

Subject: Zoning Bylaw Amendment – 16 Edgewater Street

File Number: ACS2024-PRE-PS-0014

Report to Planning and Housing Committee on 31 January 2024

and Council 7 February 2024

**Submitted on January 22, 2024 by Derrick Moodie, Director, Planning Services,
Planning, Real Estate and Economic Development**

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Ward: Kanata South (23)

Objet: Modification du *Règlement de zonage* – 16, rue Edgewater

Dossier: ACS2024-PRE-PS-0014

Rapport au Comité de la planification et du logement

le 31 janvier 2024

et au Conseil le 7 février 2024

**Soumis le 22 janvier 2024 par Derrick Moodie, Directeur, Services de la
planification, Direction générale de la planification, des biens immobiliers et du
développement économique**

**Personne-ressource: Lisa Stern, urbaniste, Examen des demandes
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Quartier: Kanata-Sud (23)

REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 16 Edgewater Street, as shown in Document 1, to rezone the site as detailed in Documents 2 and 3.
2. That Planning and Housing 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 February 7, 2024 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 16, rue Edgewater, un bien-fonds illustré dans le document 1, en vue de faire passer la Modification du *Règlement de zonage* comme l'exposent en détail les documents 2 et 3.
2. Que le Comité de la planification et du logement donne son approbation afin que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux “exigences d’explication” aux termes de la Loi sur l’aménagement du territoire, à la réunion du Conseil municipal prévue le 7 février 2024 », 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

16 Edgewater Street

Owner

Park River Properties

Applicant

Novatech

Description of site and surroundings

The subject lands are located at 16 Edgewater Street, northeast of Terry Fox Drive and Hazeldean Road, as shown in Document 1. The site is located less than 100 metres from Hazeldean Road.

The subject lands are currently vacant and have an area of 0.62 hectares with frontage on Edgewater Street. The lands are zoned General Industrial Subzone 2 (IG2), which permits a range of industrial and commercial uses.

Surrounding Land uses include:

- To the east is zoned Residential Third Density Subzone X, with a site-specific exception (R3X[1044]), and is developed with single and semi-detached dwellings along Foulis Crescent.
- To the south is zoned Arterial Mainstreet Subzone 2 with heights up to 20 metres (AM2 H(20)), and is developed with a single storey drive through restaurant.
- To the west is zoned Arterial Mainstreet Subzone 2 with height up to 30 metres (AM2 H(30)), and is developed with a legal non-conforming heavy equipment storage yard.
- To the north is zoned General Industrial Subzone 2 (IG2) and is developed with a single storey plumbing supply business.

Summary of proposed development

The application will facilitate the development of an up to 30 metre tall mixed-use building along Edgewater Street, and two blocks of low-rise buildings with commercial (office) uses at grade along the north side of the property and a block of townhouse dwellings at the rear of the site. A total of 186 residential units and 750 square metres of

commercial uses are proposed. Access to the site will be provided from Edgewater Street, and the majority of on-site parking will be provided underground.

Summary of requested Zoning By-law amendment

The proposed Zoning Bylaw Amendment proposes to rezone the site from General Industrial Subzone 2 (IG2) to General Mixed Use Subzone 2 with site-specific exceptions, a site-specific zoning schedule and a holding provision (GM2[XXX] SYYY-h). The purpose of the GM – General Mixed-Use Zone is to permit uses that are often large and serve or draw from broader areas than the surrounding community and which may generate traffic, noise or other impacts provided the anticipated impacts are adequately mitigated or otherwise addressed; and impose development standards that will ensure that the uses are compatible and complement surrounding land uses. The GM2 zone permits a range of residential and commercial uses.

The applicant has requested relief as follows for the proposed development:

- A new zoning schedule to regulate the maximum building heights and permit a maximum building height of 30 metres along Edgewater Street transitioning down to 12 metres at the rear of the site.
- Minimum interior side yard setback of 3 metres.
- a holding provision to ensure that storm water quality requirements are met prior to development on the site.

DISCUSSION

Public consultation

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications.

A virtual public information session was held by the Councillor's office on February 23, 2022 and was attended by approximately 20 members of the public. During the review of the application, comments were received from approximately 40 residents. Thirteen residents supported the application; four residents asked to be kept up to date on the application; and the remainder had concerns with the height of the proposed building, traffic on Edgewater Street, lack of sidewalks, and proximity to industrial uses.

