

**Subject: Zoning By-law Amendment – 2928 Bank Street**

**File Number: ACS2024-PDB-PSX-0030**

**Report to Planning and Housing Committee on 4 December 2024**

**and Council 11 December 2024**

**Submitted on November 28, 2024 by Derrick Moodie, Director, Planning Services,  
Planning, Development and Building Services**

**Contact Person: Craig Hamilton, Planner I, Development Review South**

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**Ward: Gloucester-Southgate (10)**

**Objet: Modification du Règlement de zonage – 2928, rue Bank**

**Dossier : ACS2024-PDB-PSX-0030**

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

**le 4 décembre 2024**

**et au Conseil le 11 décembre 2024**

**Soumis le 28 novembre 2024 par Derrick Moodie, Directeur, Services de la  
planification, Direction générale des services de la planification, de  
l'aménagement et du bâtiment**

**Personne ressource: Craig Hamilton, Urbaniste, Examen des demandes  
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**Quartier: Gloucester-Southgate (10)**

## REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 2928 Bank Street, as shown in Document 1, to permit a four-storey low-rise apartment, as detailed in Document 2.
2. That Planning and Housing Committee approve the Consultation Details Section of this report be included as part of the ‘brief explanation’ in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to *the Planning Act* ‘Explanation Requirements’ at the City Council Meeting of December 11, 2024 subject to submissions received between the publication of this report and the time of Council’s decision.

## RECOMMANDATIONS DU RAPPORT

1. Que le Comité de la planification et du logement recommande au Conseil d’approuver une modification au Règlement de zonage 2008-250 visant le 2928, rue Bank, un bien-fonds illustré dans le document 1, en vue de permettre la construction d’un immeuble résidentiel de quatre étages (faible hauteur), comme l’expose en détail le document 2.
2. Que le Comité de la planification et du logement donne son approbation afin que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffe 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 du 11 décembre 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**

2928 Bank Street

**Owner**

VIP Construction and Engineering

**Applicant**

Q9 Planning & Design

**Architect**

Brian K. Clark Architect

**Description of site and surroundings**

The subject property municipally addressed as 2928 Bank Street is located on the western side of Bank Street, between Kingsdale Avenue and Queensdale Avenue. The site abuts a commercial property fronting onto Bank Street to the north, and a low-rise residential dwelling to the west. The nearby properties on the west side of Bank Street are comprised of commercial uses and residential single-family dwellings. The remainder of the surrounding community is comprised of low-rise residential dwellings, predominantly single detached dwellings. The subject site is approximately 1,307 metres squared in size and currently contains a single detached dwelling.

**Summary of proposed development**

The proposed Zoning By-law Amendment seeks to facilitate a new, low-rise apartment dwelling on the property totalling four storeys and containing 25 units. The development will front onto Bank Street and include 19 parking spaces for residents and five spaces for visitors. Nine of the parking spaces will be on surface and the remaining will be underground. Vehicular access to the site will be from Queensdale Avenue.

The applicant has indicated that four of the proposed 25 units will be provided as affordable units.

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

The subject site is currently zoned Arterial Mainstreet, Subzone 2, Maximum Height of 30 metres (AM2 H(30)) and permits low-rise apartment dwellings. The proposed Zoning By-law Amendment is Arterial Mainstreet, Subzone 2, Exception XXXX, Height

Maximum 30m, (AM2[XXXX] H(30)). The site-specific exception will be added to the zoning to permit a reduced resident vehicle parking from 1.2 spaces per unit to 0.76 spaces per unit, a reduced rear yard setback from 7.5 metres to 6.65 metres, and an increased maximum height from 11 metres to 14 metres in any area up to and including 20 metres from a property line abutting a R1, R2 or R3 residential zone.

## **DISCUSSION**

### **Public consultation**

Public consultation for this application was conducted in accordance with procedures for Zoning By-law amendment applications. Owners within 120 metres of the site were notified through Canada Post mailing, and one sign was posted on-site.

