

Subject: Zoning By-law Amendment – 56 Capilano Drive

File Number: ACS2022-PIE-PS-0132

Report to Planning Committee on 27 October 2022

and Council 9 November 2022

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

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

613-580-2424, 25910, molly.smith@ottawa.ca

Ward: Knoxdale-Merivale (9)

Objet : Modification du Règlement de zonage – 56, promenade Capilano

Dossier : ACS2022-PIE-PS-0132

Rapport au Comité de l'urbanisme

le 27 octobre 2022

et au Conseil le 9 novembre 2022

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

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

613-580-2424, 16483, Evode.Rwagasore@ottawa.ca

Quartier : Knoxdale-Merivale (9)

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 56 Capilano Drive, as shown in Document 1, to rezone the property from L1 to R4Z[xxxx] -h to permit a four-storey low-rise apartment building, as detailed in Document 2.**

2. That Planning Committee approve the Consultation Details Section of this report be included as part of the ‘brief explanation’ in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to *the Planning Act* ‘Explanation Requirements’ at the City Council Meeting of *November 9, 2022*,” subject to submissions received between the publication of this report and the time of Council’s decision.

RECOMMANDATIONS DU RAPPORT

1. Que le Comité de l’urbanisme recommande au Conseil d’approuver une demande de modification du Règlement de zonage 2008-250 visant le 56, promenade Capilano, un bien-fonds illustré dans le document 1, afin de faire passer la désignation de l’emplacement de L1 à R4Z[xxxx] -h et ainsi permettre la construction d’un immeuble de faible hauteur comportant quatre étages, comme l’expose en détail le document 2.
2. Que le Comité de l’urbanisme donne son approbation à ce que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux ‘exigences d’explication’ aux termes de la *Loi sur l’aménagement du territoire*, à la réunion du Conseil municipal prévue le 9 novembre 2022 », sous réserve des observations reçues entre le moment de la publication du présent rapport et la date à laquelle le Conseil rendra sa décision.

EXECUTIVE SUMMARY

Staff Recommendation

Planning staff recommend approval of the Zoning By-law amendment for 56 Capilano Drive to rezone the property from Community Leisure Facility (L1) to Residential Fourth Density, Subzone Z, Urban Exception[xxxx], subject to a holding symbol (R4Z[xxxx]-h), to permit a four-storey apartment building, which is intended for affordable housing.

The applicant has requested a minimum rear yard setback of 4.5 metres, a minimum interior side yard setback of 3 metres, and no minimum parking spaces for a dwelling

unit. The Zoning By-law amendment will also include a holding symbol for an agreement with Housing Services.

The proposal aligns with applicable Official Plan policies for the General Urban Area. Staff are satisfied that the requested Zoning By-law amendment for the development of a low-rise development for affordable housing, is consistent with the Official Plan and represents good planning.

Applicable Policy

The following policies support this application:

Section 3.6.1 provides policies for the General Urban Area designation; building heights will continue to be predominantly low-rise (up to four storeys), and development will be evaluated against compatibility with the existing context and planned function of the area. The application proposes a low-rise development of four storeys, which is keeping with Policy in Section 3.6.1.

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

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

Section 2.5.2 provides policies in support of the development of affordable housing to improve the supply of affordable units and is a fundamental building block of a healthy, liveable community. This will be achieved through infill construction, conversion of non-residential space, and adaptive re-use of buildings. The proposal utilizes a vacant lot in proximity to transit and services and will increase the supply of affordable units in the city.

Section 6.3.2 of the new Official Plan supports the conversion of underutilized non-residential land to residential use provided the development includes missing middle typologies and has an affordable housing component. The proposal is supportive of the

policies by proposing an affordable housing development with minimal parking on a vacant lot.

RÉSUMÉ

Recommandation du personnel

Le personnel des Services de planification recommande d'approuver la demande de modification du Règlement de zonage visant le 56, promenade Capilano, afin de faire passer la désignation de la propriété de Zone d'installation de loisirs communautaires (L1) à Zone résidentielle de densité 4, sous-zone Z, exception urbaine [xxxx], assujettie à un symbole d'aménagement différé (R4Z[xxxx]-h), et ainsi permettre la construction d'un immeuble résidentiel de quatre étages contenant des logements à prix abordable.

