

Subject: Zoning By-law Amendment - 262 Armstrong Street

File Number: ACS2023-PRE-PS-0027

Report to Planning and Housing Committee on 20 March 2023

and Council 22 March 2023

**Submitted on March 9, 2023 by Derrick Moodie, Director, Planning Services,
Planning, Real Estate and Economic Development**

Contact Person: Masha Wakula, Planner I, Development Review Central

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Ward: Kitchissippi (15)

Objet : Modification du Règlement de zonage – 262, rue Armstrong

Dossier : ACS2023-PRE-PS-0027

Rapport au Comité de la planification et du logement

le 20 mars 2023

et au Conseil le 22 mars 2023

**Soumis le 9 mars 2023 par Derrick Moodie, Directeur, Services de la planification,
Direction générale de la planification, des biens immobiliers et du développement
économique**

**Personne ressource : Masha Wakula, Urbaniste, Examen des demandes
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Quartier : Kitchissippi (15)

REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 262 Armstrong Street, as shown in Document 1, to permit a four-storey low-rise apartment building with four residential units, as detailed in Document 2.
2. That Planning and Housing Committee approve the Consultation Details Section of this report be included as part of the ‘brief explanation’ in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to *the Planning Act* ‘Explanation Requirements’ at the City Council Meeting of March 22, 2023”, subject to submissions received between the publication of this report and the time of Council’s decision.

RECOMMANDATIONS DU RAPPORT

1. Que le Comité de la planification et du logement recommande au Conseil d'approuver une modification du Règlement de zonage 2008-250 visant le 262, rue Armstrong, un bien-fonds illustré dans le document 1, afin de permettre la construction d'un immeuble résidentiel de quatre étages (faible hauteur) abritant quatre logements, comme l'expose en détail le document 2.
2. Que le Comité de la planification et du logement approuve l'intégration de la section Détails de la consultation du rapport dans la « brève explication » du Résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et soumis au Conseil municipal dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux ‘exigences d’explication’ aux termes de la *Loi sur l'aménagement du territoire* », à la réunion du Conseil prévue le 22 mars 2023, sous réserve des observations reçues entre le moment de la publication du présent rapport et la date à laquelle le Conseil rendra sa décision.

BACKGROUND

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

Site location

262 Armstrong Street

Owner

Lance Lunetta

Applicant

Paul Cooper

Architect

Paul Cooper

Description of site and surroundings

The subject property is known municipally as 262 Armstrong Street. It is a regular lot, has a frontage of 9.37 metres on Armstrong Street, a depth of 15.24 metres, and a total lot area of 142.6 square metres. The subject site is presently occupied by a two-storey detached dwelling. The western portion of the site is occupied by a driveway.

The subject site is located in the Hintonburg neighbourhood, along the southern side of Armstrong Street, on the block between Hinton Avenue North and Hamilton Avenue North. The area surrounding the subject property is characterized by low-rise residential buildings and mixed-use buildings containing retail and office uses. North of the subject property is a two-storey commercial office building surrounded by one- and two-storey residential townhomes and commercial uses in the adjacent blocks. The area to the east of the subject property includes Parkdale Park, as well as mid- to high-rise residential and office buildings along Wellington Street West. To the south of the subject property is the West Park Bowling Alley and other low-rise commercial uses along Wellington Street West. The area to the west is generally characterized by low-rise apartments and low-rise residential buildings.

Summary of requested Zoning By-law amendment proposal

The proposed development seeks to redevelop the subject property with a four-storey, four-unit low-rise apartment building containing two one-bedroom and two two-bedroom units with a gross floor area (GFA) of 359 square metres, as shown in Document 4. The proposal contains a fourth-floor mezzanine and rooftop terrace accessible to the upper-most unit, one vehicular parking space, and four interior bicycle parking spaces.

The subject site is currently zoned Mixed-Use Centre Zone, Parkdale Park Subzone, with height limit of 20 metres (MC16 H(20)). Mixed-Use Centre Zone permits a broad range of uses, including low-rise residential apartment building. Additionally, the MC16 Subzone (Parkdale Park Subzone) imposes development standards with regards to the built form, i.e., setbacks for different parts of the building from the front and rear lot lines

that ensure the scale and character of the neighbourhood are maintained, and new buildings complement surrounding existing context.

