

**Subject: Zoning By-law Amendment – 126 York Street and 151 George Street**

**File Number: ACS2022-PIE-PS-0051**

**Report to Planning Committee on 9 June 2022**

**and Council 22 June 2022**

**Submitted on May 25, 2022 by Lily Xu, Acting Director, Planning, Real Estate and Economic Development**

**Contact Person: Jean-Charles Renaud, Planner II, Development Review Central**

**613-580-2424, 27629, Jean-Charles.Renaud@ottawa.ca**

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

**Objet : Modification du Règlement de zonage – 126, rue York et 151, rue George**

**Dossier : ACS2022-PIE-PS-0051**

**Rapport au Comité de l'urbanisme**

**le 9 juin 2022**

**et au Conseil le 22 juin 2022**

**Soumis le 25 mai 2022 par Lily Xu, Directrice par intérim, Direction générale de la planification, des biens immobiliers et du développement économique**

**Personne ressource : Jean-Charles Renaud, Urbaniste II, Examen des demandes d'aménagement centrale**

**613-580-2424, 27629, Jean-Charles.Renaud@ottawa.ca**

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

## **REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 126 York Street and 151 George Street to permit the construction of a 22-storey hotel and apartment building, as detailed in Document 2.**

2. That Planning 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 June 22, 2022,” 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 l’urbanisme recommande au Conseil d’approuver une modification au Règlement de zonage 2008-250 visant le 126, rue York et le 151, rue George, afin de permettre la construction d’un hôtel et immeuble résidentiel de 22 étages, comme l’expose en détail le document 2.
2. Que Comité de l’urbanisme donne son approbation à ce que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux ‘exigences d'explication’ aux termes de la *Loi sur l’aménagement du territoire*, à la réunion du Conseil municipal prévue le 22 juin 2022 », sous réserve des observations reçues entre le moment de la publication du présent rapport et la date à laquelle le Conseil rendra sa décision.

## EXECUTIVE SUMMARY

### Staff Recommendation

Planning staff recommend approval of the Zoning By-law Amendment application for 126 York Street and 151 George Street to facilitate the construction of a 22-storey hotel and apartment building, which also includes the adaptive reuse of a heritage building along York Street frontage.

The applicant has requested an increase in building height, as well as relief from some of the provisions of the heritage overlay.

The proposal aligns with applicable Official Plan policies for the Central Area.

## **Applicable Policy**

The following policies support this application:

Section 3.6.6 Central Area includes policies which ensure that buildings constructed in the areas of height control do not rise above the ridgeline of the roof of the Centre Block, and thus do not visually mar the silhouette of the Parliament Buildings, and do not visually dominate the Parliament Buildings and other national symbols. It has been demonstrated, through renderings and skyline visualisations, that the proposed tower will not have an impact on the silhouette of the Parliament Buildings.

Section 2.5.1 Designing Ottawa seeks to implement design objectives which will help ensure a sensitive approach and a respect for a community's established characteristics. The proposed development has located the tallest portion of the tower away from the heritage building in order to ensure it remains subordinate to the heritage building.

Section 4.11 seeks to ensure high quality urban design in all parts of the city and design excellence in design priority areas. The design features high-quality materials and architectural elements that are successful at respecting and elevating the existing heritage building at 126 York Street, which is integrated with this new building.

## **Other Matters**

Heritage staff have recommended approval for the application for alteration under the *Ontario Heritage Act* at 126 York Street. Staff have further stated that the new addition is compatible, distinct, and subordinate to the historic building. Although significantly taller than the historic building, the proposed addition has been carefully designed to ensure that the historic building remains the prominent feature of the development.

Consultation with the Built Heritage Sub-Committee (BHSC) has taken place on May 10, 2022, with consideration from Planning Committee on May 12, 2022.

## **Public Consultation/Input**

Two public consultations were held virtually on November 25, 2020 and May 26, 2021. Comments received from the community consisted of a mix of support and opposition. Those in opposition highlighted parking, traffic, height, and heritage as their main concerns.

## **SYNTHÈSE ADMINISTRATIVE**

### **Recommandation du personnel**

Le personnel des Services de planification recommande d'approuver la demande de modification du *Règlement de zonage* pour le 126, rue York et le 151, rue George, afin de permettre de construire un hôtel et un immeuble d'appartements de 22 étages, ce qui consiste aussi à procéder au réaménagement adaptatif d'un édifice patrimonial donnant sur la rue York.

Le requérant a demandé d'augmenter la hauteur du bâtiment et d'alléger certaines dispositions de la surzone patrimoniale.

La proposition cadre avec les politiques du Plan officiel pour le secteur central.

### **Politiques applicables**

Les politiques suivantes justifient cette demande.

La section 3.6.6 (Secteur central) comprend des politiques qui visent à s'assurer que la hauteur des édifices dans les zones dans lesquelles la hauteur est contrôlée n'est pas supérieure à la ligne de crête de la toiture de l'édifice du Centre et que ces édifices ne masquent pas visuellement la silhouette des édifices du Parlement et ne dominent pas visuellement ces édifices ni d'autres symboles nationaux. Il a été démontré, dans les rendus et dans les visualisations de la silhouette des édifices, que la tour proposée n'aura pas d'incidence sur la silhouette des édifices du Parlement.

La section 2.5.1 (Concevoir Ottawa) vise à mettre en œuvre les objectifs de la conception qui permettront d'assurer une approche sensible et de respecter les caractéristiques établies de la collectivité. Le projet d'aménagement proposé prévoit que la plus haute partie de la tour sera décalée par rapport à l'édifice patrimonial pour s'assurer qu'elle reste subordonnée à cet édifice.

La section 4.11 vise à assurer la qualité supérieure de l'esthétique urbaine dans tous les secteurs de la Ville et l'excellence de la conception dans les secteurs prioritaires correspondants. L'esthétique urbaine est caractérisée par des matériaux de grande qualité et par des éléments architecturaux qui réussissent à respecter et à rehausser l'édifice patrimonial existant du 126, rue York, qui est intégré dans ce nouvel immeuble.

