

**Subject: Zoning By-Law Amendment - 3459 and 3479 St. Joseph Boulevard**

**File Number: ACS2023-PRE-PS-0010**

**Report to Planning and Housing Committee on 18 January 2023**

**and Council 25 January 2023**

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

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**Ward: Orléans East-Cumberland (1)**

**Objet : Modification du Règlement de zonage – 3459 et 3479, boulevard St.  
Joseph**

**Dossier : ACS2023-PRE-PS-0010**

**Rapport au Comité de l'urbanisme et du logement**

**le 18 janvier 2023**

**et au Conseil le 25 janvier 2023**

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

**Personne-ressource : Shoma Murshid, Urbaniste II, Examen des demandes  
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**Quartier : Orléans-Est-Cumberland (1)**

## **REPORT RECOMMENDATIONS**

- 1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 3459 and 3479 St. Joseph Boulevard as shown in Document 1, to permit four, 6-storey residential buildings, as detailed in Document 3.**

2. That Planning and Housing 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 January 25, 2023,” 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 la planification et du logement recommande au Conseil d’approuver une modification du Règlement de zonage 2008-250 pour les biens-fonds situés aux 3459 et 3479, boulevard St-Joseph, comme le montre le document 1, en vue de permettre l’aménagement de quatre immeubles résidentiels de 6 étages, comme l’explique en détail le document 3.
2. Que le Comité de la planification et du logement donne son approbation afin 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 25 janvier 2023 », sous réserve des observations reçues entre le moment de la publication du présent rapport et la date à laquelle le Conseil rendra sa décision.

## 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:** 3459 and 3479 St. Joseph Boulevard Owner

**Owner:** 8417709 Canada Inc.

**Applicant:** FOTENN Consulting

## **Description of Site and Surroundings**

The subject property is just under 18,000 square metres in area and is in Orleans (Ward 1) along the north side of St. Joseph Boulevard, directly west of Terra Nova Estates. Presently, 3479 St. Joseph Boulevard is vacant, while 3459 St. Joseph Boulevard contains a detached dwelling and ancillary commercial use.

To the west of the site is an east bound onramp to the Ottawa Road 174. The site also abuts the Ottawa Road 174 to the north. There is a large vacant parcel of land to the west of the subject property, which includes a wooded area (Document 1).

The site is located within 600 metres of a future rapid transit station (Tenth Line), it is also close to a Hub/Corridor and Town Centre.

## **Summary of Proposal**

The applicant has submitted a Zoning By-law amendment to permit the development of four, 6-storey residential buildings containing 326 dwellings (1- and 2-bedroom units). A total of 442 vehicle parking spaces are proposed, 376 of which will be underground. Bicycle parking will also be provided both within the building (86 spaces) and outdoors (80 spaces).

The proposed also includes 1,839 square metres of accessible green space, 1,023 square metres of balcony space, and 179 square metres of communal interior amenity area, including a centrally located courtyard. Green space accounts for 38 percent of the subject lands, slightly more than the building lot coverage, which is approximately 32 percent. A tree-lined entrance and wooded area are also defining features of the proposal.

Although the proposal does not presently include retail, the applicant will investigate opportunities to provide a mix of uses as part of required Site Plan Control review. An application for Site Plan Control has yet to be submitted.

## **Current and Proposed Zoning**

The site is currently zoned GM13[434]H(20), which is a General Mixed Use zone, Subzone 13 with an exception (434). The current height limit on the property is 20 metres. Presently, the subzone applied to the property does not permit residential uses.

Exception 434 permits a few additional commercial uses on the property, mostly automobile oriented. For more information on uses permitted in the GM13 Subzone refer to [By-law No. 2008-250](#).

The applicant seeks to rezone the site from GM13[434]H(20) to GM H(20), as the latter permits a broader mix of residential and commercial uses. Although the proposed concept does not include commercial uses, the applicant has agreed to re-examine opportunities to provide a mix of uses during Site Plan Control review to be more in accordance with the Orleans Corridor Secondary Plan.

