

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme**

**and Council
et au Conseil**

**November 12, 2014
12 novembre 2014**

**Submitted by
Soumis par:**

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Ward: INNES (2)

File Number: ACS2014-PAI-PGM-0232

SUBJECT: Zoning By-law Amendment – 1590 Belcourt Boulevard

OBJET: Modification au Règlement de zonage – 1590, boulevard Belcourt

REPORT RECOMMENDATION

**That Planning Committee recommend Council approve an amendment to Zoning
By-law 2008-250 for 1590 Belcourt Boulevard to permit a planned unit**

development consisting of semi-detached dwellings, 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 n° 2008-250 relativement au 1590, chemin Belcourt, afin de permettre des habitations jumelées comme l'illustre le document 1 et le précise le document 2.

BACKGROUND

Learn more about [Zoning By-law amendments](#)

For all the supporting documents related to this application visit the [Development Application Search Tool](#).

Site location

1590 Belcourt Boulevard.

Description of site and surroundings

The property is located in the Orléans Village - Châteauneuf neighbourhood, which is an established low-density residential area of Orléans. It has approximately 30 metres of frontage along Belcourt Boulevard and measures 0.36 of a hectare in area.

The site is currently occupied by a single-detached dwelling. Four single-detached dwellings fronting along Carrière Street and an additional single-detached dwelling fronting onto Belcourt Boulevard all flank the property to the north. Immediately west of the site is the École Élémentaire Catholique Saint-Joseph d'Orléans, which is screened by a row of trees. A single family dwelling abuts the site to the south. Document 1 identifies the lands subject to the proposed Zoning By-law amendment.

Summary of requested Zoning By-law amendment proposal

The lands are currently zoned Residential First Density Subzone W (R1W) in Zoning By-law 2008-250, which permits among other residential uses, a single detached dwelling.

The proponent is proposing to rezone the lands to Residential Third Density, Subzone A, Exception xxxx (R3A[xxxx]).

The purpose of the amendment is to permit a planned unit development (PUD) of 12 semi-detached dwelling units. Two units are proposed to be located at the front of the property along Belcourt Boulevard, with the remaining 10 units arranged along a private roadway that accesses Belcourt Boulevard. Document 3 illustrates the proposed planned unit development. Each unit is to have a single car garage and driveway of sufficient depth for zoning purposes. A total of two visitor parking spaces are proposed on site. A landscape area is proposed between each pair of driveways and the front façades of the dwellings. Outdoor private amenity space behind each dwelling unit is to be provided along the perimeter of the PUD.

The proposed zone has the structure and provisions for a PUD. A PUD is a permitted use in the requested Residential Third Density, Subzone A, with restrictions to the permitted residential uses and exceptions for the front and side yard setbacks. The exception for the front yard setback from a public street reduces the standard 6-metre minimum requirement applicable to a PUD to 5 metres. The exception for the interior side yard reduces the standard minimum requirements of 7.5 metres to 6 metres. The purpose for the exceptions is to insure the provision of sufficient functional rear yard amenity space for each dwelling unit.

DISCUSSION

Public consultation

Public notification was carried out in accordance with the City's Public Notification and Consultation Policy. A total of 30 residents responded, 25 of which were opposed to the proposed Zoning By-law amendment and development. A letter signed by multiple residents objecting to the initial proposal was received. A public Information session hosted by the Ward Councillor was held on April 9, 2014 and was attended by approximately 35 residents.

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

Official Plan designation

The Official Plan as amended by OPA 150 designates the lands General Urban Area, which permits the development of many types and densities of housing to meet the needs of all ages, incomes and life circumstances, in combination with conveniently located employment, retail, service, cultural, leisure, entertainment and institutional uses.

Sections 2.5.1 and 3.6.1 of the Official Plan outline Council's strategic direction to deal with growth, how best to build liveable communities and how to introduce higher densities into existing areas such that they are compatible. In addition, Section 4.11 speaks to complementing the existing pattern and scale of development and planned function of the area, and to the form of intensification being semi-detached houses and other ground-oriented multiple-unit housing.

