

**Report to  
Rapport au:**

**Planning Committee / Comité de l'urbanisme  
April 12, 2016 / 12 avril 2016**

**and Council / et au Conseil  
April 27, 2016 / 27 avril 2016**

**Submitted on March 17, 2016  
Soumis le 17 mars 2016**

**Submitted by  
Soumis par:  
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**Ward: INNES (2)**

**File Number: ACS2016-PAI-PGM-0074**

**SUBJECT: Zoning By-law Amendment – 6191 Renaud Road**

**OBJET: Modification au Règlement de zonage – 6191, chemin Renaud**

**REPORT RECOMMENDATION**

**That Planning Committee recommend Council approve an amendment to Zoning  
By-law 2008-250 for 6191 Renaud Road to permit the development of three**

townhouses and a single detached dwelling on the site, 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 6191, chemin Renaud, afin de permettre la construction de trois maisons en rangée et une maison unifamiliale à cette adresse, comme l'illustre le document 1 et le précise le document 2.**

## **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**

6191 Renaud Road

### **Owner**

Don King

### **Applicant**

FOTENN Consultants Inc. – Jaime Posen

### **Architect/Designer**

Design & Drafting Services-Services de Dessin – Luc Lavoie

### **Description of site and surroundings**

The site is addressed 6191 Renaud Road and is situated within the East Urban Community in Orléans South. It is located north of Renaud Road and bounded by Penency Terrace on the east and Trailsedge Way on the north.

### **Summary of requested Zoning By-law amendment proposal**

The City has received a Zoning By-law amendment to permit the development of the north portion of the property, which is currently undeveloped, with three townhouse dwelling units. The attached units would front onto Trailsedge Way, with exposure to Penency Terrace on the east side. Vehicular access to the units is proposed from the north, with private driveways connecting each unit to Trailsedge Way.

The amendment also proposes to rezone the southern portion of the site, which is occupied by a single detached dwelling, to acknowledge, as-of-right, the current use on the site.

The Zoning By-law amendment application proposes to amend the zoning on the northern vacant portion of the site from Development Reserve (DR) to Residential Third Density, Subzone YY, Exception 1742 (R3YY[1742]), to permit the proposed townhouse dwellings. The southern, occupied portion of the site is also proposed to be rezoned from Development Reserve (DR) to Development Reserve Subzone 1, Exception XXXX (DR1 [XXXX]) to bring the existing non-conforming single detached dwelling on the property into compliance.

The corner through lot property has approximately 27 metres of frontage along Renaud Road, close to 23 metres of frontage along Trailsedge Way, and approximately 80 metres along Penency Terrace. The total area is approximately 1,950 square metres.

A consent application has been filed with the Committee of Adjustment to create three conveyable parcels over the northern vacant portion of the site to accommodate the proposed townhouse dwellings.

## **DISCUSSION**

### **Public consultation**

Notice of the application was circulated to surrounding landowners, and two standard City on-site signs were installed giving notice of the proposed Zoning By-law amendment. Minto Communities and Richcraft Group of Companies have commented.

One resident has objected to the proposed rezoning at 6191 Renaud Road.

Details of the comments and objection are contained in Document 3 of this report.

### **Official Plan designations**

The application was reviewed and evaluated against the applicable policies of the Official Plan as amended by Official Plan Amendment (OPA) 150; however, the application does not rely specifically on any of the amendments introduced in OPA 150.

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.

Section 2.5.1 of the Official Plan outlines Council's strategic direction with respect to growth, how best to build liveable communities and how to introduce new development 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.

Section 2.2.2, Policy 14 supports intensification outside the target areas, including the General Urban Area. Opportunities for intensification are promoted in respect of lands where the present use is maintained but the addition of residential uses or other uses can be accomplished in a complementary manner.

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

#### The East Urban Community Design Plan

The subject property is located within the Phase 1 boundaries of the East Urban Community and the purpose of the Zoning By-law amendment is in keeping with the East Urban Community Design Plan direction for the future development of the area.

