

**Subject: Zoning By-law Amendment – 1244 Kilborn Place**

**File Number: ACS2023-PRE-PS-0070**

**Report to Planning and Housing Committee on 7 June 2023**

**and Council 14 June 2023**

**Submitted on May 3, 2023 by Derrick Moodie, Director, Planning Services,  
Planning, Real Estate and Economic Development**

**Contact Person: Kelby Lodoen Unseth, Planner II, Development Review South**

**613-580-2424, 12852, Kelby.LodoenUnseth@ottawa.ca**

**Ward: Alta Vista (18)**

**Objet : Modification du Règlement de zonage – 1244, place Kilborn**

**Dossier : ACS2023-PRE-PS-0070**

**Rapport au Comité de la planification et du logement**

**le 7 juin 2023**

**et au Conseil le 14 juin 2023**

**Soumis le 3 mai 2023 par Derrick Moodie, Directeur, Services de la planification,  
Direction générale de la planification, des biens immobiliers et du développement  
économique**

**Personne-ressource : Kelby Lodoen Unseth, Urbaniste II, Examen des demandes  
d'aménagement sud**

**613-580-2424, 12852, Kelby.LodoenUnseth@ottawa.ca**

**Quartier : Alta Vista (18)**

## REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1244 Kilborn Place, as shown in Document 1, from I1A zone to GM[XXXX] H(15) zone, to permit a low-rise mixed-use building, 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 June 14, 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 faire passer la désignation de zonage du 1244, place Kilborn, comme le montre le document 1, de zone I1A à zone GM[XXXX] H(15) afin d’autoriser la construction d’un immeuble polyvalent de faible hauteur, comme il est indiqué dans le document 2.
2. Que le Comité de la planification et du logement accepte que la section du présent rapport sur les 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 du 14 juin 2023 », à condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.

## BACKGROUND

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

**Site location**

1244 Kilborn Place

**Owner**

Roman Catholic Episcopal Corporation of Ottawa

**Applicant**

Fotenn Consultants Inc.

**Description of site and surroundings**

The site is located on the southwest corner of Kilborn Place and Lamira Street, east of Bank Street and north of Rooney's Lane. The site is currently occupied by the St. Thomas d'Aquin Catholic Church, however the church building is no longer being used as a place of worship.

Much of the surrounding area is occupied by low-rise residential development, with the former Diocesan Centre for the Archdiocese across Kilborn Place to the north, and commercial businesses to the south. The site is within 600 metres of the Billings Bridge rapid transit station, and mid- to high-rise buildings have been developed along Bank Street.

**Summary of proposed development**

The proposed zoning by-law amendment has been submitted to rezone the subject property from I1A (Minor Institutional Zone) to GM (General Mixed Use) to allow for a low-rise mixed-use redevelopment of the site. Conceptual plans for the site (Document 4) envision a low-rise building along Lamira Street with park space and outdoor amenity space along the western property boundary, and primarily underground parking.

Consideration for uses include office and administrative space for the Archdiocese, residence for retired priests, market residential apartments, as well as potential at-grade retail. The mix of uses and amount of floor area dedicated to each use has not been confirmed at this time.

**Summary of requested Zoning By-law amendment**

The proposal is to amend the zoning of the site from Minor Institutional, Subzone A (I1A) to General Mixed Use, Urban Exception XXXX, Height 15 metres (GM[XXXX] H(15)) to facilitate the development of a low-rise mixed-use building which may include residential, office, and retail uses. The proposed exception zone [XXXX] will provide

restrictions on site to ensure compatibility with the surrounding neighbourhood, including:

- Uses in the GM zone to be prohibited include nightclub and drive-through facility.
- Park is to be added as a permitted use to facilitate the conveyance of parkland through the Site Plan Control application process.
- The maximum height on site of 15 metre is to be retained from the I1A zone.

## **DISCUSSION**

### **Public consultation**

Public consultation for this application was conducted in accordance with the procedure of Zoning By-law amendment applications. Owners within 120 metres of the site were notified through Canada Post mailing, and one sign was installed on the property.

A public information session was held on January 23, 2023, electronically over Zoom with 25 people in attendance. The applicant, City staff, and Ward Councillor were in attendance to discuss the proposal and application process with those in attendance. Comments and concerns are summarized in Document 3 of the report and include:

- Accessing the site from Kilborn Place will increase traffic on Kilborn Place.
- The height of the building should not exceed what is being proposed in the concept.
- The separate distance between the building and the western property boundary should not be reduced from the concept.

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

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

Within the City of Ottawa Official Plan (OP), the site is identified on Schedule B2 – Inner Urban Transect as Evolving Neighbourhood. As well, on Schedule B2, Kilborn Place is identified as a Minor Corridor. Lamira Street, which runs along the eastern side of the property is identified as an existing collector road on Schedule C4 – Urban Road Network.

### **Other applicable policies and guidelines**

The Alta Visa / Faircrest / Riverview Park Secondary Plan applies to this site, which directs development to be consistent with that of the existing neighbourhood through

policies such as low-rise development and retention of parks. The subject site is designated as Neighbourhood, which may permit additional density and building types that complement the scale and form of the surrounding community.

