



# 1525 and 1533 Goth Avenue

## Planning Rationale and Design Brief June 2022

Zoning By-law Amendment Application



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### Zoning By-law Amendment Application

**Prepared for:**  
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**Appendices**

Appendix A	Site Plan
Appendix B	Draft Zoning By-law Amendment

# 1 Introduction

WSP was retained by Interval House of Ottawa (“Interval House”) to prepare a Planning Rationale and Design Brief (the “Report”) in support of a Zoning By-law Amendment application for the lands municipally known as 1525 and 1533 Goth Avenue (the “site”) in the City of Ottawa.

At 1525 Goth Avenue, there is an existing 2-storey, 225 m<sup>2</sup> (2,423 ft<sup>2</sup>) detached dwelling. At 1533 Goth Avenue there is an existing 2-storey, 1,672 m<sup>2</sup> (18,000 ft<sup>2</sup>) detached dwelling that operates as a group home. The existing detached dwelling at 1525 Goth Avenue is currently used as part of the group home operations. When 1525 Goth Avenue was purchased in 2020, the properties merged on Title. Thus, the two (2) existing detached dwellings on the site form a Planned Unit Development (PUD).

The proposed development consists of a new low-rise, two (2) storey apartment at 1525 Goth Avenue, which would replace the existing 2-storey detached dwelling. The purpose of the apartment units is to alleviate pressure from the emergency housing system while tenants secure more permanent housing options.

A total of 10 dwelling units in the new low-rise apartment are proposed. The units would consist of 1 and 2-bedroom units. Approximately 77 m<sup>2</sup> (833 ft<sup>2</sup>) of accessory office space is proposed in the basement level, including a multi-purpose room for the residents. The office space would be used by group home and apartment building staff. The existing detached dwelling at 1533 Goth Avenue would remain.

Specifically, the Zoning By-law Amendment seeks to:

1. Rezone the lands identified on Area A (1525 Goth Avenue) in Appendix A of this report from Residential Second Density Zone, Subzone N (R2N) to Residential Fourth Density Zone, Subzone X, Urban Exception [XXXX] (R4X[XXXX]) is to permit a low-rise apartment building at 1525 Goth and Planned Unit Development (PUD) as permitted uses. The current R2N zoning does not permit low-rise apartments or PUDs, therefore, the site is required to be rezoned to an R4 Zone, which permits low-rise apartments and PUDs.
  - a. The proposed site-specific Urban Exception [XXXX] proposes to modify the performance standards to:
    - i. Permit a reduction in the minimum interior side yard setback from 3.0 m to 1.5 m;
    - ii. Add the following as prohibited uses: stacked dwelling; retirement home; rooming house; three-unit dwelling; and townhouse dwelling;
    - iii. Permit a reduction in the minimum required resident vehicle parking spaces from 12 spaces to 7 spaces; and
    - iv. Set a limit on the maximum building height of 2-storeys.

2. Rezone the lands identified on Area B (1533 Goth Avenue) in Appendix A of this report from Residential Second Density Zone, Subzone N (R2N) to Residential Fourth Density Zone, Subzone X, Urban Exception [YYYY] (R4X[YYYY]) is to permit Planned Unit Development (PUD) as a use. The current R2N zoning does not permit PUDs as a use, therefore, the site is required to be rezoned to an R4 Zone, which permits PUDs.
  - a. The proposed site-specific Urban Exception [YYYY] proposes to modify the performance standards to:
    - i. Add the following as prohibited uses: low-rise apartment; stacked dwelling; retirement home; rooming house; three-unit dwelling; and townhouse dwelling;
    - ii. Permit a reduction in the required vehicle parking for a group home from 17 spaces to 10 spaces; and
    - iii. Set a limit on the maximum building height of 2-storeys.

This Report is set up as follows:

- **Section 2** provides a description of the site location and community context;
- **Section 3** provides an explanation of the proposed development;
- **Section 4** outlines the policy and regulatory framework applicable to the site, and provides a Planning Rationale and the Design Brief for the proposed development;
- **Section 5** summarizes the planning opinion regarding the Zoning By-law Amendment;
- **Appendix A** contains the site plan (June 10, 2022) prepared by CSV Architects; and
- **Appendix B** contains the Draft Zoning By-law Amendment.

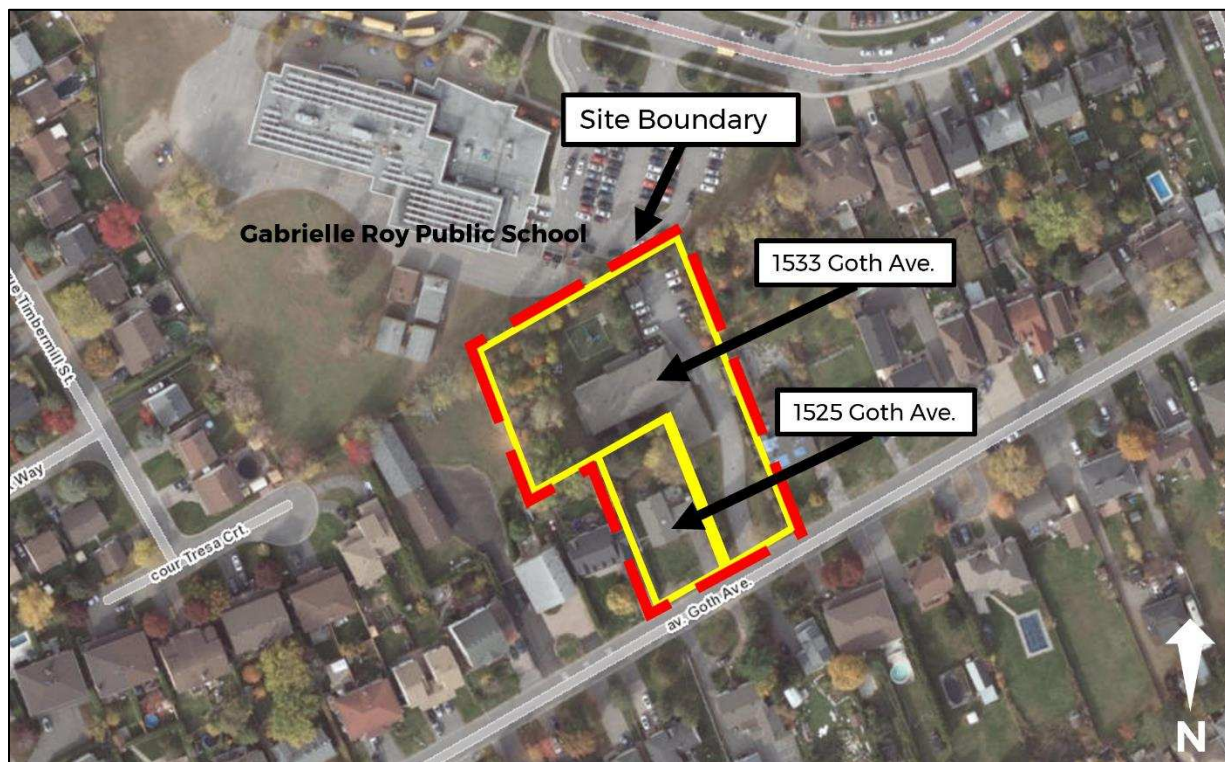
McIntosh Perry has prepared an Assessment of Adequacy of Public Services Report (dated June 22, 2022) and General Plan of Services (dated June 22, 2022) in support of the application and submitted to the City under separate cover.

## 2 Site Location and Community Context

### 2.1 Site Location

The site is legally described as Part of Lot 8 Concession 4 (Rideau Front) Geographic Township of Gloucester City of Ottawa. It is municipally known as 1525 and 1533 Goth Avenue, and is located in Ward 10 (Gloucester Southgate). The site is located on the north side of Goth Avenue. The site is irregular in shape and has frontage of approximately 44 metres along Goth Avenue and an area of approximately 0.4 ha (0.99 ac). **Figure 2-1** illustrates the site's location and the approximate boundaries.

**Figure 2-1 Site Location (GeoOttawa, 2022)**



The property at 1525 Goth Avenue is occupied by a 2-storey detached dwelling with vehicle access onto Goth Avenue. The existing detached dwelling has a Gross Floor Area (GFA) of 225 m<sup>2</sup> (2,423 ft<sup>2</sup>). The detached dwelling at 1525 Goth Avenue is currently used as part of the group home operations. There is an existing hedge along the eastern property line and trees along the northern property line.

The property at 1533 Goth Avenue is occupied by a 2-storey detached dwelling that operates as a group home. The group home has a GFA of approximately 1,672 m<sup>2</sup> (18,000 ft<sup>2</sup>) and was constructed in 2011. Vehicle access to 1533 Goth Avenue is provided by a driveway from Goth Avenue which leads to a surface parking lot containing 10 vehicle parking spaces. There is a

waste enclosure in the parking lot along with recycling receptables. A wooden and chain-link fence currently separate the properties at 1525 and 1533 Goth Avenue.

A site visit was undertaken by WSP on May 12, 2022. All photos in this Planning Rationale were taken by WSP unless otherwise noted.

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## 2.2 Community Context

The site is located within the Blossom Park neighbourhood, which is primarily comprised of a mix of low-rise residential and institutional uses. The immediate site context is shown in **Figure 2-2** to **Figure 2-24**.

Land uses adjacent to the site are as follows:

- **North:** Gabrielle Roy Public School is a French elementary school that abuts the rear yard of the site. The school building is 2 storeys in height and is separated from the site by a field in its rear yard. Further north of the site along D’Aoust Avenue is Sawmill Creek Elementary School and the Sawmill Creek Pool and Community Centre.
- **East:** A one-storey detached dwelling abuts the site to the east. Further east along Goth Avenue is a mix of detached, semi-detached, townhouse and low-rise apartment dwellings that range in height from 1 to 3 storeys. The front yard setbacks from the street vary depending on the lot.
- **South:** Directly across Goth Avenue to the south are two (2) 2-storey semi-detached dwellings. Along the south side of Goth Avenue are a mix of 1 and 2-storey detached and semi-detached dwellings.
- **West:** A two-storey detached dwelling is located along the western property line of the site. Further west along Goth Avenue are two-storey detached and semi-detached dwellings.

**Figure 2-2 Site, looking north**





**Figure 2-3 1525 Goth Avenue, looking north**



**Figure 2-4 1525 Goth Avenue, looking south**



**Figure 2-5 1525 Goth Avenue, looking east**



**Figure 2-6 1525 Goth Avenue, looking west**



**Figure 2-7 1525 Goth Avenue, looking north to 1533 Goth Avenue**



**Figure 2-8 1525 Goth Avenue, looking northeast towards 1533 Goth Avenue**



**Figure 2-9 1533 Goth Avenue, looking north**



**Figure 2-10 Existing detached dwelling at 1533 Goth Avenue**



**Figure 2-11 Existing parking lot at 1533 Goth Avenue**



**Figure 2-12 Waste management area at 1533 Goth Avenue**



**Figure 2-13 1533 Goth Avenue, looking east**



**Figure 2-14 1533 Goth Avenue, looking south**



**Figure 2-15 1533 Goth Avenue, looking west towards 1525 Goth Avenue**



**Figure 2-16 1533 Goth Avenue, looking southwest**



**Figure 2-17 Site, looking east along Goth Avenue**



**Figure 2-18 Site, looking west along Goth Avenue**



**Figure 2-19 1533 Goth Avenue, looking south**



**Figure 2-20 Existing hedge along western property line of 1525 Goth Avenue**



**Figure 2-21 Site, looking south across Goth Avenue**



**Figure 2-22 Site, looking south across Goth Avenue**



**Figure 2-23 Adjacent property to the east**



**Figure 2-24 Adjacent property to the west**



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## 2.3 Transportation Network

The road network around the site as per the Current City of Ottawa Official Plan (2003, Website Consolidation), is illustrated in **Figure 2-25**. Goth Avenue is identified as a Local Road that provides access to Albion Road. Albion Road is an Existing Collector, which provides vehicular and transit access to the greater Ottawa area. The road network has not changed in the New Ottawa Official Plan (November 24, 2021), as illustrated in **Figure 2-26**.

