

**Subject: Official Plan Amendment and Zoning By-Law Amendment - 384
Arlington Avenue**

File Number: ACS2023-PRE-PS-0125

**Report to Planning and Housing Committee on 15 November 2023
and Council 22 November 2023**

**Submitted on November 2, 2023 by Derrick Moodie, Director, Planning Services,
Planning, Real Estate and Economic Development**

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Ward: Somerset (14)

**Objet : Modification du Plan officiel et du Règlement de zonage – 384,
avenue Arlington**

Dossier : ACS2023-PRE-PS-0125

Rapport au Comité de la planification et du logement

le 15 novembre 2023

et au Conseil le 22 novembre 2023

**Soumis le 2 novembre 2023 par Derrick Moodie, Directeur, Services de la
planification, Direction générale de la planification, des biens immobiliers et du
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REPORT RECOMMENDATIONS

- 1. That Planning and Housing Committee recommend Council approve an amendment to the Official Plan, Volume 2C, for 384 Arlington Avenue, to permit a residential high-rise building up to 24 storeys subject to the criteria of an area specific policy, as detailed in Document 2.**
- 2. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-Law 2008-250, as amended, for 384 Arlington Avenue, as shown in Document 1, to permit a 24-storey residential high-rise building subject to site specific zoning exceptions and a site-specific zoning schedule, as detailed in Document 3.**
- 3. 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 November 22, 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 au volume 2C du Plan officiel, pour le 384, avenue Arlington, afin d’autoriser la construction d’une tour d’habitation de grande hauteur d’un maximum de 24 étages, sous réserve du respect des critères d’une politique sectorielle, comme le précise le document 2.**
- 2. Que le Comité de la planification et du logement recommande au Conseil municipal d’apporter une modification au Règlement de zonage (n° 2008-250), tel que modifié, pour le 384, avenue Arlington, comme l’indique la pièce 1, afin d’autoriser la construction d’une tour d’habitation de 24 étages, assortie d’exceptions propres à l’emplacement et d’une annexe de zonage propre à l’emplacement, comme le précise le document 3.**
- 3. Que le Comité de la planification et du logement approuve l’intégration de la section Détails de la consultation du rapport dans le cadre de la « brève explication » du Résumé des mémoires déposés par écrit et de vive voix, à rédiger par le Bureau du greffier municipal et à soumettre au Conseil municipal dans le rapport intitulé « Résumé des mémoires déposés par écrit**

et de vive voix par le public sur les questions assujetties aux “explications obligatoires” de la Loi sur l’aménagement du territoire à la réunion que tiendra le Conseil municipal le 22 novembre 2023 », sous réserve des mémoires qui seront déposés entre la publication de ce rapport et la date à laquelle le Conseil municipal rendra sa décision.

EXECUTIVE SUMMARY

Staff Recommendation

Staff are recommending approval of the Official Plan Amendment and Zoning By-law Amendment at 384 Arlington Avenue to facilitate the redevelopment of the subject property for a 24-storey residential high-rise building. The proposal includes a significant heritage component, being the partial integration of an existing church, which mainly includes the north and west facades.

The Official Plan Amendment, as detailed in Document 2, seeks to establish an area specific policy to support the development of high-rise residential building at 384 Arlington Avenue. The proposed area specific policy contains criteria that reflect the unique components of the site’s context, including the site’s frontage along Raymond Street and its location between policy contexts that allow for high-rise development close to the Queensway corridor, as well as the details of the proposal that support the development of a high-rise building at this specific location within the Neighbourhood designation, including the partial integration of an existing heritage church.

The Zoning By-law Amendment seeks to rezone the subject property from “Minor Institutional Zone, Subzone ‘A’ (I1A)” to “Residential Fifth Density, Subzone ‘B’, Urban Exception XXXX, Schedule YYYY, Residential Neighbourhood Commercial suffix (‘-c’), holding symbol (‘-h’) (R5B [XXXX] SYYY -c, -h)”, as shown in Document 1, to establish site-specific zoning exceptions, a site-specific zoning schedule and a holding symbol, as detailed in Document 3 and Document 4. The site-specific zoning exceptions address projections, parking and landscape deficiencies.

The zoning schedule (Document 4) provides maximum building heights, minimum setbacks and minimum stepbacks and addresses the increased building height and the reduced interior side yard and rear yard setbacks. The holding symbol is being recommended to ensure that the proper plans and studies will be provided at the time of Site Plan Control to support the partial integration of the existing heritage church. The Residential Neighbourhood Commercial suffix (‘-c’) is proposed to be added to contribute to the development of the 15-minute neighbourhood in this area of the Neighbourhood designation, which will allow for some small-scale local commercial uses on the ground floor if the developer decides to pursue this option.

Applicable Policies

Official Plan

The proposed development is consistent with the Official Plan's strategic policies and growth management framework policies. The subject property is within the Downtown Core Transect Policy Area, in proximity to corridors and rapid transit stations. The proposal therefore aligns with the Official Plan's strategic policies and growth management framework goals that aim to intensify lands near corridors and rapid transit within the Downtown Core Transect Policy Area through primarily high-density developments to meet the City's intensification and housing objectives and support the development of healthy 15-minute neighbourhoods.

The proposed development is consistent with the city-wide policies for cultural heritage and urban design. The proposed development provides the partial integration of an existing heritage church and therefore aligns with the cultural heritage policy objectives of the Official Plan. The subject property is bounded by public right-of-way on all four sides and the proposed development commands an entire City block, which provides a physical separation from the existing low-rise urban fabric. These site characteristics and the proposal's built form, including the proposed setbacks and stepbacks, provide sufficient space to allow for an appropriate built form transition and effective site design, thereby aligning with the urban design policies of the Official Plan. The proposal aligns with the design policy criteria for high-rise developments.

The subject property is designated Neighbourhood and within the Evolving Neighbourhoods Overlay. The proposed high-rise building height is appropriate for the site within this area of the Neighbourhood designation due to the surrounding context and the unique site characteristics, including the site's frontage along Raymond Street. The subject property is in proximity to existing and planned mid to high-rise buildings and resides on the edge of a low-rise neighbourhood, between the Central and East Downtown Core Secondary Plan to the east and the West Downtown Core Secondary Plan to the west, which are planning contexts that call for taller building heights to locate on lands that are either near or directly adjacent to the Queensway corridor.

Overall, the proposed development achieves a built form that is compatible with the existing built environment in this area of the Neighbourhood designation, represents an appropriate conversion from institutional to residential land and anticipates the future development of urban blocks near or abutting the Queensway by providing an appropriate separation from the east and west side property lines. The proposed development is therefore consistent with the Official Plan's policies.

Urban Design Guidelines for High-rise Buildings

The Urban Design Guidelines for High-rise buildings were reviewed for consistency. The proposed development is consistent with the guidelines for transition, podium design, tower setbacks and separation distances and tower floor plate.

The proposed development meets the applicable policies and guidelines. The Official Plan Amendment and Zoning By-Law Amendment are therefore supported by Staff.

Heritage

The property at 384 Arlington Avenue is listed on the City's Heritage Register under Section 27 of the *Ontario Heritage Act* as a non-designated listing. This includes both the church and the rectory building. The demolition of a structure listed on the City's Heritage Register requires that the property owner provide the City with 60 days notice, by completing the required form and documentation. This step will happen prior to the approval of the Site Plan Application.

Through discussions with the applicant, heritage staff determined that in order to facilitate a better development, the rectory could be demolished provided that there would be meaningful incorporation of the church. In order to ensure careful restoration, and protection during demolition and new construction, the applicant will be required to provide a cultural heritage evaluation report (Heritage Impact Assessment) and a conservation plan which will outline the heritage values of the property and make recommendations as to the best protection measures. A holding symbol will be placed on the property until such a time that this is received.