## Autres questions

Le personnel de la Planification du patrimoine a recommandé d'approuver la demande de transformation déposée en vertu de la *Loi sur le patrimoine de l'Ontario* pour le 126, rue York. Le personnel a en outre fait savoir que la nouvelle annexe est compatible avec l'édifice historique, qu'elle s'en distingue et qu'elle y est subordonnée. Bien qu'elle soit beaucoup plus haute que l'édifice historique, l'annexe proposée a été conçue attentivement pour s'assurer que l'édifice historique continue de représenter le trait dominant de ce projet d'aménagement.

Le personnel a consulté le Sous-comité du patrimoine bâti (SCPB) le 10 mai 2022 et a tenu compte des commentaires exprimés le 12 mai 2022 par le Comité de l'urbanisme.

## Consultations et commentaires du public

Deux consultations publiques se sont déroulées en virtuel le 25 novembre 2020 et le 26 mai 2021. Les commentaires exprimés par la collectivité sont constitués à la fois d'avis favorables et de motifs d'opposition. Les résidents qui s'opposent au projet ont fait savoir qu'ils s'inquiétaient surtout du stationnement, de l'achalandage, de la hauteur et du patrimoine.

## 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

126 York Street and 151 George Street

### Owner

Rimap Development (Marc Varadi)

### Applicant

Fotenn Planning + Design (Nathan Petryshyn)

### Architect

Brian Elsdon Burrows Architecte, Le Groupe Architex

## **Description of site and surroundings**

Located within ByWard Market neighbourhood, the affected property has frontage on both York Street and George Street, and is located east of Dalhousie Street and west of Cumberland Street. The irregularly-shaped property has approximately 61 metres of frontage along York Street, 40 metres of frontage along George Street, and has an area of approximately 5,088 square metres.

The site currently includes a five-storey industrial warehouse building along York Street, with a three-storey addition to the east. The remainder of the property and the portion of the site along George Street is currently occupied by a surface parking lot.

To the north is York Street, which includes commercial and residential uses ranging from two-storey buildings to a 10-storey building. To the east are residential and institutional uses ranging from three to 14-storey heights. To the south of the subject property are commercial buildings ranging up to 24-storeys in height. Further south are additional low-rise commercial buildings fronting along Rideau Street. Immediately west of the subject site are surface parking lots and further west is a two-storey commercial building, a 16-storey hotel at the southeast corner of York Street and Dalhousie Street, and low-rise commercial and retail businesses along the eastern edge of Dalhousie Street.

## **Summary of the Proposed Development**

The Zoning By-law amendment and Site Plan Control applications have been submitted in order to facilitate the development of a 22-storey high-rise apartment building and hotel at 126 York Street and 151 George Street. A total of 214 hotel rooms and 280 residential rental units are proposed, with two levels of underground parking to contain 189 vehicle parking spaces and 367 bicycle parking spaces. Vehicular access to the hotel will be provided via a new mid-block connection between York Street and George Street along the western edge of the site, with internal circulation for hotel patrons and resident drop-offs. Underground hotel parking will be accessed via York Street along the eastern edge of the site, while underground residential parking will be accessed via George Street at the eastern portion of the site. The proposal also features the adaptive reuse of a five-storey warehouse building designated under the *Ontario Heritage Act*, known as the Major Building, at 126 York Street.

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

The subject site consists of a land assembly having frontage on both York Street and George Street. The property fronting on York Street is zoned MD2 S74 (Mixed Use

Downtown Zone, Subzone 2, Schedule 74) and the property fronting on George Street is zoned R5R[235] S76 (Residential Fifth Density, Subzone R, Exception 235, Schedule 76).

Schedule 74 is a height schedule whereby the maximum permitted height starts at 11 metres at the York Street edge, and gradually increases to 50 metres at the middle of the block. Schedule 76 is a height schedule whereby the maximum height along George Street is 10.7 metres for the first six metres, and 50 metres for the remainder of the property. Exception 235 states that non-residential uses may be provided without residential uses and that front, and side yard setbacks are not required.

The site is proposed to be rezoned to MD2[xxxx] Syyy (Mixed Use Downtown Zone, Subzone 2, Exception XXXX, Schedule YYY) and R5R[xxxx] Syyy (Residential Fifth Density, Subzone R, Exception XXXX, Schedule YYY). The following site-specific provisions are proposed:

- Increased maximum building height to 69 metres as well as above the angular plane in some locations (to be reflected on Schedule YYY)
- Relief from some of the provisions of Section 60 – Heritage Overlay
  - Rebuilding portions of the heritage building with a different cladding in some areas and removing some sections of the building without rebuilding them.
  - Building an addition which is taller than the heritage building and does not provide the 60cm further side yard setback.
  - Allowing balcony projections into the side yard of the new building.

## **DISCUSSION**

### **Public consultation**

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. Two public consultations were held virtually on November 25, 2020 and May 26, 2021.

Comments received from the community consisted of a mix of support and opposition. Those in opposition highlighted parking, traffic, height, and heritage as their main concerns.

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

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

### **Current Official Plan**

According to Schedule B of the current Official Plan, the property is designated as Central Area, which is the economic and cultural heart of the city and the symbolic heart of the nation, based on its unique combination of employment, government, retail, housing, entertainment, and cultural activities.

The property is also located within an Area of Background Height Control on Annex 8A (however, outside of Key Views and the Beechwood Viewshed Area).

### **New Official Plan**

According to Schedule A of the new Official Plan, the property is located within the Downtown Core Transect Policy Area, which is described as being the historic, geographical, physical, cultural, symbolic and employment hub of the National Capital Region, as well as a mature built environment whose urban characteristics of high-density, mixed uses and sustainable transportation orientation are to be maintained and enhanced.

Schedule B identifies this property as being located within the ByWard Market Special District. Schedule C1 identifies this property as being located within the Downtown Protected Major Transit Station Area (PMTSA). The property is also located within an Area of Background Height Control on Schedule C6-A (however, outside of Key Views and the Beechwood Viewshed Area).

## **Other applicable policies and guidelines**

The affected property is located within the Lowertown Character area of the Central Area Secondary Plan, in Volume 2 of the Official Plan. While housing is the predominant use in the area, a mix of uses within heritage and sensitively designed newer buildings are envisioned and encouraged.