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

Official Plan designation

The subject lands are designated as Mainstreet Corridor in the Suburban Transect (Schedule B5). The corridor designation applies to a maximum depth of 220 metres from the centreline of the street identified as a Mainstreet Corridor and may include one or more lots on the side street to the average depth of the Corridor designation along the rest of the corridor block. The Corridor designation applies to bands of land along specified streets whose planned function combines a higher density of development, a greater degree of mixed uses and a higher level of street transit service than abutting Neighbourhoods, but lower density than nearby Hubs.

Other applicable policies and guidelines

The Urban Design Guidelines for High-rise Buildings aims to promote high-rise buildings that contribute to views and vistas and enhance the character and the image of the city, while creating human-scaled, pedestrian-friendly streets, and attractive public spaces that contribute to liveable, safe and healthy communities.

Planning Rationale

This application has been reviewed under the Official Plan (OP) approved by City Council on November 24, 2021.

The Official Plan increases the share of future growth within existing built-up areas to avoid or delay expansions to the urban boundary. This is supported by policies which increase the variety of housing options within existing neighbourhoods and promote the evolution to 15-minute neighbourhoods (Policy 2.2.1.i). The Suburban Transect recognizes a suburban pattern of built form and site design while supporting an evolution towards 15-minute neighbourhoods (5.4.1). The Corridor designation permits residential uses and such non-residential uses that integrate with a dense, mixed-use urban environment (6.2.1). High-rise buildings are permitted in Mainstreet corridors in the Suburban transect provided that appropriate transitions to surrounding neighbourhoods can be provided (5.4.3).

The proposed development provides a high-rise building along the Edgewater Street frontage of the site which transitions down to a three-storey (12-metre) built form at the rear of the site adjacent to the low-rise dwellings on Foulis Crescent. The proposal conforms to the Official Plan by providing a built form that recognises the existing and planned context of taller buildings along Hazeldean Road, while providing an appropriate transition to the low-rise neighbourhood to the rear of the site (4.6.6.2). The proposed high-rise building is located over 40 metres from existing low-rise residential

uses which meets the requirements of a 45-degree angular plane as outlined in the Official Plan (4.6.6.1) and the High-Rise Building Guidelines.

The uses in the proposed GM2 zone conforms with the Official Plan. The uses proposed within the GM2 zone are appropriate as the site is located within the corridor at the periphery of the neighbourhood and will not cause noise, nuisance or traffic impacts to surrounding residential uses.

Zoning

The subject lands are zoned General Industrial Subzone 2 (IG2). The rezoning proposes to rezone the property to General Mixed Use Subzone 2 with site-specific exceptions and a maximum height of 30 m (GM2 [XXX] S[YYY]) with site-specific exceptions for the following:

- Increase height from 12 metres to 30 metres.

As discussed above, the site is appropriate for a high-rise building due to its location in a Main Street Corridor at a location that can accommodate an appropriate transition to a low-rise neighbourhood area.

- Include a minimum side yard setback of 3 metres.

The GM zone does not require a minimum side yard setback for mixed-use buildings. A minimum setback is required to ensure that an appropriate transition, including landscaping, can be provided from surrounding lots.

- The inclusion of a holding provision to ensure that storm water quality requirements are met prior to development on the site.

Stormwater Management has been reviewed and there is adequate capacity within the system to handle the proposed development. Through the future site plan control application, the applicant will be required to demonstrate that at least 80% of total suspended solids (TSS) can be removed onsite to meet acceptable water quality for site drainage. Staff will also consider other emerging technologies which are consistent with low-impact development goals.

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 to this report.

COMMENTS BY THE WARD COUNCILLOR(S)

The Councillor is aware of the recommendation of 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 management implications

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 new building will be required to meet the accessibility criteria contained within the Ontario Building Code. The *Accessibility for Ontarians with Disabilities Act* requirements for site design will also apply and will be reviewed through a future Site Plan Control application.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- has a diversified and prosperous economy
- is more connected with reliable, safe and accessible mobility options

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-21-0135) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the time required for issue resolution for matters of urban design.

SUPPORTING DOCUMENTATION

Document 1 Zoning Key Map

Document 2 Details of Recommended Zoning

Document 3 Zoning Schedule

Document 4 - Consultation Details

CONCLUSION

The proposed development introduces intensification in a manner which conforms to the Official Plan and is consistent with the relevant design guidelines. The development fits within the existing and planned context and is a compatible use. The Zoning By-law Amendment is recommended for approval.

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.

