

**Subject: Zoning By-law Amendment – 3484 Innes Road, and 240 and 270
Lamarche Avenue**

File Number: ACS2024-PDB-PS-0008

**Report to Planning and Housing Committee on 11 September 2024
and Council 18 September 2024**

**Submitted on August 30, 2024 by Derrick Moodie, Director, Planning Services,
Planning, Development and Building Services**

Contact Person: Michael Boughton, Planner III, Development Review East

613-580-2424 ext.27588, Michael.Boughton@ottawa.ca

Ward: Orléans South-Navan (19)

**Objet : Modification du Règlement de zonage – 3484, chemin Innes, et 240 et
270, avenue Lamarche**

Dossier : ACS2024-PDB-PS-0008

Rapport au Comité de la planification et du logement

le 11 septembre 2024

et au Conseil le 18 septembre 2024

**Soumis le 30 août 2024 par Derrick Moodie, Directeur, Services de la planification,
Direction générale des services de la planification, de l'aménagement et du
bâtiment**

**Personne ressource : Michael Boughton, Urbaniste III, Examen des demandes
d'aménagement est**

613-580-2424 poste 27588, Michael.Boughton@ottawa.ca

Quartier : Orléans-Sud-Navan (19)

REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 3484 Innes Road, and 240 and 270 Lamarche Avenue, as shown in Document 1, to permit on part of the lands an apartment dwelling, mid-rise use up to seven storeys in height, with limited commercial uses, and a park, and to rezone 3484 Innes Road to “Development Reserve”, 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 18 September 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 2008-250* visant le 3484, chemin Innes et les 240 et 270, avenue Lamarche, des biens-fonds illustrés dans le document 1, afin de permettre la construction sur une partie de ces terrains d’un immeuble résidentiel de hauteur moyenne pouvant atteindre sept étages et abritant un nombre limité de commerces, l’aménagement d’un parc et la modification du zonage du 3484, chemin Innes en « Zone d’aménagement futur », comme l’expose en détail le document 2.
2. Que le Comité de la planification et du logement approuve l’intégration de la section du présent rapport consacrée aux détails de la consultation dans la « brève explication » du 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 18 septembre 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.

EXECUTIVE SUMMARY

Staff Recommendation

Planning staff recommend approval of an amendment to Zoning By-law 2008-250 for 3484 Innes Road, and 240 and 270 Lamarche Avenue to permit on part of the lands an apartment dwelling, mid-rise use up to seven storeys in height, with limited commercial uses, and a park, and to rezone 3484 Innes Road to “Development Reserve.”

The Zoning By-law amendment application proposes to rezone the Phase 1 development block from “Development Reserve” (DR) to “Residential Fifth Density, Subzone Z”, subject to a building height limit of 25 metres, a Residential Neighbourhood Commercial Suffix on part of the block, and several site-specific provisions to address building setbacks and step backs, a reduced visitor parking rate and commercial use restrictions (R5Z[XXX1] H(25) and R5Z[XXX1] H(25)-c) to allow the three proposed mid-rise apartment buildings of six and seven storeys in graduated height, consisting of a total of 285 dwelling units, on the Phase 1 lands, as illustrated on the preliminary site plan attached as Document 3. The part of the site addressed 3484 Innes Road is proposed simply to be rezoned to Development Reserve, while the balance of the subject site is to remain zoned Development Reserve.

The proposal conforms with the applicable Official Plan policies for this area of Orléans. The Official Plan designates the site Mainstreet Corridor and Neighbourhood, subject to the Evolving Neighbourhood Overlay and the area-specific policies of Volume 2C of the Plan.

Applicable Policy

The Mainstreet Corridor policies of Section 6.2 of the Official Plan (2022), which land use designation extends over the northern two-thirds of the subject site, apply to lands along specified arterial streets, Innes Road in this instance, whose planned function combines a higher density of development, a greater degree of mixed uses and a higher level of street transit service than abutting Neighbourhoods.

The remaining southern one-third of the site beyond the limit of the Mainstreet Corridor is designated “Neighbourhood” and is subject to the policies of the “Evolving Neighbourhood” overlay. The Neighbourhood policies of Section 6.3 generally permit a range of low-rise residential and non-residential uses and built forms of four storeys or less that achieve the residential intensification and density targets of the Plan. The Evolving Neighbourhood overlay policies of Section 5.6.1 apply to areas of the Neighbourhood designation in close proximity to Corridors and are intended to provide

built form direction in cases where a change in character to support intensification is anticipated.

The part of the site designated Neighbourhood is also subject to an area-specific policy in Volume 2C of the Official Plan that states that the maximum permitted building height for the property addressed 270 Lamarche Avenue is seven storeys as implemented by a Zoning By-law amendment. The proposed site development on the Phase 1 lands is subject to this area-specific policy and conforms with the policy directions of the Official Plan.

Other Matters

The site was the subject of a previous Local Planning Appeal Tribunal (LPAT) hearing held in November 2020 to consider a previous Zoning By-law amendment application submitted by the same applicant and land owner in 2019. The appellant's appeal of the application for the municipality's failure to make a decision in a timely manner and City Council's subsequent decision made on 24 June 2020 to refuse the application was dismissed by the Tribunal in its January 2021 decision. The present Zoning By-law amendment and companion application for Site Plan Control Approval adequately respond to the urban design and compatibility matters that were the focus of the disputed issues at the hearing.

The recommended Zoning By-law amendment to rezone parts of the site from DR and IL2 H(14)-h to R5Z[XXX1] H(25), R5Z[XXX1] H(25)-c and DR would allow for the implementation of the proposed mid-rise apartment building development on the Phase 1 lands. The proposed zones and site-specific exceptions referenced in the report are appropriate and desirable to support good site design.

Public Consultation/Input

Notification and public consultation was undertaken in accordance with Council's Public Notification and Public Consultation Policy for Zoning By-law amendments. A legislated public meeting to consider the related proposed plan of subdivision was held on 17 February 2022 via Zoom. The proposed Zoning By-law amendment and related site development proposal were also discussed during the meeting, which was attended by approximately 70 members of the public including representatives of the local community associations and the ward councillor.

