



City of  
Ville d' **Ottawa**

October 21, 1998

ACS1998-1301-126

PD1A4276

(File: OZS97-06)

Department of Urban Planning and Public  
Works

Ward/Quartier

OT5 - Bruyère-Strathcona

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

Action

**Minor Zoning Study - Chapel Street to Range Road / Laurier Avenue East  
to Osgoode Street**

**Étude de zonage de portée restreinte - de la rue Chapel au chemin Range /  
de l'avenue Laurier Est à la rue Osgoode**

**Recommendation**

That an amendment to Zoning By-law, 1998 to change the zoning of the area bounded by Laurier Avenue East, Osgoode Street, Chapel Street and Range Road, as shown on Documents 3a and 3b, and to modify exception 386 as detailed in Document 4, be **APPROVED**.

October 22, 1998 (10:56a)

Edward Robinson  
Commissioner of Urban Planning and Public  
Works

CWL:cwl

Contact: Charles Lanktree, RPP., OPPI. - 244-5300 ext. 1-3859

October 22, 1998 (1:08p)

Approved by  
John S. Burke  
Chief Administrative Officer

## Financial Comment

N/A.

  
October 22, 1998 (9:23a)

for Mona Monkman  
City Treasurer

BH:cds

## Executive Report

### Reasons Behind Recommendation

Following from the review carried out as part of the 2020Z Citywide Zoning By-law process, it was determined that further analysis would be required to formulate suitable zoning for this area of Sandy Hill. The study was initiated in the fall of 1997 and involved a thorough review of the neighbourhood characteristics with the input of area residents. Staff have now been able to complete their review of the area and are presenting the following recommendation for zoning of the subject lands.

The recommended zoning is attempting to strike a balance between the objectives of the Official Plan to provide for residential infill to achieve a modest increase in population, while maintaining and enhancing the residential character of Sandy Hill as set out in Chapter 3, Housing Development and Residential Areas in the Principle Plan and in the Secondary Policy Plan for Sandy Hill.

It is considered key to meeting the Official Plan objectives to zone for a residential classification which would allow for some new construction while limiting the form of development to be consistent with the predominant character of existing buildings. Therefore, it was seen as necessary to restrict the potential for “purpose-built” apartment buildings, retirement homes and rooming houses throughout the study area which would depart from the pattern and form of existing development, but allow for the conversion of existing building stock to encourage some residential intensification. This change is reflected in the zoning amendment from R5B to R4C as it affects the majority of the study area.

The more intensive R5B zone is to be retained in an area fronting on Laurier Avenue East where there are existing “purpose-built” apartment buildings. This reflects the existing situation in this area and the ability of this Major Collector street to accommodate the related traffic. An amendment to exception 386 as it applies to the R4C zone, is intended to clarify that offices are limited to those serving diplomatic missions in converted houses.

Other zones which are not proposed to be altered from By-law 1998 include: the Minor Institutional zoning (I1) for the existing “places of worship” and “ecclesiastical residences” found in the study area; the existing exception 87 which places a further restriction on a rooming house by limiting this use to 50% of the gross floor area of a building and requires no additional parking if there are less than 4 units in a converted house; and exception 145 which permits a day hospice and office as additional uses at 18 Blackburn Avenue within a limited floor area. The review of these existing zones indicated that they correctly reflect the existing use of these properties.

## Consultation

Thirty-five written responses were received to the public notification of this study. A public meeting was held at the Sandy Hill Community Centre on February 11, 1998 which was attended by 30 residents of the study area.

## Disposition

### Department of Corporate Services

1. Department of Corporate Services, Statutory Services Branch to notify the Regional Municipality of Ottawa-Carleton, Plans Administration Division of City Council’s decision.
2. City Solicitor’s Office to forward implementing by-law to City Council.

Department of Urban Planning and Public Works to write and circulate the implementing by-law.