Public Consultation/Input

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. Comments were received from approximately 20 residents.

Concerns were raised with respect to the following: built form, parking, traffic, landscaping, housing affordability, sustainability and general impacts to the church and the surrounding community.

RÉSUMÉ

Recommandation du personnel

Le personnel recommande l'approbation de la modification du Plan officiel et du Règlement de zonage au 384, avenue Arlington, afin de permettre le réaménagement de l'emplacement par la construction d'une tour d'habitation de 24 étages. La

proposition comprend un élément patrimonial important, soit l'intégration partielle d'une église existante, qui comprend principalement les façades nord et ouest.

La modification du Plan officiel, comme le précise le document 2, vise à établir une politique propre au secteur pour soutenir le développement d'une tour d'habitation de grande hauteur au 384, avenue Arlington. La politique sectorielle proposée contient des critères qui représentent les composantes uniques du contexte du site, y compris la façade de la rue Raymond et son emplacement entre les contextes politiques qui permettent l'aménagement de tours de grande hauteur à proximité du corridor Queensway, de même que les détails de la proposition qui soutiennent l'aménagement d'une tour d'habitation de grande hauteur à cet endroit précis dans les quartiers désignés, y compris l'intégration partielle d'une église à valeur patrimoniale existante.

La modification au Règlement de zonage vise à faire passer le zonage de la propriété de « zone de petites institutions, sous-zone A (I1A) » à « zone résidentielle de densité 5, sous-zone B, exception urbaine XXXX, annexe YYYY, quartier résidentiel à vocation commerciale (« - c »), symbole d'aménagement différé (« - h ») (R5B [XXXX] SYYY -c, - h) », comme le précise le document 1, afin d'instaurer des exceptions de zonage propres à l'emplacement, une annexe de zonage propre à l'emplacement et un symbole d'aménagement différé, comme l'exposent en détail le document 3 et le document 4. Les exceptions de zonage propres à l'emplacement permettent de remédier aux lacunes concernant les projections, le stationnement et le paysagement.

L'annexe sur le zonage (document 4) indique les hauteurs de bâtiment maximales, les retraits minimaux et les reculs minimaux, en plus de traiter de l'augmentation de la hauteur des bâtiments et de la réduction des retraits de cour latérale intérieure et arrière. Le symbole d'aménagement différé est recommandé pour s'assurer que les plans et études appropriés seront fournis au moment de la réglementation du plan d'implantation pour soutenir l'intégration partielle de l'église à valeur patrimoniale existante. Il est proposé d'ajouter le suffixe désignant un quartier résidentiel à vocation commerciale (« - c ») pour contribuer à l'aménagement de quartiers du quart d'heure dans ce secteur de la désignation de quartier, ce qui permettra des aménagements commerciaux à petite échelle au rez-de-chaussée si le promoteur décide de poursuivre cette option.

Politiques applicables

Plan officiel

L'aménagement proposé est conforme aux politiques stratégiques et aux politiques du cadre de gestion de la croissance du Plan officiel. La propriété en question se trouve dans le Secteur stratégique du transect du centre-ville, à proximité des couloirs et des

stations de transport en commun rapide. La proposition est donc conforme aux politiques stratégiques et aux objectifs du cadre de gestion de la croissance du Plan officiel qui visent à densifier les terrains situés à proximité des couloirs et des transports en commun rapides dans le Secteur stratégique du transect du centre-ville grâce à des projets d'aménagement de grande densité afin d'atteindre les objectifs de densification et de logement de la Ville, en plus de soutenir l'aménagement de quartiers sains où tout est à 15 minutes de marche.

L'aménagement proposé est conforme aux politiques pour l'ensemble de la Ville en ce qui concerne le patrimoine culturel et le design urbain. L'aménagement proposé prévoit l'intégration partielle d'une église à valeur patrimoniale existante et s'harmonise donc avec les objectifs de la politique du patrimoine culturel du Plan officiel. La propriété visée est délimitée par une emprise publique sur ses quatre côtés et le projet d'aménagement proposé occupe un pâté de maisons entier, ce qui assure une séparation physique avec le tissu urbain actuel de faible hauteur. Ces caractéristiques du site et la forme bâtie proposée, y compris les retraits et les reculs proposés, offrent suffisamment d'espace pour permettre une transition de forme bâtie appropriée et une conception efficace du site, ce qui correspond aux politiques sur l'esthétique urbaine du Plan officiel. La proposition s'harmonise aux critères stratégiques de conception d'immeubles de grande hauteur.

La propriété est désignée comme un quartier et se trouve dans la surzone des quartiers évolutifs. La hauteur de l'immeuble de grande hauteur proposée est appropriée pour le site dans cette zone de la désignation du quartier en raison du contexte environnant et des caractéristiques uniques du site, y compris la façade du site le long de la rue Raymond. La propriété en question se trouve à proximité d'immeubles de moyenne et grande hauteur existants et prévus, et à la lisière d'un quartier de faible hauteur, entre deux centres-villes, soit le Plan secondaire du cœur et de l'est du centre-ville et le Plan secondaire du centre-ville ouest, qui sont des contextes de planification préconisant l'implantation d'immeubles de plus grande hauteur sur des terrains à proximité ou directement adjacents au corridor Queensway.

Dans l'ensemble, l'aménagement proposé permet d'obtenir une forme bâtie compatible avec l'environnement bâti existant dans cette zone de la désignation du quartier, représente une conversion appropriée de terrains institutionnels en terrains résidentiels et anticipe le développement futur d'îlots d'aménagement à proximité ou attenants au Queensway en fournissant une séparation appropriée avec les limites de propriété des côtés est et ouest. L'aménagement proposé est donc conforme aux politiques du Plan officiel.

Lignes directrices d'esthétique urbaine pour les habitations de grande hauteur

Les lignes directrices d'esthétique urbaine pour les habitations de grande hauteur ont été examinées pour en vérifier la cohérence. L'aménagement proposé est conforme aux lignes directrices concernant la transition, à la conception des socles, aux retraits et distances de séparation des tours, ainsi qu'à la superficie au sol des tours, pour n'en citer que quelques-unes.

L'aménagement proposé respecte les politiques et les directives applicables. La modification du Plan officiel et la modification du Règlement de zonage sont donc appuyées par le personnel.

Patrimoine

La propriété du 384, avenue Arlington figure au Registre du patrimoine de la Ville en vertu de l'article 27 de la Loi sur le patrimoine de l'Ontario à titre de propriété non désignée. Cela comprend l'église et le presbytère. La démolition d'une structure figurant au Registre du patrimoine de la Ville exige que le propriétaire donne à la Ville un préavis de 60 jours en remplissant le formulaire et les documents requis. Cette étape se déroulera avant l'approbation de la demande de plan d'implantation.

Dans le cadre des discussions avec le requérant, le personnel responsable du patrimoine a déterminé que, dans l'objectif de permettre un meilleur aménagement, le presbytère pouvait être démoli à condition que l'église soit intégrée de manière significative. Afin d'assurer une restauration soignée ainsi qu'une protection pendant la démolition et la nouvelle construction, le demandeur devra fournir un rapport d'évaluation du patrimoine culturel (Évaluation des répercussions sur le patrimoine), de même qu'un plan de conservation qui décrira les valeurs patrimoniales de la propriété et formulera des recommandations quant aux meilleures mesures de protection. Un symbole d'aménagement différé sera placé sur la propriété jusqu'à ce qu'elle soit reçue.

Consultation et commentaires du public

Processus de notification et de consultation

La notification et la consultation du public se sont déroulées conformément à la Politique sur les avis publics et sur la consultation publique approuvée par le Conseil municipal pour les modifications du Règlement de zonage. Une vingtaine de résidents ont formulé des commentaires.

