

Subject: Zoning By-law Amendment – 254 Argyle Avenue

File Number: ACS2025-PDB-PSX-0043

Report to Planning and Housing Committee on 18 June 2025

and Council 25 June 2025

**Submitted on June 12, 2025 by Derrick Moodie, Director, Planning Services,
Planning, Development and Building Services**

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Ward: Somerset (14)

Objet : Modification du Règlement de Zonage – 254 avenue Argyle

Dossier : ACS2025-PDB-PSX-0043

Rapport au Comité de la planification et du logement

le 18 juin 2025

et au Conseil le 25 juin 2025

**Soumis le 12 juin 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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REPORT RECOMMENDATIONS

That Planning and Housing Committee:

1. Recommend Council approve an amendment to Zoning By-law 2008-250 for 254 Argyle Avenue, as shown in Document 1, to permit a nine-storey, residential use building, as detailed in Document 2.
2. 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 June 25, 2025, subject to submissions received between the publication of this report and the time of Council's decision.

RECOMMANDATIONS DU RAPPORT

Que le Comité de la planification et du logement :

1. Recommande au Conseil d'approuver une modification du *Règlement de zonage 2008-250* visant le 254, avenue Argyle, un bien-fonds illustré dans le document 1, en vue de permettre la construction d'un immeuble résidentiel de neuf étages, comme l'expose en détail le document 2.
2. Approuve l'intégration de la section du présent rapport consacrée aux détails de la consultation dans la « brève explication » du 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*, lors de la réunion du Conseil municipal prévue le 25 juin 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.

EXECUTIVE SUMMARY

Staff Recommendation

Planning staff recommend approval of the Zoning By-law Amendment application for 254 Argyle Avenue. The requested Zoning By-law Amendment application at 254 Argyle Avenue seeks to rezone the subject property from the "R5B(854) H(19)" Zone to the

“R5B(XXXX) H(35)” Zone, as shown in Document 1, to permit the redevelopment of an existing heritage church to a nine-storey, mid-rise residential use building, consisting of 84 residential units, 84 bicycle parking spaces, 37 vehicle parking spaces, and a ground floor commercial use. Document 5 contains architectural drawings.

The details of the Zoning By-law Amendment, as shown in Document 2, would permit additional permitted land uses, most of which are generally permitted by the existing zoning, and address various performance standards related to site development, such as an increased maximum building height and bicycle parking rate and decreased minimum lot width, yard setbacks, landscaped area and residential parking rate.

Applicable Policies, By-laws, and Guidelines

The following policies, by-laws and guidelines support this Zoning By-law Amendment application:

1. Provincial Planning Statement (PPS) 2024

The PPS 2024 provides policy direction on matters of provincial interest related to land use planning and development. Staff have reviewed the proposal and have determined that it is consistent with PPS 2024.

2. Official Plan

The Official Plan provides the vision, goals and policies for directing development in the urban area, including strategic directions and growth management framework policies, urban design policies, transect policies and urban designation policies, implementation policies and definitions. Staff have reviewed the proposal and have determined that it is in conformity with the Official Plan.

3. Central and East Downtown Core Secondary Plan

The Secondary Plan provides the strategic planning direction to guide future development and redevelopment within the Central and East Downtown Core. The Secondary Plan provides general policies for built-form, public realm, mobility, heritage and urban design. The Secondary Plan further provides policies specific to the subject property. Staff have reviewed the proposal and have determined that it is in conformity with the Secondary Plan.

4. Centretown Community Design Plan (CDP)

The Centretown CDP provides the vision for four distinct character areas of Centretown. The subject property is within the Central Character Area of Centretown and is visualized as “Residential Mixed Use”. Staff have reviewed the proposal and have determined that it aligns with the Centretown CDP.

5. Centretown Heritage Conservation District Plan

The subject property is designated under Part V of the *Ontario Heritage Act* as part of the Centretown Heritage Conservation District (HCD). Heritage Planning staff reviewed the application against the HCD Plan and determined that the proposal met the policies of the plan. The proposal is appropriate, and a heritage permit application is concurrently being recommended for approval.

Based on staff’s review of all the applicable policies, by-laws and guidelines, the zoning requests are appropriate, and the proposal represents good land use planning.

Urban Design Review Panel (UDRP)

The subject property is within a Design Priority Area. The Zoning By-law Amendment and Site Plan Control applications were subject to the UDRP process. The applicant presented their proposal to the UDRP at a formal review meeting. The panel’s recommendations (Document 4) were addressed through the development review process. The panel’s recommendations were successful in aiding in the implementation of design changes, including a 5.5 metre rear yard setback above the first storey.

Public Consultation/Input

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. City staff received public comments from approximately 15 residents. Document 3 provides the summary of public comments and staff responses.

RÉSUMÉ

Recommandation du personnel

Le personnel des Services de planification recommande d’approuver la modification du Règlement de zonage visant le 254, avenue Argyle. La demande de modification du Règlement de zonage a pour objet de faire passer la désignation du 254, avenue Argyle de « R5B(854) H(19) » à « R5B(XXXX) H(35) », comme l’indique le document 1, afin de

permettre le réaménagement d'une église historique en immeuble résidentiel de neuf étages (hauteur moyenne), abritant 84 logements et assorti de 84 places de stationnement pour vélos, de 37 places de stationnement pour véhicules et d'un local commercial en rez-de-chaussée. Les dessins architecturaux sont fournis dans le document 5.

La modification du Règlement de zonage, dont les détails sont exposés dans le document 2, permettrait des utilisations du sol supplémentaires, dont la plupart sont généralement autorisées en vertu du zonage actuel, et tiendrait compte de diverses normes fonctionnelles relatives à l'aménagement de l'emplacement, notamment une augmentation de la hauteur de bâtiment maximale, une augmentation du taux de stationnement pour vélos et une réduction de la largeur de lot minimale, des retraits de cour, de l'aire paysagée et du taux de stationnement pour résidents.

Politiques, règlements et lignes directrices applicables

Les politiques, règlements municipaux et lignes directrices qui suivent sont favorables à cette demande de modification du Règlement de zonage :

1. Déclaration provinciale sur la planification (DPP) de 2024

La DPP de 2024 définit l'orientation de la politique sur les questions d'intérêt provincial se rapportant à la planification et à l'aménagement du territoire. Le personnel a pris connaissance de la proposition et a déterminé qu'elle est conforme à la DPP de 2024.

