

<p>2. ZONING BY-LAW AMENDMENT – 890 AND 900 BANK STREET</p> <p>MODIFICATION AU RÈGLEMENT DE ZONAGE – 890 ET 900, RUE BANK</p>

COMMITTEE RECOMMENDATIONS

That Council approve an amendment to Zoning By-law 2008-250 for 890 and 900 Bank Street to permit an eight storey mixed-use building with ground floor commercial and a retirement home and residential care facility use, as detailed in Document 2.

RECOMMANDATIONS DU COMITÉ

Que le Conseil approuve une modification au Règlement de zonage 2008-250 visant les 890 et 900, rue Bank, afin de permettre la construction d'un immeuble polyvalent de huit étages, abritant des commerces au rez-de-chaussée et des utilisations de maison de retraite et d'établissement de soins pour bénéficiaires internes, comme l'expose en détail le document 2.

FOR THE INFORMATION OF COUNCIL

The Planning Committee approved the following Directions to Staff:

- That staff work with the applicant, prior to the Council meeting at which this item will be considered, to examine the possibility for integrating further stepbacks and stepping into the north façade of the building.
- That staff be directed to review the current policies that cover the Glebe, find out what the gaps are and assess whether a Secondary Plan is needed, and prioritize as part of the work program for the next Term of Council this and other requests or needs for new Community Design Plans and Secondary Plans. Further, that staff provide a list of existing Community Design Plans and Secondary Plans, review their priority for updating, and bring forward this prioritization as above.

POUR LA GOUVERNE DU CONSEIL

Le Comité a donné les instructions suivantes au personnel :

- Que le personnel travaille avec le demandeur, avant la réunion du Conseil à laquelle le point sera examiné, pour étudier la possibilité d'intégrer des retraits supplémentaires à la façade nord du bâtiment.
- Que le personnel examine les politiques actuelles qui s'appliquent au quartier Glebe, en dégage les lacunes et détermine si un plan secondaire s'impose, et qu'il accorde, dans le cadre du plan de travail pour le prochain mandat du Conseil, la priorité à cette demande ainsi qu'aux autres demandes ou besoins relatifs à l'élaboration de plans de conception communautaire et de plans secondaires. De plus, que le personnel fasse l'inventaire de ces plans, évalue dans quelle mesure ils doivent être révisés et communique cet ordre de priorité, comme il est mentionné ci-dessus.

DOCUMENTATION / DOCUMENTATION

1. Acting Director's report, Planning Services, Planning, Infrastructure and Economic Development Department dated 28 March 2017 (ACS2017-PIE-PS-0036)

Rapport de la Directrice par intérim, Services de la planification, Service de planification, d'Infrastructure et de Développement économique daté le 28 mars 2017 (ACS2017-PIE-PS-0036)
2. Extract of draft Minutes, Planning Committee, 11 April 2017.

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 11 avril 2017
3. Summary of Written and Oral Submissions, to be issued separately with the Council agenda for its meeting of 10 May 2017, as part of the Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements'

Résumé des observations écrites et orales, à distribuer séparément avec l'ordre du jour de la réunion du 10 mai 2017 du Conseil, comme faisant partie du Résumé des observations orales et écrites du public sur les questions assujetties aux « exigences d'explication » aux termes de la Loi 73.

**Report to
Rapport au:**

**Planning Committee / Comité de l'urbanisme
April 11, 2017 / 11 avril 2017**

**and Council / et au Conseil
April 26, 2017 / 26 avril 2017**

**Submitted on March 28, 2017
Soumis le 28 mars 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 / Direction
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Ward: CAPITAL (17) / CAPITALE (17)

File Number: ACS2017-PIE-PS-0036

SUBJECT: Zoning By-Law Amendment – 890 and 900 Bank Street

OBJET: Modification au Règlement de zonage – 890 et 900, rue Bank

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 890 and 900 Bank Street to permit an eight storey mixed-use building with ground floor commercial and a retirement home and residential care facility use, 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 26 April 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 les 890 et 900, rue Bank, afin de permettre la construction d'un immeuble polyvalent de huit étages, abritant des commerces au rez-de-chaussée et des utilisations de maison de retraite et d'établissement de soins pour bénéficiaires internes, 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 26 avril 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.

EXECUTIVE SUMMARY

Assumption and Analysis

The property is located at the corner of Bank Street and Thornton Avenue. The 3,267 square metre site has approximately 19 metres of frontage along Thornton Avenue, 90 metres of frontage along Bank Street, and 57 metres of frontage along Monk Street. It is currently occupied by two one-storey buildings, an automobile service station and a retail store. The current zoning is Traditional Mainstreet, Height Limit 15 metres - TM H(15).

The applicant is requesting to amend the Zoning By-law 2008-250 to permit an increase in maximum permitted height, a reduction in bicycle parking, a reduction to the corner side yard setback, amendments to front yard setback requirements, a reduction in proximity of a patio to a residential zone and having the property considered one lot for zoning purposes. The applicant is requesting the amendment to allow for a new eight-storey retirement residence and residential care facility with ground floor commercial uses. The proposed retail will be located at grade with access off of Bank Street and contain a large retail tenant (The Beer Store) as well as several smaller scale retail tenants. The retirement residence and residential care facility is intended to contain 160 rooming units and have its entrance from Monk Street. Access to one floor of underground parking, one loading bay, and the waste removal storage (contained within the building) are proposed from Monk Street.

The application has been reviewed under the *Planning Act* and Provincial Policy Statement, as well as the consolidated Official Plan (2003 – “OPA 76”) with regard for the Council-approved amendment contained within Official Plan Amendment 150. The Urban Design Guidelines for Development along Traditional Mainstreets were also used in the review of this proposal.

Planning Services supports the proposed amendment to the Zoning By-law. The proposed building is consistent with the Official Plan, meeting the policies that speak to compatibility of intensification for developments. The proposed retail uses on the ground floor provide animation along Bank Street, and the proposed retirement home and residential care facility use provides housing for an aging population. Staff is of the opinion that the proposed Zoning By-law amendment represents good planning and is appropriate for the site.

Notification and public consultation was undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications. Approximately 132 respondents commented on the proposal, with the vast majority expressing concerns for the proposed height.

Public Consultation/Input

Two public meetings took place on Thursday April 21, 2016 and December 14, 2016 at the Ecclesiastical Church at 2 Monk Street. Residents, representatives from the Glebe Community Association and the Ward Councillor's office were present. Document 5 – Consultation Details provides a summary of comments that were received from

members of the public and from the Glebe Community Association during the circulation period and staff's responses.

RÉSUMÉ

Hypothèse et analyse

Cette propriété, située à l'angle de la rue Bank et de l'avenue Thornton, couvre une superficie de 3 267 mètres carrés et présente des façades d'environ 19 mètres sur l'avenue Thornton, de 90 mètres sur la rue Bank et de 57 mètres sur la rue Monk. Elle est actuellement occupée par deux bâtiments de plain-pied abritant une station-service et un magasin de vente au détail. Le zonage actuel de cette propriété est Zone de rue principale traditionnelle, hauteur limitée à 15 mètres - TM H(15).

Le requérant souhaite une modification au Règlement de zonage 2008-250, qui permettrait une augmentation de la hauteur autorisée, une réduction du taux de stationnement pour vélos et une réduction du retrait de cour latérale d'angle, des modifications aux exigences de retrait pour la cour avant, une réduction de la proximité exigée entre une terrasse et une zone résidentielle. Le requérant souhaite également que la propriété soit considérée comme étant un seul lot pour le zonage. Cette modification permettrait au requérant de construire un immeuble polyvalent de huit étages abritant une maison de retraite et un établissement de soins pour bénéficiaires internes, avec des commerces au rez-de-chaussée. Ces commerces, situés au niveau du sol et accessibles depuis la rue Bank, comprendraient un grand détaillant-locataire (The Beer Store) ainsi que plusieurs autres détaillants occupant des espaces plus petits. La maison de retraite et l'établissement de soins pour bénéficiaires internes, qui seraient accessibles depuis la rue Monk, contiendraient 160 chambres. On accéderait à un parc de stationnement souterrain d'un niveau, à une aire de chargement et à l'aire de stockage des ordures (située à l'intérieur de l'immeuble) depuis la rue Monk.

La demande a été examinée conformément aux dispositions de la *Loi sur l'aménagement du territoire* et de la Déclaration de principes provinciale, et selon la refonte du Plan officiel (2003 – « Modification 76 ») eu égard à la modification approuvée par le Conseil et contenue dans la Modification 150 au Plan officiel. Les Directives d'esthétique urbaine pour l'aménagement des grandes rues traditionnelles ont également été prises en compte lors de l'examen de cette proposition.

