

**Subject: Zoning By-law Amendment – 200 Baribeau Street**

**File Number: ACS2025-PDB-PS-0063**

**Report to Planning and Housing Committee on 3 September 2025**

**and Council 10 September 2025**

**Submitted on August 22, 2025 by Derrick Moodie, Director, Planning Services,  
Planning, Development and Building Services**

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**Ward: Rideau-Vanier (12)**

**Objet : Modification du Règlement de zonage – 200, rue Baribeau**

**Dossier : ACS2025-PDB-PS-0063**

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

**le 3 septembre 2025**

**et au Conseil le 10 septembre 2025**

**Soumis le 22 août 2025 par Derrick Moodie, Directeur, Services de la planification,  
Direction générale des services de la planification, de l'aménagement et du  
bâtiment**

**Personne ressource : Jean-Charles Renaud, Urbaniste III, Examen des demandes  
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**Quartier : Rideau-Vanier (12)**

## REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 200 Baribeau Street, as shown in Document 1, to permit a new residential Planned Unit Development consisting of up to nine (9) multi-unit residential buildings with a maximum total of up to 282 units, 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 on September 10, 2025," 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* pour le 200, rue Baribeau, comme il est indiqué dans le document 1, pour permettre l'aménagement d'un nouveau complexe immobilier planifié comprenant jusqu'à neuf (9) immeubles à logements multiples avec un total maximum de 282 logements, comme l'expose en détail le document 2.
2. Que le Comité de la planification et du logement approuve l'ajout, en tant que « brève explication », de la section du présent rapport consacrée aux détails de la consultation au 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 prévue le 10 septembre 2025 », 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

200 Baribeau Street

### Owner

Parkriver Properties (Kevin McMahon)

### Applicant

City of Ottawa, Planning Services

### Description of site and surroundings

The subject property is located within the Vanier neighbourhood, situated southwest of the intersection of Baribeau Street and Landry Street. The site has frontage along both Baribeau Street and Landry Street and has a total lot area of approximately 12,700 square metres.

The property is currently zoned R4UA[2761] (Residential Fourth Density Zone, Subzone UA, Urban Exception 2761), and O1(Parks and Open Space), as per the City of Ottawa Zoning By-law 2008-250. The majority of the site has been excavated and altered following an application to the Rideau Valley Conservation Authority for approval under the Ontario Regulation 174/06 “*Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation*”, given the site’s location within the Kingsview Park Area of Reduced Flood Risk.

### Brief history of the proposal

Applications for Zoning By-law Amendment (D02-02-20-0084) and Site Plan Control (D07-12-20-0118) were received by the City on September 28, 2020. The original applications sought to facilitate the construction of a Planned Unit Development (PUD) consisting of 92 townhouse dwelling units, fronting on new private streets internal to the site, featuring driveways leading to attached garages. The proposal also included the expansion of the abutting Ste-Ambroise Park.

The Zoning By-law Amendment was approved by Council on January 26, 2022, as recommended by staff. The lands were rezoned to R4UA [2761] (Residential Fourth

Density Zone, Subzone UA, Exception 2761) and O1 (Parks and Open Space) in order to facilitate the proposed development of a Planned Unit Development (PUD) consisting of 85 townhouse dwelling units accessed via internal private streets, along with the expansion of the Ste-Ambroise Park.

A Delegated Authority Report (DAR) was drafted in support of Site Plan Control approval in March 2022. Concurrence on the conditions of approval was formally requested of the applicant team and of the Ward Councillor Plante on April 1, 2022. Concurrence from Councillor Fleury was obtained in May 2022. Following the 2022 municipal elections, Councillor Plante was invited to concur on the DAR. Councillor Plante's concurrence was received in December 2022. The applicant team never concurred with the DAR's conditions of approval, which was drafted to reflect the 85-townhouse with private streets proposal. Staff was otherwise in support of approval of the Site Plan Control application.

A revised concept plan was shared with Staff via email on January 22, 2024, and was formally recirculated on July 18, 2024, which the applicant described as a revised proposal for 94 townhouse dwellings, each with two additional dwelling units, for a total of 282 units. Initially staff were of the view that the revised proposal complied with the zoning in place, however, upon further review it was concluded that it did not comply]

'? To permit the development to move forward, staff have initiated this rezoning.

