

**Report to  
Rapport au:**

**Planning Committee  
Comité de l'urbanisme  
11 February 2021 / 11 février 2021**

**and Council  
et au Conseil  
24 February 2021 / 24 février 2021**

**Submitted on 28 January 2021  
Soumis le 28 janvier 2021**

**Submitted by  
Soumis par:  
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Acting Director / Directeur par intérim  
Planning Services / Services de la planification  
Planning, Infrastructure and Economic Development Department / Direction  
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**Ward: COLLEGE (8) / COLLEGE (8)                      File Number: ACS2021-PIE-PS-0025**

**SUBJECT: Zoning By-law Amendment –191 Norice Street**

**OBJET: Modification au Règlement de zonage – 191, rue Norice**

**REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 191 Norice Street, to permit two long semi-detached dwellings, 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 February 24, 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 191, rue Norice, afin de permettre la construction de deux maisons jumelées en longueur, 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 24 février 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

191 Norice Street

### Owner

### Applicant

Hamel Design and Planning

## **Description of site and surroundings**

The site is located on the north side of Norice Street, between Woodroffe Avenue and Sullivan Avenue. The property has 31.4 metres of frontage, is 1400 square metres in area and is occupied by a detached dwelling with detached garage. The surrounding properties to the east, north and south are detached dwellings while the abutting vacant property to the west has received Site Plan Approval for a low-rise apartment building with 22 units.

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

The property is currently zoned Residential First Density Subzone FF (R1FF), which permits detached dwellings with a secondary dwelling unit. The request is to rezone the property to Residential Second Density Subzone D (R2D), which permits detached and semi-detached dwellings, both side-by-side units and long semi-detached, where the attached units are arranged one behind the other. A secondary dwelling unit is permitted in each unit of a semi-detached.

The proposal is to demolish the existing house and redevelop the site with two two-storey 'long semi-detached dwellings'. Each long semi-detached dwelling is configured to have a unit towards the front of the property, a unit towards the rear of the property, and attached garages between the two units. Each of the units would have a secondary dwelling unit in the basement, for a total of eight units. A shared driveway in the centre of the lot, between the two buildings, would provide access to the four garages located between the front and rear units. The proposal requires four parking spaces for the semi-detached units; no parking is required for the secondary dwelling units. The lot would be divided through the severance process to create individually conveyable parcels.

## **DISCUSSION**

### **Public consultation**

Public consultation was carried out in accordance with the City's Public Notification and Consultation Policy for Zoning By-law Amendment applications, with notice mailed to property owners within 120 metres and a notification sign posted. Four public comments were received, with two comments in favour and two comments expressing opposition to the proposal due to concerns regarding parking and building type. A synopsis of the comments and responses are outlined in Document 3.

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

## **Official Plan designation**

The property is designated General Urban Area on Schedule B of the City's Official Plan. This designation permits the development of a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances. Residential intensification through infill will relate to the existing character to enhance desirable patterns and built form while also achieving a balance of housing types and tenures.

### Section 2.2.2 – Managing Intensification Within the Urban Area

This section directs where growth will occur and supports opportunities for intensification by recognizing that residential areas will continue to mature and evolve. Growth will be directed to areas where infrastructure and services already exist, and infill and redevelopment will be compatible with the existing context or planned function of the area. Consideration of the surrounding area's character is a factor in determining compatibility within a community. All intensification will occur in accordance with the provisions of Section 2.5.1 and 4.11, dealing with matters of urban design and compatibility.

### Section 2.5.1 - Designing Ottawa

Tools and design objectives for new development are provided in this section to guide compatibility and quality design. These design objectives include enhancing the sense of community; defining quality public and private spaces through development and ensuring that new development respects the character of existing areas.

### Section 4.11 - Urban Design and Compatibility

New development is evaluated using the policies of this section, which addresses urban design and compatibility. These aspects of urban design and compatibility include building profile and height, potential impacts, building transitions, and intensification within established neighbourhoods. The purpose of reviewing these design aspects is to ensure that new development is sensitive and compatible to the existing context while providing appropriate transitions between new and existing development.

## **Planning Rationale**

### Official Plan Policies

This application has been reviewed under the consolidated Official Plan (2003) and amendments in effect from Official Plan Amendment 150 (OPA 150). The site is designated as General Urban Area, which permits the development of a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances.

Residential intensification through infill should respond to the existing character to enhance desirable built form, while achieving a balance of housing types and tenures.

The Official Plan directs where growth will occur and supports opportunities for intensification by recognizing that residential areas will continue to mature and evolve. Growth will be directed to areas where infrastructure and services already exist, and infill and redevelopment will be compatible with the existing context or planned function of the area.

The site has full access to urban services such as sewers and watermains. It proposes modest intensification that expands the range of residential unit types available to serve a variety of demographic profiles.

Section 2.5.1 of the Official Plan provides policy direction for urban design and compatibility and Section 4.11 provides direction focused on compatibility through criteria such as setbacks, heights, transitions, orientation of entrances, and outdoor amenity areas.

