

**Subject: Zoning By-law Amendment – 572 Moodie Drive**

**File Number: ACS2023-PRE-PS-0059**

**Report to Planning and Housing Committee on 3 May 2023**

**and Council 10 May 2023**

**Submitted on April 21, 2023 by Derrick Moodie, Director, Planning Services,  
Planning, Real Estate and Economic Development**

**Contact Person: Colette Gorni, Planner II, Development Review Central**

**613-580-2424, 21239, Colette.Gorni@ottawa.ca**

**Ward: College (8)**

**Objet : Modification du Règlement de zonage – 572, promenade Moodie**

**Dossier : ACS2023-PRE-PS-0059**

**Rapport au Comité de la planification et du logement**

**le 3 mai 2023**

**et au Conseil le 10 mai 2023**

**Soumis le 21 avril 2023 par Derrick Moodie, Directeur, Services de la planification,  
Direction générale de la planification, des biens immobiliers et du développement  
économique**

**Personne ressource : Colette Gorni, Urbaniste II, Examen des demandes  
d'aménagement centrale**

**613-580-2424, 21239, Colette.Gorni@ottawa.ca**

**Quartier : Collège (8)**

## REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 from I1B[407] H(15) (Minor Institutional Zone, Subzone B, Urban Exception 407, with a maximum height of 15 metres) to I1B[XXXX] (Minor Institutional, Subzone B, Urban Exception XXXX) for 572 Moodie Drive, as shown in Document 1, to add a site-specific exception to permit stacked dwellings within an Institutional zone, as detailed in Document 2.
2. That Planning and Housing Committee 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 May 10, 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* (n° 2008-250) pour le bien-fonds situé au 572, promenade Moodie, afin de faire passer le zonage de I1B[407] H(15) (zone de petites institutions, sous-zone B, exception urbaine 407, hauteur maximale de 15 m) à I1B[XXXX] (zone de petites institutions, sous-zone B, exception urbaine XXXX), comme le montre le document 1, en vue d'ajouter une exception propre à l'emplacement visant à permettre l'aménagement de logements superposés dans une zone d'institutions, comme le précise le document 2.
2. Que le Comité de la planification et du logement donne son approbation afin que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et soumis au Conseil 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 municipal prévue le 10 mai 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

572 Moodie Drive

### Owner

Jamiatul Muslemeen of Ottawa-Carleton

### Applicant

Susan D. Smith

### Architect

Susan D. Smith

572 Moodie Drive

### Description of site and surroundings

The subject site is an irregularly shaped parcel with an area of 1342 square metres and 28.57 metres of frontage along Moodie Drive. It is located along the west side of Moodie Drive, between Arnold Drive and Songbird Private. The site is currently occupied by a vacant single-detached dwelling and surface parking; the existing dwelling was previously used as the Imam residence for the associated Jami Omar Mosque at 3990 Old Richmond Road, and the surface parking is still actively used by visitors to the Mosque. Immediately abutting the site are two other parcels owned by the Jami Omar Mosque, including the Mosque building to the northwest (3990 Old Richmond Road) and a future development site (4000 Old Richmond Road) to the west; all parcels are connected by a shared surface parking lot. Additional surrounding uses include low-density residential neighbourhoods to the north, south, west, and east; Aubrey Moodie Park to the east; and the Greenbelt further south.

### **Summary of proposed development**

The proposed development includes the construction of a three and a half-storey building with six stacked townhouse dwellings. A total of eight new vehicle parking spaces are proposed for the townhouse residents, which will be located at the rear of the proposed building and accessed using the existing driveway from Moodie Drive. The existing surface parking used by the Jami Omar Mosque would remain.

The proposed development was previously being considered as part of a Site Plan Control application (File No. D07-12-21-0234) for the redevelopment of the Jami Omar Mosque lands, including the Mosque site (3990 Old Richmond Road), the future development parcel/proposed retirement home (4000 Old Richmond Road), and the subject site (572 Moodie Drive). However, due to recent legislative changes resulting from Bill 23, the proposed stacked dwellings are no longer subject to Site Plan Control as the redevelopment would result in less than 10 new residential units on the property. As such, the applicant has requested to move forward with the rezoning of the subject site in advance of associated lands also requiring a Zoning By-law Amendment (4000 Old Richmond Road) in order to proceed with construction of the stacked dwellings. A future report will be brought forward to Planning and Housing Committee to address 4000 Old Richmond Road once staff are satisfied that building and site design are confirmed, and technical issues resolved.

