

3. ZONING - 1213 WOODROFFE AVENUE  
ZONAGE - 1213, AVENUE WOODROFFE

**COMMITTEE RECOMMENDATION**

That Council approve an amendment to the Zoning By-law 2008-250 to change the zoning of 1213 Woodroffe Avenue from R1O, Residential First Density Zone, to R2G, Residential Second Density Zone, as shown in Document 2.

**RECOMMANDATION DU COMITÉ**

Que le Conseil approuve une modification au Règlement de zonage 2008-250 visant à faire passer le zonage du 1213, avenue Woodroffe de Zone résidentielle de densité 1, R1O, à Zone résidentielle de densité 2, R2G, comme le montre le document 2.

**DOCUMENTATION / DOCUMENTATION**

1. Deputy City Manager's report, Planning and Infrastructure, dated 22 August 2012 (ACS2012-PAI-PGM-0201).  
Rapport de la Directrice municipale adjointe, Urbanisme et Infrastructure, le 22 août 2012 (ACS2012-PAI-PGM-0201).

Report to/Rapport au :

Planning Committee  
Comité de l'urbanisme

and Council / et au Conseil

August 22, 2012  
22 août 2012

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

Contact Person / Personne ressource :  
*John Smit, Manager/Gestionnaire, Development Review-Urban Services /*  
*Examen des projets d'aménagement-Services urbains*  
*Planning and Growth*  
*Management/Urbanisme et Gestion de la croissance*  
*(613) 580-2424, 13866 John.Smit@ottawa.ca*

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College / Collège (8)

Ref N°: ACS2012-PAI-PGM-0201

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**SUBJECT: ZONING - 1213 WOODROFFE AVENUE**

**OBJET : ZONAGE - 1213, AVENUE WOODROFFE**

**REPORT RECOMMENDATION**

That the Planning Committee recommend Council approve an amendment to the Zoning By-law 2008-250 to change the zoning of 1213 Woodroffe Avenue from R10, Residential First Density Zone, to R2G, Residential Second Density Zone, as shown 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 visant à faire passer le zonage du 1213, avenue Woodroffe de Zone résidentielle de densité 1, R10, à Zone résidentielle de densité 2, R2G, comme le montre le document 2.

## BACKGROUND

The subject property is an interior lot located on the east side of Woodroffe Avenue, just south of where Miramichi Street intersects Woodroffe Avenue in a T-intersection. Currently, the site is occupied by a single detached dwelling having a street frontage of 30.48 metres and a lot area of 1383.5 square metres. To the east of the site are detached dwellings on lots that are approximately one third the size of the subject property. To the south, on the west and east side of Woodroffe Avenue, there are detached dwellings on lots approximately one half the size of the subject property. On the east side of Woodroffe Avenue, just north of the subject property, there are detached dwellings on oversized lots similar to the subject property. On the west side of Woodroffe Avenue, north of Miramichi Street, development consists of a mix of detached and semi-detached dwellings. All residential dwellings in the surrounding area range from one to two-storeys. Woodroffe Avenue is designated as an arterial road at this location.

### Existing Zoning

The subject property is zoned R1O, which is a Residential First Density Zone designation. This zone restricts development to a detached dwelling building form allowing a building height of up to eight metres. In addition to a detached dwelling, this zone designation conditionally permits a diplomatic mission, group home, home-based business, community garden, converted retirement home and a secondary dwelling.

### Proposed Zoning

The applicant proposes to rezone the property to R2G, which is a Residential Second Density Zone. This zone restricts development to detached, duplex, linked-detached, and semi-detached building forms. This zone designation also restricts the building height to a maximum of eight metres. The applicant proposes to demolish the existing detached dwelling and construct two, two-storey semi-detached detached buildings totalling four dwelling units.

## DISCUSSION

### Provincial Policy Statement

The Provincial Policy Statement provides policy direction on matters of Provincial Interest related to land-use planning and development by promoting efficient land use patterns that support development of viable liveable communities. There is an explicit policy objective contained within the policy statement to promote opportunities for intensification and redevelopment where there is the availability of suitable existing or planned infrastructure to accommodate projected needs for intensification.

In this circumstance there exists an opportunity to redevelop an existing underutilized parcel of land. The applicant is proposing demolition of an existing older one-storey bungalow and to construct two, two-storey semi-detached buildings totalling four

dwelling units. This modest proposal for intensification is consistent with the Province's policy objectives for intensification.

#### Official Plan

The Official Plan designates this property as General Urban Area on Schedule "B". This designation permits a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances. It also permits conveniently located employment, retail, service, cultural, leisure, entertainment and institutional uses with the goal to attain complete and sustainable communities. Additionally, redevelopment is encouraged to occur at the edges of neighbourhoods such as along an arterial road.

In terms of this proposal, the introduction of semi-detached dwellings adds more choices for housing types. The proposed rezoning is also consistent within this area where there exists numerous R2M zone designations, and where semi-detached units have been constructed to the north, along the west side of Woodroffe Avenue.