## List of Supporting Documentation

Document 1	Explanatory Note
Document 2	Location Map
Document 3a	Zoning Map 20, Sub Area 2 - Proposed Zoning Change
Document 3b	Zoning Study - Proposed Zoning Change Detail
Document 4	Zoning Details
Document 5	Compatibility With Public Participation Policy/Input from other Departments and other Government Agencies

## **Part II - Supporting Documentation**

Document 1

### EXPLANATORY NOTE TO THE PROPOSED BY-LAW NUMBER \_\_\_\_\_

By-law Number \_\_\_\_\_ Amends By-law Number 1998 the City's Comprehensive Zoning By-law. The amendment affects the properties bounded by Laurier Avenue East, Osgoode Street, Chapel Street and Range Road. The affected area is shown as the shaded area on the attached location map.

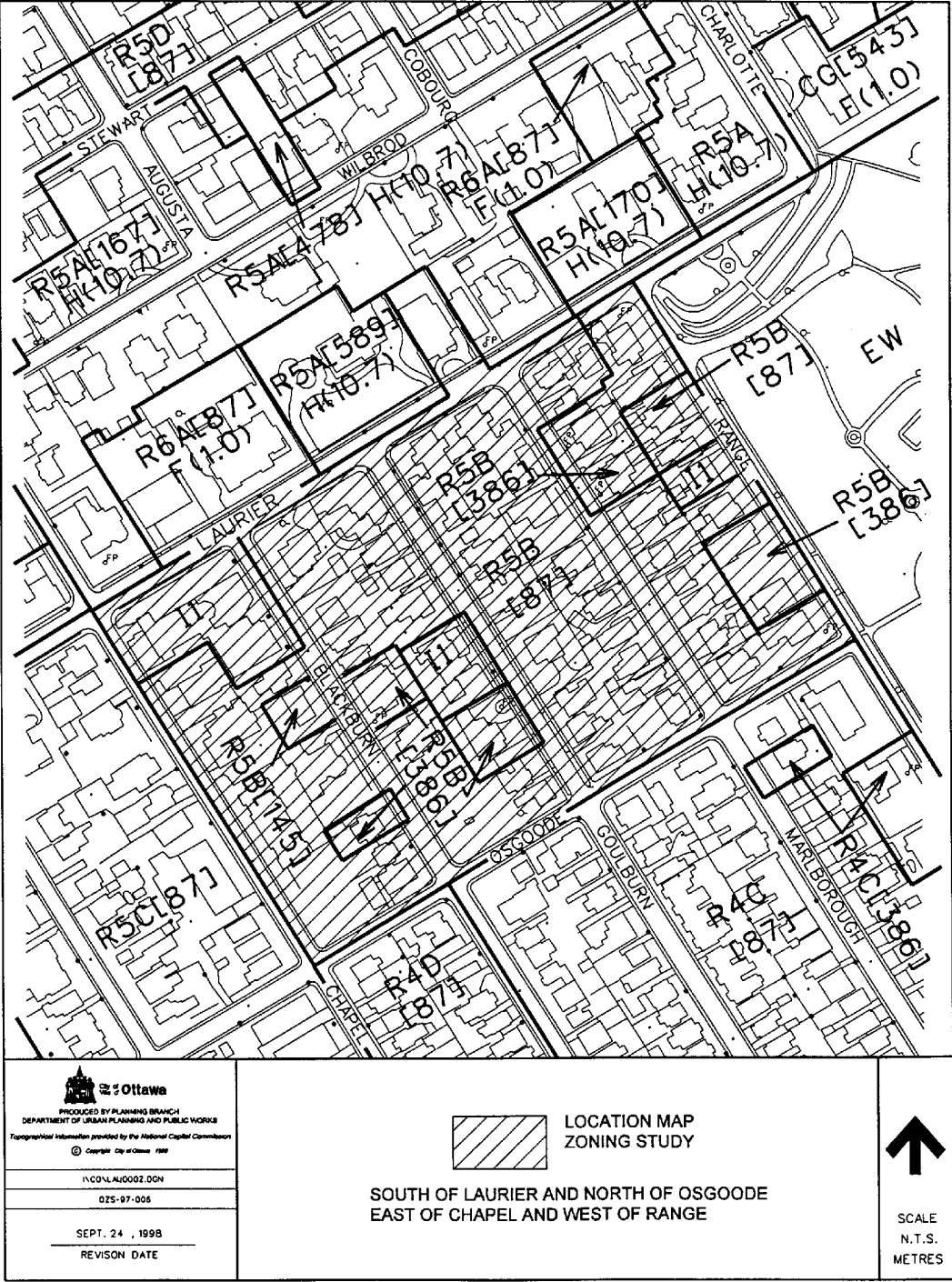
