

6. Official Plan and Zoning By-law Amendment – 1117 Longfields Drive, 1034 McGarry Terrace

Modifications au Plan officiel et au *Règlement de zonage* – 1117, promenade Longfields et 1034, terrasse McGarry

Committee Recommendations

That Council approve:

- 1. an Official Plan amendment to the South Nepean Town Centre Secondary Plan to permit an increase to the permitted number of storeys in a mixed-use building from 16 to 17 at 1117 Longfields Drive, 1034 McGarry Terrace as detailed in Document 3; and**
- 2. a Zoning By-law Amendment for 1117 Longfields Drive, 1034 McGarry Terrace to reduce the parking for the dwelling unit component of a mixed-use building, as detailed in Document 2.**

Recommandations du Comité

Que le Conseil approuve :

- 1. une modification du Plan secondaire du centre-ville de Nepean-Sud afin de permettre de faire passer le nombre d'étages autorisés de 16 à 17 pour un bâtiment polyvalent situé au 1117, promenade Longfields et au 1034, terrasse McGarry comme l'indique le document 3;**
- 2. une modification du *Règlement de zonage* concernant le 1117, promenade Longfields et le 1034, terrasse McGarry, qui vise à réduire le nombre de places de stationnement pour les unités d'habitation du bâtiment polyvalent, comme l'indique le document 2.**

Documentation / Documentation

- 1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated June 17, 2019 (ACS2019-PIE-PS-0056)**

Rapport de la directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 17 juin 2019 (ACS2019-PIE-PS-0056)

2. Extract of draft Minutes, Planning Committee, June 27, 2019

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 27 juin 2019

3. Summary of Written and Oral Submissions to be issued separately with the Council agenda for its meeting of August 28, 2019, 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 10, 2019".

Résumé des observations écrites et orales à distribuer séparément avec l'ordre du jour de la réunion du 28 août 2019 du 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 10 juillet 2019 ».

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
27 June 2019 / 27 juin 2019**

**and Council
et au Conseil
10 July 2019 / 10 juillet 2019**

**Submitted on 17 June 2019
Soumis le 17 juin 2019**

**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**

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

File Number: ACS2019-PIE-PS-0056

**SUBJECT: Official Plan and Zoning By-law Amendment – 1117 Longfields Drive,
1034 McGarry Terrace**

**OBJET: Modifications au Plan officiel et au *Règlement de zonage* – 1117,
promenade Longfields et 1034, terrasse McGarry**

REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve:
 - a. an Official Plan amendment to the South Nepean Town Centre Secondary Plan to permit an increase to the permitted number of storeys in a mixed-use building from 16 to 17 at 1117 Longfields Drive, 1034 McGarry Terrace as detailed in Document 2; and
 - b. a Zoning By-law Amendment for 1117 Longfields Drive, 1034 McGarry Terrace to reduce the parking for the dwelling unit component of a mixed-use building, as detailed in Document 3.
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 City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of July 10, 2019," 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 :
 - a. une modification du Plan secondaire du centre-ville de Nepean-Sud afin de permettre de faire passer le nombre d'étages autorisés de 16 à 17 pour un bâtiment polyvalent situé au 1117, promenade Longfields et au 1034, terrasse McGarry comme l'indique le document 2;
 - b. une modification du *Règlement de zonage* concernant le 1117, promenade Longfields et le 1034, terrasse McGarry, qui vise à réduire le nombre de places de stationnement pour les unités d'habitation du bâtiment polyvalent, comme l'indique le document 3.
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 de l'avocat général 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 du projet de loi 73 », à la réunion du Conseil municipal prévue le 10 juillet 2019, 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

1117 Longfields Drive, 1034 McGarry Terrace

Owner

St. Joseph Developments

Applicant

Eric Bays, Stantec Consulting

Architect

Kris Benes

Description of site and surroundings

The site is located within the South Nepean Town Centre at the north-west corner of Longfields Drive and Marketplace Avenue. The site is rectangular in shape and is immediately east and behind the existing Walmart building and immediately to the south of "The Court at Barrhaven" retirement home. The Pierre-Savard Secondary School is located across the street along Longfields Drive and the 9-storey Waterford Retirement Building is currently under construction on the south side of Marketplace, opposite the

subject site. The 18-storey apartment building at 1024 McGarry Terrace, immediately north of the subject site is currently under construction.