Des préoccupations ont été soulevées quant à la forme bâtie, le stationnement, la circulation, le paysagement, l'abordabilité du logement, la durabilité et les répercussions générales sur l'église et la communauté environnante.

BACKGROUND

Site location

384 Arlington Avenue

Developer

Windmill Development Group

Applicant

Fotenn Planning + Design (c/o Timothy Beed)

Description of site and surroundings

The subject property is located immediately north of Highway 417 (the “Queensway”) within the Dalhousie Community, between the Central and East Downtown Core Secondary Plan to the east and the West Downtown Core Secondary Plan to the west. Both Secondary Plan areas permit building heights up to high-rise along the edge of Raymond/ Catherine Street and adjacent to the Queensway Corridor.

The subject property resides on the edge of a low-rise neighbourhood, bounded by public right-of-way on all four sides: Arlington Avenue (north), Arthur Lane North (east), Raymond Street (south), and Bell Street North (west). The total lot area is approximately 2200 square metres (sqm.), with a frontage of approximately 38 metres (m) along Arlington Avenue and a lot depth of approximately 58m. The existing church, formerly the Ottawa Korean Church, has some heritage significance but is not designated. The proposal includes the partial integration of the existing heritage church, mainly the north and west facades.

The area surrounding the subject property is characterized by a mix of uses and building heights but, in Staff’s opinion, is not within an area of the neighbourhood designation that is already characterized by taller buildings. There are residential buildings of 10-storeys (proposed) and 12-storeys (existing) to the north. There are two-storey duplexes and townhomes to the east. Raymond Street and the Queensway are to the south. A low-rise residential neighbourhood is found to the west, up to the boundary of the West Downtown Core Secondary Plan.

The subject property is approximately 850 metres from the nearest rapid transit station, being the Corso Italia O-Train Station, and is within a close walking distance of various downtown corridors which provide critical active transportation infrastructure, including pedestrian, cycling and bus transit connections to the broader City network. The subject property is approximately 120 metres from the Hub designation area that surrounds the

Corso Italia O-Train Station and is in proximity to the Gladstone Avenue and Bronson Avenue transit priority corridors.

Summary of proposed development

The proposed development consists of approximately 294 residential units, 65 residential parking spaces, 14 visitor parking spaces, 294 bicycle parking spaces, approximately 3000 square metres of amenity space, including a green roof, and the partial integration of the existing heritage church. The proposed development supports transition to the surrounding low-rise neighbourhood using landscaped areas at-grade and generous setbacks and stepbacks which form a low-rise built-form closest to the property's edges. Details concerning the proposal's partial integration of the existing heritage church will be confirmed through the site plan control approval process, as required by the recommended holding symbol.

Summary of the Official Plan Amendment details

Staff are recommending approval of the Official Plan Amendment and Zoning By-law Amendment at 384 Arlington Avenue to facilitate the redevelopment of the subject property for a residential high-rise building up to 24-storeys.

The Official Plan Amendment, as detailed in Document 2, seeks to establish an area specific policy with criteria that support the development of high-rise residential building at 384 Arlington Avenue, as follows:

- “1. Notwithstanding Section 6.3.1, Policy 2, the maximum permitted height is 24 storeys subject to the following criteria:
 - a. The location of the high-rise tower is up to 50 metres from the property line abutting Raymond Street.
 - b. The redevelopment of the site includes the partial integration of the existing heritage church, mainly the north and west facades.
 - c. The redevelopment of the site provides a low-rise podium that supports transition to the surrounding low-rise neighbourhood.
2. In accordance with the Official Plan Section 12.3(3), the above noted provision shall expire upon the completion of the proposed development.”

Staff support the details of the Official Plan Amendment, as detailed above and in this report.

Summary of the Zoning By-Law Amendment details

The Zoning By-law Amendment seeks to rezone the subject property from “Minor Institutional Zone, Subzone ‘A’ (I1A)” to “Residential Fifth Density, Subzone ‘B’, Urban Exception XXXX, Schedule YYYY, Residential Neighbourhood Commercial suffix (‘-c’), holding (‘-h’) (R5B [XXXX] SYYY -c, -h)”, as shown in Document 1, to establish site-specific zoning exceptions, a site-specific zoning schedule and a holding symbol, as detailed in Document 3 and Document 4.

The following site-specific zoning exceptions are proposed:

- Maximum building heights, minimum setbacks and minimum stepbacks are as per Schedule ‘YYY’:
 - A maximum building height of 78 metres (24 storeys), whereas the current I1A zoning permits a maximum building height of 15 metres.
 - A minimum interior side yard setback of 5 metres beyond 21 metres from the front lot line, whereas a minimum interior side yard setback of 6 metres is required beyond 21 metres from the front lot line.
 - A minimum rear yard setback of 0 metres, whereas a minimum rear yard setback of 7.5 metres is required.
 - A minimum interior side yard setback of 8.3 metres for a high-rise tower, whereas a minimum interior side yard setback of 10 metres is required for a high-rise tower.
 - A minimum rear yard setback of 1.5 metres for a high-rise tower, whereas a minimum rear yard setback of 10 metres is required for a high-rise tower.
- A minimum landscaped area of 24 per cent, whereas a minimum landscaped area of 30 per cent is required.
- A decrease to 65 residential parking spaces, whereas 127 residential parking spaces are required.
- A decrease to 14 visitor parking spaces, whereas 29 visitor parking spaces are required.
- An increase to 294 bicycle parking spaces, whereas 147 bicycle parking spaces are required.
- The addition of the Residential Neighbourhood Commercial suffix (‘-c’).

- A holding symbol (-h) to require:
 - Prior to Site Plan Approval, a Heritage Impact Assessment (HIA) and Conservation Plan supporting the partial integration of the existing heritage church, mainly the north and west facades.

Staff support the details of the Zoning By-Law Amendment, as detailed above and in this report.

DISCUSSION

Heritage

The property at 384 Arlington Avenue is listed on the City's Heritage Register under Section 27 of the *Ontario Heritage Act* as a non-designated listing. This includes both the church and the rectory building. The demolition of a structure listed on the City's Heritage Register requires that the property owner provide the City with 60 days notice, by completing the required form and documentation. This step will happen prior to the approval of the Site Plan Application.

Through discussions with the applicant, heritage staff determined that in order to facilitate a better development, the rectory could be demolished provided that there would be meaningful incorporation of the church. In order to ensure careful restoration, and protection during demolition and new construction, the applicant will be required to provide a cultural heritage evaluation report and a conservation plan which will outline the heritage values of the property and make recommendations as to the best protection measures. A holding symbol will be placed on the property until such a time that this is received.

Public Consultation

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. Comments were received from approximately 20 residents.

Concerns were raised with respect to the following: built form, parking, traffic, landscaping, housing affordability, sustainability and general impacts to the church and the surrounding community.

For this proposal's consultation details, see Document 6 of this report.

Official Plan designation(s) and policies

The proposed development is subject to the strategic policies (Section 2), growth management framework policies (Section 3) and city-wide policies for cultural heritage and urban design (Section 4) of the Official Plan. According to Schedule 'A' of the Official Plan, the subject property is located within the Downtown Core Transect Policy Area. The Downtown Core Transect Policy Area is intended for higher density development where the context supports increased intensification.

Schedule B1 further identifies the subject property as being within the Neighbourhood designation, which anticipates building heights of three to four storeys. Development proposals for heights greater than low-rise in areas that are not already characterized by taller buildings require an area specific policy and amendment to Volume 2C of the Official Plan. The lands are also affected by the Evolving Neighbourhoods Overlay, which is applied to areas in close proximity to Hubs and Corridors and is meant to signal a gradual evolution over time that will see a change in character to support intensification, including guidance for a change in character to urban to allow new built forms and more diverse functions of land to support the City's intensification objectives.

