

**Subject: Zoning By-law Amendment – 250 Forestglade Crescent**

**File Number: ACS2025-PDB-PSX-0016**

**Report to Planning and Housing Committee on 19 February 2025**

**and Council 26 February 2025**

**Submitted on February 10, 2025 by Derrick Moodie, Director, Planning Services,  
Planning, Development and Building Services**

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**Ward: Gloucester-Southgate (10)**

**Objet : Modification du Règlement de zonage – 250, croissant Forestglade**

**Dossier : ACS2025-PDB-PSX-0016**

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

**le 19 février 2025**

**et au Conseil le 26 février 2025**

**Soumis le 10 février 2025 par Derrick Moodie, Directeur, Services de la  
planification, Direction générale des services de la planification, de  
l'aménagement et du bâtiment**

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**Quartier : Gloucester-Southgate (10)**

## REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 250 Forestglade Crescent, as shown in Document 1, to rezone the lands from R3L to R3L[XXXX] H12 in order to add residential care facility as an additional permitted land use and increase the maximum permitted building height to 12 metres, 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 26, 2025,” 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 le 250, croissant Forestglade, un bien-fonds illustré dans le document 1, afin de faire passer le zonage de R3L à R3L[XXXX] H12 et ainsi permettre l’ajout d’un établissement de soins pour bénéficiaires internes à la liste des utilisations autorisées et d’augmenter à 12 mètres la hauteur de bâtiment maximale autorisée, comme l’expose en détail le document 2.
2. Que le Comité de la planification et du logement approuve l’inclusion de la section du présent rapport consacrée aux détails de la consultation en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffe 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 26 février 2025 », 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**

250 Forestglade Crescent

### **Owner**

City of Ottawa

### **Applicant**

City of Ottawa, Housing and Homelessness Services

### **Description of site and surroundings**

The property is located on the northeast corner of Forestglade Crescent and Blohm Drive and has an area of 0.23 hectares and is currently vacant. The site is surrounded by low-rise residential uses. A multi-use pathway abuts the site immediately to the north and continues west. Surrounding features include the Greenbelt to the south, an elementary school and two parks northwest of the site and several industrial uses further east along Hawthorne Avenue.

### **Summary of proposed development**

The proposed development is a two-and-half-storey residential care facility consisting of 13 units (eight studio-connected units with one- to two-bed capacity, four one-bedroom accessible units with three or four-bed capacity and one studio unit with one- to two-bed capacity) for a total of 30 beds and associated uses such as administrative facilities, service spaces, and amenities. A concept plan and renderings are provided in Document 4.

In February 2023, the City's Corporate Real Estate Office (CREO) undertook the circulation to internal City departments and utility companies to determine if the lands could be declared surplus to City needs. On May 7, 2024, Staff recommended that the Finance and Corporate Service Committee recommend that Council declare the lands surplus, and on May 15, 2024, Council carried the report as presented.

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

The proposed Zoning By-law amendment seeks to add “Residential Care Facility” as an additional permitted land use and to increase the maximum permitted building height from 11 metres to 12 metres for the Residential Third Density, Subzone L (R3L), as detailed in Document 2. These zoning changes will permit the construction of supportive housing.

## **DISCUSSION**

### **Public consultation**

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications. Staff received 23 comments during the formal circulation period. There were comments in support and opposition to the development. The community expressed concerns regarding safety, increase in traffic, loss of privacy, and decrease in property values.

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

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

The property is located within the Outer Urban Transect Policy Area on Schedule A and is designated Neighbourhood as per Schedule B3 of the Official Plan. Neighbourhoods in the Outer Urban Transect are characterized by the separation of land uses, stand-alone buildings, generous setbacks and low-rise building forms. The evolution of existing neighbourhoods is expected to be gradual within a fundamentally suburban pattern and low-rise development shall remain as the predominant built form.

### **Planning Rationale**

The Official Plan provides direction for intensification and diversifying housing options by encouraging a variety of housing typologies to meet the needs of diverse households and provide housing that is affordable (2.2.1.3) and recognizes the need to build accessible, inclusive communities, and design for all ages; to develop equitable, inclusive, gender and age-friendly communities (2.2.4.2).

