

**Subject: Zoning By-law Amendment – 2254, 2262, 2270 Braeside Avenue, and
2345 Alta Vista Drive**

File Number: ACS2022-PIE-PS-0109

Report to Planning Committee on 8 September 2022

and Council 21 September 2022

**Submitted on August 15, 2022 by Derrick Moodie, Director, Planning Services,
Planning, Real Estate and Economic Development**

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Ward: Alta Vista (18)

**Objet : Modification du Règlement de zonage – 2254, 2262 et 2270, avenue
Braeside et 2345, promenade Alta Vista**

Dossier : ACS2022-PIE-PS-0109

Rapport au Comité de l'urbanisme

le 8 septembre 2022

et au Conseil le 21 septembre 2022

**Soumis le 15 août 2022 par Derrick Moodie, Directeur, Services de la planification,
Direction générale de la planification, des biens immobiliers et du développement
économique**

**Personne ressource : Kelby Lodoen Unseth, Urbaniste II, Examen des demandes
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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 2254, 2262, 2270 Braeside Avenue, and 2345 Alta
Vista Drive, as shown in Document 1, to permit the construction of a low-rise
apartment building, as detailed in Document 2.**

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 September 21, 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 la modification du Règlement de zonage 2008-250 concernant les 2254, 2262 et 2270, avenue Braeside et le 2345, promenade Alta Vista, comme le montre le document 1, en vue de permettre la construction d’un immeuble d’habitation de faible hauteur, comme l’explique en détail le document 2.
2. Que le Comité de l’urbanisme donne son approbation afin que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux “exigences d’explication” aux termes de la *Loi sur l’aménagement du territoire*, à la réunion du Conseil municipal prévue le 21 septembre 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

2254, 2262, 2270 Braeside Avenue, and 2345 Alta Vista Drive

Owner

The Incumbent Rector and Wardens of the Church of St. Thomas the Apostle and The Incorporated Synod of the Diocese

Applicant

Nadia De Santi, WSP Canada Inc.

Architect

Colizza Bruni

Description of site and surroundings

The site is located on the west side of Braeside Avenue between Randall and Clontarf Avenues. To the north and east of the site are low-rise residences, with an existing senior's residence immediately to the south (Ellwood House). The St. Thomas campus is mainly to the west of the site, which includes St. Thomas Apostle Church, nursery school, and Braeside House.

The subject property at 2262 Braeside is the site of the former rectory for the St. Thomas Apostle Anglican Church, which has previously been removed from the property.

Summary of requested Zoning By-law amendment proposal

The proposal is to amend the zoning of the site from Minor Institutional, Subzone A, Urban Exception 1485 (I1A[1485]) to I1A[XXXX] to facilitate the development of a three and a half storey retirement residence with 38 units. A low-rise retirement residence is currently a permitted use within the I1A zone, however, the proposed exception zone [XXXX] will provide flexibility in the following zoning provisions:

- One lot for zoning purposes to address building setbacks, placement of amenity space, and bicycle parking.
- Reduced minimum parking lot aisle width from 6.7 m to 6.1m
- Reduced parking lot landscape buffer along the southern property boundary of 2345 Alta Vista Drive from 1.5m to 0m, which is an existing site condition.
- Reduced minimum interior side yard setback along the north property line from 7.5m to 4m along the existing Braeside House wall.

- A loading space is not required.

Related Applications

An associated Site Plan Control application has been submitted under City File # D07-12-21-0174.

DISCUSSION

Public consultation

Public consultation for this application was conducted in accordance with the procedure of Zoning By-law amendment applications. Owners within 120 metres of the site were notified through Canada Post mailing, and one sign was installed on the property.

A public information session was held on October 21, 2021, electronically over Zoom with 25 people in attendance. The applicant, City staff, and Ward Councillor were in attendance to discuss the proposal and application process with those in attendance. Comments and concerns are summarized in the report and include:

- The addition of a two-direction access onto Braeside Avenue and connection of all internal parking lots will increase traffic on the neighbouring streets.
- The vehicle access runs along the northern property line of 2262 Braeside reducing privacy and opportunity for snow clearing.
- The removal of trees will impact the environment and aesthetics of the area.
- The Alta Vista access point should be large enough to accommodate truck traffic.
- The north side of 2262 Braeside should accommodate a row of trees along the north side of the property to provide screening.

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

Official Plan designation(s)

Current Official Plan

The subject property is designated as General Urban Area, according to Schedule B of the existing Official Plan (OP). The intent of this designation, according to Section 3.6.1, is to encourage the development of a range of housing types to meet varying types of ages and incomes in combination with conveniently located cultural and institutional

uses. Building height within the General Urban Area will continue to be predominantly low-rise. Alta Vista Drive is identified as a Major Collector roadway on Schedule E, and a Cycling Spine Route on Schedule C of the OP.