**Figure 2-25 Schedule E Urban Road Network (Excerpt), Existing City of Ottawa Official Plan**



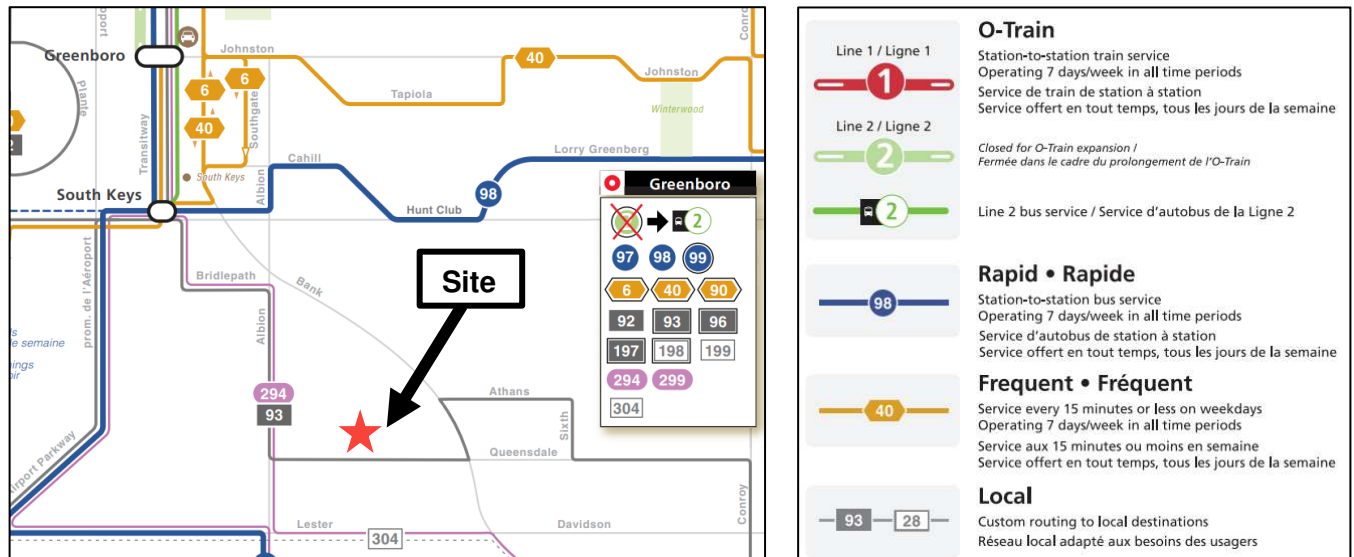
**Figure 2-26 Schedule C4 Urban Road Network (Excerpt), New Ottawa Official Plan**



As an established neighbourhood, there are no sidewalks on both sides of Goth Avenue and the surrounding streets. There are sidewalks on both sides of Albion Road (running north-south) west of the site.

The site is serviced by existing public transit, as illustrated in **Figure 2-27**. The site is east of Albion Road, which is served by Route 93: Greenboro / Hurdman and Route 294: Findlay Creek: Bayshore / Parliament. Routes 93 and 294 connects the site to South Keys and Greenboro Stations, which provide service to other Rapid and Frequent Routes.

**Figure 2-27 OC Transpo Network Map (April 2022)**



### 3 The Proposed Development

The proposed development consists of a 2-storey low-rise apartment building at 1525 Goth Avenue containing 10 self-contained apartment units and accessory office space with an area of approximately 77 m<sup>2</sup> (833 ft<sup>2</sup>). The office space would be located on the basement level and the residential units would be located on the first and second storeys. The existing 2-storey dwelling at 1525 Goth Avenue would be demolished to accommodate the new apartment building. A new surface parking lot containing nine vehicle parking spaces, including one barrier-free space is proposed at the rear of the apartment building. The existing 2-storey group home at 1533 Goth Avenue would remain as-is.

The proposed housing would serve as housing and office space. The housing will provide tenants with accommodations while they seek out permanent housing options. The low-rise apartment building at 1525 Goth Avenue would be adjacent to the existing group home at 1533 Goth Avenue, which has been operating in the community for the past 11 years. The low-rise apartment's location on the same lot as the existing group home would allow the two properties to share staff and resources. Since 1525 Goth Avenue and 1533 Goth Avenue have merged on Title, the two residential buildings are considered a Planned Unit Development

(PUD). Therefore, the presence of a PUD on the site is an existing condition that was created as result of the purchase of 1525 Goth Avenue by Interval House.

### **Existing Group Home Building**

The existing 2-storey group home building itself at 1533 Goth Avenue is not proposed to be altered as part of the redevelopment of 1525 Goth Avenue. A new asphalt driveway is proposed south of the existing group home building that would connect the new parking lot to 1533 Goth Avenue's driveway and provide access to Goth Avenue.

### **Low-rise Apartment Building**

The proposed low-rise mixed-use building would provide 10 self-contained transitional housing units. A mix of 1 and 2-bedroom units are proposed with shared laundry in the basement. To provide separation between the new apartment building and the adjacent property to the west (1521 Goth Avenue), a new hedge is proposed along the western property line. There is an existing fence that separates 1525 Goth Avenue and 1533 Goth Avenue. The existing fence would be replaced with a new fence with a gate to enable access between 1525 Goth Avenue and 1533 Goth Avenue.

### **Accessory Office Space**

The basement level of the proposed development will consist of office space and a 85.3 m<sup>2</sup> community room. Approximately 77 m<sup>2</sup> (833 ft<sup>2</sup>) of office space is proposed. The community room will provide space to offer programing to residents while the office space will accommodate staff who support residents of the low-rise apartment and the group home.

### **Amenity Area**

An interior amenity area will be provided by a 85.3 m<sup>2</sup> (918.2 ft<sup>2</sup>) community room.

### **Parking and Vehicular Access**

There is an existing surface parking lot for 1533 Goth Avenue containing 10 vehicle parking spaces that has access to Goth Avenue via driveway. The parking lot at 1533 Goth Avenue is not proposed to be altered as part of the redevelopment of 1525 Goth Avenue.

Parking for the new low-rise apartment building at 1525 Goth Avenue is proposed to be provided by a surface parking lot behind the building. The parking lot is proposed to contain nine (9) vehicle parking spaces, including one (1) barrier-free space; eight resident parking spaces; and zero visitor parking spaces. A total of seven (7) outdoor bicycle parking spaces are proposed south the apartment's rear entrance. Based on Interval House's of Ottawa's experience operating other housing facilities, residents have a lower demand for parking because they are less likely to own personal vehicles. Therefore, the resident parking demand for the proposed low-rise building is anticipated to be less than compared to a private, for-profit residential development where residents are more likely to own vehicles. Further, it is noted that staff would be shared between 1525 Goth Avenue and 1533 Goth Avenue. Finally, the demand for staff vehicle parking at 1525 Goth Avenue would be lower compared to if it was a standalone building without the option to park at 1533 Goth Avenue.

The purpose of the vehicle parking reduction at 1533 Goth Avenue is to accommodate the configuration of the existing parking lot, which was constructed with the group home in 2011. With the current lot configuration of 1533 Goth Avenue, it is not possible to expand the parking. The parking reduction enables an existing condition to continue while supporting a positive relationship between buildings within the PUD.

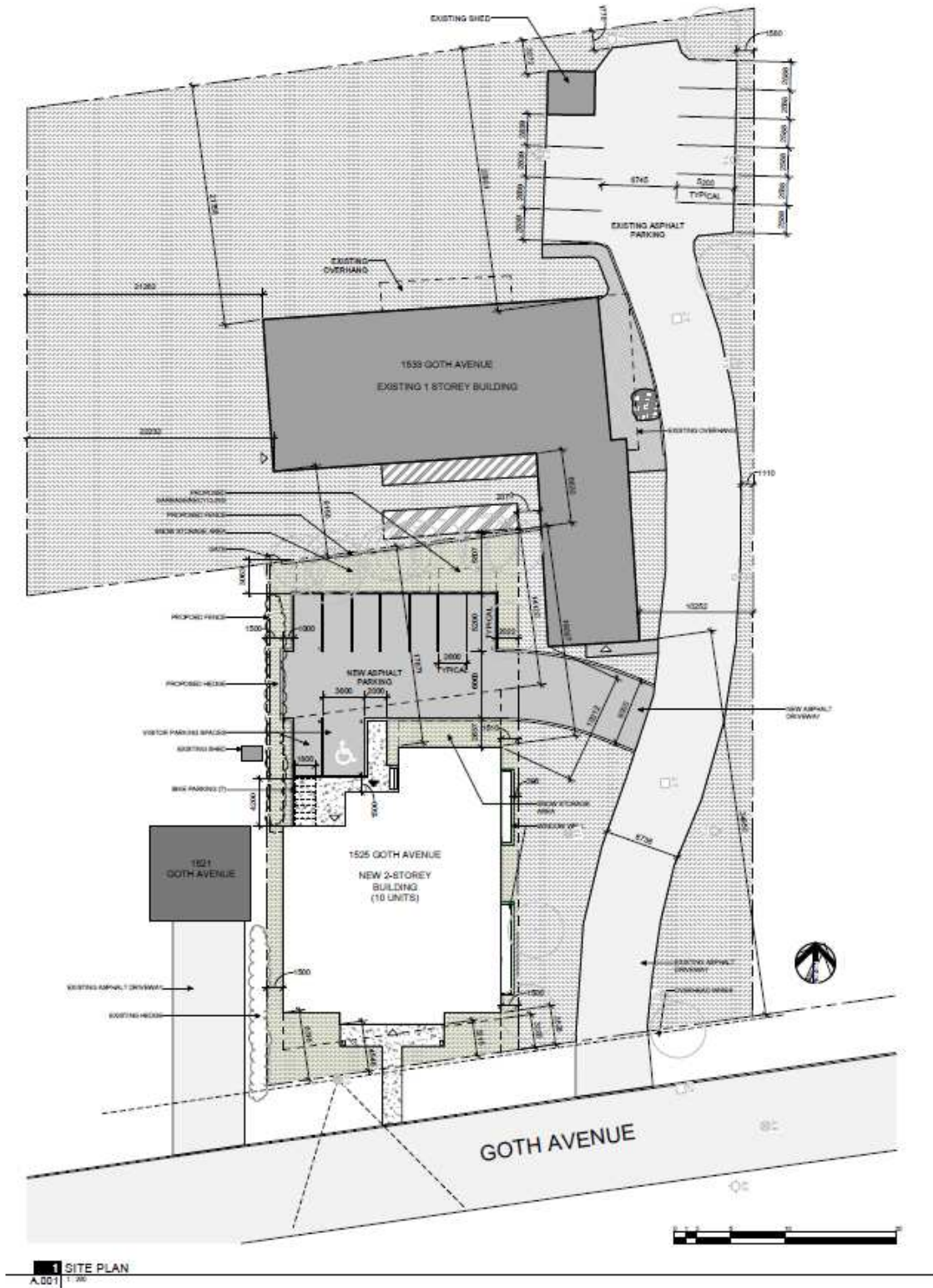
There is an existing waste management area for 1533 Goth Avenue within the parking lot. A waste management area for the new apartment building at 1525 Goth Avenue is proposed north of the parking lot. Snow storage for the new apartment building would be provided south of the parking lot adjacent to the building.

An excerpt of the proposed combined site plan and landscape plan is shown in **Figure 3-1**; the full site plan is available in **Appendix A**. Elevations of the proposed development are shown in **Figure 3-2** and **Figure 3-3**.

### **Municipal Services**

The site is serviced by municipal sanitary sewer and water services. No issues related to on-site stormwater conveyance have been identified as per the Assessment of Adequacy of Public Services Report (June 22, 2022, prepared by McIntosh Perry).

Figure 3-1 1525 Goth Avenue - Site Plan (Excerpt) (CSV Architects, June 10, 2022)





**Figure 3-2 Proposed Building Elevations - North and South Elevations (CSV Architects, March 17, 2022)**



**A7** INTERVAL HOUSE 1525 GOTH AVE | NORTH & SOUTH ELEVATIONS  
 1 : 125 | 03/17/22

**CSV ARCHITECTS**  
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**Figure 3-3 Proposed Building Elevations - East and West Elevations (CSV Architects, March 17, 2022)**



**A8** INTERVAL HOUSE 1525 GOTH AVE | EAST & WEST ELEVATIONS  
 1 : 125 | 03/17/22

**CSV ARCHITECTS**  
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## 4 Community Engagement and Outreach (Public Consultation Strategy)

Public consultation and engagement have been undertaken prior to the submission of the Zoning By-law Amendment application.

