

4. ZONING – 8 HOBIN STREET
ZONAGE – 8, RUE HOBIN

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 to change the zoning of 8 Hobin Street from Residential First Density Subzone D (R1D) to Residential First Density Subzone Q exception zone (R1Q[xxxx]) as shown in Document 1 and detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification au Règlement de zonage 2008-250 de la Ville d'Ottawa afin de changer le zonage du 8, rue Hobin de Zone résidentielle de densité 1, sous-zone D (R1D) à Zone résidentielle de densité 1, sous-zone Q assortie d'une exception (R1Q[xxxx]), comme il est indiqué dans le document 1 et expliqué en détail dans le document 2.

DOCUMENTATION / DOCUMENTATION

1. Deputy City Manager's report, Planning and Infrastructure, dated 27 July 2012 (ACS2012-PAI-PGM-0142).
Rapport de la Directrice municipale adjointe, Urbanisme et Infrastructure, le 27 juillet 2012 (ACS2012-PAI-PGM-0142).

Report to/Rapport au:

Planning Committee
Comité de l'urbanisme

and Council / et au Conseil

July 27, 2012
27 juillet 2012

Submitted by/Soumis par : **Nancy Schepers, Deputy City Manager/
Directrice municipale adjointe,
Planning and Infrastructure/Urbanisme et Infrastructure**

Contact Person / Personne ressource: *Felice Petti, Manager/Gestionnaire intérimaire,
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Kanata South (23)

Ref N°: ACS2012-PAI-PGM-0142

SUBJECT: ZONING – 8 HOBIN STREET (D02-02-11-0059)

OBJET : ZONAGE – 8, RUE HOBIN

REPORT RECOMMENDATION

That the Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 to change the zoning of 8 Hobin Street from Residential First Density Subzone D (R1D) to Residential First Density Subzone Q exception zone (R1Q[xxxx]) as shown in Document 1 and detailed in Document 2.

RECOMMANDATION DU RAPPORT

Que le Comité de l'urbanisme recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 de la Ville d'Ottawa afin de changer le zonage du 8, rue Hobin de Zone résidentielle de densité 1, sous-zone D (R1D) à Zone résidentielle de densité 1, sous-zone Q assortie d'une exception (R1Q[xxxx]), comme il est indiqué dans le document 1 et expliqué en détail dans le document 2.

BACKGROUND

The subject property is located at the southeast corner of Hobin Street and Ember Glow Court. The site has a frontage of 57.9 metres on Hobin Street, 28.8 metres on Ember Glow Court and an area of 1,667.5 square metres. The property is currently occupied by a detached dwelling.

Surrounding uses are as follows: the property to the east, at the corner of Stittsville Main Street and Hobin Street, is occupied by a real estate office; the property across the street at the northwest corner of Hobin Street and Stittsville Main Street is occupied by a commercial plaza; the property at the northwest corner of Hobin Street and Ember Glow Court is occupied by a detached dwelling; the lands to the south are occupied by the Stittsville Villa retirement residence and a detached dwelling fronting on Ember Glow Court. Lands to the west are occupied by detached dwellings on large lots. Document 1 identifies the subject site.

Purpose of Zoning Amendment

The purpose of the requested zoning amendment is to rezone the property to permit four detached dwellings fronting onto Hobin Street. The initial proposal submitted by the proponent was for a total of seven units: three pairs of semi-detached units fronting onto Hobin Street and one detached dwelling front onto Ember Glow Court. In response to community concerns, the applicant reduced number of units from seven to four and restricted the unit type to detached dwellings.

Existing Zoning

The subject property is zoned Residential First Density Subzone D (R1D). This zone permits primarily detached dwellings on lots with a minimum lot width of 20 metres and a lot area of 600 square metres, together with other uses such as a secondary dwelling unit, retirement home, bed and breakfast and group home. Under the provisions of the existing zoning, the lot width of 57.9 metres is approximately 2 metres less than the frontage required for three lots.

Proposed Zoning

The applicant has requested a Zoning By-law amendment to rezone the subject property from the R1D Zone to a site-specific R1Q Zone, to allow the construction of four detached dwellings.

