

**Subject: Zoning By-law Amendment - 3745 St. Joseph Boulevard**

**File Number: ACS2023-PRE-PS-0091**

**Report to Planning and Housing Committee on 29 November 2023**

**and Council 6 December 2023**

**Submitted on November 20, 2023 by Derrick Moodie, Director, Planning Services,  
Planning, Real Estate and Economic Development**

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**Ward: Orléans East-Cumberland (1)**

**Objet: Modification du Règlement de zonage – 3745, boulevard St-Joseph**

**Dossier: ACS2023-PRE-PS-0091**

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

**le 29 novembre 2023**

**et au Conseil le 6 décembre 2023**

**Soumis le 20 novembre 2023 par Derrick Moodie, Directeur, Services de la  
planification, Direction générale de la planification, des biens immobiliers et du  
développement économique**

**Personne ressource: Shoma Murshid, Urbaniste II, Examen des demandes  
d'aménagement est**

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**Quartier: Orléans-Est-Cumberland (1)**

## **REPORT RECOMMENDATIONS**

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 3745 St. Joseph Boulevard, as shown in Document 1, to permit a six-storey, mixed-use building that will contain a 61-room hotel and other commercial spaces, including restaurant and retail, 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 December 6, 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 Règlement de zonage 2008-250 visant le 3745, boulevard St-Joseph, un bien-fonds illustré dans le document 1, afin de permettre la construction d’un immeuble polyvalent de six étages abritant un hôtel de 61 chambres et d’autres locaux commerciaux, notamment un restaurant et un magasin de vente au détail, comme l’expose 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 6 décembre 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**

3745 St. Joseph Boulevard

**Owner**

13890767 Canada Inc. c/o Sarah Sémajuste

**Applicant**

Parsons Inc. c/o Pamela Whyte

**Architect**

CSV Architects

**Description of site and surroundings**

The site is located at 3745 St. Joseph Boulevard and is 2,502 square metres (0.25 hectares) in area, with approximately 40 metres of frontage on St. Joseph Boulevard. The site is undeveloped and is located south of the Taylor Creek Business Park, which contains a range of light industrial and commercial uses. The immediate area consists of commercial uses (west, north, and east). To the south is a vegetated ridge followed by the low-rise residential neighbourhood known as Fallingbrook.

**Summary of proposed development**

The applicant has submitted a Zoning By-law Amendment application and a Site Plan Control application (File D07-12-23-0059) to permit a six-storey mixed-use building. The current development proposal will include a 61-room hotel with associated co-working spaces, multi-purpose room and gym. The building has been designed to include additional commercial spaces, including a training centre, restaurant, and retail uses.

Further details of the proposed development include:

- Underground parking garage containing 76 spaces, including 5 accessible spaces
- Four surface parking spaces
- Twenty covered outdoor bicycle parking spaces
- A patio and rooftop terrace along St. Joseph Boulevard

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

The site is zoned light industrial with a height limit of 21 metres (IL H(21)). The light industrial zone permits a wide range of low impact light industrial uses and complementary uses (restaurant and other personal services) to support employees of Taylor Creek industrial park and the community.

The proposed zoning amendment would add an exception to the IL zone (IL H[XXXX]) to permit hotel and retail uses, increase the maximum height from 21 metres to 24 metres, reduce the parking requirements from 90 to 81 spaces, and reduce the minimum side yard (east) from 7.5 metres to 3.5 metres.

## **Public consultation**

Notification and public consultation were undertaken in accordance with Council's Public Notification and Public Consultation Policy for a Zoning By-law amendment. The holding of a formal City-organized public information session during the public consultation period was deemed unnecessary.

All people who contact the City regarding a particular proposal will be notified of the City's recommendation and decision of Council.

A total of three submissions were received. Concerns raised include the potential for a large, illuminated sign on the building that could impact residential uses to the south. A concern as to whether the rezoning might impact an adjacent business was also raised.

Staff response: Signage must be in accordance with the Permanent Signs By-law on Private Property, which includes regulations for illuminated signage in proximity to residential area. Staff also confirm that the proposed zoning amendment will not have an impact on the operations of adjacent businesses.

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

The site is within the Suburban Transect and is designated Mixed Industrial. Mixed Industrial areas include clusters of economic activity that are less impactful and provide a broader range of non-residential uses than Industrial and Logistics designated areas. These areas provide a transition between Industrial and Logistics areas and Neighbourhoods, Hubs or Corridors. They provide a supply of land for non-residential uses and smaller-scale light industrial and commercial uses. Where applicable, these areas can contribute to 15-minute neighbourhoods through the provision of mix-uses that can support nearby residential areas.

## **Other applicable policies and guidelines**

The site is located within the Orléans Corridor Secondary Plan area, which was approved by Council on February 22, 2023. This Secondary Plan area is mostly within an 800-metre distance or 10-minute walk from the future Trim O-train station currently under construction. The site is designated as Trim Minor Corridor within the Secondary Plan. This designation is intended to support the adjacent Local Production and Entertainment designation and the Trim O-train Station. In addition to the uses permitted in the Local Production and Entertainment designation, commercial, restaurant and hotel uses may also be permitted.

