

**Subject: Official Plan Amendment and Zoning By-law Amendment - 1452,
1460, 1470 Hunt Club Road and 1525, 1531 and 1545 Sieveright Avenue**

File Number: ACS2022-PIE-PS-0070

Report to Planning Committee on 23 June 2022

and Council 6 July 2022

**Submitted on June 10, 2022 by Derrick Moodie, Director, Planning Services,
Planning Services, Planning, Real Estate and Economic Development**

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Ward: Gloucester-Southgate (10)

**Objet : Modification du Plan officiel et modification du *Règlement de zonage*
– 1452, 1460 et 1470, chemin Hunt Club; 1525, 1531 et 1545, avenue Sieveright**

Dossier : ACS2022-PIE-PS-0070

Rapport au Comité de l'urbanisme

le 23 juin 2022

et au Conseil le 6 juillet 2022

**Soumis le 10 juin 2022 par Derrick Moodie, Directeur, Services de la planification,
Services de la planification, Direction générale de la planification, des biens
immobiliers et du développement économique**

**Personne ressource : Mélanie Gervais, urbaniste III(i), Examen des demandes
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Quartier : Gloucester-Southgate (10)

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council:**
 - a. Approve an amendment to the Official Plan, Volume 2a, South Keys to Blossom Park, Bank Street Secondary Plan to remove the subject lands**

- from the Sieveright Avenue Future Land Use Study area as detailed in Document 2;
- b. Direct staff to incorporate the Amendments to the Official Plan, Volume 2a, as detailed in Document 2, into Policy 38.1, Volume 2C – Area-Specific Policies of the new Official Plan.
 - c. Approve an amendment to Zoning By-law 2008-250 to permit a six-storey residential care facility and to permit residential uses along Sieveright Avenue, as detailed in Document 4.
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 of July 6, 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 :
 - a. d’approuver la modification à apporter au volume 2A (Plan secondaire de la rue Bank entre South Keys et Blossom Park, pour retrancher les terrains visés dans le secteur de l’Étude de l’aménagement projeté du site de l’avenue Sieveright) du Plan officiel selon les modalités précisées dans la pièce 2;
 - b. demander au personnel d’apporter cette modification au volume 2A du Plan officiel, selon les modalités précisées dans la pièce 2, pour l’intégrer dans le volume 2C (Politiques sectorielles) de la politique 38.1 du nouveau Plan officiel soumis pour approbation au ministère des Affaires municipales et du Logement;
 - c. d’approuver la modification à apporter au *Règlement de zonage n° 2008-250* afin d’autoriser l’aménagement d’un établissement de soins en résidence de six étages et d’autoriser des aménagements résidentiels sur l’avenue Sieveright, selon les modalités précisées dans la pièce 4;

2. **Que le Comité de l'urbanisme approuve l'intégration de la section Détails de la consultation du rapport dans la « brève explication » du Résumé des mémoires déposés par écrit et de vive voix, à rédiger par le Bureau du greffier municipal et à soumettre au Conseil municipal dans le rapport intitulé « Résumé des mémoires déposés par écrit et de vive voix par le public sur les questions assujetties aux "explications obligatoires" de la *Loi sur l'aménagement du territoire* à la réunion tenue par le Conseil municipal le 6 juillet 2022 », sous réserve des mémoires qui seront déposés entre la publication de ce rapport et la date à laquelle le Conseil municipal rendra sa décision.**

EXECUTIVE SUMMARY

Staff Recommend Approval

Planning staff recommend approval of the Official Plan Amendment and Zoning By-law Amendment for 1452, 1460, 1470 Hunt Club Road and 1525, 1531 and 1545 Sieveright Avenue. The Zoning By-law amendment (ZBLA) application will accommodate the development of a six-storey residential care facility (maximum height of 22 metres) and the development of future residential fronting on Sieveright Avenue limited to a maximum height of four storeys (14 metres). The Official Plan Amendment (OPA) application was received to review and implement a future land use study for the portion of the site located within the Sieveright Avenue future land use study. This study is required to determine locations that may be appropriate for higher or lower buildings compared to the existing zoned maximum permitted building height, and to determine the appropriate land use and zoning. The OPA will remove this site from the Future Land Use Study designation and redesignate the lands to General Mixed Use (six-storeys) and Low-Rise Residential (four-storeys) in the South Keys to Blossom Park, Bank Street Secondary Plan.

The subject lands are currently zoned GM16[2294], IL2 H(14) and R1W as shown in Document 3. The GM16[2294] zone permits heights up to 18 metres and limits heights to 11 metres within 20 metres of a residential zone. The IL2 H(14) permits heights up to 14 metres and the R1W permits heights up to 11 metres. The proposed zoning will extend the General Mixed-Use zone further south, increase the maximum permitted height to 22 metres and require setback of 27 metres to an R1 zone. The proposed zoning will also zone the portion fronting Sieveright Avenue as Residential Fourth Density (R4) with a maximum permitted height of 14 metres.

The overall development plan is to redevelop the site with a six-storey residential care facility with 220 rooms and 350 beds that is to be used for accommodation and supportive care for residents of the Baffin Region of Nunavut seeking medical care through Ottawa's hospital network, to be owned and operated by Larga Baffin Ltd. The portion of the site fronting Sieveright Avenue will be developed at a future date with a residential use as per the recommended Zoning By-law Amendment.

Applicable policies

Policy 22 of Section 2.2.2 (Managing Growth) notes that intensification within the urban boundary is compatible on sites within their surrounding context and on land that needs remediation. The proposed development is located on an underdeveloped site with existing automobile sales and service garage and outdoor storage warehouse. This redevelopment to a residential care facility (with protection for future low-rise residential in the south portion) will better align with the surrounding residential community to the north, east and south. Also, as per Policy 23 of Section 2.2.2 the designation of the southern portion of the site (along Sieveright Avenue) as low-rise residential will move the boundary of the low-rise neighbourhood from Sieveright Avenue to 80 metres north of Sieveright Avenue and therefore further protect the existing low-rise residential as they would now be considered as the interior portion of an established low-rise residential neighbourhood instead of being on the periphery.

The proposed development is consistent with Policy 4 of Section 3.6.1 (General Urban Area) to permit taller buildings as the site fronts on Hunt Club Road which is an Arterial Road and a Transit Priority Corridor. Further, the proposed height of the building generally conforms to the overall intent of the existing zoning along Hunt Club Road except for an additional 4 metres to account for extra floor to ceiling height consistent with commercial or institutional buildings. In addition the proposal seeks to shift the GM zone further south to accommodate the proposed facility while changing the balance of the industrially zoned portion of the lot to residential.

The proposal is considered an adequate transition to the adjacent low-rise residential as a 27-metre setback ensures the six-storey building is below the 45-degree angular plane. The 27-metre setback from the residential zone also creates an outdoor amenity area of over 2,000 square metres to be located between the six-storey building and the rear yards of the dwellings on Issam Private. The landscaping and amenities of this outdoor amenity area will be reviewed through the future Site Plan Control application. The location of the building on the south side of Hunt Club and the 27-metre setback to

the low rise residential to the east also minimizes sun shadow impacts on the community to the north and east.

The proposal also limits the uses and the heights for the portion along Sieveright Avenue to residential and four-storeys which provides an adequate transition to the low-rise community to the south and east. There are currently no immediate plans for the development of this southern portion of the properties, however it is anticipated that development could take the form of low-rise apartment buildings, a variation of townhouses (stacked, back-to-back, or standard), or a variation of the two.

Public Consultation

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for Development Applications. Notification of this Official Plan amendment and Zoning By-law amendment was sent by mail to residents within 120 metres and signs were posted on the property. This initial location map included in the notification package did not include 1545 Sieveright Avenue, a corrected map was circulated by mail to residents within 120 metres. The initial signs installed on December 8, 2021, were removed at some point in time. New signs were installed on March 22, 2022. The sign along Hunt Club Road was once again removed and a new sign was installed on May 10, 2022. The sign was once again removed and replaced.

Councillor Deans organized a working group meeting on March 23, 2022, with community representatives to facilitate discussions between City staff, Larga Baffin, the applicant (Larga Baffin's consultants) and the working group members. This was followed by another meeting organized by Councillor Deans on April 13, 2022, to once again facilitate further discussions between City staff, the applicant and the community.

Councillor Deans held an online Community Information and Comment Session through Zoom on April 26, 2022, from 6 PM to 8:30 PM. During this meeting, City staff provided a presentation of the application process and next steps, the consultant team provided a presentation of the proposal, including the Future Land Use Study, and a moderated question and answer period concluded the evening. Approximately 275 individuals attended while 356 individuals registered.

Approximately 350 comments were submitted during the application review process. There were 100 comments in support of the application and reconciliation, while there were 250 comments in opposition based on height, traffic, density, sun shadowing and design.

Additionally, the Future Land Use Study was presented to the South Keys Greenboro Community Association Board meeting on May 18.

