

Sections

- 1. Building Heights: Comments on Maximum Heights for R1 and R2 zones**
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Appendix 1 site&floor plans (Building envelope can accommodate a mixture of up to 8 comfortably-sized units)

From Document 2, Zone Codes

Part 8 - Neighbourhood Zones

Transect	Downtown		Inner Urban	
Zone in 2008-250	ENO	Interior	ENO	Interior
R1	N4	N3	N3	N2
R2	N4	N3	N3	N3
R3	N4	N4	N4	N3

1. Building Heights: Comments on Maximum Heights for R1 and R2 zones

City of Ottawa: Revised - Document 3 - Overview of Key Issues and Options

Issue 2: Maximum Building Height in N1 and N2 – Neighbourhood Zones

Staff prefer Option 2: Increase height permissions for N1 and N2 zones in the Suburban Transect to 11 metres and retain N1 and N2 zone building heights at 8.5 metres in other transects.

Rationale:

In Draft 1 of the new Zoning By-law, the N1 and N2 zones propose an 8.5 metre maximum building height. This would generally accommodate a two-storey building but not a full three-storey building, as-of-right.

Section 5 and Table 7 of the Official Plan summarize the following with respect to intended building heights in the Neighbourhoods designation in each transect:

Inner Urban Transect: Low-rise: minimum two storeys, generally permit three storeys, allow built height of up to four storeys where appropriate (Section 5.2.4(1)).

Neighbourhood Context: Champlain Park

1.1 The Inner Urban Transect already hosts the highest density development of all Transects. Most neighbourhoods have been zoned for significant density for many years.

- While there are some R1 zones in Kitchissippi, mostly in neighbourhoods in the south and west, none are being designated N1, even when they are deemed as *Interior* in the *Inner Urban Area Transect*.
- This is despite the fact that Provincial legislation already allows three dwelling units on every R1 lot as of right.
- Mature trees in older neighbourhoods counter the heat island effect and control stormwater runoff
 - Extra height is likely to kill mature trees since the existing canopy has adapted to existing roof heights.
 - More height means more wall space to absorb and reradiate heat into the neighbourhood.
 - The City Heat Island map shows that where buildings are taller, trees are fewer and temperatures are much higher.
 - Overland flooding is a problem in mature intensified neighbourhoods, where the storm sewers cannot handle the now-normal extreme-weather volume of water.

1.2 Eleven metre heights are not needed to achieve intensification goals in Inner Urban R1 and R2 neighbourhoods.

- As noted on page 2, the OP generally permits 3 storeys and four where appropriate.
- An 8 ½ metre height requirement, on a 50 X 100 foot lot, with 6 metre front yard setback and 28 % rear yard setback, allows developers a 2 ½ storey, semi-detached building plus basement that can accommodate up to 8 apartments with ease. The building could accommodate 2 bed, one bed and bachelor apartments.
- If no parking is provided, even more living space is available:
 - The basement can be expanded if unexcavated space is not needed to support a garage.
 - Space is freed-up on the first floor for other uses when car storage is no longer required.
- Champlain Park has several examples of 2 ½ storey, 8 ½ metre to the midline of the roof, semi-detached buildings with garages. **The building envelope can easily support the number of units noted above.**
- Example: please see *Appendix 1 site&floor plans* for a 2 ½ storey semi-detached development in Champlain Park (submitted to the CofA: D-08-02-21/A-00129 & 130; D08-01-21/B-00116).

The full description of the north side unit in this semi-detached building is here: <https://www.realtor.ca/real-estate/28469125/185a-185b-carleton-avenue-ottawa-4301-ottawa-westtunneys-pasture>

