

Subject: Zoning By-law Amendment – 700 Coronation Avenue

File Number: ACS2022-PIE-PS-0055

Report to Planning Committee on 12 May 2022

and Council 25 May 2022

Submitted on April 28, 2022 by Lily Xu, Acting Director, Planning, Real Estate and Economic Development

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Ward: Alta Vista (18)

Objet : Modification du règlement de zonage – 700, avenue Coronation

Dossier : ACS2022-PIE-PS-0055

Rapport au Comité de l'urbanisme

le 12 mai 2022

et au Conseil le 25 mai 2022

Soumis le 28 avril 2022 par Lily Xu, Directrice par intérim, Direction générale de la planification, des biens immobiliers et du développement économique

Personne ressource : Katie Morphet, Planner II, Examen des demandes d'aménagement sud

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Quartier : Alta Vista (18)

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 700 Coronation Avenue to rezone from Residential Fourth Density Subzone N to Residential Fourth Density Subzone N, Urban Exception XXXX, to permit a four-storey, 35-unit residential building.**

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 25, 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 du Règlement de zonage (n° 2008-250) visant le 700, avenue Coronation pour faire passer le zonage de « Zone résidentielle de densité 4, sous-zone N » à « Zone résidentielle de densité 4, sous-zone N, exception urbaine XXXX » afin de permettre l'aménagement d'un immeuble résidentiel de quatre étages abritant 35 logements.
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 assujetties aux 'exigences d'explication' aux termes de la *Loi sur l'aménagement du territoire*, à la réunion du Conseil municipal prévue le 25 mai 2022», 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

700 Coronation Avenue, Ottawa

Owner

MJ Asset Management Inc.

Applicant

Fotenn Planning + Design (c/o: Emilie Coyle)

Architect

Project1 Studio Incorporated

Description of site and surroundings

The subject site is located on the south side of Coronation Avenue, between Russell Road and Botsford Street, in the Alta Vista neighbourhood. The 3,411 square-metre parcel has approximately 56 metres of frontage on Coronation Avenue and is currently developed with one three-storey 30-unit residential apartment building on the east half of the lot. The property is surrounded by commercial and industrial land uses to the north and northeast, the Ottawa Trainyards further northwest, and low-rise residential development to the south, west and southeast. There is an existing bus stop serviced by OC Transpo located approximately 50 metres to the west of the site.

Summary of requested Zoning By-law amendment proposal

A Minor Zoning By-law amendment application was submitted to permit the construction of a four-storey apartment building on the west half of the lot. The proposed building will consist of 35 residential units, 45 parking spaces, and 34 bicycle parking spaces. The proposed Zoning By-law Amendment would revise zoning standards to accommodate for the proposed development and to ensure a future severance of the property would not put the property in a zoning compliance issue.

The site is currently zoned Residential Fourth Density Subzone N (R4N). The general purpose of the R4 zone is to permit a wide range of low-rise residential building forms that are compatible with existing land use patterns so that the character of the neighbourhood is maintained. Subzone N speaks to specific zoning provisions for certain low-rise residential building forms such as the proposed Planned Unit Development use.

Urban Exception XXXX is being sought to:

- Consider the entire parcel as one lot for zoning purposes.

- Reduce the minimum rear yard setback from 7.5 metres to 4 metres for the existing apartment building.
- Reduce the minimum interior side yard setback from where the building abuts the rear yard of an abutting lot from 7.5 metres to 5 metres.
- Reduce the total amenity area requirement for both buildings from 456 square metres to 406 square metres.
- Reduce the total minimum required setback between a residential use and a private way from 1.8 metres to 1 metre.

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. A Public Information Session for the concurrent Site Plan application was held on February 24, 2021, with approximately 35 residents in attendance. A summary of the public comments received, and responses are found in Document 3. Notice of this application was circulated to surrounding landowners and one standard City sign was installed giving notice of this Site Plan application and Zoning By-law amendment in accordance with the Council approved policy for Public Notification and Consultation and the *Planning Act*.

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

Current Official Plan

The current Official Plan designates the subject property as General Urban Area on Schedule B – Urban Policy Plan. The subject application has been examined pursuant to the provisions of the Official Plan and meets the policy objectives of the General Urban designation for intensification.