Les Services de planification appuient la modification proposée au Règlement de zonage. Le projet d'immeuble est conforme aux dispositions du Plan officiel, respectant les politiques relatives à la compatibilité des aménagements de densification. Les

utilisations de vente au détail proposées au rez-de-chaussée animenteraient la rue Bank, et la maison de retraite ainsi que l'établissement de soins pour bénéficiaires internes permettraient d'héberger une population vieillissante. Le personnel estime que la modification proposée au Règlement de zonage correspond à une bonne planification et convient à l'emplacement.

Les membres du public ont été avisés et consultés conformément à la politique en la matière adoptée par le Conseil municipal pour les demandes d'aménagement. Quelque 132 personnes ont commenté cette proposition, la grande majorité exprimant leur préoccupation au sujet de la hauteur proposée.

Consultation publique et commentaires

Deux réunions publiques ont été organisées, l'une le jeudi 21 avril 2016 et l'autre le 14 décembre 2016, à l'église Ecclesiaux, située au 2, rue Monk. Des résidents ainsi que des représentants de l'Association communautaire du Glebe et du bureau du conseiller municipal du quartier étaient présents. Le document 5 – Détails sur la consultation contient une synthèse des commentaires reçus des membres du public et de l'Association communautaire du Glebe au cours de la période de circulation, ainsi que les réponses du personnel.

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

890 and 900 Bank Street

Owner

900 Bank Street Holdings Ltd. Partnership c/o Canderel

Applicant

FoTenn Consultants

Architect

Barry J. Hobin & Associates Architects Inc.

Description of site and surroundings

The site is located in the Glebe neighbourhood at the intersection of Bank Street and Thornton Avenue. The site is an irregular shape and is a through-lot with frontage on three roads. It has approximately 19 metres of frontage along Thornton Avenue, 90 metres of frontage along Bank Street, and 57 metres of frontage along Monk Street. The site is approximately 3,267 square metres and is currently occupied by two one-storey buildings. On 890 Bank Street there is an automobile service station (Mister Muffler) and on 900 Bank Street there is a retail store (The Beer Store).

The site is surrounded by other traditional mainstreet uses that face Bank Street and residential uses on surrounding local roads. The following land uses surround the site:

- North: A two storey mixed-use building with retail at grade and office spaces above.
- East: Several one- and two storey food retail stores, restaurant, and retail store type uses.
- South: A one storey food retail store (Kettleman's Bagel Co. at 912 Bank Street) and a two storey detached dwelling (at 35 Monk Street), beyond which is a 12 storey retirement residence (Lord Lansdowne at 920 Bank Street) and Lansdowne Park, which contains a 21 storey condominium building.
- West: A three-storey row of five townhomes and a three-storey detached dwelling at the corner of Thornton Avenue and Monk Street abut the site directly to the west. The west side of Monk Street has a mix of low-rise apartment, townhouse, semi-detached and detached dwellings ranging in height between two and three storeys.

Summary of requested Zoning By-law amendment proposal

The current zoning at 890 and 900 Bank Street is Traditional Mainstreet, with a height limit of 15 metres. The applicant is requesting an amendment to the zoning to allow for a retirement residence and a residential care facility having a height of six to eight storeys with ground floor commercial.

As detailed in Document 2 – Details of Recommended Zoning, the requested Zoning By-law amendment is to permit:

- A maximum building height of 26 metres (eight storeys). The current zoning sets the maximum building height to 15 metres. The building heights outlined in the associated schedule do not apply to permitted projections, which will continue to be governed by Section 65 of the Zoning By-law.
- A zero metre corner side yard setback at grade with a setback of 1.0 metre above the second storey. The current zone requires a setback of 3 metres at grade with a 2 metre setback above the fourth storey.
- 22 bicycle spaces. Based on the current uses, the current zoning requires 24 bicycle spaces.
- A recessed outdoor commercial patio at grade along Bank Street. The patio is currently approximately 50 metres from the closest residential lot along Clarey Avenue. The current zoning permits a patio at a distance no closer than 75 metres from a lot in a residential zone, without screening.
- A varied front yard setback along Bank Street.
 - The current zoning sets the maximum front yard setback at two metres. The southeast corner of the site abutting Bank Street is proposed to be setback three metres. There is also a recessed outdoor commercial patio located in the front yard that is to be setback three metres at-grade.
 - The current zoning requires that for any part of a building above 15 metres, a minimum two metre front yard setback must be provided. The proposed relief will permit the minimum front yard setback to be one metre above the second storey. This allows for the massing on the northern part of the building to shift the density east, closer to Bank Street and farther away from the western adjacent townhouse and single dwelling development.
- A “one lot for zoning purposes” provision, to permit the entire development to be reviewed holistically by the zoning by-law, regardless of any division of ownership in the future.

Brief history of proposal

A Site Plan Control application for a two storey commercial building was submitted for the subject property on June 23, 2014 and was put on hold August 7, 2014.

A revised proposal for an eight storey building with ground floor commercial and a retirement home and residential care facility use was presented at a public meeting on April 21, 2016 before the application for a Zoning By-law amendment had been filed with the City. On July 12, 2016, the Zoning By-law Application was filed and was deemed complete a month later on August 10, 2016.

At the same time the Zoning By-law amendment application was filed, the owner(s) also filed a Part Lot Control application to allow for separate ownerships between the ground floor commercial and retirement home use. The by-law to lift Part Lot Control is expected to proceed to Council along with the rezoning application and amending by-law, or shortly thereafter.

A second public meeting for the Zoning By-law amendment application was held December 14, 2016, during the issue resolution phase of the zoning process.

The Site Plan Control application filed for the subject property remains on hold and will be revisited once the applicant has received a decision on the Zoning By-law amendment application.

DISCUSSION

Public consultation

Two public meetings were also held in the community on Thursday, April 21, 2016 and December 14, 2016 at the Ecclesiastical Church at 2 Monk Street. Residents, representatives from the Glebe Community Association and the Ward Councillor's office were present. Document 5 – Consultation Details provides a summary of comments that were received from members of the public and from the Glebe Community Association during the circulation period and staff's responses.

Concerns primarily relate to the proposed increase in height, with residents articulating concerns that the proposed 26 metre height would be out of character with the area, create shadows, increase winds, reduce privacy, block views, and negatively affect the success of adjacent developments. Other concerns include: proposed uses and building design; increase in traffic and noise; and reductions to setbacks, bicycle parking, and existing landscaping.

For this proposal's consultation details, see Document 5 of this report.

Official Plan Designation

The site is located within the Traditional Mainstreet designation as shown on Schedule B of the City's Official Plan. Bank Street is recognized as part of the on-road cycling route network as shown in Schedule C, a supplementary transit priority on Schedule D, and an existing Arterial Road in Schedule E.

Other applicable policies and guidelines

The Urban Design Guidelines for Development along Traditional Mainstreets applies to this site. These guidelines encourage development along Traditional Mainstreets that strengthens building continuity along the street, is compact with street level amenities, offers a range of uses (including retail and residential) and achieves a quality built form.

Urban Design Review Panel (UDRP)

Located within a Design Priority Area, the proposed development is subject to the UDRP process. While having previously sought advice from the UDRP in a preconsultation, the applicant made changes to their design and presented their proposal to the UDRP for formal review on December 8, 2016.

The panel recommendations from the formal review are as follows:

- General Comments
 - The Panel thanks the applicant for their presentation, which very clearly highlights the changes that have been made to the proposal. The scheme has evolved quite nicely. This is a full program on a difficult site and the proponent has done well to balance all the components.
- Building Design
 - The limestone base works well on Bank Street but need not necessarily wrap around all sides of the building. A brick building would be more contextually appropriate for Monk Street and relate better to the neighbouring townhouses.
 - The Panel suggests that the proponent continue to study the articulation of the six-storey mass facing Bank Street. The rhythm and articulation of the Bank Street façade was more successful in the previous scheme.

- The dark material at the top of the building may make it look bulkier.
- Massing
 - Continue to explore means of transitioning the eight-storey mass to the established neighbourhood on Monk Street. A further stepback above the residential scale would assist with this transition. The Panel recommends relocating the courtyard to face Monk Street rather than Bank Street and stepping the Monk façade further back at the seventh floor. The mass eliminated to achieve the stepback may be relocated to the Bank Street side of the project.
 - Consider aligning the courtyard recess on the Bank Street façade with Clarey Avenue, similar to how it is aligned with Melgund Avenue on the Monk façade. This would make for a more convincing urban design gesture and help to terminate the view.
 - Further stepbacks and stepping integrated into the north façade of the building would help improve the transition along Bank Street.
- Streetscaping / Public Realm
 - The Panel strongly recommends that the proponent continue to study the treatment of the public realm and how it can be seamless, uncluttered and prioritize pedestrians.
 - Monk Street should carry the purpose of the lay-by. If this portion of the block had a consistent sidewalk, it would help integrate the building to the neighbourhood, rather than make it a focal point of activity and would strengthen the pedestrian realm.
 - Consider integrating canopies onto the Bank Street façade. It may be a subtle, but effective way of transitioning from the Lansdowne aesthetic to the traditional mainstreet aesthetic north of the site on Bank Street.