### **Planning rationale**

The Official Plan (OP) under Schedule B2 identifies this site as Evolving Neighbourhood Overlay, which is applied to areas that are near Hubs and Corridors. This overlay signals a gradual evolution over time that will see a change in character to support intensification, including guidance for a change in character from suburban to urban to allow new built forms and a more diverse function of land.

The designation of Kilborn Place as a Minor Corridor is intended to help facilitate a mix of uses which support residential uses and support the development of 15-minute neighbourhoods. This may include mixed-use buildings with limited commercial uses which are meant to mainly serve local markets. The site also supports multiple mobility options with pedestrian connections, multiple bus routes on Bank Street approximately 100 meters from the site, and within 600 metres of the Billings Bridge BRT station. The intent of rezoning the lands from I1A to GM allows for the development of a mix of uses including residential, office, and retail. The I1A and GM zones are consistent with similar front yard and corner side yard setbacks. The GM zone requires a larger rear yard setback of 7.5 metres, whereas the I1A zone has a shorter rear yard setback of 4.5 metres. The maximum height permitted in the I1A zone is 15 metres versus 18 metres in the GM zone, and the maximum height of the 15 metres is to be retained.

While Kilborn Place is defined as a Minor Corridor, Lamira Street running along the eastern boundary of the site is defined as a Collector in Schedule C4. The concept for the site identifies Lamira Street as the vehicular access point for the site instead of Kilborn Place. A Transportation Impact Assessment was submitted in support of the zoning amendment. The development is not anticipated to be a major generator of vehicle trips to and from the site with 18 peak hour volumes in the morning and 26 peak hour volumes in the afternoon. Alternative transportation methods are also anticipated with 25 and 35 new transit trips anticipated during the morning and afternoon peak hour periods, and the site is located less than 600-metre walk to the Billings Bridge BRT station.

Engineering considerations include adequate supply of water, capacity of sanitary sewers, as well as appropriate stormwater retention systems for rainfall events. The reports submitted are sufficient to support the zoning amendment and further review will be required through a site plan control application.

On the property is the St. Thomas d'Aquin Catholic Church, however the church building is no longer being used as a place of worship. Redevelopment of the site may include the demolition of the existing church on the site. There are no heritage designations related to this property.

The floor space allocation for various uses has not been confirmed; the mix of uses, landscaping, and park land dedication will be detailed through a future site plan control application.

The change in zoning to permit a low-rise mixed-use development is compatible with the surrounding community in terms of land use and built form and is considered acceptable for the Evolving Neighbourhood designation.

### **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 direct 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 implications associated with implementing the report recommendation.

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

### **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 direct financial implications.

### **ACCESSIBILITY IMPACTS**

The Zoning By-law amendment proposal relates to a new building that will be

constructed in accordance with the Ontario Building Code; accessibility will be reviewed and achieved through the future site plan control process.

## **APPLICATION PROCESS TIMELINE STATUS**

This application (Development Application Number: D02-02-22-0036) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the complexity of issues associated with the development.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Proposed Zoning By-law Amendment

Document 3 Consultation Details

Document 4 Concept Site Plan

## **CONCLUSION**

The Planning, Real Estate and Economic Development Department recommend approval of the application to rezone the lands shown as Area A in Document 1 from I1A to GM[XXXX] H(15) to allow the development of a low-rise mixed-use development. The application is consistent with the Provincial Policy Statement, Official Plan, and Alta Vista / Faircrest Heights / Riverview Park 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 and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