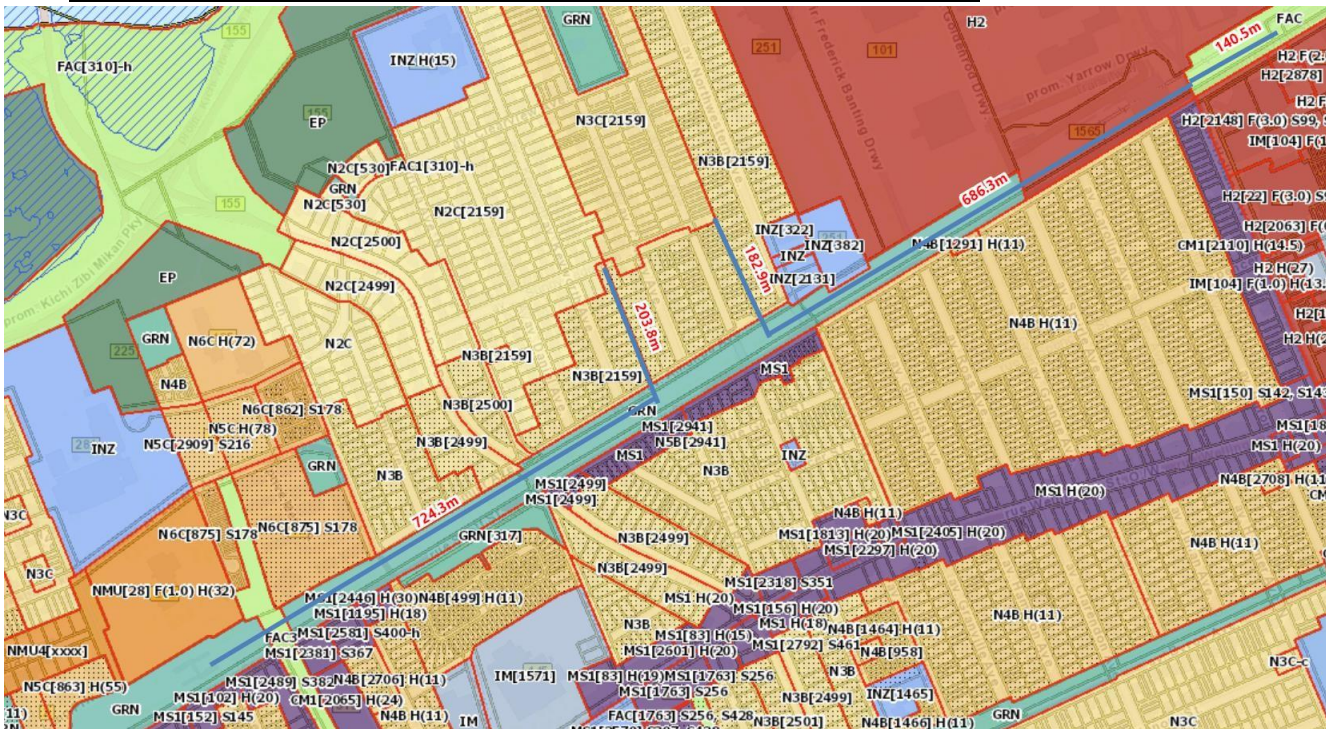
- Land size 25 X 100 feet
- Listed square footage is 3000-3500 square feet
- 5 bedrooms; 5 bathrooms
- Self-contained Secondary Dwelling Unit.
- **Met height and setback requirements for Mature Neighbourhoods Overlay and Alternative Provisions**

Staff Response: Staff are recommending a general height of 11 metres in the final draft, except where existing height suffixes or Secondary Plan policies dictate a lower building height must be permitted instead.

Staff note that this implements the transect policies in the Official Plan which within the Neighbourhoods designation generally contemplate a height of three storeys, and further allows for greater flexibility for large units within multi-unit dwellings, which can assist in achieving the large-household unit targets set out as part of Section 3 of the Official Plan. Staff do not agree that such a move would "negate" the Official Plan's intent when three-storey heights are contemplated in a range of locations including within the Inner Urban transect and where other designations, such as Mainstreets and Hubs, do concentrate a significantly greater degree of building height up to and including high-rise buildings. Staff further note that the height permissions of three storeys is not universal, and existing height suffixes that prescribe lower height limits would be retained, including those tied to Secondary Plans or more area-specific policies.

Staff would further note that this proposed increase of building height to 11 metres represents an increase in the allowable height and does not represent a "requirement" for buildings to be three storeys. A property owner can still choose to build only to a two-storey height if they so desire.