Response:

Planning Services notes that the recommended Zoning By-law amendment accommodates the positive design features supported by the UDRP through the preconsultation process. Following the UDRP meeting on December 8, 2016, the proposal was amended to successfully provide a more varied rhythm and articulation of

the façade facing Bank Street. Remaining changes to the design of the building will be reviewed further through Site Plan Control.

Planning Rationale

Planning Act and Provincial Policy Statement

The *Planning Act* requires that all City planning decisions be consistent with the Provincial Policy Statement, 2014 (PPS), a document that provides policy direction on matters of Provincial interest related to land use development.

The proposal is subject to the policies contained within the PPS. Staff have reviewed this proposal and have determined that it is consistent with the PPS. The proposal is in keeping with the PPS by promoting efficient development with a mix of uses in a built form that enhances the vitality of downtowns and mainstreets.

Official Plan Policies

The proposal has been reviewed under the consolidated Official Plan (2003 – “OPA 76”) with regard for Council-approved amendments contained within Official Plan Amendment 150. Official Plan Amendment 150 was approved by Council in 2013 and is currently under appeal to the Ontario Municipal Board.

Pursuant to Schedule B and Section 3.6.3 of the Official Plan, the site is designated Traditional Mainstreet. The Traditional Mainstreet designation is a target area for intensification and a designation which provides significant development opportunities. Section 3.6.3 defines Traditional Mainstreets as “compact, mixed-use, pedestrian-oriented streets that provide for access by foot, cycle, transit and automobile”. New development is to help enclose and define the street edge, as well as provide direct pedestrian access to the sidewalk. This proposal meets the intent laid out in this policy direction by intensifying an underdeveloped lot with a mixed-use building across the entire length of the property. The proposed ground floor retail encourages street level activities that facilitate a positive animated pedestrian environment.

The property is currently an underdeveloped lot with an automobile service station (Mister Muffler), a retail store (The Beer Store) and a significant amount of surface parking. Section 3.6.3, Policy 6 encourages lots with existing automobile service stations to redevelop over time in order to introduce uses that better align with the planned character of a Traditional Mainstreet. Section 3.6.3, Policy 7 speaks to reducing the visual impact of surface parking, prohibiting any surface parking to be between a

new building and the street. The proposal removes the surface parking by creating an underground parking lot and removes the existing service station - both undesirable uses along a Traditional Mainstreet.

Section 3.6.3 of the Official Plan encourages a broad range of uses, including retail, offices, residential, and institutional, along Traditional Mainstreets. The proposal introduces a mixed-use building with retail at the ground floor and a retirement home and residential care facility on upper floors. Redevelopment and intensification is encouraged in order to facilitate streetscape improvements and create a defined street edge, which this proposal accomplishes.

Compatibility Policies

Aside from intensification, another major component of the Official Plan is compatibility and design. The Official Plan addresses how developments can successfully integrate into a community. Section 2.5.1 of the Official Plan states that compatible development generally means development that, although not necessarily the same as or similar to existing buildings in the vicinity, nonetheless enhances an established community and coexists with existing development without causing undue adverse impact on surrounding properties. Development that fits well within its physical context and works well among those functions that surround it can be considered compatible. Generally speaking, the more a new development can incorporate the common characteristics of its setting in its design, the more compatible it will be. Nevertheless, development can be designed to fit and work well in a certain existing context without being the same as existing development.

In this regard, Section 2.5.1 of the Official Plan outlines additional design objectives and criteria for reviewing development proposals with respect to compatibility and urban design. They are as follows:

Enhance the sense of community by creating and maintaining places with their own distinct identity – The proposed development creates a lively animated streetscape that reflects the identity of the pattern of development and interaction found along Bank Street in the Glebe neighbourhood. The architectural design is of a quality consistent with a major metropolis and the tourist destination status of the Glebe.

Define quality public and private spaces through development – The proposal encloses the subject site and defines the public realm along Bank Street, Monk Street and Thornton Avenue. In doing so, it also meets the needs of pedestrians by filling in empty spaces with animation and an enlivened character.

Create places that are safe, accessible, easy to get to and move through – The building will connect directly to sidewalks and be accessible to all users. The outdoor spaces proposed along both Bank and Monk Streets will be visible and can be confidently used at all hours of the day.

Ensure that new development respects the character of existing areas – The proposed development is expected to complement and animate its surroundings. There will be an active streetscape along Bank Street, with pedestrian access at grade. The building creates a built form that is on a human scale and complements the massing patterns, rhythm, character and context of the surrounding properties. This respectful built form is achieved through the proposed two storey podium, building materials, cornices, setbacks and stepbacks.

Consider adaptability and diversity by creating places that can adapt and evolve easily over time and that are characterized by variety and choices – The proposed development represents an example of compact development. The ground floor and the upper floors can be adapted over time to serve other uses allowed by the zoning, to provide flexibility in response to changing social, economic and technical conditions.

Understand and respect natural processes and features in development design – Through the Site Plan Control process, the proposal will include enhanced landscape treatments (i.e. new trees), as well as storm water management principles.

Maximize energy-efficiency and promote sustainable design to reduce resource consumption, energy use and carbon footprint of the built environment – Through building design and function, opportunities will be evaluated to use passive solar gain and energy efficient development forms, including green building technologies. With the subject property being located on a Traditional Mainstreet and a bus route, opportunities will also exist to use alternative modes of transportation.

It is Planning Services' position that the proposed development satisfies the policies related to compatibility, found in Section 2.5.1. of the Official Plan.

In addition to the aforementioned policies, Section 4.11 also contains compatibility policies by which to evaluate a development proposal. While many of these may be addressed through the Site Plan Control process, those related to traffic and parking requirements, outdoor amenity area and sun shadow impacts are considerations for a rezoning proposal.

With respect to traffic and parking requirements, the applicant is not requesting a reduction and is intending to provide approximately 50 underground parking spaces in the development, which is in compliance the parking required by the Zoning By-law. A traffic study undertaken by the applicant and updated at the start of this year indicated that the anticipated traffic volumes are not expected to have a detrimental impact on the surrounding streets. At the peak times there is expected to be a total of an extra 41 vehicles entering and leaving the site, as compared to the current volumes, which are 18 in the morning peak and 141 in the afternoon peak.

Section 4.11 indicates that development should respect the privacy of outdoor amenity areas of adjacent residential units and minimize undesirable impact through design, which includes screening, landscaping or other mitigative measures. Regarding the subject property, it is noted that there is a townhouse development and a single detached dwelling located at the corner of Monk Street and Thornton Avenue. The rear yards of these developments abut a portion of the proposal. To help ensure compatibility and to mitigate against adverse impacts, the proposal provides the minimum yard setback (3.0 metres) required by the Zoning By-law. In addition, the height of the building opposite the townhouse/detached dwelling development is not eight but six storeys, with the upper two storeys setback an additional 4.6 metres to create a larger separation. Consideration must also be given to the fact that the height of the four-storey portion, before the two-storey stepback, is 14.7 metres, which is slightly less than the height limit currently allowed by the Zoning By-law. An amenity terrace anticipated for the top of the fourth floor will be setback a minimum of 1.5 metres from the edge of the roof. This is a provision found in the recent City initiative known as Infill II, but will also serve to protect the private amenity area of the townhouse context from overlook. Planning Services is recommending that this performance standard also be included in the zoning. It is Planning Services' position that the measures presented will help mitigate against any undue adverse impact on the private amenity area of this townhouse and single detached development.

In addition to the aforementioned residential development, there is also an existing home to the south of the lands, along Monk Street. While this is a side yard condition, the southern side of the proposed building is being constructed in accordance with the setback provisions of the Zoning By-law (3.0 metres) and is intended to be landscaped. The amount of windows along this façade will be controlled by the Ontario Building Code for fire separation purposes.