More than 200 written comments were received in response to the site development proposal, most of which expressing concerns and objections to the proposed mid-rise apartment building on the Phase 1 lands. In general, the local residents objected to the incompatibility of the proposed six to seven storey apartment buildings with the

character of the surrounding low-rise residential development to the south and west, and with the building transition to the abutting low-rise residential developments. These relevant concerns have been incorporated into the proposed details of the recommended zoning; however, it is planning staff's opinion that the proposed mid-rise building height of seven storeys adequately responds to the matters of building transition through the use of appropriate building setbacks and step backs.

RÉSUMÉ

Recommandation du personnel

Le personnel chargé de la planification recommande l'approbation de la demande de modification du *Règlement de zonage 2008-250* visant le 3484, chemin Innes et les 240 et 270, avenue Lamarche, afin de permettre la construction sur une partie de ces terrains d'un immeuble résidentiel de hauteur moyenne pouvant atteindre sept étages et abritant un nombre limité de commerces, de permettre l'aménagement d'un parc et de modifier le zonage du 3484, chemin Innes en « Zone d'aménagement futur ».

Cette demande de modification du Règlement de zonage ferait passer la désignation de l'îlot d'aménagement de la phase 1 de « Zone d'aménagement futur » (DR) à « Zone résidentielle de densité 5, sous-zone Z », un zonage assujetti à une hauteur de bâtiment maximale de 25 mètres, à un suffixe désignant un quartier résidentiel à vocation commerciale visant une partie de l'îlot, à plusieurs dispositions propres à l'emplacement et s'appliquant aux retraits et aux marges de recul des immeubles, à une réduction du taux de stationnement pour visiteurs et à des restrictions d'utilisation commerciale (R5Z[XXX1] H(25) et R5Z[XXX1] H(25)-c), afin de permettre la présence des trois immeubles résidentiels de hauteur moyenne, d'une hauteur graduelle allant de six à sept étages, et abritant au total 285 logements. Ces immeubles seraient construits sur les terrains de la phase 1, illustrés sur le plan d'implantation préliminaire joint en tant que document 3. La partie de l'emplacement située au 3484, chemin Innes verrait sa désignation simplement changée en Zone d'aménagement futur, tandis que le reste de l'emplacement conserverait sa désignation de Zone d'aménagement futur.

La proposition est conforme aux politiques du Plan officiel applicables à ce secteur d'Orléans. Le Plan officiel désigne l'emplacement comme appartenant à un couloir de rue principale et à un quartier, assujetti à une surzone des quartiers évolutifs et aux politiques propres au secteur du volume 2C du PO.

Politique applicable

Les politiques propres au couloir de rue principale de la section 6.2 du Plan officiel (2022), dont la désignation d'utilisation du sol s'étend sur les deux tiers nord de l'emplacement visé, s'appliquent aux terrains longeant les artères précisées, le chemin Innes dans le cas présent, dont la fonction planifiée regroupe une plus grande densité d'aménagement, un degré supérieur de mixité dans l'aménagement du territoire et un niveau supérieur de service de transport en commun sur rue par rapport aux quartiers voisins.

Le tiers restant, situé sur la partie sud de l'emplacement au-delà de la limite du couloir de rue principale, est désigné « Quartier » et relève des politiques de la surzone de « quartiers évolutifs ». Les politiques de la désignation de Quartier de la section 6.3 autorisent généralement diverses utilisations et formes bâties résidentielles et non résidentielles de faible hauteur, de quatre étages ou moins, qui permettent d'atteindre les objectifs de densification résidentielle et de densité du PO. Les politiques de la surzone des quartiers évolutifs de la section 5.6.1 s'appliquent aux secteurs désignés Quartiers et situés à proximité immédiate des couloirs. Elles visent à définir l'orientation de la forme bâtie dans les cas où l'on prévoit un changement de caractère destiné à soutenir la densification.

La partie de l'emplacement désignée Quartier est également visée par une politique propre au secteur dans le volume 2C du Plan officiel, politique qui stipule que la hauteur de bâtiment maximale autorisée sur le bien-fonds situé au 270, avenue Lamarche est de sept étages en vertu d'une modification du Règlement de zonage. L'aménagement proposé des terrains de la phase 1 est assujéti à cette politique propre au secteur et est conforme aux orientations de politique du PO.

Autres questions

L'emplacement a fait l'objet en novembre 2020 d'une audience du Tribunal d'appel de l'aménagement local (TAAL), qui a eu pour objet d'examiner une demande antérieure de modification du Règlement de zonage présentée par le même requérant et propriétaire en 2019. L'appel du requérant consécutif au manquement par la municipalité de rendre une décision en temps opportun et à la décision subséquente du Conseil municipal rendue le 24 juin 2020 de refuser la demande a été rejeté par le Tribunal dans sa décision de janvier 2021. La présente modification du Règlement de zonage et la demande connexe de réglementation du plan d'implantation répondent adéquatement aux questions de conception urbaine et de compatibilité qui ont fait l'objet des enjeux contestés lors de l'audience.

La modification du Règlement de zonage recommandée, visant à faire passer la désignation de certaines parties de l'emplacement de DR et IL2 H(14)-h à R5Z[XXX1] H(25), R5Z[XXX1] H(25)-c et DR, permettrait la construction de l'immeuble résidentiel de hauteur moyenne proposé sur les terrains de la phase 1. Les zonages et les exceptions propres à l'emplacement évoqués dans le rapport sont appropriés et souhaitables pour assurer la qualité de la conception de l'emplacement.

Consultation et commentaires du public

La notification et la consultation du public se sont déroulées conformément à la Politique sur l'avis et la consultation publique approuvée par le Conseil municipal pour les modifications du Règlement de zonage. Une réunion publique prévue par la loi s'est déroulée sur Zoom le 17 février 2022 pour examiner le plan de lotissement connexe. La modification du Règlement de zonage proposée et le projet d'aménagement de l'emplacement ont également fait l'objet de discussions lors de cette réunion, à laquelle ont participé environ 70 membres du public, dont des représentants d'associations communautaires locales et le conseiller du quartier.

