

Subject: Zoning By-law Amendment - 2140 Baseline Road

File Number: ACS2023-PRE-PS-0045

Report to Planning and Housing Committee on 5 April 2023

and Council 12 April 2023

**Submitted on March 23, 2023 by Derrick Moodie, Director, Planning Services,
Planning, Real Estate and Economic Development**

Contact Person: Alex Gatien, Planner I, Development Review West

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Ward: College (8)

Objet : Modification du Règlement de zonage – 2140, chemin Baseline

Dossier : ACS2023-PRE-PS-0045

Rapport au Comité de la planification et du logement

le 5 avril 2023

et au Conseil le 12 avril 2023

**Soumis le 23 mars 2023 par Derrick Moodie, Directeur, Services de la
planification, Direction générale de la planification, des biens immobiliers et du
développement économique**

**Personne ressource : Alex Gatien, Urbaniste I, Examen des demandes
d'aménagement ouest**

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REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 2140 Baseline Road, as shown in Document 1, to permit an enclosed amenity space as a permitted projection above the maximum height, as detailed in Document 2.
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 April 12, 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* n° 2008-250 pour le 2140, chemin Baseline, comme il est indiqué dans le document 1, en vue de permettre une aire d’agrément fermée considérée comme une saillie autorisée au-dessus de la hauteur maximale permise, comme l’explique en détail le document 2.
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 26 avril 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

2140 Baseline Road

Owner

Joey Theberge – Theberge Homes

Applicant

Evan Saunders – Fotenn Consultants Inc.

Architect

Fernando Fabiani

Description of site and surroundings

The site is located at the southwest corner of Baseline Road and Constellation Drive. It is bounded by Gemini Way to the south. The site is irregularly shaped like a reverse “R.” There are low-rise apartments to the north across Baseline Road. There is an eight-storey office building and associated surface parking to the east. There are playing fields for Sir Guy Carleton Secondary School to the south. There is a four-storey office building and associated surface parking to the east. The future [Algonquin Station](#), part of Stage 2 LRT, will be located approximately 350 metres to the southeast of the site.

Summary of proposed development

The proposed development is a fourteen-storey mixed use building, with 267 dwelling units proposed, as well as 548 square metres of commercial space located along Constellation Drive. There are 163 vehicle parking spaces proposed, with seven at grade for visitors and the remainder located underground. Additionally, 286 bicycle parking spaces are proposed.

A Site Plan revision was submitted concurrently with the Zoning By-law Amendment application to reflect the enclosed amenity space, slightly increase the floor heights, and make some aesthetic changes to the building exterior with different cladding. The building height without the mechanical penthouse will increase from 42.2 metres to 44.4 metres, remaining below the 45 metres height limit. The penthouse level would bring the total building height to 49 metres, up from 46.8 metres.

A penthouse is located above the 14th floor and oriented north-south along the east side of the building. The amenity space will be located within the penthouse.

A Zoning By-law Amendment to permit the development was approved by City Council in October 2019. A Site Plan Control agreement was registered in September 2021. Preliminary construction is currently underway.

Summary of requested Zoning By-law amendment

The current zoning designation on the property is MC(2588) F(4.4) H(45), which permits high-rise apartment buildings and commercial uses. The development was originally intended to function as a student residence, and the site-specific exception includes a number of provisions to facilitate operating as such. The building was changed to a mixed-use building after the Zoning By-law Amendment was approved.

The requested Zoning By-law Amendment would add a site-specific exception to allow an enclosed amenity space to project above the maximum permitted height. No other changes to the performance standards of the zone are proposed. The amenity space would occupy part of a mechanical penthouse. The previously approved plans included a rooftop terrace as outdoor amenity space, which will remain and will be connected to the enclosed amenity space.

DISCUSSION

Public consultation

No comments from the public were received.

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

Official Plan designation(s)

The site is designated as a Hub within the Outer Urban Transect and is subject to the Evolving Neighbourhood Overlay. It is also designated as a Protected Major Transit Station Area. The proposed development supports the goals of the Official Plan by developing an underused parcel within walking distance of a future LRT station. Hubs are intended to support higher residential densities and a mix of uses that support rapid transit.

Official Plan Policy 4.6.6.4) provides direction for amenity spaces for mid- and high-rise development, namely that they should be viable four-season spaces. The combination of rooftop terrace and enclosed amenity space provides large, year-round amenity spaces for residents with good access to natural light.

Other applicable policies and guidelines

Policy 2.36 of the Urban Design Guidelines for High-Rise Buildings directs that building tops should “Integrate roof-top mechanical or telecommunications equipment, signage, and amenity spaces into the design and massing of the upper floors.” The proposed design repurposes part of the mechanical penthouse for amenity space without making any substantial design changes.

Urban Design Review Panel

The property is within a Design Priority Area and the previously approved Zoning By-law Amendment application and Site Plan Control application was subject to the Urban Design Review Panel (UDRP) process. The applicant presented their proposal to the UDRP at a formal review meeting, which was open to the public.

As the changes to the building were minimal, it was not subject to further review by the Urban Design Review Panel. Urban Design staff did provide commentary that was incorporated into revised designs.

Planning rationale

The application has been reviewed under the new Official Plan (2022).

Site Plan Control application (D07-12-18-0084) was approved in April 2020 and reviewed the function and design of the apartment building. It determined the building conformed with relevant City policies and guidelines, as well as with the Zoning By-law. A Site Plan Control revision was submitted concurrently with this application, but did not change the performance standards of the building. The changes were either aesthetic or to reflect the enclosed amenity space in the penthouse.