SYNTHÈSE ADMINISTRATIVE

Le personnel des Services de planification recommande d'approuver les demandes de modification du Plan officiel et de modification du *Règlement de zonage* pour le 1452, le 1460 et le 1470, chemin Hunt Club ainsi que pour le 1525, le 1531 et le 1545, avenue Sieveright. La demande de modification du Plan officiel a été déposée pour revoir et mettre en œuvre une étude de l'aménagement du territoire projeté pour la partie du site située dans l'aire de l'étude de l'aménagement du territoire projeté de l'avenue Sieveright. Cette étude vise à permettre de déterminer les sites qui pourraient se prêter à l'aménagement de bâtiments plus hauts ou moins hauts par rapport à la hauteur maximum autorisée pour les bâtiments dans le zonage existant et à déterminer l'aménagement du territoire et le zonage appropriés. La modification du Plan officiel aura pour effet de retrancher ce site dans la désignation de l'Étude de l'aménagement du territoire projeté et de redésigner les terrains pour qu'ils relèvent de la zone des aménagements polyvalents généraux (six étages) et de la zone des aménagements résidentiels de faible hauteur (quatre étages) dans le secteur compris entre South Keys et Blossom Park dans le Plan secondaire de la rue Bank. La demande de modification du *Règlement de zonage* (MRZ) permettra d'aménager un établissement de soins en résidence de six étages (et d'au plus 22 mètres de hauteur), ainsi qu'une façade résidentielle projetée donnant sur l'avenue Sieveright et limitée à une hauteur maximum de quatre étages (14 mètres).

Les terrains visés appartiennent actuellement aux zones GM16[2294], IL2 H(14) et R1W, comme l'indique la pièce 3. La zone GM16[2294] autorise l'aménagement de bâtiments dont la hauteur peut atteindre 18 mètres et limite les hauteurs à 11 mètres dans un rayon de 20 mètres d'une zone résidentielle. La zone IL2 H(14) permet d'aménager des bâtiments dont la hauteur peut atteindre 14 mètres, et la zone R1W permet d'aménager des bâtiments dont la hauteur peut atteindre 11 mètres. Le zonage proposé permettra d'étendre dans le sens sud la zone des aménagements polyvalents généraux, d'accroître la hauteur maximum permise pour la porter à 22 mètres et d'obliger à prévoir une marge de retrait de 27 mètres par rapport à une zone résidentielle de densité 1 (R1). La modification proposée permettra aussi de zoner la partie donnant sur l'avenue Sieveright pour en faire une zone résidentielle de densité 4 (R4), dans laquelle on pourra aménager des bâtiments dont la hauteur maximum sera de 14 mètres.

Dans l'ensemble, le plan d'aménagement consiste à réaménager le site pour y construire un établissement de soins en résidence de six étages, comprenant 220 chambres et 350 lits, qui servira à héberger les résidents de la région de l'île de Baffin dans le Nunavut qui ont besoin de soins médicaux dans le cadre du réseau des hôpitaux d'Ottawa et à leur prodiguer des soins de soutien; Larga Baffin Ltd. sera le propriétaire et l'exploitant de cet établissement. La partie du site donnant sur l'avenue Sieveright sera aménagée à une date ultérieure pour la doter d'une vocation résidentielle conformément à la modification que l'on recommande d'apporter au *Règlement de zonage*.

Politiques applicables

La politique 22 de la section 2.2.2 (Gestion de la densification dans le secteur urbain) précise que la densification dans le périmètre urbain est compatible sur des sites dans le contexte des environs et sur le terrain à assainir. Le projet d'aménagement proposé sera réalisé sur un site sous-aménagé, sur lequel sont déjà construits, un établissement de vente et un garage de services d'entretien et de réparation de voitures ainsi qu'un entrepôt en plein air. Ce projet de réaménagement pour la construction d'un établissement de soins en résidence (en protégeant les aménagements résidentiels de faible hauteur projetés dans la partie sud) cadrera mieux avec la collectivité résidentielle des environs au nord, à l'est et au sud. En outre, conformément à la politique 23 de la section 2.2.2, la désignation de la partie sud du site (donnant sur l'avenue Sieveright) pour en faire une zone d'aménagements résidentiels de faible hauteur aura pour effet de décaler le périmètre du quartier de faible hauteur à partir de l'avenue Sieveright sur une distance de 80 mètres au nord de l'avenue Sieveright, ce qui permettra de mieux protéger la zone résidentielle existante de faible hauteur, puisque ces aménagements seraient désormais considérés comme la partie intérieure du quartier résidentiel établi de faible hauteur, au lieu de se trouver en périphérie.

Le projet d'aménagement proposé cadre avec la politique 4 de la section 3.6.1 (Secteur urbain général) afin de permettre d'aménager des bâtiments de plus grande hauteur puisque le site donne sur le chemin Hunt Club, qui constitue une artère et un couloir prioritaire de transport en commun. En outre, la hauteur proposée du bâtiment est généralement conforme à l'intention générale du zonage existant le long du chemin Hunt Club, à l'exception d'une hauteur supplémentaire de 4 mètres afin de tenir compte de l'étage supplémentaire par rapport à la hauteur sous plafond, ce qui cadre avec les bâtiments commerciaux ou institutionnels. En outre, la proposition vise à décaler la zone d'utilisations polyvalentes générale (GM) plus au sud afin de tenir compte de

l'établissement proposé en modifiant le reste de la partie appartenant à la zone industrielle du lot pour en faire une zone résidentielle.

On considère que la proposition assure une transition adéquate avec les aménagements résidentiels de faible hauteur attenants, puisqu'une marge de retrait de 27 mètres permet de s'assurer que le bâtiment de six étages est inférieur au plan angulaire de 45 degrés. Cette marge de retrait de 27 mètres par rapport à la zone résidentielle crée aussi une zone de commodités en plein air de plus de 2 000 mètres carrés, à aménager entre le bâtiment de six étages et les cours arrière des habitations sur la voie privée Issam. Le paysagement et les commodités de cette zone de commodités en plein air seront revus dans la demande à déposer pour la réglementation du plan d'implantation. La localisation du bâtiment du côté sud du chemin Hunt Club et la marge de retrait de 27 mètres par rapport à la zone résidentielle de faible hauteur à l'est viennent aussi minorer les incidences du masquage du soleil sur la collectivité au nord et à l'est.

La proposition limite aussi les aménagements et les hauteurs de la partie donnant sur l'avenue Sieveright à des aménagements résidentiels et à des bâtiments de quatre étages, ce qui permet d'assurer une transition adéquate avec la collectivité des bâtiments de faible hauteur au sud et à l'est. Il n'y a actuellement pas de plans immédiats pour l'aménagement de cette partie sud des propriétés; on s'attend toutefois à ce que les projets d'aménagement se déroulent sous la forme d'immeubles d'appartements de faible hauteur, d'un ensemble d'habitations en rangée (superposées, adossées ou standards) ou d'une variation de ces deux types d'aménagements.

Consultation publique

Nous avons publié l'avis et mené la consultation publique conformément à la Politique sur les avis publics et la consultation, approuvée par le Conseil municipal pour les demandes d'aménagement. L'avis de cette modification du Plan officiel et de cette modification du *Règlement de zonage* a été adressé par la poste aux résidents dans un rayon de 120 mètres, et des affiches ont été posées sur la propriété. Le plan initial de localisation qui accompagnait le dossier de l'avis ne comprenait pas le 1545, avenue Sieveright; nous avons donc fait suivre un plan corrigé par la poste aux résidents dans un rayon de 120 mètres. Les premières affiches installées le 8 décembre 2021 ont été enlevées à un moment donné. De nouvelles affiches ont été installées le 22 mars 2022. L'affiche posée sur le bord du chemin Hunt Club a de nouveau été enlevée et une nouvelle affiche a été posée le 10 mai 2022. L'affiche a de nouveau été enlevée et remplacée.

Diane Deans, conseillère municipale, a mis sur pied un groupe de travail qui s'est réuni le 23 mars 2022 avec des représentants de la collectivité pour animer les discussions entre le personnel de la Ville, Larga Baffin, le requérant (expert-conseil de Larga Baffin) et les membres du groupe de travail. M^{me} Deans a ensuite tenu, le 13 avril 2022, une autre réunion, à nouveau pour animer d'autres discussions entre le personnel de la Ville, le requérant et la collectivité.

M^{me} Deans a tenu dans Zoom, le 26 avril 2022 de 18 h à 20 h 30, une séance d'information et de rétroaction communautaire en ligne. Durant cette réunion, le personnel de la Ville a présenté un exposé sur le processus de traitement de la demande et sur les prochaines étapes, et l'équipe d'expertise-conseil a présenté un exposé sur la proposition, dont l'Étude de l'aménagement du territoire projeté, en plus d'animer la période de questions à la fin de la soirée. Environ 275 personnes ont participé à cette réunion, à laquelle s'étaient inscrites 356 personnes.