The final provisions for consideration in a rezoning proposal are the sun/shadow and wind impacts. The Official Plan indicates that shadowing should be minimized to the amount practicable, particularly on adjacent outdoor amenity areas. Planning Services notes that, while the proposed development will have a shadow impact on the residential development at the corner of Monk Street and Thornton Avenue, there would also be a shadow impact from the development of the subject property under the current zoning and this difference is not excessive. Furthermore, by 2 p.m. the townhouse development itself casts a shadow on this amenity area. It is Planning Services' position that having the highest portion of the proposed building located on the south side of the lands and incorporating various stepbacks into the design mitigates shadowing impacts on the adjacent amenity area.

With respect to wind, these impacts are greatest for taller buildings, such as high rises. Given its limited height, the wind impact of the proposed development is not expected to be significant. The wind study provided indicates that the wind conditions at grade within and surrounding the development will be acceptable for pedestrians year round. Although modest changes to wind speed may result, the surroundings will continue to experience wind speeds similar to what exists now. The stepbacks in the building and the inclusion of landscaping on the property aid in further mitigation of wind conditions.

In addition to the above-presented compatibility policies contained in Section 4.11, there are also policies in Section 4.11 related to circumstances where an increase in height can be considered appropriate. These are policies eight through fourteen; the relevant ones are discussed below. On Mainstreets, greater heights can be considered in the context of policy nine, which provides for greater heights when certain conditions are met. The conditions for consideration of greater height in this instance are that the building has direct access to an arterial road (Bank Street) and that a built form transition can be considered appropriate.

With respect to building transition, policy twelve provides direction and the means to integrate taller buildings into an area characterized by a lower built form. The means described are to help ensure a successful integration and include incremental changes in building height, massing, character, architectural design and building setbacks. With respect to these transition policies, the proposed building incorporates changes in height along Bank Street, transitioning from eight storeys on the southern portion of the property, down to six storeys on the northern portion. Incremental changes are also incorporated along the Bank Street and Monk Street façades, as well as between the adjacent townhouse/detached dwelling development. These changes in height and

stepbacks help to break up the overall massing of the building. Also, to help mitigate massing impacts of the building there is a two-storey podium, a patio on Bank Street and a variety of materials and architectural treatments, such as brick, stone and a cornice. The setbacks proposed respect the adjacent properties and the overall character of the development picks up on the scale and rhythm found on this section of Bank Street.

Planning Services notes that higher buildings already exist on this portion of Bank Street, to the south (21 and 12 storeys), and that the subject development, at eight and six storeys, represents a transition of this existing situation. While redevelopment of lots may result in buildings of greater height along more northerly sections of Bank Street, any such proposal would need to comply with the policies presented in this report. As such, not all sites would be deemed appropriate and it can be expected that there will not be a “wall” of higher developments along Bank Street in the Glebe.

Urban Design Guidelines

The property is subject to the Urban Design Guidelines for Development along Traditional Mainstreets. These guidelines encourage development along Traditional Mainstreets that contribute to a positive pedestrian environment by strengthening building continuity along the street and providing street level amenities. These guidelines also reflect the policy direction contained in the Official Plan.

The proposal removes surface parking and an automotive repair garage to allow a development that provides an animated street wall along Bank Street that successfully creates a visually continuous streetscape. The Bank Street façade is also designed to have variations in the building setback and design and includes multiple retail tenants which will contribute to an interactive public realm.

The proposal offers a range of uses and achieves a quality built form. The mix of uses offered on the site include retail and residential. The retail at-grade creates a positive public-private realm relationship and an active street frontage. The massing of the residential on the upper floors is articulated through various setbacks and stepbacks, with a large courtyard recess along Bank Street that provides both amenity space for the tenants and also visually breaks-up the massing. The guidelines also recommend special treatment for corner sites. The proposal illustrates a corner patio at Bank Street and Thornton Avenue, which is an architectural gesture that will enhance the streetscape at this location.

The guidelines address the importance of new development being sensitive to adjacent uses. As stated, the site abuts a townhouse development that fronts onto Monk Street and the applicant has respected the required setbacks from the lot lines that abut this development. To minimize overlook and provide sufficient light, the building is proposed to have a maximum height of four storeys abutting the rear lot line of these townhouses, transitioning into a six storey mass along Bank Street.

Zoning Details

As detailed in Document 2 – Details of Recommended Zoning, the proposed Zoning By-law amendment will re-zone the site from Traditional Mainstreet with a height limit of 15 metres to Traditional Mainstreet with site specific Urban Exception [XXXX] for two performance standards, and a Schedule “XXX” to control maximum building heights. The proposed uses are permitted under the existing parent Traditional Mainstreet Zone, which is not changing. The following summarizes the site specific zoning provisions:

Maximum Permitted Height Increased

Under the current zone, the maximum permitted height is 15 metres. At its tallest point, on the southern portion of the subject property, the proposal is 26 metres (eight storeys) tall. The proposal is designed with various setbacks and stepbacks, with a maximum 21 metre (six storeys) height along the northern section of the property, at the corner of Bank Street and Thornton Avenue. At the property line that abuts the townhomes (17-23 Monk Street), at a height of 15 metres (the roof of the fourth floor) the building stepbacks 4.62 metres to the 21 metre (six storey) portion. It is Planning Services' position that the requested height is appropriate for the development of the site.

Bicycle Parking Reduction

Given that the number of units proposed is 160 and the amount of retail planned for the ground floor, the applicant is required to provide 24 bicycle parking spaces. Instead, the applicant is proposing a total of 22 spaces, therefore requiring relief from two parking spaces below the required amount. Taking into consideration the nature of the proposed use and mix of units proposed, Planning and Transportation staff are satisfied with a reduction in two bicycle parking spaces.

Corner Side Yard Setback Reduction

The existing requirement for corner side yard setback from Thornton Avenue is 3 metres at the ground floor level with an additional requirement for a 2-metre setback

for any part of the building above 15 metres in height. The applicant is providing a zero metre setback from the corner side yard lot line with a 1.0 metre setback above the second floor. Above the fourth floor, the setback increases to 3.77 metres. As indicated, it is Planning Services' position that the proposed setback provides a substantial transition to help break up the massing of the building. The abutting townhouse development at 17 Monk Street is built to the lot line; therefore, the proposed zero metre corner side yard setback at 890-900 Bank Street would be consistent with the existing Thornton Avenue streetscape.

Patio Provisions

The applicant is proposing a recessed outdoor commercial patio along Bank Street. The zoning provisions require that this patio be located a minimum of 75 metres from a lot in a residential zone. As the proposed patio is approximately 50 metres from the residential zone across Bank Street on Clarey Avenue, relief is requested. Planning Services' can support this relief as the patio will help bring animation to Bank Street, is limited in size and faces a section of Bank Street that is busy. As well, the location of the patio does not directly impact the amenity areas of the residential development on Clarey Avenue.

Front Yard Setbacks

As per the Traditional Mainstreet zoning, the maximum front yard setback is two metres. Planning Services is recommending that this provision continue to apply, except for a small architectural feature in the southeast corner, where the setback will be increased to three metres. The three metre setback is proposed to also be allowed for the location of the outdoor commercial patio, to help make it more viable and interactive with the public realm.

Roof Top Amenity

In accordance with recent infill initiatives to minimize overlook and increase compatibility, Planning Services is recommending that roof top landscaped areas, gardens and terraces provided on the top of the fourth floor, adjacent to the townhouse development on Monk Street, be set back from the edge of the exterior building wall a minimum of 1.5 metres.

One Lot for Zoning By-law Purposes

Planning Services is recommending that the proposed zoning contain a provision indicating that the lands are one lot for zoning purposes. The inclusion of this provision will allow the property to be divided into separate Ownerships in the future while still conforming to the Zoning By-law.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Chernushenko provided the following comments:

“This project is not compatible with the Traditional Mainstreet zoning, nor with the existing character of the street. Although in some small ways, namely the introduction of street level retail as well as the reduction in cross-sidewalk car movements along Bank Street, the proposal makes improvements, it fails in a number of much larger and fundamental ways.

1. The TM zoning permits a height of 15 metres. This proposal doubles that height. It does so for the length of one of the larger blocks of Bank Street, as well as the adjacent residential Monk Street. The resulting massive presence cannot be significantly “mitigated”, even with the efforts made at step backs, etc. A community wide initiative to define the fundamental positive aspects of Bank Street in the Glebe — Imagine Glebe — was completed in 2016, with one of its main recommendations being to preserve the 15-metre height limit, and the openness and light which are resulting attributes.
2. This is not the appropriate location for a “gateway” building. Bank Street already has its southern gateway: Lansdowne’s taller-than normal buildings on the east, and The Glebe Centre and Lord Lansdowne on the west. Council formally acknowledged this in the “exceptional” approval of Lansdowne redevelopment, and during the recent approval of a definition of “Gateway” and “Landmark” projects.
3. This proposal, by failing to increase local parking capacity, stands to exacerbate an already over-capacity area. Street parking is nearly impossible to find for long-time, permit-holding residents. Snow plowing and storage is extremely difficult, and hence movement and parking are too. Adding in such a substantial new use,

with large numbers of employees, might only work if the proposed underground parking garage were to offer a net gain to the area. It does not.

