

Subject: Zoning By-law Amendment – 617 Bank Street

File Number: ACS2024-PRE-PSX-0012

Report to Planning and Housing Committee on 27 March 2024

and Council 3 April 2024

**Submitted on March 21, 2024 by Derrick Moodie, Director, Planning Services,
Planning, Real Estate and Economic Development**

Contact Person: Masha Wakula, Planner, Development Review Central

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Ward: Capital (17)

Objet: Modification du Règlement de zonage – 617, rue Bank

Dossier: ACS2024-PRE-PSX-0012

Rapport au Comité de la planification et du logement

le 27 mars 2024

et au Conseil le 3 avril 2024

**Soumis le 21 mars 2024 par Derrick Moodie, Directeur, Services de la
planification, Direction générale de la planification, des biens immobiliers et du
développement économique**

**Personne ressource: Masha Wakula, Planner, Examen des demandes
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Quartier: Capitale (17)

REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 617 Bank Street, as shown in Document 1, to permit office use on the ground floor within six metres of the front building wall facing the street, as detailed in Document 2.
2. That Planning and Housing Committee approve the Consultation Details Section of this report be included as part of the ‘brief explanation’ in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to *the Planning Act* ‘Explanation Requirements’ at the City Council Meeting of April 3, 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 l’urbanisme et du logement recommande au Conseil d’approuver une modification au Règlement de zonage 2008-250 pour le 617, rue Bank, comme l’indique le Document 1, afin de permettre l’utilisation des bureaux au rez-de-chaussée à moins de six mètres du mur avant de l’immeuble donnant sur la rue, comme il est indiqué dans le Document 2.
2. Que le Comité de la planification et du logement donne son approbation à ce 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 3 avril 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

617 Bank Street

Owner

Domicile Developments, c/o Rick Morris

Applicant

Fotenn Consultants Inc., c/o Evan Saunders

Architect

N/A

Description of site and surroundings

The subject property is located in the Glebe neighbourhood and consists of the entire block along the eastern side of Bank Street, between Patterson Avenue to the south and Strathcona Avenue to the north. The property has a frontage of 31.21 metres along Bank Street, 33.4 metres along Patterson Avenue, and 28.89 metres along Strathcona Avenue, resulting in a total lot area of approximately 961.6 metres squared. The subject property is a four storey mixed-use building with commercial uses located at grade along Bank Street and residential uses above and facing side streets (Patterson Avenue and Strathcona Avenue). No major changes have been made to the building since its completion in 2009 and none are anticipated as a result of this application.

The immediate context is characterized by low-rise residential uses and low- to mid-rise mixed-use developments along the Bank Street Mainstreet Corridor.

To the north of the subject property the area is characterized by the northern extent of the Glebe neighbourhood – low-rise residential uses with commercial and mixed-use developments along Bank Street. Further north, larger commercial lots and buildings fronting onto Isabella Street. Beyond that is the Provincial Highway 417 which provides east to west connectivity across the City of Ottawa.

To the east of the subject property is the north-eastern extent of the Glebe neighbourhood to the north of Patterson Creek. It is characterized by wide tree-lined residential streets and low-rise residential buildings. The eastern-most portion of this area abuts Queen Elizabeth Driveway along the Rideau Canal.

To the south of the subject property is the Patterson Creek Park and Central Park (west of Bank Street) area and Clemow Estate East Heritage Conservation District. The Patterson Creek Park and Central Park area's path network extends from Lyon Street South in the west to the Rideau Canal in the east. Further south is the Glebe community

with active mainstreet character defined by commercial and mixed-use developments along Bank Street.

To the west of the subject property are the Ambassador Court low-rise apartment building, designated under Part IV of the *Ontario Heritage Act* and Ottawa Chinese United Church building, listed on the City of Ottawa's Heritage Register as a non-designated property under Section 27 of the *Ontario Heritage Act*. Further west are low-rise residential buildings along Roseberry Avenue. Further north-west are commercial lots and buildings fronting onto Chamberlain Avenue.

Summary of proposed development

The purpose of the proposed Zoning By-law Amendment is to permit office uses on the ground floor whereas the current zoning by-law does not allow this use within a depth of six metres of the front building wall. The existing building contains four ground floor commercial units, all of which are presently occupied. The proposal will not result in the addition of commercial units on the ground floor, gross floor area or vehicle parking spaces. The intent of the application is to provide flexibility in the type of uses, by adding office, that may be able to establish within the commercial uses. The recommended offices uses "limited to", as detailed in Document 2, was done in consultation with the Owner/Applicant agreement in response to concerns from the Glebe Community Association.

