

Subject: Zoning By-law Amendment – 1050 Canadian Shield Avenue

File Number: ACS2022-PIE-PS-0106

Report to Planning Committee on 25 August 2022

and Council 31 August 2022

**Submitted on August 9, 2022 by Derrick Moodie, Director, Planning Services,
Planning, Real Estate and Economic Development**

Contact Person: Lisa Stern, Planner, Development Review West

613-580-2424 extension 21108, lisa.stern@ottawa.ca

Ward: Kanata North (4)

**Objet : Modification du *Règlement de zonage* – 1050, avenue Canadian
Shield**

Dossier : ACS2022-PIE-PS-0106

Rapport au Comité de l'urbanisme

le 25 août 2022

et au Conseil le 31 août 2022

**Soumis le 9 août 2022 par Derrick Moodie, Directeur, Services de la planification,
Direction générale de la planification, des biens immobiliers et du développement
économique**

**Personne ressource : Lisa Stern, urbaniste, Examen des demandes
d'aménagement ouest**

613-580-2424 ext 21108, lisa.stern@ottawa.ca

Quartier : Kanata Nord (4)

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1050 Canadian Shield Avenue to permit a mid-rise mixed use building with underground parking 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 le 1050, avenue Canadian Shield, afin de permettre la construction d’un immeuble polyvalent de hauteur moyenne doté d’un garage de stationnement souterrain, 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 », à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.

EXECUTIVE SUMMARY

Staff Recommendation

Planning staff recommend approval of the Zoning By-law Amendment application for 1050 Canadian Shield Avenue to permit a six-storey mixed use building on the site with 234 units and 450 square metres of commercial space.

The zoning application is to permit site-specific amendments for various performance standards, including reducing required commercial space and increasing setbacks to permit the new building.

Applicable Policy

The site is located within the Town Centre designation as shown on Schedule B of the City's current Official Plan. The proposal supports these policies by providing a mix of land uses at transit-supportive densities in proximity to Rapid Transit.

The site is within the boundaries of the Kanata Town Centre Area in Volume 2b of the Official Plan. The proposal supports these policies by providing a mix of commercial and residential uses in a mid-rise built form.

The Urban Design Guidelines for Transit Oriented Development apply to this site, which aim to promote the site and building design that promote walkability and transit use. The proposal's attributes relate well to the relevant Urban Design Guidelines.

Public Consultation/Input

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy. Responses were received from 14 residents. Concerns were raised with respect to traffic, loss of commercial space, and height of the building.

Staff Recommendation

Planning staff recommend approval of the Zoning By-law Amendment application for 1050 Canadian Shield Avenue to permit a six-storey mixed use building on the site with 234 units and 450 square metres of commercial space.

The zoning application is to permit site-specific amendments for various performance standards, including reducing required commercial space and increasing setbacks to permit the new building.

Applicable Policy

The site is located within the Town Centre designation as shown on Schedule B of the City's current Official Plan. The proposal supports these policies by providing a mix of land uses at transit-supportive densities in proximity to Rapid Transit.

The site is within the boundaries of the Kanata Town Centre Area in Volume 2b of the Official Plan. The proposal supports these policies by providing a mix of commercial and residential uses in a mid-rise built form.

The Urban Design Guidelines for Transit Oriented Development apply to this site, which aim to promote the site and building design that promote walkability and transit use. The proposal's attributes relate well to the relevant Urban Design Guidelines.

Public Consultation/Input

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy. Responses were received from 14 residents. Concerns were raised with respect to traffic, loss of commercial space, and height of the building.

RÉSUMÉ

Recommandation du personnel

Le personnel des Services de planification recommande d'approuver la demande de modification du Règlement de zonage visant le 1050, avenue Canadian Shield, afin de permettre la construction à cet endroit d'un immeuble polyvalent de six étages, abritant 234 logements et 450 mètres carrés d'espace commercial.