Summary of requested Official Plan Amendment proposal

The purpose of the Official Plan Amendment is to amend the South Nepean Town Centre Secondary Plan, Policy 3.2 (2) to permit 17 storeys where it currently permits a maximum number of 16-storeys at this site.

The applicant's corresponding Site Plan, which proposes two towers connected by a podium, wishes to increase the number of storeys to 17 in one of the two proposed towers by creating a mezzanine within the proposed structure. This mezzanine is considered to be an additional storey; however, the overall proposed height of the building will not change.

Summary of requested Zoning By-law amendment proposal

The current zoning for the site is MC [2141] – Mixed-Use Centre, Exception [2141]. The MC parent zone permits a wide range of uses, including the associated development of a mixed-use building. The exception [2141] limits the building height to 57 metres and contains criteria for site specific zone provisions that are not germane to this application. The parking requirement for a mixed-use building in this location within a 600- metre radius of the Marketplace Transit Station is one parking space per dwelling unit. The applicant is requesting that the parking ratio be reduced for the residential component of the building to 0.5 parking spaces per dwelling unit. Parking for apartment visitors and clients of the retail uses will be provided as per the zoning requirements.

Brief history of proposal

This site was previously before Planning Committee and Council for an Official Plan amendment (D01-01-13-0017) and Zoning By-law amendment (D02-02-13-0109) in May 2014 to amend the Secondary Plan from "Mid-Rise Mixed Use" to "High-Rise Mixed Use" and to rezone the property from "Development Reserve" to "Mixed-Use". Both of these applications were approved with no appeals (2014-218 OPA #138; 2014-228).

DISCUSSION

Public consultation

Notification and public consultation were carried out according to Council approved Public Notification and Public Consultation Policy. Eight comment emails/letters were received, which were concerned with or objected to the application(s). One email was received in support of the Official Plan Amendment and one email requested notification of the decision.

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

Official Plan designation

According to Schedule B of the Official Plan, the property is designated as Mixed-Use Town Centre.

Other applicable policies and guidelines

According to Schedule 1 of the South Nepean – Area 7 Secondary Plan, the property is designated as High-Rise Mixed Use.

Urban Design Review Panel

- The property is within a Design Priority Area and presented to the Urban Design Review Panel during their associated Site Plan Control Application. Revisions are currently underway and will incorporate many of the UDRP suggestions under the guidance of City staff. The current application does not impact on the massing or design of the building, as the requests are for interior changes.

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

- The separation distance between the towers was increased,
- The heights of the towers have been modified,
- The core area of the site with the vehicular access to the underground parking garage has been reduced in width, a widened sidewalk has been provided to connect the main pedestrian access of the building to create a more welcoming and safe area for active transportation users in addition to facilitating vehicular

circulation,

- Created a clear pedestrian scaled street wall by articulating the first two storeys with stone material and datum line,
- Rationalized the main entrance at the street intersection,
- Increased and improved the usability of the public space facing the street intersection,
- Made a clear distinction between the architectural treatment of the two towers,
- Relate clearly to the mid-rise context on the street,
- Better alignment and clarity for street front entrances by alignment between street trees.

Planning rationale

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2014.

Official Plan

This application has been reviewed under the consolidated Official Plan, which designates this area as a Mixed-Use Town Centre.

Mixed Use 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. These centres are a critical element in the City's growth management strategy, being areas with potential to achieve high densities and compact and mixed-use development oriented to rapid transit. More jobs and housing at these locations will increase transit ridership and draw more commuter travel to these locations. In the long term the centres will become complete, liveable communities that attract people for the jobs, leisure, lifestyle, and business opportunities they provide. Mixed Use Town Centres will become more transit-supportive destinations through intensification and development of vacant land.

The application conforms to this by providing a mixed-use building with rental apartment units on the upper floors and commercial on the ground level. This will assist in creating complete communities where one can live, do daily errands and possibly work within a walkable commute. The reduction in parking spaces for the residents only will help to shift the residents from their cars towards more sustainable forms of transportation such as transit and cycling. Vehicular parking spaces will be provided as per the City's Zoning provisions to help ensure adequate availability for guests and customers of the site.

Secondary Plan

This application has been reviewed in conjunction with the South Nepean – Area 7 Secondary Plan. The property is designated as High-Rise Mixed-Use area, which is to represent the primary retail and mixed-use development area within the Town Centre. The High-Rise Mixed-Use policy area will be a lively and active mixed-use shopping district, with an emphasis on commercial and residential uses in the same building with retail uses located at-grade.