2. Plan officiel

Le Plan officiel définit la vision, les objectifs et les politiques pour l'orientation de l'aménagement du secteur urbain, dont les orientations stratégiques ainsi que les politiques-cadres sur la gestion de la croissance, les politiques sur l'esthétique urbaine, les politiques sur les transects, les politiques sur les désignations urbaines ainsi que les politiques et les définitions de mise en oeuvre. Le personnel a pris connaissance de la proposition et a déterminé qu'elle est conforme au Plan officiel.

3. Plan secondaire du cœur et de l'est du centre-ville

Le Plan secondaire définit l'orientation de la planification stratégique destinée à guider l'aménagement et le réaménagement du cœur et de l'est du centre-ville. Il prévoit des politiques générales pour la forme bâtie, le domaine public, la

mobilité, le patrimoine et l'esthétique urbaine. Le Plan secondaire prévoit en outre les politiques propres au bien-fonds visé. Le personnel a pris connaissance de la proposition et a déterminé qu'elle est conforme au Plan secondaire.

4. Plan de conception communautaire (PCC) du centre-ville

Le PCC du centre-ville définit la vision de quatre secteurs pittoresques du centre-ville. Situé dans le secteur pittoresque central du centre-ville, le bien-fonds visé est considéré comme d'« utilisation résidentielle polyvalente ». Le personnel a pris connaissance de la proposition et a déterminé qu'elle est conforme au PCC du centre-ville.

5. Plan du district de conservation du patrimoine du centre-ville

Le bien-fonds visé est désigné aux termes de la partie V de la *Loi sur le patrimoine de l'Ontario* comme faisant partie du district de conservation du patrimoine (DCP) du centre-ville. Le personnel chargé de la planification du patrimoine pris connaissance de la proposition, au regard du plan du DCP, et a déterminé qu'elle était conforme aux politiques du plan. Cette proposition est appropriée, et l'approbation d'une demande de permis patrimonial est également recommandée.

Après examen par le personnel de l'ensemble des politiques, règlements et lignes directrices applicables, les demandes de zonage sont jugées appropriées et la proposition représente un bon projet d'aménagement du territoire.

Comité d'examen du design urbain (CEDU)

Le bien-fonds visé se trouve dans un secteur prioritaire de conception. Les demandes de modification du Règlement de zonage et de réglementation du plan d'implantation ont été soumises au CEDU. Le requérant a présenté sa proposition au CEDU à l'occasion d'une séance officielle d'examen. Les recommandations du Comité (document 4) ont été prises en compte dans le cadre du processus d'examen du projet d'aménagement. Ces recommandations ont contribué à la mise en œuvre des modifications de conception, notamment un retrait de 5,5 mètres de la cour arrière au-dessus du rez-de-chaussée.

Consultation et commentaires du public

La publication de l'avis et la consultation publique se sont déroulées conformément à la Politique d'avis et de consultation publique approuvée par le Conseil pour les

modifications du Règlement de zonage. Le personnel de la Ville a reçu les commentaires d'une quinzaine de résidents. Le document 3 fournit un résumé de ces commentaires et des réponses du personnel.

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

254 Argyle Avenue

Owner

Azure Urban Developments (c/o John Thomas)

Applicant

Novatech Engineers, Planners and Landscape Architects (c/o Arjan Soor)

Architect

CSV Architects with SPICE Design

Description of site and surroundings

The subject property is located mid-block, on the southern side of Argyle Avenue, in Centretown, between Bank Street to the west and O'Connor Street to the east. The subject property is surrounded by a mix of office, commercial, mixed-use, and residential buildings, including a 23-storey high-rise, residential use building on the abutting lands to the south, a low-rise commercial building to the east, and residential uses to the north and to the west. The subject property has 20.17 metres of frontage along Argyle Avenue, with a total lot area of 937.05 square metres. The subject property is presently occupied by an existing heritage building (church) located at the rear of the property, with some existing trees and soft landscaping.

Summary of proposed development

The development proposal aims to facilitate the redevelopment of the subject property, including the integration of the existing heritage church. The proposed development is a nine-storey, mid-rise, residential use building, consisting of 84 residential units, 84

bicycle parking spaces, 27 residential parking spaces, eight visitor parking spaces, two accessible parking spaces, and a ground floor commercial use (wine bar) of approximately 91 square metres in floor area. Access to the underground parking garage, containing the proposed vehicle and bicycle parking spaces, is provided from Argyle Avenue. There is over 580 square metres of amenity area provided, including a rooftop amenity terrace. The proposal includes the retention of the existing heritage building (church) and its relocation from the rear of the lot to the front of the lot. Document 5 contains architectural drawings of the development proposal.

Summary of requested Zoning By-law amendment

The requested Zoning By-law Amendment application at 254 Argyle Avenue seeks to rezone the subject property from the “Residential Fifth Density, Subzone B, Urban Exception 854, Maximum Building Height 19 metres [R5B(854) H(19)] Zone” to “Residential Fifth Density, Subzone B, Urban Exception XXXX, Maximum Building Height 35 metres [R5B(XXXX) H(35)] Zone”, as shown in Document 1, to permit the redevelopment of an existing heritage building (church) for a nine-storey, mid-rise, residential use building.

The requested Zoning By-law Amendment application would permit the following:

- Additional Permitted Uses:
 - Permitted in Column III: Personal service business, Retail store, Restaurant, Bar, Office, Artist Studio and Medical Facility.
 - Permitted within an Apartment Dwelling
 - Restricted to the ground floor, or the basement of an Apartment Dwelling.
- A minimum lot width of 20.0 metres, whereas the zoning by-law requires a minimum lot width of 22.5 metres.
- A maximum building height of 35.0 metres (maximum nine storeys), whereas the zoning by-law permits a maximum building height of 19.0 metres (six-storeys).
- To permit the ground floor level as one-storey for zoning purposes, which may include by way of exception a maximum of two mezzanine levels within the 10.0 metres height of the heritage building, limited to the Additional Permitted Uses in Column III, three two-storey dwelling units, one one-storey dwelling unit, an indoor amenity room, and an additional mezzanine level limited to an indoor amenity room.

