

3. **Zoning By-law Amendment – 2 Monk Street, 160 and 162 Fifth Avenue**  
**Modification du Règlement de zonage – 2, rue Monk, 160 et 162, avenue Fifth**

**Committee recommendation**

**That Council approve an amendment to Zoning By-law 2008-250 for 2 Monk Street, 160 and 162 Fifth Avenue to permit the construction of a stacked dwelling and detached dwellings, as detailed in Document 2.**

**Recommandation du Comité**

**Que le Conseil approuve une modification du Règlement de zonage 2008-250 visant le 2, rue Monk et les 160 et 162, avenue Fifth, afin de permettre l'aménagement d'une habitation superposée et de maisons unifamiliales, comme le précise le document 2.**

**Documentation/Documentation**

1. Report from the Director, Planning Services, Planning, Infrastructure and Economic Development Department, dated April 8, 2021 (ACS2021-PIE-PS-0050)  
  
Rapport de la Directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 8 avril 2021 (ACS2021-PIE-PS-0050)
2. Extract of draft Minutes, Planning Committee, April 22, 2021  
  
Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 22 avril 2021

**Report to  
Rapport au:**

**Planning Committee  
Comité de l'urbanisme  
22 April 2021 / 22 avril 2021**

**and Council  
et au Conseil  
28 April 2021 / 28 avril 2021**

**Submitted on 8 April 2021  
Soumis le 8 avril 2021**

**Submitted by  
Soumis par:**

**Lee Ann Snedden,  
Director / Directrice**

**Planning Services / Services de la planification**

**Planning, Infrastructure and Economic Development Department / Direction  
générale de la planification, de l'infrastructure et du développement économique**

**Contact Person**

**Personne ressource:**

**Steve Gauthier,**

**Planner / Urbaniste, Development Review Central / Examen des demandes  
d'aménagement centrale**

**613-580-2424, 27889, [steve.gauthier@ottawa.ca](mailto:steve.gauthier@ottawa.ca)**

**Ward: CAPITAL (17) / CAPITALE (17)**

**File Number: ACS2021-PIE-PS-0050**

**SUBJECT: Zoning By-law Amendment – 2 Monk Street, 160 and 162 Fifth  
Avenue**

**OBJET: Modification du Règlement de zonage – 2, rue Monk, 160 et 162,  
avenue Fifth**

## **REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council approve an amendment to**

Zoning By-law 2008-250 for 2 Monk Street, 160 and 162 Fifth Avenue to permit the construction of a stacked dwelling and detached dwellings, 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 April 28, 2021," 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 2, rue Monk et les 160 et 162, avenue Fifth, afin de permettre l'aménagement d'une habitation superposée et de maisons unifamiliales, comme le précise 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 28 avril 2021 », 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

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

2 Monk Street, 160 and 162 Fifth Avenue.

**Owner**

Neoteric Development Inc

**Applicant**

Christoph Jalkotzy

**Description of site and surroundings**

The subject site is located in the Glebe Neighbourhood at the south-west intersection of Fifth Avenue and Monk Street. It is currently occupied by a church and an assembly hall. It is surrounded by low rise residential uses to the south, west and north. To the east is a five-storey mixed use building that contains residential, office, and commercial on the ground floor.

The site has a frontage of 47.78 m on Fifth Ave and a depth of 27.17 m with a lot area of approximately 1,288 m<sup>2</sup>.

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

The proposed development consists of three detached dwellings fronting onto Fifth Avenue and a stacked dwelling containing 18 units at the corner of Fifth Avenue and Monk Street. Six of these units will have their principle entrance from Fifth Avenue while the other twelve will have their principle entrance from Monk Street. The detached dwellings will have rear garages and the stacked dwelling will not provide parking.

The property is proposed to be split into two different zoning designations, one to accommodate the detached dwellings, and the other to accommodate the proposed stacked dwelling. More specifically, the detached dwellings would be zoned Residential Third Density (R3P) and the proposed stacked dwelling, Residential Fourth Density with an exception (R4UD[XXXX]) and a zoning schedule that would regulate height and setbacks.

**Brief history of proposal**

The initial proposal contemplated four 11-metre high detached dwellings along Fifth Avenue with attached garages on the front of the buildings. The stacked dwelling was proposed with rooftop terraces and accesses that extended to the exterior walls.