Pendant le déroulement de l'examen des demandes, on a soumis environ 350 commentaires. Les participants ont déposé 100 commentaires favorables à la demande et à la concordance, alors que dans 250 commentaires, on s'opposait au projet en raison de la hauteur, de l'achalandage, de la densité, du masquage du soleil et de la conception.

En outre, l'Étude de l'aménagement du territoire projeté a été présentée le 18 mai 2022 à la réunion du conseil d'administration de la South Keys Greenboro Community Association.

BACKGROUND

Site location

1452, 1460 and 1470 Hunt Club Road and 1525, 1531 and 1545 Sieveright Avenue

Owner

Larga Baffin Ltd.

Applicant

Jacob Bolduc, FoTenn Planning & Design

Description of site and surroundings

The subject site is approximately 1.9 hectares and bounded by Hunt Club Road to the north and Sieveright Avenue to the south. The site is approximately 500 metres to the east of the intersection of Hunt Club Road with Albion Road South. The lands are currently occupied by several buildings and structures used for a variety of purposes including commercial offices, auto service garages, a storage warehouse, a self-storage facility and an auto sales lot.

The sites are surrounded by a range of different uses, and are predominately low-rise residential to the north, east, and south, and commercial and light industrial to the west. The neighbourhoods of Solera, South Keys and Greenboro East are to the north of the site across Hunt Club Road which features a variety of low-rise residential. The Hunt Club Park community to the south and east of the site is developed with low-rise detached dwellings including the Sieveright Park to the site's southeast. West of the site are uses including automobile dealerships and mechanic shops, further west is the Southgate Shopping Centre.

Summary of the development

The overall development plan is to redevelop the site with a six-storey residential care facility used for accommodation and supportive care for residents of the Baffin Region of Nunavut seeking medical care through Ottawa's hospital network, to be owned and operated by Larga Baffin Ltd. A Site Plan Control application will be required. The portion of the site fronting Sieveright Avenue will be developed at a future date with a residential use as per the recommended Zoning By-law Amendment.

Larga Baffin, currently operating out of 2716 Richmond Road, is a facility providing the following services to residents from the Baffin Region of Nunavut seeking specialized medical services that are not available in their home communities through Ottawa's healthcare network:

- Accommodations for patients and escorts;
- Full kitchen services (including access to country food);
- Transportation to and from the Ottawa Airport;
- Transportation to and from medical appointments and treatments;
- Arrange return air transportation;

- Interpretation services; and
- Services for family of patients (escorts) including but not limited to craft rooms, computer rooms, TVs, lounge area, organized excursions, etc.

The facility does not include any on-site medical care nor non-medical services such as rehabilitation physiotherapy. The current facility is over capacity and no longer meets the needs of Larga Baffin. The new residential care facility proposed will be a purpose-built facility to meet their long-term needs. Larga Baffin does not have a total number of employees for the new facility, but they estimate between 90 and 160 employees with a maximum of 96 employees on a given shift. The new facility will have 220 rooms with 350 beds. Some are single rooms for adults coming alone and some are double rooms for parents/children or someone needing to be accompanied. The facility utilizes buses and vans to transfer their clients to and from appointments and/or the airport by using a fleet of two 21-passenger buses, two 15-passenger vans, two seven-passenger vans and two six-passenger smaller vehicles. There may also be ambulance pick-ups whenever necessary. Deliveries on-site are by small and mid-size vans and trucks.

Summary of requested Official Plan Amendment

The Official Plan Amendment (OPA) application was received to review and implement a future land use study for the portion of the site located within the Sieveright Avenue future land use study designation. This study is required in the South Keys to Blossom Park, Bank Street Secondary Plan to determine locations that may be appropriate for higher or lower buildings compared to the existing zoned maximum permitted building height, to determine the appropriate land use and zoning. The OPA will remove this site from the Future Land Use Study designation and redesignate the lands to General Mixed Use (six-storeys) and Low-Rise Residential (four-storeys) in the Secondary Plan.

Summary of requested Zoning By-law Amendment

The Zoning By-law amendment (ZBLA) application will accommodate the development of a six-storey residential care facility (maximum height of 22 metres) and the development of future residential fronting on Sieveright Avenue limited to a maximum height of four storeys (14 metres). The subject lands are currently zoned GM16[2294], IL2 H(14) and R1W as shown in Document 3. The GM16[2294] zone permits heights up to 18 metres and limits heights to 11 metres within 20 metres of a residential zone. The IL2 H(14) permits heights up to 14 metres and the R1W permits heights up to 11 metres. The proposed zoning will extend the General Mixed-Use zone further south, increase the maximum permitted height to 22 metres and limit the height to 11 metres

within 27 metres of an R1 zone. The proposed zoning will also zone the portion fronting Sieveright Avenue as Residential Fourth Density (R4) with a maximum permitted height of 14 metres.

DISCUSSION

Public Consultation

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for Development Applications. Notification of this Official Plan amendment and Zoning By-law amendment was sent by mail to residents within 120 metres and signs were posted on the property. This initial location map included in the notification package did not include 1545 Sieveright Avenue, a corrected map was circulated by mail to residents within 120 metres. The initial signs installed on December 8, 2021, were removed at some point in time. New signs were installed on March 22, 2022. The sign along Hunt Club Road was once again removed and a new sign was installed on May 10, 2022. The sign was once again removed and replaced.

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Approximately 350 comments were submitted during the application review process. There were 100 comments in support of the application and reconciliation, while there were 250 comments in opposition based on height, traffic, density, sun shadowing and design.

Additionally, the Future Land Use Study was presented to the South Keys Greenboro Community Association Board meeting on May 18.

For this proposal's consultation details, see Document 5 of this report.

Official Plan designation(s) and policies

Applications must be evaluated against the [existing Official Plan](#) and must also include an evaluation of the application against the Council approved [new Official Plan](#) (and new Secondary Plan, where applicable).

The Official Plan amendment and Zoning By-law amendment applications were received on October 14, 2022 (before the new OP was adopted), the ZBLA is therefore being reviewed on the basis of the existing Official Plan.

Current Official Plan

The site is designated General Urban Area on Schedule B of the Official Plan, which, according to Section 3.6.1, is intended to permit the development of a range and choice of housing types to meet the needs of all ages, incomes, and life circumstances, in combination with conveniently located employment, retail, service, cultural, leisure, entertainment and institutional uses. The purpose of this designation is to facilitate the development of complete sustainable communities. Section 3.6.1, Policy 3 states that building height in the General Urban Area will continue to be predominantly Low-Rise. Within this range, changes in building form, height and density will be evaluated based upon compatibility with the existing context and the planned function of the area. Secondary plans or zoning that currently permit building heights greater than four-stories will remain in effect. Policy 4, however, supports new taller buildings for sites that front an Arterial Road and which are on a Transit Priority Corridor.

According to Schedule E of the Official Plan, Hunt Club Road is classified as an 'Arterial – Existing'. According to Schedule D of the Official Plan, Hunt Club Road is identified as a Transit Priority Corridor (Isolated Measures).

Section 2.1 – Patterns of Growth

Growth in the existing designated urban areas will be directed to areas where it can be accommodated in locations with a mix of housing, shopping, recreation and employment, and served with quality transit, walking and cycling facilities. This direction will also contribute to the needs of an aging population by enhancing accessibility to healthcare services and community facilities. Redevelopment will be compatible with the existing context or planned function of the area and contribute to the diversity of housing, employment, or services in the area.

Section 2.2.2 – Managing Intensification Within the Urban Area

According to Policy 22, the City also supports compatible intensification within the urban boundary and outside of the Target Areas, including areas designated General Urban Area. The City will promote opportunities for intensification in areas determined by the policies in Section 3.6.1. Intensification that is compatible with the surrounding context will also be supported on underdeveloped sites such as current or former parking lots, in extensive areas previously used for outside storage and on sites that are no longer viable for the purpose for which they were originally used or intended.

According to Policy 23, the interior portions of established low-rise residential neighbourhoods will continue to be characterized by low-rise buildings and intensification will enhance and complement the area's desirable character.

Section 2.5.1 – Designing Ottawa

Tools and design objectives in Section 2.5.1 provide guidance on measures that will mitigate differences between the existing and proposed development and help achieve compatibility of form and function. These design objectives include enhancing the sense of community; defining quality public and private spaces through development; creating spaces that are safe and accessible; ensuring that new development respects the character of existing areas; considering the adaptability and diversity of places that can adapt and evolve easily over time; and maximizing/promoting energy-efficiency and sustainable design.

Section 4.11 – Urban Design and Compatibility

Various considerations are used to assess the urban design and compatibility between new and existing developments. Good building design contributes to successful neighbourhood integration and compatibility by using appropriate setbacks, heights and transitions. Massing and scale of new developments can be designed to ensure appropriate transition to established low-rise developments ex. setbacks, angular planes, step-backs of buildings, minimizing sun shadowing impacts. Additionally, outdoor amenity areas (private and communal) are designed to accommodate usable amenity areas for the residents that meet the requirements of the type of development.

