

Report to/Rapport au :

Planning Committee
Comité de l'urbanisme

and Council / et au Conseil

December 6, 2012 / le 6 décembre 2012

Submitted by/Soumis par : Councillor Mathieu Fleury / Conseiller Mathieu Fleury

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WARD 12 / QUARTIER 12

Ref N°: ACS2012-CMR-PLC-0024

SUBJECT: SITE PLAN CONTROL BY-LAW AMENDMENT –
CONVERSIONS IN SANDY HILL

OBJET : MODIFICATION DU RÈGLEMENT SUR LES PLANS
D'IMPLANTATION – TRANSFORMATIONS DANS LA CÔTE-DE-
SABLE

REPORT RECOMMENDATION

That the Planning Committee recommend Council repeal By-law No. 2012-230 and approve an amendment to the Site Plan Control By-law, 2002, as amended, to require site plan control approval when existing low density residential buildings are converted to three or more dwelling units in Sandy Hill, as detailed in Document 2.

RECOMMANDATION DU RAPPORT

Que le Comité de l'urbanisme recommande au Conseil d'abroger le Règlement n° 2012-230 et d'approuver une modification au Règlement de 2002 sur les plans d'implantation, modifié, de façon à exiger l'approbation du plan d'implantation lorsque des immeubles résidentiels de faible densité sont transformés en immeubles de trois logements ou plus dans la côte-de-sable, comme le précise le document 2.

BACKGROUND

At its meeting of April 10, 2012, Planning Committee carried Report ACS2012-PAI-PGM-0097 entitled *Low-Rise Infill Housing in Mature Neighbourhoods*. This item as recommended to Council for approval contained several amendments introduced by way of motion.

Specifically, Motion No. PLC 32/4 (reproduced in full in Document 1) further recommends that the Site Plan By-law be amended to require the following, as stated in that motion:

“that all building conversions to 3 units and above in Sandy Hill as defined by the Sandy Hill secondary plan be subject to Site Plan Approval as a pilot project to assess if this would assist in addressing current compatibility challenges and to ensure that the guidelines are being met”

The purpose of the motion was to address through the site plan control process compatibility issues in established neighbourhoods similar to those arising from new infill construction. More specifically, concerns had arisen over the expansion and reconfiguration of parking and refuse collection areas resulting from building conversions.

On May 9, 2012 Council carried the report recommendation as amended by the above motion, and on June 27, 2012 passed By-law No. 2012-230, which amended the Site Plan Control By-law, 2002. As per Motion No. PLC 32/4, the Site Plan Control By-law, 2002 was amended to require site plan control approval for all building conversions to 3 units and above in Sandy Hill, as that area is defined in the Sandy Hill Secondary Plan.

Since this time it has been discovered that the effect of the amendment has been overly broad, capturing conversions which were not intended to require site plan control approval. For example, conversions of buildings already containing more than three dwelling or rooming units, and larger parking and refuse collection areas were already present. Similarly, it was not the intent of the amendment to capture rooming houses.

As such this report recommends that By-law No. 2012-230 be repealed and an amendment to the Site Plan Control By-law, 2002, which properly sets out the scope of uses that, if converted, would require site plan control approval, be passed.

The proposed amendment, as detailed in Document 2, would require site plan control approval where a one or two unit dwelling within Sandy Hill, as that area is defined in the Sandy Hill Secondary Plan, is converted to a building containing three or more dwelling units. An exception to this requirement would be instances where a secondary dwelling unit, as defined under Zoning By-law 2008-250, is added.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

Comment from Planning and Growth Management Department:
Planning and Growth Management support the proposed amendment which clarifies the intent of the original motion and facilitates the unit conversions which have the greatest potential for community impact to be reviewed through the site plan control process.

LEGAL IMPLICATIONS

There are no legal implications associated with the above recommendation. The determination of development to which the requirement for site plan approval applies is not subject to appeal.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

TECHNOLOGY IMPLICATIONS

There are no technology implications.

TERM OF COUNCIL PRIORITIES

This report is consistent with the Term of Council Priority of Service Excellence by improving the efficiency of the site plan process.

DISPOSITION

Planning and Growth Management Department to prepare the implementing By-law and forward to Legal Services.

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

MOTION N^o PLC 32/4

Moved by Councillor K. Hobbs:

WHEREAS the infill study addresses issues of new constructions in mature neighbourhoods, with the goal of making infill projects more compatible with neighbouring properties; and,

WHEREAS similar compatibility challenges arise with building conversions; and,

WHEREAS these compatibility challenges have and are being experienced in particular in Sandy Hill, AND

WHEREAS Site Plan Approval is the best tool for ensuring that building conversions are compatible with the neighbourhood; and,

WHEREAS new constructions are subject to Site Plan Approval for 3 units and above;

THEREFORE BE IT RESOLVED that all building conversions to 3 units and above in Sandy Hill as defined by the Sandy Hill secondary plan be subject to Site Plan Approval as a pilot project to assess if this would assist in addressing current compatibility challenges and to ensure that the guidelines are being met

BE IT FURTHER RESOLVED that staff report back to Planning Committee on this pilot project within 3 years with recommendations.

1. That By-law Number 2012-230 of the City of Ottawa be repealed; and,
2. That subsection 4(2) of By-law Number 2002-4 be amended by adding a new clause (j) similar in effect to the following:

“(j) Where located within Sandy Hill as that area is defined in the Sandy Hill Secondary Plan, all conversions of one-unit and two-unit dwellings where the building will contain 3 or more dwelling units, other than secondary dwelling units as defined under Zoning By-law 2008-250 as amended, after the conversion.”