DISCUSSION

Planning Act and Provincial Policy Statement (PPS)

Under the *Planning Act*, all decisions affecting planning matters shall be consistent with the Provincial Policy Statement. The PPS specifies that planning authorities shall provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents, with an appropriate mix of uses to support strong, liveable, and healthy communities. This is to be implemented by directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available, and by promoting densities for new housing which efficiently use land, resources, infrastructure and public facilities.

The subject proposal conforms to the Provincial Policy Statement. The proposal promotes an efficient, cost effective pattern of development and takes full advantage of existing infrastructure. The PPS promotes intensification and redevelopment opportunities within built up areas where existing or planned infrastructure can support development. The proposal promotes a liveable community by expanding the range of housing options offered in Stittsville, and takes full advantage of an available opportunity to develop lands within the limits of an established and planned neighbourhood. The site is centrally located close to an arterial road, which provides good pedestrian and transit access to nearby facilities and services.

Official Plan

The site is designated as General Urban Area within the Official Plan. This land use designation permits the development of a range and choice of housing types in combination with conveniently located service, cultural and institutional uses to facilitate the development of complete and sustainable communities. The Official Plan supports infill where it enhances and complements existing areas and contributes to their long-term vitality, and directs growth to established areas in order to maximize the use of land that is already serviced, accessible and close to existing amenities.

The proposed Zoning By-law amendment responds to the policies for the General Urban Area by allowing for the efficient redevelopment of an existing residential property within an established neighbourhood. The site is located immediately adjacent to the community's commercial mainstreet, is serviced by and within walking distance of the services and amenities provided along Stittsville Main Street, as well as transit routes and local institutional uses.

Section 2.2.2 states that the interior portions of stable, low-rise residential neighbourhoods will continue to be characterized by low-rise buildings and that new development proposed within the interior of established neighbourhoods will be designed to complement the area's pattern of built form and open spaces. The proposed development is consistent with the intent of the Official Plan in that it will maintain the low-rise residential character of the Stittsville community and offer detached homes on slightly smaller lots that are entirely compatible with the homes in the surrounding area.

Section 2.5.1 provides guidance on how to appropriately incorporate infill development into existing built up areas. According to the Official Plan, compatible development means development that is not necessarily the same as or similar to existing buildings, but enhances and coexists with existing properties, without undue adverse impacts.

The Official Plan emphasizes the importance of compatibility of new development to its surroundings in order to reduce the possibility of negative impacts. The proposed development, as illustrated on Document 4, is designed to be compatible with the existing development. The lot width and front yard setback provide adequate space for a landscaped area and a double driveway, while the rear yard provides sufficient setback from the adjacent house. The dwellings will have negligible impact in terms of shading and privacy, aided by the fact that the rear yards of the proposed homes will back onto the side yard of the adjacent existing home and the parking lot of the retirement residence, which is screened with a very tall hedge. The proposed development will maintain the low-rise character of the neighbourhood.

Section 4.11 of the Official Plan sets out criteria that are used to evaluate compatibility of proposed developments. The Official Plan acknowledges that in some situations, compatibility of infill development may be more difficult to achieve than in other situations. Criteria that can be used to evaluate compatibility include: traffic, vehicular access, parking, height and massing, pattern of surrounding community, outdoor amenity area, lighting, noise and air quality, sunlight, and supporting neighbourhood services. The proposed development meets the criteria for compatibility as follows:

Traffic: Hobin Street is classified as an existing collector road, meant to carry a large volume of traffic. Based on the minimal number of units proposed, this development did not necessitate a Transportation Impact Study as per the City's guidelines. There would be no significant impact on traffic as a result of this development, and no road modifications would be required. Although Stittsville Main Street may currently experience occasional congestion at peak times, the capacity of the street and nearby intersections are sufficient to safely accommodate the proposed traffic into the local road network. The configuration and alignment of the proposed driveways is considered to be safe and appropriate.

Vehicular Access: The site will be served by individual driveways from Hobin Street, which is classified as a Collector Road, thereby having minimal impact on Ember Glow Court, which is a local street. The existing sidewalk on Hobin Street is located on the opposite side of the street, minimizing the effect of any driveway traffic movements on pedestrians.

