

1. **Zoning By-law Amendment – 129 and 133 Catherine Street**  
**Modification du Règlement de zonage – 129 et 133, rue Catherine**

**Committee recommendation**

**That Council approve an amendment to Zoning By-law 2008-250 for 129 and 133 Catherine Street to permit a low-rise apartment building, as detailed in Document 3.**

**Recommandation du Comité**

**Que le Conseil approuve une modification apportée au Règlement de zonage no 2008-250 visant les propriétés situées aux 129 et 133, rue Catherine afin de permettre l'aménagement d'un immeuble de faible hauteur, comme l'expose en détail le document 3.**

**Documentation/Documentation**

1. Report from the Acting Director, Planning Services, Planning, Real Estate and Economic Development Department, dated April 14, 2022 (ACS2022-PIE-PS-0056)  
  
Rapport de la Directrice par intérim, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 14 avril 2022 (ACS2022-PIE-PS-0056)
2. Extract of draft Minutes, Planning Committee, April 28, 2022  
  
Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 28 avril 2022

**Subject: Zoning By-law Amendment – 129 and 133 Catherine Street**

**File Number: ACS2022-PIE-PS-0056**

**Report to Planning Committee on 28 April 2022**

**and Council 11 May 2022**

**Submitted on April 14, 2022 by Lily Xu, Acting Director, Planning, Real Estate and  
Economic Development**

**Contact Person: Simon M. Deiaco, MCIP, RPP, Planner III / Urbaniste III,  
Development Review Central / Examen des demandes d'aménagement centrale**

**613-580-2424, 15641, Simon.Deiaco@ottawa.ca**

**Ward: Somerset (14)**

**Objet : Modification du Règlement de zonage – 129 et 133, rue Catherine**

**Dossier : ACS2022-PIE-PS-0056**

**Rapport au Comité de l'urbanisme**

**le 28 avril 2022**

**et au Conseil le 11 mai 2022**

**Soumis le 14 avril 2022 par Lily Xu, Directrice par intérim, Direction générale de la  
planification, des biens immobiliers et du développement économique**

**Personne ressource : Simon M. Deiaco, MCIP, RPP, Urbaniste III, Examen des  
demandes d'aménagement centrale**

**613-580-2424, 15641, Simon.Deiaco@ottawa.ca**

**Quartier : Somerset (14)**

## **REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council approve an amendment to  
Zoning By-law 2008-250 for 129 and 133 Catherine Street to permit a  
low-rise apartment building, as detailed in Document 3.**

2. That Planning 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 May 11, 2022 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 l'urbanisme recommande au Conseil d'approuver une modification apportée au Règlement de zonage no 2008-250 visant les propriétés situées aux 129 et 133, rue Catherine afin de permettre l'aménagement d'un immeuble de faible hauteur, comme l'expose en détail le document 3.
2. Que le Comité de l'urbanisme donne son approbation à ce 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 assujettie aux 'exigences d'explication' aux termes de la *Loi sur l'aménagement du territoire*, à la réunion du Conseil municipal prévue le 11 mai 2022», à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.

## BACKGROUND

### Site location

129 and 133 Catherine Street

### Description of site and surroundings

The subject site is located at 129 and 133 Catherine Street in Centretown and is a mid-block site located between O'Connor Street and Bank Street along the north side of

Highway 417. The site has 20 metres of frontage on Catherine Street and a lot area of 490 square metres. Surrounding land uses include a large surface parking lot to the east, commercial and some residential uses to the north, and residential uses to the south (across the Queensway) and mixed-use commercial / residential to the west.

### **Summary of proposed development**

The site is currently occupied by a three-storey residential building of two stacked units which was damaged by fire in a neighbouring building that has since been removed. The building has been vacant since the fire in 2019. The proposed development intends to renovate the existing building and converting it to four single floor units. The site does not propose any onsite parking. Site access for pedestrians is via Catherine Street.

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

The subject site is zoned GM3 F(3.0) H19 – General Mixed Use, Subzone 3 within City of Ottawa Zoning By-law 2008-250. The zoning currently does not permit a low-rise apartment building. The proposal would add low-rise apartment through a site-specific exception and introduce performance standards with respect to building setback requirements as shown on Document 3.