Summary of requested Zoning By-law amendment

The subject site is currently zoned TM H(15) (Traditional Mainstreet Zone, with a height limit of 15 metres). Traditional Mainstreet Zone permits a broad range of uses, including retail, service commercial, office, mixed-use, residential, and institutional uses. The purpose of the Traditional Mainstreet Zone is to foster and promote compact, mixed-use, pedestrian-oriented development that provides for access by foot, cycle, transit and automobile, and impose development standards that will ensure that street continuity, scale and character is maintained, and that the uses are compatible and complement surrounding land uses.

The proposed Zoning By-law Amendment seeks to permit office uses on the ground floor within a depth of six metres of the front building wall, where currently office uses in the specified location are not permitted. The recommended site-specific exception "XXXX" will permit the following:

- "For the purpose of Section 197(1)(b), an office is permitted within a depth of six metres of the front wall of the main building abutting the street, limited to:

- the practice of a profession or management business, excluding a property management firm; or
- the provision of government or social services and other similar services”

The intent of this provision, which differs from the parent Zoning By-law definition of Office, is to encourage and limit the type of office uses to those that generally have a publicly accessible function.

DISCUSSION

Public consultation

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

Approximately ten (10) public comments were received by City staff during the circulation process and were considered in the evaluation of this proposal. The public comments generally expressed concerns with the proposed additional use and focused on impacts associated with its introduction.

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

Official Plan designation(s)

The City of Ottawa Official Plan designates the subject site as Mainstreet Corridor on Schedule B2 within the Inner Urban Transect on Schedule A. The older neighbourhoods in the Inner Urban Transect reflect the urban built form characteristics, and the Inner Urban Transect shall continue to develop as a mixed-use environment “where Hubs and a network of Mainstreets and Minor Corridors provide residents with a full range of services within a walking distance from home, in order to support the growth of 15-minute neighbourhoods” (Policy 4, Section 5.2.1). Corridors will generally permit residential uses and such non-residential uses that integrate with a dense, mixed-use urban environment (Policy 3, Section 6.2.1). The Official Plan permits mix of uses, including offices, throughout the building, with some exceptions where “the Zoning By-law may require active commercial or service uses on the ground floor [...] in order to maintain, extend, or create a continuous stretch of active frontages along a Mainstreet” (Policy 1, Section 6.2.2).

The proposal supports the Official Plan by diversifying and contributing to the mix of uses on site (with the addition of the office use) and maintaining a mixed-use environment along the Bank Street Mainstreet Corridor frontage. No changes to the exterior of the building are being proposed and the active frontage with principal entrances to commercial units facing Bank Street Mainstreet Corridor will continue to

function for the proposed office use (should one of the existing commercial units ever convert to a new office tenant). Planning staff recognizes the importance of active frontages along Mainstreet Corridors and support for the growth of 15-minute neighbourhoods, and the requirement for transparent glazing already exists within the Traditional Mainstreet zoning. The existing ground floor design of the building provides for active entrances and transparent glazing in a manner consistent with the Official Plan policies and current zoning. Adding an office use within one of these units will not impact this requirement.

Other applicable policies and guidelines

Bank Street in the Glebe Secondary Plan

The subject site is located in the Core in Transition Policy Area on Schedule A of the Bank Street in the Glebe Secondary Plan.

The Bank Street in the Glebe Secondary Plan’s goal is “to guide future development in the study area, [...] as it relates to maximum building heights and built form character elements. [It] guides future intensification in a way that strengthens built form character and repairs the urban fabric where it is not consistent with mainstreet character and planning policy, as established through the Official Plan, Zoning By-law and Urban Design Guidelines. [It] also identifies where taller buildings may be appropriate, [...] guiding the development of large, under-utilized properties, such as those that are vacant, contain surface parking, or have buildings with suburban design typologies since these properties are most likely to see development applications in the coming years.”

While the Bank Street in the Glebe Secondary Plan includes policies with respect to retail spaces, all these policies (Policy 21, 22 and 23, Section 2.10) pertain only to new and future developments. Nevertheless, while being an existing development, the proposal maintains the existing active frontage along the Mainstreet Corridor of Bank Street, i.e. transparent glazing and active entrances to all existing commercial units are facing Bank Street and will continue to face Bank Street with the introduction of new office use (if approved, and if such a use is established).

