

**Report to  
Rapport au:**

**Planning Committee  
Comité de l'urbanisme  
9 October 2018 / 9 octobre 2018**

**and Council  
et au Conseil  
10 October 2018 / 10 octobre 2018**

**Submitted on 19 September 2018  
Soumis le 19 septembre 2018**

**Submitted by:**

**Soumis par:**

**Lee Ann Snedden**

**Director / Directrice**

**Planning Services / Services de la planification**

**Planning, Infrastructure and Economic Development Department / Direction  
générale de la planification, de l'infrastructure et du développement économique**

**Contact Person / Personne ressource:**

**Marika Atfield, Planner / Urbaniste, Development Review East / Examen des  
demandes d'aménagement est**

**613-580-2424, 41488, Marika.Atfield@Ottawa.ca**

**Ward: INNES (2)**

**File Number: ACS2018-PIE-PS-0106**

**SUBJECT: Zoning By-law Amendment – 3490 Innes Road**

**OBJET: Modification au Règlement de zonage – 3490 chemin Innes**

**REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 3490 Innes Road to permit a reduced rear yard setback for certain corner lots within the subdivision, as detailed in Document 2.**

2. That Planning Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of October 10, 2018," subject to submissions received between the publication of this report and the time of Council's decision.
3. That Planning Committee recommend Council consider this report at its meeting on October 10, 2018, pursuant to Sub-Section 35. (5) of Procedure By law 2016-377.

#### **RECOMMANDATIONS DU RAPPORT**

1. Que le Comité de l'urbanisme recommande au Conseil d'approuver une modification au *Règlement de zonage (2008-250)* relativement au 3490, chemin Innes, de façon à permettre la réduction du retrait de cour arrière pour certains lots d'angle dans le lotissement, comme le précise le document 2.
2. Que le Comité de l'urbanisme donne son approbation à ce que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et de l'avocat général et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux 'exigences d'explication' aux termes du projet de loi 73 , à la réunion du Conseil municipal prévue le 10 octobre 2018», à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.
3. Que le Comité de l'urbanisme recommande au Conseil d'examiner le présent rapport lors de sa réunion du 10 octobre 2018, conformément au paragraphe 35. (5) du Règlement de procédure 2016-377.

## **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**

3490 Innes Road

### **Owner**

Innes Road Development Corp.

### **Applicant**

FoTenn Consultants

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

The lands form part of a parcel that has received draft plan approval for a new subdivision of which the first phase is currently under construction. As identified in Document 1, the parcel is located immediately east of Pagé Road and the Chapel Hill South community and immediately west of the lands forming the East Urban Community Mixed Use Centre. The property is comprised of approximately 31 hectares, with approximately 142 metres of frontage along the south side of Innes Road.

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

The applicant is proposing a new detached dwelling model for corner lots within the subdivision. Details of the proposed design can be found in Document 3 of this report. The affected lands, located in the south portion of the property, are currently zoned Residential Third Density, Subzone YY, Urban Exception 1909 (R3YY[1909]), which requires a minimum rear yard setback of 6 metres. The applicant is requesting a reduced rear yard setback of 2.5 metres for a single storey portion of the dwelling. This portion will also respect a 4-metre interior side yard setback. The two-storey part of the dwelling will continue to respect the required 6-metre setback. The model proposed will accommodate a double car garage facing the front yard and a new entrance and porch with improved fenestration facing the corner side yard. A total of 31 corner lots will be affected.

Following a review of the application, the department identified that due to the proposed wall articulations (bump-outs), the model was not compliant with the required 2.5-metre corner side yard setback for the zone. An additional zoning amendment request to permit a reduced corner side yard setback of 2.1 metres for these features has therefore been appended to the proposal. This addition has not resulted in any change to the submitted and circulated architectural plans.

### **Brief history of proposal**

The subject lands received draft plan of subdivision approval (D07-16-16-0022) and the adoption of an associated zoning by-law amendment (D02-02-16-0110) in December 2017; however, the proposed corner lot dwelling design was not yet contemplated at the time of the initial zoning. The subdivision contains a proposed buildout of 460 units of low- and medium-density housing types and future mixed uses abutting Innes Road.

## **DISCUSSION**

### **Public consultation**

The application to rezone the property was circulated as per the City's notification and consultation policy. Staff received one inquiry from a local resident. There were no comments received in association with this application. No public information session was held in the community.

