

**Subject: Zoning By-law Amendment – 817 Roseview Avenue**

**File Number: ACS2022-PIE-PS-0131**

**Report to Planning Committee on 27 October 2022**

**and Council 9 November 2022**

**Submitted on October 12, 2022 by Derrick Moodie, Director, Planning Services,  
Planning, Real Estate and Economic Development**

**Contact Person: Molly Smith, Planner II, Development Review West**

**613-580-2424, 25910, [molly.smith@ottawa.ca](mailto:molly.smith@ottawa.ca)**

**Ward: Bay (7)**

**Objet : Modification du Règlement de zonage – 817, avenue Roseview**

**Dossier : ACS2022-PIE-PS-0131**

**Rapport au Comité de l'urbanisme**

**le 27 octobre 2022**

**et au Conseil le 9 novembre 2022**

**Soumis le 12 octobre 2022 par Derrick Moodie, Directeur, Services de la  
planification, Direction générale de la planification, des biens immobiliers et du  
développement économique**

**Personne ressource : Evode Rwagasore, Urbaniste II, Examen des demandes  
d'aménagement ouest**

**613-580-2424, 16483, [Evode.Rwagasore@ottawa.ca](mailto:Evode.Rwagasore@ottawa.ca)**

**Quartier : Baie (7)**

## **REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 817 Roseview Avenue, as shown in Document 1, to permit a four-storey 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 November 9, 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 2008-250 visant le 817, avenue Roseview, un bien-fonds illustré dans le document 1, afin de permettre la construction d’un immeuble résidentiel de quatre étages (faible hauteur), comme l’expose en détail le document 2.
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 9 novembre 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.

## **EXECUTIVE SUMMARY**

### **Staff Recommendation**

Planning staff recommend approval of the Zoning By-law amendment for 817 Roseview Avenue to remain in the Arterial Mainstreet zone but increase the maximum height and other Zoning By-law provisions, to permit a four-storey apartment building with six units that have rent at or below market rate.

The applicant has requested a maximum building height of 14.32 metres, a minimum parking rate of 0.6 parking spaces per dwelling unit, a minimum visitor parking space of one stall, a minimum landscape buffer around a parking lot of 0.94 metres, and a permitted projection of 0.91 metres for a canopy or awning.

The proposal aligns with applicable Official Plan policies for Arterial Mainstreets and affordable housing. Staff are satisfied that the requested Zoning By-law amendment for the development of a four-storey apartment building is consistent with the Official Plan and represents good planning. The proposal allows for intensification that is appropriate for the location.

### **Applicable Policy**

The following policies support this application:

Section 3.6.3 provides policies for Mainstreets. Arterial Mainstreets are planned to provide a mix of uses and have the potential to evolve over time, into more compact, pedestrian-oriented and transit-friendly places. A broad range of uses are permitted on Traditional and Arterial Mainstreets, including retail and service commercial uses, offices, residential and institutional uses. Policies support building heights of a mid-rise typology and intensification is supported for a building format that encloses and defines the street edge with active frontages. The application proposes a building typology (low-rise apartment) consistent with policies in Section 3.6.3 and the proposal defines public and private spaces.

Section 2.2.2 of the Official Plan describes that managing intensification within the Urban Area speaks to support intensification through new development on vacant land in designated growth areas that contributes to the completion of an existing community or building a new community. This is supported where development will enhance and complement desirable characteristics, as well as the area's pattern of built form and open spaces. The subject property is occupied by a single detached dwelling and the application proposes a land use that will contribute to the existing community and be supported by surrounding uses.

Section 2.5.1 provides direction on defining quality spaces, ensuring safety and accessibility, respecting the character, as well as considering adaptability and sustainability. The proposed development is sensitive in nature by providing a building typology that serves as a transition to the adjacent low-rise residential neighbourhood. In addition, a Design Brief and Streetscape Character Analysis was completed.

Section 2.5.2 provides policies in support of the development of affordable housing to improve the supply of affordable units and is a fundamental building block of a healthy, liveable community. This will be achieved through infill construction, conversion of non-residential space, and adaptive re-use of buildings. The proposed development contributes to the City's affordable rental housing stock.

Section 6.3.2 of the new Official Plan supports residential use provided the development includes missing middle typologies and has an affordable housing component. The proposal is supportive of the policies by proposing affordable housing units in proximity to transit and services.

