

**Subject: Official Plan Amendment and Zoning By-law Amendment – 283 and
285 McLeod Street**

File Number: ACS2023-PRE-PS-0112

Report to Planning and Housing Committee on 15 November 2023

and Council 22 November 2023

**Submitted on November 3, 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 – 283 et 285,
rue McLeod**

Dossier : ACS2023-PRE-PS-0112

Rapport au Comité de la planification et du logement

le 15 novembre 2023

et au Conseil le 22 novembre 2023

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

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Quartier: Somerset (14)

REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve:
 - a) An amendment to the Official Plan, Volume 2A, Central and East Downtown Core Secondary Plan, to permit a mid-rise building at a maximum height of five storeys for the property municipally known as 283 and 285 McLeod Street, as detailed in Document 2; and,
 - b) An amendment to Zoning By-law 2008-250 for 283 and 285 McLeod Street to rezone the lands shown on Document 1 from R4UD [478] and R4UD [479] to R5B [xxxx] H(19) to permit a five-storey mid-rise apartment, including a site-specific exception, as detailed in Document 3.

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 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 ce qui suit :
 - a) Une modification au Plan officiel, Volume 2A, Plan secondaire du cœur et de l'est du centre-ville, afin de permettre l'aménagement d'un immeuble de moyenne hauteur pouvant compter jusqu'à cinq étages sur la propriété dont l'adresse municipale est le 283 et 285, rue McLeod, comme l'expose en détail le document 2;
 - b) Une modification au Règlement de zonage 2008-250 pour les 283 et 285, rue McLeod afin faire passer la désignation des terrains de R4UD [478] et R4UD [479] à R5B [xxxx] H(19) comme indiqué sur le Document 1, pour de permettre l'aménagement d'un immeuble de cinq étages de moyenne hauteur, avec exception propre à l'emplacement, comme l'expose en détail le document 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 22 novembre 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.**

EXECUTIVE SUMMARY

Staff Recommendation

Planning staff recommend approval of the Official Plan Amendment and Zoning By-law Amendment applications for 283 and 285 McLeod Street to construct a five-storey, 31-unit mid-rise residential apartment building. The project will include eight vehicular and 31 bicycle parking spaces. The new building will demolish the existing heritage buildings and replace them with the proposed development, which includes two, two and a half storey forms intended to replace the demolished structures. Demolition will require an approval under the *Ontario Heritage Act* and Heritage staff have been actively involved in the review and assessment of the proposed development.

The applicant has requested to increase the maximum permitted height under the Official Plan’s Central and East Downtown Core Secondary Plan from low-rise and four storeys, to five storeys and mid-rise, with the fourth and fifth storeys stepped back nine metres at minimum from the front property line. The applicant has also requested a rezoning to rezone the lands consistent with the Official Plan Amendment. The rezoning proposes to rezone to R5B [xxxx] H(19), Residential Fifth Density, with a maximum height of 19m, and an exception zone.

There are many Official Plan, Central and East Downtown Core Secondary Plan, and Centretown Community Design Plan policies applicable to the proposed development. Each plan provides policies that refer to transition, appropriate design elements, and objectives that new development should achieve. It is Planning Staff’s opinion that the proposed development is consistent with said policy.

Public Consultation/Input

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications. Two community information sessions were held, one of which was arranged by the current Ward 14 Councillor, Ariel Troster. Approximately 23 public comments were received. Many of the comments were directed to the original application for a nine-storey development, which has since been revised to the five-storey proposal. Eight comments were received for the revised development, which vary by level of support, and pertain generally to demolition of heritage buildings, unit sizes, and compatibility with the surrounding area.

RÉSUMÉ

Recommandation du personnel

Le personnel des Services de planification recommande l'approbation des demandes de modification du Plan officiel et du Règlement de zonage pour les 283 et 285, rue McLeod, pour permettre la construction d'un immeuble d'appartements de moyenne hauteur de 5 étages comptant 31 logements. Le projet comprendra 8 places de stationnement pour véhicules et 31 places de stationnement pour vélos. Ce nouvel aménagement consistera à démolir les bâtiments patrimoniaux existants et à les remplacer par le projet proposé, à savoir deux immeubles de deux étages et demi destinés à remplacer les structures démolies. La démolition nécessitera une approbation en vertu de la *Loi sur le patrimoine de l'Ontario*, et le personnel de la Section du patrimoine a participé activement à l'examen et à l'évaluation de l'aménagement proposé.

Le requérant a demandé à ce que soit augmentée la hauteur maximale autorisée en vertu du Plan secondaire du cœur et de l'est du centre-ville du Plan officiel, passant d'une faible hauteur de jusqu'à quatre étages à une hauteur moyenne de jusqu'à cinq étages, les quatrième et cinquième étages étant en retrait d'au moins neuf mètres par rapport à la limite avant de la propriété. Le requérant a également demandé à ce que le zonage des terrains soit modifié conformément à la modification du Plan officiel. Cette demande de modification du zonage propose de faire passer la désignation des terrains à R5B [xxxx] H(19), zone résidentielle de densité 5, avec une hauteur maximale de 19 mètres et une zone d'exception.

De nombreuses politiques du Plan officiel, du Plan secondaire du cœur et de l'est du centre-ville et du Plan de conception communautaire du centre-ville s'appliquent à l'aménagement proposé. Chacun de ces plans comporte des politiques relatives à la transition, aux éléments conceptuels appropriés et aux objectifs que les nouveaux

aménagements doivent permettre d'atteindre. Le personnel des Services de planification est d'avis que l'aménagement proposé est conforme à ces politiques.

Consultation et commentaires du public

Les membres du public ont été avisés et consultés conformément à la politique en la matière adoptée par le Conseil municipal pour les demandes d'aménagement. Deux séances d'information ont été organisées, dont l'une par l'actuelle conseillère du quartier 14, Ariel Troster. Environ 23 commentaires ont été reçus du public. Bon nombre de ces commentaires s'appliquaient à la demande originale, soit la construction d'un immeuble de neuf étages, qui a depuis été révisée pour donner lieu à un projet d'immeuble de cinq étages. Huit commentaires plus ou moins favorables ont été reçus concernant le projet révisé; ils portaient généralement sur la démolition de bâtiments patrimoniaux, la taille des logements et la compatibilité avec le voisinage.

BACKGROUND

Site location

283 and 285 McLeod Street

Owner

Kevin Zhang, REZY Properties Inc.

Applicant

Nathan Petryshyn, Fotenn Planning + Design

Description of site and surroundings

The subject site is located on the north side of McLeod Street just two parcels east of the O'Connor Street and McLeod Street intersection in Centretown. The site has 30.8 metres of frontage along McLeod Street and is about 832 square metres in size. Two detached, two and a half storey buildings currently reside on-site, with a paved parking area between them. The two existing buildings are located in the Centretown Heritage Conservation District (HCD) and are designated under Part V of the *Ontario Heritage Act*.

