
ZONING BY-LAW AMENDMENT – 10 OBLATS AVENUE AND 175 (A) MAIN STREET

ACS2019-PIE-PS-0022

Capital (17)

Report Recommendations

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 10 Oblats Avenue and 175 (A) Main Street to permit six and nine-storey buildings, as detailed in Documents 2 and 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 April 10, 2019" subject to submissions received between the publication of this report and the time of Council's decision.

Planning Committee, March 28, 2019

Motion N° PLC 2019 4/1

Moved by Vice-chair T. Tierney

WHEREAS the applicant of the requested Zoning By-law amendment for 10 Oblats Avenue and 175 (A) Main Street is unable to attend this meeting due to extenuating personal circumstances, and has requested deferral of this item to the next Planning Committee meeting;

THEREFORE BE IT RESOLVED that this report be deferred to the April 11, 2019

Planning Committee meeting.

DEFERRAL CARRIED

Planning Committee, April 11, 2019

Acting Vice-chair Hubley introduced the following motion:

Motion N° PLC 2019 5/1

Moved by acting Vice-chair A. Hubley

WHEREAS report ACS2019-PIE-PS-0022 (Zoning By-law Amendment – 10 Oblats Avenue and 175 (A) Main Street includes two buildings; and

WHEREAS 10 Oblats Avenue is proposed as nine-storeys; and

WHEREAS there is ambiguity in the policies of the Old Ottawa East Secondary Plan as to whether an Official Plan Amendment should be submitted for the proposed nine-storey building at 10 Oblats Avenue; and

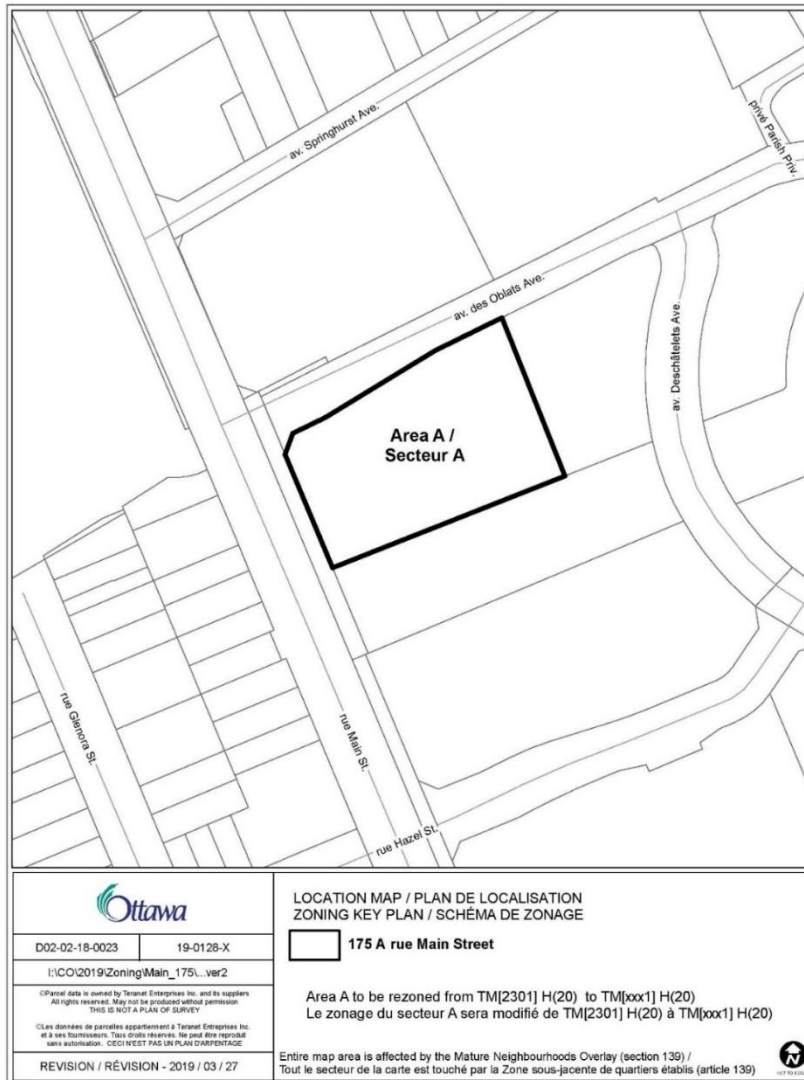
WHEREAS the applicant has decided out of an abundance of caution to submit an Official Plan Amendment for the proposed nine-storey building at 10 Oblats Avenue; and