The applicant has submitted a Minor Zoning By-law Amendment seeking relief from existing performance standards associated with the Mixed-Use Centre Zone, Parkdale Park Subzone (MC16), to facilitate the development. Specifically, the applicant is seeking relief from the following zoning provisions:

- A minimum rear yard setback of 3.0 metres is required for storeys one to three of a building. The proposed rear yard setback is 0.0 metres for storeys one to three of the building.
- A minimum rear yard setback of 7.5 metres is required for storeys four to eight of a building. The proposed rear yard setback is 2.6 metres for the fourth storey of the building.

DISCUSSION

Public consultation

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications.

An online community information session was held on July 5, 2022 by Councillor Leiper's office.

The Hintonburg Community Association was present at the community information session. Two public comments were received by City Staff and were considered in the evaluation of this proposal. The public comments pertained to the following:

- Built form (requested relief for the 0.0 metres rear yard setback and its impacts on greenspace/amenity space provision in the rear and the natural light and ventilation due to the absence of windows in the rear, shadow impact);
- Landscaping (lack of it in the front along Armstrong Street, and its impact on stormwater management on site);
- Privacy (from the exterior staircase);
- Safety (ingress and egress to the proposed vehicular parking space); and
- On-site garbage management (garbage room being located in the basement).

For this proposal's consultation details, see Document 3 of this report.

Official Plan designation(s)

The City of Ottawa Official Plan (2021) designates the subject site as Hub on Schedule B2 within the Inner Urban Transect on Schedule A. The following policies of the Official Plan (2021) support this application:

- Low-rise buildings are permitted in this area as set out in Policy 1 of Section 5.2.3 "Provide direction to the Hubs and Mainstreet Corridors located within the Inner Urban Transect" of the Official Plan (2021), which provides specific direction on the permitted building height within Hubs, where located within "up to a 300-metre radius or 400 metres walking distance, whichever is greatest, of an existing or planned rapid transit station, not less than three-storeys and up to High-rise." The proposal's height conforms to the above-mentioned policy and relates well to the neighbouring context.
- The Official Plan (2021) states that "the strategic purpose of Hubs is to [...] establish higher densities than surrounding areas conditional on an environment that prioritizes transit users, cyclists and pedestrians" as set out in Policy 2 of Section 6.1.1 ("Define the Hubs and set the stage for their function and change over the life of this Plan"). While the proposal is for a low-rise apartment building, it represents a higher-density development with four residential units being proposed on a small lot of 142.6 square metres compared to the detached dwelling currently present on site.

The Official Plan defines Hubs as "areas centred on planned or existing rapid transit stations. [...] Appropriate development densities shall create the critical mass essential to make transit viable." Over time Hubs will "ensure the implementation of more compact, higher-density and mixed-use communities around transit stations."

Other applicable policies and guidelines

Wellington Street West Secondary Plan

The area bounded by Wellington Street, Holland Avenue, Parkdale Avenue and Spencer Street is designated as Hub in the Wellington Street West Secondary Plan on Schedule A and is defined as being "significantly influenced by [its] proximity to the mainstreet corridor." The following policies of the Wellington Street West Secondary Plan support this application:

- The proposed building height of four-storeys conforms to Policy 18 of Section 2.3 ("Parkdale Park Specific Policy Area") of the Wellington Street West Secondary

Plan, which provides specific direction on the built form within the Hub Designation and that “the maximum building height for all new buildings on Hinton and Hamilton Avenues, between Wellington and Armstrong Streets, will be six storeys or 20 metres.”

Wellington Street West Community Design Plan

The development proposal responds to the key challenges in the Parkdale Park Area as written in Section 3.5.2 of the Wellington Street West Community Design Plan and creates “a safe, welcoming, comfortable and functional pedestrian realm and experience for all members of the community and visitors.” While “existing development tends to be near the lot-line and there is little opportunity to widen the narrow sidewalks, thereby ‘pinching’ pedestrian space,” the proposal demonstrates that the ground floor conforms with the “minimum ground floor setback from façade facing a public street: 2.0 metres” as set out in Section 192 and MC16 Subzone - Parkdale Park Subzone provisions. It also conforms with Design Vision and Objectives as set out in Section 3.5.5 by creating an “active frontage on Hamilton Avenue and Armstrong Street.”