Surrounding lands most prominently include the Canadian Museum of Nature, which is directly across the site, on the south side of McLeod Street, encompassing a large block between O'Connor and Elgin Street. The Landscapes of Canada Gardens are located just south of the proposed development. Other surrounding properties include a variety of generally low and medium rise residential forms, including an adjacent seven-storey

hotel to the north, and two and a half storey detached forms along McLeod on both sides of the subject lands.

Summary of proposed development

The proposed development is for a five-storey, 31-unit, mid-rise residential apartment building. The 31 residential units will be comprised of five (5) studio units, 15 one-bedroom units, and 11 two-bedroom units. Limited vehicular parking is proposed, with eight spaces in total, one of which is for visitors. 31 indoor bicycle parking spaces are also proposed. The proposed development will require demolition of the existing two heritage structures, which requires an application under the *Ontario Heritage Act* and approval by the Built Heritage Subcommittee. Heritage staff have been actively involved in the review and assessment of the project.

The design of the new building aims to evoke the two buildings to be demolished and respect existing streetscape forms, with the construction of two prominent two and a half storey forms with porches and minimal setbacks along McLeod Street. The five -storey mid-rise form will be set back about 10 metres from the front property line, providing a large setback from the street. Between the two and a half storey portions is a small courtyard with landscaping, an entranceway, and a ramp down to the underground parking area.

The site plan, elevations, and renderings of the proposed building are attached to this report as Document 5.

Summary of requested Official Plan and Zoning By-law Amendments

To accommodate the proposed development, both an Official Plan Amendment and Zoning By-law Amendment are required.

The Official Plan Amendment proposes to amend the Central and East Downtown Core Secondary Plan by (1) adding a new policy to subsection 4.4.9, stating that despite policy 45, a mid-rise built form is permitted on the subject lands starting at a depth of approximately nine (9) metres from the front property line on McLeod Street, and (2) amend Schedule C to permit for a mid-rise building with a five storey height. The Official Plan Amendment is provided in Document 2.

The Zoning By-law Amendment proposes to rezone the subject lands from R4UD[478] and R4UD[479], both being Residential Fourth Density, to R5B [xxxx], Residential Fifth Density, with site-specific exception provisions. The existing zones R4UD[478] and R4UD[479] only permit for low-rise apartment buildings with a maximum of four storeys and 14.5 metre height. The R5B [xxxx] H(19) zone is required to permit for the proposed mid-rise apartment building and will establish a site-specific maximum height at 19

metres. The proposed exception zone is also required to implement site-specific changes that will permit the site to function as proposed. These include changes to required setbacks, projections, a reduction in parking, an increase to the amount of bicycle parking, and removal of the subject lands from the heritage overlay. Details of the recommended zoning are provided in Documents 1 and 3.

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 community information session was held by the previous ward Councillor, Catherine McKenney, over Zoom on October 26, 2021. The session was for the original proposal, which was for a nine-storey building.

Significant revisions were made to the proposal in response to comments from the community, City Staff, and the Urban Design Review Panel. A resubmission for the current iteration of the proposal was made in early 2023.

The current-term Councillor for Somerset Ward 14, Ariel Troster, hosted a virtual community information session on March 21, 2023 for the revised proposal. City staff, the applicant team, and around 15 members of the public were in attendance.

Through review of the application about 23 public comments were received from the community, with around eight of which were directed to the latest proposal for a five-storey mid-rise building. The recent public comments vary in level of support, with some being supportive and happy to see the revisions to the plans, and some being opposed for various reasons. Comments predominantly related to: the proposed demolition to the heritage homes, the size of units and the number of bedrooms, the details of the zoning, and the design of the building and its compatibility/incompatibility with the surrounding neighbourhood.

For this proposal's full consultation details, see Document 4 of this report.

Urban Design Review Panel

The property is within a Design Priority Area and had a meeting with the Urban Design Review Panel on September 10, 2021. [The recommendations of the panel](#) reflected the proposal to construct a nine-storey building, which raised concerns about the proposed massing, the lack of consistency with planning policy, maintenance of views of the museum of nature, choice of materials, and overall design of the mid-rise portion of the building.

The panel felt that the nine-storey massing did not adhere to height boundaries set out in the Secondary Plan and would create an undesirable precedent on a heritage street with frontage to the Museum of Nature. The panel also felt that the proposal at the time would conflict with objectives to preserve views to the Museum in an urban context. The panel felt the design of the mid-rise portion conflicted too strongly with the building's base, and it was recommended that the applicant reconsider their choice of materials to complement the neighbourhood character.

In response to panel comments, the proposal was significantly revised and the applicant reduced the proposed height down to the current five storey volume as shown in Document 5. Many of the panel's comments about material choice, views, design, and articulation have been addressed and the overall scale of development has been revised to one that, in staff's opinion, is consistent with the neighbourhood and will contribute positively to the area and its streetscape (further analysis on these to be provided in later sections).

Official Plan designation(s) and policies

The City of Ottawa Official Plan is the key planning document for the City and guides how it will grow over time. The subject lands are designated Neighbourhood area and have an Evolving Neighbourhood Overlay within the Downtown Core Transect.

Section 2, Strategic Directions, establishes the high-level goals of the Official Plan and describes how the City will aim to achieve more growth by intensification, promote 15-minute neighbourhoods, and provide more options for housing and transportation.

Section 3, Growth Management Framework provides policy for how growth should be accommodated. Within Neighbourhoods in the Downtown Transect, intensification should be between 80 to 120 dwellings per net hectare. Policies state in 3.2(3) that "the vast majority of Residential intensification shall focus within 15- minute neighbourhoods, which are comprised of Hubs, Corridors and lands within the Neighbourhood designations that are adjacent to them" and in 3.2(4) that "intensification is permitted in all designations ... [and] shall be in conformity with transect and overlay policies as applicable."

Section 4 provides City-wide policies, of which subsection 4.6 Urban Design applies to the present proposal. Subsection 4.6.6 provides direction for the sensitive integration of new development. 4.6.6(1) and 4.6.6(2) state that "to minimize impacts on neighbouring properties and on the public realm, transition in building heights shall be designed in accordance with applicable design guidelines," and "by providing a gradual change in height and massing, through the stepping down of buildings, and setbacks from the

Low-rise properties”. 4.6.6(7) provides further design direction for mid-rise buildings which will be evaluated later in the report.

