

May 28, 1999

ACS1999-PW-PLN-0075
(File: OZP1999/008)

Department of Urban Planning and Public
Works

Ward/Quartier
OT4 - Rideau

- Planning and Economic Development
Committee / Comité de l'urbanisme et de
l'expansion économique
- City Council / Conseil municipal

Action/Exécution

Zoning - 710 Montreal Road

Zonage - 710, rue Montréal

Recommendations

1. a) That an amendment to *Zoning By-law*, 1998 for the lands shown in Document 2, from R3A[239] U(50) to R3K U(50) to accommodate reduced setbacks, lot widths and areas for residential dwelling units, be APPROVED.
b) That an amendment to the R4-x [180] zone designation of *Zoning By-law* Z-2K for the lands shown in Document 3, to accommodate new performance standards for single family dwellings, be APPROVED, as detailed in Document 4.
2. That an amendment the R3A[239] zone designation of *Zoning By-law*, 1998 to accommodate severed multi-unit development be APPROVED as detailed in Document 4.



May 31, 1999 (1:43p)

Edward Robinson
Commissioner of Urban Planning and Public
Works



May 31, 1999 (5:02p)


Approved by
John S. Burke
Chief Administrative Officer

PM:pm

Contact: Prescott McDonald - 244-5300 ext. 1-3854

Financial Comment

N/A.


May 31, 1999 (10:33a)

for Mona Monkman
City Treasurer

BH:cds

Executive Report

Reasons Behind Recommendations

An application has been received to amend the current zoning of the property at 710 Montreal Road to accommodate reduced lot width and lot areas for detached dwelling units.

Official Plan Designation

The Regional Official Plan designation for the property is “General Urban Area” which is intended to provide for a range of urban uses including a range of housing types and sizes. The Plan supports residential intensification which would include intensification through reductions in minimum lot widths and areas.

The applicable City of Ottawa Official Plan designation is “Residential Area” where the predominant land use is to be residential. The guiding principles contained within the “Strategic Approach” of Official Plan Chapter 3.0, Housing Development and Residential Areas, directs developments to accommodate both present and future housing demands, to facilitate housing choice, to provide compatible development and to redevelop under-utilized, and surplus land. The rezoning will conform to these statements in allowing the construction of low density detached housing on smaller lots which will implement what is considered to be an “Alternative Development Standard” for residential development.

Conformity with Official Plan Policies

Applicable Official Plan Policy 3.6.2 h) directs the facilitation of a variety and mix of housing type on large vacant parcels of residentially designated lands. The proposed rezoning will introduce detached dwellings as a housing form which will be subject to similar alternative performance standards currently applicable to townhouse development within the area. This will ensure that the development of a housing mix within the subdivision will be consistent in building setback from the street, and separation distance between residential buildings. This is also consistent with the Official Plan’s direction to ensure consistent street patterns and setbacks for minor residential development proposals.

Recommendation 2.

The deletion of the minimum 17.5 metre lot width requirement in the R3A exception is a staff-initiated recommendation to permit severed townhouse development. The minimum lot width requirement for residential development will be the standard found in the R3A subzone.

Environmental Impact

The Municipal Environmental Evaluation Process (MEEP) checklist indicated no adverse environmental impact.

Consultation

Notification and consultation procedures were carried out in accordance with the Early Notification Procedure P&D\PPP\N&C#1 approved by City Council for Zoning Amendments. There were no comments received from the public as a result of this circulation. Councillor Richard Cannings is aware of this application.

Application Process Timeline Status

This application was received on March 10, 1998, and was subject to a project management timeline, as recommended by the “A Better Way Task Force Report”. A process chart establishing critical milestones was prepared and circulated as part of the technical and early notification process. This application is proceeding prior to the originally scheduled Planning and Economic Development Committee date of July 27, 1999.

Disposition

1. Statutory Services Branch to notify the applicant (Claridge Homes (Carson) Inc., 210 Gladstone Avenue, Suite 2000, Ottawa, Ontario, K2P 0Y6, Attn: Jim Burghout), the Corporate Finance Branch, Revenue Section, Assessment Control Supervisor and the Regional Municipality of Ottawa-Carleton, Plans Administration Division, of City Council’s decision.
2. Office of the City Solicitor to forward the implementing by-law to City Council.
3. Department of Urban Planning and Public Works to prepare and circulate the implementing by-law.