### **Summary of requested Zoning By-law amendment**

The subject site is currently zoned I1B[407] H(15) (Minor Institutional Zone, Subzone B, Urban Exception 407, with a maximum height of 15 metres). The requested zoning is I1B[XXXX] (Minor Institutional, Subzone B, Urban Exception XXXX). The zoning amendment is requested to permit the development of a three and a half-storey stacked dwelling with six units.

The proposed zoning amendment seeks to:

1. Rezone Area A to I1B[XXXX].
2. Urban Exception XXXX includes provisions addressing the following:
  - Permit stacked dwellings in the I1B zone.
  - Apply the following performance standards to stacked dwellings:
    - i. Minimum lot width: 18 metres
    - ii. Minimum lot area: 450 metres

- iii. Minimum front yard setback: 6 metres
- iv. Minimum interior side yard setback: 1.5 metres
- v. Maximum building height: 13.5 metres
- Provide the following relief from the minimum required widths of landscaped buffers abutting a parking lot:
  - i. Abutting the northern property line: 0 metres
  - ii. Abutting the southern property line for the first 60m from Moodie Drive: 1.2 metres
  - iii. In all other cases: 1.5 metres

## **DISCUSSION**

### **Public consultation**

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

A total of 24 comments were received during the application review process. The comments were mainly concerned with parking, compatibility with surrounding neighbourhood, stormwater management, traffic, and impact to trees.

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

### **Official Plan designation(s)**

The subject site is designated 'Neighbourhood' on Schedule B3 – Outer Urban Transect of the Official Plan.

### **Other applicable policies and guidelines**

#### Urban Design Guidelines for Low-rise Infill Housing

The Urban Design Guidelines for Low-rise Infill Housing are a tool to help achieve the Official Plan's goals in the areas of design and intensification and they help implement Official Plan policies with respect to the review of development applications for infill development. The guidelines apply to low-rise residential infill development within the Outer Urban Transect.

## Planning rationale

The subject site is designated as Neighbourhood on Schedule B3 – Outer Urban Transect of the Official Plan. Within the Outer Urban Transect, the Neighbourhood designation permits a range of low-rise development, including stacked dwellings. As per Section 5.3.1, development within Neighbourhoods located in the Outer Urban Transect shall be low-rise (Policy 5.3.1.2.a) and predominantly ground-oriented forms (Policy 5.3.1.4.b). Staff are satisfied that the proposed stacked dwelling is an appropriate use for the site as it is both low-rise (four storeys or less) and a ground-oriented building typology (each unit has direct access to Moodie Drive).

As stacked dwellings are not currently a permitted use in the I1B zone, use-specific performance standards have been applied to stacked dwellings through the site-specific exception to ensure that development takes place in a sensitive manner and respects the existing context of the site. The following summarizes the performance standards for stacked dwellings and associated planning rationale:

### 1. Minimum lot width: 18 metres

Staff have included this provision to allow flexibility for a future severance of the stacked townhouses and associated parking. Should the Jami Omar Mosque choose to sever these lands in the future, lot width would be measured along Moodie Drive where a shared access is also located. The total frontage along Moodie Drive is approximately 28 metres. Whether the access is included as part of the stacked dwelling lands or remains apart of the Jami Omar Mosque lands, the stacked dwellings parcel will remain in compliance with the Zoning By-law.

### 2. Minimum lot area: 450 metres

Staff have included this provision to allow flexibility for a future severance of the stacked townhouses and associated parking. The current zoning, I1B, does not contemplate standalone residential uses and thus includes a minimum lot area of 1000 square metres. Should a severance take place in the future, the stacked dwellings parcel will remain in compliance with the Zoning By-law.

### 3. Minimum front yard setback: 6 metres

Staff have no concerns with the proposed front yard setback of 6 metres as it reflects or exceeds the front yard setbacks provided on abutting lots.

### 4. Minimum interior side yard setback: 1.5 metres and landscaped

It is acknowledged that the Zoning By-law calls for a 7.5 metre interior side yard setback within the I1B zone, but an interior side yard of 1.5 metres is appropriate between

residential uses. The existing house that will be demolished is setback 1.0 metres from the side yard.

Staff have no concerns with the proposed 1.5 metre setback as it is appropriate for stacked dwellings within the context.

5. Maximum building height: 13.5 metres

Staff have no concerns with the proposed maximum building height. Current I1B zoning permits building heights up to 15 metres on the property.

