

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
24 April 2018 / 24 avril 2018**

**and Council
et au Conseil
9 May 2018 / 9 mai 2018**

**Submitted on 8 April 2018
Soumis le 8 avril 2018**

**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:

**Erin O'Connell, Planner III / Urbaniste III, Development Review Central / Examen
des demandes d'aménagement centrale
(613) 580-2424, 27967, Erin.O'Connell@ottawa.ca**

Ward: KITCHISSIPPI (15)

File Number: ACS2018-PIE-PS-0038

**SUBJECT: Zoning By-law Amendment – 373 Princeton Avenue (527 Melbourne
Avenue)**

**OBJET: Modification au Règlement de zonage – 373, avenue Princeton (527,
avenue Melbourne)**

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 373 Princeton to permit a total of 16 dwelling units, 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 City Clerk and Solicitor’s Office and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to Bill 73 ‘Explanation Requirements’ at the City Council Meeting of 9 May 2018,” 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 au Règlement de zonage 2008-250 pour le 373, avenue Princeton afin de permettre l’aménagement d’un total de 16 unités d’habitation, comme il est expliqué en détail dans le document 2.
2. Que le Comité de l’urbanisme approuve 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 de l’avocat général 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 du projet de loi 73 , à la réunion du Conseil municipal prévue le 9 mai 2018», 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

373 Princeton Avenue (527 Melbourne Avenue)

Owner

Uniform Urban Developments

Applicant

FoTenn Consultants Inc.

Architect

Hobin Architecture Inc.

Description of site and surroundings

The site is bound by Edison Avenue to the east, Melbourne Avenue west, and Princeton Avenue to the south, within the Westboro community of Ward 15 – Kitchissippi.

The 5,867.94 square metres area currently contains a two-and-a-half storey building along the southwest corner, which houses the Institut Jeanne d'Arc, which was severed from the lands subject to this application. The surrounding area contains predominantly single-detached low-rise residential dwellings. Currently, access to the site is via Melbourne Avenue.

Summary of requested Zoning By-law amendment proposal

The lands are currently zoned as a Minor Institutional Zone, subzone A (I1A), which allows for a range of community uses, institutional accommodations, and emergency services uses, but does not permit residential land uses. The Zoning By-law amendment has been submitted in order to construct residential dwellings on a portion of the site. The application requests that the southwest corner of the site maintain its current zoning and the existing building, while the remaining L-shaped portion of the site be rezoned to Residential Third Density, subzone N (R3N) to permit residential buildings to be constructed on the L-shaped portion the site.

The proposed development will be comprised of 16 new dwellings in total. These will consist of three single-detached dwellings, 10 semi-detached dwellings, and three townhomes, all of which will front onto either Melbourne Avenue or Edison Avenue. Vehicular access to all detached and six semi-detached homes will be via driveways from those streets, while townhouses and four semi-detached dwellings will have parking in the rear, accessed via a private lane from Princeton Avenue.

Brief history of proposal

Applications for Minor Variance and Severance were approved by the Committee of Adjustment May 17, 2017 in order that the property be severed to permit the existing Institutional building to remain and the Zoning By-law amendment and Site Plan Control

applications to proceed on the remainder of the property. As part of this severance application, a new address of 527 Melbourne Avenue was created for the subject property.

DISCUSSION

Public consultation

Two public consultation sessions were hosted by the applicant and Ward Councillor. The first was October 27, 2016 at the Dovercourt Recreation Centre with approximately 35 people in attendance and the second was January 31, 2018 at the Churchill Seniors Centre with approximately six people in attendance.

Three comments were submitted requesting to be notified of the application and any recommendations, and one comment was submitted with a concern about protecting the existing trees on site.

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

Official Plan designation

According to Schedule B of the Official Plan (OP), the property is designated as General Urban Area, which permits many types, tenures and densities of housing in combination with conveniently located commercial uses. These are provided in a manner that enhances and complements the desirable characteristics and ensures the long-term viability of existing communities.

