

3. ZONING – 168 A AND B RIVINGTON STREET  
ZONAGE – 168 A ET B, RUE RIVINGTON

### COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 to change the zoning of 168 A and B Rivington Street from V3I[361r] (Village Residential Third Density, Subzone I, Rural Exception 361) to V3B[XXXr] (Village Residential Third Density, Subzone B, with a Rural Exception) 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 afin de changer la désignation de zonage du 168 A et B, rue Rivington de V3I[361r] (Zone résidentielle de village de densité trois, sous-zone I, exception rurale 361) à V3B[XXXr] (Zone résidentielle de village de densité trois, sous-zone B, assortie d'une exception rurale) il est indiqué dans le Document 1 et précisé dans le Document 2.

### DOCUMENTATION

1. Deputy City Manager's report, Planning and Infrastructure, dated 30 July 2012 (ACS2012-PAI-PGM-0181).

Report to/Rapport au :

Agriculture and Rural Affairs Committee  
Comité de l'agriculture et des affaires rurales

and Council / et au Conseil

July 30, 2012  
30 juillet 2012

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

*Contact Person / Personne ressource: Don Herweyer, Acting Manager/Gestionnaire  
intérimaire, Development Review-Rural Services/Examen des projets d'aménagement-  
Services ruraux, Planning and Growth Management/  
Urbanisme et Gestion de la croissance  
(613) 580 2424, 28311 Don.Herweyer@ottawa.ca*

---

West Carleton- March (5)

Ref N°: ACS2012-PAI-PGM-0181

---

**SUBJECT: ZONING – 168 A AND B RIVINGTON STREET**

**OBJET : ZONAGE – 168 A ET B, RUE RIVINGTON**

**REPORT RECOMMENDATION**

That the Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 to change the zoning of 168 A and B Rivington Street from V3I[361r] (Village Residential Third Density, Subzone I, Rural Exception 361) to V3B[XXXr] (Village Residential Third Density, Subzone B, with a Rural Exception) as shown in Document 1 and detailed in Document 2.

**RECOMMANDATION DU RAPPORT**

Que le Comité de l'agriculture et des affaires rurales recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 afin de changer la désignation de zonage du 168 A et B, rue Rivington de V3I[361r] (Zone résidentielle de village de densité trois, sous-zone I, exception rurale 361) à V3B[XXXr] (Zone résidentielle de village de densité trois, sous-zone B, assortie

d'une exception rurale) il est indiqué dans le Document 1 et précisé dans le Document 2.

## BACKGROUND

The subject site is located on the south side of Rivington Street in the Village of Carp and is addressed as 168 A and B Rivington Street. The subject property is vacant and rectangular in shape. The lot is 607.0 m<sup>2</sup> in area and has a lot width of 30.18 metres.

The immediate surroundings include semi-detached dwellings and multiple street townhouses to the south and a triplex and street townhouses to the north. There is an older duplex, as well as attached multiple street townhouses and a single detached dwelling located directly across the street.

### Purpose of Zoning Amendment

The purpose of the amendment is to rezone the lands to permit a semi-detached dwelling in the V3B[XXXr] (Village Residential Third Density, with a Rural Exception).

### Existing Zoning

The current zoning of the parcel is V3I[361r] (Village Residential Third Density, Subzone I, Rural Exception 361) under Zoning By-law 2008-250. The exception on the property prohibits a semi-detached dwelling.

### Proposed Zoning

The requested zoning amendment proposes to rezone the property from V3I[361r] (Village Residential Third Density, Subzone I, Rural Exception 361) to V3B[XXXr] (Village Residential Third Density, Subzone B, with a Rural Exception). The V3B zone permits a semi-detached dwelling, which is the proposed use of the property. Furthermore, this zone is consistent with the adjacent property located at 168 C and D Rivington Street. The exception will require a minimum front yard setback of 7.5 metres.

## DISCUSSION

### Official Plan

According to the Official Plan, the subject land is designated Village which permits a variety of land uses to provide for the daily needs of the rural community and to ensure that they remain distinctly rural in character and scale.

## The Village of Carp Community Design Plan

The Village of Carp Community Design Plan (CDP) designates the property as Residential – Multi-Unit (Section 3.3.2). This designation permits low rise apartment buildings, seniors' accommodation, stacked townhouses and ground-oriented multi-unit dwellings such as multiplexes and townhouses. Although a semi-detached dwelling is not permitted in this designation, the adjacent property (168 C and D Rivington Street) is designated Residential – Ground Oriented Multi-Unit, and this designation permits a semi-detached dwelling. Owing to the proximity of each designation, this can be interpreted as a minor change in the land use designation limit. Permitting a semi-detached dwelling would be in keeping with the character of the neighbourhood due to the recent development of the semi-detached dwelling adjacent to this subject property.