The following table (Table 1) provides a summary of the main performance standards/ requirements of the current zone and whether the proposed development meets these:

Table 1: Zoning (Current and Proposed)

<b>Performance Standard</b>	<b>Current Zoning</b>	<b>Proposal</b>	<b>Compliant</b>
Minimum Lot Area and Lot Width	No minimum	Lot Area: 17,813 m <sup>2</sup> Lot Width: 90.05 m	Yes
Minimum, Yard Setbacks	3 m	Interior: 3.03 m Front: 3.35 m Corner: 3.58 m Rear: 3.625 m	Yes
Maximum Floor Space Index	2	1.29 m	Yes
Maximum Building Height	20 m	20 m	Yes
Minimum Width of Landscaped Areas	3 m	3.03 m	Yes
Minimum Required Resident Parking (Area C)	371 spaces	376 spaces	Yes
Minimum Required Visitor Parking (Area C)	65 spaces	68 spaces	Yes
Minimum Number of Bicycle Parking Spaces	163 spaces	168 spaces	Yes
Amenity Area (50% must be communal)	1,956 m <sup>2</sup>	Total: 3042.5 m <sup>2</sup> Communal: 66%	Yes

## **Staff Recommendation**

Planning staff recommend approval of the Zoning By-law amendment at 3459 and 3479 St. Joseph Boulevard to permit various residential uses on the property. Rationale for supporting the Zoning By-law amendment includes:

- The proposal aligns with the Council-approved Official Plan and Orleans Corridor Secondary Plan.
- Proposed performance standards (height, setbacks, parking, amenity area) meet current zoning; the only change sought is to add residential uses to the subject property.
- Proposed zoning allows for a broad mix of uses, to encourage a mixed-use development.
- Sufficient servicing capacity to support the proposed and traffic can be accommodated through the existing road network.

## **DISCUSSION**

### **Public consultation**

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by City Council for Zoning By-law amendments. To date, there have been no public meetings.

Residents wrote in to identify concerns and/or support. A summary of the concerns is outlined in Document 4.

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

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

The site is identified as 'Neighborhood' on Schedule B8 – Suburban (East) Transect. Below is a summary of core Suburban Transect and Neighbourhood policies that support the proposed development:

#### **Suburban Transect Policies (Section 5.4)**

- Recognizes suburban built form while supporting evolution towards a 15-minute neighbourhood.

- Supports the introduction of higher-density, mixed-use urban environments at strategic locations, close to rapid transit stations.
- Where the lot fabric can provide a suitable transition to abutting Low-rise areas, High-rise development may be permitted.
- The stepback requirements for buildings shall be proportionate to the width of the abutting right of way, and consistent with the objectives in the urban design section on mid-rise built form in Subsection 4.6.6, Policies 7), 8) and 9).

#### Neighbourhood Policies (Section 6.3)

- Permits low-rise residential, except where existing zoning or a secondary plan permit otherwise.
- Promotes missing middle housing.

#### **Other Applicable Policies and Guidelines**

The site is designated 'Neighbourhood' in the Orleans Corridor Secondary Plan, which:

- Applies same Neighbourhood policies from the Official Plan (as there are no site-specific policies).
- Permits mid-rise buildings up to 9-stories.
- Provides for a potential Active Transportation Connection from the site to future LRT station.

For information purposes, this development may be subject to Community Benefits Charge, which would be assessed and implemented through Site Plan Control.

#### **Planning Rationale**

Planning staff are recommending approval of the proposed residential development because it achieves policies contained in the Council-approved Official Plan and Orleans Corridor Secondary Plan. The proposed provides residential intensification near a future LRT station, close to a Hub, Corridor and Town Centre. It includes low-rise and mid-rise, also known as missing middle housing, which is desirable on lands designated Neighbourhood in the OP.

The proposed built form is in line with what current zoning permits (height, setbacks, amenity area), therefore is determined to fit within the surrounding context. Further, the

Orleans Corridor Secondary Plan permits up to 9-storey buildings on the subject property. The only change to zoning that is needed is to permit residential uses, which are appropriate within the Station Area - Periphery designation. Finally, the applicant has worked with staff, revising its concept plan to address concerns, including the addition of an active transportation connection in accordance with the Orleans Corridor Secondary Plan.

### **Provincial Policy Statement**

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

### **RURAL IMPLICATIONS**

Not applicable.

### **COMMENTS BY THE WARD COUNCILLOR**

The Councillor is aware of the application related to this report.