- A minimum front yard setback of 1.4 metres (except for any part of the building above the first storey for which an additional 7.6 metre setback must be provided), whereas the zoning by-law requires a minimum front yard setback of 3.0 metres.
- A minimum rear yard setback of 3.5 metres for the first storey (except for any part of the building above the first storey for which an additional 2.0 metres setback must be provided), whereas the zoning by-law requires 7.5 metres.
- An interior side yard setback of 1.5 metres, whereas the zoning by-law requires a minimum interior side yard setback of 6.0 metres beyond 21.0 metres from the front lot line.
- A minimum landscaped area of 28 per cent (or 262 square metres) of the lot area, whereas the zoning by-law requires a minimum landscaped area of 30 per cent (or 281 square metres) of the lot area.
- Section 60 (Heritage Overlay) does not apply.
- 27 residential parking spaces, whereas the zoning by-law requires 33 residential parking spaces.
- 84 bicycle parking spaces, whereas the zoning by-law requires 42 bicycle parking spaces.

Document 2 provides the details of recommended zoning.

DISCUSSION

Public consultation

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. City staff received public comments from approximately 15 residents.

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

Official Plan designation(s)

Official Plan

Section 1 of the Official Plan introduces the City of Ottawa's planning and policy context and documents the role of the Official Plan and how to use the official plan.

Section 2 of the Official Plan outlines the strategic directions. Section 2.1 provides “The Big Policy Moves” which are five broad policy directions which form the foundation to becoming the most liveable mid-sized city in North America over the next century.

Section 2.2 provides “Cross Cutting Issues” which are themes that are implemented through the policies in multiple sections of the Official Plan to carry out its vision, goals and provide intent behind policies to guide urban planning and development decisions.

Section 3 of the Official Plan provides the “Growth Management Framework” including policy direction on where growth is to occur, how it is to be managed and what form it will take.

Section 4 of the Official Plan provides citywide policy direction on mobility, housing, large-scale institutions and facilities, parks and recreation facilities, cultural heritage and archaeology, urban design, drinking water, wastewater and stormwater infrastructure, natural heritage, green space and the urban forest, water resources, school facilities and generally permitted uses. The urban design policies of Section 4.6.6 are most relevant.

Section 5 provides policy direction for six concentric policy areas called transects. Each transect represents a different gradation in the type and evolution of built environment and planned function of the lands within it, from most urban (the Downtown Core) to least urban (Rural). The subject property is in the Downtown Core Transect Policy Area per Schedule ‘A’ of the Official Plan.

Section 6 provides policy direction for urban designations which are based on urban function rather than land use. Per Schedule B1 of the Official Plan, the subject property is designated Neighborhood with an Evolving Neighbourhood overlay. Section 11 provides implementation policies. Finally, Section 13 provides definitions.

Other applicable policies and guidelines

Central and East Downtown Core Secondary Plan

The Secondary Plan provides the strategic planning direction to guide future development and redevelopment within the Central and East Downtown Core. The Secondary Plan further provides policies specific to both Centretown and the subject property. Section 2 provides policies for land use designations. Section 3 provides general policies for built-form, public realm, mobility, heritage and urban design. Section 4.4.9 provides land use and site development policies applicable to the development of a mid-rise building in the Central Character Area, including policy direction for mid-rise

buildings in accordance with the built form guidelines of the Centretown Community Design Plan (CDP).

The subject property is designated “Local Mixed-Use” (Schedule B) within the Central Centretown Character Area (Annex 1) and the maximum number of storeys is “nine-storeys” per the maximum building heights schedule (Schedule C).

Centretown Community Design Plan (CDP)

The Centretown Community Design Plan (CDP) provides the vision for four distinct character areas of Centretown. The subject property is within the Central Character Area of Centretown. The CDP visualizes the subject property as “Residential Mixed Use”, which includes mid-rise residential, small-scale office (professional services), minor retail, open spaces, institutional and public uses; however, residential must be the dominant use within the building. The mid-rise built form guidelines of Sections 6.4.2 and 6.4.3 of the Centretown CDP are applicable.

Heritage

The subject property is designated under Part V of the *Ontario Heritage Act* as part of the Centretown Heritage Conservation District (HCD). Proposals for alteration and new construction within the HCD are subject to approval under the *Ontario Heritage Act* and are reviewed against the policies and guidelines of the Centretown and Minto Park HCD Plan. Heritage Planning staff reviewed the application against the HCD Plan and determined that the proposal met the policies of the plan. Heritage Planning staff recommended that the application be approved at the June 10, 2025, meeting of the Built Heritage Committee, subject to the conditions set out in report ACS2025-PDB-RHU-0002.

Urban Design Review Panel (UDRP)

The subject property is within a Design Priority Area. The Zoning By-law Amendment and Site Plan Control applications were subject to the UDRP process. The applicant presented their proposal to the UDRP at a formal review meeting. The panel’s recommendations (Document 4) were addressed through the development review process. The panel’s recommendations were successful in aiding in the implementation of design changes, including a 5.5 metre rear yard setback above the first storey.

Planning rationale

The proposed Zoning By-law Amendment, as shown in Document 1 and as detailed in Document 2, has been reviewed against the policies of the Official Plan and the Central and East Downtown Core Secondary Plan for conformity, and the Centretown CDP guidelines for consistency.

Additional Permitted Uses

For zoning purposes, the proposed development is to be interpreted as an “apartment dwelling, mid-rise” containing non-residential uses. Per both the Secondary Plan and the Centretown CDP, residential use must be the dominant use within the building and, as such, the zoning details have been prepared accordingly, as detailed in Document 2.

Non-residential uses, as listed in Column III of Document 2, will be permitted within an “Apartment Dwelling” and will include the following: Personal service business, Retail store, Restaurant, Bar, Office, Artist Studio and Medical Facility. Most of these uses, including a “Restaurant”, are already permitted by the existing zoning (exception 854) and are being proposed to be carried forward, with less restrictions.

These additional permitted uses are either uses that are already permitted by the existing zoning or meet the intent of a “small-scale commercial use”. The introduction of small-scale commercial uses conforms to the policies of the “Local Mixed-Use” designation and aligns with the development of 15-minute neighbourhoods, as directed by the neighbourhood and evolving neighbourhood overlay policies of the Official Plan.