Policy 2 identifies the subject lands "...For lands at 1117 Longfields Drive and 1034 McGarry Terrace, the maximum building height is 16 storeys."

The application conforms to the policies of the Secondary Plan by keeping the maximum height as permitted to 57 metres but allows the developer to take full advantage of the internal spaces created within the permitted design of the building, to add an additional floor for additional dwelling units. There will be no visible difference from the exterior of the permitted 57 metres building whether it has the currently permitted 16-storeys or the proposed 17-storeys.

Zoning By-law

The site is currently zoned Mixed-Use Centre Zone, MC [2141] which is a zone intended to accommodate transit-supportive uses such as offices, hotels, day care centres, retail, and high- and medium-density residential units through compact pedestrian-oriented built form, while minimizing impact on surrounding residential areas.

The application conforms to the intent of the Zoning By-law by further creating a transit-supportive use by lowering the ratio of required vehicular parking for the residential units. As per the Zoning By-law, a hypothetical **residential-only** building requires 0.5

parking spaces per dwelling unit as opposed to the proposed **mixed-use** building which requires a rate of 1.0 parking spaces per dwelling unit. The proposed vehicular parking reduction for dwelling units of the mixed-use building, along with the provision of 199 bicycle parking spaces, will encourage more of the tenants to make the modal shift away from the private automobile on a regular basis – to using transit and other more sustainable methods while also providing the desired mixed-use form of development.

RURAL IMPLICATIONS

There are no direct rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Meehan provided the following comments:

“I support this application as it will provide much needed rental accommodation in Barrhaven. While I was initially concerned about the reduction in parking space, I believe future tenants will rely on public transportation, that is in easy walking distance. If I could make one change – I would love to see the structure moved back more from the street. That, I assume is impossible. Other than that I am hoping residents who already live in the area will come to accept the high density.”

LEGAL IMPLICATIONS

There are no legal impediments to the implementation of the recommendations of this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications with this proposal.

ASSET MANAGEMENT IMPLICATIONS

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

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

The proposal will be required to meet AODA Building Code Requirements. The front entrance has been modified from the original submission to provide a ramp as well as stairs to ensure that the building is accessible for all mobility types. Seventeen accessible parking spaces are being provided while only 10 are required based on the size of the parking lot.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Transportation and Mobility
- Healthy and Caring Communities
- Sustainable Environmental Services
- Governance Planning and Decision Making

APPLICATION PROCESS TIMELINE STATUS

This application was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

SUPPORTING DOCUMENTATION

Document 1 Location Map/Zoning Key Plan

Document 2 Details of Recommended Zoning

Document 3 Proposed Official Plan Amendment

Document 4 Consultation Details

Document 5 Draft Site Plan

Document 6 Draft Elevations

Document 7 Draft Elevations showing the mezzanine

CONCLUSION

The Planning, Infrastructure and Economic Development Department recommends approval of the Official Plan Amendment and the Zoning By-law Amendment as they both help the City move towards more sustainable growth and development and encourage alternative modes of transportation through the reduction of tenant parking spaces. The additional storey within the building also slightly increases the number of rental units that will be provided within close proximity to transit, while having no visual impact on the surrounding community. Both applications are consistent with the Provincial Policy Statement and Sustainability goals of the City.

DISPOSITION

Legislative Services, Office of the City Clerk and Solicitor to notify the owner; applicant; Ottawa Scene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5; Krista O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (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, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

