

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
14 January 2021 / 14 janvier 2021**

**and Council
et au Conseil
27 January 2021 / 27 janvier 2021**

**Submitted on 21 December 2020
Soumis le 21 décembre 2020**

**Submitted by
Soumis par:
Douglas James,
Acting Director / Directeur par intérim
Planning Services / Services de la planification
Planning, Infrastructure and Economic Development Department / Direction
générale de la planification, de l'infrastructure et du développement économique**

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Ward: ORLÉANS (1)

File Number: ACS2021-PIE-PS-0006

SUBJECT: Zoning By-law Amendment – 1258 Marenger Street

OBJET: Modification au Règlement de zonage – 1258, rue Marenger

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1258 Marenger Street to change the maximum density, the required landscape buffer and the rear yard setback, 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 January 27, 2021,” 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 d’approuver une modification du Règlement de zonage 2008-250 visant le 1258, rue Marenger afin de modifier les exigences maximales en matière de densité, la zone tampon paysagée minimale et le retrait de cour arrière, 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 27 janvier 2021 », 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

1258 Marenger Street

Owner

Revelstoke Developments

Applicant

Novatech Engineering

Architect

Project 1 Studio Incorporated (Ryan Koolwine)

Description of site and surroundings

The site is located at 1258 Marenger Street in Orleans. The property is north of St. Joseph Boulevard and west of Jeanne d'Arc Boulevard. This parcel has 29.7 metres of frontage on Marenger Street and a lot area of 1,415 square metres. It is currently occupied by a detached dwelling. Surrounding land uses include a mix of low to medium density residential and assorted commercial uses. The existing low to medium density residential uses are to the south, north and east of the site. The commercial uses on the other hand abut to the west and further north. For further context, please refer to Document 1 and Document 3.

A planned unit development is proposed on the site in the form of two buildings with eight stacked townhome dwellings in one and four stacked townhome dwellings in the other (please refer to Document 4). The two buildings are placed on the south side of the lot, with parking spaces provided on the north side of the property. An accessory structure for garbage storage along with bicycle storage spaces is located on the west side.

Summary of requested Zoning By-law amendment proposal

The site is currently zoned Residential Fourth Density Subzone Z, Urban Exception 1244 (R4Z[1244]), under the City of Ottawa's Zoning By-law 2008-250. The purpose of the Residential Fourth Density Zone is to allow a wide mix of residential building forms ranging from detached to low rise apartment dwellings.

The development proposal has triggered a site plan control review process (City File #D07-12-20-0116) where an in-depth review of the engineering, design and zoning requirements has been conducted. As a result of the site plan review and in order to provide maximal benefit, a few zoning provisions have to be amended: to increase the density from 71 units per hectare to 85 units per hectare; reduce the parking lot landscape buffer along the northern perimeter from 1.5 metres to 0.58 metres; and reduce the rear yard setback from 7.5 metres to 6 metres, as detailed in Document 2.

DISCUSSION**Public consultation**

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by City Council for Zoning By-law amendments.

The main concern identified by the community was that this planned unit development would result in spill-over parking onto Marenger Street, a relatively short dead-end local residential street. The resulting effect would be competition for existing on-street parking spaces between the existing residents and the new residents. An increase in on-street parking demand could also lead to sight line issues for any cars wishing to depart from private driveways, particularly during the winter months when the snowbanks are high and road widths are further squeezed.

It is the City's opinion that the proposal's introduction of 17 parking spaces on the site will not lead to a noticeable spill-over parking and/or competition.

Official Plan designations

The site is designated General Urban Area on Schedule B of the Official Plan (OP). This designation permits a full range and choice of housing types and densities to meet the needs of all ages, incomes and life circumstances. The proposed stacked row dwellings are residential uses permitted within this designation.

The OP promotes opportunities for intensification where appropriate. While the focus for intensification is along Main streets, within Mixed-Use Centres, and Town Centres, the OP does contemplate intensification in the General Urban Area designation, which comprises much of the Urban Area. In such cases, the scale of intensification and the heights and density of development will vary depending upon factors such as the existing built context and proximity to major roads and transit.

Urban Design Review Panel

The site was not subject to the Urban Design Review Panel.