2. Neighbourhood *Interior* Zoning: Applicability of N3C zoning



2.1 There are few R2 zones in Kitchissippi. Judgement could be used when they are assigned a new Zone.

- The OP designates *Evolving Neighbourhood Overlay* and *Interior* parts of neighbourhoods within each *Transect*.
- It does not require R2 zones to be reclassified as N3s. It seems that Staff have an option to use judgement regarding R2 zones.
- In a Ward that is already heavily intensified, it can make more sense to classify an R2 *Interior* part of a neighbourhood to match its R1 contiguous *Interior* neighbours.

Champlain Park is currently divided north/south into R1P and R2D halves. It is proposed to be divided into two zones / three subzones. This adds needless complexity.

We suggest that the part of Champlain Park, slated to be zoned N3C be combined with its abutting N2C (formerly R1) neighbours.

Note: No part of the N3C section is within 800 metres of a transit station.

2.2 Champlain Park's situation is uncommon. It is an "island" community, with only local, neighbourhood streets.

- The Scott St. major corridor is separated from Champlain Park by a metre-wide green strip, the LRT trench and small sodded strips on either side of a bike path and contiguous walking path. The distance is about 46 metres from the mid-line of Scott St to the mid-line of Amanda.
- All streets are local. No major or minor corridors directly abut this community.
- No street, cycle path or public walking path exists to link Tunney's Pasture and Champlain Park along the entire length of Northwestern Avenue on the east side of the community. Residents must leave the community via the NCC lands or cross the bridge to Scott St., to access Tunney's.

The Neighbourhood *Interior* R1P side of the community will be zoned N2C (2159).

- Maximum Number of dwelling units = 1.5 per square metre of lot area, maximum 6 per building.

Part of the R1P falls into the *ENO* and will be zoned N3B (2159). Part of the R2D zone falls into the *ENO* and also will be zoned N3B (2159).

- Maximum number of dwelling units = 2.2 per 100 square metres of lot area, maximum 10 per building.

Between the N2C Interior and N3B ENO parts of Champlain Park lies the *Interior* R2D section to be designated N3C. Most of the 8 ½ metre high semi-detached buildings discussed in Part 1 are in this section of Champlain Park.

Reclassifying the N3C to N2C and retaining the 8 ½ metre height limit would be an environmentally sound choice. It should help the neighbourhood to retain the mid-block tree canopy and greenspace that helps to control stormwater runoff into the north end of the community and Ottawa River.

- Throughout the neighbourhood, **City ROW varies from reasonable depth to virtually non-existent**, even within the same street. There often is no ROW available for tree planting. This is particularly a problem for Carleton Avenue, which has been heavily intensified and now contributes to the City's heat island effect.
- Entire CP neighbourhood is built on bedrock covered by a thin layer of sand and shale. Developers require hoe rams to break up the rock layers before they can dig basements in Champlain Park.
- Trees grow very slowly here. Maintaining enough space and limiting building heights to keep what we have is critical to the health and safety of the residents.
- Champlain Park is inside **Drinking Water Intake Protection Zone IPZ-2 (Score 8.1) High Vulnerability Area**.
- During our now-normal major storms, everything on the properties and streets is washed into the river.
- Runoff from the Inner Urban Transect contributes to two intakes.
- In addition to preserving greenspace and large trees, we need lot-level water capture & filtration; rain gardens, residential cisterns, grey water use, permeable paving, etc.
- Where there is a reasonable depth of ROW, bioswales should be the rule, not the exception. Community members can partner with the City to identify areas where these can be established. Community members can assist in championing these projects.
- **We help keep our drinking water safe by preserving and enhancing trees and greenspace.**
- Champlain Park abuts an **internationally designated Important Bird Area**. The trees and gardens in Champlain Park provide an extension of the riverine habitat.
- We support our environment and our international partners by limiting habitat losses on our R2 side.
- We support the livability of the neighbourhood for all current and future residents and visitors by doing density right.

Staff Response: Staff would note the following:

More generally, Staff have recommended that R2 zones within the Inner Urban transect not located within the Evolving Neighbourhood Overlay be zoned N3.

The main difference between the N2C[2159] and N3C[2159] zones is the number of units permitted in the primary zone (six units in the N2 zones and ten units in the N3 zones). Otherwise, the C subzone applies to both the N2 and N3 primary zones, such that they are subject to the same minimum lot width and yard setbacks.