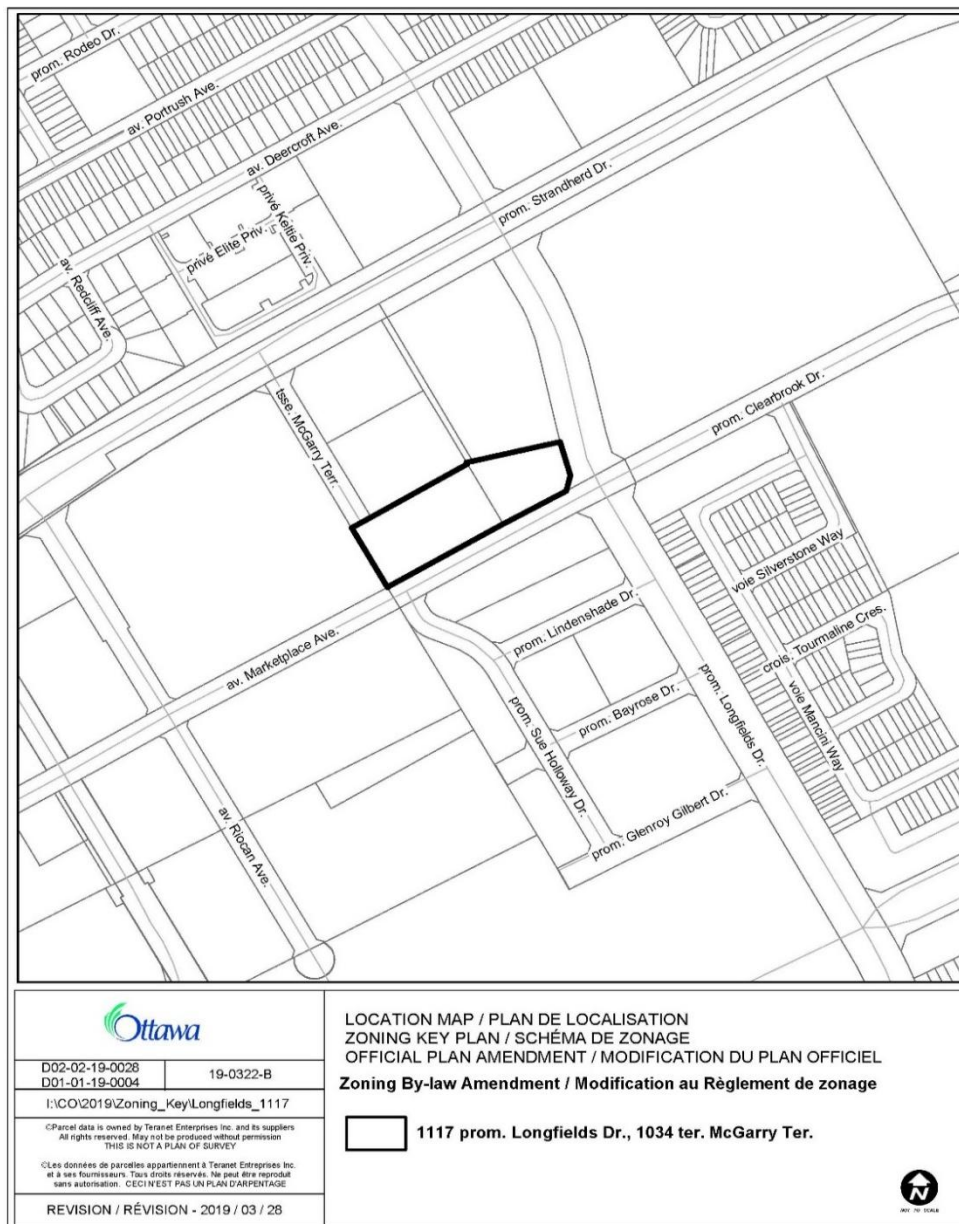
Planning Operations Branch, Planning Services to undertake the statutory notification.

** Note: The "Committee Recommendations" section of the report to Council (see first page, above) was corrected (corrections are underlined), pursuant to the City Clerk and Solicitor's Delegated Authority to correct clerical, spelling, or minor errors of an administrative nature as set out in section 36 of Schedule "C" to the Delegation of Authority By-Law (By-law no. 2018-397), namely the references to Documents 2 and 3, which were reversed in the 'Report Recommendations' section of the staff report.*

Document 1 – Location Map/Zoning Key Plan

For an interactive Zoning map of Ottawa visit geoOttawa.

This location map shows the location of the site at 1117 Longfields Drive and 1034 McGarry Terrace, on the north side of Marketplace Avenue, west of Longfields Drive and east of the existing commercial development within the Barrhaven Town Centre.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 1117 Longfields Drive and 1034 McGarry Terrace:

1. Rezone the lands shown on document 1 from MC [2141] to MC [xxxx] to add the following.
2. Under Column V (Provisions) add the following, in addition to the existing provisions of exception 2141:
 - a. Minimum parking spaces for dwelling units in a mixed-unit building: 0.5 spaces/dwelling unit.
3. Under Column IV add the uses that are in Column IV of exception 2141.

Document 3 – Proposed Official Plan Amendment

Official Plan Amendment XX to the
Official Plan for the
City of Ottawa

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THE STATEMENT OF COMPONENTS

PART A – THE PREAMBLE introduces the amendment but does not constitute part of Amendment XXX to the Official Plan for the City of Ottawa.