#### Planning rationale

The application essentially requests the opportunity for 6191 Renaud Road to be developed by way of splitting the property into two zones. The property is currently zoned Development Reserve (DR), the intent of which is to reserve the land for future development in the General Urban Area. The northern portion of the property is proposed to be rezoned so it is consistent with the zoning of the existing townhouse development opposite the site and along the south side of Trailsedge Way to the west. The existing single detached dwelling on the southern portion of the property is non-conforming. Consequently, the Zoning By-law amendment proposes to bring the existing dwelling into conformity by rezoning the southern portion of the site to DR1 [XXXX], which permits one detached dwelling with site-specific yard provisions.

The proposed Zoning By-law amendment is in keeping with the above General Urban Area policy intent and will assist in achieving the Official Plan's overall intensification and housing objectives. In accordance with Infill Policy 3 under Section 3.6.1 of the Official Plan, the proposed development has been designed to respect the existing character of the surrounding neighbourhood by providing dwellings of similar type fronting onto Trailsedge Way, and by having building heights similar to those present in the immediate vicinity.

The proposed Zoning By-law amendment also conforms with the relevant policies of Section 4.11 in the Official Plan. Such considerations as adequate parking, building

design, massing and scale of the proposed dwellings, landscaping, and outdoor amenity area have been satisfactorily addressed to ensure the intent of the policies are met.

The proposed site is within the East Urban Community Design Plan (CDP), and the proposed development is consistent with the key policies and targets contained within the CDP concerning the desired unit mix and residential density.

The proposed R3YY[1742] Zone together with DR1 [XXXX] to be applied to the property, as detailed in Document 2, are appropriate.

### **Provincial Policy Statement**

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2014.

### **RURAL IMPLICATIONS**

There are no rural implications with this application.

### **COMMENTS BY THE WARD COUNCILLOR**

Councillor Mitic is aware of this application.

### **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 report.

### **FINANCIAL IMPLICATIONS**

There are no financial implications associated with this report.

### **ACCESSIBILITY IMPACTS**

There are no accessibility issues associated with this Zoning By-law amendment.

### **ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications resulting from this Zoning By-law amendment.

### **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priority:

EP2 – Support growth of local economy.

## **APPLICATION PROCESS TIMELINE STATUS**

The application was not processed by the On Time Decision Date established for the processing of Zoning By-law amendments due to the time required by the applicant to submit a reference plan indicating the property line between the two portions subject to rezoning.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Overview Data Sheet

## **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 medium 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, 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](http://geoOttawa)

This is a location map that identifies the proposed area to be rezoned.



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

Proposed change to the City of Ottawa Zoning By-law 2008-250 for 6191 Renaud Road:

1. Rezone Area A shown in Document 1 from DR to R3YY[1742] to permit three townhouses.
2. Rezone Area B shown in Document 1 from DR to DR1 [xxxx] to permit a single detached dwelling, and by adding an exception to DR – Development Reserve Zone having provisions similar in effect to the following:
  - a) corner side yard setback: 5.98 metres

### **Document 3 – 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.

#### Public Comments and Responses

##### Comment:

Minto Communities and Richcraft Group of Companies have requested that this development be subject to the cost sharing agreement in the East Urban Community.

##### Response:

The policy under Section 5.3 of the Official Plan - Other Implementation Policies applies to a portion of the East Urban Area in regards with the cost sharing agreement.

A consent application has been filed with the Committee of Adjustment to grant the requested severance. The Committee of Adjustment will address the item of cost sharing agreement in its decision.

##### Comment:

Adding townhouses in an already densely populated area would look odd and decrease property values and appeal of the neighborhood. There is a value in maintaining a separation between individual dwellings in the area being proposed for rezoning, as it would be more aesthetically pleasant.

Why develop more lots while there continue to be several empty lots with no houses (especially on Morningstar Way)? If townhouses are built, then this may be counterproductive as the rest of Morningstar Way may not get developed.

##### Response:

The proposed development meets the policies of the Official Plan in terms of compatibility, similarity, as well as intensification.

The lots on Morningstar Way are legally created through the registration of the plan of subdivision, and it is a matter of time before the development of these lots takes place. The three proposed townhouse lots have deeper front yard setbacks, which affords more opportunity for landscaping to enhance the streetscape of this development.