The Design Policies pertaining to Built Form as written in Section 3.5.4 are embedded into the Zoning By-law, are not part of the Wellington Street West Secondary Plan, and are subject to the requested Zoning By-law amendment:

- A8 Building envelopes in Mixed Use Centre area (MUC)

A8b: MUC area bounded by Spencer/Wellington/Holland/Parkdale.

Redevelopment in this area will maintain a rear yard setback of 3.0 metres for the first three-storeys and 7.5 metres above the third storey to minimize impacts to adjacent properties and ensure a livable built-form environment.

Urban Design Guidelines for Low-rise Infill Housing

The development proposal responds to the key streetscape design challenges in “Urban Design Guidelines for Low-rise Infill Housing” as set out in Section 1.0 and conforms to specific design guidelines:

- Where neighbourhoods have diverse building forms and a less than-successful urban environment, infill buildings can fulfill the role of creating newer and more desirable standards, which can enhance the streetscape.
- 1.1. Contribute to an inviting, safe, and accessible streetscape by emphasizing the ground floor and street façade of infill buildings. Locate principal entries, windows, porches and key internal uses at street level.

- 1.6. Design accessible walkways from private entrances to public sidewalks.

The proposal “contribute[s] to the animation, safety and security of the street” by providing a ground floor with principal entry, windows and key internal uses facing onto the street as set out in Subsection 3.1 “Siting” and provides “primary building entrances that are inviting and visible from the street” as set out in Subsection 3.3 “Architectural Style and Facades” in Section 3.0 “Building Design (Built Form)”. Additionally, the mass of the proposed development is designed in a manner that “contributes to the quality of the streetscape” by maintaining the required building height and minimizes the impact of the height on the adjacent surrounding homes by locating roof projections and patios, as set out in design guidelines in Subsection 3.2 “Mass/Height.”

Urban Design Review Panel

The property is within a Design Priority Area but does is exempt from Urban Design Review Panel due to the scale of development.

Planning rationale

Having considered the policies in the Official Plan (2021), as highlighted in this report, Staff are of the opinion that the proposed development is consistent with the policies of the Official Plan (2021).

The Wellington Street West Secondary Plan is applicable to the subject site and was taken into consideration by staff during the review of this Zoning By-law amendment application. The proposed development aligns with building height policies set out for the subject area (“Parkdale Park Specific Policy Area”) by the Secondary Plan and demonstrates a sensitive intensification of a low-scale character that aligns with the existing low-rise neighbourhood compared to what is permitted as-of-right for the subject site with regards to the building height (maximum 20 metres or six storeys). Given the aforementioned, it is staff’s opinion that the proposed apartment is consistent with the policies contained within the Secondary Plan.

The subject site is currently zoned Mixed-Use Centre Zone, Parkdale Park Subzone, with a height limit of 20 metres (MC16 H(20)). Mixed-Use Centre Zone permits a broad range of uses, including low-rise residential apartment buildings. Additionally, the MC16 Subzone (Parkdale Park Subzone) imposes development standards with regards to the built form, i.e. setbacks for different parts of the building from the front and rear lot lines that ensure the scale and character of the neighbourhood are maintained and new buildings complement the surrounding existing context.

Although the applicant is seeking relief from the rear yard setback provisions within the Parkdale Park Subzone (MC16), it is staff’s opinion that the proposed development is

consistent with the Mixed-Use Centre Zone (MC) and upholds the intent of the Parkdale Park Subzone (MC16).

It is noted that the existing residential building on the subject lot is located within 0.48 metres rear yard setback from the property line. Additionally, the shadow impact study submitted by the applicant demonstrated that the neighbouring properties' rear yard amenity areas (abutting the rear of the subject site) are not adversely impacted by the reduced rear yard setbacks of the proposed development compared to development permitted as-of-right, i.e. six storeys in height, but with the accommodated minimum rear yard setback of 3.0 metres for storeys one to three of a building and minimum rear yard setback of 7.5 metres for storeys four to eight of a building. Given the specific site context and surrounding lot fabric, the proposed development, despite the reduced rear yard setbacks, is compatible with the surrounding lots and built form relationship.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the 2020 Provincial Policy Statement.

