

Report to/Rapport au :

**Planning Committee
Comité de l'urbanisme**

and Council / et au Conseil

**March 21, 2013
21 mars 2013**

**Submitted by/Soumis par : Nancy Schepers, Deputy City Manager/Directrice
municipale adjointe, Planning and Infrastructure/Urbanisme et Infrastructure**

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Knoxdale-Merivale (9)

Ref N°:ACS2013-PAI-PGM-0088

SUBJECT: ZONING - 201 AND 221 CITIPLACE DRIVE

OBJET : ZONAGE – 201 ET 221, PROMENADE CITIPLACE

REPORT RECOMMENDATIONS

That Planning Committee recommend Council approve:

- 1. An amendment to Zoning By-law 2008-250 to change the zoning of 201 Citiplace Drive from General Mixed Use, GM[401] H(11) to General Mixed Use, GM[xxxx] H(13.5) as shown in Document 1 and detailed in Document 2; and**
- 2. An amendment to the Zoning By-law 2008-250 to change the zoning of 221 Citiplace Drive from Residential Third Density, R3Z[1245] to Residential Fourth Density, R4Z[xxxx] to permit a low-rise apartment dwelling as shown in Document 1 and detailed in Document 2.**

RECOMMANDATIONS DU RAPPORT

Que le Comité de l'urbanisme recommande au Conseil d'approuver :

1. **une modification au Règlement de zonage 2008-250 afin de faire passer le zonage du 201, promenade Citiplace de Zone d'utilisations polyvalentes générale {GM[401] H(11)} à Zone d'utilisations polyvalentes générale {GM[xxxx] H(13.5)}, comme le montre le document 1 et l'explique en détail le document 2; et**
2. **une modification au Règlement de zonage 2008-250 afin de faire passer le zonage du 221, promenade Citiplace de Zone résidentielle de densité 3 (R3Z[1245]) à Zone résidentielle de densité 4 (R4Z[xxxx]) et ainsi permettre un immeuble d'appartements de faible hauteur, tel que le montre le document 1 et l'explique en détail le document 2.**

BACKGROUND

This site is located to the northeast of the intersection of Citiplace Drive and Colonnade Road North as can be seen in Document 1. The site is 4,794 m² in size and bounded by Citiplace Drive to the west, Colonnade Road North to the south, and a Hydro corridor and stormwater management facility to the east. The area to the north of the site is zoned for residential uses and the area to the south is a business park. This site forms part of a larger mixed use and residential development that received development approvals from Council in 2005 and 2006.

Purpose of the Zoning By-law Amendment

The developer wishes to rezone the site to permit the development of a mixed use building at 201 Citiplace Drive, with residential uses at grade, and a low rise apartment dwelling at 221 Citiplace Drive. An increase in building height from 11 metres to 12.65 metres is also requested to implement the project.

Existing Zoning

The site is currently vacant and zoned GM[401] H(11) and R3Z[1245]. These are General Mixed Use and Residential Third Density zones and apply to 201 and 221 Citiplace Drive respectively. Exception [401] has the effect of prohibiting residential uses on the ground floor and altering the development and parking standards provided in the parent GM zone. Exception [1245] has the effect of limiting the permitted uses to a townhouse dwelling only and altering the development standards associated with the R3Z subzone.

Proposed Zoning

The developer applied to rezone the entire site to Residential Fourth Density with a suitable subzone and Exception as necessary. Instead, staff recommend a different approach (see Document 2) that will allow the developer to continue as planned. The developer requires the rezoning as the current Exception [401] applying to 201 Citiplace Drive does not permit residential uses at grade. Exception [1245] applying to 221 Citiplace Drive limits the permitted residential uses to townhouses only and therefore

does not permit the desired low-rise apartment dwelling building. The developer will also require a height increase from 11.0 metres to permit the proposed buildings which have a height of 12.65 metres.

DISCUSSION

Provincial Policy Statement

The Provincial Policy Statement provides direction on matters of provincial interest related to land-use planning and development by promoting efficient land use patterns that support the development of viable and liveable communities. There is an explicit policy objective contained in the Policy Statement to promote opportunities for intensification where there is available infrastructure capacity.

By proposing to rezone 221 Citiplace Drive from Residential Third Density to Residential Fourth Density, this application represents a modest increase in residential intensification for the site.

Official Plan

Land Use Designation

The Official Plan designates the subject site as General Urban Area. This designation is designed to provide for a broad range of uses required to create complete and sustainable communities. The addition of a low rise residential apartment dwelling represents a move towards a 'complete' community when taken in the context of the existing mixed-use and townhouse dwellings to the west and the existing and proposed high density dwellings to the north and north east.