PART B – THE AMENDMENT constitutes Amendment XXX to the Official Plan for the City of Ottawa.

PART A – THE PREAMBLE

1. Purpose

The purpose of the proposed Official Plan amendment is to allow a maximum permitted height of 17-storeys for a mixed-use building at 1117 Longfields Drive and 1034 McGarry Terrace, as shown in Document 1.

2. Location

The site is located within the South Nepean Town Centre at the north-west corner of Longfields Drive and Marketplace Avenue.

3. Basis

The owner is proposing a maximum height limit, which exceeds the number of storeys permitted within the Secondary Plan, however meets the maximum number of metres permitted within the Zoning By-law. The Official Plan amendment would be required to harmonize the Secondary Plan policy with the permitted zoning provisions.

Background

The site is zoned Mixed Use Centre, exception [214] with a holding provision that permits a wide range of uses to support transit. The Official Plan designation “Town Centre” and The South Nepean (Area 7) Secondary Plan designation “High Rise, Mixed-Use” promote high density, mixed-use developments that are oriented to rapid transit.

In order for the owner to make full use of the proposed building envelope that complies with the permitted maximum height of 57 metres, they are proposing a mezzanine floor to provide two floors of standard ceiling height, as opposed to one floor with a double ceiling height.

Rationale

This site is located at the intersection of an arterial and collector street within 600 metres of the Marketplace Transit Station. This is the target area for intensification, mixed-use and transit-supportive uses. The proposal to add an additional storey within the existing building envelope does not increase the overall height of the building as measured in metres and is thus considered appropriate.

PART B – THE AMENDMENT

1. Introduction

All of this part of this document entitled Part B – The Amendment consisting of the following text constitutes Amendment No. XXX to the Official Plan for the City of Ottawa.

2. Details of the amendment

The Official Plan, Volume 2a, South Nepean Town Centre, Area 7 Secondary Plan is hereby amended as follows:

1. Amend the South Nepean Secondary Plan, Section 3.2 – Policy Area – High Rise Mixed-Use” Policy 2 to allow a maximum permitted height of 17-storeys for a mixed-use building at 1117 Longfields Drive and 1034 McGarry Terrace would change

From:

- “2. The minimum building height is 6 storeys and the maximum building height is 12 storeys. For lands at 1117 Longfields Drive and 1034 McGarry Terrace, the maximum building height is 16 storeys for a mixed-use building. For lands at 1012 and 1024 McGarry Terrace, the maximum building height is 18 storeys.”

To:

- “2. The minimum building height is 6 storeys and the maximum building height is 12 storeys. For lands at 1117 Longfields Drive and 1034 McGarry Terrace, the maximum building height is **17** storeys for a mixed-use building. For lands at 1012 and 1024 McGarry Terrace, the maximum building height is 18 storeys.”

3. Implementation and Interpretation

Implementation and interpretation of this Amendment shall be in accordance with the policies of the Official Plan for the City of Ottawa

Document 4 – Consultation Details

Notification and Consultation Process

Notification and public consultation were carried out according to Council approved Public Notification and Public Consultation Policy. A total of four comment letters were received, all of which were concerned or objected to the application(s). One email was received in support of the Official Plan amendment.

Road Access/Traffic/Insufficient Parking/Bicycles:

Comment: There are too few access/egress points into the Barrhaven Town Centre, the new development will cause vehicular gridlock and provides too little on-site parking. Concern that other developments in the area have not provided visitor parking. The growing number of seniors will not use the bikes but will need to get around in cars.

Response: The number of access/egress points were determined at an early level during through the South Nepean, Town Centre, Area 7 Secondary Plan and were designed in consultation with the City's Transportation staff. Seventy visitor parking spaces for the residential units and 88 parking spaces for the commercial units will be provided as per the City of Ottawa Zoning By-law and have not been reduced. It is assumed that by providing bicycle parking spaces, reducing vehicular parking spaces and encouraging alternate modes of transportation for those that are able, that there will be less congestion on the roads for those that are required to take a private vehicle.

Despoilment of surrounding community:

Comment: Despoilment of the surrounding community and loss of tranquility.

Response: There is no known correlation between this form of development and despoilment of the community. This area has been planned since 2006, through the Council Approved South Nepean Town Centre, Area 7 Secondary Plan to be a higher-density node close to transit to support the City's sustainability goals.