### **Public Consultation/Input**

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy. Responses were received from seven residents. Comments related to height and density, parking and traffic concerns.

### **RÉSUMÉ**

#### **Recommandation du personnel**

Le personnel des Services de planification recommande d'approuver la demande de modification du Règlement de zonage visant le 817, avenue Roseview. Cette modification conserverait le bien-fonds dans la Zone d'artère principale, mais augmenterait la hauteur de bâtiment maximale autorisée et toucherait d'autres dispositions du Règlement de zonage, permettant ainsi la construction d'un immeuble résidentiel de quatre étages comprenant six logements au loyer égal ou inférieur au prix du marché.

Le requérant a demandé une hauteur de bâtiment maximale de 14,32 mètres, un taux minimal de stationnement de 0,6 place par logement, une seule place de stationnement pour visiteur, une zone tampon paysagée d'une largeur minimale de 0,94 mètre autour d'une aire de stationnement et une saillie minimale autorisée de 0,3 mètre pour un auvent ou une marquise dans une cour.

La proposition est conforme aux politiques du Plan officiel s'appliquant aux artères principales et au logement abordable. Le personnel estime que la modification du Règlement de zonage demandée pour permettre la construction d'un immeuble résidentiel de quatre étages est conforme au Plan officiel et représente une bonne démarche de planification. La proposition permet une densification appropriée pour l'endroit.

#### **Politique applicable**

Les politiques suivantes appuient cette demande :

La section 3.6.3 contient des politiques applicables aux rues principales. Les artères principales sont conçues pour offrir une combinaison d'utilisations et ont le potentiel

d'évoluer au fil du temps pour devenir des lieux plus denses, axés sur les piétons et favorables au transport en commun. De nombreuses utilisations sont autorisées sur les rues principales traditionnelles et les artères principales, notamment des commerces de service et de vente au détail, des bureaux ainsi que des utilisations résidentielles et institutionnelles. Ces politiques soutiennent des hauteurs de bâtiment de typologie moyenne et la densification est préconisée dans un format de bâtiment permettant de ceinturer et de délimiter la bordure de la rue, grâce à des façades actives. La demande concerne une typologie de bâtiment (immeuble résidentiel de faible hauteur) conforme aux politiques de la section 3.6.3 et le projet permet de définir les espaces publics et privés.

La section 2.2.2 du Plan officiel stipule que la gestion de la densification dans le secteur urbain doit viser à appuyer la densification au moyen de nouveaux aménagements sur les terrains vacants dans certains secteurs de croissance, contribuant à compléter une collectivité existante ou à en créer une nouvelle. Cette densification est encouragée lorsque les aménagements mettent en valeur et complètent les caractéristiques recherchées, et se reflètent dans le milieu bâti et les espaces verts du secteur. La propriété visée est occupée par une habitation isolée et la demande concerne une utilisation du sol qui contribuera à la qualité de la collectivité existante et qui sera soutenue par les utilisations environnantes.

La section 2.5.1 fournit des orientations sur la définition d'espaces de qualité, la sécurité et l'accessibilité, le respect du caractère des quartiers et la prise en compte de facteurs d'adaptabilité et de durabilité. L'aménagement proposé est de nature sensible et sa typologie servira de transition vers le secteur résidentiel de faible hauteur adjacent. De plus, une analyse du caractère du paysage de rue, comprenant un énoncé de conception, a été réalisée.

La section 2.5.2 contient des politiques favorables à la création de logements abordables permettant d'améliorer l'offre en la matière, élément fondamental d'une collectivité saine où il fait bon vivre. Cet objectif sera atteint grâce aux aménagements intercalaires, à la transformation d'espaces non résidentiels et à la réutilisation adaptée de bâtiments. L'aménagement proposé contribue à enrichir l'offre de la Ville en matière de logements locatifs abordables.

La section 6.3.2 du nouveau Plan officiel soutient les utilisations résidentielles à condition que l'aménagement comprenne des logements intermédiaires manquants et un volet de logement abordable. La proposition correspond aux politiques en proposant des logements abordables à proximité du transport en commun et des services.