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

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

The Official Plan designates the subject property as Mainstreet Corridor within the Outer Urban Transect on Schedule B3 to the Official Plan. The policies pertaining to the Mainstreet Corridor broadly support higher densities of development than the nearby low-rise neighbourhoods which will also align with a dense urban environment. The designation anticipates both multi-family residential dwelling types as well as mixed use buildings that provide commercial or office uses which contribute to a 15-minute neighbourhood model. Any development along the corridor is intended to address the higher order street and/or corridor, which in the context of the subject property is Bank Street. The policies for the Outer Urban Transect acknowledge that existing neighbourhoods rely on personal vehicle travel, however, encourage the opportunity shift towards transit options when possible.

The subject property is also located within an Evolving Neighbourhood Overlay on Schedule B3 to the Official Plan. The Evolving Overlay is generally applied to areas along Corridors which have the opportunity to develop towards an urban built form with respect to density, use and site design. The lands in the Overlay are planned to experience a gradual evolution towards intensification and support urban built forms.

### **South Keys to Blossom Park Community Design Plan**

The subject site is located within the South Keys to Blossom Park, Bank Street Community Design Plan within the Blossom Park Mainstreet Character Area and designated as Arterial Mainstreet under the Community Design Plan.

The Arterial Mainstreet land use designation generally permits dwellings 9 storeys in height, per Figure 27 of the Community Design Plan. The land within this area is acknowledged to be underdeveloped and is encouraged to develop into mid-rise buildings which frame the street. The Community Design Plan acknowledges that buildings along Bank Street should transition down to the adjacent residential neighbourhoods, where mid-rise buildings are proposed.

### **Planning rationale**

The subject Zoning By-law Amendment seeks to rezone the land from AM2 H(30) to AM2[XXXX] H(30), permitting a low-rise apartment dwelling use.

#### **Land Use and Built Form**

The subject application proposes a four-storey low-rise apartment dwelling building typology which will contain 25 units, four of which are planned to be affordable units. The proposed low-rise apartment dwelling fronts onto a Mainstreet Corridor and is located on the eastern edge of an existing low-rise neighbourhood. Five visitor parking spaces will be included on the site, aligning with the minimum required in the Zoning By-law. The subject property is designated as Mainstreet Corridor within the Outer Urban Transect with an Evolving Neighbourhood overlay. The Official Plan anticipates that the lots which front onto Mainstreet Corridors will intensify into mixed-use corridors and offer higher-density residential development than the surrounding neighbourhoods. Multi-family residential dwellings must remain compatible with the existing community, and while mid- and high-rise apartments are encouraged along Mainstreet Corridors, the subject lot's size and context require adequate transitions to adjacent residential properties. The new low-rise apartment dwelling units are supported by the Official Plan and are adequately situated at the boundary of the established community. The proposed low-rise apartment aligns with the anticipated intensification along Mainstreet Corridors and will appropriately address the neighbourhood context while providing additional housing stock. The intended land use and built form meet the intent of the Official Plan policies for lands designated as Mainstreet Corridor within the Outer Urban Transect and the Evolving Neighbourhood overlay.

#### **Parking**

The proposal is requesting to reduce the minimum vehicle parking space rate for residents from 1.2 per unit to 0.76 per unit. Official Plan Section 4.1.4 supports the shift towards sustainable modes of transportation, where feasible.

The subject property is currently serviced by a nearby bus route 93. There are north-bound and south-bound bus stations located one block north of the property as well as a bus stop at along the Queensdale frontage of the property. Currently, bus transit service along Bank Street runs every 30 minutes during peak times and runs from Leitrim to Hurdman Transit Station. Bicycle parking spaces are provided within the proposed building and externally at ground level to encourage active transportation. The five proposed visitor vehicle parking spaces will assist to relieve parking impacts from delivery and temporary visitor parking from the surrounding neighbourhood. Overall, the proposed site is well-serviced by nearby amenities, transportation options and meets the policy direction to reduce the residential parking requirement.

### Rear Yard Setback

The rear yard of the site is located along the western edge of the site and abuts a lot of low-rise residential dwellings. The current AM2 H(30) zoning of the property requires a minimum rear yard setback of 7.5 metres, whereas the proposed Zoning By-law amendment seeks to reduce the rear yard setback to 6.65 metres. The proposed reduction in the rear yard setback applies exclusively to the buildings support columns, which extend beyond the building face and into the required rear yard. The applicant has indicated that the reduction in rear yard setback will not result in the building façade moving closer to the rear lot line than 7.5 metres but allows for a more compact and efficient surface parking area with minimal impacts to the building design.