Planning rationale

The application originally requested 14 semi-detached units within a PUD, however, in response to public concerns and following discussions with staff, the number has been reduced to 12 units.

The proposed Zoning By-law amendment is in keeping with the General Urban Area policies in terms of providing infill through a proposed planned unit development that provides an alternative form of development and a choice of housing in the neighbourhood. The proposed development will assist the City in achieving its overall intensification and housing objectives.

The proposed development has been designed in such a way as to respect the existing character of the surrounding neighbourhood by providing dwellings fronting onto Belcourt Boulevard, and by having building heights similar to those found in the immediate vicinity.

Issues of compatibility are addressed in the Official Plan through the appropriate designation of land and associated policies that direct where certain categories of land use should be permitted.

The proposed Zoning By-law amendment conforms with the relevant policies of Section 4.11 in the Official Plan. The following considerations have been applied to the proposed Zoning By-law amendment to ensure the intent of the policies has been met.

Parking: The required number of dwelling unit and visitor parking spaces are provided for each unit. In the case of a PUD, where a dwelling unit has a driveway accessing its own garage or carport, no visitor parking is required to be provided for that dwelling unit. Nonetheless, two additional visitor parking spaces are proposed to address residents' concerns regarding the potential for unwanted off-site parking. The provision of these additional spaces will be secured through the Site Plan Control process.

Garbage: The proposed garbage enclosure is located so as to have the least visual impact as possible on the surrounding properties. It is set back 3 metres from the

nearest property line and screened from view by an opaque structure having a minimum height of 2 metres.

Building Design: Building design and the planned unit development contribute to successful neighbourhood integration and the compatibility of new development with the existing character of its surroundings. In this regard, the proposed two-storey semi-detached dwellings fit well within the existing built context and will have minimal impact on the character of the neighbourhood.

Massing and Scale: While the proposed development of 12 dwelling units has a density of 33 units per hectare, it is compatible with the character of the surrounding low density residential community. The building form, site organization and two-storey height are appropriate.

Outdoor Amenity Areas: Each dwelling unit is to have its own private amenity space in the functional rear yard. In addition, the proposed development features a functional communal area to accommodate passive leisure activities for future residents. This amenity is appropriate to the size and type of development.

Design measures that include landscaping and fencing are intended to minimize the impacts on the existing private amenity spaces of the adjacent residential units. These measures will be implemented through the Site Plan Control process.

RURAL IMPLICATIONS

There are no rural implications with this application.

COMMENTS BY THE WARD COUNCILLOR

Councillor Bloess is aware of this application and concurs with the staff recommendation. It addresses the issues raised by the community during the public information session.

LEGAL IMPLICATIONS

There are no legal impediments to adopting the recommendation outlined in this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications associated with this application.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts resulting from this Zoning By-law amendment.

TECHNOLOGY IMPLICATIONS

Information Technology and Planning and Growth Management have agreed that for Land Use reports from Development Review Services and Policy Development and Urban Design Branches, there is no technology component.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

ES3 – Reduce environmental impact.

APPLICATION PROCESS TIMELINE STATUS

This application was not processed by the On Time Decision Date established for the processing of the Zoning By-law amendment due to revisions required to the site layout necessary to address the concerns of the public.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Preliminary Site Development

Document 4 Consultation Details

Document 5 Overview Data Sheet (attached separately – on file with the City Clerk)

CONCLUSION

The proposed Zoning By-law amendment conforms with the applicable policies in the Official Plan, and the proposed development is compatible in both character and density with the surrounding low density residential community.

The Department supports the Zoning By-law amendment application and recommends that it be approved.

