

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

**File Number: ACS2024-PDB-PS-0071**

**Report to Planning and Housing Committee on 19 June 2024**

**and Council 26 June 2024**

**Submitted on June 4, 2024 by Derrick Moodie, Director, Planning Services,  
Planning, Development and Building Services**

**Contact Person: Shoma Murshid, Planner II, Development Review East**

**(613) 580-2424 ext.15430, Shoma.Murshid@ottawa.ca**

**Ward: Orléans East-Cumberland (1)**

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

**Dossier: ACS2024-PDB-PS-0071**

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

**le 19 juin 2024**

**et au Conseil le 26 juin 2024**

**Soumis le 4 juin 2024 par Derrick Moodie, Directeur, Services de la planification,  
Direction générale des services de la planification, de l'aménagement et du  
bâtiment**

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

**(613) 580-2424 poste.15430, Shoma.Murshid@ottawa.ca**

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

## REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 3745 St. Joseph Boulevard, as shown in Document 1, to permit a hotel, retail food store and retail uses, 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 June 26, 2024, subject to submissions received between the publication of this report and the time of Council’s decision.

## RECOMMANDATIONS DU RAPPORT

1. Que le Comité de la planification et du logement recommande au Conseil d’approuver une modification du Règlement de zonage (no 2008-250) pour le 3745, boulevard St-Joseph, comme indiqué dans le document 1, afin d’y autoriser l’aménagement d’un hôtel, d’un magasin d’alimentation au détail et d’autres magasins de détail, comme décrit dans le document 2.
2. Que le Comité de la planification et du logement donne son approbation afin que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux « exigences d’explication » aux termes de la *Loi sur l’aménagement du territoire*, à la réunion du Conseil municipal prévue le 26 juin 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**

3745 St. Joseph Boulevard

**Owner**

13890767 Canada Inc. c/o Sarah Sémajuste

**Applicant**

Parsons Inc. c/o Pamela Whyte

**Architect**

CSV Architects

**Description of site and surroundings**

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

**Summary of proposed development**

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

Further details of the proposed development include:

- Underground parking garage containing 76 spaces, including 5 accessible spaces;
- One surface parking space at the front of the building for customer/passenger drop-offs;
- Twenty covered outdoor bicycle parking spaces; and
- A patio along St. Joseph Boulevard and rooftop terrace.

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

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

The proposed zoning amendment would add an exception to the IL zone (IL[XXXX]) to permit hotel, retail food store and retail uses, increase the maximum height from 21 metres to 24 metres, reduce the parking requirements from 90 to 75 spaces, reduce the minimum side yard (east) from 7.5 metres to 3.5 metres and limit the maximum gross floor area of restaurant uses to 300 square metres.

## **Brief history of proposal**

This Zoning By-law Amendment item was presented to Planning and Housing Committee (PHC) originally on November 29, 2023. At the time, the accompanying documents contained in the Report demonstrated vehicular cross-connections between the subject site and the site abutting to the west, known as 3735 St. Joseph Boulevard (Condo Board 1066). Following the meeting, the abutting property owners at 3735 St. Joseph Boulevard contacted staff to express concerns with the Zoning By-law Amendment as it related to shared access between the two sites. Further investigation by staff confirmed that incorrect information had been provided by the applicant concerning the right to shared access. The analysis of the Zoning By-law Amendment and the Report Recommendation were premised on certain shared features between the two sites. The Report was referred back to staff until updated plans and reports could demonstrate the development could function independently. Once staff was satisfied the site could function independently of 3735 St. Joseph Boulevard from a zoning, site design, transportation and engineering perspective, an updated Zoning By-law Amendment report for 3745 St. Joseph Boulevard would be brought back to PHC. Staff is now satisfied that the proposed site development can function on its own and provide this report and its recommendations.

## **DISCUSSION**

### **Public consultation**

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by City Council for Zoning By-law amendments. To date, there have been no public meetings.

Residents wrote in to identify concerns. A summary of the concerns is outlined in Document 4.