Le requérant a demandé un retrait minimal de cour arrière de 4,5 mètres, un retrait minimal de cour latérale intérieure de 3 mètres et aucun taux minimal de places de stationnement pour un logement. La modification du Règlement de zonage comportera par ailleurs un symbole d'aménagement différé associé à une entente avec les Services du logement.

La proposition est conforme aux politiques pertinentes du Plan officiel s'appliquant à la désignation de secteur urbain général. Le personnel constate que la modification qu'il serait nécessaire d'apporter au Règlement de zonage pour permettre la construction d'un immeuble résidentiel de faible hauteur contenant des logements à prix abordable est conforme au Plan officiel et représente une bonne démarche de planification.

Politique applicable

Les politiques suivantes appuient cette demande :

La section 3.6.1 contient des politiques s'appliquant à la désignation de secteur urbain général; les hauteurs de bâtiment continueront d'être essentiellement faibles (jusqu'à quatre étages) et la compatibilité de l'aménagement sera évaluée au regard du contexte existant et de la fonction prévue du secteur. La demande concerne un aménagement de faible hauteur (quatre étages), ce qui correspond à la politique de la section 3.6.1.

La section 2.2.2 du Plan officiel indique que la gestion de la densification dans le secteur urbain consiste à la soutenir par le biais de nouveaux aménagements sur des terrains vacants dans les secteurs de croissance désignés qui contribuent au développement d'une collectivité existante ou à la création d'une nouvelle collectivité. Cet objectif est atteint lorsque l'aménagement vient mettre en valeur et enrichir des

caractéristiques souhaitables et le modèle observé dans le secteur en matière de forme bâtie et d'espaces ouverts. La propriété visée est actuellement vacante. Son utilisation contribuerait au développement de la collectivité existante et cadrerait avec les utilisations environnantes.

La section 2.5.1 fournit une orientation quant à la définition des espaces de qualité, assurant la sécurité et l'accessibilité, respectant le caractère du secteur et tenant compte de l'adaptabilité et de la durabilité. L'aménagement proposé tient bien compte du contexte en prévoyant une typologie de bâtiment servant de transition vers le secteur résidentiel de faible hauteur adjacent.

La section 2.5.2 contient des politiques favorables à la création de logements abordables pour améliorer l'offre de logements abordables, une offre qui constitue un élément fondamental d'une collectivité saine et où il fait bon vivre. Cet objectif sera atteint grâce aux constructions intercalaires, à la transformation d'espaces non résidentiels et à la réutilisation adaptée de bâtiments. L'aménagement proposé fait appel à un terrain inoccupé situé à proximité du transport en commun et des services. Il permettra d'augmenter l'offre de logements abordables sur le territoire municipal.

La section 6.3.2 du nouveau Plan officiel soutient la transformation de terrains non résidentiels sous-utilisés en utilisations résidentielles, à condition que l'aménagement contienne des logements intermédiaires manquants et propose un volet de logement abordable. La proposition correspond aux politiques puisqu'il s'agit d'un aménagement de logements abordables disposant d'un taux minimal de stationnement sur un lot vacant.

Consultation publique

Une consultation publique a été menée conformément à la politique municipale en matière d'avis public et de consultation pour les demandes de modification du Règlement de zonage. Un avis a été émis à l'intention des associations communautaires enregistrées et des propriétaires fonciers dans un rayon de 120 mètres de l'emplacement, et une enseigne d'avis public a été installée. Douze commentaires ont été reçus et étaient opposés au projet, évoquant des préoccupations liées à la densité, au type de bâtiment, au stationnement et à la circulation. Le document 3 contient un synopsis des commentaires et des réponses fournies.

Public Consultation

Public consultation was carried out in accordance with the City's Public Notification and Consultation Policy for Zoning By-law Amendment applications, with notice provided to

the registered community association and property owners within 120 metres, and a notification sign posted. Twelve comments were received, expressing opposition to the proposal due to concerns regarding density, building type, parking, and traffic. A synopsis of the comments and responses are outlined in Document 3.

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

56 Capilano Drive

Owner

McDonald Bros. Consulting Inc.