Section 4.11 of the Official Plan addresses compatibility of new buildings with their surroundings and provides direction in evaluating rezoning proposals

The proposed development has been designed to be compatible through a careful design that mimics the appearance of detached two-storey dwellings from both the front and the rear of the buildings. New developments are to respect the privacy of outdoor amenity areas on adjacent lots. The proposed design meets the setbacks of the R2D subzone as well as the maximum height provision, so it ensures adequate spacing from existing adjacent properties and respects outdoor amenity areas on these lots. The development serves as a transition between the future apartment building to the west and the detached dwellings to the east.

Apart from compatibility of the building design, other aspects to be considered in evaluating a request for rezoning relate to access, traffic and infrastructure.

#### Access

The development proposes a single access from Norice Street to serve both buildings. The shared laneway leads to four garages located between the front and rear units. A single access is the preferred option, as multiple private accesses are discouraged. A single entrance also has the benefit of providing ample space for landscaping in the front yards of the two proposed houses.

## Transportation

The site's proximity to the transit route and multi-use path on Woodroffe Avenue will allow for easy access to all modes of transportation including car, transit, walking or cycling. Traffic generated by the proposed development is minimal and the existing road network is adequate to safely handle it.

## Infrastructure

An Assessment of Adequacy of Public Services was conducted in support of the rezoning application. The assessment concluded that the existing watermain system is capable of supplying water to meet demand while meeting minimum required pressures, that fire flow demands can be supplied through existing hydrants. In addition, the existing sanitary sewer infrastructure has enough capacity to serve the proposed development. Detailed servicing, grading and stormwater management plans will be reviewed and approved through the Committee of Adjustment severance process.

## Proposed Zoning Details

As detailed in Document 2, the proposed Zoning By-law Amendment will rezone the property to R2D to permit two long semi-detached dwellings.

The proposal for the long semi-detached dwellings allows for modest intensification on a scale compatible with the detached dwellings to the east and introduces a more compact form of residential use that is well-suited to regeneration as this area evolves. The proposal positively contributes to the neighbourhood by expanding the range of available housing types and adding new residential units on an underutilized site in an area well served by neighbourhood services and amenities.

Staff are satisfied that the requested Zoning By-law Amendment is consistent with the Official Plan and represents good planning. The proposal allows for modest intensification on the edge of a stable community that is compatible with the surrounding context.

## **Provincial Policy Statement**

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

## **RURAL IMPLICATIONS**

There are no rural implications associated with this report.

## **COMMENTS BY THE WARD COUNCILLOR**

Councillor Chiarelli is aware of this report and recommendation.

## **LEGAL IMPLICATIONS**

There are no legal implications associated with implementing the report recommendation.

## **RISK MANAGEMENT IMPLICATIONS**

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

## **ASSET MANAGEMENT IMPLICATIONS**

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

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

## **ACCESSIBILITY IMPACTS**

The proposed building will be required to meet the accessibility criteria contained within the Ontario Building Code.

## **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 (Development Application D02-02-20-0105) was processed by the "On Time Decision Date" established for the processing of Zoning By-law Amendment applications due to time required for resolution of engineering issues.

## **SUPPORTING DOCUMENTATION**

Document 1 Zoning Key Plan

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Concept Site Plan

Document 5 Perspective

## **CONCLUSION**

The Planning, Infrastructure and Economic Development Department supports the proposed Zoning By-law Amendment. The proposed development is an appropriate example of modest intensification at the edge of a stable community within the General Urban Area. The development fits well in its context and the requested amendment conforms with the Official Plan and is consistent with the Provincial Policy Statement.

## **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 – Zoning Key Plan

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

The map shows the property to be rezoned, which is located on the north side of Norice Street between Woodroffe Avenue and Sullivan Avenue.



**Document 2 – Details of Recommended Zoning**

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 847 Woodroffe Avenue:

1. Rezone the property shown as Area A in Document 1 from R1FF to R2D.

## **Document 3 – Consultation Details**

### Notification and Consultation Process

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by City Council for Zoning By-law Amendments. Four public comments were received, with two in favour and two opposing the requested Zoning By-law Amendment.

The following summarizes, in no particular order, a list of concerns raised by various members of the public in response to the application:

#### **Type of development**

- The project does not conform to the characteristics of the surrounding dwellings. Replacing one unit with eight units is too much extra density for this neighbourhood.

Response:

The proposed development is appropriate intensification on the edge of a stable, low-rise neighbourhood. The proposed development maintains the setbacks required by the zoning and serves as a transition between the future apartment building to the west and the detached dwellings to the east.

#### **Insufficient Parking**

- There should be eight spaces to provide one for each unit. Traffic nuisance is foreseen with extra parked cars on the street. Other homes in the area have long driveways to accommodate several cars.

Response

The proposed development provides parking in accordance with by-law requirements: one parking space is required for each of the four main units, with no parking required for the secondary dwelling units. Due to the small scale of the development, a Transportation Impact Study was not required as per the City's Transportation Impact Assessment Guidelines. The vehicular traffic anticipated from the proposed development will have a negligible impact and can be accommodated by the existing road network.