Plus de 200 personnes ont fait part de commentaires écrits au sujet de ce projet d'aménagement, dont la plupart exprimaient des préoccupations et des objections à l'égard du projet de construction d'un immeuble résidentiel de hauteur moyenne sur les terrains de la phase 1. D'une manière générale, les résidents du secteur ont tenu à souligner l'incompatibilité des immeubles résidentiels de six à sept étages proposés avec le caractère des aménagements résidentiels de faible hauteur environnants au sud et à l'ouest, et sont opposés à la transition entre les bâtiments et les aménagements résidentiels de faible hauteur avoisinants. Ces préoccupations pertinentes ont été intégrées dans les détails proposés du zonage recommandé. Toutefois, le personnel chargé de la planification est d'avis que la hauteur de sept étages des immeubles de hauteur moyenne proposés correspond adéquatement à une transition de hauteur si l'on applique des retraits et des marges de recul appropriés.

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

3484 Innes Road, 240 and 270 Lamarche Avenue

Owner

Canadian Rental Development Services Inc. (Lépine Corp.)

Applicant

Fotenn Consultants Inc.

Architect

Neuf Architect(e)s

Description of site and surroundings

The site is located on the south side of Innes Road and east of Pagé Road adjacent to the Chapel Hill Retirement Residence. The 5.2-hectare rectangular, mostly vacant and featureless site comprises two of the four planned mixed-use blocks within the developing Orléans Village subdivision and the existing property addressed 3484 Innes Road situated in the northwest corner of the site. The subject parcels of land have substantial frontage along both Innes Road and the west side of Lamarche Avenue. The lands were the site of the former Innes Road Golf Land. A few of the buildings related to the previous land use remain, including the commercial office at 3484 Innes Road. Document 1 identifies the subject lands.

To the north of the site across Innes Road is a predominantly low-rise residential neighbourhood. A neighbourhood retail plaza is located on the northeast corner of Pagé Road and Innes Road. Directly east across Lamarche Avenue are the other two largely vacant planned mixed-use blocks within the Orléans Village subdivision. The lands directly south and west of the site are characterized by a mix of single detached and low-rise multiple attached dwellings. The Chapel Hill Retirement Residence abuts the northwest corner of the site. Farther west of the site is the Chapel Hill South community.

Summary of proposed development

The proposed Zoning By-law amendment is intended to implement the related recently approved Draft Plan of Subdivision for the subject lands that consists of three development blocks, one crescent-shaped public road, and a public park. The subdivision is intended to develop in three phases. Phase 1 of development is currently the subject of an active Site Plan Control Approval application ([File D07-12-21-0232](#)), which proposes 285 apartment units in three mid-rise apartment buildings of six and seven storeys in graduated height fronting onto Lamarche Avenue and the future public street. A two-level underground garage containing 354 spaces and a surface parking area accommodating 41 spaces are proposed. Complementary retail/service commercial space of approximately 300 square metres in floor area is proposed on the ground floor of the building fronting Lamarche Avenue. Document 3 illustrates the

proposed preliminary site plan intended for the Phase 1 lands. At present, there is no firm plan for the remaining phases of development. While several development concepts for the entirety of the site were presented in the supporting materials submitted, it is proposed that the balance of the subdivision lands remain vacant for the time being.

It should be noted that the site was the subject of a previous Local Planning Appeal Tribunal (LPAT) hearing held in November 2020 to consider a previous Zoning By-law amendment application submitted by the same applicant and land owner in 2019. The appellant's appeal of the application for the municipality's failure to make a decision in a timely manner and City Council's subsequent decision made on 24 June 2020 ([ACS2020-PIE-PS-0006](#)) to refuse the application was dismissed by the Tribunal in its January 2021 decision. The present Zoning By-law amendment and companion application for Site Plan Control Approval adequately respond to the urban design and compatibility matters that were the focus of the disputed issues at the hearing.

Summary of requested Zoning By-law amendment

Most of the subject site is currently zoned "Development Reserve" (DR) in the City's Zoning By-law 2008-250, which essentially prohibits the use of a site until such time as appropriate development and uses are proposed. The part of the site addressed 3484 Innes Road is zoned "Light Industrial, Subzone 2" [IL2 H(14)-h], which is a remnant of the zoning that was in effect over the entire lands until late 2017.

The Zoning By-law amendment application proposes to rezone the Phase 1 development block from Development Reserve to "Residential Fifth Density, Subzone Z", subject to a building height limit of 25 metres, a Residential Neighbourhood Commercial Suffix on part of the block, and several site-specific provisions to address building setbacks and step backs, a reduced visitor parking rate and commercial use restrictions (R5Z[XXX1] H(25) and R5Z[XXX1] H(25)-c). The part of the site addressed 3484 Innes Road is proposed simply to be rezoned to Development Reserve. The balance of the subject site is to remain zoned Development Reserve. Document 1 identifies the proposed zones.

DISCUSSION

Public consultation

A legislated public meeting to consider the proposed plan of subdivision was held on 17 February 2022 via Zoom. The proposed Zoning By-law amendment and related site development proposal were also discussed during the meeting. Approximately 70 members of the public attended the meeting including representatives of the Chapel Hill

South Community Association (CHSCA), Chateaufeuf Community Association (CCA) and Orléans Village & Area Community Group (OVACG). Councillor Laura Dudas attended the meeting since the subject site was within Ward 2 prior to the ward boundary realignment in 2022. More than 200 written comments were received in response to the site development proposal, most of which expressing concerns and objections to the proposed mid-rise apartment building on the Phase 1 lands. In general, the local residents objected to the incompatibility of the proposed six to seven storey apartment buildings with the character of the surrounding low-rise residential development to the south and west, and with the building transition to the abutting low-rise residential developments. These relevant concerns have been incorporated into the proposed details of the recommended zoning; however, it is planning staff's opinion that the proposed mid-rise building height of seven storeys adequately responds to the matters of building transition through the use of appropriate building setbacks and step backs.