Applicant

Fotenn Consultants (Attn: Bria Aird)

Description of site and surroundings

The subject site is located in the Skyline-Fisher Heights neighbourhood and is east of Merivale Road and south of Capilano Drive in Ward 9. The site is generally rectangular in shape, with 44.9 metres of frontage on Capilano Drive and a total area of approximately 2,775 square metres. The property shares access to Capilano Drive with the City View Curling Club, which is located on a flag lot that abuts the subject property on the south and east.

The site is currently vacant. North of the site is a low-rise residential neighbourhood that is predominantly single-detached dwellings on large lots, further north are large format retail and commercial uses. To the east of the site is the driveway serving the City View Curling Club and approximately 14 metres further east are low-rise residential dwellings. To the south of the site is the City View Curling Club situated on a flag lot with access from Capilano Drive. West of the site is Merivale Road, which is occupied by a wide variety of retail, commercial, personal service, and community uses.

Summary of requested Zoning By-law amendment proposal

The purpose of this Zoning By-law amendment application is to rezone the lands from Community Leisure Facility (L1) to Residential Fourth Density, Subzone Z, Urban Exception [xxxx], with a holding symbol (R4Z[xxxx]-h) to permit a four-storey apartment building, which is intended for affordable housing.

The subject property is currently zoned Community Leisure Facility, which permits a wide range of community-oriented uses. The application proposes to rezone the property to permit a residential use.

As described in Document 2, the proposal will require the following site-specific amendments:

- The minimum rear yard setback is 4.5 metres.
- The minimum interior side yard setback is 3 metres.
- The holding symbol may only be removed once a Site Plan is approved that addresses the following, to the satisfaction of the General Manager of Planning, Real Estate and Economic Development Department:
 - i. No minimum parking is required for a low-rise apartment building once an Agreement with Housing Services for affordable housing is executed.

DISCUSSION

Public consultation

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

Comments were received by 12 residents during the application review process. A virtual public information meeting was held by the Ward 9 Councillor's office on August 31, 2022 and attended by approximately 12 residents. Concerns were raised with respect to parking, traffic and lack of park space.

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

Official Plan designation(s)

The site is located within the General Urban Area designation as shown on Schedule B of the City's current Official Plan.

Current Official Plan

The property is designated General Urban Area on Schedule B of the City's Official Plan. This designation permits the development of a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances. Residential intensification through infill will relate to the existing character to enhance desirable patterns and built form while also achieving a balance of housing types and tenures.

Section 2.2.2 – Managing Growth Within the Urban Area

This section directs growth within the City of Ottawa. Policies within this section support the opportunity for intensification and infill within the General Urban Area. It recognises new development on vacant land in designated growth areas that contributes to the completion of an existing community or builds a new community. New development will be located in areas where the density, mix of uses, and land use pattern will work together to make the most efficient use of transit.

Section 2.5.1 – Designing Ottawa

Tools and design objectives for new development are provided in Section 2.5.1 to guide compatibility and a high quality of design. The design objectives include enhancing the sense of community; defining quality public and private spaces through development; ensuring that new development respects the character of existing areas; and considering the adaptability and diversity of places that can adapt and evolve easily over time.

Section 2.5.2 – Affordable Housing

The policies in this section contribute to improving the supply of affordable housing in conjunction with other City initiatives to support the construction of affordable units. The need to accommodate social diversity is a cornerstone of a liveable community. Diversity in the housing supply is achieved through a mix of multiple and single-detached housing, provision of ownership and rental housing, housing affordable to low- and moderate-income groups, and housing appropriate to households with special needs. Policies in the Official Plan ensure that all forms of housing are permitted wherever residential uses are generally permitted.

New Official Plan

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

The subject site is designated Neighbourhood area with an Evolving Neighbourhood Overlay within the Outer Urban Transect of the new Official Plan. The Outer Urban Transect speaks to the evolution of these areas into mixed-use 15-minute neighbourhoods. The Neighbourhood designation permits low-rise residential intensification. The Evolving Overlay is applied to identify an evolution to support intensification, including guidance to allow new built forms and more diverse functions of land.

