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| <p>4. <b>ZONING – 238 BRITANNIA ROAD</b></p> <p><b>ZONAGE – 238, CHEMIN BRITANNIA</b></p> |
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**COMMITTEE RECOMMENDATION**

That Council approve an amendment to Zoning By-law 2008-250 to change the zoning of 238 Britannia Road from Residential First Density Zone, Subzone O (R1O), to Residential Second Density Zone, Subzone R, with an exception R2R[XXXX] H(8), as shown in Document 1 and detailed in Document 2.

**RECOMMANDATION DU COMITÉ**

Que le Conseil approuve une modification au Règlement de zonage 2008-250 afin de faire passer le zonage du 238, chemin Britannia de zone résidentielle de densité 1, sous-zone O (R1O), à zone résidentielle de densité 2, sous-zone R dotée d'une exception R2R[XXXX] H(8), comme le montre le document 1 et le précise le document 2.

**DOCUMENTATION / DOCUMENTATION**

1. Deputy City Manager's report, Planning and Infrastructure, dated 9 January 2014 (ACS2014-PAI-PGM-0019).

Rapport de la directrice municipale adjointe, Urbanisme et Infrastructure, daté le 9 janvier 2014 (ACS2014-PAI-PGM-0019).

Report to/Rapport au :

Planning Committee  
Comité de l'urbanisme

and Council / et au Conseil

January 9, 2014  
9 janvier 2014

Submitted by/Soumis par : Nancy Schepers, Deputy City Manager/Directrice  
municipale adjointe, Planning and Infrastructure/Urbanisme et Infrastructure

Contact Person / Personne ressource: *Michael Mizzi, Chief/Chef, Development  
Review Services / Services d'Examen des projets d'aménagement, Planning and  
Growth Management/Urbanisme et Gestion de la croissance  
(613) 580-2424, 15788, Michael.Mizzi@ottawa.ca*

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BAY (7) / BAIE (7)

Ref N°: ACS2014-PAI-PGM-0019

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**SUBJECT: ZONING – 238 BRITANNIA ROAD**

**OBJET : ZONAGE – 238, CHEMIN BRITANNIA**

**REPORT RECOMMENDATION**

That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 to change the zoning of 238 Britannia Road from Residential First Density Zone, Subzone O (R1O), to Residential Second Density Zone, Subzone R, with an exception R2R[XXXX] H(8), as shown in Document 1 and detailed in Document 2.

**RECOMMANDATION DU RAPPORT**

Que le Comité de l'urbanisme recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 afin de faire passer le zonage du 238, chemin Britannia de zone résidentielle de densité 1, sous-zone O (R1O), à zone résidentielle de densité 2, sous-zone R dotée d'une exception R2R[XXXX] H(8), comme le montre le document 1 et le précise le document 2.

## BACKGROUND

The site, 238 Britannia Road, is located on the north side of Carling Avenue, west of the Sir John A. Macdonald Parkway. The property contains a semi-detached dwelling built in the early 1920s. Surrounding uses are predominately residential, with a commercial use at the corner of Britannia Road and Howe Street.

Sometime before 1989, under a previous ownership, the existing semi-detached dwelling was illegally converted to a four-unit apartment building. The purpose of the Zoning By-law amendment is to obtain permission to convert an existing four-unit apartment building back to its original use as a semi-detached dwelling.

The property is currently zoned Residential First Density Zone, Subzone O (R1O). This zoning recognizes and permits detached dwellings in areas designated as General Urban Area in the Official Plan. As the building was illegally converted, the rights to the legal non-conforming status of a semi-detached dwelling in an R1O zone were lost.

The requested Zoning By-law amendment proposes to rezone the property from Residential First Density Zone, Subzone O (R1O), to Residential Second Density Zone, subzone R, H(8), with an exception (R2R [XXXX] H8). An exception is proposed to reduce the required parking space length on the property to 3.89 metres.

## DISCUSSION

### Official Plan

### Strategic Directions

When evaluating a proposal for a rezoning in the General Urban Area, the City recognizes the relationship of development to the existing community character to ensure that the proposal enhances and builds upon established development patterns and built form. The goal of development is to create liveable communities that have a balance of housing forms. The rezoning recognizes the existing built form and proposes to re-establish its use as a semi-detached dwelling within an established community. The proposed rezoning is consistent with the strategic directions of the Official Plan.