The applicant has also requested relief from the minimum landscaped buffer requirements identified in Table 110 of the Zoning By-law. As per Table 110, a 1.5 metre landscaped buffer is required for a parking lot containing more than 10 but fewer than 100 spaces, where not abutting a street. The following summarizes the requested relief from Table 110 and planning rationale:

6. Abutting a driveway: 0 metres

No landscaped buffer is proposed along either side of the driveway providing access from Moodie Drive. Staff have no concerns with the absence of a landscaped buffer along the northern property line, which is shared with 562 Moodie Drive, as this is an existing condition on the site. Further, staff have no concerns with the absence of a landscaped buffer along the southern edge of the driveway, where it abuts the proposed building, as the impacts are limited to the interior of the subject site and proposed development.

7. Abutting the southern property line for the first 60 metres from Moodie Drive: 1.2 metres

A reduced landscaped buffer of 1.2 metres is provided for a portion of the new parking area being proposed as part of the development. Staff have no concerns with the proposed reduction as it is consistent with the existing parking area on the site.

### **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 associated with implementing the recommendations of this report.

## **COMMENTS BY THE WARD COUNCILLOR(S)**

Councillor Laine Johnson has provided the following comments:

I acknowledge the parking pressure the mosque can create in the neighbourhood and I am glad to hear that as part of this development there will be a net increase in parking spaces. I am also looking forward to building better transit options for Bells Corners that can help support communities who wish to gather together.

## **LEGAL IMPLICATIONS**

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

## **RISK MANAGEMENT IMPLICATIONS**

There are Risk Management implications associated with implementing the recommendations of this report.

## **ASSET MANAGEMENT IMPLICATIONS**

It has been confirmed that there is available capacity in the existing local infrastructure to accommodate the proposed development provided that stormwater is controlled on site. The project will not create any new public assets to be managed by the City.

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

## **ACCESSIBILITY IMPACTS**

The proposed development will be required to meet the accessibility requirements contained within the Ontario Building Code.

## **APPLICATION PROCESS TIMELINE STATUS**

This application (Development Application Number: D02-02-21-0163) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the complexity of issues associated with site design.

## **SUPPORTING DOCUMENTATION**

Document 1 Zoning Key Plan (Immediately follows the report)

Document 2 Details of Recommended Zoning (Immediately follows the report)

Document 3 Concept Plan and Elevations (Immediately follows the report)

## Document 4 Consultation Details

### **CONCLUSION**

The Planning, Real Estate and Economic Development Department supports the proposed development and Zoning By-law Amendment. The proposed rezoning allows for the development intensification of an underutilized portion of a property through appropriate infill development. The proposed stacked dwellings contribute to the range of housing types in the Outer Urban Transect and has a built form that complements the character of the surrounding area. The development is appropriate in this context and the proposed zoning amendments conform with the applicable policies of the Official Plan.