Parking Requirements: Infill developments should have sufficient parking to minimize potential for spill-over parking on adjacent streets. The Zoning By-law specifies that in the case of a detached dwelling, one parking space per unit is required. The proposed development exceeds by-law requirements: the four detached units would each have a double garage with two additional parking spaces in the driveway.

The development therefore has ample parking to serve the residents' needs, and is unlikely to generate any spillover parking off-site.

Building Height and Massing: New buildings should have regard for the existing context of the area to enhance compatibility. The proposed two-storey dwellings fall within the allowable building height limit of 11.0 metres currently in effect and are in fact lower in profile than what is permitted, thereby further reducing the visual impact on surrounding properties.

Pattern of Surrounding Community: The built form of the surrounding residential subdivision to the west is primarily one-storey detached dwellings, while the abutting commercial development on Stittsville Main Street includes a real estate office, a plaza, and a retirement residence. The low profile of the proposed residential development provides an appropriate transition from the detached residential community on Hobin Street and Ember Glow Court to the commercial mainstreet uses. The General Urban Area designation supports ground-oriented housing forms such as triplex and low-rise stacked units as an appropriate housing form for infill development in established low-rise residential communities. The proposed residential development is much smaller in scale, and is kept low profile to ensure there are no undue adverse impacts on adjacent properties. The subject property is in a unique location which is well suited to accommodate this infill proposal. Situated in the block between Stittsville Main Street and the established low-rise community, and opposite a detached dwelling and a commercial plaza, the subject site lends itself to the modest residential intensification proposed. Ember Glow Court serves as a natural division between this transitional area and the established low density residential community.

Outdoor Amenity Area: New developments are to respect privacy of outdoor amenity areas of adjacent units. The proposed residential buildings back onto one detached dwelling fronting on Ember Glow Court and the parking lot of a retirement residence fronting on Stittsville Main Street. The proposed yard setback of 7.5 metres from the rear wall of the units to the lot line provides separation from these shared lot lines, ensuring that windows are not directly overlooking the yards of neighbouring properties.

Lighting, Noise, Air Quality, and Sunlight: New developments should minimize potential nuisance related to lighting, noise or odour, and minimize shadowing on adjacent properties. No impacts have been identified, since the proposed use will generate negligible amounts of light and noise. There will be no shadowing effect on nearby residential properties due to the small-scale profile of the proposed development.

Supporting Neighbourhood Services: The proposed development is adequately served by all services and amenities. It is located in proximity to a number of parks, a community centre, and neighbourhood commercial uses. The slight increase in density helps to support existing neighbourhood services and bring new residents into the area.

Design Guidelines for Low-Medium Density Infill Housing

Well-designed residential infill projects can integrate harmoniously into and enrich a neighbourhood. Good design is essential for increasing densities appropriately, and being compatible with the scale of the neighbourhood. The Design Guidelines for Low-Medium Density Infill Housing are applicable to this site, and provide further details about compatibility and design. According to these guidelines, new development should reflect the existing or planned pattern of development in terms of height, front, rear and side yard setbacks, animate the public streets and provision of a streetscape that is inviting and accessible. The site-specific exceptions to the R1Q Zone increase both the lot width and front yard setback requirements to enhance compatibility and minimize the visual impact on neighbouring homes. The conceptual site plan and building elevations submitted in support of the rezoning application satisfy the guidelines for infill housing.

Zoning By-law

The proposed zoning for the site is described in Document 2. The requested by-law amendment would rezone the site from R1D to a site-specific R1Q Zone. The standard provisions of the R1Q Zone specify a minimum lot width of 12 metres, a front yard setback of 4.5 metres and a rear yard setback of 7.5 metres. A site-specific exception would increase the minimum lot width to 13.5 metres and the front yard setback to 6.0 metres.

Three of the proposed lots will have a lot area of 390 square metres and a lot width of approximately 13.5 metres, while the corner lot will have a lot width of 16.5 metres and an area of 490 square metres. Each unit will have a double garage, with a front yard setback sufficient to accommodate additional parking spaces in the driveway. Document 4 illustrates the proposed site layout.