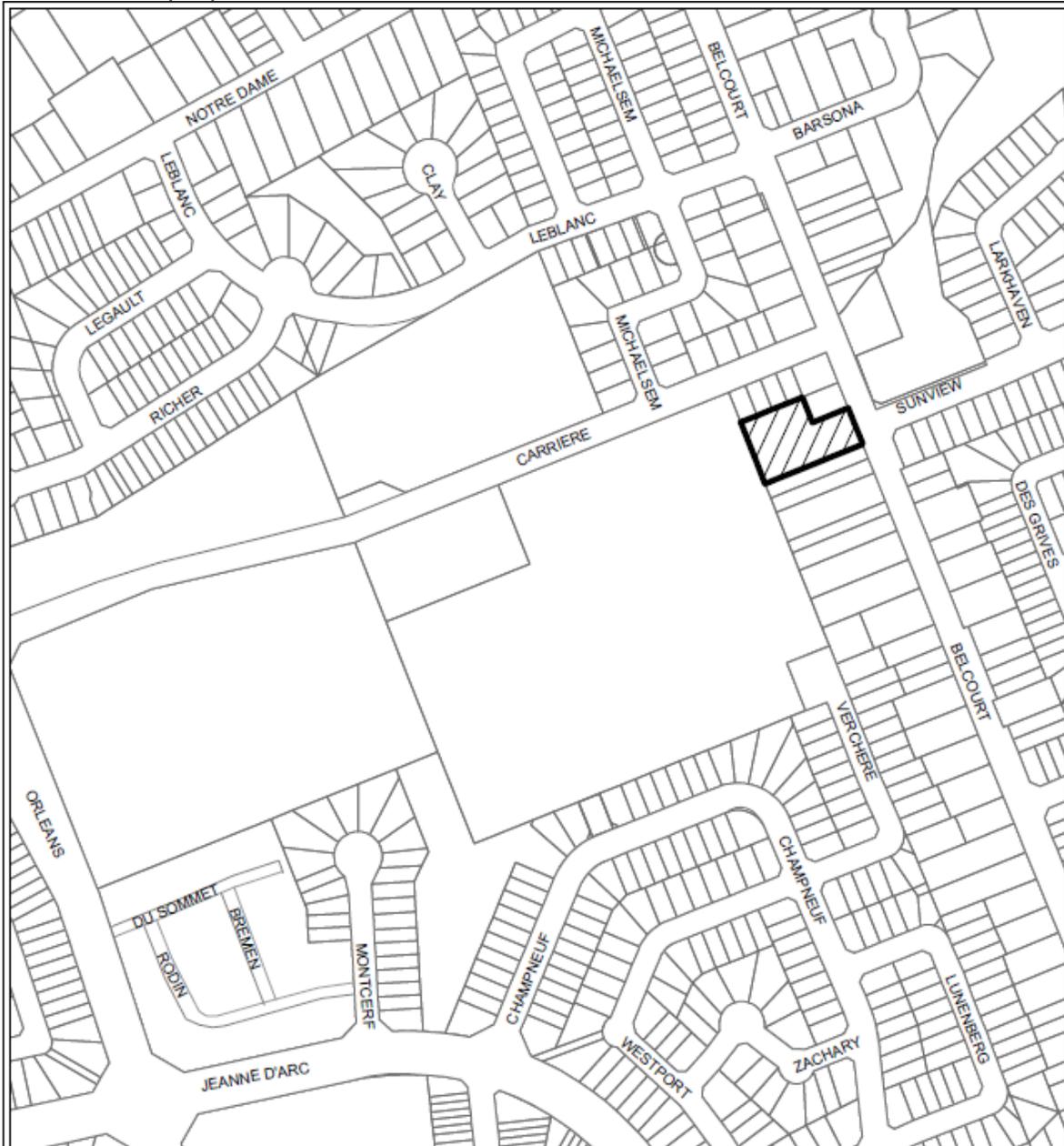
DISPOSITION

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

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

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa. This is a location map that identifies the proposed area to be rezoned.