**Greenspace**

- Trees will be removed and there is insufficient private outdoor space for the occupants' children, compared to the neighbourhood homes. Large yards are the norm in the neighbourhood.

**Response**

A distinctive tree located in the rear yard will be unaffected by the development, and new trees will be planted at the front of the property. The proposal satisfies the rear yard requirements of the R2D Zone.

**Notification**

- Tenants occupying a property that is subject to a rezoning application should receive notification of the application.

**Response**

The approved notification and consultation policy for Zoning By-law Amendment applications specifies that notice of the application is e-mailed to the registered community association and is sent by first class mail to owners within a 120-metre radius of the property. A notification sign is also installed on the property.

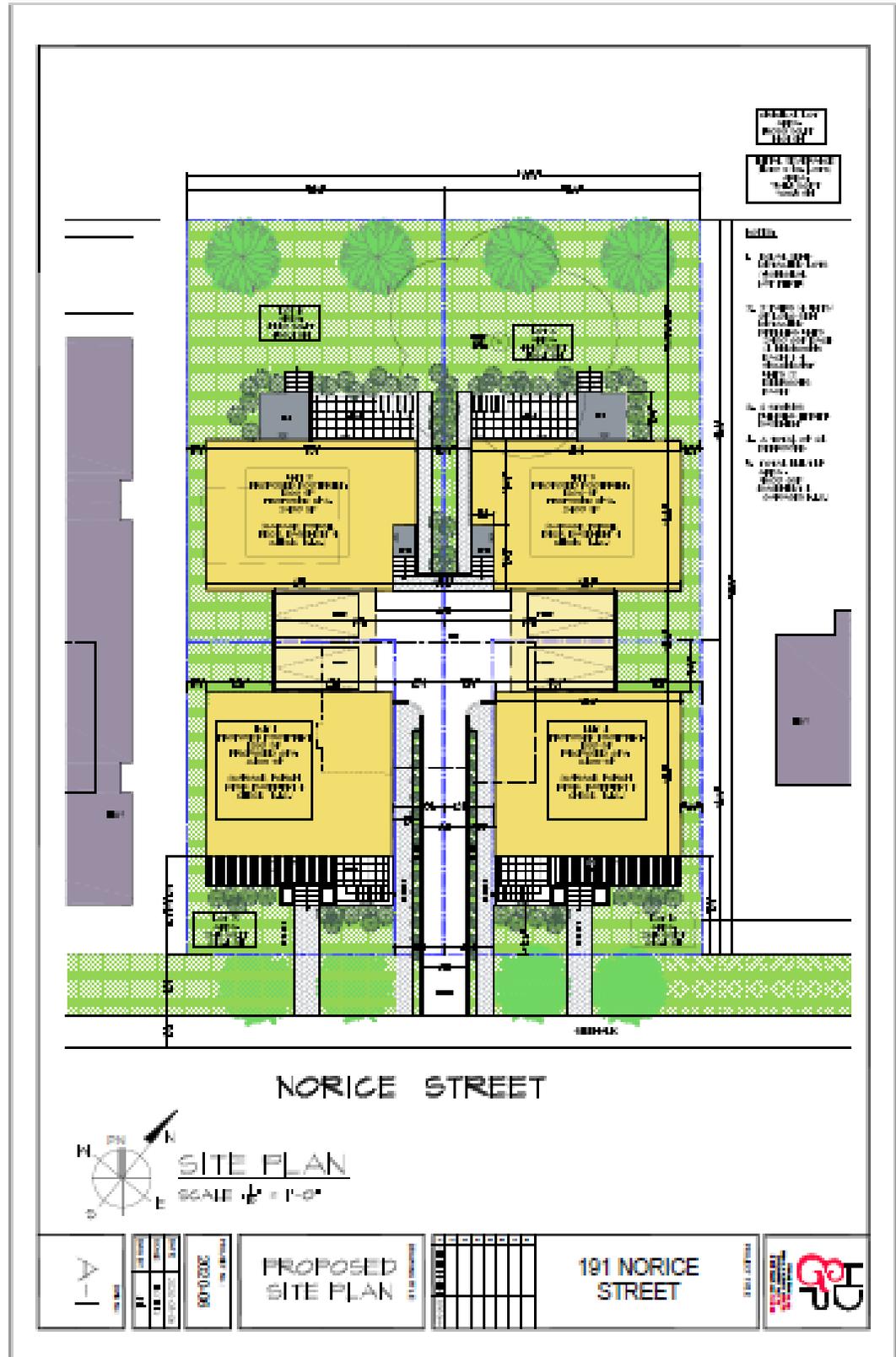
**Community Organization Comments**

The Crestview Meadowlands Community Association provided the following comments:

The Community Association is supportive of the development and hope that what is proposed will eventually move forward.

Document 4 – Concept Site Plan

The plan illustrates the proposed layout of the site.



**Document 5 – Perspective**

The perspective illustrates the view of the new units from Norice Street.