On February 23, 2022, a virtual community meeting was hosted by the Owner and Councillor Deans' office to give the public the opportunity to comment on the proposed low-rise apartment development. As part of advertising the meeting, door-to-door visits in the neighbourhood were completed to invite community members to the meeting.

A total of 12 members of the public attended the meeting where representatives from the Owner, Cahdco, WSP and Local Councillor Deans' office were available to answer questions.

The main discussion point was regarding 1533 Goth Avenue having the potential to develop into a higher-density use such as low-rise apartments. To address this comment, the proposed Zoning By-law Amendment text in **Appendix B** proposes to limit the uses permitted on 1533 Goth Avenue to what is currently permitted by the existing R2N zoning. The R4 uses that are proposed to be prohibited on 1525 and 1533 Goth Avenue are stacked dwelling, retirement home, rooming house, three-unit dwelling and townhouse dwelling. Low-rise apartment would also be prohibited as a use on 1533 Goth Avenue. The additional use proposed to be permitted on 1533 Goth Avenue is a Planned Unit Development (PUD), which is an existing condition because 1525 Goth Avenue and 1533 Goth Avenue already form a PUD.

Other comments raised included privacy concerns and traffic impacts, both of which have been addressed through revisions to the site design. While a Consent to Sever application was presented at this meeting, further research has been carried out, and there is no need to sever the properties. Both 1525 and 1533 Goth Avenue would continue to be owned and operated by the current owner.

Meetings have also been held with the abutting neighbours and Councillor Deans' office to understand and mitigate any concerns. Given that the existing group home facility has operated in the neighbourhood for the past eleven years, no new negative impacts are anticipated as a result of the proposed apartment building.

## 5 Policy and Regulatory Framework

This section describes the provincial and local policy framework that is relevant or applicable to the proposed development of the site.

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### 5.1 Provincial Policy Statement, 2020

Provincial Policy Statement, 2020 (PPS) came into effect on May 1, 2020. The 2020 PPS provides policy direction on matters of provincial interest related to land use planning and

development. As a key part of Ontario's policy-led planning system, the PPS sets the policy foundation for regulating development and use of land.

Part IV: Vision for Ontario's Land Use Planning System identifies that land use must be carefully managed to accommodate appropriate development to meet the full range of current and future needs. Planning authorities are encouraged to permit and facilitate a range of housing options, including new development as well as residential intensification, while promoting efficient development patterns that promote a mix of housing, including affordable housing. Growth should also be focused within settlement areas and away from significant or sensitive resources and areas, which may pose a risk to public health and safety.

Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns includes policies to sustain healthy, liveable, and safe communities.

Policy 1.1.1 (b) states that healthy, liveable and safe communities are sustained by accommodating an appropriate affordable and market-based range and mix of residential types, including multi-unit housing and affordable housing.

Policy 1.3.1 directs that planning authorities promote economic development by providing an appropriate range and mix of jobs to meet long-term needs.

Policy 1.1.3.2 (a) states that land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) "efficiently use land and resources;
- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- c) minimize negative impacts to air quality and climate change;
- d) support active transportation; and
- e) are transit supportive, where transit is planned, exists or may be developed."

Policy 1.1.3.4 states that appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

Section 1.4 Housing includes policies on the provision of an appropriate range and mix of housing options and densities. Specifically, Policy 1.4.3 directs planning authorities to provide for an appropriate mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:

- b) permitting and facilitating:
  1. all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and

2. all forms of residential intensification, including second units, and redevelopment in accordance with policy 1.1.3.3;"
- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service; and promoting densities for new housing which efficiently use land, resources, infrastructure and public facilities..."

Section 6.0 Definitions defines "housing options" as follows:

"a range of housing types such as, but not limited to single-detached, semi-detached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, multi-residential buildings. The term can also refer to a variety of housing arrangements and forms such as, but not limited to life leasing housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, affordable housing, housing for people with special needs, and housing related to employment, institutional or educational uses."

**The proposed development is consistent with the PPS as it represents development within the settlement area, which efficiently uses existing infrastructure and facilities. The proposed development is transit supportive as it is a compact development in proximity to transit with less parking being proposed than what is required. The low-rise apartment building contributes to the range of local housing options. The proposed development would contribute to the housing supply that is in demand in the City of Ottawa.**

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## 5.2 City of Ottawa Official Plan

Ottawa City Council approved the New City of Ottawa Official Plan (the "New OP") on October 27, 2021 and adopted it on November 24, 2021. In October 2021, the City published its transition policies for in-stream development applications, including for Zoning By-law Amendment applications.

Regarding Zoning By-law Amendment applications submitted after Council Adoption but before Ministry of Municipal Affairs and Housing (MMAH) approval of the Official Plan, the transition policies dictate that City staff will apply whichever provision, as between the Current and New OP, is more restrictive. To address this requirement, an assessment of the current City of Ottawa Official Plan (the "Current OP") and the New OP has been completed. As part of the analysis, WSP has provided its professional opinion on which provisions are more restrictive and therefore apply to the site.

The OP contains policies that address matters of provincial interest as described in the PPS, and "is not a tool to limit growth but rather to anticipate change, manage it and maintain options" (Section 1.1).

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## 5.2.1 Current City of Ottawa (2003, Website Consolidation)

The current City of Ottawa Official Plan (2003, Website Consolidation) (the “Current OP”) provides a comprehensive vision and policy framework for managing growth and development to the year 2036.

### Building a Sustainable City

The Current OP seeks to achieve Council’s vision of a sustainable, resilient and livable City. As outlined in Section 1.4, this vision is also articulated in the City’s Strategic Plan, which identifies goals for the sustainability of Ottawa, including the provision of housing options that are green, healthy, and meet the needs of the whole community. The City also strives for sustainability in connectivity and mobility by making walking, cycling, and transit residents’ first choice for transportation.

**The proposed development helps achieve the vision of the Current OP through intensification in built-up areas, and by providing housing options that meet the needs of the whole community. The proposed low-rise apartment supports sustainability in connectivity through the provision of housing in proximity to transit and reduced vehicle parking spaces to encourage the use of active transportation and transit.**

### Strategic Directions

Section 2 of the Current OP, Strategic Directions, outlines the broad policies that will govern growth and change in Ottawa over the next 20 years.

**Section 2.1 - Patterns of Growth** indicates that Ottawa’s growth will be managed in ways that create complete communities with a good balance of facilities and services to meet people’s everyday needs, including schools, community facilities, parks, a variety of housing options, and places to work and shop. Opportunities will be provided to increase the supply of affordable housing throughout the City.

Growth is to be directed to urban areas where services already exist or where they can be provided efficiently. Growth in existing designated urban areas is to be directed to areas where it can be accommodated in compact and mixed-use development, and served with quality transit, walking, and cycling facilities. Further, infill and redevelopment will be compatible with the existing context or planned function of the area and contribute to the diversity of housing, employment, or services in the area.

**Section 2.2 - Managing Growth** indicates that the majority of the City’s growth will be directed to areas designated within the urban boundary of the OP. This strategy has the least impact on agricultural land and protected environmental areas and allows for a pattern and density of development that supports transit, cycling and walking. Growth is to be distributed throughout the urban area to strengthen the city’s liveable communities through intensification and infill.

**Section 2.2.2 - Managing Intensification Within the Urban Area** indicates that intensification is supported throughout the urban area where there are opportunities to accommodate more

jobs and housing and increase transit use. The City supports compatible intensification in the General Urban Area, and states that the interior portions of established low-rise residential neighbourhoods will continue to be characterized by low-rise buildings. The Current OP's definition of residential intensification includes the conversion or expansion of existing industrial, commercial and institutional buildings for residential uses (Section 2.2.2(1)l).

**Section 2.5 Building Liveable Communities**, states that in the urban area, a liveable community has appropriate housing at a price people can afford. It is built around greenspaces and has places to shop, socialize and play nearby. Residents know where to find the local library, health services, schools and other community facilities. Many of these are within walking or cycling distance, and form a core for the community.”

**Section 2.5.1 – Design Ottawa** encourages good urban design and quality and innovative architecture, to stimulate the creation of lively community places with distinctive character. In order for a development to be compatible, it does not necessarily have to be the same or similar to existing buildings in the vicinity but can enhance an established community and coexist with existing development without causing undue adverse impact on the surrounding properties. The design objectives of the proposed development are addressed in detail in Section 4.2.4 Design and Compatibility of this Report.

**Section 2.5.2 – Affordable Housing** recognizes that accommodating social diversity is a cornerstone of a liveable community as well as the need to accommodate diversity in housing supply. This can be 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. The policies of the Current OP ensure that all forms of housing are permitted wherever residential uses are generally permitted, subject to regulations contained in the zoning by-law. Residential land uses include shelter accommodation, rooming houses, secondary dwelling units, group homes, retirement homes and garden suites.

**The proposed development conforms to the strategic directions of the Current OP by accommodating growth and new residential uses within the urban area. The proposed development contributes to intensification while providing quality in urban design that contributes to a complete community. Importantly, the proposed development at 1525 Goth Avenue increases the availability of housing while maintaining the residential character of the neighbourhood. The proposed building height of 2-storeys is in keeping with the building height of the residential housing types along Goth Avenue and in the neighbourhood.**

### Land Use Designation

The site is located within the City's urban boundary and is designated as **General Urban Area** on Schedule B Urban Policy Plan of the Current OP, as illustrated in **Figure 5-1**.

The General Urban Area designation permits the development of a full range of housing types to meet the needs of all ages, incomes and life circumstances, in combination with conveniently located employment, retail, service, cultural, leisure, entertainment and

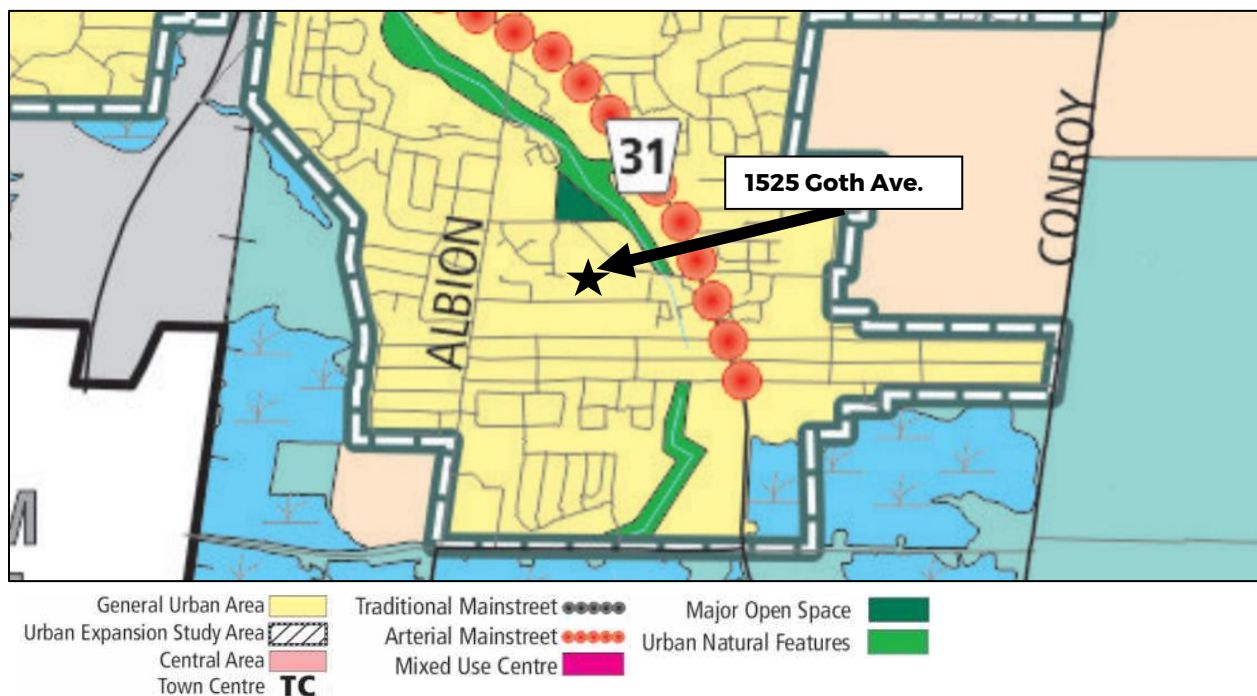
institutional uses. Policy 3.6.1.1 states, “The General Urban Area designation permits many types and densities of housing, as well as employment, retail uses, service, industrial, cultural, leisure, greenspace, entertainment and institutional uses”.