Section 6.3 – Neighbourhoods

The proposal meets the intent of the new Official Plan, specifically policies within Section 6.3, which the intent of the new Official Plan intends that they permit a mix of building forms and densities. Policies in Section 6.3 guide the evolution of neighbourhoods based on their context, location, age, maturity and needs, to aim for the creation of a 15-minute neighbourhood.

Other applicable policies and guidelines

Urban Design Guidelines for Low-Rise Infill

The City's Urban Design Guidelines for Low-Rise Infill Housing are a series of design guidelines to manage the design of infill housing in established urban areas. The design guidelines are a working tool to help implement the policies of the Official Plan and facilitate the approvals process by highlighting the desired type of development. The Design Guidelines are currently being updated to align with the new Official Plan.

Planning rationale

Official Plan Policies

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

The Official Plan directs where growth will occur and supports opportunities for intensification by recognizing that residential areas will continue to mature and evolve. Growth will be directed to areas where infrastructure and services already exist, and infill and redevelopment will be compatible with the existing or planned function of the area.

The site is designated as General Urban Area (Section 3.6.1), which permits the development of a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances. Residential intensification through infill and new development will respond to the existing character to enhance desirable patterns and built form, while also achieving a balance of housing types and tenures. Building heights will continue to be predominantly low-rise (up to four storeys), and development will be evaluated against compatibility with the existing context and planned function of the area. The application proposes a low-rise development of four storeys, which is in keeping with policies in Section 3.6.1. The proposal further demonstrates policies in Section 3.6.1 and the City's objective of intensification of land in the urban area, as the proposed development is located on underutilized lands.

Policies in Section 2.2.2, Managing Growth in the Urban Area, supports intensification throughout the urban area where there are opportunities to accommodate more jobs and housing and increase transit use. The property is located on a Collector Road (Capilano Drive), is approximately 125 metres west of Merivale Road and approximately 700 metres south of Baseline Road, where the future Baseline Road Bus Rapid Transit line will operate. The site has full access to urban services such as sewers and watermains. The proposal is for modest intensification, expanding the range of residential unit types available to serve a variety of demographic types.

The proposal is consistent with policies contained in Section 2.5.1, related to Growth Management. Policies in this section are broad in nature with design objectives such as defining quality public and private spaces, ensuring safety and accessibility, create a sense of community and maintaining spaces with their own identity. The proposal develops an underutilized and vacant lot within a developed community, maintaining public and private spaces. The proposed development has been designed to be compatible through a design that provides a transition from the low-rise residential uses to the east, to the future density identified along Merivale Road for Arterial Mainstreets in the current Official Plan and as a Mainstreet Corridor in the new Official Plan.

The proposal will provide much-needed affordable housing in the City. Policies from Section 2.5.2 will encourage and promote the targets of available affordable housing by

providing a toolkit of planning incentives and direct supports, including but not limited to flexible zoning. The City will further promote the development of affordable housing through such means as infill construction, conversions of non-residential space, and adaptive re-use of buildings. Further support in the Official Plan for affordable housing development includes implementing alternative development standards for affordable housing development, such as reduced parking standards in areas serviced by transit (Policies 7 and 8 in Section 2.5.2). This proposal for a low-rise apartment building with reduced parking requirements is fully in line with policies in the Official Plan by converting a vacant property in proximity of transit and services to a residential use for affordable housing units. The proposed holding zone in the Zoning By-law amendment will ensure that the proposed low-rise apartment building for affordable housing is viable by not requiring parking for the dwelling units. Proposed programming by the service provider demonstrates that future residents do not require parking.

The proposal meets the intent of the new Official Plan, specifically policies within Section 6.3.2 – Guide the evolution of neighbourhoods based on their context, location, age, maturity and needs, generally towards the model of 15-minute neighbourhoods. Policies support converting underutilized non-residential uses to residential, provided the development includes missing middle typologies, growth management requirements are met, and the proposed development includes an affordable housing component. Section 6.3.2 Policy 7 further supports the proposal provided the development includes the majority of the site as low-rise missing middle housing (missing middle in the Official Plan is defined as a four-storey building typology) and the proposed development includes an affordable housing component. Staff have reviewed the current and new Official Plan and support the proposed rezoning for residential use with affordable housing.