RURAL IMPLICATIONS

There are no rural implications arising from this report.

COMMENTS BY THE WARD COUNCILLOR(S)

The Councillor is aware of the application related to this report.

ADVISORY COMMITTEE(S) COMMENTS

There are no Advisory Committees' comments relating to this report.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the report recommendation.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications.

ASSET MANAGEMENT IMPLICATIONS

The recommendations documented in this report are consistent with the City's [Comprehensive Asset Management \(CAM\) Program](#) objectives. The implementation of the Comprehensive Asset Management program enables the City to effectively manage existing and new infrastructure to maximize benefits, reduce risk, and provide safe and

reliable levels of service to community users. This is done in a socially, culturally, environmentally, and economically conscious manner.

There are no asset management implications associated with this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

No accessibility barriers are anticipated with the proposed development. Review of the proposal at the Building Permit stage will ensure that the new addition is accessible.

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-22-0043) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the complexity of the issues associated with built form and requested reliefs.

SUPPORTING DOCUMENTATION

Document 1 - Location Map

Document 2 - Details of Recommended Zoning

Document 3 - Consultation Details

Document 4 - Proposed Site Plan

Document 5 - Proposed Building Elevations (Front and Rear)

Document 6 - Proposed Building Elevations (West and East)

Document 7 - Proposed Street-level Views

CONCLUSION

Staff are of the opinion that the proposed four-storey low-rise apartment building with four residential units is appropriate and will provide additional dwelling units within the Hintonburg Neighbourhood.

Overall, the proposal conforms to the Provincial Policy Statement, the Official Plan (2021), and the Wellington Street West Secondary Plan. The proposed development upholds the intent of the Mixed-Use Centre Zone (MC) provisions within the current

Zoning By-law. The proposed development is compatible with the surrounding area. Accordingly, Staff recommend this Zoning By-law Amendment be approved.

DISPOSITION

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing & Control, Finance Services Department (Mail Code: 26-76) of City Council's decision.




Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

Legal Services, Innovative Client Services Department to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE SITE PLAN / PLAN D'EMPLACEMENT	
D02-02-22-0043	22-0566-D	262 rue Armstrong Street  Area A to be rezoned from MC16 H(20) to MC16 [XXXX] H(20) Le zonage du secteur A sera modifié de MC16 H(20) à MC16 [XXXX] H(20)	
D07-12-22-0073			
I:\CO\2022\ZKP\Armstrong_262		Entire map area is affected by the Mature Neighbourhoods Overlay (section 139) / Tout le secteur de la carte est touché par la Zone sous-jacente de quartiers établis (article 139)	
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.</small> <small>©Les données de parcelles appartient à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE</small>			
REVISION / RÉVISION - 2023 / 02 / 07			

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 262 Armstrong Street:

1. To rezone the lands as shown in Document 1.
2. Amend Section 239, Urban Exceptions, by adding a new exception [XXXX] with provisions similar in effect to the following:
 - a) In Column II, “Applicable Zones”, add the text MC16 [XXXX] H(20)
 - b) In Column V, “Provisions”, add the following:
 - i. Despite Section 192(16)(f), the minimum rear yard setback is 0 metres for storeys one to three of a building and 2.6 metres for the fourth storey of a building;
 - ii. Despite Section 100(3)(a), asphalt and cement are not permitted, and any provided driveway and parking space must be finished with a permeable surface treatment.

Document 3 – Consultation Details

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications.

An online community information session was held on July 5, 2022.

Public comments were received by the City Staff and were considered in the evaluation of this proposal. The comments pertained to:

1. The built form (the proposed building occupying the entire lot, requested relief for the 0 metres rear yard setback and its impacts on greenspace/amenity space provision in the rear and the natural light and ventilation due to the absence of windows in the rear).

Response: Currently the lot is entirely asphalt-paved, except the footprint of the detached dwelling. Compared to the existing situation, the development demonstrates an improvement by providing additional housing supply (four dwelling units), reduction in the amount of parking area, landscaping in the front yard and permeable pavers for all surfaces not occupied by building footprint. There are windows in the rear setback 2.67 metres from the rear lot line (requested relief) that will provide natural light for the dwelling units.

