

4. ZONING BY-LAW AMENDMENT – 175 MAIN STREET
MODIFICATION AU RÈGLEMENT DE ZONAGE– 175, RUE MAIN

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for 175 Main Street to consider the entirety of Block 48 on the draft Plan of Subdivision as one lot for zoning purposes, and to amend performance standards, as detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification au Règlement de zonage 2008-250 visant le 175, rue Main, afin de considérer l'intégralité de l'îlot 48 figurant sur le plan provisoire comme constituant un seul lot aux fins de zonage, et de modifier les normes de rendement, comme l'expose en détail le document 2.

DOCUMENTATION / DOCUMENTATION

1. Acting Director's report, Planning Services, Planning, Infrastructure and Economic Development Department dated 4 April 2017 (ACS2017-PIE-PS-0050)

Rapport de la Directrice par intérim, Service de la planification, Services de la planification, de l'infrastructure et du développement économique daté le 4 avril 2017 (ACS2017-PIE-PS-0050)

2. Extract of draft Minutes, Planning Committee, 25 April 2017

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 25 avril 2017

**Report to
Rapport au:**

**Planning Committee / Comité de l'urbanisme
April 25, 2017 / 25 avril 2017**

**and Council / et au Conseil
May 10, 2017 / 10 mai 2017**

**Submitted on April 4, 2017
Soumis le 4 avril 2017**

**Submitted by
Soumis par:**

Lee Ann Snedden,

Acting Director / Directrice par intérim,

Planning Services / Service de la planification

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

Contact Person / Personne ressource:

**Erin O'Connell, Planner II / Urbaniste II, Development Review Central / Examen
des demandes d'aménagement centrale**

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Ward: CAPITAL (17) / CAPITALE (17)

File Number: ACS2017-PIE-PS-0050

SUBJECT: Zoning By-law Amendment – 175 Main Street

OBJET: Modification au Règlement de zonage– 175, rue Main

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 175 Main Street to consider the entirety of**

Block 48 on the draft Plan of Subdivision as one lot for zoning purposes, and to amend performance standards, 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 10 May 2017 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 au Règlement de zonage 2008-250 visant le 175, rue Main, afin de considérer l'intégralité de l'îlot 48 figurant sur le plan provisoire comme constituant un seul lot aux fins de zonage, et de modifier les normes de rendement, comme l'expose en détail 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 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 mai 2017 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

175 Main Street

Owner

175 Main Street Regional Inc.

Applicant

Novatech Engineers, Planners & Landscape Architects

Architect

Barry J. Hobin & Associates Architects Inc.

Description of site and surroundings

The site is within the Greystone Village subdivision, and more specifically is located on the east and north side of Deschâtelets Avenue, south of des Oblats Avenue, and west of Scholastic Drive, as shown in the attached Location Map.

It is an irregular lot with an area of 14,996 square metres, and is currently occupied by the Deschâtelets Building. The following land uses surround the subject site:

North: proposed townhouse and single detached dwellings;

East: open space corridor and the Rideau River;

South: proposed townhouse and single detached dwellings; and

West: future park block.

Summary of requested Zoning By-law amendment proposal

The Deschâtelets Building, which is designated under Part IV of the *Ontario Heritage Act* will be redeveloped to house a mix of uses, potentially including community facilities, commercial uses and housing. The architectural style of additional buildings will be similar to the remainder of Greystone Village. Some surface parking will be required, but the majority of the parking will be located below grade. Future Site Plan Control and heritage applications will detail the specifics of the building and site design.

This Zoning By-law amendment application has been submitted to consider Block 48 as one lot for zoning purposes and to amend the following performance standards:

- Minimum Front Yard Setback (from Deschâtelets Avenue): 1.8 metres;
- Minimum Rear Yard Setback (from Oblates Avenue): 1.3 metres; and
- Minimum width of a landscaped buffer abutting a street: 1.3 metres.

Brief history of proposal

The existing zoning GM [2310] was approved by Council December 9, 2015 as By-law 2015-361. At the time of the initial application for a Zoning By-law amendment for Greystone Village, the uses and layout of Block 48 on the draft plan of subdivision had yet to be confirmed. A more defined layout for Block 48 has now been developed.

DISCUSSION

Public consultation

Notification and public consultation for this Zoning By-law amendment were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications. No comments or concerns were received from the public and the Old Ottawa East Community Association had no concerns.