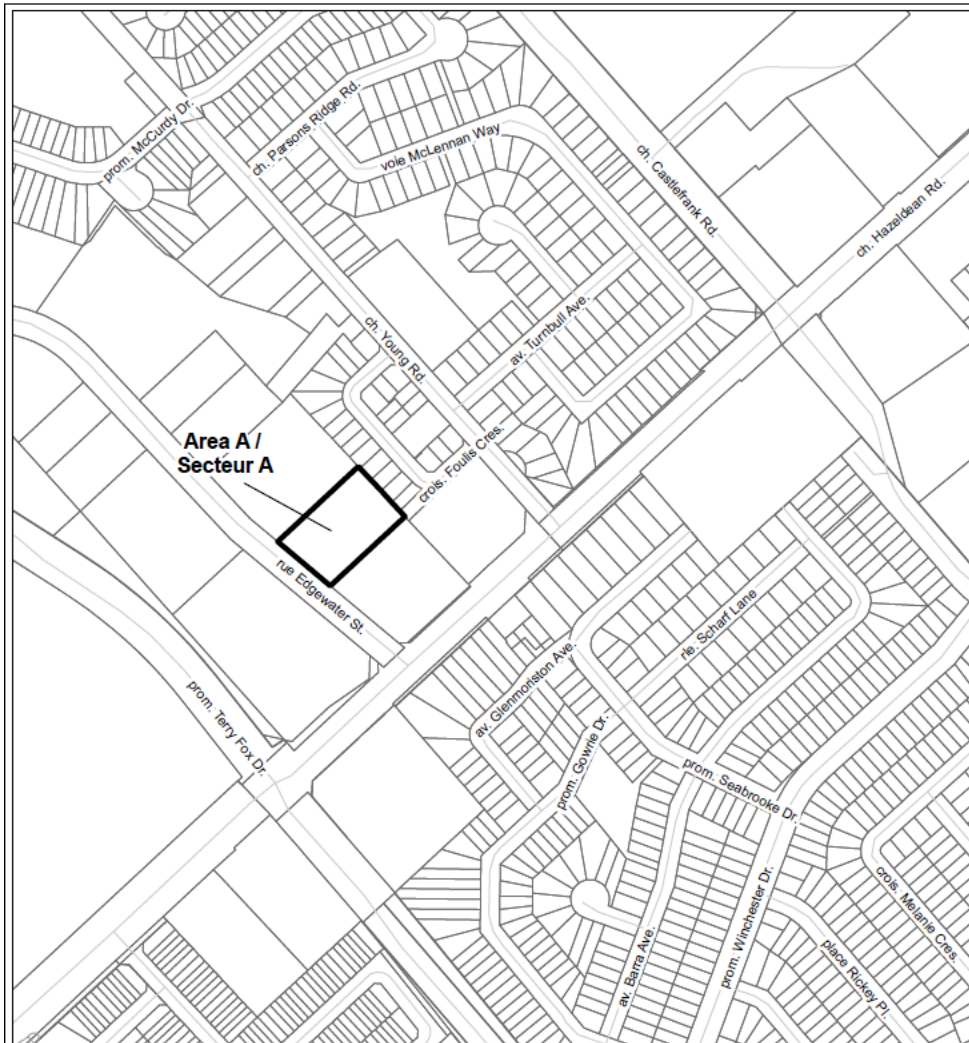
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.