Strategic Directions

When considering a proposal for intensification in the General Urban Area, the City recognizes the relationship of a new development to the existing community character in that it enhances and builds upon the desirable established patterns and built form. In addition, the Strategic Directions section of the Official Plan indicates that a goal for development is to create liveable communities that have a balance of housing forms. The proposed development is consistent with these policies and increases the range of available housing in this community. The proposed built form is similar to that which already exists within the development and the proposed height increase provides for a mild transition from the 11.0 metre townhouses to the west of the site to the higher density buildings to the north and north east.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

Notice of this application was carried out in accordance with the City's Public Notification and Consultation Policy. The details of the consultation can be seen in Document 3.

COMMENTS BY THE WARD COUNCILLOR

Councillor Egli is aware of the application.

LEGAL IMPLICATIONS

There are no direct legal implications associated with this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications association with the recommendation in this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

Accessibility impacts will be contemplated during the Site Plan Control process.

ENVIRONMENTAL IMPLICATIONS

There are no environment implications associated with this report.

TECHNOLOGY IMPLICATIONS

Information Technology approved this report without comment.

TERM OF COUNCIL PRIORITIES

The application is consistent with the Planning and Growth Management priority which encourages the infill and intensification of lands designated General Urban Area.

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

Document 2 Details of the Recommended Zoning

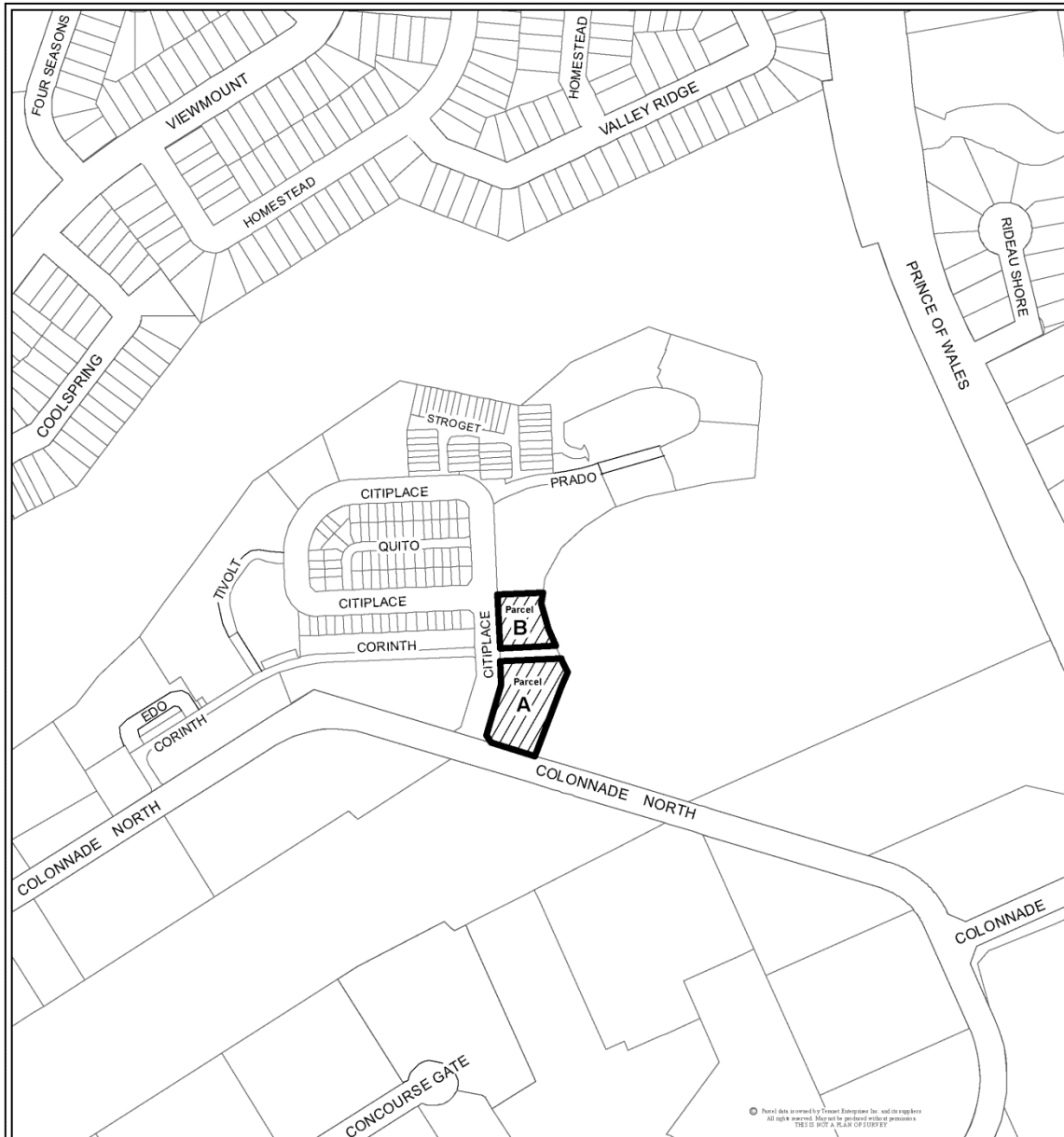
Document 3 Consultation Details

DISPOSITION




City Clerk and Solicitor Department, Legislative Services, to notify the owner, applicant, OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5 of Council's decision.

Planning and Growth Management to prepare the implementing by-law forward to Legal Services and undertake the statutory notification.

Legal Services to forward the implementing by-law to City Council.



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 Produced by Infrastructure Services and Community Sustainability Produit par les Services d'infrastructure et Viabilité des collectivités	 Location Map / Plan de révision Zoning Key Plan / Schéma de zonage 201 - 221 CITIPLACE DRIVE Parcel A Rezoned from GM [401] H(11) to GM [XXXX] H(13.5) Parcel B Rezoned from R3Z (1245) to R4Z(XXXX)	Échelle N.T.S. Mètres  Scale N.T.S. Metres
ACS2013-PAI-PGM-0088 13-0106-C		
I:\CO\2013 \Zoning Key\ Citiplace201		
2013 / 03 / 11 REVISION DATE / DE RÉVISION		

DETAILS OF RECOMMENDED ZONING

DOCUMENT 2

1. Subject Property A as shown on Document 1 is rezoned from GM[401] H(11) to GM[xxxx] H(13.5). Subject Property B as shown on Document 1 is rezoned from R3Z[1245] to R4Z[xxxx].