Other applicable policies and guidelines

The [Urban Design Guidelines for High-rise buildings](#) were reviewed for consistency.

Planning rationale

The applications for Official Plan Amendment and Zoning By-Law Amendment have been reviewed against the policies of the Official Plan and the guidelines of the Urban Design Guidelines for High-rise Buildings.

Downtown Core Transect Policy Area

The subject property is located within the Downtown Core Transect Policy Area on Schedule 'A' of the Official Plan. This Policy Area is described as being the historic, geographical, physical, cultural, symbolic and employment hub of the National Capital Region, as well as a mature built environment whose urban characteristics of high-density, mixed uses and sustainable transportation orientation are to be maintained and enhanced. It intends on maintaining and enhancing an urban pattern of built form and site design in an attempt to foster the development of 15-minute neighbourhoods and meet the City's intensification and housing objectives.

The Downtown Core Transect Policy Area is intended for a range of uses and densities, including high-density residential development, in accordance with the strategic policies and growth management framework of the Official Plan.

The proposal represents a high-density residential development that is consistent with the policies of the Downtown Core Transect Policy Area.

Strategic Policies and Growth Management Framework

Section 2 of the Official Plan provides the strategic direction for the City through a range of broad policies that prioritize intensification (urban redevelopment) within the existing built up urban area over greenfield development to increase and diversify the supply of housing; sustainable modes of transportation over automobile reliance; the creation of healthy and inclusive urban communities; greater environmental resilience and sustainability; and an increased focus on economic development.

The proposed development is consistent with the strategic policies (Section 2) of the Official Plan that prioritize the intensification of existing land within the built-up urban area to meet the City's housing targets. The proposed development is also consistent with the City's transportation, sustainability and economic objectives as follows:

- By promoting sustainability and environmental resilience through the application of a green roof atop the 6-storey podium.
- By prioritizing sustainable transportation with the reduced vehicle parking rate and the increased bicycle parking rate of at least 1 space per dwelling unit
- By integrating the Residential Neighbourhood suffix through the proposed zoning details.

Section 3 supports intensification with growth management framework policies that direct residential growth to focus within 15-minute neighbourhoods, such as Hubs and Corridors, where mixed-use development is the preference and sustainable modes of transportation, such as active transportation, are to be prioritized. The proposed development is consistent with the growth management framework policies as it focusses residential growth within an area of the City that is well supported by active transportation and is intended to accommodate higher density developments, especially within the Downtown Core Transect Policy Area, and in proximity to Hubs and Corridors. As such, the proposed development aligns with the City's intensification and housing objectives and supports the development of 15-minute neighbourhoods. The proposal is therefore consistent with the strategic policies and growth management framework policies.

City-Wide Policies: Heritage and Urban Design

Section 4.5 of the Official Plan provides policy direction for cultural heritage resources. The proposal to integrate portions of the existing heritage church aligns with the cultural

heritage policy objectives of the Official Plan. The area specific policy and holding symbol are being recommended to ensure the partial integration of the heritage church, mainly the north and west facades.

Section 4.6 of the Official Plan seeks to enable the sensitive integration of new development within neighbourhoods to ensure Ottawa meets its intensification targets while ensuring liveability for all. The intent of these policies is to also encourage new developments that represent design excellence and innovation. High rise development should minimize impacts on neighbouring properties and on the public realm through built-form transition and framing the public right-of-way. High-rise buildings are further intended to be designed to respond to their context and the applicable transect area policies. High-rise buildings are also supposed to be well-designed with a base, middle and top, consistent with the City's urban design guidelines for high-rise buildings.

The proposed development responds to the Official Plan and the applicable guidelines for High-Rise Buildings by providing appropriate transitions and building separations. In particular, the proposed development has evolved since the original submission to provide better transition to the existing low-rise fabric to the east and to the west, by increasing the tower setbacks from the east and west side lot lines.

The proposed development now provides a 3-storey podium along all sides and provides sufficient separation of 10+ metres from the centreline of the abutting public rights-of-way to the east and to the west to ensure both compatibility with the existing low-rise pattern in the surrounding context and the potential for the replicability of high-rise development on nearby blocks, with frontage along Raymond Street, to support the change to an intensified urban environment. The position of the tower has been designed to achieve 20 metre separation distances between towers, should the blocks to the east and the west be redeveloped similarly. These separation distances are expected to be maintained in this area of the City as per the high-rise provisions of the Zoning By-law.

The low-rise podium is setback a minimum 5 metres from the east side lot line to allow for an expanded landscaped or public realm area(s) along Arthur Lane.

Given the existing high-rise building found to the north and the proximity to the Queensway to the south, Staff are of the opinion that the application of and adherence to a 45-degree angular plane (north-south) is not necessary for this site.

Staff are satisfied that the proposed development provides setbacks and stepbacks that align with the applicable urban design policies and guidelines that guide tower design and prescribe separation between high-rise buildings.

Finally, the proposed development represents design excellence and innovation through the partial integration of the existing heritage church and the proposed green roof on top of the 6-storey podium. Landscaping and public realm details will be confirmed through the Site Plan Control approval process.

Neighbourhood Designation and Evolving Neighbourhoods Overlay

The subject property is located within the Neighbourhood Designation under Schedule B1 of the Official Plan. These areas generally permit building heights within a low-rise range of development and strive to support the development of a 15-minute neighbourhood. The Neighbourhood policies, especially within the Downtown Core Transect Policy area, seek to distribute the allowed densities in a manner that would allow higher densities in areas closer to transit stations, Corridors, and major neighbourhood amenities.

The Neighbourhood designation provides development criteria for underutilized institutional sites that are proposed to be converted to residential. The proposed development is consistent with the policy criteria by providing low-rise typologies around the base of the mid to high-rise building, aligning with the growth management framework policies of the Official Plan, and including the partial integration of an existing church asset, which will be captured through the Staff recommended area specific policy and holding symbol.

Policy 6.3.1 (2) states that permitted building heights in Neighbourhoods shall be low-rise, except in areas already characterized by taller buildings. The intent of this policy is for these “areas already characterized by taller buildings” to be observed for lands only within the Neighbourhood designation and not, for example, include heights found in an abutting Hub or Corridor designation towards the characterization of existing building heights within the area of the Neighbourhood designation. Within the surrounding area, there is one existing high-rise building to the north and one approved mid-rise building to the northwest, which is kitty corner to the subject property, across the intersection of Bell Street and Arlington Avenue.

Staff are of the opinion that the subject property is within an area of the neighbourhood designation that is not already characterized by taller buildings, and therefore the Official Plan Amendment was required.

However, as opposed to other areas within the Neighbourhood designation which consist of mostly stable, low-rise residential uses, this specific location is uniquely situated and characterized in that it is located on the edge of the Neighbourhood designation area and adjacent to the Queensway, in an area situated between two Secondary Plan areas to the west (West Downtown Core) and to the east (Central and

East Downtown Core), which allow up to high-rise building heights near or directly adjacent to the Queensway. In Staff's opinion, high rise development is appropriate for the site given the surrounding context, the site's frontage along Raymond Street, and the site's location between planned contexts to the east and to the west that allow for high-rise development in proximity to the Queensway.

The subject property is further subject to the Evolving Neighbourhoods overlay, which is meant to provide built form direction in cases where a change in character is anticipated. The Evolving overlay is applied to areas in close proximity to Hubs and Corridors to signal a gradual evolution over time that will see a change in character to support intensification. The overlay is intended to provide opportunities that allow the City to reach its intensification goals by providing guidance for a gradual change in character based on proximity to Hubs and Corridors, by allowing new building forms and typologies, and by providing direction to built form and site design that support an evolution towards more urban built form patterns.