### Zoning By-law

The site is currently zoned V3I[361r] (Village Residential Third Density, Subzone I, Rural Exception 361). The current permitted front yard setback in this zone is 9 metres a rear yard setback of 7.5 metres, side yard setback of 1.2 metres and height limit of 11 metres.

The proposed zoning of V3B will permit the use of a semi-detached dwelling and the exception will provide a minimum front yard setback of 7.5 metres. The subject site meets the required minimum lot area of the V3B zone, which is 240 m<sup>2</sup> per dwelling unit. The property is currently 607 m<sup>2</sup>, which provides sufficient area for a semi-detached dwelling.

A Rural Exception will be applied to this property to provide a minimum front yard setback of 7.5 metres, where the V3B zone permits 6 metres. Adjacent, 168 C and D Rivington Street has a front yard setback of 6.14 metres and 166 Rivington Street is setback approximately 11.5 metres. Requiring a greater setback on the subject site will stagger the developments along the south side of Rivington Street. It will also provide more of an open feeling on the street, and would better align the proposed units with existing dwellings on the south side of Rivington Street. This minimum setback will still provide ample rear yard amenity space, without requiring any minor variances based on the applicant's building plans.

Rezoning the subject property to permit a semi-detached dwelling is appropriate because the adjacent is currently being developed with a semi-detached dwelling and the current size of the lot is too small to develop what the current zoning permits. Furthermore, requiring a greater front yard setback will not only better suit the development with the neighbourhood, it will not compromise any rear yard amenity space.

### RURAL IMPLICATIONS

There are no potential rural implications that would alter the character of the area of the site.

### CONSULTATION

Notice of this application was carried out in accordance with the City's Public Notification and Consultation Policy. The details of the public comment can be seen in Document 3.

### COMMENTS BY THE WARD COUNCILLOR

The Ward Councillor is aware of this 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 management 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

The report's recommendations will not have any negative impacts on people with physical disabilities.

### ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

### TECHNOLOGY IMPLICATIONS

There are no direct technical implications associated with this report.

### TERM OF COUNCIL PRIORITIES

There are no direct impacts related to the 2010-2014 Term of Council Priorities, however, the proposal of a semi-detached dwelling will provide a diverse range of housing opportunities in the Village of Carp.

### APPLICATION PROCESS TIMELINE STATUS

This application was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

### SUPPORTING DOCUMENTATION

Document 1 Location Map  
Document 2 Details of Recommended Zoning  
Document 3 Consultation Details