### **DISPOSITION**

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

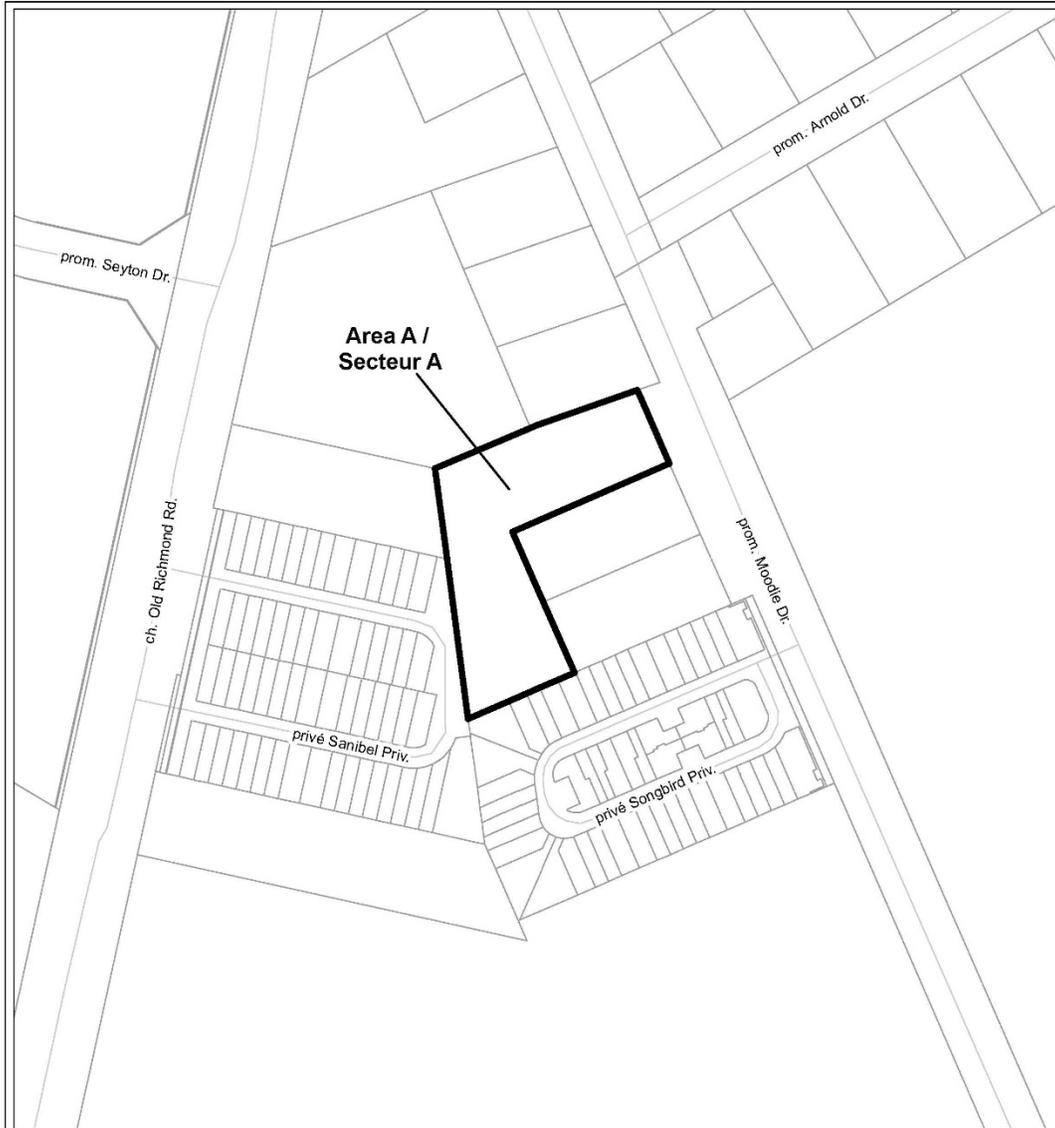
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

Legal Services, City Manager's Office to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.

# Document 1 – Zoning Key Map

For an interactive Zoning map of Ottawa visit [geoOttawa](https://geoottawa.com)



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-21-0163	23-0309-X	<b>572 promenade Moodie Drive</b>	
I:\CO\2023\Zoning\Moodie_572		<div style="display: flex; align-items: center;"> <div style="border: 2px solid black; width: 20px; height: 10px; margin-right: 5px;"></div> <p>Area A to be rezoned from I1B[407] H(15) to I1B[xxxx]                      Le zonage du secteur A sera modifié de I1B[407] H(15) à I1B[xxxx]</p> </div>	
<small>©Parcel data is owned by Terranet 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 appartiennent à Terranet 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 / 04 / 03			