The subject property is approximately 120 metres from both the Booth Street Corridor and the nearest Hub designation boundary, which matches the boundary of the West Downtown Core Secondary Plan area. The subject property is also near Booth, Gladstone and Bronson Corridors, where transit and active transportation infrastructure is supported, as well as public parks, commercial areas and schools. In Staff's opinion, proximity to a Hub designation, Corridors and major neighbourhood amenities, where mid to high-rise developments are generally planned and allowed by the applicable policies, also form the unique context which supports the redevelopment of the site for a high-rise building.

The scale of high-rise development is further appropriate due to the context and the components of the development proposal, including the proposed setbacks and stepbacks that provide an appropriate transition to the surrounding low-rise context. The overall planned function in the surrounding area, albeit including lands outside the Neighbourhood designation, permits a variety of mid- and high-rise built forms.

Furthermore, a change in character within the context surrounding the subject property is expected due to the proximity to the Queensway and the area's location between two Secondary Plan areas which call for high-rise along this critical east-west transportation corridor. Based on all of the above, Staff are of the opinion that the proposed height increase to 24-storeys in this unique neighbourhood context, along Raymond Street/Queensway (hence the provision for the high-rise to be located up to 50 metres from the property line abutting Raymond Street), is appropriate for an area-specific policy, and despite the additional height, the proposed development supports the Official Plan goals

by allowing higher densities in areas closer to transit stations, Corridors, and major neighbourhood amenities, and in an area contributing to a 15-minute neighbourhood.

The proposal is consistent with the policies in which guide lands designated Neighbourhood within the Downtown Core Transect Policy area.

Official Plan Implementation

Policy 12.3.1 establishes the direction for area-specific policies. Staff have reviewed these policies for consistency and are satisfied that the proposal is appropriate for an area specific policy based on the unique context, site characteristics and proposal details that align with the applicable policies and ultimately support the redevelopment of this site for a high-rise building.

A Planning Rationale was submitted in accordance with Section 12.3 of the Official Plan and given the site context and staff rationale as detailed in this report, staff are satisfied with the area-specific policy.

As previously mentioned, the proposed Official Plan Amendment seeks to add an area specific policy to Volume 2C to allow for a high-rise development up to 24 storeys. The recommended area specific policy criteria are intended to demonstrate the rationale for supporting a high-rise development at this location, which includes primarily the site's location at the edge of a neighbourhood, its frontage along Raymond Street and its location between planned contexts which permit up to high-rise on lands adjacent to the Queensway corridor. The recommended policy criteria will ensure the partial integration of the existing heritage church and the provision of low-rise podium that provides transition to the surrounding existing low-rise context.

Based on the above, the proposal is consistent with the applicable policies of the Official Plan and Staff support the details of the Official Plan Amendment as discussed above.

Details of the Zoning By-law Amendment

- Maximum building heights, minimum setbacks and minimum stepbacks are as per Schedule 'YYY'

The proposed Zoning By-Law Amendment seeks to introduce a site-specific zoning schedule which increases the maximum building height and reduces the rear yard and interior side yard setbacks for the podium and tower portions of the proposal.

The proposal increases the maximum building height up to 78 metres to accommodate the proposed 24-storey high-rise building, whereas the current I1A zoning permits a maximum building height of 15m. An increased building height is supported by the

unique context, site characteristics and consistency with the applicable policies and guidelines, as previously mentioned. Staff support the request.

The proposal provides a minimum interior side yard setback of 5 metres beyond 21 metres from the front lot line, whereas a minimum interior side yard setback of 6 metres is required beyond 21 metres from the front lot line. The proposal also provides a minimum interior side yard setback of 8.3 metres for a high-rise tower, whereas a minimum interior side yard setback of 10 metres is required for a high-rise tower. The redevelopment of the entire block to the property's full extents is supported by the site being surrounded by public right-of-way on all sides. The reduced interior side yard setback is along Arthur Lane and will still provide a generous area for landscaping and to support built form transition to the lands to the east. Furthermore, the intent of the tower setback zoning provision is to ensure separation between high-rise buildings on neighbouring lots. The proposal provides a 10 metre setback from the centreline of Arthur Lane to the east, which means that the desired 20 metres separation should be met, provided that the adjacent block to the east be redeveloped for a high-rise building. Staff support the requests.

The proposal provides no minimum rear yard setback, whereas a minimum rear yard setback of 7.5 metres is required. The proposal also provides a minimum rear yard setback of 1.5 metres for a high-rise tower, whereas a minimum rear yard setback of 10 metres is required for a high-rise tower. The redevelopment of the rear yard area abutting Raymond Street for the proposed high-rise building is appropriate, as the proposal concentrates height and density closer to Raymond Street (which abuts the Queensway) and therefore locates the additional height away from more sensitive land uses. The tallest building height is most appropriate in this area of the site and is consistent with the planned contexts of sites that front onto Raymond Street in the nearby Secondary Plan areas. Additionally, a setback of 1.5 metres is provided above the third storey along Raymond Street, providing some separation from this lot line for the tower portion and creating a defined podium edge along this frontage. Staff support the requests.

Finally, the permitted projections of Section 64 and 65 will not be subject to the height limits/ areas on Schedule 'YYY' and will be permitted, as indicated in Document 3, and in accordance with the applicable provisions of Zoning By-Law 2008-250.

- Minimum landscaped area

The proposal provides a reduced minimum landscaped area of 24 per cent, whereas a minimum landscaped area of 30 per cent is required. The reduced landscaped area is supported due to the enhanced public realm proposed along most street frontages and

the amount of landscaped area in the form of a green roof that is expected to be provided atop the six-storey podium. The setback provided from the east side lot line abutting Arthur Lane is generous and will provide ample room for landscaping.

All details will be confirmed through the Site Plan Control approval process. Staff support the request.

- Decreased residential and visitor parking rate

The proposal provides a decreased residential parking rate of 65 residential parking spaces, whereas 127 parking spaces are required based on the number of units proposed. The proposal also provides a decreased visitor parking rate of 14 visitor parking spaces, whereas 29 visitor parking spaces are required. The reduced parking rates are supported by the site's context and proximity to a Hub and the relevant policies which support less dependence on automobile use in favour of more sustainable transportation modes, such as walking and cycling. The reduced rates are acceptable based on the broader transit-supportive context within the Downtown Core Transect Policy Area, further offset by the increased bicycle parking rate. Staff support the requests.

- Increased Bicycle parking rate

Staff support the request to increase the bicycle parking rate to one parking space per dwelling unit, which is an increase from 147 to 294 bicycle parking spaces, to align with the applicable sustainable transportation policies of the Official Plan and to offset the request to reduce the number of vehicle parking spaces. The increased total of bicycle parking spaces will be provided as stacked bicycle parking. The proposed zoning details reflect the proposal for stacked bicycle parking at this location.

- Residential Neighbourhood Commercial suffix ('c').

The inclusion of the Residential Neighbourhood Commercial suffix ('c') is proposed to accommodate a commercial unit(s) on the ground floor if the applicant chooses to pursue ground floor commercial rather than some of the proposed communal amenity spaces. Currently, the proposal provides approximately 450 square metres more than the required communal amenity space. These communal amenity spaces are proposed on the ground floor where the existing heritage church is proposed to be integrated through this development. Staff support the addition of the suffix as it aligns with the applicable Official Plan policies which call for the development of 15-minute neighbourhoods and to mitigate the loss of non-residential zoned land at this location.