## Consultation et commentaires du public

L'avis public a été diffusé et la consultation publique s'est déroulée conformément à la Politique sur les avis publics et la consultation. Sept résidents ont fait part de leurs commentaires, qui évoquaient des préoccupations liées à la hauteur, à la densité, au stationnement et à la circulation

## 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

817 Roseview Avenue

### Owner

817 Roseview Inc.

### Applicant

WSP (Attn: Nadia De Santi)

### Architect

Unpoised Architecture Inc./ Azul Designs

### Description of site and surroundings

The subject property is located on the east side of Roseview Avenue and south of Carling Avenue. It has approximately 20 metres of frontage on Roseview Avenue with a total lot area of approximately 1,100 square metres and is generally rectangular in shape. The property is currently occupied by a single-storey detached dwelling with a shed in the rear yard. There is a stormwater pipe easement in favour of the City of Ottawa registered against the site, as described by Instrument CR462929.

The surrounding area is comprised of commercial, and retail uses to the north along Carling Avenue. To the south are low-rise and single detached residential uses, and east of the site is Michele Park, with the rear of the subject property backing onto the park. West of the site is a surface parking lot which is accessory to the Carling Family Shelter.

## Summary of requested Zoning By-law amendment proposal

The purpose of this Zoning By-law amendment application is to permit the development of a four-storey apartment building with a total of 24 units, 15 parking spaces, and 20 bicycle parking spaces.

The subject property is currently zoned Arterial Mainstreet, Urban Exception [2181], with a height limit of 11 metres (AM[2181] H(11)). The Zoning By-law amendment seeks to maintain the Arterial Mainstreet zone and increase the maximum height, in addition to other amendments to the zone provisions (AM[xxxx]). A low-rise apartment building is a permitted use in the Arterial Mainstreet zone.

As described in Document 2, the proposal has requested the following site-specific amendments:

- Maximum height limit: 14.32 metres.
- Minimum parking space requirement: 14 stalls.
- Minimum visitor parking space requirement: one stall.
- Minimum landscape buffer for a parking lot with fewer than 100 parking stalls: 0.94 metres.
- Permitted projection into required yards for canopies and awnings: 0.91 metres.

## DISCUSSION

### Public consultation

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications.

Comments were received by seven residents during the application review process. A virtual public information meeting was held by the Ward 7 Councillor's office on July 27, 2022 and attended by 15 people. Concerns were raised with respect to height and density, parking and traffic.

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

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

### **Current Official Plan**

The property is designated Arterial Mainstreet on Schedule B of the City's Official Plan. While the site does not directly front onto an Arterial Mainstreet (Carling Avenue), policy in Section 3.6.3(3) states that the Arterial Mainstreet designation applies to a depth of 400 metres from an Arterial Mainstreet. The site is approximately 70 metres from Carling Avenue.

Arterial Mainstreets are planned to provide a mix of uses and have the potential to evolve over time into more compact, pedestrian-oriented and transit-friendly places. A broad range of uses are permitted on Traditional and Arterial Mainstreets, including retail and service commercial uses, offices, residential and institutional uses. Policies support building heights of a mid-rise typology and intensification is supported for a building format that encloses and defines the street edge with active frontages.

#### **Section 2.2.2 – Managing Intensification Within the Urban Area**

This section directs where growth will occur and supports intensification by recognizing that residential areas will continue to mature and evolve. Growth will be directed to areas where infrastructure and services already exist, and infill and redevelopment will be compatible with existing context or planned function of the area. Consideration of the surrounding area's character is a factor in determining compatibility within a community. All intensification will occur in accordance with the provisions of Sections 2.5.1 and 4.11, dealing with matters of urban design and compatibility.

#### **Section 2.5.1 – Designing Ottawa**

Tools and design objectives for new development are provided in this section to guide compatibility and quality design. These design objectives include enhancing the sense of community; defining quality public and private spaces through development and ensuring that new development respects the character of existing areas.

#### **Section 2.5.2 – Affordable Housing**

The policies in this section contribute to improving the supply of affordable housing in conjunction with other City initiatives to support the construction of affordable units. The need to accommodate social diversity is a cornerstone of a liveable community. Diversity in the housing supply is achieved through a mix of multiple and single-detached housing, provision of ownership and rental housing, housing affordable to



low- and moderate-income groups, and housing appropriate to households with special needs. Policies in the Official Plan ensure that all forms of housing are permitted wherever residential uses are generally permitted.