Proposed Zoning Details

As detailed in Document 2, the proposed Zoning By-law amendment will rezone the site to an R4Z zone with site-specific Urban Exception [xxxx] for various performance standards and a holding symbol (-h) allowing for reduced parking once an agreement is made with Housing Services for affordable housing units. The following summarizes the planning rationale for the amendments.

Land Use

- Rezone the property from L1 to R4Z[xxxx] -h
 - The R4Z zoning is appropriate for the mixed-use context and transition into the adjacent low-rise neighbourhood.

Site Specific Provisions

- Urban Exception [xxxx] to reduce the minimum rear yard setback from 7.5 metres to 4.5 metres.
 - Reducing the rear yard setback is appropriate given that the abutting property is an L1 zone, currently occupied by surface parking and a community use. The rear yard setback will allow for sufficient landscape screening adjacent to abutting property.
- Urban Exception [xxxx] to reduce the minimum interior side yard setback from 6 metres to 3 metres (west property line).
 - Reducing the setback allows the building to be located so that amenity space can be consolidated in a location that is screened from the existing loading and servicing area on the adjacent property. Additionally, the west interior side yard does not abut a residential use and there is no existing pattern of setbacks. The reduced setback will provide a sufficient separation distance for a low-rise building, in the future, if the adjacent property fronting Merivale Road is redeveloped.

Holding Symbol

- Place a holding symbol (-h), on the property.
 - The holding symbol may only be removed once a Site Plan is approved, which addresses the following, to the satisfaction of the General Manager of Planning, Real Estate and Economic Development Department:
 - No minimum parking is required for a low-rise apartment building once an agreement with Housing Services for affordable housing is executed.
 - As proven with other affordable housing agreements across the City, parking is not always a requirement for residents

and programming, and aids in the effectiveness and affordability of the development of affordable housing.

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

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the 2020 Provincial Policy Statement.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Egli provided the following comments:

“I am aware of this application; the goal of which is to bring an affordable and supportive housing project to Ward 9. I am in favour of this proposal as such housing is much in need in our community.”

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

ASSET MANAGEMENT IMPLICATIONS

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

FINANCIAL IMPLICATIONS

There are no financial implications.

ACCESSIBILITY IMPACTS

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

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Thriving Communities

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-22-0055) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the complexity of issues on the proposal.

SUPPORTING DOCUMENTATION

Document 1 Zoning Map

Document 2 Details of Recommended Zoning

Document 3 Public Consultation Details

Document 4 Concept Site Plan

CONCLUSION

The Planning, Real Estate and Economic Development Department supports the proposed Zoning By-law amendment. The proposed development is an appropriate example of missing middle housing at the edge of a stable community within the General Urban Area. Once an agreement with Housing Services is made, it will provide much needed affordable housing for the area. The development fits well in its context and the requested amendment conforms with the Official Plan and is consistent with the Provincial Policy Statement.

DISPOSITION

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing & Control, Finance Services Department (Mail Code: 26-76) of City Council's decision.

Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

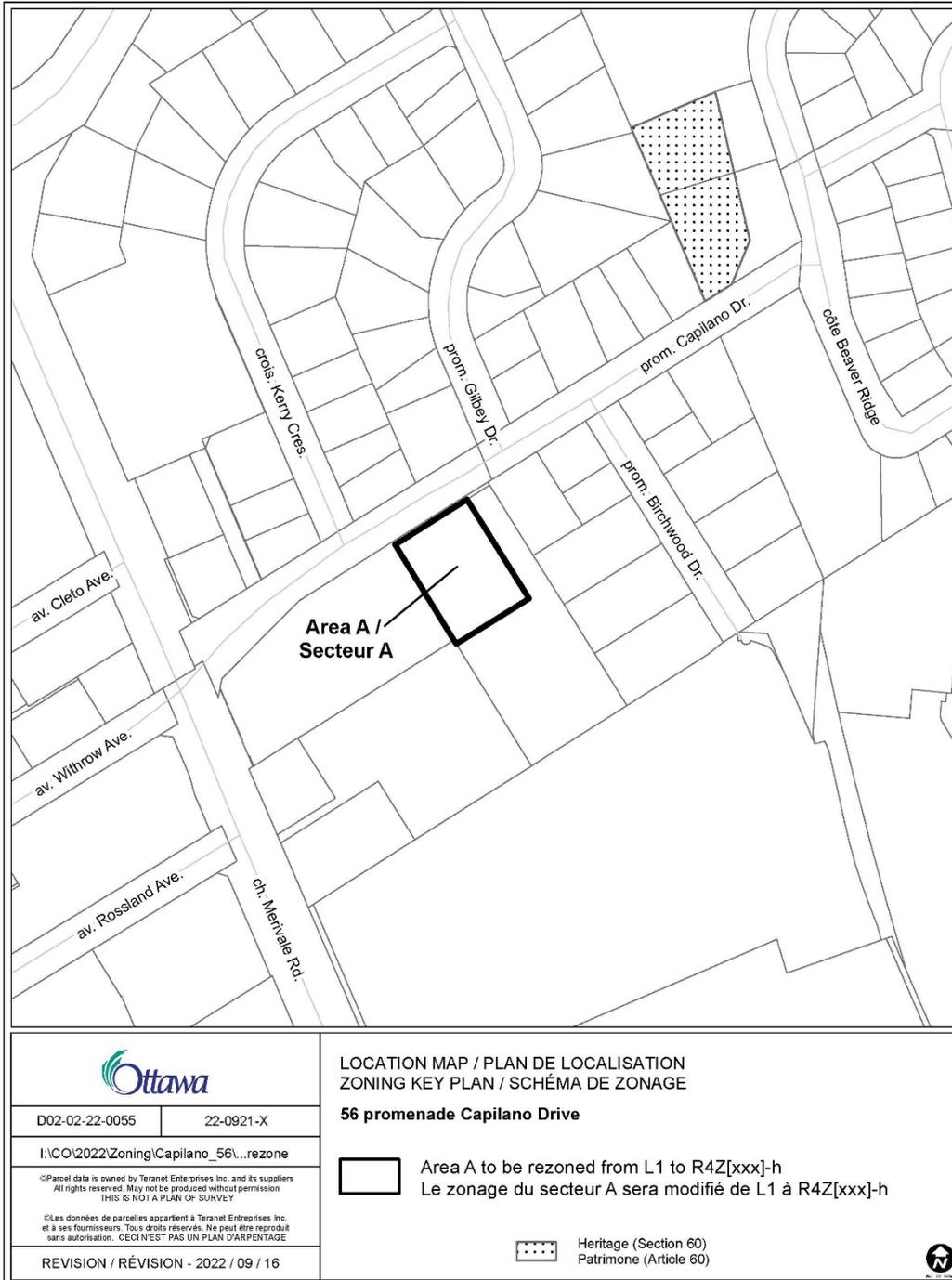
Legal Services, Innovative Client Services Department to forward the implementing by-law to City Council.

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

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa

The map shows the property to be rezoned, which is located on the south side of Capilano Drive.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 56 Capilano Drive:

1. Rezone the lands as shown in Document 1
2. Amend Section 239 – Urban Exceptions, by adding a new Exception [xxxx] with provisions similar in effect to the following:
 - b. In Column II, add the following text R4Z[xxxx] -h
 - c. In Column IV, all uses except those existing as of the date of Council approval until the holding symbol is removed.
 - d. In Column V, add provisions similar in effect to the following:
 - The minimum rear yard setback is 4.5 metres.
 - The minimum interior side yard setback is 3 metres (west property line).
 - No minimum parking spaces are required for affordable housing dwelling units. For greater clarity, minimum visitor parking space rates still apply.
 - The holding symbol may only be removed when:
 - i. A Site Plan is approved to the satisfaction of the General Manager, Planning, Real Estate and Economic Development; and
 - ii. The Owner and Housing Services have executed an agreement related to affordable housing on the site.”

Document 3 – Consultation Details

Notification and Consultation Process

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. One public meeting was held virtually by the Councillor's Office on August 31, 2022 where approximately 12 residents participated. Twelve public comments on the Zoning By-law amendment were received.

The following summarizes, in no particular order, a list of comment topics/items raised by various members of the public in response to the application.

