

5. Zoning By-Law Amendment – 4639 Bank Street

Modification du Règlement de zonage – 4639, rue Bank

Committee recommendation

That Council approve an amendment to Zoning By-law 2008-250 for 4639 Bank Street to rezone the site from Development Reserve (DR) and Minor Institutional, Subzone 1A, Exception (I1A[1605]) to General Mixed Use, Exception [XXXX] (GM[xxxx]) to permit low-rise stacked terrace homes with limited non-residential uses, as detailed in Document 2.

Recommandation du Comité

Que le Conseil approuve une modification apportée au Règlement de zonage 2008-250 et visant le 4639, rue Bank, afin de faire passer le zonage du terrain de « Zone d'aménagement futur » (DR) et « Zone de petites institutions, sous-zone 1A, exception 1605 » (I1A[1605]) à « Zone d'utilisations polyvalentes générale, exception [XXXX] » (GM[xxxx]). Cette modification permettrait l'aménagement de maisons en rangée superposées de faible hauteur (utilisations non résidentielles limitées), comme le précise le document 2.

Documentation/Documentation

1. Report from the Director, Planning Services, Planning, Infrastructure and Economic Development Department, dated March 4, 2021 (ACS2021-PIE-PS-0036)

Rapport de la Directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 4 mars 2021 (ACS2021-PIE-PS-0036)

2. Extract of draft Minutes, Planning Committee, March 25, 2021

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 25 mars 2021

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
25 March 2021 / 25 mars 2021**

**and Council
et au Conseil
14 April 2021 / 14 avril 2021**

**Submitted on 4 March 2021
Soumis le 4 mars 2021**

Submitted by

Soumis par:

Lee Ann Snedden,

Director / Directrice

Planning Services / Services de la planification

**Planning, Infrastructure and Economic Development Department / Direction
générale de la planification, de l'infrastructure et du développement économique**

Contact Person

Personne ressource:

Tracey Scaramozzino,

**Planner/Urbaniste, Development Review South / Examen des demandes
d'aménagement sud**

613-580-2424, 12545; tracey.scaramozzino@ottawa.ca

**Ward: GLOUCESTER-SOUTH
NEPEAN (22) / GLOUCESTER-
NEPEAN SUD (22)**

File Number: ACS2021-PIE-PS-0036

SUBJECT: Zoning By-law Amendment – 4639 Bank Street

OBJET: Modification du Règlement de zonage – 4639, rue Bank

REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 4639 Bank Street to rezone the site from Development Reserve (DR) and Minor Institutional, Subzone 1A, Exception (I1A[1605]) to General Mixed Use, Exception [XXXX] (GM[xxxx]) to permit low-rise stacked terrace homes with limited non-residential uses, 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 April 14, 2021," 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 apportée au Règlement de zonage 2008-250 et visant le 4639, rue Bank, afin de faire passer le zonage du terrain de « Zone d'aménagement futur » (DR) et « Zone de petites institutions, sous-zone 1A, exception 1605 » (I1A[1605]) à « Zone d'utilisations polyvalentes générale, exception [XXXX] » (GM[xxxx]). Cette modification permettrait l'aménagement de maisons en rangée superposées de faible hauteur (utilisations non résidentielles limitées), comme le précise 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 14 avril, 2021, 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.

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

4639 Bank Street

Owner

Glenview Homes (Bank) Ltd

Applicant

Fotenn Consulting

Architect

David Blakely Architect Inc.

Description of site and surroundings

The property is located in the Leitrim Community on the east side of Bank Street, abutting Rotary Way to the north.

Surrounding land uses include the Ottawa Rotary Home to the east, Rotary Way, a single detached dwelling and a Used Car Sales Lot to the north, and single-detached dwellings to the south. Bank Street frames the site to the west, with the Hope Cemetery on the opposite side of Bank Street.

Summary of requested Zoning By-law amendment proposal

The lands are currently zoned Development Reserve (DR) and Minor Institutional, Subzone 1A, exception (I1A[1605]). The Development Reserve Zone limits permitted uses until a comprehensive plan is prepared, so as to not preclude future development options. The Minor Institutional Subzone 1A, exception [1605] only permits a group home. The zoning boundary on Geo Ottawa between the DR and the I1A [1605] zones is shown incorrectly and should follow the property line.