The Urban Design Guidelines for Transit-Oriented Development apply to this development. The purpose of these guidelines is to provide guidance to assess, promote and achieve appropriate Transit-Oriented Development within the City of Ottawa.



The Urban Design Guidelines for High-Rise Buildings apply to this development. These urban design guidelines are to be used during the review of development proposals to promote and achieve appropriate high-rise development.

## **Heritage**

The proposed development is an adaptive reuse project which includes the restoration and alteration of the building at 126 York Street and the construction of a new 22-storey building that will be integrated with the historic building. Development Review staff have been working closely with Heritage staff as the proposal is accompanied by an application for alteration under the *Ontario Heritage Act*, which requires City Council approval after consultation with the Built Heritage Sub-Committee (BHSC). Consultation with the BHSC has taken place on May 10, 2022, with consideration from Planning Committee on May 12, 2022.

While the best practice is generally to move forward with Planning and Heritage reports in tandem, in this instance staff have strong external stakeholder support and the client has a need to move forward with demolition work. The Planning report needed to be delayed by the City's own lack of planning staff resource, therefore staff sees this as low risk and good client service.

Heritage staff have recommended approval for the proposed alteration at 126 York Street. Staff have further stated that the new addition is compatible, distinct, and subordinate to the historic building. Although significantly taller than the historic building, the proposed addition has been carefully designed to ensure that the historic building remains the prominent feature of the development.

## **Urban Design Review Panel**

The property is within a Design Priority Area and the Zoning By-law Amendment application was subject to the Urban Design Review Panel (UDRP) process. The applicant presented their proposal to the UDRP at a formal review meeting on June 4, 2021, which was open to the public.

The panel recommendation is included in Document 7.

- Implementation of certain design elements such as the visual framing of the building in order to lessen the appearance of the building as a bar building.
- Elimination of some overhanging balconies above the heritage building.
- Increase in glazing in some areas.

- Refinement of the penthouse level to make the building more dynamic.
- Refinement of the amenity areas so as not to create awkward relationships with abutting sites.
- Wider pedestrian sidewalk along the proposed mid-block connection as well as other elements meant to better define the shared spaces.

## **Planning rationale**

### Current Official Plan

The Official Plan designates the site as Central Area (Section 3.6.6), an area representing the economic and cultural heart of the city, the symbolic heart of the nation and the main tourist destination in the National Capital Region. Policies within this designation seek to recognize and respect the area's heritage character while encouraging a broad range of land uses. This section also includes policies which ensure that buildings constructed in the areas of height control do not rise above the ridgeline of the roof of the Centre Block, and thus do not visually mar the silhouette of the Parliament Buildings, and do not visually dominate the Parliament Buildings and other national symbols. According to Annex 8A, the property is located within an area of background height control. It has been demonstrated, through renderings and skyline visualisations, that the proposed tower will not have an impact on the silhouette of the Parliament Buildings. Furthermore, the proposal is not located within any of the key views of the Parliament Buildings, nor is it subject to the angular building height limits common in other parts of the Central Area.

Section 2.5.1 seeks to implement design objectives which will help ensure a sensitive approach and a respect for a community's established characteristics. It also provides guidance on measures that will mitigate differences between existing and proposed development and help achieve compatibility of form and function. The proposed development has located the tallest portion of the tower away from the heritage building in order to ensure it remains subordinate to the heritage building. Various design elements have been incorporated in order to ensure that the historic building remains the prominent feature of the development.

Section 4.11 seeks to ensure high quality urban design in all parts of the city and design excellence in design priority areas. This section references compatibility of new buildings with their surroundings through setbacks, heights, transitions, colours and materials, orientation of entrances, location of loading facilities and service areas, and

podium design. Through extensive discussion with staff, as well as an Urban Design Review Panel session, the proposal was finessed into an attractive high-rise building which gradually steps up, away from the York Street frontage towards the George Street frontage. The design features high-quality materials and architectural elements that are successful at respecting and elevating the existing heritage building at 126 York Street, which is integrated with this new building.

#### New Official Plan

Under the new Official Plan, the site is located within the Downtown Core Transect Policy Area, which seeks to enhance the urban environment through an appropriate pattern of built form, site design and mix of uses. The tallest buildings and greatest densities are intended to be located within the Downtown Core Transect.

Schedule B identifies this property as being located within the ByWard Market Special District. Section 6.6.2.3 speaks to the ByWard Market Special District, which seeks to guide growth, conserve heritage attributes, and create pedestrian spaces that will reinforce the area's economic, cultural, and social importance. Naturally, these policies strive to preserve the heritage character of the area through the conservation of heritage resources, through an emphasis on public realm as well as through maintaining views of Parliament Hill and other national symbols.

Schedule C1 identifies this property as being located within the Downtown Protected Major Transit Station Area (PMTSA). Section 6.1.2 speaks to PMTSAs which are intended to promote a minimum density of people and jobs within these areas in an effort to increase the future density of development around transit. These areas are meant to include a range of mid- and high-density housing types as well as a full range of non-residential functions including employment, commercial services, and education institutions.

Similar to what was discussed previously, the property is also located within an Area of Background Height Control on Schedule C6-A (however, outside of Key Views and the Beechwood Viewshed Area).

#### Central Area Secondary Plan

The property is located within the Lowertown Character Area on Schedule B-2A of the Central Area Secondary Plan. While housing is the predominant use in the area, a mix of uses within heritage and sensitively designed newer buildings are envisioned and encouraged. Medium to higher profile buildings are anticipated to develop between the south side of York Street to Rideau Street in order to create a transition to the high

profile node envisioned for Rideau Street. The Secondary Plan directs Council to protect and enhance the heritage resources, character and features of Lowertown, while ensuring sensitive development which respects the character and scale of nearby heritage buildings.

The Secondary Plan also envisions a mid-block pedestrian connection in order to facilitate pedestrian movement from York Street to George Street in line with the existing Waller Street Mall. This is reflected in the proposal as a shared mid-block connection, acting as a vehicular access to the hotel portion of the property from George Street and York Street, with a dedicated pedestrian sidewalk.