### DISPOSITION

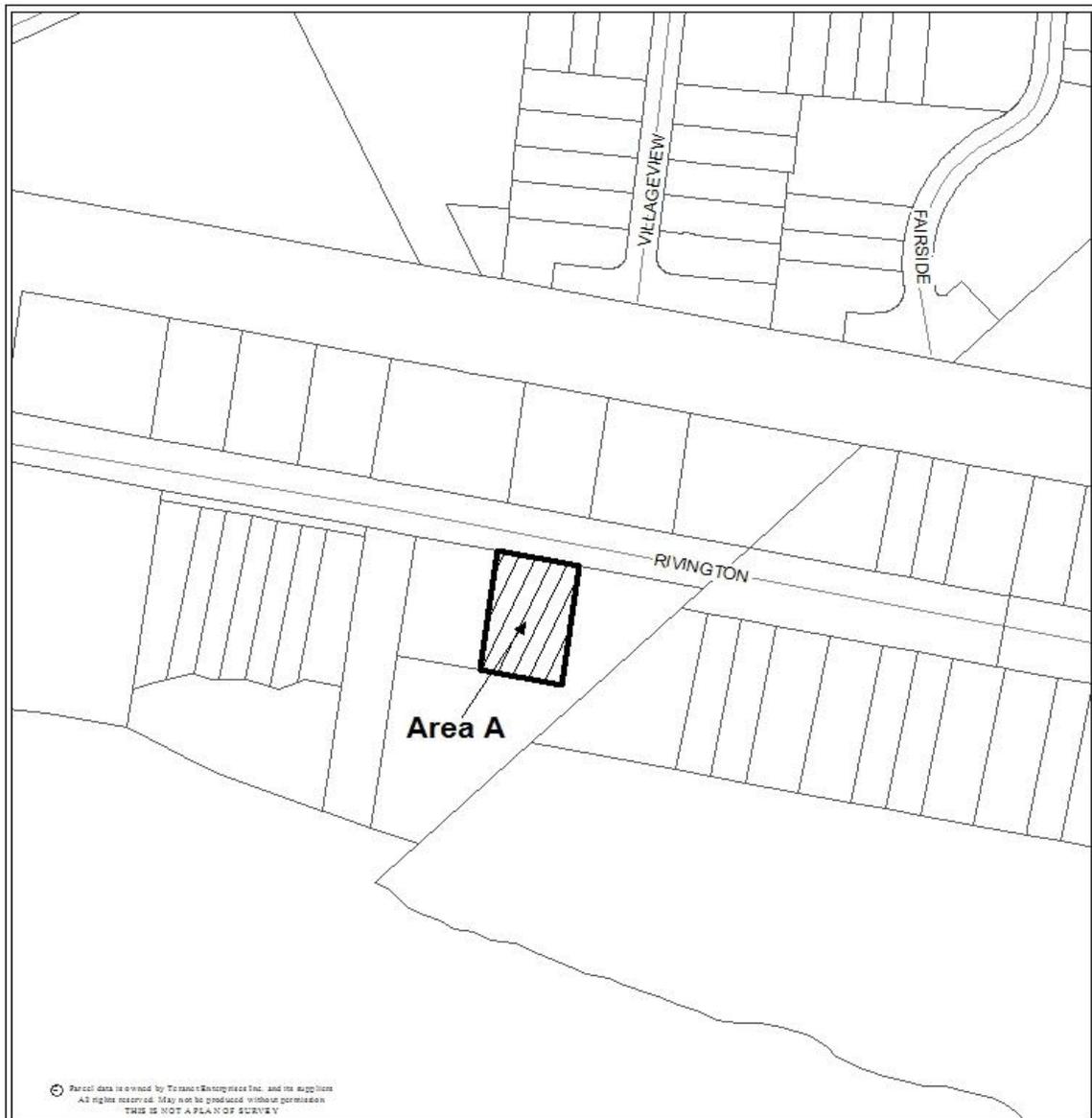
City Clerk and Solicitor Department, Legislative Services to notify the owner, applicant, OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5, Ghislain Lamarche, Program Manager, Assessment, Financial Services Branch (Mail Code: 26-76) of City Council's decision.

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



Parcel data is owned by Teranet/Entreprise Inc. and its suppliers  
All rights reserved. May not be produced without permission  
THIS IS NOT A PLAN OF SURVEY

 Produced by Infrastructure Services and Community Sustainability Produit par le Services d'infrastructure et Viabilité des collectivités	
D02-02-11-0126	12-0880-X
I:\CO\2012\ZONING\RIVINGTON_168A_B	
2012 / 06 / 15	
REVISION DATE DE RÉVISION	

	Location Map / Plan de révision Zoning Key Plan / Schéma de zonage 168 A and B rue Rivington Street
Area A to be rezoned from V3I[361r] to V3B [XXXr]	
<small>045331828 Denotes Teranet-Polaris Parcel Identification Number</small>	

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. Rezone the lands shown in Document 1 from V3I[361r] to V3B[XXXr].
2. Create a new exception, V3B[XXXr], with provisions similar in effect to the following:
  - In Column II the text: V3B[XXXr]; and,
  - In Column V the text:
    - "minimum front yard setback: 7.5 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. There were no public meetings held in the community.

SUMMARY OF PUBLIC INPUT

Comment

The current zoning remain to only permit a single dwelling to be erected on the property, and not a semi-detached dwelling (as per the proposed rezoning).

Response

The current zoning prohibits the use of single detached dwelling.

Comment

The minimum front yard setback for the property be 9 metres.

Response

Residents are concerned with how close the development will be to Rivington Street because other developments are set back more than 6 metres from the street. The V3B zone requires a minimum front yard setback of 6 metres and the City is requesting an exception be placed on the property to require a minimum front yard setback of 7.5 metres. This minimum setback will still provide ample rear yard amenity space, without requiring any minor variances based on the applicant's building plans. The request for a 9 metre setback would decrease the rear yard amenity space and require minor variances for the required rear yard setback (7.5 metres).