New Official Plan

Within the new City of Ottawa Official Plan (new OP), the site is identified on Schedule B3 – Outer Urban Transect with the Neighbourhood designation. Alta Vista Drive is identified on Schedule C4 as a Major Collector.

Other applicable policies and guidelines

The Alta Vista / Faircrest / Riverview Park Secondary Plan applies to this site, which directs development to be consistent with that of the existing neighbourhood through policies such as low-rise development and tree retention and replacement. The subject site is designated as Neighbourhood, and Alta Vista Drive is identified for low-rise neighbourhood development.

Planning rationale

The Official Plan (OP) under Schedule B identifies this site as General Urban Area, which encourages a range of housing types to meet the needs of all ages, incomes, and life circumstances. Policy 3.6.1.3. notes that building height within the General Urban Area will continue to be predominately low-rise, which are four-storeys or fewer, such as this proposal. The proposal seeks to create an addition to an existing low-rise retirement residence on 2270 Braeside Avenue, known as Ellwood House. The zoning amendment will allow for 38 retirement residence units in the Ellwood House expansion on 2262 Braeside Avenue.

The property owners of 2262 Braeside Avenue also own the adjacent properties of 2254 Braeside Avenue, 2270 Braeside Avenue, and 2345 Alta Vista Drive, collectively known as the St. Thomas campus. The properties include the three-storey Ellwood House retirement home, St. Thomas the Apostle Anglican Church, Nursery School and Community Garden, as well as the Braeside House group home. 2262 Braeside Avenue was previously occupied by the former St. Thomas rectory and has been demolished.

Part of the zoning amendment is to create one lot for zoning purposes, regularize non-complying existing components of the St. Thomas campus, and allow for a reduced setback along the northern boundary of the proposed retirement residence expansion.

The inclusion of one lot for zoning purposes will permit a 0-metre setback between Ellwood House and the proposed Ellwood House II as the extension crosses an interior property line. Additionally, one lot for zoning purposes will better utilize the entirety of the St. Thomas campus and allow for the redistribution of vehicle parking, bicycle parking, and amenity space across the campus with parking and community gardens identified for lands near Alta Vista Drive. This is considered an appropriate zoning mechanism to ensure that the entire campus is being utilized while keeping the majority of the parking lot near Alta Vista Drive, and residential uses on the Braeside Avenue side.

The zoning amendment will also bring existing non-conforming setbacks into conformance by addressing the lack of parking lot buffer along the southern property boundary of 2345 Alta Vista Drive, as well as the existing 4m setback of Braeside House from the northern property line of 2345 Alta Vista Drive. The inclusion of these non-complaint parts of the campus in the zoning amendment is considered an acceptable addition to address existing site conditions.

The north face of the proposed Ellwood House II complies to the current minimum 7.5m interior side yard setback at 8.2m, however, the enclosed stairwell on this face of the building encroaches on this minimum setback with a 6.3m separation distance to the north property line. The projection of the stairwell into the minimum interior side yard setback is considered a minor amendment as the remainder of the building face exceeds the minimum setback requirement. Additionally, a single parking aisle proposes a width reduction of 6.1m from 6.7m. The reduction of a single parking aisle is also considered an acceptable amendment. In other instances of the zoning by-law, a 6m wide drive aisle is an acceptable width for a double traffic lane.

Alta Vista Drive is identified as a Major Collector within the OP, and also as a road designated for low-rise neighbourhood development in the Alta Vista Secondary Plan. While the retirement house expansion does not front onto Alta Vista Drive, the two main vehicle entry points for the St. Thomas campus, including the expanded Ellwood House, are from Alta Vista Drive.

Much of the area surrounding the St. Thomas campus consists of low-rise single detached dwellings. South of the campus is Ottawa Fire Station 35 and Ottawa Fire Services Communications Centre. Within the campus, three-storey buildings currently exist with Ellwood House and Braeside House. The Ellwood House expansion is consistent in height with the existing buildings on the St. Thomas campus, and a low-

rise building is considered acceptable in the OP General Urban Area and new OP Neighbourhood designation.

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 direct implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR(S)

Ellwood House has been a valuable member of the Alta Vista community for well over 25 years. Through their hard and thoughtful work, they have provided homes to our elderly and seniors, particularly those with limited means or in need of a little extra support. Ellwood is a community unto itself and I am proud to support their expansion of new units for seniors.

