

**5. Zoning By-law Amendment – 316-332 Clifton Road**

**Modification du Règlement de zonage – 316-332, chemin Clifton**

**Committee recommendation**

**That Council approve an amendment to Zoning By-law 2008-250 for 316-332 Clifton Road to permit a residential planned unit development, as detailed in Document 3.**

**Recommandation du Comité**

**Que le Conseil approuve une modification au Règlement de zonage 2008-250 visant les 316-332, chemin Clifton, afin de permettre l'aménagement d'un complexe immobilier résidentiel, comme l'expose en détail le document 3.**

**Documentation/Documentation**

1. Report from the Director, Planning Services, Planning, Infrastructure and Economic Development Department, dated May 6, 2021 (ACS2021-PIE-PS-0057)  
  
Rapport de la Directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 6 mai 2021 (ACS2021-PIE-PS-0057)
2. Extract of draft Minutes, Planning Committee, May 27, 2021  
  
Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 27 mai 2021

**Report to  
Rapport au:**

**Planning Committee  
Comité de l'urbanisme  
27 May 2021 / 27 mai 2021**

**and Council  
et au Conseil  
9 June 2021 / 9 juin 2021**

**Submitted on 6 May 2021  
Soumis le 6 mai 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:  
Simon M. Deiaco, MCIP, RPP, Planner III / Urbaniste III,  
Development Review Central / Examen des demandes d'aménagement centrale  
613-580-2424, 15641, Simon.Deiaco@ottawa.ca**

**Ward: KITCHISSIPPI (15)**

**File Number: ACS2021-PIE-PS-0057**

**SUBJECT: Zoning By-law Amendment – 316-332 Clifton Road**

**OBJET: Modification du Règlement de zonage – 316-332, chemin Clifton**

## **REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 316-332 Clifton Road to permit a residential planned unit development, as detailed in Document 3.**

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 June 9, 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 les 316-332, chemin Clifton, afin de permettre l'aménagement d'un complexe immobilier résidentiel, comme l'expose en détail le document 3.
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 9 juin 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

This report recommends that Council approve an amendment to Zoning By-law 2008-250 for 316-322 Clifton Road. The site-specific amendment will facilitate the development of a 29-unit residential planned unit development.

The Zoning By-law amendment application seeks to rezone to a Residential Third Density, Subzone R, including site-specific amendments to add additional residential uses and standards with respect to yards, height, encroachments and planned unit development provisions.

## **Applicable Policy**

### **Official Plan (OP)**

The application is consistent with the policies of the OP that supports the development of a full range and choice of housing. The policies of the OP support intensification in the General Urban Area where it will complement the existing pattern and scale of development and planned function of the area. The proposed form of development is considered compatible with the surrounding built context and planned function of the area.

### **Richmond Road / Westboro Secondary Plan (RRWSP)**

The subject properties are not located within a specific policy or height schedule of the RRWSP; however, the proposal is consistent with the objectives of the plan area regarding infill and intensification at a human scale that is compatible with the existing community.

## **Public Consultation/Input**

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. A virtual public consultation session was held on October 8, 2020. During the consultation process 13 comments were received during the circulation. Six comments requested notification on the file, four were in support and three raised concerns with the application.

## **RÉSUMÉ**

### **Recommandation du personnel**

Dans le présent rapport, on recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 visant les 316-322, chemin Clifton. Cette modification propre à l'emplacement permettra la création d'un complexe immobilier résidentiel de 23 logements.

La demande de modification du Règlement de zonage a pour objet d'attribuer à l'emplacement une désignation de Zone résidentielle de densité 3, sous-zone R, assortie de modifications propres à l'emplacement permettant l'ajout d'utilisations résidentielles supplémentaires et de normes relatives aux cours, à la hauteur, aux empiètements et aux dispositions sur les complexes immobiliers.

## Politique applicable

### Plan officiel (PO)

La demande est conforme aux politiques du PO portant sur l'aménagement d'une variété de types de logement. Les politiques du PO sont favorables à la densification du secteur urbain général si elle vient compléter le modèle et l'échelle existants d'aménagement et la fonction prévue du secteur. La forme d'aménagement proposée est jugée *compatible* avec le contexte bâti environnant et la fonction prévue du secteur.