Following the receipt of staff comments, as well as those from the local community, the proposal was revised to remove one detached dwelling, locate the garages for these

detached dwellings in the rear yard and provide setback for the rooftop terraces and accesses related to the stacked dwelling. Readjustments were also made to the footprint of the stacked dwelling to widen the at-grade amenity area to the south-west.

## **DISCUSSION**

### **Public consultation**

A walk-in information session was held in the community on July 23, 2020, before the approval process, where participants could consult boards and ask questions to the development team. The Councillor's Office and Planning staff were present to answer any process related questions.

For this proposal's consultation details, see Document 4 of this report.

### **Official Plan designations**

The site is located within the General Urban Area designation of the City of Ottawa Official Plan. The General Urban Area relates to a large portion of the City's urban area and accommodates a broad mix and scale of uses in order to facilitate complete and sustainable communities. The policies of the Official Plan support infill, redevelopment and other forms of intensification within the General Urban Area.

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

Section 2.5.1 of the Official Plan sets out a number of design objectives that can positively influence the built environment. These objectives are intended to help achieve compatibility with respect to form and function where introducing new development into established communities. One of these objectives is to ensure that new development respects the character of existing areas.

Section 4.11 of the Official Plan discusses Urban Design and Compatibility. In particular, it addresses the essential requirements to incorporate good quality design that fits the current and planned function context of the neighbourhood. It also states that complementary to building design, the massing and scale of new development also contributes to successful neighbourhood integration and the compatibility of new development with the character of the surrounding community. More specifically, it states that the City will assess the appropriateness of the proposal relying upon the building height, massing and scale permitted by the planned function of adjacent properties, as well as the character established by the prevailing pattern of abutting development and development that is across the street.

## **Planning rationale**

### Official Plan

The proposed redevelopment of the existing church to provide 21 new dwelling units is consistent with the General Urban Area designation, which supports infill, redevelopment and intensification. It is also in keeping with Sections 2.5.1 and 4.11 of the Official Plan by proposing built forms that are consistent with the immediate context and planned functions.

### Monk Street

Immediately across the street, at the north-east corner of Monk Street and Fifth Avenue, is a recently built mixed-use building that contains residential apartments on the second, third and fourth floors. There is also a recently built three-and-a-half-story apartment building immediately across the street. South of the site are two-storey residential rows that date from the early to mid 20th century. None of the residential buildings on either side of Monk Street between Thornton and Fifth Avenues have driveways.

### Fifth Avenue

Immediately across the street are two and two-and-a-half storey residential homes that also date from the early to mid 20th century. Immediately to the west are, apart from one relatively recent one-storey-back-to-back semi at 168 Fifth Avenue, two and two-and-a-half storey residential homes also mainly dating from the early to mid 20th century. The homes across Fifth Avenue all have side driveways. The homes to the west have a mix of front and side driveways.

### Detached dwellings

The proposed three detached dwellings on Fifth Avenue will be fully compliant with the Mature Neighborhood Overlay and the proposed R3P zone, which is the same existing zoning designation to the north, west and south.

### Stacked dwellings

In relation to the proposed Staked Dwelling, Staff do not have concerns with the proposed performance standard relief for the street setbacks on both Fifth Avenue and Monk Street. The proposed front yard setback along Fifth Avenue will be consistent with that of the mixed-use building to the east. Although closer than the proposed singles to the west, building stepbacks will be provided at the second and third storeys to provide

the required clearance from the hydro poles and to add articulation to the massing of the building. Furthermore, the stepback at the second story will be provided to the west of the building façade, thus reducing mass next to the proposed detached dwelling. The corner side yard setback along Monk Street will be consistent with all existing buildings across the street, which are located at the front property line. Although the proposed street setback will be lesser than the existing row dwellings to the south, the new development will provide an increased southerly interior side yard setback (from 0.5 m to 1.2 m). It should also be mentioned that the existing church is currently; closer to the street than the rows.

#### Building height

The proposed 11-metre height for the stacked dwellings will represent a transition between the 14-metre high mixed-use building to the east and the proposed 10-metre high detached dwellings to the west. It will also be consistent with the height of the apartment building immediately across on the opposite side of Monk Street.

The proposed 10-metre height for the detached dwellings, although higher than the existing homes to the west is consistent with their planned function (R3P). It will also represent an increase of less than one (1) metre with the existing gambled roof homes immediately on the opposite side of Fifth Avenue.

