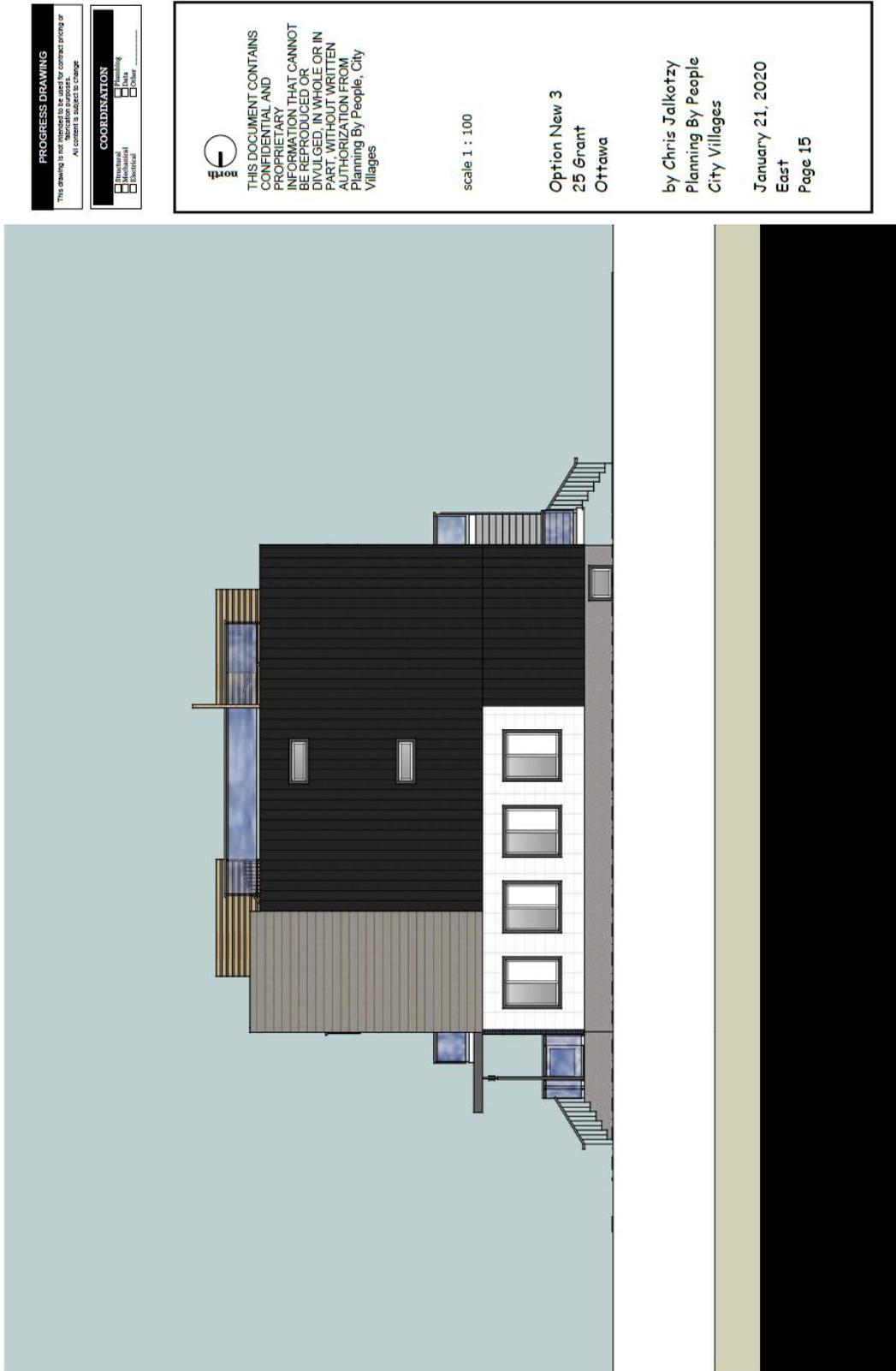
Document 4 – Elevations - Front Elevation



Elevations - West Side Elevation



Elevations - East Side Elevation



Elevations - Front Rendering



Document 5 – 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. No formal public meetings were held in the community. The Applicant held an informal meeting prior to application submission.

Public Comments and Responses

Comment: Building Scale

- Scale of building too large, resulting in loss of sunlight, overlook/privacy loss and noise impacts on rear yard amenity areas.
- Interior side yard setback brings building too close to abutting properties.

Response: The proposed front, and rear yard setbacks are comparable to other properties along the street. The three-storey building will be taller than the two abutting dwellings but is comparable to the townhouse development across the street and this height is contemplated within the Secondary Plan and existing zoning for the area.

The interior side yard stair and rooftop access has had screening added to minimize some overlook. The potential for overlook is also minimized by the private nature to the interior side yard stairs, rather than being for public access for all residents.

Comment: Unit count is excessive

- Number of units excessive for size of lot

Response: The development proposal will provide a total sum of amenity areas in excess of the By-law requirement and is able to accommodate waste entirely within the building. The increase in units sought is seen as being able to be well accommodated on the property.

Comment: Construction damage

- Concerns relating to damage to abutting older buildings associated with construction, proposed interior side yard setback.

Response: Construction practises are not regulated as part of the Zoning Amendment or Site Plan process. Any construction work will be inspected by City Building Code Staff.

Comment: Parking supply

- Insufficient parking provided with proposal. On-street parking an existing issue in area. Recommended decrease in units and greater parking provision.

Response: No parking is required for the development under the Zoning By-law. Given the location of the property in proximity to the Tunney's Pasture LRT station, the site is well-supported by transit. Given the walkable and bikeable area, and the provision of excess, secure bicycle parking in the building, the development would allow for tenants to function without necessary vehicle ownership.

Comment: Trees

- Trees on abutting lots not considered in TDR (Tree Conservation Report required further to technical circulation comments)

Response: An updated Tree Conservation Report is being provided by the Applicant in support of the parallel Site Plan Control Application.

Comment: Bicycle Parking

- Outdoor bicycle parking will promote criminal activity on the property, and in the area.

Response: All principal bicycle parking is now proposed to be securely located within the building. Additional bicycle parking for 'day use' is located in a visible location in the front yard.

Comment: Building Style

- Concerns with fit of contemporary design in context.

Response: The architectural style of the building is not regulated, though the overall form and mass is supported by Staff. There are also examples of a range of both traditional and contemporary styles along Grant Street.

Comment: Supportive of accessible units, bicycle parking on-site.

Community Organization Comments and Responses

Comment: The stairs in the western side yard are very intrusive.

The fact that exterior stairs are used to provide the secondary exits required by the fire code indicates that there are too many units. It would be preferable to provide the secondary exit stairs inside the building envelope. If this is not possible, the stairs should be enclosed, and the building shifted to the east by reducing the driveway width.

Access to the roof-top patios should be provided inside the units.

Comment: We are opposed to the reduction of the set back for the western roof top fire stair and access.

Comment: The driveway/parking surface should be made with permeable paving to facilitate the absorption of surface run-off.