The proposed wine bar (within the podium of the heritage building and podium) appropriately fits within the description of a small-scale commercial use and would be compatible within the surrounding mixed-use context, given the subject property’s proximity to the Bank Street corridor. The current zoning exception which restricts non-residential uses to the ground floor or basement is also proposed to be carried forward with the proposed zoning exception to ensure that the residential use remains the dominant use within the “apartment dwelling, mid-rise”. The proposed additional permitted uses and associated site-specific exceptions, as detailed in Document 2, are appropriate.

Minimum lot width

The proposal requests a minimum lot width of 20 metres, whereas the zoning by-law requires a minimum lot width of 22.5 metres. The proposed reduction recognizes the existing lot width and is consistent with the lot widths of the abutting properties to the

west and to the east, which also have lot widths that are less than 22.5 metres. The proposed minimum lot width, as detailed in Document 2, is appropriate.

Maximum building height and maximum number of storeys

The proposal requests an increased maximum building height of 35 metres, whereas the maximum permitted building height is 19 metres. The details of the recommended zoning, as detailed in Document 2, also includes a maximum number of storeys, being nine storeys.

As per Schedule C of the Secondary Plan, the maximum number of storeys permitted is nine storeys, and, therefore, the zoning details have been prepared accordingly, as detailed in Document 2. The proposed height of 35 metres includes the height of the existing heritage building, which is proposed to be reintegrated within the proposed development and will form the part of the podium for the residential development.

Section 13 of the Official Plan states that the corresponding storey height for a residential use is generally three metres, while at-grade uses may have higher storey heights. Further, mid-rise is defined as between five and nine full storeys. The Centretown CDP provides the following:

“Zones identified as Mid-Rise should support a maximum height ranging from 17 to 30 metres / 5 to 9 storeys, with no building exceeding nine storeys. Appropriate building height is subject to built form context.”

The height of the heritage building, and podium is 9.18 metres. The additional eight floors of residential above the heritage building and podium represents approximately 25 metres. Within the heritage building, there is a non-residential use and there are dwelling units that have a height of 6.12 metres. Also within the heritage building is a mezzanine level limited to an indoor amenity room, with a height of 3.06 metres. Amenity levels are routinely permitted as permitted projections above the height limit through Zoning By-law Amendment applications. In this particular case, utilizing the existing heritage building as the ground floor storey created an opportunity with the larger floor-to-ceiling height to incorporate two-storey dwelling units at the rear of the building, as well as an indoor amenity room. Incorporating the amenity area within this space rather than allowing an indoor amenity room as a level above the height limit maintains the intent of a mid-rise built form and aligns with the policies and guidelines described above.

As per above, the Centretown CDP states that “the appropriate building height is subject to built-form context”. This is an appropriate building height based on the

built-form context, as the proposed “apartment dwelling, mid-rise” provides an appropriate transition between an existing high-rise building to the south and a lower residential context to the north, which includes both mid-rise and low-rise buildings. This transition is considered appropriate and conforms to the urban design policies of the Official Plan as well as the CDP built-form guidelines, as directed by the Secondary Plan. The proposed maximum building height and maximum number of storeys, as detailed in Document 2, are appropriate.

The full height of the heritage building and podium as one storey for zoning purposes

The proposal requests that a maximum of two mezzanine levels may be included as part of the first storey, which includes the full height of the heritage building and podium, or 9.18 metres. Within the heritage building, there is a proposed non-residential use (wine bar), ground floor dwelling units (which includes a one-storey dwelling unit and three two-storey dwelling units) and a mezzanine level limited to an indoor amenity room. The first mezzanine level is the second storey of the two-storey dwelling units and the second mezzanine level contains an indoor amenity room. These uses are proposed to be permitted within the full height of the heritage building and podium, as detailed in Document 2.

The Zoning By-law defines a storey as including a mezzanine level, meaning that each mezzanine level would normally each count as a storey. Two mezzanine levels are being proposed to take advantage of the full height of the existing heritage building and podium, which would otherwise be underused space within the building. The proposal to include additional levels within the heritage building and podium are appropriate, as the addition of these levels does not impact the overall height of the building, which is 35 metres, and would not generate any additional potential adverse impacts.

There are only four dwelling units (which are accessed from the ground floor) proposed within the podium. Two of the two-storey dwellings are three-bedroom dwelling units which is positive since these unit types are encouraged by the growth management policies of Section 3 of the Official Plan. The second mezzanine level would be limited to an indoor amenity room. The floor areas of these mezzanine levels are also minimal in comparison to the area of the ground floor and, therefore, occupy a smaller portion of the gross floor area of the heritage building and podium. Interpreting the height of the two-storey dwelling unit as “one-storey” for zoning purposes is also consistent with the City’s zoning approach to development proposals where a non-residential use is located in the front of the podium of a mixed-use building, facing the street, and a two-storey dwelling unit is located in the rear of the podium of a mixed-used building to match the

height of the non-residential component in the podium. This proposal includes a non-residential component in the front part of the heritage building and podium. As mentioned, there have been instances where amenity levels have not been counted as additional storeys for mid-rise and high-rise residential use buildings through site specific zoning exceptions.

Finally, site context is a key consideration in staff's recommendation on this zoning request. Given the redevelopment constraints associated with the reintegration of the heritage building, staff consider the addition of a maximum of two mezzanines level, as described above, to be appropriate. The proposed site-specific exception, as detailed in Document 2, is appropriate.

Minimum front yard setback

The proposal requests a minimum front yard setback of 1.4 metres (except for any part of the building above the first storey for which an additional 7.6 metres setback must be provided), whereas the zoning by-law requires a minimum front yard setback of 3.0 metres. The proposal requests a reduction in the minimum front yard setback to accommodate the relocation of the heritage building to the front of the subject property. The relocation of the heritage building closer to the street increases the prominence of the heritage building and is supported in this heritage context, as recommended by heritage staff.

When a development proposal is higher than six-storeys, Section 6.4.2 of the Centretown CDP calls for a front yard setback between 1.5 to 3.0 metres. A small portion of the proposed development, being the entrance to the heritage building, will be set back 1.4 metres from the front lot line. This is appropriate considering that most of the heritage building will be set back at least 5.4 metres from the front lot line and the remainder of the residential use building will be set back at least 9.0 metres from the front lot line, as detailed in Document 2. The increased front yard setbacks respect the heritage context and provide appropriate transition, in accordance with Policy 46) of 4.4.9 of the Secondary Plan and the CDP built form and heritage guidelines.