4. An entrance from Bank Street would make transit use more attractive to staff, visitors and some residents. Instead, they will be forced to walk several blocks around the building to gain access to and from bus stops.
5. Because of the height and mass of the building, several adjacent homeowners will lose much of the natural light and sunlight that were a previous attribute of their properties. The same will be true for businesses across Bank Street for a number of months of the year. The sidewalks of this “main street,” will now be colder and darker.

The proponent did make a particular effort to consult and listen to residents’ concerns. They did make some design changes. This is laudable. But tweaking relatively minor aspects of the project ultimately does little to address the far more important impact of excessive height, mass and parking demands, all of which might have been remedied with a more modest building proposal that is compatible with the Traditional Mainstreet character/zoning of the site.”

LEGAL IMPLICATIONS

Should the application be approved by Council and the matter be appealed to the Ontario Municipal Board, it is anticipated that a three to five day hearing would result. It is expected that this hearing could be conducted within staff resources. Should Council refuse the application, reasons must be provided. In the event of an appeal of the refusal to the Board, it would be necessary to retain an external planner.

RISK MANAGEMENT IMPLICATIONS

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

FINANCIAL IMPLICATIONS

Potential financial implications are within the above Legal Implications. In the event that an external planner is retained, funds are not funds are not available within existing resources and the expense would impact Planning, Infrastructure and Economic Development’s operating status.

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 registration of this phase of the Subdivision.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

EP2 – Support Growth of local economy

HC1 – Advance equity and inclusion for the city's diverse population

HC3 – Create new and affordable housing options

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 Proposed Zoning Schedule

Document 4 Conceptual Site Plan, Floor Plans and Renderings

Document 5 Consultation Details

Document 6 Overview Data Sheet (*held on file*)

CONCLUSION

Planning Services supports the application and proposed Zoning By-law amendment. The property is on a Traditional Mainstreet in the urban area and is currently under-developed and characterized by a large amount of surface parking. The proposal intensifies this site with a mix of uses and contributes positively to the pedestrian environment along Bank Street by creating a street edge and at-grade retail. The proposed stepbacks and articulation of the massing along all sides of the building offer

appropriate transitions to the surrounding existing and planned context. The proposal is consistent with Official Plan compatibility policies contained in Sections 2.5.1 and 4.11, including transition policies that outline when heights greater than six storeys are to be considered appropriate along Traditional Mainstreets. As such, the requested amendment represents good planning and Planning Services recommends the requested Zoning By-law Amendment be approved.

DISPOSITION

Office of the City Clerk and Solicitor, Legislative Services to notify the owner; applicant; Krista O'Brien, Deputy City Treasurer Revenue Branch, Corporate Services (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.

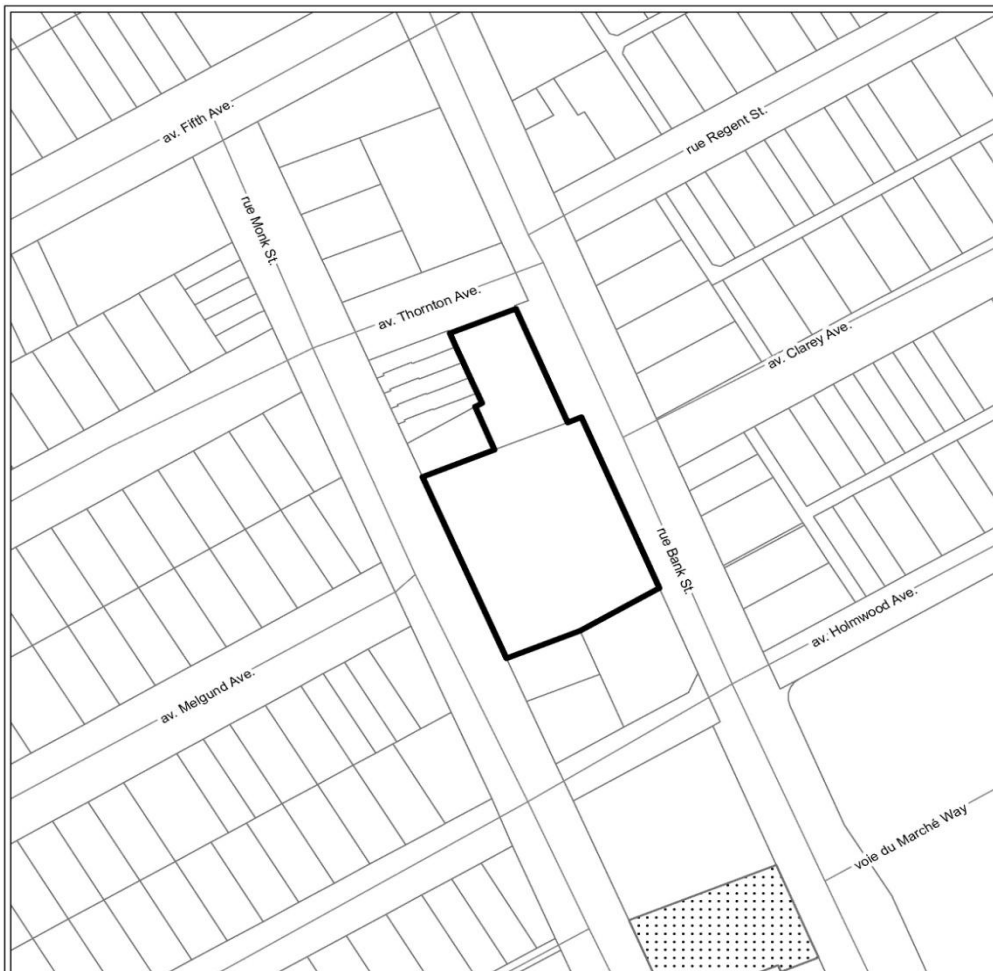
Legal Services to forward the implementing by-law to City Council.





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

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa

The subject site is located in the neighbourhood of the Glebe, at the corner of Thornton Avenue and Bank Street. The subject site is an irregular shape and has approximately 19 metres of frontage along Thornton Avenue, 90 metres of frontage along Bank Street, and 57 metres of frontage along Monk Street.



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-16-0053	16-1010-X	 890, 900 rue Bank Street	
I:\CO\2016\Zoning\Bank_890_900		 Heritage (Section 60) Patrimoine (Article 60)	
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.</small> <small>©Les données de parcelles appartient à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'APPRENTISSAGE.</small>		Entire map area is affected by the Mature Neighbourhoods Overlay (section 139) / Tout le secteur de la carte est touché par la Zone sous-jacente de quartiers établis (article 139)	
REVISION / RÉVISION - 2016 / 07 / 21			