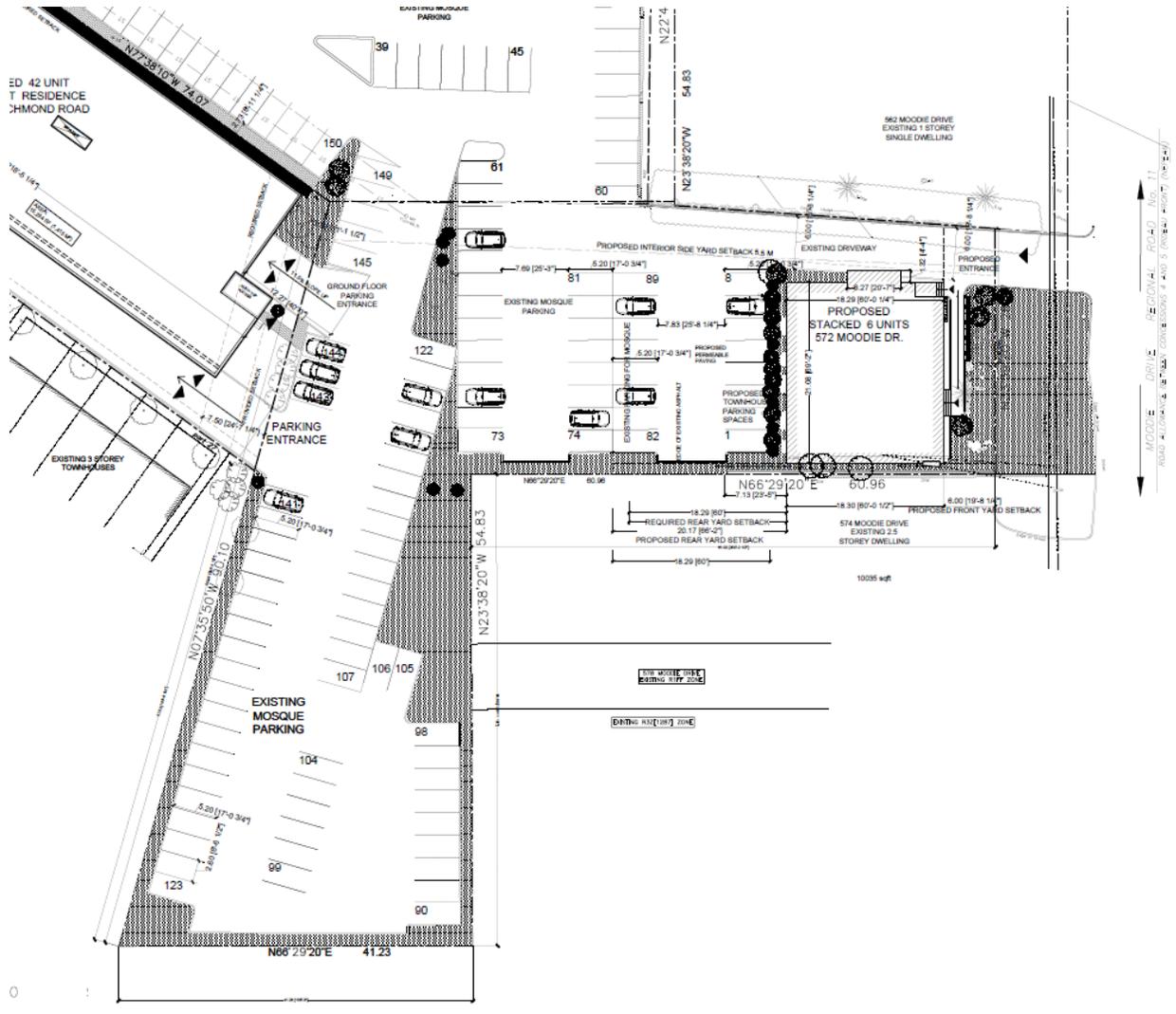
## Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 572 Moodie Drive:

1. Rezone lands shown as Area A in Document 1 to I1B[XXXX].
2. Add new exception XXXX to Section 239 – Urban Exceptions with provisions similar in effect to the following:
  - a. In Column II, Applicable Zones, add the text “I1B[XXXX]”.
  - b. In Column III, Exception Provisions – Additional Land Uses Permitted, add the text, “Stacked Dwelling.”
  - c. In Column V, Provisions, add the text:
    - A Stacked Dwelling is subject to the following provisions:
      - i. Minimum lot width: 18 metres
      - ii. Minimum lot area: 450 metres
      - iii. Minimum front yard setback: 6 metres
      - iv. Minimum interior side yard setback: 1.5 metres
      - v. Maximum building height: 13.5 metres
    - Despite Table 110, the minimum required width of a landscaped buffer for a parking lot containing more than 10 but fewer than 100 spaces are as follows:
      - i. Abutting the northern property line: 0 metres
      - ii. Abutting the southern property line for the first 60 metres from Moodie Drive: 1.2 metres
      - iii. In all other cases: 1.5 metres