Other applicable policies and guidelines

The site is designated General Mixed Use and Future Land Use Study in the South Keys to Blossom Park, Bank Street Secondary Plan. The portion designated General Mixed Use permits heights up to six-storeys and the area designated Future Land Use Study requires a study to establish the permitted heights, this OPA will establish the permitted height. According to Section 4.10 Future Study Areas, when an application for a Zoning By-law amendment is submitted within these lands it triggers the preparation of the study for that particular area. In such cases the landowner may lead the study in cooperation with and at the discretion of the City. The Official Plan amendment serves as the implementation tool and as fulfilment of the public participation requirement. According to Section 4.10.2 – Sieveright Avenue, the future land use study must determine the following elements: appropriate heights, appropriate land use and zoning, appropriate first storey finishes, appropriate parkland dedication, and include a Transportation Impact Assessment (TIA) to identify potential transportation impacts and mitigation measures, and the implementation of the study.

New Official Plan

The Official Plan amendment and Zoning By-law amendment applications were received on October 14, 2022 (before the new OP was adopted), the ZBLA is therefore being reviewed on the basis of the existing Official Plan. That said, in the new Official Plan, the properties are located in the ‘Outer Urban Transect’ on Schedule A – Transect Policy Areas and designated Neighbourhood on Schedule B3 – Outer Urban Transect. Section 6.3.1 Policy 2 states that development in the Neighbourhood designation should be low-rise except where existing zoning or secondary plans allow for greater building heights. Hunt Club Road is a Transit Priority Corridor on Schedule C2 – Transit Network and an ‘Arterial – Existing’ on Schedule C4.

Section 2.2.5 Gender and Racial Equity, Policy 2, states that the City needs to do more work to understand the specific needs of Indigenous peoples and work with Indigenous communities to pursue all opportunities to address these needs.

Other applicable policies and guidelines

According to Area 38 of Volume 2C – Area Specific Policies, portions of the site are located in the Sieveright Avenue Future Study Area. The area requires additional study to determine appropriate land use mix and/or permitted building heights to be implemented through Secondary Plan or Zoning By-law amendments.

Planning rationale

The Official Plan Amendment proposes the adoption of the Future Land Use Study for the subject site to redesignate the subject lands in the South Keys to Blossom Park, Bank Street Secondary Plan as follows:

- the northern half of the subject lands to General Mixed-Use with a maximum permitted height of six-storey; and
- the southern half of the subject lands to Low-Rise Residential with a maximum height of four-storey.

The Zoning By-law amendment proposes to rezone the lands from GM16[2294] to GM16[XXXX], from IL2 H(14) to GM16[XXXX], from IL2 H(14) to R4T[YYYY] and from R1W to R4T[YYYY]. The GM16[XXXX] zone will increase the building height to 22 metres and require a 27 metre setback to residential zones. The R4T[YYYY] zone will permit heights up to 14 metres, limited to 11 metres within 20 metres from an R1 zone.

Future land use study:

The applicants future land use study evaluated several elements as outlined in the South Keys to Blossom Park, Bank Street Secondary Plan:

- **Appropriate heights:** The Secondary Plan defines maximum heights for properties along Hunt Club Road as six-storey and along Bank Street as nine storeys. The study proposes to extend the six-storeys further south by approximately 50 metres and to limit the southern 80 metres to four-storey. This reduction to four-storey along Sieveright Avenue will provide an adequate transition into the low-rise community to the south and east.
- **Appropriate land use and zoning:** The study provides two land use options, the first is to designate and zone all the lands to General Mixed Use while the second is to designate and zone the northern portion General Mixed Use and the southern portion Residential. It was determined that the preferred option is option 2. This option will limit the uses for the southern portion of the subject properties to residential along Sieveright Avenue and therefore allow for an adequate transition to the low-rise residential community to the south and east.
- **Appropriate first storey finishes:** Sections 2.5.1 and 4.11 of the Official Plan already provide a policy framework for the design of site and buildings that ensures principal facades and entrances face the street, using clear windows,

doors and glazing along the ground floor, creating an active frontage, and providing sufficient setbacks. Additional policies do not need to be added to the South Keys to Blossom Park, Bank Street Secondary Plan as the policies from the Official Plan already cover these elements. In addition, future site plan control requirements can inform first storey finishes, and any use of ground floor residential products will address these building elements.

- Appropriate parkland dedication: The 2 hectare Sieveright Park is located to the southeast of the site, and includes a playground, soccer field, two tennis courts, a basketball court and open space. There are also two additional parks north of Hunt Club Road within 700 metres. Given the vicinity of the existing Sieveright Park, the 2,000 square metre on site outdoor amenity area and the possible remediation requirements because of historical land uses in this area it was confirmed by the Recreation, Cultural and Facility Services Department that cash-in-lieu of parkland was the preferred way of dedication.
- Include a Transportation Impact Assessment (TIA) to identify potential transportation impacts and mitigation measures: A TIA was submitted and reviewed by Transportation staff. It was determined to be satisfactory, see section below which provides more information on the TIA.
- Implementation of the study: The OPA is the implementation of the study as it will remove the subject lands from the Future Land Use Study designation in the Secondary Plan and designate them as General Mixed Use and Low-Rise Residential in Schedule A – Land Use and it will define the permitted heights for the subject lands as six- and four-storeys on Schedule B – Permitted Building Heights.

Land use and built form:

Policy 22 of Section 2.2.2 (Managing Growth) notes that intensification within the urban boundary is compatible on sites within their surrounding context and on land that needs remediation. The proposed development is located on an underdeveloped site with existing automobile sales and service garage and outdoor storage warehouse. This redevelopment to a residential care facility (with protection for future low-rise residential in the south portion) will better align with the surrounding residential community to the north, east and south. Also, as per Policy 23 of Section 2.2.2 the designation of the southern portion of the site (along Sieveright Avenue) as low-rise residential will move the boundary of the low-rise neighbourhood from Sieveright Avenue to 80 metres north of Sieveright Avenue and therefore further protect the existing low-rise residential as

they would now be considered as the interior portion of an established low-rise residential neighbourhood instead of being on the periphery.

The proposed development is consistent with Policy 4 of Section 3.6.1 (General Urban Area) to permit taller buildings as the site fronts on Hunt Club Road which is an Arterial Road and a Transit Priority Corridor. Further, the proposed height of the building generally conforms to the overall intent of the existing zoning along Hunt Club Road except for an additional 4 metres to account for the extra floor-to-ceiling height and except for the southern half of the building which is in the IL2 zone due to the split-zoned nature of the lot. The proposal seeks to shift the GM zone further south to accommodate for the shape of the proposed development while changing the balance of the industrially zoned portion of the lot to residential.

The proposal is considered an adequate transition to the adjacent low-rise residential as a 27 metre setback ensures the six-storey building is below the 45° angular plane. The 27 metre setback from the residential zone also creates an outdoor amenity area of over 2,000 square metre to be located between the six-storey building and the rear yards of the dwellings on Issam Private. The landscaping and amenities of this outdoor amenity area will be reviewed through the future Site Plan Control application. The location of the building on the south side of Hunt Club and the 27 metre setback to the low rise residential to the east also minimizes sun shadow impacts on the community to the north and east.

The proposal also limits the uses and the heights for the portion along Sieveright Avenue to residential and four-storeys which provides an adequate transition to the low-rise community to the south and east. There are currently no immediate plans for development of this southern portion of the properties, however it is anticipated that development could take the form of low-rise apartment buildings, a variation of townhouses (stacked, back-to-back, or standard), or a variation of the two.

Zoning:

The proposed use of the six-storey building is a residential care facility, as per Section 54 of the City's Zoning By-law 2008-250 a residential care facility is defined as follows:

“means an establishment providing supervised or supportive in-house care for those who need assistance with daily living, that may also provide on-going medical or nursing care or counselling and social support services and which may include services such as medical, counselling, and personal services.”

The Zoning By-law does not define the terms “supervised in-house care,” “supportive in-house care,” or “assistance with daily living.” However, based on the plain and ordinary meaning of these terms, services like accommodation, nutritional meals, transportation, interpretation, and social/cultural supports can qualify as “supportive in-house care” or “assistance with daily living.”

Furthermore, a residential care facility is not required to provide medical, counselling, or nursing services. The definition in Section 54 states that a residential care facility “may also provide on-going medical or nursing care or counselling and social support services” and that these services “may include services such as medical, counselling, and personal services”. This permissive phrasing indicates that the provision of such services is optional but are not required for an operation to be considered a “residential care facility” use.

Therefore, the proposed Larga Baffin facility is considered a “residential care facility” within the meaning of the Zoning By-law.