WHEREAS the Zoning By-law Amendment for 10 Oblats Avenue should be considered by Planning Committee and Council at the same time as the related Official Plan Amendment;

THEREFORE BE IT RESOLVED that Planning Committee recommend to Council that the report recommendation be modified to the following:

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 175 (A) Main Street to permit a six-storey building, as detailed in Document 2 (Details of Recommended Zoning for building 2A), and**

THEREFORE BE IT FURTHER RESOLVED that Planning Committee recommend to Council that the Document 1 (Location Map) be revised to the following:



THEREFORE BE IT FURTHER RESOLVED that Planning Committee recommend to Council that Document 2 (Details of Recommended Zoning for Building 2A) be replaced with the following:

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 175 A Main Street:

- 1. Rezone the lands shown in Document 1, as follows:**
 - a) Rezone area A from TM[2301] H(20) to TM[xxx1] H(20)**
- 2. Add a new exception, TM[xxx1] H(20) to Section 239, Urban Exceptions, with**

provision similar in effect to the following:

a) **In Column II, add the text, "TM[xxx1] H(20)"**

b) **In Column V, add the text:**

- **minimum front yard setback: 2 metres**
- **maximum front yard setback: 3 metres**
- **Subsection 197(4) applies with respect to the above minimum and maximum front yard setbacks, however 197(4) (d) does not apply**
- **a parking garage is only permitted below grade**
- **Ornamental elements such as sills, belt courses, cornices, parapets and pilasters, and canopies and awnings may project up to 0.2 metres of the property line.**
- **Section 197 (3) (g) (ii) does not apply**
- **A Roof top washroom area:**
 - i) **To a maximum height of 4.2 metres is considered a permitted projection above the height limit**
 - ii) **Has a maximum floor area of 20 square metres**

AND THEREFORE BE IT FURTHER RESOLVED that Planning Committee recommend to Council that Document 3 (Details of Recommended Zoning for Building 2B) be removed from the report; and

THEREFORE BE IT FURTHER RESOLVED that there be no further notice pursuant to Sub-section 34 (17) of the *Planning Act*.

The following staff of the Planning, Infrastructure and Economic Development department staff responded to questions: Erin O'Connell, Planner; Doug James, Manager, Development Review – Central; Lee Ann Sneddon, Director of Planning Services.

Ward councillor S. Menard was present and took part in discussion.

Planning Committee heard three delegations:

- Ron Rose indicated that, while the Old Ottawa East Community Association (OOECA) has some concerns with the proposed changes for building 2A; in particular with allowing washrooms on the rooftop, it, does not object to the proposal. The OOECA supports the approach of seeking an Official Plan Amendment for Building 2B.
- Paul Goodkey expressed support for Building 2A, but questioned recent drawings added to the associated development application page on the City's website; he requested confirmation that that there are no planned projections above the roof height limit, besides the roof of the penthouse washroom elevator and equipment area and the stair on the western end of the building
- Kelly Rhodenizer and Erin O'Connor, Regional Group (for the applicant), indicated that their position on the application has not changed and that they have filed for an Official Plan Amendment for the proposed nine-storey building at 10 Oblats Avenue out of an abundance of caution and to clarify the policies related to permitted heights in the Secondary Plan. Barry Hobin, Hobin Architecture (project architect), provided an overview of the architectural and urban design context of the application.

Planning Committee received the following correspondence between March 18 (the date the report was published to the City's website with the March 28 agenda) and the time it was considered on April 11, a copy of which is held on file:

- Email dated March 27 from Jeff O'Neill

Motion 2019 5/1 was moved by acting Vice-chair Hubley and CARRIED as presented.

Committee CARRIED the report recommendations as amended by Motion 2019 5/1.