The proposal is to re-zone the subject lands to General Mixed-Use, exception XXXX (GM [XXXX]) to permit six low-rise, stacked terrace home buildings with the potential for

certain non-residential uses. Several zoning provisions also need to be amended through this application. The proposed stacked terrace homes will be 12 metres (three-and-a-half-storeys) in height with 112 units in total, 125 residential parking spaces and 18 visitor parking spaces. Vehicular access will be off Rotary Way, while pedestrian access will be directly off the municipal sidewalks along Bank Street and Rotary Way. Amenity space is provided via balconies and two outdoor communal areas. Fifty-eight bicycle parking spaces are provided on the site, some exterior and some within an accessory building that will also contain the garbage and recycling. Trees, hedges and a low masonry wall will provide a buffer between the site and Bank Street.

The General Mixed-Use Zone permits numerous non-residential uses, however, subject to the paragraph below, only the following are proposed within any unit on the subject lands: Home Based Business, Home Based Daycare, Artist Studio, Personal Service Business, Office and Urban Agriculture.

Certain additional non-residential uses are proposed to be limited in size to 100 square metres in either the basement and/or the first storey of any of the units that front onto Bank Street and/or Rotary Way. These uses are limited to an animal care establishment, retail store, medical facility and instructional facility.

The non-residential uses will not have any additional designated parking, above what is already provided for each unit, but will be permitted to use the visitor parking. If a full unit is converted to a non-residential use, then that assigned parking space will also be available for the non-residential use.

Several zoning provisions will also require relief. A portion of the rear yard setback along the southern edge of the site requires relief from 7.5 metres to 6.0 metres for the eastern portion of Building 4. Portions of the landscape buffer along the eastern property line is requested to be reduced from 3.0 metres to 1.5 metres. The overall number of vehicular parking spaces for residents are to be reduced from a rate of 1.2 spaces per dwelling unit to 1.12 spaces per dwelling unit (from 134 to 125 parking spaces). The parking rate for visitors is also requested to be reduced from 0.2 spaces per dwelling unit to 0.16 spaces per dwelling unit for a total of 18 parking spaces. The total number of parking spaces provided will be 143 spaces as opposed to 156 spaces under the original zoning requirements.

DISCUSSION

Public consultation

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments.

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

Official Plan designation(s)

The site is within the General Urban Area Designation in Schedule B of the Official Plan which permits a wide range of residential forms and densities, as well as retail and commercial uses.

Other applicable policies and guidelines

The site is located within the Leitrim Community Design Plan and is designated "mixed-use" which permits residential and certain non-residential uses on the same site or in the same building. With regards to residential uses, the 'mixed-use' designation only permits low- and mid-rise apartments. In the context of the Leitrim Community Design Plan, an 'apartment' is "any building that exceeds a density of 80 units per net hectare". The 'mixed-use' designation also permits a variety of non-residential uses to meet the needs of the community, such as retail, food stores, restaurants, offices and personal services.

Planning rationale

The proposal aligns with applicable Official Plan policies for General Urban Area which permits a full range of housing types along with convenient and locally oriented employment, retail, service and other uses. The Official Plan requires buildings to contribute to successful neighbourhood integration and compatibility and to be oriented to the street, while existing amenity space on abutting properties is to be respected while new amenity space is to be functional and well-designed.

The proposal for low-rise stacked terrace homes with the opportunity for certain non-residential uses within the buildings meets the Official Plan policies. The proposed buildings will complement the nearby developments with the neutral coloured cladding, and with peaked roofs of similar height. The buildings are oriented towards Bank Street and Rotary Way with pedestrian connections leading out to municipal sidewalks.

The existing amenity spaces for abutting properties will be screened by fences and/or landscaping and the communal amenity area for the proposal has been divided into two distinct and useful areas.

The Leitrim Community Design Plan (CDP) designates this area as “mixed-use” allowing apartments as well as a range of non-residential uses. The requested GM zone is appropriate for the proposed low-rise, stacked terrace homes along with select non-residential uses which meets the ‘mixed-use’ and ‘apartment’ definitions. The development also surpasses the minimum density target of 80 units per net hectare as set out in the CDP, with a density of 91 units per net hectare.

The amendments to the zoning provisions are considered minor and acceptable to allow this development to proceed. The proposed site plan and landscape plans have been reviewed and agreed upon by the abutting property owner at the Rotary Home. The reduced rear yard setback is only for a small portion of Building 4 and there is a proposed one metre retaining wall creating a visual buffer between the properties. The reduction in residential and visitor parking will encourage tenants to reduce their dependency on the private automobile. Bank Street is an Arterial Road which provides frequent bus services that will connect to the future O-train station at Leitrim and Bowesville Roads. Parking by residents and guests on side-streets for longer than the standard three-hour maximum (unless otherwise signed) is not permitted.