### **Deferral of Report [ACS2021-PIE-PS-0041](#)**

At the Planning Committee meeting on October 28, 2022, a motion to defer the item was introduced and approved by Committee. The motion stated that the report not be considered until such time as there is proof this property owner can be re a responsible downtown property owner and commit to deliverable plans to rehabilitate the Somerset House site. In consultation with the Chief Building Official, significant concerns have risen regarding the state of the building which is partially constructed and enclosed and becoming a growing public concern. Therefore, it is the opinion of both the Chief Building Official and the General Manager of Planning, Real Estate and Economic Development that it is prudent to consider the report as originally drafted and presented to Planning Committee. The concerns raised by the Ward Councillor with respect to Somerset House will be addressed through a separate process.

### **DISCUSSION**

## **Public consultation**

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. No comments were received from the public during the circulation period of the application.

## **Current Official Plan**

The subject property is designated General Urban Area as shown on Schedule B of the City of Ottawa Official Plan (OP). This designation permits the development of a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances, in combination with conveniently located employment, retail, service, cultural, leisure, entertainment and institutional uses. The intent is for development in General Urban Areas to contribute to the establishment of complete communities.

## **Other applicable policies and guidelines**

The subject property is designated "Catherine Street Mixed Use Area" under Schedule H1 of the South Character Area in the Centretown Secondary Plan (CSP). The Southern Character Area recognizes the wide variety of uses that are appropriate in the area. The intent is to maintain employment uses in the area while encouraging infill and high-rise redevelopment. Permitted uses shall include apartment buildings, townhouses, offices, small-scale and large-format retail.

## **New Official Plan**

The subject site is within the Downtown Core Transect of the new Official Plan and abuts a minor corridor designation as well as an evolving neighbourhood overlay. Corridor designations apply to specified streets, such as Catherine, whose planned function combines a higher density of development, a mix of uses and a higher level of street transit service than abutting neighbourhoods. The evolving overlay applies to an area at a stage of evolution that creates the opportunity to achieve an urban form in terms of use and density, built form and site design. The intent of the Downtown Transect speaks to maintaining and enhancing an urban pattern of built form, prioritizing walking, and cycling. The proposed development would appropriately implement the objectives of this land use designation and further build upon site design elements through the future site plan control process.

## **Planning rationale**

In considering the proposed zoning amendment, the key policy considerations are found within the parent OP as well as the CSP.

### **Official Plan**

Section 2.2.2, Managing Growth, provides policy direction for intensification. Policy 1 outlines that the General Urban Area designation permits housing and retail uses, among an array of other uses which contribute to complete communities, which the proposed development is consistent with. Policy 2 outlines that new development will have to be in accordance with Section 2.5.1 and Section 4.11 of the OP, which are discussed further in the report. Sections 2.5.1 and Section 4.11 of the OP provides policy direction for designing Ottawa, urban design and compatibility.

The OP includes various design objectives that are outlined to guide development. The proposed development responds to the design objectives of defining quality public and private spaces through development; creating places that are safe, accessible and are easy to get to, and move through; and ensuring that new development respects the character of existing areas

The proposed structure defines the street edge with a human-scaled form of development which frames the street. Pedestrian and cyclist access are a priority within the design of the building, as there is a direct route from the sidewalk to a street-fronting entrance.

In addition to the built form and compatibility policies found in Section 2.5.1 of the OP, additional objective compatibility criteria and policies can also be found in Section 4.11, Urban Design and Compatibility. At the scale of neighbourhoods or individual properties, issues such as noise, spillover of light, accommodation of parking and access, shadowing, and micro-climatic conditions are considerations when assessing the relationships between new and existing development. Staff notes that many of the compatibility considerations contained in Section 4.11 can be addressed through the Site Plan Control process, which is underway through a parallel application; others are more applicable to a rezoning application such as parking, traffic, sunlight and microclimate.

With respect to vehicular parking, the building will not be providing any surface parking stalls, which is consistent with the original development. Given that there is no increase in the form of the building prior to the damage, there are no expected impacts with respect to shadowing and microclimate.