#### Section 4.11 – Urban Design and Compatibility

New development is evaluated using the policies of this section, which addresses urban design and compatibility. These aspects of urban design and compatibility include building profile and height, potential impacts, building transitions, and intensification within established neighbourhoods. The purpose of reviewing these design aspects is to ensure that new development is sensitive and compatible to the existing context while providing appropriate transitions between new and existing development.

#### **New Official Plan**

The proposed new Official Plan, adopted by Council in November 2021, has been developed to reflect the opportunities and challenges that face the City as it continues to evolve. The proposed new Official Plan introduces a new Transect framework to further direct growth to the appropriate locations of the city. Until the new Official Plan is approved by the Province, the policies in the new Official Plan are informative and not determinative.

The subject site is designated Mainstreet Corridor within the Outer Urban Transect of the new Official Plan. The Outer Urban Transect speaks to the evolution of these areas into mixed-use 15-minute neighbourhoods. The Mainstreet Corridor shall establish buildings that locate higher densities close to the Corridor where appropriate, and ensure appropriate transitions in height, use of land, and site design and development, where it abuts other designations. The proposal meets the intent of the new Official Plan.

#### **Other applicable policies and guidelines**

##### Urban Design Guidelines for Arterial Mainstreets

The Urban Design Guidelines for Arterial Mainstreets is intended to provide guidance to foster compatible development that will contribute to the planned character of the street, achieve a high-quality built form and establish a strong street edge, and to facilitate a gradual transition to more intensive forms of development on Arterial Mainstreets. For Arterial Mainstreets, the Official Plan supports compatible development that respects the character of the street and adjacent areas so that gradual transformation to a more

compact, mixed-use, pedestrian-oriented pattern of development with building heights up to eight storeys is achieved.

A Streetscape Character Analysis was required for this proposal, which aids in review in conjunction with the required Design Brief. A Streetscape Character Analysis reviews the current streetscape context, elements such as building heights, yard projections and setbacks, parking, building materiality, and landscaping.

Planning staff consider the proposed building to be a suitable transition between Carling Avenue and the adjacent low-rise neighbourhood. The proposal employs materials, massing and detailing to address the residential portion of the street. The building has a proposed front yard setback that is less than the single detached dwellings to the south but which is acceptable in this context as it provides a suitable visual separation between the vehicular activity of the Arterial Mainstreet zone and the neighbouring properties. Staff have determined through this analysis that the proposal is an appropriate transition for the context between a busy Arterial Mainstreet and low-rise residential neighbourhood.

An on-going Site Plan Control application, submitted in conjunction with this proposal, is currently under review (D07-12-21-0165).

## **Planning rationale**

### Official Plan Policies

This application has been reviewed under the consolidated Official Plan (2003) and amendments in effect from Official Plan Amendment 150 (OPA 150).

The site is designated Arterial Mainstreet (Section 3.6.3). This section designates streets that offer significant opportunities for intensification through medium-density and mixed-use development and are well served by transit. The objective of the Mainstreet designation is to encourage more dense and mixed-use development, to facilitate a gradual transition to more intensive forms of development, and to achieve high-quality built form to establish a street edge.

Redevelopment and infill are encouraged on Arterial Mainstreets in order to optimize the use of land through intensification, in a building format that defines the street edge with active frontages (such as glazing and entrances orientated to the street). Building heights up to nine storeys are supported and the proposed increase in height from 11 metres to 14.32 metres is appropriate. The subject proposal is an example of appropriate infill and intensification into an abutting low-rise neighbourhood through a

four-storey apartment building proposal. The low-rise building is an example of gentle intensification, sensitive to future redevelopment along Carling Avenue, and to the low-rise nature of the abutting neighbourhood.

Policies in Section 2.2.2, Managing Growth in the Urban Area, supports intensification throughout the urban area where there are opportunities to accommodate more jobs and housing and increase transit use. The proposal includes a compact type of development and is near a frequent transit route (Bus Route 85) on Carling Avenue but also within 15 minutes of several rapid transit, frequent service and local routes. The reduced parking rate promotes transit use and assists with providing units at rent below market rate. The reduction is offset by increased secure bicycle parking.