#### Urban Design Guidelines for Transit-Oriented Development

The Urban Design Guidelines for Transit-Oriented Development seek to provide guidance to assess, promote and achieve appropriate Transit-Oriented Development within the City of Ottawa. The proposed development meets these guidelines as it locates high density housing as well as a mixed-use development within 600 metres of a rapid transit station and orients its massing close to the street in a way which also helps in wayfinding. The vehicular facilities (parking, loading, etc.) are located underground and/or away from the street and screened from view.

#### Urban Design Guidelines for High-Rise Buildings

The Urban Design Guidelines for High-Rise Buildings seek to promote and achieve appropriate high-rise development. The proposed development meets these guidelines as it is located within an area containing other buildings of similar heights, and conserves the integrity of the cultural heritage value, attributes, and character of the heritage building on site. The high-quality design includes stepbacks and architectural details that are respectful of its environment, and the tower portion of the building is set back 10 metres from both side property lines allowing for appropriate tower separation. The proposal includes a desirable amount of glazing throughout, creates an attractive and inviting pedestrian-level experience and locates parking and loading areas underground and/or away from public view.

#### Recommended Zoning Details

The property is zoned MD2 S74 (Mixed Use Downtown Zone, Subzone 2, Schedule 74) and R5R[235] S76 (Residential Fifth Density, Subzone R, Exception 235, Schedule 76).

As detailed in Document 2, the proposed Zoning By-law amendment has the effect of rezoning the site to MD2[xxxx] Syyy (Mixed Use Downtown Zone, Subzone 2, Exception

XXXX, Schedule YYY) and R5R[xxxx] Syyy (Residential Fifth Density, Subzone R, Exception XXXX, Schedule YYY). In other words, the parent zones and subzones would be preserved, and a site-specific exception and zoning schedule would be introduced and replace those currently affecting the property.

- The various building heights, stepbacks and setbacks are reflective of Official Plan and Secondary Plan objectives for intensification, while protecting the silhouette of the Parliament Buildings. While an increase in height is contemplated on the George Street portion of the site, the previous height schedule's intent of providing a gradual height increase from York Street towards the middle of the block is maintained.
- Relief from specific provisions of Section 60 – Heritage Overlay also make part of the recommended zoning, namely from subsections 1, 3 and 4. These reliefs are a reflection of the works involved for the restoration of the heritage building, as well as its integration with the new building. These reliefs reflect the Heritage approval.
- Seeing as the height schedule includes the height of the mechanical penthouse level, an additional provision was added in order to prohibit any additional projections above the height limit beyond the heights identified on the schedule.

### **Provincial Policy Statement**

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

### **RURAL IMPLICATIONS**

There are no rural implications associated with this report.

### **COMMENTS BY THE WARD COUNCILLOR**

Councillor Fleury provided the following comments:

“With a city rich in history as Ottawa is, we as communities are constantly faced with development applications to alter or demolish heritage buildings. From redevelopment, demolition by neglect or poor design integrations –it is generally up to the community and Heritage Ottawa to fight to retain its history.

It can be exhausting. But the fight is always worth every breath. That is why this proposal is a breath of fresh air.

It is not very often that we are presented with an application that mixes old and new so suitably.

When it comes to the design of integrating one of Ottawa's heritage landmarks with a new, purpose-built hotel and rental building this applicant worked hard to get it right with design, massing, and materials features. I am pleased that from the start, the plans included the retaining and repurposing the Major Building at 126 York Street. It is clear the architect has done a lot of work to connect the old and new, in a way that not only works, but respects the history as much as we do. Many of the times we see the "design by committee" – when requests are made to alter or add, beyond what is already proposed – to fix or ensure that the building is in keeping with Ottawa's city's skyline or its heritage attributes. That happens when owner/developer doesn't hire the right architect or when the development aspiration simply neglects the heritage character, which is the opposite in this case. The adaptive reuse of the former building, and the stepped back 22-storey tower allows for the project to not overwhelm the street. And here we have a building that not only hit the mark the first time, but also, we have an active and engaged applicant who continues to work with the community to make it the best it can be.

More so, as the site includes access on George Street, adjacent to another redevelopment at 201 Rideau Street. Here the project includes the revitalization of Waller Mall. The formally closed mall will be upgraded and reopened for public access. This is a prime opportunity to create a cohesive connection between the two projects, to add vibrancy and a pedestrian-friendly atmosphere to this east-end portion of the Byward Market. I look forward to discussing further the pedestrian spaces and future crosswalk connection here with the applicant.

The proposal, which also will add rental units in addition to the hotel piece is another welcome feature – My hope is the units are diverse in sizes and bedroom counts, allowing for two or more bedrooms, to accommodate young families, or ageing seniors looking to downsize, but to stay in the heart of downtown is vital to supportive the vibrancy of the ByWard Market.

The proposed building does have important frontages on both George and York Street which are important to the connections along these prominent streets in the Byward district. Thanks to proper investment in design, I am pleased to see the attention to detail in the lighting around the building and the amenities that are proposed for tenants (outdoor terraces) This allows for open, safe, and welcoming spaces without creating dark areas or unwanted alcoves.

The welcoming design presented could make this building a landmark in Ottawa's core.

As we continue the conversation with this project through the site plan process, I look forward to seeing how this proposal shapes up for this property.”

### **LEGAL IMPLICATIONS**

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

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk implications associated with this application.

### **ASSET MANAGEMENT IMPLICATIONS**

There are no servicing constraints identified for the proposed rezoning at this time. Servicing capacity requirements to be confirmed at time of site plan.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

### **ACCESSIBILITY IMPACTS**

The new building will be required to meet the accessibility criteria contained within the *Ontario Building Code*. Based on current Site Plan review, the development demonstrates that the proposed building is accessible, including common entrances, corridors, and amenity areas. Staff have no concerns about accessibility.