#### Centretown Secondary Plan

Section 3.4 of the CSP speaks to the overall principles and object of the plan area. The principles and objective applicable to the subject application speak to maintaining the character of neighbourhoods, accommodating residential growth, accommodating a diverse population, and enhancing the public realm. The proposed development concept, while minor in scale, addresses the policies of the CSP by maintaining and incorporating an existing built fabric of the area which will see minor additions to address current building code requirements. The proposal also accommodates an appropriate form of residential growth and intensification for the area in the form of a low-rise apartment building. The proposed dwelling units will serve a variety of income levels for the Centretown community and will contribute to the rental stock. Given the damage to the site as a result of the fire, the proposed improvements to the public realm, building façade and landscaping are consistent with principles of the CSP and will be implemented through the site plan control process.

With respect to building height, Policy 3.9.2.2 of the CSP outlines that buildings of varying heights shall be encouraged in the Southern Character Area. The maximum heights shown in Schedule H2 are intended to achieve a transition to the mid-rise and low-rise areas to the north. Schedule H2 of the CSP designates the property as High-Rise with a maximum of 25 storeys. Given that the proposal is utilizing the existing building, the application does not offend the future direction of the CSP.

#### **Provincial Policy Statement**

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

#### **RURAL IMPLICATIONS**

There are no rural implications associated with this report.

## **CONSULTATION**

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. No comments were received from the public during the circulation period of the application.

## **COMMENTS BY THE WARD COUNCILLOR**

Councillor McKenney is aware of the report.

## **LEGAL IMPLICATIONS**

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

## **RISK MANAGEMENT IMPLICATIONS**

There are no risk implications associated with the report.

## **ASSET MANAGEMENT IMPLICATIONS**

There are no risk implications associated with this report.

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

## **ACCESSIBILITY IMPACTS**

There are no asset management implications associated with this report.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

- Economic Growth and Diversification
- Thriving Communities.

## **APPLICATION PROCESS TIMELINE STATUS**

This application Development Application Number: D02-02-20-0099 was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Zoning Key Plan

Document 3 Details of Recommended Zoning

## **DISPOSITION**

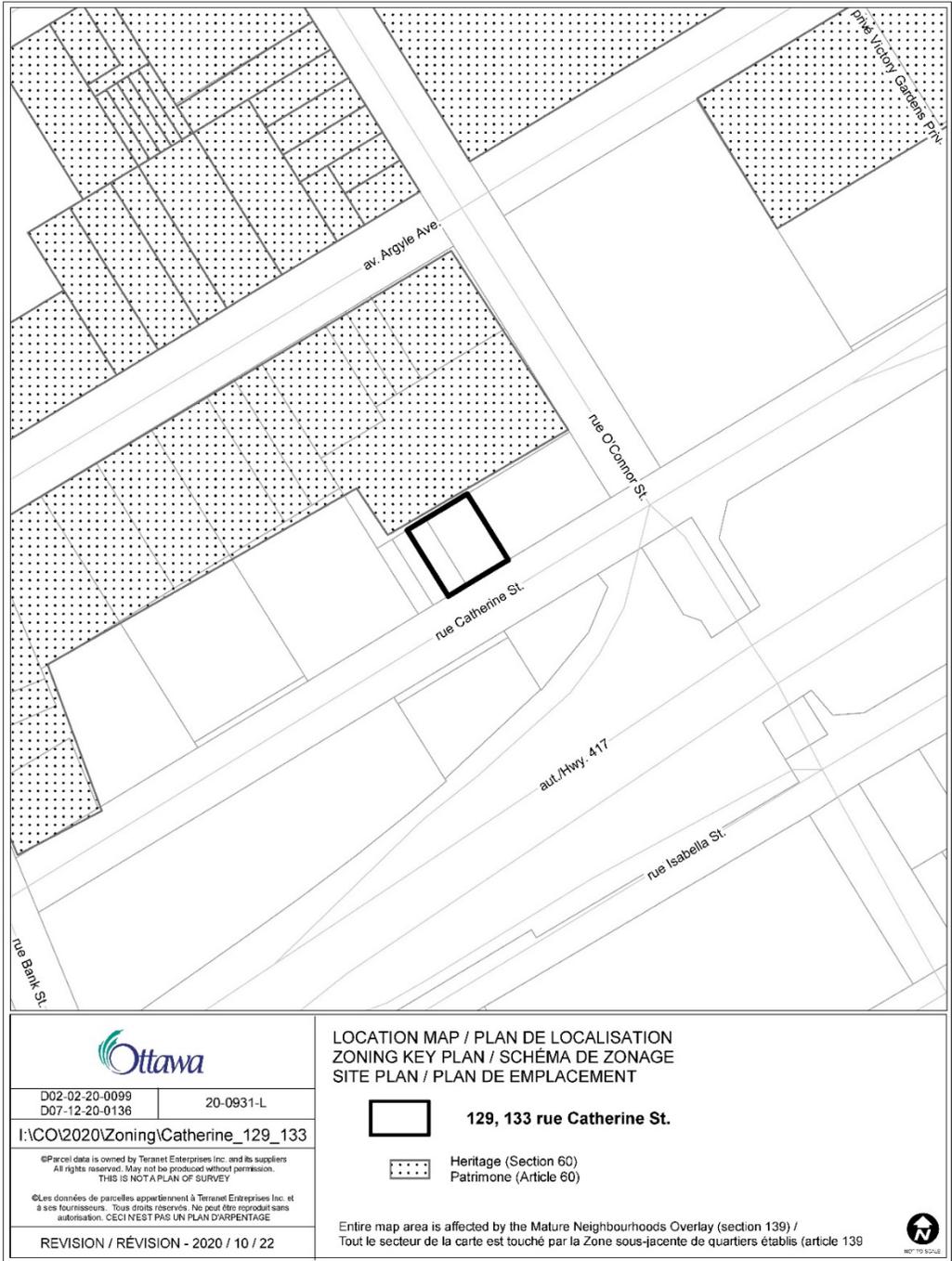
Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing and Control, Finance Services Department (Mail Code: 26-76) of City Council's decision.