Cette demande de zonage vise à permettre d'apporter des modifications propres à l'emplacement pour répondre à différentes normes fonctionnelles, notamment en réduisant la superficie commerciale et en augmentant les retraits pour permettre l'aménagement du nouvel immeuble.

Politique applicable

L'emplacement est situé dans le secteur portant la désignation de « centre-ville » dans l'annexe B de la version actuelle du Plan officiel de la Ville. La proposition respecte ces politiques puisqu'elle prévoit un ensemble d'aménagements dont les densités favorisent le recours aux transports en commun non loin d'une station de transport en commun rapide.

L'emplacement fait partie du périmètre de la zone du centre-ville de Kanata dans le volume 2B du Plan officiel. La proposition respecte ces politiques puisqu'elle prévoit un ensemble de commerces et de logements dans une forme bâtie de hauteur moyenne.

Les Lignes directrices sur l'esthétique urbaine pour les aménagements axés sur les transports en commun, qui s'appliquent à ce site, visent à permettre d'aménager les lieux et les bâtiments en favorisant les déplacements à pied et l'utilisation des transports en commun. Les caractéristiques de la proposition cadrent bien avec les Lignes directrices sur l'esthétique urbaine.

Consultation et commentaires du public

L'avis public a été diffusé et la consultation publique s'est déroulée conformément à la Politique sur les avis publics et la consultation. Quatorze résidents ont participé à la consultation. Les préoccupations soulevées avaient trait à la circulation, à la perte d'espace commercial et à la hauteur de l'immeuble.

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

1050 Canadian Shield Avenue

Owner

Lepine

Applicant

Lepine

Description of site and surroundings

The subject lands are located on the east side of Great Lakes Avenue between Canadian Shield Avenue and Campeau Drive in the Kanata Town Centre. The site has been cleared for development and is currently vacant.

North of the site, beyond Campeau Drive, are townhouses on Sawchuk Terrace.

East of the site is developed with a six-storey retirement home.

South of the site, across Canadian Shield Avenue, is developed with a ten-storey mixed use building.

West of the site, beyond Great Lakes Avenue, is developed with a six-storey hotel and residential suites.

Summary of Proposal

The purpose of this application is to facilitate the development of a six-storey mixed use building on the site with 234 units and 450 square metres of commercial space. The building is proposed to be three storeys along Campeau Drive terracing to six storeys along Canadian Shield Drive. Commercial space will be provided along Canadian Shield Avenue wrapping the corner of Great Lakes Avenue. The building provides a large internal courtyard which will be landscaped and programmed as a gathering space for future residents. Pedestrian access to the building will be provided from Campeau Drive and Canadian Shield Avenue. Vehicular access to the underground parking garage will be provided from Canadian Shield Avenue. A concurrent Site Plan Control application (D07-12-21-0104) is under review.

Summary of requested Zoning By-law amendment proposal

The property is currently zoned Mixed Use Centre subzone 15 with site-specific exception 2027 (MC15[2027]) which permits a range of transit-supportive residential and non-residential uses in a compact and pedestrian-oriented built form. The site-specific exception limits heights to six-storeys, increases setbacks to Campeau Drive and prescribes building stepbacks.

The requested Zoning By-law amendments are with respect to performance standards; the land use is otherwise permitted. As described in Document 2, the proposal will result in a number of Zoning By-law amendments. The applicant has requested relief as follows for the proposed development:

- Permit an increased setback to Campeau Drive for a small portion of the building;
- Increase the maximum setback to Great Lakes Avenue from 0.5 metres to 5 metres;
- Increase the maximum setback to Canadian Shield Avenue from 0.5 metres or 2 metres where patios are present to 5.5 metres;
- Reduce the minimum building height from 11 metres to no required minimum;
- Reduce the required non-residential space required from a Floor Space Index (FSI) of 1.5 to a Gross Floor Area of 450m² (0.045 FSI)
- Amend the maximum gross floor area required from 2500m² to 3000m² for the fifth storey and 2275m² for the sixth storey.

