

5. Zoning By-law Amendment –1277 Woodroffe Avenue

Modification au Règlement de zonage – 1277 avenue Woodroffe

Committee recommendation

That Council approve an amendment to Zoning By-law 2008-250 for 1277 Woodroffe Avenue, to permit two long semi-detached dwellings, as detailed in Document 2.

Recommandation du Comité

Que le Conseil approuve une modification du Règlement de zonage (n° 2008-250) visant le 1277, avenue Woodroffe, afin de permettre l'aménagement de deux habitations jumelées en longueur, comme le précise le document 2.

Documentation/Documentation

1. Report from the Director, Planning Services, Planning, Infrastructure and Economic Development Department, dated June 3, 2021 (ACS2021-PIE-PS-0080)

Rapport de la Directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 3 juin 2021 (ACS2021-PIE-PS-0080)

2. Extract of draft Minutes, Planning Committee, June 24, 2021

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 24 juin 2021

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
24 June 2021 / 24 juin 2021**

**and Council
et au Conseil
7 July 2021 / 7 juillet 2021**

**Submitted on 3 June 2021
Soumis le 3 juin 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: COLLEGE (8) / COLLEGE (8)

File Number: ACS2021-PIE-PS-0080

SUBJECT: Zoning By-law Amendment –1277 Woodroffe Avenue

OBJET: Modification au Règlement de zonage – 1277 avenue Woodroffe

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1277 Woodroffe Avenue, to permit two long semi-detached dwellings, 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 July 7, 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 du Règlement de zonage (n° 2008-250) visant le 1277, avenue Woodroffe, afin de permettre l'aménagement de deux habitations jumelées en longueur, 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 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 7 juillet 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.

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

1277 Woodroffe Avenue

Owner

1332710 Ontario Inc.

Applicant

Peter Hume and Jack Stirling

Description of site and surroundings

The subject site is located on the east side of Woodroffe Avenue, between Field Street and Baseline Road. The property has 18.29 metres of frontage and is 421 square metres in area. The site is occupied by a detached dwelling with detached garage. The surrounding properties to the north, south and west are detached dwellings while the abutting property to the east is occupied by an elementary school.

Summary of requested Zoning By-law Amendment proposal

The property is currently zoned Residential First Density Subzone O (R1O), which permits detached dwellings with a secondary dwelling unit. The request is to rezone the property to a site-specific Residential Second Density Subzone N (R2N[xxxx]), which permits detached and semi-detached dwellings, both side-by-side units and long semi-detached, where the attached units are arranged one behind the other. A secondary dwelling unit is permitted in each unit of a semi-detached.

Section 139 of By-law 2008-250 'Low-Rise Residential Infill Development in the Mature Neighbourhoods Overlay' was amended by By-laws 2020-288 and 289 (Low Rise Infill Regulations Inside the Greenbelt), which recently came into effect, following withdrawal of the appeal. The proposal has been evaluated with respect to the new provisions introduced by these by-laws. The site would be rezoned to R2N[xxxxx], with the new urban exception specifying the following:

- Minimum lot width is reduced from 10 metres to 9 metres
- Maximum width of a shared driveway is increased from 3 metres to 3.8 metres

The proposal is to demolish the existing house and redevelop the site with two long semi-detached dwellings. Each long semi-detached dwelling is configured to have a unit towards the front of the property and a unit towards the rear of the property. Each of the units would have a secondary dwelling unit in the basement, for a total of 8 units. A shared driveway between the two buildings would provide access to four parking spaces in the rear yard. The proposal requires four parking spaces for the primary units, with no parking required for the secondary dwelling units. The individually conveyable parcels would be created through the Part Lot Control process.

DISCUSSION

Public consultation

Public consultation was carried out in accordance with the City's Public Notification and Consultation Policy for Zoning By-law amendment applications, with notice provided to the registered community association and property owners within 120 metres, and a notification sign posted. Six public comments were received, expressing opposition to the proposal due to concerns regarding building type and insufficient parking. A synopsis of the comments and responses are outlined in Document 3.

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

Official Plan designation

The property is designated General Urban Area on Schedule B of the City's Official Plan. This designation permits the development of a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances. Residential intensification through infill will relate to the existing character to enhance desirable patterns and built form while also achieving a balance of housing types and tenures.

Section 2.2.2 – Managing Intensification Within the Urban Area

This section directs where growth will occur and supports intensification by recognizing that residential areas will continue to mature and evolve. Growth will be directed to areas where infrastructure and services already exist, and infill and redevelopment will be compatible with the existing context or planned function of the area. Consideration of the surrounding area's character is a factor in determining compatibility within a community. All intensification will occur in accordance with the provisions of Section 2.5.1 and 4.11, dealing with matters of urban design and compatibility.