Proposed Changes to the Comprehensive Zoning By-law

1. Section 239 – Urban Exceptions, will be amended by the creation of a new Exception [xxxx], with provisions similar to the following:

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Prohibited Uses	V Provisions
xxxx	GM[xxxx]		- the residential uses listed under subsection 187(2) except for townhouse dwelling, apartment, low-rise, apartment, mid-high rise, and dwelling unit.	-no maximum floor space index applies -minimum interior side yard setback is 1.5m - minimum rear yard setback is 6m - the provisions of row (c) of Table 101 of Section 101 do not apply and parking for the permitted residential uses must be provided at a rate of 1 space per dwelling unit plus 0.25 space per dwelling unit for visitor parking - the provisions of row (bw) of Table 101 of Section 101 do not apply and parking for an office use must be provided at a rate of 1 space per 50m ² of gross floor area - the provisions of Column III, row (b) of Table 110 do not apply -the provisions of Table 187, row (h) do not apply

2. Section 239 – Urban Exceptions, will further be amendment by the creation of a new Exception [xxxx], with provisions similar to the following:

xxxx	R4Z[xxxx]		<ul style="list-style-type: none"> -detached dwelling duplex dwelling - semi-detached dwelling - three unit dwelling 	<ul style="list-style-type: none"> - maximum height for an apartment dwelling low-rise is 13.5m. - the provisions of row (c) of Table 101 of Section 101 do not apply and parking for the permitted residential uses must be provided at a rate of 1 space per dwelling unit plus 0.25 space per dwelling unit for visitor parking -minimum required rear yard setback is 3m.
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CONSULTATION DETAILS

DOCUMENT 3

NOTIFICATION AND CONSULTATION PROCESS

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

PUBLIC COMMENTS

. Three comments from the public were received:

- 1) There is still outstanding work remaining from previous phases of this development;
- 2) The increase in density will exacerbate an already-existing on-street parking problem;
- 3) Measures will need to be taken to protect residents from noise and dust during construction.

These comments were addressed as follows:

- 1) Compliance with prior Site Plan approvals falls under the purview of the City's Development Inspections Branch, who are aware of these concerns and actively working towards appropriate resolutions;
- 2) Issues related to noise and dust attenuation will be addressed through the required Site Plan Control process for this application;
- 3) The proponent proposes to provide on-site parking at the requisite rates under the Zoning By-law.

SUMMARY OF PUBLIC INPUT

The balance of the public input pertained to the current state of the site as a work in progress. The main impact of the development identified by the community was for the potential for more vehicular traffic parked on local streets. However, with this application, there is no intention to use on-street parking as a substitute for lower on-site resident and visitor parking rates and the existing required rates under By-law 2008-250 will remain unchanged by this application.