Urban Design Guidelines for Development along Traditional Mainstreets

The Urban Design Guidelines for Development along Traditional Mainstreets apply to buildings and developments fronting Mainstreets, including mixed-use developments. These guidelines serve as a tool to assist in the forming of the streetscape along Traditional Mainstreets that achieves good urban design and pedestrian experience.

The proposal supports the following objectives of the Urban Design Guidelines for Development along Traditional Mainstreets: “to foster compact, pedestrian-oriented development linked to street level amenities” and “to accommodate a broad range of uses including retail, services, commercial uses, offices, residential and institutional uses where one can live, shop and access amenities”.

Staff assessed the guidelines during review of the Zoning By-law Amendment application and are satisfied that the proposal upholds the relevant guidelines. The proposal retains active façade with street-facing entrances to non-residential uses located along Bank Street (including proposed office uses). It contributes to an inviting, safe, and accessible streetscape with emphasis on street façade, barrier-free entrances, front doors facing the mainstreet and being directly accessible from the public sidewalk (Guideline 18), clear windows and doors on a pedestrian level (Guideline 14) and key internal uses at street level.

Urban Design Review Panel

The property is within a Design Priority Area but is exempt from Urban Design Review Panel due to the scale of proposed amendment.

Planning rationale

As highlighted in this report, staff are of the opinion that the proposed development is consistent with the policies of the Official Plan with respect to Mainstreet Corridors within the Inner Urban Transect.

The Bank Street in the Glebe Secondary Plan is applicable to the subject site and was taken into consideration by staff during the review of this Zoning By-law amendment application. The proposal does not contradict the Secondary Plan policies and demonstrates a sensitive integration of the additional use (office) that supports Official Plan objective of sustaining a mixed-use environment along the Mainstreet Corridors while maintaining existing active frontage through transparent glazing and active entrances. Given the aforementioned, it is staff’s opinion that the proposal is consistent with the policies contained within the Bank Street in the Glebe Secondary Plan.

The subject site is currently zoned TM H(15) (Traditional Mainstreet Zone, with a height limit of 15 metres). The intent of the Traditional Mainstreet Zone is to permit a broad range of uses, including retail, service, commercial, office, mixed-use, residential, and institutional uses, and to foster and promote compact, mixed-use, pedestrian-oriented development. Additionally, the Traditional Mainstreet zone imposes development standards that will ensure that street character is maintained and that the uses are compatible and complement surrounding land uses.

Although the applicant is seeking relief from a performance standard associated with the Traditional Mainstreet zone, it is staff's opinion that the proposal is consistent with and upholds the intent of the Traditional Mainstreet zone. Additionally, in consultation with Zoning staff working on the new Zoning By-law, it is anticipated that an office on the ground floor will likely be permitted as-of-right on Corridors with the implementing by-law, unless otherwise dictated by a Secondary Plan. The recommend office use, as detailed in Document 2, is the result of consultation with the applicant/owner responding to concerns expressed from the Glebe Community Association.

While the proposal seeks the relief to permit an office use being located within a depth of six metres of the front wall of the main building abutting the street, permitting an additional use will further diversify the potential supply of a mix of uses within four commercial units, which provides opportunity for a variety of services along Traditional Mainstreet and support for the growth of 15-minute neighbourhoods. The existing building complies with the Traditional Mainstreet zone requirements for transparent windows and active entrances (minimum of 50 per cent of the ground floor façade facing the main street), which will be maintained and contributes to the active frontage.

Provincial Policy Statement

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

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR(S)

Councillor Shawn Menard provided the following comment:

"I would like to thank the Glebe Community Association, the applicant, and city staff for working with my office and getting this application to a better place. I am now in a position where I am happy to support the application. The change to the zoning language proposed here is sufficiently qualified to ensure we do not undermine the goal of active frontages that we hope to achieve through traditional mainstreet zoning.

It is because we want our mainstreets to be animated streets with active frontages that we do not permit office uses within the first 6 metres of the at grade store fronts on traditional mainstreets. Mainstreets are often described as the heart of the communities that surround them, and so it is no surprise that we encourage a built environment that maintains and encourages the public visits that bring them to life. This is why we ensure a minimum percentage of transparent glazing on the front façade of these buildings—so

that members of the public can see inside these spaces and are encouraged to enter them.