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



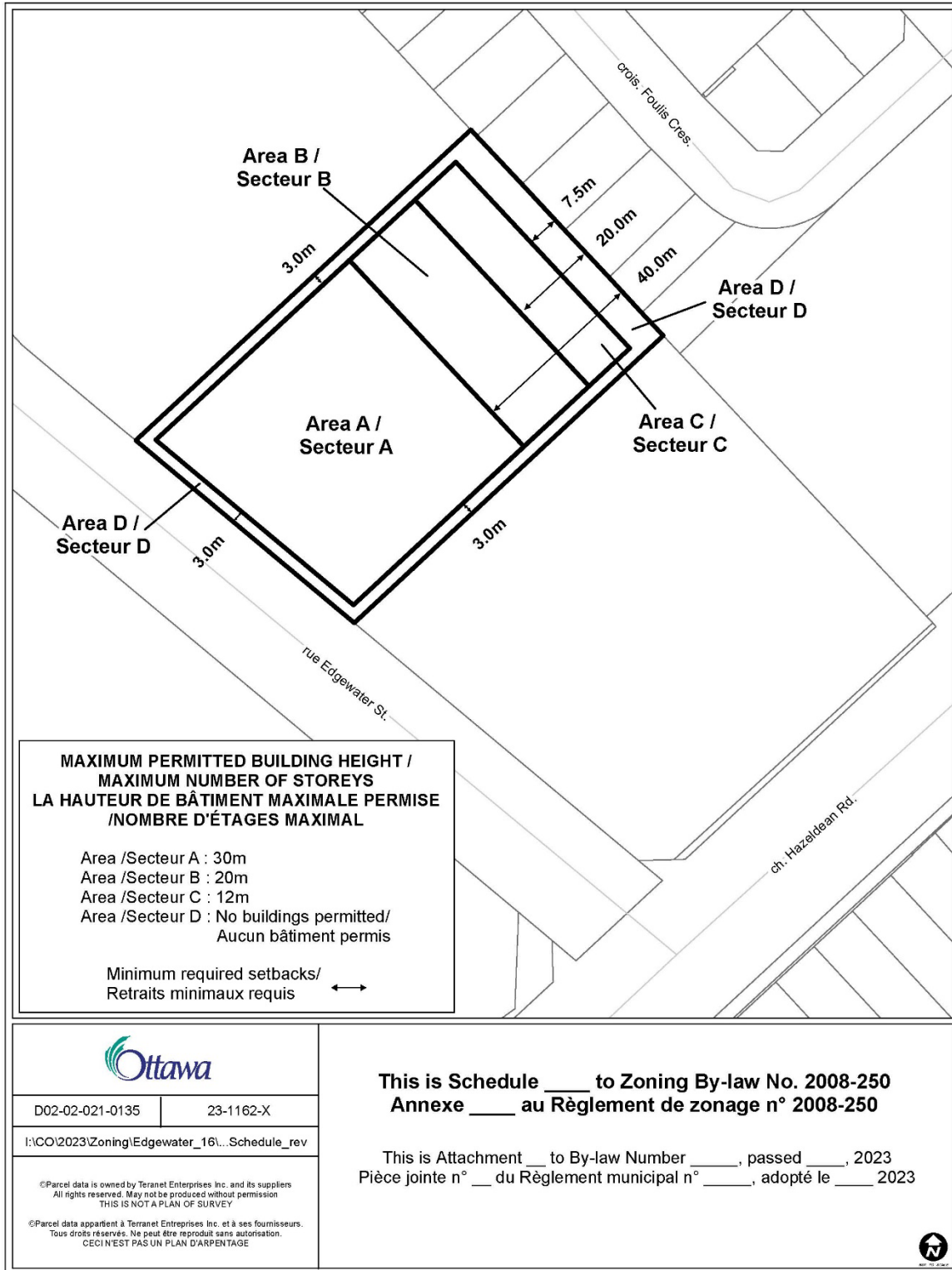
		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-021-0135	23-1102-X	16 rue Edgewater Street	
I:\COI\2023\Zoning\Edgewater_18		 Area A to be rezoned from IG2 to GM2[XXXX] SYYY-h Le zonage du secteur A sera modifié de IG2 à GM2[XXXX] SYYY-h	
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REVISION / RÉVISION - 2023 / 12 / 11			

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 16 Edgewater Street:

1. Rezone the lands shown in Document 1 from General Industrial Subzone 2 (IG2) to General Mixed Use Subzone 2 with site-specific exceptions a site-specific zoning schedule and a holding provision (GM2[XXX] SYYY-h), as shown in Document 3.
2. Add a new exception XXX to Section 239 – Urban Exceptions with provisions similar in effect to the following:
 - a) In Column I, Exception Number, add the text “XXX”
 - b) In Column II, Applicable Zones add the text “GM2[XXX] SYYY-h
 - c) In Column IV, Land Uses Prohibited, at the text “all uses until such time as the holding symbol is removed”
 - d) In Column V, Provisions, add the text:
 - Maximum permitted building heights and setbacks are as per Schedule YYY
 - Maximum building heights of SYYY do not apply to permitted projections under Section 65
 - The holding symbol may only be removed once a Site Plan Control application addressing the following is approved:
 - i. stormwater quality control has been addressed to an Enhanced Level Protection, or another Level of Protection deemed acceptable by the Ministry of Environment, Conservation and Parks, all to the satisfaction of the General Manager of Planning, Real Estate and Economic Development Department .
3. Amend Part 17, Schedules, by adding a new Schedule ‘YYY’, as shown in Document 3

Document 3 – Zoning Schedule



Document 4 - Consultation Details

Notification and Consultation Process

Notification and public consultation was undertaken in accordance with the Public Notification and Consultation policy. A virtual public information session was held by the Councillor's office on February 23, 2022 and was attended by approximately 20 members of the public.