Furthermore, “When considering a proposal for residential intensification through infill or redevelopment in the General Urban Area, the City will:

- a) Assess the compatibility of new development as it relates to existing community character so that it enhances and builds upon desirable established patterns of built form and open spaces;
- b) Consider its contribution to the maintenance and achievement of a balance of housing types and tenures to provide a full range of housing for a variety of demographic profiles throughout the General Urban Area;

**The proposed development conforms to the General Urban Area policies of the Official Plan as it is a permitted use. The proposed development will contribute to the residential intensification of the area, while contributing to the balance of housing types and tenures in the area by providing new housing units.**

**Figure 5-1 Schedule - B - Urban Policy Plan (Excerpt), Current City of Ottawa Official Plan**



### 5.3 New Official Plan (November 24, 2021)

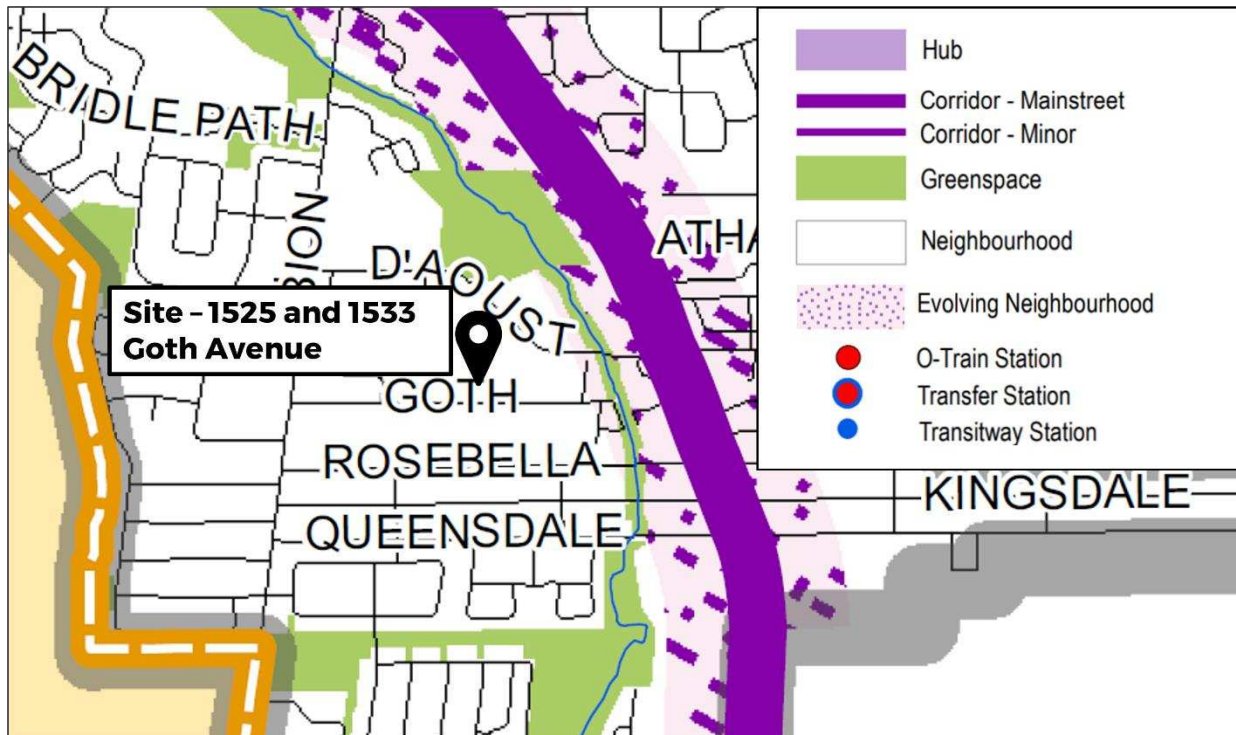
The New City of Ottawa Official Plan (“New OP”) was adopted by Ottawa City Council on November 24, 2021. The New OP sets the vision for how the city will grow and develop to 2046. At the time of this Report, the New OP is currently being reviewed by the Ministry of Municipal Affairs and Housing (MMAH). Until the MMAH approval is received, the New OP is not in force



and effect. However, as per the City of Ottawa's transition policies for in-stream development applications, an analysis of the New OP policies has been completed.

In the New OP, the site is located within the **Outer Urban Transect** as per Schedule A Transect Areas. It is designated as **Neighbourhood** as per Schedule B3 Outer Urban Transect, as shown in **Figure 5-2**.

**Figure 5-2 Schedule B-3 Outer Urban Transect (Excerpt), New Ottawa Official Plan**



### Strategic Directions

Section 2 of the New OP, Strategic Directions, outlines the broad policies that will govern the growth and development of Ottawa over the next 25 years.

**Section 2.1 - The Big Policy Moves** outlines five broad policy directions to shape Ottawa as a liveable, mid-sized city.

2. Big Policy Move 1: Achieve, by the end of the planning period, more growth by intensification than by greenfield development.
3. Big Policy Move 2: By 2046, the majority of trips in the city will be made by sustainable transportation.
4. Big Policy Move 3: Improve our sophistication in urban and community design and put this knowledge to the service of good urbanism at all scales, from the largest to the very small.
5. Big Policy Move 4: Embed environmental, climate and health resiliency and energy into the framework of planning policies.

6. Big Policy Move 5: Embed economic development into the framework of planning policies.

**Section 2.2 Cross Cutting Issues** identifies six policy direction categories that span a range of topics related to achieving the City of Ottawa’s goal of becoming a livable City. The relevant cross-cutting issues are described as follows.

**Section 2.2.1** directs residential growth within the built-up urban area towards 15-minute neighbourhoods. This direction supports the creation of 15-minute neighbourhoods by locating daily and weekly needs in proximity to Hubs, Corridors and surrounding Neighbourhoods. Promoting intensification is a key part of achieving this goal. The New OP’s definition of intensification includes developing a property at a higher density than currently exists through the expansion or conversion of existing buildings. To support the City’s intensification goal of 60 per cent by 2046, the City will direct residential intensification to Hubs, Corridors and residential neighbourhoods within a short walking distance of those Hubs and Corridors.

**Section 2.2.3** promotes the development of a compact urban form with a mix of land uses and housing options to ensure both energy efficient and sustainable patterns of development are created. The City also supports sustainable site and building design as part of development. Sustainable and resilient design measures, such as supporting the adaptive reuse and retrofit of existing buildings, are to be applied.

**Section 2.2.4** is intended to support healthy and inclusive communities through the development of walkable 15-minute neighbourhoods that feature a range of housing options, supporting services and amenities. 15-minute neighbourhoods support cultural expression and community identity as well as ensuring access to goods and services within peoples’ communities using active transportation modes.

**The proposed development supports the Strategic Directions of the New OP by providing residential intensification within the urban area. The proposed development contributes to the development of healthy, inclusive 15-minute neighbourhoods by adding housing options to the neighbourhood that are within walking distance of amenities such as community facilities, schools, and transit.**

### **Growth Management Framework**

Section 3 of the New OP contains the City’s Growth Management Framework, which ensures that there are sufficient development opportunities and a range of choices of where to locate growth and how to design it. The Growth Management Framework supports growth that increases sustainable mode shares and uses existing infrastructure efficiently while reducing greenhouse gas emissions.

Growth is to be concentrated within the urban area with a majority of residential growth to occur in the built-up area through intensification. The intent of the Growth Management Framework policies is:

- a) “To provide an appropriate range and mix of housing that considers the geographic distribution of new dwelling types and/or sizes to 2046;
- b) To provide a transportation network that prioritizes sustainable modes over private vehicles, based on the opportunities for mode shifts presented by each transect area context;
- c) To prioritize the location of residential growth to areas with existing municipal infrastructure, including piped services, rapid transit, neighbourhood facilities and a diversity of commercial services;
- d) To reduce greenhouse gas emissions in the development and building sectors and in the transportation network; and
- e) To establish a growth management framework that maintains a greater amount of population and employment inside the Greenbelt than outside the Greenbelt.

Policy 3.2(10) has regard for the target residential density targets contained in Table 3b for Neighbourhoods and Minor Corridors. The Outer Urban Transect has a residential density target of 40 to 60 dwellings per net hectare. Combined, 1525 Goth Avenue and 1533 Goth Avenue have a residential density of 2 dwellings per net hectare (2 units / 0.40 net hectare). While the site does not meet the residential density target in the Outer Urban Transect, the proposed low-rise apartment building constitutes a form of development that is small scale to be compatible with the neighbourhood context. The Outer Urban Transect policies have not been approved by the MMAH and therefore are in full force and effect.

**The proposed development conforms with the Growth Management Framework policies by serving as residential intensification within the urban area where municipal services already exist. While the site does not meet the residential density target in the Outer Urban Transect, the proposed 2-storey, low-rise apartment building constitutes a form of development that is small scale to be compatible with the neighbourhood context.**

### Transect Policy Area

In the New OP, the site is located within the “Outer Urban” Transect. The New OP characterizes the Outer Urban Transect as areas that represent traditional suburban design with plans to experience a gradual shift towards a more urban built form. This entails transitioning from a built form characterized by detached dwellings, auto-oriented land uses and moderate street connectivity to integrated mixed-use areas with a higher density housing and a connected transportation networks.

The transportation network for the Outer Urban Transect recognizes the established auto-oriented built form while promoting opportunities to improve the level of service for walking, cycling and public transit modes.

Lands designated as Neighbourhood in the Outer Urban Transect have a maximum building of 3 storeys. Up to 4 storeys is permitted where appropriate to permit higher-density low-rise residential development.

**The proposed development conforms to the Outer Urban policies because it constitutes redevelopment of an existing detached dwelling positively contributes to the existing mature neighbourhood. The number of vehicle parking spaces is proposed to be reduced and will therefore encourage the use of active transportation and transit to go to and from the site. The proposed building height conforms with the maximum building height requirement of 2 storeys, which is below the maximum building height of 4 storeys.**

### Compatibility

The New OP does not contain criteria for compatibility between new residential development and the surrounding land uses. In the absence of specific criteria, it is WSP's interpretation that the Current OP's policies on land use compatibility are more restrictive and therefore apply. An analysis of the compatibility criteria is provided in **Section 5.4** of this Report.

### Land Designation

In the New OP, the site is designated as Neighbourhood. The Neighbourhood designation permits a range of residential and non-residential built forms. Low-rise building heights are permitted in the Neighbourhood designation. Section 13 of the New OP defines low-rise buildings as up to and including 4 storeys.

The New OP supports the creation of innovative building forms within Neighbourhoods to strengthen 15-minute neighbourhoods. Section 6.3.2 states "Innovative building forms include, but are not limited to: adaptive reuse of existing buildings into a variety of new uses..."

The Neighbourhood designation allows for the sites that are underutilized to convert from non-residential uses to residential uses provided that the following criteria are met:

7. "The proposed development includes the majority of its site as low-rise missing middle housing typologies;
8. The intent of the growth management requirements of Section 3 are met; and
9. The proposed development includes an affordable housing component meeting Subsection 4.2 and provides a non-residential component in order to contribute to 15-minute neighbourhoods, preferably an underserved non-residential component such as community infrastructure or local retail and commercial services.

**The proposed development conforms with the land use designation policies of the New OP. The low-rise built form of the existing building will be retained and not exceed the maximum permitted building height of 4 storeys. The proposed development creates housing through intensification within the urban area at an appropriate scale that fits with the surrounding neighbourhood. Further, the proposed development will locate housing in proximity to existing amenities such as transit, schools and parks and promote active transportation on the site.**

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### 5.3.1 Road Classification and Rights-of-Way

#### Current Official Plan (2003, Website Consolidation)

As per Section 2.0 of the Current OP, the City may acquire land for rights-of-way or the widening of rights-of-way through conditions of approval for a subdivision, severance, site plan, condominium or minor variance.