DISCUSSION

Public consultation

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

Comments were received from 14 residents during the application review process. Concerns were raised with respect to traffic and height of the building.

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

Official Plan designation(s)

Current Official Plan

The site is located within the Kanata Town Centre designation as shown on Schedule B of the City's current Official Plan which permits a broad variety of land uses at transit-supportive densities given its proximity to one or more stations along the rapid transit network and adjacent major roads.

The site is located within 600 metres of the future Campeau Rapid Transit Station identified on Schedule D of the Official Plan.

The site is within the boundaries of the Kanata Town Centre Area in Volume 2b of the Official Plan. The Kanata Town Centre Area Specific policies provide direction to create an active, vibrant core area containing a diverse mix of urban uses arranged in a form and a scale, which is both human and appropriate to its function.

Other relevant policies against which a proposal for intensification within the City's Urban Area is evaluated include those for managing intensification within the urban area (Sec. 2.2.2), urban design and built form (Sec. 2.5.1 and 2.5.6), and compatibility (Sec. 4.11).

New Official Plan

The proposed new Official Plan (OP), adopted by Council in November 2021, has been developed to reflect the opportunities and challenges that face the City as it continues to evolve. The proposed new Official Plan introduces a new Transect framework to further direct growth to the appropriate locations of the city. Until the new Official Plan is approved by the Province, the policies in the new Official Plan are informative and not determinative.

The subject site is within a Town Centre (Hub) designation within the suburban Transect. The Kanata Town Centre policies have been carried forward in the Council-adopted Official Plan as an Urban Secondary Plan in Volume 2A. Hubs are areas centred on planned or existing rapid transit stations and/or frequent street transit stops. The planned function of Hubs is to concentrate a diversity of functions, a higher density of development, a greater degree of mixed-uses and a higher level of public transit connectivity than the areas abutting and surrounding the Hub. The proposal for a mid-rise mixed-use building meets the intent of the new Official Plan.

Other applicable policies and guidelines

The Urban Design Guidelines for Transit Oriented Development apply to all development within a 600-metre walking distance of a transit station. As noted, the proposal is within 600 metres of the planned Campeau rapid-transit station. These guidelines state that people are more likely to choose transit if they can easily walk between destinations at the beginning and end of their trip. This can be achieved through providing increased densities, mixed-uses and pedestrian-oriented design within easy walking distances of high-quality transit. The guidelines speak to land use, site layout, built form, pedestrians and cyclists, vehicles and parking, and streetscape and the environment.

Urban Design Review Panel

The property is within a Design Priority Area and the Zoning By-law amendment application was subject to the Urban Design Review Panel (UDRP) process. The applicant and his design consultants presented their proposal to the UDRP at a formal review meeting on November 5, 2021, which was open to the public. The panel's recommendations from the formal review are provided in Document 5.

The panel was successful in aiding in the implementation of the following:

- The commercial space at the corner of Great Lakes Avenue and Canadian Shield Avenue was redesigned to be at grade with Canadian Shield Avenue to create a more pleasant public realm.
- The commercial façade has been wrapped around the corner of Great Lakes Avenue to improve the pedestrian experience.
- The public interface on Campeau has been improved by providing additional articulation and implementing a recess at the mid-block connection.

- The fenestration has been simplified and the architectural treatments have been updated to create a lighter look and feel.

The department notes that there has been extensive collaboration between the applicant, City staff and the UDRP, which has resulted in site and building design improvements. The recommended Zoning By-law amendment accommodates those positive design features supported by the Panel where appropriate; the Panel's comments with respect to building design and landscaping will be appropriately addressed through the Site Plan Control process.

Planning rationale

This application has been reviewed under the consolidated Official Plan (2003) and amendments in effect from Official Plan Amendment 150 (OPA 150).

