

Subject: Zoning By-Law Amendment - 1525 and 1533 Goth Avenue

File Number: ACS2023-PRE-PS-0011

Report to Planning and Housing Committee on 31 January 2023

and Council 8 February 2023

**Submitted on January 19, 2023 by Derrick Moodie, Director, Planning Services,
Planning, Real Estate and Economic Development**

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Ward: Gloucester-Southgate (10)

Objet : Modification du Règlement de zonage – 1525 et 1533, avenue Goth

Dossier : ACS2023-PRE-PS-0011

Rapport au Comité de la planification et du logement

le 31 Janvier 2023

et au Conseil le 8 février 2023

**Soumis le 19 janvier 2023 par Derrick Moodie, Directeur, Services de la
planification, Direction générale de la planification, des biens immobiliers et du
développement économique**

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REPORT RECOMMENDATIONS

- 1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1525 and 1533 Goth Avenue, as shown in Document 1, to rezone the lands from R2N to R4X[xxxx] in order to permit a low-rise apartment building with specific zoning provisions, 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 *February 8, 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 au Règlement de zonage 2008-250 visant les 1525 et 1533, avenue Goth, des biens-fonds illustrés dans le document 1, afin de faire passer la désignation des terrains de R2N à R4X[xxxx] et ainsi permettre la construction d’un immeuble résidentiel de faible hauteur assujetti à des dispositions de zonage particulières, comme l’expose en détail 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 8 février 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

1525 and 1533 Goth Avenue

Owner

Interval House of Ottawa, Keri Lewis, Executive Director

Applicant

WSP Canada Inc.; Nadia DeSanti, MCIP RPP Practice Lead

Architect

CSV Architects

Description of site and surroundings

The site is located in the Blossom Park neighbourhood within the larger boundary of Bank Street to the north and east, Albion Road to the west and Lester Road to the south. The subject site is on the north side of Goth Avenue and surrounded by low-rise residential units to the east, south and west and an elementary school to the north. The subject property at 1525 Goth Avenue contains a 2-storey detached dwelling, that will be demolished; and the subject property at 1533 Goth Avenue is developed with a 2-storey detached dwelling which will remain. The two parcels (1525 and 1533 Goth Avenue) merged on title when the parcel at 1525 Goth Avenue was purchased in 2020 by the same owners as 1533 Goth Avenue, thereby creating a de facto Planned Unit Development (PUD) which will be dealt with through this re-zoning application.

Summary of requested Zoning By-law amendment proposal

The current zone for the properties at 1525 and 1533 Goth Avenue is Residential, Second Density Zone, Subzone N (R2N) which permits uses such as detached dwelling, group home with up to 10 residents, home-based daycare, retirement home – converted and bed and breakfast.

Both parcels are proposed to be rezoned to Residential, Fourth Density Zone, Subzone X, Exception [xxx1] (R4X [xxx2]) which would permit the PUD, and each parcel would have different exceptions to deal with the specifics of each site as detailed below.

The proposed development at 1525 Goth Avenue is for a two-storey, low-rise apartment building with 10 dwelling units on the first and second floors, and an office and a community room in the basement. This building will function as a transitional home for those who have left the emergency housing system and are seeking more permanent housing in the community. Residents are expected to live in these units for up to two years. The proposed building will front onto Goth Avenue with a direct pedestrian

connection between the street and the front door with the remainder of the front yard being soft landscaping. Vehicular parking will be accessed via a shared driveway with 1533 Goth Avenue to the east and will be located at the rear of the site. Amenity space for the residents will be located within the building and within a small yard in the rear.

The proposed zoning exception for 1525 Goth Avenue would permit a reduction in the minimum front yard setback from 7.5 m to 5m, a reduction to the interior side yard setback on the west side, beyond 18 metres from the front lot line from 7.5 metres to 3.0 metres, permit a reduction in minimum required resident vehicular parking spaces from 12 spaces to 7 spaces, set a maximum building height of 2-storeys (8.5 metres), and prohibit stacked dwelling, retirement home, rooming house, and townhouse dwelling which would be permitted based on the proposed parent R4 zone.