#### Parking

Staff do not have concerns with the proposed reduction in parking for the Stacked Dwelling to zero spaces as this is consistent with most properties on either side of Monk Street between Thornton and Fifth Avenues. The subject property is also located a walkable distance from neighbourhood shopping and services on Bank Street, as well as public transit, all of which provides the opportunity for people to obtain goods and services without the use of a private automobile.

#### Conclusion

Staff is supportive of the proposed development as it represents compatible intensification and conforms with the policies of the Official Plan.

#### **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**

Councillor Menard is aware of the report and supportive of the application.

## **ADVISORY COMMITTEE COMMENTS**

No concerns or recommendations were received. Proper accessibility will be ensured through the Site Plan Control process.

## **LEGAL IMPLICATIONS**

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

## **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with the recommendations in this report.

## **ASSET MANAGEMENT IMPLICATIONS**

There are no direct asset management implications associated with the recommendations of this report.

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

## **ACCESSIBILITY IMPACTS**

No accessibility barriers are anticipated. Proper accessibility will be ensured through Site Plan Control Approval and Building Code review.

## **ENVIRONMENTAL IMPLICATIONS**

Environmental implications will be assessed through the Site Plan Control Approval process.

## **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 was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments.

### **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Zoning Schedule

Document 4 Consultation Details

Document 5 Site Plan

Document 6 Elevations

### **CONCLUSION**

Staff is supportive of the proposed development as it represents compatible intensification.

### **DISPOSITION**

Office of the City Clerk, Council and Committee Services, to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; 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](http://geoOttawa).

This map shows where the two proposed zoning designations are to be applied, R3P to 160 and 162 Fifth Avenue, and R4UD[XXXX]SXXX to 2 Monk Street.



|   |          |  |   |
|---|----------|--|---|
|    |          | LOCATION MAP / PLAN DE LOCALISATION<br>ZONING KEY PLAN / SCHÉMA DE ZONAGE  |   |
| D02-02-20-0085  | 21-0273X |   | <b>2 rue Monk Street,<br/>         160, 162 avenue Fifth Avenue</b> |
| I:\COV2021\ZoningMonk_2   |          |  |   |
| <small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers<br/>         All rights reserved. May not be produced without permission<br/>         THIS IS NOT A PLAN OF SURVEY</small>                                   |          |  |   |
| <small>©Les données de parcelles appartient à Teranet Enterprises Inc.<br/>         et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit<br/>         sans autorisation. (CECI N'EST PAS UN PLAN D'APPARTENANCE)</small> |          |  |   |
| REVISION / RÉVISION - 2021 / 03 / 23  |          | Entire map area is affected by the Mature Neighbourhoods Overlay (section 139) /<br>Tout le secteur de la carte est touché par la Zone sous-jacente de quartiers établis (article 139) |   |
|   |          |   |   |