The site is designated as a Town Centre (3.6.2). Town Centres occupy strategic locations on the rapid-transit network and act as central nodes of activity within their surrounding communities and the city as a whole. Town Centres are intended to achieve 10,000 jobs, and high-density housing including high-rise buildings provided that appropriate transitions are provided to the surrounding area. In this regard, the proposed development is consistent with these policies by providing underground parking, commercial space, and appropriate transitions to the low-rise residential community north of Campeau Drive.

Section 2.2.2 – Managing Growth Within the Urban Area

Section 2.2.2 of the Official Plan supports intensification throughout the urban area where there are opportunities to accommodate more jobs and housing and increase transit use. Intensification is directed to Target Areas for Intensification which have the potential to develop at moderate to high densities in a compact form. The subject lands are within Kanata Town Centre, which is identified as a Target Area for intensification with a minimum density target of 120 people and jobs per hectare. The proposal provides a gross density of approximately 230 units per hectare and 450m² of commercial floor area which will help achieve the density targets of the Official Plan.

The Official Plan states that all intensification will occur in accordance with the provisions of Section 2.5.1 and 4.11, dealing with matters of urban design and compatibility.

Section 2.5.1 – Designing Ottawa

Tools and design objectives for new development are provided in Section 2.5.1 to guide compatibility and a high quality of design. The application supports the Design Objectives of the Plan listed below as follows:

1. To enhance the sense of community by creating and maintaining places with their own distinct identity.

It is the vision of the Kanata Town Centre to be an active, vibrant core area containing a diverse mix of urban uses arranged in a form and a scale, which is both human and appropriate to its function. The building is located close to the street frontage while maintaining appropriate setbacks for street trees and landscaping and provides commercial uses facing the roadways to create a vibrant and pedestrian-oriented street frontage.

2. To define quality public and private spaces through development.

The proposal creates a pleasant public realm by providing a generous setback to Campeau Drive to provide for individual terraces and landscaping. The setbacks on Great Lakes Avenue and Canadian Shield Avenue provide for an urban pedestrian experience while ensuring that there is an opportunity for landscaping and commercial patios. Parking and garbage have been provided underground in the parking garage and away from public view.

3. To create places that are safe, accessible and are easy to get to, and move through.

The proposal provides housing and commercial opportunities in the Kanata Town Centre. Continuous sidewalks are provided on surrounding public roadways.

4. To ensure that new development respects the character of existing areas.

The proposed built form that transitions from a low-rise form along Campeau Drive to a mid-rise form along Canadian Shield Avenue is compatible with the surrounding built form.

5. To consider adaptability and diversity by creating places that can adapt and evolve easily over time and that are characterized by variety and choice.

The development provides a range of unit types to provide for a variety of housing choices in Kanata and provides commercial space to provide for a

variety of commercial choice in the town centre. Several of the ground floor units fronting Canadian Shield Avenue are designed so that they can transition to additional commercial space should there be demand in the area.

6. To understand and respect natural processes and features in development design.

There are no natural features on the site.

7. To maximize energy-efficiency and promote sustainable design to reduce the resource consumption, energy use, and carbon footprint of the built environment.

The proposal provides an efficient use of municipal infrastructure and facilitates housing that reduces car dependence. The development provides additional housing within proximity to transit creating the opportunity to reduce dependence on the car.

Section 4.11 – Urban Design and Compatibility

New development is reviewed and evaluated using the policies of Section 4.11, which address urban design and compatibility. The purpose of reviewing these design aspects is to ensure that new development is sensitive and compatible with the existing context while providing appropriate transitions between densities and land uses.

Section 4.11 references compatibility of new buildings with their surroundings through setbacks, heights, transitions, colours and materials, orientation of entrances, and location of loading facilities. The proposed building is compatible in scale with surrounding development. The proposal supports the Official Plan and Transit Oriented Development Guidelines by providing direct access to commercial space from public rights-of-way and locating parking and loading internal to the building away from the public realm. The building provides a consistent street wall along the public rights of way with room for landscaping and commercial patios to encourage walking to transit stops.