Section 2.5.1 - Designing Ottawa

Tools and design objectives for new development are provided in this section to guide compatibility and quality design. These design objectives include enhancing the sense of community; defining quality public and private spaces through development and ensuring that new development respects the character of existing areas.

Section 4.11 - Urban Design and Compatibility

New development is evaluated using the policies of this section, which addresses urban design and compatibility. These aspects of urban design and compatibility include

building profile and height, potential impacts, building transitions, and intensification within established neighbourhoods. The purpose of reviewing these design aspects is to ensure that new development is sensitive and compatible to the existing context while providing appropriate transitions between new and existing development.

Planning Rationale

Official Plan Policies

This application has been reviewed under the consolidated Official Plan (2003) and amendments in effect from Official Plan Amendment 150 (OPA 150). The site is designated as General Urban Area, which permits the development of a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances. Residential intensification through infill should respond to the existing character to enhance desirable built form, while achieving a balance of housing types and tenures.

The Official Plan directs where growth will occur and supports opportunities for intensification by recognizing that residential areas will continue to mature and evolve. Growth will be directed to areas where infrastructure and services already exist, and infill and redevelopment will be compatible with the existing or planned function of the area.

The property is located on an Arterial road, close to the Baseline Transit Station and the future Baseline Road Bus Rapid Transit line. The site has full access to urban services such as sewers and watermains. It proposes modest intensification that expands the range of residential unit types available to serve a variety of demographic profiles.

Section 2.5.1 of the Official Plan provides policy direction for urban design and compatibility and Section 4.11 provides direction focused on compatibility through criteria such as setbacks, heights, transitions, orientation of entrances, and outdoor amenity areas.

Section 4.11 of the Official Plan addresses compatibility of new buildings with their surroundings and provides direction in evaluating rezoning proposals

The proposed development has been designed to be compatible through a careful design that mimics the appearance of detached two-storey dwellings from both the front and the rear of the buildings. New developments are to respect the privacy of outdoor amenity areas on adjacent lots. The proposed design meets the front, rear and side yard setbacks of the R2N subzone as well as the maximum height provision, so it

ensures adequate spacing from existing adjacent properties and respects outdoor amenity areas on these lots.

Because the rear yard is backing onto a school site, there is no impact from the parking spaces on any abutting lot to the rear. Garbage would be stored in completely enclosed garbage/recycling storage cabinets located under the stairs of each main each unit. Alternatively, it could be stored in a screened garbage/recycling enclosure at the rear of the property. Entrances to the basement units are located along the interior side of the buildings, away from abutting properties. Chain link fencing is installed along the rear lots line abutting the school site and wood screen fencing would be installed along the side lot lines. Landscaping would be provided along the rear lot line.

Apart from compatibility of the building design, other aspects to be considered in evaluating a request for rezoning relate to access, traffic and infrastructure.

Access

The development proposes a single access from Woodroffe Avenue to serve both buildings. The shared laneway leads to four parking spaces in the rear yard. A single access is the preferred option, as multiple private accesses on an Arterial road are discouraged. Vehicles can enter and exit in a forward direction, allowing them to safely merge with traffic. A single entrance also has the benefit of providing ample space for landscaping in the front yards of the two proposed houses.

Transportation

The site's proximity to the Queensway, transit routes and nearby multi-use paths will allow for easy access to all modes of transportation including car, transit, walking or cycling. Woodroffe is designated as an Arterial road, meant to carry the highest volume of traffic. Minimal traffic would be generated by the proposed development and the existing road network is adequate to safely handle it.

Infrastructure

An Assessment of Adequacy of Public Services was conducted in support of the rezoning application. The assessment concluded that the existing watermain and sewer system has capacity to serve the proposed development. Detailed servicing and grading plans will be reviewed and approved through the Part Lot Control process.

Proposed Zoning Details

As detailed in Document 2, the proposed Zoning By-law amendment will rezone the property to R2N [xxxx] to permit two long semi-detached dwellings. Urban Exception [xxxx] would denote the following:

- a) Required lot width is reduced from 10 metres to 9 metres
- b) Maximum driveway width is increased from 3 metres to 3.8 metres

Staff have no concerns with the site-specific exceptions requested because they are minor in nature and have no impact on surrounding properties.