Alta Vista and Ottawa need these new units geared towards seniors.

I appreciate the commitment and dedication of the proponents on this application. They worked hard to achieve more affordable units and to engage their neighbours in meaningful dialogue and education about their plans and intent. This application was not created by professional developers, but by a community for a community. It was tremendously well thought-out with care. It is not excessive and will fit very well within the surrounding neighbourhood.

Ellwood has proven to be a good neighbour and a thoughtful applicant. This proposal has my full support, and I'm honoured to have been a small part of it.

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 servicing constraints identified for the proposed rezoning at this time. Servicing capacity requirements to be confirmed at time of site plan.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

The Zoning By-law amendment proposal relates to a new building that will be constructed in accordance with the Ontario Building Code; there are no accessibility impacts.

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: D02-02-21-0136) 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 development.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Proposed Zoning By-law Amendment

Document 3 Consultation Details

Document 4 Site Plan

Document 5 Landscape plan

Document 6 Building Rendering

CONCLUSION

The Planning, Real Estate and Economic Development Department recommend approval of the application to rezone the lands from I1A[1485] to I1A[XXXX] allowing the development of a low-rise retirement residence. The application is consistent with the Provincial Policy Statement, current Official Plan, and new Official Plan.

DISPOSITION

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Krista O'Brien, Program Manager, Tax Billing & 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



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-21-0136	22-0763-X	2254, 2262, 2270 avenue Braeside Avenue, 2345 promenade Alta Vista Drive	
I:\CO\2022\Zoning\Braeside_2262		 Area A to be rezoned from I1A[1485] to I1A[xxxx] Le zonage du secteur A sera modifié de I1A[1485] à I1A[xxxx]	
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY</small>		 <small>NOT TO SCALE</small>	
<small>©Les données de parcelles appartiennent à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CE CI N'EST PAS UN PLAN D'ARPENTAGE</small>		REVISION / RÉVISION - 2022 / 08 / 03	

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 2254 Braeside Avenue, 2262 Braeside Avenue, 2270 Braeside Avenue, and 2345 Alta Vista Drive:

- 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, add the text “[XXXX]”
 - b) In Column II, add the text “I1A[XXXX]”
 - c) In Column V, add the text:
 - Where exception XXXX applies it is considered One Lot for Zoning Purposes for the building setbacks, placement of amenity space, parking, and bicycle parking.
 - Minimum parking aisle width is 6.1m
 - A loading space is not required
 - No landscape buffer is required for a parking lot along the southernmost lot line.
 - Minimum Interior side yard setback along the north property line is 4m.

Document 3 – Consultation Details

Notification and Consultation Process

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 meeting was held over the Zoom platform on October 21, 2021.

Public Comments and Responses

Comment:

The addition of a two-direction access onto Braeside Avenue and connection of all internal parking lots will increase traffic on the neighbouring streets.

Response:

The access point has been revised to a single direction access point, relocating the single direction ingress that will be removed along the south side of Ellwood House. A second bi-directional vehicular access to the campus from Alta Vista Drive is proposed to help vehicular circulation.

Comment:

The Braeside Avenue vehicle access runs along the northern property line of 2262 Braeside reducing privacy and opportunity for snow clearing and should accommodate a row of trees along the north side of the property to provide screening.

Response:

The vehicle access and driveway along the north side of 2262 Braeside Avenue has been changed to reduce the width of the paved area from 6.7m to 4m, which will create space for additional landscaping along the northern property line. This change provides for 18 white cedars, with existing shrubbery closer to Braeside Avenue, to provide a buffer along this property line.

Comment:

The removal of trees from the campus will impact the environment and aesthetics of the area.

Response:

The applicant anticipates removing 11 trees from the entire St. Thomas campus, relocate 1 tree, and plant 37 new trees. The landscape plan, to be approved through Site Plan Control, also calls for 30 vines, 138 shrubs, and 252 perennials to be planted. The landscape plan pays specific attention to landscaping around the Ellwood House expansion, throughout the parking areas, as well as maintaining and improving the tree line along Braeside Avenue and Alta Vista Drive.

Comment:

The Alta Vista Drive vehicular access points should be large enough to accommodate truck traffic.

Response:

Heavy vehicle traffic accessing the St. Thomas campus, such as waste removal, is identified to use the existing south Alta Vista Drive access, as shown in The Truck Turning Movement Plan in the Transportation Impact Assessment dated 2022-04-29. The northern Alta Vista access point will be signed as no truck traffic due to tight turning movements.