Compatible development means development that is not necessarily the same as existing buildings but coexists without causing undue adverse impact. Relevant considerations from Section 2.5.1 Urban Design and Compatibility of the OP include encouraging a continuity of street frontages, allowing built form to evolve through architectural style and innovation, accommodating the needs of a range of people of different incomes and lifestyles at various stages, and maximizing opportunities for sustainable transportation modes. Section 4.11 of the Official Plan – Urban Design and Compatibility, identifies relevant policies regarding scale, height, setbacks of adjacent properties, traffic, access, parking, outdoor amenity areas, service areas, sunlight and supporting neighbourhood services. The application has been reviewed under Official Plan Amendment 150, but does not rely specifically upon any of the amendments introduced by it.

Other applicable policies and guidelines

Relevant Urban Design Guidelines for Low-rise Infill Housing include:

- reflecting the desirable aspects of the established streetscape character;
- landscaping to blend with the landscape pattern and materials of surrounding homes;
- design buildings and parking solutions to retain established trees on the right-of-way and plant new ones;
- reflect the existing or desirable planned neighbourhood pattern;
- reflect existing setbacks;
- provide primary building entrances that are inviting and visible from the street;
- limit the area occupied by driveways and parking spaces; and
- provide parking in the rear.

Planning rationale

The proposed development responds to the policies outlined above through intended use, function and design.

The proposed buildings consist of a variety of built forms including seven units with rear yard parking access in order to ensure the public streetscape is characterized by pedestrian activity and landscaping. Where traditional driveway access is provided from the public street, the driveway widths are minimal.

The proposed R3N zoning is the existing zone of the adjacent area to the north and setbacks, massing, and scale are compatible with surrounding built form.

The development is adequately served by nearby services and amenities including Clare Gardens Park and Dovercourt Recreation Centre. Both are located less than 400 metres from the subject site. Elementary and High Schools are within 1 kilometre of the subject site, and many shops and services are provided along Richmond Road.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2014.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Leiper provided the following comments:

“I am supportive of this Zoning By-Law Amendment application. Through multiple opportunities for consultation, the community has given consideration that the proposal is at a scale appropriate for the neighbourhood. It has been a pleasure to work both with Cornerstone Housing and Uniform developments on this very exciting collaboration that will see much needed supportive housing built in Westboro.”

LEGAL IMPLICATIONS

There are no legal impediments to implementing the recommendations contained within the report.

RISK MANAGEMENT IMPLICATIONS

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

ASSET MANAGEMENT IMPLICATIONS

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

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

The new buildings will be required to meet the accessibility criteria contained within the Ontario Building Code. The *Accessibility for Ontarians with Disabilities Act* requirements for site design will also apply, and will be reviewed at the time of the Site Plan Control application.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

EP2 – Support growth of the local economy.

APPLICATION PROCESS TIMELINE STATUS

This application was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Process

Document 4 Site Plan

CONCLUSION

The proposed development is located in the General Urban Area and complies with relevant Official Plan policies including accommodating the needs of a range of people, and respect for a community's established characteristics. The development complies with Urban Design and Compatibility criteria in the Official Plan as it includes prominent front entrances, a variety of dwelling types, and a rear parking area for a portion of the development. In consideration of the applicable Official Plan Policies and compatibility of the use in the area, the Zoning By-law amendment is recommended for approval.

DISPOSITION

Legislative Services, Office of the City Clerk and Solicitor to notify the owner; applicant; Ottawa Scene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5; Krista O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (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, Office of the City Clerk and Solicitor 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.



| | | | |
|--|-----------|--|--|
|  | | LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE | |
| D02-02-16-0113 | 18-0210-X |  527 avenue Melbourne Avenue | |
| I:\CO\2018\Zoning\Melbourne_527 | | | |
| <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>©Les données de parcelles appartient à Teranet Entreprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE</small> | | | |
| REVISION / RÉVISION - 2018 / 02 / 22 | | Entire map area is affected by the Mature Neighbourhoods Overlay (section 139) / Tout le secteur de la carte est touché par la Zone sous-jacente de quartiers établis (article 139) | |
| | |  | |

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law 2008-250 for 527 Melbourne Avenue:

1. Rezone the lands shown in Document 1 from I1A to R3N [XXXX]
2. Create a new exception in Section 239, Urban Exceptions, with provisions similar in effect to the following:
 - a. In Column II, add the text, “R3N [XXXX]”;
 - b. In Column V, add the following text:
 - “- The minimum lot area for a townhouse dwelling unit is 140 m².
 - The maximum building height is 10 m.
 - The minimum front yard setback for a semi-detached and townhouse dwelling unit is 3.8 m.
 - The minimum rear yard setback for a semi-detached and townhouse dwelling is 5 m with a minimum rear lot area of 30 m².
 - The minimum interior side yard setback for a townhouse dwelling is 0.6 m.
 - Fire escapes, open stairways, stoops, landings, steps and ramps can project up to 0 m from a front lot line.
 - The principal entranceway for a townhouse dwelling may face the corner side lot line
 - For each pair of semi-detached dwellings, the principal entranceway of one of the two semi-detached dwellings may face a side lot line.”