### Height

The current zoning of the site permits heights up to 30 metres, however, it includes transition provisions requiring that any portion of the site within 20 metres of an adjacent residential property is limited to 11 metres. The requested increase in height to 14 metres for the area adjacent to the existing residential lot to the west would permit a full floor at the fourth storey rather than accommodating units on the fifth storey on the side closer to Bank Street. A four-storey building would be more financially feasible than a five-storey and is also considered more compatible with the surrounding low-rise residential area. Because the reduced setback only applies to the ground floor columns, the building's main facade continues to respect the as-of-right rear yard setback of 7.5m, providing adequate distance between the building's massing and adjacent residential property.

Furthermore, the neighbouring residential property to the west currently provides a setback of 16 metres between the single-family dwelling and the joint lot line. A detached garage is located within the interior side yard. There is also a vegetated buffer

existing along the lot line between the subject property and the adjacent residential lot, further improving the visual buffering of the proposed development.

### **Provincial Policy Statement**

Staff have reviewed this proposal and have determined that it is consistent with the 2024 Provincial Planning Statement.

### **RURAL IMPLICATIONS**

There are no rural implications.

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

Councillor Jessica Bradley of Ward 10 Gloucester-Southgate is supportive of this application.

### **ADVISORY COMMITTEE(S) COMMENTS**

There are no Advisory Committee comments.

### **LEGAL SERVICES COMMENTS**

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

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications.

### **ASSET MANAGEMENT IMPLICATIONS**

There are no asset management implications associated with the recommendations in this report.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

### **ACCESSIBILITY IMPACTS**

There are no expected barriers to accessibility with the proposed development.

### **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

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

### **APPLICATION PROCESS TIMELINE STATUS**

The statutory 90 day timeline for making a decision on this application under the *Planning Act* will expire on February 3, 2024.

### **SUPPORTING DOCUMENTATION**

Document 1 Zoning Key Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

### **CONCLUSION**

Staff are of the opinion that the proposed Zoning By-law Amendment at 2928 Bank Street is consistent with the Provincial Planning Statement (2024) and conforms to the City of Ottawa's Official Plan. Staff are satisfied that reduction in the minimum vehicle parking space rate, reduction in minimum rear yard setback and increased height will not have an undue negative impact on the adjacent properties and surrounding neighbourhood. The Planning, Development and Building Services Department recommend approval of the application.

### **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.

The Planning, Development and Building Services Department will prepare an implementing by-law and forward it to Legal Services.