- A holding ('h') symbol for heritage and public realm

Staff are recommending the use of a holding symbol to require, at the time of the site plan control application, additional studies and plans to support the partial integration of the existing heritage church, mainly the north and west facades. The holding symbol will ensure the partial integration of the existing heritage church.

Staff support the Zoning By-Law Amendment requests as detailed above.

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.

CONSULTATION

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. Comments were received from approximately 20 residents.

Concerns were raised with respect to the following: built form, parking, traffic, landscaping, housing affordability, sustainability and general impacts to the church and the surrounding community.

For this proposal's consultation details, see Document 6 of this report.

COMMENTS BY THE WARD COUNCILLOR(S)

Councillor Ariel Troster provided the following comment:

I appreciate the thought put into the application, from a sustainability standpoint and with regard to the thoughtful nesting of the historic church. I also appreciate that this project has been through many iterations, and that meaningful progress has been made (especially from a design and massing perspective) towards reducing this building's impact on the surrounding community. However, residents have very fair and sincere concerns about the addition of a building of this height to their neighbourhood, especially in terms of traffic and shadowing impacts. While I appreciate that the plan has some level of mitigation, should this project be approved I would hope that we can work with staff to see more by way of streetscape improvements and traffic mitigation measures to further address resident concerns going forward.

LEGAL IMPLICATIONS

In the event the recommendations are adopted and the resulting official plan amendment and zoning by-law are appealed to the Ontario Land Tribunal, it is expected that a three to five day hearing would be required. It is anticipated that the hearing could be conducted within staff resources. Should the application be refused, reasons must be provided. In the event of an appeal, depending on the reasons for refusal, it would be necessary to retain an external planner and possibly other professional witnesses.

FINANCIAL IMPLICATIONS

There are no direct financial implications. In the event the applications are refused and appealed, it would be necessary to retain an external planner and an external parking expert. These expenses would be funded from within Planning Services operating budget.

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.

ACCESSIBILITY IMPACTS

There are currently no anticipated accessibility impacts. The proposed development is subject to the requirements of the Accessibility for Ontarians with Disabilities Act (AODA) and the Ontario Building Code (OBC) as it pertains to accessibility standards. Accessibility will be reviewed and confirmed prior to the issuance of building permit.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Housing: more liveable for all
- Is green and resilient

The proposal adds to the existing housing stock, through a range of unit types, and includes a green roof component that will be confirmed through the Site Plan Control approval process.

APPLICATION PROCESS TIMELINE STATUS

These applications (Development Application Number: D01-01-23-0004 and D02-02-22-0082) were not processed by the "On Time Decision Date" established for the

processing of Official Plan and Zoning By-law amendments due to the number of revisions made to the built-form.

SUPPORTING DOCUMENTATION

Document 1 Zoning Key Map

Document 2 Official Plan Amendment Details

Document 3 Details of Recommended Zoning

Document 4 Schedule 'YYY'

Document 5 Renderings

Document 6 Public Consultation Details

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.

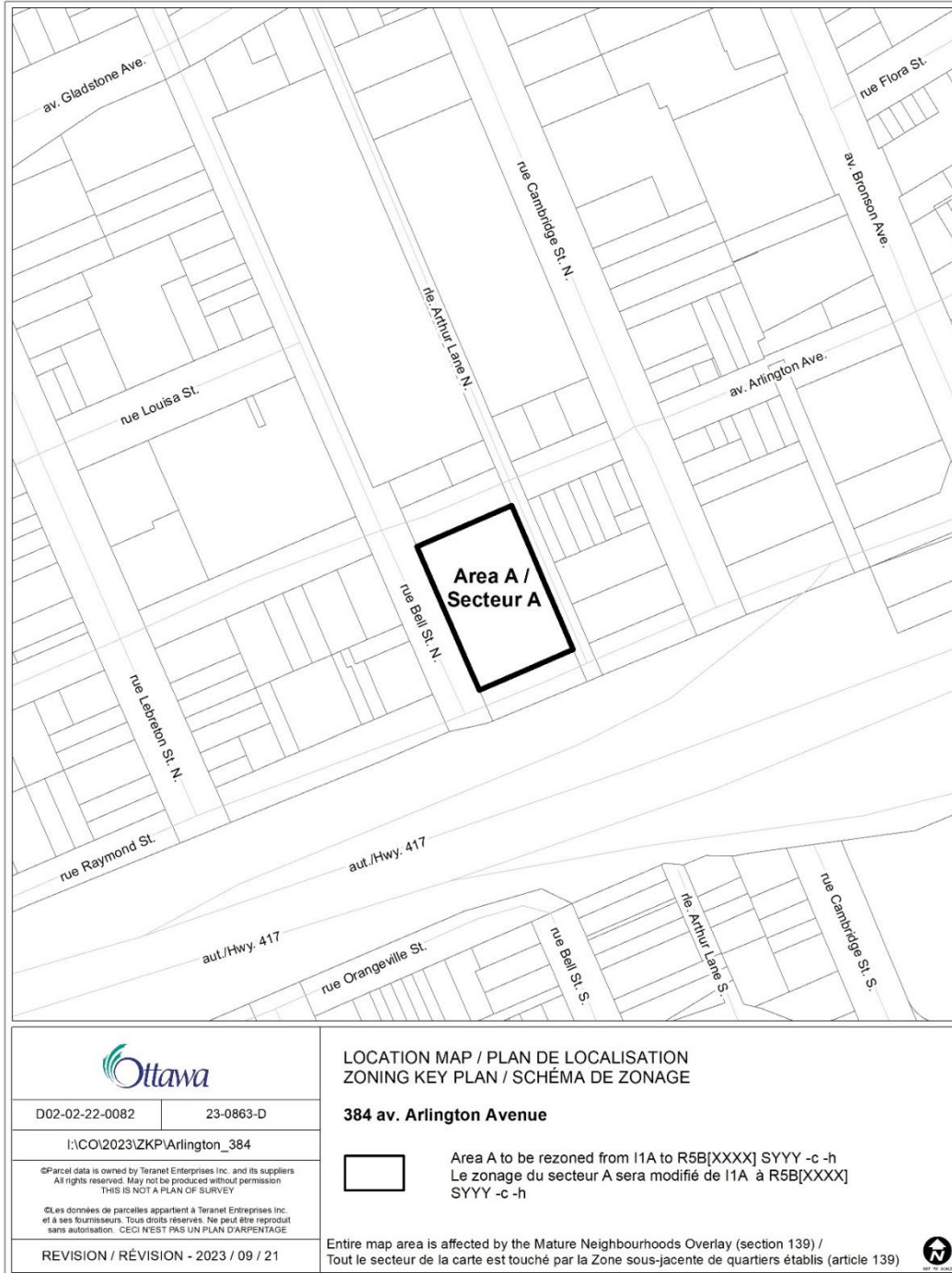
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

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



Document 2 – Official Plan Amendment

Official Plan Amendment **XX to the
Official Plan for the
City of Ottawa**

INDEX

THE STATEMENT OF COMPONENTS

PART A – THE PREAMBLE introduces the actual amendment but does not constitute part of Amendment No. XX to the Official Plan for the City of Ottawa.

PART B – THE AMENDMENT constitutes Amendment XX to the Official Plan for the City of Ottawa.

PART A – THE PREAMBLE

Purpose

Location

Basis

PART B – THE AMENDMENT

Introduction

Details of the Amendment

Implementation and Interpretation

PART A – THE PREAMBLE

1. Purpose

The purpose of this amendment is to amend the Official Plan – Volume 2C and Annex 5, specific to 384 Arlington Avenue, by adding an area-specific policy to permit a maximum height limit of up to 24 storeys. The summary of proposed amendment and change to the Official Plan is as follows:

- a. Provide a new area-specific policy for 384 Arlington Avenue to allow for a high-rise building up to 24 storeys.