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

D02-02-13-0131 Zoning	14-0005-D
D07-12-13-0237 Site Plan	

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2014 /10 /28
REVISION DATE DE RÉVISION

**Location Map / Plan de révision
Zoning Key Plan / Schéma de zonage
Site Plan / Plan de emplacement**

1590 BELCOURT BOULEVARD

 Area to be rezoned from R1W to R3A[xxxx]

044190145 Denotes Teranet-Polaris Parcel Identification Number

Échelle
N.T.S.
Mètres



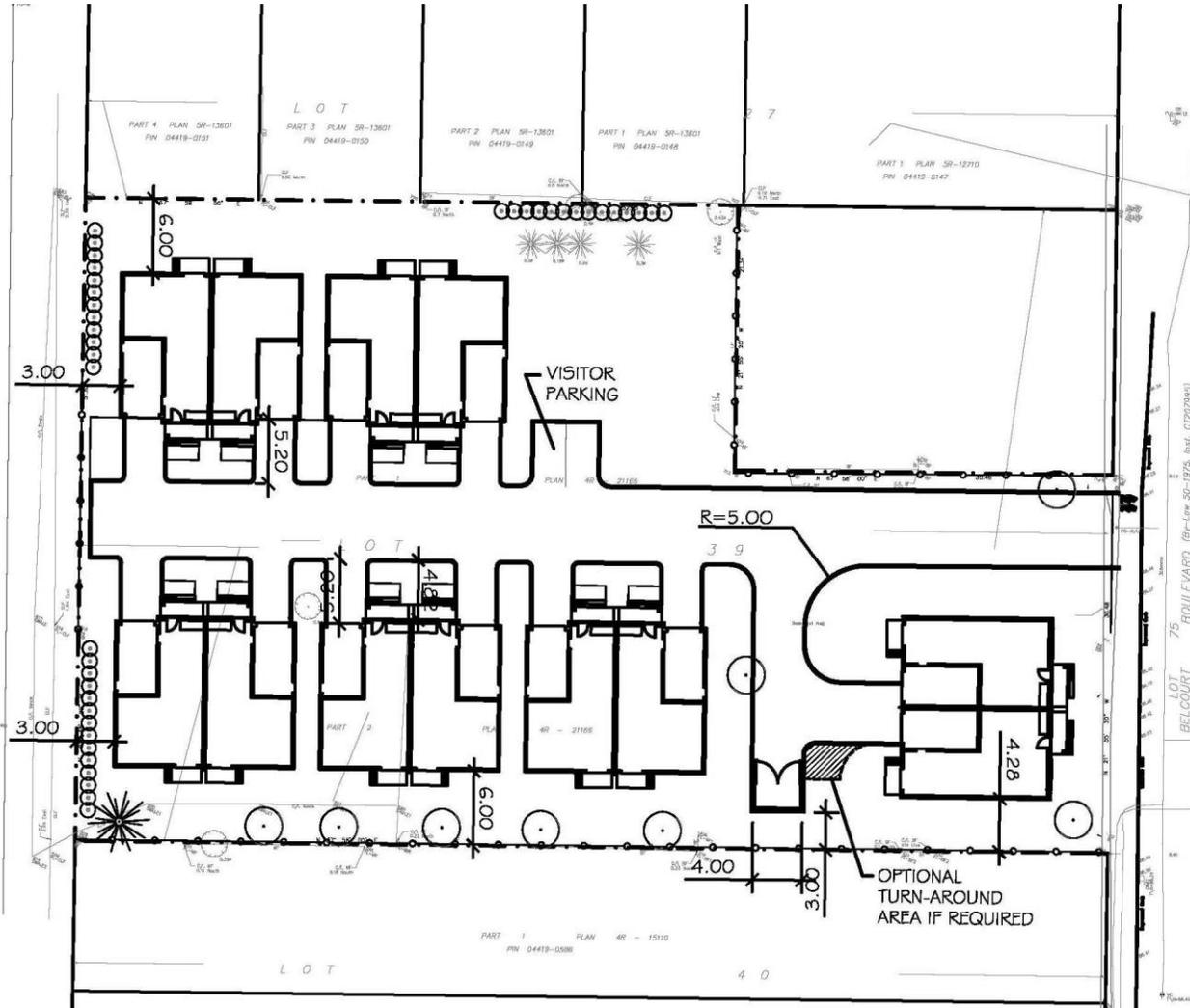
Scale
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Mètres