### Land Use Designation

The land is designated as General Urban Area in the Official Plan. This designation permits a full range and choice of housing types while striving to develop complete and sustainable communities. The existing building, constructed as a semi-detached dwelling is situated on Britannia Road, which is predominately residential in character. The context surrounding the site consists of existing single detached and semi-detached dwellings. The proposed satisfies the policy direction for the General Urban Area.

## Zoning By-law

The property is zoned Residential First Density Zone, Subzone O (R1O). It is recommended that the zoning of the property be changed from R1O to R2R H(8), with an exception, as shown on Document 1.

The R2R zone permits a semi-detached dwelling with a minimum lot area of 135 square metres and a minimum lot width of 6 metres for each unit. This rezoning is considered appropriate as it will recognize the existing semi-detached dwelling and permit a compliant severance should the owner choose to pursue one in the future.

The existing semi-detached dwelling requires one parking space for each unit. The exception proposes to reduce the required parking space length from 4.6 metres to a minimum of 3.89 metres. Section 109 of the Zoning By-law requires that the remainder of the front yard be landscaped.

## RURAL IMPLICATIONS

There are no rural implications associated with this report.

## CONSULTATION

Notice of this application was carried out in accordance with the City's Public Notification and Consultation Policy. A summary of the comments received is provided in Document 3.

## COMMENTS BY THE WARD COUNCILLOR

Councillor Taylor is aware of this application and the staff recommendation.

## LEGAL IMPLICATIONS

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

## RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

## FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

TECHNOLOGY IMPLICATIONS

Information Technology approved this report without comment.

TERM OF COUNCIL PRIORITIES

GP3 – Make sustainable choices

APPLICATION PROCESS TIMELINE STATUS

This application was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

SUPPORTING DOCUMENTATION

Document 1 Location Map  
Document 2 Details of Recommended Zoning  
Document 3 Consultation Details