## Document 2 – Details of Recommended Zoning

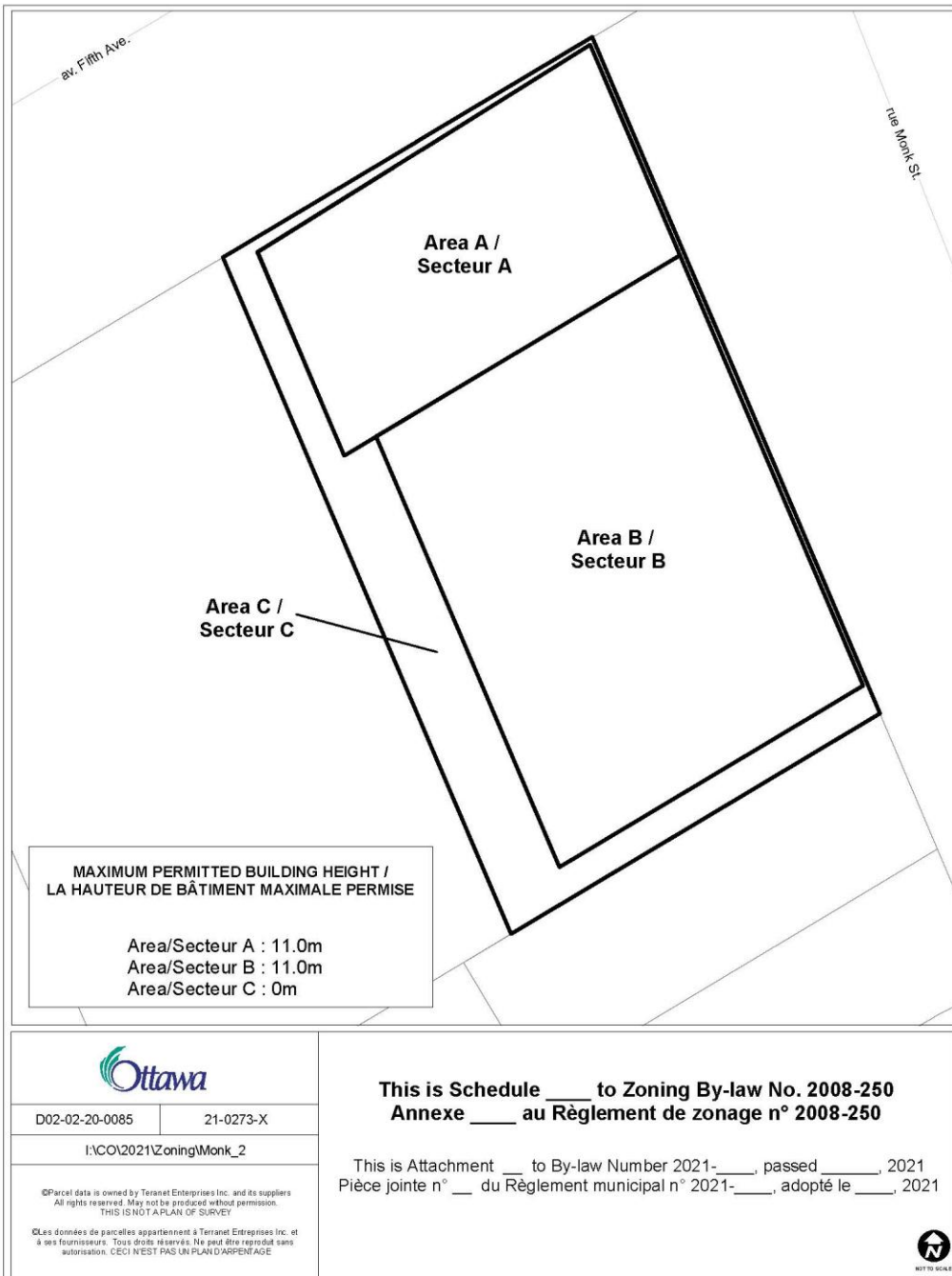
The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 2 Monk Street, and 106 and 162 Fifth Avenue:

1. To rezone the lands shown as Area A in Document 1 from I1A to R3P
2. To rezone the lands shown as Area B in Document 1 from I1A to R4UD[XXXX]SXXX
3. Add a new exception, [XXXX], to Section 239 – Urban Exceptions with provisions similar in effect to the following:
  - a) Add to Column II the text R4UD[XXXX]SXXX
  - b) Add to Column V, Provisions, the text:
    - Minimum number of bicycle parking spaces required: 0;
    - Section 123 does not apply;
    - Section 139 (3) (a) does not apply;
    - Section 161 (12) and (12.1) do not apply;
    - Roof-top accesses in Area A of Schedule XXX must be setback a distance of 0.8 metre from the exterior front wall, and not exceed a total area of 13.5 square metres;
    - Roof-top accesses in Area B of Schedule XXX must not exceed a total area of 27 square metres;
    - Section 161 (20) (a) applies to the interior side yard and interior yard with all necessary modifications;
    - Minimum area of soft landscaping is 62 square metres and may be located in the rear and interior yards;
    - Section 161 (20) (b) (iv) does not apply;
    - Minimum horizontal area of balconies and porches provided on the front or corner side façade: 0.7 square metres;
    - Table 162A Columns VII, VIII, IX, X do not apply;

- Minimum parking space rate per dwelling unit: 0;
- Minimum visitor parking space rate per dwelling unit: 0;
- The lands are considered as one lot for the purposes of applying zoning provisions.

### Document 3 – Zoning Schedule

This is the zoning schedule to be applied to 2 Monk Street where different heights and setbacks are prescribed per area.



## **Document 4 – 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.

An information session was held in the community on July 23, 2020, prior to the approval process.

The main concerns received through circulation were related to the increased density, the proposal not fitting the street character, the zero metres setbacks, the lack of parking, and the lack of green space.

#### Density and character:

The proposed Stacked Dwelling represents a mass, location, and built form equivalent to existing apartment buildings on the east side of Monk Street.

The proposed front garages for the singles were relocated to the rear yards. The height of the singles was also reduced from 11 metres to 10 metres.