The proposed front yard setback is also consistent with the front yard pattern of the abutting property to the west and the properties along the north side of Argyle Avenue between Bank Street and O'Connor Street, in accordance with the mid-rise guidelines of Section 6.4.2 of the Centretown CDP. The proposed minimum front yard setback, as detailed in Document 2, is appropriate.

Minimum rear yard setback

The proposal requests a minimum rear yard setback of 3.5 metres for the first storey (except for any part of the building above the first storey for which an additional 2.0 metres setback must be provided), whereas the zoning by-law requires 7.5 metres.

Only the first storey of the proposed development, being the heritage building and podium, is proposed to be set back at least 3.5 metres from the rear property line. Based on the relocation of the heritage building, the proposed rear yard setback is an improvement upon the existing condition, as it is greater than the current 0m rear yard setback of the existing heritage building. The parking garage of the existing high-rise residential use building at 203 Catherine Street to the south is closer than the proposed development to the shared lot line. Therefore, the proposed rear yard setback for the relocated heritage building and podium is appropriate.

The proposed rear yard setback (for most of the proposed building) has increased since earlier iterations of the development proposal with the provision of a 5.5 metre rear yard setback, as recommended by the Urban Design Review Panel (UDRP). The proposed rear yard area also provides sufficient room for the provision of an adequate amenity area.

The provision of an additional 2.0 metre rear yard setback above the first storey provides greater separation from the existing high-rise residential use building to the south, in accordance with the direction for a mid-rise building on a mid-block parcel per Section 6.4.2 of the Centretown CDP. The separation distance provided between the proposed development and the existing high-rise building is also appropriate in the context of the urban design policies of the Official Plan. The proposed minimum rear yard setback, as detailed in Document 2, is appropriate.

Minimum interior side yard setback

The proposal requests a minimum interior side yard setback of 1.5 metres, whereas the zoning by-law requires a minimum interior side yard setback of 6.0 metres beyond 21.0 metres from the front lot line. The requirement for an increased interior side yard setback of 6.0 metres beyond 21.0 metres from the front lot line exists for deep lots to ensure privacy and prevent overlook onto the rear yards of adjacent properties where the surrounding context consists of sensitive low-rise residential uses. The abutting property to the west has a residential apartment building with a parking lot in the rear yard and the abutting property to the east is a commercial building, also with a parking

lot in the rear yard. Finally, a 2.5 metre interior side yard setback is provided for a portion of the building façade facing the east side lot line.

The proposed interior side yard setback is consistent with the side yard setback pattern on this block, as well as the side yard setback guideline for mid-rise developments on mid-block parcels per Section 6.4.2 of the Centretown CDP.

There are no concerns with the provision of a reduced interior side yard towards the rear of the subject property, and, therefore, the proposed minimum interior side yard setback, as detailed in Document 2, is appropriate.

Minimum landscaped area

The proposal requests a minimum landscaped area of 28 per cent (or 262 square metres) of the lot area, whereas the zoning by-law requires a minimum landscaped area of 30 per cent (or 281 square metres) of the lot area. This decrease represents a loss of only 19.0 square metres of landscaped area. Over 200 square metres of the rooftop area will be devoted to a roof-top terrace with sufficient room for landscaping to compensate for the reduced landscaped area. A single-lane driveway has also been proposed to limit the amount of asphalt devoted for vehicle access to the site. Despite the two per cent loss in landscaped area at-grade, there is still sufficient space at-grade for tree planting areas and a landscaped amenity area. The requested minimum landscaped area, as detailed in Document 2, is appropriate.

Section 60 (Heritage Overlay)

The proposal requests relief from the Heritage Overlay. Relief is required from Section 60 (Heritage Overlay) of the Zoning By-law to permit the relocation of the church to the front of the subject property, as the provisions of the Heritage Overlay require a building to be rebuilt in the same location as it existed prior to the removal or destruction of the building. The proposed development, including the reintegration of the heritage building, is not proposed to be rebuilt with the same character, nor at the same scale, massing, volume, floor area or location. Therefore, the provisions of Section 60 are not applicable to the redevelopment of this site. The proposal is appropriate, and a heritage permit application is also being recommended for approval by heritage staff. The proposed site-specific zoning exception, as detailed in Document 2, is appropriate.

Minimum residential parking rate and minimum bicycle parking rate

The proposal requests 27 residential parking spaces, whereas the zoning by-law requires 33 residential parking spaces. The proposed reduction in residential parking

spaces is mitigated by the proposed increase to 84 bicycle parking spaces, whereas the zoning by-law only requires 42 bicycle parking spaces.

The proposed bicycle parking rate supports the active transportation policies of the Official Plan and is supported by the local active transportation network, as the subject property is within a short distance of protected cycling infrastructure along O'Connor Street. Similarly, the reduced residential parking rate is well-supported by the applicable policies of the Official Plan, which call for greater reliance on active transportation modes, such as transit, walking and cycling within the Downtown Core Transect Policy Area. Additionally, the subject property is within 70 metres of Bank Street, which is a Transit Priority Corridor and has frequent bus routes. The subject property is within an area where properties score a 9 on the 15-minute neighbourhoods index per GeoOttawa and where most daily needs can be met by short walking or bike trips. The proposed minimum residential parking rate and minimum bicycle parking rate, as detailed in Document 2, are appropriate.

For the reasons stated above, the development proposal is in conformity with the Official Plan and Central and East Downtown Core Secondary Plan. The development proposal also aligns with the Centretown CDP. The zoning requests are appropriate, and the development proposal represents good land use planning.

Provincial Planning 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 associated with the recommendations of this report.

COMMENTS BY THE WARD COUNCILLOR(S)

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

ADVISORY COMMITTEE(S) COMMENTS

The Accessibility Advisory Committee (AAC) provided comments on this Zoning By-law Amendment application. The AAC commended the development proposal's inclusion of two accessible parking spaces and the desire to see the consideration of accessible residential units in future developments. These comments were sent to the applicant and will continue to inform the concurrent site plan control application.