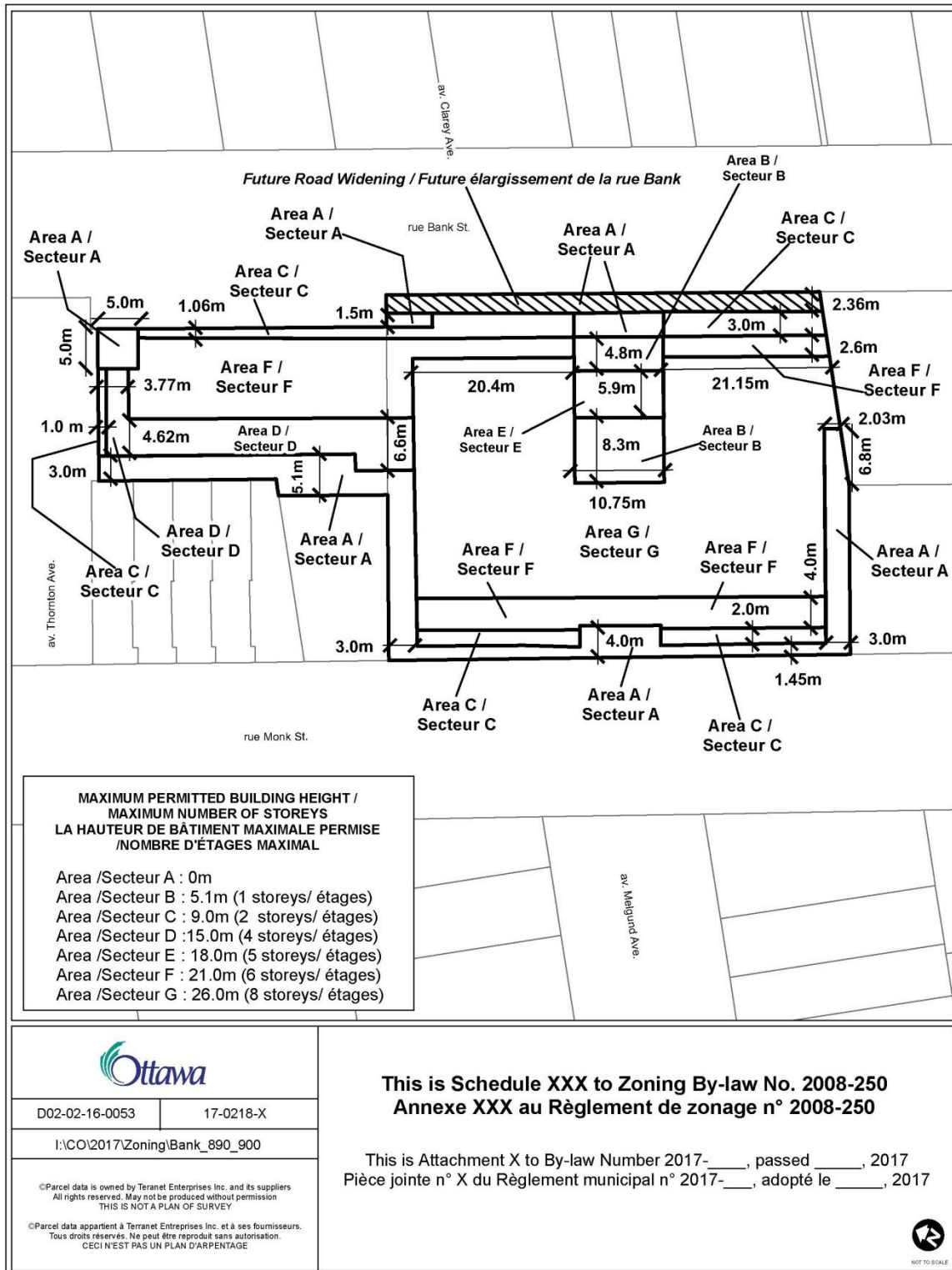
Document 2 – Details of Recommended Zoning

The proposed changes to the City of Ottawa Zoning By-law 2008-250 for 890 and 900 Bank Street are as follows:

1. Rezone the lands shown in Document 1 from TM H(15) to TM[XXXX] SXXX
2. Add a new exception, TM[XXXX], to Section 239 – Urban Exceptions with provisions similar in effect to the following:
 - a) In column II the text “TM[XXXX] SXXX”
 - b) In column V the following:
 - I. Maximum permitted building height as per SXXX;
 - II. Maximum building heights of SXXX do not apply to permitted projections under Section 65;
 - III. Minimum corner side yard setback is as follows: for that part of the building below 2 storeys in height: 0m; in all other cases: 1.0m;
 - IV. Minimum number of bicycle parking spaces required is 22;
 - V. Despite Section 85(3)(b) for one outdoor commercial patio abutting Bank Street, it may be located no closer than 50 metres from a lot in a residential zone;
 - VI. Maximum front yard setback of 2 metres applies to the first and second storeys, except:
 - i. A portion of the first and second storey for a width of 5 metres may be setback a maximum of 3 metres.
 - ii. Where an outdoor commercial patio is located in the front yard a maximum setback of 3 metres applies for the purposes of accommodating the patio; and
 - iii. In situations where clause 197(4)(e) applies.
 - VII. The minimum front yard setback above the second storey is 1.0 metres.

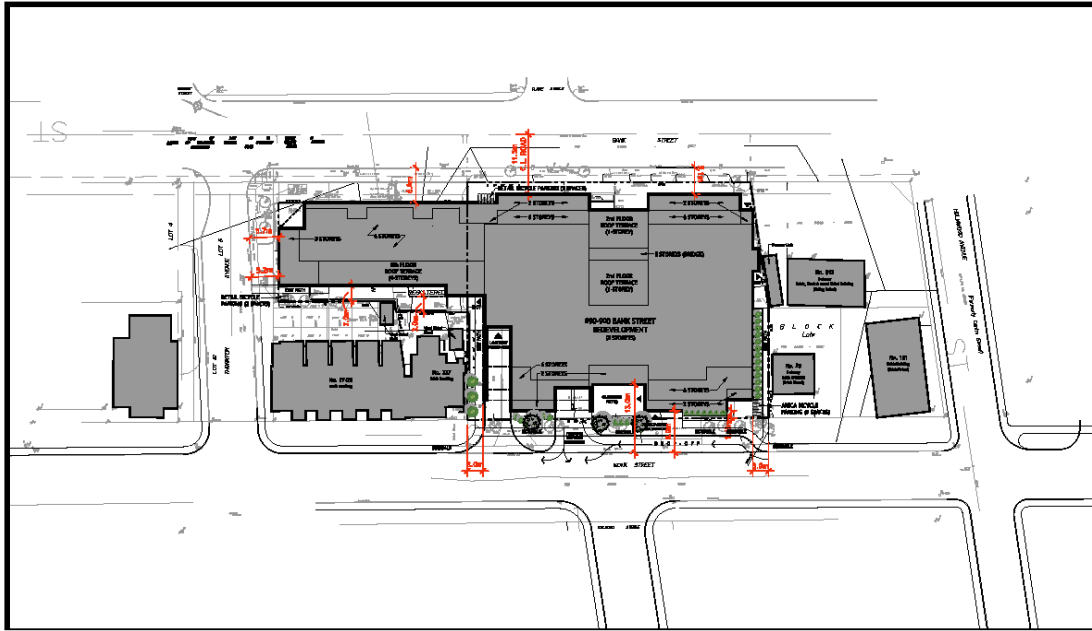
- VIII. Where located in Area D on SXXX, roof-top landscaped areas, gardens and terraces must be located a minimum of 1.5 metres in from the exterior wall of the building.
 - IX. The lands zoned TM[XXXX] SXXX are considered one lot for zoning purposes
3. Add Document 3 as a new Schedule Part 17.

Document 3 – Proposed Zoning Schedule



Document 4 – Conceptual Site Plan, Floor Plans and Renderings

Conceptual Site Plan:



890-900 BANK STREET REDEVELOPMENT

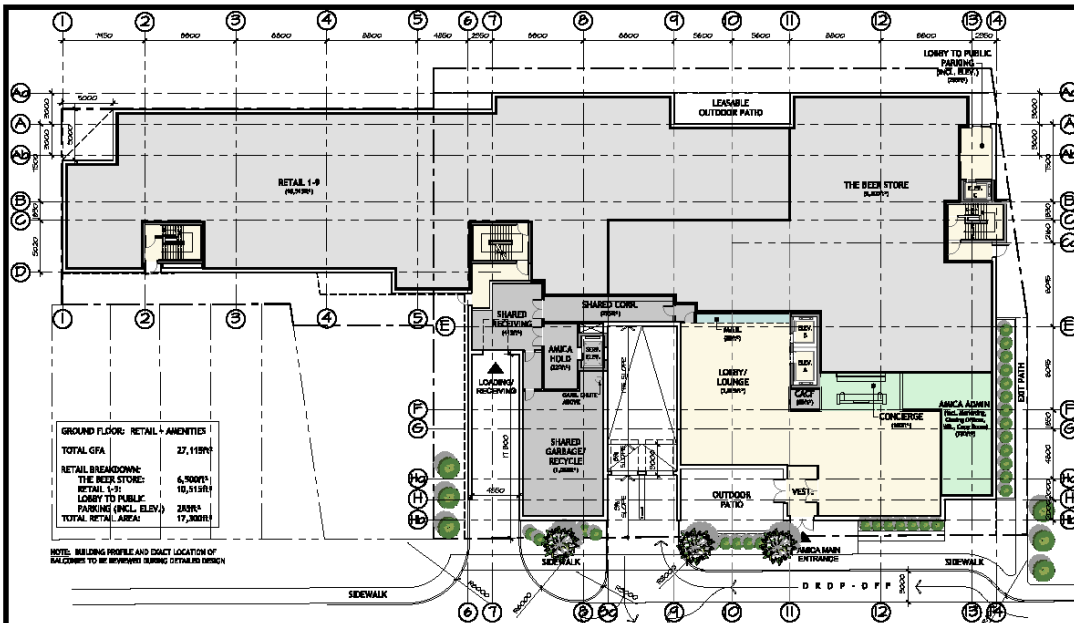
Proposed Site Plan



JANUARY 26, 2017



Conceptual Ground Floor Plan:



GROUND FLOOR: RETAIL + AMENITIES	
TOTAL GFA	27,119SF
RETAIL BREAKDOWN:	
THE BEER STORE:	6,900SF
RETAIL 1-9:	10,515SF
LOBBY TO PUBLIC PARKING (INCL. ELEV.):	2,000SF
TOTAL RETAIL AREAS:	17,200SF

NOTE: BUILDING PROFILE AND EXACT LOCATION OF ALL CORNERS TO BE REVIEWED DURING DETAILED DESIGN



890-900 BANK STREET REDEVELOPMENT

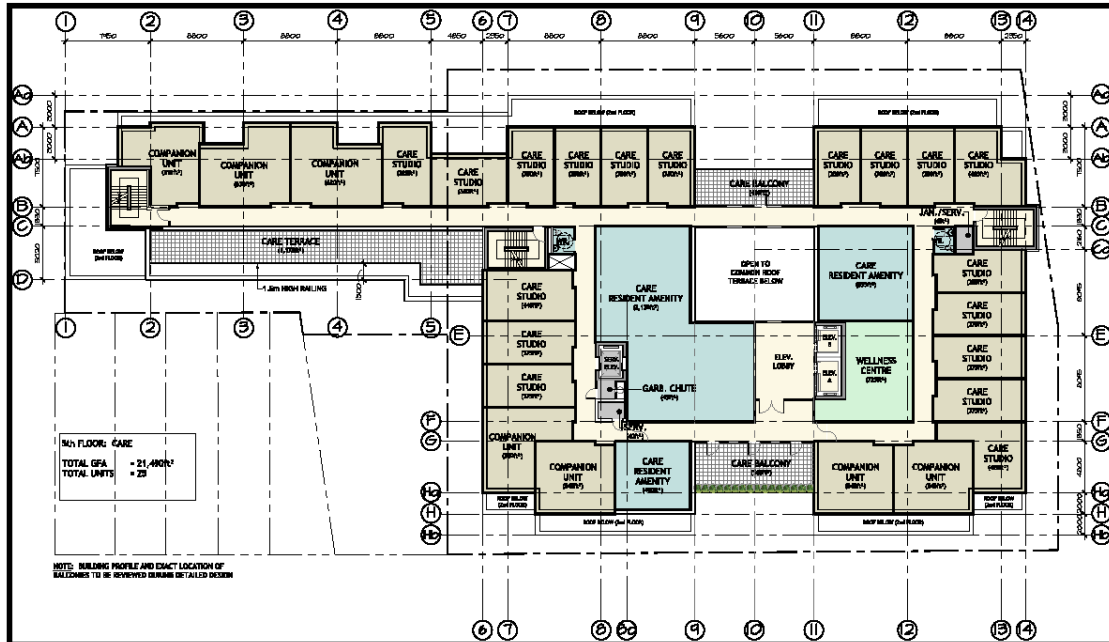
Proposed Ground Floor Plan



JANUARY 26, 2017



Conceptual Fifth Floor Plan:



890-900 BANK STREET REDEVELOPMENT

Proposed Fifth Plan | Memory Care (MC)

SCALE 1:250
 JANUARY 26, 2017



Conceptual Rendering – View looking South from Bank Street and Thornton Avenue



890-900 BANK STREET REDEVELOPMENT

Conceptual Renderings | Open Space + Public Realm

27 January 2017



Conceptual Rendering – View looking south from Monk Street and Thornton Avenue



Scale + Building Stepbacks
BANK STREET LOOKING SOUTH

Document 5 – Consultation Details

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.

Two public meetings were also held in the community on Thursday April 21, 2016 and December 14, 2016 at the Ecclesiastical Church at 2 Monk Street. Residents, representatives from the Glebe Community Association and the Ward Councillor's office were present.

Public Comments and Responses

Summary of Public Input

A total of 132 residents provided feedback on the subject proposal. Three residents are in full support of the proposal, one of which indicated the increased height and density is an efficient use of land along Bank Street and another who indicated the proposal represents an improvement to the existing site condition. Another resident supported the proposed uses and supported the proposed stepbacks as they reduced the impact of the development on neighbouring properties. Twenty residents articulated their objection to the proposal but did not provide additional comments. The remaining residents articulated concerns summarized below:

1. Residents are concerned with the increase in height. Residents articulated that a building 26 metres in height is too tall for the area. Related concerns are outlined below:
 - Residents are concerned that the proposal is an overdevelopment of the site and not in keeping with the neighbourhood massing character of lower density commercial buildings along Bank Street (designated Traditional Mainstreet) and not in keeping with the lower density residential uses along Monk Street and Thorndale Avenue.
 - Residents are concerned that due to the increased height and mass, the proposed residential building will block sunlight, increase the amount of snow/ice on abutting properties (due to less sun), increase wind, and reduce privacy to adjacent buildings and yards.

- Residents are concerned that the proposed height will be less environmentally sustainable than a shorter building.
- Residents are concerned that the height will set a precedent on Bank Street, making it easier for other property owners along Bank Street to come in to increase the height on their properties and thereby changing the character and streetscape along Bank Street.
- Residents are concerned that the skyline and the views around the Glebe area will be negatively impacted.
- Residents are concerned that the proposed height will create a “tunnel” effect along Bank Street that will reduce the economic prosperity of retail across the street from it on Bank Street.
- Residents were confused about how to apply the Traditional Mainstreet designation to a property.

Response:

Planning Services, as indicated in this staff report, considers that the proposed mid-rise mixed-use development is appropriate in height and massing and conforms to the relevant policies of the Official Plan. The Official Plan encourages infill and intensification to be directed toward designated Mainstreets. A height of up to six storeys is recommended along Traditional Mainstreets in the Official Plan, with the ability to allow greater height where it can be considered that the proposal meets the relevant policies outlined in Sections 4.11 of the Official Plan. It is the Planning Services' position that this proposal successfully meets those policies, demonstrating that the compatibility of the proposed scale and the impact of the infill have been addressed through a careful design response. Given that each development proposal must be evaluated on its own merits, other similar applications for greater height may not necessarily be appropriate along this section of Bank Street. As a result, it is not expected that a “tunnel” effect will be created along Bank Street, nor will there be a reduction in the economic prosperity of retail across the street from the lands.

There has been some confusion articulated by the public throughout the process concerning why the entirety of the subject property is considered to be designated Traditional Mainstreet in the Official Plan when, as a through-lot, the property also has frontage along Monk Street, a local residential road. Section 3.6.3, Policy 2

states: "on lots where development has the potential to develop both adjacent to the street and to the rear of the property, the Mainstreet designation will apply to the entire lot and development situated on the rear portions will not be considered non-conforming by virtue of not being located adjacent to the street". In other words, the entirety of the subject property is considered to be designated Traditional Mainstreet despite being a through-lot.

2. Residents are concerned about increased levels of traffic and parking demand.
 - Increased traffic will decrease the safety of the streets for pedestrians.
 - Increased levels of on-street parking will cause congestion on the surrounding streets. Residents are concerned with the loss of the surface level parking lot for The Beer Store.
 - The lack of surface parking for The Beer Store retail use is problematic as this tenant generates many people who use cars to transport the goods.

Response:

Transportation staff have reviewed the applicant's submission, including the Transportation Overview and subsequent memo addendums and are satisfied that the proposed level of traffic and amount of parking for the development is appropriate.

Regarding parking, the development requires 34 parking spaces. The proposal meets the required vehicular parking space requirement by providing 50 spaces in the underground parking garage.

On January 10, 2017, a new Technical Addendum Memorandum on parking for The Beer Store was provided to address concerns regarding parking demand. The conclusion of this report outlined that the existing thirteen Beer Store designated parking spaces provided sufficient parking supply for the existing building. For the area of the new Beer Store, the applicant requires eight vehicular spaces, all of which are being provided in an underground garage. There is street parking available along Bank Street and surrounding local roads.

3. A resident is concerned that the Transportation Brief is using inconsistent and outdated data.
- The Transportation Brief (Parsons, July 2016) used survey data dated April 2014 and that this data does not reflect existing traffic patterns, since the development of Lansdowne Park.
 - Comparing the Parsons April 2014 report from the Site Plan Control application and the Parsons July 2016 report from the current Zoning By-law amendment application, the traffic volumes at the signalized intersections have changed and often increased; however, the data for unsignalized intersections is the same in both reports. Please explain.