Staff's position on the proposed building typology, given the additional dwelling units' primary access being given via a common corridor on the second and third floors, is that the proposal is for low-rise apartment dwellings, not townhouse dwellings. An appeal to the Ontario Land Tribunal was filed by the applicant on January 17, 2025 for failure to approve plans. The OLT appeal for no decision on the Site Plan application has a six day hearing scheduled to start on September 2, 2025, and this City-initiated Rezoning demonstrates the intent to support the development of this property with up to 282 units in a manner that adopts a form-based zoning approach rather than specific land use typologies. This approach is in keeping with the direction of the draft new Zoning By-law under comprehensive review and allows for resolution on the zoning deficiencies associated with the corresponding Site Plan before the OLT.

### **Omnibus**

On December 11, 2024, Council approved an Omnibus report which, among other things affecting other properties, had the effect of correcting an error in the site-specific zoning exception affecting this property. The site-specific exception approved in January 2022 included a side yard setback of 6.4 metres, which was not meant to apply to a side yard abutting a park. Staff supported this technical amendment to amend the

site-specific exception to clarify the 6.4 metre setback does not apply when abutting a park and replaced it with the required 1.2 metre setback when abutting a park.

### **Summary of proposed development**

The associated development is for a Planned Unit Development (PUD) consisting of nine multi-unit residential buildings with a total of 282 units. The site is accessed from Baribeau Street via a driveway, and includes a centralized parking area, centralized garbage facilities and bicycle storage. The proposal also includes an expansion of the abutting St. Ambroise Park, which is intended to be conveyed to the City of Ottawa as a public park via the corresponding Site Plan application.

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

The purpose of this City-initiated application is to address the zoning deficiencies associated with the built form of the proposed development by viewing the development as multi-unit residential buildings with a maximum total of 282 units. This approach would be consistent with the preliminary form-based zoning of the draft new Zoning By-law. The Ontario Land Tribunal appeal for no decision on the Site Plan has a hearing scheduled to start September 2, 2025, and this application demonstrates the intent to support the development of this property with up to 282 units. The City-initiated application would rezone the subject site to update the site-specific exception (Residential Fourth Density, Subzone UA, Exception [2761]) to include the following provisions:

- A maximum of nine multi-unit residential buildings with a total of up to 282 units
- A maximum of 62 residential parking spaces (13 of which to be designated for small vehicles) and nine visitor parking spaces whereas the zoning by-law requests a minimum of 135 residential parking spaces and 27 visitor parking spaces.
- To permit parking spaces to be located within a rear yard and interior side yard.
- To permit an accessory structure (bike storage) to be located 1.5 metres from an interior side lot line and 0.7 metre from another building.
- To permit an amenity area to be provided at a rate of six square metres per unit in any combination of private and communal amenity area, and to be located within a provided front yard and/or a provided corner yard.

## DISCUSSION

### Public consultation

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

Correspondence was received from approximately 20 individuals. For this proposal's consultation details, see Document 3 of this report.

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### Official Plan designation(s)

The subject property is located within the Inner Urban Transect on Schedule A of the Official Plan. This transect is intended to support the evolution of a compact, walkable urban fabric through context-sensitive built form and site design. It prioritizes active transportation modes like walking, cycling, and transit, while encouraging the redevelopment of large parcels and superblocks into well-integrated, mixed-use neighbourhood centres. The Inner Urban area is generally planned to accommodate mid- to high-density development.

Schedule B2 further identifies the property as being within the Neighbourhood designation. The Neighbourhood designation is intended to be the heart of communities where a mix of building forms and densities are permitted to support ongoing gradual, integrated, sustainable, context-sensitive development. Policy 2 of Section 6.3.1 outlines that permitted building heights within neighbourhoods shall generally be low-rise. Policy 4 of Section 6.3.1 allows a range of residential built forms and the creation of missing middle housing. Policy 5 of Section 6.3.1 outlines that the Zoning By-law will distribute densities in the neighbourhood by allowing higher densities in areas closer to but not limited to rapid transit stations, corridors, and major neighbourhood amenities. Policy 1 of Section 6.3.2 outlines that approvals under the *Planning Act* will allow innovative building forms, which includes the development of a single lot to produce missing middle housing to support the creation of 15-minute neighbourhoods.