Kanata Town Centre Area

Within Volume 2B – Site Specific Policies of the City’s Official Plan, the site is located within the Kanata Town Centre and is designated as Central Business District on Schedule B-1.

5.7.5.1 Central Business District

It is the intent of this designation that these lands become an urban place that provides for employment uses, complemented by higher density residential uses. It is the intention of the Plan for uses adjacent to Campeau Drive to be residential in nature. The proposal supports the vision of the Central Business District policies by providing commercial uses at grade facing Canadian Shield Avenue and Great Lakes Avenue. The Campeau Drive frontage maintains a low-rise residential built form.

5.7.5.8 Maximum Building Heights

The Plan states where zoning that pre-dates the adoption of Schedule B-2 exceeds the building height permitted on the schedule; the existing zoning shall apply.

The proposal complies with Schedule B-2 which identifies a maximum height of 6 storeys.

Zoning By-law

The property is currently zoned Mixed Use Centre subzone 15 with site specific exception 2027 MC15[2027]. The zoning bylaw amendment proposes to:

- Permit an increased setback to Campeau Drive for a small portion of the building;

The increased setback relates to the recessed entrance to the courtyard. As requested by the Urban Design Review Panel this will help create a sense of openness and break up the long building façade.

- Increase the maximum setback to Great Lakes Avenue from 0.5 metres to 5 metres;

The increased setbacks will allow for retaining walls and terraces within the setback to accommodate a significant grade change across the property and between the property and the sidewalk. The building design provides for residential accesses, stepped patios and landscaping to ensure that an urban and pleasant pedestrian experience is maintained.

- Increase the maximum setback to Canadian Shield Avenue from 0.5 metres or 2 metres where patios are present to 5.5 metres;

An increased setback along Canadian Shield is required to allow for tree planting along the roadway frontage, landscaping and patios. Continuous sidewalks,

patios and units with direct access to the roadway ensure that this frontage creates a walkable pedestrian environment.

- Reduce the minimum building height from 11 metres to no required minimum;

This reduction allows for building articulation and a setback above the commercial space to differentiate the commercial space from the remainder of the residential portions of the building. The articulation helps reduce the overall volume of the building.

- Reduce the required non-residential space required from a Floor Space Index (FSI) of 1.5 to a Gross Floor Area of 450m² (0.045 FSI);

The Kanata Town Centre Special Policies speak to the portion of the Central Business District which abuts Campeau Drive will be predominantly residential and be developed in a form which does not overshadow residential development in the Kanata Lakes Community. The development contains “flex spaces” along Canadian Shield Avenue which are designed to transition to commercial uses as additional development create the demand for additional commercial development. Recognizing that the job number for the Town Centre from the 2016 Employment Survey was 8,093 jobs, the proposal will provide additional employment in the Town Centre to help achieve the employment targets of the Official Plan.

- Amend the maximum gross floor area required from 2500 m² to 3000 m² for the fifth storey and 2275m² for the sixth storey.

The building includes a significant amount of articulation and terracing. The increase in gross floor area at the fifth floor is minor in nature and balanced by additional terracing on the sixth storey.

In summary, the proposed Zoning By-law amendment complies with the intent of the relevant policies and contain appropriate zone provisions to permit the proposed development. The proposed amendments and supporting site development are appropriate and represent good planning.

Provincial Policy Statement

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

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

The application is in keeping with the vision for the future LRT, increased density, and the need for walkable commercial options for the residents in the surrounding buildings as well as the future residents.

LEGAL IMPLICATIONS

There are no legal impediments to implementing the recommendations of the report.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications of this report.