The current building at 1533 Goth Avenue was built in 2011 as a group home and is not proposed to change in built form or use and will remain as it is today. Vehicular access will continue as it is off of Goth Avenue, with a new driveway branching off of it to access the parking at 1525 Goth Ave. The current building at 1533 Goth Avenue requires a specific zoning exception to reduce the number of required vehicular parking spaces for a group home from 17 spaces to 10 spaces, set a maximum building height of 2-storeys and prohibit the uses of low-rise apartment, stacked dwelling, retirement home, rooming house, three-unit dwelling and townhouse dwelling.

DISCUSSION

Public consultation

The former Ward Councillor and the Applicant hosted a virtual community meeting on February 23, 2022, and circulated flyers to the community. The Applicant reports that 12 members of the public attended. Comments are listed at the end of the document.

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

Official Plan designation

Official Plan

The site is located within the Outer Urban Transect with a neighbourhood designation. The Outer Urban Transect is an area with traditional suburban design that is gradually moving towards a more urban built form with mixed-use areas and a higher density of housing to support a more sustainable form of growth and transportation. The Neighbourhood designation permits a maximum of 3 storeys to permit higher density

within a low-rise form. Strategic Directions found in Section 2.1 and 2.2 provide direction for the City to grow through intensification, to support transit and the creation of compact, mixed-use communities and the 15-minute neighbourhood.

Other applicable policies and guidelines

There is no Secondary Plan for this site.

Urban Design Guidelines for Low-rise Infill Housing

The proposal is subject to the Urban Design Guidelines for Low-rise Infill Housing which deals with buildings up to 4-storeys in height. This form of infill can contribute to the creation of healthy, walkable 15-minute neighbourhoods and can add a range of housing options for all ages and income groups. The proposed development fits many of the objectives including creating a more compact urban form to consume less land and natural resources, achieves a good fit into an existing neighbourhood, respecting its character, architectural and landscape heritage, provides new housing designs, and emphasizes front doors and windows rather than garages.

Planning Rationale

The proposal aligns with applicable Official Plan policies for the Outer Urban Transect, and Neighbourhood overlay as well as the Urban Design Guidelines for Low-rise Infill Housing which encourage sensitive and moderate intensification, while promoting safe pedestrian and cycling modes of transportation

The proposal to allow a 2-storey low-rise residential building with a reduction in tenant parking for the proposed and existing buildings is in keeping with the policies of the Official Plan as it will add a new residential building in a compatible form to an existing street. The request to reduce the parking for both buildings is also in keeping with Official Plan policies to reduce the reliance on the private vehicle and encourage more sustainable forms of transportation. The reduction in resident parking spaces is also due to site constraints and keeping with the maximum building height while recognizing that many of the tenants will not have their own vehicles. The Applicant has also provided examples from one of their other properties to highlight the fact that many of the tenants who live in the buildings do not/will not have their own vehicles and therefore do not need the full compliment of vehicular parking spaces as set out in the City's Zoning By-Law.

The request to reduce the minimum interior side yard on the west side beyond 18 metres from the front lot line from 7.5 metres to 3.0 metres is due to the requirement for

the functionality of the proposed building while maintaining the maximum height of 2-storeys to better integrate into the existing heights in the area. The reduction is considered in keeping with Official Plan Policies, and is not expected to cause hardship to the neighbours or community, as a 3.0 metre setback is still an ample setback between residential property lines and will still allow pedestrian and air circulation between the buildings with minimal impact on privacy or overlook, since the abutting property is developed with a garage along the shared property line.

The proposed maximum height and prohibition of several uses is to provide certainty to the community that the proposed project will not change or expand into something else over time. These exceptions are considered desirable.

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 expected rural implications.

COMMENTS BY THE WARD COUNCILLOR(S)

"I am in support of this application for a 10-unit residential building. This is a good example of gentle intensification. I would like to see the applicant provide an adequate garbage disposal area, preferably enclosed."

ADVISORY COMMITTEE(S) COMMENTS

N/A

LEGAL IMPLICATIONS

In the event the recommendations are adopted and the resulting zoning by-law is appealed to the Ontario Land Tribunal, it is expected that a three day hearing would be required. It is anticipated that the hearing could be conducted within staff resources. Should the application be refused, reasons must be provided. An external planner would need to be retained by the City

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications.

FINANCIAL IMPLICATIONS

There are no direct financial implications. In the event the applications are refused and appealed, it would be necessary to retain an external planner. This expense would be funded from within Planning Services operating budget.

