

Subject: Zoning By-law Amendment - 30, 38, 42 and 48 Chamberlain Avenue

File Number: ACS2022-PIE-PS-0087

Report to Planning Committee on 7 July 2022

and Council 31 August 2022

**Submitted on June 27, 2022 by Derrick Moodie, Director, Planning Services
Planning, Real Estate and Economic Development**

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Ward: Capital (17)

**Objet : Modification du Règlement de zonage – 30, 38, 42 et 48, avenue
Chamberlain**

Dossier : ACS2022-PIE-PS-0087

Rapport au Comité de l'urbanisme

le 7 juillet 2022

et au Conseil le 31 août 2022

**Soumis le 27 juin 2022 par Derrick Moodie, Directeur, Services de la planification,
Direction générale de la planification, des biens immobiliers et du développement
économique**

**Personne ressource : Kimberley Baldwin Urbaniste, Examen des demandes
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Quartier : Capitale (17)

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 30, 38, 42 and 48 Chamberlain Avenue to amend the height schedule to properly reflect the three-storey podium**

intended by Council along the front façade of the proposed 16-storey mixed-use development, 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 of August 31, 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 du Règlement de zonage 2008-250 visant les 30, 38, 42 et 48 avenue Chamberlain, afin de modifier l’annexe de hauteur et ainsi tenir compte adéquatement du socle de trois étages voulu par le Conseil sur la façade principale de l’immeuble polyvalent de 16 étages proposé, comme l’expose en détail le document 2;
2. Que le 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 31 août 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.

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

30, 38, 42 and 48 Chamberlain Avenue

Owner

Scarabelli Realities

Applicant

City-initiated

Architect

Hobin Architecture

Description of site and surroundings

The subject site is located at the northern edge of the Glebe neighbourhood between Bank Street to the east and Lyon Street to the west. It is 2,233 square metres in area with a frontage of 73.15 metres along Chamberlain Avenue and a lot depth of 30.5 metres. The site presently contains a surface parking lot to support the existing 2.5-storey medical office building at 30 Chamberlain Avenue and a two-storey office building at 48 Chamberlain Avenue.

Summary of requested Zoning By-law amendment proposal

The purpose of the proposed amendment is to amend the height schedule to properly reflect the three-storey podium intended by Council along the front façade of the proposed 16-storey mixed-use development.

Brief history of proposal

The subject property was rezoned via Council approval on July 21, 2021. The rezoning was appealed to the Ontario Land Tribunal and a settlement has since occurred. As part of the mediation, a technical error was noticed on the height schedule to be applied to the property. On May 12, 2022, Planning Committee authorized this rezoning to correct the technical error.

DISCUSSION**Public consultation**

No information session was requested by the Ward Councillor.

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

Official Plan designation(s)

Current Official Plan

The subject site is designated 'General Urban Area' under Schedule B of the Official Plan. A broad scale of uses is found within this designation, from ground-oriented single-purpose to multi-storey mixed-use development.

The Urban Design and Compatibility policies in Section 4.11 of the Official Plan assesses compatibility of new buildings with their surroundings through setbacks, height transitions, colours and materials, orientation of entrances, location of loading facilities and podium design.

Other applicable policies and guidelines

The [Urban Design Guidelines for High-Rise Buildings](#) are also applicable to the site. These guidelines provide guidance in addressing compatibility through massing, setbacks and transition, including a podium.

Urban Design Review Panel

The formal Urban Design Review Panel review will take place during the Site Plan Control process.

Planning rationale

The three-storey podium is an important element of the proposed development as it is meant to maintain a pedestrian scale along Chamberlain Avenue. The non-completion of the podium could also potentially result in a less desirable design. The completion is necessary to achieve the intended interior floor plans/units layout. Lastly, this amendment is technical in nature as the design remains consistent with the previous Council approval and this amend correctly updates the recommended zoning Schedule.

Provincial Policy Statement

Staff have reviewed the 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 Menard is aware of the recommendations as outlined in the report.

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

The new development will be required to meet the accessibility criteria contained within the *Ontario Building Code*.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Economic Growth and Diversification
- Integrated Transportation
- Thriving Communities

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-22-0047) was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Proposed Height Schedule

Document 4 Consultation Details

CONCLUSION

Staff supports the Zoning By-law amendment as it is necessary to properly reflect the three-storey podium intended by Council's previous approval on July 21, 2021.

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.