The proposed rezoning further meets policies that support gender and racial equity, including housing that meets the needs of families with children, understanding and addressing the specific housing needs of Indigenous peoples (2.2.5.1 and 2) and the availability of appropriate housing in all neighbourhoods for families led by women and communities that experience marginalization (2.2.5.4).

The Official Plan provides direction to enable a diverse and adequate supply of housing options through the regulation of density, built form, height, massing and design instead of regulating housing through the restriction of building typology and promoting a range of housing options (4.2.1.1). The Plan also provides direction to address the needs of those households with low-income levels and other vulnerable groups by enabling the provision of housing options other than traditional dwelling units in any zone where residential uses are permitted. Furthermore, the Official Plan directs that the City will permit emergency shelters and transitional shelters as a permitted use in all urban designations and zones as transitional shelters and transitional supportive housing are a key component of the housing continuum (4.2.3.1 and 2).

The development pattern for the Neighborhood designation in the Outer Urban Transect is low rise, up to and including four storeys (5.3.1.2). Furthermore, the Zoning By-law shall implement development standards that transition away from a suburban model and move towards urban built forms that allow and support a wide variety of housing types with a focus on lower density, which generally reflects the built form context of the neighbourhood (5.3.4.1).

Staff support the inclusion of “Residential Care Facility” as a permitted use given that the use will provide additional housing choices within the neighbourhood. The height increase is supported as the building will be of comparable height to a building that has a peaked roof, having a slope of 1;3 (4/12 pitch) or steeper since the 11-metre height for such buildings is measured at the midpoint of the roof, rather than being measured at the top of the building, which is the case for this proposal. Furthermore, the proposal provides a generous rear yard setback to minimize potential shadowing impacts on the townhouses to the east.

### **Provincial Policy Statement**

Staff have reviewed this proposal and have determined that it is consistent with the 2024 Provincial Planning Statement.

### **RURAL IMPLICATIONS**

There are no rural implications.

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

Councillor Jessica Bradley:

After careful review of the proposed development, I would like to ensure the following considerations that have been raised by the community be addressed through the site plan approval process:

**Landscaping and Community Integration:** The site plan should prioritize comprehensive landscaping to create a meaningful buffer between the proposed development and existing residential properties. This includes strategic placement of hedges, trees, and green barriers to provide privacy and visual separation, particularly along property boundaries and near the parking area.

**Site Connectivity and Access:** The proposed walkway should be carefully designed to ensure seamless pedestrian connectivity while maintaining the character of the surrounding neighbourhood. Consideration should be given to its integration with existing pathways and potential community access points.

**Mitigating Potential Impacts:**

1. **Sunlight and Shadowing:** Analysis of the development's impact on surrounding properties' natural light should be conducted and any possible mitigation strategies implemented, if warranted.
2. **Lighting Design:** Exterior lighting must be carefully planned to prevent light spillover into adjacent residential properties, ensuring minimal disruption to neighbouring homes.
3. **Waste Management:** The current garbage storage location requires optimization to identify a more suitable and aesthetically pleasing solution that meets both functional and community standards.

**ADVISORY COMMITTEE(S) COMMENTS**

This section contains any comments or recommendations made by one or more Advisory Committees relating to this report. This section is mandatory if applicable.

**LEGAL IMPLICATIONS**

With the passage of Bill 185, as amended, a zoning by-law amendment is only subject to appeal by “specified persons”, essentially utility providers and government entities, and the registered owner of a parcel of land subject to the amendment. As a City initiated zoning amendment, there would be no right of appeal should the application be refused.

**RISK MANAGEMENT IMPLICATIONS**

There are no risk implications associated with this report.

**ASSET MANAGEMENT IMPLICATIONS**

There are no direct asset management implications associated with this report.

**FINANCIAL IMPLICATIONS**

There are no direct financial implications.

**ACCESSIBILITY IMPACTS**

The new buildings will be required to meet the accessibility criteria contained within the Ontario Building Code.

**ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications associated with adding the residential care facility as an additional permitted use or permitting a 12-metre maximum height limit.

**INDIGENOUS GENDER AND EQUITY IMPLICATIONS**

The recommendations in this report have a direct impact on the Indigenous community more specifically Inuit women and their children. Furthermore, the proposed Zoning By-law amendment aligns with the goals of the City of Ottawa Ten-Year Housing and Homelessness Plan 2020-2030 which speaks to the Indigenous Housing Strategy, 2019-2029 through increasing the stock of Indigenous supportive housing.

**TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

- A city that has affordable housing and is more liveable for all.

**APPLICATION PROCESS TIMELINE STATUS**

The statutory 90-day timeline for making a decision on this application under the *Planning Act* will expire on March 23, 2025.

**SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Concept Plan and Renderings

## **CONCLUSION**

The proposal is consistent with the policies of the Official Plan related to housing as emergency shelters and transitional shelters are permitted in all urban designations and zones, and policies in the Outer Urban Transect Policy Area and in the Neighbourhood designation, which permit low-rise housing of different types. The increase in height from 11 metres to 12 metres is minor and is mitigated by a deep rear yard setback to the abutting dwellings east of the site. For the reasons stated above, staff recommends approval of the Zoning By-law amendment.

## **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 and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

The Planning, Development and Building Services Department will prepare an implementing by-law and forward it 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 – Location Map**

For an interactive Zoning map of Ottawa visit [geoOttawa](http://geoOttawa)



|   |           |  |  |
|---|-----------|--|--|
|    |           | LOCATION MAP / PLAN DE LOCALISATION<br>ZONING KEY PLAN / SCHÉMA DE ZONAGE  |  |
| D02-02-24-0082  | 25-0114-D | <b>250 crois. Forestglade Crescent</b>   |  |
| I:\CO\2025\ZKP\Forestglade_250  |           |  Area A to be rezoned from R3L to R3L[XXXX] H(12)<br>Le zonage du secteur A sera modifié de R3L à R3L[XXXX] H(12) |  |
| <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.<br/>                 ©Les données de parcelles appartient à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CE CI N'EST PAS UN PLAN D'ARPENTAGE.</small> |           |  |  |
| REVISION / RÉVISION - 2025 / 01 / 28  |           |   |  |

## **Document 2 – Details of Recommended Zoning**

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 250 Forestglade Crescent:

1. Rezone the lands as shown in Document 1;
2. Add a new exception XXXX to Section 239 – Urban Exceptions with provisions similar in effect to the following.
  - a) In Column I, Exception Number, add the text “XXXX”
  - b) In Column II, Applicable Zones, add the text “R3L [XXXX] H(12)”
  - c) In Column III, Exception Provisions – Additional Land Uses Permitted, add the text “Residential Care Facility”

## Document 3 – 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.

Planning staff received 23 public comments during the formal circulation period. A summary of the public comments received, and staff responses are provided below.

### Public Comments and Responses

Comment:

The March 2023 circulation process undertaken by the City's Corporate Real Estate Office deemed the land not needed by other departments. Are there any additional circulation requirements or reviews by other departments for this current proposal?

Response:

Planning staff circulated the application to internal and external reviewers who provided comments during the circulation period. In accordance with *Planning Act* requirements, a sign was posted on the site and owners within 120 metres were notified by mail. The application was also posted on the [Development Application Search](#) page.

Comment:

The recommendation by Transportation Engineering Services to provide a public pedestrian walkway between the northwest corner and the southwest corner of the property, noted in the report to Council in May 2024, has not been considered in the current development.

Response:

An internal public pedestrian walkway bisecting the site would not be feasible with a building constructed on the property. Nor is it desirable given the proposed sensitive use, as it would create safety concerns for the women and children living in the shelter. The Schematic Design shows a proposed sidewalk along Forestglade that extends and connects to the existing sidewalk on Blohm. Staff will work with the applicant during the Site Plan Control stage to ensure this sidewalk connection is implemented.