ACCESSIBILITY IMPACTS

This development will be reviewed for AODA compliance through the future building permit process.

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-22-0059 was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to workload volumes and timing of submissions by the Applicant.

SUPPORTING DOCUMENTATION

Document 1 Zoning Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Conceptual Site Plan

CONCLUSION

Planning, Real Estate and Economic Development Department Staff recommend approval of this application as it meets the policies of the Provincial Policy Statement, and the policies of the Official Plan to encourage sensitive intensification in Outer Urban Transects with a residential overlay to help with the transition to a 15-minute neighbourhood within a walkable community and a short distance to transit. The proposed building height is in keeping with the 2-storey buildings in the area, there is sufficient separation distance to the existing low-rise residential dwelling abutting the site and the reduction in residential parking has been determined to be suitable for the

demands. Required amenity space is also provided both interior and exterior to the building.

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 and 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.

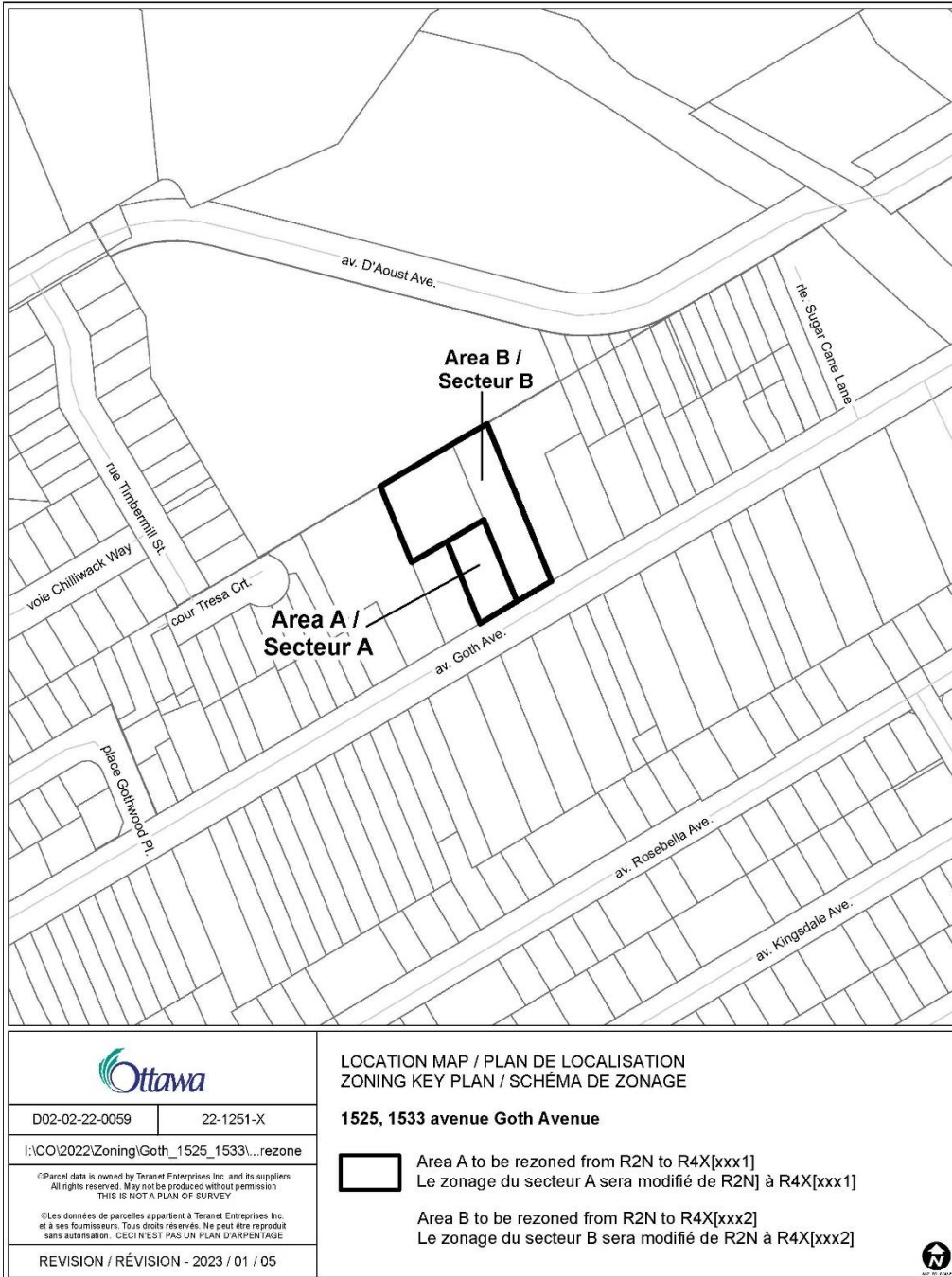
Legal Services, Innovative Client Services Department to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.