The site’s Official Plan designation is supportive of intensification on the site. While the enclosed amenity space does not change the scale of development, it does provide greater quality of life for residents of the building. The combination of rooftop and enclosed amenity spaces provides year-round usability. Some mechanical elements have been shifted onto the roof, but they are adequately screened and situated in the centre of the roof where they will not contribute to increased shadowing.

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(S)

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

LEGAL IMPLICATIONS

There are no legal impediments to adopting the recommendations in this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications for the proposed changes.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

The enclosed amenity space will be accessible via elevator and offer a barrier-free access to the rooftop amenity space.

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-22-0113) was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

CONCLUSION

The Planning, Infrastructure and Economic Development Department supports the proposed Zoning By-law Amendment. The development is appropriate in this context

and the requested amendments conform with the Official Plan and are consistent with the Provincial Policy Statement.

DISPOSITION

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

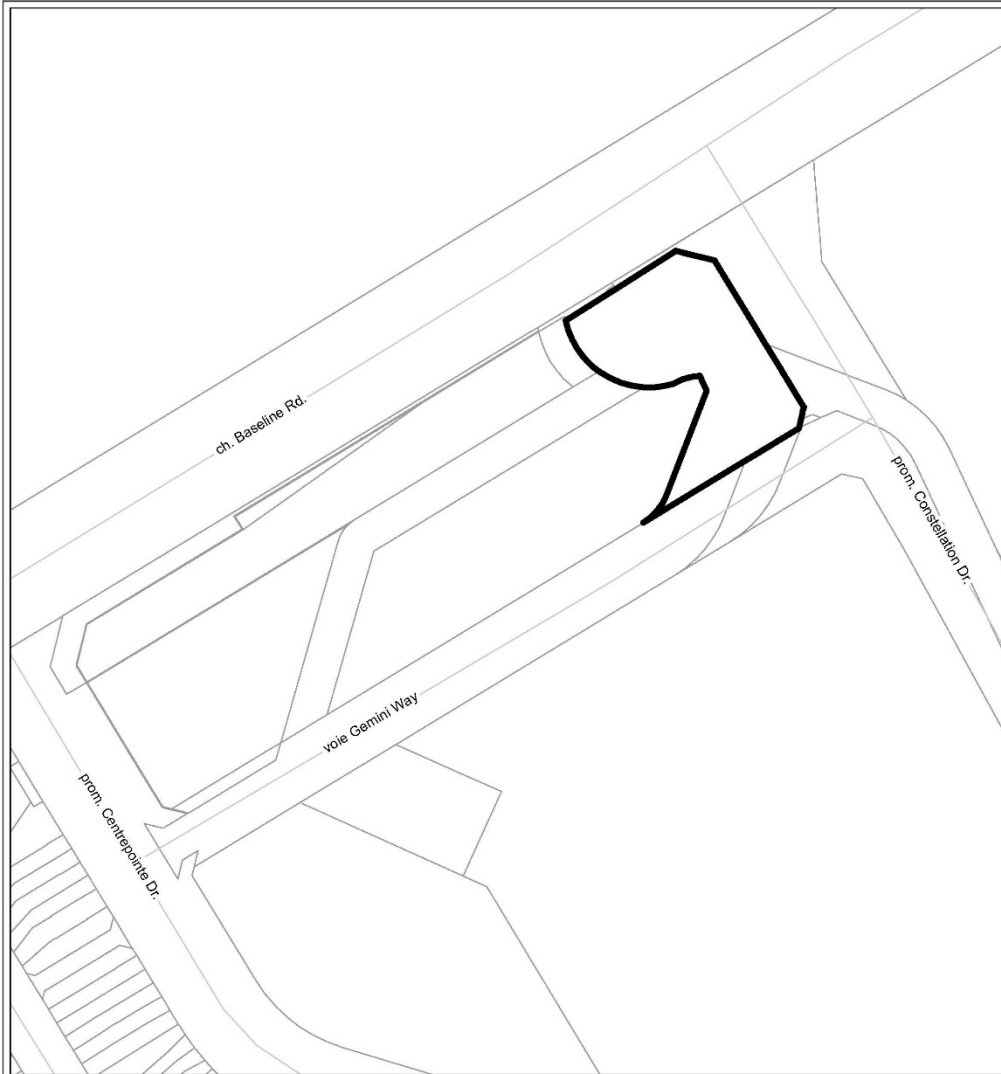
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.




Legal Services, City Manager's Office to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE SITE PLAN / PLAN DE EMPLACEMENT	
D02-02-22-0113	22-1168-X		
D07-12-22-0164			
I:\CO\2022\Zoning\Baseline_2140			
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REVISION / RÉVISION - 2022 / 12 / 01		 2140 chemin Baseline Road	 <small>NOT TO SCALE</small>

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 2140 Baseline Road:

1. Amend Section 239, Urban Exception [2588], by adding the following:
 - a. In Column V, add the following provision:
 - i. “An indoor rooftop amenity area is permitted to project above the maximum height limit provided the maximum height of the amenity space does not exceed 5 metres and its enclosed area does not exceed 640 square metres.”

Document 3 – Consultation Details

Notification and Consultation Process

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. No public meetings were held in the community.

No comments were received from the public regarding this application.