New development within this area should frame adjacent streets to animate public spaces and create comfortable pedestrian environments, avoiding long expanses of blank walls. The Trim Minor Corridor's planned function is to combine a higher density of development, a greater degree of mixed uses and a higher level of street transit service than abutting Neighbourhoods. These areas are intended to be lower density than nearby Hubs and are to become walkable places that give priority to pedestrians and sustainable modes of transportation.

Under the Secondary Plan, it states there shall be no minimum vehicular parking space rate requirements for development within the Secondary Plan boundary, except for required visitor and accessible parking. Surface parking lots will generally be placed at the rear of properties, or otherwise visually screened from the public realm. Underground vehicular parking is encouraged for mid-rise and high-rise developments.

## **Urban Design Review Panel**

This proposal was not subject to the Urban Design Review Panel review process.

## **Planning rationale**

The proposed development represents intensification of a vacant site in the urban area of Ottawa. The mixed-use component of the project will serve patrons of the hotel and training centre but also the existing Taylor Creek Business Park and adjacent residential neighbourhoods. Through massing and built form, this development will help to buffer light industrial uses from the neighbouring residential area. The applicant proposes a building that frames and animates St. Joseph Boulevard, parking at the rear or within an underground parking garage, and twenty sheltered bicycle parking spaces.

Permitting a hotel, and retail uses at this location is appropriate as the site is on the edge of the light industrial area, which borders a residential area. This proposal will contribute to a 15-minute neighbourhood with the provision of neighbourhood-based

uses within short distances to Taylor Creek Industrial Park and the residential neighbourhood.

The current height permission in the light industrial zone permits 21 metres, or approximately five storeys. The applicant has requested an additional three metres or one storey. The six-storey building design is in accordance with the maximum height (six-storeys) permitted within the Secondary Plan. The impact of the additional three metres will be minimal, due to the tree-lined ridge directly south of St. Joseph Boulevard that creates a green buffer. The nearest residential parcels, located south of the treed ridge line are over ninety metres away. These lots are oriented away from the proposed six-storey building.

The applicant is also requesting that the interior side yard (east) be reduced from 7.5 metres to 3.5 metres. The abutting lot to the east, which contains a commercial building is also zoned light industrial with a height limit of 21 metres. The 3.5 metre setback is located away from the existing building on the neighbouring property. There will be minimal impact on the commercial operation or future redevelopment of the property.

The zoning amendment seeks to reduce required parking from 90 to 81 spaces. The Secondary Plan supports reductions in vehicular parking rates. The 61-hotel rooms will have sixty-one spaces assigned. The remaining 19 spaces have been allocated to support the other retail uses, which are supportive of the 15-minute neighbourhood model. In accordance with the Secondary Plan, in the future, a sidewalk and cycling infrastructure will connect this area to the greater neighbourhood and Trim O-train station.

It is the City's opinion that the development proposal is in conformity with the Official Plan and the Orleans Corridor Secondary Plan and represents good, comprehensive planning.

### **Provincial Policy Statement**

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

### **RURAL IMPLICATIONS**

There are no rural implications with this application.

### **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 recommendations contained within this report.

**RISK MANAGEMENT IMPLICATIONS**

There are no risk implications associated with this report.

**ASSET MANAGEMENT IMPLICATIONS**

There are no asset management implications for this report.

**FINANCIAL IMPLICATIONS**

There are no direct financial implications.

**ACCESSIBILITY IMPACTS**

There are no accessibility impacts associated with this application. The proposed building and final layout will be required to meet the accessibility criteria for the Province and within the Ontario Building Code.

**ENVIRONMENTAL IMPLICATIONS**

There are no environmental impacts associated with this application.

**TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priority:

- Provision of a space to create a diversified and prosperous economy.

**APPLICATION PROCESS TIMELINE STATUS**

This application (Development Application Number: D02-02-23-0039) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

The statutory 120-day timeline for making a decision on this application under the *Planning Act* expired on September 13, 2023.

**SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Proposed Site Plan, Renderings & Elevations

**CONCLUSION**

Staff supports the proposed Zoning By-law Amendment application as it is consistent with the Provincial Policy Statement of 2020, the policies of the Official Plan, Orléans Corridor Secondary Plan and represents good planning.