### Plan secondaire de Westboro/chemin Richmond

Les propriétés visées ne se trouvent pas dans un secteur assujéti à une politique ou à une annexe de hauteur précise du Plan secondaire de Westboro/chemin Richmond; la proposition est toutefois conforme aux objectifs du plan en matière d'aménagements intercalaires et de densification à l'échelle humaine qui soient compatibles avec la collectivité existante.

## Consultation publique et commentaires

Un avis public a été donné et une consultation publique a eu lieu, conformément à la Politique d'avis et de consultation publique approuvée par le Conseil municipal pour les modifications du Règlement de zonage. Une séance d'information publique virtuelle a eu lieu le 8 octobre 2020. Treize commentaires ont été reçus pendant la période de diffusion, qui s'est tenue dans le cadre du processus de consultation. Six de ces commentaires concernaient des demandes d'avis sur le dossier, quatre étaient favorables à la demande et trois faisaient état de préoccupations à ce sujet.

## 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

316-332 Clifton Road

### Owner

Clifton Property Development Inc.

## **Applicant**

Barrett Wager, MCIP, RPP, Stantec

## **Architect**

Barry J. Hobin, Hobin Architecture

## **Description of site and surroundings**

The subject site consists of the properties known as 316, 320, 324, 328, and 332 Clifton Road. The subject site is located on the west side of Clifton Road, south of Scott Street. The site is just under 3,000 square meters in size with 74 metres of frontage along Clifton Road and 37 metres of frontage along Wilber Avenue. To the north of the site there is a proposed 22-storey high-rise development. To the east of the site on Clifton Road there are low-profile detached dwellings. To the west of the site is an eight-storey mixed use building and a 25-storey residential tower. To the south of the site, the property abuts Wilber Avenue where there are several detached dwellings fronting the street.

## **Proposed Development**

The zoning amendment would permit the development of a planned unit development (PUD) consisting of 29 residential dwelling units serviced via an internal private road. Seventeen of the townhouse dwellings will front Clifton Road and Wilber Avenue, with the remaining townhouse internal to the site not visible from the street. Each dwelling will include an attached garage with no garage doors visible from the public streets. Two access points from Clifton Road are proposed as shown on Document 6 which will function as a one-way entrance and exit to the site. The proposed buildings would be three-storeys with a maximum height of 12 metres.

## **Summary of requested Zoning By-law amendment proposal**

The subject site is zoned R3R - Residential Third Density Zone, Subzone R within City of Ottawa Zoning By-law 2008-250. The parent R3 zone permits townhouses, stacked dwellings and planned unit developments as residential land uses; however, the R3R subzone does not, which requires the amendment to add the uses. Along with the introduction of additional residential land uses, the application will seek to introduce site-specific performance standards including but not limited to driveway width, building setbacks and projections, as detailed in Document 3.

## **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 amendments. A virtual public consultation session was held on October 8, 2020.

For this proposal's consultation details, see Document 4 of this report.

### **Official Plan**

The subject properties are designated General Urban area on Schedule B of the City of Ottawa Official Plan.

### **Other applicable policies and guidelines**

The subject site is also located within the boundaries of the Richmond Road / Westboro Secondary Plan (RRWSP); however, the site is not located within a specific Planning Area Sector as shown on Schedule A and it is not subject to maximum building height ranges identified in Schedule C.

### **Planning Rationale**

In considering the proposed Zoning By-law amendment, the key policy considerations are found within the parent Official Plan and the Richmond Road / Westboro Secondary Plan.

#### **Official Plan (OP)**

To manage growth, the direction of the OP is that growth be directed to the urban area where services already exist or where they can be efficiently provided. Growth in the existing urban areas will be directed to areas where it can be accommodated in compact and mixed-use development, and served with quality transit, walking and cycling facilities.

Policy 3.6.1 further supports the OP by permitting the development of a full range and choice of housing, in combination with conveniently located employment, retail, service, cultural, leisure, entertainment and institutional uses. The City supports intensification in the General Urban Area where it will complement the existing pattern and scale of development and planned function of the area. The proposed form of development is considered compatible with the surrounding built context and planned function which

includes mid and high-rise buildings to the north and west of the site, and low-rise development to the immediate south and east. The modest form in intensification is within a serviced area within proximity to light-rail transit.