Traditional mainstreets, in their idealized state, are a place where neighbours see each other, where the shopkeepers know your name, and where a sense of community can be felt and observed. It is in this context that we can understand why publicly accessible commercial services, like retail, are permitted uses under Traditional Mainstreet zoning within the first six metres of the front wall of the main building abutting the street; whereas, office uses—or at least what is commonly connoted by that term—are not.

The desire of the applicant to allow for office uses within the first six metres at this location is understandable, however. Zoning can be a blunt tool. Certainly there is a gray area under the current Traditional Mainstreet zoning where unpermitted uses are no more at odds with active frontages than uses that are permitted within the first six metres. This is the case with some office uses, such as a lawyer's office, or the offices of other professions offering publicly accessible services on site. Compare this to some of the commercial uses currently permitted on mainstreets that rely on less frequent commercial activity, and very few employees, and it is unclear why we would permit one use at grade and not the other. One is not necessarily more or less animating than the other. It is understandable, therefore, that in a market where maintaining commercial tenants has become more difficult and less lucrative, a landlord would not want to turn away potential tenants because of zoning language that is essentially unfaithful to its objective.

That said, however, office uses that are not at all accessible to the public, are not a gray area. It is this use, and other uses at odds with active frontages that we want to continue to discourage. That is why getting the language right here is important.

Zoning is not only meant for what exists today, it provides an outline for what is desirable and permitted in the future. Active frontages continue to be a desired outcome for our traditional mainstreets or corridors moving forward. This finds clear expression in the new secondary plan that covers this area of Bank Street. Under section 2.1 of this plan you can find the following provisions:

21) All future development of properties fronting onto Bank Street are required to include active frontages at grade, such as retail spaces.

22) All new retail spaces should visually appear to be generally consistent with the existing dimensions and of retail storefronts, even if new spaces are larger than typical retail spaces. This can be achieved through careful consideration of architectural details such as articulation of the building façade, patterns of fenestration, materials, and number and location of entrances.

23) New corner retail spaces shall be designed to wrap around the corner by providing elements such as signage, glazing, entrances and/or patios or gathering spaces on the side of the building fronting the side streets.

Again, we promote the built form to take shape in this way to encourage engagement with the at grade storefronts under the assumption that those spaces will be publicly accessible and that there will be something inside worth accessing; otherwise, we would not take so much care to ensure signage and glazing.

The new secondary plan here envisages and permits a lot more density on the north end of Bank Street in the Glebe, suggesting that struggles at present with commercial vacancy at this site will likely attenuate as more infill development comes to the mainstreet of this affluent neighbourhood. The zoning that will shape the future of this site should also be in accord with this. We can grant flexibility here now, without undermining the objective of active frontages, which are achievable on this street and at this location for the foreseeable future.

The language proposed by this ZBLA accomplishes that, and it is for this reason that I am supportive.”

ADVISORY COMMITTEE(S) COMMENTS

There are no comments from Advisory Committee(s) associated with this report.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the report recommendation.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no servicing constraints identified for the proposed rezoning at this time. Servicing capacity requirements to be confirmed at time of site plan.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no changes to accessibility features of the building being proposed. The existing development accommodates four (4) barrier-free entrances to four (4)

commercial units on the ground floor. There are no accessibility impacts associated with the proposed Zoning By-law Amendment to add office an additional use permitted on the ground floor.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- A city that is more connected with reliable, safe, and accessible mobility options.
- A city with a diversified and prosperous economy.

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-24-0001 was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

The statutory 90-day timeline for making a decision on this application under the *Planning Act* will expire on April 21, 2024.

SUPPORTING DOCUMENTATION

Document 1 Zoning Key Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Site Plan

CONCLUSION

The Planning, Real Estate and Economic Development Department supports the application and proposed Zoning By-law Amendment. Staff are of the opinion that the proposed office is an appropriate land use and allowing it to be located on the ground floor is consistent with the Official Plan. Staff recommend approval of the zoning by-law amendment.