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risks associated with the recommendations of this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with the recommendations of this report. Servicing capacity has been reviewed through the submitted applications and requirements will be confirmed through the concurrent site plan control application.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with the recommendations of this report. The development proposal includes accessible parking spaces.

The proposed development is subject to the requirements of the *Accessibility for Ontarians with Disabilities Act* (AODA) and the Ontario Building Code (OBC) as it pertains to accessibility standards. Accessibility will be reviewed and confirmed prior to Site Plan approval and the issuance of building permit.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with the recommendations of this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- has affordable housing and is more liveable for all; and
- is more connected with reliable, safe and accessible mobility options

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-24-0051) was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications. The Council approved timeline has been met.

The statutory 90-day timeline for making a decision on this application under the *Planning Act* will expire on June 24, 2025.

SUPPORTING DOCUMENTATION

Document 1 Zoning Key Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Urban Design Review Panel (UDRP)

Document 5 Architectural Drawings

CONCLUSION

The proposal is consistent with the policies of the Provincial Policy Statement (PPS) 2024. The proposal is in conformity with the City's Official Plan and the Central and East Downtown Core Secondary Plan and aligns with the Centretown Community Design Plan (CDP) and the Centretown Heritage Conservation District Plan. For the reasons detailed in this staff report, the Zoning By-law Amendment application is considered appropriate, and the development proposal represents good land use planning.

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.

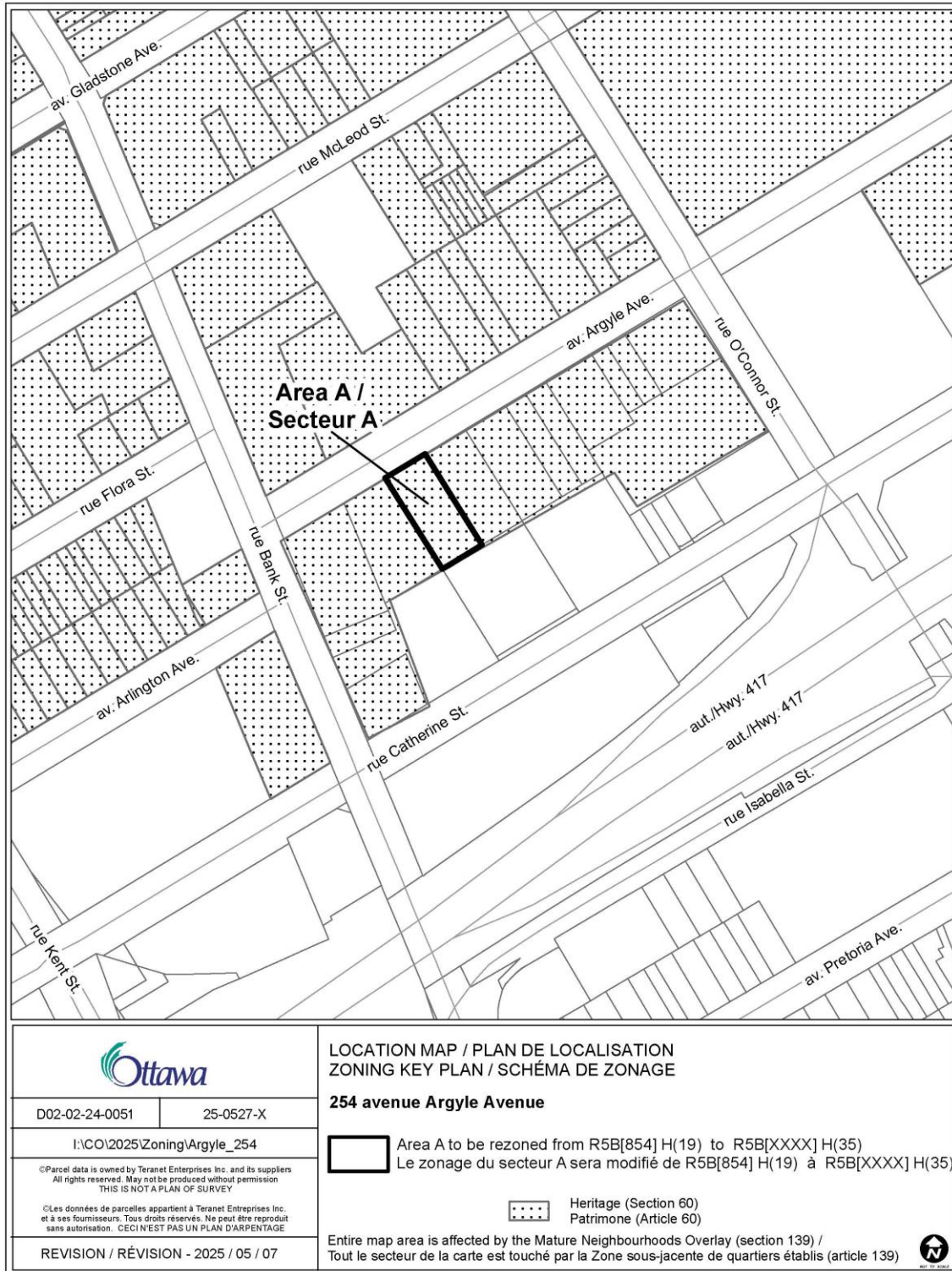
The Planning, Development and Building Services Department will prepare an implementing by-law and forward it to Legal Services.

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 – Zoning Key Map

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



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 254 Argyle Avenue:

- 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 “R5B(XXXX) H(35)”
 - c) In Column III, Additional Permitted Uses, add the text:
 - Personal service business
 - Retail store
 - Restaurant
 - Bar
 - Office
 - Artist Studio
 - Medical Facility
 - d) In Column V, Provisions, add the text:
 - Minimum Lot Width: 20m
 - Maximum number of storeys: 9
 - For the purposes of zoning, the first 10m is considered the first storey.
 - One or more of the additional permitted uses in Column III must be provided within a depth of six metres of the front wall of the building.
 - The uses in Column III are only permitted in the first storey and basement of an apartment dwelling.
 - A maximum of four dwelling units is permitted in the first storey.