The General Urban Area designation permits a full range and choice of housing options combined with conveniently located employment, retail, service, cultural, leisure, entertainment, and institutional uses to facilitate the development of complete and sustainable communities

The Official Plan policies are supportive of intensification where development complements the existing, surrounding neighbourhood. Although the Official Plan has

identified target areas for intensification, Section 2.2.2 speaks to supporting intensification in a variety of built forms that will enhance and complement the areas desirable characteristics and long-term renewal. Additionally, Section 2.2.2 notes that low-rise intensification will be the predominant form of intensification in the General Urban Area designation. Section 2.5.1 – Urban Design and Compatibility of the Official Plan speaks to creating a sense of community by maintaining places with their own distinct identity, ensuring new development respects the character of existing areas, promoting sustainable design, and creating adaptable and diverse places.

New Official Plan

The site is located within the Outer Urban Transect, which comprises neighbourhoods inside the Greenbelt built in the last third of the twentieth century. The neighbourhoods represent the classic suburban model referenced in Table 6, below, and are characterized by the separation of land uses, standalone buildings, generous setbacks and low-rise building forms.

The focus of growth within the Outer Urban Transect is on the gradual evolution to urban 15-minute neighbourhoods.

In the Outer Urban Transect, the Zoning By-law shall provide for a range of dwelling unit sizes in predominantly ground-oriented forms in Neighbourhoods located away from frequent street transit and Corridors, with Low-rise multi-unit dwellings permitted near rapid transit and frequent street transit routes.

The site is designated 'Neighbourhood' in the New Official Plan. Neighbourhoods are urban areas that constitute the heart of communities, and they are intended to permit a mix of building forms and densities. Neighbourhoods are planned for ongoing gradual, integrated, sustainable and context-sensitive development.

Other applicable policies and guidelines

The site is located within the Alta Vista / Faircrest Heights / Riverview Park Secondary Plan subject area. Section 9.6 - Site Development of this Plan requires that new development be visually and functionally compatible with existing development, and existing mature vegetation is to be retained or replaced with vegetation of comparable size where possible. If this is not possible, reinstatement of an appropriate quantity and quality of vegetation shall be introduced on the development site.

The proposed development meets the policy direction outlined in the Secondary Plan, as the development is compatible with the existing building on the property and is

similar in scale to other low-rise apartment buildings located within the community. Furthermore, the proposed site design has been developed to ensure the retention of the existing mature trees on the subject property, and additional vegetation has been proposed on the lands for both aesthetic and privacy implications.

Planning rationale

The Zoning By-law amendment requested is consistent with the intent of both the current and new Official Plan as well as with the building already existing on the property. The requested R4N [XXXX] zone is a residential zone typology which provides for a more efficient use of land, in keeping with the general character of the surrounding development.

The proposed rezoning meets the intent of the current Official Plan and provides the opportunity for intensification in a compact, low-rise built form that complements the characteristics of the existing neighbourhood while meeting the needs of future residents. Additionally, the proposed rezoning meets the Official Plan's urban design and compatibility criteria policies.

- The proposed development represents residential intensification through the redevelopment of an underutilized lot with development being proposed on an existing parking area. This intensification of the property meets the goals of the Official Plan through the introduction of a compatible low-rise building form along a Collector road.
- The proposed development is providing compatible infill by using high-quality building design to help frame the public realm and achieve compatibility. The architectural articulation and change in materiality creates a well-designed low-rise building that complements and enhances the character of the area. The building design creates visual interest in the area and reduces the impact of massing. Articulation and a setback at the 4th floor further reduce the impact of the massing between the proposed development and the low-rise buildings to the west.
- The proposed new building has been designed to be located 5 metres away from the west property line, 7.5 metres from the south property line and is located 8.5 metres away from the existing building. These setbacks, in conjunction with the existing setbacks of neighbouring property provide considerable distance between the proposed development and the existing context. As a result, a building-to-building separation distance of approximately 16 metres to 18 metres

will be provided. Further compatibility has been achieved by providing a step back at the 4th floor to help minimize impact to the two-and three-storey low-rise residential developments neighbouring the building.

- The use and articulation of the brick tone along the east and west elevations has been designed in a manner to mimic a three-storey brick building to correspond to the surrounding context. More specifically, the articulation neighbouring the single-detached houses has been further designed to reference the character of the detached houses.
- The balconies have been inset which helps to reduce the impacts of projecting balconies to the surrounding built form and maintaining privacy.

The proposed development is consistent with the goals, objectives, and policies of the Outer Urban Transect and Neighbourhood designation in the new Official Plan as it maintains the ground-oriented residential uses already permitted onsite while establishing development standards which support more efficient use of the property.