Document 1 – Location /zoning Map

For an interactive Zoning map of Ottawa visit geoOttawa

Provide a short 1-2 sentences description of the location map written in plain language.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 1525 and 1533 Goth Avenue:

1. Rezone the lands as shown in Document 1.
2. Amend Section 239, Urban Exceptions, by adding a new exception for 1525 Goth Avenue similar in effect to the following:
 - a. In Column II add the text “R4X[xxx1]”
 - b. In Column IV (prohibited uses) add the text:
 - i. Stacked dwelling, retirement home, rooming house, townhouse dwelling
 - c. In Column V (provisions) add the text:
 - i. Minimum front yard setback for 1525 Goth Avenue: 5.0m
 - ii. Minimum interior side yard setback on the west side of 1525 Goth: 3.0m
 - iii. Minimum parking space rate for a low-rise apartment dwelling: 0.7/du
 - iv. Maximum Building Height: 2-storeys (8.5 metres)
3. Amend Section 239, Urban Exceptions, by adding a new exception for 1533 Goth Avenue similar in intent to the following:
 - a. In Column II add the text “R4X[xxx2]”
 - b. In Column IV (prohibited uses) add the text:
 - i. Stacked dwelling, retirement home, rooming house, townhouse dwelling, low-rise apartment building
 - c. In Column V (provisions) add the text:
 - i. Minimum parking space rate for a group home: 0.6/du
 - ii. Maximum Building Height: 2-storeys (8.5 metres)

Document 3 – Consultation Details

Notification and Consultation Process

Ten residents commented on the proposal. Two were in support and eight were opposed. Their comments and the City response are summarized below, and also seem to be reflective of the summary of concerns from the Councillor- and Applicant-lead consultation in February.

Comment: The eight residents expressed concerns about the use of the existing building at 1533 Goth Avenue and of the expanded use with the proposed building at 1525 Goth Avenue. Comments revolved around increases to crime, drug use, traffic, noise, on-street parking, garbage and wildlife and to decreases in home value.

City Response: Under the Ontario Planning Act, municipalities are legally not allowed to zone for the people who may live in a building, as that would be discrimination. The issues regarding the current property standards have been forwarded to the Applicant and Property Owner for their information. The current re-zoning amendment is strictly to deal with a proposed 2-storey, low rise apartment building with several specific zoning provisions.

Comment: Increase in traffic.

City Response: The City has reviewed the proposal against the current and proposed traffic conditions and is not concerned with the increase in traffic along Goth Avenue and the surrounding streets, as it is considered to be nominal.

Comment: Support was provided for the use and design of the building.

City Response: Noted.

Comment: The proposed building is too tall and closer to the road than any other building on the street.

City Response: The proposed building is 2-storeys tall and is considered a 'low-rise' building which is considered compatible with other low-rise forms of development. The proposed building is less than the minimum 5.0 metre front yard setback for a detached dwelling in the current R2N zone, however, it meets the minimum required front yard setback of 3.0 metres that exist for many residential zones in the City and it allows the parking and amenity spaces to be located to the rear of the building.

Comment: Concern with the City's notification and consultation process.

City Response: The City undertook the standard notification and consultation process as per approved City policies.

Comment: Request by one resident to see detailed plans.

City Response: Detailed plans have not yet been prepared, as this is only a Zoning By-Law Amendment. A future Site Plan Control application will likely not be required to further develop this site with 10 residential units, due to the November 28, 2022 passing of Provincial Government Bill 23, as amended.

Comment: Request by one resident to see the credentials of the Applicant and City staff due to perceived errors in the submission.

City Response: City staff are accredited professionals who have done a thorough review of the submission documents.

Document 4: Conceptual Site Plan, 1525 and 1533 Goth Avenue