During the review of the application comments were received from 40 residents. Thirteen residents supported the application; four residents asked to be kept up to date on the application; and the remainder had concerns with the height of the proposed building, traffic on Edgewater Street, lack of sidewalks, and proximity to industrial uses.

Public Comments and Responses

Comment:

Built Form/Architecture:

- The height of the development will threaten the privacy of neighboring buildings.
- The building is too tall and out of character with surrounding development.

Response

The height and scale of the building was reviewed in accordance with the Official Plan, and key design guidelines as discussed in this report. The proposed building is well set back from residential dwellings to the rear and provides a transition between Hazeldean Road and the surrounding neighbourhood designation.

Comment:

Transportation:

- Concern about lack of sidewalks on Edgewater Street.
- Concern about increase in traffic at Hazeldean/Edgewater intersection.

Response:

Through a future site plan application, the applicant will be required to construct a sidewalk along the front of the site and upgrade the existing asphalt pathway along 6 Edgewater Street to connect to services, transit and parks along Hazeldean Road. It is

not anticipated that pedestrian connections are required to the north along Edgewater Street.

In support of the application, a Transportation Impact Assessment (TIA) was submitted and reviewed by staff, who found the report to be satisfactory and no roadway modifications are required to support the proposed development. As part of the Site Plan Control application, an additional TIA will be required, which will further identify Transportation Demand Management measures to be implemented to reduce reliance on the car.

Comment:

Change in use

- Concern that change in use to residential will increase noise and garbage.
- Concern that residential uses are not compatible with surrounding businesses.

Comment:

As part of the Site Plan Control application, detailed plans and studies will be required which address noise, garbage and light trespass onto surrounding properties. The zoning includes a minimum 7.5m rear setback to the residences to the rear which is adequate space to accommodate screening landscaping.

Edgewater Street is flanked on all sides by existing or planned sensitive uses – the Kanata Recreation Complex to the west and residential uses to the north, south and east. As such, no additional adverse impacts are anticipated to the operation of existing uses. Through a future site plan control application, further mitigation measures will be examined such as the implementation of landscape screening or fencing, the orientation of amenity space and the use of central air conditioning to meet provincial requirements for noise.

Stormwater Management and Construction Impacts:

- Concern that the development will increase flooding on surrounding residential properties
- Concern about construction noise and blasting.

Response:

Stormwater Management has been reviewed and there is adequate capacity to handle the proposed development. The development will be required to control run-off generated on the site. No impacts are anticipated as a result of redevelopment.

The construction of the proposed development is required to follow all applicable City and Provincial regulations and industry best practices relating to safety, noise, dust, blasting and construction. Construction activity must adhere to relevant City by-laws, including the Noise By-law, Traffic and Parking By-law and Encroachments on City Highways By-law. If issues are experienced during construction, a concerned citizen may contact 311 to report non-compliance with the by-laws.

As part of a future Site Plan Control application, detailed plans and studies will be required that will address grading and drainage, stormwater management, noise and geotechnical matters. Furthermore, a future Site Plan Control agreement will contain conditions with respect to stormwater and blasting.

Community Organization Comments and Responses

On behalf of the Katimavik-Hazeldean Community Association, I want to provide some feedback about the new proposed development at 16 Edgewater.

Overall, the members of the community association support the development and re-zoning to include residential units on the property. We appreciate that the development company solicited feedback from the community in advance of submitting their proposal and have clearly made an effort to consider the feedback in their plan - such as not including balconies off the back side of the large building to reduce privacy concerns, having generous setbacks, and having townhomes and community garden at the back of the property to minimize impact/act as a noise/light buffer from neighbouring residents to the rear on Foulis Cres.

The main concern that has come up from our community is ensuring that the infrastructure would support a building/development of this size. Currently there is no sidewalk along Edgewater to ensure pedestrians could safely walk to Hazeldean Rd or out the other way directly to Terry Fox/Walter Baker park. There was also concern about current traffic flow, particularly at busy times with Tim Hortons with traffic backing up on both Hazeldean and Edgewater. The community would like to ensure that appropriate measures would be put in place to ensure the infrastructure could handle the flow with these additional units on location.

Staff Response:

The developer will be required to construct a sidewalk on Edgewater Street in front of the site, connecting south to Hazeldean Road. This will be a condition within a future site plan agreement. Pedestrian connections north along Edgewater Street will not be required as part of this development.