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Zoning By-Law Amendment – 841, 845, and 855(A) Grenon Avenue

ACS2020-PIE-PS-0030

Bay (7)

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### Report recommendations

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 841, 845, and 855(A) Grenon Avenue to permit a four-storey 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 May 27, 2020", subject to submissions received between the publication of this report and the time of Council's decision.

The following staff responded to questions:

- Laurel McCreight, Planner II, Planning, Infrastructure and Economic Development department
- Tim Marc, Senior Legal Counsel-Planning, Development and Real Estate, Innovative Client Services department

Ward Councillor T. Kavanagh was present and took part in discussion.

The committee heard 9 delegations, as follows:

- Denise DeShaw and Todd Tobin<sup>1</sup> raised concerns about impacts the proposed development would have on their own neighbouring property and the

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<sup>1</sup> Written submission held on file

neighbourhood in general, including: blocking of views; impeded emergency access; loss of greenspace; loss of historical value (existing house); loss of light; lowered property value; incompatibility with existing neighborhood character and sense of community. They opposed the change to R4 zoning for the area.

- Michael Wright, Wright Consulting Services<sup>2</sup>, who was retained by property owners at 855 Grenon Avenue to analyze the proposal, indicated that R4 zoning creates development that is not a good fit for the area and that the neighbours feel the proposal should be scaled back.
- Kristi M. Ross, Barrister & Solicitor, on behalf of 855 Grenon Property Management Inc.<sup>3</sup>, requested the proposal be rejected as over building of the site and suggested that R3 zoning would be most appropriate. She raised concerns about adverse impacts, including setbacks, easement access, shadowing, and loss of privacy. She also indicated her clients were prepared to support a motion being proposed by Councillor Kavanagh (see motion 23/2, below), which would provide for a development that would be a better fit for the neighbourhood.
- Lisa Zanyk, 855 Grenon Property Owners Association<sup>4</sup>, suggested the application represents up-zoning without respecting criteria that govern R4 zoning and is bad urban planning. She raised concerns about adverse impacts on the neighbourhood. She asked that up to R3 zoning be permitted, but if R4 was approved, that there be no variances permitted
- John R. Williams, Rockport Lane Residents Association<sup>5</sup>, indicated the Association would support redevelopment of the site and a change in zoning, but only if certain conditions were met. He suggested the building as proposed is not compatible with the existing context of the immediate area and will not enhance and complement its desirable characteristics. He recommended the proposal be rejected and raised specific concerns about safety and accessibility (related to sidewalks and parking); tree loss and lack of greenspace; collection and disposal of garbage and recycling; inadequate setbacks that pose problems for delivery services
- Michael Abraham, Secretary, Rockport Lane Residents Association, indicated

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<sup>2</sup> Written submission held on file

<sup>3</sup> Written submission held on file

<sup>4</sup> Written submission held on file

<sup>5</sup> Written submission held on file

the proposed design is overreach and would have significant impacts in terms of noise, traffic, privacy, emergency access, greenspace, and aesthetics for the community. He suggested development must be in keeping with what exists in the neighbourhood currently

- Julia McKinnon raised concerns about adverse impacts, including shadowing; loss of greenspace access; accessibility and safety issues for pedestrians (lack of sidewalk, snow and ice removal issues; increased traffic); shortage of development in area that lend itself to home-based childcare; development not in keeping with the neighbourhood.
- Joel Ferraz<sup>6</sup> raised concerns about overdevelopment of the site; tree removal; safety (lack of sidewalk, winter conditions, increased traffic and parking on street)
- Murray Chown and James Ireland, Novatech (applicant)<sup>7</sup>, provided arguments in support of the proposal, including site appropriate intensification; affordable housing option; enclosed parking; height compatibility with neighbourhood and less than is permitted; tree replacement plan; lack of development options due to site footprint.

In addition to that previously noted, the following correspondence was provided to the committee coordinator between April 27 (the date the agenda was published to the City's website) and the time it was considered on May 14, a copy of which is held on file:

- Email dated May 13 from Darrel B. Kent, CCC No. 268 (Marina Bay Condominium)

### **Motion N° PLC 2020-23/2**

Moved by Councillor J. Leiper (on behalf of Councillor T. Kavanagh)

**WHEREAS the current zoning of 841 Grenon Avenue is Residential First Density (R1O) and the current zoning of 845 & 855(A) Grenon Avenue is Residential Third Density R3A; and**

**WHEREAS the current application is inconsistent with the townhouse developments adjacent to this site; and**

**WHEREAS the Residential Fourth Density (R4) Zoning allows a wide mix of**

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<sup>6</sup> Submission held on file

<sup>7</sup> Submission held on file

residential building forms ranging from detached dwellings to low rise apartment dwellings and in some cases limited to four units; and

WHEREAS the Residential Fourth Density (R4) zoning allows a number of other residential uses to provide additional housing choices; and

WHEREAS the Residential Fourth Density (R4) zoning also allows a homebased business; and

WHEREAS the Residential Fourth Density (R4) Zoning regulates development in a manner that is compatible with existing land use patterns so that the mixed building form and residential character of a neighbourhood is maintained or enhanced: and

WHEREAS the Residential Fourth Density (R4) Zoning permits different development standards identified in the M subzone, which promote efficient land use and compact forms of development while showcasing newer design approaches;

THEREFORE BE IT RESOLVED that Planning Committee recommend to Council that Document 2 be replaced with the following:

“The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 841, 845, and 855(A) Grenon Avenue:

1. Rezone the lands as shown in Document 1 from R1O and R3A to R4M”

AND BE IT FURTHER RESOLVED that pursuant to the *Planning Act*, subsection 34(17) no further notice be given.

LOST, on a division of 8 nays and 0 yeas and, as follows:

YEAS (0):

NAYS (8): Councillors L. Dudas, T. Tierney, J. Leiper, R. Brockington  
S. Moffatt, A. Hubley, Vice-chair G. Gower, Chair J. Harder

**Motion N° PLC 2020-23/3**

Moved by Vice-chair G. Gower

**WHEREAS report ACS2020-PIE-PS-0030 recommends zoning changes to 841, 845, and 855(A) Grenon Avenue to permit a low-rise apartment dwelling; and**

**WHEREAS the report recommends a reduction in the northerly interior side yard setback to 1.5 metres; and**

**WHEREAS Document 2 Details of Recommended Zoning omitted the provision for the southerly side yard setback of 3 metres.**

**THEREFORE BE IT RESOLVED that Planning Committee recommend to Council that Document 2 be amended to add the following provision:**

- 1. Minimum interior side-yard setback for the southerly property line is 3 metres.**

**AND BE IT FURTHER RESOLVED that pursuant to the *Planning Act*, subsection 34(17) no further notice be given.**

CARRIED

The committee CARRIED the report recommendations as amended by Motion 23/3.