In addition to the foregoing, the Official Plan also contains the following Official Plan policies to guide the determination of the appropriateness of intensification proposals.

#### Managing Growth

The majority of growth in housing is to be accommodated within areas designated within the Urban Boundary where there exists land that is serviced with major roads, transit and piped sewer and water services.

To ensure that land uses are appropriate where proposed, the Official Plan contains additional polices indicating that development should form an integral part of the community and be compatible with surrounding neighbourhood uses. To achieve this, the amendments to the Zoning By-law will regulate the location, scale and type of land uses. The Strategic Directions Section of the Official Plan indicates that a goal for development is to create liveable communities that have a balance of housing forms.

#### Building Massing and Height

The property is located within an area primarily consisting of First Density and Second Density residential zones having subzones limiting the maximum building height to eight metres. The applicant has requested a R2G zone designation that also has an eight metre height limit. This request was made in order to be consistent with the surrounding area maximum allowable building height and with surrounding area built development consisting of one to two-storey residential buildings. Along this section of Woodroffe Avenue, residential development consists of one-storey bungalows and the property backs onto rear yards of two-storey detached dwellings fronting onto Checkers Road. The introduction of transitioning one-storey to two-storey development would therefore be appropriate at this location. With respect to massing, the applicant is proposing alternating building rooflines in an attempt to reduce the perceived building mass.

This will enable the design of the development to blend in with neighbouring development and enhance the transition from one-storey to two-storey residential development.

#### Infill Intensification Guidelines

The Official Plan indicates that infill intensification need not be similar in use and size with adjacent uses. However, in order to achieve the Official Plan's strategic directions for managing growth, other considerations may apply, such as intensification occurring in proximity of major roads or on the periphery of established neighbourhoods.

For this particular zoning application, the property owner is proposing a modest increase in density along a major arterial roadway and is maintaining the allowable building height that is in keeping within surrounding area height limits. The proposed severances will create lots having a similar area to the surrounding area lots along Woodroffe Avenue, which are typically developed with detached dwellings. Further severances can be expected to create freehold ownership of the semi-detached dwelling units. The lots for detached dwellings at the rear of the property are approximately one-third the size of the subject property. A development proposal of four, semi-detached dwelling units represents an increase in density of one dwelling unit. Occurring along a major arterial, such a density increase is considered to be an example of modest intensification.

#### Public Transit

In the management of growth, intensification should be directed to areas that are well serviced by transit. Along this section of Woodroffe Avenue, there is frequent transit service during the weekdays and slightly reduced service during the weekends. In addition, the subject property has access to rapid transit being located within 450 metres of the Iris transitway station. As such, a zoning amendment to allow intensification is considered appropriate at this location.

In summary, staff are satisfied that the proposal to change the zoning to permit development of four semi-detached dwelling units at 1213 Woodroffe Avenue is consistent with the policies of the Provincial Policy Statement and the Official Plan. Therefore, the requested Zoning By-law amendment is recommended for approval.

#### RURAL IMPLICATIONS

There are no rural implication associated with this report.

### CONSULTATION

Notice of this application was carried out in accordance with the City's Public Notification and Consultation Policy. A summary of the result of the consultation is provided in Document 2.

### COMMENTS BY THE WARD COUNCILLOR

Councillor Rick Chiarelli is aware of the application.

### LEGAL IMPLICATIONS

Should the recommendation be adopted and the matter appealed to the Ontario Municipal Board, it is anticipated that a two day hearing would result. This hearing could be conducted within staff resources. In the event the recommendation is refused, reasons must be provided. Should the refusal be appealed to the Board, an outside planner would need to be retained at an estimated cost of \$15,000 to \$20,000.

### RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with the recommendation in 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 \$15,000 to \$20,000. 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 implications associated with this report.

### ENVIRONMENTAL IMPLICATIONS

There are no environment implications associated with this report.

### TECHNOLOGY IMPLICATIONS

There are no direct technical implications associated with this report.

**TERM OF COUNCIL PRIORITIES**

The staff recommendation in this report is consistent with the City of Ottawa's strategic priority by supporting the economic growth of the local economy, encouraging higher density development within 600 metres of a transit station and the development of healthy and caring communities.