DISPOSITION

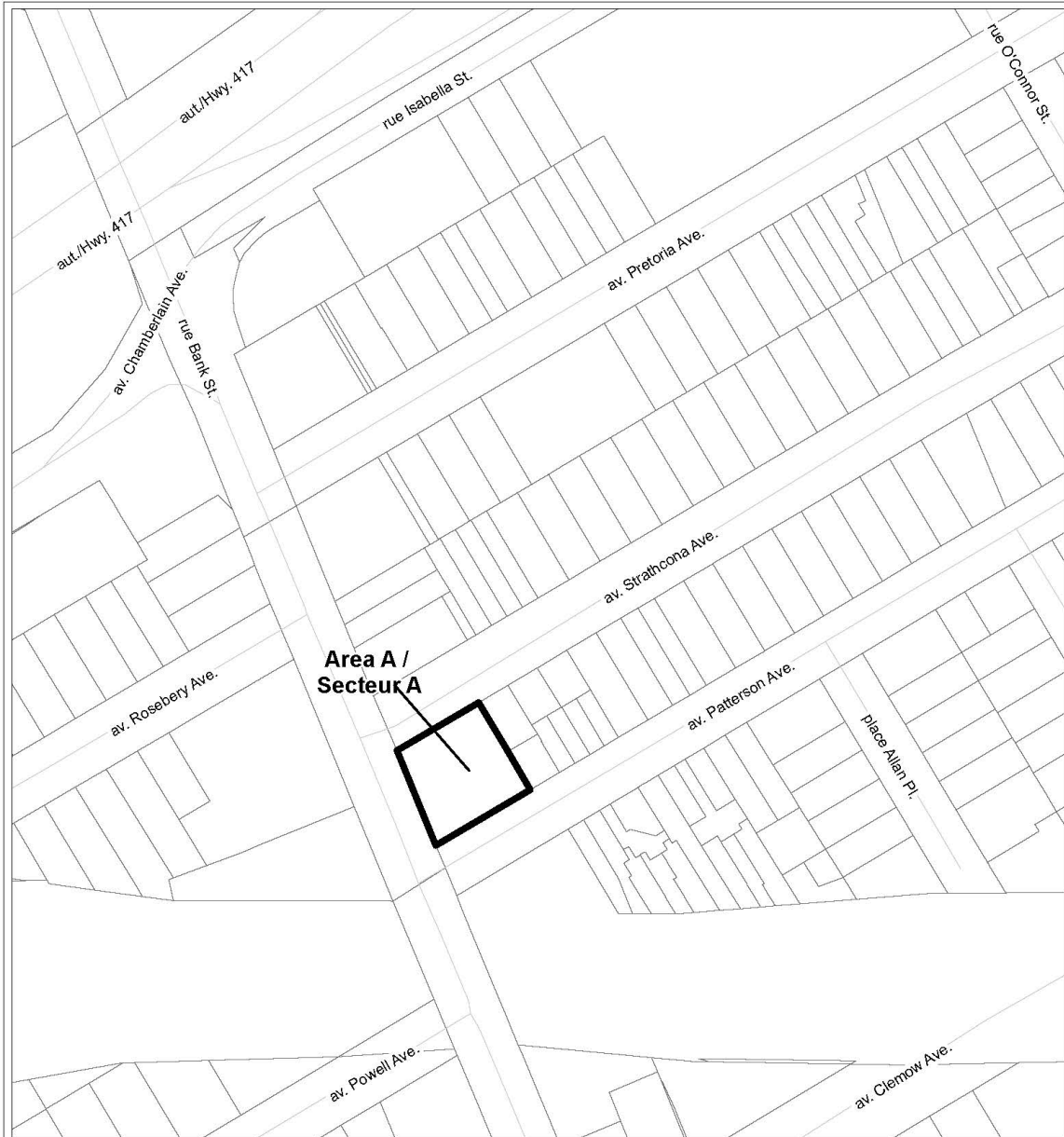
Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.




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



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-24-0001	24-0037-D	617 rue Bank Street	
I:\CO\2024\ZKP\Bank_617		 Area A to be rezoned from TM H(15) to TM[XXXX] H(15) Le zonage du secteur A sera modifié de TM H(15) à TM[XXXX] H(15)	
©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		Entire map area is affected by the Mature Neighbourhoods Overlay (section 139) / Tout le secteur de la carte est touché par la Zone sous-jacente de quartiers établis (article 139)	
©Les données de parcelles appartient à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE			
REVISION / RÉVISION - 2024 / 02 / 28			

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 617 Bank Street:

1. To rezone the lands as shown in Document 1.
2. Amend Section 239, Urban Exceptions, by adding 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, “Applicable Zones”, add the text TM [XXXX] H(15);
 - c. In Column V, “Provisions”, add the following:
 - i. “For the purpose of Section 197(1)(b), an office is permitted within a depth of six metres of the front wall of the main building abutting the street, limited to:
 - the practice of a profession or management business, excluding a property management firm; or
 - the provision of government or social services and other similar services”

Document 3 – Consultation Details

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

Approximately ten (10) public comments were received by City staff during the circulation process and were considered in the evaluation of this proposal. The public comments generally expressed concerns with the proposed additional use and focused on impacts associated with its introduction.