Section 7, Annex 1, Table 1 of the Current OP sets forth the right-of-way (ROW) widths that the City may acquire for roads. Table 1 does not include a specific ROW protection requirement for Goth Avenue.

#### New Official Plan (November 24, 2021)

As per Section 4.1.7 of the New OP, the City may acquire land for rights of way or the widening of rights of way through conditions of approval for a plan of subdivision, severance (severed and retained parcels), site plan or a plan of condominium.

Schedule C16, Table 1 of the New OP sets forth the ROW widths that the City may require. Table 1 does not contain general ROW protection requirements for local streets or a specific ROW protection requirement for Goth Avenue.

Further, the City did not identify a specific ROW protection requirement as part of the Pre-consultation meeting held on December 16, 2021.

**There is no existing right-of-way protection on Goth Avenue and the City does not have plans to widen the road as per the Current OP or the New OP.**

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## 5.4 Design Brief

The Planning Act gives municipalities the authority to require that a Design Brief be prepared. Under Section 34(10.2) and Section 41(4) of the Planning Act, Council has the authority to request such other information or material that the authority needs in order to evaluate and make a decision on an application. Section 5.2.6 of the OP sets out the information and/or reports that may be required in support of development applications, which includes a Design Brief. As a part of the Zoning By-law Amendment application, the City has requested a Design Brief be included.

#### Designing Ottawa

Policy 3.6.1.2 of the OP states that development proposals within the General Urban Area will be evaluated in the context of the policies and Design Objectives in Section 2.5.1, and the Compatibility policies set out in Section 4.11.

#### Section 2.5.1 – Urban Design Objectives

Urban Design and Compatibility speaks to ensuring that the design of a new development contributes and enhances an area's sense of community and identity. Section 2.5.1 of the Current OP includes Design Objectives and Principles that are to be applied within all land use

designations. It is noted that the Design Principles describe how the City hopes to achieve the Design Objectives but may not be achievable in all cases.

Compatible development is defined in the Current OP as “development that, although it is not necessarily the same as or similar to existing buildings in the vicinity, nonetheless enhances an established community and coexists with existing development without causing undue adverse impact on surrounding properties. It ‘fits well’ within its physical context and ‘works well’ among those functions that surround it” (Section 2.5.1).

The proposed development supports the seven (7) urban design objectives and principles set out in Section 2.5.1, as demonstrated herein. It should be noted that, “Proponents are free to respond in creative ways to the Design Objectives and Principles and are not limited only to those suggested by the Design Considerations” (Section 2.5.1).

1. To enhance the sense of community by creating and maintaining places with their own distinct identity.

- The proposed development will enhance the sense of community by replacing the existing dilapidated detached dwelling at 1525 Goth Avenue into a new low-rise apartment with an accessory office. The new low-rise apartment will positively contribute to the community by providing transitional housing within the existing neighbourhood fabric. By replacing the existing detached house, the property at 1525 Goth Avenue site will be enhanced positively contributes to the local community.

2. To define quality public and private spaces through development.

- The proposed development will contribute to the overall coherency of the urban fabric and to the vitality of the surrounding area through redevelopment of the site.
- With respect to public space, the proposed development will locate the new building façade closer to Goth Avenue, thereby creating an attractive and continuous street frontage, similar to the existing residential buildings along Goth Avenue.
- With respect to private space, the proposed development will include a private indoor amenity space in the form of a community room.

3. To create places that are safe, accessible and are easy to get to, and move through.

The proposed development will be accessed from Goth Avenue, an existing Local Road, that connects to Albion Road, a Local Collector for pedestrians, cyclists and motorists. The new parking lot at the rear of 1525 Goth Avenue will be connected to the existing driveway for 1533 Goth Avenue with a new asphalt driveway. The existing driveway access at 1533 Goth Avenue will remain.

4. To ensure that new development respects the character of existing areas.

- The site is located within the Blossom Park neighbourhood, the character of which is primarily comprised of a mix of low-rise residential and institutional uses. The proposed development will contribute to the existing mix of residential uses. By maintaining the 2-storey building height of the existing detached dwelling at 1525 Goth Avenue, the

proposed development will blend into the neighbourhood, which consists of other 2-storey residential buildings.

- The impacts of vehicle traffic will be mitigated by locating the parking lot at the rear of the property in between the new apartment building at 1525 Goth Avenue and the existing group home at 1533 Goth Avenue. This will reduce noise impacts from vehicles and the new apartment will act as a natural barrier between the parking lot and the street.

5. To consider adaptability and diversity by creating places that can adapt and evolve easily over time and that are characterized by variety and choice.

- The proposed development would provide 10 housing units that will be operated by the on-site office. It will contribute to the inclusive residential options that already exist on the site by working in conjunction with the existing group home.

6. To understand and respect natural process and features in development design.

- The proposed development respects the natural processes and features in development design by using the existing available infrastructure on the site (i.e. stormwater). The site will include landscaping in the front and rear yards to minimize the impact of the building area. The number of trees of the site is proposed to be maintained. Five new trees are proposed in the rear yard. Trees in the rear yard will be used to provide separation between the new apartment building and the existing group home at 1533 Goth Avenue.

To maximize energy-efficiency and promote sustainable design to reduce the resource consumption, energy use and carbon footprint of the built environment.

- The proposed development will represent a compact form of residential development that reduces land consumption because it constitutes infill development and is in proximity to public transit services.

#### **Section 4.11 - Urban Design and Compatibility**

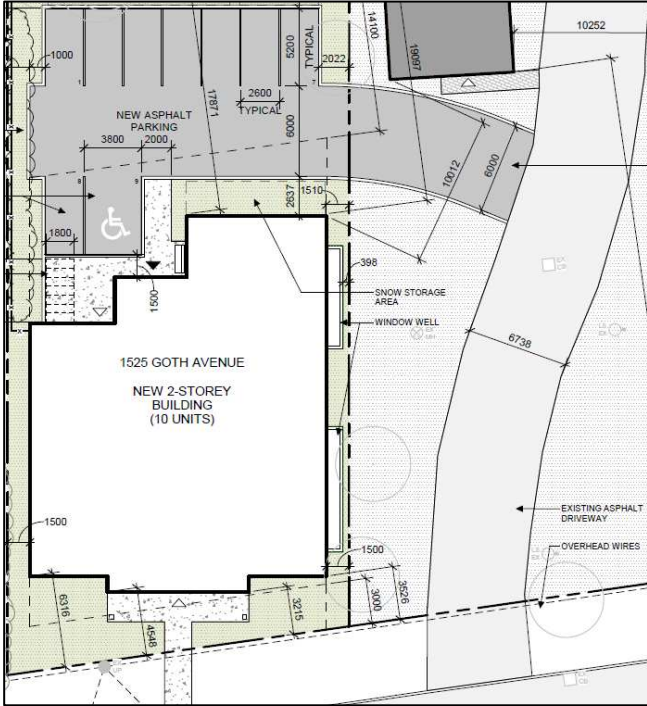
In addition to the Design Objectives described herein, the City will evaluate the compatibility of development applications on the basis of the following compatibility criteria, with the measures of compatibility varying depending on the use proposed and the planning context.

**Table 5-1** provides an evaluation of the proposed development against the compatibility criteria relevant to the Zoning By-law application for the proposed development, as set out in Policy 4.11.

**Table 5-1: Evaluation of Proposed Development**

Evaluation Criteria	Measure of Compatibility
Traffic	<ul style="list-style-type: none"> <li>- A pre-application consultation meeting was held with the City of Ottawa on December 16, 2021 where it was determined that a Traffic Impact Assessment (TIA) was not required for the proposed development. The rationale for this is that it does not meet the minimum unit threshold of 90 apartment units (10 units are proposed).</li> </ul>
Parking Requirements	<ul style="list-style-type: none"> <li>- Part 4 of the Zoning By-law directs the minimum parking requirements that the proposed development must comply with. The Zoning By-law requires 12 resident parking spaces and 2 visitor parking spaces. The proposed development at 1525 Goth Avenue proposes a total of 9 parking spaces which includes 7 resident parking spaces, including 1 barrier-free space and 2 visitor parking spaces. The parking spaces would be provided in the rear yard of 1525 Goth Avenue.</li> <li>- The rationale for the reduced vehicle parking is so that it has been Interval House’s experience operating similar facilities that that transitional housing residents are less likely to own vehicles and require visitor parking compared to residents of other dwelling types. Therefore, the resident parking demand for 1525 Goth Avenue is understood to be lower. Finally, the full amount of visitor parking would be provided.</li> <li>- A total of seven (7) bicycle parking spaces are proposed as part of the proposed development. This meets the minimum requirement of five (5) bicycle parking spaces. A higher amount of bicycle parking was not proposed because it has been Interval House’s experience that emergency housing users are less likely to use bicycle parking.</li> </ul>
Massing and Scale	<ul style="list-style-type: none"> <li>- The proposed development at 1525 Goth Avenue does not comply with the minimum interior side yard setback of 3.0 m along the western property line; an interior side yard setback of 1.5 m is proposed. The impacts of the reduced building setback will be mitigated by maintaining the existing hedge near the front lot line and by installing a new hedge and fence along the rear property line. It is noted that the apartment building has been positioned so that a higher proportion of building walls facing 1533 Goth Avenue</li> </ul>



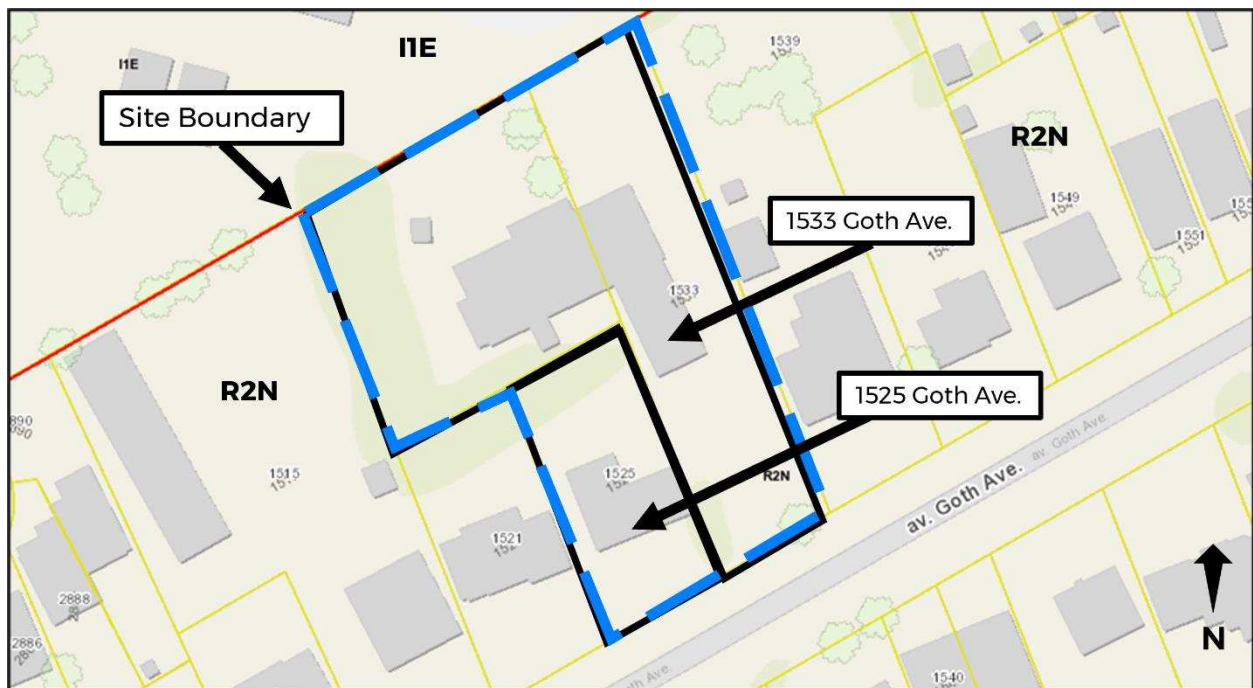
Evaluation Criteria	Measure of Compatibility
	<p>to the east, rather than the adjacent property at 1521 Goth Avenue to the west.</p> <ul style="list-style-type: none"> <li>- The proposed low-rise apartment building is proposed to be 2-storeys in height. This aligns with the low-rise building heights of the area which range from 1 to 2-storeys. The apartment building will be of a similar massing and scale as the surrounding neighbourhood with a sloped roof that matches the style of housing.</li> </ul>
<p>Vehicular Access</p>	<ul style="list-style-type: none"> <li>- Currently, there are two existing accesses from Goth Avenue. There is one (1) access in the front yard of the existing dwelling at 1525 Goth Avenue and one (1) access leading to 1533 Goth Avenue.</li> <li>- The existing access at 1533 Goth Avenue is proposed to remain as-is. The existing access to 1525 Goth Avenue is proposed to be removed. Vehicle access would be provided by a new asphalt driveway located to south of the existing building at 1533 Goth Avenue, as illustrated in <b>Figure 5-3</b>.</li> </ul> <p><b>Figure 5-3 Proposed vehicle access configuration (Site Plan, Excerpt, CSV Architects (June 10, 2022))</b></p>  <ul style="list-style-type: none"> <li>- No new impacts on traffic safety are anticipated because no changes to the existing access at 1533 Goth Avenue are proposed.</li> </ul>