Document 3 – Consultation Details

Notification and Consultation Process

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. Two public meetings were also held in the community.

Public Comments and Responses

Comment:

Request that existing trees be protected.

Response

A Tree Conservation Report and Landscape Plan have been submitted as part of the application, which indicate that there are 42 trees on the site and the adjacent site of 373 Princeton Avenue, either on private property or within the City Right-of-Way. Of the 42 trees on the site, 23 will be retained and 19 are proposed to be removed due to either conflicts with development, or pre-existing poor conditions. Sixteen new trees are proposed to be planted on the site. Detailed discussion about landscape plan elements will be part of the Site Plan Control process.

Community Organization Comments and Responses

The application was circulated to the Hintonburg Community Association, the McKellar Park Community Association, the Wellington Village Community Association, and the Westboro Community Association. No comments were received from the circulated Community Associations.

Document 4 – Site Plan



| NO. | DESCRIPTION | DATE | BY | CHKD. |
|-----|---------------------------|------------|----|-------|
| 1 | ISSUED FOR PERMIT | 2024.08.15 | MM | MM |
| 2 | REVISED PER CITY COMMENTS | 2024.08.20 | MM | MM |
| 3 | REVISED PER CITY COMMENTS | 2024.08.25 | MM | MM |
| 4 | REVISED PER CITY COMMENTS | 2024.08.30 | MM | MM |
| 5 | REVISED PER CITY COMMENTS | 2024.09.05 | MM | MM |
| 6 | REVISED PER CITY COMMENTS | 2024.09.10 | MM | MM |
| 7 | REVISED PER CITY COMMENTS | 2024.09.15 | MM | MM |
| 8 | REVISED PER CITY COMMENTS | 2024.09.20 | MM | MM |
| 9 | REVISED PER CITY COMMENTS | 2024.09.25 | MM | MM |
| 10 | REVISED PER CITY COMMENTS | 2024.09.30 | MM | MM |
| 11 | REVISED PER CITY COMMENTS | 2024.10.05 | MM | MM |
| 12 | REVISED PER CITY COMMENTS | 2024.10.10 | MM | MM |
| 13 | REVISED PER CITY COMMENTS | 2024.10.15 | MM | MM |
| 14 | REVISED PER CITY COMMENTS | 2024.10.20 | MM | MM |
| 15 | REVISED PER CITY COMMENTS | 2024.10.25 | MM | MM |
| 16 | REVISED PER CITY COMMENTS | 2024.10.30 | MM | MM |
| 17 | REVISED PER CITY COMMENTS | 2024.11.05 | MM | MM |
| 18 | REVISED PER CITY COMMENTS | 2024.11.10 | MM | MM |
| 19 | REVISED PER CITY COMMENTS | 2024.11.15 | MM | MM |
| 20 | REVISED PER CITY COMMENTS | 2024.11.20 | MM | MM |
| 21 | REVISED PER CITY COMMENTS | 2024.11.25 | MM | MM |
| 22 | REVISED PER CITY COMMENTS | 2024.11.30 | MM | MM |
| 23 | REVISED PER CITY COMMENTS | 2024.12.05 | MM | MM |
| 24 | REVISED PER CITY COMMENTS | 2024.12.10 | MM | MM |
| 25 | REVISED PER CITY COMMENTS | 2024.12.15 | MM | MM |
| 26 | REVISED PER CITY COMMENTS | 2024.12.20 | MM | MM |
| 27 | REVISED PER CITY COMMENTS | 2024.12.25 | MM | MM |
| 28 | REVISED PER CITY COMMENTS | 2024.12.30 | MM | MM |
| 29 | REVISED PER CITY COMMENTS | 2025.01.05 | MM | MM |
| 30 | REVISED PER CITY COMMENTS | 2025.01.10 | MM | MM |
| 31 | REVISED PER CITY COMMENTS | 2025.01.15 | MM | MM |
| 32 | REVISED PER CITY COMMENTS | 2025.01.20 | MM | MM |
| 33 | REVISED PER CITY COMMENTS | 2025.01.25 | MM | MM |
| 34 | REVISED PER CITY COMMENTS | 2025.01.30 | MM | MM |
| 35 | REVISED PER CITY COMMENTS | 2025.02.05 | MM | MM |
| 36 | REVISED PER CITY COMMENTS | 2025.02.10 | MM | MM |
| 37 | REVISED PER CITY COMMENTS | 2025.02.15 | MM | MM |
| 38 | REVISED PER CITY COMMENTS | 2025.02.20 | MM | MM |
| 39 | REVISED PER CITY COMMENTS | 2025.02.25 | MM | MM |