DISPOSITION

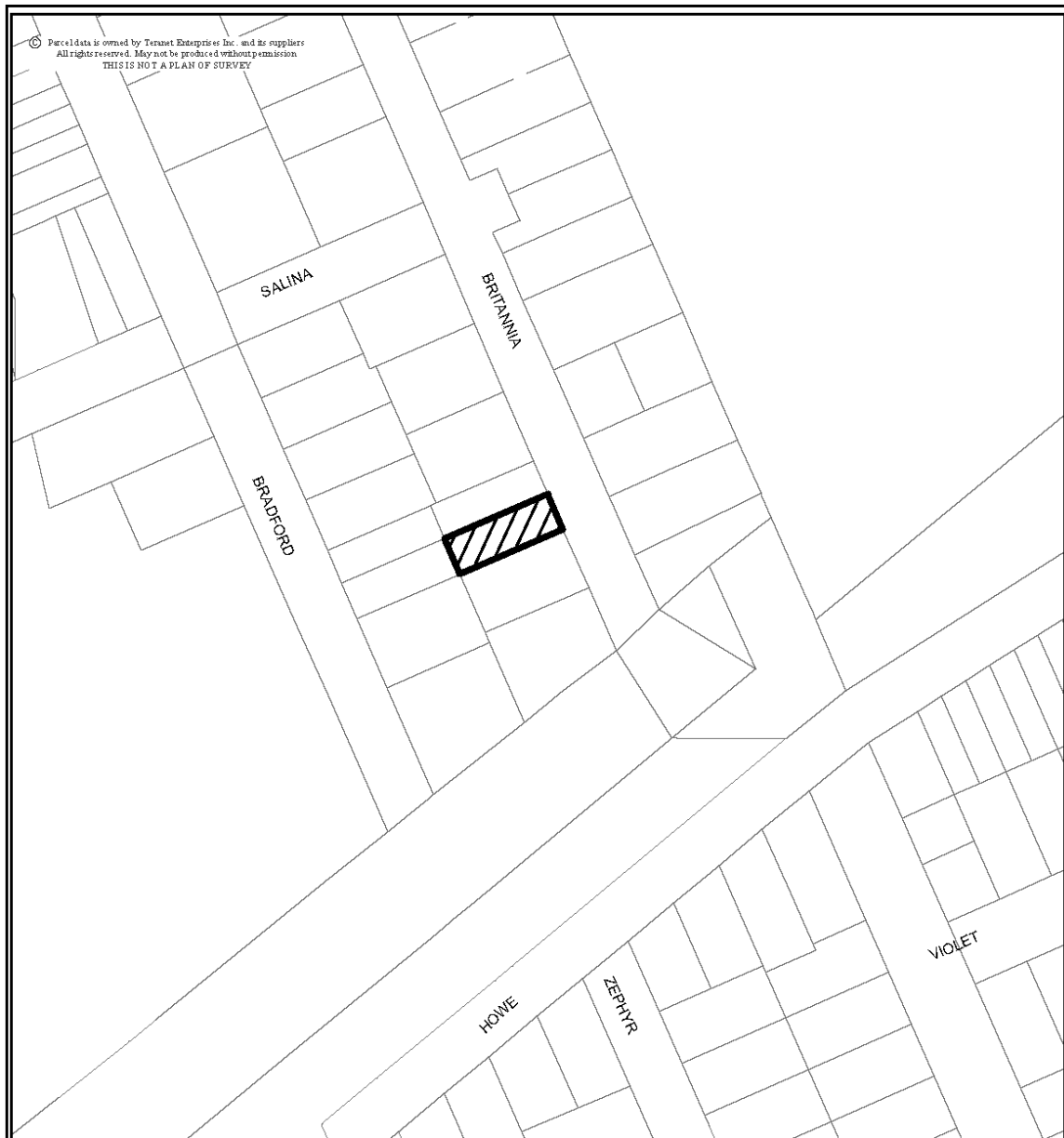
City Clerk and Solicitor Department, Legislative Services, to notify the owner, applicant, OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5, and Ghislain Lamarche, Program Manager, Assessment, Financial Services Branch (Mail Code: 26-76) of City Council's decision.


Planning and Growth Management Department to prepare implementing by-law, forward to Legal Services and undertake the statutory notification.

Legal Services to forward the implementing by-law to City Council.

**LOCATION MAP**

DOCUMENT 1



  
Produced by Planning and Infrastructure Portfolio  
Produit par le Portefeuille urbanisme et infrastructure

|                                 |             |
|---------------------------------|-------------|
| D02-02-13-0094                  | 13-1721-X   |
| I:\CO\2013\ZONING\BRITANNIA_238 |             |
| 2013 / 10 / 16                  |             |
| REVISION DATE                   | DE RÉVISION |

 **Location Map / Plan de révision**  
**Zoning Key Plan / Schéma de zonage**  
**238 chemin Britannia Road**

042820347 Denotes Teranet-Polaris Parcel Identification Number

Échelle  
N.T.S.  
Mètres



Scale  
N.T.S.  
Metres

**DETAILS OF RECOMMENDED ZONING**

DOCUMENT 2

Proposed Changes to the Comprehensive Zoning By-law

1. Rezone the lands shown in Document 1 from R1O to R2R[XXXX] H(8).
2. Add a new exception, R2R[XXXX] H(8), to Section 240 – Urban Exceptions with provisions similar in intent to the following:
  - a. In column V the text:  
“-Despite Section 109(5d), the minimum parking space length shall be 3.89 metres.”

**CONSULTATION DETAILS**

DOCUMENT 3

**NOTIFICATION AND CONSULTATION PROCESS**

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments.

**PUBLIC COMMENTS**

Comment:

Improvements to the building at 238 Britannia Road are welcomed. The property has been vacant for 2.5 years. Parking has always been an issue and I recommend two parking spaces only. There is no room for more than two parking spots.

Response:

The application proposes to provide one parking space per unit. In the Zoning By-law, any portion of the front yard that is not occupied by parking must be landscaped. Additionally, under Section 109, a maximum of 50 per cent of the area of the front yard or the required minimum width of one parking space may be used for a driveway, the remainder of which must be landscaped.