Evaluation Criteria	Measure of Compatibility
Site Lighting	<ul style="list-style-type: none"> <li>- Light standards would be sited in a manner that avoids the potential for light spill over or glare. Further details would be provided at the Site Plan Control stage.</li> </ul>
Design Priority Areas	<ul style="list-style-type: none"> <li>- The site is not within a Design Priority Area and it is exempted from review by the UDRP.</li> </ul>

**The proposed development conforms to the City’s Current Official Plan goals, policies, and meets the urban design objectives and compatibility criteria as established in Sections 2.5.1 and 4.11.**

## 5.5 City of Ottawa Comprehensive Zoning By-law 2008-250 (Consolidation September 8, 2021)

Figure 5-4 Site Zoning (GeoOttawa, 2022)



Under the City of Ottawa Comprehensive Zoning By-law 2008-250 (Consolidation September 8, 2021) the site is currently zoned Residential Second Density Zone, Subzone N (R2N), as illustrated in **Figure 5-4**. The surrounding properties are zoned for residential and institutional uses.

### 5.5.1 Zoning Provisions

The general purpose of the R2 Zone is to:

- Restrict the building form to detached and two principal unit buildings in areas designated as General Urban Area in the Official Plan;
- allow a number of other residential uses to provide additional housing choices within the second density residential areas;
- permit ancillary uses to the principal residential use to allow residents to work at home;
- regulate development in a manner that is compatible with existing land use patterns so that the detached and two principle dwelling, residential character of a neighbourhood is maintained or enhanced; and
- permit different development standards, identified in the Z subzone, primarily for areas designated as Developing Communities, which promote efficient land use; and compact form while showcasing newer design approaches.

The following uses are permitted in the R2N Zone:

- bed and breakfast
- detached dwelling
- diplomatic mission
- duplex dwelling
- group home
- home-based business
- home-based daycare
- linked-detached dwelling
- park
- retirement home, converted
- secondary dwelling unit
- semi-detached dwelling
- urban agriculture

The site consists of 1525 Goth Avenue and 1533 Goth Avenue. At 1525 Goth Avenue, there is an existing 2-storey detached dwelling. At 1533 Goth Avenue there is an existing 2-storey detached dwelling. When 1525 Goth Avenue was purchased in 2020, the properties merged on Title. Thus, the two (2) existing detached dwellings on the site formed a PUD, which is now an existing condition of the site. Since the proposed low-rise apartment building would replace the existing detached dwelling at 1525 Goth Avenue, the site would continue to exist as a PUD.

**The R2 parent zone and the N subzone do not list low-rise apartment dwelling or Planned Unit Development (PUD) as permitted uses. Therefore, a Zoning By-law Amendment is proposed to rezone the 1525 Goth Avenue to Residential Fourth Density Zone, Subzone X, Urban Exception [XXXX] (R4X [XXXX]) and 1533 Goth Avenue to Residential Fourth Density Zone, Subzone X, Urban Exception [YYYY] (R4X [YYYY]).**

Appendix B contains a Draft Zoning By-law Amendment Schedule which shows the proposed zoning for 1525 and 1533 Goth Avenue.

1525 Goth Avenue and 1533 Goth Avenue would each have a unique Urban Exception created to specify the additional prohibited uses and site-specific provisions. The purpose of this approach is so that low-rise apartment can be permitted as a use limited to 1525 Goth Avenue, but that a PUD is permitted on the entire site so that both buildings can legally exist.

The maximum building height would also be limited to 2-storeys on both sites to ensure that the existing low-rise character of the community is maintained.

Since the site is proposed to be rezoned to R4X[XXXX] and R4X[YYYY], a detailed zoning compliance table has been completed based on how 1525 and 1533 Goth Avenue meet the Zoning By-law provisions for the R4X Zone. The analysis is based on the site plan prepared by CSV Architects, dated June 10, 2022 and shown in **Table 5-2**.

**Table 5-2: Zoning Compliance for Residential Fourth Density Zone, Subzone X**

Zoning Provision	Requirement	Calculation (if applicable)	Compliance (Yes or No)
Minimum lot area – Sec. 162, Table 162	540 m <sup>2</sup>	N/A	Yes – 4,950 m <sup>2</sup>
Minimum lot width – Sec. 162, Table 162	18 m	N/A	Yes – 44.2 m
Minimum front yard setback – Sec. 187, Table 187 (c)	3.0 m	N/A	1525 Goth Ave.: Yes – 3.2 m  1533 Goth Ave.: 35.0 m
Minimum interior side yard setback – Sec. 162, Table 162	Varies – Endnote 3  Interior Side Yard Setback:  For any part of a building located within 21 metres of a front lot line the minimum		<b>1525 Goth Ave.: No – 1.5 m</b>

Zoning Provision	Requirement	Calculation (if applicable)	Compliance (Yes or No)
	<p>required interior side yard setback is as follows:</p> <p>(a) Where the building wall is equal to or less than 11 m in height: 1.5 m</p> <p>(c) Where the building contains an apartment dwelling, low-rise or stacked dwelling and the side lot line abuts a residential subzone that does not permit that dwelling type: 3 m and that yard must be landscaped.</p>		<p>1533 Goth Ave: Yes - East - 10.3 m</p> <p>Yes - West - 21.3 m</p>
<p>Minimum rear yard setback – Sec. 162, Table 162</p>	<p>Varies – Endnote 4</p> <p>Where located within Schedule 342, see Part V, Section 144 – Alternative Yard Setbacks for Low-rise Residential Uses in the Greenbelt for the minimum required rear yard setback.</p> <p>Rear Yard Requirements for Lots with a minimum front yard Setback of 4.5 m or Less</p> <p>(iii) Lot Depth greater than 25 m:</p> <p>Minimum rear yard 30 per cent of lot depth</p>	<p>30% x 47.0 m (lot depth) = 14.1 m</p>	<p>Yes – 17.9 m</p>
<p>Maximum building height – Sec. 162, Table 162</p>	<p>11.0 m</p>	<p>N/A</p>	<p>1525 Goth Ave.: Yes – 7.5 m</p> <p>1533 Goth Ave.: Yes – 2 storeys</p>

Zoning Provision	Requirement	Calculation (if applicable)	Compliance (Yes or No)
Minimum separation area between buildings within a planned unit development, where the height of abutting building within the PUD is less than or equal to 14.5 m - Table 131, (4)(a)	1.2 m	N/A	Yes - 10.0 m

### 5.5.2 Amenity Area Requirements

The Zoning By-law contains provisions for the required amenity area, as set out in **Table 5-3**.

**Table 5-3 Provisions for Required Amenity Areas**

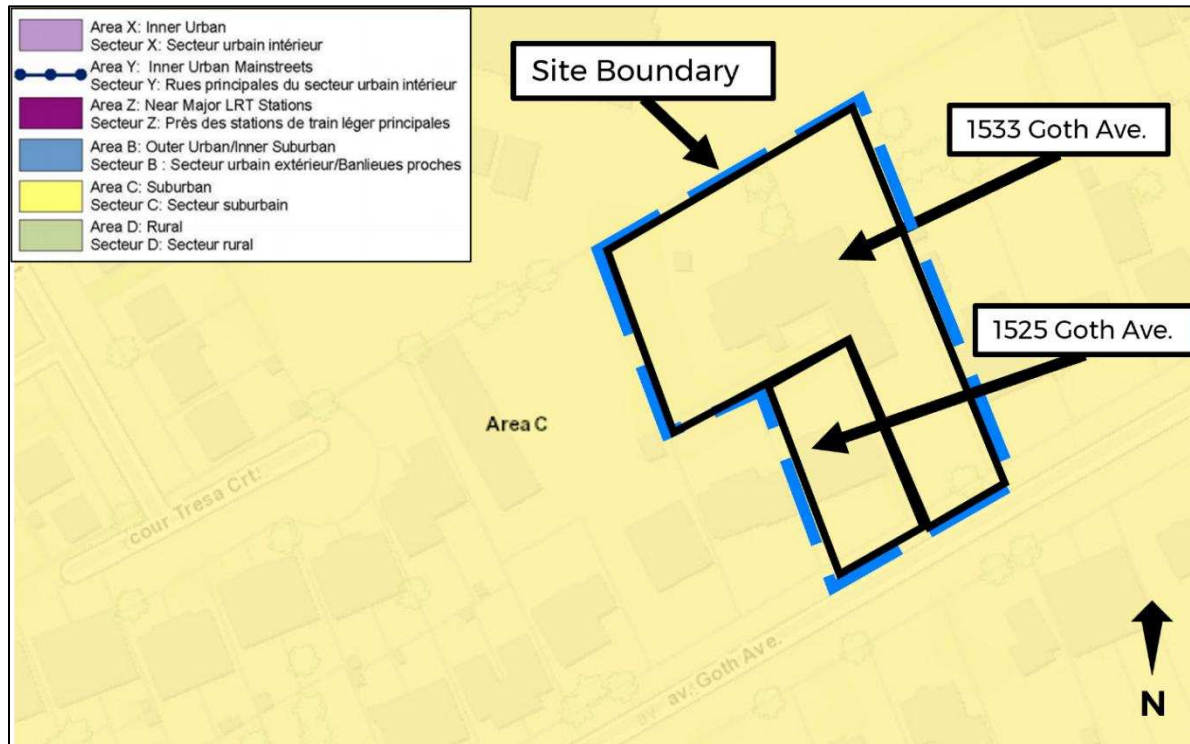
Zoning Provision	Requirement	Calculation (if applicable)		Compliance (Yes or No)	
		1525 Goth Ave.	1533 Goth Ave.	1525 Goth Ave.	1533 Goth Ave.
Minimum required amenity area Low-rise Apartment Dwelling of more than 4 units in any zone other than a Residential Zone. - Sec. 136, Table 137 (3)	Total Amenity Area: 6 m <sup>2</sup> per dwelling unit  Communal Amenity Area: A minimum of 50% of the	Total Amenity Area Required and provided = 10 units + x 6 m <sup>2</sup> per dwelling unit = 60 m <sup>2</sup>  Communal Amenity Area Required = 50% x 60 m <sup>2</sup> = 30 m <sup>2</sup>	Not Required	<b>1525 Goth Avenue</b> Yes - 85.3 m <sup>2</sup> community room  Yes	Not required - detached dwellings do not have amenity area requirements.

Zoning Provision	Requirement	Calculation (if applicable)		Compliance (Yes or No)	
		1525 Goth Ave.	1533 Goth Ave.	1525 Goth Ave.	1533 Goth Ave.
	<p>required total amenity area</p> <p>Layout of Amenity Area:</p> <p>Aggregated into areas up to 54 m<sup>2</sup>, and where more than one aggregated area is provided, at least one must be a minimum of 54 m<sup>2</sup></p>			Yes	

### 5.5.3 Parking Provisions

The Zoning By-law contains provisions for parking, as set out in **Table 5-4**. The site is within Area C on Zoning By-law Schedule 1A, as illustrated in **Figure 5-5**.