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

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

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

### **Other applicable policies and guidelines**

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

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

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

### **Urban Design Review Panel**

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

## Planning rationale

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

Permitting a hotel and associated retail uses at this location is appropriate as the site is on the edge of the light industrial area, which borders a residential area. Retail and retail food store uses are meant to primarily serve the hotel and the instructional facility as well as the immediate business park. This proposal will contribute to a 15-minute neighbourhood with the provision of neighbourhood-based uses within short distances to Taylor Creek Business Park and the residential neighbourhood.

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

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

The zoning amendment seeks to reduce required parking from 90 to 75 spaces. The Secondary Plan supports reductions in vehicular parking rates. The 61-room hotel will have sixty-one spaces assigned. The remaining 19 spaces have been allocated to support the other instructional facility and associated retail uses, which are supportive of the 15-minute neighbourhood model. In accordance with the Secondary Plan, in the future, a sidewalk and cycling infrastructure will connect this area to the greater neighbourhood and Trim O-train station.

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

### **Provincial Policy Statement**

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

### **RURAL IMPLICATIONS**

There are no rural implications with this application.

### **COMMENTS BY THE WARD COUNCILLOR(S)**

The Councillor is aware of the application related to this report.

### **LEGAL IMPLICATIONS**

There are no legal implications associated with implementing the recommendations contained within this report.

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk implications associated with this report.

### **ASSET MANAGEMENT IMPLICATIONS**

There are no asset management Implications for this report.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

### **ACCESSIBILITY IMPACTS**

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

### **ENVIRONMENTAL IMPLICATIONS**

There are no environmental impacts associated with this application.

### **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priority:

- A city with a diversified and prosperous economy.

## **APPLICATION PROCESS TIMELINE STATUS**

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

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Proposed Site Plan, Renderings & Elevations

Document 4 Consultation Details

## **CONCLUSION**

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

## **DISPOSITION**

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

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

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

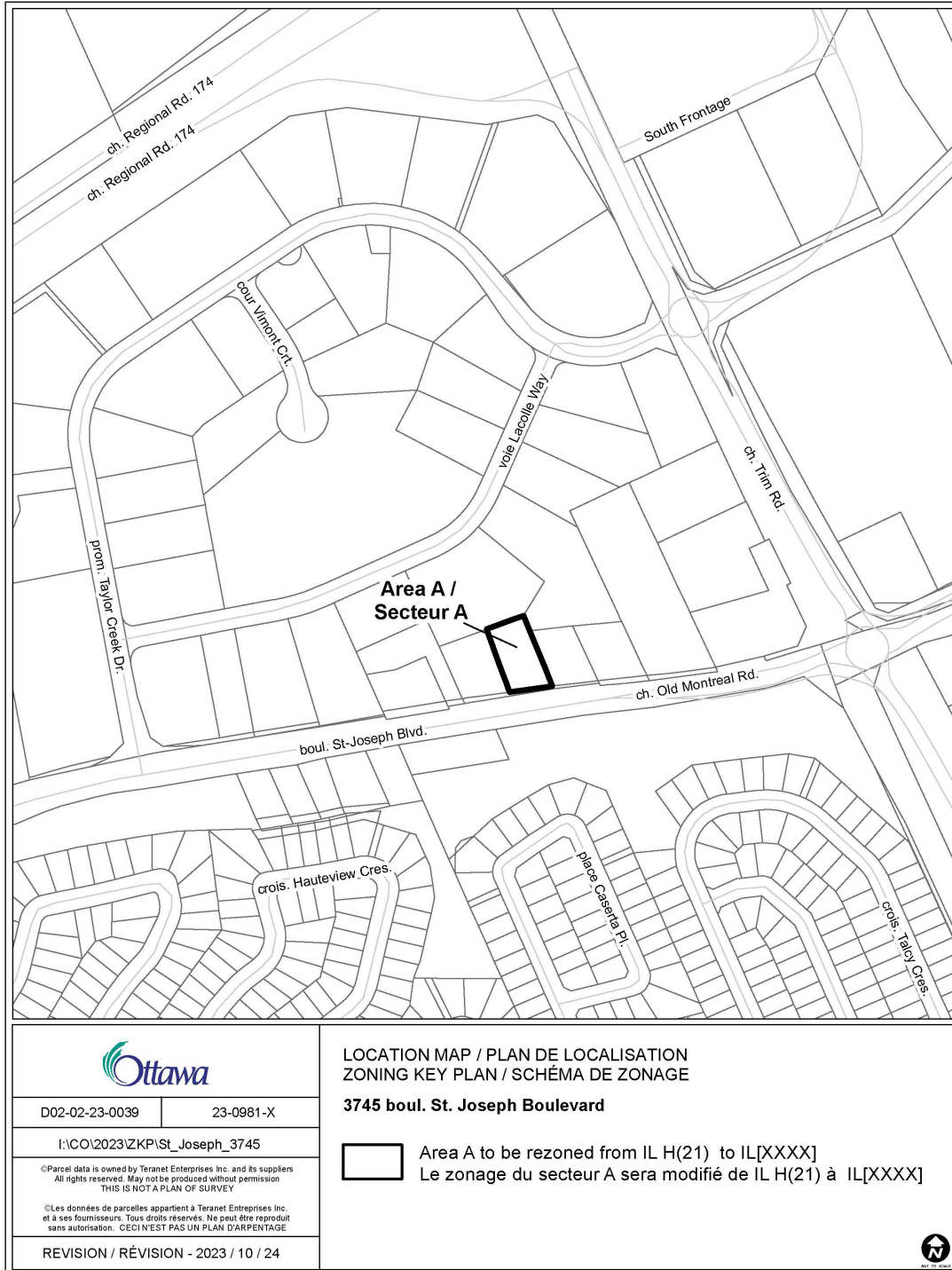
Planning Operations Branch, Planning Services to undertake the statutory notification.