2. The built form with respect to the neighbouring properties (shadow impact, privacy and overlook).

Response: The shadow impact study submitted by the applicant demonstrated that the neighbouring properties' rear yard amenity areas (abutting the rear of the subject site) are not adversely impacted by the reduced rear yard setbacks of the proposed development than the anticipated development permitted as-of-right, i.e. six-storeys in height, but with the accommodated minimum rear yard setback of 3.0 metres for storeys one to three of a building and minimum rear yard setback of 7.5 metres for storeys four to eight of a building.

3. Landscaping (its lack in the front along Armstrong Street, and its impact on stormwater management on site).

Response: During review of the application, the applicant was encouraged to reduce the amount of hardscaping on the site. Since then, permeable surfacing was provided in the front and in the interior as part of the

resubmission. Additionally, presently the lot is entirely asphalt-paved, including the legally non-complying front yard. Compared to the existing situation, the development demonstrates an improvement by reducing the amount of parking area, landscaping in the front yard to enhance the streetscape and permeable pavers for all surfaces not occupied by building footprint.

4. On-site garbage management (garbage room being located in the basement).

Response: Since the public meeting held on July 5, 2023, the applicant indicated an elevator shaft and the future elevator as part of the build-out phase of the project on the site plan. The anticipated design decision will facilitate the garbage management on site and comfortable access to the bike storage. However, the development is not the subject to the Site Plan Agreement.

5. The reliefs requested being subject to the design policies set out in the Wellington Street West Community Design Plan.

Response: The Design Policies pertaining to the Built Form (Section 3.5.4) in the Wellington Street West Community Design Plan are imposed through the Zoning by-law, are not part of the Wellington Street West Secondary Plan and are subject to the requested Zoning By-law Amendment.

Staff are of the opinion that the proposed development upholds the intent of the Mixed-Use Centre Zone (MC) provisions within the current Zoning By-law and conforms to the Official Plan (2021) and the Wellington Street West Secondary Plan. The applicant demonstrated that the neighbouring properties will not be adversely impacted by the reliefs sought with the proposed development and the reasons for staff recommending approval are outlined in the main report.

Document 5 – Proposed Building Elevations (Front and Rear)



PROJECT TITLE
**262
ARMSTRONG
STREET**

#	REVISION	DATE
12	PLANNING	2022
	REV. 3	12-18
		XXXX

DRAWING TITLE
**PROPOSED
ELEVATIONS**

PROJECT No. :

DATE	2022/19
SCALE	NOTED
DWG BY:	P.A.C.