**Figure 5-5 Schedule 1A - Areas for Minimum Parking Space Requirements, City of Ottawa Zoning By-law (via GeoOttawa, 2022)**



**Table 5-4: Parking and Loading Space Provisions**

Zoning Provision	Requirement	Calculation (if applicable)	Compliance (Yes or No)
Minimum parking space rate for Area C – Sec. 101, Table 101, low-rise apartment dwelling	1.2 per dwelling unit	10 units x 1.2 per dwelling unit = 12 parking spaces	<b>1525 Goth Ave.: No – 7 spaces</b>
Minimum visitor parking space rate for Area C low-rise apartment dwelling – Sec. 102, Table 102 (iii)	0.2 per dwelling unit	10 units x 0.2 = 2 parking spaces	1525 Goth Ave.: Yes – 2 spaces



Zoning Provision		Requirement	Calculation (if applicable)	Compliance (Yes or No)
Minimum parking space rate for Area C – Sec. 101, Table 101, group home		1 per 100 m <sup>2</sup> of gross floor area, minimum of 1	1,673 m <sup>2</sup> x 1 per 100 m <sup>2</sup> = 16 spaces	<b>1533 Goth Ave.: No - 10 spaces</b>
Dimension requirements for a motor vehicle parking space – Sec. 106(1)	(a) Width	Minimum width of 2.6 m; maximum width of 3.1 m	N/A	1525 Goth Ave.: Yes - 2.6 m x 5.2 m
	(b) Length	Minimum length of 5.2 m	N/A	1533 Goth Ave.: Yes - 2.6 m x 5.2 m
Minimum number of bicycle parking spaces for apartment building, low-rise – Sec. 111(2), Table 111A(b)(i)  No bicycle parking required for group homes		0.50 per dwelling unit	10 units x 0.50 = 5 spaces	1525 Goth Ave.: Yes – 7 spaces  1533 Goth Ave.: Yes – Not Required
Minimum bicycle parking space dimensions – Sec. 111, Table 111B	(a) Horizontal	Width: 0.6 m  Length: 1.8 m	0.6 m x 1.8 m	1525 Goth Ave.: Yes – 0.6 m x 1.8 m
Minimum number of barrier-free parking spaces - Sec. 111, Table 112, Ottawa Traffic and Parking By-law 2017-301		0 spaces for public parking areas with 0-19 parking spaces	N/A	1525 Goth Ave.: Yes – 1 space  1533 Goth Ave.: Yes – 0 spaces
Minimum width of driveway providing access to a parking lot – Sec. 107(1)(a)(ii)		6.0 m for a double traffic lane	N/A	Yes – 6.0 m
Minimum aisle width – Sec. 107, (1) (c) (ii)		The following regulations apply to parking lots and parking garages,	N/A	1525 Goth Ave.: Yes – 6.0 m

Zoning Provision	Requirement	Calculation (if applicable)	Compliance (Yes or No)
	<p>whether as principal or accessory uses:</p> <p>An aisle providing access to parking spaces in a parking lot or parking garage:</p> <p>despite (i), in the case of a parking garage, or parking lot accessory to a residential use an aisle serving parking spaces angled at between 56 and 90 degrees must be at least 6.0 metres wide</p>		1533 Goth Ave.: 6.7 m
Landscaping Provisions for Parking Lots – Sec. 110(1), Table 110	<p>Minimum 15% of the parking lot area must be provided as perimeter or interior landscaped area comprised of the following:</p> <p>(a) a landscaped buffer must be provided</p>	<p>1525 Goth Ave.: 38.3 m<sup>2</sup> landscaped parking area / 167.0 m<sup>2</sup> parking area = 34.5%</p> <p>1533 Goth Ave.: 124.4 m<sup>2</sup> landscaped parking area / 363.5 m<sup>2</sup> parking area = 34.5%</p>	<p>1525 Goth Ave.: Yes – 22.9%</p> <p>1533 Goth Ave.: Yes – 34.5%</p>

Zoning Provision	Requirement	Calculation (if applicable)	Compliance (Yes or No)
	<p>between the perimeter of the parking lot and a lot line in accordance with Table 110. A driveway may cross the landscaped buffer; and</p> <ul style="list-style-type: none"> <li>- For a parking lot containing more than 10 but fewer than 100 spaces not abutting a street: 1.5 m</li> </ul> <p>(b) in addition to the landscaped buffer, interior landscaping may be provided including various landscaped islands, landscaped medians, pedestrian pathways or public plazas to meet the minimum 15% requirement.</p>	N/A	<p>1525 Goth Ave.: Yes - 1.5 m</p> <p>1533 Goth Ave.: Yes - 1.6 m</p>

**5.5.4 Summary of Major Zoning By-law Amendment**

**The R2 parent zone and the N subzone do not list low-rise apartment dwelling or Planned Unit Development (PUD) as permitted uses. Therefore, a Zoning By-law Amendment is proposed to rezone the 1525 Goth Avenue to Residential Fourth Density Zone, Subzone X, Urban Exception [XXXX] (R4X [XXXX]) and 1533 Goth Avenue to Residential Fourth Density Zone, Subzone X, Urban Exception [YYYY] (R4X [YYYY]).**

The proposed Zoning By-law Amendment requests that the entire site be rezoned to R4X, which permits low-rise apartment and PUD as permitted uses. The proposed Major Zoning By-law Amendment (ZBLA) would seek to rezone the site from R2N to R4X [XXXX] and R4X [YYYY]. The site-specific exceptions are required because the proposed development at 1525 Goth Avenue and the existing group home at 1533 Goth Avenue do not meet all of the requirements of the Zoning By-law.

Therefore, the proposed Major Zoning By-law Amendment (ZBLA) would seek to:

1. Rezone the lands identified on Area A (1525 Goth Avenue) in Appendix B of this report from Residential Second Density Zone, Subzone N (R2N) to Residential Fourth Density Zone, Subzone X, Urban Exception [XXXX] (R4X[XXXX]) is to permit the development of low-rise apartment building at 1525 Goth and Planned Unit Development (PUD) as a use. The current R2N zoning does not permit low-rise apartments or PUDs, therefore, the site is required to be rezoned to an R4 Zone, which permits low-rise apartments and PUDs.
  - a. The proposed site-specific Urban Exception [XXXX] proposes to modify the performance standards to:
    - v. Permit a reduction in the minimum interior side yard setback from 3.0 m to 1.5 m;
    - vi. Add the following as prohibited uses: stacked dwelling; retirement home; rooming house; three-unit dwelling; and townhouse dwelling;
    - vii. Permit a reduction in the minimum required resident vehicle parking spaces from 12 spaces to 7 spaces; and
    - viii. Set a limit on the maximum building height of 2-storeys.
2. Rezone the lands identified on Area B (1533 Goth Avenue) in Appendix A of this report from Residential Second Density Zone, Subzone N (R2N) to Residential Fourth Density Zone, Subzone X, Urban Exception [YYYY] (R4X[YYYY]) is to permit Planned Unit Development (PUD) as a use. The current R2N zoning does not permit PUDs as a use, therefore, the site is required to be rezoned to an R4 Zone, which permits PUDs.
  - a. The proposed site-specific Urban Exception [YYYY] proposes to modify the performance standards to:
    - i. Add the following as prohibited uses: low-rise apartment; stacked dwelling; retirement home; rooming house; three-unit dwelling; and townhouse dwelling;
    - ii. Permit a reduction in the required vehicle parking for a group home from 17 spaces to 10 spaces; and
    - iii. Set a limit on the maximum building height of 2-storeys.

The Draft Zoning By-law Amendment (ZBLA) text and schedule have been created to ensure that future development on the site is compatible with the surrounding neighbourhood. The Draft ZBLA would limit a low-rise apartment to 1525 Goth Avenue and a PUD to 1525 and 1533 Goth Avenue, which is an existing condition. The list of additional prohibited uses added through the site-specific exceptions would ensure that R4 residential land uses, including stacked dwellings, retirement homes, rooming houses, three-unit dwellings and townhouse dwellings would be prohibited on the site. The result is that while the site zoning is proposed to be amended from R2 to R4, the list of permitted uses reflects what is permitted by the current zoning, except for as already noted herein.

Further, the maximum building height for 1525 and 1533 Goth Avenue is limited through the site-specific zoning exceptions to 2-storeys to ensure development reflects the existing building heights in the neighbourhood. Finally, the proposed development at 1525 Goth Avenue has been designed with input received from the community to minimize impacts including on privacy and traffic. The Applicant will continue working with the community to refine the design through a subsequent Site Plan Control Application process.

## 6 Summary of Opinion

It is the professional opinion of WSP that the proposed 2-storey low-rise apartment dwelling at 1525 and 1533 Goth Avenue represents good land use planning and is appropriate for the site for the following reasons:

- The proposed development supports and is consistent with the Provincial Policy Statement.
- The proposed development is permitted in the applicable land use designation and conforms to the strategic directions and policies of the Current Official Plan.
- The proposed development is permitted in the applicable land use designation and conforms to the strategic directions and general policies of the New Official Plan. We acknowledge that the proposed development doesn't conform with Policy 3.2(10) of the New Official Plan regarding density targets. However, it is important to note that the New Official Plan has not in full force and effect since the New Official Plan has not been approved by the Ministry of Municipal Affairs and Housing. In addition, the proposed two-storey development and the resulting density target is lower than what the new OP policy suggests, so that it fits into the existing neighbourhood.
- The proposed development is compatible with adjacent development and meets many of the principles under the Design Objectives, as well as the Compatibility criteria of the both the Current and New Official Plan.
- The proposed development complies with the general intent of the Zoning By-law.

In conclusion, the Zoning By-law Amendment approval being sought to support the proposed development at 1525 and 1533 Goth Avenue represents good planning and is in the public interest.

Please feel free to contact us at [Nadia.De-Santi@wsp.com](mailto:Nadia.De-Santi@wsp.com) or 613-690-1114 or [Samantha.Gatchene@wsp.com](mailto:Samantha.Gatchene@wsp.com) or 613-690-3901 if you have any questions or require additional information.