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

Official Plan designation(s)

Schedule B8 – Suburban (East) Transect of the Official Plan (2022) designates the northern two-thirds of the subject site as “Mainstreet Corridor”, which designation applies to lands along specified streets whose planned function combines a higher density of development, a greater degree of mixed uses and a higher level of street transit service than abutting Neighbourhoods (Sec. 6.2). In the case of Mainstreet Corridors, the designation and the application of its policies extend into the site to a depth of 220 metres from the centreline of Innes Road in this case. The remaining southern one-third of the site beyond the limit of the Mainstreet Corridor is designated “Neighbourhood” and is subject to the policies of the “Evolving Neighbourhood” overlay. The Neighbourhood designation generally permits a range of low-rise residential and non-residential uses and built forms of four storeys or less that achieve the residential intensification and density targets of the Plan (Sec. 6.3). The Evolving Neighbourhood overlay outlined in Section 5.6.1 applies to areas of the Neighbourhood designation in close proximity to Hubs and Corridors (Innes Road in this case) to signal a gradual evolution over time that will see a change in character to support intensification, including guidance for a change in character from suburban to urban to allow new built forms and more diverse functions of land. The intent is to identify areas that may gradually evolve through intensification to a more urban than suburban built form. The southern one-third of the site beyond the 220-metre limit of the Mainstreet Corridor designation is also subject to an area-specific policy in Volume 2C of the Official Plan adopted by Council in April 2024 by By-law 2024-135 (Official Plan Amendment 24) that states that the maximum permitted building height for the property addressed 270

Lamarche Avenue is seven storeys as implemented by a Zoning By-law amendment. The proposed site development on the Phase 1 lands is subject to this area-specific policy.

The Urban Design policies of Section 4.6.6 of the Official Plan are relevant to the proposed Zoning By-law amendment and related future site development for the Phase 1 lands. These policies address the sensitive integration of new development into communities to ensure intensification targets are met while considering liveability for all. The transitions between mid-rise buildings and adjacent properties within the Neighbourhood designation are to be achieved by providing a gradual change in height and massing through the stepping down of buildings and setbacks from the low-rise properties, generally guided by the application of an angular plane as may be set out in the Zoning By-law in accordance with Council-approved design guidelines.

Other applicable policies and guidelines

The Urban Design Guidelines for Development along Arterial Mainstreets, approved by Council on 24 May 2006, apply to all streets previously identified as an Arterial Mainstreet, now redesignated as a Mainstreet Corridor in the Official Plan (2022). The Guidelines provide urban design guidance at the planning application stage to assess, promote and achieve compatible development along existing and planned Mainstreets. The proposed Zoning By-law amendment and supporting preliminary site development were assessed against several of the guidelines, including those intended to promote a comfortable and attractive streetscape (Guidelines 1, 4, 6), encourage high-quality built form and establish a strong street edge along the public street, and facilitate a gradual transition to more intensive forms of development on Mainstreets and side streets (Guidelines 10, 13, 14, 17).

Urban Design Review Panel

The property is within a Design Priority Area and the Draft Plan of subdivision, Zoning By-law Amendment and Site Plan Control applications were subject to the Urban Design Review Panel (UDRP) process. The applicants presented their proposal to the UDRP at a formal review meeting, which was open to the public.

The formal review meeting for the applications was held on March 4th, 2022.

The panel's recommendations from the formal review of the applications are:

Summary

- The Panel generally supports the walkway system connecting the park to Lamarche Avenue, but there are concerns with the development's transition to its surroundings.

From an urban design perspective, further improvements to the public realm for a better east-west connection and the reorientation of Building C to animate the entire edge of the site are needed.

Site Plan

- The Panel questions the master plan layout given the development's superblock appearance and suburban feel; more studies are needed to understand the overall plan, the site's connectivity and the relationship to the greater context and future development. The proponent should consider establishing a tertiary plan to create a more urban development with complete streets and pedestrian connections.
- The Panel questions the suitability of low-density development on Innes Road and Lamarche Avenue as the area has the potential for increased intensification.
- The proponent should consider situating two buildings west of the proposed looped road to create three entry points from Lamarche Avenue for better access.
- There are considerable concerns with the parking layout on Building B as it creates a separation between the building and Françoise Crescent. The Panel recommends removing the parking fronting Building B and relocating the ramp under the building to improve circulation and introduce more greenery.
- The Panel is concerned with the impact of the proposed development on the neighbourhood to the south. The proponent should consider introducing shallow lots with row houses to blend with the existing residential development and using the park as a buffer between the low-rise and mid-rise buildings.

Public Realm and Landscape

- The proposed public realm is appreciated, but the Panel believes the quality of the pedestrian connections would be improved by introducing a more robust landscape including double rows of trees, hedges and vegetation buffers to increase privacy between the path users and the private outdoor amenity areas and to the adjacent neighbourhood.
- The Panel believes the park's current location makes it difficult to access and hinders its full potential to become a focal point for the community. The proponent should consider relocating the park to face Lamarche Avenue.
- The Panel recommends reorienting Building C to align with Lamarche Avenue, increasing the base height to two storeys, and introducing commercial uses to create a street wall condition and pedestrianize the street.

Materiality

- The Panel appreciates the focus on masonry but notes there is an opportunity for the development to tie in with the existing neighbourhood by introducing brick coursing in a contrasting colour.
- The Panel does not support the ornate New Orleans inspired balconies. Given that Ottawa's climate differs from New Orleans, it is unclear how the structure will be executed on the façade and whether the metal frame will perform as expected.

Sustainability

- The Panel believes there is an opportunity to improve performance of the site by integrating stormwater management and introducing more greenery to minimize the heat island effect and provide wind protection. The proponent should also consider district energy for the whole site and zero impact development.

Several of the Panel's comments pertain specifically to matters of design still under discussion as part of the companion Site Plan Control application review process. At the time of the writing of this report, the applicant had not yet submitted a revised site plan to allow planning staff to fully assess the response to the Panel's landscape, materiality and sustainability comments.