As identified on Schedule B2 of the Official Plan, the subject property is located within the Neighbourhood designation. The Neighbourhood designation is intended to be the heart of communities where a mix of building forms and densities are permitted to support ongoing gradual, integrated, sustainable, context-sensitive development. The policies of Section 6.3.1 state that building heights in Neighbourhood areas are generally expected to be low-rise (Policy 2), while also encouraging a variety of residential built forms, including “missing middle” housing, to expand housing options

and better meet community needs (Policy 4). The distribution of density within neighbourhoods is to be guided by proximity to rapid transit stations, transit corridors, and major neighbourhood amenities, allowing for modest increases in density in these strategic locations (Policy 5). Further, Policy 1 of Section 6.3.2 encourages innovative development approaches, including the redevelopment of individual lots to accommodate missing middle housing, in support of the City's broader objective to create 15-minute neighbourhoods, where daily needs are accessible by walking, cycling, or transit.

The subject site is also within a designated flood plain under Schedule C15 of the Official Plan and is within the Kingsview Park Area. The applicant has worked closely with the Rideau Valley Conservation Authority (RVCA) in obtaining a permit to alter the grade of the property in order to ensure that the underside of all townhouse units are at least 0.3 metres above the 1:100-year flood elevation. This is consistent with the RVCA's Floodproofing Policies.

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

#### **Urban Design Guidelines**

The proposed development is also subject to the Urban Design Guidelines for Low-Rise Infill Housing. These guidelines apply to all buildings up to and including four-storeys across the Inner Urban Transect with the primary objective of ensuring that development of low-rise infill includes, but is not limited to, enhancing streetscapes, protecting and expanding established landscaping, creating a compact urban form, achieving a good fit within an existing neighbourhood, housing variety, emphasis on windows and doors rather than garages, incorporate more landscaping, and create at grade living spaces that promote interaction with the street.

### **Planning rationale**

The proposed changes will support the zoning deficiencies associated with the built form of the proposed development. The additional site-specific exceptions seek the following relief:

- Permit the development of multi-unit residential buildings with a maximum of 282 dwelling units. This approach aligns with the preliminary form-based zoning under the draft new zoning by-law. The proposed low-rise "missing middle" built form is context-sensitive and suitable for the site, supporting a diverse range of housing options.
- To allow a reduction in parking from 135 vehicular spaces to 62 parking spaces, as well as 27 visitor spaces to nine parking spaces. The proposed reduction in

residential parking spaces is supported by applicable Inner Urban Transect policies (Section 5.2.2), which call for a greater reliance on active transportation modes, such as transit, walking and cycling. Additionally, the subject lands are located approximately 600.0 metres from Beechwood Avenue, a transit priority corridor and is only a short walk away from local bus routes. The subject lands are also within an area where properties generally have high scores on the 15-minute neighbourhoods index per GeoOttawa and where most daily needs can be met by short walking or bike trips.

- To permit parking spaces to be located within the rear and interior side yards. This provision allows for parking to be internalized and integrated within the proposal providing access to parking while, contributing to a more pedestrian-friendly environment on the frontages of the proposal.
- To permit an accessory structure for bicycle storage to be located 1.5 metres from an interior side lot line and 0.7 metres from another building. This relief facilitates the provision of additional, covered bicycle parking that is accessible year-round, further supporting active transportation options for residents.
- To permit an amenity area to be provided at a rate of six square metres per unit in any combination of private and communal amenity area, and to be located within a provided front yard and/or a provided corner yard. This relief addresses the proposed configuration of amenity spaces provided throughout the site. Although some portions of amenity area may be located within a provided front and/or corner side yard, the configuration is reflective of the innovative development approach, one that is in close proximity to a newly expanded public park. The total amount of amenity area being provided on private property (excluding the park space) meets the zoning by-law's minimum requirement.

For all the reasons provided above, the zoning by-law amendment requests are appropriate and represent good land use planning. Furthermore, providing this flexible form-based zoning approach allows for a residential development that aligns with the density and built form contemplated in neighbourhood and is sensitive to the surrounding context.

### **Provincial Planning 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 associated with this report.



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

Councillor Stéphanie Plante is aware of the project and is reserving comment until she can review the full staff report.

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

Not applicable.

## **LEGAL IMPLICATIONS**

This is a City initiated amendment and is therefore not subject to appeal for refusal should the amendment not be adopted. As outlined in the report, the zoning amendment is being brought forward in an attempt to resolve an on-going site plan appeal.