Comment:

The increase in height would reduce sunlight, impacting residents' quality of life and loss of privacy. The increase in building height would allow viewing of the neighbouring yards, impact views of the surroundings, and give an overall sense of overcrowding.

It was suggested to have all the windows on the west façade to be frosted to reduce privacy impacts.

The increase in height is to accommodate storage lockers, could that be located elsewhere so the building complies with the required height?

Response:

The proposed building will be set back approximately 11 metres from the abutting property east of the site. Furthermore, the adjacent parkland and multi-use pathway creates an additional setback between the proposed development and the properties north of the site.

Comment:

The proposed residential care facility is out of character and does not fit within the context of the area, as the building would change the neighbourhood pattern.

The original proposal was to blend with the surrounding neighbourhood, the curved roof and silo deviate from what was promised.

Response:

The Neighbourhood designation contemplates different dwelling types to provide more housing choices. The proposal is a low-rise dwelling that conforms with the Neighbourhood designation policies of the Official Plan.

Comment:

How do the proposed design elements align with the surrounding architectural context?

Response:

Compatibility does not necessarily mean the building must be the same as what exists currently in the neighbourhood. The Official Plan has policies that encourage different housing types with a range of dwelling unit sizes and directs development to be predominately low-rise, which means up to four storeys.

Comment:

The proposal does not reflect community culture.

Response:

The proposal is to add a land use and increase building height within a residential zone. Planning staff do not consider culture but planning policy and legislation.

Comment:

There are high traffic issues due to several other community housing, condos, and townhouses in the area. Traffic will increase due to the number of staff members working in the shelter and the number of proposed units and beds.

Response:

The proposal provides the required number of parking spaces as per the Zoning By-law.

Comment:

There are no amenities within walking distance; most residents use a car as a means of transportation. An alternate site, closer to amenities, should be considered.

Response:

The site is serviced by public transportation with a rapid bus route on Blohm Drive connecting the neighbourhood to the Transitway and the O-Train Line 1. Staff are required to recommend to Committee and Council whether this particular site submitted is appropriate for the proposed land use, which this report does.

Comment:

The vacant land is used as a green space for children to play, which will be removed once the project is complete.

Response:

Although the lands are currently used as an open space, the site is not zoned or designated for public green space by the Zoning By-law or the Official Plan.

Comment:

The location of garbage and the possibility of attracting rodents and other wildlife animals into the neighbourhood is of concern.

Response:

Staff will work with the applicant to ensure the proposed garbage enclosure meets the zoning requirements and City guidelines during the Site Plan Control stage of the project to ensure the area is screened or enclosed to minimize/reduce potential animal nuisance.

Comment:

There are existing safety concerns in the area. The location is not secure or hidden as the area is near a main road and minutes away from Highway 417; the neighbourhood will be less safe due to the knowledge of the shelter's location and the potential of violent partners/spouses coming to the area looking for their families. It is unclear if there will be 24-hour security at the facility.

Response:

The requested zoning change relates to built form and land use. The applicant will have the opportunity to consider Crime Prevention Through Environmental Design strategies to address safety and security concerns during the Site Plan Control application process.

Comment:

Concerns about property values decreasing.

Response:

There is no evidence that property values will decrease because of the proposal, nor is it something planning staff are able to review as part of a Zoning By-law Amendment.

Comment:

Noise and disruption due to construction work would disrupt those working from home.

Response:

The applicant is responsible for developing a Construction Management Plan to minimize impacts on adjacent properties. The City's [Noise By-law](#) will also be applicable.

Comment:

Several neighbours feel blindsided and feel there was a lack of transparency and consultation as they learned of the proposal through the news.

Response:

As part of the Zoning By-law amendment application process, the City installs notification signs on the lands affected by the Zoning By-law amendment and notifies nearby property owners and registered community groups once an application is submitted to the City. Under the current provincial legislation, pre-consultation is not required prior to an application, and the application is circulated through the consultation process.

Comment:

There were comments supporting the application, citing that the proposal will address the City's needs for this type of housing and provide services that benefit the community. Furthermore, there was a suggestion to allow three storeys and reduce the required setback for a future expansion.