Public Comments and Responses

Comment #1:

Support for using the space as an office; it's quieter than a commercial space.

Response:

For the reasons outlined in the main report, staff are recommending approval, as per the details in Document 2.

Comment #2:

Concerns associated with the vehicle parking (in the underground parking garage) allocation/redistribution, limit to available residential parking in the underground parking garage and noise disturbances during renovation (based on previous experiences), if any structural changes are proposed.

Response:

No additional parking is required for the office use as there is no increase in gross floor area. Parking spaces intended for commercial use tenants may be allocated for the potential office use tenants. No structural changes are proposed. If and when the renovation of spaces will occur, it is up to the owner to notify the impacted tenants. Construction activity must adhere to relevant City by-laws, including the Noise By-law.

Comment #3:

Current TM zone provisions ensure active street frontages, pedestrian traffic, and vibrant streetscape. Office use will reduce street level interest and animation in the northern end of the Glebe's Bank Street. Existing retail spaces are leased and contribute to active streetscape in this area.

Enforcing the transparent glazing in these storefronts is a good idea to contribute to the animation of the Mainstreet. However, the aspect of enforceability is questionable, considering an increase in various window/storefront treatments noted throughout the Glebe that are closing off interiors of these storefronts. Furthermore, office uses can include uses that do not necessitate any public access to the premises, which will have negative impact on active streetscape and pedestrian traffic and can further impact other adjacent blocks that are currently vibrant and well animated with storefronts.

It was suggested that this proposal be rejected or deferred for consideration by upcoming citywide Comprehensive Zoning By-law Review, which is being undertaken during this term of Council.

Comment #4:

Opposition to the rezoning due to a potential negative impact on the vibrancy of Bank Street. Office uses have no public access and therefore are not compatible with the ground floor along Mainstreet. Additionally, all ground floor units are currently leased, and there is no lack of office spaces in the city. 617 Bank Street building is in a prominent and highly visible location at the edge of Central Park and plays a key role in maintaining the continuity of the Traditional Mainstreet experience on Bank Street.

Comment #5:

The provided rationale to permit office uses relies on Provincial Policy Statement policies for additional employment opportunities and promoting transit-supportive employment and the consistency of what is proposed with the Official Plan policies that support 15-minute neighbourhoods. However, Traditional Mainstreet zone has specific exception for permitting office uses on ground floors, i.e. not within six metres from a front wall along Traditional Mainstreet. The Planning Rationale's statement that office use contributes to the vitality of the surrounding commercial and retail environments through the addition of workers and potential customers to the existing businesses along Bank Street is questionable.

Additionally, concerns were expressed with the lack of street parking for professional services, impacts of online work on ability of offices to ensure public access from the street, provided analysis on number of people professional services office can employ compared to other commercial uses, subjectivity of the street vitality, merits for meeting the transparency test, and possible difference in market value for leasing the space to professional office compared

to retail use. It was also noted that there is already a sufficient amount of existing office spaces in Traditional Mainstreet zoned areas. Additionally, approving the proposal will create a precedent for other developments to request reliefs for street-facing, ground-level offices, if it will be considered more profitable than the currently permitted ground floor uses.

Response to Comments 3, 4 and 5:

The proposal supports the Official Plan by contributing and diversifying to the mix of uses on site (with the addition of the office use) and maintaining a mixed-use environment along the Bank Street Mainstreet Corridor frontage.

While the Bank Street in the Glebe Secondary Plan includes policies with respect to retail spaces, all these policies (Policy 21, 22 and 23, Section 2.10) pertain only to new and future developments. Nevertheless, while being an existing development, the proposal maintains an active frontage along the Mainstreet Corridor of Bank Street, i.e. transparent glazing and active entrances to all existing commercial units are facing Bank Street and will continue to face Bank Street with the introduction of new office use.

While the proposal seeks the relief to permit an office use being located within a depth of six metres of the front wall of the main building abutting the street, the proposal upholds the intent of the Traditional Mainstreet Zone that permits a broad range of uses, including retail, service, commercial, office, residential and institutional uses. Permitting an additional use along the Mainstreet frontage will further diversify the potential supply of a mix of uses within four (4) commercial units, which provides opportunity for a variety of services along Traditional Mainstreet. Additionally, the existing ground floor design and commercial units provides an excellent example of accessible active entrances with transparent glazing facing the public realm. The potential to add an office use within this space does not affect the ability for this frontage to continue to be vibrant and animated. Regarding the concern about commercial tenants blocking windows, or closing blinds for example, is a broader question and enforcement challenge that goes beyond the request of this application.