Access:

The proposed development proposes accesses off of Hunt Club Road and Sieveright Avenue. There is an existing median within Hunt Club Road which will restrict that access to a right-in, right-out. The access off of Sieveright Avenue was proposed to be lined up with the existing intersection of Sieveright Avenue and Apple Hill Drive. An option to alleviate community concerns on a Sieveright Avenue access would be to consider shifting this access 100 metres west through the future Site Plan Control application. This would move the access 100 metres closer to Bank Street and 100 metres away from the residential community.

Transportation Review:

The Transportation Impact Assessment that was submitted to support the proposed applications indicates that the proposed residential care facility will generate 76 and 99 person-trips in the AM and PM peak hours, respectively, while most vehicular trips during non-peak hours are expected to be using sustainable modes of transportation. An acceptable level of service is observed at all signalized intersections in the study area overall, while vehicular volumes from this development do not warrant the installation of traffic signals at the intersection of Bank Street and Sieveright Avenue. Site accesses and a proposed drop-off loop will be further reviewed for possible gating or entry and exit restrictions at the site plan stage to mitigate cut-through traffic into the Upper Hunt Club neighbourhood.

Engineering Review:

The proposed site will be serviced by a 200 mm watermain which will be connected to the City watermain at Hunt Club Road (400 mm) and Sieveright Avenue (300 mm) which will satisfy the redundancy requirement. The water boundary condition was also verified and there are no issues. This development will not cause negative impact on the water pressure of adjacent residential area. Water pressure is not a matter of water demand/ capacity rather it is dependant on the topography (elevation) within a pressure zone and can vary due to pump operations and reservoir/tank levels. Customers in lower elevation areas will have higher pressure and customers in higher elevation areas will have lower pressure. This area is a high elevation area within the 2W2C pressure zone, where the water pressure is a function of the difference between Conroy Tank (hydraulic grade line) and the elevation at which the water is being consumed. The proposed development will have a negligible impact on water pressure.

The proposed site will be serviced by a 200 mm sanitary sewer connected to the City sanitary sewer on Hunt Club Road (250 mm). The proposed wastewater discharge was verified and there are no issues with the proposed discharge.

The proposed site will be serviced by an internal storm sewer system and connected to 1050 mm storm sewer on Sieveright Avenue. The stormwater discharge will be controlled to the 2-year storm event and excess storm drainage will be stored on site with their internal stormwater management system.

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 the recommendations in this report.

CONSULTATION

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for Development Applications. Notification of this Official Plan amendment and Zoning By-law amendment was sent by mail to residents within 120 metres and signs were posted on the property. This initial location map included in the notification package did not include 1545 Sieveright Avenue, a corrected map was circulated by mail to residents within 120 metres. The

initial signs installed on December 8, 2021, were removed at some point in time. New signs were installed on March 22, 2022. The sign along Hunt Club Road was once again removed and a new sign was installed on May 10, 2022. The sign was once again removed and replaced.

Councillor Deans organized a working group meeting on March 23, 2022, with community representatives to facilitate discussions between City staff, Larga Baffin, the applicant (Larga Baffin's consultants) and the working group members. This was followed by another meeting organized by Councillor Deans on April 13, 2022, to once again facilitate further discussions between City staff, the applicant and the community.

Councillor Deans held an online Community Information and Comment Session through Zoom on April 26, 2022, from 6 PM to 8:30 PM. During this meeting, City staff provided a presentation of the application process and next steps, the consultant team provided a presentation of the proposal, including the Future Land Use Study, and a moderated question and answer period concluded the evening. Approximately 275 individuals attended while 356 individuals registered.

Approximately 350 comments were submitted during the application review process. There were 100 comments in support of the application and reconciliation, while there were 250 comments in opposition based on height, traffic, density, sun shadowing and design.

Additionally, the Future Land Use Study was presented to the South Keys Greenboro Community Association Board meeting on May 18.

For this proposal's consultation details, see Document 5 of this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Deans provided the following comments:

"This proposed residential care facility, to be operated by Larga Baffin, is a significant development in the City's south end. This proposal includes 220 rooms with 350 beds for temporary accommodation as well as facility community areas, administrative service areas, and hospitality and accommodation service areas.

This proposal has more beds than the Montfort Hospital with a footprint almost as long as a regulation US sized football field and is immediately adjacent to residential community, with frontage on to a local residential street. The communities of Upper Hunt Club and Solera Circle have raised a number of concerns with regard to the scale,

size and traffic impacts of this facility and have proposed a number of compromises to ensure long term compatibility with the abutting neighbourhoods.

It is important to note that the services that Larga Baffin provide to the residents of Nunavut are needed and the residents of this community are pleased to host this facility. Having said that, residents expressed concern with the lack of meaningful engagement with representatives from Larga Baffin and hope that as this application moves forward that there is a greater willingness from Larga Baffin to work with the community to resolve any issues.

Outlined below are my comments on behalf of the communities I represent:

1. Zoning By-law Concern:

What is being proposed:

- The northern portion of the site currently zoned GM16[2294], is proposed to be rezoned with an exception zone that permits a maximum building height of 22 metres,

Comments:

I do not support an exception zone to permit a maximum building height of 22 meters. The current Zoning By-law permits 18 meters in this zone. This maximum allowable height should be adhered to considering the buildings proximity to residential communities on both the north and south side of Hunt Club Road. I would also be supportive of 'shrink wrapping' this site to ensure that the applicant adheres to the approved height allowance and cannot increase the height should the site need to be expanded in the future.

Furthermore, the current Zoning By-law only permits a maximum of 4 storeys on the southern portion of the site. The current proposal seeks to expand the permitted 6-storey height allowance to the southern portion of the site. I do not support expanding this allowance and request that the applicant revise their proposal to step down the southern portion of the building to the allowed 4-storeys. This would provide for a better transition to the adjacent residential community and homes on Issam Private.

I am also concerned with the height of the mechanical penthouse tower. I will be providing direction to the city planner to work with the applicant through the site plan stage to look for ways to reduce the height of the mechanical penthouse.

2. Zoning By-law Concern:

What is being proposed:

- The southern portion of the site currently zoned IL2 H(14) is proposed to be rezoned to a GM16 exception zone, with a maximum height permission of 14 metres.

Comments:

The applicant's plan will result in a vacant area to the south of the site fronting Sieveright Avenue, for which redevelopment is planned to occur at a later date. As part of this application, the applicant was required to undertake a Future Land Use Study (FLUS) for this area. In the FLUS the applicant recommends that these lands would also be suitable for residential development (R4). In consultation with the community, I am supportive of a residential zoning on this land. A residential use would be more in keeping with the surrounding neighbourhood and would provide a good buffer between the residential and institutional/commercial uses on Hunt Club Road. This site also has frontage onto Sieveright Ave which is a local residential road.

3. Transportation Concerns:

What is being proposed:

- The application currently proposes two access points to the site; one from Hunt Club Road and the other from Sieveright Ave.

Comments:

I do not support this site having an access onto Sieveright Ave. Sieveright Ave is a local residential street and was not designed to carry institutional traffic that this site will generate. Opening up Sieveright Ave to Hunt Club Road will also create a convenient short cut for vehicles wanting to avoid the intersection of Hunt Club and Bank St.

However, after discussions with the applicant, I recognize the importance of having access for passenger vehicles onto Bank St. in order to access the Ottawa Airport, a frequent destination. I would be supportive of an exit only, controlled access, such as a fob, onto Sieveright Ave. As a condition of this access, the applicant should fund the installation of a traffic control signal at the intersection of Sieveright Ave and Bank St. in order to improve safety at the intersection for their employees and transport vehicles accessing this exit. This issue will be addressed more fully at site plan control stage of the development review process.

I have also heard concerns from the residential community on the north side of Hunt Club Road, regarding the potential for increased U-Turns on Hunt Club Road, Cahill Dr. and potential cut-through traffic through the Solera Community. I will be recommending that the city conduct a pre and post survey of the traffic operations at this location on Hunt Club Road between Albion Rd and Cahill Dr. to determine any negative impacts. The post study should occur three years post construction. Should an increase in these activities be evident, staff should consider mitigation measures such as “No U-Turns” at Cahill Dr. and Albion Road, as well, consideration should be given to closing road access from Dunston Terrace on to Hunt Club Road.

4. Greenspace & Parkland

The applicant has provided considerable greenspace on site. However, it is unclear if this will be passive or active greenspace at this stage. While this will be explored in more detail during the site plan process, it is critical that this site have ample outdoor amenity space for the future users of this facility. They should include both active and passive greenspace with sufficient benches and shaded areas for outdoor enjoyment.

While the applicant will be providing Cash in Lieu of Parkland for this site. I would ask that the applicant consider looking for ways to enhance the nearby park, Sieveright Park, which will be well used by the residents of Larga Baffin. The facility will bring 300-500 new residents to the area at any given time, which will put a strain on the existing park in its current form.

