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| <p>5. ZONING - 1321-1323 DUSSERE STREET AND 1279 COUSINEAU STREET
ZONAGE - 1321-1323, RUE DUSSERE ET 1279, RUE COUSINEAU</p> |
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COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 to change the zoning of 1321-1323 Dussere Street and 1279 Cousineau Street from Minor Institutional Zone, Subzone B, Exception 183 I1B[183] to Residential Second Density Zone, Subzone N (R2N), as shown in Document 1.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification au Règlement de zonage 2008-250 afin de faire passer le zonage des 1321-1323, rue Dussere et du 1279, rue Cousineau de I1B[183] (Zone de petites institutions, sous-zone B, dotée d'une exception 183) à R2N (Zone résidentielle de densité 2, sous-zone N), comme le montre le document 1.

DOCUMENTATION / DOCUMENTATION

1. Deputy City Manager's report, Planning and Infrastructure, dated 24 October 2012 (ACS2012-PAI-PGM-0239).
Rapport de la Directrice municipale adjointe, Urbanisme et Infrastructure, le 24 octobre 2012 (ACS2012-PAI-PGM-0239).

Report to/Rapport au :

Planning Committee
Comité de l'urbanisme

and Council / et au Conseil

October 24, 2012
24 octobre 2012

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

Contact Person / Personne ressource: *Felice Petti Manager/Gestionnaire, Development Review-Suburban Services/Examen des projets d'aménagement-Services suburbains, Planning and Growth Management/Urbanisme et Gestion de la croissance (613) 580-2424, 22226 Felice.Petti@ottawa.ca*

Orleans (1)

Ref N°: ACS2012-PAI-PGM-0239

SUBJECT: ZONING - 1321-1323 DUSSERE STREET
AND 1279 COUSINEAU STREET

OBJET : ZONAGE - 1321-1323, RUE DUSSERE
ET 1279, RUE COUSINEAU

REPORT RECOMMENDATION

That the Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 to change the zoning of 1321-1323 Dussere Street and 1279 Cousineau Street from Minor Institutional Zone, Subzone B, Exception 183 I1B[183] to Residential Second Density Zone, Subzone N (R2N), as shown in Document 1.

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 des 1321-1323, rue Dussere et du 1279, rue Cousineau de I1B[183] (Zone de petites institutions, sous-zone B, dotée d'une exception 183) à R2N (Zone résidentielle de densité 2, sous-zone N), comme le montre le document 1.

BACKGROUND

This application affects 1321 and 1323 Dussere Street and 1279 Cousineau Street. The properties are located north of St. Joseph Boulevard and east of Orleans Boulevard. More specifically the lots are on the south side of Cousineau Street and east of Dussere Street. 1321 and 1323 Dussere Street currently has a semi-detached building and detached garage and 1279 Cousineau Street is vacant. The lot at 1321-1323 Dussere Street has an approximate area of 944 square metres with 22.86 metres of frontage on Dussere Street and is approximately 41.3 metres in depth. 1279 Cousineau Street, which is a vacant lot, has an approximate area of 775 square metres with 19.3 metres of frontage on Cousineau Street and is approximately 40.2 metres in depth. The lands immediately surrounding the properties consist of two-storey residential developments – single and multiple attached dwellings – as well as single-storey detached residential dwellings. The area is a mixed residential neighbourhood.

Existing Zoning

The subject lands are currently zoned Minor Institutional Zone, Subzone B, Exception 183, which allows for a community centre, community garden, day care, emergency service, group home, library, museum, municipal service centre, one dwelling unit ancillary to a permitted use, park, place of assembly, place of worship and ancillary rooming units, recreational and athletic facility, residential care facility, retirement home, retirement home - converted, rooming house, rooming house - converted, school, shelter, sports arena, and/or training centre limited to job instruction/ training associated with a school. The minimum lot size and frontage permitted is 1000 square metres and 30 metres, respectively.

Purpose of Zoning Amendment

The applicants wish to rezone the property to Residential Secondary Density (R2N) from Minor Institutional, Subzone B, Exception 183 - I1B[183] consistent within the R2N Zone in place for the surrounding lands. The requested zoning is to allow for residential development of the subject lands.

DISCUSSION

Official Plan

According to the Official Plan, the subject land is designated "General Urban Area". This designation promotes the development of a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances, in combination with conveniently located employment, service, cultural, leisure, entertainment, and institutional uses. It further promotes mixed-use communities that are diverse and adaptable to changing needs.

The primary land use in this designation is intended to be residential, however other ancillary commercial and institutional uses may also be permitted subject to criteria.

The policies of the Official Plan support the proposal, as it is an urban infill occurring within the Urban Area on existing municipal services.

Zoning By-law

The intent in this case of the R2- Residential Second Density Zone is to restrict the building form to detached and two principal unit buildings and to regulate development in a manner which is compatible with existing land use patterns so that the detached and two principle dwelling, residential character of a neighbourhood is maintained or enhanced. Permitted uses under a R2N subzone are bed and breakfast, community garden, detached dwelling, diplomatic mission, duplex dwelling, group home, home-based business, home-based daycare, linked-detached dwelling, park, retirement home – converted, secondary dwelling unit, and a semi-detached dwelling. The minimum lot and frontage size under a R2N zone is 270 square metres and 9 metres, respectively.

The Zoning Amendment application proposes to rezone the subject land to ensure that the lands have a similar use to the adjacent properties and surrounding neighbourhood. The semi-detached building at 1321-1323 Dussere Street will remain and continue to comply under the performance standards of the R2N zone. The vacant lot (1279 Cousineau Street) will be severed into two parcels of land after this rezoning is complete in order to permit the construction of two two-storey single family homes.

The proposed Zoning By-law amendment to rezone the lands to a R2N zone is considered appropriate in this case.

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. Several inquiries by phone were received but once it was clarified that the rezoning was to permit the uses listed under a R2N zone, including single detached and double (semi or duplex) dwellings – similar in scope to what exists within the immediate neighborhood, no further or formal comments were received.

COMMENTS BY THE WARD COUNCILLOR

The Ward Councillor is aware of this application and the staff recommendation.

LEGAL IMPLICATIONS

There are no legal implications associated with this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications association with the recommendation in this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this proposal or report.

TECHNOLOGY IMPLICATIONS

There are no technology implications associated with this report.

TERM OF COUNCIL PRIORITIES

By approving the recommendation in this report, Council supports the economic growth of the local economy and the 2010-2014 Term of Council priorities.

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

DISPOSITION

City Clerk's Branch, Council and Committee Services to notify the owner, Daniel Brunet-Thibault, 1323 Dussere Street, Ottawa, ON K1C 1P3, applicant, Tyse Ltd., 72 Northpark Drive, Ottawa, ON, K1B 4V3, OttawaScene.com, 174 Colonnade Road, Unit #33, Ottawa, ON K2E 7J5, 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 Corporate Development and Environmental Law Branch and undertake the statutory notification.

Corporate Development and Environmental Law Branch to forward the implementing by-law to City Council.

LOCATION MAP

DOCUMENT 1



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Ottawa
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 et Viabilité des collectivités

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2012 / 08 / 09	
REVISION DATE	DE RÉVISION

 **Location Map / Plan de révision**
Zoning Key Plan / Schéma de zonage
1321 and 1323 Dussere Street and
Parts 3 and 4 on 5R-12646

044250441 Denotes Teranet-Polaris Parcel Identification Number

Échelle
 N.T.S.
 Mètres



Scale
 N.T.S.
 Metres