- An amenity area of at least 175 sqm. must be provided in the first storey.
- Minimum front yard setback: 1.4m, except for any part of the building above the first storey for which an additional 7.6m setback must be provided.
- Minimum rear yard setback: 3.5m, except for any part of the building above the first storey for which an additional 2m setback must be provided.
- Minimum interior side yard setback: 1.5m
- Minimum landscaped area: 28%
- Section 60 does not apply.
- Minimum residential parking space rate: 0.3 spaces per dwelling unit.
- Minimum bicycle parking space rate: 1 space per dwelling unit.

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. City staff received public comments from approximately 15 residents.

Public Comments and Responses

1. Concerns regarding overcrowding and the increased pedestrian and vehicular traffic generation and congestion on Argyle Avenue and related noise impacts.

Response(s):

- A Transportation Impact Assessment (TIA) was submitted and has been reviewed to staff's satisfaction.
 - The proposed development incorporates less parking than required by the Zoning By-law and therefore less vehicle movement is anticipated to and from the subject property.
2. Concerns regarding the (lack of) supply of parking provided in the development proposal for tenants, visitors and short-term deliveries.

Response(s):

- See staff's report for the rationale for the reduced residential parking rate. The proposal compensates for a reduced residential parking rate with an increased bicycle parking rate. The reduced residential parking rate is supported by the applicable policies and surrounding context.
 - Visitor parking will be provided in accordance with the Zoning By-law.
3. Concerns regarding the number of bicycle parking spaces being proposed.

Response(s):

- See staff's report for the rationale for the reduced residential parking rate. The increased reliance on cycling infrastructure, such as bike parking, is supported by the applicable policies and surrounding context.

4. Concerns regarding homelessness, safety and other related issues.

Response(s):

- These concerns are outside the purview of a Zoning By-law Amendment application; however, Crime Prevention Through Environmental Design (C.P.T.E.D) features may be considered through the concurrent site plan control application.

5. Concerns regarding sunlight access, shadow impacts and views.

Response(s):

- See staff's report for the rationale regarding the increased maximum building height and the maximum number of storeys. An existing high-rise residential use buildings resides on the abutting property to the south and already casts shadows on nearby properties. Further impacts are mitigated using appropriate front yard and side yard setbacks. Per the Shadow Study Terms of Reference, shadow impacts on ground level residential private outdoor amenity space are a consideration applicable to development proposals outside the greenbelt only.

6. Concerns regarding the lack of landscaping and green space

Response(s):

- See staff's report for the rationale in support of the reduced landscape area. Additional landscaping and green space opportunities may be provided on the rooftop, to be addressed through the concurrent site plan control application.

7. Concerns regarding the lack of cycling infrastructure on Argyle Avenue.

Response(s):

- There are currently no immediate plans to provide cycling infrastructure along Argyle Avenue. Having said that, there are adequate cycling infrastructure and facilities in the area.

8. Concerns regarding the proposal's departure from the applicable policies, community design plan, and zoning, including the proposed front, rear and side yard setbacks and potential impacts. These include concerns with setting a bad precedent.

Response(s):

- See staff's report for the planning rationale for the reduced yard setbacks. Staff's opinion is that the development proposal is in conformity with the Official Plan and Secondary Plan and consistent with the CDP guidelines.

9. Concerns regarding the treatment of the heritage building.

Response(s):

- See above description on the heritage permit application, as recommended by heritage staff, which is associated with this development proposal. Heritage Planning staff reviewed the application against the HCD Plan and determined that the proposal met the policies of the plan.

10. Concerns regarding impacts to existing vegetation (e.g. tree loss).

Response(s):

- A Tree Conservation Report (TCR) has been submitted in support of the development application and has been reviewed to staff's satisfaction.

11. Concerns regarding no affordable housing being provided.

Response(s):

- Affordable housing is not currently proposed. There are no Official Plan policies which require the provision of affordable housing.

12. Concerns regarding no car share being considered or provided.

Response(s):

- Opportunities for car share may be considered through the concurrent Site Plan Control application.

13. Concerns regarding the proposed building height and density.

Response(s):

- See staff's report for the rationale regarding the increased maximum building height and the maximum number of storeys. The proposed building height and number of storeys are permitted by the Secondary Plan. Section 3, Table 3a and

3b of the Official Plan do not prescribe maximum densities for the development of the subject property.

14. Concerns regarding snow removal.

Response(s):

- Snow storage will not take place on-site. Snow will be cleared and removed from the property.

15. Concerns regarding building's architecture in relation to the surrounding (heritage) context.

Response(s):

- This proposal was reviewed by the Urban Design Review Panel (UDRP). Some of the UDRP recommendations were implemented in the building design. Additionally, urban design and heritage planning staff are satisfied with the building's architecture.

16. Concerns regarding the building's negative impact on property values.

Response(s):

- This consideration is not within the purview of a Zoning By-law Amendment application.

Community Organization Comments and Responses:

N/A

Supportive Comments:

- I live down the street and am writing in support of this application. In fact, I think it's a shame that the applicant has to go through such an elaborate process for a proposal that is so obviously in line with the planning directions of the city. Rental buildings like this, in places like this, are desperately needed. Please approve this as quickly as possible. One note for the councillor: there's going to be parking spaces for 85 bicycles. It sure would help to have a contraflow bike lane on Argyle so that these new cyclists can connect to the O'Connor bikeway, one block east. There's plenty of room on this unusually wide one-way street! (In the old TMP, Argyle was a cycling spine route... that didn't seem to matter to transportation planners, but it should!)

- I generally am in favour of:
 - increasing the number of residential units in this area
 - increasing the number of small and very small/tiny residential units in this area
 - completely removing heritage buildings that no longer serve a purpose or are not an efficient use of space
- In general, I have no concerns with the rezoning...I am pleased to see the church facade is to be integrated into the building design.

Document 4 – Urban Design Review Panel (UDRP)

Key Recommendations

- The Panel supports relocating the heritage building closer to the street.
- The Panel recommends an array of potential solutions to best integrate the heritage church into the proposed development.
 - Consider retaining a smaller portion of the church in return for an enhanced overall design.
- The Panel recommends alleviating the building structure over the heritage component on the west side and the parking garage entrance.
- The Panel recommends the tower provide a built form and architectural expression that highlights the heritage as the jewel of the site.
 - Consider pursuing a darker material scheme that accentuates the heritage elements, particularly the church spire.
- The Panel has concerns with the livability of some units and their potential for limited sunlight if the adjacent property were to develop in a similar fashion.
 - Consider a minimum setback of 5.5 metres from the rear property line.
 - Consider notching the tower on the east elevation where the smaller units are located, and providing inset balconies, and/or orient the units to each have north or south facing windows.