Section 5, Downtown Core Transect, states that 5.1.1(1) “the Downtown Core’s established and intended built form is urban... all development shall maintain and enhance the urban pattern of built form and site design”. Description of transect objectives include residential densities that support a full range of services (5.1.1(2)(d)), a high-quality public form (5.1.1(4)), and a prioritization of walking, cycling, and transit with no minimum requirements for vehicular parking (5.1.2). Subsection 5.1.5 provides direction for neighbourhood areas in the downtown core, which includes a goal to achieve variety of housing types, with a focus on missing middle housing in appropriate locations; a low-rise built form generally, and a regulation of maximum built form envelope to frame the public right of way. Subsection 5.6.1.1 provides direction for areas covered by the Evolving Neighbourhood Overlay. These are areas that will achieve a gradual change of character, with the introduction of new housing typologies over time that are more urban in nature. Policy 5.6.1.1(3)(a) states that the City should be “supportive of applications for low-rise intensification that seek to move beyond the development standards of the underlying zone where the proposal demonstrates that the development achieves objectives of the applicable transect with regards to density, built form and site design in keeping with Sections 3 and 5” of the Official Plan

Section 6, Urban Designations, provides Neighbourhood direction in subsection 6.3. Permitted heights for neighbourhoods are low-rise (two to four storeys), except where a secondary plan allows for greater height. Greater heights may be permitted in the Downtown area, consistent with transect direction for a more form-based regulation (see 6.3.2(2)) based on “articulation, height, setbacks, massing, floor area, roofline, materiality, and landscaped areas having regard for:

- a) Local context and character of existing development;
- b) Appropriate interfaces with the public realm, including features that occupy both public and private land such as trees;
- c) Appropriate interfaces between residential buildings, including provision of reasonable and appropriate soft landscaping and screening to support livability;
- d) Proximity to Hubs, Corridors and rapid-transit stations;
- e) Transition in building form to and from abutting designations;
- f) The intended density to be accommodated within the permitted building envelope; and

g) The provisions of Subsection 4.2 Policy 1)(d).”

In the Downtown Core Transect specifically, these form-based regulations aim to achieve an urban built form, which characteristics are provided in Table 6 of the Official Plan. These characteristics include principal entrances at grade, shallow yard setbacks, a variety of lot sizes, small areas of landscaping, and limited to no vehicular parking hidden from the street.

Other applicable policies and guidelines

Central and East Downtown Core Secondary Plan

The Central and East Downtown Core Secondary Plan builds off the Official Plan and provides more specific planning direction to Ottawa’s Downtown Core. The subject lands are within the Centretown (Central) Character Area, are designated Local Neighbourhood, and have a four-storey height maximum. Local Neighbourhoods are primarily residential, consistent with Section 6.3 policies of the Official Plan.

Built form objectives are provided in Section 3.1 and state that development will contribute to an active street life and pedestrian convenience through design, function, and activity. Of these, the most relevant objectives include: (a) inclusion of functional main entrances directly accessible from the public realm, (b) usable indoor and outdoor amenity areas with privacy and interaction with the public realm, (c) lower floor articulation with high transparency and functional permeability,... (i) minimized impacts of vehicular facilities on the public realm,... and (k) increased setbacks for wide blocks to provide widened pedestrian and public realm facilities.

The Centretown (Central) character area has seven core principles that describe the goals and objectives for the area, provided in subsection 4.4.4. Relevant policies to the current proposal are provided after the listed principle:

1. **Maintain and respect the character of Centretown’s neighbourhoods** – “The low-rise neighbourhoods... have a consistency in the layout, form and architectural quality of housing. That is to be maintained and preserved as much as possible, and new development should be compatible as viewed from the public realm.”
2. **Accommodate residential growth** – Growth will occur through the development of mostly mid-rise buildings in the central area, and existing low-rise neighbourhoods may experience a sensitive level of infill growth. Objectives are to target intensification projects where they will have minimal adverse impacts on low-rise neighbourhoods.

3. **Accommodate a diverse population** – Ensure new housing provides a range of dwelling types and sizes.
4. **Reinforce and promote commercial activity.**
5. **Enhance the public realm** – Improve the pedestrian comfort and image of primary streets and plant new trees in public parks and rights of way.
6. **Prioritize and improve walking, cycling and transit use** – Reduce and regulate the use of cars.
7. **Promote design excellence** – “Ensure new development in established neighbourhoods respects and complements the existing character of the area.”
“Respect the heritage character of Heritage Conservation Districts and other areas with built heritage resources.”

Land Use and Site Development specific policies for the Centretown (Central) character area are provided in subsection 4.4.9. Properties designated Local Neighbourhood are restricted to low-rise forms in 4.4.9(45). As described earlier in the report, it's to this section that an amendment is proposed to permit a mid-rise building and to increase the number of permitted storeys from four to five. The height schedule is also proposed to be revised accordingly.

Finally, 4.4.9(47) and 4.4.9(52) state that development shall be guided by the Centretown Community Design Plan (CDP) built form guidelines as provided in the following section.

Community Design Plan

The subject lands have a residential land use in the Centretown Community Design Plan, and a maximum height of four-storeys. Residential areas do not anticipate significant change, but infill may be considered if it supports appropriate and compatible height, massing, and scale with the surrounding context. As referenced by the Secondary Plan, the CDP built form guidelines for mid-rise development are provided in subsection 6.4.2. Guidelines apply to all mid-rise infill in Centretown and include principles such as: aligning infill with existing buildings and respecting the existing street setbacks, extending infill along full street frontages, providing ground floor access to individual units to animate the street, providing articulation for ground level units and walls, raising residential floors slightly above-ground, and providing inset balconies. Where a mid-rise is provided immediately next to a low-rise residential area, there should be a 3-metre side yard setback from the property line and 7.5 metres from the rear property line. The massing should create a gradual transition with the surrounding area without necessarily being the same height.

The subject lands being adjacent to the Museum of History are also considered a “special area” with additional considerations in the CDP. Infill fronting on to the Museum of Nature should be treated as “background buildings with the highest level of architectural articulation, material treatment and detail.”, should “select materials such as stone, brick or glass as the dominant materials”, and “Plant large canopy tree species within the landscape setback associated with each new development to strengthen the park setting.”.

Planning rationale

Official Plan Amendment

The proposed development as described, and seen in Document 5, is five-storeys with an 18.6 metre height, and a prominent low-rise portion with two, two and a half storey forms. The two, two and a half storey forms have a minimal front yard setback, with porches and main entrances connected directly to the public realm. These are presented in a consistent manner with the adjacent low-rise residential buildings, and their architectural expression (façade materials and design) are designed to complement and reference the character of area historical buildings. The building design will have red brick along the first two storeys of the building to maintain a consistent street wall. The two, two and a half storey forms are connected to the five -storey building, which is setback almost 10 metres at the fourth and fifth floors, allowing for a transition in height from the public right-of-way, and a distinct visual prominence to the low-rise portion of the building. Between the two, two and a half storey sections is a ramp to the underground parking garage, a small courtyard area and main entrance to the building, with landscaping to complement the park setting of the Museum of Nature on the opposite side of McLeod Street.

Official Plan

Planning staff are of the opinion that the proposed development is generally consistent with the Official Plan. The proposed development provides for an urban mid-rise built form, missing middle housing, and a high-quality public realm consistent with Downtown Core Transect policies in subsections 5.1.1, 5.1.2 and 5.1.5. The proposal represents a gradual change of character with an urban housing typology in keeping with transect policies as required by subsection 5.6.1.1 and urban design transition policies in 4.6.6. Further, while there is a four-storey maximum, as mentioned in Section 6 Neighbourhood direction, it is planning staff’s opinion that the proposed development has regard for the criteria in subsection 6.3.2(2):

- The development has regard for the local context by providing for two prominent two and a half storey building forms with main entrances and patios connecting to the

public right-of-way that reflect surrounding heritage buildings, and an appropriate selection of materials consistent with the surrounding area.