### **Official Plan designations**

An Official Plan (OP) amendment to redesignate the property from Urban Employment Area to General Urban Area under Schedule B (Urban Policy Plan) was adopted in August 2017. The General Urban Area designation permits a broad range of land uses and housing choices to facilitate the development of complete and sustainable communities. The subject proposal is in keeping with this designation.

### **Urban Design Guidelines for Greenfield Neighbourhoods**

The Urban Design Guidelines for Greenfield Neighbourhoods were approved by Council in 2007. The proposed Zoning By-law amendment is consistent with these guidelines, which encourage buildings to be located close to the street, with windows and doors being prominent features addressing the streets they front.

## **Building Better and Smarter Suburbs**

Council approved the Vision and Principles for the Building Better and Smarter Suburbs (BBSS) report in May 2014. This report addresses challenges in supporting both land efficiency and improved urban design in new suburban subdivisions. The principles of efficient, accessible, well-designed and financially sustainable suburban communities are implemented through a series of solution-based approaches to challenges on matters such as street network, land-use, stormwater management and school sites. Of interest, the guidelines note that lot and housing design should allow sufficient space for street trees and encourage dwellings on corner lots to address both street frontages.

The proposed Zoning By-Law Amendment supports the principles of the BBSS through a dwelling design where both street frontages are addressed, while maintaining adequate green space and street trees.

### **Planning rationale**

The proposed dwelling design, as detailed in Document 3 of this report, along with the requested zoning provisions, as detailed in Document 2, align with the City's OP and applicable design guidelines as noted above.

The intent of the R3YY[1909] zoning in effect for the subject lands is to promote efficient land uses and compact built form. The proposed design is in keeping with this intent, while permitting the applicant to achieve the desired parking and interior building configuration.

The proposed rear setback of 2.5 metres is acceptable given that this relief will apply to a one-storey (4.5-metre maximum height) portion of the building only, which must respect a 4-metre setback from the interior side lot line. As a result, the potential shadow and privacy impacts to the neighbouring properties will be minimized. As well, though the proposed setback results in a reduction of rear yard amenity area, corner lots provide some compensation due to their extended street frontage with corner side yard amenity area.

The proposal also includes a corner side facing front porch, which supports the directions outlined in both the Urban Design Guidelines for Greenfield Developments and Building Better and Smarter Suburbs. Furthermore, the reduced corner side yard setback to permit wall articulation is considered reasonable as it creates architectural interest fronting the street.

**Provincial Policy Statement**

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

**RURAL IMPLICATIONS**

There are no rural implications associated with this report.

**COMMENTS BY THE WARD COUNCILLORS**

The offices of Councillor Mitic, Councillor Blais, Councillor Tierney and Councillor Monette have confirmed that they are aware of the application associated with this report. No concerns have been expressed.

**LEGAL IMPLICATIONS**

There are no legal impediments to approving the recommendations contained in the report.

**RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

**ASSET MANAGEMENT IMPLICATIONS**

There are no asset management implications associated with the recommendations of this report.

**FINANCIAL IMPLICATIONS**

There are no direct financial implications.

**ACCESSIBILITY IMPACTS**

There are no accessibility matters related to this report.

**ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications associated with this report.

**TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

- Governance, Planning and Decision-Making

- Healthy and Caring Communities

## **APPLICATION PROCESS TIMELINE STATUS**

The application was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments, since clarification of proposed height was required, as well as consideration of an additional amendment for corner side yard setback.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Concept Site Plan and Elevation Drawings

## **CONCLUSION**

The Planning, Infrastructure and Economic Development Department supports the approval of this application as it complies with all necessary polices in the PPS, OP and applicable design guidelines. The proposed dwelling design represents a compact form of development. It is considered preferable in regards to how it addresses street frontages, and the impact of the reduced setbacks is not considered significant.

The department recommends that the application be approved.

## **DISPOSITION**

Legislative Services, Office of the City Clerk and Solicitor to notify the owner; applicant; Ottawa Scene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5; Krista O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (Mail Code: 26-76) of City Council's decision.

Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

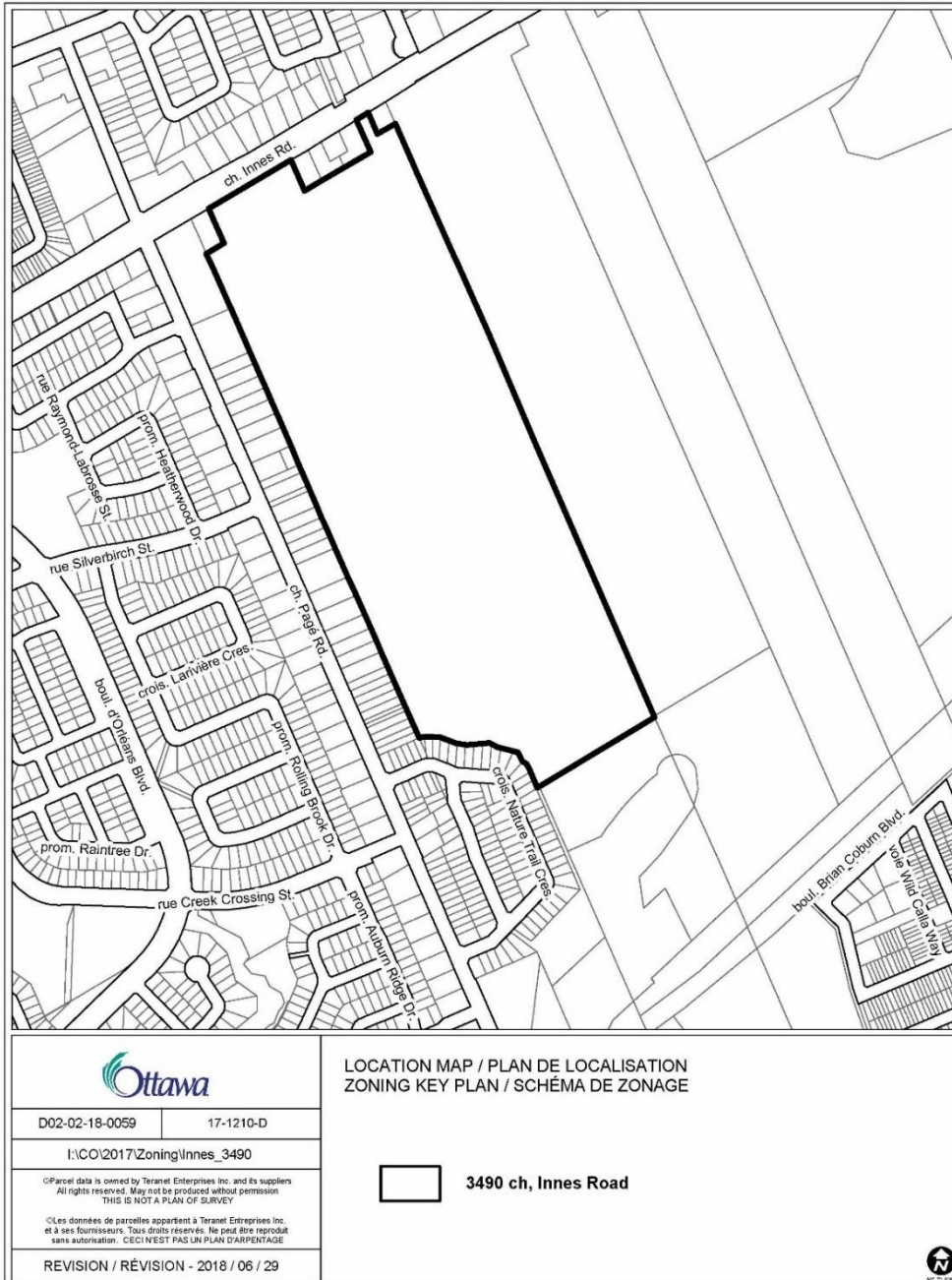
Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

Planning Operations Branch, Planning Services to undertake the statutory notification.

## Document 1 – Location Map

For an interactive Zoning map of Ottawa visit [geoOttawa](http://geoOttawa)

The property forms part of a Draft Plan of Subdivision with frontage on Innes Road.





## Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 3490 Innes Road is to amend Exception 1909 of Section 239, Urban Exceptions as follows:

- a) by replacing the following text in Columns V, “(v) minimum corner side yard: 2.5 m” with the text, “(v) minimum corner side yard setback: 2.5 m, despite the foregoing, no more than two portions of the building, not exceeding a total floor area of 3 sq.m, may be located no closer than 2.1 m from the side lot line abutting a street; and,
- b) by adding a item, (vii), to Column V, with provisions similar in intent to the following:
  - “(vii) for a detached dwelling on a corner lot:
    - minimum rear yard setback may be reduced to 2.5 m for part of the building that is no higher than 4.5 m and any part of the building, excluding projections, located less than 6 m from the rear lot line must located at least 4 m from any interior side lot line.
    - an active entrance must be provided on the side of the building facing the corner side yard”

Document 3 – Concept Site Plan and Elevation Drawings