DWG No.
A7







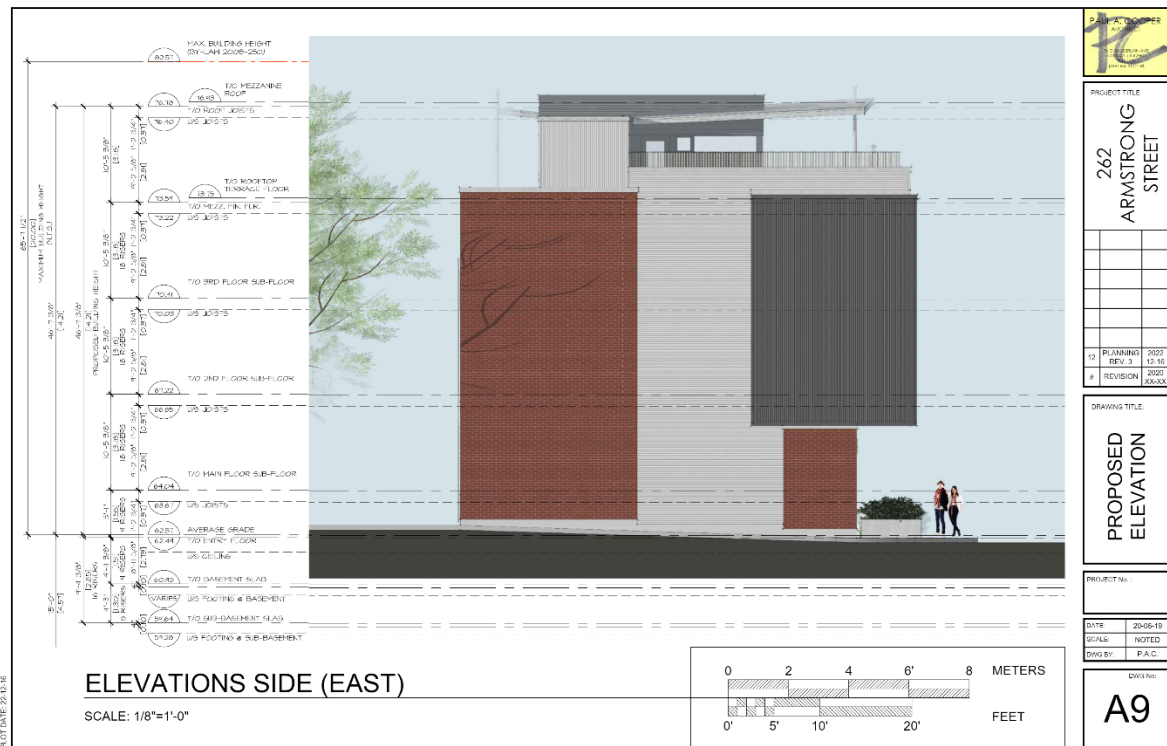
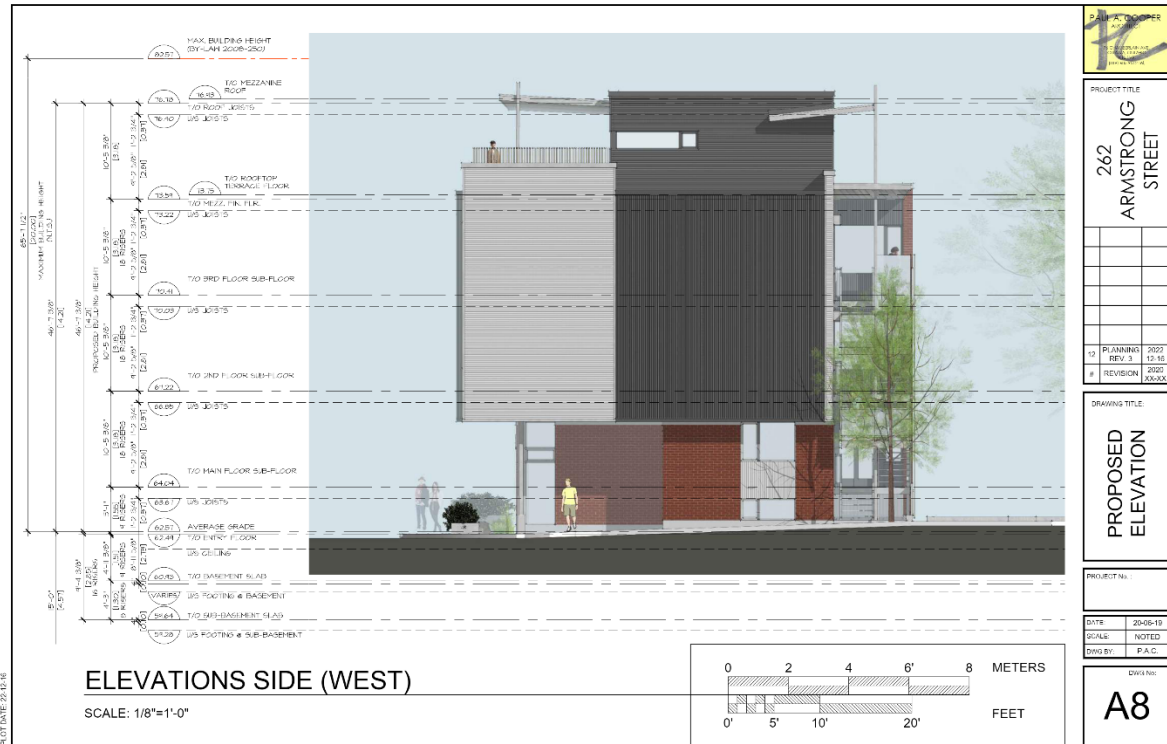
ELEVATIONS FRONT (NORTH) & REAR (SOUTH)

SCALE: 1/8"=1'-0"



FL0T DATE: 22-12-16

Document 6 – Proposed Building Elevations (West and East)



Document 7 – Proposed Street-level Views