The proposal will provide much needed below market rate units in the city. The affordable housing component will be operated in partnership with Operation Come Home, a local charity that supports homeless adults and at-risk youth. The proposed reduced parking rate is fully in line with policies in the Official Plan by providing units in proximity of transit and services to a residential use for below market rate rentals.

The proposal is consistent with policies contained in Section 2.5.1, related to Growth Management. The design objectives such as defining quality public and private spaces, ensuring safety and accessibility, create a sense of community and maintaining spaces with their own identity are achieved through this application. Section 4.11 provides direction focused on compatibility through criteria such as setbacks, height, transitions, orientation of entrances, and outdoor amenity areas. A Design Brief and Streetscape Character Analysis of Roseview Avenue were completed as part of the application.

The proposed development will accommodate the needs of a diverse population by replacing the existing detached dwelling with a multi-unit residential use that includes a mix of unit sizes and affordable units. It will contribute to the overall coherency of the urban fabric by defining public and private space. The development will include landscaping and architectural articulation to form an attractive and continuous street frontage. In addition to the public realm, the development will include private outdoor amenity space in the form of private balconies and rooftop amenity space.

Staff are satisfied that the requested Zoning By-law amendment for a four-storey apartment building is consistent with the Official Plan and represents good planning. The proposal allows for intensification within an existing built form that is consistent with the surrounding context. The proposed development will represent a compact form of development that reduces land consumption and is in proximity to transit services. The

proposal represents appropriate residential intensification within an established developed street and provides a built form that is consistent with the Official Plan.

### Zoning Details

As detailed in Document 2, the proposed Zoning By-law amendment will rezone the site to allow for a site-specific urban exception for various performance standards. The following summarizes the planning rationale for the amendments.

### Urban Exception Provisions

- Increase the maximum permitted height to 14.32 metres from 11 metres.
  - Policy in the Official Plan for the Arterial Mainstreet designation already states that heights up to nine storeys are acceptable. The proposed increase in height also provides an appropriate transition from future height and densities along Carling Avenue to the adjacent low-rise residential neighbourhood.
- To reduce the minimum parking space rate for a dwelling unit in a low-rise apartment building from 1.2 to 0.6 (or 14 stalls) per dwelling unit.
  - The proposal includes 24 dwelling units, which would require 29 resident parking stalls (1.2 spaces per unit). A total of 10 visitor parking stalls would be required (0.2 spaces per unit), for a total of 39 parking stalls.
  - Reducing parking is an effective way to get residents to consider other travel options and encourage transit use. The site is located near rapid, frequent and local transit routes.
- To reduce the minimum visitor parking space rate from 5 spaces to 1 space.
  - The reduction of visitor parking promotes transit-supportive development that utilizes land and existing infrastructure effectively. The reduction allows the development to maximize its location and proximity to transit.
- To reduce the minimum landscape buffer for a parking lot containing more than 10 but fewer than 100 spaces from 1.5 metres to 0.94 metres.
  - The proposal includes a new board fence along the south property line where the reduction of landscape buffer is sought. In addition to the fence, enhanced landscaping is proposed.

- To permit canopies and awnings to project 0.91 metres into the side yard but to be no closer than 0.3 metres from the lot line.
  - The permitted projection reduction still maintains the building setback to the property line as 1.2 metres. The interior side yard setback requirement is not applicable (0 metres requirement). The permitted projection (canopy/awning) is an architectural feature and contributes to the overall building design.

In summary, the proposed Zoning By-law amendment complies with the intent of the relevant policies and contains appropriate zone provisions to permit the proposed low-rise apartment building. The proposed amendments and supporting site development are appropriate and represent good planning.

### **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.

### **ASSET MANAGEMENT IMPLICATIONS**

There are no servicing constraints identified for the proposed rezoning at this time. Servicing requirements will be confirmed at time of site plan.

### **FINANCIAL IMPLICATIONS**

There are no financial implications.

## **ACCESSIBILITY IMPACTS**

The proposed building will be required to meet the accessibility criteria contained within the Ontario Building Code.

## **ENVIRONMENTAL IMPLICATIONS**

The applicant has submitted a Tree Conservation as part of the review of the application. The property has several groupings of trees that originated from seedlings and one tree on City property. While tree removal is deemed appropriate for this application, several new trees and plantings are proposed in the Landscape Plan.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

- Thriving Communities

## **APPLICATION PROCESS TIMELINE STATUS**

This application (Development Application Number: D02-02-21-0129) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the complexity of issues of the proposal resulting in multiple revisions.