Closing:

I am generally supportive of Larga Baffin locating on this site and look forward to a long-lasting relationship with the organization and the residents that make use of this facility. However the size and scale in excessive and changes are necessary. My goal is to ensure that this facility, in its final form, is compatible with the existing residential neighbourhoods and that community concerns are addressed. While many of the concerns raised will be addressed during the site plan process, I felt it necessary to raise these concerns now as the community is looking for some assurance from the applicant that these issues are being looked into and that solutions are being sought.”

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

ASSET MANAGEMENT IMPLICATIONS

It has been confirmed that there is sufficient capacity in the existing water, wastewater and stormwater infrastructure systems to accommodate the proposed development.

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. The *Accessibility for Ontarians with Disabilities Act* requirements for site design will also apply and will be reviewed through future Site Plan Control application.

INDIGENOUS GENDER AND EQUITY IMPLICATIONS

The approval of this report will allow the development of a residential care facility on the subject property that is intended to provide services for individuals travelling from the Qikiqtani region of Nunavut to Ottawa for medical services not available to them in their communities in Nunavut. This facility is expected to contribute to closing gaps in health care for the Indigenous people of Nunavut by providing an Indigenous-led effort to continue to offer support to residents of Nunavut seeking medical services throughout the City of Ottawa's health network.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Economic Growth & Diversification
- Thriving Communities

CONCLUSION

The department supports the proposed amendments to the City's Official Plan and the City's Zoning By-law. The proposed development concentrates height and density along Hunt Club Road which is designated as an Arterial - Existing and also as a Transit Priority Corridor. Proper transition to the existing low-rise residential communities is obtained through adequate setbacks, reduced heights along Sieveright Avenue and a residential designation along Sieveright Avenue.

APPLICATION PROCESS TIMELINE STATUS

These applications (Development Application Numbers: D01-01-21-0022 and D02-02-21-0122) were not processed by the "On Time Decision Date" established for the processing of Official Plan amendments and Zoning By-law amendments due to the complexity of the issues with traffic, height and land use.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Official Plan Amendment XX

Document 3 Zoning Location Map

Document 4 Details of Recommended Zoning

Document 5 Consultation Details

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



	
D02-02-21-0122	21-1408-D
D01-01-21-0022	
I:\CO\2021\Zoning\HuntClub_1470_1452	
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REVISION / RÉVISION - 2022 / 04 / 29	

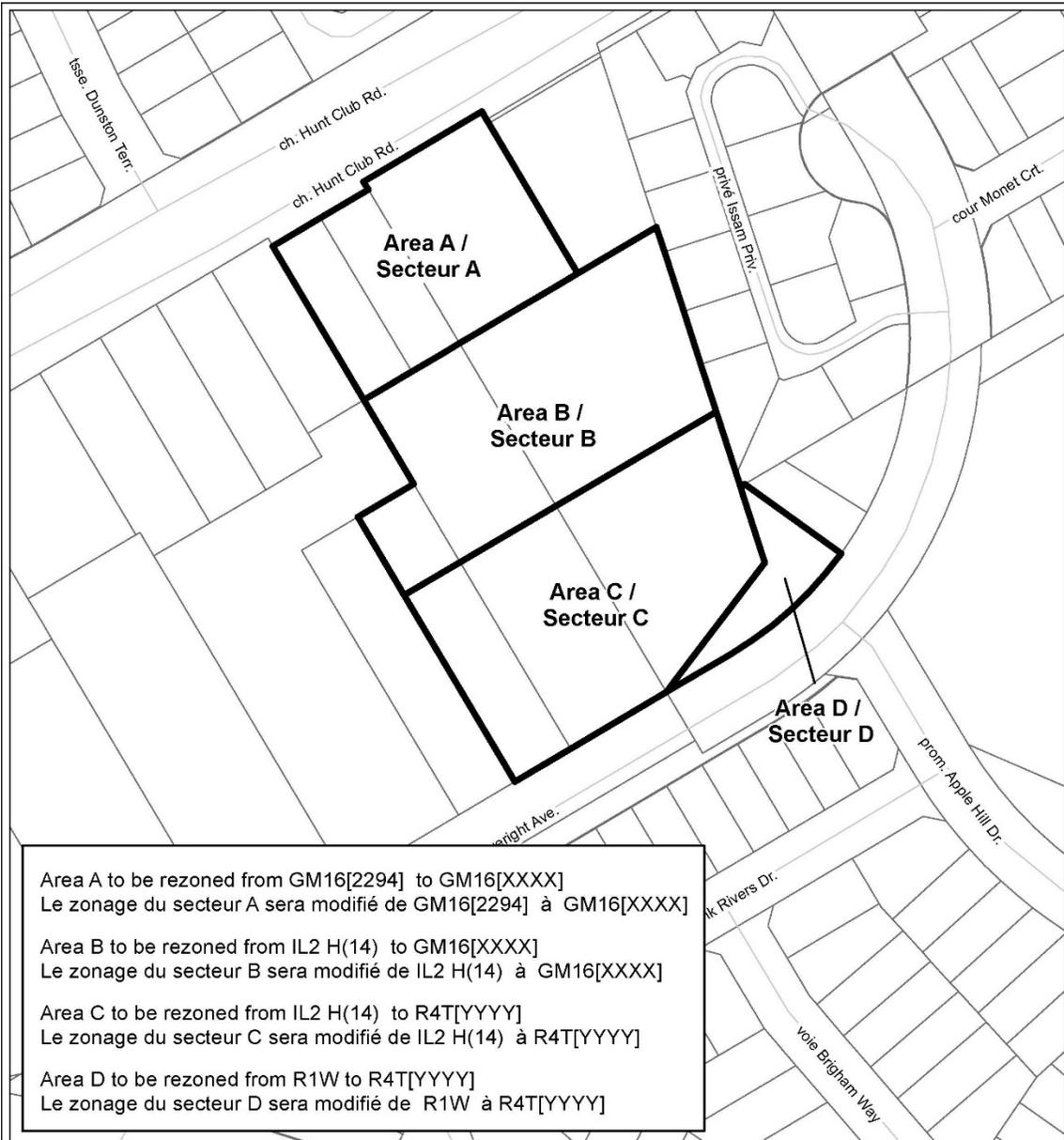
LOCATION MAP / PLAN DE LOCALISATION
 ZONING KEY PLAN / SCHÉMA DE ZONAGE
 OFFICIAL PLAN AMENDMENT / MODIFICATION DU PLAN OFFICIEL



**1470, 1460, 1452 ch. Hunt Club Road
 1531, 1525, 1545 av. Sieveright Avenue**



Document 3 – Zoning Location Map



Area A to be rezoned from GM16[2294] to GM16[XXXX]
 Le zonage du secteur A sera modifié de GM16[2294] à GM16[XXXX]

Area B to be rezoned from IL2 H(14) to GM16[XXXX]
 Le zonage du secteur B sera modifié de IL2 H(14) à GM16[XXXX]

Area C to be rezoned from IL2 H(14) to R4T[YYYY]
 Le zonage du secteur C sera modifié de IL2 H(14) à R4T[YYYY]

Area D to be rezoned from R1W to R4T[YYYY]
 Le zonage du secteur D sera modifié de R1W à R4T[YYYY]

		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-21-0122	22-0483-X		1452, 1460, 1470 chemin Hunt Club Road, 1525, 1531, 1545 avenue Sieveright Avenue
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REVISION / RÉVISION - 2022 / 05 / 19			
			

Document 4 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 1452, 1460, 1470 Hunt Club Road and 1525, 1531 and 1545 Sieveright Avenue:

1. Rezone the lands shown in Document 3.
2. Add a new exception, XXXX, to Section 239 – Urban Exceptions with provision similar in effect to the following:
 - a. In Column II, add the text “GM16[XXXX]”
 - b. In Column V, add the text:
 - Despite Table 187(d) the minimum interior side yard setback for the principal building from an R1 zone is 27 m
 - Despite Table 187(f) the maximum building height is 22 m
3. Add a new exception, YYYY, to Section 239 – Urban Exceptions with provision similar in effect to the following:
 - a. In Column II, add the text “R4T[YYYY]”
 - b. In Column V, add the text:
 - Despite Table 162A the maximum building height is as follows:
 1. within any area up to and including 20 metres of a lot line abutting an R1 zone: 11 m
 2. all other cases: 14 m

Document 5 – 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 Official Plan amendments. Councillor Deans held an online Community Information and Comment Session through Zoom on April 26, 2022, from 6 PM. to 8:30 PM.

Community Organization Comments

The comments from the community organization have been summarized below and have been responded to further below in the themed responses section.