Conclusion

The proposed development balances the need for intensification and infill as supported in the Official Plan with compatibility considerations. The proposed Zoning By-law amendment conforms to the general intent of the Official Plan and staff recommend approval of the proposed zoning.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

Notice of this application was carried out in accordance with the City's Public Notification and Consultation Policy. The public comments and staff response are detailed in Document 3.

COMMENTS BY THE WARD COUNCILLOR

Councillor Shad Qadri is aware of the application and the staff recommendation.

LEGAL IMPLICATIONS

Should the recommendation be adopted and the matter be appealed to the Board, it is anticipated that a one day hearing would result which could be conducted within staff resources. In the event that the recommendation is not adopted, reasons must be provided. Should an appeal be received, an outside planner would have to be retained at an estimated cost of \$10,000 to \$15,000.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications associated with this report.

FINANCIAL IMPLICATIONS

If the amendment is carried and an appeal is brought before the Ontario Municipal Board, staff resources would be utilized to defend Council's position. In the event the amendment is not carried and an appeal is launched, an external planner would need to be retained at an estimated cost of \$10,000 to \$15,000. Funds are not available from within existing resources and the expense would impact Planning and Growth Management's 2012 operating status.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

ENVIRONMENTAL IMPLICATIONS

The Rideau Valley Conservation Authority has indicated that there are no issues from an environmental point of view regarding the proposed Zoning By-law Amendment.

TECHNOLOGY IMPLICATIONS

There are no direct technical implications associated with this report.

TERM OF COUNCIL PRIORITIES

The proposed development aligns with the City Strategic Plan in that it respects the existing urban fabric, neighbourhood form, and the limits of existing hard services, so that new growth is integrated seamlessly within an established community.

APPLICATION PROCESS TIMELINE STATUS

The application was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments. However, the application was "On Hold" for an extended period of time while the proponent addressed engineering issues and the concerns of local residents and revised the proposal accordingly.

SUPPORTING DOCUMENTATION

Document 1 Location Map
Document 2 Details of Recommended Zoning
Document 3 Consultation Details
Document 4 Conceptual Site Plan

DISPOSITION

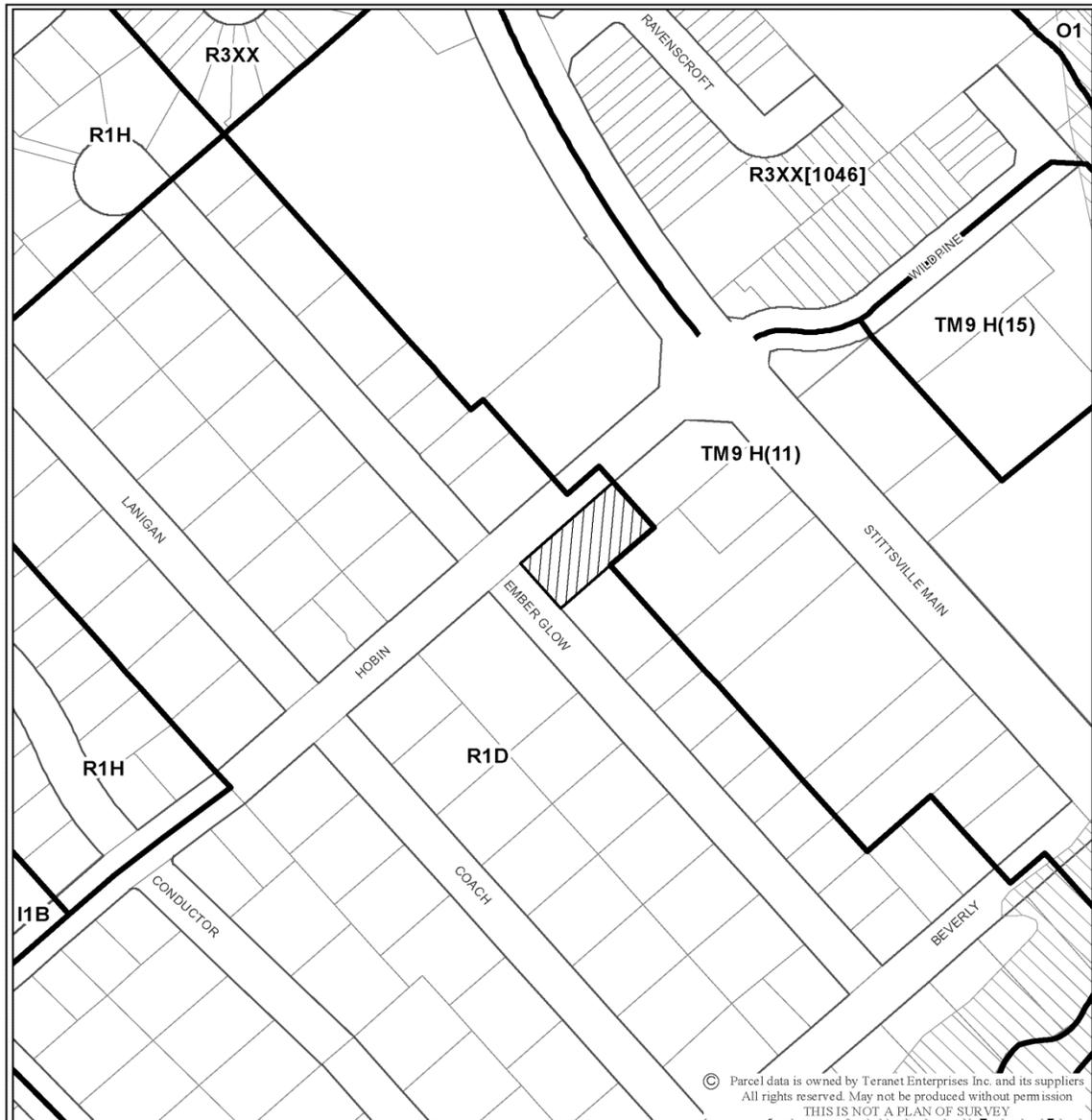
City Clerk and Solicitor Department, Legislative Services to notify the owner, applicant, OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5, Ghislain Lamarche, Program Manager, Assessment, Financial Services Branch (Mail Code: 26-76) of City Council's decision.