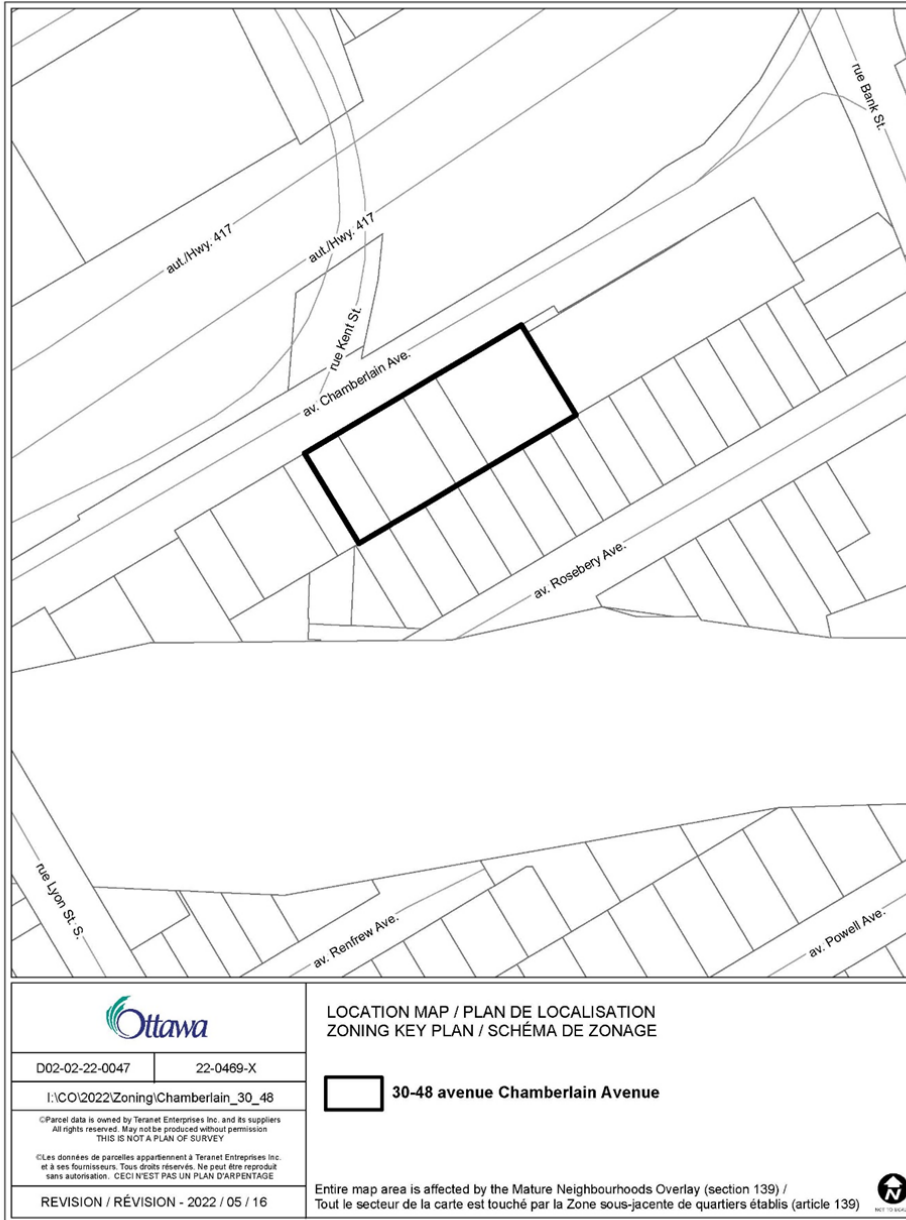
Legal Services, Innovative Client Services Department to forward the implementing by-law to City Council.

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

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit [geoOttawa](https://geoottawa.com)