| 40 | REVISED PER CITY COMMENTS | 2025.02.30 | MM | MM |
| 41 | REVISED PER CITY COMMENTS | 2025.03.05 | MM | MM |
| 42 | REVISED PER CITY COMMENTS | 2025.03.10 | MM | MM |
| 43 | REVISED PER CITY COMMENTS | 2025.03.15 | MM | MM |
| 44 | REVISED PER CITY COMMENTS | 2025.03.20 | MM | MM |
| 45 | REVISED PER CITY COMMENTS | 2025.03.25 | MM | MM |
| 46 | REVISED PER CITY COMMENTS | 2025.03.30 | MM | MM |
| 47 | REVISED PER CITY COMMENTS | 2025.04.05 | MM | MM |
| 48 | REVISED PER CITY COMMENTS | 2025.04.10 | MM | MM |
| 49 | REVISED PER CITY COMMENTS | 2025.04.15 | MM | MM |
| 50 | REVISED PER CITY COMMENTS | 2025.04.20 | MM | MM |
| 51 | REVISED PER CITY COMMENTS | 2025.04.25 | MM | MM |
| 52 | REVISED PER CITY COMMENTS | 2025.04.30 | MM | MM |
| 53 | REVISED PER CITY COMMENTS | 2025.05.05 | MM | MM |
| 54 | REVISED PER CITY COMMENTS | 2025.05.10 | MM | MM |
| 55 | REVISED PER CITY COMMENTS | 2025.05.15 | MM | MM |
| 56 | REVISED PER CITY COMMENTS | 2025.05.20 | MM | MM |
| 57 | REVISED PER CITY COMMENTS | 2025.05.25 | MM | MM |
| 58 | REVISED PER CITY COMMENTS | 2025.05.30 | MM | MM |
| 59 | REVISED PER CITY COMMENTS | 2025.06.05 | MM | MM |
| 60 | REVISED PER CITY COMMENTS | 2025.06.10 | MM | MM |
| 61 | REVISED PER CITY COMMENTS | 2025.06.15 | MM | MM |
| 62 | REVISED PER CITY COMMENTS | 2025.06.20 | MM | MM |
| 63 | REVISED PER CITY COMMENTS | 2025.06.25 | MM | MM |
| 64 | REVISED PER CITY COMMENTS | 2025.06.30 | MM | MM |
| 65 | REVISED PER CITY COMMENTS | 2025.07.05 | MM | MM |
| 66 | REVISED PER CITY COMMENTS | 2025.07.10 | MM | MM |
| 67 | REVISED PER CITY COMMENTS | 2025.07.15 | MM | MM |
| 68 | REVISED PER CITY COMMENTS | 2025.07.20 | MM | MM |
| 69 | REVISED PER CITY COMMENTS | 2025.07.25 | MM | MM |
| 70 | REVISED PER CITY COMMENTS | 2025.07.30 | MM | MM |
| 71 | REVISED PER CITY COMMENTS | 2025.08.05 | MM | MM |
| 72 | REVISED PER CITY COMMENTS | 2025.08.10 | MM | MM |
| 73 | REVISED PER CITY COMMENTS | 2025.08.15 | MM | MM |
| 74 | REVISED PER CITY COMMENTS | 2025.08.20 | MM | MM |
| 75 | REVISED PER CITY COMMENTS | 2025.08.25 | MM | MM |
| 76 | REVISED PER CITY COMMENTS | 2025.08.30 | MM | MM |
| 77 | REVISED PER CITY COMMENTS | 2025.09.05 | MM | MM |
| 78 | REVISED PER CITY COMMENTS | 2025.09.10 | MM | MM |
| 79 | REVISED PER CITY COMMENTS | 2025.09.15 | MM | MM |
| 80 | REVISED PER CITY COMMENTS | 2025.09.20 | MM | MM |
| 81 | REVISED PER CITY COMMENTS | 2025.09.25 | MM | MM |
| 82 | REVISED PER CITY COMMENTS | 2025.09.30 | MM | MM |
| 83 | REVISED PER CITY COMMENTS | 2025.10.05 | MM | MM |
| 84 | REVISED PER CITY COMMENTS | 2025.10.10 | MM | MM |
| 85 | REVISED PER CITY COMMENTS | 2025.10.15 | MM | MM |
| 86 | REVISED PER CITY COMMENTS | 2025.10.20 | MM | MM |
| 87 | REVISED PER CITY COMMENTS | 2025.10.25 | MM | MM |
| 88 | REVISED PER CITY COMMENTS | 2025.10.30 | MM | MM |
| 89 | REVISED PER CITY COMMENTS | 2025.11.05 | MM | MM |
| 90 | REVISED PER CITY COMMENTS | 2025.11.10 | MM | MM |
| 91 | REVISED PER CITY COMMENTS | 2025.11.15 | MM | MM |
| 92 | REVISED PER CITY COMMENTS | 2025.11.20 | MM | MM |
| 93 | REVISED PER CITY COMMENTS | 2025.11.25 | MM | MM |
| 94 | REVISED PER CITY COMMENTS | 2025.11.30 | MM | MM |
| 95 | REVISED PER CITY COMMENTS | 2025.12.05 | MM | MM |
| 96 | REVISED PER CITY COMMENTS | 2025.12.10 | MM | MM |
| 97 | REVISED PER CITY COMMENTS | 2025.12.15 | MM | MM |
| 98 | REVISED PER CITY COMMENTS | 2025.12.20 | MM | MM |
| 99 | REVISED PER CITY COMMENTS | 2025.12.25 | MM | MM |
| 100 | REVISED PER CITY COMMENTS | 2025.12.30 | MM | MM |