Section 2.5.1 of the Official Plan provides direction with respect to compatible development practices and new building projects. Compatible development is defined in the OP as development that is not necessarily the same as or similar to existing buildings, but rather can enhance or coexists with existing development without undue adverse impacts. It both fits and works well within its context and those functions that surround it.

Certain design objectives are outlined to guide development within the OP. The proposed development responds to the design objectives of defining quality public and private spaces through development; creating places that are safe, accessible and are easy to get to, and move through; and ensure that new development respects the character of existing areas.

The proposed building defines the street edges along Clifton Road and Wilber Avenue. New landscaping is proposed along Clifton Road along with the intended retention of trees along Wilber Avenue. The new proposed private road internal to the site will provide appropriate circulation and accessibility. The two automobile access points to be provided from Clifton Road will result in a reduction in the current amount of private approaches along this road segment. Lastly, the proposed form of development represents an appropriate transition from the high and medium-profile developments along Scott Street and McRae Avenue to the existing low-profile developments along Clifton Road.

In addition to the built form and compatibility policies found in Section 2.5.1 of the Official Plan, additional objective compatibility criteria and policies can also be found in Section 4.11, Urban Design and Compatibility. At the scale of neighbourhoods or individual properties, issues such as noise, spillover of light, accommodation of parking and access, shadowing, and micro-climatic conditions are prominent considerations when assessing the relationships between new and existing development. To achieve compatibility of scale and use, a project will demand an appropriate design response that addresses the impact generated by infill or intensification. An assessment of the compatibility of new development will involve not only consideration of built form, but also of operational characteristics, such as traffic, access, and parking. While certain compatibility considerations contained in Section 4.11 can be addressed through the



Site Plan control process that is underway, others are more applicable to a rezoning application such as parking standards, traffic, sunlight and microclimate.

With respect to vehicular parking, By-law 2008-250 requires 29 resident parking spaces, with no required visitor parking. The application is not seeking any relief to the by-law requirements for tenant parking or visitor parking spaces. With the removal of the individual private driveways, it is anticipated that additional on-street parking will be become available for the wider community along Clifton Road. The development requires minor modifications to the existing local traffic calming measures, which will remain and will be implemented through the Site Plan Control application.

With respect to shadowing, the proposed development will have a minimal impact on the surrounding area as mid and high-rise buildings abut the property to the west and north. As well, at three storeys in height and with no abutting rear yards, the proposed development is not expected to have significant microclimate effects.

#### **Richmond Road / Westboro Secondary Plan (RRWSP)**

While not located within any specific policy or height schedule of the RRWSP, the proposal is consistent with the general objectives of the plan area, which speaks to encouraging infill and intensification at a human scale that is compatible with the existing community, and the principles to preserve the scale and character or established residential neighbourhoods and minimize any adverse impacts of intensification. The proposal provides an appropriate form of low-rise residential intensification within a form and massing that is compatible with the existing area.

#### **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 Leiper is aware of this application.

#### **LEGAL IMPLICATIONS**

There are no legal implications associated with implementing the report

recommendation.

## **RISK MANAGEMENT IMPLICATIONS**

There are no risk implications associated with this report.

## **ASSET MANAGEMENT IMPLICATIONS**

There are no asset management implications associated with this report.

## **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. Depending on the timing of construction, the *Accessibility for Ontarians with Disabilities Act* requirements for site design may also apply and will be reviewed through the Site Plan Control process.

## **ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications associated with this report.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

- Economic Growth and Diversification
- Thriving Communities

## **APPLICATION PROCESS TIMELINE STATUS**

This application (Development Application Number: D02-02-20-0089) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the additional time required to address technical and design issues.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Zoning Key Plan

Document 3 Details of Recommended Zoning

Document 4 Consultation Details

Document 5 Proposed Building Elevations

Document 6 Proposed Site Plan

## **CONCLUSION**

The proposed Zoning By-law amendment to permit additional forms of compatible, low-rise residential development is consistent with the Provincial Policy Statement, the City of Ottawa Official Plan and Richmond Road / Westboro Secondary Plan. The amendment to consider such additional residential uses and the proposed performance standards is considered both appropriate for the site, and good land use planning.