The proposed development meets the policy direction outlined in the Alta Vista / Faircrest Heights / Riverview Park Secondary Plan, as the development is similar in scale to the existing low-rise apartment building onsite and its massing has been designed to help lessen the impact on the neighbouring low-rise residential developments. Furthermore, the proposed site design has been developed to ensure the retention of the existing mature trees on the subject property, and additional vegetation has been proposed on the lands for both aesthetic and privacy implications.

The Site Plan Control process included the review of onsite parking, vehicular and pedestrian movements, as well as landscaping.

Provincial Policy Statement

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

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

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

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report. This development will be required to meet the accessibility criteria contained within the *Ontario Building Code*.

ENVIRONMENTAL IMPLICATIONS

A Phase I Environmental Site Assessment (ESA) was prepared for the site and concludes that a Phase II ESA is not required. A Tree Conservation Report was reviewed and 12 of 19 existing trees will be retained. In addition, 16 new deciduous trees and numerous shrubs and planting will be provided through the Site Plan.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Thriving Communities
- Sustainable Infrastructure

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-20-0152) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the complexity of issues associated with the concurrent Site Plan application.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Proposed Site Plan

CONCLUSION

The proposed Zoning By-law amendment is consistent with the Provincial Policy Statement, the current Official Plan policies of the General Urban Area designation, the new Official Plan policies of the Outer Urban Transect and Neighbourhood designation, and the Alta Vista/Faircrest Heights/Riverview Park Secondary Plan. The proposed residential use is appropriate for the site and the amendment represents good planning. For the reasons stated above, staff recommend approval of the Zoning By-law amendment.

DISPOSITION

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

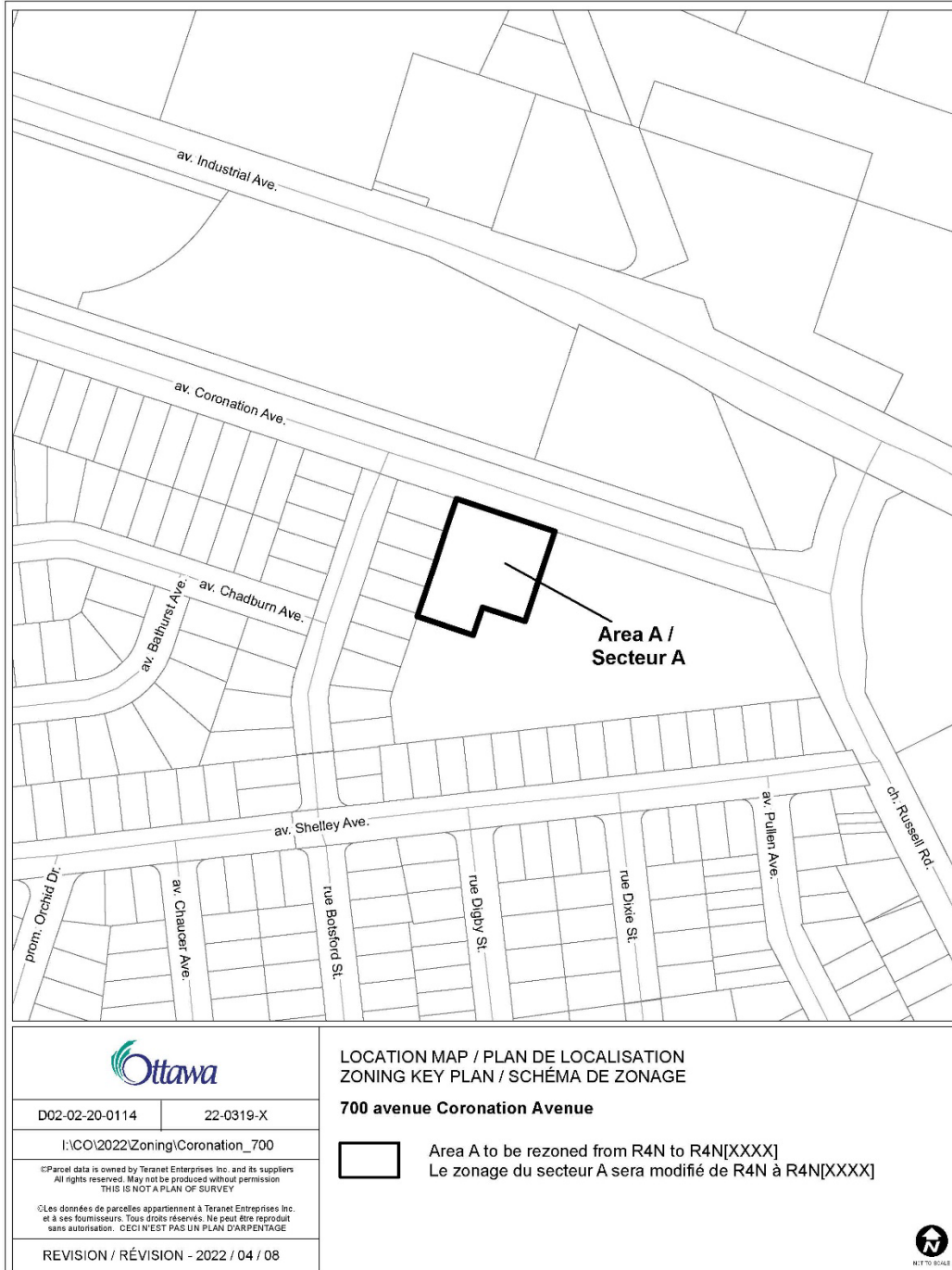
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