Site design details will be implemented through the associated Site Plan Control (D07-12-20-0115) and Plan of Condominium (D07-04-20-0011) applications.

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 Ward Councillor is aware of the application related to this report.

LEGAL IMPLICATIONS

There are no legal implications to implementing the recommendations of this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no direct asset management implications associated with the recommendations of this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

The proposed development will be required to meet all accessibility elements as per the Ontario Building Code; however, the development does involve stair access and is not geared to those that require full mobility devices.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Economic Growth and Diversification
- Thriving Communities
- Environmental Stewardship
- Service Excellence Through Innovation
- Sustainable Infrastructure

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-20-0081) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to workload volumes.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Site Plan, draft

Document 5 Landscape Plan, Draft

Document 6 Elevations, Draft

Document 7 Elevations showing potential retail signage

CONCLUSION

The proposal is supported by the Planning, Infrastructure and Economic Department as it is consistent with the Provincial Policy Statement, meets Official Plan Policies as well as those of the Leitrim Community Design Plan. The proposal provides an appropriate housing type and encourages the establishment of small-scale, non-residential and personal services uses to help create a more complete and sustainable community.

DISPOSITION

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; Krista O'Brien, Program Manager, Tax Billing and 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.

The site is located just south of Rotary Way and on the east side of Bank Street in the Leirtrim Community.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 4639 Bank Street:

1. Rezone the parcel from DR to GM [xxxx]
2. Add to Column V, Exception Provisions – Provisions, similar in effect to the following:
 - (a) Only the following non-residential uses are permitted in any unit:
 - Artist Studio
 - Home-based business
 - Home-based day care
 - Personal service business
 - Office
 - Urban agriculture
 - (b) Notwithstanding the foregoing, the following non-residential uses are permitted to be located within the basement and / or first level of a building, in units that front onto Bank Street and/or Rotary Way and are limited to a maximum 100 m² in gross floor area:
 - Animal care establishment
 - Retail store
 - Medical facility
 - Instructional facility
 - (c) All non-residential uses noted above have no minimum parking requirements.
 - (d) Minimum Rear Yard Setback (south): 6 m
 - (e) Minimum Landscaped Buffer (eastern edge): 1.5 m
 - (f) Minimum vehicular parking for residents: 1.12/dwelling unit
 - (g) Minimum vehicular parking for visitors: 0.16/dwelling unit