## **SUPPORTING DOCUMENTATION**

Document 1 Zoning Map

Document 2 Details of Recommended Zoning

Document 3 Public Consultation Details

Document 4 Concept Site Plan

## **CONCLUSION**

The Planning, Real Estate and Economic Development Department supports the proposed Zoning By-law amendment. The proposed development is an appropriate example of below market rate rent units and missing middle housing at the edge of a stable community and Arterial Mainstreet. The development fits well in its context and the requested amendment conforms with the Official Plan and is consistent with the Provincial Policy Statement.

**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 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.

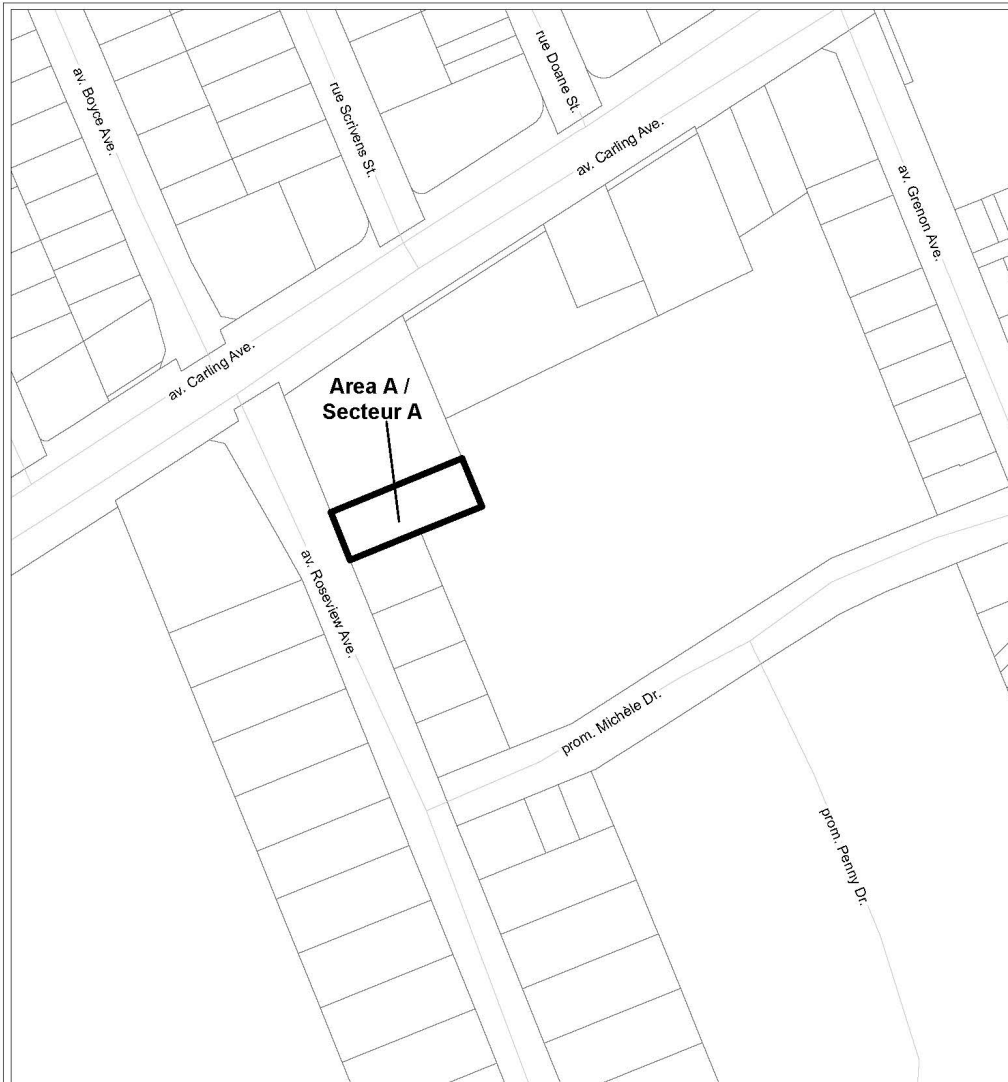
Legal Services, Innovative Client Services Department to forward the implementing by-law to City Council.