Planning and Growth Management to prepare the implementing by-law, forward to Legal Services and undertake the statutory notification.

Legal Services to forward the implementing by-law to City Council.

LOCATION MAP

DOCUMENT 1



Ottawa
 Produced by Infrastructure Services
 and Community Sustainability
 Produit par Services d'infrastructure
 et Viabilité des collectivités

D02-02-11-0059	12-0684-X
I:\CO\2011\ZONING\HOBIN_8_revision	
2012 / 05 / 16	
REVISION DATE	DE RÉVISION


Location Map / Plan de révision
Zoning Key Plan / Schéma de zonage
8 Hobin Street
Rezoned from R1D to R1Q [xxxx]

 Flood Plain (Section 58)
 Plaine inondable (Article 58)

Échelle
 N.T.S.
 Mètres



Scale
 N.T.S.
 Metres

DETAILS OF RECOMMENDED ZONING

DOCUMENT 2

Proposed Changes to the Comprehensive Zoning By-law

1. The lands shown on Document 1 zoned R1D under By-law 2008-250 will be rezoned to R1Q[xxxx].
2. Section 239 of By-law 2008-250 will be amended to add a new exception including provisions similar in effect to the following:
 - Minimum lot width is 13.5 metres;
 - Minimum front yard setback is 6.0 metres.

CONSULTATION DETAILS

DOCUMENT 3

NOTIFICATION AND CONSULTATION PROCESS

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. A Community Information and Comment Session was held in the community on September 22, 2011, and attended by approximately 35 residents.

A second community meeting arranged by the Councillor was held June 7, 2012. Planning staff were not in attendance. The residents discussed alternate development options for the property, with the construction of four detached dwellings being the preferred option if intensification were to occur on the site. The Councillor also surveyed local residents via e-mail following the meeting, and the majority of those consulted supported the construction of four detached dwellings. The Councillor conveyed this information to the proponent, who subsequently agreed to revise the proposal from seven units to four, in accordance with the residents' preference.

Below is a summary of the comments received along with a staff response. It is to be noted that the comments pertain to the proponent's original proposal to construct three pairs of semi-detached units and one detached dwelling on the property.