### **ENVIRONMENTAL IMPLICATIONS**

A Phase I and a Phase II Environmental Site Assessment were prepared in order to address areas of potential environmental concerns. Given the presence of impacted fill material, the report recommends that the excavation of soil be monitored and confirmed by the applicant's engineering consultant. It was also recommended that the monitoring wells installed on the subject site remain viable for future monitoring and be decommissioned prior to the redevelopment works. These recommendations will be implemented within the forthcoming Site Plan Control approval.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

- Economic Growth and Diversification
- Thriving Communities

## **APPLICATION PROCESS TIMELINE STATUS**

This application (Development Application Number: D07-12-21-0033) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to extended periods of time between review submissions as well as elevated workloads.

## **SUPPORTING DOCUMENTATION**

Document 1	Location Map
Document 2	Details of Recommended Zoning
Document 3	Schedule YYY
Document 4	Consultation Details
Document 5	Proposed Site Plan
Document 6	Proposed Building Renderings
Document 7	UDRP Recommendations

## **CONCLUSION**

The proposed development introduces intensification through a high-rise building in a manner which conforms to the Official Plan and the Central Area Secondary Plan while incorporating the restoration of a Heritage building. The proposal is also consistent with the new Official Plan and is consistent with the relevant design guidelines. The development fits within the existing and planned context and is a compatible use. The Zoning By-law amendment is recommended for 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 Services Department (Mail Code: 26-76) of City Council's decision.

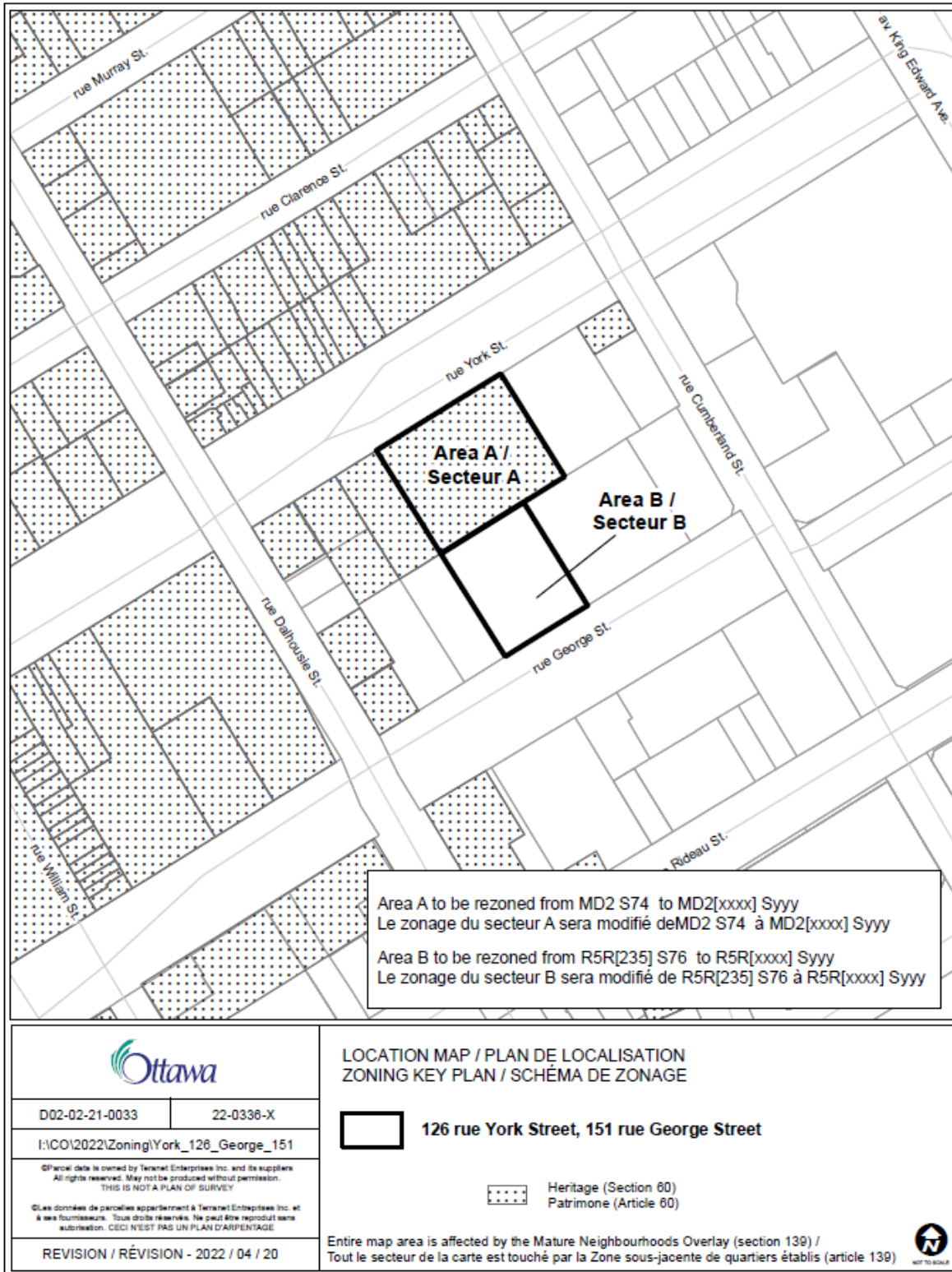
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

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

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

**Document 1 – Location Map**

For an interactive Zoning map of Ottawa visit [geoOttawa](http://geoOttawa)

