

<p><b>10. Zoning By-law Amendment – 622 River Road</b></p> <p><b>Modification du Règlement de zonage – 622, chemin River</b></p>
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**Committee recommendation**

**That Council approve an amendment to Zoning By-law 2008-250 for 622 River Road to permit an office use, as detailed in Document 2.**

**Recommandations du Comité**

**Que le Conseil approuve une modification du Règlement de zonage 2008-250 pour la propriété située au 622, chemin River en vue d'y permettre un usage de bureau, comme l'explique en détail le document 2.**

**Documentation/Documentation**

1. Report from the Director, Planning Services, Planning, Infrastructure and Economic Development Department, dated August 6, 2021 (ACS2021-PIE-PS-0108)  
  
Rapport de la Directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 6 août 2021 (ACS2021-PIE-PS-0108)
2. Extract of draft Minutes, Planning Committee, August 26, 2021  
  
Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 26 août 2021

**Report to  
Rapport au:**

**Planning Committee  
Comité de l'urbanisme  
26 August 2021 / 26 août 2021**

**and Council  
et au Conseil  
8 September 2021 / 8 septembre 2021**

**Submitted on 6 August 2021  
Soumis le 6 août 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: GLOUCESTER-SOUTH  
NEPEAN (22) / GLOUCESTER-  
NEPEAN SUD (22)**

**File Number: ACS2021-PIE-PS-0108**

**SUBJECT: Zoning By-law Amendment – 622 River Road**

**OBJET: Modification du Règlement de zonage – 622, chemin River**

## **REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 622 River Road to permit an office use, 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 *September 8, 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 2008-250 pour la propriété située au 622, chemin River en vue d'y permettre un usage de bureau, comme l'explique 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 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 8 septembre 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

622 River Road

### Owner

Larry Segal

## **Applicant**

Jeffrey Kelly, Novatech Engineers Planners and Landscape Architects

## **Architect**

Not applicable.

## **Description of site and surroundings**

The site is located in the Gloucester-South Nepean Ward, on the west side of River Road in between its intersections with Tewsley Drive to the north and Earl Armstrong Road to the south. It is located approximately 300 metres to the east of River's Bend Park along the Rideau River. The site is across the street from a stormwater management pond to the east, and to the west of the site is a mature residential neighbourhood comprised of semi-detached and single detached homes. The site is currently developed with a two-storey single detached home with 308 square metres in Gross Floor Area (GFA) used as a residential dwelling unit with an associated home-based business.

The site is currently split-zoned, with the larger northern portion of the site being zoned Development Reserve Subzone 1, 'DR1', and the smaller southern portion of the site being zoned Residential Third Density Subzone VV, 'R3VV.' Both of the existing zones currently include 'Home Based Business' as a permitted use, but do not permit an office as a standalone use.

The purpose of the requested Zoning By-law amendment is to rezone the lands to Development Reserve, Subzone 1, Urban Exception XXXX, 'DR1[XXXX]', in order to additionally permit an office use on the site. The rezoning is sought to accommodate a law office with a maximum of five employees in the existing detached dwelling. The entire detached dwelling is to be used as an office, with no structural modifications or additions being proposed. A reduction in parking from 2.4 parking spaces/100 square metres GFA required for an office use to 1.6 parking spaces/100 square metres of GFA is also requested so that a total of five parking spaces will be required and provided.

## **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.

Comments were received from six residents and are summarized and responded to in Document 3.

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

### **Official Plan designations**

The subject property is located within the General Urban Area designation on Schedule B of the Official Plan. The lands directly to the east of the site across River Road are designated as Major Open Space.

The section of River Road on which the site is located on is designated as a Scenic Entry Route on Schedule I of the Official Plan.

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

This site is not subject to any Secondary Plans or Community Design Plans.

### **Heritage**

There are no heritage designations pertaining to this site.

### **Urban Design Review Panel**

This application was not subject to the Urban Design Review Panel process.

## **PLANNING RATIONALE**

### **Provincial Policy Statement**

The *Planning Act* requires that all City planning decisions be consistent with the Provincial Policy Statement (PPS) of 2020, a document that provides further policies on matters of provincial interest related to land use development. The recommended Zoning By-law amendment is considered consistent with the matters of provincial interest as outlined in the *Planning Act* and is in keeping with the PPS of 2020 by promoting the efficient development of existing land use patterns and sustaining healthy, liveable and safe communities.

### **Official Plan**

The site is designated General Urban Area on Schedule B of the Official Plan. The General Urban Area designation permits many types and densities of housing, as well

as conveniently located employment, retail uses, service, industrial, cultural, leisure, greenspace, entertainment, and institutional uses. The City supports the development of complete and sustainable communities. Within neighbourhoods, uses which provide for the local, everyday needs of the residents, including shopping, schools, recreation and services are permitted.