2. Location

The proposed Official Plan amendment includes changes only applicable to 384 Arlington Avenue. The subject lands are bounded by Arlington Avenue (north), Arthur Lane (east), Raymond Street (south) and Bell Street (west).

3. Basis

The amendment to the Official Plan was required and agreed upon between Staff and the applicant in order to facilitate the redevelopment of the site for a high-rise building up to 24 storeys, on a site otherwise located within the neighbourhood designation, which is generally intended for low-rise, but is uniquely situated allowing for consideration of this taller building.

4. Rationale

The proposed amendment to the Official Plan represents good planning as the amendment will allow for a high-rise development that is consistent with the Official Plan policies in the Downtown Core Transect Policy Area, as well as those related to Evolving Neighbourhoods and Urban Design. The site context is uniquely situated along Raymond Street and on the edge of a low-rise neighbourhood in proximity to the Queensway and other policy designation areas, including the Central and East Downtown Core Secondary Plan to the east and the West Downtown Core Secondary Plan to the west, which allow for greater heights along the Queensway corridor (hence the provision for the high-rise to be located up to 50 metres from the property line abutting Raymond Street). The proposed built form has been strategically designed to partially integrate the existing heritage church, mainly the north and west facades, and help provide appropriate transition to the surrounding low-rise neighbourhood.

PART B – THE AMENDMENT

1. Introduction

All of this part of this document entitled Part B – The Amendment consisting of the following text constitutes Amendment No. XX to the Official Plan for the City of Ottawa.

2. Details

The following change is hereby made to the Official Plan for the City of Ottawa:

- a. by adding a new area “x” in Annex 5 to include the properties municipally known as 384 Arlington Avenue.
- b. by adding a new area “x”, titled “384 Arlington Avenue” in Volume 2C – Area-specific Policies, with the policy as follows:

“1. Notwithstanding Section 6.3.1, Policy 2, the maximum permitted height is 24 storeys subject to the following criteria:

- a) The location of the high-rise tower is up to 50 metres from the property line abutting Raymond Street.
- b) The redevelopment of the site includes the partial integration of the existing heritage church, mainly the north and west facades.
- c) The redevelopment of the site provides a low-rise podium that supports transition to the surrounding low-rise neighbourhood.

2. In accordance with the Official Plan Section 12.3(3), the above noted provision shall expire upon the completion of the proposed development.”

3. Implementation and Interpretation

Implementation and interpretation of this Amendment shall be in accordance with the policies of the Official Plan for the City of Ottawa.

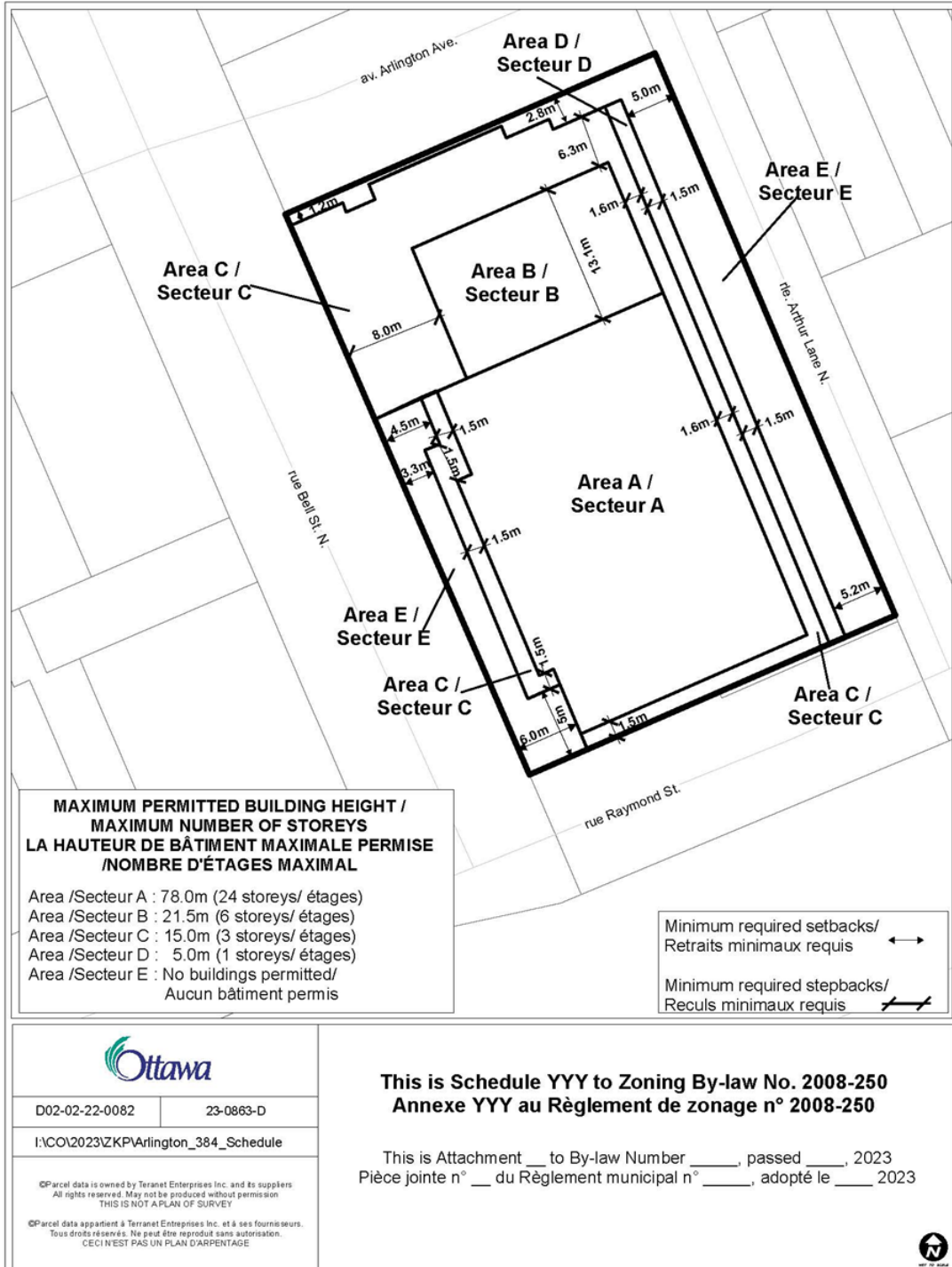
Document 3 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 384 Arlington Avenue.

1. Rezone lands as shown in Document 1.
2. Amend Part 17, Schedules, by adding a new Schedule 'YYY', as shown in Document 4.
3. Amend Section 239 – Urban Exception, by addition a new exception [xxxx], with provisions similar in effect to the following:
 - a. In Column I, Exception Number, add the text “[xxxx]”
 - b. In Column II, add the text, “R5B[xxxx] SYYY -c -h”;
 - c. In Column V, add provisions similar in effect to the following:
 - i. Maximum building heights, minimum setbacks and minimum stepbacks are as per Schedule 'YYY'.
 - ii. Permitted projections listed in Section 64 and 65 of the Zoning By-law are not subject to the height limits identified on Schedule 'YYY'.
 - iii. Permitted projections listed in Section 65 are permitted within Area 'E' on Schedule 'YYY'.
 - iv. Despite Section 65, a single balcony projection per floor is permitted to project up to the lot line abutting Raymond Street.
 - v. Despite Section 163(9), 24 per cent of the lot area must be provided as landscaped area.
 - vi. Minimum residential parking rate: 0.2 spaces per dwelling unit (less the first 12 dwelling units).
 - vii. Minimum visitor parking space rate: 0.04 spaces per dwelling unit (less the first 12 dwelling units)
 - viii. Minimum bicycle parking rate: 1 space per dwelling unit.
 - ix. Sections 111(8) and 111(9) do not apply.
 - x. The holding symbol can be removed only at such a time as the following condition(s) are met:

1. Prior to Site Plan Approval, a Heritage Impact Assessment (HIA) and Conservation Plan supporting the partial integration of the existing heritage church, mainly the north and west facades, shall be provided to the satisfaction of the Program Manager, Heritage Planning.