hobbins
 hobbins
 67 Pine
 Ottawa
 Ontario
 K1N 6P5
 Canada
 T: (613) 234-4443 F: (613) 234-5487
 E: info@hobbins-engineering.com
 hobbins
 PROJECT: 31
 DRAWING: 36

SCALE
 1" = 20'
 SCALE 1:200
LEGEND:
 PROPERTY LINE
 MAIN ENTRANCE
 PROPOSED BUILDING
 EXISTING BUILDING
 LEGAL PARKING SPOT

CONSULTANTS/CONTACTS:
OWNER/DEVELOPER:
 UNIFORM SERVICES DEVELOPMENTS
 240 MICHAEL COMPTON DRIVE
 OTTAWA, ONTARIO K1S 5K5
 T: (613) 234-4443 F: (613) 234-5487
 E: info@uniformservices.com
APPLICANT:
 SHAWFORSTER
 220 BROADVIEW AVENUE, SUITE 100
 OTTAWA, ONTARIO K1P 1W8
 T: (613) 237-8889 F: (613) 237-1979
 E: info@shawforster.com
ARCHITECT:
 HOBBS ENGINEERING
 67 PINE STREET
 OTTAWA, ONTARIO K1N 6P5
 T: (613) 234-4443 F: (613) 234-5487
 E: info@hobbins-engineering.com

CIVIL ADDRESS:
 373 PRINCETON AVE, OTTAWA
 ONTARIO
SITE AREA:
 3,363.6 m² (38,573.5 ft²)
SITE DATA
LEGAL DESCRIPTION:
 LOTS 23 TO 26 (INCLUSIVE)
 AND PART OF LOT 22,
 (WEST EDISON AVENUE)
 (EAST MELBOURNE AVENUE)
 (EAST MELBOURNE AVENUE)
 REGISTERED PLAN 204
 SURVEYED BY ANNAS OSULLIVAN,
 VOLLEBERG LTD.
PIN:
 ALL OF O40/6 - O141