ASSET MANAGEMENT IMPLICATIONS

The recommendations documented in this report are consistent with the City's [Comprehensive Asset Management \(CAM\) Program](#) objectives. The implementation of the Comprehensive Asset Management program enables the City to effectively manage existing and new infrastructure to maximize benefits, reduce risk, and provide safe and reliable levels of service to community users. This is done in a socially, culturally, environmentally, and economically conscious manner.

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 the Site Plan Control application.

ENVIRONMENTAL IMPLICATIONS

A Tree Conservation Report was submitted by the applicant which shows that the site is currently vacant and does not contain any trees. However, street trees will have to be removed as a result of construction as some are also in conflict with proposed drive

entrances, servicing and walkways. City Staff are satisfied that these trees will be compensated at a rate of two trees for every one tree removed post development.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Economic Growth and Diversification
- Thriving Communities
- Integrated Transportation

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-21-0065) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to changes to the proposal to address urban design matters raised through the circulation and at UDRP.

SUPPORTING DOCUMENTATION

Document 1 – Location Map

Document 2 – Proposed Zoning Details

Document 3 - Consultation Details

Document 4 – Proposal

Document 5 – Urban Design Review Panel Summary

CONCLUSION

The proposed development introduces intensification in a manner which conforms to the Official Plan and is consistent with the relevant design guidelines. The development has been designed to encourage active transportation use. The development fits within the existing and planned context and is a compatible use. The Zoning By-law Amendment is recommended for approval.

DISPOSITION

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista

O'Brien, Program Manager, Tax Billing & Control, Finance Services Department (Mail Code: 26-76) of City Council's decision.

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




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

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

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-21-0104 D02-02-21-0065	21-1008-Y	 1050, av. Canadian Shield Avenue	
I:\COI\2021\Zoning\CanadianShield\1050		 <small>NOT TO SCALE</small>	
<small>©Parcel data is owned by Terranel Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.</small> <small>©Les données de parcelles appartiennent à Terranel Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE.</small>			
REVISION / RÉVISION - 2021 / 07 / 15			

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 1050 Canadian Shield:

1. Amend Section 239, Urban Exceptions by amending exception 2027 with provisions similar in effect as follows:

- a. In Column V, include provisions similar in effect to the following:
 - i. Deleting “maximum yard setback for any other building wall facing Campeau Drive: 6.5 m” and replacing with the following “maximum yard setback for at least 80% of the width of any other building wall facing Campeau Drive: 6.5 m”
 - ii. Deleting “For at least 80% of the width of any other building wall facing a public street other than Campeau Drive: i. 0.5 m; or ii. 2 m where a patio is located between the building wall and a lot line” and replacing with the following “For at least 80% of the width of any other building wall facing a public street other than Campeau Drive: i. 5.0m from a lot line abutting Great Lakes Avenue ii. 5.5m from a lot line abutting Canadian Shield”
 - iii. Deleting: “minimum building height: 11 m” and replacing with the following: “minimum building height: no minimum”
 - iv. Inserting “Section 192(15)(c)(i) does not apply in the case of a mixed-use building with a minimum of 450m² of non-residential space.”
 - v. Inserting “despite the provisions of Table 192C, the following provisions apply to a mixed-use building:
 1. maximum gross floor area for the fifth storey: 3,000m²; and
 2. maximum gross floor area for the sixth storey: 2,275m²”

Document 3 – Consultation Details

Notification and Consultation Process

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

Comments were received from 14 residents during the application review process.

Public Comments and Responses

Comment:

The building is too tall and appears to be seven storeys from Canadian Shield Avenue.

Response

While the building is a perceived seven storeys when viewed from the Canadian Shield Avenue, due to significant grade changes which slope from Campeau Drive to Canadian Shield Drive, the bottom floor is considered a basement by the Zoning Bylaw. As such, no relief from the Zoning Bylaw is required for the proposed building height. The building provides significant terracing and building articulation and the top floor of the building is stepped back to lessen the perceived massing of the building. Further, the building is shorter than the adjacent retirement home and hotel suites.