Document 4 – Schedule ‘YYY’



Document 5 – Renderings



Document 6 – Public 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. Comments were received from approximately 20 residents.

Concerns were raised with respect to the following: built form, parking, traffic, landscaping, housing affordability, sustainability and general impacts to the church and the surrounding community.

Comments Theme 1: Built form

Comments:

- Concerns with the proposed height increase and the proposed significant departure from the existing height context
- Concerns with density
- Concerns with reduced setbacks
- Concerns with relief from corner sight requirements

Responses:

- As discussed in the report above, the proposed height increase is appropriate for this site and within this unique context, given the site's location on the edge of the neighbourhood designation area and adjacent to the Queensway, and more importantly its location situated between two Secondary Plan where heights of 30-storeys and 16-storeys are contemplated, respectively. The proposed development provides transition to the surrounding low-rise community through setbacks and stepbacks, including a gradual transition in podium heights, between one to six storeys.
- The Official Plan contemplates higher densities for the Downtown Core. The proximity to Hubs, Corridors and 15-minute communities supports increased densification at this location.
- The reduced setbacks proposed are considered minor deviations from the existing zoning requirements given the site characteristics and the surrounding context, as explained above. Staff are of the opinion that the proposal provides sufficient setbacks to provide an appropriate transition. The separation distances

provided from the centreline of abutting public right-of-ways will ensure an appropriate separation between high-rise developments in accordance with the high-rise provisions of the Zoning By-Law.

- The placement and partial integration of the existing heritage church is supported and similar to its existing placement. A corner site triangle is not required at Arlington Street and Bell Street but a 3 metre by 3 metres corner site triangle at the intersection of Bell Street and Raymond Street will be implemented through the proposed zoning. The conveyance of this area will be confirmed through the Site Plan Control approval process.

Comments Theme 2: Parking

Comments:

- Concerns with the parking relief. Insufficient parking proposed.
- Concerns with reliable public transportation in the area to support the added density.
- Concerns with increased traffic and on-street parking, including in relation to the Queensway and risks to emergency access vehicles.
- No serious impact assessment of the increased traffic and population.
- What traffic mitigation measures will be taken by the City of Ottawa to address the safety, access and traffic volume concerns?
- Has the collective traffic impact of the redevelopment of 384 Arlington Ave and 18 Louisa Street been assessed jointly by the City of Ottawa?

Response:

- The parking relief is supported by the site's location in the Downtown Core Transect Policy Area and the proximity to higher order transit, including the Corso Italia O-Train Station and bus routes running along nearby Corridors, such as Gladstone Avenue.
- Staff are satisfied with the results of the Transportation Impact Assessment (TIA) prepared for the Zoning By-Law Amendment application and do not currently anticipate any adverse impacts on the surrounding network. A more detailed Transportation Impact Assessment (TIA) will be provided at the time of Site Plan Control, as required.

- To Staff's knowledge, no traffic mitigation measures are planned for this area. However, the corner at the intersection of Bell Street and Raymond Street will be kept clear to ensure safety and proper sightlines. Traffic mitigation measures related to the proposed development, when proposed, are reviewed by City Staff and the developer is responsible for implementing these measures, if applicable.
- A TIA is required per development application and reviewed accordingly. Therefore, a collective traffic impact assessment including this development and another development, which is still subject to a separate Site Plan approval, would not be required.

Comments Theme 3: Public realm and Landscaping

Comments:

- Concerns with the lack of public space.
- Concerns with the reduced landscaped area.
- Concerns with the loss of existing or possible green space
- Concerns with the climate crisis.
- Requests for more tree plantings and soft landscaping.

Response:

- An expanded landscaped area or public realm will be explored along Arthur Lane through the Site Plan Control approval process.
- The reduced landscaped area is appropriate due to the provision of a green roof / landscaped area atop the 6-storey podium. Landscaping details will be confirmed at the time of Site Plan Control application.
- Though there are some existing landscaped areas and features, Staff are of the opinion that the proposed development provides a much improved landscaping / public realm treatment as compared with the existing development (institutional use). The proposal aims to provide tree plantings and landscaping elements where they did not exist previously. The proposal integrates a sustainability feature with the proposed green roof.

Comments Theme 4: Unit Types and Affordable Housing

Comments:

- Will Windmill Developments commit to at least half of the units being 2-bedrooms or more?
- Concerns with there being no affordable housing component.
- General concerns with housing and homelessness (and associated impacts on health), including the provision of housing for families, new comers, seniors, professionals, as well as people of low income.

Responses:

- 33 per cent of the proposed dwelling total will consist of 2+ bedroom units.
- Staff continue to encourage the provision of affordable housing units to meet our Official Plan's target for 20 per cent affordable housing units. However, Staff are unable to require these types of units until the City's has adopted an inclusionary zoning or other tool to require or secure the provision of larger dwelling units.
- To Staff's knowledge, there are no affordable housing units currently proposed. Staff understand that Windmill Development Group is continuing to explore the feasibility for affordable housing in this building and is coordinating with Councillor Troster's office on potential partnership opportunities.
- The proposed development adds to the local housing stock and aligns with the intensification and housing policies of the Official Plan in this way.

Comments Theme 5: Impacts to the Surrounding Community

Comments:

- General concerns with the perceived negative impacts this and other development will have on the surrounding community, its character, and its history.
- Decreased enrollment at nearby schools.
- Loss of the church, its interior fixtures (e.g. organ, stained glass windows and other assets), its historical significance and the programming associated with the church.

Responses:

- For reasons discussed in this report, the proposed development is appropriate for its context and aligns with many of the City's primary objectives. The design

has evolved to respond to compatibility concerns with respect to the surrounding low-rise residential community.

- Staff support the proposed development as it represents a meaningful integration of the existing heritage church. The area specific policy and holding symbol will ensure the appropriate integration of the existing heritage church.
- The developer will be responsible for obtaining the necessary permits to support the demolition of the existing church, which will only be achieved prior to Staff's review of the supporting documents through the Site Plan approval process.

Comments Theme 6: Other Comments

Comments:

- Concerns with accessibility.
- Unsuccessful public meetings and undemocratic process. The April 19th public meeting was a missed opportunity.
- Concerns with the timing of the church demolition.
- Windmill Development has shown little knowledge and understanding of West Centretown.
- I/We strongly support the addition of new housing units to West Centretown and understand the environmental and sociological value in increasing housing density.

Understand the need for increased housing in the urban core of Ottawa.

Responses:

- The proposed development will be subject to the requirements of the Ontario Building Code and the Accessibility for Ontarians with Disabilities Act (AODA) at the time of building permit.
- Staff follow the City's Public notification process and procedures and consider all public comments received via email and in non-statutory public meetings, prior to Staff's recommendation to the Planning and Housing Committee. The public may provide comments up until Council's decision on the application and the only statutory public meeting is hosted at the Planning and Housing Committee meeting, where notice is provided in accordance with City's procedures and the Planning Act.

- A demolition permit control application is required prior to the demolition of the heritage church building. Before this, site plan approval will be required, and confirmation of the heritage approach will occur prior to this approval as required by the recommended holding symbol.