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 Branch, Planning Services to undertake the statutory notification.

Document 1 – Location Map



D02-02-20-0099 D07-12-20-0136	20-0931-L
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REVISION / RÉVISION - 2020 / 10 / 22	

LOCATION MAP / PLAN DE LOCALISATION  
 ZONING KEY PLAN / SCHÉMA DE ZONAGE  
 SITE PLAN / PLAN DE EMPLACEMENT

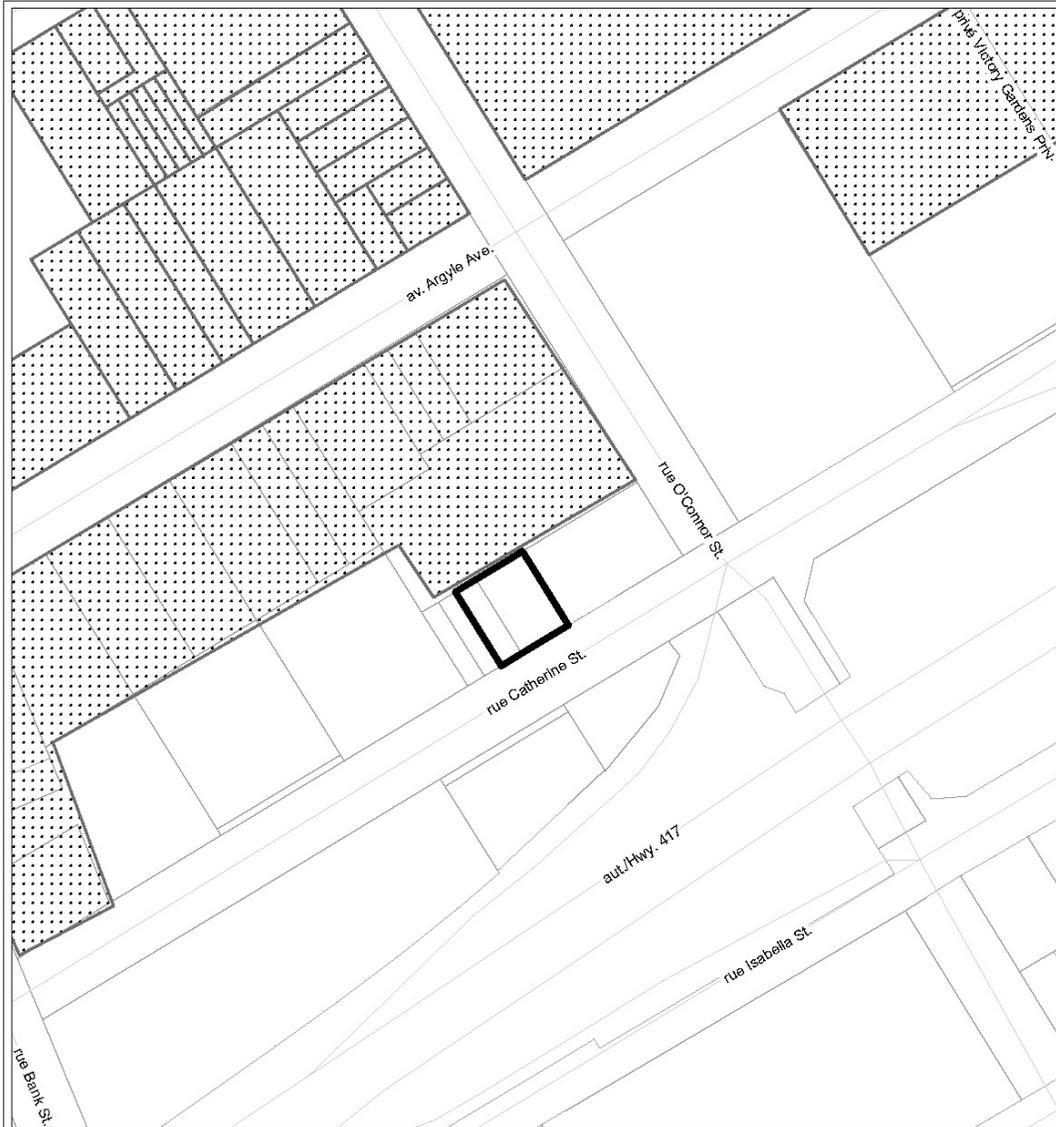
129, 133 rue Catherine St.