- The interface with the public realm is considerate of the local context, accommodating an appropriate amount of landscaping including a courtyard area reflective of the Museum of Nature’s park setting to the opposite side of McLeod Street.
- While there are minimal side yard setbacks, the near 10 metre setback for the fourth and fifth floors provide sufficient transition in building form to abutting properties and provide for appropriate visual transition to the eight-storey hotel at the rear of the subject lands.

The design is consistent with urban built form characteristics provided in the Official Plan and will achieve the goals of more growth by intensification, 15-minute neighbourhoods, and more trips made by walking, cycling, and transit.

Central and East Downtown Secondary Plan

The proposed development is consistent with the built form objectives provided in section 3.1 of the Secondary Plan. The design provides functional entrances accessible from the public realm, indoor and outdoor amenity spaces with a varied relationship with the public realm, transparency with a high degree of articulation in design, and a minimal vehicular impact on the public realm. The design achieves the core principles for the Centretown (Central) character area laid out in subsection 4.4.4, particularly the principles of character, growth, public realm, design excellence, and transportation. While 4.4.9(45) restricts heights in the local neighbourhood designation to four storeys, it is to this section the amendment is proposed with an equivalent revision to the height schedule.

Centretown Community Design Plan

The Central and East Downtown Secondary Plan requires that development is guided by the Community Design Plan (CDP). The proposed development is consistent with principles of development, including respecting existing street setbacks, aligning infill with existing buildings, providing ground floor access, and raising residential floors slightly above ground. While the CDP looks to achieve a 3 metres side yard setback from property lines, the intent of the policy is to provide transition and staff are of the opinion the large setback at the fourth and fifth floors create sufficient transition from the street and adequate separation from neighbouring properties consistent with CDP principles. Additionally, the proposed plan is consistent with the “special area” requirements for proximity to the Museum of Nature. In staff’s opinion the proposed

development will provide strong articulation and material treatment, and the proposed landscaping will strengthen the park setting.

Zoning By-law Amendment and Exceptions

The proposed Zoning By-law Amendment is required to implement the design shown in Documents 1 and 3. As described earlier in the report, the amendment will rezone the subject lands from R4UD[478] and R4UD[479], both Residential Fourth Density, to R5B [xxxx] H(19), Residential Fifth Density with an exception zone and a maximum height of 19 metres. The following summarizes the site-specific zoning provisions and rationale:

R5D – Residential Fifth Density

The Residential Fifth Density Zone is required to permit for a mid-rise apartment dwelling where the R4UD zone would only permit up to low-rise apartment dwellings. The R5D zone is intended to provide additional housing choice and a higher density development form within high-density urban areas of the Official Plan. While rezoned to an “R5” zone, the height is being limited to five storeys.

H(19) – Maximum Height of 19 metres

Limiting the maximum height of the building is required to ensure that a building taller than what has been proposed through review of the application is not permitted. The R5D zoning does permit for high-rise apartment dwellings as-of-right, but by establishing a maximum height of 19 metres only a mid-rise building may be constructed.

Exception Zone Provisions

Exception Zone provisions vary for the lot and are provided in Document 3 of this report. Yard setbacks are generally reduced to permit for the proposed development concept. The front yard setback is consistent with adjacent properties, and the rear yard setback is reduced to one that is consistent with those behind. As described previously, the interior side yard setback is reduced to 1.2 metres, which is acceptable on account of the larger than normal setback at the fourth and fifth storeys, which allows for the intended transition. The exception zone also permits for stairs and balconies to project into the front yard, which permits for an urban condition similar to buildings adjacent to the proposed development, and which animates and integrates to the public realm in a manner consistent with streetscape character.

There are reductions to vehicular parking requirements, which are consistent with Official Plan policies to reduce auto-dependency and encourage more trips through other transportation modes. Accordingly, the minimum number of bicycle parking

spaces was increased to 31, where only half are typically required. Bicycle parking spaces are also provided in secure indoor parking. These provisions together will encourage more trips that are generated by this development to use active transportation.

The exception zone also requires the 19 metres height be setback more than 9 metres from the front lot line, otherwise the maximum height is limited to 13 metres, which permits only for the low-rise forms at the front of the lot. These provisions will ensure that the development is constructed with the required transition, and the two and a half storey low-rise forms at the front of the lot create a consistent street wall with the surrounding neighbourhood.

Finally, the exception zone also excepts the proposed development from requirements of Section 60. Since the application proposes demolition of the existing heritage properties, Section 60, which provides zoning criteria for the retention of heritage buildings, no longer applies.

In summation, Staff are of the opinion the Zoning By-law Amendment is consistent with the Official Plan, Central and East Downtown Secondary Plan policies, and the Centretown Community Design Plan.

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 public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications. The Public Consultation section of this report provided a brief description of the consultation completed, and the proposal's full consultation details may be found in Document 4.

COMMENTS BY THE WARD COUNCILLOR

Councillor Ariel Troster provided the following comment:

“I appreciate how the applicant has responded to the concerns of both the immediate neighbour and the community at large to deliver a design that is more appropriate and sensitive to the heritage context.”

ADVISORY COMMITTEE(S) COMMENTS

No comments were received from Advisory Committees relating to this report.

LEGAL IMPLICATIONS

In the event the recommendations are adopted and the resulting zoning by-law is appealed to the Ontario Land Tribunal, it is expected that a three to four 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 it would be necessary to retain an external planner.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no direct Asset Management implications associated with the recommendations in this report.

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. This expense would be funded from within the Planning Services operating budget.

ACCESSIBILITY IMPACTS

The new building will be required to meet accessibility criteria contained in the Ontario Building Code. A future Site Plan Control process will also review the file for compliance with any applicable requirements made by the *Accessibility for Ontarians with Disabilities Act*.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications in so far as the lands are not subject to any environmental planning criteria or requirements. An Environmental Impact Assessment was not required.

TERM OF COUNCIL PRIORITIES

While the proposal has not committed to providing any affordable housing, it will have the effect of increasing supply. The application therefore addresses the following 2023-2026 Term of Council Priority

- A city that has affordable housing and is more liveable for all.

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Numbers: D01-01-21-0014 and D02-02-21-0084) was not processed by the "On Time Decision Date" established for the processing of Official Plan and Zoning By-law amendments due to the significant changes to the plan undertaken by the applicant, and complexity of issues associated with the application.