**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 Consultation Details

**DISPOSITION**

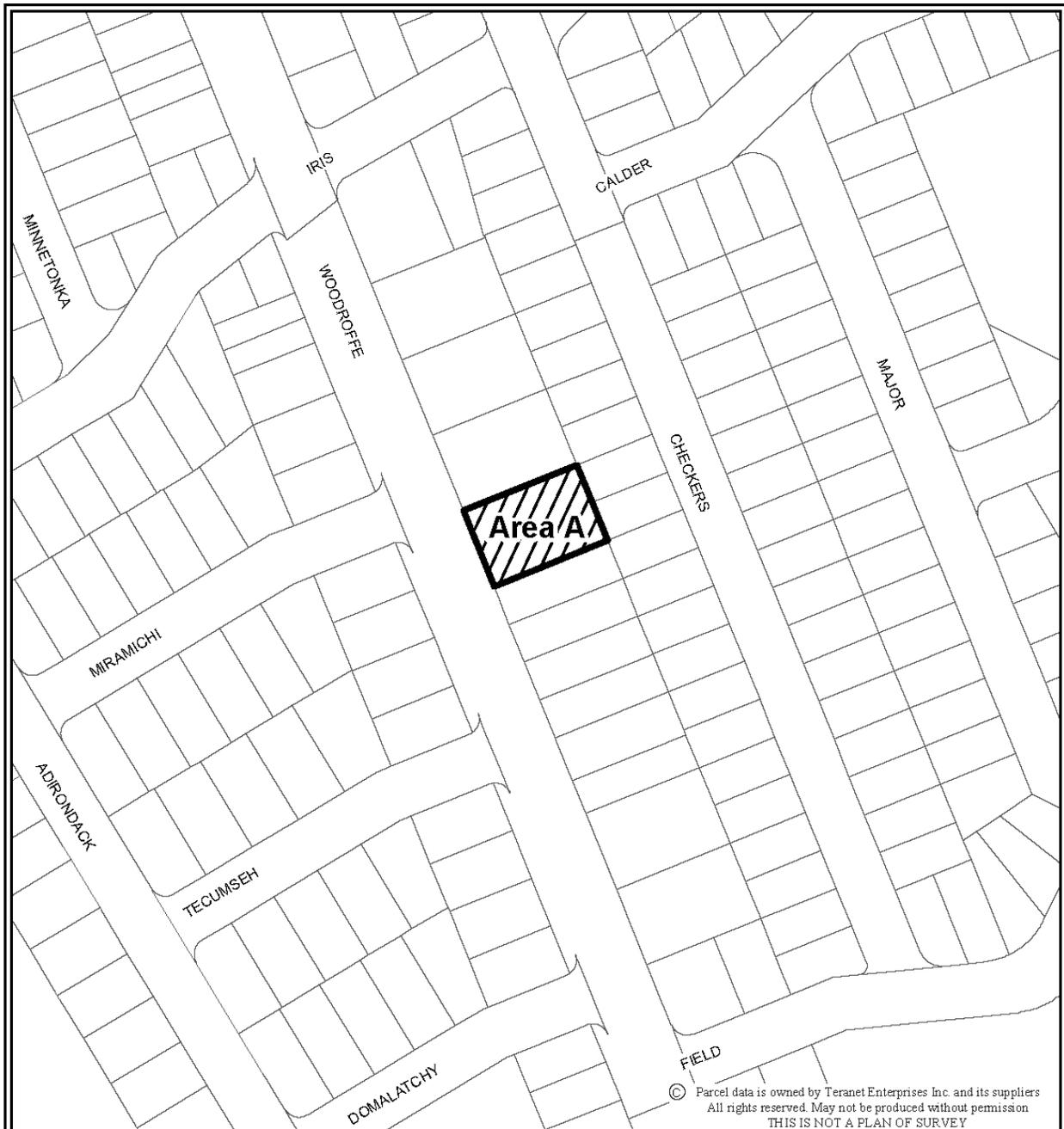
City Clerk and Solicitor Department, Legislative Services to notify the owner, applicant, OttawaScene.com, 174 Colonnade Road, Unit #33, Ottawa, ON K2E 7J5, Ghislain Lamarche, Program Manager, Assessment, Financial Services Branch (Mail Code: 26-76) of City Council's decision.

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



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 THIS IS NOT A PLAN OF SURVEY

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

D02-02-12-0069	12-1188-X
I:\CO\2012\ZONING\Woodroffe_1213_rezoned	
2012 / 08 / 21	
REVISION DATE	DE RÉVISION

 **Location Map / Plan de révision**  
**Zoning Key Plan / Schéma de zonage**  
**1213 Woodroffe Avenue**

Area A to be rezoned from R10 to R2G

039910134 Denotes Teranet-Polaris Parcel Identification Number

Échelle  
 N.T.S.  
 Mètres



Scale  
 N.T.S.  
 Metres

**CONSULTATION DETAILS**

DOCUMENT 2

**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.

**PUBLIC COMMENTS**

**SUMMARY OF PUBLIC COMMENTS**

**In Opposition**

Two comments opposed to the zoning amendment were received. One comment opposed any change to the existing zone designation and the second opposed the resulting density development the zoning would allow.

**Response:**

As stated in the body of this report, the proposed zoning amendment is consistent with the Provincial Policy Statement and the Official Plan, which encourages intensification as per the recommended zoning. With respect this development proposal being high density, the Residential Second Density zone designation is considered a low density residential zone.

**In Favour**

The owner of two neighbouring properties supported the zoning amendment but also requested that the zoning amendment be expanded to include all the properties north of 1312 Woodroffe Avenue to Iris Street.

**Response:**

It is the Department's position that the possible rezoning of those other properties should be investigated as part of a separate application.