Policy 8 of Section 3.6.1, General Urban Area Policies, provides a set of criteria guiding the locations to which the city will encourage service uses within neighbourhoods in the General Urban Area. The first is that such uses are compatible and complementary to surrounding land uses. The proposed office use maintains this criterion as it will be occupying the existing detached dwelling on the site and will not result in any building alterations or changes to landscaping. The size, scale, and nature of the development will be maintained as the existing house will not be altered.

Secondly, the policies direct service uses to sites which provide direct access for pedestrian and cyclists from these areas, and which take advantage of existing pedestrian and cycling patterns. In addition, service uses are to be limited to a size and scale that will not result in large volumes of vehicular traffic from outside the immediate area. This site meets these criteria, as this section of River Road is designated as a spine route on the City's Urban Cycling network, there are two bus stops located within a 200-metre radius of the site, and there are pedestrian linkages and pathways through the park systems to the east of the site. River Road is designated as an arterial road, so the site is well accessed by existing transportation and will not result in increased traffic on local roads.

Sections 2.5.1 and 4.11 speak to design and compatibility. The proposal seeks to maintain an existing two-storey detached dwelling, which maintains the site's compatibility with the surrounding context. Furthermore, the landscaping, façade, and site access will remain the same. The change in use, being to a legal office with a maximum of five employees, will be of a scale and form that is appropriate to the surrounding land uses. The proposal meets Section 2.5.1 of the Official Plan, which states that "compatible development means development that, although is not necessarily the same or similar to existing buildings in the vicinity, can enhance an established community through good design." Staff are of the opinion that the proposed conversion of an existing single detached to a legal office is in line with Official Plan policies.

## Zoning By-law 2008-250

The Development Reserve Zone recognizes that the subject lands are intended for future development. This Zone is intended to limit the range of permitted uses to those which will not preclude future development options and impose regulations which ensure a low scale and intensity of development to reflect the characteristics of existing land uses.

The rezoning proposal maintains a Development Reserve Zone as to limit the size and nature of the detached dwelling until at such a time that a future development option is determined and reviewed, in order to maintain the density and character of the neighbourhood. The rezoning will permit an office use limited to the size of the existing detached dwelling, as well as other uses in the DR1 zone that are small in scale and intensity. This amendment will also bring the entire site into one zone and reduce the parking requirements so that no modifications to the existing parking and access areas are required. A total of five parking spaces can be accommodated at the existing site as shown in Document 4. As the office use will be small in nature and be limited to five employees, five parking spaces will be sufficient to support the office use.

The detached dwelling predates the surrounding residential subdivision and is in a well-located area to support an office use. The Zoning By-law amendment proposal for 622 River Road is considered appropriate and represents good planning.

## **RURAL IMPLICATIONS**

There are no rural implications associated with this report.

## **COMMENTS BY THE WARD COUNCILLOR**

Councillor Meehan is aware of the application related to this report.

## **LEGAL IMPLICATIONS**

There are no legal impediments to implementing the recommendations of this report.

## **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 this report.

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

## **ACCESSIBILITY IMPACTS**

The proposed development has been reviewed to ensure that barriers for people with disabilities and mobility constraints are removed and prevented. The proposal includes one barrier-free parking space, which meets the City's Accessibility Design Criteria. Staff have no concerns about accessibility.

## **ENVIRONMENTAL IMPLICATIONS**

This proposal contributes positively to the environmental policies of the City by allowing for the efficient use of land use through conversion of an existing dwelling to another needed use. The proposal maintains the existing urban tree canopy by retaining all trees on site.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following 2019-2022 Term of Council Priorities:

- Economic Growth and Diversification
- Thriving Communities

## **APPLICATION PROCESS TIMELINE STATUS**

This application (Development Application Number: D02-02-21-0030) 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 Parking Layout Plan

## **CONCLUSION**

The proposed development introduces a small office in an existing single-detached dwelling in a manner that conforms to the Official Plan. The proposal maintains the existing neighbourhood context and allows the opportunity to utilize the existing transportation network. No modifications are proposed for the site, which is well-landscaped, maintains privacy between the neighbouring residences, and is visually appealing. The change of use is compatible with the existing and planned context. The Zoning By-law amendment is recommended for approval.