SUPPORTING DOCUMENTATION

Document 1 Zoning Key Map

Document 2 Details of Recommended Official Plan Amendment

Document 3 Details of Recommended Zoning By-law Amendment

Document 4 Consultation Details

Document 5 Concept Plan, Elevations and Renderings

DISPOSITION

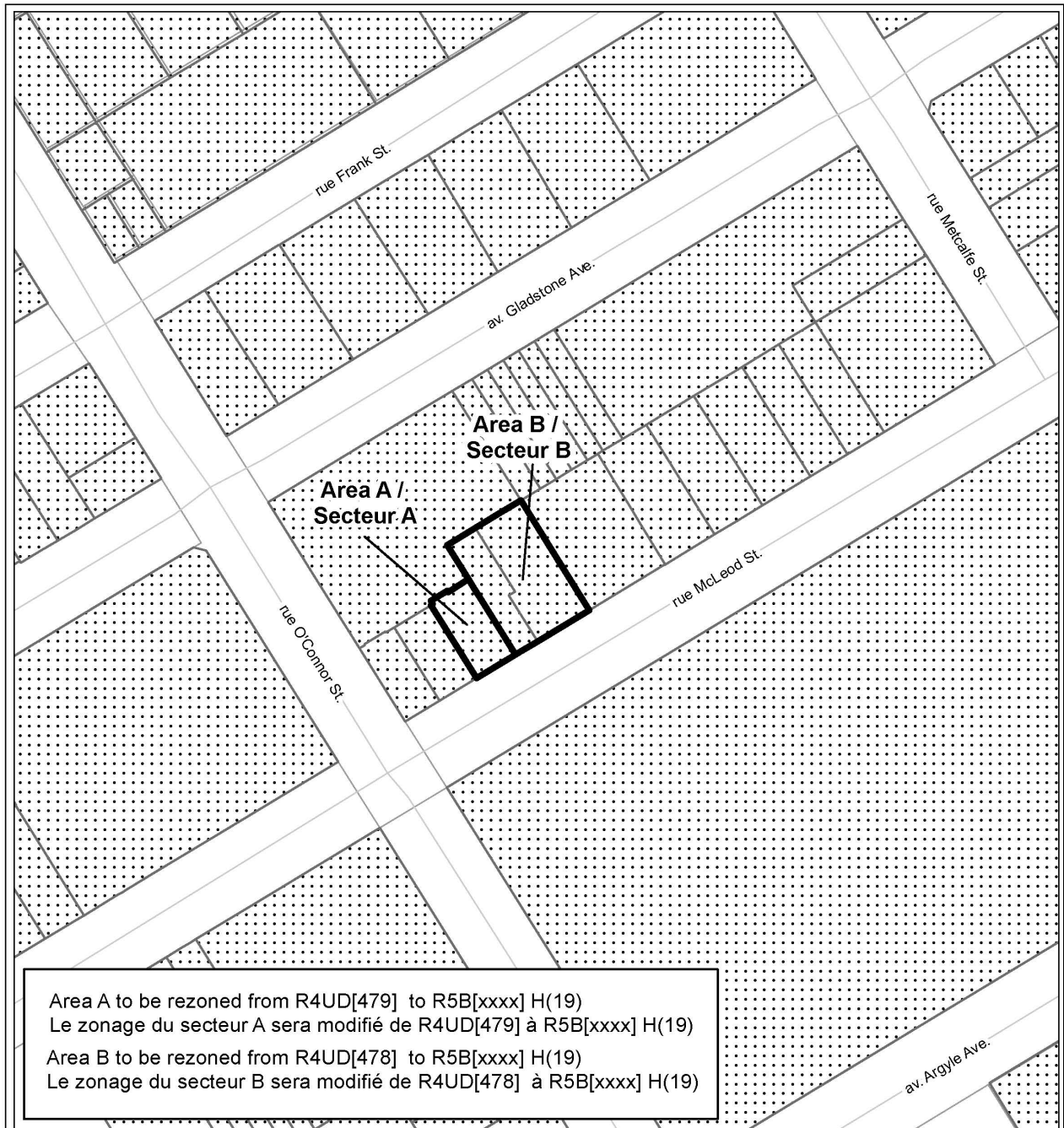
Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

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





Area A to be rezoned from R4UD[479] to R5B[xxxx] H(19)
 Le zonage du secteur A sera modifié de R4UD[479] à R5B[xxxx] H(19)
 Area B to be rezoned from R4UD[478] to R5B[xxxx] H(19)
 Le zonage du secteur B sera modifié de R4UD[478] à R5B[xxxx] H(19)




D02-02-21-0084	23-0845-X
I:\CO\2023\Zoning\McLeod_283_285	
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<small>©Les données de parcelles appartiennent à Terranet Entreprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE</small>	
REVISION / RÉVISION - 2023 / 09 / 18	

LOCATION MAP / PLAN DE LOCALISATION
 ZONING KEY PLAN / SCHÉMA DE ZONAGE

 **283, 285 rue McLeod Street**

 Heritage (Section 60)
 Patrimoine (Article 60)

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)

 NOT TO SCALE

Document 2 – Details of Recommended 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

Rationale

PART B – THE AMENDMENT

Introduction

Details of the Amendment

Implementation and Interpretation

PART C – THE APPENDIX

Schedule A of Amendment XX – Official Plan for the City of Ottawa

PART A – THE PREAMBLE

1. Purpose

The purpose of this amendment to the Official Plan, Volume 2A, Central and East Downtown Core Secondary Plan is to revise Schedule C to redesignate the property with a five-storey height maximum, and to add a new site-specific policy, notwithstanding the text of Policy 45 of Subsection 4.4.9 which limits heights to four storeys, to permit a mid-rise built form and height on the subject lands while limiting the front portion of the lands to low-rise.

2. Location

The subject property is located at 283 and 285 McLeod Street, on the north side of McLeod Street just two parcels east of the O'Connor Street and McLeod Street intersection in Centretown. Directly across the site is the Canadian Museum of Nature.

3. Basis

The amendment to the Official Plan has been requested by the applicant to develop and construct a new five-storey, 31-unit, mid-rise residential apartment building.

4. Rationale

The proposed Official Plan Amendment to the Central and East Downtown Core Secondary Plan to permit a modest increase in height for a portion of the property is consistent with the Provincial Policy Statement, the City of Ottawa Official Plan, and relevant policies of the Secondary Plan, and the Centretown Community Design Plan guidelines. In particular, the proposed development features a carefully sculpted building massing that is contextually sensitive and consistent with built form objectives of the Official Plan and Secondary Plan. The amendment is considered good land use planning.

PART B – THE AMENDMENT

1. Introduction

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

2. Details

The following changes are hereby made to the Official Plan, Volume 2A, Central and East Downtown Core Secondary Plan, for the City of Ottawa:

2.1 Amend Schedule C – Maximum Building Heights, by re-designating the portion of 283 and 285 McLeod Street with a “four-storey” designation to a “five storey” designation as shown in Schedule A of this document, in Part C – The Appendix.

2.2 By adding a new policy in Section 4.4.9 – Land Use and Site Development, as follows:

“Notwithstanding Schedule C and Policy 45) above, for 283 and 285 McLeod Street, any part of a building located within nine (9) metres from the McLeod Street property line is limited to a maximum of four storeys and a low-rise built form”

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.