Planning Rationale

The increase of density from 71 units to 85 units per hectare, a reduction of the required parking buffer and a reduction of the rear yard setback still maintain the general intent and purpose of the OP as well as the Zoning By-law in this case.

Currently, Exception 1244 has a maximum net density for residential units of 71 units per hectare. The current density cap allows for the construction of ten residential units at the site. Increasing the maximum density to 85 units per hectare results in 12 units on the subject parcel. This is a planned unit development subject to Site Plan Control review, and as such, attention has been placed on balancing the site's ability to function and minimize any disruptions to the neighbouring residential uses' enjoyment of their own properties. Intensification that leads to an increase in two residential units at this

location is appropriate. There will be no further stresses on the existing servicing capacity as a result of a little added density.

This Zoning By-law amendment also seeks to amend the rear yard setback from 7.5 metres to 6 metres. Based on the Zoning By-law, the rear yard is considered the western lot line, abutting the commercial parking lot. The Site Plan (see Document 4) illustrates that this reduction will be in an area where the planned unit development is being treated as a side lot line setback. The proposed two buildings have been placed along the southern perimeter, furthest away from the existing lower density semi-detached residential building to the north, thereby minimizing any intrusion into a lower density residential use's outdoor privacy. Parking spaces and a board on board fence will further screen this proposal from the north. The requested rear yard reduction to 6 metres is also in keeping with most recent performance standards where rear yard setbacks within infill areas are six metres.

The last relief being sought under this Zoning By-law amendment is from Section 110 (1) (a) and (b) and is to permit a reduced landscape buffer strip of 0.58 metres, rather than the required 1.5 metres, due to a pinch point located at the western-most section of the parking lot (i.e. western-most parking space) to its western lot line. Other than the one pinch point, the remainder of the buffer strip averages approximately 1.05 metres between the parking lot's curb and the northern property line. The overhang of the cars, if any, onto this buffer strip will remain clear of the proposed board on board privacy fence.

The proposed density of the development is comparable to the established norms of the immediate neighbourhood. The development, including its reduction in rear yard setback and buffer strip for the parking lot, will not create any negative impacts related to access, parking, drainage, traffic or noise. The proposed development is compatible with the established built form and character of the neighbourhood and serves to improve the affected streetscape. The extent of the proposed development's impact on neighbouring properties and the neighbourhood in general is considered minimal.

The proposed zoning changes are consistent with OP policies and objectives insofar as it helps facilitate the orderly intensification and adds to a mix of residential housing forms within the existing established community.

Provincial Policy Statement

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

RURAL IMPLICATIONS

There are no rural implications with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Luloff finds the details of the zoning amendment proposal acceptable.

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no Asset Management implications associated with the recommendations in this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Thriving Communities
- Sustainable Infrastructure

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-20-0082) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the last Planning Committee date's report deadline falling in the middle of the prescribed circulation phase of the Zoning Amendment process.

SUPPORTING DOCUMENTATION

Document 1 Location and Zoning Map

Document 2 Details of Recommended Zoning

Document 3 Aerial Imagery of Site and Neighbourhood

Document 4 Site Plan

CONCLUSION

Planning staff support the requested Zoning By-law amendment as the proposal continues to support the Provincial Policy Statement, the City's Official Plan, the general intent of the Zoning By-law and implements the Site Plan Control proposal. The proposed Zoning By-law amendment represents good planning.

Staff recommends that the application be approved.

DISPOSITION

Office of the City Clerk, Council and Committee Services 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.