Certain recommendations of the Panel related to the proposed Zoning By-law amendment were not implemented:

- Planning staff find the physical layout of the subdivision, the public crescent street and park location to be appropriate.
- The general layout of the proposed mid-rise apartment development on the Phase 1 lands, including the arrangement of the on-site parking area along the local street, is acceptable to planning staff.
- The previous Official Plan (2003) permitted mid-rise built form on the Phase 1 lands. Official Plan (2022) and area-specific policy (OPA 24) continue to permit mid-rise development. Planning staff find the proposed six- to seven-storey apartment buildings provide sufficient built form transition from the abutting low-rise residential neighbourhood through the application of effective building setbacks and step backs.

Planning rationale

With respect to the suitability of the site's physical characteristics and adequacy of existing and planned municipal services and road network to support the proposed

uses, it is staff's opinion based on the review of the supporting technical reports filed with the application that the site is adequately suited for the proposed use.

It is also staff's opinion that the proposed Zoning By-law amendment supported by the preliminary development site plan conforms with the relevant land use policies of the Official Plan, as amended by Official Plan Amendment 24. It provides appropriate residential apartment accommodation in combination with a few locally oriented service commercial uses in a mid-rise urban built form on the Phase 1 lands. Furthermore, with the application of effective building setbacks and step backs, the proposed mid-rise development transitions well to and is compatible in scale and built form with the existing surrounding low-rise residential character. In this regard, therefore, it conforms with the Official Plan's urban design policies of Sections 4.6.6.

The proposed Zoning By-law amendment and supporting preliminary development site plan for the Phase 1 lands also conform with the Evolving Neighbourhood policies of Section 5.6.1 of the Official Plan by proposing a more urban form and density of site design in proximity to the Mainstreet Corridor of Innes Road, where such evolution in neighbourhood character within the Suburban (East) Transect area is anticipated and encouraged.

The proposed site development on the Phase 1 lands also is consistent with the Urban Design Guidelines for Development along Arterial Mainstreets, through its attention to appropriate building orientation along the street edges and its effective transition of built form from the existing low-rise residential neighbourhood.

Details of Proposed Zoning

The evaluation of the Zoning By-law amendment was guided by the relevant policies of Section 5.4 – Suburban Transect, Section 5.6.1 – Evolving Neighbourhood Overlay, and Section 4.6 – Urban Design of the Official Plan (2022).

The policies of Section 5.4 contain broadly stated objectives intended to influence the built environment and range of housing types and to ensure new development in the Suburban Transect contributes to the evolution towards 15-minute neighbourhoods to the extent possible through appropriate uses and site design. Section 5.6.1 directs that built form and buildable envelope zoning development standards be consistent with the planned characteristics of the area subject to the evolving neighbourhood overlay, which may differ from the existing characteristics of the area to which the overlay applies. Section 4.6.6 addresses the sensitive integration of new development of mid-rise and high-rise buildings into the surrounding built environment to ensure the Plan's intensification targets are met while considering liveability for all within the surrounding context. While the proposed site development plan for the Phase 1 lands

shown in Document 3 is preliminary and subject to further review and refinement through the ongoing site plan control review process, it is consistent with these policy expectations sufficient to warrant consideration of the proposed Zoning By-law amendment.

The proposed “R5Z[XXX1] H(25)”, R5Z[XXX1] H(25)-c” and “DR” zones would allow for the implementation of the proposed mid-rise, mixed-use apartment building development on the Phase 1 lands and reserve the balance of the site for future zoning consideration. The proposed zones and site-specific exceptions, shown in Document 1 and detailed in Document 2, are appropriate and desirable to support good site design. Specifically, the R5 zone permits a park, a mid-rise apartment dwelling use and the application of the Residential Neighbourhood Commercial Suffix (-c) to allow a restricted range and floor area (maximum of 300 square metres) of appropriate commercial uses in the building on the corner of Lamarche Avenue and the future local public street. The H(25) provision establishes the maximum allowable building height of 25 metres, which permits up to seven storeys in conformity with the Official Plan area-specific policy. The proposed Exception [XXX1] provisions introduce appropriate commercial uses with floor area restrictions, site-specific minimum building setbacks in all yards, appropriate graduated building height setbacks and step backs to respect the abutting low-rise residential uses along the southern and western limits of the site, and a reduced residential visitor parking rate, from 0.2 spaces to 0.1 space per dwelling unit. Finally, the DR zone applied to 3484 Innes Road effectively restricts any development of the property until such time as a future development proposal is considered. The balance of the site is to remain zoned DR at this time.

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 related to this report.

COMMENTS BY THE WARD COUNCILLOR(S)

Councillor Catherine Kitts, Ward 19 – Orléans South-Navan provided the following comments:

“This file has a long and controversial history in our community, which has included changes to provincial and municipal legislation that have brought us to where we are today. A summary is included in this report; however, I do note the community’s outstanding concerns about the height and density proposed.

That said, I am grateful that a front-ending agreement to signalize the intersection of Innes and Lamarche is included as a [subdivision] requirement. A controlled intersection is desperately needed in this location, and without this agreement in place, construction would not begin this year as now planned.

I do want to extend my thanks to City planners and the zoning team for their open communication and for addressing the many questions posed by the community over the past months while this file was being contemplated.

As we move forward with future phases of this development, my hope is that we can continue to work together and achieve the best possible outcome.”

Councillor Laura Dudas, Ward 2 – Orléans West-Innes is aware of the 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 related to this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with 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 Planning Services operating budget.

ACCESSIBILITY IMPACTS

Design considerations with respect to accessibility are not a key consideration of this Zoning By-law amendment application. If the application is approved, accessibility impacts will be assessed in detail during the ongoing review of the related application for site plan control approval.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications related to this report.

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.

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-21-0118), submitted in October 2021, was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due primarily to the time required to resolve the many uncertainties exposed during the review of the proposed subdivision respecting the EUC Stormwater Pond 1 design and expansion works. Draft Plan of Subdivision approval by delegated authority was withheld in January 2023 until such time as the several itemized matters had been satisfactorily resolved. Draft Plan of Subdivision approval was later granted in August 2024 allowing this application to proceed.