## **RISK MANAGEMENT IMPLICATIONS**

This rezoning is being submitted to Planning and Housing Committee in an effort to partially or fully resolve the hearing before the Ontario Land Tribunal scheduled to begin on September 2, 2025. At the time of the submission of the report, it has not yet been determined if a partial or full resolution will be achieved.

## **ASSET MANAGEMENT IMPLICATIONS**

There are no asset management implications associated with this report.

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

## **ACCESSIBILITY IMPACTS**

There is no accessibility impacts associated with this report. Any Ontario Building Code requirements for accessibility will be imposed at the building permit stage.

## **ENVIRONMENTAL IMPLICATIONS**

The property is situated in Flood Plains identified on Schedule C15 of the Official Plan. This particular area is known as an Area of Reduced Flood Risk (Kingsview Park), as per existing permits with the Rideau Valley Conservation Authority (RVCA). Through discussions with the RVCA, the property owner proposed solution to fill the subject site would effectively raise the majority of the site above the 1:100-year floodplain elevation, resulting in the site being removed from the regulatory floodplain. The Zoning changes as apart of this application will have no effects on this agreed upon solution. The RVCA provided comments on this City-initiated Zoning and noted they have no objections to

development with 282 units, subject to conditions of approval via the Site Plan application for revised permits.

### **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

- A City that has affordable housing and is more affordable for all.
  - Increase housing supply and support intensification.
- A City that is more connected with reliable, safe and accessible mobility options.
  - Support sustainable transportation for residents.

### **APPLICATION PROCESS TIMELINE STATUS**

This application (Development Application Number:D02-02-25-0052) was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

The Council approved timeline has been met.

The statutory 120-day timeline for making a decision on this application under the *Planning Act* will expire on November 20, 2025.

### **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

### **CONCLUSION**

Staff support the proposed zoning by-law amendment to facilitate the redevelopment of the property and recommend approval of the application. Staff are of the opinion that the proposed development will provide an increased housing stock on a vacant parcel of land, contributing to the creation of missing middle housing and improvement of a 15--minute neighbourhood.

The proposed zoning relief is appropriate for the proposed development and reflects a building envelope which improves the public realm and provides for an urban pattern of development consistent with the policy framework while respecting the low-rise

character of the neighbourhood. The proposal is consistent with the City's Official Plan, and applicable urban design guidelines as highlighted in this report.

Furthermore, as the zoning relates to the outstanding Site Plan application, which was appealed to the Ontario Land Tribunal, the zoning provides flexibility to allow the property to proceed with a residential development up to 282 units over nine buildings, which addresses the primary concern staff had enabling the Site Plan application to proceed through approval.

## **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 – Location Map



## Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for [Address of the site]:

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 200 Baribeau Street:

1. Amend Exception [2761] of Section 239 – Urban Exceptions of By-law 2008-250 by adding provisions similar in effect to the following:
  - a) In Column III, Additional Permitted Uses, add the text:
    - Multi-unit residential building
  - b) In Column V, Provisions, add the text:
    - Despite the definition of dwelling, all residential use buildings will be considered a multi-unit residential use building subject to the following definition:
      - i. A multi-use residential building is a residential building consisting of multiple dwelling units
    - A maximum of nine multi-unit residential buildings and a total of 282 units is permitted on the lot.
    - Maximum residential parking spaces: 63 spaces
    - Minimum visitor parking spaces: nine spaces
    - Vehicular parking spaces may be located within a rear yard or interior side yard
    - Maximum permitted building height for a multi-unit residential building: 11.0 metres
    - Minimum setback for an accessory structure for bike storage not abutting a street: 1.5 metres from a side lot line and 0.7 metres from another building.

- Amenity area is required to be provided at a rate of six square metres per unit in any combination of private and communal amenity area
- Amenity area may be located within a provided front yard and/or a provided corner yard.

## **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**

#### **General**

Comments received opine that the development is out of scale with the neighbourhood and question how it will provide meaningful benefits to the community. Concerns were raised that the building design is inappropriate, with insufficient amenity space, and that the smaller unit sizes will primarily attract transitional residents. A greater mix of dwelling types and sizes is seen as necessary to support a more diverse and stable community.

Staff Response: The redevelopment of this property represents an opportunity to provide “missing middle” housing and expand housing options to better meet community needs. The property’s location approximately 600m from Beechwood Avenue, a transit priority corridor and a short walk away from local bus routes will support the creation of 15-minute neighbourhoods.

