

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
9 July 2020 / 9 juillet 2020**

**and Council
et au Conseil
15 July 2020 / 15 juillet 2020**

**Submitted on 26 June 2020
Soumis le 26 juin 2020**

**Submitted by
Soumis par:
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Ward: ORLÉANS (1)

File Number: ACS2020-PIE-PS-0075

SUBJECT: Zoning By-law Amendment – 6758 and 6766 Rocque Street

OBJET: Modification du *Règlement de zonage* – 6758 et 6766, rue Rocque

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 6758 and 6766 Rocque Street to permit two, three-storey apartment buildings, 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 Office of the City Clerk and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to *the Planning Act* ‘Explanation Requirements’ at the City Council Meeting of July 15, 2020,” subject to submissions received between the publication of this report and the time of Council’s decision.

RECOMMANDATIONS DU RAPPORT

1. Que le Comité de l’urbanisme recommande au Conseil municipal d’approuver une modification du Règlement de zonage 2008-250 visant les 6758 et 6766, rue Rocque afin de permettre l’aménagement de deux immeubles d’habitation de trois étages, 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 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 de la Loi sur l’aménagement du territoire, à la réunion du Conseil municipal prévue le 15 juillet 2020 », 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.

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

6758 and 6766 Rocque Street

Owner

Sylvain Saumure

Applicant

Christoph Jalkotzy

Architect

Christoph Jalkotzy

Description of site and surroundings

The subject site is located along the south side of Rocque Street, just west of St. Pierre Street, within the Orléans community (Ward 1), as highlighted on Document 1. The vacant yet heavily wooded site is comprised of two lots having a combined area of 1,924 square metres (0.5 acres) and frontage of approximately 55 metres along Rocque Street. The open and travelled portion of Rocque Street extends only 39 metres across the frontage of the property from east to west.

The site is bounded directly to the north by the former Présault Elementary School, now occupied by a privately-run school, to the south by the Paroisse St-Joseph d'Orléans Church and cemetery, to the east by single detached dwellings along both Rocque street and St. Pierre Street, and to the west by Bilberry Creek and Pierre Rocque Park beyond.

Summary of requested Zoning By-law amendment proposal

The site is currently zoned "Minor Institutional" (I1E) in City Zoning By-law 2008-250. This zone allows a range of community uses, institutional accommodation and emergency service uses of a scale and intensity that is compatible with neighbourhood character. The proposed Zoning By-law amendment changes the zoning to "Residential Fourth Density, Subzone A" (R4A)[xxxx], with site-specific exceptions outlined in Document 2, which include:

- a reduction to the required number of parking spaces from 19 to 12 spaces;
- a reduction to the required number of visitor parking spaces from three to zero spaces;
- A reduction to the required front yard setback to 2.6 metres from the currently required three metres for 6766 Rocque Street;
- A rear yard setback reduction to 2.5 metres from the currently required 7.4 metres for 6758 Rocque Street; and
- A rear yard setback reduction to three metres from the currently required 7.5

metres for 6766 Rocque Street.

The applicant intends to develop two, three-storey apartment buildings on the site. The proposed development consists of two northerly and southerly buildings that would have seven and eight dwelling units, respectively, for a total of 15 units. Document 4 illustrates the proposed site development.

The proposed buildings have been sited at the east side of the site, away from the more heavily wooded area, and set back as far as possible from Bilberry Creek that runs through a small section of the southwesterly corner of the property. The proposed surface parking area consisting of 12 spaces and having access from Rocque Street is situated between the creek and the buildings.

The site is currently heavily covered with trees and a Compensation Plan has been established to require the planting of replacement trees in the nearby Pierre Rocque Park.

The subject lands are also subject to a companion Site Plan Control application; both applications are intended to facilitate the development of the currently vacant lot.

DISCUSSION

Public consultation

Notice of this application was circulated to surrounding landowners and two standard City signs were installed on site giving notice of this Zoning By-law amendment in accordance with the Council approved policy for Public Notification and Consultation and the *Planning Act*.

For this proposal's consultation details, see Document 3 of this report.

Official Plan designations

The subject property is designated General Urban Area on 'Schedule B' (Urban Policy Plan) of the Official Plan, which designation permits a full range of housing types to meet the needs of all ages, incomes and life circumstances. This combined with employment, leisure and institutional uses will facilitate the development of complete and sustainable communities.

Planning staff find that the proposed zoning amendment conforms to the General Urban Area policy direction and will contribute to the long-term evolution of Rocque Street as it transitions to a more intensively developed street.