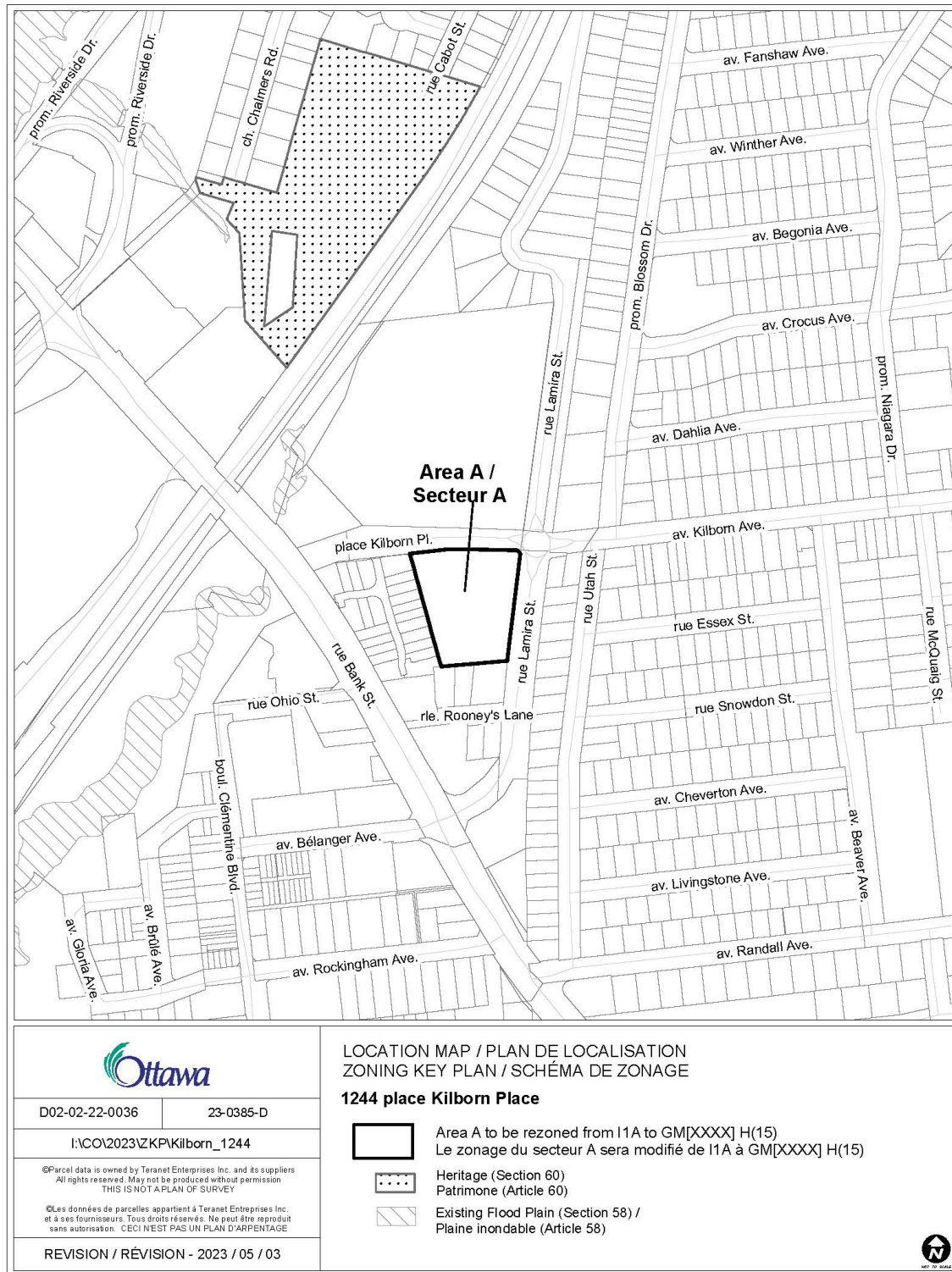
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

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 – Zoning Key Map

For an interactive Zoning map of Ottawa visit [geoOttawa](https://geoottawa.ca)





## **Document 2 – Details of Recommended Zoning**

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 1244 Kilborn Place:

1. Rezone the lands as shown in Document 1.
2. Add a new exception XXXX to Section 239 – Urban Exceptions with provisions similar in effect to the following:
  - a) In Column I, add the text “[XXXX]”
  - b) In Column II, add the text “GM[XXXX] H(15)”
  - c) In Column III, add the text,
    - Park
  - d) In Column IV, add the text:
    - Nightclub
    - Drive-through facility

## **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 electronically over Zoom on January 31, 2023.

### **Public Comments and Responses**

#### **Comment:**

How will traffic flow onto and off the property, and how many entrances will there be? Where is the parking for the building located and how many parking spaces will there be? An increase in traffic on Kilborn Place is a concern.

#### **Response:**

The concept identifies a single vehicular access point which is shown near the southern property boundary onto/from Lamira Street. This will provide access to the at grade visitor parking lot and below grade parking garage. The number of parking spaces will be determined when the uses inside the building are confirmed. There are different calculations for different uses, such as, residential, office, commercial.

#### **Comment:**

How will the City ensure that the height of the building does not change between zoning approval and Site Plan Control application submission?

#### **Response:**

The applicant is agreeable to include a height maximum of 15 metres in the zoning to ensure the development remains low-rise.

#### **Comment:**

What is the “parkette” as labelled on the concept site plan?

#### **Response:**

The label parkette refers to the size of the park block, which is a park between 0.4 and 1.2 hectares.

Comment:

How many residential units are planned for the site? Are they condos, rentals, a mixture of both, and if so what percentage of each?

Response:

The Archdiocese has not yet determined specific plans for the site. The building tenure is yet to be determined and may include office space for the Archdiocese and/or residential uses.

Comment:

What distance is between the proposed building and the backyard fences along the western boundary of the site?

Response:

A rear yard setback of 7.5 metres is stated within the GM zoning when abutting residential property.

Comment:

Is it possible to have two or three-storey development combined with four-storey development for a better fit in the neighborhood?

Response:

A 4-storey building is considered a low-rise development in keeping with low-rise residential neighbourhoods.

Comment:

Can it be ensured that there will not be light impediment to both the development and the neighbours and that there is sufficient green space to ensure the development is ecologically and climate friendly?

Response:

The City has requested the dedication of land for the creation of a parkette on the site. The specific lands will be acquired for the development of a park through the Site Plan Control process. The development has identified land dedication for park space which meets the city's requirements, as well as additional landscaped amenity space on the property. A sun shadow study is typically requested when the proposed development is

5-storeys in height or taller. In addition to this, the building is shown pulled toward the eastern property boundary providing space for the properties to the west.