Response:

- On February 7, 2017, a new Technical Addendum Memorandum providing updated traffic volumes was provided to the City of Ottawa. This Memorandum was to address concerns regarding the date of the traffic volumes used in the original Transportation Brief (outlined in the concern above). The updated traffic volume count took place in January of 2017 and yielded similar results to past studies. City transportation and planning staff reviewed the report and were satisfied by its conclusions, which outlined satisfactory levels of service. As a result, the proposed development is not expected to create any traffic concerns on the surrounding streets.
4. Residents are concerned about the proposed setbacks.
- Residents are concerned with the proposed three metre interior side yard setback abutting 17-27 Monk Street. It is understood by most that this proposed setback is compliant with the current Zoning By-law. The concern is that this lot line abuts the rear yard condition of the properties addressed 17-27 Monk Street and that because this lot line for 890-900 Bank Street is designated "interior" rather than "rear", the setback is not as stringent as they believe is appropriate. Some residents articulated they wish to see the angular plane measurement within the Traditional Mainstreet designation applied to this façade.

- Some residents are concerned with the proposed 0 metre corner side yard setback at-grade abutting Thornton Avenue and the 1.0 metre setback above the second floor abutting Thornton Avenue.

Response:

- 890 and 900 Bank Street is one contiguous lot under the same ownership and, based on its configuration and surroundings, the angular plane does not apply to this lot. The interior side yard setback from the lot line which abuts the properties addressed 17-27 Monk Street conforms to the requirement under the existing zone. The angular plane would require a setback beyond 15 metres in height from the “rear lot line”. While the lot line between 17-27 Monk Street and the subject property is an interior side yard and not a rear lot line, the proposal still provides a setback of 7.6 metres at 14.7 metres in height, which is similar to the height limit currently allowed by the zoning.
 - The zero metre corner side yard setback at-grade abutting Thornton Avenue is consistent with the corner side yard setback at-grade of the neighbouring property at 17 Monk Street. While the proposal does not adhere to the specific above-grade setback from Thornton Avenue, it does alternatively provide three other setbacks at the second, third, and sixth level, which satisfies the concerns of Planning Services.
5. Some residents are concerned with the proposed uses.
- Some residents are concerned that the commercial element is will not succeed due to some existing vacant commercial properties along Bank Street. There is further concern that new commercial stores will compete with existing commercial uses along Bank Street.
 - Some residents are concerned that the proposed retirement residence use is not needed in the community, as there are existing retirement residences within close proximity to 890-900 Bank Street. Some residents articulated a desire to see rental apartment buildings to attract a diverse demographic as opposed to the proposed retirement residence use which attracts specifically seniors.

Response:

The proposed uses are already permitted within the existing zoning on-site. The Zoning By-law amendment does not seek to amend or add any existing permitted uses.

6. Residents are concerned with the proposed reduction in bike parking as new commercial uses will draw more bikes into the area.

Response:

Staff are satisfied that the provided bicycle parking will meet the needs of this specific mixed-use building as only a relief of two spaces is required.

7. Some residents are concerned that the proposed design of the building is not in character with the Glebe.

Response:

It is Planning Services' opinion that the proposal demonstrates the following design features which are appropriate for the development, fit into the existing and planned context and are well articulated and designed:

- The street wall facing Bank Street establishes a strong two storey presence (the base) of masonry with commercial use at grade and residential above. This treatment provides a pedestrian-scale relationship, supports the continuation of Bank Street as a commercial corridor throughout the Glebe and relates directly to the Lansdowne development on the East side of the street. It is important to recognize the efforts made by this project to help establish and support the two to three storey façade treatment which signifies Bank Street in this location and provides a strong continuation of the shopping experience as Bank Street continues to mature and expand.
- The building steps back above (the middle) and has been thoroughly articulated with a variety of materials/colours and undulating massing to provide a break-down of the mass, which lets the building read as a series of connected buildings on the block instead of a single building.
- The top of the building steps back again to further remove the mass from the pedestrian and community experience.

- The change in fenestration (windows) from the commercially oriented lower floors to the residential scale upper floors also allows the project to fit into the existing nature of Bank Street, which follows a similar pattern and arrangement.
 - The project also functions as a transition in massing between the higher buildings to the south and at Lansdowne with the lower buildings located along Bank Street to the north of the site, as it steps down in height progressively from south to north on the site.
 - The building also has a number of significant massing reliefs both along Bank Street and along Monk street to further reduce the impacts of its mass.
 - The project employs predominantly durable materials on all faces, particularly stone at its base and brick on the upper floors.
8. A resident is concerned that the proposal does not meet planning policy in the following ways:
- a) Disregards the Official Plan Amendment 150;
 - b) Does not meet the spirit of the Traditional Mainstreet designation or the Urban Design and Compatibility Sections 2.5.1 and 4.11 in the Official Plan; and
 - c) Does not meet urban design guidelines for Traditional Mainstreets.

Response:

As presented in the Rationale section of this report, it is Planning Services' position that the proposal satisfies the relevant compatibility policies of the Official Plan related to intensification and infill development on Traditional Mainstreets and will be successfully integrated into the surrounding community.

9. Residents are concerned with increased noise created by air conditioning units, trucks, loading and delivery, and garbage collection.

Response:

Noise created by the proposal is intended to be in compliance with city regulations. If noise levels exceed By-law limits, a complainant is encouraged to call 3-1-1 for enforcement action. The proposed loading area is in the same location as the existing loading area for The Beer Store. Site specific details will be assessed when the proposal is being reviewed under Site Plan Control.

10. Residents are concerned that there is no community benefit added and not enough open public space.

Response:

While the proposal did not qualify to provide community benefits under Section 37 of the *Planning Act*, a more general community benefit includes introducing new retail uses at grade to serve the community and creating an active streetscape and public realm. The retirement home and residential care facility also provides housing and care for an aging population. There are two commercial patios proposed: one at the corner of Bank Street and Thornton Avenue and another along the Bank Street façade. There are also outdoor amenity areas proposed for residents of the development, located on a roof terrace above the fourth floor on the northwest side of the building, above the Bank Street façade patio and an at grade patio on Monk Street.

11. Some residents are concerned with an accessible alley or entrance existing between the interior lot line of the subject property, which abuts 17-27 Monk Street.

Response:

The accessible alley between the interior lot line abutting 17-27 Monk Street is required to be a soft landscape buffer and the entrances are required for the proposal according to standards outlined in the Ontario Building Code.

12. Some neighborhood residents are concerned that their property values and marketability of their properties will be reduced due to the construction of this proposal.

Response:

There is no evidence that property values will decrease as a result of the proposed infill development.

13. Some residents are concerned that the anticipated rates to live in the proposed retirement home will be too expensive.

Response:

The cost of the units is not a consideration of the rezoning application and will be determined by the market.

14. Residents are concerned that the proposal will significantly reduce the number of mature trees in the neighbourhood.

Response:

The proposed landscaping will be assessed when the proposal is being reviewed under Site Plan Control.

15. Some residents are concerned that the owner will store snow on the parking area of the residents on 17-27 Monk Street.

Response:

The property owner at 890 and 900 Bank Street is not permitted to store snow on neighbouring properties. Snow storage and removal will be assessed when the proposal is being reviewed under Site Plan Control.

16. Some residents are concerned that the development will damage the foundation of the buildings located at 17-27 Monk Street.

Response:

Any blasting that may occur will be addressed through the Site Plan control process, to help mitigate against damage. However, should this occur, it would be dealt with through civil litigation.

17. A resident is concerned that the soil on the property is contaminated and would like clarity on measures taken to prevent the transmission of harmful dust during excavation.

Response:

A Phase I and Phase II Environmental Site Assessment has been submitted for 890 and 900 Bank Street. At the time the revised proposal is submitted for Site Plan Control, these studies will be revisited and updated if required. During construction, the owner(s) for 890 and 900 Bank Street is required to abide by all relevant safety measures and regulations to ensure proper site remediation occurs and that no adverse impacts affect the public.

Community Organization Comments and Responses

Glebe Community Association (GCA)

Members of the GCA were consulted throughout the application review process. The following is a summary of the key objections on the application:

- Policy direction – There is concern the proposal does not meet applicable provincial and municipal policies for Traditional Mainstreets.
- Height and massing – There are objections to the increase height and massing illustrated. Some members believe the height should not exceed what is currently permitted under the Zoning By-law (15 metres).
- Parking and Traffic – Concern that the development will result in an increase in parking and traffic that will negatively affect the community.
- Land Use – While the GCA acknowledges it is a permitted use, additional seniors residence will not contribute strongly to a vibrant mainstreet.
- Impact on residential properties – There is concern that there will be negative impacts on surrounding residential.

Planning Services thanks members of the GCA for their continued participation and comments throughout the process and review of this application. The comments provided overlap with comments received from the public, and are addressed earlier in the report in the planning rationale and staff response to community comments.