The proposal for the long semi-detached dwellings allows for modest intensification on a scale compatible with the nearby detached dwellings and introduces a more compact form of residential use along a heavily travelled Arterial road that is well-suited to regeneration as this corridor evolves. The proposal positively contributes to the neighbourhood by expanding the range of available housing types and adding new residential units on an underutilized site in an area well served by neighbourhood services and amenities.

Staff are satisfied that the proposed Zoning By-law amendment is consistent with the Official Plan and represents good planning. The proposal allows for modest intensification on the edge of a stable community that is compatible with the surrounding context.

Provincial Policy Statement

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

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Chiarelli is aware of this report and recommendation.

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no Risk Management implications associated with the recommendations in this report.

ASSET MANAGEMENT IMPLICATIONS

There are no direct Asset Management Implications associated with the recommendations in this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

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

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 D02-02-21-0007) was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

SUPPORTING DOCUMENTATION

Document 1 Zoning Key Plan

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Concept Site Plan

Document 5 Perspective

CONCLUSION

The Planning, Infrastructure and Economic Development Department supports the proposed Zoning By-law amendment. The proposed development is an appropriate example of modest intensification at the edge of a stable community within the General Urban Area. The development fits well in its context and the requested amendment conforms with the Official Plan and is consistent with the Provincial Policy Statement.

DISPOSITION

Council and Committee 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.

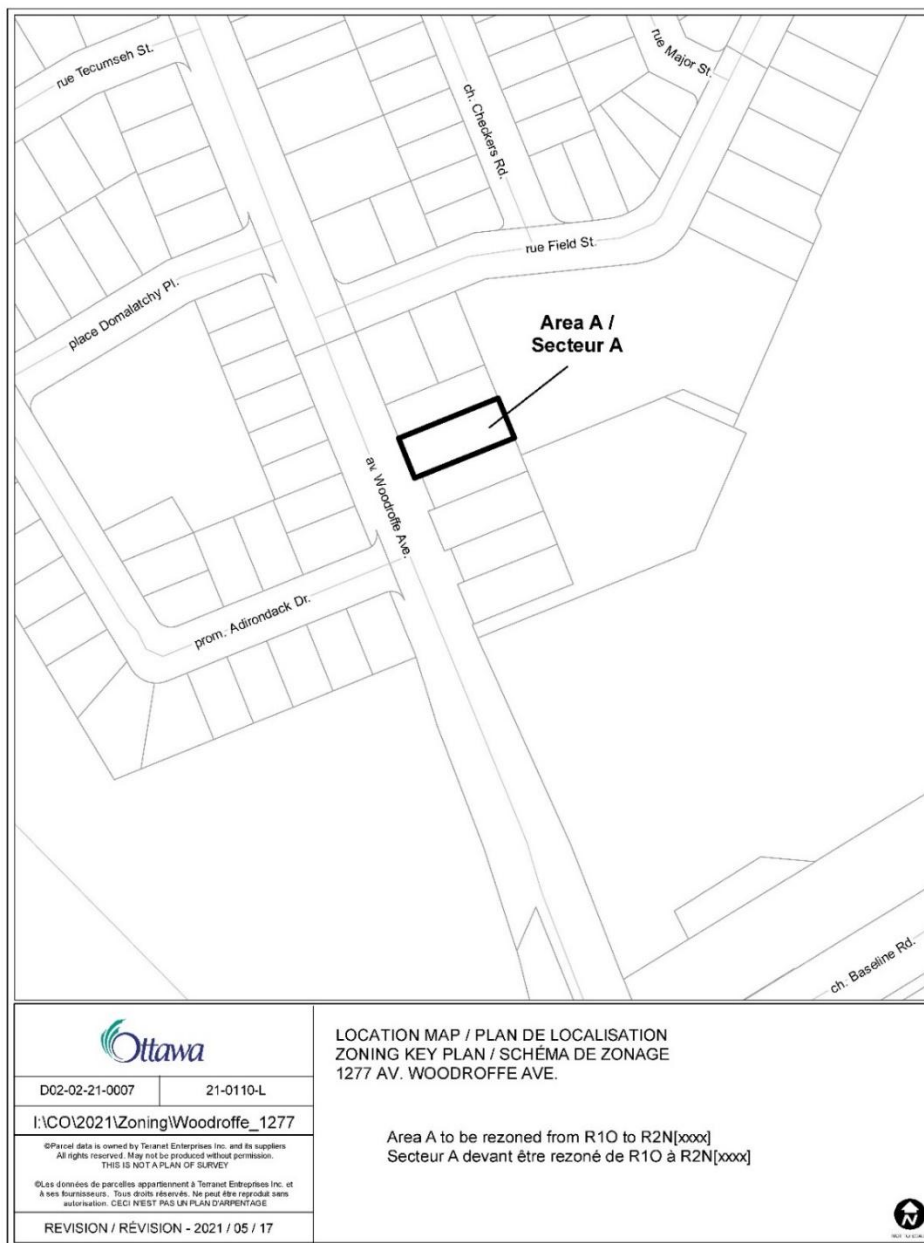
Legal Services, Innovative Client Services Department to forward the implementing by-law to City Council.