SUPPORTING DOCUMENTATION

Document 1 Location Map / Zoning Key Map

Document 2 Details of Recommended Zoning

Document 3 Preliminary Site Plan (Phase 1)

Document 4 Consultation Details

CONCLUSION

The proposed Zoning By-law amendment respects and upholds the intent of the relevant policies of the Official Plans, and it contains appropriate zones and site-specific performance standards to permit the approved draft plan of subdivision and the future mid-rise apartment development on the Phase 1 lands. In staff's opinion, the proposed zoning amendment is appropriate and would be compatible with the existing surrounding residential community.

The Department recommends that the proposed Zoning By-law amendment be approved.

DISPOSITION

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

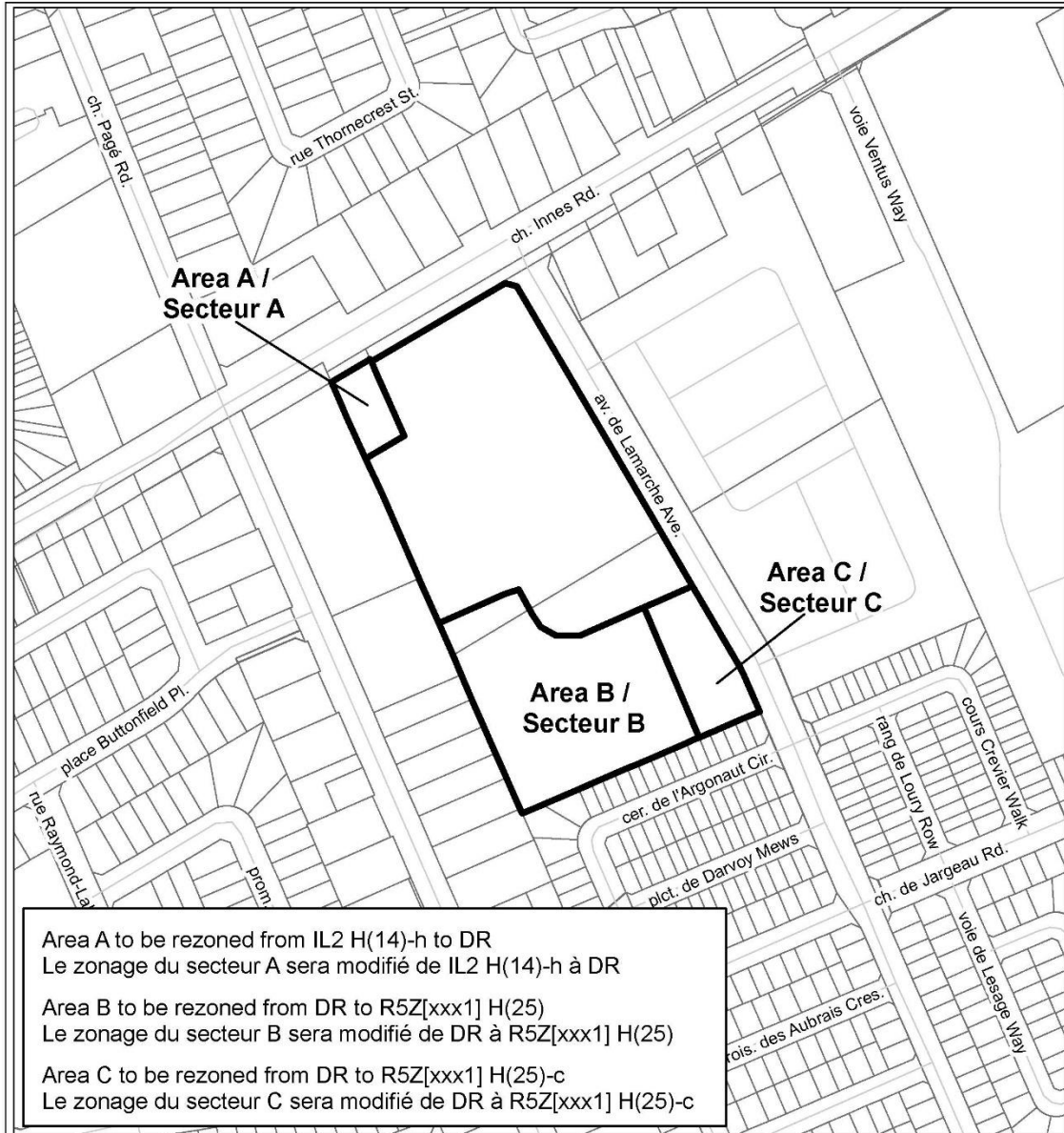
The Planning, Development and Building Services Department will prepare an implementing by-law and forward it to Legal Services.




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 – Location Map / Zoning Key Map

For an interactive Zoning map of Ottawa visit geoOttawa



| | | | |
|---|-----------|---|---|
|  | | LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE | |
| D02-02-21-0118 | 24-0765-X |  | 240, 270 avenue Lamarche Avenue, 3484 chemin Innes Road |
| I:\CO\2024\Zoning\Lamarche_240_270 | | | |
| <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</small> | | | |
| <small>©Les données de parcelles appartient à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CE CI N'EST PAS UN PLAN D'ARPENTAGE</small> | | | |
| REVISION / RÉVISION - 2024 / 08 / 13 | |  | |

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 3484 Innes Road, and 240 and 270 Lamarche Avenue is as follows:

- 1) Rezone the lands as shown in Document 1.
- 2) Amend Section 239 – Urban Exceptions, by adding a new exception [XXX1] with provisions similar in effect to the following:
 - a) In Column I, “Exception Number,” add the text “[XXX1]”
 - b) In Column II, “Applicable Zone,” add the text “R5Z[XXX1] H(25)” and “R5Z[XXX1] H(25) - c”
 - c) In Column III, “Exception Provisions - Additional land uses permitted,” add the text:
 - animal care establishment limited to the grooming of household pets
 - d) In Column IV, Exception Provisions – Land uses prohibited,” add the text:
 - apartment dwelling, high-rise
 - artist studio
 - instructional facility
 - medical facility
 - e) In Column V, “Exception Provisions – Provisions,” add the text:
 - The following applies to an apartment dwelling and apartment dwellings in PUDs:
 - i. Minimum Front Yard Setback: 4.0 metres
 - ii. Minimum Corner Side Yard Setback: 4.0 metres
 - iii. Minimum Interior Side Yard Setback:
 1. abutting an R3 residential zone: 9.0 metres
 2. abutting a park: 4.0 metres
 - iv. Minimum Rear Yard Setback:
 1. To any part of a main building within 25 metres of the southernmost property line having a maximum building height of 11 metres: 14.5 metres

2. All other cases: 20 metres

v. End Notes 1, 4, 26, 27 and 30 of Table 164B do not apply.