Yours truly,

**WSP**



Nadia De Santi, MCIP, RPP  
Practice Lead

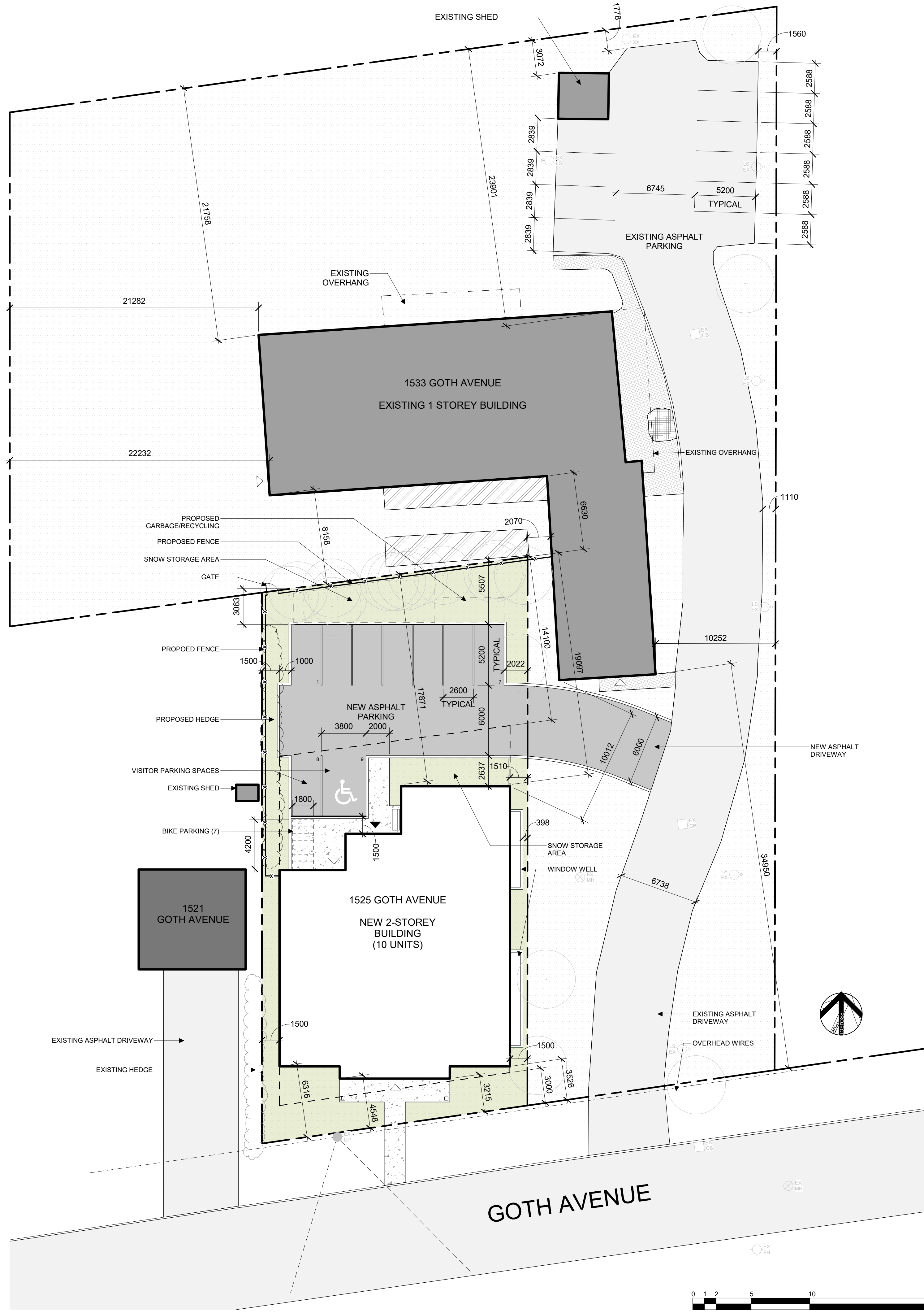


Samantha Gatchene, MCIP, RPP  
Project Planner

# APPENDIX

# A

## Site Plan



**1 SITE PLAN**  
A.001 | 1:200

**LEGAL DESCRIPTION:**

PART OF LOT 8 CONCESSION 4 RIDEAU FRONT GEOGRAPHIC TOWNSHIP OF GLOUCESTER CITY OF OTTAWA.

**REFERENCE SURVEY:**

BASED ON INFORMATION FROM A SURVEY PREPARED BY McINTOSH PERRY SURVEYING INC. DATED MAY 31, 2022.

**MUNICIPAL ADDRESS:**

1525 & 1533 GOTH AVENUE

**ZONING INFORMATION:**

ZONE: R2 N  
 SCHEDULE 1: AREA C  
 SCHEDULE 1A: AREA C SUBURBAN  
 SCHEDULE 2: DISTANCE EXCEEDS 600m

**ZONING PROVISIONS:**

ZONING PROVISION	REQUIRED	PROVIDED
MIN. LOT AREA	540 m <sup>2</sup>	1525: 1,068.0 m <sup>2</sup> 1533: 3,882.0 m <sup>2</sup> Total: 4,950.0m <sup>2</sup>
MIN. LOT WIDTH	18 m	1525: 22.7 m 1533: 21.8 m Both Properties: 44.2 m
MIN. FRONT YARD SETBACK	3.0m	1525: 3.2 m 1533: 35.0 m
MIN. INTERIOR YARD SETBACK	Any part of a building located within 21m of a front lot line:	1525: 1.5 m & 1.5m 1533: 10.3 m & 2.1 m
	Where the building wall is equal to or less than 11m in Height: 1.5m	
	Where the building contains an apartment dwelling low-rise and the side lot line abuts a residential subzone that does not permit that dwelling type: 3.0m	
MIN. REAR YARD SETBACK	1525 GOTH: 14.1m 1533 GOTH: 27.2m	17.9 m 21.8 m
MAXIMUM BUILDING HEIGHT	1525 GOTH: 11.0m	1525: 7.5 m 1533: TBD
<b>AMENITY AREA</b>		
1525 GOTH AVENUE	60 m <sup>2</sup>	85.3 m <sup>2</sup> Community Room
1533 GOTH AVENUE	N/A	N/A
<b>PARKING</b>		
RESIDENT PARKING		
1525 GOTH	12 spaces	7 spaces
1533 GOTH	16 spaces	10 spaces
VISITOR PARKING		
1525 GOTH	2 spaces	2 spaces
1533 GOTH	N/A	N/A
BARRIER-FREE SPACES		
1525 GOTH	0 spaces	1 space
1533 GOTH	0 spaces	0 spaces
MIN. PARKING SPACE DIMENSIONS	2.6 m x 5.2 m	1525: 2.6 m x 5.2 m 1533: 2.8 m x 5.2 m & 2.6 m x 5.2 m
MIN. BICYCLE PARKING SPACES		
1525 GOTH	5 spaces	7 spaces
1533 GOTH	N/A	N/A
MIN. DRIVEWAY WIDTH	6.0 m	1525: 6.0 m 1533: 6.7 m
MIN. DRIVE AISLE WIDTH	6.0 m	1525: 6.0 m 1533: 6.7 m
<b>LANDSCAPING</b>		
LANDSCAPE BUFFER		
1525 GOTH	None	1.5 m, 3.0 m & 2.0m
1533 GOTH	1.5 m	1.6 m & 1.8 m
LANDSCAPING AREA (15% OF PARKING LOT AREA)		
1525 GOTH	38.3 m <sup>2</sup>	167.0 m <sup>2</sup>
1533 GOTH	125.4 m <sup>2</sup>	363.5 m <sup>2</sup>

1525 GOTH AVENUE  
 1533 GOTH AVENUE

AMENITY AREA  
 1525 GOTH AVENUE  
 1533 GOTH AVENUE

PARKING  
 RESIDENT PARKING  
 1525 GOTH  
 1533 GOTH

VISITOR PARKING  
 1525 GOTH  
 1533 GOTH

BARRIER-FREE SPACES  
 1525 GOTH  
 1533 GOTH

MIN. PARKING SPACE DIMENSIONS  
 1525:  
 2.6 m x 5.2 m  
 1533:  
 2.8 m x 5.2 m &  
 2.6 m x 5.2 m

MIN. BICYCLE PARKING SPACES  
 1525 GOTH  
 1533 GOTH

MIN. DRIVEWAY WIDTH  
 6.0 m  
 1525: 6.0 m  
 1533: 6.7 m

MIN. DRIVE AISLE WIDTH  
 6.0 m  
 1525: 6.0 m  
 1533: 6.7 m

LANDSCAPING  
 LANDSCAPE BUFFER  
 1525 GOTH  
 1533 GOTH

LANDSCAPING AREA (15% OF PARKING LOT AREA)  
 1525 GOTH  
 1533 GOTH

**OTHER INFORMATION:**  
 DISTANCE BETWEEN BUILDINGS: 10.0 m  
 GROSS FLOOR AREA OF OFFICE SPACE: 77.4 m<sup>2</sup> (1525 GOTH)

**SITE PLAN GENERAL NOTES:**

- ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM EXISTING PLANS AND SURVEYS
- DO NOT SCALE THIS DRAWING
- REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORN BY THE CONSULTANT FOR UNKNOWN SUBSURFACE CONDITIONS
- CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND/OR OMISSIONS TO THE CONSULTANT
- REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE CONSULTANT
- CONTRACTOR TO LAYOUT PLANTING BEDS, PATHWAYS ETC. TO APPROVAL OF CONSULTANT PRIOR TO ANY JOB EXCAVATION
- THE ACCURACY OF THE POSITION OF UTILITIES IS NOT GUARANTEED - CONTRACTOR TO VERIFY PRIOR TO EXCAVATION
- INDIVIDUAL UTILITY COMPANY MUST BE CONTACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR TO DIGGING
- ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED

**SITE PLAN LEGEND:**

- EXISTING BUILDING
- NEW ASPHALT PAVING
- EXISTING ASPHALT PAVING
- NEW GRASS
- EXISTING GRASS
- CONCRETE PAD
- EXISTING CONCRETE PAD
- EXISTING MULCH/PLANTING
- EXISTING ARTIFICIAL TURN
- EXISTING INTERLOCK PAVERS
- BUILDING MAIN ENTRANCE
- OTHER ENTRANCE / EXIT
- PROPERTY LINE
- FENCE PER LANDSCAPE
- CATCH BASIN
- LIGHT STANDARD EXISTING
- FIRE HYDRANT EXISTING
- MANHOLE EXISTING
- EXISTING BOLLARD
- EXISTING TREE

**STAMP**

1 2022-06-10 Issued for Re-Zoning Application  
 REV DATE ISSUE

**NOTES**  
 1. OWNERSHIP OF THE COPYRIGHT OF THE DESIGN AND THE WORKS EXECUTED FROM THE DESIGN REMAINS WITH CSV ARCHITECTS. AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF CSV ARCHITECTS.  
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 3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS AND SPECIFICATIONS.  
 4. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY DIMENSIONS ON SITE.  
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND ALL SUPPLEMENTS AND APPLICABLE MUNICIPAL REGULATIONS.

**CLIENT**  
**INTERVAL HOUSE**  
 OTTAWA  
 ONTARIO, CANADA

**PROJECT**  
**1525 GOTH AVE**  
 1525 Goth Avenue, Ottawa, Ontario

**TITLE**  
**PROPOSED SITE PLAN**

PROJECT NO: 2021-1910  
 DRAWN: MM  
 APPROVED: JS  
 SCALE: 1:200  
 DATE PRINTED: 2022-06-10 2:44:57 PM

REV DRAWING NO.  
 1 A.001

# APPENDIX

## B

### Draft Zoning By-law Amendment



**DRAFT BY-LAW NO. 2022-XX**

A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of the lands legally described as Part 1 of Part of Lot 1 Registered Plan 523 City of Ottawa. The Council of the City of Ottawa, pursuant to Section 34 of the Planning Act, R.S.O. 1990, enacts as follows:

The Zoning Map of By-law No. 2008-250, entitled “City of Ottawa Zoning By-law” is amended by amending the lands on Attachment 1 to this by-law as follows:

1. To rezone the lands identified as Area A (1525 Goth Avenue) from Residential Second Density Zone, Subzone N (R2N) to Residential Fourth Density Zone, Subzone X, Urban Exception [XXXX] (R4X [XXXX]) with the following provisions shown in **bold**.

		Exception Provisions		
I Exception Number	II Applicable Zone	III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
XXXX [By-law No. 2022-XX]			<ul style="list-style-type: none"> <li>• <b>stacked dwelling</b></li> <li>• <b>retirement home</b></li> <li>• <b>rooming house</b></li> <li>• <b>three-unit dwelling</b></li> <li>• <b>townhouse dwelling</b></li> </ul>	<ul style="list-style-type: none"> <li>• <b>Maximum building height: 2 storeys</b></li> <li>• <b>Minimum resident vehicle parking spaces: 7 spaces</b></li> <li>• <b>Minimum interior side yard setback: 1.5 m</b></li> </ul>

2. To rezone the lands identified as Area B (1533 Goth Avenue) from Residential Second Density Zone, Subzone N (R2N) to Residential Fourth Density Zone, Subzone X, Urban Exception [YYYY] (R4X [YYYY]) with the following provisions shown in **bold**.

		Exception Provisions		
I Exception Number	II Applicable Zone	III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
YYYY [By-law No. 2022-XX]			<ul style="list-style-type: none"> <li>• <b>apartment, low-rise</b></li> <li>• <b>stacked dwelling</b></li> <li>• <b>retirement home</b></li> <li>• <b>rooming house</b></li> <li>• <b>three-unit dwelling</b></li> <li>• <b>townhouse dwelling</b></li> </ul>	<ul style="list-style-type: none"> <li>• <b>Maximum building height: 2 storeys</b></li> <li>• <b>Minimum vehicle parking spaces for a group home: 10 spaces</b></li> </ul>

ENACTED AND PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2022



This is "Attachment 1" to  
Zoning By-law 2022-XXX

Prepared by WSP  
June 2022

- Area A to be rezoned from R2N to R4X[XXXX]
- Area B to be rezoned from R2N to R4X[YYYY]

Source: GeoOttawa; Open Ottawa

**DRAFT**

N



**1:750**