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

Document 1 – Zoning Key Plan

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

The map shows the property to be rezoned, which is located on the east side of Woodroffe Avenue between Field Street and Baseline Road.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 1277 Woodroffe Avenue:

1. Rezone the property shown as Area A in Document 1 from R1O to R2N[xxxx].
2. In Column II of Section 239 - Urban Exceptions, add the text "R2N[xxxx]"
3. In Column V, add provisions similar in effect to the following:
 - (a) A long semi-detached dwelling is subject to the following provisions:
 - i. Minimum lot width is 9.0 metres; and
 - ii. Maximum width of a shared driveway is 3.8 metres.

Document 3 – Consultation Details

Notification and Consultation Process

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by City Council for Zoning By-law amendments. Six public comments opposing the requested Zoning By-law amendment were received.

The following summarizes a list of concerns raised by members of the public in response to the application:

Density/Type of development

- The mandate of increasing urban density around the Transitway and Algonquin College is creating undesirable changes to the character of the neighbourhood.
- Replacing one house with eight units is too much extra density for this neighbourhood.
- This is precedent setting densification. Our community does not want to be turned into student housing.
- Eight units in these two buildings will be quite congested, raising concerns about 'escape routes' in the event of an emergency.

Response: The proposed long semi-detached dwellings are an appropriate form of intensification on the edge of a stable, low-rise neighbourhood. The proposed development satisfies the current height limit and yard setbacks. The minor reductions to lot and driveway width have minimal impact on surrounding properties.

Insufficient Parking

- There should be eight parking spaces to provide one space for each unit.
- If these mini-apartments are to become the norm for this area, amend the bylaw to require enough parking for all tenants (six or more spaces per building).
- Since on-street parking is not allowed on Woodroffe Avenue, overflow parking will occur on the surrounding side streets.

Response: The proposed development provides parking in accordance with by-law requirements: one parking space is required for each of the four main units, with no

parking required for the secondary dwelling units. The sidewalks on Woodroffe Avenue and the site's proximity to transit and multi-use pathways will encourage future residents to use alternative modes of transportation such as walking or cycling. Residents and visitors using on-street parking nearby will have to comply with the Traffic and Parking By-law and Encroachments on City Highways By-law.

Traffic

- It is difficult to back onto Woodroffe Avenue with its heavy traffic. The added traffic coming in and out of these units is going to pose a challenge.

Response: Due to the small scale of the development, the additional vehicular traffic is expected to have a negligible impact and can safely be accommodated by the existing road network. Vehicles will be able to enter and exit the property in a forward direction, allowing them to safely merge into traffic.

Grading and drainage

- The existing property slopes northward, with spring-time snow melt running from roofs toward my house, causing water in the basement.

Response: A grading and drainage plan was prepared in support of the associated Part Lot Control application. The grading plan will ensure that stormwater run-off is contained within the site, with no adverse effects on neighbouring properties.

Fire protection

- A fire truck cannot get through the narrow driveway to access the back unit. Does the proposal meet the requirements for fire lanes?

Response: The driveway exceeds the by-law requirements for driveway width. The driveway is not a fire route and the long semi-detached units must satisfy building code requirement for fire separation.

Waste Storage

- Are tenants expected to store garbage and recycling inside their homes or will it be squeezed into the side yard next to adjoining homes?
- There could be 16 garbage /recycling containers littered in the front yard on garbage day.

Response: The proposal will incorporate four completely enclosed garbage/recycling storage cabinets for each main/basement pair of units. They would be close to the main entrances. Alternatively, there could be a fully screened garbage/recycling enclosure in the rear yard.

Snow Storage

- The narrow driveway will make snow removal difficult.
- Snow plowing is an issue on Woodroffe Avenue since there is no snow removal. Cars backing out of driveways cannot see oncoming traffic due to snowbanks.

Response: Snow will be removed from the site. The driveway width exceeds the maximum width specified by the zoning provisions for long semi-detached units, so there is no concern regarding access to the rear yard.