Site Design & Public Realm

- The Panel appreciates the challenges presented by this site and the existing surrounding context.
- The Panel has concerns with the tight condition of the side and rear yard setbacks, particularly with regard to facing distances between side and rear yard units.
 - Consider the potential for replicability to develop on the adjacent lots, which would present an unfavourable condition for some units.
 - Consider a floorplan layout that provides all units with a north or south facing windows to future-proof against adjacent east lot potentially developing in a similar fashion.

- The Panel recommends providing a minimum setback of 5.5 metres from the rear property line, as a starting point, given the tight condition.
- The Panel suggests the biggest challenge for this site will be the rear and side yard setbacks, particularly with regard to ensuring there is ample natural light in the units.
- The Panel recommends setting back the east-facing studio units further.
 - Consider adding inset balconies to those east-side units, and providing larger windows to maximize natural light.
- The Panel appreciates the inclusion of two large trees on either side of the building entry.
 - Ensure the trees are tall species with high canopies in order to not hide the heritage feature of the church.
 - Consider also providing street-trees in the boulevard space along Argyle Avenue.
- The Panel questions the need for below grade parking in this context, given the added costs it will have on the project.
 - Consider reducing the parking requirement significantly, and reallocating financial resources to other elements of the building design.
- The Panel recommends giving more consideration to how the building logistics and transportation/servicing components of the building will function.
 - Ensure sufficient planning for garbage access/pick-up, how move-in/out will function, and ease of accessibility.
- The Panel recommends ensuring the church front is aligned with the streetwall of the adjacent building to the west, approximately 2.5 metres setback from the north property line, rather than the currently proposed 1.5 metres setback.
 - Consider how it allows some breathing room and meaningful landscape to be kept.
- The Panel recommends further study of the rear yard condition to provide residents with a restful garden/patio space.
 - Consider adding trellises and vines to help mask the blank wall of the adjacent building to the south.

- The Panel recommends providing more of a ceremonial/historical landscape at the front of the building along Argyle Avenue.
- The Panel recommends exploring timber pergolas rather than a steel structure on the rooftop amenity.
 - Consider how to best provide greenery and stormwater retention/management on the rooftop and reduce the heat island effect as much as possible.

Built Form & Architecture

- The Panel appreciates the studies and design process included in the presentation material.
- The Panel appreciates the applicants preserving the heritage resource and understands the difficulties that come with this narrow site.
- The Panel supports having the piloti expression on the west side of the building.
- The Panel recommends pursuing a more simplified and noble material palette/colouration, that ensures the building is background to the heritage church and does not detract from the heritage qualities.
- The Panel recommends retaining/rebuilding a smaller portion of the heritage church.
 - Consider forgoing the retention of the church sidewalls, and retaining primarily the front portion of church/conservatory element.
- The Panel strongly supports the idea of turning that front portion of the retained heritage into a conservatory space with ample natural light.
- The Panel has concerns with retaining the whole footprint of the church given the high cost.
 - Considering that the heritage building will not remain in situ with this development and the sidewalls of the church will be straddled by the new addition, explore retaining a smaller front portion of the heritage building and reallocating the cost savings into other aspects of the design.
- The Panel supports the nine-storey building height in this context.
- The Panel recommends pursuing a simple architectural expression.

- Consider a tripartite of three simple bays with quiet architectural expressions to ensure the building acts as a background elevation to the church façade.
 - Consider an architectural expression of brise-soleil patterns on the east and west elevations.
 - The Panel appreciates the overall design direction of the architecture.
- The Panel has concerns with the white spire of the church losing its prominence in the grey brick colouration studies (page 56/60).
 - Consider pursuing a darker masonry material that provides a background contrast to highlight the church and its spire.
- The Panel recommends highlighting some of the older heritage elements of the building with glass vitrines, amplifying the difference between what is old and what is new.
 - Consider potentially 'calling out' the original location of the church in some manner.
- The Panel recommends the applicants pay close attention to the finer details of the project and the integration with the heritage component as they will be key to the overall success of the proposal.
- The Panel has concerns with the way in which the proposed building meets the ground and straddles the church.
 - The Panel suggests potentially having the building meet the church at its top on the west elevation, rather than coming down to grade.
 - The Panel appreciates the building overhanging the parking ramp on the east elevation.
- The Panel supports the tripartite architectural expression of the front façade, and the way in which it plays with the church facade.
 - The Panel recommends pursuing a darker grey masonry material and scheme, with articulated glass elements.
- The Panel has concerns with the use of colour on the east and west elevations, as the front façade presents a more poised and muted architectural expression.

- Explore ways of subtly integrating colour with a poised and muted expression on the east and west elevations.
- The Panel has concerns that the current proposal appears to entomb the heritage church.
- The Panel supports the conservatory element being proposed and recommends building on that idea and ensuring enough glazing is provided to allow for natural lighting into the conservatory area.
- The Panel suggests exploring only retaining the front portion of the church building and recalling the past heritage through other elements within the building.
- The Panel recommends potentially recalling the heritage façade shape in the development and design of the building's front façade.
 - Consider stepping in on either side to pick up on the idea of two lower wings and a taller middle section in the tripartite expression.
- The Panel recommends retaining the heritage church up to gridline two on the ground floorplan (page 43), and not beyond.
- The Panel recommends any structural requirements for the building above the church to be situated within the building envelope, rather than enveloping/entombing it.
 - For example, the intersection of gridlines D and 1, recommend bringing the tower column back completely within the heritage church, so as to not overbear it.
- The Panel appreciates the use of bay windows in the front façade.
- The Panel recommends either a notch or transition in the front elevation should be considered, to provide a gentle background to the heritage component.
 - Consider potentially providing a glazed gap between the church component and the tower component to help delineate them more deliberately.
- The Panel recommends treating the top two floors in a different manner, in order to provide more of a tower top element.

Document 5 – Architectural Drawings

Perspective 1. Bird's eye from the Northeast



Perspective 2. Bird's eye from the Southwest



Perspective 3. Street view from the west side of Argyle Ave



Perspective 4. Street view from the East side of Argyle Ave