#### CURRENT ZONING

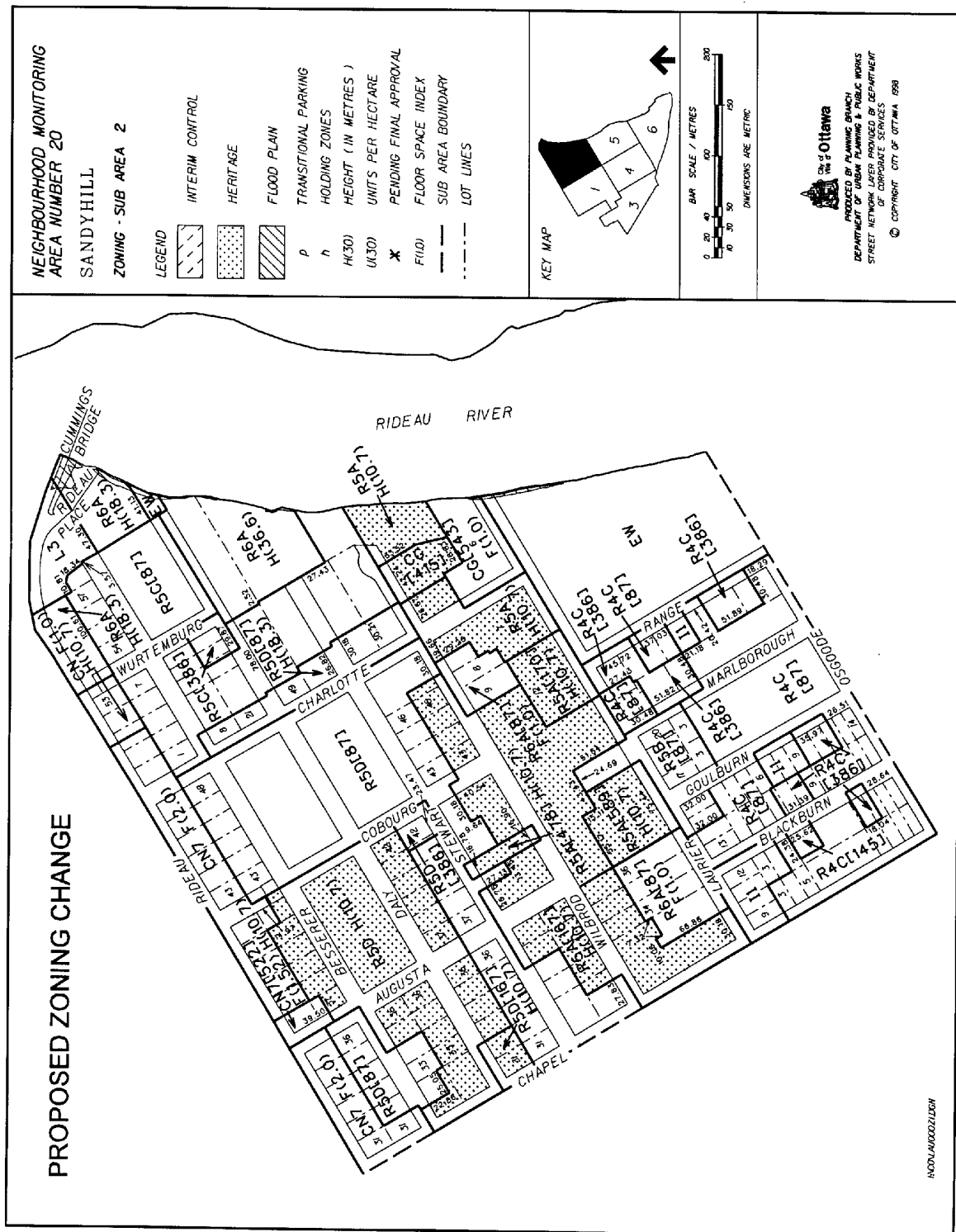
The predominant zone in this area is R5B which permits a broad range of residential uses from a detached house to an apartment building. Exception 87 to this zone limits a rooming house to 50% of the gross floor area of a building and requires no additional parking where there are less than 4 units in a converted house. Exception 145 permits a day hospice and a related office within a limited floor area. Exception 386 permits an office limited to a diplomatic mission and a rooming house within 50% of the gross floor area of a building. The areas indicated as I1 are minor institutional zones which permit a range of institutional uses, but within the affected area, apply to a place of worship and an ecclesiastical residence.