#### Setbacks and green space:

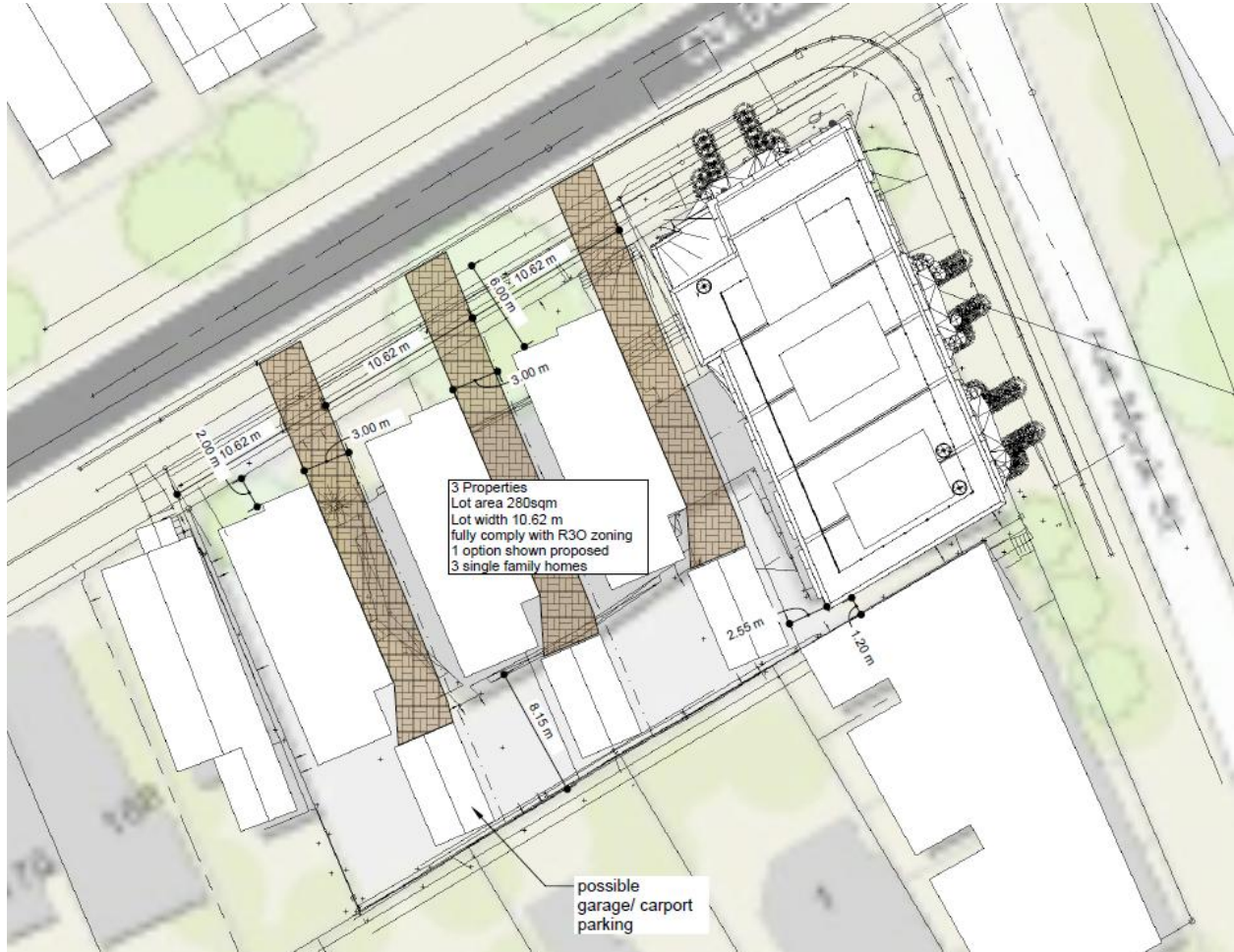
The proposed attached tree units' footprint was revised to increase the south-westerly interior side yard setback to provide relief from the abutting back yards and allow for tree planting. The rooftop amenities were also setback from the exterior walls.

By relocating the front garages to the rear yards, more space will now be available for green space and street trees.

#### Parking:

Most of the properties on either side of Monk Street, between Thornton and Fifth Avenues, do not provide parking. The subject property is also located a walkable distance from neighbourhood goods and services on Bank Street and public transit is also in the vicinity of the subject property.

Document 5 – Site Plan



Document 6 – Elevations

Monk Street (East)



Fifth Avenue (North)