Glebe Community Association comments:

The Association opposes the spot rezoning of this building to allow office use on a traditional main street frontage. The current zoning provision has a valid

purpose to create vibrant main streets. This particular location is especially important to vibrancy as it is adjacent to a park with no commercial activity.

The Association recommends that this application be rejected or that it be deferred for consideration under the new zoning bylaw which is currently under active preparation by City staff.

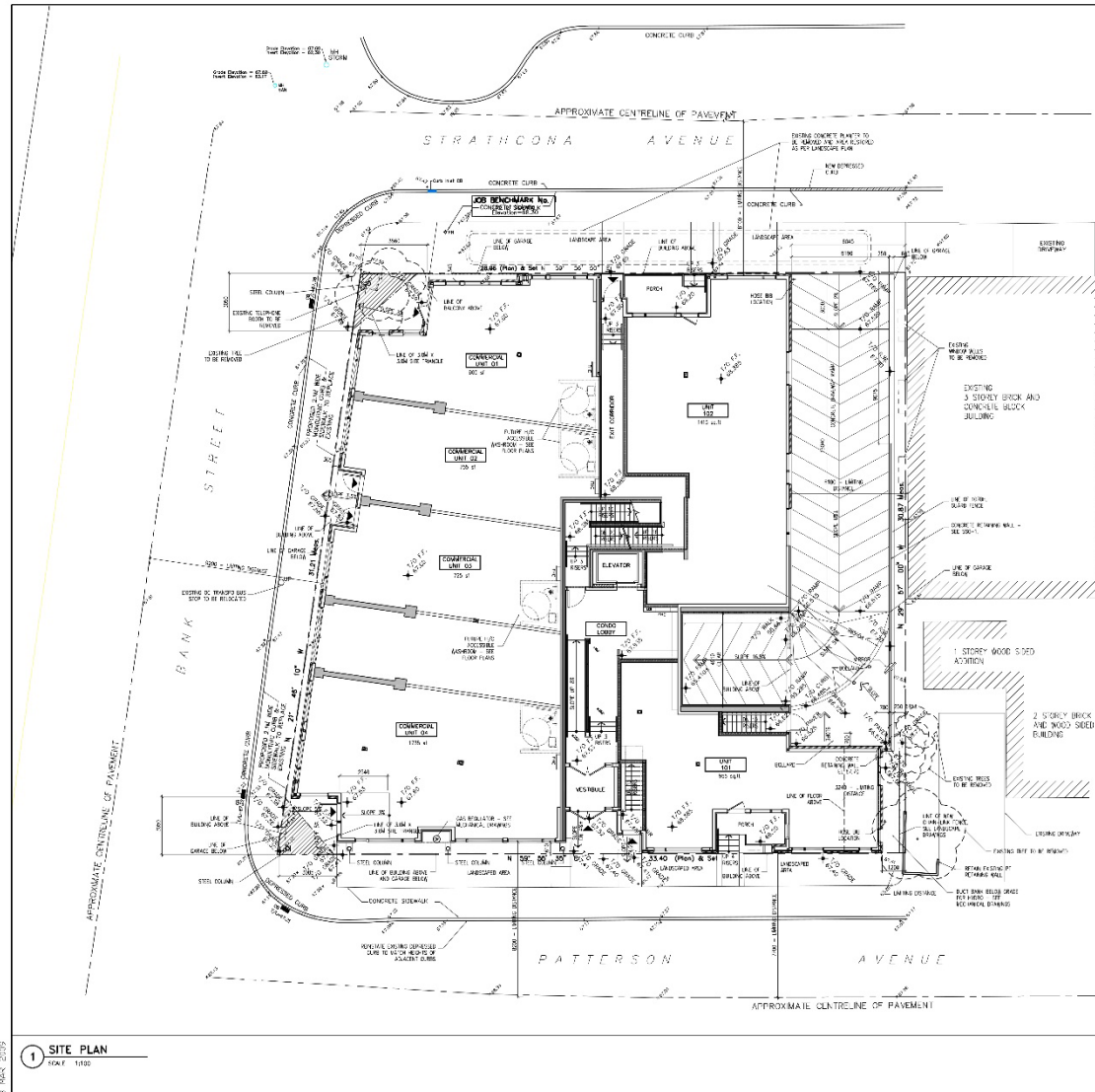
Response:

The recommend zoning provision in Document 2 was agreed upon by the owner/applicant in direct response to some of the community concerns to ensure that the type offices established could have the desired publicly accessible function. With the applicant/owner's agreement, the recommended zoning provision reflects this intent. Staff acknowledge that this was done after the receipt of the comments above.