Official Plan designation

According to Schedule B of the Official Plan, the property is designated as General Urban Area, which permits many types, tenures and densities of housing in combination with conveniently located commercial uses. These are provided in a manner that enhances and complements the desirable characteristics and ensures the long-term viability of existing communities.

Compatible development means development that is not necessarily the same as existing buildings but coexists without causing undue adverse impact. Relevant considerations from Section 2.5.1 Urban Design and Compatibility of the Official Plan include encouraging a continuity of street frontages, allowing built form to evolve through architectural style and innovation, accommodating the needs of a range of people of different incomes and lifestyles at various stages, and maximizing

opportunities for sustainable transportation modes. Section 4.11 of the Official Plan – Urban Design and Compatibility, identifies relevant policies regarding scale, height, setbacks of adjacent properties, traffic, access, parking, outdoor amenity areas, service areas, sunlight and supporting neighbourhood services. The application has been reviewed under OPA 150, but does not rely specifically upon any of the amendments introduced by it.

Section 2.5.5, Cultural Heritage Resources, states that the City will provide for the conservation of properties of cultural heritage value (such as buildings and sites) for interest for the benefit of the community and posterity.

Section 4.6.1 outlines the submission requirements when properties are designated under the *Ontario Heritage Act*, which will be dealt with as part of future applications for Site Plan Control and Heritage Applications.

Other applicable policies and guidelines

The Old Ottawa East Community Design Plan (CDP) and Old Ottawa East Secondary Plan are applicable to the subject site. The Secondary Plan references providing for a variety of residential building types, achieving compatibility with existing lower profile neighbourhoods bordering the site, and includes a minimum intensification target for the subject site combined with the adjacent site located at 141 Main Street of 1000 dwelling units.

The Secondary Planning also contains policies for the Deschâtelets Building in Section 10.3.4.6 which speak to conserving the Deschâtelets Building while adapting to new uses over time.

Planning rationale

Official Plan, Community Design Plan and Urban Design Guidelines

The proposed development satisfies the relevant policies and direction of the Official Plan, Community Design Plan, Secondary Plan and Urban Design Guidelines applicable to the site.

The site is an underdeveloped site within the urban area. Proposed development on the subject site will repurpose a valued heritage building for community use, housing and other permitted uses.

The subject site, Block 48 of the Greystone Village development, was part of a Draft Plan of Subdivision and Zoning By-law Amendment in 2015, which zoned the subject site General Mixed-Use, Exception 2310 (GM [2310]). Since that time, the design of this area has evolved.

The General Mixed-Use (GM) zone includes a provision that permits a maximum Floor Space Index (FSI) of 2.0. Within Block 48, there may be future land division that would mean certain parts would exceed an FSI of 2.0, while others develop at a reduced FSI. It is also anticipated that the parking and loading arrangements will potentially overlap future land division, but will function appropriately. In order for the proposed development to proceed and meet this zoning provision, Block 48 must be considered as one lot for zoning purposes.

The proposed development also will not meet the 3.0 metres required for front and rear yard setbacks within the GM zone. The proposed development provides a 1.8 metre front yard setback along Deschâtelets Avenue and a 1.3 metre rear yard setback along Des Oblats Avenue. Given these reduced setbacks, a reduction to the required 3.0 metre landscaped buffer abutting a street has been requested.

The buildings are proposed to be sited closer to these streets in order to provide a central courtyard space. These setbacks will be consistent with the character established within the remainder of the development to have buildings with strong built form presence adjacent to the street. Exception 2310 is recommended to be amended to add the new provisions (as detailed in Document 2).

Further detailed design review will occur through the Heritage Applications and Site Plan Control Applications.

Provincial Policy Statement

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

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR(S)

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

LEGAL IMPLICATIONS

There are no legal impediments to approving the recommendations contained in the report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

The new building will be required to meet the accessibility criteria contained within the Ontario Building Code. The *Accessibility for Ontarians with Disabilities Act* requirements for site design will also apply, and will be reviewed at the time of the Site Plan Control applications.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

C3 – Provide a compelling vibrant destination for visitors.

EP2 - Support growth of the local economy.

TM2 – Provide and promote infrastructure to support safe mobility choices.

HC4 – Support arts, culture and heritage.

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 Recommended Zoning

Document 3 Concept Plan

Document 4 Overview Data Sheet *(previously distributed and held on file)*

CONCLUSION

The department is satisfied that the requested addition of one lot for zoning purposes provision and relief to performance standards are appropriate for the development of Block 48 within Greystone Village. The requested relief does not negatively impact the heritage attributes of the Deschâtelets building. Greater design detail for each individual building will also be further explored through the future applications for Site Plan Control. In consideration of the applicable Official Plan Policies and compatibility of the use in the area, Planning Services staff recommend that this Zoning By-law amendment be approved.