Staff have not proposed to remove the existing [2159] exception, which sets out a minimum 6 m front yard setback and 4.5 m exterior side yard setback as is required under the current Zoning By-law.

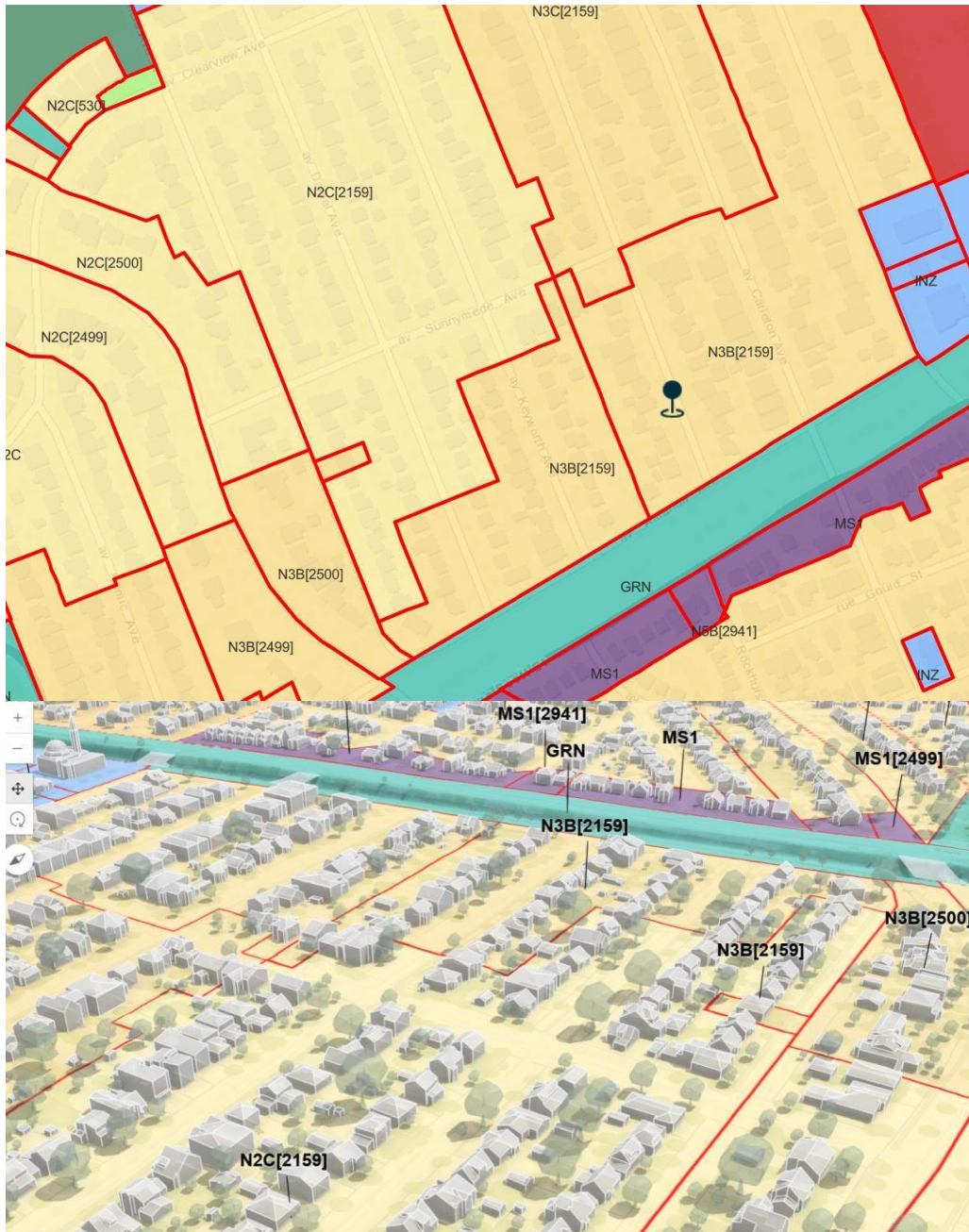
3. Inconsistently zoned lots on Patricia Avenue and Sunnymede Avenue

3.1 Why is 241 Patricia Avenue in the south block of Patricia Ave. singled out for higher density zoning, at N3B (2159), than all of the surrounding lots?