List of Supporting Documentation

Document 1	Explanatory Note
Document 2	Location Map - <i>Zoning By-law</i> , 1998
Document 3	Location Map - <i>Zoning By-law Z-2K</i>
Document 4	Details of Proposed Zonings
Document 5	Municipal Environmental Evaluation Process Checklist (on file with City Clerk)

Part II - Supporting Documentation

Document 1

EXPLANATORY NOTE BY-LAW -99 AND BY-LAW -99

Ottawa City Council recently passed a new comprehensive zoning by-law, known as the *Zoning By-law, 1998*, to replace Zoning By-law Number Z-2K. The *Zoning By-law, 1998* has been appealed to the Ontario Municipal Board, and until the appeals have been dealt with by the Ontario Municipal Board, all development matters, including zoning amendments, must be considered under both the *Zoning By-law, 1998* and Zoning By-law Z-2K.

By-law Number -99 amends the *Zoning By-law, 1998* and By-law Number -99 amends Zoning By-law Z-2K. The purpose of these zoning amendments is to permit a reduction in the minimum lot width, the minimum lot area and interior side yard setbacks for residential development. These amendments affect the lands shown on the attached key maps.

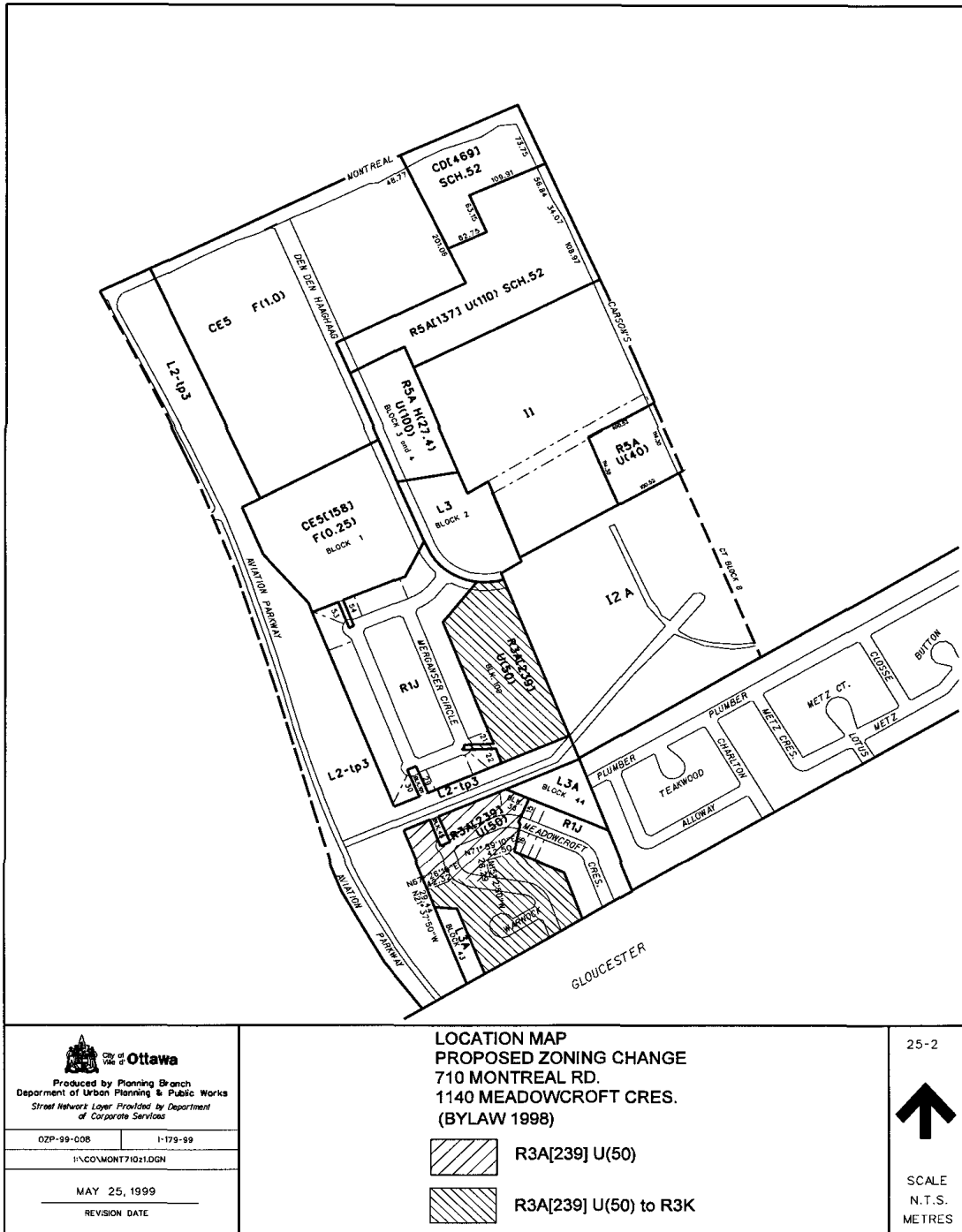
CURRENT ZONING


1. The *Zoning By-law, 1998* zones the lands R3A [239] U (50). The R3A zone is a converted house/townhouse zone, permitting a range of low density dwelling types on land designated Residential Area in the Official Plan. Exception [239] prohibits all residential uses except: detached house, duplex house, semi-detached house, linked detached house, linked townhouse, and townhouse. In addition, except for a detached house, there is a minimum lot width of 17.5 metres, a minimum lot area of 413 