Planning Operations Branch, Planning Services to undertake the statutory notification.

**Document 1 – Location Map**

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

The map shows the property to be rezoned, which is located on the east side of Roseview Avenue and south of Carling Avenue.



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-21-0129	22-0936-D	<b>817 av. Roseview Avenue</b>	
I:\COI\2022\ZKP\Roseview_817			Area A to be rezoned from AM[2181] H(11) to AM[XXXX] Le zonage du secteur A sera modifié de AM[2181] H(11) à AM[XXXX]
©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 ©Les données de parcelles appartiennent à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE			
REVISION / RÉVISION - 2022 / 09 / 21			



## Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 817 Roseview Avenue:

1. Rezone the lands as shown in Document 1.
2. Amend Section 239, Urban Exceptions, by amending exception [xxxx] with provisions similar in effect to the following:
  - a. In Column II, “Applicable Zones”, add the text, “AM[xxxx]”
  - b. In Column V, “Exception Provisions – Provisions”, add the following:
    - i. Maximum height is 14.32 metres.
    - ii. Minimum parking space for a low-rise apartment building is 14 spaces.
    - iii. Minimum parking space for visitor parking is 1 space.
    - iv. Minimum landscape buffer for a parking lot containing more than 10 but fewer than 100 spaces is 0.94 metres from 1.5 metres.
    - v. Canopies and awnings may project into a side yard up to 0.91 metres but may be no closer to the lot line than 0.3 metres.

### **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 virtually by the Councillor's Office on July 27, 2022 where approximately fifteen residents participated. Seven public comments on the Zoning By-law amendment were received.

#### Public Comments and Responses

##### Comment:

There will be more traffic on the quiet Roseview Avenue, and it is less safe for everyone, especially kids and elders.

##### Response

The traffic forecast from the proposed 24-unit development is expected to be effectively and safely accommodated within the overall network.

##### Comment:

The proposed high-density building will put a lot more stress to the existing city facilities and services, from garbage collection to water and sewer service.

##### Response:

Intensification is targeted near arterial roads with proximity and access to amenities and services. The zoning is currently Arterial Mainstreet where heights up to nine storeys are permitted by the Official Plan. The four-storey proposal transitions from higher potential height and density along Carling Avenue to the adjacent low-rise dwellings. City staff reviewed the proposed plans to ensure adequacy and compliance with City standards for servicing, waste collection and fire protection.

##### Comment:

The proposed high-density building is completely out of character with the neighbourhood.

Response:

A Streetscape Character Analysis was required as part of this application, which reviews the current streetscape context, elements such as building heights, yard projections and setbacks, parking, building materiality, and landscaping.

It was found in this analysis that the proposed building is a suitable development in transition to the context between Carling Avenue and the adjacent low-rise neighbourhood. The proposal employs materials, massing and detailing to address the residential portion of the street. The building has a proposed front yard setback that is less than the single detached dwellings to the south but was found acceptable in this context as it provides a suitable visual separation between the vehicular activity of the Arterial Mainstreet zone (current site and Carling Avenue) and the neighbouring properties. It was found through this analysis that the proposal is an appropriate transition for the context between a busy Arterial Mainstreet and low-rise residential neighbourhood.

Comment:

The proposed high-density building [doesn't appear to have] any community benefits.

Response:

The proposal will include units which have rent at below market rate, contributing to the City's supply of 'affordable housing'. The current zoning of AM[2181] H(11) would permit a variety of building types such as commercial uses, duplexes, triplex, or townhouses. A development of this scale is not required by the Official Plan or other City policy to contribute any specific community benefits.

Comment:

I live up the street and across Richmond Road. I often walk or bike by this site on the way to shopping or the river and associated bike trails. I strongly support this development and would love to see increased housing built in this area. If I had one comment it would be to reduce the number of parking spots and increase the number of bicycle parking spots.

Response:

The revised proposal increased the number of dwelling units from 20 to 24, reduced parking spaces from 18 spaces to 15, and increased bicycle parking from 16 spaces to 20.

Comment:

Some units are supposed to be designated as 'affordable'. Is there a formula the affordable X amount/% lower than the other units?

Response:

The project is not a recipient of CMHC funding and will not be classified as 'affordable housing' by that definition, however, the proposal includes units at below market rate. The Owner plans to partner with Operation Come Home, a local charity that supports homeless adults and at-risk youth.