Planning rationale

The proposed zoning amendment is intended to permit a low-rise apartment building use to a height of three storeys or 11.0 metres, with a few site-specific exception provisions, as presented above. Planning staff find the proposed low-rise residential use and site-specific zone provisions are appropriate for the site in its surrounding context and the intended development.

With respect to the reduction of required parking and visitor spaces, while the proposed apartment building use would require a minimum of 19 spaces, it is expected that given the proximity to alternative forms of travel along St. Joseph Boulevard and the proximity to goods and services, the 12 spaces proposed would sufficiently meet the demand for parking generated by the proposed development. The proposed site development is expected to enhance the pedestrian connections to the street and the surrounding neighbourhood, including to the near-by Place d'Orléans transit station situated less than 600 metres walking distance from the subject site. Given this and the availability of on street parking in the area, the requirement to provide no visitor parking is also considered appropriate for the site.

The proposed reduced building setbacks are necessary to ensure the buildings are sited as far away as possible from the creek corridor and slope and are not expected to have a significant impact on adjacent land uses.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the 2014 and 2020 Provincial Policy Statements.

RURAL IMPLICATIONS

There are no rural implications with this zoning amendment.

COMMENTS BY THE WARD COUNCILLOR

Councillor Luloff provided the following comment:

“I am very supportive of this proposal. This project will provide smaller, higher density, housing options in a manner that blends well with the existing mature neighbourhood. More diverse housing options are desperately needed, and I am thrilled that the applicant wishes to provide a type of housing that has been sorely lacking. In addition, this site is in close proximity to several amenities including a rapid transit station, serving as a model for future development along the LRT corridor in Orléans.”

LEGAL IMPLICATIONS

There are no legal impediments to implementing the recommendations of this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications.

ASSET MANAGEMENT IMPLICATIONS

The recommendations documented in this report are consistent with the City's [Comprehensive Asset Management \(CAM\) Program](#) objectives. The implementation of the Comprehensive Asset Management program enables the City to effectively manage existing and new infrastructure to maximize benefits, reduce risk, and provide safe and reliable levels of service to community users. This is done in a socially, culturally, environmentally, and economically conscious manner.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

Design considerations with respect to accessibility are not a key consideration of this Zoning By-law amendment application. If the application is approved, accessibility impacts will be assessed in detail through the site plan control approval process.

ENVIRONMENTAL IMPLICATIONS

The Rideau Valley Conservation Authority (RVCA) initially expressed concerns with slope stability and the environmental protection setback to Bilberry Creek in response to the proposed site development. The RVCA recommended that the current site conditions, the impacts on the sensitive marine clays and the potential for landslide risk be addressed in a revised slope stability analysis prior to the adoption of the proposed rezoning by-law amendment. However, following discussions with planning staff and the applicant, the RVCA later accepted that such analysis could be deferred and addressed during the Site Plan Control approval process. If in the unlikely event the slope stability study concludes that a greater development limit and setback from the creek is required, then the applicant understands that a further minor amendment to the zoning by-law would be required.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Economic Growth and Diversification
- Thriving Communities

APPLICATION PROCESS TIMELINE STATUS

This application was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments. Issues with slope stability, environmental protection, water quality control and site design related to the proximity of the site to Bilberry Creek required resolution.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Proposed Site Plan

CONCLUSION

The proposed Zoning By-law Amendment conforms with the relevant policies of the City's Official Plan and is appropriate within the surrounding context. The proposed site development is compatible with the existing and planned urban context and also supports intensification through the provision of multi-dwelling housing in proximity to a rapid transit station.

The Department recommends that the proposed Zoning By-law amendment be approved.

DISPOSITION

Legislative Services, Office of the City Clerk, to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; Krista O'Brien, Program Manager, Tax Billing and Control, Finance Services department (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.