## Document 1 – Location Map

For an interactive Zoning map of Ottawa visit [geoOttawa](https://geoottawa.com)

The site which is the subject of this Zoning By-Law Amendment is municipally addressed as 3745 St. Joseph Boulevard. This site is on the north side of St. Joseph Boulevard, west of Trim Road.

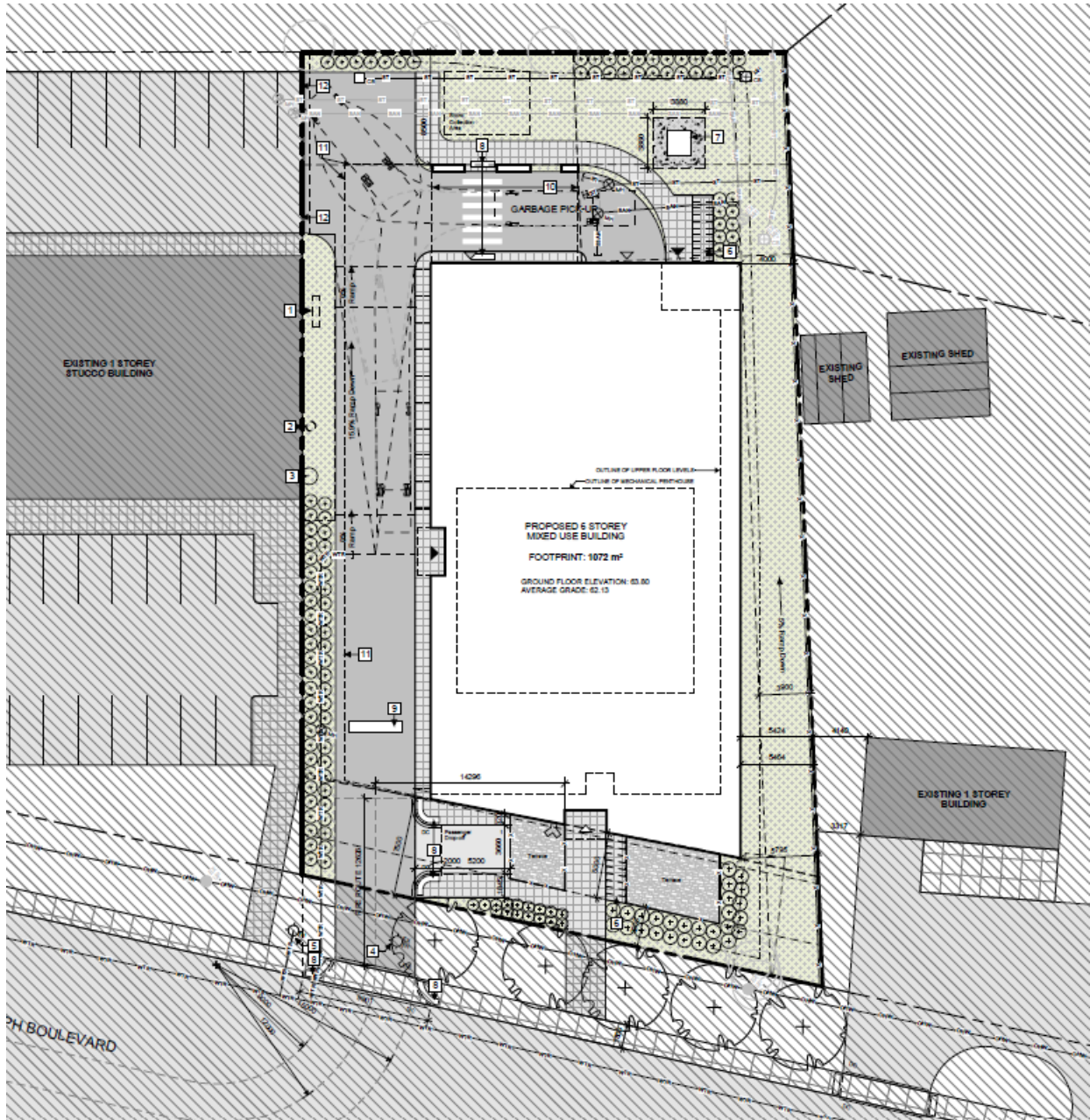


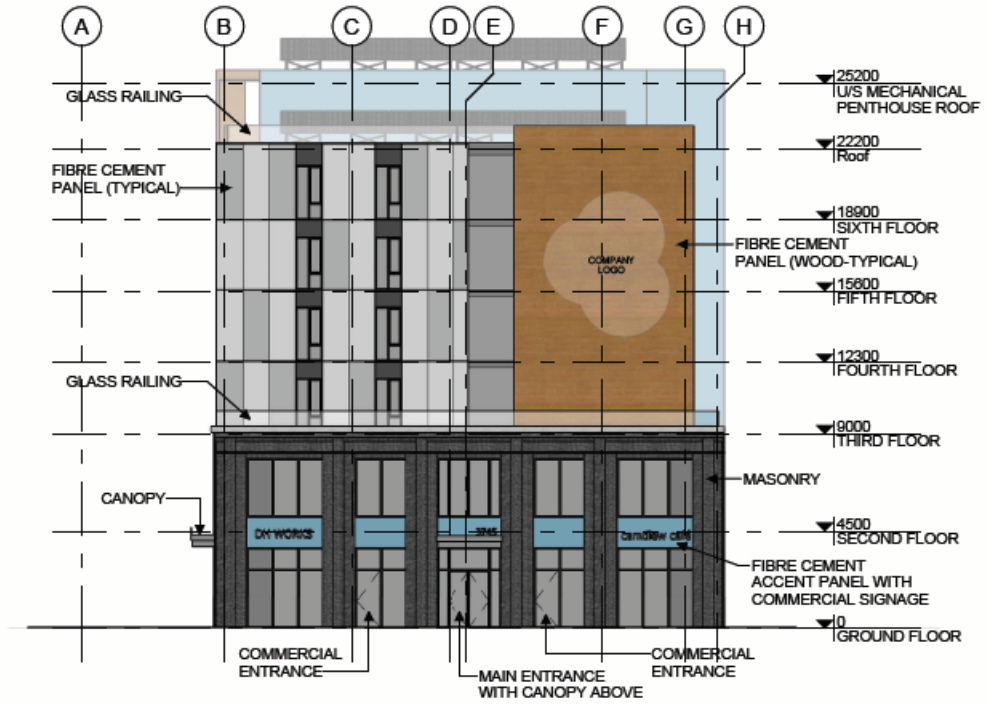
## Document 2 – Details of Recommended Zoning

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

1. Rezone the lands as shown in Document 1.
2. Add a new exception [XXXX] to Section 239, Urban Exceptions, 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, “IL[XXXX]”
  - c. In Column III, Additional land uses permitted, add the following text: hotel, retail food store, retail store
  - d. In Column V, include provisions similar in effect to the following:
    - i. Easterly most minimum interior side yard setback: 3.5 metres
    - ii. Maximum building height – 24 metres
    - iii. Maximum required parking - 75 spaces
    - iv. Maximum Gross Floor Area for restaurant uses not to exceed 300 square metres

Document 3 – Proposed Site Plan, Renderings & Elevations





**2 SOUTH ELEVATION**  
A300 | 1:200



**3 EAST ELEVATION**  
A300 | 1:200



**4 NORTH ELEVATION**  
A300 | 1:200



**1 WEST ELEVATION**  
A300 | 1:200

## **Document 4 – Consultation Details**

### Notification and Consultation Process

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

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

A total of four submissions were received.