DISPOSITION

City Clerk and Solicitor Department, Legislative Services, to notify the owner, applicant, Ottawa Scene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5, Krista Brien, Program Manager, Assessment, Financial Services Branch (Mail Code: 26-76) of City Council's decision.

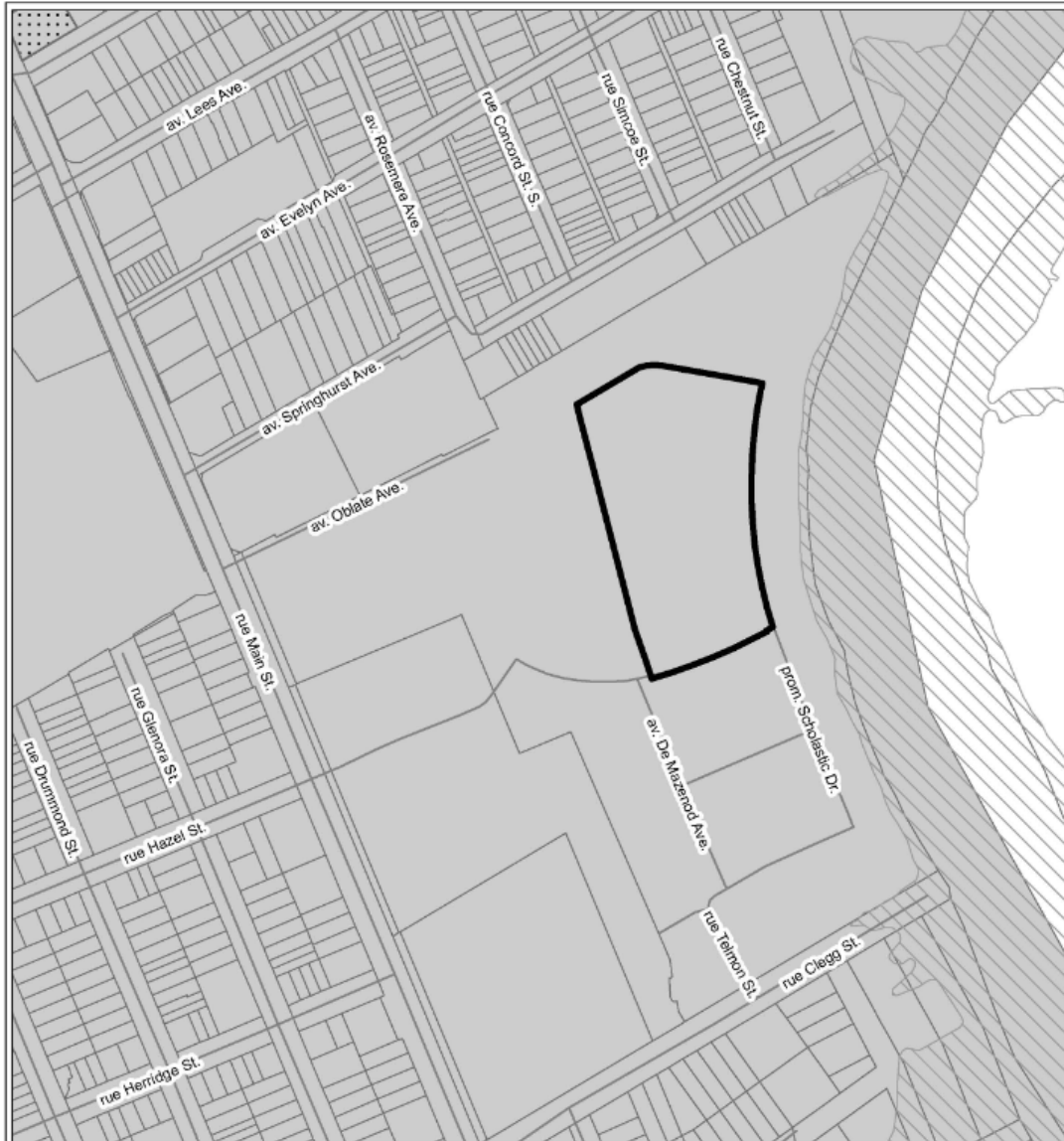
Zoning and Interpretations Unit, Planning Services to prepare the implementing by-law and forward to Legal Services.