Document 3 – Consultation Details

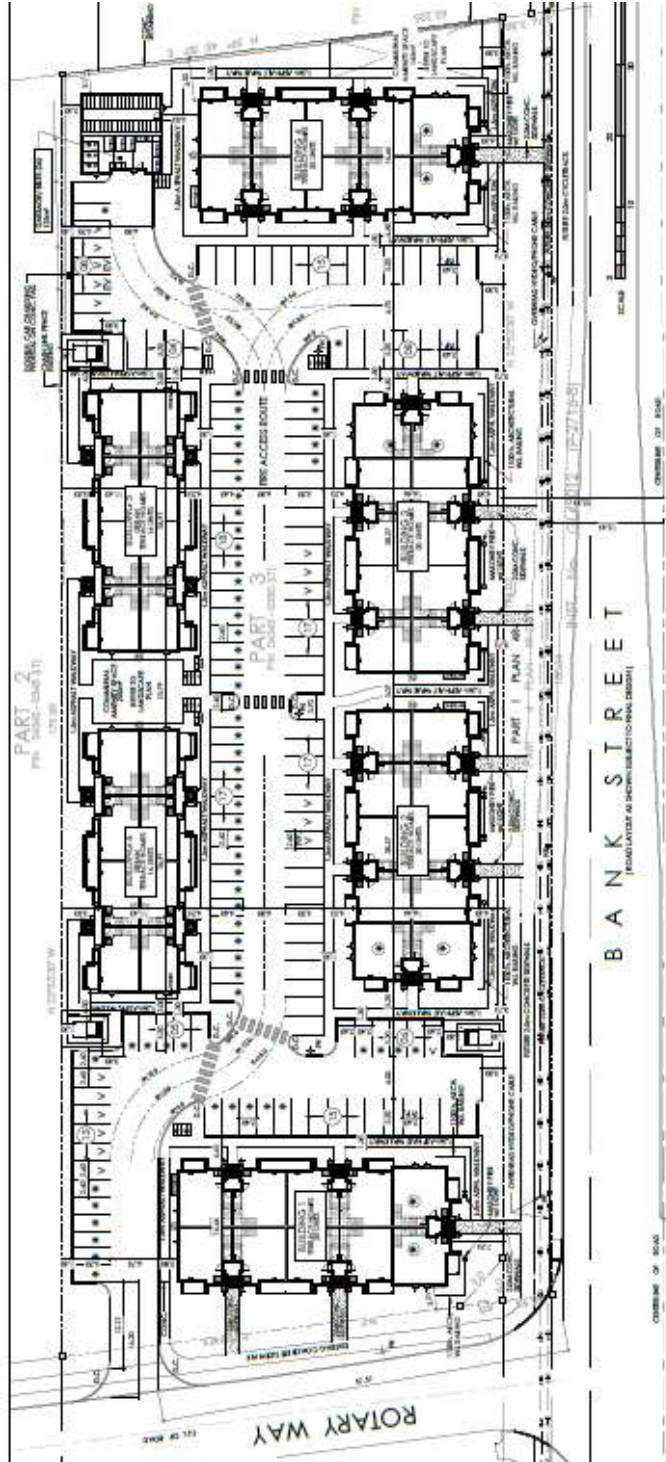
Notification and Consultation Process

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.

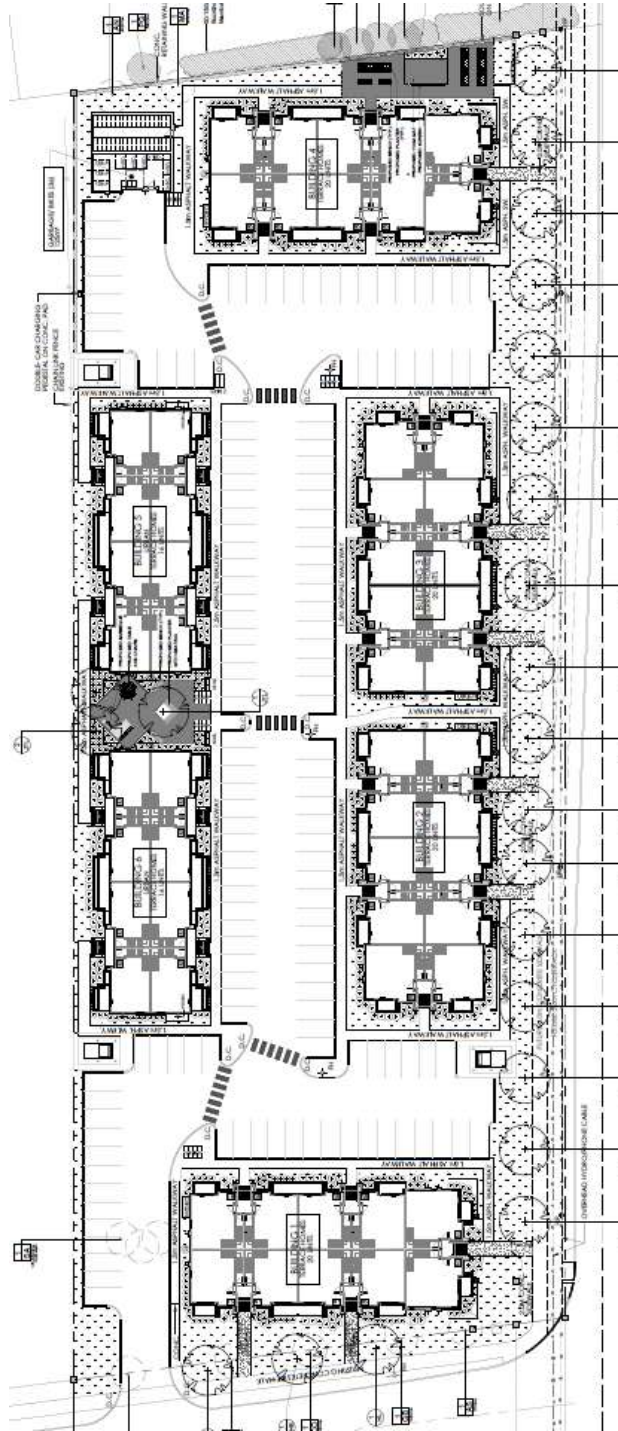
Public Comments and Responses

- **Comment:** Six residents from the community provided emails expressing concern regarding the loss of the current greenspace where the development will occur and with regards to the increase in noise and traffic in the area.
- **City Response:** The current lands are privately owned and have always been intended for development. They were never planned to be public greenspace. The proposal is in keeping with the City's Official Plan policies for the General Urban Area and the Leitrim Community Design Plan designation of Mixed-Use. The development has been designed to be compatible with the existing developments. Typical traffic and noise from the new residential/mixed-use development is not expected to create undue adverse impacts on the surrounding community.