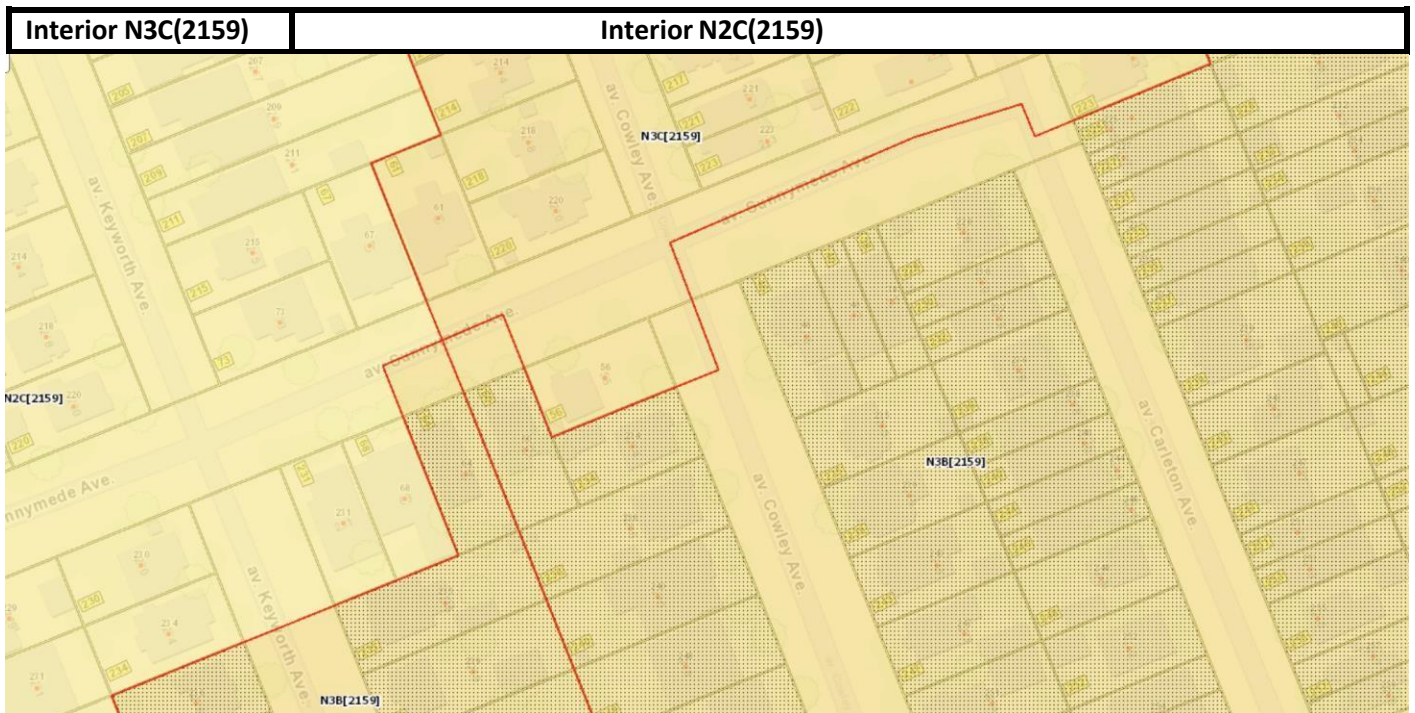
The three lots to its north are zoned N2C (2159). The seven lots to its south are zoned N2C (2159).

The seven lots to its east on Daniel Ave. are N2C (2159).

Yet, 241 Patricia Ave., in the Interior of the neighbourhood, and not in the ENO, is shown having the same zoning as the block's most southerly lot, closest to the LRT line N3B (2159).



3.2 Why does the boundary along Sunnymede Avenue, jog along the north side of the street between Keyworth and Carleton Avenues? Zig-zag zoning on this section of Sunnymede between Keyworth and Carleton Avenues seems needlessly complicated.



56 Sunnymede=N3C / 60 Sunnymede= N3B / 64 Sunnymede= N3B / 68 Sunnymede= N2C / 231 Keyworth= N2C

Staff Response: The proposed zoning of these property appears to be an error that will be addressed in the final mapping.