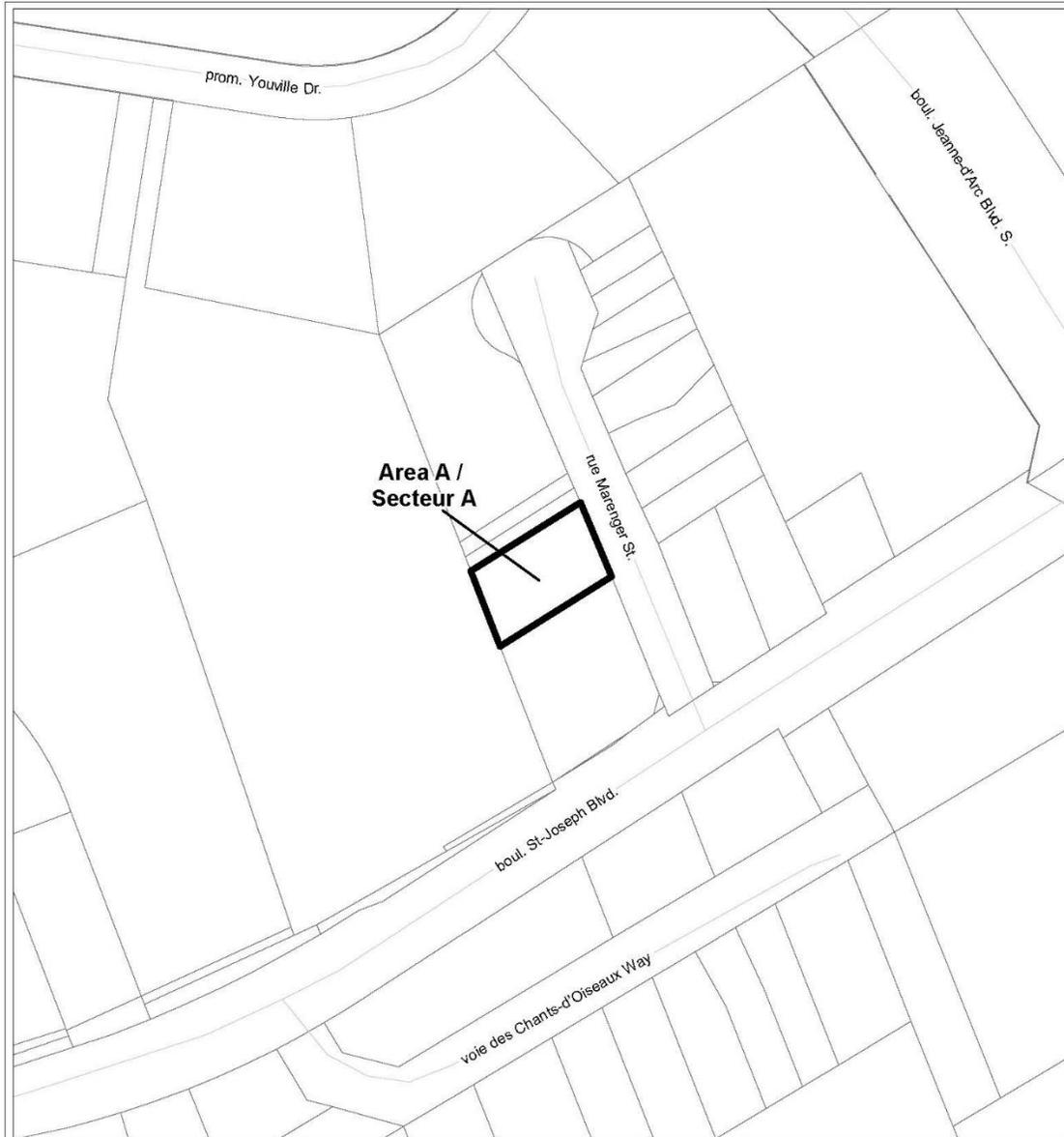
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

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 and Zoning Map

For an interactive Zoning map of Ottawa visit geoOttawa



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE SITE PLAN / PLAN D'EMPLACEMENT 1258 rue Marenger St.	
D02-02-20-0082	20-1098-X		
D07-12-20-0116			
I:\CO\2020\ZKPMarenger_1258			
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<small>©Les données de parcelles appartiennent à Teramet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE</small>			
REVISION / RÉVISION - 2020 / 12 / 08		 Area A/secteur A - R4Z[1244] (text changes only/modifications de texte seulement)	
			 <small>NOT TO SCALE</small>

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 1258 Marenger Street:

1. Amend exception 1244 of section 239, Urban Exceptions, by replacing the wording with provisions similar in effect to the following:
 - a. In Column II add the text R4Z[1244]
 - b. In Column V add the following:
 - i. The maximum net density for residential units is 85 units per hectare.
 - ii. Minimum rear yard setback is 6 metres.
 - iii. Minimum required width of a landscaped buffer of a parking lot not abutting a street, for a parking lot containing more than 10 but fewer than 100 spaces, is 0.58 metres.

Document 3 – Aerial Imagery of Site and Neighbourhood



Document 4 – Site Plan