Document 2 – Details of Recommended Zoning

The following details describe the proposed changes to the Zoning By-law 2008-250 for 1590 Belcourt Boulevard as illustrated in the preliminary site layout attached as Document 3.

1. Rezone the lands shown in Document 1 from R1W to R3A [xxxx]
2. Add a new exception to Section 239 – Urban Exceptions containing provisions similar in effect to the following:
 - a. maximum number of dwelling units is 12;
 - b. townhouse and three-unit dwellings are prohibited;
 - c. minimum front yard setback: 5 metres; and
 - d. minimum interior side yard setback:
 - i. 4 metres for the first 21 metres back from the street lot line
 - ii. 6 metres in all other circumstances.

Document 3 – Proposed Planned Unit Development



Document 4 – Consultation Details

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. One public information session was held in the community, and several subsequent separate discussions were held with the representatives of the community.

Orléans Public Library, 1705 Orléans Boulevard, April 9, 2014

Public Comments and Responses

The issues that generated the vast majority of concerns were density, compatibility, traffic, setbacks, parking, garbage storage, landscaping and fencing. These issues are addressed below.

Comment:

Residents expressed that the site will be over developed. The majority of the properties around the proposed development are predominantly single-detached homes. There are only two semi-detached dwellings on Belcourt Boulevard, north of Carrière Street, the rest are detached homes. The proposal will destroy the character of the community and break the harmony of its surrounding.

Response:

Fourteen semi-detached dwelling units were initially proposed on the lot and, as a result of concerns expressed by the residents, the applicant has reduced the number of units to 12 to lower the density, which staff find acceptable. The proposed two-storey semi-detached are compatible with the character of the existing surrounding low density residential neighbourhood.

Comment:

The additional traffic that the proposed development would generate would pose safety issues in the immediate surrounding area and particularly along Belcourt Boulevard and at the intersection of Sunview Drive.

Response:

Given the influx of only 12 dwelling units, a traffic impact study was not required. The private street has been straightened and realigned to achieve a safer on-site driveway configuration.

Comment:

Residents were concerned that the rear yard setback adjacent to the school property was significantly reduced from 7 metres to 3 metres. This was deemed unreasonable and unwarranted.

Response:

It is staff's opinion that the proposed 3-metre setback adjoining to the school property is sufficient. While this yard by definition abuts the property rear lot line, it functions as an interior side yard for which a 7-metre setback adjacent to a school property would be unwarranted.

Comment:

Residents expressed concern over the visitor parking spaces located just 3 metres from bedroom windows with inadequate landscaping.

Response:

The two additional visitor parking spaces can be relocated to a less obtrusive location. This will be addressed during the Site Plan Control process.

Comment:

A few residents suggested that the two units fronting onto Belcourt Boulevard should be reoriented to face the same direction as the other units (i.e. fronting the private street) in order to provide for better space allocation for the residents of these units.

Response:

It is staff opinion that the buildings face the public street to continue the pattern of development along Belcourt Boulevard and to present a more aesthetic presentation to the public street.

Comment:

Residents proposed that the waste disposal facility be relocated to the rear yard of the property at the end of the private street.

Response:

Staff concluded that the waste disposal enclosure is best left where it was initially proposed, as the extent of the truck turning movements can be minimized and better accommodated.

Comment:

Residents insisted upon the addition of private fences along all yards abutting the existing residential properties.

Response:

Privacy fences will be required during the site plan control process.