Current Snow Removal:

Concern: Snowbanks and general street snow clearing is not done in a timely manner.

Response: These are concerns that are unrelated to the current application.

Size of building:

Concern: Concern with a large building being built in a suburban neighbourhood where infrastructure is not prepared for it.

Response: The size of the building is permitted by the City of Ottawa Zoning By-law and has been designed to fit the context within the South Nepean Town Centre and within its proximity to the lower rise residential properties to the south. Transportation staff have reviewed the roads and access to the site and are satisfied that the existing roads can handle the increased volume.

Lack of Notification about construction

Concern: Lack of notification of when construction starts on other projects in the area.

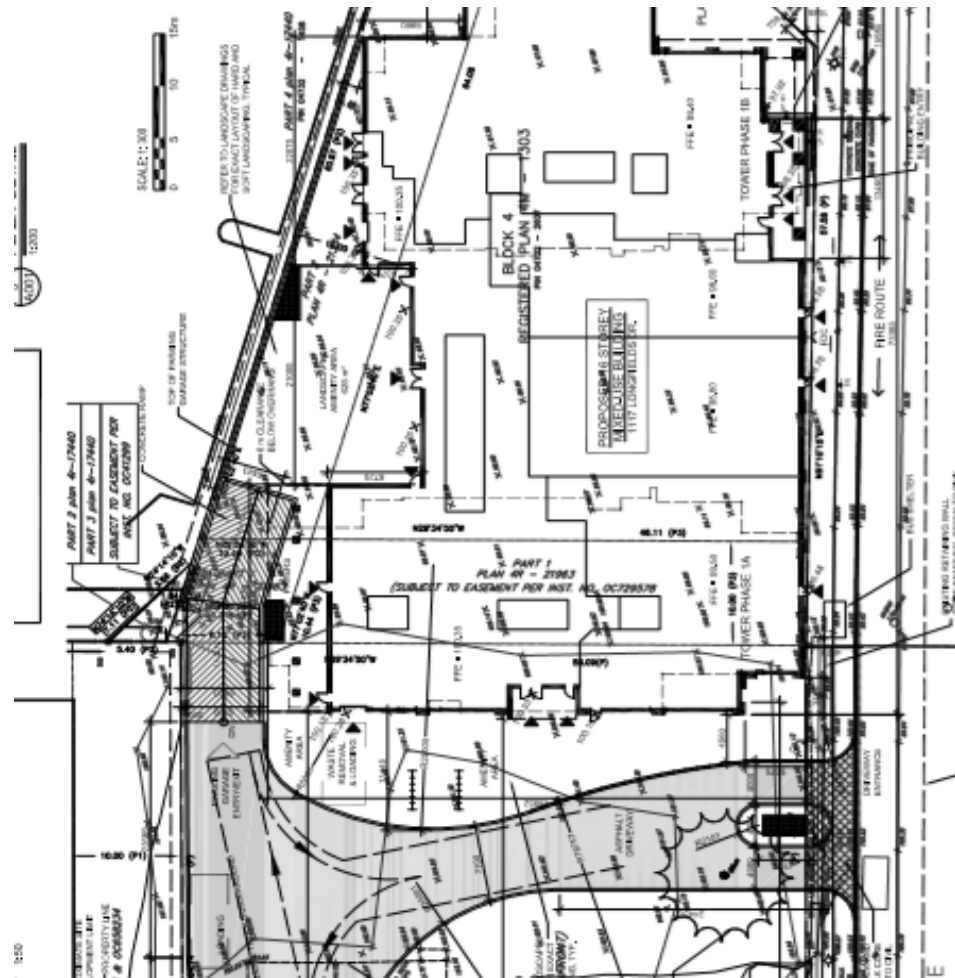
Response: Developers often reach out to neighbours to notify them of construction schedules, but it is not mandated by the City.