Response:

Staff acknowledge that the proposal will provide housing for the most vulnerable and further help achieve the City's policy of Gender and Racial Equity.

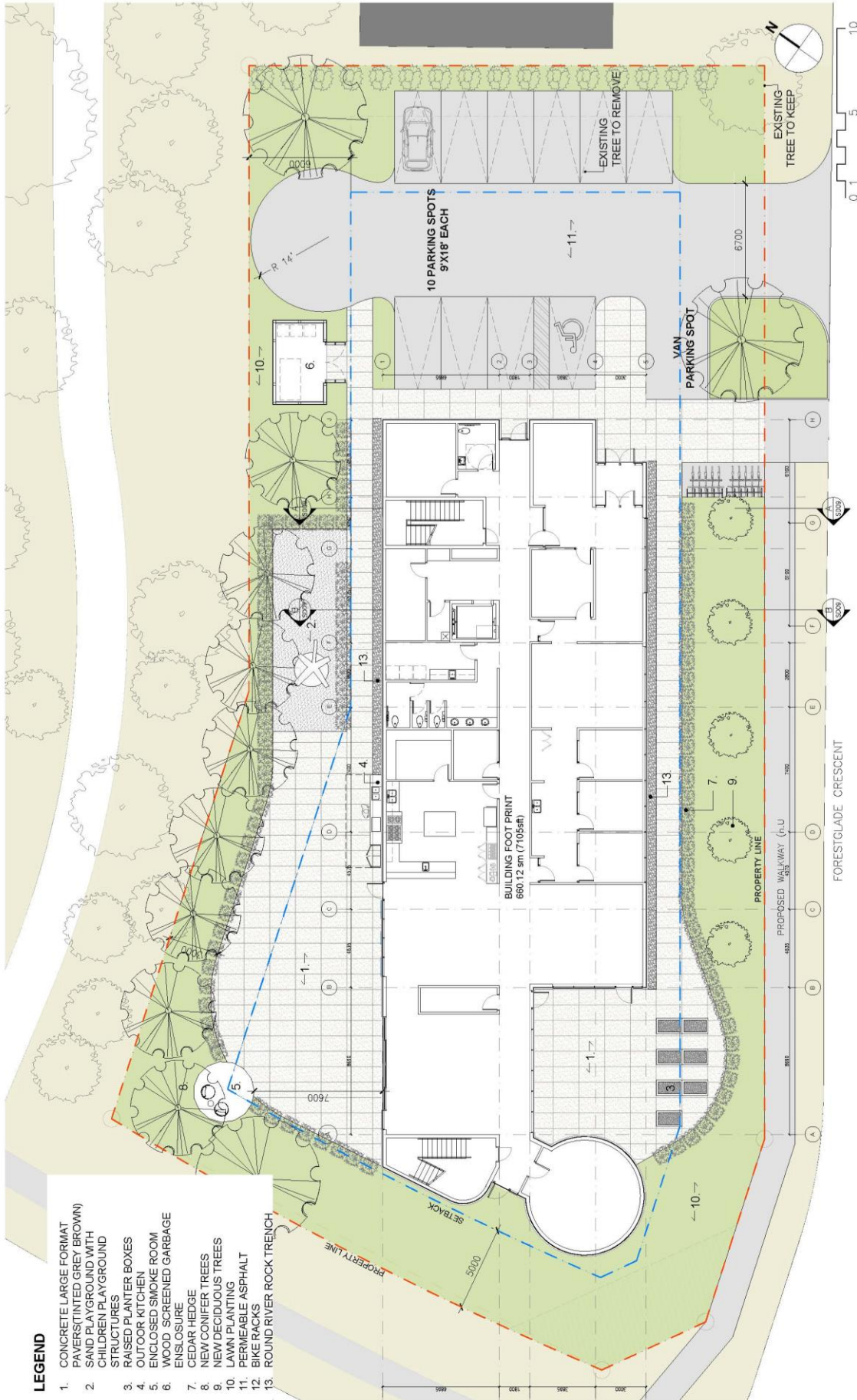
Comment:

All city property is smoke free, there should be a condition to keep the lands smoke free once transferred over to the Ottawa Aboriginal Coalition. The Smoke-Free Ontario Act prohibits smoking on a place that provides child care or any early years programs or services or a residential care facility.