The public concerns raised are itemized below with staff's responses.

### Public Comments and Responses

#### **Comment:**

Concerns raised include the potential for a large, illuminated sign on the building that could impact residential uses to the south.

City Response: Signage must be in accordance with the Permanent Signs By-law on Private Property, which includes regulations for illuminated signage in proximity to a residential area.

#### **Comment:**

A concern as to whether the rezoning might impact an adjacent business was also raised.

City Response: Staff also confirm that the proposed zoning amendment will not have an impact on the operations of adjacent businesses.

#### **Comment:**

The owners of Condominium 1066 (landowners abutting to west – 3735 St. Joseph Boulevard), object to the reduction in parking required at this site as it may lead to spillover parking onto 3735 St. Joseph Boulevard and a more robust parking solution is requested for the subject site.

City Response: Vehicular cross access is not permitted between the lots. This site is within proximity of the future Trim LRT station and is subject to the Orléans Corridor Secondary Plan. Policy direction in the Secondary Plan include there shall be no minimum vehicular parking space rate requirements for development within the Secondary Plan boundary, except for required visitor and accessible parking. TDM measures are present, including ample bicycle parking on-site. It is Planning staff's opinion that all these measures and the Secondary Plan policy direction support the reduction in on-site parking.

**Comment:**

The owners of Condominium 1066 believe that if a Day Program (i.e. instructional facility) is permitted on-site, the need for more accessible parking spaces ought to be provided.

City Response: The applicant has not secured a Day Program. Staff confirm that the proposed Site Plan Control currently exceeds the parking requirement for persons with disabilities under Traffic and Parking By-law no. 2017-301.

**Comment:**

The owners of Condominium 1066 believe that the current plan inadequately addresses the need for a three-point turn area for garbage trucks. They strongly advocate for the installation of bollards to protect critical infrastructure such as gas lines and HVAC systems within their on-site easement.

City Response: The current plans adequately satisfy the need for a three-point turn for garbage trucks. The installation of bollards to protect infrastructure within the shared easement is not required.

**Comment:**

The owners of Condominium 1066 oppose the proposed height of the new building as it does not harmonize with the existing buildings within the community. To maintain aesthetic continuity and community character, they recommend reconsidering the building height and design.

City Response: The current building height permitted in the Zoning By-law for this subject site, as well as all adjacent light industrial zoned sites, is up to 5 storeys, even though the adjacent landowners have not exercised this right. The Orléans Corridor Secondary Plan has policy direction and support for built form to be up to 6 storeys in

this area. The proposed zoning amendment seeks an additional 3 metres in height (approximately 1 storey) to permit the rooftop design and terrace. Planning staff find this additional height does not affect or detract from the current aesthetic or character set within the light industrial neighbourhood.

**Comment:**

The owners of Condominium 1066 request that a fence be applied between 3735 and 3745 St. Joseph Boulevard in order that the future users of the subject site do not trespass onto the Condominium 1066 lands. They also request that there be no obstruction between the two lands as there are easements in favour of 3735 St. Joseph Boulevard.

City Response: These requests are a site plan control matter. However, there is no need for a fence to be erected between two parcels of land that are both public in nature and uses. Also, the subject site is now curbed and will provide no vehicular cross-over. Furthermore, Condominium Board 1066 must retain the right to access the easements on the subject site for the maintenance and operation of 3735 St. Joseph Boulevard.

**Comment:**

The owners of Condominium 1066 seek clarification regarding the walkway initially planned to connect St. Joseph Boulevard to Lacolle Way.

City Response: The need for a walkway connecting Taylor Creek Business Park to St. Joseph Boulevard has been removed.