**WEST ELEVATION**  
A5 SCALE 1/8" = 1'-0"

Quantity	Description	Comments
1	Brick Veneer (Stratford Brick) - Clay Brick - Colour: Dimples - Grout: match brick	Colour sample to be approved on site
2	EIFS (Gibo Thermo) - Colour: Light Grey	Colour sample to be approved on site
3	Steel Siding (Vincennes) - G3 Stone - Colour: medium grey	Colour sample to be approved on site
4	Rock Veneer (Pewaukee Rock) - Clay Brick - Colour: medium grey - Grout: medium grey	Colour sample to be approved on site
5	Aluminium Composite Panel (Skanska) - Rigid: Blue Granite - Colour: Light Grey	Colour sample to be approved on site
6	Aluminium Louvers - Anodized: Black	Colour sample to be approved on site

**EXTERIOR MATERIALS: 817 Roseview Avenue**  
Date: 2022-05-02

Page 1 of 1

**SOUTH ELEVATION**  
A5 SCALE 1/8" = 1'-0"

Quantity	Description	Comments
1	Brick Veneer (Stratford Brick) - Clay Brick - Colour: Dimples - Grout: match brick	Colour sample to be approved on site
2	EIFS (Gibo Thermo) - Colour: Light Grey	Colour sample to be approved on site
3	Steel Siding (Vincennes) - G3 Stone - Colour: medium grey	Colour sample to be approved on site
4	Rock Veneer (Pewaukee Rock) - Clay Brick - Colour: medium grey - Grout: medium grey	Colour sample to be approved on site
5	Aluminium Composite Panel (Skanska) - Rigid: Blue Granite - Colour: Light Grey	Colour sample to be approved on site
6	Aluminium Louvers - Anodized: Black	Colour sample to be approved on site

**EXTERIOR MATERIALS: 817 Roseview Avenue**  
Date: 2022-05-02

Page 1 of 1

**817 ROSEVIEW AVENUE**  
 SCOPE OF WORK: NEW 4-STOREY, LOW RISE  
 RENTAL BUILDING - 24 UNITS

A5  
 SCALE 1/8" = 1'-0"

**EAST ELEVATION**  
A6 SCALE 1/8" = 1'-0"

Quantity	Description	Comments
1	Brick Veneer (Stratford Brick) - Clay Brick - Colour: Dimples - Grout: match brick	Colour sample to be approved on site
2	EIFS (Gibo Thermo) - Colour: Light Grey	Colour sample to be approved on site
3	Steel Siding (Vincennes) - G3 Stone - Colour: medium grey	Colour sample to be approved on site
4	Rock Veneer (Pewaukee Rock) - Clay Brick - Colour: medium grey - Grout: medium grey	Colour sample to be approved on site
5	Aluminium Composite Panel (Skanska) - Rigid: Blue Granite - Colour: Light Grey	Colour sample to be approved on site
6	Aluminium Louvers - Anodized: Black	Colour sample to be approved on site

**EXTERIOR MATERIALS: 817 Roseview Avenue**  
Date: 2022-05-02

Page 1 of 1

**NORTH ELEVATION**  
A6 SCALE 1/8" = 1'-0"

Quantity	Description	Comments
1	Brick Veneer (Stratford Brick) - Clay Brick - Colour: Dimples - Grout: match brick	Colour sample to be approved on site
2	EIFS (Gibo Thermo) - Colour: Light Grey	Colour sample to be approved on site
3	Steel Siding (Vincennes) - G3 Stone - Colour: medium grey	Colour sample to be approved on site
4	Rock Veneer (Pewaukee Rock) - Clay Brick - Colour: medium grey - Grout: medium grey	Colour sample to be approved on site
5	Aluminium Composite Panel (Skanska) - Rigid: Blue Granite - Colour: Light Grey	Colour sample to be approved on site
6	Aluminium Louvers - Anodized: Black	Colour sample to be approved on site

**EXTERIOR MATERIALS: 817 Roseview Avenue**  
Date: 2022-05-02

Page 1 of 1

**817 ROSEVIEW AVENUE**  
 SCOPE OF WORK: NEW 4-STOREY, LOW RISE  
 RENTAL BUILDING - 24 UNITS

A6  
 SCALE 1/8" = 1'-0"