Public Comments and Responses

Vehicular Traffic Concerns

Comment Summary:

- I have concerns that the proposal as is will generate more traffic in my neighbourhood.
- I have concerns that traffic along Gilbey Drive will be increased as this road is already used as a shortcut to Merivale and we have had continuous issues of people ending up on our front yard due to speeding.
- I am concerned about the cumulative effects that other apartment developments (1509 Merivale, 1500 Merivale, 7 Rossland, & 1642 Merivale) will have on the traffic along Merivale and through my neighbourhood and am opposed to the development as a result.
- I am opposed to any reduction in parking rate for 56 Capilano due to the proposal being outside of the new Official Plans 600m relaxed parking zone. I feel that if this building is given a reduction in parking even through it is outside the 600m zone, that other proposed developments, such as 1545 Merivale, will also be given the parking reduction.
- I feel that the two stop signs on Capilano should be removed as they generate unnecessary traffic and noise that disrupts the enjoyment of my home.

Response:

Planning staff are aware of the development proposals at 1509 Merivale Road, 1500 Merivale Road, 1545 Merivale Road, 1642 Merivale Road, and 7 Rossland Avenue and have considered potential impact of these proposals in the transportation review. Further discussion around this will also be had during the Site Plan process that will occur after the Zoning By-Law Amendment process has concluded.

Staff have reviewed the proposed parking rate and find it justified based on car ownership and parking needs within other affordable housing proposals. The affordable housing developer has advised that residents within this development are not expected to own cars.

Pedestrian Traffic Concerns

Comment Summary:

- I have concerns around the safety of the many children at the daycare due to the increased number of people that will be around the City-run daycare just a few properties away.

Response:

Significant increases in traffic are not forecast by this development, given services, retail and commercial uses, as well as transit and pedestrian connections, along Merivale Road and the number of units proposed without parking.

Land Use Concerns

Comment Summary:

- I am in support of the proposal for a four-storey building, but that a height ten storeys would be more appropriate for this site. I would like to see the city approve taller buildings.
- I am opposed to the current proposal of a four-storey apartment building as I feel that an apartment building will change the character of my neighbourhood.
- I feel that three or four townhouse dwellings would be more appropriate for the site.

- I think that the proposal would benefit from having the building brought to the front of the lot so that the amenity area can be consolidated at the rear of the site, providing greater privacy for the tenants and neighbours.
- Why is the city letting this land be developed instead of keeping it as an open space?
- Will the road behind the development become a public road to accommodate the new development?
- I am concerned about 50-units being developed on this site.
- We would like to see what the building looks like and to have specifics on the layout of the parking.

Response:

The applicant is proposing a four-storey apartment building for this property which conforms to the policies within the current and new Official Plan. The proposal serves as a transition and buffer from Merivale Road, where lots can potentially see significant height. The proposal includes sufficient buffering to the adjacent low-rise neighbourhood, as there is 14 metres between the edge of the building to the adjacent dwelling, and the building has been brought to the minimum front yard setback to define the street edge.

The property at 56 Capilano Drive is privately owned land, and the owner is within their rights to apply for a development application. Once submitted, the City and public can comment on the appropriateness of the proposed use subject to the City's Public Consultation policies. The current Official Plan, new Official Plan and Parks and Recreation Master Plan do not identify it as open space.

Miscellaneous Concerns

Comment Summary:

- I have concerns that the proposed apartment building will create more noise in the neighbourhood that will disrupt my enjoyment of my property.
- I am concerned that the apartment building will be used for community housing and that as a result the crime rate will go up in my neighbourhood.

- I would like to see a clause that the reduced parking rates be subject to the proposed building being community housing.
- Having sufficient landscaping around the proposed development is very important to us.
- We are concerned about how neighbours privacy and safety will be affected by this development.
- Will the Hydro and cable lines be buried in conjunction with the development of this building?

Response:

The proposed Zoning By-law amendment will include a holding provision that requires the owner to enter into an agreement with Housing Services for an affordable housing program, to permit a reduced parking rate. Only once the agreement is fulfilled, will the holding symbol be lifted to permit a reduced parking rate for an apartment building.

The Official Plan directs that all neighbourhoods of the city include a diversity of housing types. It is well documented that housing affordability is a fundamental building block of a healthy, liveable community. Staff have asked the applicant to provide increased landscaping. A Landscape Plan will be required in the future Site Plan Control application to demonstrate this increase.