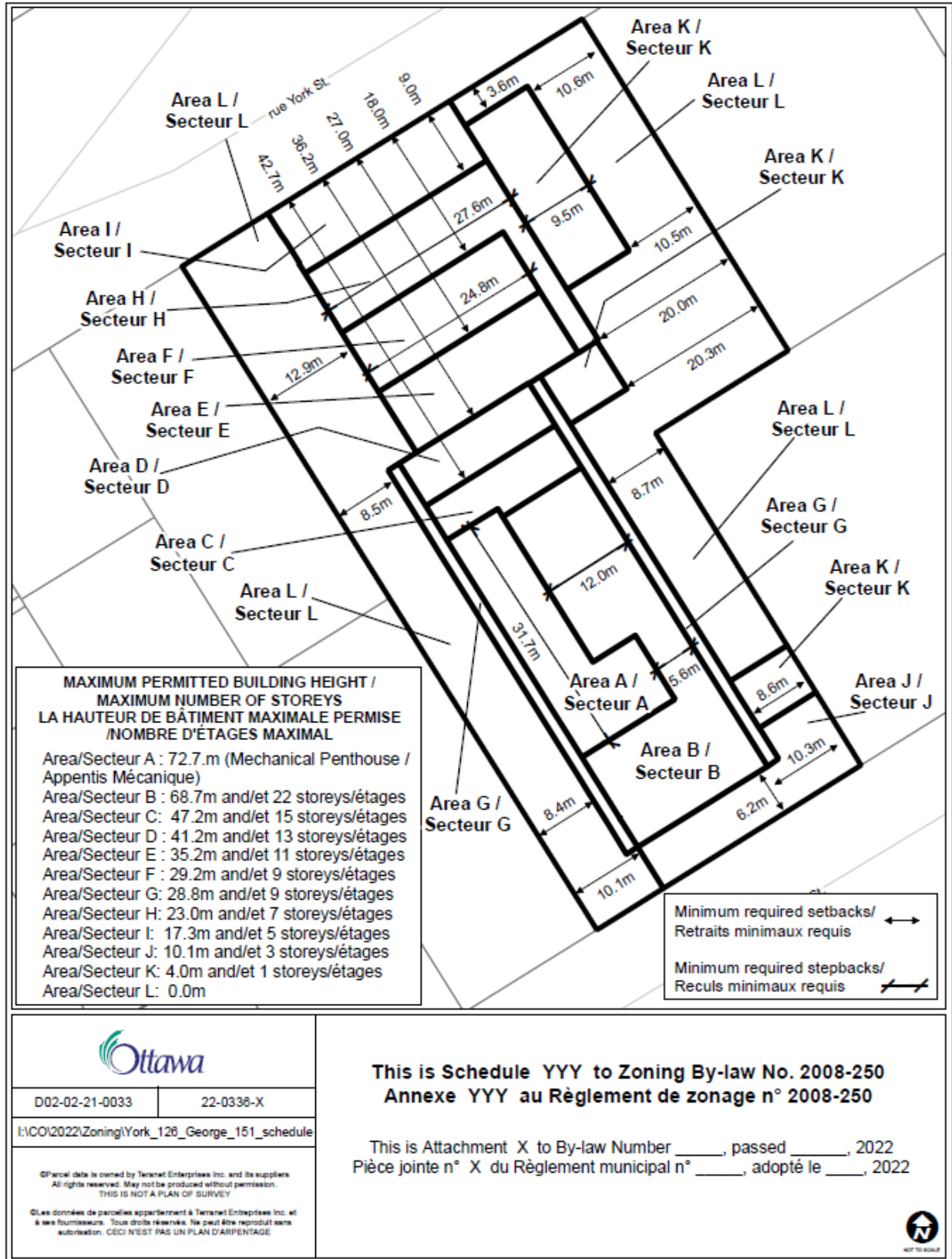


## Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 126 York Street and 151 George Street are as follows:

1. Rezone the lands as shown in Document 1.
2. Amend Part 17, Schedules, by replacing Schedules 74 and 76 with a new Schedule 'YYY', as shown in Document 3.
3. Amend Section 239, Urban Exceptions, by adding a new exception [xxxx] with provisions similar in effect as follows:
  - a. In Column II, Applicable Zoning, add the text "MD2[xxxx] Syyy" and "R5R [xxxx] Syyy"
  - b. In Column V, include provisions similar in effect to the following:
    - i. Section 60(1) does not apply.
    - ii. Sections 60(3)(a) and 60(3)(b) do not apply.
    - iii. Despite Section 60(4), projections are permitted into the side yard.
    - iv. Despite Section 64, projections above the height limit in excess of the height of "Area A" on Schedule YYY are not permitted.
  - c. Delete Exception 235.
4. Amend Section 239, Urban Exception 235, by deleting all current provisions and leaving the exception as "reserved for future use"

Document 3 – Schedule YYY



## Document 4 – Consultation Details

### Notification and Consultation Process

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. Two public meetings were also held virtually with the community on November 25, 2020 and May 26, 2021.

### Comment Theme 1 – Parking & Traffic

- The proposal will increase taxi and rideshare traffic within the area.
- There is already an alarming number of vehicle collisions with pedestrians and cyclists in the immediate vicinity of the proposal. Adding so many new vehicles and residents will increase the possibility and likelihood of vehicle collisions.
- The proposal includes too many vehicular accesses, with two on York and one on George. These many accesses do not help the City who is trying to make the area more pedestrian-friendly.
- The eastern access along York Street seems to be too close to the entrance to 134 York.
- The development doesn't provide enough parking and will attract short-term student or transient tenants rather than long-term renters.

### Staff Response:

Transportation staff have reviewed the proposal, including the Transportation Impact Statement, and have no objections. The proposal is not expected to have a significant impact on vehicular traffic and its proximity to transit encourages the use of alternative forms of transportation. Design choices such as the installation of different paver materials will help ensure there is a clear demarcation between pedestrian and vehicular spaces. The proposed vehicular accesses meet the Private Approach By-law requirements. Vehicular parking is being provided in excess of the by-law requirements.

### Comment Theme 2 – Height & Massing

- 22 storeys is too high. Tall buildings adversely affect the charm and character of the market area.

- Maintenance of the current height restrictions is most critical if the unique character of the ByWard Market is to be preserved.
- More stepbacks should be provided on the George Street façade. It currently looks like a large, featureless imposing block dominating George Street.
- The planned hotel lacks the necessary angular height plane or setbacks to transition well between neighbouring buildings and is ultimately incompatible with the area.
- The building will obscure my views of Parliament and the Ottawa River.

Staff Response:

While it proposes to increase the height above what is currently permitted, the proposal does so in an area characterized by other approved and/or built high-rise buildings, while maintaining the heritage character of the neighbourhood through the building stepbacks on the York Street portion of the site. Modifications have been brought to the George Street façade through an increase in stepback and the introduction of architectural elements in order to alleviate massing concerns along the George Street façade. The tower portion of the building is set back at least 10 metres from both side property lines, and therefore meets the requirements of the high-rise zoning provisions currently under appeal. Residents' views of specific vistas across private properties are not guaranteed nor protected.