Comment:

Concern about the proximity from the building to the retirement home.

Response:

The proposal was revised to address staff and community comments to increase the setback to the property to the east. No relief is sought from the Zoning Bylaw for this setback.

Comment:

Concern about the reduction in commercial space.

Response:

The Kanata Town Centre special policies speak to providing residential frontages along Campeau Drive. Due to the grade changes along Great Lakes Avenue, commercial uses with accessible entrances would not be feasible. Commercial space is provided

wrapping the corner of Great Lakes and Canadian Shield Avenues, and flexible spaces are provided which can transition to commercial over time. This project will provide for an increase in commercial space in the area and will provide active frontages to create a walkable neighbourhood.

Comment:

Concern that the proposal will increase traffic in the area and cause additional cars parking on the roads.

Response:

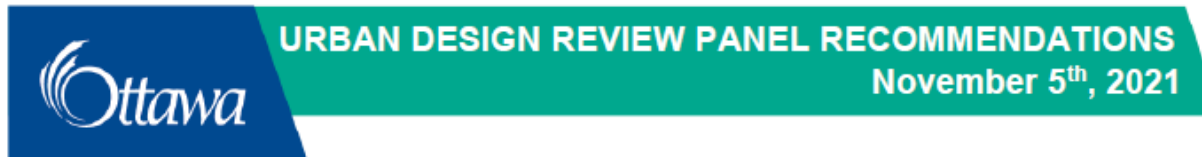
The Official Plan encourages intensification and development where there are opportunities to support alternative modes of travel from the car. The site is located within close proximity of a planned transit stations within the Kanata Town Centre at Campeau Drive and Terry Fox.

The proposed number of vehicle and bicycle parking spaces is above the minimum requirements of the Zoning By-law. Visitor parking is also provided to discourage visitors from parking on local streets. In support of the application, a Transportation Impact Assessment (TIA) was submitted and reviewed by staff, who found the report to be satisfactory.

Document 4 - Proposal



Document 5 Urban Design Review Panel Recommendations



1050 CANADIAN SHIELD AVENUE | Formal Review | Zoning By-law Amendment and Site Plan Control Application | 1050 Canadian Shield Inc. (Lépine Corporation); NEUF Architect(e)s; NOVATECH



Summary

- The Panel thanked the proponent for their presentation and for providing the future context of the area.
- The Panel appreciates and supports the idea of a courtyard building where the parking has been moved underground, favouring a pedestrian space.
- The Panel appreciates the European aspirations of the sketch but believes there is a gap between the sketch and the proposal, given the challenges presented in this suburban context.

Site Plan and Landscape

- The Panel supports the midblock connection but believes its access can be improved by moving the elevators closer to the lobby to improve accessibility. Consider also providing more natural light in the corridors.
- The Panel suggests expanding the north opening of the courtyard to accommodate small vehicles and equipment for maintenance, which would also bring more porosity to the interior.
- The parking access and grading might pose a challenge for the movement of garbage.

Building Design

- The Panel suggests introducing a townhouse condition with gardens on Canadian Shield Avenue to animate the street and break down the façade.
- The Panel believes the proposed development should have an elevated ground floor to improve the public realm and accessibility. The sunken retail entrance is not successful.



URBAN DESIGN REVIEW PANEL RECOMMENDATIONS November 5th, 2021

- There was a suggestion to connect the corner commercial space with the interior courtyard to open up the building.
- The public interface on Campeau would be improved by breaking up the façade on a similar scale seen in the area.

Materiality

- The Panel appreciates the precedent images and encourages the proponent to explore some warmer materials to help tie the project into the surrounding context and to not emphasize the top two floors with dark materials.
- The Panel notes that the materials and details shown in the precedents require a high level of craftsmanship which is difficult to attain today.

Sustainability

- The proponent is advised to explore sustainability measures such as implementing green roofs, providing access to transit, and increasing energy efficiency.