m², a minimum front yard setback of 3 metres, in the case of townhouse and planned unit development a minimum side yard setback abutting a street of 3 metres, a minimum side yard setback abutting a pedestrian pathway or public lane of 1.2 metres; and, in all other cases, a minimum side yard setback of 0.5 metres, and a minimum rear yard setback of 6 metres. Further, a maximum density suffix of 50 units per hectare remains.
2. Zoning By-law Z-2K zones the lands R4-x [180]. The R4-x zone is a similar multi-unit zone designation, permitting a range of low density dwelling types. Exception [180] imposes similar performance standards found *Zoning By-law, 1998*, including a maximum density of 50 units per hectare.

PROPOSED ZONING



1. By-law Number -99 amends the *Zoning By-law, 1998* identified in the attached Zoning By-law, 1998 key map in the following way:

- a) from R3A[239] U(50) to a standard R3K U(50) to accommodate a reduction in the minimum lot widths and lot areas for residential development. The maximum unit density of 50 units per hectare shall remain unchanged; and
 - b) modifying the R3A [239] U(50) exception zone by deleting the minimum lot width of 17.5 metres and minimum lot area of 413 square metres requirement for permitted residential uses in order to accommodate a severed unit development.
2. By-law Number -99 amends Zoning By-law Z-2K to accommodate reduced lot widths and lot areas for a single family dwelling to be a minimum of 10.0 metres and 321 square metres, respectively; and permitting a reduction in interior side yard setbacks by allowing one side yard to have a minimum width of at least 1.2 metres and the other 0.6 metres for a single family dwelling.