PART C – The Appendix

Schedule A of Amendment XX – Official Plan for the City of Ottawa



Prepared by: Planning, Infrastructure and Economic Development Department,
Services de la planification, de Géospatial Analytics, Technologie and Solutions



Préparé par: l'infrastructure et du développement économique,
Analyse géospatiale, technologie et solutions

D01-01-21-0014

23-0844-A

FIGIS\Shapefiles\OPAs\New\OP\OPA_Central_East_Downtown_McI.ond

Revision:

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Scale - N.T.S. / Echelle N.A.E.

**SCHEDULE A to
AMENDMENT NO.**
to the OFFICIAL PLAN
for the CITY OF OTTAWA
**Amending Central and East Downtown Core
Secondary Plan - Schedule C**

Maximum Number of Storeys



LANDS TO BE REDESIGNATED FROM MAXIMUM NUMBER OF STOREYS - '4 STOREYS' TO MAXIMUM NUMBER OF STOREYS - '5 STOREYS'

TERRAINS À REDÉSIGNER À PARTIR D'UNE « NOMBRE D'ÉTAGES MAXIMALE - 4 ÉTAGES » À « NOMBRE D'ÉTAGES MAXIMALE - 5 ÉTAGES »

**ANNEXE A de
L' AMENDEMENT No.**
au PLAN OFFICIEL
de la VILLE D'OTTAWA
**Modification du plan secondaire
Centre-ville et centre-est - Annexe C**

Nombre d'étages maximal

Document 3 – Details of Recommended Zoning By-law Amendment

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 283 and 285 McLeod Street:

1. 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 II, “Applicable Zones”, add the text, “R5B [xxxx] H(19)”
 - b. In Column V, “Exception Provisions – Provisions,” add the following:
 - i. Minimum front yard setback: 1.65 metres
 - ii. Minimum interior side yard setback: 1.2 metres
 - iii. Minimum rear yard setback: 5.7 metres
 - iv. Despite the maximum building height of 19 metres, any portion of a building within 9.0 metres of the front lot line is limited to a maximum building height of 13 metres.
 - v. Notwithstanding Table 65(I)(5) fire escapes, open stairways, stoops, landings, steps and ramps are permitted to project into the front yard to within 0 metres of the front lot line.
 - vi. Notwithstanding Table 65(I)(6) covered or uncovered balconies, porches, decks, platforms and verandah, with a maximum of two enclosed sides, excluding those covered by canopies and awnings are permitted to project into the front yard to within 0.5 metres of the front lot line.
 - vii. The following provision applies to an apartment dwelling of up to 31 dwelling units; Minimum number of vehicular parking spaces: 7 spaces
 - viii. The following provision applies to an apartment dwelling of up to 31 dwelling units; Minimum number of visitor vehicular parking spaces: 1 space

- ix. For any number of units above 31, vehicular parking spaces are to otherwise be provided in accordance with the rates and requirements established by the Zoning By-law.
- x. Minimum number of bicycle parking spaces: 1 space per dwelling unit.
- xi. Notwithstanding Table 111B, the minimum bicycle parking space dimensions for a vertically oriented space is 0.4 metres in width and 1.2 metres in length.
- xii. Subsection 111(11) does not apply.
- xiii. Section 60 does not apply.
- xiv. The lands subject to this exception zone are considered one lot for zoning purposes.

Document 4 – Consultation Details

Notification and Consultation Process

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Official Plan and Zoning By-law amendments.

Two community information sessions were also held in the community. The first was held by the previous ward Councillor, Catherine McKenney, over Zoom on October 26, 2021. The session was for the original proposal, which was for a nine-storey building.

Significant revisions were made to the proposal in response to comments from the community, City Staff, and the Urban Design Review Panel. A resubmission for the current iteration of the proposal was made in early 2023.

The new Councillor for Somerset Ward 14, Ariel Troster, hosted a virtual community information session on March 21, 2023 for the revised proposal. City staff, the applicant team, and around 15 members of the public were in attendance.

Comments received from the public are summarised herein, including staff responses:

Public Comments and Responses

Public Comment:

Many comments were received that expressed their displeasure with the now out-of-date design of the building.

Staff Response:

The original design of the building was significantly revised in response to community, planning staff, and Urban Design Review Panel comments. The building height was reduced from nine storeys to the current five storeys with a much different architectural design. The new design was submitted early 2023, and the latest iteration is what is recommend for approval. The revised site plan, elevations, and renderings may be seen in Document 5.

Public Comment:

It is unfortunate that the new design will be filled with small apartments.

Staff Response:

While it is generally preferable to have some 3-bedroom units in new construction, there is no Official Plan requirement for the applicant to provide a minimum number of family-sized units in this development, and unit sizes are established by the Ontario Building Code.

Public Comment:

A few comments were received voicing their displeasure with the demolition of two heritage buildings, including comments questioning consistency with the Centretown and Minto Park Heritage Conservation District Plan.

Staff Response:

The demolition of a heritage building must be approved by an application under the *Ontario Heritage Act* and approval by the Ottawa Built Heritage Subcommittee. A heritage report will be brought forward concurrently with this report for an OPA and ZBA, and will evaluate consistency with the Centretown and Minto Park Heritage Conservation District Plan.

Public Comment:

The proposed height and density of the new development will set an undesirable precedent for future applications.

Staff Response:

All development applications are evaluated on a site-specific basis, and in context with their surrounding area. Density targets in the Official Plan are an area-wide target. While a more thorough rationale is provided in the report, it is staff's opinion that while the Official Plan is being amended here to permit a taller built form, the development is contextually sensitive and will contribute positively to the streetscape and urban fabric of the area. With a significant (9+ metre) setback above the third storey, the low-rise portion of the building will present consistently with the existing streetscape, while permitting a greater density when combined with the five-storey portion of the building.

Public Comment

Two comments were received stating their support for the new application and the design changes that were made between submissions.

Centretown Community Association Comment:

“The newest design proposed for 283 and 285 McLeod Street features good elements. It has stepbacks, a visually interesting facade, and materials and shapes that respect the neighbourhood’s Victorian houses.

However, the Centretown Community Association (CCA) has concerns.

Ottawa faces a huge affordable-housing shortage and the city has declared a housing emergency. A new building of this size must include affordable housing.

This building is across the street from the front of the Museum of Nature. It should reflect the character of the museum — which is dedicated to nature. This new development should serve and respect the environment, in tribute to the nation’s museum dedicated to nature.

To this end, the development should show leadership in sustainability and energy efficiency. It should be a net-zero building. This would reflect and respect the museum.

The cladding should reflect light, to minimize the building’s heat-sink effect.

The landscaping should feature much greenery, including large trees with ample space for roots. Where possible ground coverings should be permeable.”

Staff Response:

It is the developer’s decision whether they are going to provide affordable housing in the development. There is no planning instrument to require that it be provided in this case. It is staff’s understanding there will not be any affordable units or housing provided.