Comment Theme 3 – Urban Design & Heritage

- It is not clear to me why the building is designated heritage. I'm not opposed to restoration and integration of older building, but the proposed design is extremely unattractive and will not enhance the streetscape.

Staff Response:

The property is designated under Part V of the Ontario Heritage Act and represents a heritage resource that must be protected. The applicant has worked closely with City Heritage staff in order to develop a building design which respects the heritage nature of the protected building.

Comment Theme 4 – General

- There are already too many condos in the area.
- There are already too many hotels in the area.

- The area needs more affordable housing, not more hotels.
- The laneway idea between York and George would work better if it included storefronts.
- Coupling a rental apartment with a hotel use leads one to infer that the rents for the units would be rather expensive.
- The rezoning would cause a significant devaluation of surrounding condos
- It is not clear to me why the building is designated heritage. I'm not opposed to restoration and integration of older building, but the proposed design is extremely unattractive and will not enhance the streetscape.
- Residents in the area have already been living with constant blasting and construction noises for quite some time now. Adding another construction project will only aggravate this mental burden and diminish the quality of life of residents.

Staff Response:

The uses proposed on site are permitted under the Zoning By-law. Staff are not in a position to comment on the abundance or necessity of certain uses beyond policy language. The Zoning By-law amendment only seeks to obtain relief on certain performance standards and does not seek to introduce new uses. Any disruptions related to the construction process will be temporary and will occur within the parameters of the City's Noise By-law.

## Comments from the Lowertown Community Association



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June 18, 2021

Jean-Charles Renaud,  
 Planning Review  
 Planning, Infrastructure and Economic Development  
 City of Ottawa  
 110 Laurier Avenue West, 4<sup>th</sup> Floor  
 Ottawa, ON K1P 1J1  
 Sent via email to: [jeancharlesrenaud@ottawa.ca](mailto:jeancharlesrenaud@ottawa.ca)

Cc: Mathieu Fleury  
[mathieu.fleury@ottawa.ca](mailto:mathieu.fleury@ottawa.ca)

Reference: 126 York Street, 151 George Street - D02-02-21-0033 and D07-12-21-0054

Dear Jean-Charles Renaud,

The Lowertown Community Association (LCA) offers the following comments regarding the proposed adaptive reuse of the 5-storey warehouse building (known as the Major Building) located at 126 York Street as a hotel with adjoining residential rental units located on the upper floors, stepped back from York Street to a 22-storey tower with frontage at 151 George Street.

The LCA has noted and discussed the design attributes of the proposed development and concluded that the design is of a high quality. We also note that the integration of the existing building – the Major Building – involves the conservation of an existing cultural heritage resource and contributes to the overall architectural interest and variety of the project. The proposed building stepbacks atop the Major Building from York Street towards George Street provides a desirable transition from low-rise along the north side of the site and maintains the Major structure as a focal point of the site. The tower portion of the development seems appropriately situated on the south side of the site to minimize shadow impacts particularly on the north side of York Street. The LCA also notes that the proposed stepback above the 9<sup>th</sup> storey at the east and west property lines provides the desired twenty-three metre separation for future high-rise buildings on either side of the site. The proposed floorplate and slight increase in size seems appropriate considering the use of integrated architectural elements, appropriate transitions, setbacks, stepbacks and the orientation of the proposed building.

Due consideration has been given to site circulation in order to maintain pedestrian priority within the development site in the ByWard Market neighbourhood with use of a mid-block connection allowing pedestrians to connect through the site and allowing for vehicles to be brought into the site for drop-off purposes rather than from York or George streets.

In particular, the LCA applauds the commitment to rehabilitation, adaptive reuse and conservation of the five-storey warehouse at 126 York Street. This important building merits another century as a notable focal point on this street as part of the proposed development. It stands as a symbol of the significant role that the Major family played in Lowertown. The development of a commemorative plaque recognizing the Major family story would be appreciated by the community.



Lowertown Community Association  
Association communautaire de la BasseVille  
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Overall, the LCA is satisfied that the proposed development will add a new vibrancy to the ByWard Market area by means of the heritage preservation and revitalization of the Major Building and the use of high-quality design and architecture in the high-rise portion of the development..