- In addition to the Height Suffix H, maximum building height of an apartment dwelling:
 - i. In any area up to and including 20 metres from a property line abutting an R1, R2, R3 or R4 residential zone: 11 metres
 - ii. In any area over 20 metres and up to and including 30 metres from a property line abutting a R1, R2, R3 or R4 zone: 20 metres
 - iii. More than 30 metres from a property line abutting a R1, R2, R3 or R4 zone: 25 metres
- Minimum visitor parking space rate for an apartment dwelling, mid-rise is 0.1 space per dwelling unit.
- Despite Section 163(7), the use and development of a park will be in accordance with the zone provisions of Section 179(2).
- Animal care establishment is only permitted where the -c suffix applies.
- Where the commercial -c suffix applies:
 - i. Section 141 applies to an animal establishment limited to the grooming of household pets;
 - ii. Despite Section 141(2)(b), a restaurant use may have an associated seating area within the building to a maximum of 30 square metres;
 - iii. Despite Section 141(6), the cumulative total of all non-residential uses in a building must not exceed a gross floor area of 300 square metres; and
- Sections 131(4) and (5) do not apply.
- Section 163(11) does not apply.

- The maximum width of a walkway within a front or corner side yard is 3.0 metres.

Document 3 - Preliminary Site Plan (Phase 1)

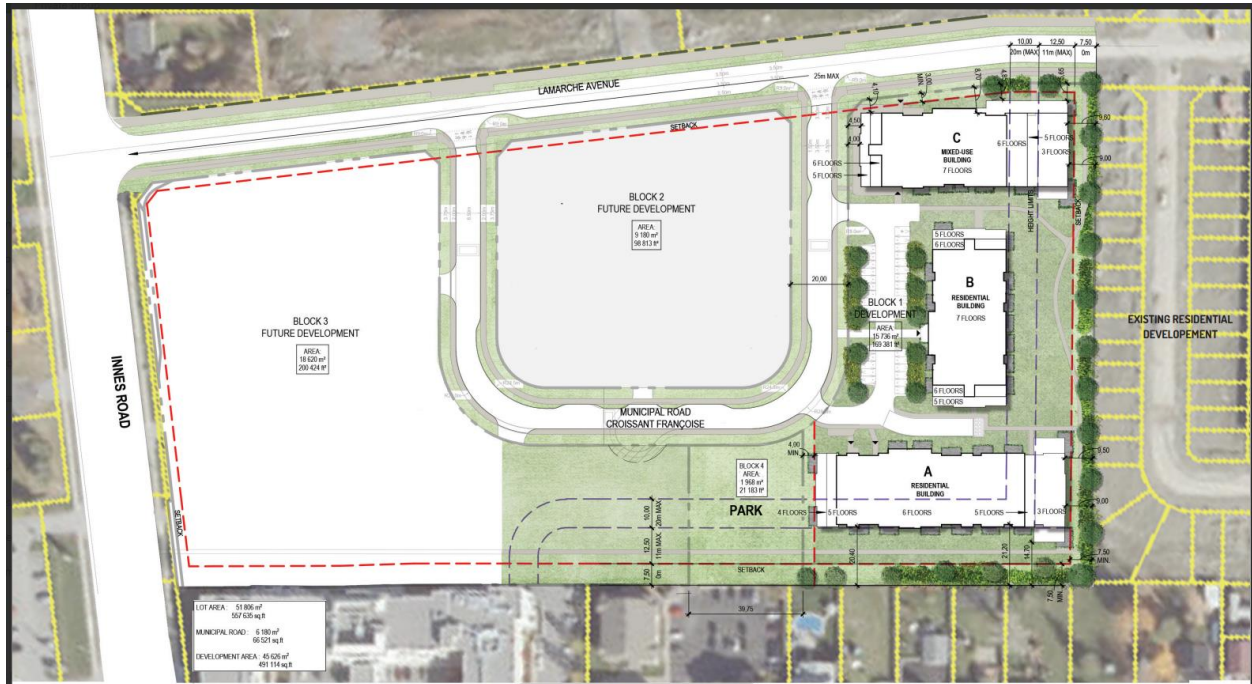
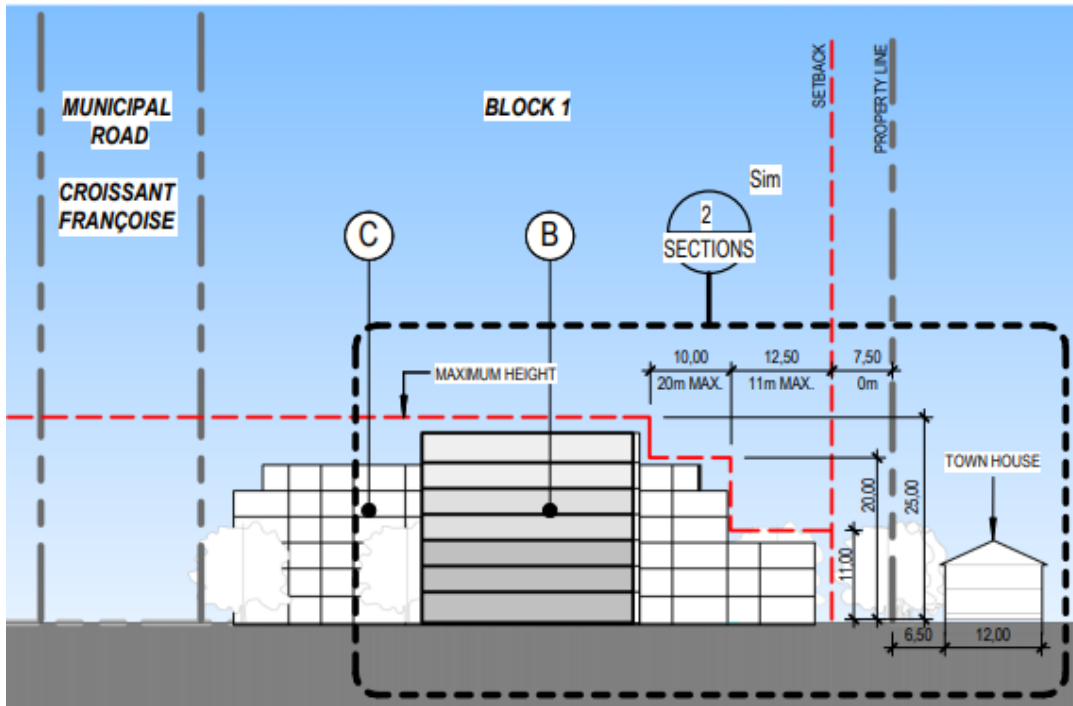