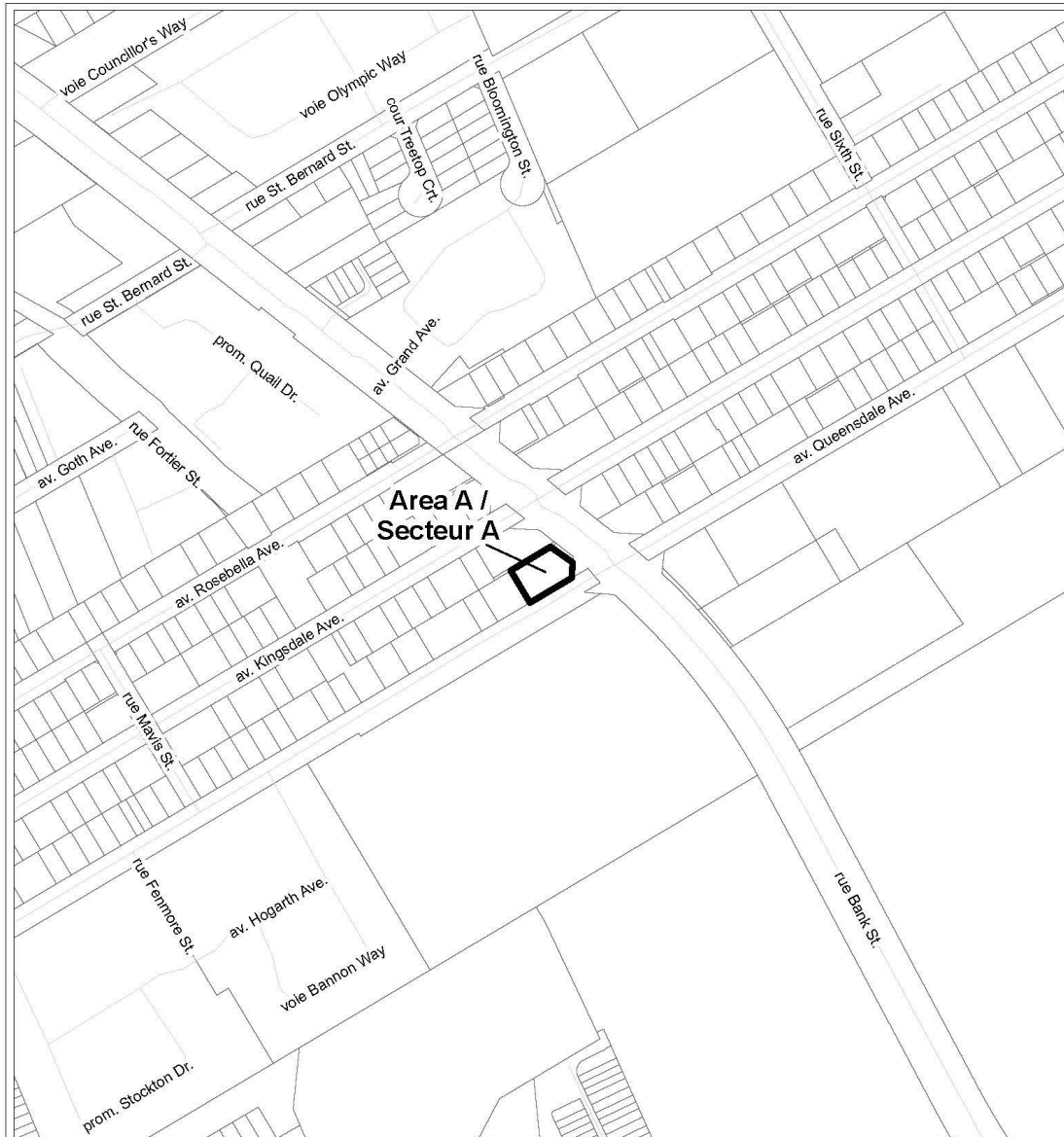
Legal Services, City Manager's Office to forward the implementing by-law to City Council.



Planning Operations, Planning Services to undertake the statutory notification.



# Document 1 – Zoning Key Map

Zoning Key Plan for 2928 Bank Street indicating the zoning change to AM2[XXXX] H(30).



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE <b>2928 rue Bank St</b>	
D02-02-24-0016	24-1226-X	<div style="display: flex; align-items: center;"> <div style="border: 2px solid black; width: 20px; height: 10px; margin-right: 5px;"></div> <div> <p>Area A to be rezoned from AM2 H(30) to AM2[XXXX] H(30)                      Le zonage du secteur A sera modifié de AM2 H(30) à AM2[XXXX] H(30)</p> </div> </div>	
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<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.                      ©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</small>			
REVISION / RÉVISION - 2024 / 10 / 30			

## Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 2928 Bank Street:

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 II, add the text “AM2[XXXX] H(30)”
  - b) In Column X, add the text
    - “The following applies to an apartment dwelling, low rise”
      - i. Minimum rear yard setback for ground floor columns only: 6.65 metres.
      - ii. Maximum height: Notwithstanding Table 185, the maximum height in any area up to and including 20 metres from a property line abutting a R1, R2 or R3 residential zone is 14 m
      - iii. Notwithstanding Table 101, the minimum required number of parking spaces for a low-rise apartment is 0.76 per dwelling unit.

### **Document 3 – 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 Zoning By-law amendments.

#### Public Comments and Responses

##### Comment:

Potential for increased traffic on Queensdale Avenue.

##### Response

Staff note that 19 resident parking spaces are being provided and the required amount of visitor parking spaces are being provided which will reduce parking impacts on the surrounding neighbourhood of temporary visitor and delivery parking. The decreased parking on the subject site is not expected to negatively impact the surrounding neighbourhood.

##### Comment:

Support for a residential development containing affordable dwelling units which provides bicycle parking and visitor parking in lieu of resident parking.

##### Response:

Staff note the support for the development.