#### **Traffic**

Comments received anticipate increased vehicle traffic and speeding on local streets, raising safety concerns for children, cyclists, and pedestrians. There are also worries about congestion affecting emergency vehicle access, with added difficulties expected during the winter months. Residents have asked whether transit improvements or traffic calming measures will be introduced to address these impacts.

Staff Response: A Transportation Review Memorandum was reviewed by City Transportation Staff through the related Site Plan application, who have signaled no concerns with the site traffic. The proposal represents a reduction in person trips when compared to the previous school use. Traffic calming measures are not warranted. Transit services have been circulated.

### Parking

Parking supply is viewed as inadequate for the number of units proposed, with expectations that this will lead to greater reliance on on-street parking. Even if residents use transit or cycling for commuting, many are still expected to own vehicles for weekend and other activities, which will add to parking pressures.

Staff Response: A typical condition of Site Plan Control approval includes a notice on title informing prospective residents of the limited availability of parking. The intent is to attract tenants that do not depend on personal vehicles. The parking reduction is consistent with Official Plan policies.

### Infrastructure

Concerns were expressed that the project will put additional strain on existing stormwater infrastructure, which may not have capacity to handle the increased demand.

Staff Response: Stormwater management will be reviewed within the context of the ongoing Site Plan Control application review, which is presently before the Ontario Land Tribunal with a hearing scheduled for September 2, 2025.

### Floodplain

Concerns were expressed with the potential for increased flooding risks should this development proceed.

Staff Response: The owner of the property has previously obtained a permit from the RVCA in order to mitigate floodplain issues on this property. The RVCA have been made aware of this rezoning application and have not raised concerns.

### Community Organization Comments and Responses

**Summary:** The Vanier Community Association (VCA) welcomes the latest zoning Bylaw amendment concerning the development at 200 Baribeau which addresses, in part, concerns outlined by the VCA in its comments to City Staff as part of the project's site plan control application. This concern relates to the typology of the buildings and the related application of the Zoning Bylaw for 200 Baribeau as approved by Council. The VCA argued that revisions to the project that was approved by Council and subsequently presented for site plan control approval did not represent townhouses with accessory units but apartment buildings. This appeared to be a loophole to avoid the



inclusion of interior amenity space in each of the 9 buildings proposed among other performance standards associated with apartment buildings as compared to townhouses under the relevant zoning bylaw. Over successive submissions, the application shifted from townhouses to rental apartment buildings (with interior corridors and additional entries), with an overall increase of site density from 94 units to 282 units. These changes have resulted in a significant loss of livability as envisaged in the Official Plan. There is an added concern regarding tenant enjoyment of their apartments, especially as the Applicant envisages a CIP Housing application for community housing units as part of the project. The VCA believes that the interior amenity space, interior, required by the current bylaw for apartments should be provided, and that the number of units should be significantly reduced.

**Building Typology and current draft site plan application:** The VCA highlighted its concerns in the attached submission, dated August 2024 concerning the typology proposed under the site plan control application to convert 94 freehold townhouses into rental units, each with two 'accessory units' served by common exit ways. Together, the change in interior configuration, the change in tenancy (ownership to rental) and the increased density represent a significant change from the original zoning bylaw amendment approved by Council

While under the circumstances, the VCA welcomes City's recognition of its concerns related to building typology, the VCA learned on August 19, one day before the deadline for community comments, that the application also calls for an exception to the requirement for interior amenity space under the latest zoning bylaw amendment for this project, which is not stated in the Application available on Dev Apps Ottawa.

While the VCA did receive this clarification, a number of points raised by the VCA to staff on August 6 have not been fully addressed related in the amendment in typology based on form-based zoning proposed under the new comprehensive zoning bylaw, together with the current draft site plan control application as a reference, as follows:

...does this mean that the performance standards under the proposed further amendment for 9 residential buildings may include (subject to unknown Staff recommendations expected in the staff report to Planning and Housing Committee as mentioned in the application):

- changes to the built form in the site plan as required by the zoning bylaw other than for townhouses;

- provision of interior amenity space required for a residential apartment building under the zoning bylaw;
- changes to the exceptions in the current zoning bylaw to setback requirements, provision for the inclusion of 127 Carillon (which has been removed in the latest ZBL amendment);
- changes to the surface parking lot proposed in the earlier site plan application and the number of parking space;
- new exception for the distance of location of the bicycle storage from an apartment building;
- new provision for the garbage and recycling building or its inclusion within the current building forms in the absence of a reference in the application to such an exterior facility;
- other changes currently foreseen under the proposed the new zoning bylaw (draft 2) and neighbourhood zones as mentioned in the application?