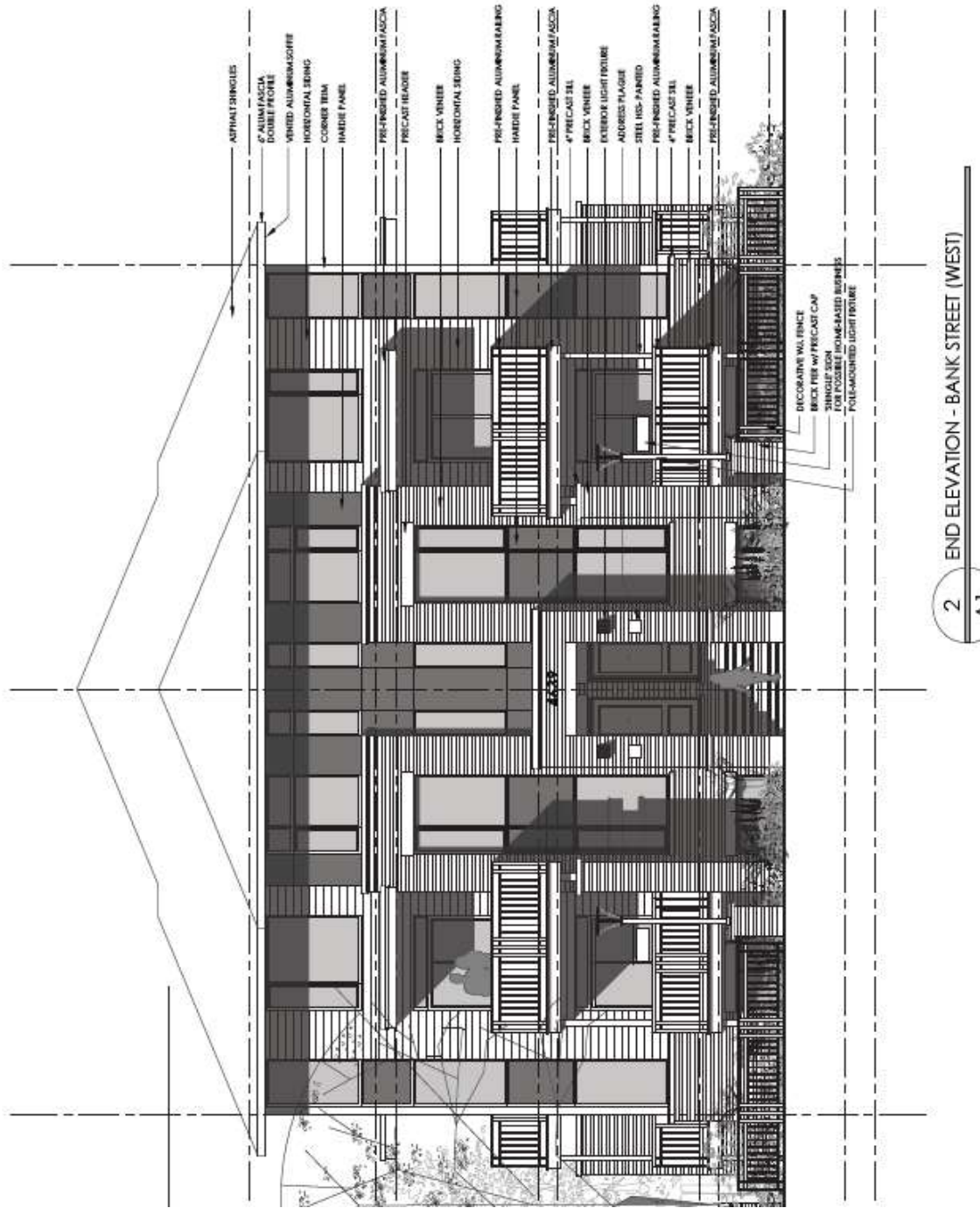
Document 4 – Site Plan, Draft



Document 5 – Landscape Plan, Draft



Document 6 – Elevations, Draft



Document 7 – Elevations showing potential business signage