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

Circulation Services Unit, Planning Services to undertake the statutory notification.

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa



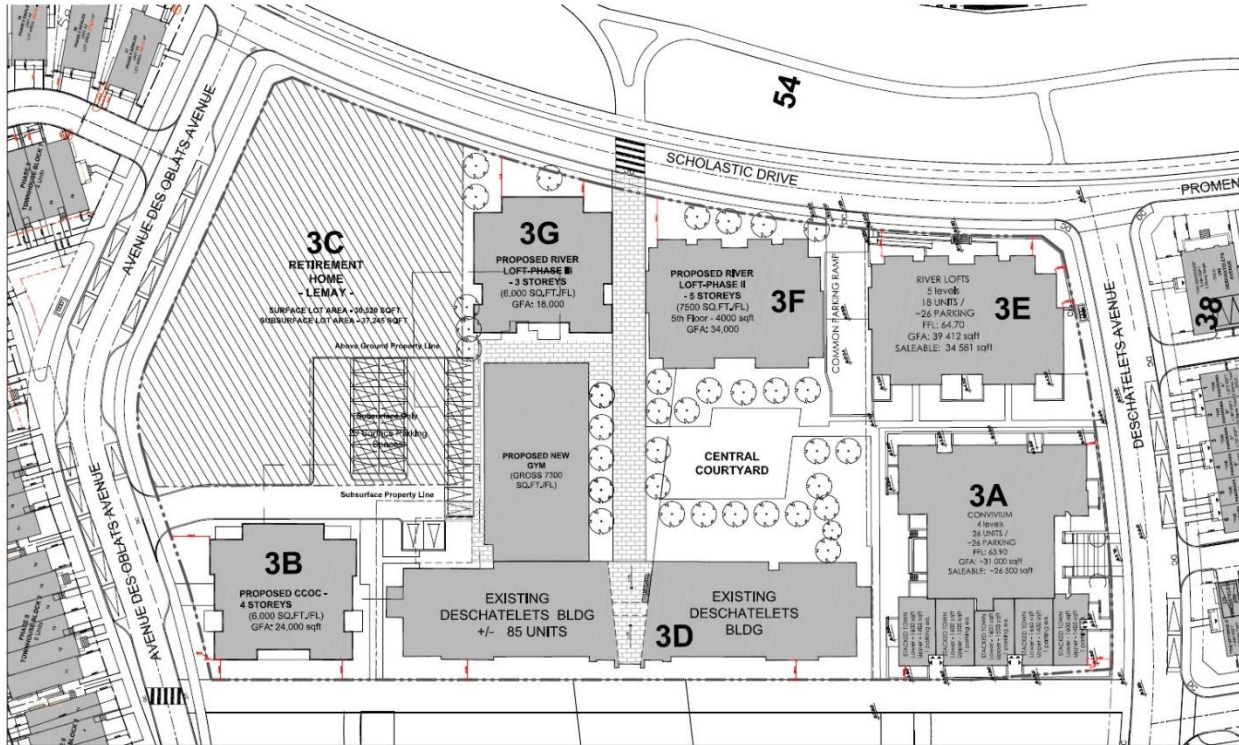
		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-16-0115	17-0056-X	 175 rue Main Street	
I:\CO\2017\Zoning\Main_175			
©Parcel data is owned by Teramet Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.		 Existing Flood Plain (Section 58) / Plaine inondable (Article 58)	 Heritage (Section 60) Patrimoine (Article 60)
©Les données de parcelles appartient à Teramet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. Ceci n'est PAS UN PLAN D'ARPENTAGE.		 Mature Neighbourhoods Overlay (section 139) Zone sous-jacente de quartiers établis (article 139)	 <small>MAP 10-2016</small>
REVISION / RÉVISION - 2017 / 01 / 13			

Document 2 – Details of Recommended Zoning

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

1. Amend Exception 2310 by adding to Column V the following text:
 - The lands zoned GM[2310] are to be considered one lot for zoning purposes.
 - Minimum front yard setback is 1.8 metres.
 - Minimum rear yard setback is 1.3 metres.
 - Minimum width of landscaped area and landscaped buffer for a parking lot abutting a street is 1.3 metres.

Document 3 – Concept Plan



GREYSTONE VILLAGE - Deschatelets Precinct

SITEPLAN

SCALE: 1:250
DECEMBER 21, 2016