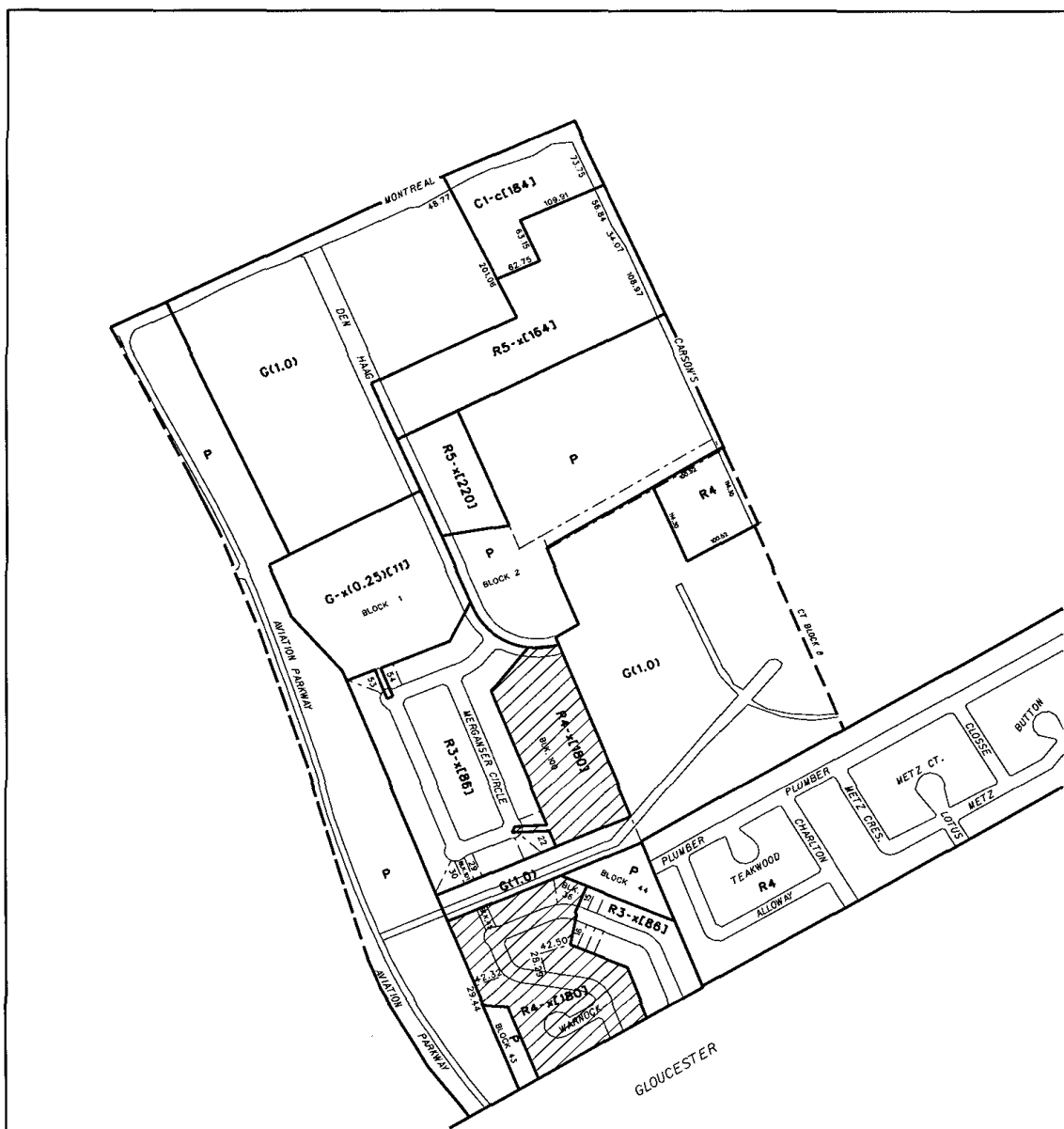

City of Ottawa
 Produced by Planning Branch
 Department of Urban Planning & Public Works
 Street Network Layer Provided by Department
 of Corporate Services
 02P-99-008 | 1-179-99
 I:\CO\MONT710z1.DGN
 MAY 25, 1999
 REVISION DATE


LOCATION MAP
PROPOSED ZONING CHANGE
710 MONTREAL RD.
1140 MEADOWCROFT CRES.
(BYLAW 1998)


 **R3A[239] U(50)**
 **R3A[239] U(50) to R3K**

25-2

 SCALE
 N.T.S.
 METRES




City of Ottawa
 Produced by Planning Branch
 Department of Urban Planning & Public Works
 Street Network Layer Provided by Department
 of Corporate Services
 OZP-98-008 1-179-98
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 MAY 25, 1999
 REVISION DATE


LOCATION MAP
PROPOSED ZONING CHANGE
710 MONTREAL RD.
1140 MEADOWCROFT CRES.
(BYLAW Z-2K)

MAP 20

 SCALE
 N.T.S.
 METRES

DETAILS OF PROPOSED ZONINGS

Document 4

Recommendation 1. b)Proposed Amendment - Zoning By-law Z-2K

The R4-x [180] zone designation for the subject lands located at 710 Montreal Road be amended by adding the following provisions to the R4-x exception zone:

- notwithstanding the provisions of subsection (B) of Section 90., the minimum lot width and lot area for a single family dwelling shall be 10.0 metres and 321 square metres, respectively;
- notwithstanding the provisions of subsection (A) of Section 92., at least one side yard shall have a minimum width of 1.2 metres and the other 0.6 metres for an interior side yard of a single family dwelling.

Recommendation 2.Proposed Amendment - Zoning By-law, 1998

That Exception [239] of Part XV of the Zoning By-law, 1998, be amended by deleting the following provision:

- except for detached dwellings, minimum lot width of 17.5 metres and minimum lot area of 413 square metres required for permitted residential uses