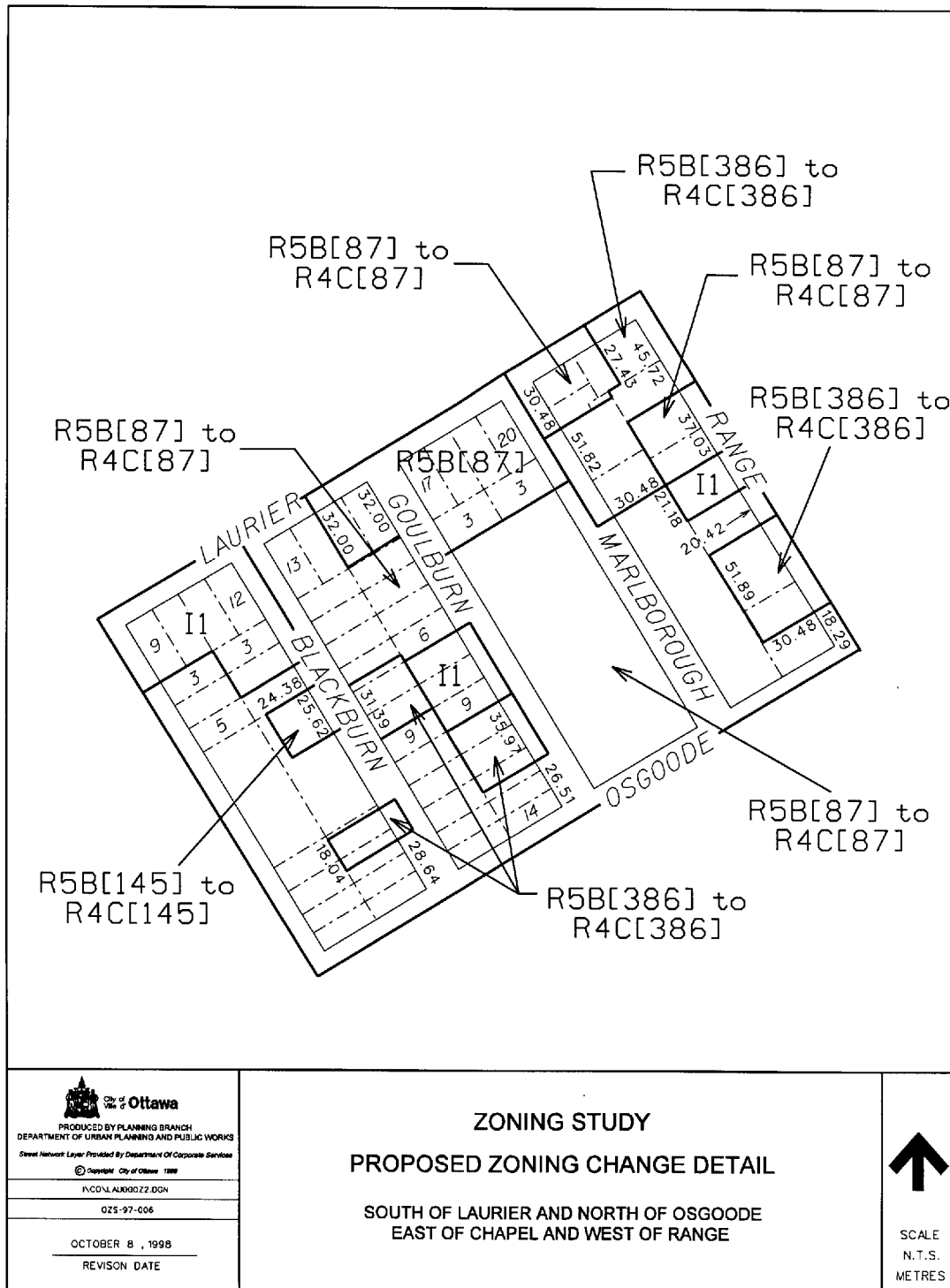
#### PROPOSED ZONING

The proposed R4C zone will replace R5B as the predominant zone thus eliminating apartment buildings, retirement homes and rooming houses as permitted uses in the affected area. The wording of exception 386 will be clarified to ensure that an office use is limited to a diplomatic mission restricted to a house converted for that use. The other exceptions will be maintained as will the I1 minor institutional zone.

This constitutes the proposed amendment to Zoning By-law 1998. For further information on this amendment contact Charles Lanktree at 244-5300 ext. 3859.







DETAILS OF PROPOSED ZONING

- In exception 386, replace the expression “office restricted to a house converted for that use” with “office limited to a diplomatic mission restricted to a house converted to that use”.



## **Consultation Details**

Notification and consultation procedures carried out in accordance with the Early Notification procedure P&D/PPP/N&C#1 approved by City Council for Zoning Amendments.

### SUPPLEMENTAL NOTIFICATION AND CONSULTATION

This application was circulated to the Environmental Advisory Committee.

### ENVIRONMENTAL ADVISORY COMMITTEE

No comments were received.

### SUMMARY OF PUBLIC INPUT

In response to the public notification 35 written comments were received from area residents and property owners. The following are the major themes expressed in these comments:

- We support changes in the zoning by-law to maintain the residential character of the area.
- No more apartment buildings.
- Multiple dwellings should have a height control.
- The heritage nature of the study area needs to be maintained.
- Infill developments should be sensitive to the character of the neighbourhood.
- There is too much traffic.
- Noise is a problem.
- New developments should be restricted to single family, semi detached and duplexes.
- Office use should be restricted.
- No more commercial developments.
- There is too much social housing.
- Restrict rooming houses.

### Staff Response to Comments

- The proposed zoning changes address many of the concerns listed above. Some of the concerns expressed, such as noise, cannot be directly addressed by the zoning by-law.
- The height limit for the study area will be 10.7 metres except for the R5 zone in a limited portion of Laurier Avenue where an apartment building may be 13.5 metres.
- The proposed zoning controls maintain the existing heritage character of the neighbourhood by encouraging the adaptive reuse of existing buildings and limiting new construction to the form and pattern of existing buildings.
- Offices are restricted to those of existing diplomatic missions in converted houses.
- Rooming houses are limited to converted houses.
- The prohibition of apartment buildings in the R4C zone reduces the potential for additional traffic through the neighbourhood.

### COUNCILLOR'S COMMENT

Councillor Emard-Chabot has been directly involved in the study process and is supportive of the proposed zoning amendments.