### **LEGAL IMPLICATIONS**

There are no legal impediments to approving the recommendations contained in the report.

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk implications.

### **ASSET MANAGEMENT IMPLICATIONS**

The proposed active transportation connection would likely be conveyed as a public asset and maintained and operated by the City.

### **FINANCIAL IMPLICATIONS**

For information purposes, this development may be subject to Community Benefits Charge, which would be assessed and implemented through Site Plan Control.

### **ACCESSIBILITY IMPACTS**

Opportunities to incorporate the City's Accessibility Design Standards will be considered during Site Plan Control review and may include provisions related to parking, grading, pathways, access and general site layout.

## **APPLICATION PROCESS TIMELINE STATUS**

This application (Development Application Number: D02-02-21-0097) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments.

## **SUPPORTING DOCUMENTATION**

Document 1: Location Map and Aerial Photo

Document 2: Proposed Site Concept and Renderings

Document 3: Details of Recommended Zoning

Document 4: Consultation Details

## **CONCLUSION**

Planning staff recommend approval of the Zoning By-law amendment at 3459 and 3479 St. Joseph Boulevard. The proposal aligns with the Council-approved Official Plan and Orleans Corridor Secondary Plan.

## **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.

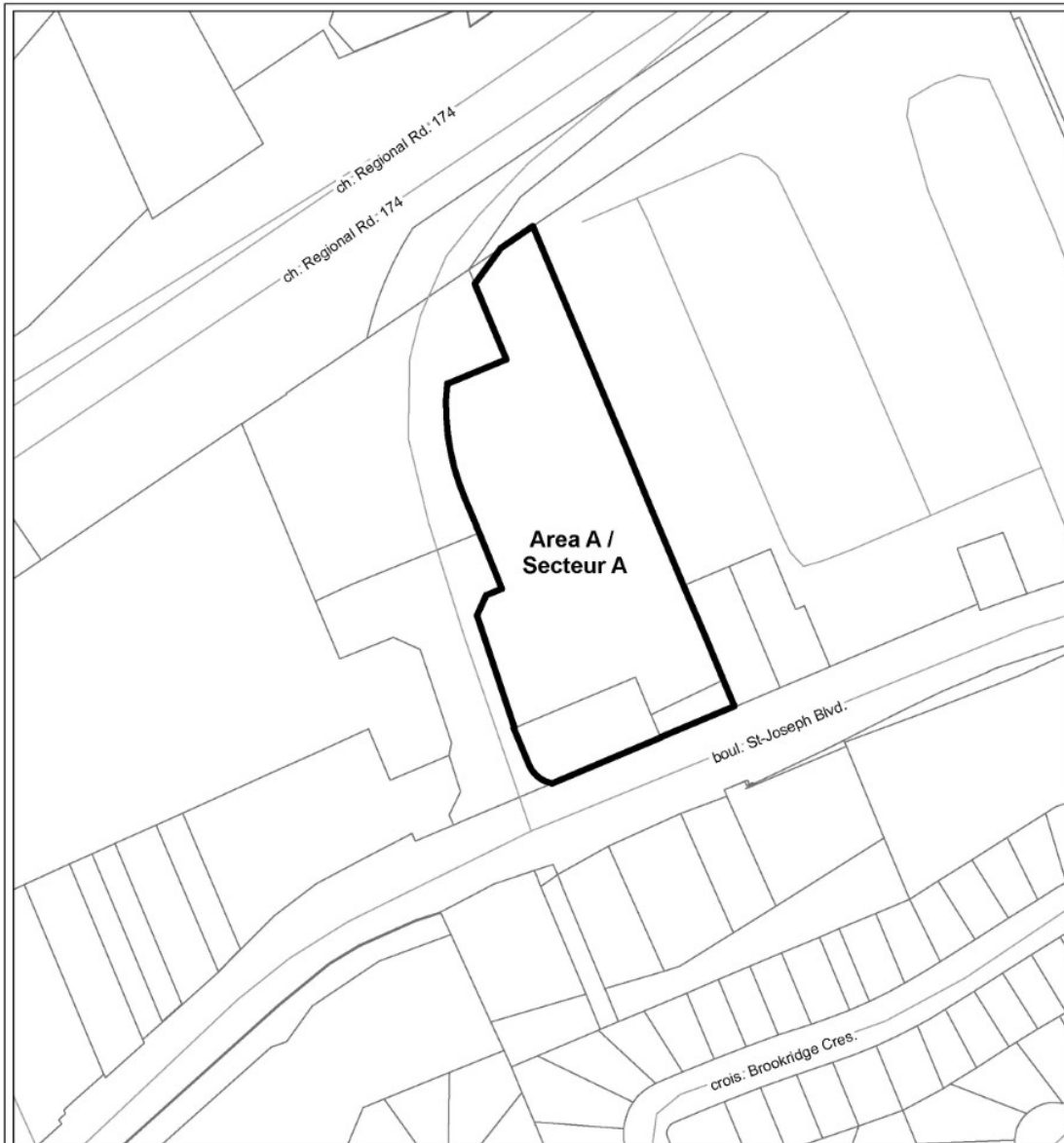
Legal Services, Innovative Client Services Department to forward the implementing by-law to City Council.