Solera Working Group

- Concerns about the increased traffic activity from vehicular traffic developed by the medical appointments and general outings of the temporary residents. Worries were raised about the intersections in the vicinity. Members also raised concerns regarding the completeness of the TIA report and the trip generation examples used in the study.
- Concerns were raised about potential removing the access onto Sieveright Avenue and therefore pushing all the traffic to Hunt Club Road.
- Concerns about the potential growth and size of the facility in their neighbourhood which is comparable to some of the large hospitals in Ottawa.
- Concerns regarding the safety of residents from the possibility of increased collisions caused by increased traffic and intersections.
- Concerns regarding congestion caused by the number of parking spaces allocated to staff and visitors that could spill over into the community.
- Concerns about the pollution, noise, and vibration from the potential increases in traffic from the Larga Baffin facility. Worries were raised regarding the current state of the vehicular infrastructure and the possible damage that the increased traffic could cause.

Upper Hunt Club Community Association (UHCCA)

- Regarding the facility and use, the exact maximum capacity of the facility needs to be clarified and disagrees it can be referred to as a residential care facility. Members ask that the facility's use be comprehensively assessed to ensure fit.
- In relation to policy and regulatory frameworks, the application needs to demonstrate its fit to policy and regulatory frameworks.
- Regarding the overall property size, the increase in height from 18m to 22m is an increase of 23% and the increase in height from 14m to 22m is an increase in height of 56%, plus the additional mechanical penthouse.
- Regarding urban design, the proposed design and massing appears to not meet the approved vision of the area developed through public consultation.
- Regarding compatibility and community character, the proposal does not meet requirements or intent of some policies, plans, and regulatory tools. Members voice that the proposal seeks increased building heights, covers significant lands, and does not fit the location.
- Regarding parkland, the developer should include park space in its design.
- Regarding traffic, the comprehensive TIA should accurately represent the applicant's transportation operations and the additional developments in proximity and potential impacts.

Public Comments and Responses

Comments and responses have been grouped by theme below.

In support - Indigenous reconciliation

One hundred comments were received in support of the development, most of them referring to reconciliation efforts, the need for northern communities to have access to proper healthcare and the compatibility of this use along Hunt Club Road.

Response:

This development is for a residential care facility that is intended to provide services for individuals travelling from the Qikiqtani region of Nunavut to Ottawa for medical services not available to them in their communities in Nunavut. This facility is expected to contribute to closing gaps in health care for the Indigenous people of Nunavut by

providing an Indigenous-led effort to continue to offer support to residents of Nunavut seeking medical services throughout the City of Ottawa's health network..

Traffic

Residents concerned with the following:

- Concerns regarding the pre-existing congestion of the current roads
- Concerns for the possibility for increased traffic and the possible impacts in and around the community
- Concerns with the Bank Street & Sieveright Avenue and the Hunt Club Road and Cahill Drive intersections
- Concerns with keeping the access to Sieveright Avenue
- Concerns with removing the access to Sieveright Avenue
- Concerns regarding the possibility for increased and unwanted through/cut-through traffic
- Concerns regarding speed of traffic and safety
- General concerns with the Traffic Impact Assessment
- Residents' desire new traffic calming measures and road regulations

Response:

The TIA was prepared by a professional transportation engineer and reviewed and accepted by qualified City staff. New vehicular traffic from this development does not have a significant effect on existing signalized intersections in the study area as they continue to show acceptable levels of service. The performance of the unsignalized intersection of Bank Street and Sieveright Avenue does not warrant the installation of traffic signals at this time. There are small traffic calming measures (flex stakes) in use along Sieveright Avenue and residents can request speed surveys through the Councillor's office to determine whether any actions are required through the Neighbourhood Traffic Calming group. As for Hunt Club, potential measures to improve active users' comfort have been highlighted for future consideration. Site accesses and a proposed drop-off loop will be further reviewed for possible gating or entry and exit restrictions at the site plan stage to mitigate cut-through traffic through and maximize integration into the Upper Hunt Club neighbourhood.

Land Use

Residents concerned with the following:

- Residents oppose the facilitation of drug addiction, and mental illness treatments on site and desire clarification on treatment details.
- Given the assumptions regarding treatment, there are associated concerns over safety and security for adjacent single-family homes.
- Residents recognize the need for such a facility and the benefits to Northern communities, however they oppose the location in a residential area.
- Residents believe the facility caters to an audience outside Ottawa and does not benefit the community directly.
- Residents believe the facility does not fall under a Residential Care Facility

Response:

There will be no medical treatment on site. All patients will be flown into Ottawa and Larga Baffin uses a fleet of vans to shuttle the patients to and from appointments in the various Ottawa hospitals. Patients can vary from high-risk pregnancies to cancer patients.

Municipalities can regulate the use of land but not the users of land as this would be discriminatory.

The use of the facility is a residential care facility. As per Section 54 of the City's Zoning By-law 2008-250 a residential care facility is defined as follows:

“means an establishment providing supervised or supportive in-house care for those who need assistance with daily living, that may also provide on-going medical or nursing care or counselling and social support services and which may include services such as medical, counselling, and personal services.”

The Zoning By-law does not define the terms “supervised in-house care,” “supportive in-house care,” or “assistance with daily living.” However, based on the plain and ordinary meaning of these terms, services like accommodation, nutritional meals, transportation, interpretation, and social/cultural supports can qualify as “supportive in-house care” or “assistance with daily living.”

Furthermore, a residential care facility is not required to provide medical, counselling, or nursing services. The definition in Section 54 states that a residential care facility “may also provide on-going medical or nursing care or counselling and social support services” and that these services “may include services such as medical, counselling, and personal services.” This permissive phrasing indicates that the provision of such services are optional, but are not required for an operation to be considered a “residential care facility” use.

Safety

Residents are concerned with the following:

- Concerned about safety for children and elderly regarding crossings, bus stops, and usage of Sieveright Park from increased traffic
- Residents concerned with the possible usage of illegal substances and needles
- Concerns regarding the possibility of loitering and gatherings at Sieveright Park and within the community
- Great concern regarding the possibility of crime from the increased population including theft, drug distribution, break-ins, and unwanted activities
- Safety regarding over population of community amenities including Sieveright Park and green space
- General concern of community safety

Response:

The proposed development’s main entrance is located off the main arterial road in an effort to provide a safe and comfortable pedestrian and cycling experience. The proposed ground floor also features various offices, amenities and services that will contribute to an accessible and animated area, easy to access off the arterial road. Furthermore, outdoor amenity areas are proposed which will permit the patients and escorts to safely enjoy time outdoors on site. It’s important to note that Sieveright Park is a City park opened to the public.

Community Character, Height and Scale

Residents are concerned with the following:

- Compatibility with the quiet residential family-oriented neighbourhood

- The consistency of the overall design of the neighbourhood and the design standards that were previously in place
- A General concern of the overall character of the Solera neighbourhood and the Upper Hunt Club neighbourhood to the north, east and south.
- Concerns with height, scale of building and mechanical penthouse (incompatible with the adjacent single-family homes and low-rise commercial buildings)
- Would reduce privacy and sun exposure
- Many feel that the building height should be reduced, or the facility should be located elsewhere.

Response:

The current designation and zoning of these properties (except for 1545 Sieveright Avenue) permits a variety of residential, commercial and industrial uses. The residential care facility is in keeping with many of these uses and the redesignation and rezoning of the portion along Sieveright to low rise residential will provide an adequate transition to the existing low rise residential community to the south and east.

The proposed development will enhance the area by repurposing an underutilized lot from light industrial uses into a more compatible use with the abutting residential areas to the east and south that supports the Secondary Plan's vision to evolve the area into a mixed-use, pedestrian and cycling friendly place.

The proposal is considered an adequate transition to the adjacent low-rise residential as a 27-metre setback ensures the six-storey building is below the 45° angular plane. The 27-metre setback from the residential zone also creates an outdoor amenity area of over 2000m² to be located between the six-storey building and the rear yards of the dwellings on Issam Private. This separation distance and amenity area will avoid issues with privacy, overlook and shadowing. The landscaping and amenities of this outdoor amenity area will be reviewed through the future Site Plan Control application.

The proposal also limits the uses and the heights for the portion along Sieveright Avenue to residential and four storeys which provides an adequate transition to the low-rise community to the south and east. There are currently no immediate plans for development of this southern portion of the properties, however it is anticipated that development could take the form of low-rise apartment buildings, a variation of townhouses (stacked, back-to-back, or standard), or a variation of the two.

Concerning the size of the mechanical penthouse, this is a permitted projection in the Zoning By-law. That said, it is currently a concept which will be further refined and reviewed through the Site Plan Control application with the goal to reduce it in size and height.

The location of the building on the south side of Hunt Club and the 27 metres setback to the low rise residential to the east also minimizes sun shadow impacts on the community to the north and east.

Through a sun shadow study, the additional 4 metres in height was determined to have minimal negative impacts on the community to the north.

Property Values

Residents are concerned with the following:

- Residents selected the neighborhood for its high value, single homes and are concerned the facility will decrease property values and the appeal of their homes.
- Residents pay high property taxes, compared to other communities, and would no longer be able justify this with a change in community character (i.e., quiet, clean, safe, zoned residential, existing park situation, privacy, sunlight).
- Concerns over the potential structural damage and risk to property (e.g., foundation cracking, damage to interior walls).
- Homes are considered key assets of retirement.
- Facility will impact ability to sell homes in future and rent to tenants.