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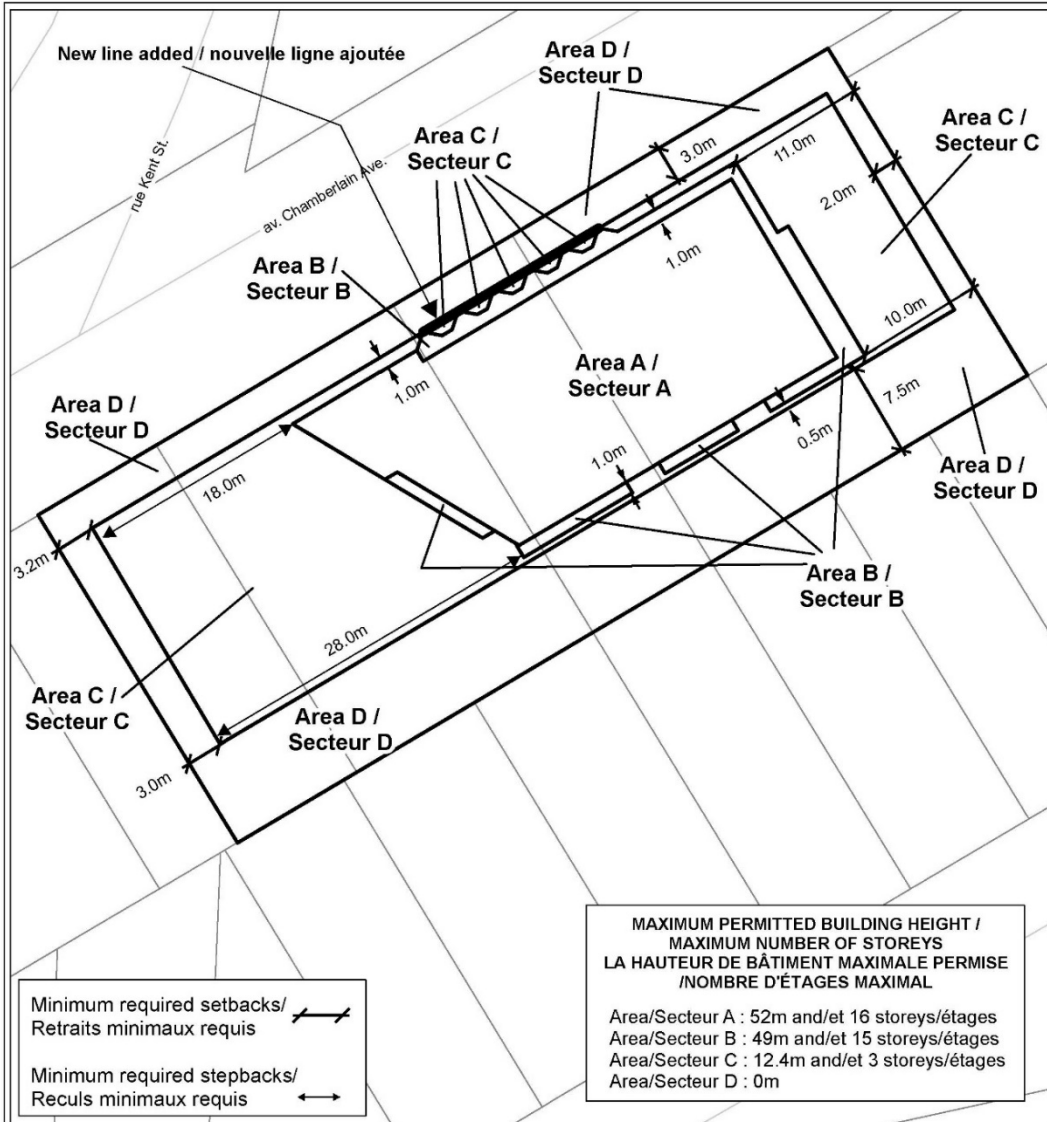


Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 30, 38, 42 and 48 Chamberlain Avenue:

1. In Part 17 – Schedules, replace Schedule 448 with the schedule shown in Document 3.

Document 3 – Proposed Height Schedule



		<p>This is Schedule ___ to Zoning By-law No. 2008-250 Annexe ___ au Règlement de zonage n° 2008-250</p> <p>This is Attachment ___ to By-law Number ____, passed ____, 2022 Pièce jointe n° __ du Règlement municipal n° ____, adopté le ____, 2022</p>
D02-02-22-0047	22-0469-X	
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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.

Public Comments and Responses

Comment: Construction Noise

- There is concern with the timing and noise of construction.
- A low-rise building would be better, less digging, quicker completion

Response

Construction noise is not a matter regulated by the *Planning Act*.

Comment: Vibration

- Concerned about the vibrations of construction, especially for the underground construction having a particularly adverse effect.

Response:

Protection measures for the adjacent homes will be addressed through the Site Plan approval process.

Comment: Parking

- limited street parking spots in the neighborhood.
- Insufficient parking proposed on site The NCR was not designed with walking/biking/public transit users in mind.

Response:

The proposed development complies with the Zoning By-law requirements for parking.

Comment: Notification

- Short comment period

Response:

A reduced timeline for public comments was provided because the proposed development has not changed from previous public consultation. In spring 2021, City Council approved a development for a 16-storey mixed-use development on this site.

The intent of this specific application is to resolve a technical error, to amend the zoning height schedule to properly reflect the three-storey podium intended in the previous Council approval.

Statutory notification requirements were satisfied by the on-site sign, written notice to all property owners within a 120-metre radius, and the provided timeline to proceed to Planning Committee and Council.