# Document 3 – Concept Plan and Elevations

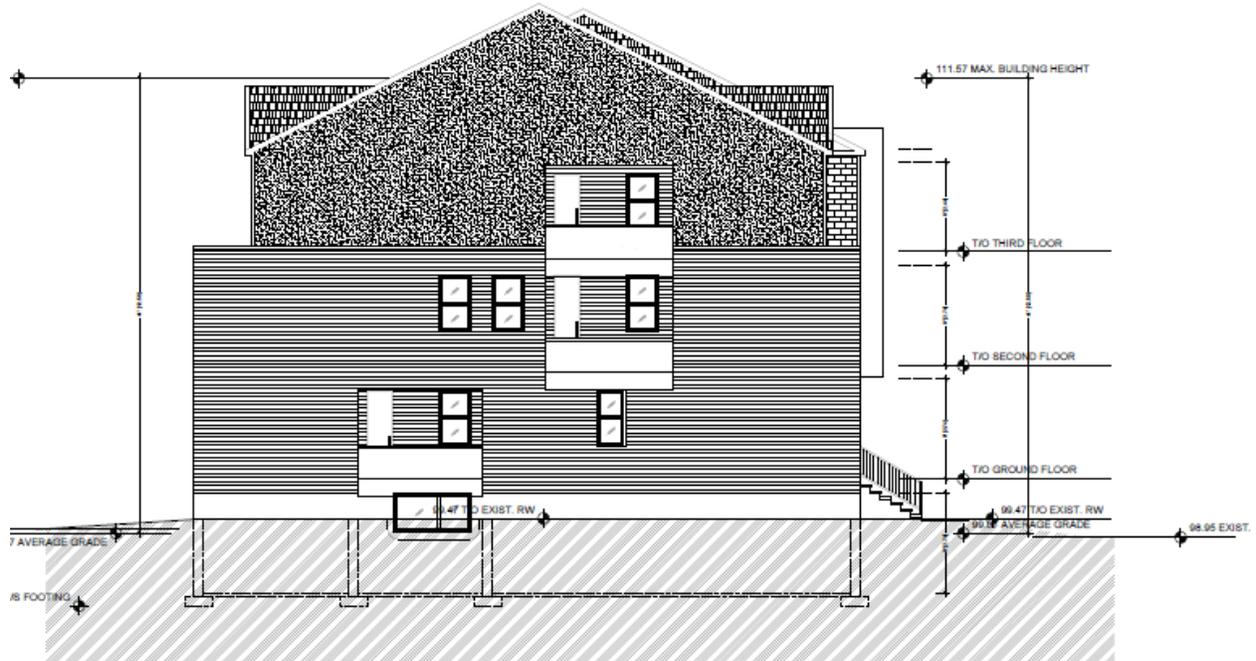
## Concept Plan



Front (East) Elevation



South Elevation (Abutting 574 Moodie Drive)



## **Document 4 – Consultation Details**

### 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 and Responses

#### Comment:

Concerns that proposed development/increased density will result in more cars parking along Moodie Drive.

#### Response:

A total of eight vehicle parking spaces are proposed as part of the development. Each of the six proposed units will be allocated at least one vehicle parking space.

#### Comment:

Concerns that the stacked dwelling is not compatible with the existing single detached dwellings along Moodie Drive.

#### Response:

Staff are satisfied that the proposed built form adequately responds to the surrounding context through materiality, setbacks and building articulation.

#### Comment:

Concerns with increased stormwater runoff and flooding due to increase in impervious surfaces.

#### Response:

Staff have reviewed the provided Adequacy of Services report and grading and drainage plan and are satisfied that the proposed stacked dwelling and addition of eight surface parking spaces can be controlled on-site.

#### Comment:

Concerns about the capacity of existing water and wastewater infrastructure in the surrounding area.

Response:

Staff have reviewed the provided Adequacy of Services report and site servicing plan and are satisfied that there is available capacity in existing water and wastewater infrastructure along Moodie Drive to accommodate the proposed development.

Comment:

Request for sidewalk along Moodie Drive.

Response:

The request is outside the scope of this application.

Comment:

Request for repairs to the sidewalk along the east side of Moodie Drive as part of the proposed development.

Response:

The request is outside the scope of this application.

Comment:

Concerns about increased traffic volumes along Moodie Drive as a result of the proposed development.

Response:

The proposed stacked dwelling is not anticipated to generate a significant number of trips in or out of the site.

Comment:

Concerns about negative impact to property values in the surrounding area.

Response:

There is no evidence to suggest that development applications and new construction adversely impact property values of the surrounding area.

Comment:

Concerns about potential negative impact to the Greenbelt lands to the south.

Response:

Staff do not anticipate the proposed development causing any negative impact to the Greenbelt lands to the south.

Comment:

Concerns about mosque parking removed as there is already a parking overflow issue for the site.

Response:

A total of eight new parking spaces are being added to serve the proposed stacked dwelling. The overall changes to the mosque parking lot are to be reviewed and resolved through the associated Site Plan Control application (File No. D07-12-21-0234).

Comment:

Concerns about blasting.

Response:

Blasting is not anticipated for the proposed development.