

EXTRACT OF DRAFT MINUTES 38  
PLANNING COMMITTEE  
24 JANUARY 2017

EXTRAIT DE L'ÉBAUCHE DU  
PROCÈS-VERBAL 38  
COMITÉ DE L'URBANISME  
LE 24 JANVIER 2017

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ZONING BY-LAW AMENDMENT – 774 BRONSON AVENUE

ACS2017-PIE-PLS-0006

CAPITAL (17)

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## REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 774 Bronson Avenue to replace Schedule 296 and amend Exception [2003] to allow for a twelve storey mixed use building 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 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 February 8, 2017", subject to submissions received between the publication of this report and the time of Council's decision.

Mr. Steve Gauthier, Planner, and Mr. Doug James, Manager, Development Review - Central, Planning, Infrastructure and Economic Development Department, were present to respond to questions.

The Committee heard two delegations on this matter:

- Ms. Carolyn Mackenzie, on behalf of the Glebe Community Association and the Dows Lake Residents' Association, thanked Textbook Suites for their engagement with the community and their responsiveness in addressing the key concerns raised by the community, particularly with respect to building height and massing and the treatment of the building facing onto Cambridge

Street, which is a low-rise residential street immediately behind. She indicated the community does have some ongoing concerns regarding the level of resident parking that has been proposed, noting that 17 spaces for resident parking is roughly 20 percent of what the City would otherwise require under the newly developed minimum parking requirements. She said this would be a significant parking exception based on an assumption that the tenants will be students without cars, even though the City is not allowed to zone for tenant type. She worried that could change quickly at some point and questioned the rationale for minimum parking requirements if the argument is simply that future tenants would self-select (i.e. those with cars wouldn't move in). She requested the City be cautious about approving variances sought by developers based on assumptions that could easily change. That aside, she stated that the community is very pleased by the proposal to double the number of indoor bicycle parking spaces, which could potentially be converted to vehicle parking if needed in future. Finally, she indicated the community looks forward to successful cooperation with Textbook Suites to mitigate any potential impacts during construction.

- Mr. Carl Furney, FOTENN (the applicant), spoke in support of the proposal and touched on issues surrounding traffic and parking. He noted the development: will have more than the required number of visitor parking spaces; will have indoor bicycle parking at one spot per unit (172 spaces), will have more amenity space than is required; and, is on a transit priority corridor with a bus that serves Carleton University. He noted this is a smaller scale student residence, averaging less than two bedrooms per unit, and is in line with other student residences in terms of parking spaces per bedroom. He added that the take-up for parking at the two student residences currently operational in Ottawa at this point is quite low.

The committee received the following correspondence between 17 January 2017 (the date the report was published in the committee agenda) and the time public delegations were heard on 24 January 2017, a copy of which is held on file:

- Comments dated January 16, 2017 from Mark Norris with concerns about this proposal and the one at 770 Bronson Avenue, relating to insufficient parking, potential noise issues relating to the significant number of student tenants, and impact on neighbourhood character.

- Comments dated January 22, 2017 from Olivia Craft in opposition to the proposals for 774 and 770 Bronson, raising concerns about density, insufficient parking, traffic, noise and congestion and impact on the neighbourhood.
- Comments dated January 23, 2017 from Pamela Jones expressing appreciation to staff and the developer for their efforts but objecting to the proposed building height because of its impact on Bronson. She requested the height be limited to 9 stories at most.

**Motion N<sup>o</sup> PLC 38/1**

Moved by Councillor T. Tierney

**WHEREAS report ACS2017-PIE-PLS-0006 recommends changes to Zoning By-law 2008-250 for 774 Bronson Avenue;**

**AND WHEREAS Document 2 of the report identifies the details of the recommended zoning changes;**

**AND WHEREAS the applicable maximum floor space index requirement is 2.0, unless 80 per cent of the required parking is provided below grade;**

**AND WHEREAS the proposed increased visitor parking space requirements stipulate that a minimum percentage of the visitor parking is to be provided above grade to address the community's concern regarding easily accessible parking;**

**AND WHEREAS the percentage of below grade parking is therefore reduced to 71 per cent, resulting in the proposed development not meeting the underground parking requirement for an increased floor space index;**

**AND WHEREAS the proposed development requires a maximum floor space index of 3.0;**

**BE IT RESOLVED that Document 2 be amended by adding the following provision to 2. c), “-The maximum floor space index is 3.0”;**

**AND BE IT FURTHER RESOLVED that no further notice be provided pursuant to Subsection 34(17) of the *Planning Act*.**

CARRIED

Following discussion, Item 2 of Planning Committee Agenda 38, as amended by Motion N<sup>o</sup> PLC 38/1 and set out in full below, was put to Committee.

1. That Planning Committee recommend Council approve:
  - a. an amendment to Zoning By-law 2008-250 for 774 Bronson Avenue to replace Schedule 296 and amend Exception [2003] to allow for a twelve storey mixed use building as detailed in Document 2, as amended by adding the following provision to Document 2, section 2. c):
    - “-The maximum floor space index is 3.0”; and
  - b. that no further notice be provided pursuant to Subsection 34(17) of the *Planning Act*.
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 February 8, 2017”, subject to submissions received between the publication of this report and the time of Council’s decision.

CARRIED