Planning Operations, Planning Services to undertake the statutory notification.



**Document 1 – Location Map and Aerial Photo**

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



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-21-0097	22-1211-X	<b>3459, 3479 boulevard St. Joseph Boulevard</b>	
I:\CO\2022\Zoning\St_Joseph_3459_3479		<div style="display: flex; align-items: center;"> <div style="border: 2px solid black; width: 20px; height: 10px; margin-right: 5px;"></div> <div>                     Area A to be rezoned from GM13[434] H(20) to GM H(20)                      Le zonage du secteur A sera modifié de GM13[434] H(20) à GM H(20)                 </div> </div>	
<small>© Parcel data is owned by Teranet Enterprises Inc. and its suppliers                      All rights reserved. May not be produced without permission                      THIS IS NOT A PLAN OF SURVEY</small>			
<small>© Les données de parcelles appartient à Teranet Enterprises Inc.                      et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit                      sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE</small>			
REVISION / RÉVISION - 2022 / 12 / 14			

Aerial Photo:





Renderings:



### **Document 3 – Details of Recommended Zoning**

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 3459 and 3479 St. Joseph Boulevard:

1. Rezone the lands as shown in Document 1, from GM13[434]H(20) to GM H(20).

## **Document 4 – Consultation Details Notification and Consultation Process**

Notification and public consultation were done in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments.

Staff received a total of 7 comments; 4 were in support of the proposal. Some identified that the proposed density and land use were important to establish the critical mass necessary around the future Tenth Line LRT station.

### Public Comments and City Responses

Public Comment: One resident wrote to suggest that the site can only be serviced through their adjacent property.

City Response: This statement is incorrect; the proposal can be serviced through the existing Right of Way.

Public Comment: Proposed will result in loss of resident's mountain views.

City Response: Zoning currently permits heights up to 20 metres (6-storeys). The Orleans Corridor Secondary Plan supports heights up to 9 storeys.

Public Comment: Concerned about the increase in traffic and whether there will be traffic flow changes the City would make in response to the increased traffic. Questioning the impact of the proposed on simple and safe access to the resident's driveway?

City Response: St. Joseph is an arterial road, and no capacity concerns are anticipated with the additional site generated traffic. There is an east bound left turn for vehicles to turn left to the on-ramp access and most of the traffic egressing is anticipated to go west bound on St. Joseph, as vehicles traveling east will take the 174. This will have negligible impact to the driveways south of St Joseph.

Public Comment: Concerned about the increase to the noise level and the likelihood that the sound could be amplified as a result of the proposed.

City Response: St Joseph is already classified as an arterial road and, as such, has a high-volume capacity for traffic. The primary source of transportation noise comes from the existing volumes. Increased traffic volumes caused by the proposal are not expected to exacerbate noise levels.

Community Organization Comments and Responses

Bike Ottawa: Group has inquired if the cycling infrastructure can be upgraded along St. Joseph Boulevard.

City Response: At staff's request, in support of the Orleans Corridor Secondary Plan, the applicant has updated its concept plan to include an active transportation connection through the site. Staff and the applicant agree that the upgraded connection along St. Joseph will be further explored during Site Plan Control review.