## **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.

*Note: Pursuant to the [Delegation of Authority By-law](#), Schedule "C", Section 36, the City Clerk has authorized the correction of a clerical error on page 3 of this report.*

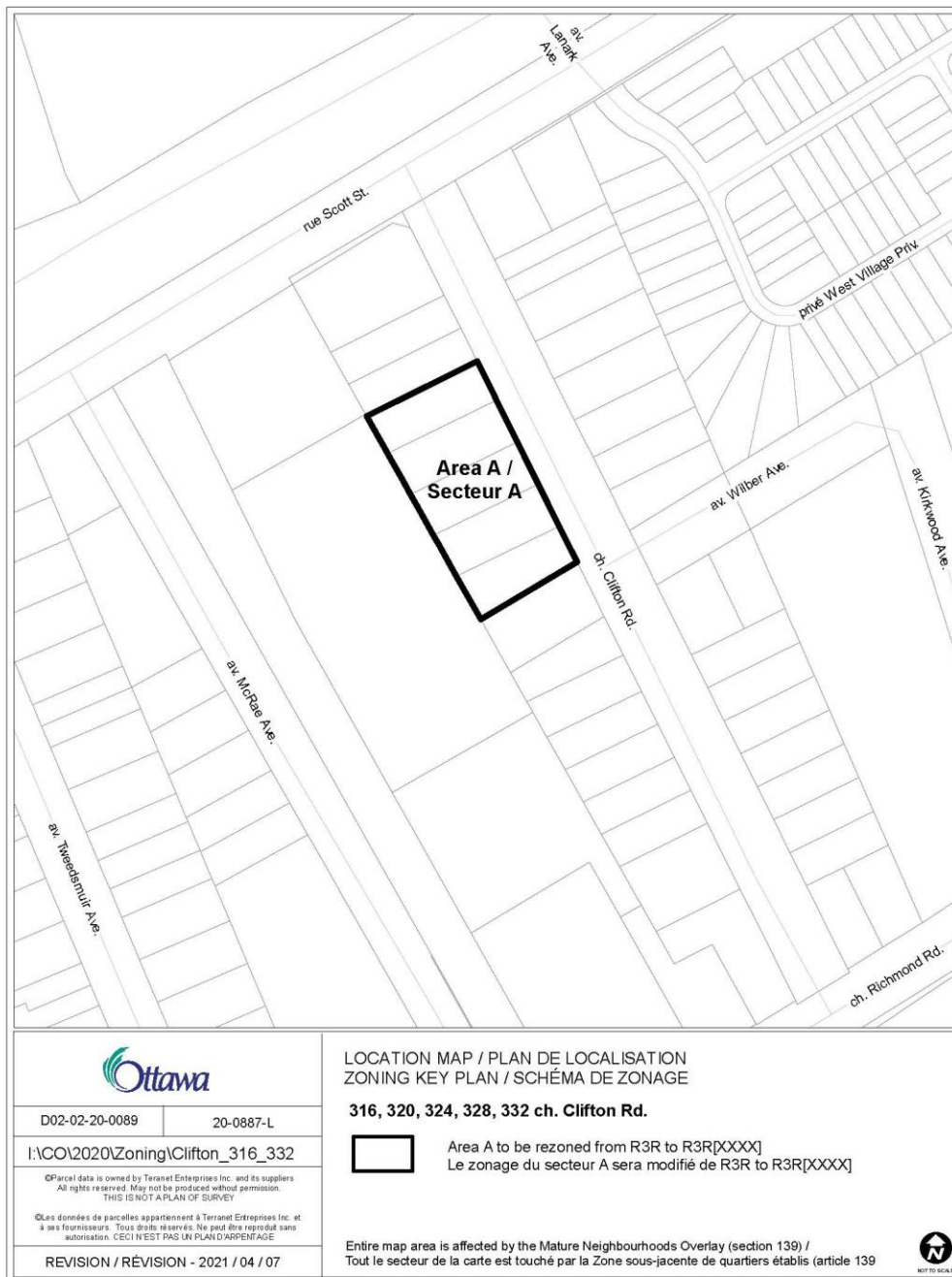
*Specifically, the following sentence in the Executive Summary was amended to reflect that the number of units is 29 (not 23), as identified in Background section of the document: "This report recommends that Council approve an amendment to Zoning By-law 2008 250 for 316-322 Clifton Road. The site-specific amendment will facilitate the development of a ~~23~~29-unit residential planned unit development." The correction has been made in this version of the report.*

## Document 1 – Location Map

For an interactive Zoning map of Ottawa visit [geoOttawa](https://geoottawa.ca).