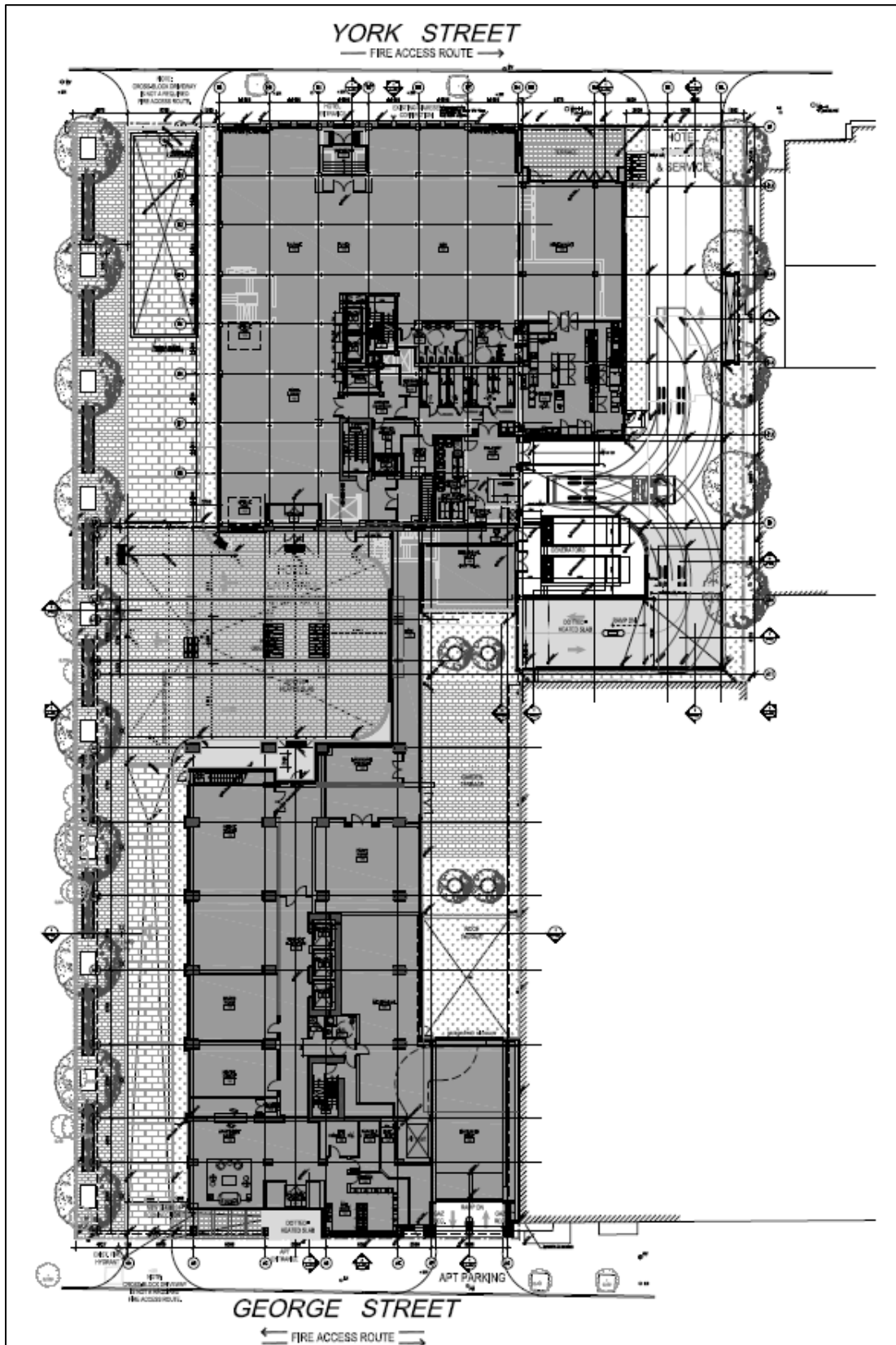
Thank you for the opportunity to provide comments.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Norm Moyer". The signature is fluid and cursive, with a long horizontal stroke at the end.

Norm Moyer  
President  
Lowertown Community Association  
Association communautaire de la Basse-Ville

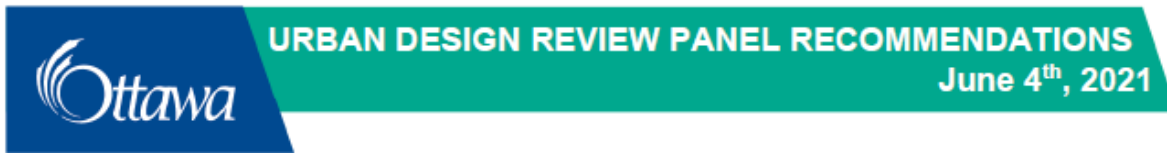
Document 5 – Proposed Site Plan



**Document 6 – Proposed Building Renderings**



## Document 7 – UDRP Recommendations



**126 YORK STREET & 151 GEORGE STREET | Formal Review | Zoning By-law Amendment, Site Plan Control Application and Heritage Permit | RIMAP Development; Le Groupe Architect; Fotenn Planning + Design; James B. Lennox & Associates Inc.**



### Summary

- The Panel believes that this project will be important and precedent setting for the ByWard Market.
- The Panel is supportive of this project in terms of its heritage responses, including the treatment of the sides of the building and the adaptation of the heritage building for contemporary uses.
- The Panel appreciates the changes to the massing and stepping of the new building since the previous submission, as well as the changes made to the George Street entrance and edges.
- The Panel feels that the laneway is moving in the right direction with a stronger mid-block connection and pedestrian clearway.
- The Panel expressed some concerns with the “slabiness” of the tower component and its framing, especially when viewed from George Street.

### Relationship to the Heritage Building

- The Panel feels that the integration of new and old is good but that the framing elements of the stepped floors overshadow and loom over the heritage building.

- The Panel recommends that the stepped floors receive a lighter and different compositional treatment and not be framed by precast elements to accentuate the heritage building more from the York Street perspective.
- The Panel appreciates the colouration proposed on the sides of the heritage building and the introduction of precast framing.
- The Panel recommends that care be taken when selecting the shade of precast elements to find the right balance with the tone of the new brick. It is important to be mindful of the heritage building and create a distinction between new and old.
- The Panel recommends aligning the pattern of the precast frame with the windows on the sides of the heritage building.

#### **Massing and Building Design**

- The Panel feels that the tower floor plates are a little large and look quite slab-like. It is recommended that they be tapered and fine-tuned to achieve a smaller floor plate of 750m<sup>2</sup>.
- The Panel was supportive of the previous glass tower proposal, as it gave the impression that the tower was “disappearing into the sky”. It is suggested that the heavy precast frame on George Street and side façade could be reduced, perhaps by introducing metal panel or a curtain wall.
- The integration of the penthouse may also make the building more dynamic.
- The Panel acknowledges the improvements to the George Street façade but still has some reservations about its treatment. It is suggested that a similar strategy be used on George as on York, with a banding treatment at the base.
- The Panel feels that the placement of the balconies on the side façade appear somewhat random and that it would be beneficial for them to be vertically aligned.

#### **Balconies and Amenity Area**

- The Panel suggests that the same level of sensitivity be used for the amenity area to ensure that the interior and exterior spaces are aligned and do not create an awkward relationship with abutting suites.

#### **Laneway and Landscaping**

- The Panel understands and agrees with the proposal to create one wider pedestrian walkway on one side of the mid block connection. It is recommended that the development potential of the site next door be considered, as future development may change edge condition of this space.



- The Panel supports softening the edges of this space. It is recommended that treatments such as plantings, trellises, or vines be considered. It should be ensured that there is enough soil to plant trees.
- The Panel appreciates the overall landscape approach and treatment of drop-off area and laneway. It is a sensitive response to the Market context. The laneway could be treated as a woonerf and feature bollards to control vehicular movement.
- Light will be an important consideration in this space.