The proposal supports the Official Plan by diversifying and contributing to the mix of uses on site and maintaining a mixed-use environment along the Bank Street Mainstreet Corridor. Active frontages along Bank Street are required by the Bank Street in the Glebe Secondary Plan; the requirement for transparent glazing already exists within the Traditional Mainstreet zoning and is not part of the relief requested with this application. The intent of this application is to provide flexibility in the type of uses on the ground floor within the existing building. The existing ground floor design provides for active entrances and transparent glazing in a manner consistent with the Official Plan and Secondary Plan policies and current zoning, which will not be impacted with the addition of office use facing the street.

For the reasons stated within the main report and responses to the public comments above, staff support allowing an office use on the ground floor. We welcome a continued dialogue with the Community Association about the broader concerns of commercial tenants blocking transparent glazing, but such a notion is beyond the purview of this application.

Document 4 – Site Plan



1 SITE PLAN
SCALE: 1/8" = 1'-0"



LEGAL DESCRIPTION

LOTS 5 AND 10 OF THE 10000 SQUARE FOOT PARCEL OF LOT 10000, DISTRICT OF OTTAWA, ONTARIO

DEVELOPMENT INFO.

ZONING: OMA-H100-01-F20
 SITE AREA: 13,266 S.F. (643 S.M.)
 BLDG AREA: 6,044-6,125 S.F. (281 S.M.)
 RES.: 36,435 S.F. (1,650 S.M.)
 # OF RES. UNITS: 21 (205 S.F. TO 1,000 S.F.)
 PARKING: 2/9 ST

NOTES

- FOR CITY CURB CUTS, REPAIRS, AND REPLACEMENT SEE THE SERVICES PLAN SET.
- FOR CITY SIDEWALK WORK, SEE SITE SERVICES PLAN SET-1.
- FOR LANDSCAPE APPEAL, SEE LANDSCAPE PLAN SET.

LEGEND

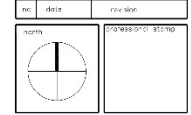
- NEW GRADES
- EXISTING GRADES
- UTILITY POLE
- FIRE HYDRANT
- EXISTING DATA INDICATES SITE TRIANGLE

The municipality of the province of Ontario has reviewed and approved this plan in accordance with the provisions of the Planning Act, R.S.O. 1990, c. P.22, s. 33(2) and the provisions of the City of Ottawa's Planning and Building Act, R.S.O. 1990, c. P.22, s. 33(2) and the provisions of the City of Ottawa's Planning and Building Act, R.S.O. 1990, c. P.22, s. 33(2).

DEVELOPER:
 DOMICILE DEVELOPMENTS INC.
 5714 HIGHWAY 168, SUITE 111
 OTTAWA, ON K2A 1P7

DESIGNER:
 ALCAIDE WEBSTER ARCHITECTS INC.
 1111 BANK STREET, SUITE 100
 OTTAWA, ON K1P 5Y2

No.	Date	Revision
1	04/11/2019	ISSUE FOR PERMITTING
2	04/11/2019	ISSUE FOR PERMITTING
3	04/11/2019	ISSUE FOR PERMITTING
4	04/11/2019	ISSUE FOR PERMITTING
5	04/11/2019	ISSUE FOR PERMITTING
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100	04/11/2019	ISSUE FOR PERMITTING



ALCAIDE WEBSTER ARCHITECTS INC.
 1111 BANK STREET, SUITE 100
 OTTAWA, ON K1P 5Y2
 TEL: (613) 566-1111
 WWW.AWARCHITECTS.COM

PROJECT:
 615 BANK ST
 DOMICILE DEVELOPMENTS
 OTTAWA, ON

OWNER: DOMICILE DEVELOPMENTS
ARCHITECT: ALCAIDE WEBSTER ARCHITECTS INC.

DATE: 04/11/2019
PROJECT NO.: 2019-04

DRAWING DATE:
SITE PLAN

SCALE: 1/8" = 1'-0"
SP-1