Response:

The applicant has indicated that Designated Smoking Areas will be provided on the site, in accordance with City of Ottawa By-laws. City of Ottawa By-laws cannot regulate smoking on the outdoor spaces of private property.

Document 4 – Concept Plan, and Renderings

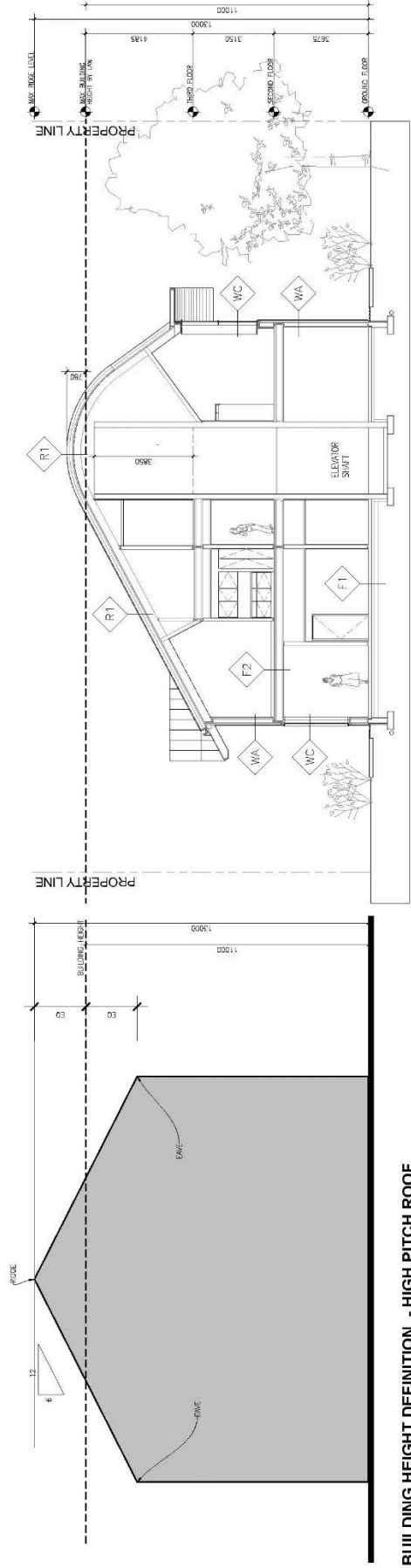


**LEGEND**

1. CONCRETE LARGE FORMAT PAVEMENT (GREY BROWN)
2. SAND PLAYGROUND WITH CHILDREN PLAYGROUND STRUCTURES
3. RAISED PLANTER BOXES
4. OUTDOOR KITCHEN
5. ENCLOSED SMOKE ROOM
6. WOOD SCREENED GARBAGE ENCLOSURE
7. CEDAR HEDGE
8. NEW CONIFER TREES
9. NEW DECIDUOUS TREES
10. LAWN PLANTING
11. PERMEABLE ASPHALT
12. BIKE RACKS
13. ROUND RIVER ROCK TRENCH

|  |  |   |                         |  |
|--|--|---|-------------------------|--|
|  |  | <p><b>OTTAWA INUIT WOMEN SHELTER<br/>OPTION A</b><br/>OTTAWA, ONTARIO</p> | <p><b>SITE PLAN</b></p> | <p>drawing number<br/><b>SD 02</b></p> |
|  | <p>FORMLINE ARCHITECTURE<br/>100 Park Royal, 3rd Floor, 907 West Vancouver, BC V7V 1A2<br/>604-672-2002 E: info@formline.ca W: www.formline.ca</p> | <p>status<br/>S.D.<br/>checked</p>  | <p>scale<br/>1:200</p>  | <p>date<br/>2024.11.01</p>             |





BUILDING HEIGHT DEFINITION - HIGH PITCH ROOF

SECTION B