The Planning rationale in this report provided a description of how in staff’s opinion the development is consistent with requirements to reflect the “park setting” of the Museum of Nature on the opposite side of McLeod Street. The proposed design provides as much landscaping and tree planting as possible in the front yard, considering the urban setting.

Building sustainability requirements, including net-zero and cladding may be further explored at Site Plan and Building Permit stages.

Document 5 – Concept Plan, Elevations and Renderings



DEVELOPMENT INFORMATION		# OF UNITS
BUILDING TO LOC (E/F/B)	3862/1720	
SITE AREA SQ M	887	8355.6 SQ FT
PLACES SQ M	254	2378 SQ FT
AREAS ABOVE GROUND		SQ FT
TOTAL GROSS BUILDING AREA		2382
TOTAL GROSS FOOT AREA OF APARTMENTS		1875
BUILDING EFFICIENCY ABOVE GROUND		82%
AREAS BELOW GROUND		SQ FT
TOTAL GROSS BELOW GROUND AREA		407
TOTAL GROSS FLOOR AREA OF APARTMENTS		813
BUILDING EFFICIENCY BELOW GROUND		20%
AREAS ABOVE GROUND (INCLUDING BASEMENT UNITS)		SQ FT
TOTAL GROSS BUILDING AREA		2789
TOTAL GROSS FLOOR AREA OF APARTMENTS		2688
BUILDING EFFICIENCY		82%

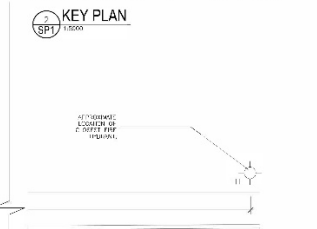
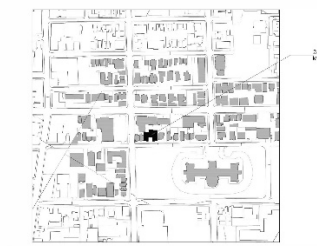
PARKING AREA		UNITS
LINK-4303/1111/150/0.6		111.1/0.6/11

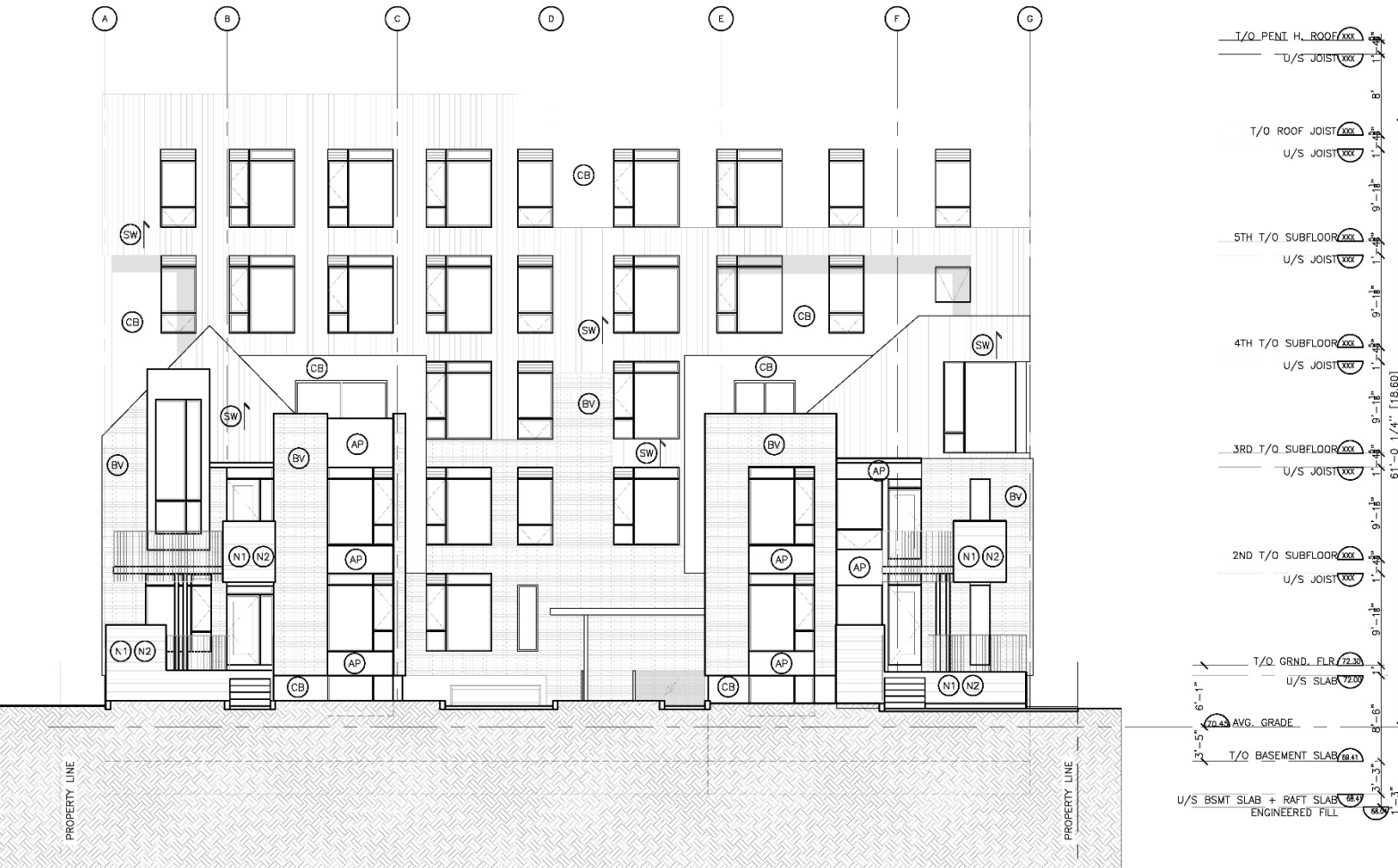
SIZES AREA BY FLOOR			
LEVEL	TOTAL	APART	UNITS
FIRST FLOOR	2225	2225	0
2ND FLOOR	3027	2715	31
3RD FLOOR	2740	1757	11
BASEMENT	529	855	2

UNIT	AREA SQ FT	CONFIGURATION	# OF UNITS
TYPE A	928	2BR	2
TYPE B	227	2BR	2
TYPE B2	495	1BR	2
TYPE B1 (BP)	251	2BR	2
TYPE C	464	1BR	4
TYPE D1	852	2BR	1
TYPE D2	554	1BR & D.CN	1
TYPE D	248	1BR & D.CN	2
TYPE E	281	2BR	1
TYPE F	531	2BR	1
TYPE G	555	1BR	1
TYPE G1 (BP)	274	1BR	2
TYPE H	484	BACHELOR	1
TYPE H1 (BP)	447	BACHELOR	1
TYPE I	350	2BR	1
TYPE J	323	2BR	1
TYPE K	321	BACHELOR	1
TYPE L	155	BACHELOR	1
TYPE M	116	1BR & D.CN	1
TYPE N	134	1BR	1
TYPE O	113	1BR	1
TYPE P	282	1BR	1
TYPE Q	381	BACHELOR	1