Document 2 – Zoning Key Plan



### **Document 3 – Details of Recommended Zoning**

The proposed change to the City of Ottawa Zoning By-law 2008-250 for 316-332 Clifton Road:

1. Rezone the lands shown in Document 2 from R3R - Residential Third Density, Subzone R to R3R[XXXX] - Residential Third Density, Subzone R, Exception.
2. Add a new exception R3R[XXXX] to Section 239, Urban Exceptions, to add provisions similar in effect to the following:
  - a. In Column II, add the text, "R3R[XXXX]";
  - b. In Column III, add Planned Unit Development, Townhouse Dwelling, Stacked Dwelling
  - c. In Column V, add the text:
    - Clifton Road shall be considered the front lot line.
    - Maximum Building Height – 12m
    - No minimum lot area
    - No minimum lot width
    - Minimum front yard setback - 3 m
    - Minimum corner side yard setback - 2 m
    - Minimum rear yard setback - 1.5 m
    - Minimum interior side yard setback - 2.5 m
    - Minimum required setback for a waste storage accessory building from a rear or interior side lot line - 0 m
    - Minimum width of a private way - 4.5 m
    - Minimum setback for any wall of a residential use building to a private way - 0.40 m
    - Minimum setback for any garage or carport entrance from a private way - 0.40 m

- Canopies and awnings are permitted to project a maximum of 2.0 m into a required yard
- Fire escapes, open stairways, stoop, landing, steps and ramps can be a minimum of 0 m from a lot line
- Covered or uncovered balcony, porch, deck, platform and verandah, with a maximum of two enclosed sides, are permitted to project a maximum of 2.65 m into a required yard, and can be a minimum of 0 m from a lot line
- Despite Section 100 (1)(c) required or provided parking for a permitted residential use may be provided on any parcel with a Planned Unit Development.

## **Document 4 – 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. A virtual public consultation session was held on October 8, 2020. During the consultation process thirteen comments were received during the circulation. Six comments requested notification on the file, four were in support and three raised concerns with the application.

1. Concerns were raised with respect to potential impact to birds.

#### **Response:**

Through the site plan control process staff will continue to work with the design team to revise the development plans where possible, to consider the recently adopted bird-friendly guidelines.

2. Concerns were raised with respect to the adding a Planned Unit Development as an additional permitted use.

#### **Response**

Staff support the introduction of the proposed additional uses as an appropriate form of residential intensification within the neighbourhood that is compatible with the built form and function of the immediate context. The introduction of the additional uses in this site specific zoning does not create a precedent for the remaining R3R zones. Any future applications would be assessed under the applicable planning policies at that time.

3. Concerns were raised with respect to the proposed density on the site, 29 units in place of five detached dwellings.

#### **Response**

It is staff's opinion that the proposed form and density of the development is appropriate for the site and represents good land use planning. The proposed development is a moderate form of residential intensification in the area well service by mass transit which provides an appropriate transition from the properties to the north.



4. A comment received requested that the sidewalk abutting Clifton Road remain open during construction.

**Response**

During the site plan control review process and constructing staging process, staff will request the project maintain access to the sidewalk.

5. Concerns were raised with respect to the proposed setbacks from the existing hydro lines along Clifton Road.

**Response**

The applicant team from an early stage has been cognisant of the design requirements and required setback of the existing above grade hydro line along the Clifton Road frontage and has altered the design as such to incorporate appropriate setbacks.

6. Concerns were raised with respect to the site-specific standards being proposed for the project such as the front yard setback.

**Response**

The proposed site-specific standards for the development have been reviewed and are considered appropriate for the development without causing any undue adverse impacts on the function ability of the site. The front yard setback is consistent with the recent development at 1950 Scott Street which implementing zoning Schedule (Schedule 400) creates a uniform front yard set-back standard for the properties from Scott Street to Wilber Avenue.

**Document 5 – Proposed Building Elevations**



Document 6 – Proposed Site Plan