Response:

Property values as assessed by the Municipal Property Assessment Corporation (MPAC), which is an independent, not-for-profit corporation funded by Ontario municipalities. These assessed values are used by municipalities to calculate property taxes. The potential use of a property and its associated value are used by MPAC to determine the assessment for a specific property. MPAC would not change the property values of adjacent residential properties based on a new residential care facility being developed in the vicinity.

Resale value of homes are dependent on so many social and economic elements (ex. location, building features, age of the building, interest rates, demographics, etc). A new

residential care facility in proximity to a residential neighbourhood would have minimal negative impacts.

Growth

Residents voiced concerns regarding the increased population and the effects such growth would have on the community's social and physical infrastructure's capacity to such growth. There are also concerns regarding increased density, capacity of the facility and traffic and future possible expansion of the facility.

Response:

The City intends to focus growth along Arterial road which have the capacity to take additional growth. The Transportation Impact Assessment reviews the road and intersections capacities, and this report was reviewed and approved by the City. The new facility will have 220 rooms with 350 beds, some are single rooms for adults coming alone and some are double rooms for parents/children or someone needing to be accompanied. Additionally, concerning the capacity of the City's existing infrastructure, an Adequacy of Servicing report was reviewed and approved by the City.

Parkland

There are concerns that the development would reduce safety and security in Sieveright Park as facility users would occupy it and exceed the intended capacity of the park. Other potential impacts are noted, including increased loitering, the accumulation of pollution and garbage, and possibility of airborne viruses spreading in the park. This could pose a risk to the young children and seniors frequenting it.

Response:

Either cash-in-lieu of parkland or land dedication was reviewed by the Recreation, Cultural and Facility Services Department and it was determined that cash-in-lieu of parkland was the preferred dedication. The calculation will be made during the Site Plan Control application process it would be a condition of the Site Plan Control application. The City policy is that 60% of the cash is directed to the local Ward fund, while 40% is directed to a City wide fund – both funds are for parks purposes/funding only. Furthermore, the applicant is proposing approximately 2000 square metres of private open space between their building and the residential units to the immediate east. The design of this space would unfold during a Site Plan Control application. There is no evidence that the proposed facility will pose a risk to children and seniors frequenting the park.

Larga Baffin

Residents raised concern that a new Larga Baffin Facility would impact the surrounding communities in a similar way that the Richmond community experienced.

Response:

This new facility would be a purpose built facility with all the services and amenities that the patients and escorts will require which will alleviate many of the concerns with the existing facility.

Parking

Residents raised concerns regarding the on-street parking, congestion, usage and number of parking spaces (spill over).

Response:

The parking requirement will be reviewed through a future Site Plan control application. Note, the applicant did not propose a reduction to the existing parking rates in the Zoning By-law.

Consultation concerns

Residents raised concerns regarding the notice of the development through signage and the distribution of information to all property owners. Many feel that additional efforts could be made toward community consultation. Further information and an extended timeline for community response are preferred to address transparency, questions, and concerns about the application.

Response:

The Official Plan and Zoning By-law amendment applications have followed the public notice, as per our internal policies and the Province's *Planning Act* requirements – this includes on-site sites*; a 120m radius mail out; posting of information on the City website (www.ottawa.ca/devapps); circulation of materials to the local Ward Councillor, and circulation to registered Community Associations. Staff notified all residents who commented on these applications with a copy of the report, date of the City's Planning Committee and how to register to speak at the Planning Committee.

*Unfortunately, these signs kept getting removed and the sign company had to reinstall new ones multiple times.

Environmental

Residents voiced concerns regarding the air quality, noise, and litter impacts from an increase in all modes of transit traffic. Several raised concerns about the architectural standards of the facility and the ability for the building to be energy efficient. There were concerns regarding the tree canopy surrounding the facility. There were also concerns with the construction process that could create noise, vibration (blasting), and dust.

Response:

Given Larga Baffin's own fleet of vans for the patients and escorts, this will greatly reduce the traffic impacts compared to other types of uses permitted on site. The proposed development is also located on a Transit Priority Corridor with isolated bus-priority measures that will encourage public transit use for the employees. The proposed development is also within close proximity to the future of the South Keys LRT Station that will continue to enhance access and liveability for residents of the building. The building elevations and landscaping will be reviewed in the future through the Site Plan Control application.

With respect to construction, that is a site plan and building permit matter, that can be reviewed during a Site Plan Control application.

With respect to 'blasting', the City requires applicants to demonstrate how they are constructing their building at the site plan control application stage. Should blasting need to occur due to underground parking then we condition Provincial Blasting regulations requiring notice and pre and post blast inspections to adjacent homes (for those homeowners accepting of the inspections). The conditions of site plan approval would deal with blasting and vibrations and follow Provincial regulations.

Public transit

Residents have voiced that the proposed development could potentially impact the existing public transportation amenities. More transit users and the loading and unloading of passengers could result in a traffic bottleneck on Hunt Club. This transit system at this location is not well connected to other Ottawa hospitals, reducing the desirability of this proposal.

Response:

The proposed development is located on Hunt Club Road, a Transit Priority Corridor with isolated bus-priority measures, that will encourage public transit use for employees.

The area features frequent transit on the #644 and the #98, which provide access to local destinations and is also within close proximity to the future South Keys LRT Station. Concerning the patients, Larga Baffin has their own fleet of vans to shuttle patients to and from the airport and their appointments.

Services

Residents raised concerns about the infrastructure's capacity (supply of water), hydro, and snow removal from the introduction of the Larga Baffin facility. Many also raised concerns about the possibility of a decrease in an already weak water pressure.

Response:

The proposed site will be serviced by a 200 mm watermain which will be connected to City watermain at Hunt Club Rd (400 mm) and Sieveright Avenue (300 mm) which will satisfy the redundancy requirement. The water boundary condition was also verified and there are no issues. This development will not cause negative impact on the water pressure of adjacent residential area. Water pressure is not a matter of water demand/capacity rather it is dependant on the topography (elevation) within a pressure zone and can vary due to pump operations and reservoir/tank levels. Customers in lower elevation areas will have higher pressure and customers in higher elevation areas will have lower pressure. This area is a high elevation area within the 2W2C pressure zone, where the water pressure is the difference between Conroy Tank (hydraulic grade line) and the elevation at which the water is being consumed. The proposed development will have a negligible impact on water pressure.

The proposed site will be serviced by a 200 mm sanitary sewer connected to City sanitary sewer on Hunt Club Road (250 mm). The proposed wastewater discharge was verified and there are no issues with the proposed discharge.

The proposed site will be serviced by an internal storm sewer system and connected to 1050 mm storm sewer on Sieveright Avenue. The stormwater discharge will be controlled to the two-year storm event and excess storm drainage will be stored on site with their internal stormwater management system.

Snow removal will be reviewed through the future Site Plan Control application.

Active transit

Residents are concerned about the safety of pedestrians and cyclists throughout the community due to the additional traffic. Residents suggest an investment in the public

realm fronting onto Hunt Club as part of the development, including a multi-use pathway or two-way cycle track extending west.

Response:

New cycling infrastructure on Hunt Club Road, an Arterial road, are funded by the Development Charges By-law.

Indigenous peoples

Residents voiced concerns about the desired facility's ability to provide for the needs of indigenous peoples in terms of green space and healing.

Response:

Larga Baffin has been providing this service to residents of Nunavut for over 20 years. They have the expertise and the knowledge to develop a purpose built building that will suit the needs of their patients. Larga Baffin is also a joint venture with Qikiqtaaluk Corporation and Nunasi Corporation.

Amenities

Residents express that the proposed development supports no direct function to the Upper Hunt Club community and surrounding area. Many state the development does not provide any outdoor amenities, and facility users would overcrowd existing community facilities. The facility users would potentially benefit from community facilities, including Sieveright park, the skating rink, and neighborhood streets.

Response:

The applicant is proposing approximately 2000 square metres of private open space between their building and the residential units to the immediate east and a play area for children. The design of these spaces would unfold during a Site Plan Control application.

Consultation request

Residents expressed their interest in receiving additional information about the proposal and joining the public notification list.

Response:

Everyone who provided comments or requested to be added to the notification list were added to the list and receive a copy of this report.

Design

Concerns with the design of the building and the site.

Response:

The elevations provided with the current applications are concept elevations and renderings. The zoning and official plan amendment applications set the building envelope for development, and a future site plan control application would look at building design, materiality and architecture in further details. A future site plan control application to address these matters would be made available for public review and comment.

Future development along Hunt Club

Concerns about how the rest of the properties along Hunt Club Road will redevelop.

Response:

The current applications are only for the properties subject to this report. Landowners are permitted to make *Planning Act* applications to the City, and the City is required to review, assess and make decisions. Future development applications will follow the required process in place at that time for the specific types of applications.