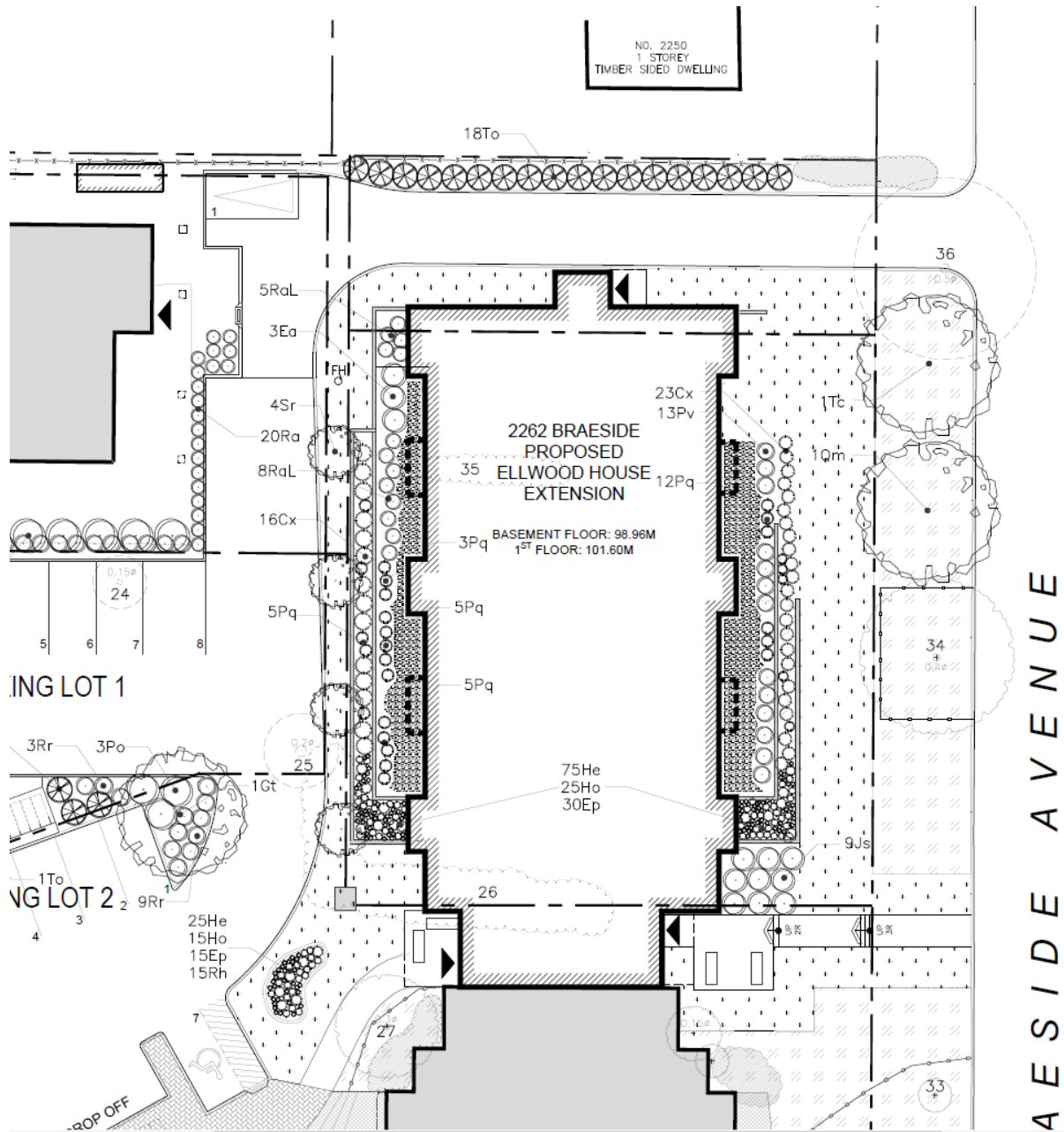
Comment:

The interior side yard setback should not be reduced to allow for the enclosed stairwell.

Response:

The north face of the proposed Ellwood House II complies to the current minimum 7.5m interior side yard setback with a separation of 8.2m, however the enclosed stairwell on this face of the building encroaches on this minimum setback with a 6.3m separation distance to the north property line. The reduction is directed to a 3m wide enclosed stairwell and requires a relaxation of this side yard setback of 1.2m. The combination of these factors, with improved screening along the northern property line create a minor change to the setback requirements. In addition to the setback amendment for the Ellwood House expansion, the zoning will be amended to a 4m interior side yard setback to bring the existing Braeside House into compliance.

Document 5 – Landscape Plan



Document 6 – Building Rendering