Concern over Previous Developments in the Area

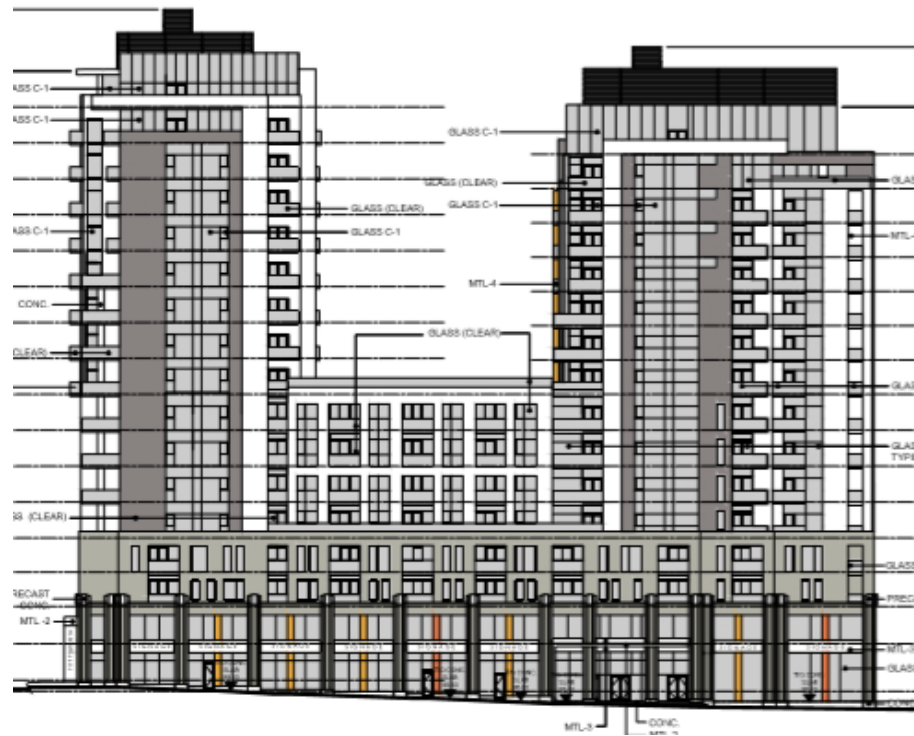
Concern: Lack of changes from residents' comments to previous plans that were approved and are now built/under construction.

Response: City staff review and assess comments submitted by the public and use those to help determine if and how a proposal can be altered.

Document 5 – Draft Site Plan – this plan shows the draft plan for the proposed mixed-use building with associated landscaping and parking access.



Document 6 – Draft Elevations – this plan shows the draft plan for the proposed mixed-use building as it would look off of Marketplace Drive.



Document 7 – Draft Elevations showing the mezzanine

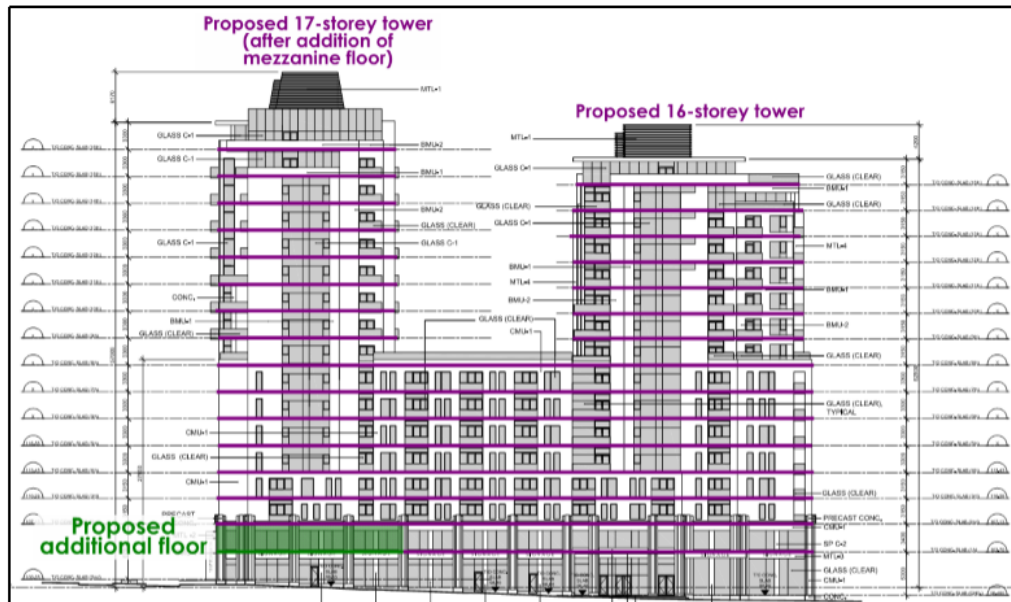


Figure 2: South Elevation of development with location of additional floor in green.