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Department of Urban Planning and Public
Works

Ward/Quartier
OT4 - Rideau

- Planning and Economic Development
Committee / Comité de l'urbanisme et de
l'expansion économique
- City Council / Conseil municipal

Action

Residential Front Yard Setbacks and Heights in Manor Park and Rockcliffe Base R1 Zones

**Aménagements résidentiels - Cours avant et hauteurs - Zones R1 - Manor
Park et Base de Rockcliffe Aménagements résidentiels - Cours avant et
hauteurs - Zones R1 - Manor Park et Base de Rockcliffe**

Recommendation

That Schedule 1 of the *Zoning By-law, 1998*, be replaced with Schedule 1 at Document 2.



October 14, 1998 (7:25a)

Edward Robinson
Commissioner of Urban Planning and Public
Works



October 14, 1998 (8:51a)

Approved by
John S. Burke
Chief Administrative Officer

ED:ed

Contact: Elizabeth Desmarais - 244-5300 ext. 1-3503

Financial Comment

N/A.


October 13, 1998 (3:19p)

for Mona Monkman
City Treasurer

BH:ari

Executive Report

Reasons Behind Recommendation

At its meeting of September 8, 1998, the Planning and Economic Development Committee passed a motion directing staff to undertake a review of the yard setbacks in the R1 zoned areas as shown on Document 1 as well as to examine the possibility of amending Schedule 1 of the *Zoning By-law, 1998* to remove these areas from Area “A” (inner urban) and place them in Area “B” (suburban) and that the Department report back to the Committee with its recommendations on October 27, 1998. This submission is intended to address the Committee’s directive.

The Manor Park neighbourhood consists of a variety of residential uses, ranging from the lowest density detached houses, to high-rise apartments. The neighbourhood lies in the northeastern section of the city, parts of which abut the City of Vanier and the Village of Rockcliffe.

Under Zoning By-law Number Z2K, the neighbourhood was identified as Area “B” on Schedule 13, signifying that the suburban zoning regulations applied. More particularly, Zoning By-law Number Z-2K required a minimum 6 metre front yard setback and a height limit for detached houses of 10.7 metres.

In the new zoning by-law, Manor Park has been rezoned from a suburban neighbourhood to an inner urban neighbourhood, as identified on Schedule 1 of the *Zoning By-law, 1998* as Area “A”. The Area “A” front yard setback is 3 metres, substantially reduced from the previous regulation of 6 metres. The Area “A” height limit for detached houses remains at 10.7 metres. Residents of Manor Park have raised the concern with having their neighbourhood changed from Area “B” (outer urban under By-law Number Z-2K) to Area “A” (inner urban on Schedule 1 of the *Zoning By-law, 1998*).

The residential policies of the Official Plan call for a balance between the maintenance of neighbourhood character while encouraging various forms of intensification, or minor residential development such as additions, conversions and infill development. Manor Park and Rockcliffe Base Neighbourhood Monitoring Areas are located at the northeastern edge of the city, consist of a variety of residential densities and abut in part, the Rockcliffe Air Base. As such, the

neighbourhoods were considered to be appropriate to encourage minor residential development. The potential effect of reduced minimum yard setbacks would be that additions could be added to the fronts of houses and attached garages, and new infill lots could have houses located closer to the front lot line.

Document 1 indicates the location of the R1-zoned low density areas in the north-eastern portion of the city at the perimeter of the inner urban area (Area “A”) which have suburban (Area “B”) characteristics such as larger lot sizes and yard setbacks. The community is concerned that retaining these R1-zoned areas within the inner urban area (Area “A”) could result in development which would not be in keeping with the neighbourhood character, and therefore would conflict with the residential policies of the Official Plan.

The R1-zoned lands are unique in this part of the city in that they do have a suburban character, yet are surrounded by more intense residential development which is why all of the area was re-characterized as an inner urban Area “A” neighbourhood in the new zoning by-law.

Because of the low density, suburban nature of the R1 lands within parts of Manor Park, as well as one small area within Rockcliffe Base, it is appropriate to rezone those particular R1 areas from Area “A” to Area “B” - suburban area of the city- for purposes of applying residential heights and yard setbacks.

Area “B” will permit the retention of the previous Zoning By-law Number Z-2K yard setbacks, including a minimum required front yard setback of 6 metres, but will also result in a reduced height limit from the previous maximum 10.7 metres to a reduced maximum of 8 metres. The reduced height limit is more in keeping with the two-storey suburban detached houses found in the Manor Park and Rockcliffe Base neighbourhoods.

In addition, all lands zoned Minor Institutional - I1 and Leisure Zones - L1 or L3 which are surrounded by or abut the R1 neighbourhoods will also be rezoned to Area “B”. This will ensure that entire areas are subject to the same Area “B” regulations to ensure maintenance of neighbourhood character. The inclusion of the I1, L1 and L3 areas within Area “B” will not otherwise affect the L1 and L3 lands but will have an impact on the I1 zone setbacks which is in keeping with neighbourhood character.

Consultation

Open houses were held in Rideau Ward during the 2020Z Study, to present the zoning strategies, and the draft zoning by-law. No concerns were raised during the course of the study. Residents became aware of the change from outer urban to inner urban standards during the course of a Committee of Adjustment application, following the adoption of the *Zoning By-law, 1998*. The Manor Park Community Association noted its wide support for the rezoning to Area “B” and included a petition signed by 686 residents who live within the R1-zoned areas.

The Ward Councillor and staff met with approximately 20 residents on August 24, 1998, to discuss their concerns with the change brought forth with the adoption of the new zoning by-law. It was as a result of the meeting that the Ward Councillor brought forth the motion to have this minor zoning review undertaken.

No further public consultation has been needed as the zoning issue was thoroughly discussed at the August 24, 1998, meeting.

Disposition

Department of Corporate Services, Statutory Services Branch - notify Regional Municipality of Ottawa-Carleton, Development Approvals Division, of City Council's decision.

Office of the City Solicitor - forward the implementing by-law to City Council.

Department of Urban Planning and Public Works - prepare and circulate the implementing zoning by-law.

List of Supporting Documentation

- Document 1 Location Map of Areas Subject to change to Schedule 1 of the *Zoning By-law, 1998*
- Document 2 Schedule 1 of the *Zoning By-law, 1998*