Heritage (Section 60)  
 Patrimoine (Article 60)

Entire map area is affected by the Mature Neighbourhoods Overlay (section 139) /  
 Tout le secteur de la carte est touché par la Zone sous-jacente de quartiers établis (article 139)

N  
 NOT TO SCALE

Document 2 – Zoning Key Plan



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE SITE PLAN / PLAN DE EMPLACEMENT	
D02-02-20-0099 D07-12-20-0136		21-0216-L	
I:\CO\2020\Zoning\Catherine_129_133			
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REVISION / RÉVISION - 2021 / 03 / 02		<div style="display: flex; align-items: flex-start;"> <div style="margin-right: 10px;"> <div style="border: 2px solid black; width: 20px; height: 10px; margin-bottom: 5px;"></div> <div style="font-size: 10px;"> <p>Area A to be rezoned from GM3 F(3.0) H19 to GM3[XXXX] F(3.0) H19            Le zonage du secteur A sera modifié de GM3 F(3.0) H19 à GM3[XXXX] F(3.0) H19</p> </div> </div> <div style="margin-right: 10px;"> <div style="border: 1px dotted black; width: 15px; height: 10px; margin-bottom: 5px;"></div> <div style="font-size: 10px;"> <p>Heritage (Section 60)            Patrimoine (Article 60)</p> </div> </div> </div> <p style="font-size: 10px;">Entire map area is affected by the Mature Neighbourhoods Overlay (section 139) /          Tout le secteur de la carte est touché par la Zone sous-jacente de quartiers établis (article 139)</p> <div style="text-align: right;">  </div>	

### Document 3 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law 2008-250 for 129-133 Catherine Street:

1. Rezone the lands shown in Document 2 from GM3 F(3.0) H19 to GM3[XXXX] F(3.0) H19.
2. Add a new exception GM3[XXXX] F(3.0) H19 to Section 239, Urban Exceptions, to add provisions similar in effect to the following:
  - a. In Column II, add the text, “GM3 [XXXX] F(3.0) H19”;
  - b. In Column III, add the text, “Apartment Dwelling, Low-Rise”
  - c. In Column V, add the text:
    - The following provision apply to an Apartment Dwelling, Low-Rise
      - Minimum Front-Yard Setback – 1.5m
      - Minimum Interior Side Yard – 0.6m
      - Minimum Rear Yard Setback– 5.0m
      - Minimum required parking and visitor parking - 0
      - Minimum width of landscaped area – No minimum
      - Table 137(3) does not apply and a minimum of 40 sq.m. of amenity space shall be provided. 100% of the space may be provided as communal space.
      - Section 139 does not apply