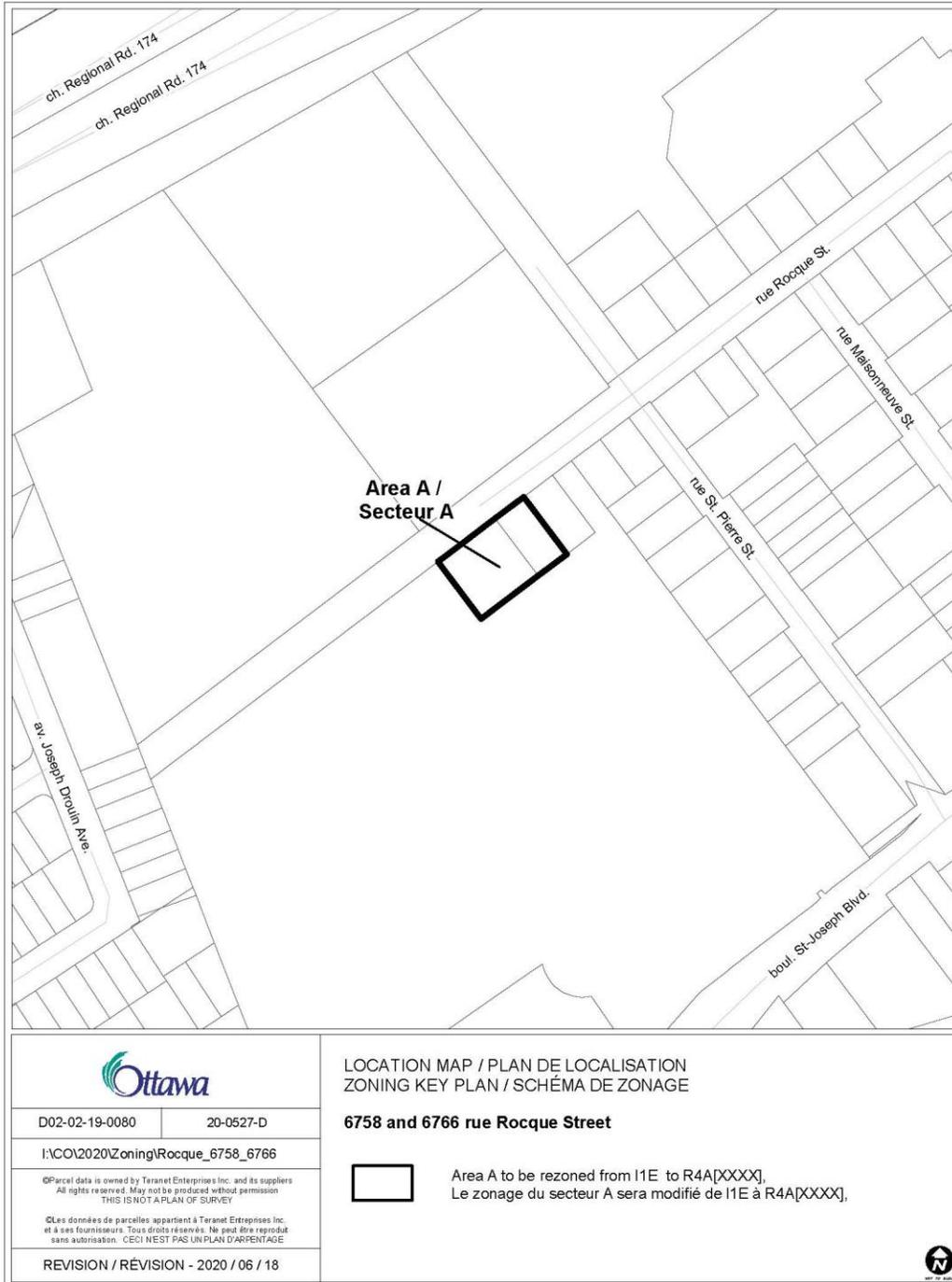
Legal Services, Innovative Client Services Department, to forward the implementing by-law to City Council.

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

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa.

The site is addressed 6758 and 6766 Rocque Street and located south of west of Pierre Street.



Document 2 – Details of Recommended Zoning

The proposed changes to the City of Ottawa Zoning By-law No. 2008-250 for 6758 and 6766 Rocque Street:

1. rezone the lands as shown on Document 1 from I1E to R4A[XXXX].
2. Add a new exception, R4A[xxxx], to Section 239 – Urban Exceptions with provisions similar in effect to the following:
 - a. In Column II, add the text, “R4A[xxxx]”;
 - b. In Column V, add the following text:
 - minimum required parking spaces for an apartment building: 6
 - minimum required visitor parking spaces: 0
 - minimum required front yard setback:
 - a. 2.6 metres for 6766 Rocque Street
 - minimum required rear yard setbacks:
 - a. 2.5 metres for 6758 Rocque Street; and
 - b. 3.0 metres for 6766 Rocque Street

Document 3 – Consultation Details

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. No public meeting was held in the community.

Public Comments and Responses

- No public comments were received.

Community Organization Comments and Responses

- No community organization comments were received.