**DISPOSITION**

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

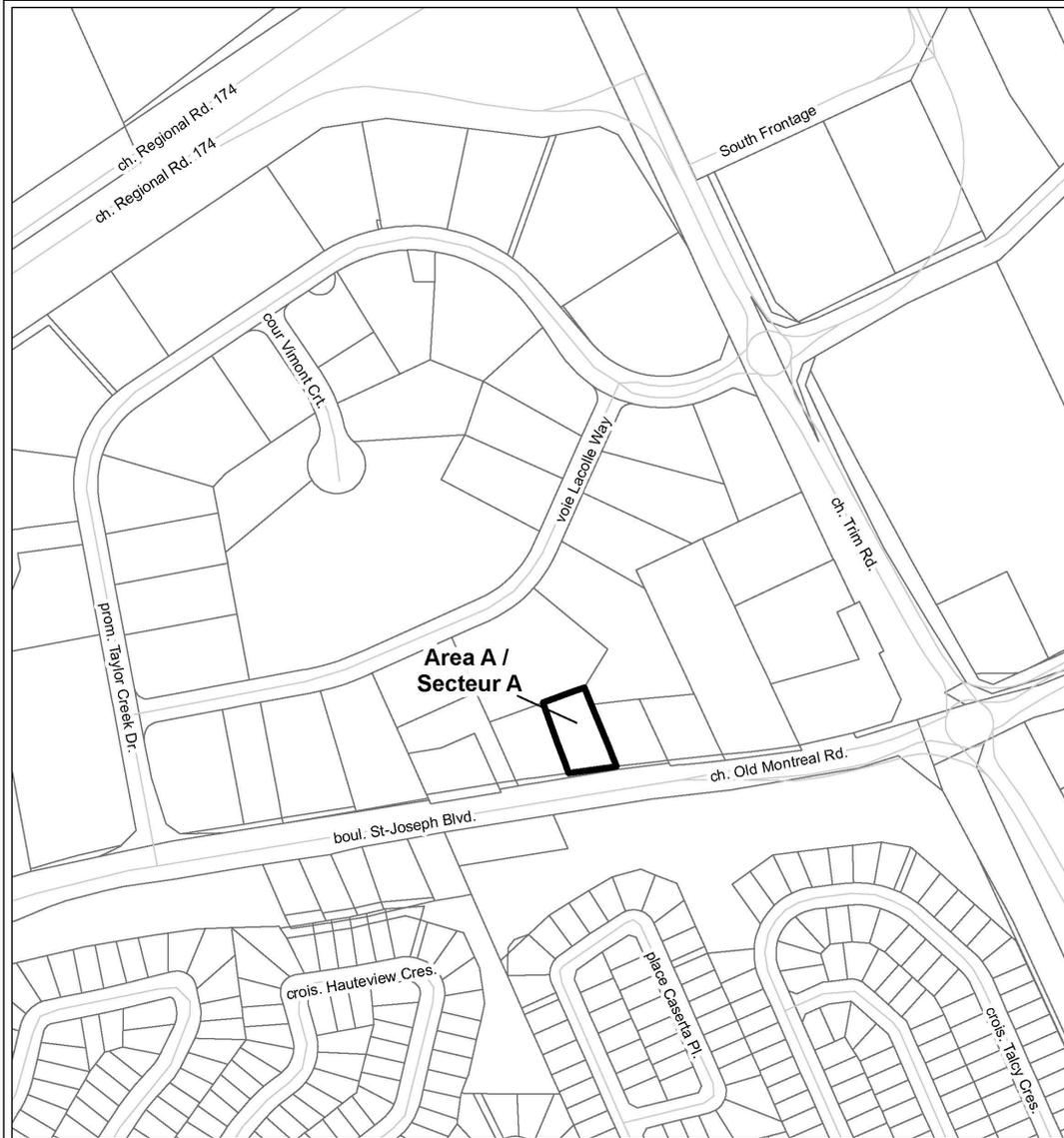
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

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

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

**DOCUMENT 1 – LOCATION MAP**

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



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-23-0039	23-0981-X	<b>3745 boul. St. Joseph Boulevard</b>	
I:\CO\2023\ZKP\St_Joseph_3745		 Area A to be rezoned from IL H(21) to IL[XXXX] Le zonage du secteur A sera modifié de IL H(21) à IL[XXXX]	
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers                  All rights reserved. May not be produced without permission                  THIS IS NOT A PLAN OF SURVEY</small>			
<small>©Les données de parcelles appartient à Teranet Entreprises Inc.                  et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit                  sans autorisation. CEI N'EST PAS UN PLAN D'ARPENTAGE</small>			
REVISION / RÉVISION - 2023 / 10 / 24			

**DOCUMENT 2 – DETAILS OF RECOMMENDED ZONING**

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 3745 St. Joseph Boulevard:

1. Rezone the lands as shown in Document 1.
2. Add a new exception [XXXX] to Section 239, Urban Exceptions, to add provisions similar in effect to the following:
  - a. In Column II, Applicable Zoning, add the text, “IL[XXXX]”
  - b. In Column III, Additional land uses permitted, add the following text: hotel, retail food store, retail store
  - c. In Column V, include provisions similar in effect to the following:
    - i. Easterly most minimum interior side yard setback: 3.5 metres
    - ii. Maximum building height – 24 metres
    - iii. Total required parking for the site is 80 spaces
    - iv. Maximum Gross Floor Area for restaurant uses not to exceed 300 square metres



*Views*

***Elevations***



South Elevation



East Elevation



North Elevation



West Elevation