Student Housing

- This seems geared to students at nearby Algonquin College, so there could be undesirable activity and noise.
- This is precedent-setting densification. Our community does not want to be turned into student housing.

Response: The *Planning Act* does not allow consideration of zoning proposals in relation to a segment of the population as this would be discriminatory. The proposed units would be attractive to a variety of occupants, including families and seniors.

Construction damage

- I have concerns regarding damage caused by heavy excavation equipment close to my property.

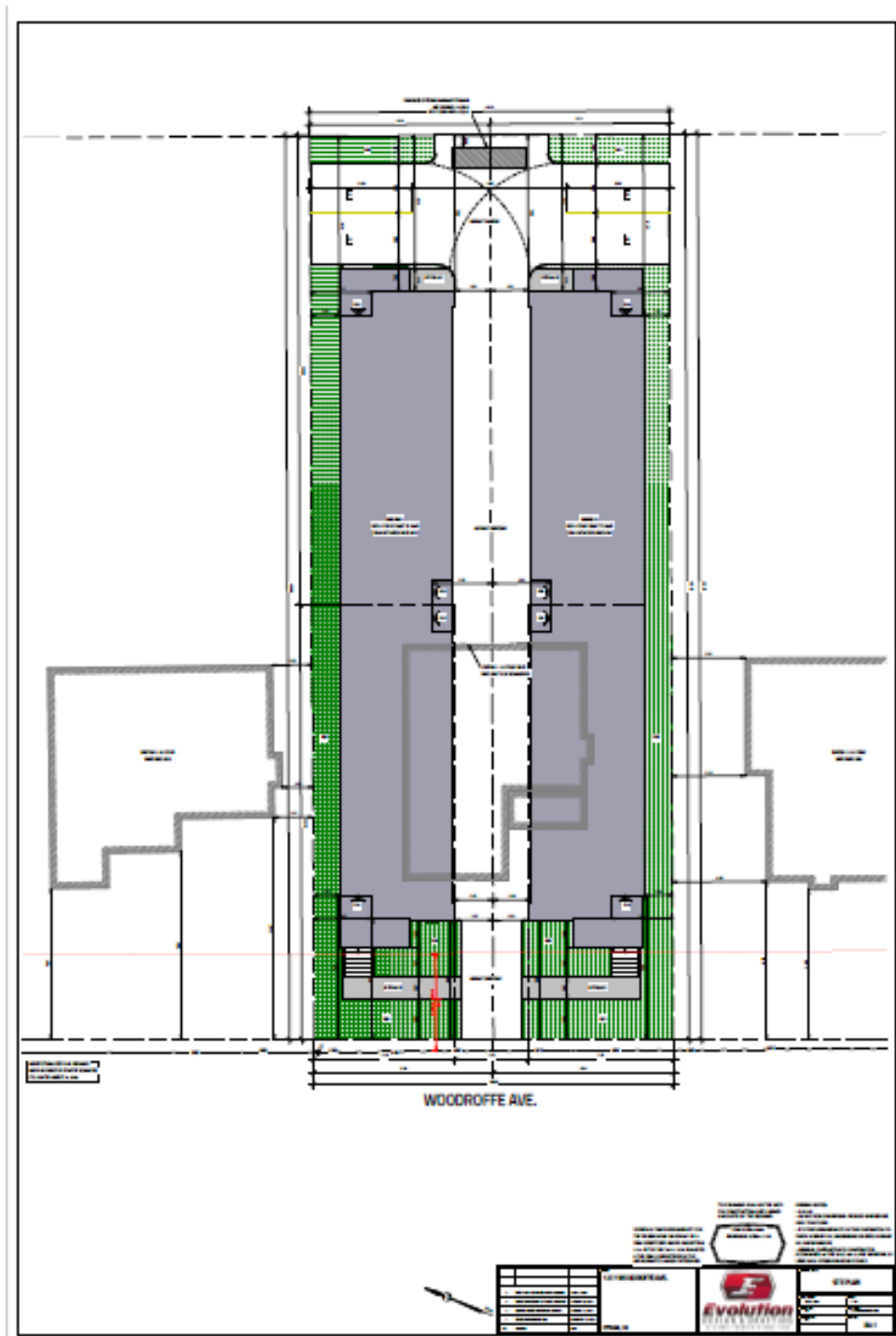
Response: By-laws regulate construction practises to minimize impact on adjacent properties.

Community Organization Comments

No comments were received from the Bel Air Community Association.

Document 4 – Concept Site Plan

The plan illustrates the proposed layout of the site.



Document 5 – Perspective

The perspective illustrates the view of the proposed units from Woodroffe Avenue.