UNIT	# OF UNITS	REQUIRED BY PERMITS	PROVIDED
2BR	11	2	2
1BR	45	2	2
BACHELOR	5	-	1

AMENITY AREA	OUTDOOR (SQ FT)	INDOOR (SQ FT)
COMMUNAL	126	221
PRIVATE	224	221
AMENITY AREA	567	567
TOTAL	2155	2556
REQUIRED	2033	2556





MATERIAL LEGEND

- (CB) FIBER CEMENT BOARD
- (SW) SYNTHETIC WOOD RIBBED SIDING AS PER MANUFACTURER, NEW TECHWOOD CANADA.
- (AP) ALUMINUM PANEL
- (BV) BRICK VENEER
- (N1) RAILING & GUARD GUARD RAILS ARE PAINTED STEEL OR ALUMINUM (BLACK).
- (N2) PANELS ARE ACTUALLY SCREENS OF SYNTHETIC WOOD "SLATS" (BLACK).
- (N3) DECKING + SOFFITS ARE SYNTHETIC WOOD.

COLIZZA BRUNI
ARCHITECTURE

76 CHAMBERLAIN AVE • OTTAWA • ONTARIO • K1G 1G8
T 613.281.2344 • F 613.280.6077 • www.colizzabruni.com

PROJECT NAME
283 + 285 MCLEOD ST
OTTAWA, ON

OTTAWA, ON



DRAWING TITLE
FRONT
ELEVATION

SCALE
AS NOTED

DRAWN BY
DAVID MURCIA

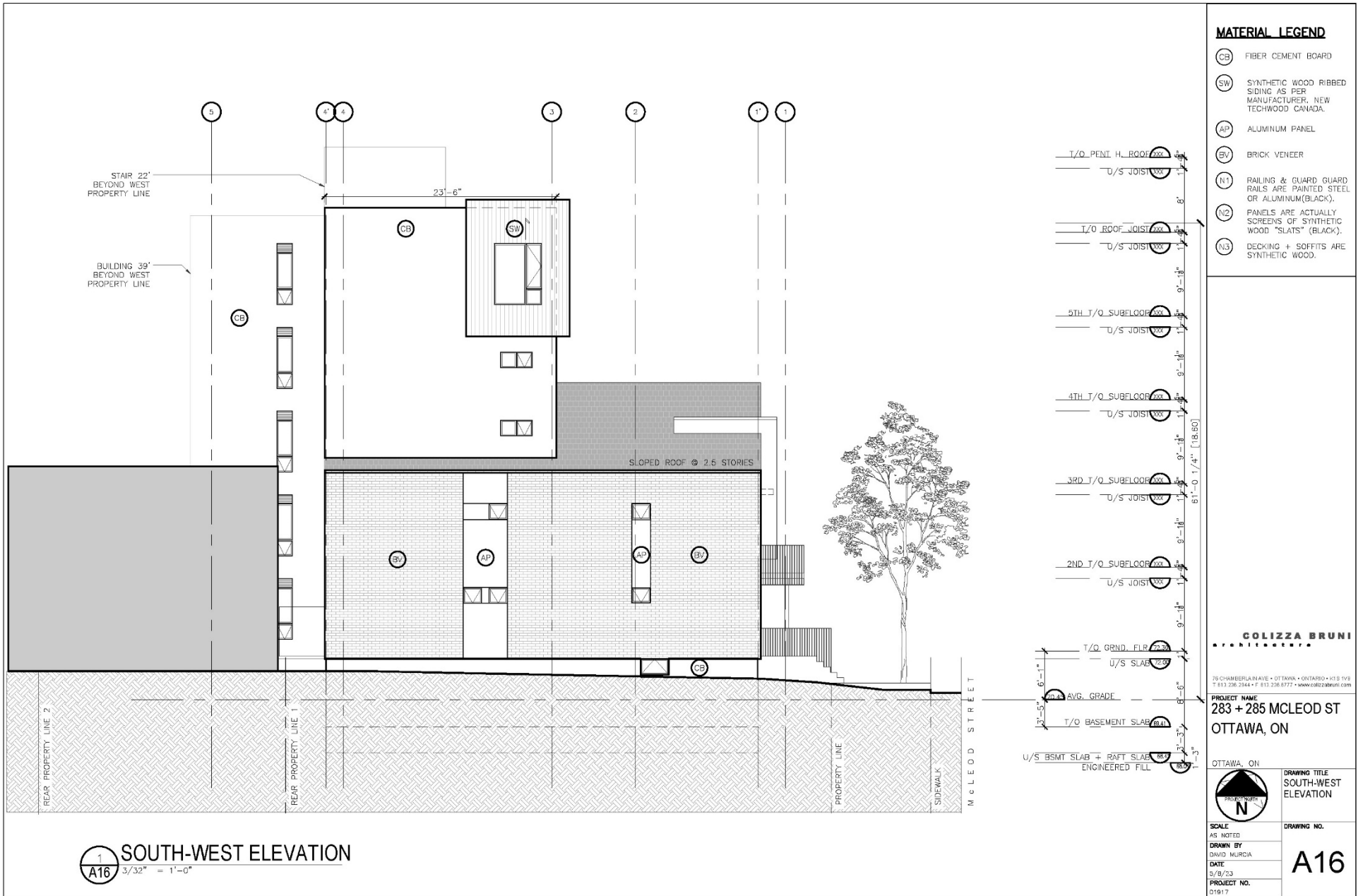
DATE
7/25/23

PROJECT NO.
01917

DRAWING NO.

A14

1 FRONT ELEVATION
A14 3/32" = 1'-0"



MATERIAL LEGEND

- CB FIBER CEMENT BOARD
- SW SYNTHETIC WOOD RIBBED SIDING AS PER MANUFACTURER. NEW TECHWOOD CANADA.
- AP ALUMINUM PANEL
- BV BRICK VENEER
- N1 RAILING & GUARD RAILS ARE PAINTED STEEL OR ALUMINUM (BLACK).
- N2 PANELS ARE ACTUALLY SCREENS OF SYNTHETIC WOOD "SLATS" (BLACK).
- N3 DECKING + SOFFITS ARE SYNTHETIC WOOD.

COLIZZA BRUNI
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PROJECT NAME
283 + 285 MCLEOD ST
OTTAWA, ON

OTTAWA, ON



DRAWING TITLE
SOUTH-WEST
ELEVATION

SCALE
AS NOTED

DRAWN BY
DAVID MURCIA

DATE
5/8/23

PROJECT NO.
D1917

DRAWING NO.

A16

1 SOUTH-WEST ELEVATION
A16 3/32" = 1'-0"



VIEW FROM ACROSS THE STREET

283 + 285 MCLEOD ST. DESIGN IMAGE 1

COLIZZA BRUNI
architecture

JUL 2023



STREET VIEW LOOKING WEST ALONG MCLEOD

283 + 285 MCLEOD ST. DESIGN IMAGE 2

COLIZZA BRUNI

architecture