The VCA worked in good faith with proposals and revisions by the Applicant in the site plan control process, and indeed significant improvements were made to create a more pedestrian-friendly precinct. It is unclear, however, what changes the current Zoning Bylaw amendment will make in reference to the existing zoning bylaw applicable to the property in addition to the terminology change to an apartment typology governed by the existing zoning bylaw. For example, the Application refers to application of the new comprehensive zoning bylaw, the third draft of which is expected to be tabled September 8 based apparently on form-based zoning. Draft amendments in the new comprehensive zoning bylaw proposed for application for the zoning bylaw to the current project are not clearly reflected in the documentation. Indeed, there is no documentation beyond the application summary.

**Density:** While it is not clear whether 127 Carillon is still included in the application for the current zoning bylaw amendment, the proposed density is close to the limit for the zoning of 200 Baribeau. There is no outline in the documentation as to how the increased density and its built form conforms to the bylaw performance standards for apartments. The VCA believes the density needs to be reduced proportionately to the introduction of interior communal amenity spaces, also to include amenity spaces such as communal laundry facilities, as required by the bylaw for apartment buildings. This is essential to meet minimal livability standards as per the Official Plan. In addition, the

Official Plan requires an adequate number of larger units. It is the VCA's understanding that the application does not meet the Official Plan requirements with respect to the number of larger units.

**Transportation Impact Assessment (TIA) and Parking:** The application does not include a traffic impact assessment despite the trebling of density and the prospect that adjacent streets may be required to accommodate additional parking and service vehicle traffic can be expected to increase significantly. There have been no road modifications proposals, eg pedestrian crossings along Baribeau to provide additional pedestrian safety, including tenants who will use public transit and cross over to reach Carillon/Kipp, which lack sidewalks, and the bus stop there. There is no reference to City provisions under a TIA for rental properties and tenant guidance concerning the limits in availability of on-site parking.

**Housing CIP Grant:** Vanier has a significant shortage of rent geared to income housing as outlined in the Ottawa Neighbourhood Study. There are approximately 335 community housing units for 18,000 residents of a lower-income neighbourhood. At the same time, it is important for Council, when considering Housing CIP grants, to ensure that City standards for such housing under the grants include also livability standards that conform to the Official Plan and the relevant zoning bylaws, as well including family-sized accommodations, including in Vanier where such housing is much needed.

**Conclusion:** As a general point, the VCA is concerned about the lack of information provided with the notice of an amendment. Updated documentation on DevApps is lacking. This includes a lack of:

- Clarity as to what changes the current Zoning Bylaw amendment will make in reference to the existing zoning bylaw applicable to the property.
- Clarity regarding the amendments apparently to apply proposals outlined in the new comprehensive zoning bylaw, as yet unapproved by Council, are not clearly reflected in the documentation, indeed, there is no documentation beyond the application summary.
- An outline in the documentation as to how the increased density and its built form conforms to the bylaw performance standards for apartments, including an apparent staff proposal to exempt the project from the bylaw requirements for interior amenity space.
- Proposals to conduct a Transportation Impact Assessment (TIA) and considerations of the impact on parking and pedestrian safety in the area.

Without adequate provisions in the zoning bylaw amendment and site plan control process, the VCA does not believe that Official Plan provisions (eg OP 2.2.4) as outlined in the VCA submission of July 2024 in respect of livability are met.

Staff Response: Although the proposal has evolved since the original submission in 2020, this proposed rezoning aims to achieve OP policies related to the provision of missing middle housing and the proliferation of 15-minute neighbourhoods. For zoning purposes, the proposed unit type is not that of a low-rise apartment dwelling, but rather a multi-unit residential building. This approach is consistent with the form-based approach included in the draft new zoning by-law. Although the proposed density has increased, the number of parking spaces provided on site has not, and a revised Transportation Impact Analysis is therefore not required. The parcel at 127 Carillon Street will not include any dwellings but will be used for site servicing purposes.