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

For an interactive Zoning map of Ottawa visit geoOttawa



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 700 Coronation Avenue:

1. Rezone the lands, as shown in Document 1
2. Amend Section 239, Urban Exceptions, by adding a new exception similar in intent to the following:

a) In Column II add the text, “R4N[XXXX]”;

b) In column V add the following text:

“Despite future severances these lands are considered as one lot for zoning purposes.

The total minimum required amenity area for these lands is 406 square metres.

The minimum required interior side yard setback is 5 metres.

The minimum required rear yard for the building existing at time of passing of this by-law is 4 metres.

The minimum required setback between a residential use and a private way is 1 metre.”

Document 3 – Consultation Details

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.

One Public Information Session for the concurrent Site Plan Control application was held virtually on February 24, 2021, at 7:00 pm to 8:30 pm via Zoom. Approximately 35 residents attended this meeting.

The following summarizes a list of concerns raised by members of the public in response to the application.

Public Comment	Staff Response
Community members raised concerns with privacy and the location of balconies on the western side.	A 3-metre opaque fence and tree coverage have been proposed along the westerly lot line to ensure that the neighbourhood's privacy is well maintained. Additionally, the balconies being proposed respect the Zoning By-law's requirements for permitted projections.
Comments were received from the community regarding the compatibility of the proposal along Botsford.	The proposal meets the policies and directions of Section 2.5.1 of the City's Official Plan. This Section speaks to ensuring compatibility and maintaining the character of the existing neighbourhood through appropriate design and height that is also in the best interest of future needs and viability of the neighbourhood. Additionally, Section 2.2.2 of the Official Plan speaks to supporting intensification in the General Urban Area that complements the existing, surrounding neighbourhood.

Community members expressed concerns with the location of front yard parking.	Front yard parking is no longer being proposed as part of the Zoning By-law Amendment application and concurrent Site Plan Control application.
Community members raised concerns about the density of the proposed project.	The density is in accordance with the intent of City's Zoning By-law and, specifically, the applicable Residential Fourth Density Subzone N zone.
Community members had concerns about providing adequate parking for the residents of the site.	The proposal includes 45 vehicular parking spaces and 34 bicycle parking spaces. These values exceed the requirements of the City's Zoning By-law.
Community members are requesting "extensive community engagement sessions with surrounding residents to ensure that they are fully informed and have the opportunity to provide input on any plans".	A Statutory Public Meeting was held on February 24, 2021, at 7:00 pm to 8:30 pm via Zoom by the Councillor. As it has been more than a year since this meeting, the Site Plan Control application has progressed significantly, and final submissions are being prepared.
Community members spoke to retaining and adding large trees to the property line.	As per the Landscape Plan and the Tree Conservation and Removals Plan, 12 existing deciduous trees are being retained and 16 deciduous trees are being proposed, predominantly along the property line. Additionally, deciduous shrubs, perennials, grasses and vines are also being proposed throughout the site.
Community members spoke to retaining the "large tree located on the northwest corner of the lot".	As per the Tree Conservation and Removals Plan, it was identified that it is not viable to retain the large maple tree subject to concern; the applicant has proposed a new maple tree in a similar location.

Document 4 – Proposed Site Plan

The following illustrates the most recent revision for the concurrent Site Plan Control application (File No.: D07-12-20-0152).