## **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.

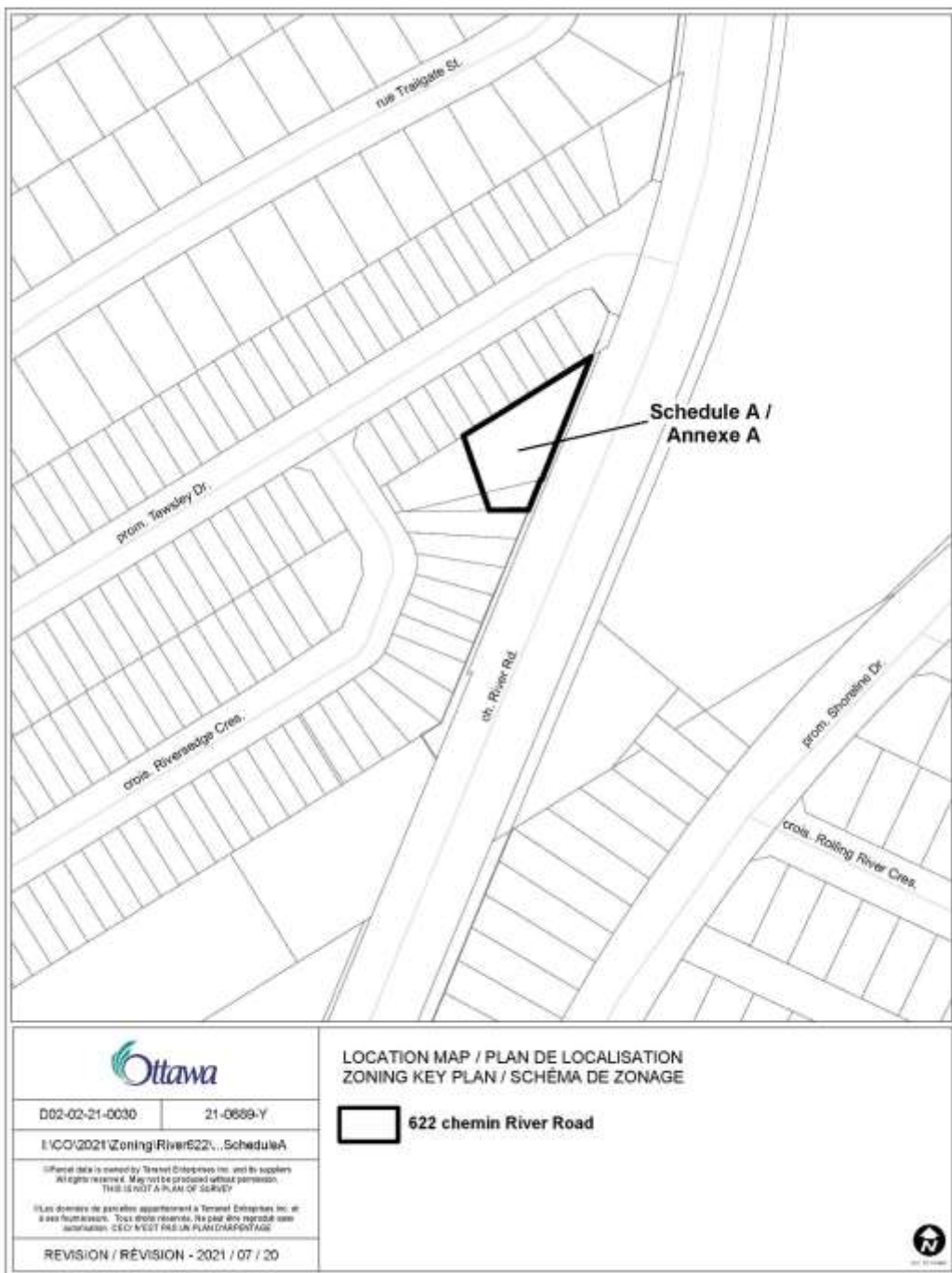
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

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.

## Document 1 – Zoning Key Plan

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



## **Document 2 – Details of Recommended Zoning**

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 622 River Road:

1. Rezone the lands as shown in Document 1 from DR1 or R3VV to DR1[XXXX].
2. Amend Section 239 – Urban Exceptions, by adding a new exception [XXXX] with a provision similar in effect to the following:
  - a) In Column III, add 'office' as a permitted use
  - b) In Column V, add the following text
    - The provisions of Section 101 do not apply, and a maximum of 5 parking spaces are permitted on the site.
    - The following applies to the uses in Column III (Additional Land Uses Permitted):
    - The size of an office use is limited to a maximum GFA of 308 m<sup>2</sup>.
  - c) In Column II, add the text, "DR1[XXXX]"

### **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.

Public comments from six individuals were received, with one individual requesting more information and five individuals expressing opposition to the proposal. The comments received are summarized and responded to below.

#### **Comment**

The proposed change in use will result in a loss of privacy to the neighbouring residents

#### **Response**

The site will remain the same, so the condition for the neighbouring residents will not be changed. The privacy features, such as the trees along the northeast property line and the privacy fence, will not be modified.

#### **Comment**

There is concern that the proposal will result in a loss of trees on site and construction noise.

#### **Response**

The proposal is not resulting in the removal of any trees on site and will not result in any structural construction.

#### **Comment**

The traffic has been worsening on River Road and permitting a commercial use will exacerbate the problem.

#### **Response**

River Road is designated as an Arterial Road, which is meant to accommodate uses with higher volumes of traffic. Traffic on local roads will not be impacted given the site's location. Due to its small size and anticipated use, the office use will not result in any sizable increase in traffic on River Road.

Document 4 – Parking Layout Plan