Image of Preliminary Site Plan of Phase 1 development within surrounding context.



Cross-section through Building B looking towards Lamarche Avenue to illustrate graduated building setback and step backs from adjacent low-rise residential properties.

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 Zoning By-law amendments. One legislated public meeting also was held on 17 February 2022 via Zoom.

Public Comments and Responses

A summary of the main themes of the more than 200 public comments received, including those received from the Chapel Hill South Community Association (CHSCA), Chateaufort Community Association (CCA) and Orléans Village & Area Community Group (OVACG), is provided below along with City staff's responses.

Comment 1:

The scale of the proposed apartment development is excessive and out of context with the surrounding neighbourhood in terms of height, mass and density, and will bring with it adverse impacts.

Response:

The proposed mid-rise apartment development on Phase 1 of the subdivision, to be zoned R5Z[XXX1] H(25) and R5Z[XXX1] H(25)-c, conforms to the relevant urban design policies of the Official Plan and the applicable urban design guidelines in that a gradual change in height and massing is provided through the stepping down of buildings and appropriate setbacks from the surrounding low-rise properties, generally guided by the application of an angular plane as is set out in the Details of the Recommended Zoning (Document 2).

Comment 2:

It is recommended that Phase 1 consist of buildings no more than three to four storeys in height. Buildings of six to seven storeys would loom over the low-rise residential dwellings and would negatively affect residents' privacy, views and quality of life.

Response:

The proposed Zoning By-law amendment puts in place appropriate minimum building setbacks and maximum graduated building height provisions such that the mass of the proposed apartment building on the Phase 1 block of the subdivision will be sufficiently

distant from the property lines abutting the existing low-rise residential properties to provide residents with sufficient privacy. Furthermore, the landscape planting plan submitted in support of the related site plan control application proposes a row of broadleaf deciduous trees and coniferous trees that will provide effective screening of the apartment building.

Comment 3:

If mid-rise apartment buildings are inevitable in Phase 1, it is recommended that they have lower heights (step backs) at the second and third storey levels adjacent to the existing low-rise residential properties to ensure a better and more gradual transition between them and the proposed apartment buildings and those future and likely taller buildings within Phases 2 and 3.

Response:

The graduated building setbacks and step backs that are outlined in the Details of the Recommended Zoning (Document 2) for the proposed apartment site (R5Z[XXX1] H(25) and R5Z[XXX1] H(25)-c) are sufficient to provide the generally accepted principle in urban design of a 45-degree angular plane between low-rise and taller buildings. The proposed building height transitions are deemed appropriate in the context of the surrounding built environment.

Comment 4:

Capping the heights of the buildings across the entire site would be the most effective measure to reduce many of the adverse impacts for the area of Chapel Hill and Orléans Village.

Response:

The southern part of the site designated “Neighbourhood” in the Official Plan, where the mid-rise apartment building development is proposed, is subject to an area-specific policy that permits a maximum building height of seven storeys (Official Plan Amendment 24), while the remainder of the site is designated “Mainstreet Corridor”, which designation permits building heights of up to nine storeys. The proposed Zoning By-law amendment conforms to the above area-specific policy. To date there are no development proposals for the future phases of the subdivision. Any future proposals for the Phase 2 and 3 lands will require a Zoning By-law amendment to establish appropriate development and building height provisions. In the meantime, those lands,

are already zoned "Development Reserve" (DR) and, in the case of 3484 Innes Road, are proposed to be zoned DR.

Comment 5:

Please respect and preserve the character of the adjacent residential neighbourhood and quality of life of its residents.

Response:

Through the implementation of appropriate minimum building setbacks and graduated building heights and step backs in the proposed Zoning By-law amendment combined with effective screen planting along the periphery of the subdivision lands by future site plan control approval, the impact on the quality of life of the adjacent residents should be minimal.

Comment 6:

Traffic will increase dramatically on Innes Road, which is already congested all day long. The streets in the neighborhood also are already overly congested. By adding the proposed development to the area, the demand on roads will significantly increase with limited road infrastructure. It will bring with it the increased risk of safety for the residents.

Response:

The proponent (subdivider) is required by draft plan of subdivision approval to install traffic signals at the intersection of Lamarche Avenue and Innes Road, which should allow residents of Orléans Village to safely turn onto Innes Road. In addition, as more subdivision development occurs to the east of Orléans Village, alternative routes in and out of Orléans Village to and from Brian Coburn Boulevard, Innes Road and Mer Bleue Road will be built.

Comment 7:

Innes Road is used by all residents in the area as well as people heading to Cumberland. This area is so congested, especially during peak times, that it already can barely support all current traffic. Innes Road (and surrounding neighbourhood side streets) cannot support the increased traffic volume that would accompany this development. It is a recipe for a nightmare vehicular traffic situation.

Response:

Planning staff recognize that any future development proposals for sites along or near Innes Road, including the proposed development, would require adjustments in travel behavior, spreading of peak hour demand to off peak hours and use of alternative modes of travel. Transportation demand management measures would need to be incorporated to mitigate the projected impacts on the level of service of Innes Road.