SUMMARY OF PUBLIC INPUT

Compatibility: The density of the proposed development is out of character with the surrounding neighbourhood, and will have a negative impact on the immediate area.

Response: The initial proposal for six semi-detached units and one detached home has been modified to four detached dwellings. The proposed single dwellings are low profile, have appropriate yard setbacks, provide sufficient parking and fit well within the neighbourhood. The proposed development serves as an appropriate transition between the commercial development on Stittsville Main Street and the detached houses in the surrounding neighbourhood.

Lack of Parking: There are insufficient parking spaces for residents and visitors, which would result in spill-over onto Hobin Street.

Response: While the Zoning By-law specifies a requirement of one parking space per detached dwelling, each of the units will provide four spaces, two in a double garage and two additional spaces in the driveway. All homes have a minimum front yard setback of 6.0 metres, ensuring full-length parking spaces in each driveway. There is therefore adequate parking to meet the needs of residents and visitors.

Traffic: The additional driveways fronting onto Hobin Street and the increased traffic generated by the development will contribute to a safety issue and slowing of traffic on Hobin Street.

Response: The minimal number of units proposed by this development did not trigger the need for a Traffic Impact Study. The number of proposed units has been reduced from seven to four, thereby reducing the impact on nearby streets. The traffic generated by this development can be safely accommodated into the existing road network.

Permitted Height: The developer may decide to build a different type of development than that proposed for the rezoning, which could include increased building height or an increased number of units.

Response: The details of the requested rezoning are specific to the conceptual proposal submitted and establish particular lot size requirements, yard setbacks and building height. The proposed zoning provisions are based on the revised proposal for a reduced number of units.

Grading and Servicing: The addition of the extra units may impact the water supply, sewers and storm water drainage, causing problems such as stormwater run-off onto neighbouring properties or flooding problems for nearby homes.

Response: A servicing brief was prepared in support of the rezoning application and was reviewed by staff to ensure that there were no adverse impacts. The watermains, sanitary sewers and storm sewers have the available capacity to handle the development of seven dwelling units as initially proposed, and the proponent will be required to extend the sanitary sewer along Hobin Street to service the properties. Conceptual grading, drainage and stormwater management plans were reviewed to ensure that there is no run-off onto abutting properties or other adverse impact. It is a requirement that stormwater be managed on site in an appropriate manner to ensure that run-off from the proposed development does not exceed pre-development flows. Detailed engineering plans would be required as a condition of the necessary application for consent to sever the proposed lots.

Parkland: There is no plan for a park or greenspace. The developers should contribute money towards a park/greenspace elsewhere in the Stittsville community.

Response: The developer will be required to contribute cash-in-lieu of parkland in accordance with the Parkland Dedication By-law. The payment is a standard condition of applications for consent to sever, with the amount based on a formula relating to the number of units and the appraised value of the property. The Parkland Dedication By-law specifies that a portion of the funds are directed towards parks development in the ward, and a portion towards City-wide facilities.

Precedent: Concerns were raised with respect to the proposed development setting a precedent for further development in the area.

Response: Through the review of any land use planning application, neither the approval nor refusal of an application sets a land use planning precedent. Each application is reviewed on its own merits against the applicable land use policies.

COMMUNITY ORGANIZATION COMMENTS

The Stittsville Village Association raised several concerns regarding the proposed zoning and the proposed development:

The proposal to replace one dwelling with seven dwellings on the same lot in an area of established single storey homes on large lots gives rise to some serious concerns. Not the least of these is that this development be compatible with its surroundings in both design and appearance and, as required by the Official Plan, have a respect for a community's established characteristics. Also, the Plan requires that "...intensification proposals have full regard for the existing built context and a full understanding of the impacts the proposal will have on both the immediate and wider surroundings." It does not appear that this development takes such requirements into account. Given that the proposal includes six narrow frontage semi-detached homes, one potentially serious impact will be the limited parking spaces available. Single car garages and narrow driveways will tend to encourage on-street parking. Hobin Street is a designated collector road which already carries a considerable volume of traffic and as a result, on street parking, with its attendant safety and nuisance issues, should be avoided at all costs.

Staff responses to these concerns are addressed above and in the body of the report.

